



# City of Sugar Land

## Planning & Zoning Commission Agenda

Sugar Land City Hall  
2700 Town Center  
Boulevard North  
Sugar Land, TX 77479

Thursday, March 26, 2026  
Planning & Zoning Commission Meeting  
City Council Chambers  
6:00 PM

### I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://youtube.com/live/YJxdUB1ygNw?feature=share>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

### II. Call to Order

### III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

### IV. Minutes

#### A. MINUTES

Consideration of and action on the approval of the minutes of the February 26, 2026, meeting.

**Linda Mendenhall, City Clerk**

### V. Subdivision Plat

#### A. DEL WEBB SUGAR LAND AT RYEHILL SECTION 1D FINAL PLAT

Consideration of an action on the Del Webb Sugar Land at Ryehill Section 1D Final Plat.

**Ethan Cantu, Planner II**

### VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting March 3, 2026
- City Council Meeting March 17, 2026

**Apurva Parikh, Commissioner**

B. City Staff Report

- Calendar of Scheduled Meetings and Events

**Lisa Kocich-Meyer, Director of Planning & Development Services**

**VII. Adjournment**

The Planning and Zoning Commission reserve the right, upon motion, to suspend the rules to consider business out of the posted order. In addition to any Executive Session listed above, the Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during this meeting for the purpose of consultation with the Attorney as authorized by Texas Government Code Sections 551.071 to discuss any of the matters listed above.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary, (281) 275-2730. Requests for special services must be received 48 hours prior to the meeting time. Reasonable accommodations will be made to assist your needs.

The agenda and supporting documentation is located on the [City Website](#) under meeting agendas.

**Posted on this 18th day of March, 2026, at 10:00 A.M.**



**Planning & Zoning Commission Agenda Request**  
**March 26, 2026**

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**Agenda Request No:** IV.A.

**Agenda of:** Planning & Zoning Commission Meeting

**Initiated by:** Nicole Fontenette, Agenda & Public Meeting Coordinator

**Presented by:** Linda Mendenhall, City Clerk

**Responsible Department:** Admin

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**Agenda Caption:**

**MINUTES**

Consideration of and action on the approval of the minutes of the February 26, 2026, meeting.

**Recommended Action:**

Approval of the minutes of the February 26, 2026, meeting.

**Executive Summary:**

**Budget**

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**Expenditure Required:** n/a

**Current Budget:** n/a

**Additional Funding:** n/a

**Funding Source:** n/a

**Account Number (ORG-OBJ-Project):** n/a

**Attachments**

1. Planning & Zoning Commission Meeting\_Minutes



# City of Sugar Land

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## Planning & Zoning Commission

### Minutes

Sugar Land City Hall  
2700 Town Center  
Boulevard North  
Sugar Land, TX 77479

Thursday, February 26, 2026  
Planning & Zoning Commission Meeting Minutes  
City Council Chamber  
6:00 PM

#### I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://youtube.com/live/UUolzJwlVDw?feature=share>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

#### II. Call to Order

##### QUORUM PRESENT

Mary Smith, Randall Halbrook, Apurva Parikh, Sapana Patel, Matthew Caligur, and Bradley Tilton were present. Chuck Brown, Fareena Dawood, and Timothy Hart were absent.

#### III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

No members of the public addressed the Commission.

#### IV. Minutes

##### A. MINUTES

Consideration of and action on the approval of the minutes of the February 12, 2026, meeting.

**Linda Mendenhall, City Clerk**

A motion to **Approve the February 12, 2026, minutes**, was made by Sapana Patel and seconded by Apurva Parikh; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Sapana Patel, Matthew Caligur, Bradley

Tilton

Absent: Chuck Brown, Fareena Dawood, Timothy Hart

## V. Subdivision Plat

### A. ABBEY LAKES SECTION ONE PRELIMINARY PLAT

Consideration of and action on the approval of the Abbey Lakes Section One Preliminary Plat.

**Emily Ercius, Planner I**

Emily Ercius, Planner I, gave a presentation, made comments, and answered questions from the Commission.

The Planning and Zoning Commission approved the Abbey Lakes Section One preliminary plat with the following conditions:

- Revise the square footage on Block 1, Lot 34 from "6,577" sq/ft to "6,250" sq/ft on the Box Exhibit (Development Application Handbook Section 4 and CoSL Development Code Section 5-10. A.2)
- Revise the "Parkland Taken from Bank" column in the "Parkland Dedication Table" from "0" to "0.32" on both the Box Exhibit and the Face of the Plat (Development Application Handbook Section 4 and CoSL Development Code Section 5-10. A. 2)

A motion to **Approve the Abbey Lakes Section One Preliminary Plat with conditions**, was made by Mary Smith and seconded by Apurva Parikh; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Sapana Patel, Matthew Caligur, Bradley Tilton

Absent: Chuck Brown, Fareena Dawood, Timothy Hart

## VI. Reports

### A. Planning and Zoning Commission Liaison Report

- City Council Meeting February 17, 2026

**Chuck Brown, Commissioner**

Matthew Caligur, Chair, reported on behalf of Chuck Brown about the February 17, 2026, City Council meeting.

### B. City Staff Report

- Calendar of Scheduled Meetings and Events

**Lisa Kocich-Meyer, Director of Planning & Development Services**

Lisa Kocich-Meyer, Director of Planning & Development Services, reported on scheduled meetings and upcoming events.

## **VII. Adjournment**

A motion to **Adjourn at 6:15 p.m.**, was made by Matthew Caligur and seconded by Mary Smith; the motion **Passed**.

Ayes: Mary Smith, Randall Halbrook, Apurva Parikh, Sapana Patel, Matthew Caligur, Bradley Tilton

Absent: Chuck Brown, Fareena Dawood, Timothy Hart

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**Linda Mendenhall, City Clerk**





## **Planning & Zoning Commission Agenda Request** **March 26, 2026**

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**Agenda Request No:** V.A.

