



PLANNING AND ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	09-27-12	AGENDA REQUEST NO:	VII-E
INITIATED BY:	JESSICA L. DUET, PLANNER II <i>JLD</i>	RESPONSIBLE DEPARTMENT:	PLANNING & ENVIRONMENTAL SERVICES
PRESENTED BY:	JESSICA L. DUET, PLANNER II	DIRECTOR:	N/A
		ADDITIONAL APPROVAL(S):	RUTH LOHMER, AICP, PRINCIPAL PLANNER <i>RL</i>

SUBJECT / PROCEEDING: **EDGEWOOD AT RIVERSTONE SECTION TWO – PRELIMINARY PLAT CONSIDERATION AND ACTION**

EXHIBITS: **VICINITY MAP, RIVERSTONE GENERAL PLAN, PROPOSED PRELIMINARY PLAT**

CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING & ENVIRONMENTAL SERVICES:	DOUGLAS SCHOMBURG, AICP <i>D.S.</i>

RECOMMENDED ACTION

Approval of Edgewood at Riverstone Section Two Preliminary Plat with the following conditions provided prior to plat recordation:

1. Provide a no objection letter for the crossing of the 75-foot Reliant Energy HL&P easement.
2. Remove or provide recordation information for an easement located in the plat boundary of Senova at Riverstone Section Two.

EXECUTIVE SUMMARY

This is the Preliminary Plat of Edgewood at Riverstone Section Two, consisting of approximately 24.2 acres with sixty-nine (69) single-family residential lots, three (3) blocks and four (4) reserves. This property is located in the Riverstone Development in the City’s Extraterritorial Jurisdiction (ETJ). It is located in Fort Bend County MUD 128 and Fort Bend County LID 15. The subdivision will access Lake Riverstone Drive through Edgewood at Riverstone Section One, and has direct access to Hagerson Road. The Subdivision Regulations of the Development Code (Chapter 5) also apply to the ETJ, and this plat is in compliance in terms of lot sizes, lot widths, lot depths, building lines, and other provisions that are found in the Code. The plat is in compliance with the Riverstone General Plan Amendment No. 5.

The conditions for approval of Edgewood at Riverstone Section Two Preliminary Plat are as follows:

1. Provide a no objection letter for the 75-foot Reliant Energy HL&P easement.

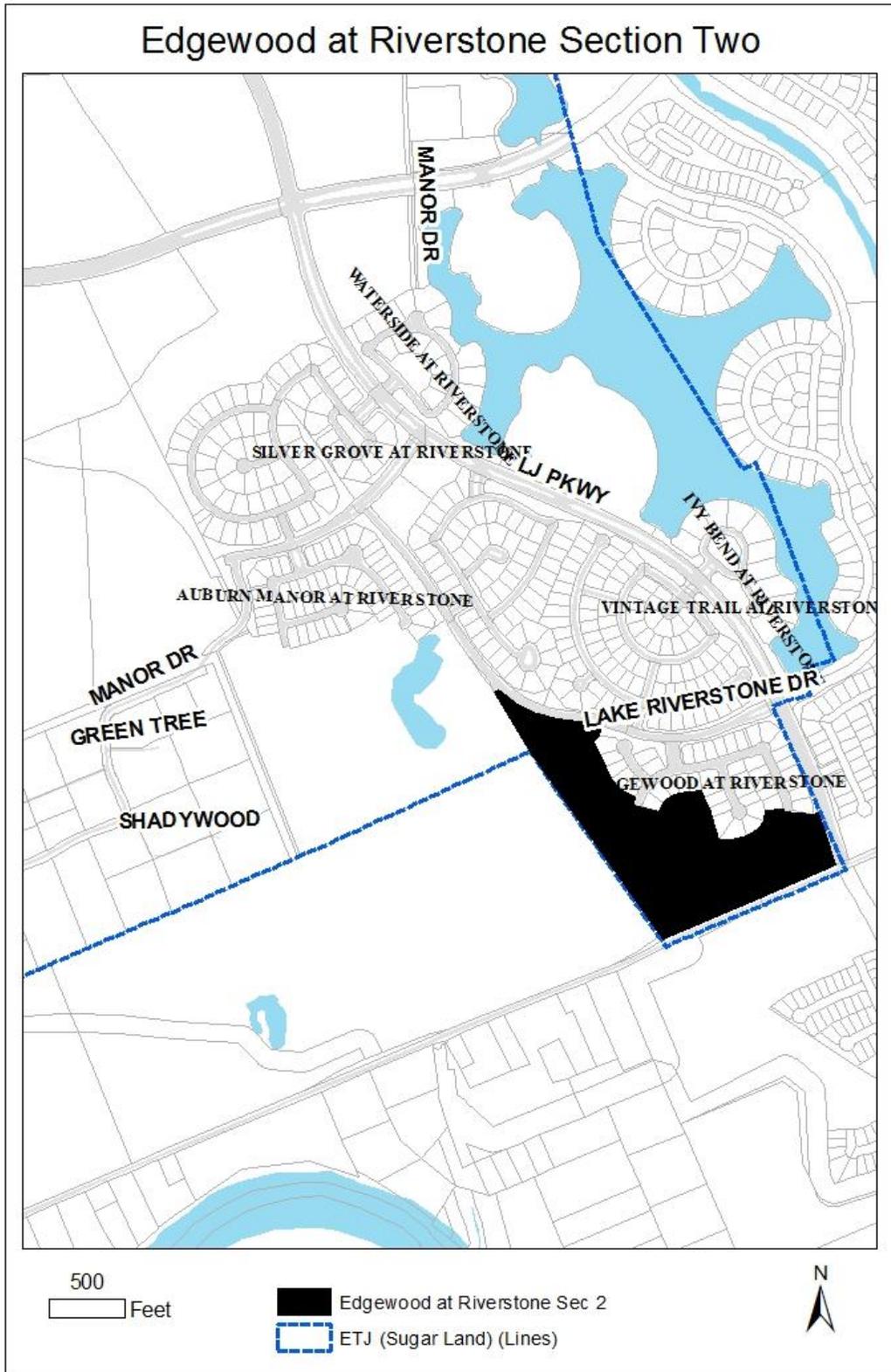
2. Remove or provide recordation information for an easement located in the plat boundary of Senova at Riverstone Section Two.

