



# PLANNING & ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>11-13-12</b>	<b>AGENDA REQUEST NO:</b>	<b>VII-A</b>
<b>INITIATED BY:</b>	<b>RUTH LOHMER, AICP PRINCIPAL PLANNER <i>RL</i></b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>PLANNING &amp; ENVIRONMENTAL SERVICES</b>
<b>PRESENTED BY:</b>	<b>RUTH LOHMER, AICP PRINCIPAL PLANNER</b>	<b>DIRECTOR:</b>	<b>N/A</b>
		<b>ADDITIONAL APPROVAL(S):</b>	<b>N/A</b>

**SUBJECT / PROCEEDING:** **MARBLE BEND AT RIVERSTONE – PRELIMINARY PLAT CONSIDERATION AND ACTION**

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

CLEARANCES		APPROVAL	
<b>LEGAL:</b>	<b>N/A</b>	<b>DIRECTOR OF PLANNING &amp; ENVIRONMENTAL SERVICES:</b>	<b>DOUGLAS SCHOMBURG, AICP <i>DS</i></b>

### RECOMMENDED ACTION

Approval of Marble Bend at Riverstone Preliminary Plat with one condition to be completed prior to Final Plat approval:

- City Council approval of Riverstone General Plan Amendment No. 6

### EXECUTIVE SUMMARY

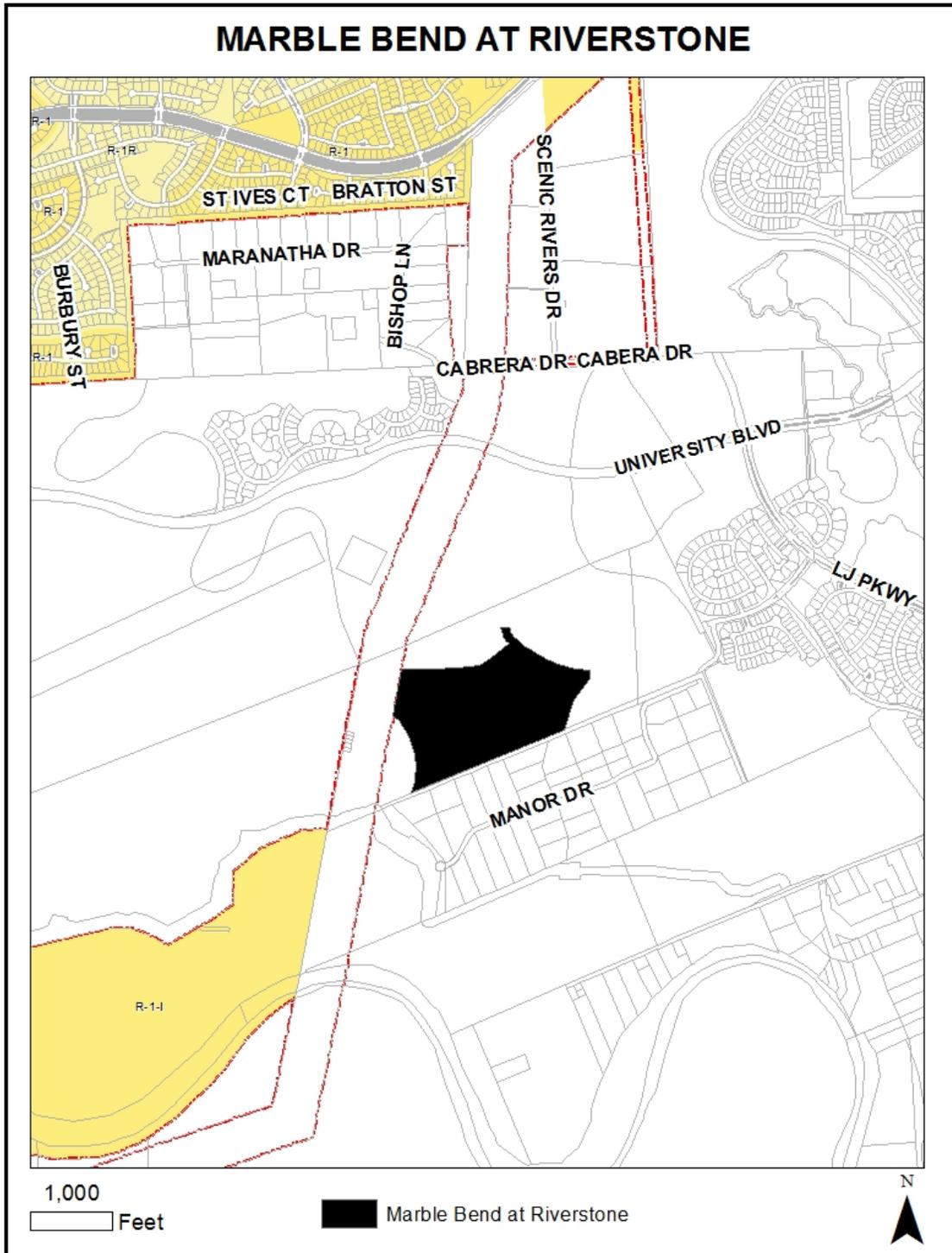
This is a Preliminary Plat for Marble Bend at Riverstone, which is located in the City of Sugar Land extraterritorial jurisdiction (ETJ). It is located in the south central portion of Rivestone, in MUD 128 and LID 15. The plat consists of 67.7 acres with 101 lots and 5 reserves in 2 blocks. Winding Waters Ln. will provide access to the subdivision, which will connect to University Blvd. The Riverstone General Plan Amendment No. 5 designates this area as single-family residential (standard single family or patio homes). However, the proposed Riverstone General Plan Amendment No. 6 shows this area as single family residential and elementary school/single family residential. This preliminary plat proposes standard single-family residential lots and an elementary school site, which is consistent with the proposed Riverstone General Plan Amendment No. 6 (on the P&Z agenda for November 13).

