



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>04-28-11</b>	<b>AGENDA REQUEST NO:</b>	<b>IV-A</b>
<b>INITIATED BY:</b>	LISA KOCICH-MEYER, AICP <i>lem</i> SENIOR PLANNER	<b>RESPONSIBLE DEPARTMENT:</b>	PLANNING
<b>PRESENTED BY:</b>	LISA KOCICH-MEYER, AICP SENIOR PLANNER	<b>ADDITIONAL DEPARTMENT HEAD (S):</b>	N/A

<b>SUBJECT / PROCEEDING:</b>	AVALON AT RIVERSTONE GENERAL PLAN – (AMENDMENT NO. 5) (MINOR AMENDMENT) CONSIDERATION AND ACTION
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<b>EXHIBITS:</b>	STAFF REPORT, PROPOSED AVALON AT RIVERSTONE (MINOR AMEND. NO. 5), PROPOSED RIVERSTONE GENERAL PLAN (AMENDMENT NO. 4), CURRENT RIVERSTONE GENERAL PLAN (AMENDMENT NO. 3), RIVERSTONE GENERAL PLAN (AMENDMENT NO. 2), RIVERSTONE GENERAL PLAN (AMENDMENT NO. 1), ORIGINAL RIVERSTONE GENERAL PLAN (2003), APPLICATION, CORRESPONDENCE
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CLEARANCES	APPROVAL
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<b>LEGAL:</b>	N/A	<b>CITY PLANNER:</b>	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
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### RECOMMENDED ACTION

Recommendation of Approval of Avalon at Riverstone General Plan (Minor Amendment No. 5) to City Council

### EXECUTIVE SUMMARY

This is Minor Amendment No. 5 for the Riverstone General Plan. The Riverstone General Plan was first approved in 2003 and has been officially amended three times; in September 2008, in January 2010, and most recently in September 2010. There is also a prior amendment request that is pending City Council approval, Amendment No. 4. Planning and Zoning Commission recommended unanimous approval of Amendment No. 4 at the February 8, 2011 meeting. A summary of the past amendments is included in this report.

The City classifies amendments to General Plans as either Major Amendments or Minor Amendments, depending on the scope of the changes being proposed. The amendment being proposed is considered a Minor Amendment as the proposed change is not deemed to be a significant change to the overall Riverstone Development and does not involve major changes to circulation within the development.

Amendment No. 5, Avalon at Riverstone, is a general plan submittal by Taylor Morrison of Texas for 184.2 acres of land located west of the HL&P/Pipeline easement within Riverstone and north of University Blvd. As part of this general plan, the applicant is requesting a land use change for approximately 19.5 acres of land. The acreage is currently shown as Commercial on the approved Riverstone General Plan and the request is to change the land use to single-family residential. The approval of this amendment will eliminate commercial proximity to existing single-family residential in the Commonwealth area.

A full-size copy of the proposed General Plan for Avalon at Riverstone is attached to this report for your review.

HTE # 11 - 60000001

File No. 13247

CC: Christy Smidt, [csmidt@krga.com](mailto:csmidt@krga.com)

Brian Williams, Taylor Morrison of Texas, [bwilliams@taylormorrison.com](mailto:bwilliams@taylormorrison.com)

Trey Reichert, Riverstone, [treyr@johnsondev.com](mailto:treyr@johnsondev.com)

## EXHIBITS

### STAFF REPORT

#### ***Standard of Review:***

The City of Sugar Land Subdivision Regulations lay out the standard of review and intent for General Land Plans as follows in Chapter Five, Section 5-9A of the Development Code:

*“A land plan (general, master plan, concept plan) shall be submitted to the administrative officer for review by the commission and the city council, for approval of the concept, prior to or in conjunction with the submittal of any preliminary or final plat, except as noted below, for any tract of land over fifty (50) acres in size proposed for residential use or any parcel proposed for nonresidential use over thirty (30) acres. The purpose of the land plan is to allow the commission and city council to review the proposed major thoroughfare and collector street patterns, land use, environmental issues, conformance to the comprehensive plan, and the property’s relationship to adjoining subdivisions or properties.”*

***Key area of proposed change for Minor Amendment 5 are as follows:***

- 1. Changing the land use designation for approximately 19.5 acres of land located north of the future University Boulevard extension from commercial to single-family residential.**

*Description of proposed change for Minor Amendment 5 is as follows:*

**Land Use**

The change from commercial to single-family residential will allow Taylor Morrison to develop a strictly single-family residential area north of University Boulevard and south of the existing Commonwealth area within the city limits.

