



City of Sugar Land

Planning & Zoning Commission Agenda

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

Thursday, July 9, 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://www.youtube.com/watch?v=Jr6Xz7c4GB4>. 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 regarding matters posted for consideration or workshop 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 June 25, 2026, meeting.

Linda Mendenhall, City Clerk

V. Subdivision Plat

A. RYEHILL SECTION FOUR FINAL PLAT

Consideration of and action on the Ryehill Section Four Final Plat.

Ethan Cantu, Principal Planner

B. LAKE POINTE GREEN SECTION ONE PRELIMINARY PLAT

Consideration of and action on the Lake Pointe Green Section One Preliminary Plat.

Emily Ercius, Planner II

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting June 23, 2026
- City Council Meeting July 7, 2026

Mary Smith, Commissioner, & Timothy Hart, 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 1st day of July 2026 at 12:00 P.M.



Planning & Zoning Commission Agenda Request July 9, 2026

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

Agenda Caption:

MINUTES

Consideration of and action on the approval of the minutes of the June 25, 2026, meeting.

Recommended Action:

Consideration of and action on the approval of the minutes of the June 25, 2026, meeting.

Executive Summary:

Consider the minutes of the June 25, 2026, meeting.

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

1. 6.25.26 Planning & Zoning Commission Meeting Minutes



City of Sugar Land

Planning & Zoning Commission Minutes

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

Thursday, June 25, 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/L2VCFMpORfg?feature=share>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order

The Planning and Zoning Commission meeting started at 6:05 p.m.

QUORUM PRESENT

Chuck Brown, Mary Smith, Sapana Patel, Matthew Caligur, and Timothy Hart were present. Bradley Tilton attended the meeting virtually. Randall Halbrook, Apurva Parikh, and Fareena Dawood 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 regarding matters posted for consideration or workshop 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 Board.

IV. Minutes

A. MINUTES

Consideration of and action on the approval of the minutes of the June 11, 2026 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes of the June 11, 2026 meeting**, was made by Chuck Brown

and seconded by Mary Smith; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Sapana Patel, Matthew Caligur, Timothy Hart, Bradley Tilton

Absent: Randall Halbrook, Apurva Parikh, Fareena Dawood

V. Subdivision Plat

A. PRELIMINARY PLAT EXTENSION - RYEHILL SECTION FIVE

Consideration of and action on the Ryehill Section Five Preliminary Plat Extension.

Ethan Cantu, Principal Planner

Ethan Cantu, Principal Planner, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve the Ryehill Section Five Preliminary Plat Extension**, was made by Matthew Caligur and seconded by Chuck Brown; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Sapana Patel, Matthew Caligur, Timothy Hart, Bradley Tilton

Absent: Randall Halbrook, Apurva Parikh, Fareena Dawood

VI. Workshop

A. LAKE POINTE REDEVELOPMENT (LPR) DISTRICT

Review of and discussion on changes to the Lake Pointe Redevelopment (LPR) zoning district.

Jessica Rodriguez, Assistant Director of Planning & Development Services

Jessica Rodriguez, Assistant Director of Planning & Development Services, gave a presentation, made comments, and answered questions from the Commission.

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting June 16, 2026

Mary Smith, Commissioner

Mary Smith, Commissioner, had no report for the June 16, 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 the upcoming meetings and events.

VIII. Adjournment

A motion to **Adjourn at 6:45 p.m.**, was made by Chuck Brown and seconded by Mary Smith; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Sapana Patel, Matthew Caligur, Timothy Hart, Bradley Tilton
Absent: Randall Halbrook, Apurva Parikh, Fareena Dawood

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request July 9, 2026

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ethan Cantu, Principal Planner

Presented by: Ethan Cantu, Principal Planner

Responsible Department: Planning and Development Services

Agenda Caption:

RYEHILL SECTION FOUR FINAL PLAT

Consideration of and action on the Ryehill Section Four Final Plat.

Recommended Action:

Staff Recommends Approval of the Ryehill Section Four Final Plat.

Executive Summary:

This is the Final Plat for Ryehill Section Four. The plat consists of 39.7 acres and includes 177 single-family lots, 9 reserves and 4 blocks. 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 via Ryehill Parkway.

The 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 General Plan (Exhibit B of the Development Agreement – amended 1/15/25) and meets the Subdivision Regulations in Chapter 5 of the Development Code.

The Ryehill Section Four Preliminary Plat was reviewed and unanimously approved by the Planning and Zoning Commission at their May 22, 2025, meeting, without conditions. A one-year Plat Extension was approved unanimously by the Commission at their May 14, 2026, meeting. This Final Plat aligns with the approved Preliminary Plat.

