



# PLANNING AND ZONING COMMISSION

## AGENDA REQUEST

<b>AGENDA OF:</b>	<b>12-11-12</b>	<b>AGENDA REQUEST NO:</b>	<b>VIII-H</b>
<b>INITIATED BY:</b>	<b>JESSICA L. DUET</b> <i>JLD</i> <b>PLANNER II</b>	<b>RESPONSIBLE DEPARTMENT:</b>	<b>PLANNING &amp; ENVIRONMENTAL SERVICES</b>
<b>PRESENTED BY:</b>	<b>JESSICA L. DUET</b> <b>PLANNER II</b>	<b>DIRECTOR:</b>	<b>N/A</b>
		<b>ADDITIONAL APPROVAL(S):</b>	<b>RUTH LOHMER, AICP,</b> <b>PRINCIPAL PLANNER</b> <i>RL</i>

<b>SUBJECT / PROCEEDING:</b>	<b>OLIVE HILL AT RIVERSTONE – FINAL PLAT CONSIDERATION AND ACTION</b>
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<b>EXHIBITS:</b>	<b>VICINITY MAP, RIVERSTONE GENERAL LAND PLAN, PROPOSED FINAL PLAT</b>
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### CLEARANCES APPROVAL

<b>LEGAL:</b>	<b>N/A</b>	<b>DIRECTOR OF PLANNING &amp; ENVIRONMENTAL SERVICES:</b>	<b>DOUGLAS SCHOMBURG, AICP</b> <i>D.S.</i>
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### RECOMMENDED ACTION

Approval of Olive Hill at Riverstone Final Plat with one condition:

- Update Master Note 6 prior to Final Plat recordation.

### EXECUTIVE SUMMARY

This is a Final Plat for Olive Hill at Riverstone, consisting of 19.781 acres with forty-five (45) lots, two (2) blocks, and five (5) reserves. This property is located in the central portion of 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 gain access from Winding Waters Lane. The Preliminary Plat for Olive Hill at Riverstone was approved by the Planning and Zoning Commission on August 23, 2012 with four (4) conditions:

1. Add one-foot reserve adjacent to Winding Waters Ln south of University Blvd
2. Add “Drainage” to restrictions for Reserve “C”
3. Replace “@” symbol with “at” in title
4. For Lots 1 and 5 of Block 2, verify front building lines meet Subdivision Regulations, or if they should be 25 feet

All the conditions of the Preliminary Plat have been addressed in relation to the Olive Hill subdivision. To clarify condition number 4, the front building line in Lots 1 through 5 of Block 2 should be 20-feet since this portion of Olive Hill Boulevard is considered a ‘court’ under the cul-de-sac definition. The Development Code classifies Olive Hill Boulevard as a ‘court’ because the cul-de-sac has a depth of less than 150-feet; cul-de-sacs are required to have a 20-foot front building line (Sections 5-3 and 5-25). The Preliminary Plat included a portion of Winding Waters Lane. A Final Plat for this portion of Winding Waters Lane was approved by the

Planning and Zoning Commission on September 27, 2012. The Subdivision Regulations of the Development Code (Chapter 5) apply to the ETJ, and Olive Hill at Riverstone is in compliance in terms of lot sizes, lot widths, lot depths, building lines, and other provisions that are found in the Code. Staff recommends approval of the Final Plat with one (1) condition as follows:

- Update Master Note 6 prior to Final Plat recordation.

CC: Chad Hablinski, [chablinski@coseng.com](mailto:chablinski@coseng.com)

Tom Wilcox, [tomw@johnsondev.com](mailto:tomw@johnsondev.com)