CC: Christy Smidt, csmidt@krga.com
Tom P. Wilcox, tomw@johnsondev.com

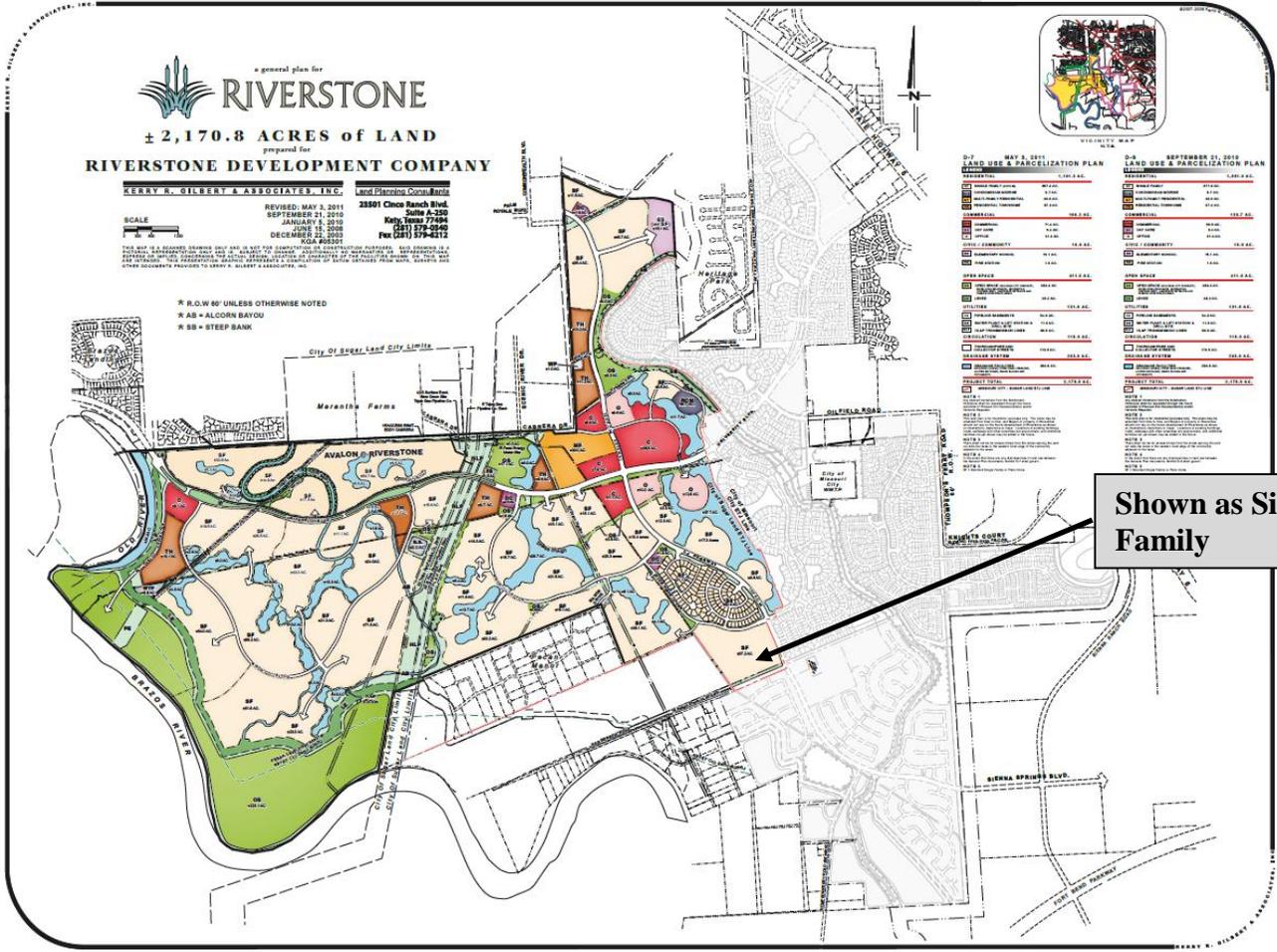
Document No. 14994
Planning Case No. 11 30000022