Budget

Expenditure Required: N/A

Current Budget: N/A

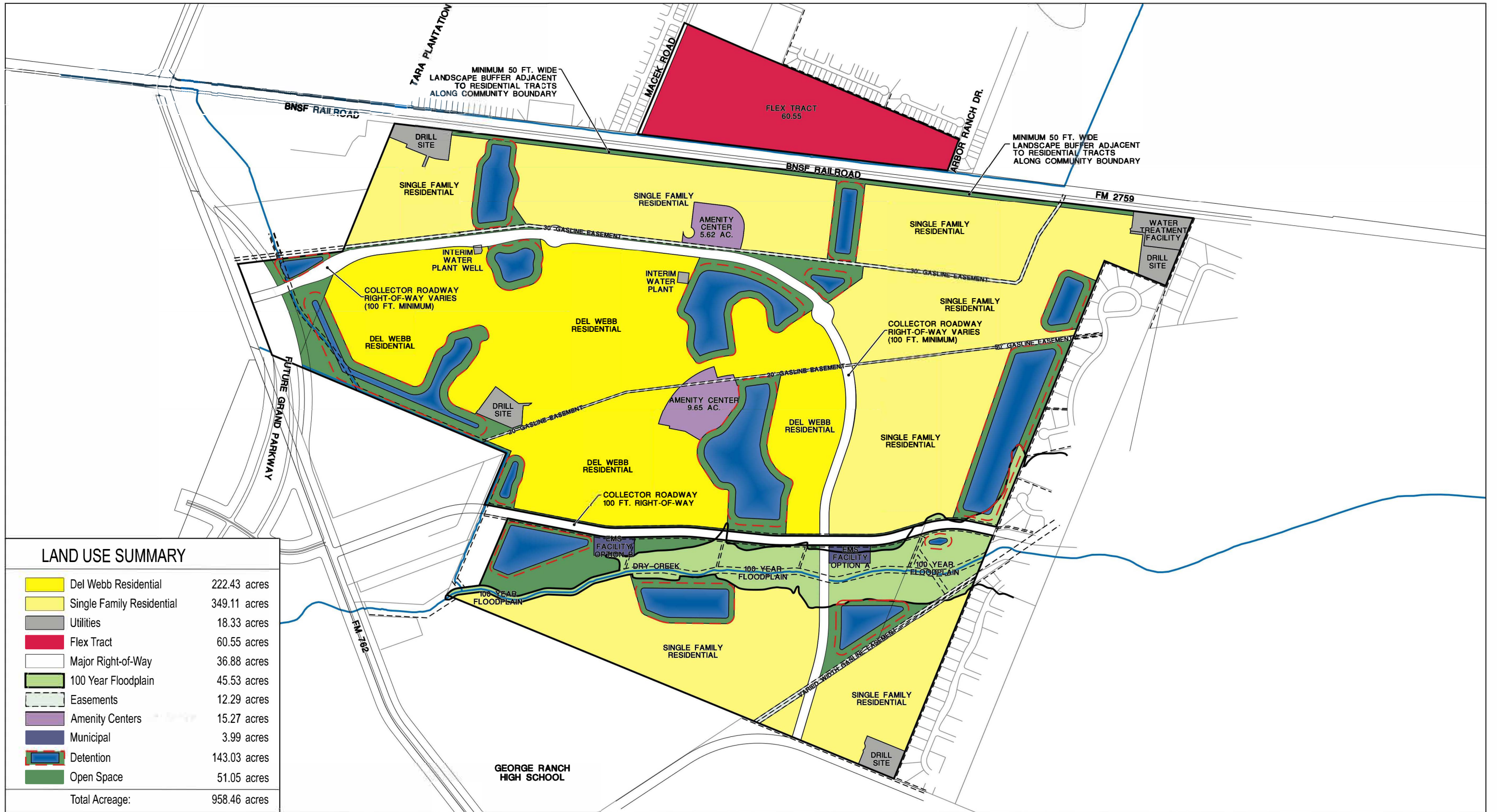
Additional Funding: N/A

Funding Source: N/A












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

Attachments

1. Ryehill General Plan
2. Commission Guide for Platting Compliance
3. Ryehill Section Four Final Plat
4. Vicinity Map

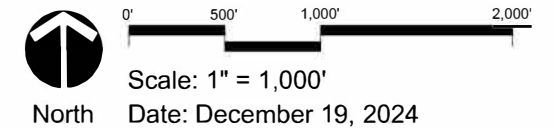


LAND USE SUMMARY

	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>KEY IDENTIFIER INFO- Vicinity map, acreage amount, Abstract & 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>COSSL'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> <p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat. & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LEGEND TABLE- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>STREETS- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LOTS & RESERVES- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17 & 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>CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>EASEMENTS- 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>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LEGIBILITY- 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>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>SPECIAL LOT WIDTH TOOL FOR NON-PERPENDICULAR RESIDENTIAL LOTS (BOX EXHIBIT)- 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>Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>NOTE- 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>If Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10</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>KEY IDENTIFER INFO- Vicinity map, acreage amount, Abstract & 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LEGEND TABLE- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>STREETS- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LOTS & RESERVES- 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) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17 & 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>CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>EASEMENTS- 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>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Design Standards (DS) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LEGIBILITY- 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>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>USE OF PLAT INSETS FOR FINAL PLATS- 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>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>MASTER NOTES- Master notes to be included on final plats as applicable from COSL Master Note List.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>OWNER'S DEDICATION BLOCK & SIGNATURE AREAS, INCLUDING LIENHOLDERS INFORMATION WHEN APPLICABLE- 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>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</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>SIGNAUTRE BLOCK FOR REGISTERED PROFESSIONAL LAND SURVEYOR- (RPLS) To be included as per requirements of reference block.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-11 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>SIGNATURE BLOCKS FOR CITY & COUNTY To be included with current information of officials and titles.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>NOTE- 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>If Final Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II, Sec. 5-11</p> <p>This would also be the citation if Final Plat is non-compliant with an approved Preliminary Plat for the property.</p>

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

PROJECT BENCHMARK: CITY OF SUGARLAND 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 2.16 MILES TO THE SOUTH END OF THE FIRST MENDAN, APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER DR. AND ELKINS RD. CITY OF SUGARLAND, TX. ELEV = 48.74 NAVD83

2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, HAVING A SCALE FACTOR OF 1.00013.

3. THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
 THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791025-05394 EFFECTIVE DATE MAY 11, 2020. THE SURVEY HAS NOT ABSTRACTED THE ABOVE PROPERTY.

4. THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 269, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D. THE E.T.U. OF THE CITY OF SUGAR LAND AND FORT BEND COUNTY.

5. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.

6. THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
 ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.

7. 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 JOINTED 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.

8. WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
 9. 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 HOMES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.

10. RYEHILL SECTION FOUR LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER(S) 48157020270L, DATED APRIL 2, 2014.

11. MASTER NOTE N/A
 12. 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 FLOODING DURING INTENSE RAINFALL EVENTS.

13. 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.

14. MASTER NOTE N/A
 15. MASTER NOTE N/A
 16. MASTER NOTE N/A

17. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL HEREON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THEREIN SHALL REVERT TO AND REST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.

18. MASTER NOTE N/A
 19. MASTER NOTE N/A
 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 ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.

25. ALL LAKE/RETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY FORT BEND COUNTY AND NO. 269 UNTIL A HOMEOWNERS ASSOCIATION IS ESTABLISHED. HOMEOWNERS ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR LAND.

26. MASTER NOTE N/A
 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. WITHIN SUGAR LAND'S ETL, 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 WITH A CORNER LOT WITH A SIDE LOADING GARAGE OR CAR PORT.

29. MASTER NOTE N/A
 30. MASTER NOTE N/A
 31. MASTER NOTE N/A
 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 78.30 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.

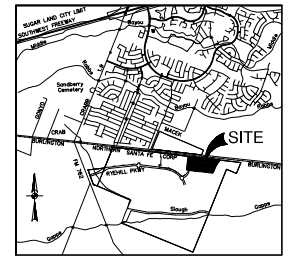
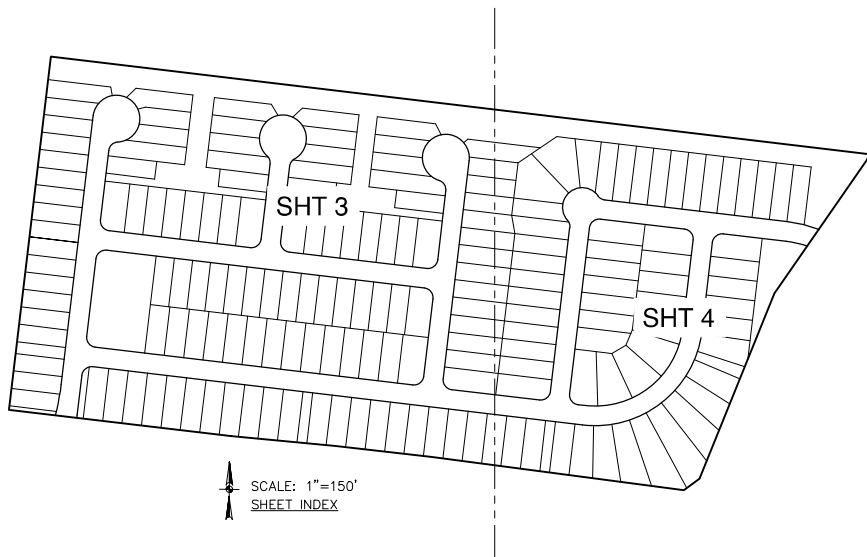
39. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.

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.

LINE #	BEARING	LENGTH
L1	S23°29'27"W	15.56'
L2	S50°09'50"W	44.44'
L3	S83°14'47"E	35.00'
L4	N83°14'47"E	35.00'
L5	N03°17'17"W	30.71'
L6	N03°17'17"W	30.71'
L7	N46°42'47"E	33.88'
L8	N03°17'17"W	20.31'
L9	N04°04'47"E	33.71'
L10	N46°42'47"E	33.88'
L11	N03°17'17"W	31.56'
L12	N46°42'47"E	33.88'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	600.00'	45°07'36"	N85°02'07"E	43.50'
C2	50.00'	80°00'00"	S01°07'19"W	76.71'
C3	300.00'	135°04'42"	N19°00'00"W	484.24'
C4	250.00'	80°00'00"	N61°07'19"E	363.50'
C5	876.00'	73°00'00"	N05°04'47"E	86.00'
C6	45.00'	80°00'00"	S43°23'27"E	82.00'
C7	50.00'	79°00'00"	S46°42'37"W	32.00'
C8	25.00'	80°00'00"	S38°14'47"E	35.36'
C9	25.00'	80°00'00"	N03°07'19"E	35.36'
C10	25.00'	80°00'00"	N03°07'19"E	35.36'
C11	60.00'	287°56'24"	S83°14'47"E	70.56'
C12	25.00'	80°00'00"	S33°07'19"W	22.60'
C13	25.00'	80°00'00"	S08°14'47"E	35.36'
C14	25.00'	80°00'00"	N61°07'19"E	36.36'
C15	25.00'	79°00'00"	N33°07'19"W	32.00'
C16	60.00'	288°00'00"	N05°04'47"E	82.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C17	25.00'	80°00'00"	S38°14'47"E	35.36'
C18	25.00'	80°00'00"	N61°07'19"E	35.36'
C19	25.00'	481°13'21"	N17°07'19"E	35.41'
C20	50.00'	188°03'03"	N61°07'19"E	66.84'
C21	25.00'	481°13'21"	S66°07'07"E	35.41'
C22	25.00'	80°00'00"	S01°07'19"W	35.36'
C23	25.00'	80°00'00"	S01°07'19"W	35.36'
C24	25.00'	80°00'00"	S01°07'19"W	35.36'
C25	25.00'	80°00'00"	N38°14'47"E	35.36'
C26	25.00'	80°00'00"	N61°07'19"E	35.36'
C27	25.00'	80°00'00"	S38°14'47"E	35.36'
C28	25.00'	80°00'00"	S01°07'19"W	35.36'
C29	25.00'	80°00'00"	N38°14'47"E	35.36'
C30	25.00'	80°00'00"	S38°14'47"E	35.36'
C31	620.00'	0°04'41"	S70°07'19"W	7.21'