**Agenda of:** Planning & Zoning Commission Meeting

**Initiated by:** Ethan Cantu, Planner II

**Presented by:** Ethan Cantu, Planner II

**Responsible Department:** Planning and Development Services

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**Agenda Caption:**

**DEL WEBB SUGAR LAND AT RYEHILL SECTION 1D FINAL PLAT**

Consideration of an action on the Del Webb Sugar Land at Ryehill Section 1D Final Plat.

**Recommended Action:**

Staff Recommends Approval of the Del Webb Sugar Land at Ryehill Section 1D Final Plat

**Executive Summary:**

This is the Final Plat for Del Webb at Ryehill Section 1D. It consists of 18.893 acres and includes 67 single-family lots, 3 blocks, and 5 reserves. This property is part of the Ryehill Development and is located in the City's ETJ, south of FM 2759 and east of FM 762. Access will be provided from Floricane Way via Medlar Way.

This Final Plat complies with the Pulte (Ryehill) Development Agreement in terms of lot sizes, lot widths, lot depths, building lines, and other development standards outlined in the agreement. It is also consistent with the Ryehill General Plan (Exhibit B of the Development Agreement – amended 01/15/25) and meets the Subdivision Regulations in Chapter 5 of the Development Code.

The Commission reviewed and approved the Preliminary Plat during their scheduled meeting on April 24, 2025.

### **Budget**

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**Expenditure Required:** N/A

**Current Budget:** N/A

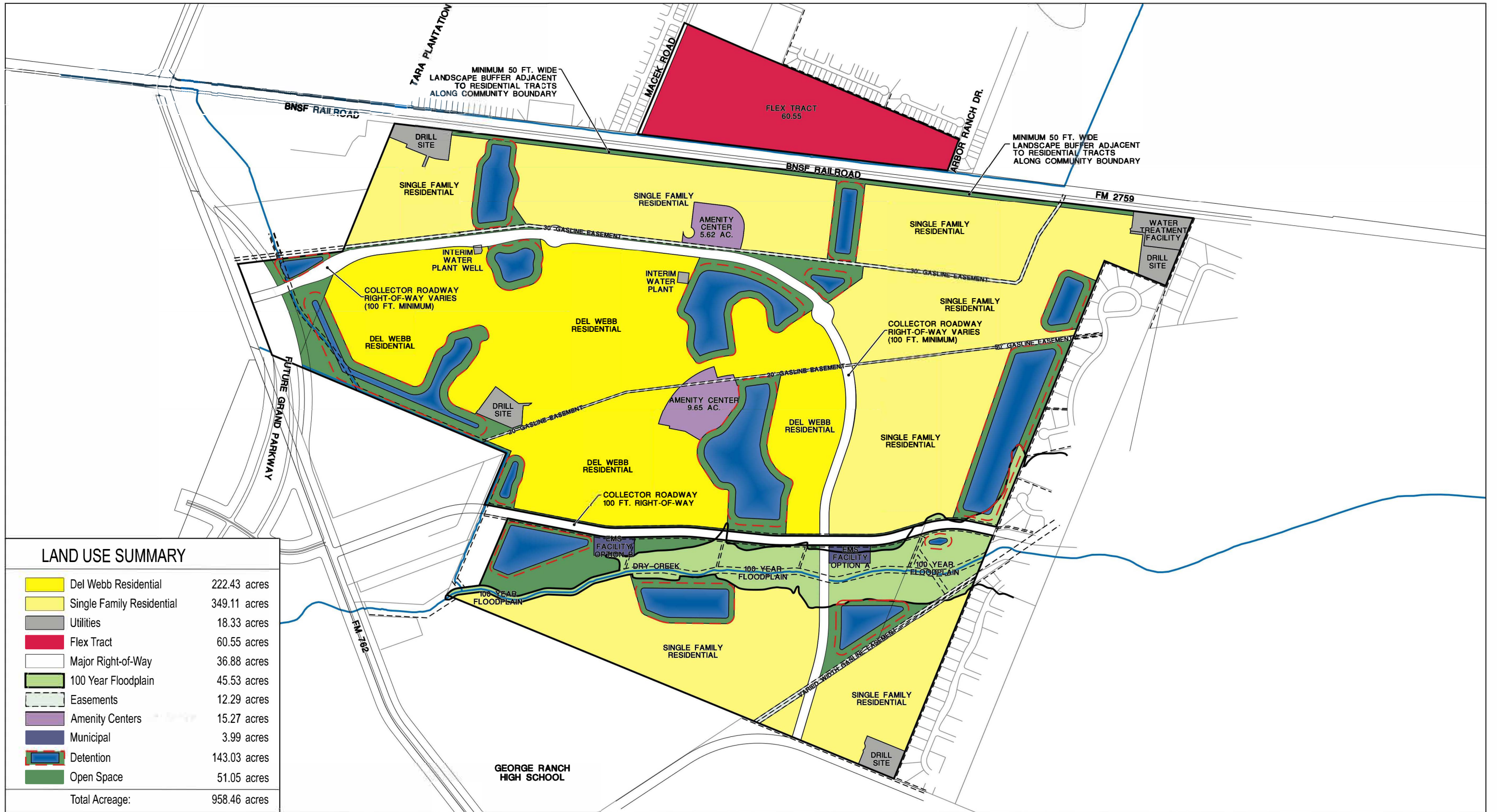
**Additional Funding:** N/A

**Funding Source:** N/A

**Account Number (ORG-OBJ-Project):** N/A

**Attachments**

1. Ryehill General Plan
2. Commission Guide for Platting Compliance
3. Del Webb Sugar Land at Ryehill 1D Final Plat
4. Vicinity Map