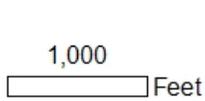
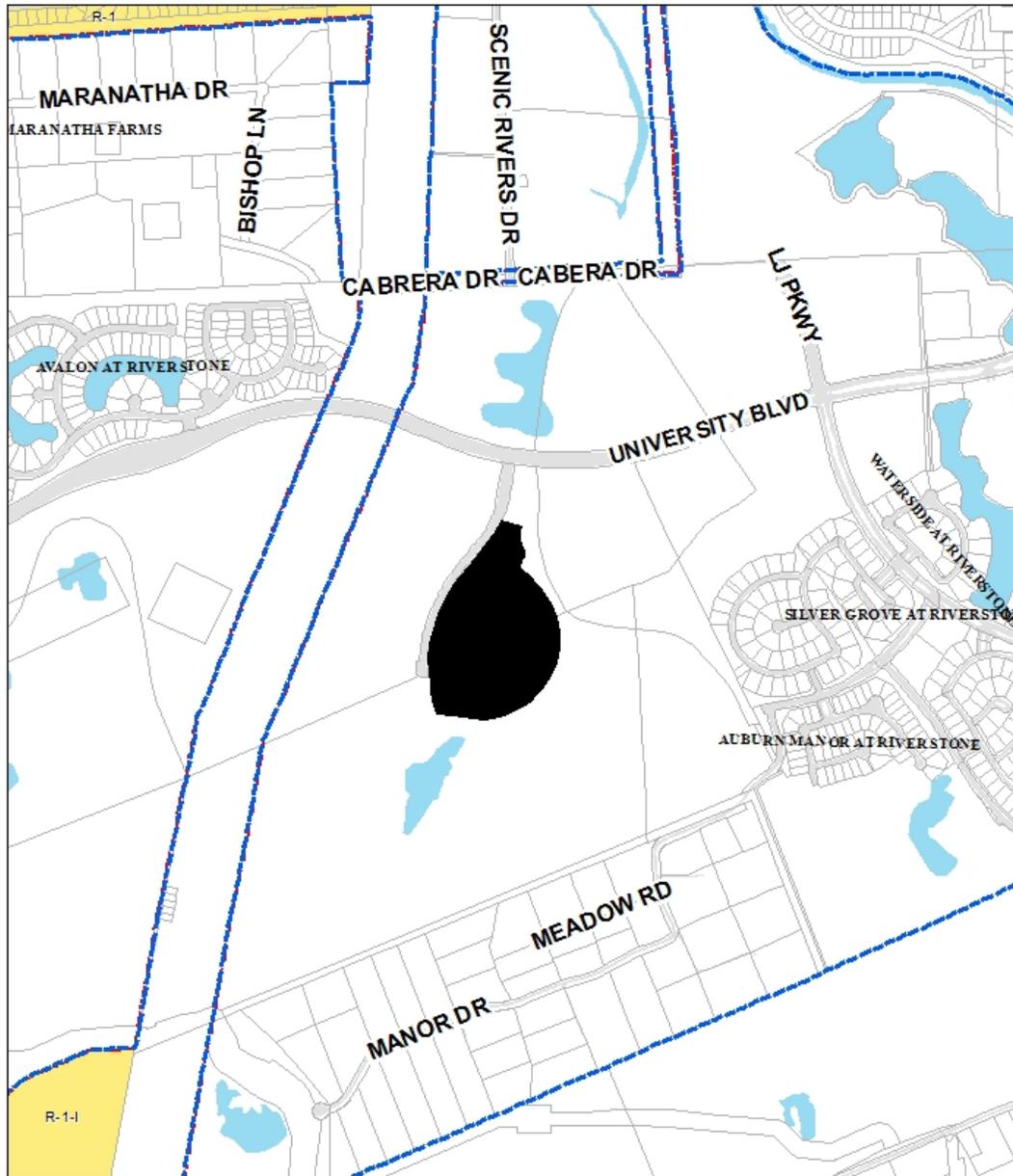
Document No. 15409