LOCATION MAP
 NOT-TO-SCALE
 MAP REF: KEY MAP 607X
 DFC CODE: 71469

RESERVE	AREA	PURPOSE
(A)	0.028 AC / 1,220 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(B)	0.086 AC / 3,746 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(C)	4.20 AC / 182,392 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(D)	0.385 AC / 16,844 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(E)	0.081 AC / 3,528 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(F)	0.079 AC / 3,267 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(G)	0.079 AC / 3,267 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(H)	0.047 AC / 2,047 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(I)	0.069 AC / 37,854 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
TOTAL:	5.816 AC / 253,345 SQ FT	

RYEHILL SECTION FOUR

A SUBDIVISION OF 39.70 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 CITY OF SUGAR LAND E.T.U., FORT BEND COUNTY, TEXAS.

177 LOTS 9 RESERVES 4 BLOCKS

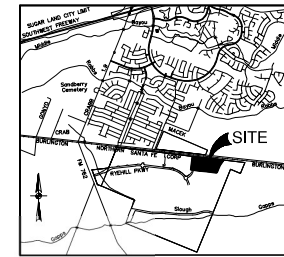
JUNE 2026

OWNER:
 JDC TEXAS, LLC
 A TEXAS LIMITED LIABILITY COMPANY

ADDRESS:
 1401 LAKE PLAZA DRIVE
 SUITE 200-201
 SPRING TEXAS 77389
 TEL 281-438-4262

PAPE-DAWSON
 2101 CITY WEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713-428-2489
 TEXAS ENGINEERING FIRM #478 | TEXAS SURVEYING FIRM #10022600

FINAL PLAT OF RYEHILL SECTION FOUR
 CIVIL ENGINEER: P. 426285-2



LOCATION MAP

NOT-TO-SCALE
 MAP REF. KEY MAP 607X
 ZIP CODE 77466

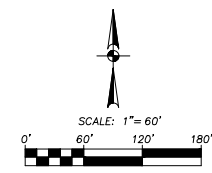
LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED)
- SET 5/8" IRON ROD (PO)
- ⊙ BLOCK SYMBOL
- ⊙ RESERVE SYMBOL
- ⊙ EXISTING EASEMENT SYMBOL

ABBREVIATION LEGEND

AC	ACRES
BR	POINT OF BEGINNING
R	RADIUS
ROW	RIGHT-OF-WAY
FBCDF NO	FORT BEND COUNTY CLERK FILE NUMBER
FBCDF	FORT BEND COUNTY DEED RECORDS
NO	NORTHING COORDINATES
E	EASTING COORDINATES
LIE	UTILITY EASEMENT
BL	BUILDING LINE
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
STWSE	STORM SEWER EASEMENT
STWLE	STORM & WATER LINE COMBINATION EASEMENT

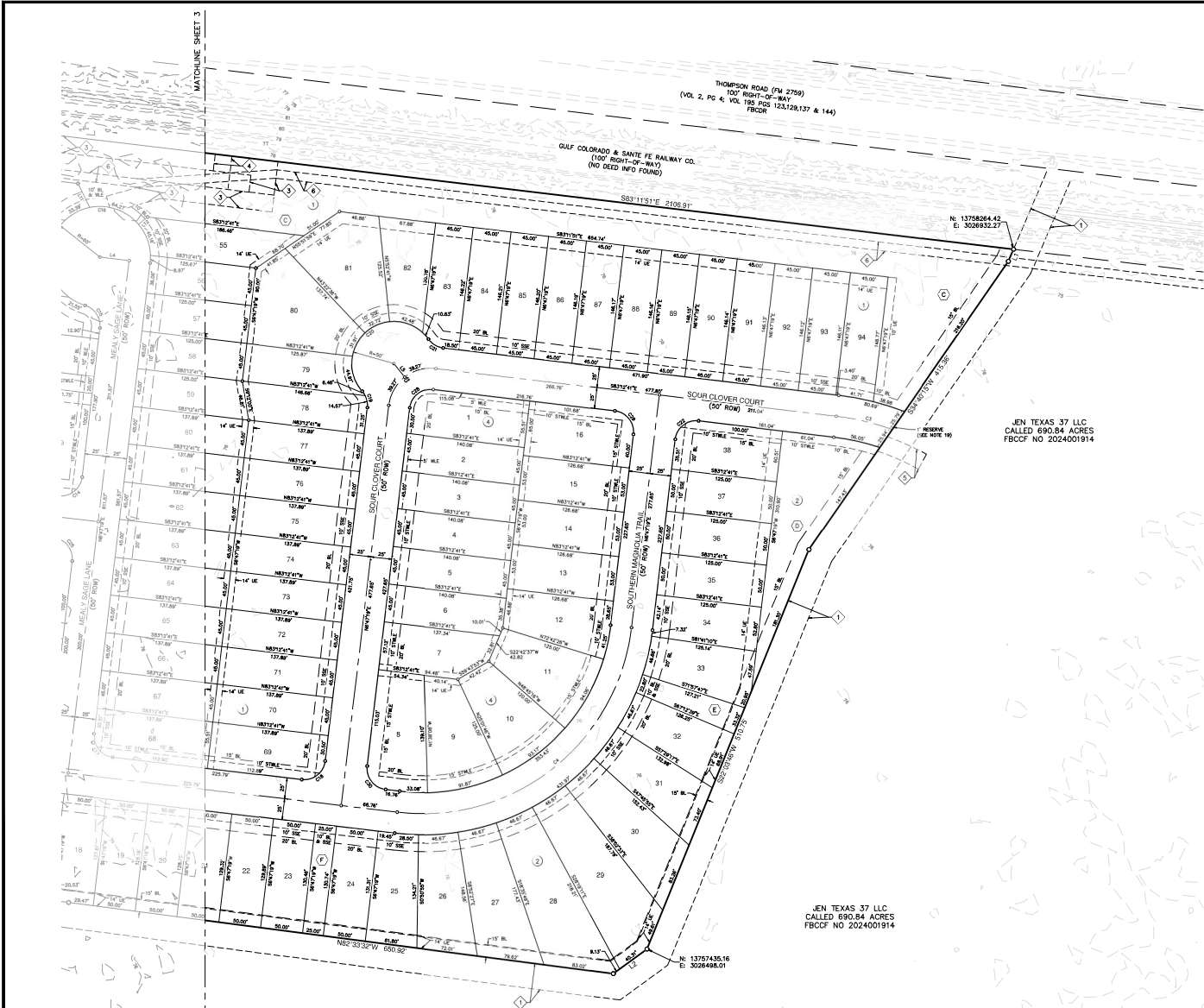
EXISTING EASEMENTS	
①	30' PAVEMENT EASEMENT VOLUME 427, PAGE 39, FBCDF
②	16' WATERLINE EASEMENT PLAT NO 20220192, FBCDF
③	20' WATERLINE EASEMENT FBCDF NO 2022007503
④	20' SANITARY SEWER EASEMENT FBCDF NO 2022007504
⑤	20' WATER LINE EASEMENT FBCDF NO 202264808B
⑥	10' ELECTRIC EASEMENT FBCDF NO 2022610282