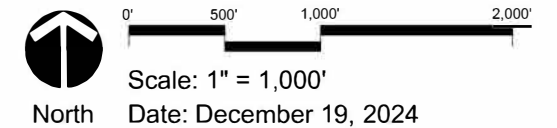


**LAND USE SUMMARY**

	Del Webb Residential	222.43 acres
	Single Family Residential	349.11 acres
	Utilities	18.33 acres
	Flex Tract	60.55 acres
	Major Right-of-Way	36.88 acres
	100 Year Floodplain	45.53 acres
	Easements	12.29 acres
	Amenity Centers	15.27 acres
	Municipal	3.99 acres
	Detention	143.03 acres
	Open Space	51.05 acres
Total Acreage:		958.46 acres

**CONCEPT PLAN  
RYEHILL COMMUNITY**

**PulteGroup, Inc.**  
SUGAR LAND, TEXAS



# Planning & Zoning Commission- Quick Reference Guide for Platting Compliance – 2024

In accordance with requirements from TX HB 3167 adopted 2019 and updated Chapter 5 (Subdivision Regulations) of Development Code from Ordinance No. 2187 (2020)

## STATE LAW ESSENTIALS FOR PLATTING

- **State Law does not prescribe specifics for preliminary plats, but must be processed within timeframes and the shot clock of Final Plats as of September of 2019**
  
- **Elements required for Final Plats / Replats in State Law**
  - **Plat must accurately describe a piece of property with measurements / dimensions**
  - **Plats must be tied to a point of beginning and within a survey section of land**
  - **Final Plats must be prepared by a Registered Professional Land Surveyor (RPLS)**
  - **Final Plats must be prepared in a manner for recordation which includes notarized signatures of owners**
  
- **Municipal and County Governments then prescribe specifics for content of plats including text and graphic requirements through authority granted under State Law. The City of Sugar Land’s primary documents for specifics on platting are Chapter 5 (Subdivision Regulations) of the Development Code, and the code-authorized Development Application Handbook.**

## EXPLANATION/HOW TO USE PRELIMINARY PLAT AND FINAL PLAT GUIDE TABLES-

The following tables for Preliminary Plat and Final Plat review have been prepared for plat decision-making by the Commission. The tables are to assist Commissioners with specific references to City documents for plat approval with conditions or denial with reasons, as per State Law TX HB 3167. These tables are not intended to replace the Development Code or the Development Application Handbook, but are to provide a general guide for a Commissioner reviewing plat documents and making motions.

### Example-

For a motion to approve a preliminary plat where the Commission noted an element missing such as the Point of Beginning (POB), a condition for approval could then be cited as follows- “Missing Point of Beginning- as required by the Development Application Handbook”. For an error of needing a call-out for a dimension on a plat, this could be stated as “Missing Call-out for Lot- as required by Development Code Chapter 5”.

It is important to note that the Sugar Land Planning & Zoning Commission typically states what items (if any) need to be corrected as conditions for approval of a plat, or in rare cases when a plat is denied, the statement of the issue / issues. When stating those items of conditions or reasons on the record, the new state law changes will simply require a document reference. The primary purpose of State Law on identifying requirements (conditions) for plat approval and reasons for plat denials is to ensure that there are no arbitrary or preferential requirements being placed on platting by the approval authorities. Over time, this guide may be expanded as appropriate, to assist with a variety of platting situations. While the goal of City staff is to reference all plat issues with the applicant and have them make corrections to the documents or point out the issues, there will be times where unexpected issues arise that may warrant conditions, or in a rare case, may require denial with specific reasons. City Staff will also be available to assist prior to plat motions as to specific references.

## PRELIMINARY PLATS

(Primary purpose for Preliminary Platting is to provide a general understanding of property location, including general street and lot layout, and receive approval, prior to submittal of Final Platting and the Infrastructure Construction Plans to the City)

TYPE OF REQUIREMENT / CONDITION	CODE & STANDARDS REFERENCES FOR CITING-
<p><b>KEY IDENTIFIER INFO-</b> Vicinity map, acreage amount, Abstract &amp; League, North Arrow, Graphic Scale, Point of Beginning (POB) and plat boundary in bold and general dimension call-outs. Jurisdictions also must be included such as location (i.e. City or ETJ), listing MUD's, LID's when located within the plat boundary. Information about property adjacent and within 200' of the plat boundary such as recordation information (plats, deeds if unplatted, property descriptions, lot lines). Note- In some cases, certain identifier information may not be available at time of prelim. platting or may not be finalized.</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat. &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p><b>LEGEND TABLE-</b> Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) As applicable.</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p><b>STREETS-</b> General dimension call-outs, radius dimensions, including at cul-de-sacs, noted on street. Also include any proposed access easement information as applicable. Placeholder street names at a min. for any new streets. Note- streets must be confirmed by Fire Dept. prior to Final Plat approval to avoid duplicate names or similarities for emergency response purposes.</p>	<p>Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p><b>LOTS &amp; RESERVES-</b> General dimension call-outs, min. width, depth, and area for res. lots, reserve table with acreage and type of reserve if reserves included. For residential lots in-city, zoning district prevails in Ch. 2 and in ETJ min. single-family regulations prevail in Ch. 5 (Ex. 50' x 100' for R-1Z is Ch. 2) Illustrating min. front yard and street side yards on prelim. plats. Lot, block, reserve numbering / lettering information to be</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17 &amp; Development Code (DC) Ch. 2, Art. II for City Limits Or Development Code (DC) Ch. 5, Art. III, Sec. 5-21 for ETJ</p>