Planning Case No. 12 30000012

EXHIBITS

Vicinity Map: Olive Hill at Riverstone Final Plat

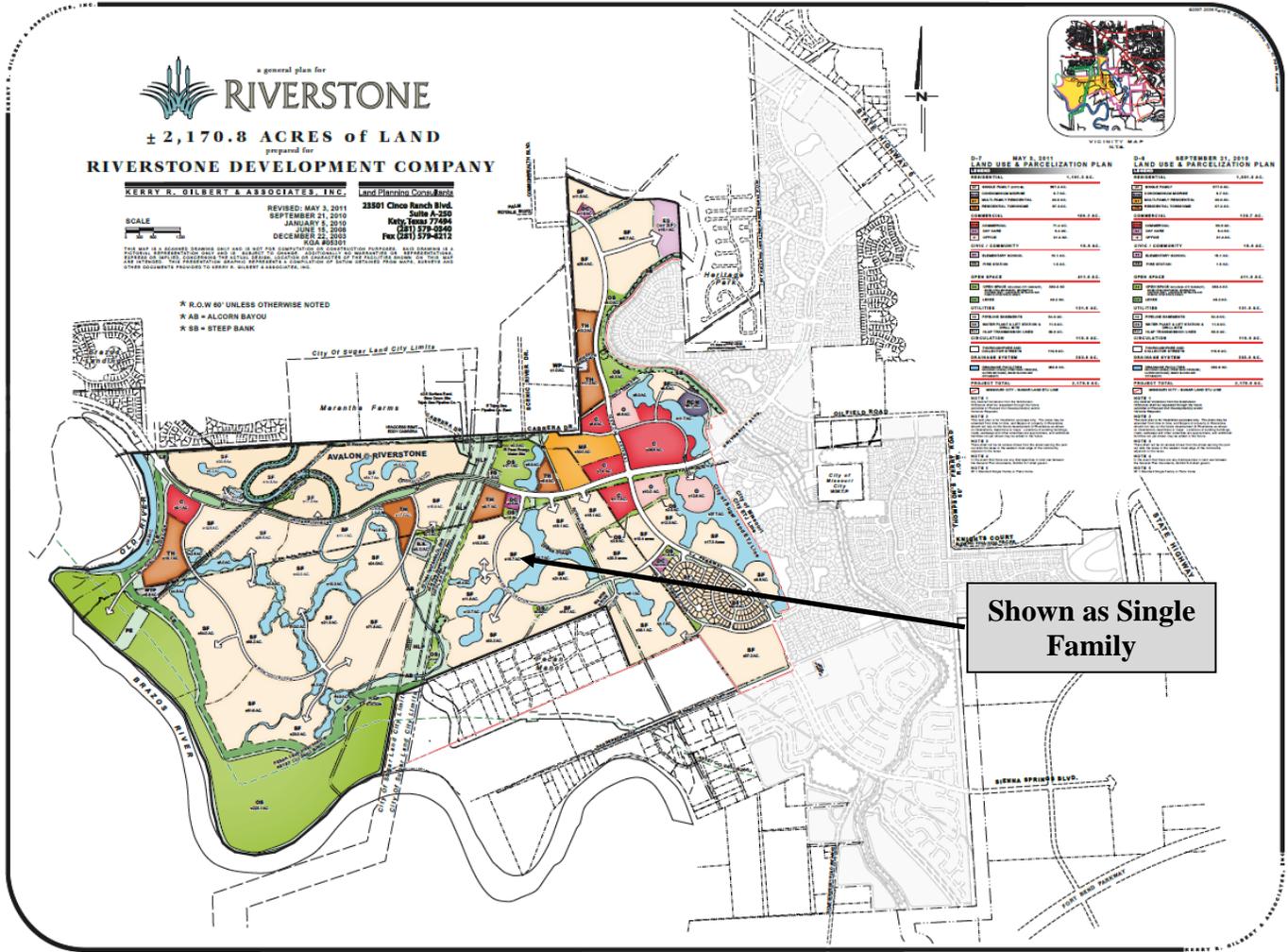
### Olive Hill at Riverstone



- Olive Hill at Riverstone
- ETJ (Sugar Land) (Lines)
- CITY OF SUGAR LAND - CITY LIMITS