RESERVE TABLE		
RESERVE	AREA	PURPOSE
(C)	4.20 AC / 182,982 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(D)	0.355 AC / 15,454 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(E)	0.081 AC / 3,528 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY
(F)	0.075 AC / 3,297 SQ FT	RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C2	50.00'	80.0000°	S81°47'30"W	70.71' 78.54'
C3	300.00'	130°44'	N79°40'30"W	48.24' 48.30'
C4	300.00'	80.0000°	N61°17'15"W	33.55' 33.70'
C18	25.00'	80.0000°	N61°17'15"W	35.30' 35.27'
C19	25.00'	48°17'33"	N17°02'30"W	25.41' 21.52'
C20	50.00'	160°00'00"	N61°17'15"W	98.44' 164.88'
C21	25.00'	48°17'33"	S69°07'00"E	25.41' 21.52'
C22	25.00'	80.0000°	S61°47'30"W	35.30' 35.27'
C23	25.00'	80.0000°	N61°17'15"W	35.30' 35.27'
C30	25.00'	80.0000°	N38°12'45"E	35.30' 35.27'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S61°17'15"W	15.88'
L2	S61°17'15"W	48.44'
L3	N61°17'15"W	20.71'



JEN TEXAS 37 LLC
 CALLED 690.84 ACRES
 FBCCF NO 2024001914

JEN TEXAS 37 LLC
 CALLED 690.84 ACRES
 FBCCF NO 2024001914

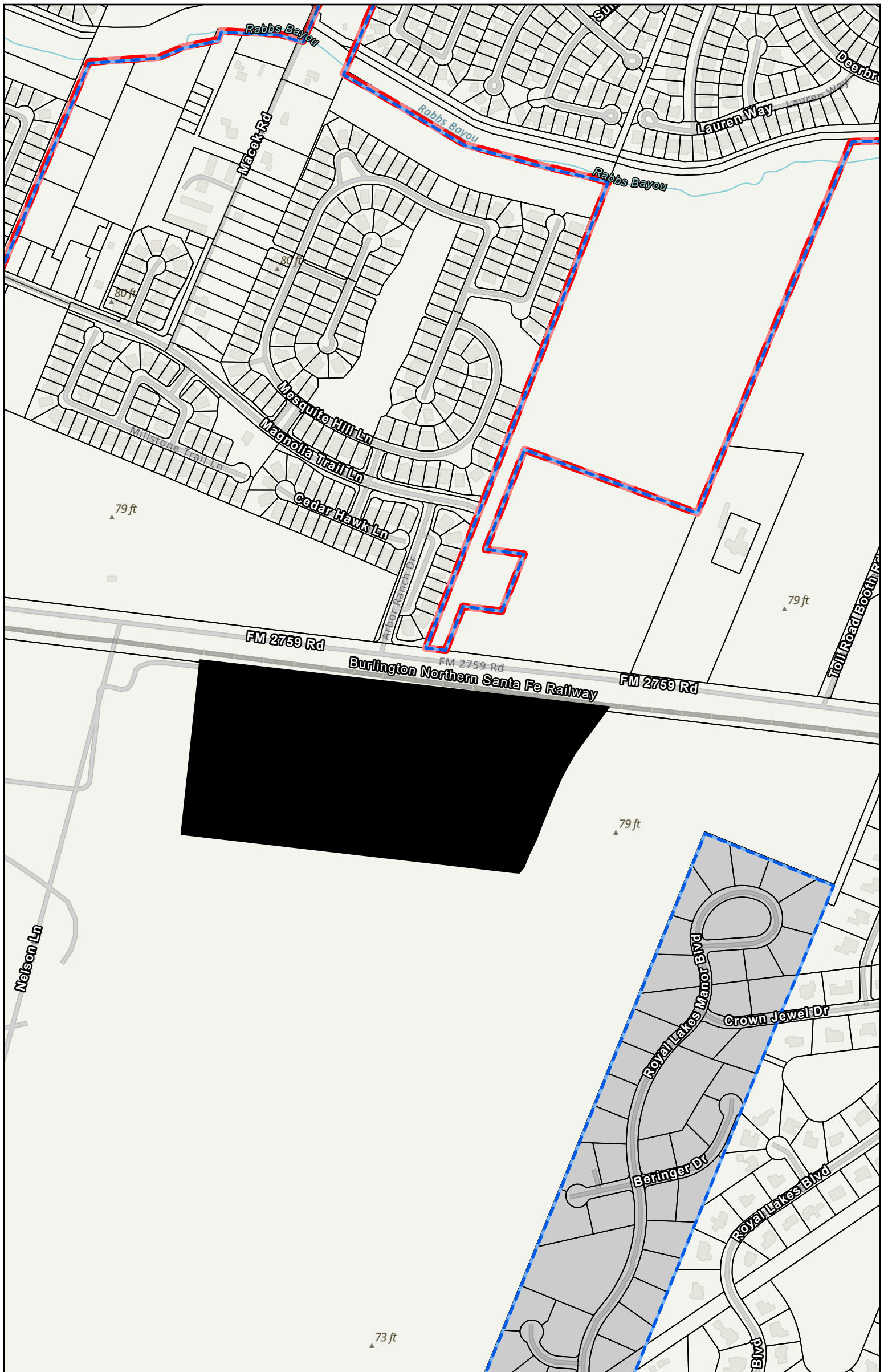
RYEHILL SECTION FOUR

A SUBDIVISION OF 39.70 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY, A-46 CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

177 LOTS 9 RESERVES 4 BLOCKS
 SCALE: 1" = 60' JUNE 2025

OWNER:
 JEN TEXAS 37 LLC
 A TEXAS LIMITED LIABILITY COMPANY
 ADDRESS:
 1401 LAKE PLAZA DRIVE
 SUITE 200-28
 SPRING TEXAS 77389
 TEL 281-438-4262

PAPE-DAWSON
 2101 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2489
 TEXAS ENGINEERING FIRM #01811 TEXAS SURVEYING FIRM #100226000

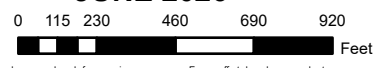


Del Webb Sugar Land at Ryehill Section Four

- ETJ
- City Limits
- Subject Site



JUNE 2026



This map has been produced from various sources. Every effort has been made to ensure the accuracy of this map. However, the City of Sugar Land assumes no liability or damages due to errors, or omissions. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. If any errors are detected, please contact the GIS Division of Information Technology at (281)275-2379.





Planning & Zoning Commission Agenda Request

July 9, 2026

Agenda Request No: V.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Emily Ercius, Planner II

Presented by: Emily Ercius, Planner II

Responsible Department: Planning and Development Services

Agenda Caption:

LAKE POINTE GREEN SECTION ONE PRELIMINARY PLAT

Consideration of and action on the Lake Pointe Green Section One Preliminary Plat.

Recommended Action:

Staff recommends Approval of the Lake Pointe Green Section One Preliminary Plat.

Executive Summary:

This is the Preliminary Plat for Lake Pointe Green Section One within the Lake Pointe Green Development. The Lake Pointe Green Development consists of approximately 52 acres and features a variety of residential housing types, including Townhomes, Urban Homes, and Multi-Family dwellings, with the development being subject to the Lake Pointe Redevelopment (LPR) zoning standards. This Preliminary Plat encompasses approximately 7.74 acres and includes 97 lots, 4 blocks, and 18 reserves and features Middle Housing in the form of Townhomes and Urban Homes. The property is located within the City Limits, just north of State Highway 6 and east of U.S. Highway 59, with access to Lake Pointe Green Section One being provided by Creek Bend Drive to the north.