<p>included and accurate. Note- Final plats require course and bearing info, not Prelim. Plats</p>	
<p><b>CONTOURS OR SPOT ELEVATIONS-</b> Identifying information for property elevation</p>	<p><b>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>EASEMENTS-</b> Proposed easements not required, with exception of access easements to serve as main access (for commercial sites only) - Existing Recorded Easements Required to be referenced by recordation file, type of easement, and width.</p>	<p><b>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>LEGIBILITY-</b> Ability to clearly identify graphics, text, and call-outs, including darkened overall plat boundary. If plat utilizes match lines, i.e. for larger acreage or unusual geographic shaped property, those must accurately match up.</p>	<p><b>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>SPECIAL LOT WIDTH TOOL FOR NON-PERPENDICULAR RESIDENTIAL LOTS (BOX EXHIBIT)-</b> Utilized for non-perpendicular residential lots to illustrate minimum width and a total square footage of lots. Not a house pad, but a lot width tool as set forth in the Development Application Handbook. Reviewed as a separate exhibit from the Plat.</p>	<p><b>Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>NOTE-</b> For plats that are located within an approved General Land Plan jurisdiction, staff will provide a recommendation of compliance per assessment under the GLP and Dev. Code (DC).</p>	<p><b>If Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10</b></p>

## FINAL PLATS & REPLATS

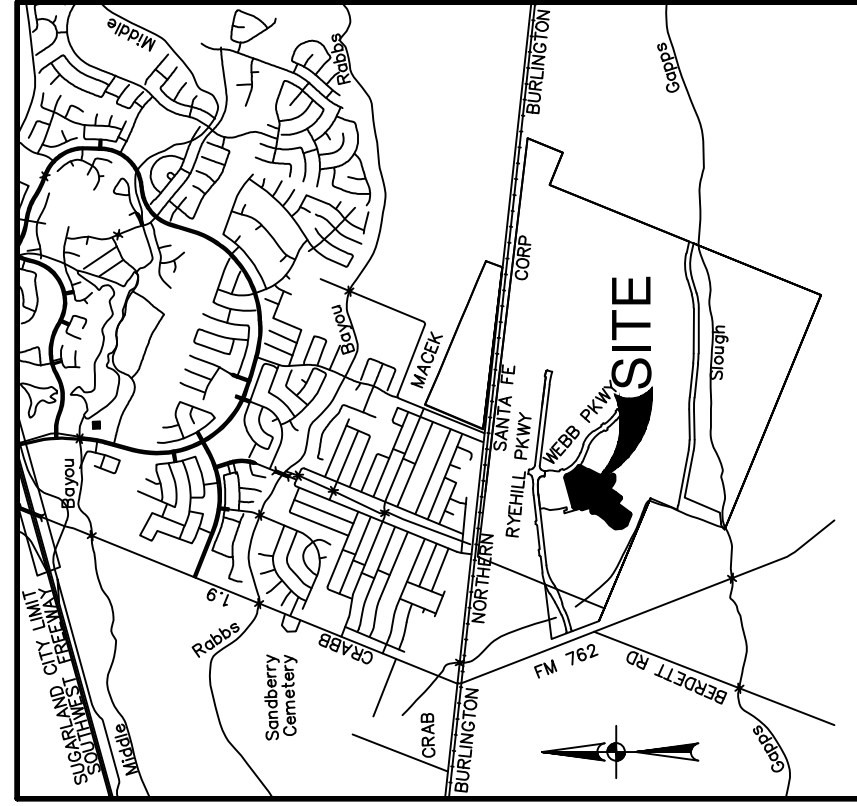
(Primary purpose for Final Platting is to provide a plat document suitable for future recordation, detailing all lots, reserves, and streets with specific measurements and dimensions and prepared by a registered professional land surveyor. Final Plats must include the Infrastructure Construction Plans as part of the submittal to the City at time of application, and approval of the plans by the City prior to plat recordation).

TYPE OF REQUIREMENT / CONDITION	CODE & STANDARDS REFERENCES FOR CITING- COSL's Development Code (DC) /Design Standards (DS) /Dev. App. Handbook (DAH) NOTE- any DAH conditions are based on authority granted in Chapter 5 (Subdivision Regulations) of the Development Code
<p><b>KEY IDENTIFER INFO-</b> Vicinity map, acreage amount, Abstract &amp; League, North Arrow, Graphic Scale, Point of Beginning (POB) and plat boundary in bold and general dimension call-outs. Jurisdictions also must be included such as location (i.e. City or ETJ), listing MUD's, LID's when located within the plat boundary. Information about property adjacent and within 200' of the plat boundary such as recordation information (plats, deeds if unplatted, property descriptions, lot lines, streets). Course and bearing of overall boundary.</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p><b>LEGEND TABLE-</b> Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) Information to be provided as applicable.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p><b>STREETS-</b> Specific dimension call-outs, finalized street names at min., radius dimensions at cul-de-sac noted on street. Curve, line, and bearing information to be shown on street or referenced in table as appropriate. Also include any access easement information as applicable. Finalized street names for any new streets are required.</p>	<p>Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p><b>LOTS &amp; RESERVES-</b> Specific dimension call-outs, min. width and depth for res. lots, reserve table with acreage and type of reserve if reserves included in plat. Curve, line, and bearing information to be shown on the lots and reserves or referenced in table/tables as appropriate. Lot, block, reserve numbering / lettering information to be included and accurate.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat Development Code (DC) &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17 &amp; Development Code (DC) Ch. 2, Art. II for City Limits Or Development Code (DC) Ch. 5, Art. II, Sec. 5-21 for ETJ</p>

