



City of Sugar Land

Planning & Zoning Commission Agenda

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

Thursday, May 22, 2025
Planning & Zoning Commission Meeting
City Council Chamber
6:30 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/user/SugarLandTXgov/live>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order/Roll Call

The Chair will call the meeting to order, verify the presence of a quorum, and open the business meeting.

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. Consideration of and action on the May 12, 2025, and the May 13, 2025, Planning & Zoning Commission meetings
Linda Mendenhall, City Clerk

V. Subdivision Plat

- A. **PRELIMINARY PLAT - RYEHILL PARKWAY SECTION THREE**
Consideration of and action on the Ryehill Parkway Street Dedication Section Three Preliminary Plat.
Jessica Echols, Senior Planner
- B. **PRELIMINARY PLAT - RYEHILL SECTION FOUR**
Consideration of and action on the Ryehill Section Four Preliminary Plat.
Jessica Echols, Senior Planner
- C. **FINAL PLAT - RYEHILL SECTION TWO**
Consideration of and action on the Ryehill Parkway Street Dedication Section Two Final Plat.

Jessica Echols, Senior Planner

D. FINAL PLAT - RYEHILL SECTION 2A

Consideration of an action on the Ryehill Section 2A Final Plat.

Jessica Echols, Senior Planner

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting May 13, 2025

Sapana Patel, 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 15th day of May at 12:15 p.m.



Planning & Zoning Commission Agenda Request May 22, 2025

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

Consideration of and action on the May 12, 2025, and the May 13, 2025, Planning & Zoning Commission meetings

Recommended Action:

Consider the minutes of the May 12, 2025, and May 13, 2025 meetings.

Executive Summary:

Consider the minutes of the May 12, 2025, and May 13, 2025 meetings.

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. May 12, 2025 PZ Meeting Minutes
2. May 13, 2025 PZ Meeting Minutes



City of Sugar Land

Planning & Zoning Commission Minutes

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

**Monday, May 12, 2025
Planning & Zoning Commission Meeting Minutes
City Council Chamber
4:00 PM**

I. Attention

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II. Public Comment

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No members of the public addressed the Commission.

III. Fact, Findings, and Recommendation

- A. Consideration of and action on a recommendation for the proposed Redevelopment Concept Plan for Lake Pointe Green, to the Members of City Council.

Ruth Lohmer, Redevelopment Planning Manager

Ruth Lohmer, Redevelopment Planning Manager, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve**, recommendation for the proposed Redevelopment Concept Plan for Lake Point Green to City Council, was made by Chuck Brown and seconded by Fareena Dawood, the motion **Passed**.

Ayes: Chuck Brown, Fareena Dawood, Randall Halbrook, Mary Smith, Apurva Parikh, Fareena

Dawood, Sapana Patel
Nays: Matthew Caligur
Absent: Taylor Landin

No further business was discussed during this meeting. The Planning and Zoning Commission Meeting was adjourned at 4:16 p.m.

A motion to **Approve**, Adjournment at 4:16 p.m., was made by Fareena Dawood and seconded by Sapana Patel, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur
Absent: Taylor Landin

Linda Mendenhall, City Clerk





City of Sugar Land

Planning & Zoning Commission Minutes

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

**Tuesday, May 13, 2025
Planning & Zoning Commission Meeting Minutes
City Council Chamber
6:30 PM**

I. Attention

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II. Public Comment

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III. Minutes

- A. Consideration of and action on the minutes of the April 22, 2025 Joint City Council and Planning & Zoning Commission meeting, and the April 24, 2025 Planning & Zoning Commission meeting.

Linda Mendenhall, City Clerk

A motion to **Approve** , the minutes of the April 24, 2025 Joint meeting, was made by Taylor Landin and seconded by Mary Smith, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

IV. Site Development Permit

- A. Consideration of and action on a Site Development Permit for the maximum building width for 3 Cleveland Drive.

Emily Ercius, Planner I

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

A motion to **Approve, the site development permit for the maximum building width for 3 Cleveland Drive**, was made by Matthew Caligur and seconded by Taylor Landin, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

V. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting May 6, 2025

Matthew Caligur, Chair

Matthew Caligur, Chair, reported on the May 6, 2025 City Council meeting.

B. City Staff Report

- Calendar of Scheduled Meeting and Events

Matthew Caligur, Chair

Jessica Rodriguez, Assistant Director of Planning & Development Services, reported on upcoming scheduled meetings and events.