***The Comprehensive Plan:***

***Chapter 5, Goals, Objectives, and Strategies***

The following goals from Chapter 5 of the Comprehensive Plan for the City of Sugar Land were used to evaluate the currently adopted Riverstone General Plan during the review process prior to approval in September 2010, as well as the pending amendment (No. 4) and the past amendments (2008 and January 2010) and the Original General Plan adopted in 2003. While the Riverstone Development is not located within the City limits of Sugar Land, it will be annexed into the City at a later date. Therefore, in order to insure development that is best in line with the Comprehensive Plan, the current proposed changes to the General Plan were revisited in staffs review of this request and are listed below:

**Goal One / Safe and Beautiful City:**

Preserve and enhance a beautiful city that is clean, safe, and aesthetically pleasing; a city that will foster pride and appeal to our citizens, corporate community, and visitors.

**Goal Two / Economically Sustainable City:**

Promote a vibrant, diversified economy that enhances the quality of services while maintaining a competitive tax rate.

**Goal Nine / Parks, Recreation, Leisure, and Open Space:**

Provide a park system that meets the total recreation and leisure needs of the community. Identify, protect, and preserve open spaces and critical natural areas.

**Goal Eleven / Historic Preservation:**

Preserve, protect, and enhance natural, historical, cultural, and architectural features.

**Goal Thirteen / Planning for the Future:**

Continue to refine and expand the vision of Sugar Land as a dynamic guide for the future.

The Goals of Chapter 5 of the Comprehensive Plan listed above provide the framework for decision-making. The Riverstone Revised General Plan is in conformance with these goals. Even though the proposed amendment would remove an approximate 20 acre site for future commercial uses, there are positive impacts to eliminating the residential proximity issues from having commercial adjacent to existing and future single-family residential uses. Additionally, staff has reviewed the proposed changes and found them to be in conformance to the following approved City Master Plans and agreements, again noting that while the Riverstone

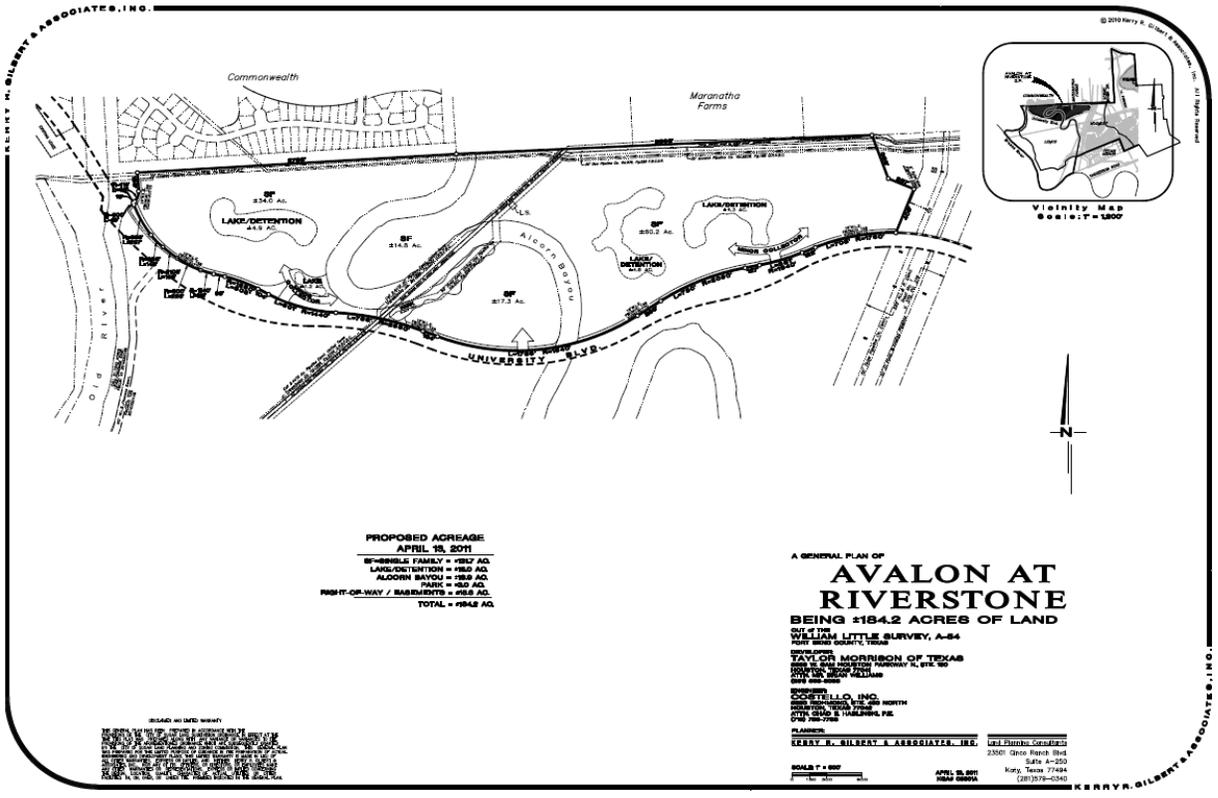
Development is not located within the City limits of Sugar Land it is in the City's best interest that the development comply with these master plans to the extent possible:

- *Thoroughfare Plan*
- *Parks and Recreation, and Open Space*
- *Riverstone Development Agreement*

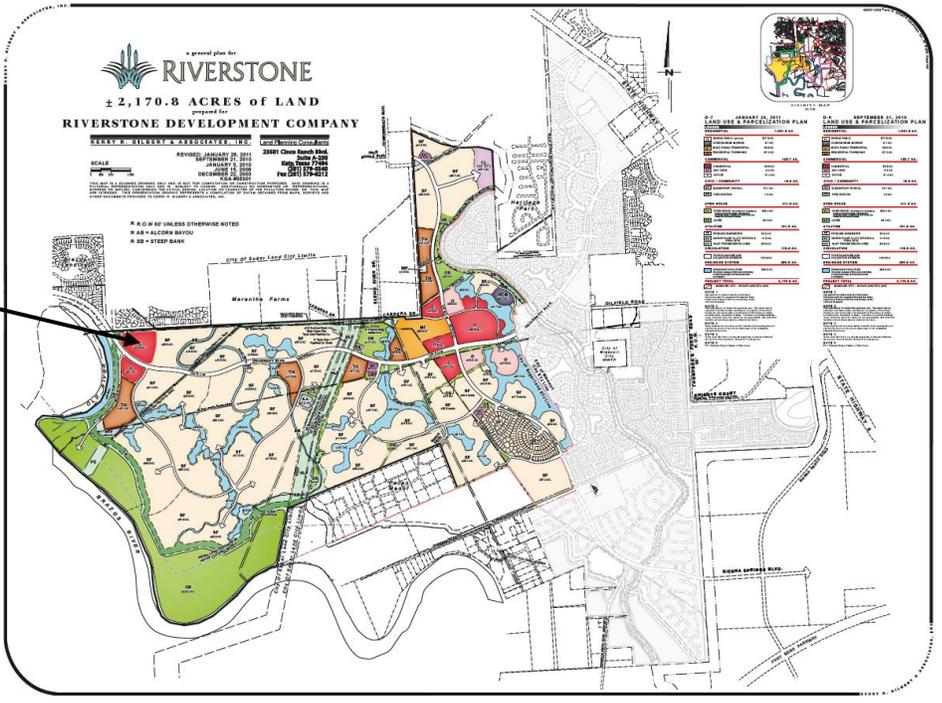
***Chapter 6, Design Guidelines and Land Use Plan***

The overall design of the approved Riverstone General Plan and the revised General Plan supports the criteria of the revised Chapter 6 Land Use section of the Comprehensive Plan, which does include Sugar Land's Extra-territorial jurisdiction (ETJ). The revised General Plan is also in overall conformance to the Land Use Plan Map. The Riverstone General Plan land use layout combined with the major street pattern represents good planning principles as to overall buffering between intensities of uses, as well as circulation to and from neighborhoods and commercial areas. Buffering with landscaped areas, ponds, and open spaces provide separation, and the siting of most of the commercial adjacent to major roadways, easements, and ponds limits impact on residential areas.