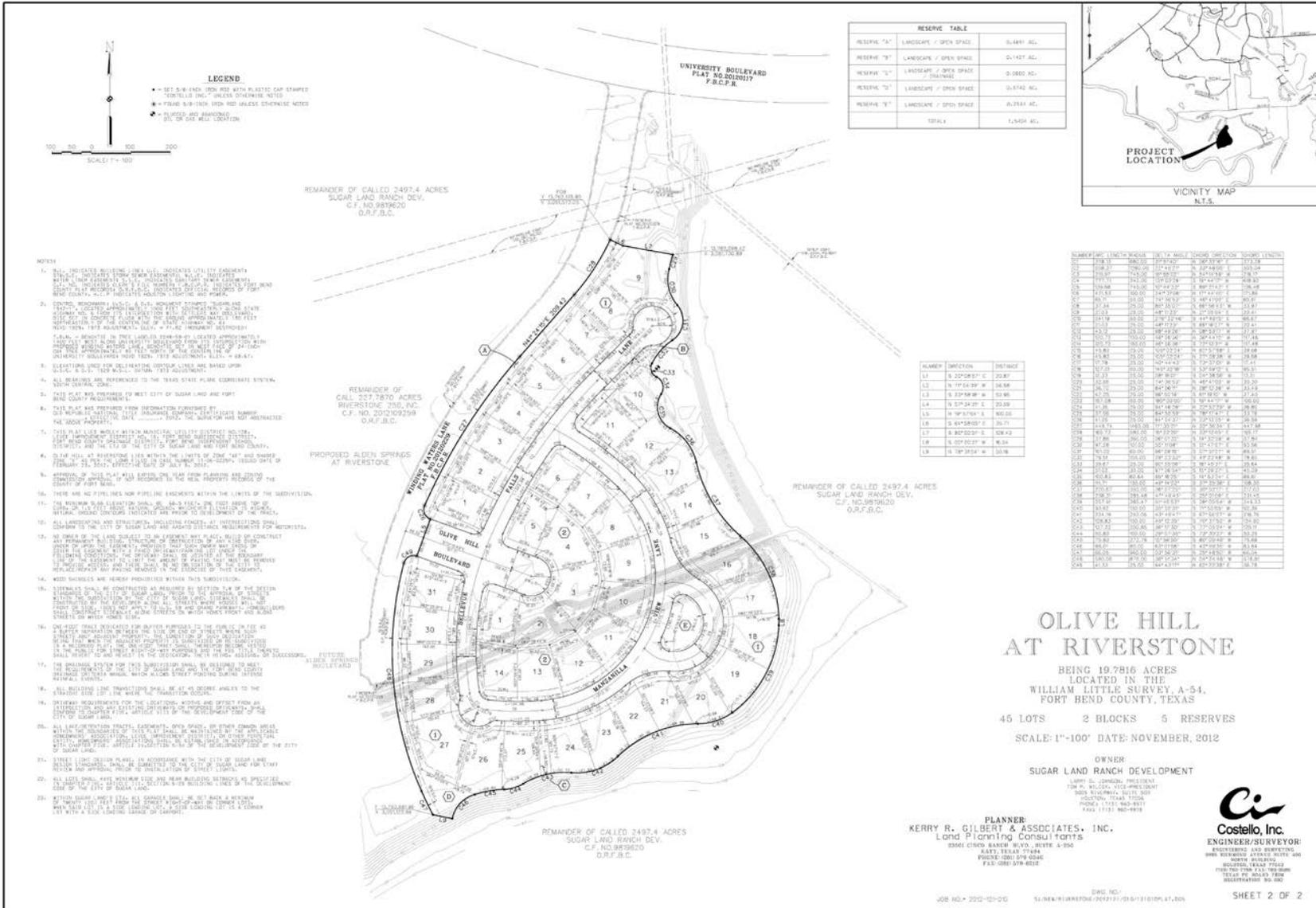


# Riverstone General Land Plan: Olive Hill at Riverstone Final Plat



Shown as Single Family

# Proposed Plat: Olive Hill at Riverstone Final Plat



## OLIVE HILL AT RIVERSTONE

BEING 19.7816 ACRES  
 LOCATED IN THE  
 WILLIAM LITTLE SURVEY, A-54,  
 FORT BEND COUNTY, TEXAS

45 LOTS 2 BLOCKS 5 RESERVES

SCALE: 1"=100' DATE: NOVEMBER, 2012

OWNER  
 SUGAR LAND RANCH DEVELOPMENT

PLANNER  
 KERRY R. GILBERT & ASSOCIATES, INC.  
 53000 CTRID BANKER BLVD., SUITE 4-100  
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