While the Lake Pointe Redevelopment (LPR) District is one of Sugar Land's standard zoning districts, the LPR District has some development regulations that are more nuanced than the typical residential development standards the Sugar Land community is used to seeing. For example, in our residential zoning districts, the City has minimum Front Yard setback requirements, whereas the LPR District establishes a range. In the Lake Pointe Redevelopment District, the Developer may place the front façade of their Middle Housing anywhere between the front property line (zero feet) and 20 feet (hence the 20-foot Maximum Build Line call out on the face of the plat). Additionally, Middle Housing within the Lake Pointe Redevelopment District is required to front on the "Mews" and is required to be rear loaded from the Alleys, with the minimum required Mew width being 20 feet and the minimum required Alley width being 18 feet.

Another unique aspect of the Lake Pointe Redevelopment District are the permitted Side Yard Setbacks for Middle Housing. Side Yard Setbacks found in Sugar Land’s residential zoning districts feature required minimums, but the Lake Pointe Redevelopment District pioneers different Side Yard Setback standards that offer more design flexibility. For example, Urban Homes are permitted to have either three-foot Side Yard Setbacks on each side of the structure or are permitted to have a six-foot Side Yard Setback on one side of the structure and have a zero-foot setback on the other side of the structure.

Another nuance for the Lake Pointe Redevelopment District is how Box Exhibits are reviewed. Box Exhibits in the Lake Pointe Redevelopment (LPR) District are reviewed to comply with permitted Maximum Lot Width rather than illustrating minimum lot size with the boxes which is standard in residential districts. In the City’s other standard residential zoning districts, the purpose of the Box Exhibit has been to ensure that the lots being proposed within a subdivision are meeting the minimum lot width requirements. In the Lake Pointe Redevelopment District, the Maximum Lot Width permitted for Middle Housing is 40 feet, with corner lots being allowed an additional 10 feet in lot width making the maximum lot width for these lots 50 feet.

This Preliminary Plat complies with the regulations set forth in the Lake Pointe Redevelopment District, in terms of lot widths, building lines, building orientation, and other development standards. Additionally, the Preliminary Plat is consistent with the approved Redevelopment Concept Plan for the overall development and all other applicable Subdivision standards found in Chapter 5 of the Development Code.

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

1. Lake Pointe Green Section 1 Preliminary Plat
2. Lake Pointe Green Section 1 Preliminary Plat Box Exhibit
3. Vicinity Map
4. Lake Pointe Green Approved Redevelopment Concept Plan
5. Commission Guide for Platting Compliance (16)

ALLEY TABLE		
NAME	WIDTH	AREA
ALLEY "A"	18'	15,636 SQUARE FEET
ALLEY "B"	18'	12,842 SQUARE FEET
ALLEY "C"	18'	10,388 SQUARE FEET

MEW TABLE		
NAME	WIDTH	AREA
SHADYBROOK LN.	20'	13,744 SQUARE FEET
LAZY LN.	20'	10,932 SQUARE FEET

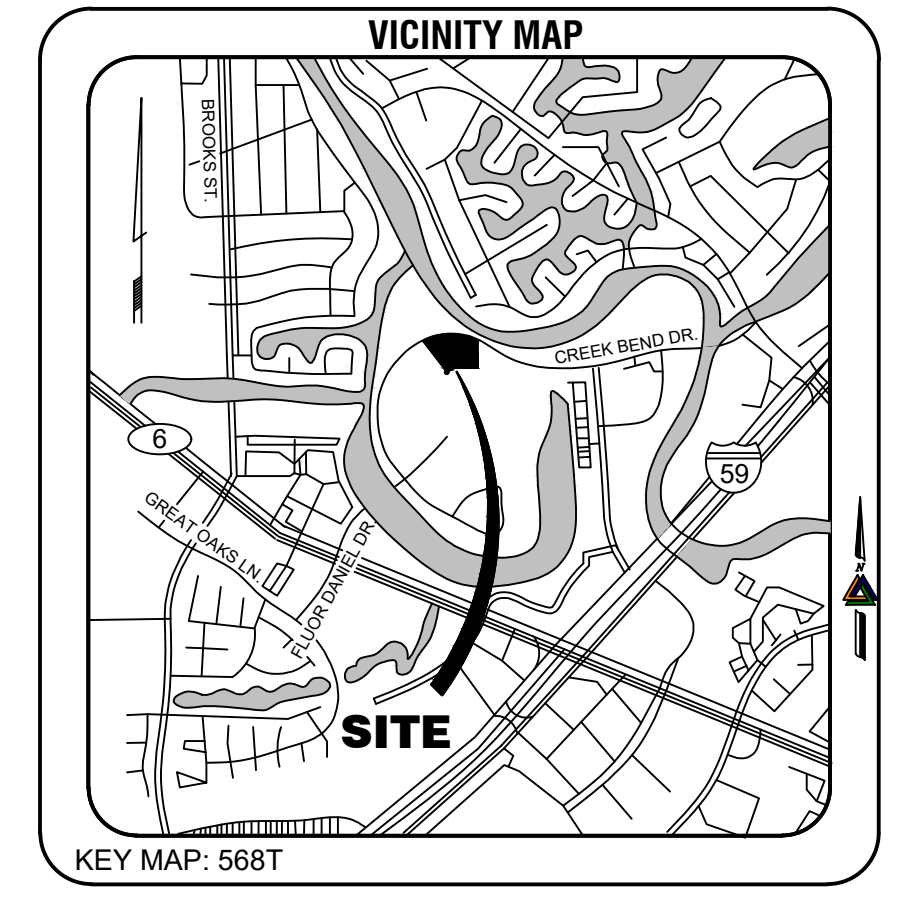
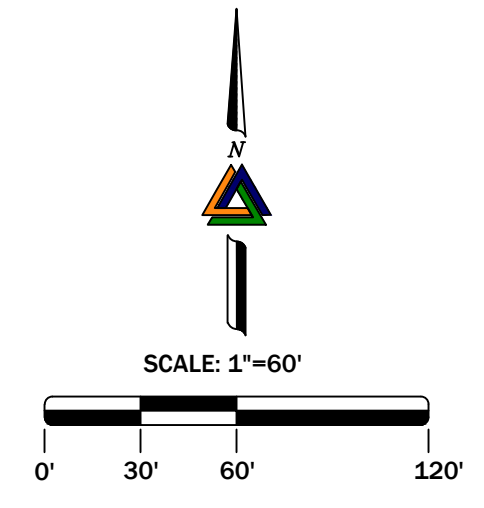
RESERVE TABLE		
RESERVE	USE	AREA
A	LANDSCAPE / OPEN SPACE	2,328 SQ. FT.
B	UTILITY PURPOSES	1,697 SQ. FT.
C	WATER & STORM SEWER UTILITY	1,519 SQ. FT.
D	LANDSCAPE / OPEN SPACE	17,724 SQ. FT.
E	WATER & STORM SEWER UTILITY	310 SQ. FT.
F	UTILITY PURPOSES	1,640 SQ. FT.
G	UTILITY PURPOSES	415 SQ. FT.
H	WATER & STORM SEWER UTILITY	1,325 SQ. FT.
I	WATER & STORM SEWER UTILITY	15,531 SQ. FT.
J	WATER & STORM SEWER UTILITY	635 SQ. FT.
K	LANDSCAPE / OPEN SPACE	1,713 SQ. FT.
L	WATER & STORM SEWER UTILITY	595 SQ. FT.
M	UTILITY PURPOSES	419 SQ. FT.
N	UTILITY PURPOSES	975 SQ. FT.
O	WATER & STORM SEWER UTILITY	1,300 SQ. FT.
P	WATER & STORM SEWER UTILITY	1,661 SQ. FT.
Q	WATER & STORM SEWER UTILITY	419 SQ. FT.
R	LANDSCAPE / OPEN SPACE	1,003 SQ. FT.