EXHIBITS

Vicinity Map: Edgewood at Riverstone Section Two Preliminary Plat



Riverstone General Plan: Edgewood at Riverstone Section Two Preliminary Plat



Shown as Single Family

Proposed Plat: Edgewood at Riverstone Section Two Preliminary Plat

KERRY R. GILBERT & ASSOCIATES, INC.

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Future Development
Meritage Homes of
Texas, L.L.C.

NOTE:

- A** RESTRICTED RESERVE "A"
LANDSCAPE/OPEN SPACE
40.10 ACRES
- B** RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
40.11 ACRES
- C** RESTRICTED RESERVE "C"
LANDSCAPE/OPEN SPACE
40.06 ACRES
- D** RESTRICTED RESERVE "D"
LANDSCAPE/OPEN SPACE/
PIPELINE
22.1 ACRES

ABBREVIATION TABLE	
"B.L."	INDICATES BOUNDING LINE
"E.L."	INDICATES EASEMENT
"A.L."	INDICATES AERIAL EASEMENT
"P.F.B.C."	INDICATES PLAT RECORDS OF FORT BEND COUNTY
"F.B.C."	INDICATES FORT BEND COUNTY 2012 RECORDS
"O.F.B.C."	INDICATES OFFICIAL RECORDS FORT BEND COUNTY
"M.L.L."	INDICATES MILEAGE EASEMENT
"T.S.L."	INDICATES TRAIL SERVICE EASEMENT
"S.S.L."	INDICATES SAFETY SERVICE EASEMENT

A PRELIMINARY PLAT OF
EDGEWOOD AT RIVERSTONE SECTION TWO
 BEING 24.2± ACRES OF LAND
 CONTAINING 69 LOTS (70' X 120' TYP) AND
 FOUR RESERVES IN THREE BLOCKS.

OUT OF THE
 WILLIAM LITTLE SURVEY, A-54
 FORT BEND COUNTY, TEXAS

DEVELOPER:
 RIVERSTONE DEVELOPMENT COMPANY
 4800 RIVERSTONE BLVD, SUITE 300
 HOUSTON, TEXAS 77040
 ATTN: MR. TREY REICHERT
 (281) 408-8778

ENGINEER:
 COSTELLO, INC.
 9900 RICHMOND, SUITE 460 NORTH
 HOUSTON, TEXAS 77042
 ATTN: CHAD E. HABLUNIKEL, P.E.
 (713) 268-7788

PLANNER:
 KERRY R. GILBERT & ASSOCIATES, INC.
 1000 Pinnacle Center
 23501 Cisco Ranch Blvd.
 Suite A-250
 Katy, Texas 77494
 (281) 408-8778

SCALE 1" = 100'
 0 50 100

DECEMBER 07, 2012
 KGA# 08801

POB
 Y 13,758,785.38
 X 3,057,446.99



KERRY R. GILBERT & ASSOCIATES, INC.