A motion to **Approve, Adjournment at 6:41 p.m.**, was made by Taylor Landin and seconded by Mary Smith, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request

May 22, 2025

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Echols, Senior Planner

Presented by: Jessica Echols, Senior Planner

Responsible Department: Planning and Development Services

Agenda Caption:

PRELIMINARY PLAT - RYEHILL PARKWAY SECTION THREE

Consideration of and action on the Ryehill Parkway Street Dedication Section Three Preliminary Plat.

Recommended Action:

Staff recommends Approval of the Ryehill Parkway Street Dedication Section Three Preliminary Plat.

Executive Summary:

This is a Preliminary Plat for the street dedication of Ryehill Parkway Section Three. The plat consists of 4.482 acres and is located in the city's ETJ within the Ryehill Development, south of FM 2759 and east of FM 762. Ryehill Parkway will serve as the major collector roadway within the single-family residential development, providing connections to FM 762 and the future extension of Reading Road.

This preliminary plat complies with the regulations in Chapter 5 of the Development Code and is consistent with the Ryehill General Plan (Exhibit B of the Development Agreement – amended 1/15/25).

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. Vicinity Map
2. Preliminary Plat
3. Rychill General Plan

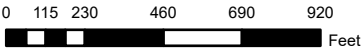


Ryehill Parkway Street
Dedication Section Three

- ETJ
- City Limits
- Subject Site

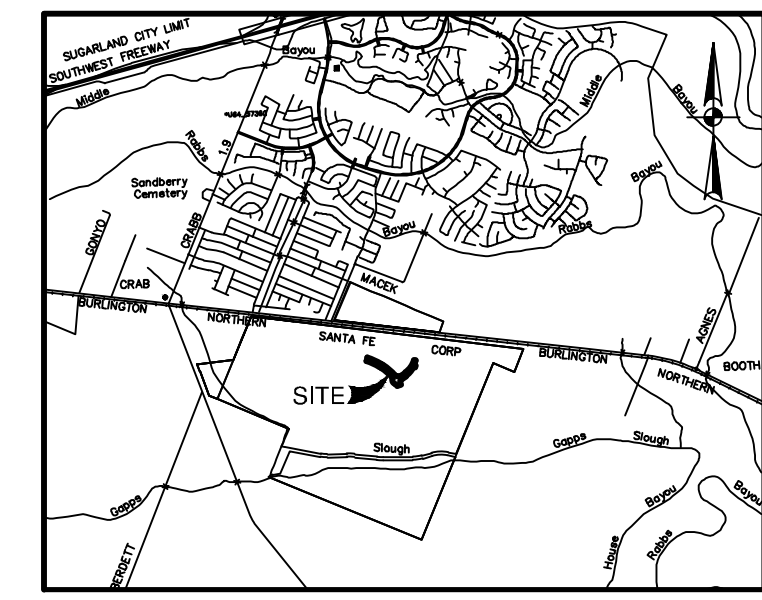
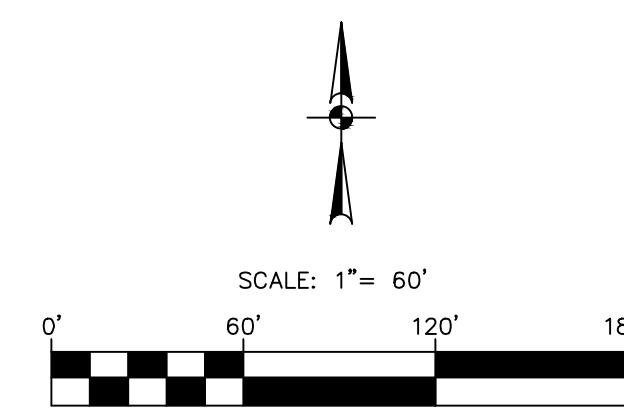


APRIL 2025



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.





LEGEND			
FBCDR	FORT BEND COUNTY DEED RECORDS	OPRFB	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
(SURVEYOR) ●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	○	SET 5/8" IRON ROD (PD)
OF NO	CLERK'S FILE NUMBER	VOL/P	VOLUME/PAGE(S)
ESMT	EASEMENT	R	RADIUS
POB	POINT OF BEGINNING	L	LENGTH