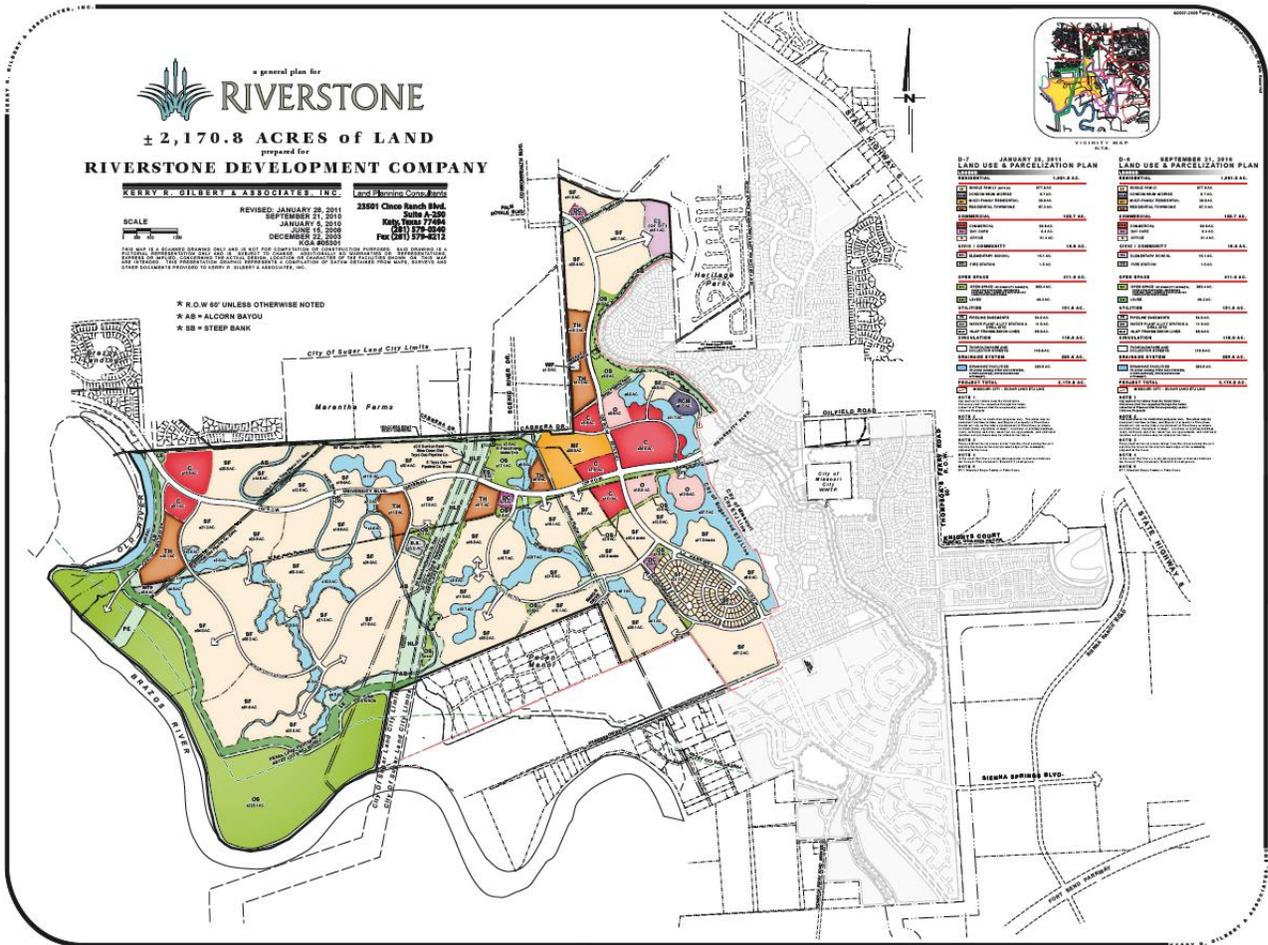
# Proposed Riverstone General Plan – Avalon at Riverstone - Minor Amendment No. 5:



Area of proposed change



**Proposed Riverstone General Plan Minor Amendment No. 4: (Pending Council approval)**

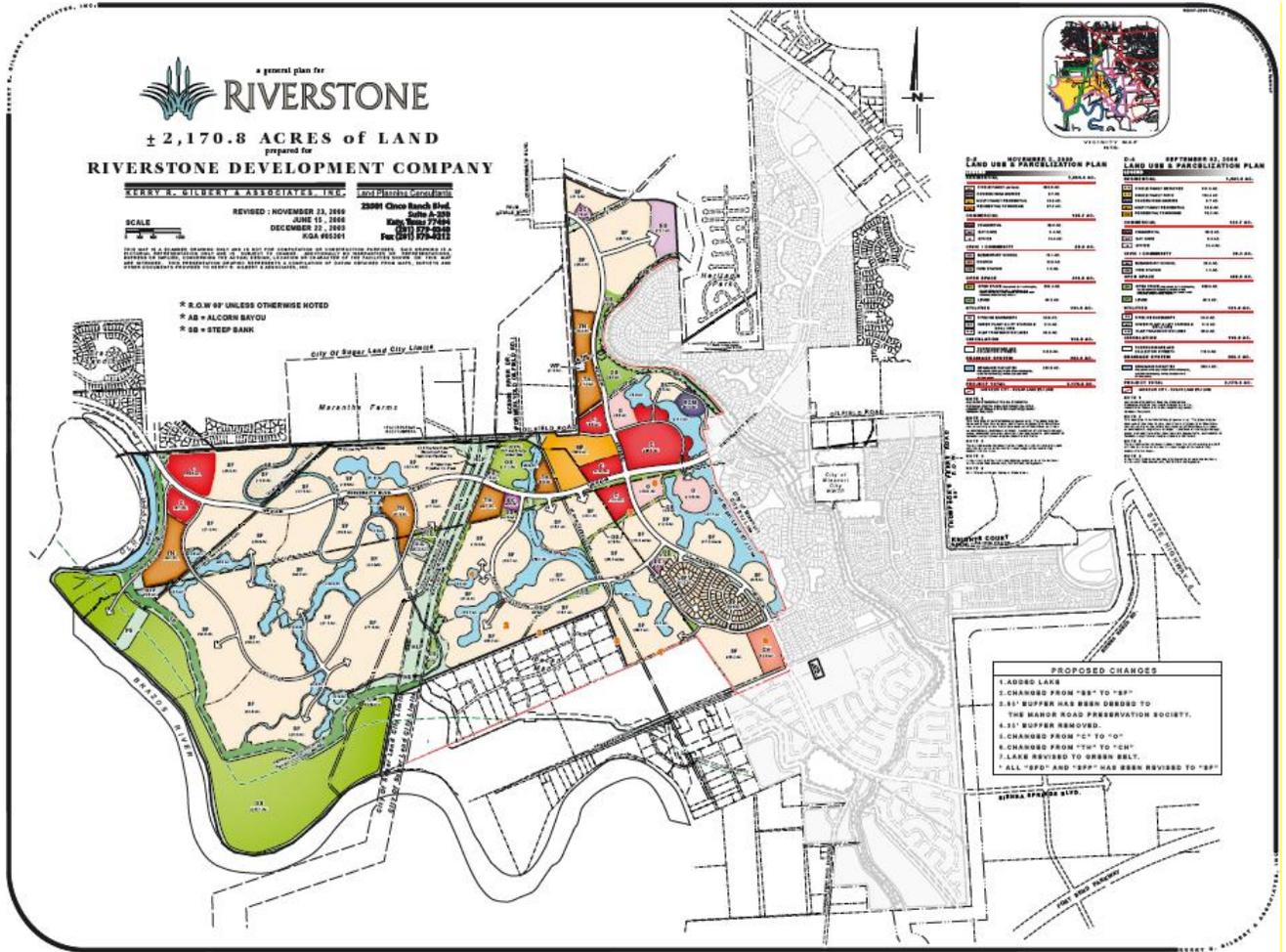


*Key areas of proposed change for Minor Amendment No. 4 are as follows:*

1. Changing the right-of-way width for a collector (Winding Waters Lane) from 90' ROW collector to a designation as a Minor Collector
2. Clarifying the type of collector as Minor Collector for a future roadway located in the west portion of the development
3. Adding single family to the Elementary school site located in the northern panhandle area as a possible future land use for the site.