<p><b>CONTOURS OR SPOT ELEVATIONS-</b> Identifying information for property elevation</p>	<p><b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>EASEMENTS-</b> Proposed easements identified by type and dimensions when created by plat, existing recorded easements referenced by type and recorded file info. Note- any proposed separate instrument easements must be recorded and noted by file number for plat to be authorized by Commission. There may also be cases of easements required to serve the plat outside the boundary but adjacent, which will need call-outs and recorded file number on the document. (Not to be a condition for recordation of separate instruments after Commission approval. Those instruments need to be recorded and noted on the final plat prior to Commission approval).</p>	<p><b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Design Standards (DS) &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>LEGIBILITY-</b> Ability to clearly identify graphics, text, and call-outs, including darkened overall plat boundary. If plat utilizes match lines, i.e. for larger acreage or unusual geographic shaped property, those must accurately match up.</p>	<p><b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>USE OF PLAT INSETS FOR FINAL PLATS-</b> While insets are not required under the Codes, if plat includes insets to show an enlarged specific area of the plat, i.e. when multiple easements are included or intersect, then all information on plat face within that area must be shown within the inset for accuracy, including easement widths/dimensions.</p>	<p><b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>MASTER NOTES-</b> Master notes to be included on final plats as applicable from COSL Master Note List.</p>	<p><b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>OWNER'S DEDICATION BLOCK &amp; SIGNATURE AREAS, INCLUDING LIENHOLDERS INFORMATION WHEN APPLICABLE-</b> Owner's Dedication block and signature areas to be included with information at minimum from COSL Dedication Block reference. Entities and names should match on owners dedication, and owner</p>	<p><b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>

<p>information under notaries, as well as within title block. Lienholder information should be present (if lienholders exist for the property, based on title report / city planning letter).</p>	
<p><b>SIGNAUTRE BLOCK FOR REGISTERED PROFESSIONAL LAND SURVEYOR- (RPLS)</b> To be included as per requirements of reference block.</p>	<p><b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-11 &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>SIGNATURE BLOCKS FOR CITY &amp; COUNTY</b> To be included with current information of officials and titles.</p>	<p><b>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat &amp; Development Code (DC) Ch. 5, Art. II, Sec. 5-17</b></p>
<p><b>NOTE-</b> For plats that are located within an approved General Land Plan jurisdiction, staff will provide a recommendation of compliance per assessment under the GLP and Dev. Code (DC).</p>	<p><b>If Final Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II, Sec. 5-11</b></p> <p><b>This would also be the citation if Final Plat is non-compliant with an approved Preliminary Plat for the property.</b></p>





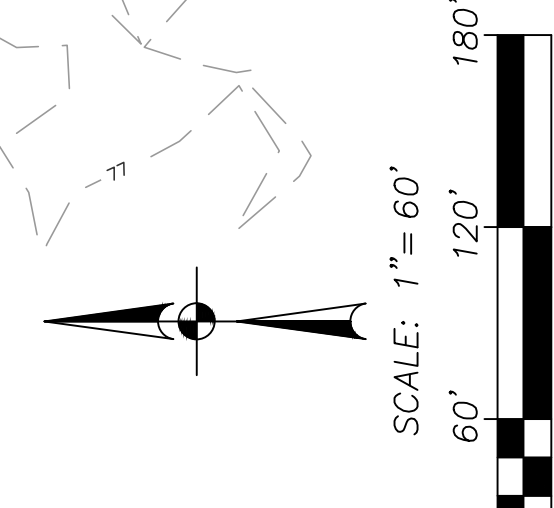
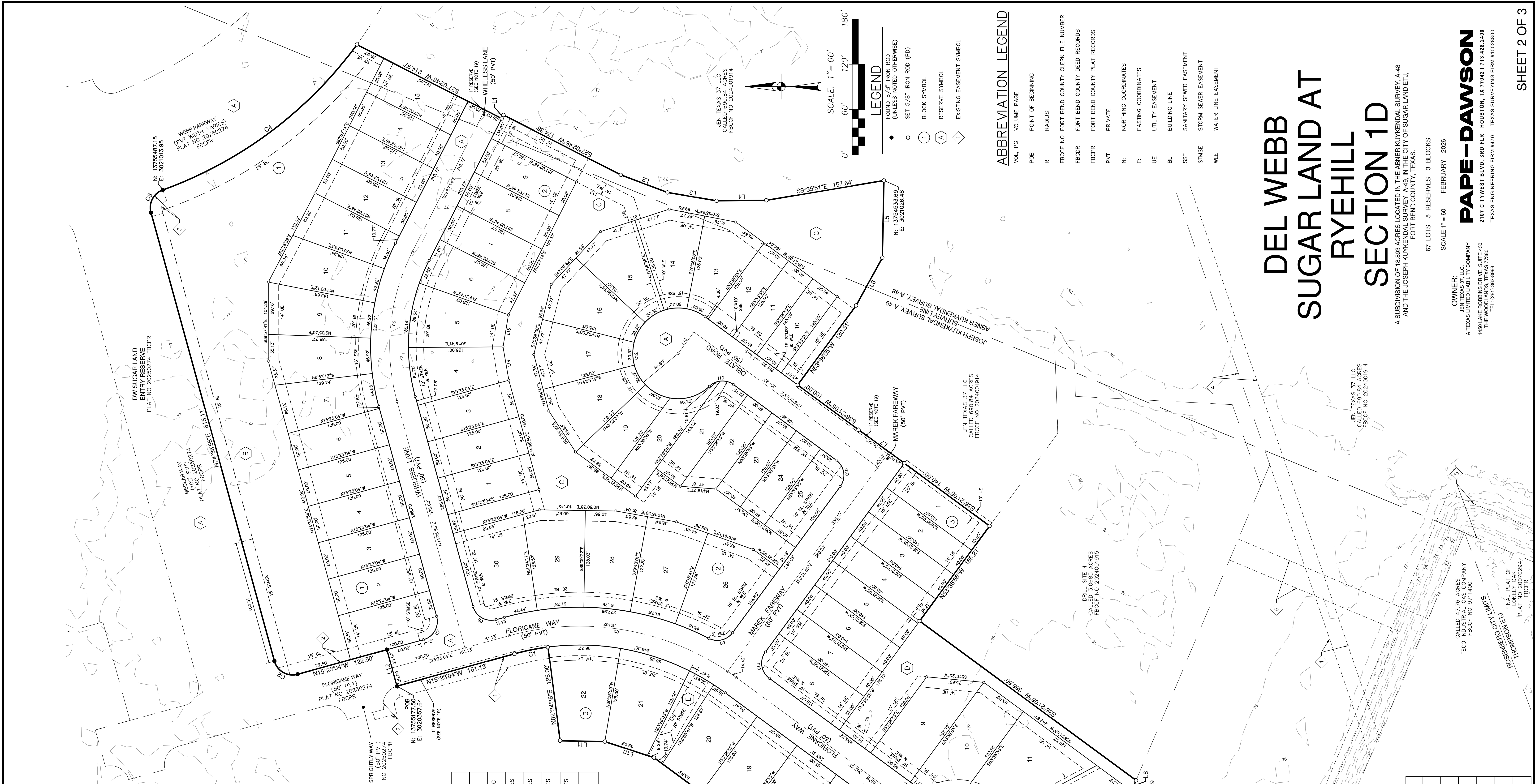
**LOCATION MAP**

NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

CURVE #	RADIUS	DELTA	CHORD	BEARING	CHORD LENGTH
C1	326.50'	297.64°	N17°41'41"W	41.17'	41.14'
C2	226.00'	403.00°	N07°56'42"E	53.92'	50.37'
C3	226.00'	403.00°	S82°37'39"E	53.94'	51.37'
C4	250.00'	313.54°	S38°27'39"E	50.08'	326.40'
C5	350.00'	314.40°	N07°29'07"E	305.41'	316.04'
C6	275.00'	422.50°	N84°03'58"E	199.03'	203.65'
C7	25.00'	90.00°	S89°23'54"E	35.36'	34.27'
C8	25.00'	90.00°	S29°26'56"E	35.36'	34.27'
C9	25.00'	90.00°	N87°10'55"E	35.36'	34.27'
C10	25.00'	79.50°	N33°40'07"E	32.08'	34.83'
C11	60.00'	259.50°	N88°26'02"E	92.64'	272.10'
C12	25.00'	90.00°	S81°21'05"W	35.36'	34.27'
C13	25.00'	90.00°	S81°21'05"W	35.36'	34.27'
C14	60.00'	287.50°	N53°22'02"E	22.69'	23.55'
C15	25.00'	90.00°	N53°22'02"E	70.59'	301.53'
C16	25.00'	328.50°	N03°00'07"E	22.69'	23.55'

RESERVE	ACREAGE	PURPOSE
(A)	2.821 AC / 127,259 SQ. FT.	PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES ONLY
(B)	0.137 AC / 5,918 SQ. FT.	LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
(C)	1.679 AC / 73,137 SQ. FT.	LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
(D)	0.345 AC / 15,038 SQ. FT.	LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
(E)	0.085 AC / 3,712 SQ. FT.	LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY
TOTAL: 7.167 AC / 312,828 SQ. FT.		

JEN TEXAS 37, LLC  
CALLED 690.84 ACRES  
FBCCF NO. 2024001914



- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
  - SET 5/8" IRON ROD (PD)
  - BLOCK SYMBOL
  - RESERVE SYMBOL
  - EXISTING EASEMENT SYMBOL

- ABBREVIATION LEGEND**
- VOL. PG VOLUME PAGE
  - POB POINT OF BEGINNING
  - R RADIUS
  - FBCCF NO FORT BEND COUNTY CLERK FILE NUMBER
  - FBCCR FORT BEND COUNTY DEED RECORDS
  - FBCCP FORT BEND COUNTY PLAT RECORDS
  - PVT PRIVATE
  - N: NORTHING COORDINATES
  - E: EASTING COORDINATES
  - UE UTILITY EASEMENT
  - BL BUILDING LINE
  - SSE SANITARY SEWER EASEMENT
  - STWSE STORM SEWER EASEMENT
  - WLE WATER LINE EASEMENT

# DEL WEBB AT SUGAR LAND AT RYEHILL SECTION 1D

A SUBDIVISION OF 18.993 ACRES LOCATED IN THE ABNER KUYKENDAL SURVEY, A-48 AND THE JOSEPH KUYKENDAL SURVEY, A-49, IN THE CITY OF SUGAR LAND, TEXAS, FORT BEND COUNTY, TEXAS.

67 LOTS 5 RESERVES 3 BLOCKS  
SCALE 1" = 60'  
FEBRUARY 2026

**OWNER:**  
JEN TEXAS 37, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 368-8986

**PAPE-DAWSON**  
2107 CITYWEST BLVD, 3RD FLR HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #0028800

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S02°37'12"E	84.47'
L2	S02°35'53"W	65.79'
L3	S03°13'53"W	65.94'
L4	S27°08'18"E	65.74'
L5	N85°42'28"W	103.17'
L6	N01°22'27"W	72.05'
L7	N07°02'38"W	15.42'
L8	N10°03'44"E	68.38'
L9	N10°03'44"E	59.69'
L10	N43°36'56"E	50.00'
L11	N43°36'56"E	35.00'
L12	S80°07'00"W	44.76'
L13	N43°36'56"E	43.07'
L14	N43°36'56"E	43.07'
L15	N43°36'56"E	43.07'
L16	N43°36'56"E	43.07'
L17	N43°36'56"E	43.07'
L18	N43°36'56"E	22.39'
L19	N43°36'56"E	125.00'

**EXISTING EASEMENTS**

1	15' SANITARY SEWER EASEMENT FBCCF NO. 2025041984
2	15' SANITARY SEWER EASEMENT FBCCF NO. 2025069675
3	15' WATER LINE EASEMENT FBCCF NO. 2025061350
4	90' FIRELINE EASEMENT VOLUME 270, PAGE 256 FBCCR
5	147' RETENTION EASEMENT VOLUME 316, PAGE 47, FBCCR
6	30' DRILL SITE ACCESS EASEMENT FBCCF NO. 2024001915

GENERAL NOTES:

1. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2021 ADJUSTMENT.
 