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N17°10'03"E	100.00'
L2	S58°14'59"E	65.14'
L3	N58°01'15"E	167.19'
L4	S83°12'41"E	55.53'
L5	S24°33'23"W	50.00'
L6	S56°01'15"W	119.78'
L7	S65°06'51"W	100.00'
L8	N58°14'58"W	65.14'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1610.00'	143°09'09"	S65°30'02"E	406.43'	407.52'
C2	1350.00'	180°09'36"	S49°10'10"E	428.10'	427.89'
C3	75.00'	48°15'59"	S63°13'21"E	58.93'	60.56'
C4	116.50'	107°37'59"	S81°02'21"E	21.59'	21.62'
C5	75.00'	48°15'24"	N80°08'57"E	61.32'	63.17'
C6	575.00'	41°15'05"	N35°23'42"E	405.10'	413.98'
C7	625.00'	10°16'46"	S12°35'23"W	111.98'	112.13'
C8	25.00'	82°34'11"	S23°33'20"E	32.99'	36.03'
C9	425.00'	0°36'11"	S65°08'31"E	4.47'	4.47'
C10	25.00'	87°59'38"	S70°33'34"W	34.73'	38.39'
C11	625.00'	29°27'29"	S41°17'30"W	317.81'	321.34'
C12	75.00'	48°15'24"	S31°53'33"W	61.32'	63.17'
C13	116.50'	16°36'05"	S16°03'53"W	33.64'	33.76'
C14	75.00'	49°15'05"	S01°15'37"E	62.50'	64.47'
C15	75.00'	49°15'05"	N49°30'42"W	62.50'	64.47'
C16	116.50'	86°07'47"	N31°04'21"W	159.10'	175.13'
C17	75.00'	52°42'04"	N14°21'28"W	66.08'	68.99'
C18	1250.00'	17°32'26"	N49°28'45"W	381.19'	382.68'
C19	1510.00'	14°29'50"	N65°29'53"W	381.05'	382.06'
C20	1560.00'	14°30'00"	N65°29'58"W	393.74'	394.79'
C21	1300.00'	24°16'12"	S46°06'52"W	546.56'	550.67'
C22	595.96'	31°02'26"	N40°37'22"E	318.93'	322.87'
C23	450.00'	0°37'01"	S65°08'06"E	4.85'	4.85'
C24	605.40'	14°07'18"	N18°02'30"E	148.83'	149.21'

PRELIMINARY PLAT OF

RYEHILL PARKWAY STREET DEDICATION SECTION THREE

A SUBDIVISION OF 4.482 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48, IN THE CITY OF SUGAR LAND ETJ, FT. BEND COUNTY, TEXAS.

0 RESIDENTIAL LOTS 0 RESERVES 0 BLOCKS

DATE OF PREPARATION: APRIL 29, 2025

OWNER/DEVELOPER:
JEN TEXAS 37, LLC, A TEXAS LIMITED LIABILITY COMPANY
1401 LAKE PLAZA DRIVE, SUITE 200-158
SPRING, TEXAS 77380
TEL: (214) 394-0493

PAPE-DAWSON ENGINEERS

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



POB
N: 13757674.42
E: 3023596.09

30' PIPELINE ESMT
VOL. 423, PG. 39
F.B.C.D.R.