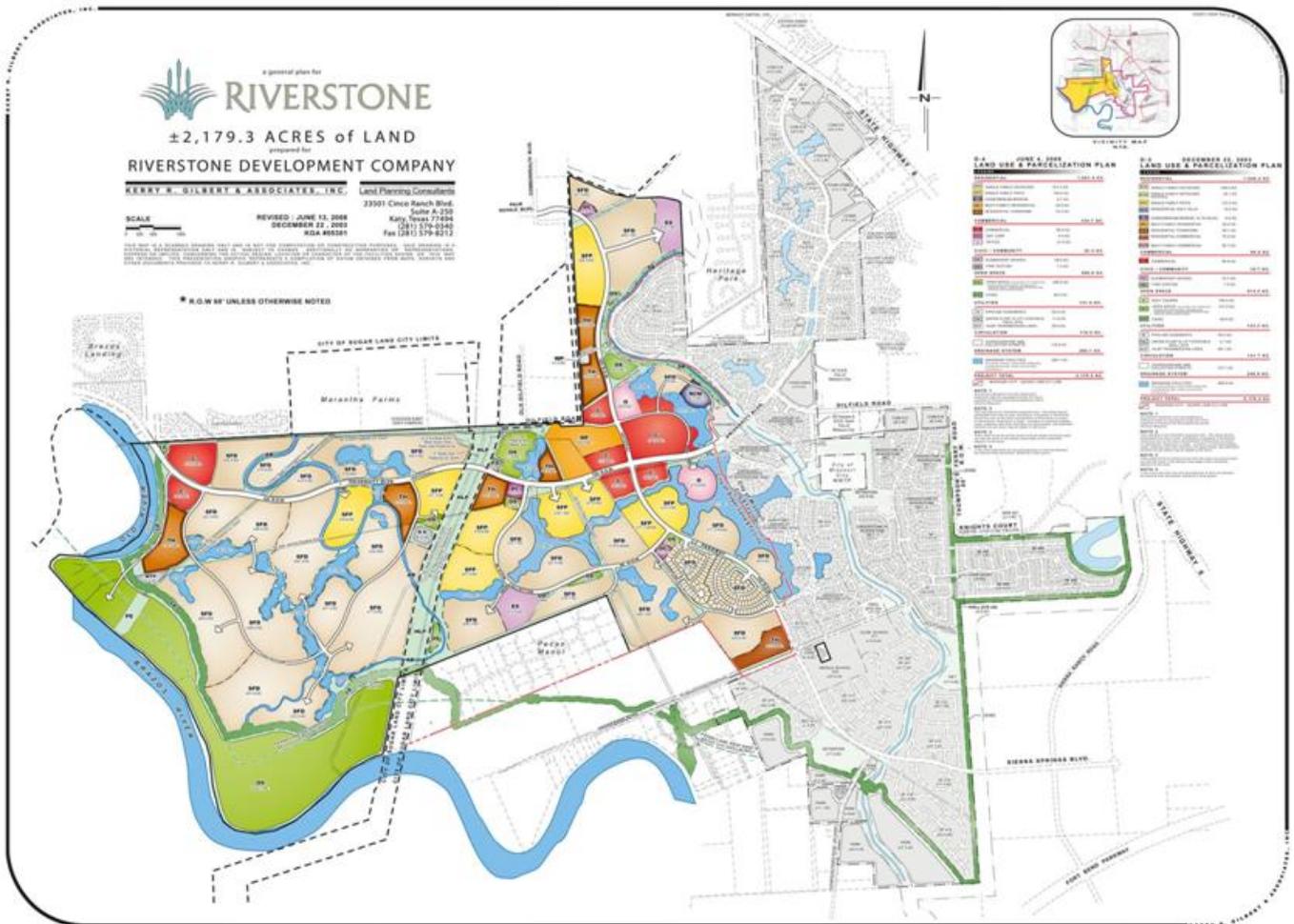
**Riverstone General Plan Minor Amendment No. 2: Approved January 2010**



**Changes to Riverstone General Plan for Minor Amendment No. 2:**

2. Addition of an approximately 5 acre man made-lake
3. Changing an elementary school site to single-family development area
4. A former 65' buffer abutting Pecan Manor has been deeded to the Manor Road Preservation Society, and thus deleted from the plan
5. Removal of a 35' buffer abutting property not within the Riverstone boundary
6. Changing proposed Commercial use to proposed Office use
7. Changing proposed Townhouse use to proposed Church use
8. Changing a proposed Lake area to a proposed Greenbelt area