Curve Table					
Curve #	Length	Radius	Delta	CHD. BEARING	CHD. DIST.
C1	48.03	684.56	4°01'12"	N54°03'20"E	48.02
C2	657.07	691.00	54°28'57"	N83°13'08"E	632.59
C3	1.44	5.00	16°28'10"	S81°36'09"W	1.43
C4	185.13	346.63	30°36'07"	S58°03'49"W	182.94
C5	35.41	25.00	81°09'38"	N02°56'39"E	32.53
C6	15.23	53.00	16°28'10"	N81°36'09"E	15.18
C7	129.40	394.50	18°47'38"	N63°58'15"E	128.82
C8	10.73	7.00	87°47'25"	S81°31'52"E	9.71

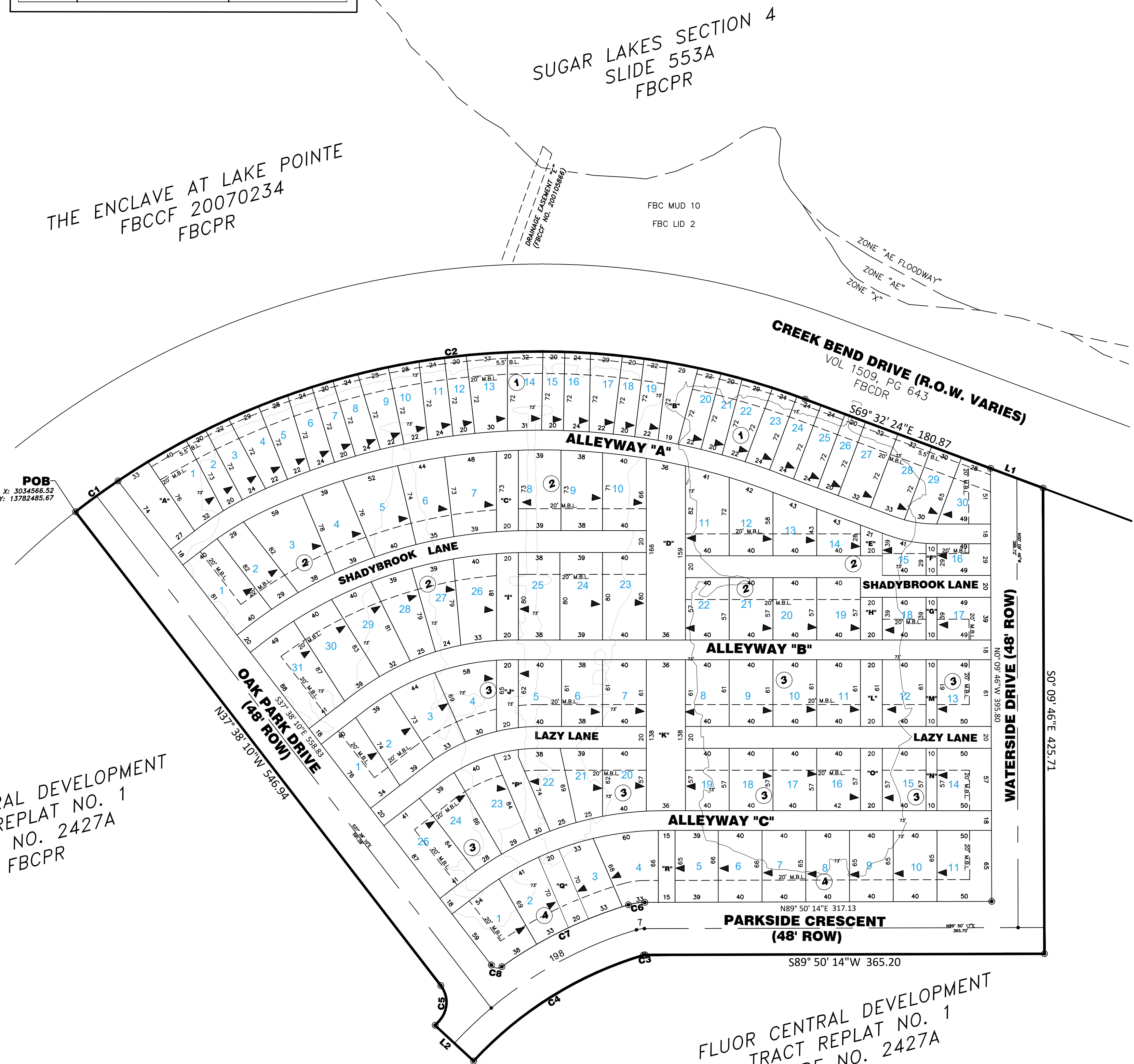
Line Table		
Line #	Direction	Length
L1	S69°32'24"E	51.36
L2	N47°14'08"W	48.00

LEGEND

FBCDR - FORT BEND COUNTY DEED RECORDS
 FBCPR - FORT BEND COUNTY CLERK FILE RECORDS
 FBCCF - FORT BEND COUNTY CLERK FILE
 M.B.L. - MAXIMUM BUILDING LINE
 PG. - PAGE
 R.O.W. - RIGHT OF WAY
 VOL. - VOLUME
 ▽ - ZERO FOOT SETBACK INDICATOR



N.T.S.



FLUOR CENTRAL DEVELOPMENT
TRACT REPLAT NO. 1
SLIDE NO. 2427A
FBCPR

FLUOR CENTRAL DEVELOPMENT
TRACT REPLAT NO. 1
SLIDE NO. 2427A
FBCPR

NOTE:
BEARINGS BASED ON: TEXAS STATE PLANE COORDINATE
SYSTEM SOUTH CENTRAL ZONE 4204, US SURVEY FEET.
ALL COORDINATES SHOWN HEREON ARE GRID AND HAVE A
COMBINED SCALE FACTOR OF 0.999876.

A PRELIMINARY PLAT OF LAKE POINTE GREEN SECTION ONE

A SUBDIVISION OF 7.74 ACRES (337,102 SQUARE FEET) OF
LAND, BEING A PARTIAL REPLAT OF FLUOR CENTRAL
DEVELOPMENT TRACT REPLAT NO. 1 AS RECORDED IN
SLIDE NO. 2427A, OF THE MAP RECORDS OF FORT BEND
COUNTY TEXAS.