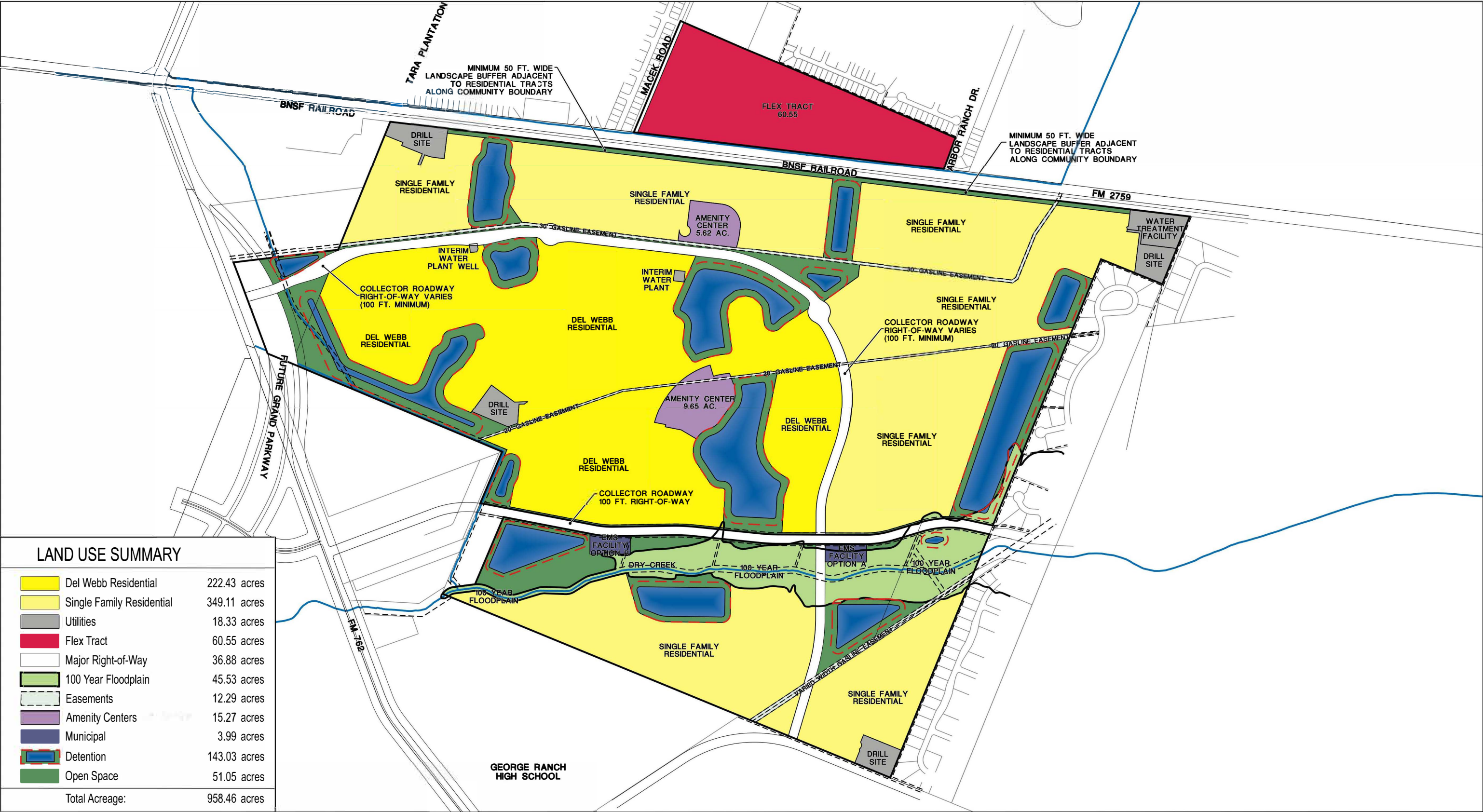
JEN TEXAS 37, LLC
CALLED 690.84 ACRES
C.F.NO.2024001914
O.P.R.F.B.C.

JEN TEXAS 37, LLC
CALLED 690.84 ACRES
C.F.NO.2024001914
O.P.R.F.B.C.

JEN TEXAS 37, LLC
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C.F.NO.2024001914
O.P.R.F.B.C.

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.

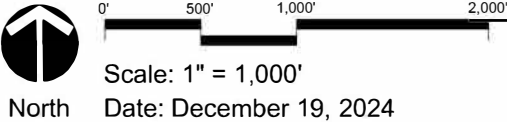


LAND USE SUMMARY

	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 Agenda Request

May 22, 2025

Agenda Request No: V.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Echols, Senior Planner

Presented by: Jessica Echols, Senior Planner

Responsible Department: Planning and Development Services

Agenda Caption:

PRELIMINARY PLAT - RYEHILL SECTION FOUR

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

Recommended Action:

Staff recommends Approval of the Ryehill Section Four Preliminary Plat.

Executive Summary:

This is the Preliminary Plat for Ryehill Section Four. It consists of 39.700 acres and includes 177 single-family lots, 4 blocks, and 9 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 via Ryehill Parkway.

This Preliminary 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.