# Riverstone General Plan (Amendment No. 1): Approved September 2008

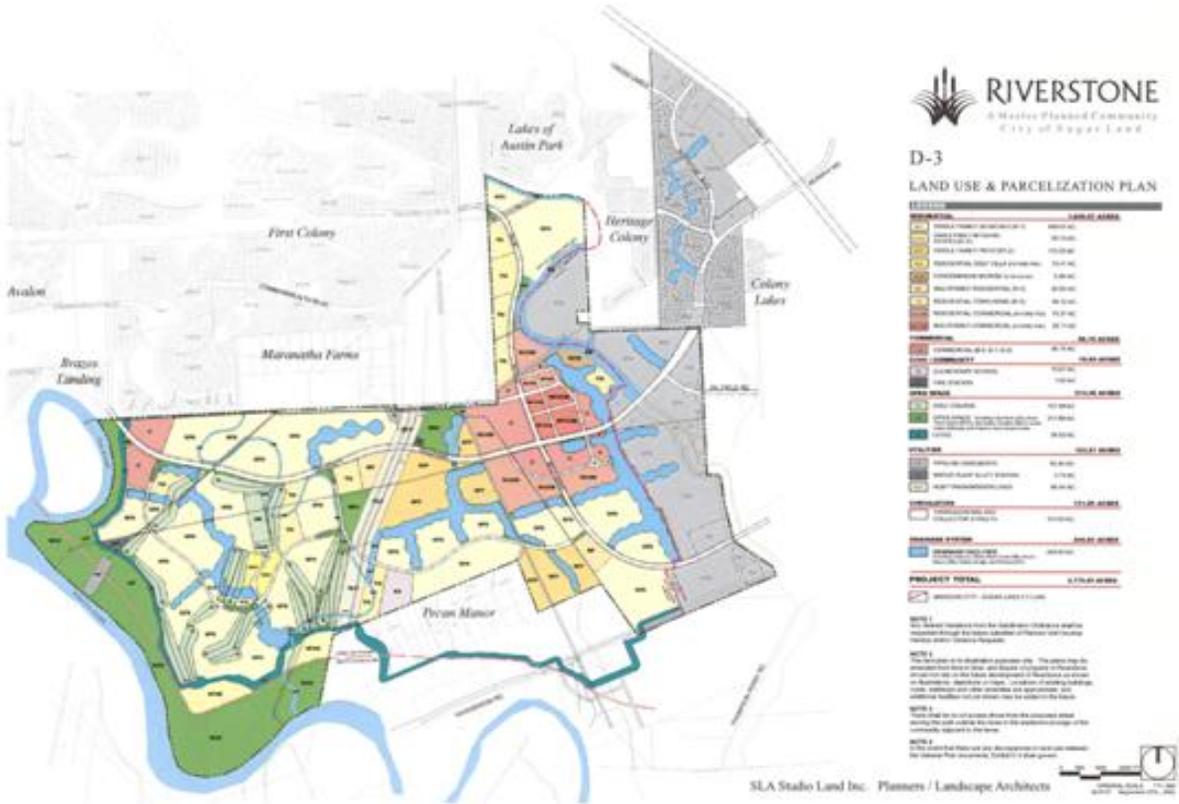


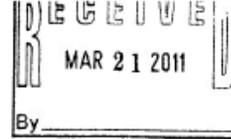
## Changes to Riverstone General Plan for Minor Amendment No. 1:

- Land uses
  - Multi-family
    - Two former multi-family sites now combined into a single site
    - One mid-rise condominium site has been added
    - With the elimination of the “mixed use” category, no multi-family is assumed for the former “harbor town” area
  - Townhomes
    - The far western townhome site has shift the western-most boundary of the development
    - Two townhome sites have shifted from the middle of the western half of the development to the east of the powerline easement
    - A townhome site has been added to the far southern area

- **One townhome site has been replaced by a mid-rise condominium site**
    - **Two townhome sites near Pecan Manor are now shown as single family**
  - **Commercial**
    - **“Mixed Use” classification has been eliminated and replaced by commercial, office, single family, and open space**
    - **Three neighborhood commercial sites are now shown (labeled “day care” by the applicant) in former all residential areas**
    - **Office uses are now broken out of the “commercial” acreage to show two office sites**
  - **Open space/buffers**
    - **The golf course has been eliminated**
    - **There is a slight decrease in open space/waterways**
    - **A buffer has been added between the development and Pecan Manor**
  - **A second elementary school site has been added**
- **Roadways**
  - **LJ Parkway no longer extends to the east through Missouri City’s portion of Riverstone but extends to the south, then connects to the east at Sienna Springs Blvd.**
  - **The collector in the western half no longer connects to the collector in the eastern half crossing the powerline easement but rather loops back to University Blvd. without crossing the easement.**
- **General**
  - **Color scheme has changed to better distinguish between the uses**

**Original Riverstone General Plan: Approved 2003**





OFFICE USE ONLY  
Accounting Code: PE

CITY OF SUGAR LAND  
Planning Department  
GENERAL LAND PLAN Submittal Application

Please provide the following information & return your submittal to the Planning Department, 2700 Town Center Blvd. N., Attention: Development Review Coordinator (Deadline for Submittals is Monday / 3:00 p.m.)