PROJECT BENCHMARK: CITY OF SUGAR LAND REFERENCE MARKER 001 (RM-001)  
A 3-INCH BRASS DISK SET IN CONCRETE STAMPED "CITY OF SUGAR LAND GPS MARKER RM 001", LOCATED FROM THE INTERSECTION OF WILLIAMS TRACE BLVD. AND ELKINS RD., TRAVEL SOUTH ON ELKINS RD. APPROXIMATELY 2.15 MILES TO THE SOUTH END OF THE FIRST MEDIAN, APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER DR. AND ELKINS RD. CITY OF SUGAR LAND, TX.  
ELEV = 69.747 NAVD88
2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, SCALE FACTOR OF 1.00013.
3. THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY. FILE NO. 2791025-09962, EFFECTIVE DATE FEBRUARY 03, 2026. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 269, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF SUGAR LAND, AND FORT BEND COUNTY.
6. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF FORT BEND.
7. THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
8. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
9. NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT DEDICATED HEREBY, PROVIDED THAT SUCH OWNER MAY CROSS AND COVER THE EASEMENTS ADJACENT TO AND ADJOINING THE ROAD, IN A NEAR PERPENDICULAR FASHION, WITH A PAVED DRIVEWAY NOT TO EXCEED 18' IN WIDTH, UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY NOR CENTERPOINT ENERGY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
10. WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
11. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 5.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE CERTIFICATION OF COMPLIANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
12. DEL WEBB AT SUGAR LAND RYEHILL SECTION 1D LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER(S) 48157C0270L AND 48157C0265L, DATED APRIL 2, 2014.
13. MASTER NOTE N/A
14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
15. PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
16. MASTER NOTE N/A
17. MASTER NOTE N/A
18. MASTER NOTE N/A
19. ONE FOOT STRIP OF LAND RESERVED FOR BUFFER PURPOSES, AS A SEPARATION BETWEEN END OF PRIVATE STREETS WHERE SUCH PRIVATE STREETS ABUT ADJACENT UNPLATTED PROPERTY. PLATTED PRIVATE STREETS ADJACENT TO UNPLATTED PROPERTY SHALL NOT PROVIDE STREET ACCESS TO THE UNPLATTED PROPERTY, WITH THE EXCEPTION OF ESSENTIAL PROPERTY MAINTENANCE. WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, STREET ACCESS SHALL BE GRANTED FROM THE PRIVATE STREET TO THE ADJACENT PLATTED PROPERTY THROUGH AN APPROVED APPROACH WITH CURB CUT.
20. MASTER NOTE N/A
21. MASTER NOTE N/A
22. MASTER NOTE N/A
23. ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
24. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
25. ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY FORT BEND COUNTY MUD NO. 269 UNTIL A HOMEOWNERS' ASSOCIATION IS ESTABLISHED. HOMEOWNERS' ASSOCIATIONS WILL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR LAND.

26. STREET LIGHT DESIGN PLANS, IN ACCORDANCE WITH THE CITY OF SUGAR LAND DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO INSTALLATION OF STREET LIGHTS.
27. ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS ESTABLISHED BY THE DEVELOPERS AGREEMENT BY AND BETWEEN THE CITY OF SUGAR LAND, TEXAS, AND PULTE HOMES OF TEXAS L.P.
28. WITH IN SUGAR LAND'S ETJ, ALL GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY ON CORNER LOTS, WHEN SAID LOT IS A SIDE LOADING LOT. A SIDE LOADING LOT IS A CORNER LOT WITH A SIDE LOADING GARAGE OR CARPORT.
29. MASTER NOTE N/A
30. MASTER NOTE N/A
31. PRIVATE STREET RESERVE "MAREK FAREWAY", "OBLATE ROAD", "WHEELS LANE" AND "FLORICANE WAY" SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, AND OTHER MUNICIPAL PERSONNEL AS NEEDED.
32. MASTER NOTE N/A
33. MASTER NOTE N/A
34. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
35. ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
36. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 79.30' FEET (NAVD 1988) ABOVE MEAN SEA LEVEL, IN ADDITION NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
37. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
38. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM THE FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
39. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
40. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
41. THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.