SITUATED IN THE S.M. WILLIAMS LEAGUE SURVEY, A-97, IN
THE CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS

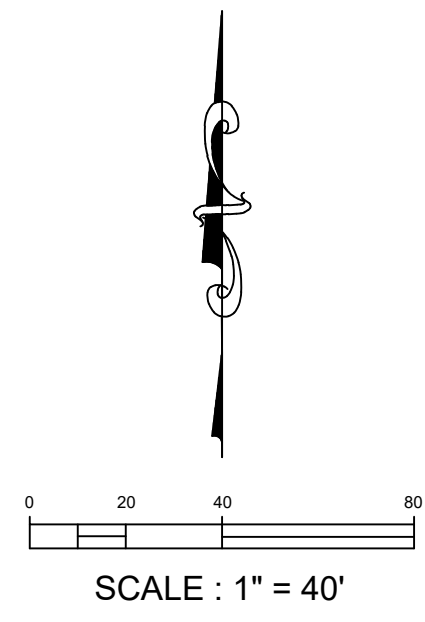
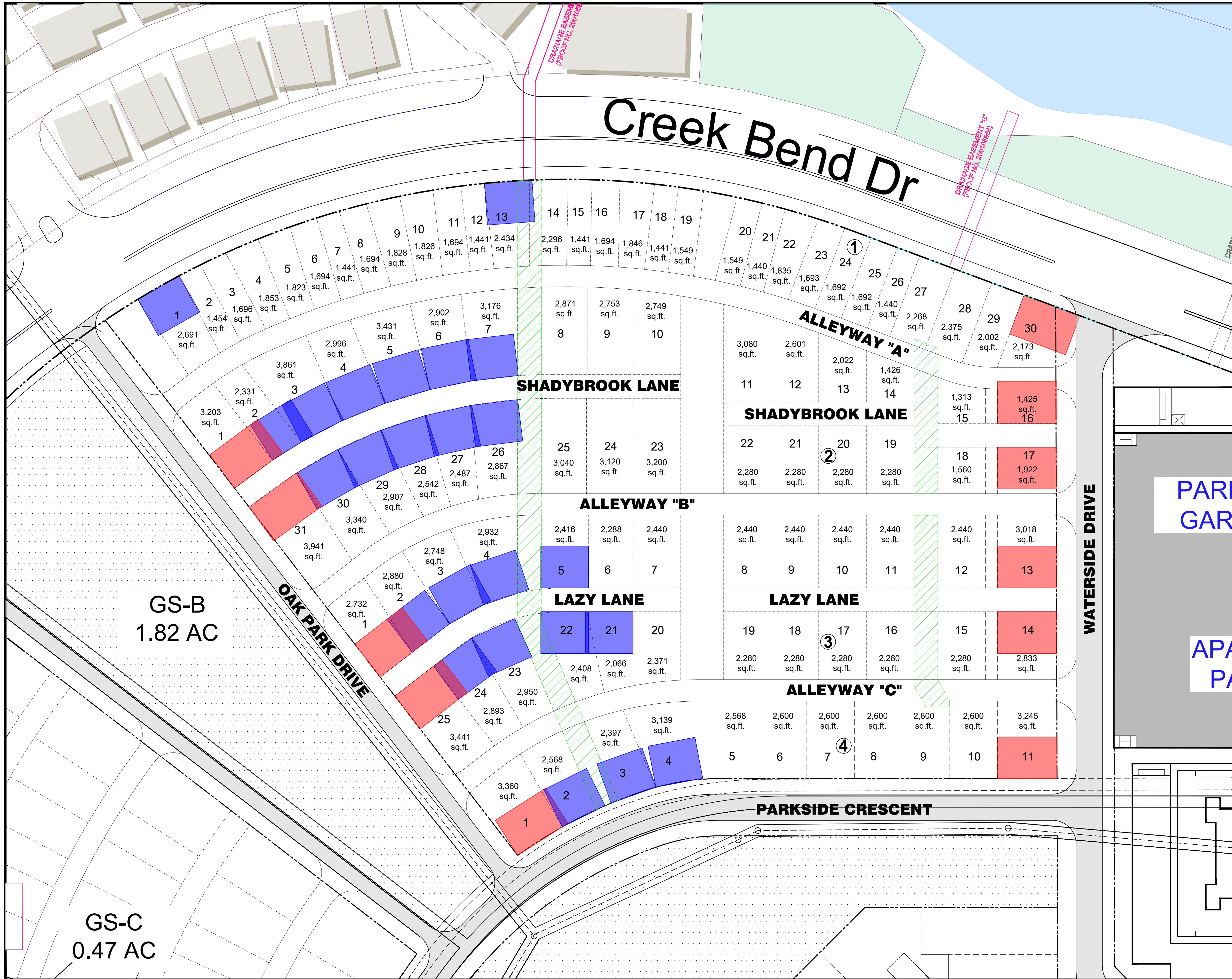
97 LOTS 18 RESERVES 4 BLOCKS

REASON FOR REPLAT: TO CREATE 97 LOTS, 18 RESERVES
AND 4 BLOCKS

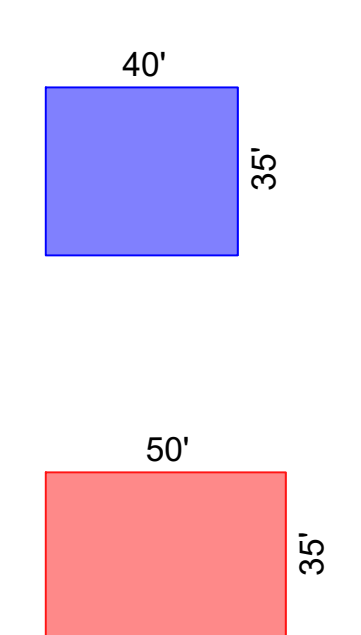
1" = 60' JUNE 2026
OWNERS: AMERICA INTOWNHOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY
2410 POLK STREET, SUITE 200, HOUSTON, TX 77003
DEVELOPER: LOVETT HOMES
2410 POLK STREET, SUITE 200, HOUSTON, TX 77003



10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
(GT-LV-3389-25)