The Subdivision Regulations (Ch. 5, Dev. Code) apply in the ETJ, and the plat is in compliance in terms of lot sizes, widths, depths, building lines, and other provisions that are found in the Subdivision Regulations. Staff recommends approval of the Marble Bend at Riverstone Preliminary Plat with one condition to be addressed prior to Final Plat approval:

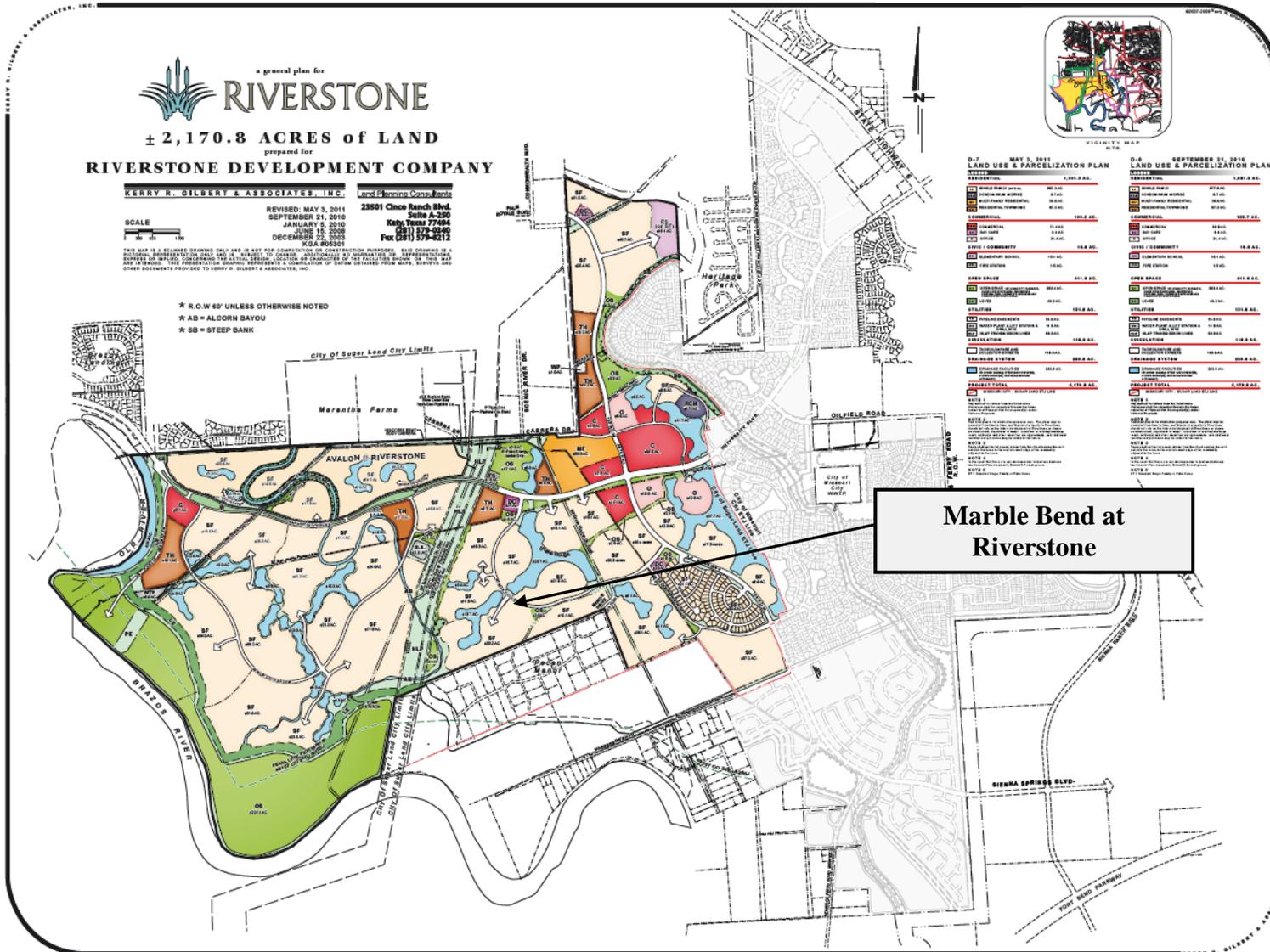
- City Council approval of Riverstone General Plan Amendment No. 6