**LOCATION MAP**  
NOT TO SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

# DEL WEBB SUGAR LAND AT RYEHILL SECTION 1D

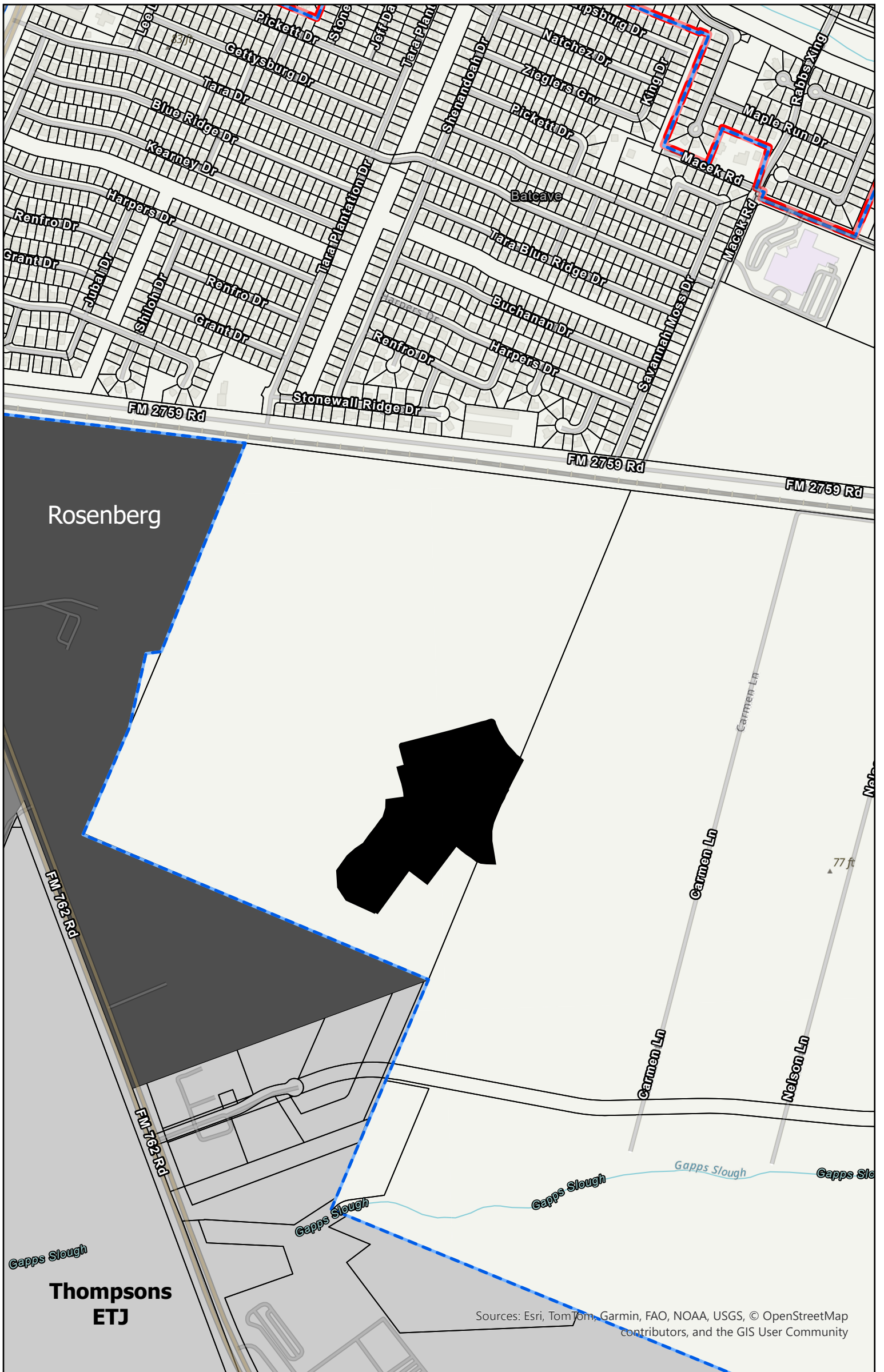
A SUBDIVISION OF 18.893 ACRES LOCATED IN THE ABNER KUYKENDAL SURVEY, A-48  
AND THE JOSEPH KUYKENDAL SURVEY, A-49, IN THE CITY OF SUGAR LAND ETJ,  
FORT BEND COUNTY, TEXAS.

67 LOTS 5 RESERVES 3 BLOCKS  
FEBRUARY 2026

**OWNER:**  
JEN TEXAS 37, LLC.  
A TEXAS LIMITED LIABILITY COMPANY  
1450 LAKE ROBBINS DRIVE, SUITE 430  
THE WOODLANDS, TEXAS 77380  
TEL: (281) 362-8998

**PAPE-DAWSON**  
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800




FINAL PLAT OF DEL WEBB SUGAR LAND AT RYEHILL SECTION 1D  
Civil Job No. PL42080-23 1D  
Date: Feb. 26, 2026. 8:52am. User: G. Thompson  
File: C:\Users\GUCAL\_01\Temp\Ape.dwg...1418\PL42080-23 FINAL DEL WEBB SEC 1D.dwg



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



**Del Webb Sugar Land  
at Ryehill Section 1D**

-  ETJ
-  City Limits
-  Subject Site



**MARCH 2026**



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## **Planning & Zoning Commission Agenda Request March 26, 2026**

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**Agenda Request No:** VI.A.

**Agenda of:** Planning & Zoning Commission Meeting

**Initiated by:** Nicole Fontenette, Agenda & Public Meeting Coordinator

**Presented by:** Apurva Parikh, Commissioner

**Responsible Department:** Admin

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**Agenda Caption:**

Planning and Zoning Commission Liaison Report

- City Council Meeting March 3, 2026
- City Council Meeting March 17, 2026

**Recommended Action:**

**Executive Summary:**

**Budget**

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**Expenditure Required:** n/a

**Current Budget:** n/a

**Additional Funding:** n/a

**Funding Source:** n/a

**Account Number (ORG-OBJ-Project):** n/a

**Attachments**

None



**Planning & Zoning Commission Agenda Request**  
**March 26, 2026**

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**Agenda Request No:** VI.B.

**Agenda of:** Planning & Zoning Commission Meeting

**Initiated by:** Nicole Fontenette, Agenda & Public Meeting Coordinator

**Presented by:** Lisa Kocich-Meyer, Director of Planning & Development Services

**Responsible Department:** Admin

---

**Agenda Caption:**

City Staff Report

- Calendar of Scheduled Meetings and Events

**Recommended Action:**

**Executive Summary:**

**Budget**

---

**Expenditure Required:** n/a

**Current Budget:** n/a

**Additional Funding:** n/a

**Funding Source:** n/a

**Account Number (ORG-OBJ-Project):** n/a

**Attachments**

None