Budget

Expenditure Required: n/a

Current Budget: n/a

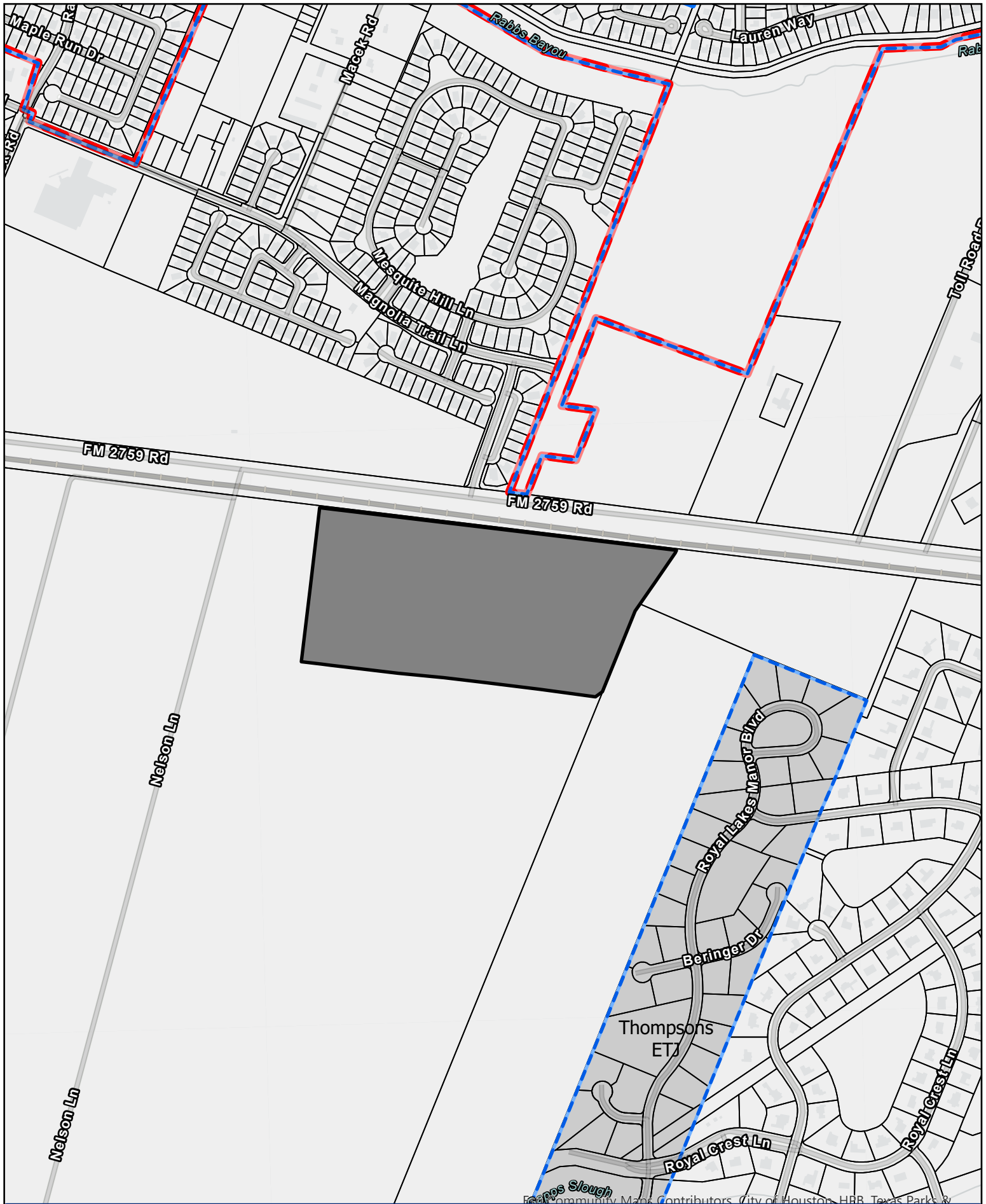
Additional Funding: n/a

Funding Source: n/a

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

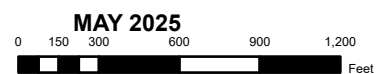
Attachments

1. Vicinity Map
2. Preliminary Plat and Box Exhibit
3. Ryehill General Plan



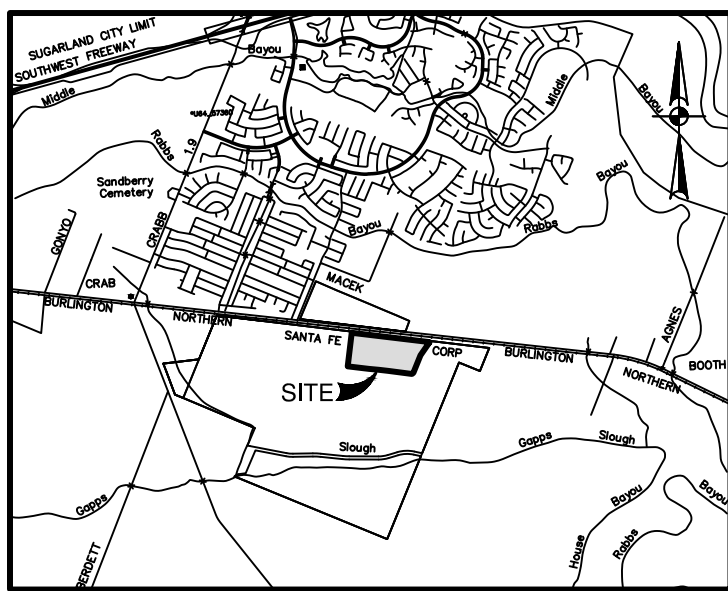
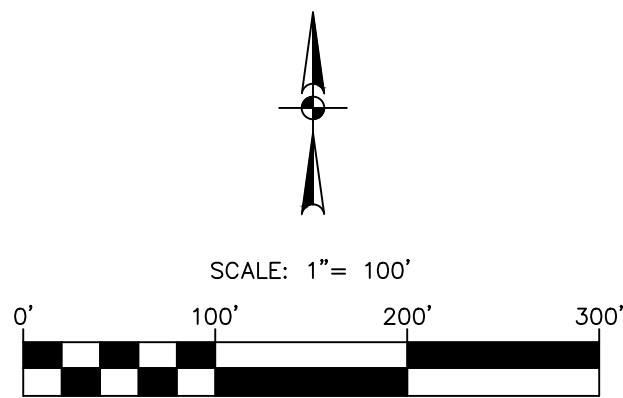
Ryehill Section Four