EXHIBITS

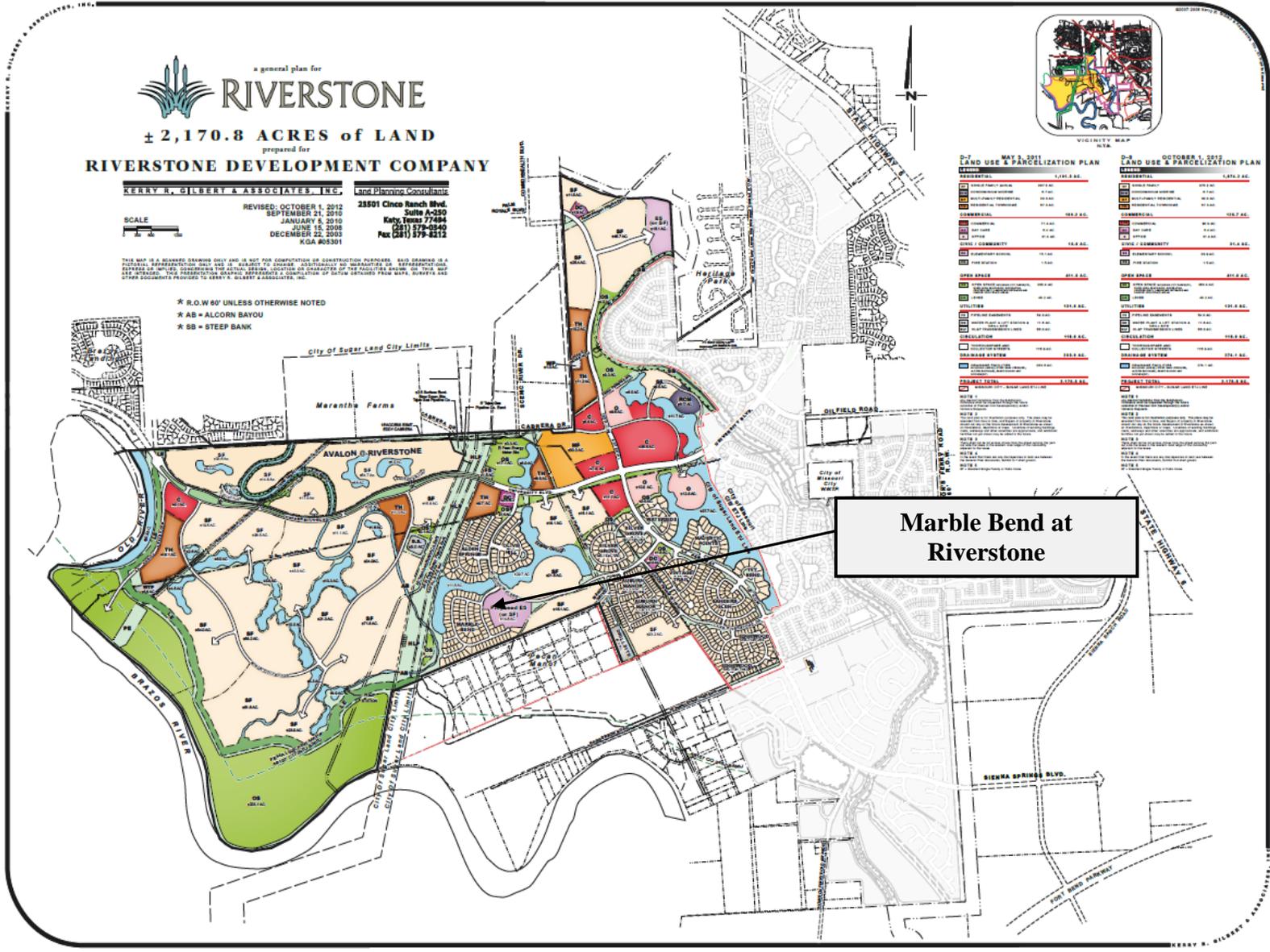
Vicinity Map:



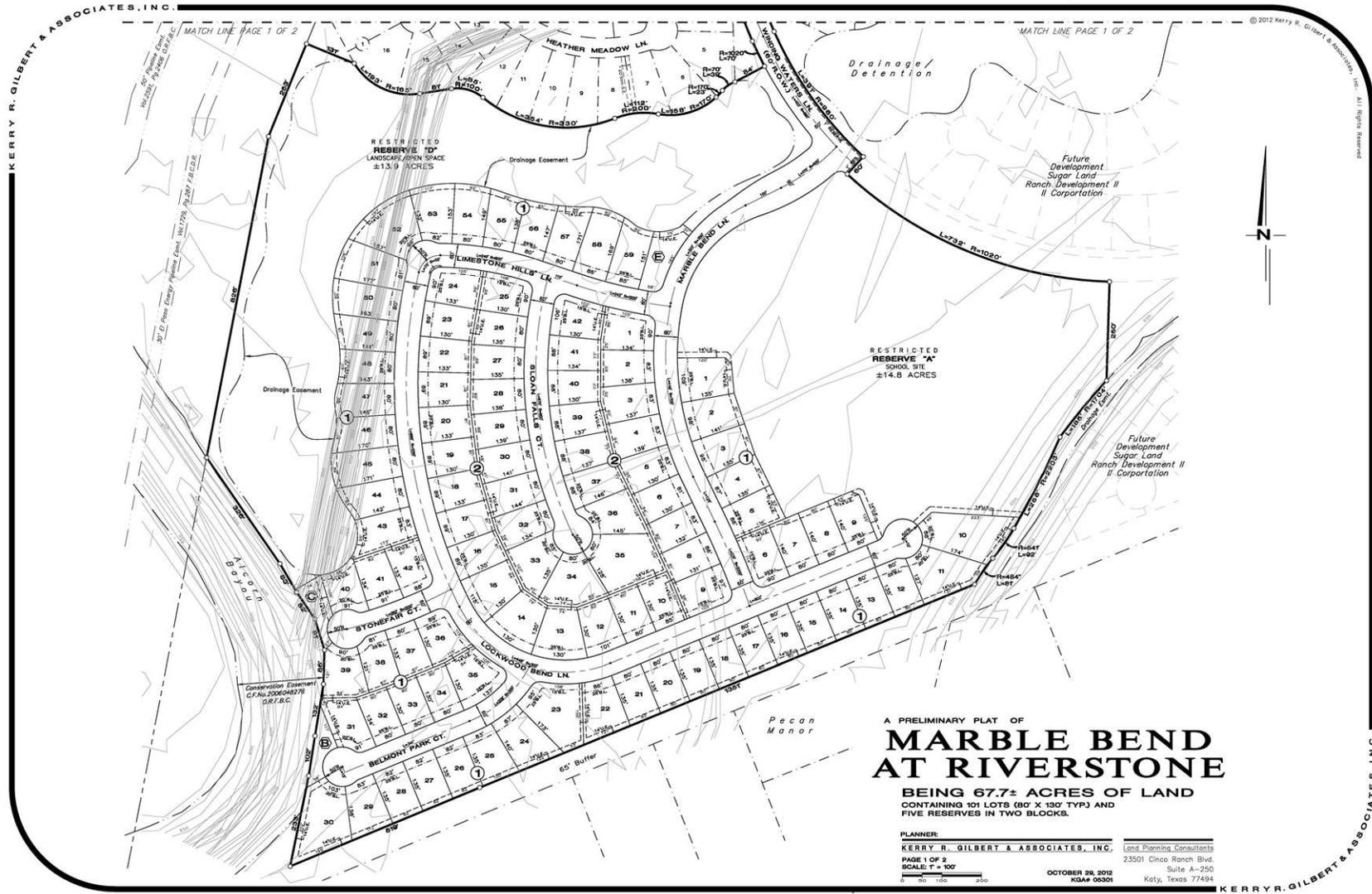
# Approved Riverstone General Plan Amendment No. 5 (May 2011)