LEGEND



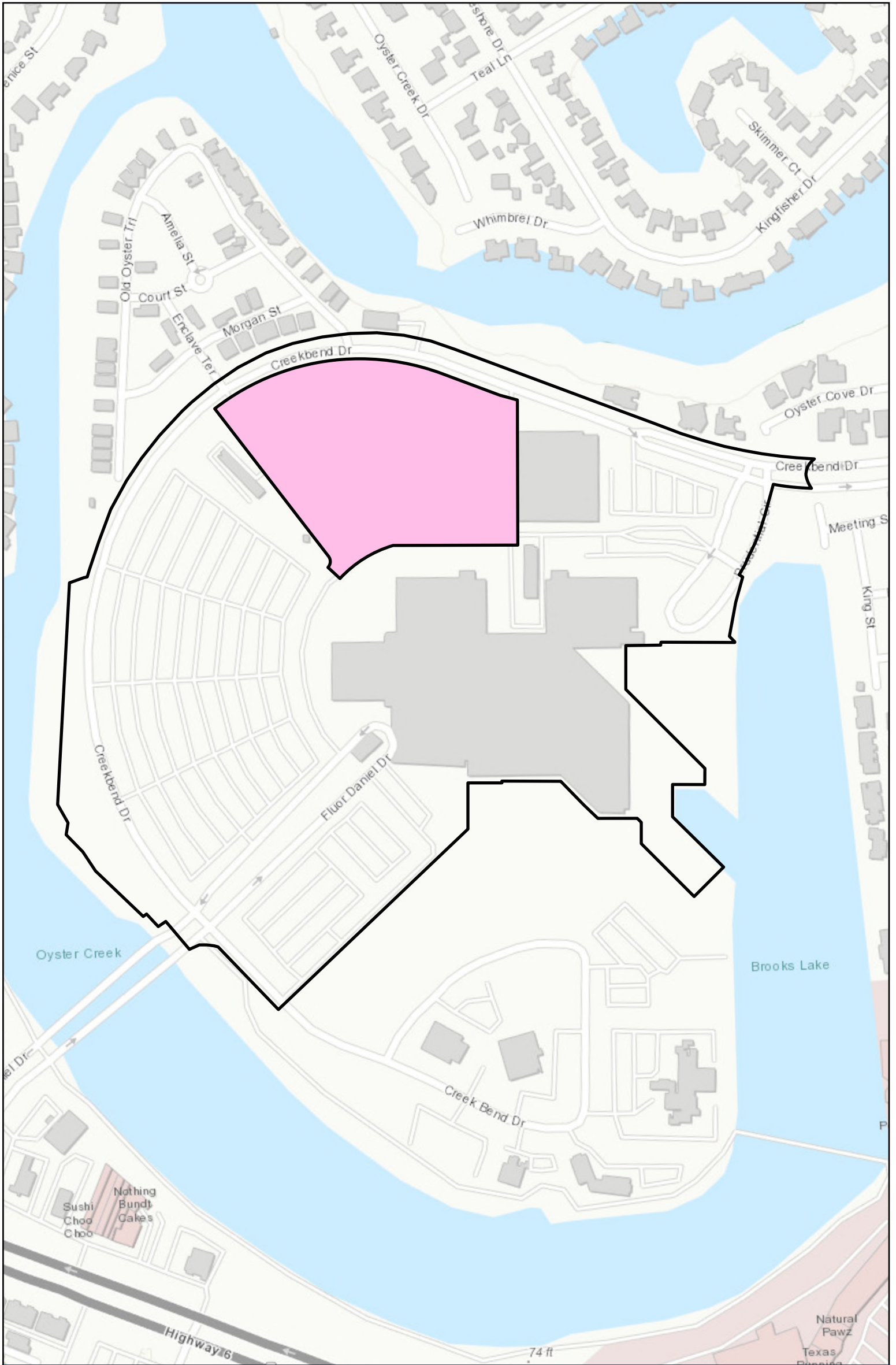
REV	DATE	BY	APPD	DESCRIPTION

BOX EXHIBIT

OWNER: AMERICA INTOWNHOMES, LLC
2410 POLK STREET, SUITE 200
HOUSTON, TX 77003

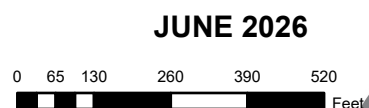
PROJECT NAME: LAKE POINTE GREEN - PHASE 1
SUGAR LAND, FORT BEND COUNTY, TEXAS

SCALE: 1" = 40'	SHEET NO.:
DRAWN BY:	DATE: JUNE 2026
	CHECKED BY:



**Lake Pointe Green
Section One
Preliminary
Plat Bounds**

- Lake Pointe Green
- Lake Pointe Green Section 1









JUNE 2026

This map has been produced from various sources. Every effort has been made to ensure the accuracy of this map. However, the City of Sugar Land assumes no liability or damages due to errors, or omissions. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. If any errors are detected, please contact the GIS Division of Information Technology at (281)275-2376.

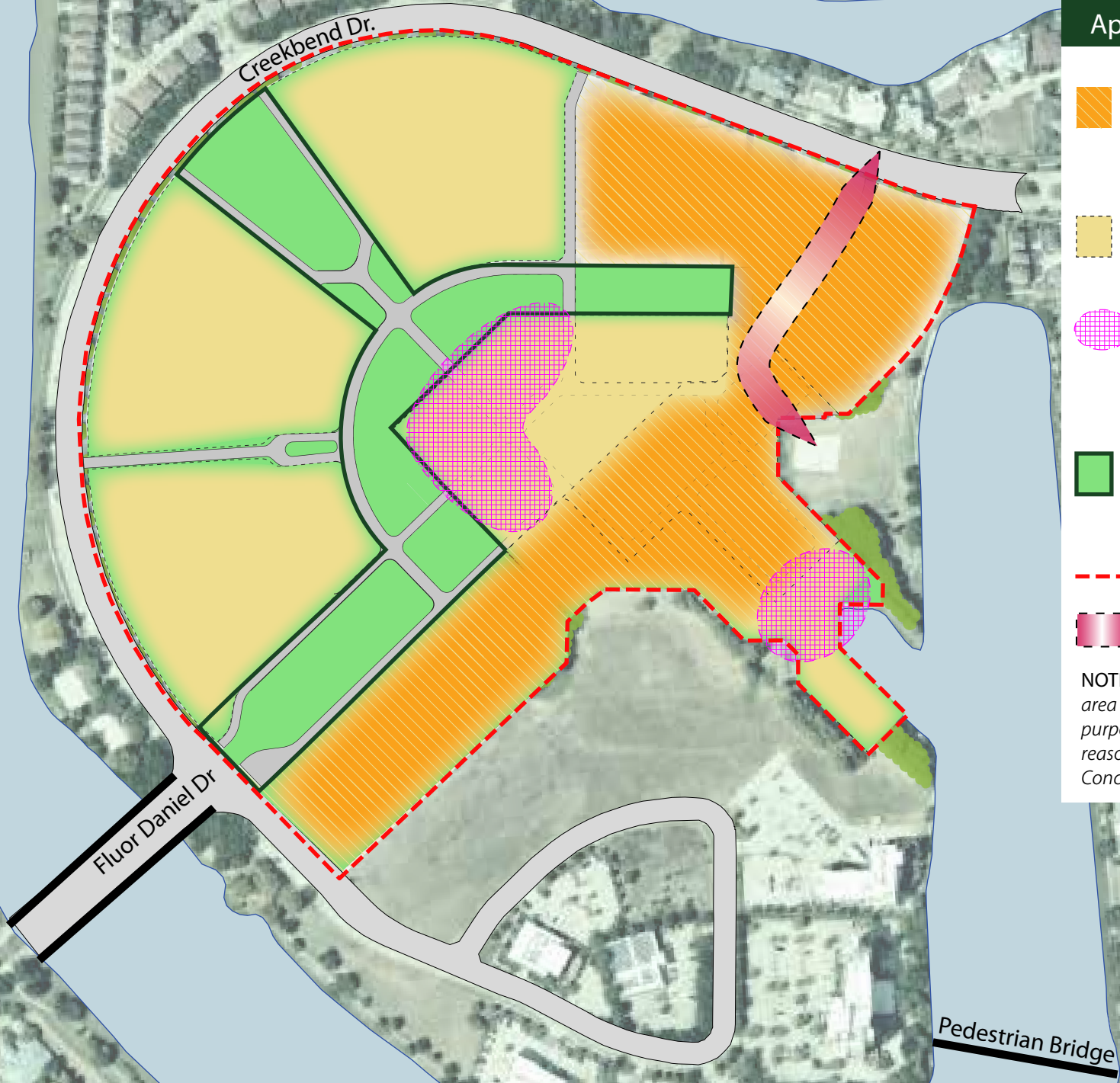


Lake Pointe Green

Approx. 52 Acres

-  Multi-Family and/or Town Home, Urban Home, Live/Work Mix Zone
~10-15 Acres
up to 720 MF Units
-  Town Home, Urban Home, Live/Work Mix Zone
~25-30 Acres
-  Optional Commercial Development Zone
developer's sole option, extents and configuration subject to change based on site design development
-  Civic & Recreational Zone
5+ Acres, extents and configuration subject to change based on site design development
-  Approx. Property Boundary
-  Access Easement

NOTE: configurations, boundaries, and area measurements are for concept purposes only and are subject to reasonable changes consistent with the Concept Plan



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>KEY IDENTIFIER INFO- Vicinity map, acreage amount, Abstract & 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>COSSL'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> <p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat. & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LEGEND TABLE- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>STREETS- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LOTS & RESERVES- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17 & 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>CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>EASEMENTS- 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>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LEGIBILITY- 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>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>SPECIAL LOT WIDTH TOOL FOR NON-PERPENDICULAR RESIDENTIAL LOTS (BOX EXHIBIT)- 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>Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>NOTE- 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>If Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10</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>KEY IDENTIFER INFO- Vicinity map, acreage amount, Abstract & 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LEGEND TABLE- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>STREETS- 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 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LOTS & RESERVES- 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) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17 & 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>CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>EASEMENTS- 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>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Design Standards (DS) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LEGIBILITY- 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>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>USE OF PLAT INSETS FOR FINAL PLATS- 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>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>MASTER NOTES- Master notes to be included on final plats as applicable from COSL Master Note List.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>OWNER'S DEDICATION BLOCK & SIGNATURE AREAS, INCLUDING LIENHOLDERS INFORMATION WHEN APPLICABLE- 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>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</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>SIGNAUTRE BLOCK FOR REGISTERED PROFESSIONAL LAND SURVEYOR- (RPLS) To be included as per requirements of reference block.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-11 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>SIGNATURE BLOCKS FOR CITY & COUNTY To be included with current information of officials and titles.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>NOTE- 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>If Final Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II, Sec. 5-11</p> <p>This would also be the citation if Final Plat is non-compliant with an approved Preliminary Plat for the property.</p>