-  ETJ
-  City Limits
-  Subject Site



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LOCATION MAP
NOT-TO-SCALE

LEGEND			
FBCDR	FORT BEND COUNTY DEED RECORDS	OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
(SURVEYOR) ●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	POB	POINT OF BEGINNING
○	SET 5/8" IRON ROD (PD)	BL	BUILDING LINE
○	SET 5/8" IRON ROD (PD)-ROW	VOLUME	VOLUME/FASE(S)
CF NO	CLERK'S FILE NUMBER	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	R	RADIUS
ETJ	EXTRATERRITORIAL JURISDICTION	SF	SQUARE FEET
AC	ACRE(S)	L	LENGTH
(A)	RESERVE LETTER	(1)	BLOCK NUMBER

- (A) RESTRICTED RESERVE A (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.028 AC. 1,201 SQ.FT.
- (B) RESTRICTED RESERVE B (RESTRICTED TO DRAINAGE/RETENTION AND INCIDENTAL UTILITY PURPOSES ONLY) 0.086 AC. 3,750 SQ.FT.
- (C) RESTRICTED RESERVE C (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.047 AC. 2,036 SQ.FT.
- (D) RESTRICTED RESERVE D (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.869 AC. 37,872 SQ.FT.
- (E) RESTRICTED RESERVE E (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 4.206 AC. 183,203 SQ.FT.
- (F) RESTRICTED RESERVE F (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.075 AC. 3,255 SQ.FT.
- (G) RESTRICTED RESERVE G (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.075 AC. 3,255 SQ.FT.
- (H) RESTRICTED RESERVE H (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.081 AC. 3,549 SQ.FT.
- (I) RESTRICTED RESERVE I (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.355 AC. 15,452 SQ.FT.

PRELIMINARY PLAT OF
**RYEHILL
SECTION FOUR**

A SUBDIVISION OF 39.700 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48, IN THE CITY OF SUGAR LAND ETJ, FT. BEND COUNTY, TEXAS.