# Proposed Riverstone General Plan Amendment No. 6



# Proposed Preliminary Plat: Marble Bend at Riverstone (pg 1)



A PRELIMINARY PLAT OF  
**MARBLE BEND  
 AT RIVERSTONE**

BEING 67.7± ACRES OF LAND  
 CONTAINING 101 LOTS (80' X 130' TYP.) AND  
 FIVE RESERVES IN TWO BLOCKS.

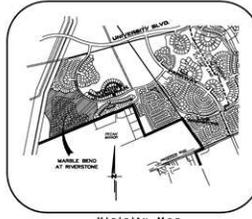
PLANNER:  
**KERRY R. GILBERT & ASSOCIATES, INC.** Land Planning Consultants  
 23501 Cinco Ranch Blvd.  
 PAGE 1 OF 2 Suite A-250  
 SCALE: 1" = 100'  
 OCTOBER 28, 2012  
 KGA# 06301 Katy, Texas 77494

KERRY R. GILBERT & ASSOCIATES, INC.

# Proposed Preliminary Plat: Marble Bend at Riverstone (pg 2)

KERRY R. GILBERT & ASSOCIATES, INC.

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- NOTE:
- A** RESTRICTED RESERVE "A" SCHOOL SITE ±14.8 ACRE
  - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.15 ACRE
  - C** RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.18 ACRE
  - D** RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±13.9 ACRES
  - E** RESTRICTED RESERVE "E" LANDSCAPE/OPEN SPACE ±0.26 ACRE

ABBREVIATION TABLE	
"BL"	INDICATES BUILDING LINE.
"U.E."	INDICATES UTILITY EASEMENT.
"1' RES."	INDICATES ONE FOOT RESERVE.
"F.B.C.P."	INDICATES FORT BEND COUNTY PROPERTY RECORDS.
"F.C.D.S."	INDICATES FORT BEND COUNTY DEED RECORDS.
"O.R.F.B.C."	INDICATES OFFICIAL RECORDS FOR FORT BEND COUNTY.

## A PRELIMINARY PLAT OF MARBLE BEND AT RIVERSTONE

BEING 67.7± ACRES OF LAND  
CONTAINING 101 LOTS (60' X 150' TYP.) AND  
FIVE RESERVES IN TWO BLOCKS.

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

DEVELOPER:  
RIVERSTONE DEVELOPMENT COMPANY  
4866 RIVERSTONE BLVD., STE. 100  
MISSOURI CITY, TEXAS 77479  
ATTN: MRS. TREY REICHERT  
(281) 403-8775

ENGINEERS:  
COSTELLO, INC.  
9690 RICHMOND, SUITE 450 NORTH  
HOUSTON, TEXAS 77042  
ATTN: CHAD E. HABLINSKI, P.E.  
(713) 783-7788

PLANNER:  
KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants  
PAGE 2 OF 3 23501 Cinco Ranch Blvd.  
SCALE: T = 100' Suite A-250  
OCTOBER 28, 2012 KGA# 08301 Katy, Texas 77494



KERRY R. GILBERT & ASSOCIATES, INC.