Project Name Avalon @ Riverstone Development Riverstone

Submittal Type  
 General Plan (new)  
 General Plan Major amendment  
 General Plan Minor amendment

Basic Project Description (attach correspondence)

Type of Uses

- Single-Family Residential
- Multi-Family Residential
- Zero Lot Line/Patio Homes
- Planned Development
- Commercial / Industrial
- Business / Office

Owner Taylor Morrison of Texas Contact Brian Williams

Address 5353 W. Sam Houston Pkwy North #190, Houston, TX 77041

Phone 281/598-3035 Fax \_\_\_\_\_

Email \_\_\_\_\_

Engineer or Planner

Company Kerry R. Gilbert & Assoc. Contact Christy Smidt

Address 23501 Cinco Ranch Blvd, A-250, Katy, TX 77494

Phone 281/579-0340 Fax 281/579-8212

Email CSmidt@Krga.com

Land Location

- City
- Extraterritorial Jurisdiction

Survey/Abstract No. \_\_\_\_\_

Geographic Location (List major streets, bayous, creeks and adjacent subdivisions)

north of proposed University Blvd., west of HLP Peasements

Jurisdictions Utility District #127 School District FBISD

Levee Improvement District #15 County Precinct #4

Zoning District (in-city only) \_\_\_\_\_

Plan Data

Total Acreage ±190 acres

Variance Request  None  Yes (Attached Form)  Previously Approved

**Application (Page 2 of 2):**

This is to certify that the information on this form is COMPLETE, TRUE and CORRECT and the undersigned is authorized to make this application.

X  3-7-11  
Signature of Applicant Date

App. Revised Oct. 2008 All fees per Ord. 1701

**CHECKLIST FOR ALL SUBMITTALS :**

- Nine (9) Copies of the Completed Application
- Nine (9) Copies 24" x 36" prints – folded to 8 1/2" x 14"
- Submittal Fees for General Plan related items-
- Traffic Impact Analysis (TIA) if triggered (Engineering Dept. can assist in determination)
- Information on parkland if residential acreage is included

*Riverstone  
TIA  
Riverstone  
Agreement*

**General Plan (new) - \$890.75**  
**General Plan Major Amendment – \$890.75**  
**General Plan Minor Amendment – \$111.25**

**Development Agreement (if part of General Plan process) - \$2,226.50**

Please note Development Code references for General Land Plans at Ch. 5 (Subdivision Regulations), Art. II, Sec. 5-9, and within the Planning Dept. Development Policies & Procedures available at [www.sugarlandtx.gov](http://www.sugarlandtx.gov) under Planning Forms & Applications

## Correspondence:

**K E R R Y   R .   G I L B E R T   &   A S S O C I A T E S ,   I N C .**

Land Planning Consultants

23501 Cinco Ranch Blvd.  
Suite A-250  
Katy, Texas 77494  
(281) 579-0340  
Fax (281) 579-8212  
landplan@krga.com

April 13, 2011

Gretchen Pyle, Development Review Coordinator  
Community Development, Planning Department  
2700 Town Center Blvd.  
Sugar Land, Texas 77479

**Re: AVALON @ RIVERSTONE GENERAL PLAN**

Dear Gretchen,

On behalf of Taylor Morrison of Texas, Kerry R. Gilbert & Assoc. Inc., we have submitted the General Plan for Avalon at Riverstone. Taylor Morrison of Texas is in the process of purchased ±184.2 acres from The Riverstone Development Company, the primary developer of the Riverstone Development. The current general plan for Riverstone (dated January 28, 2011) proposes single-family residential, commercial, and lake/detention area in this location. Avalon at Riverstone General Plan removes the commercial tract and proposes single family residential, lake/detention and a park area. The primary difference between the two general plans areas the removal of the commercial tract.

The Avalon at Riverstone is in keeping with the overall single family residential nature of the Riverstone Development.

Please contact me if you require any additional information or have any questions regarding the responses.

Sincerely,



Christy B. Smidt  
Planner

Enclosure

cc: Brian Williams, Taylor Morrison of Texas  
Chad Hablinski, Costello Engineering, Inc.

**Correspondence:**



Riverstone Development Co.  
4855 Riverstone Boulevard  
Missouri City, TX 77459  
A: 281.499.8700  
E: 281.499.8704  
RiverstoneCommunity.com

March 22, 2011

Mr. Doug Schomburg  
AICP, City Planner  
City of Sugar Land  
2700 Town Center Blvd.  
Sugar Land, Texas 77479



Re: Avalon at Riverstone

Dear Doug:

As evidenced by this letter Riverstone Development / Johnson Development hereby grant Taylor Morrison Inc. the authority to submit a general plan for a 184 acre section of Riverstone to be called Avalon at Riverstone. We are excited about the possibility of having them in our community and we stand ready to support them in their efforts to seek approval.

If there are any questions please feel free to give me a call.

Sincerely,



Tom P. Wilcox  
General Manager