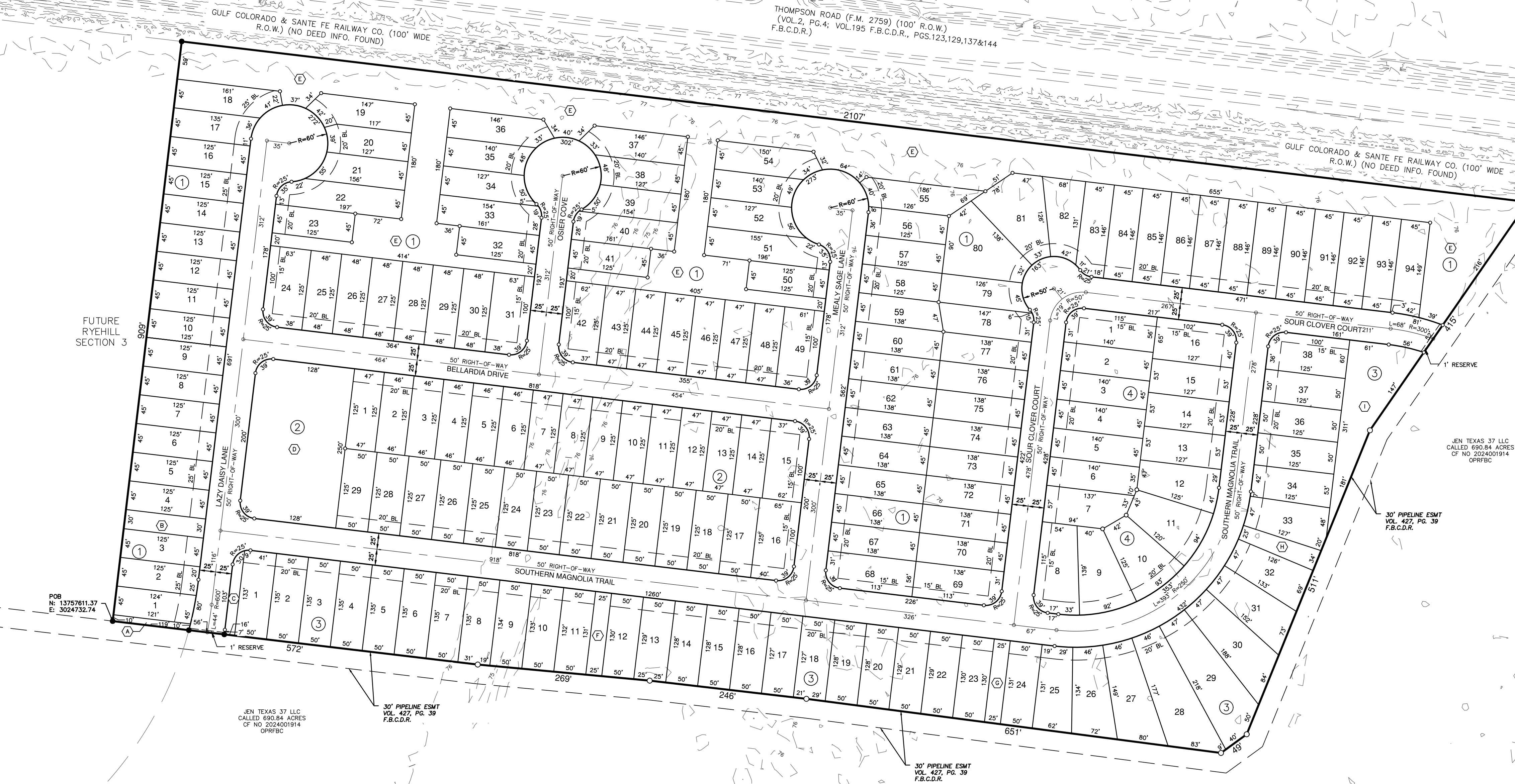
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DATE OF PREPARATION: MAY 6, 2025

OWNER/DEVELOPER:
JEN TEXAS 37, LLC, A TEXAS LIMITED LIABILITY COMPANY
1401 LAKE PLAZA DRIVE, SUITE 200-158
SPRING, TEXAS 77389
TEL: (214) 394-0493

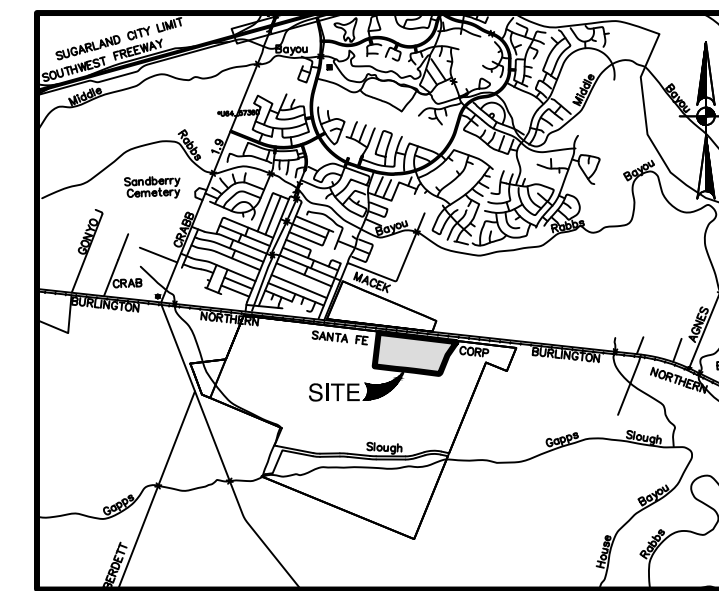
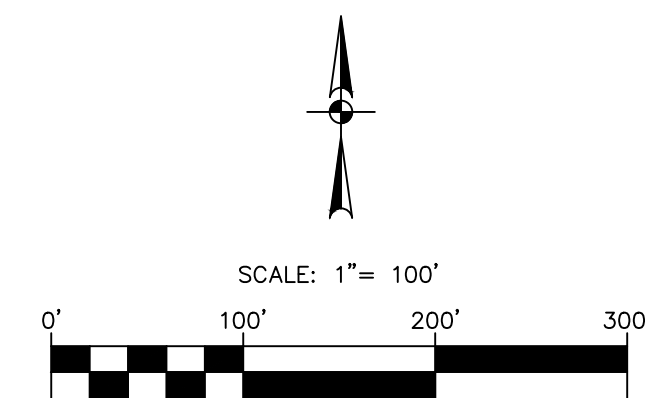


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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

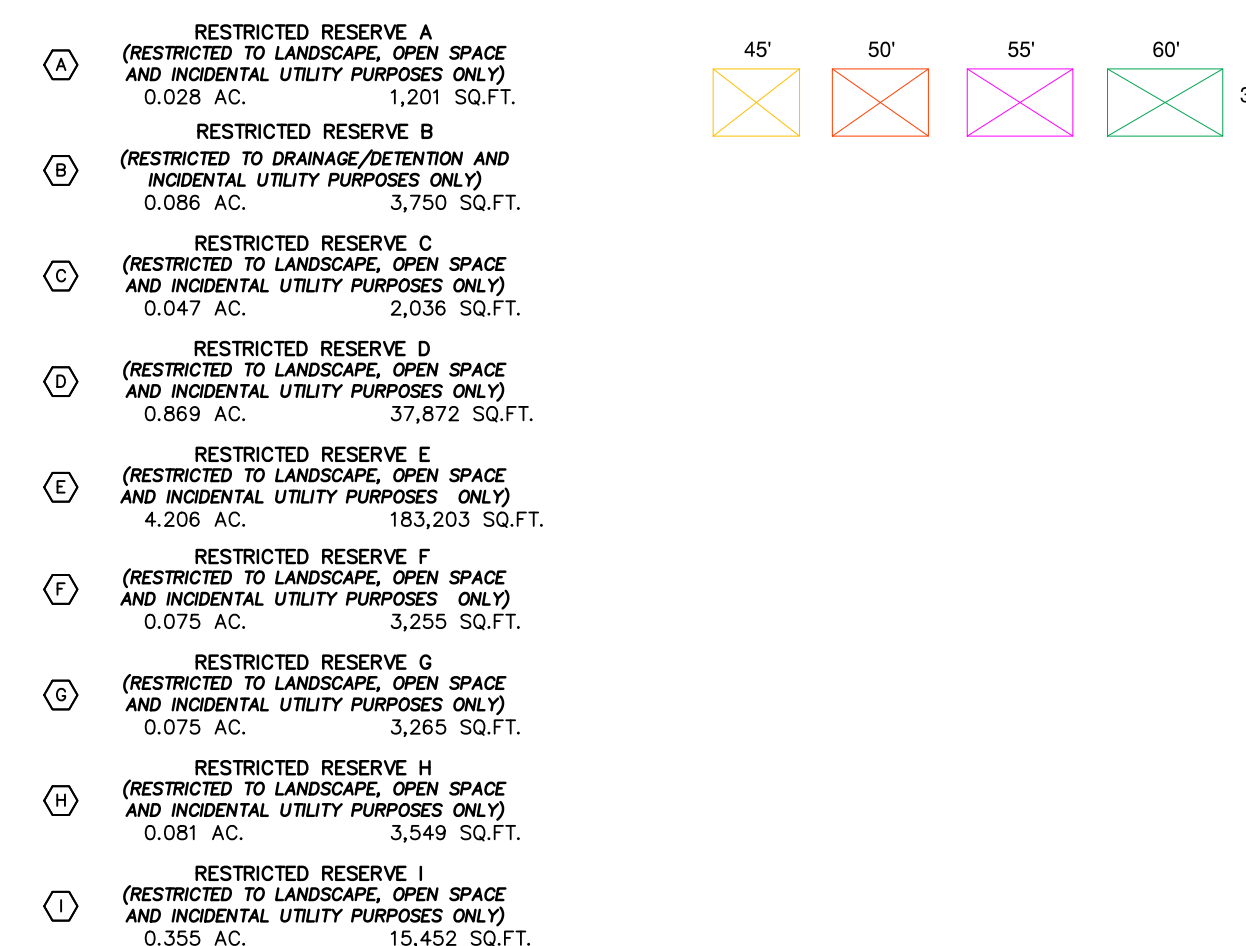


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LEGEND			
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○	SET 5/8" IRON ROD (PD)	BL	BUILDING LINE
○	SET 5/8" IRON ROD (PD)-ROW	VOL/PG	VOLUME/PAGE(S)
CF NO	CLERK'S FILE NUMBER	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	R	RADIUS
ETJ	EXTRATERRITORIAL JURISDICTION	SF	SQUARE FEET
AC	ACRE(S)	L	LENGTH
(A)	RESERVE LETTER	①	BLOCK NUMBER



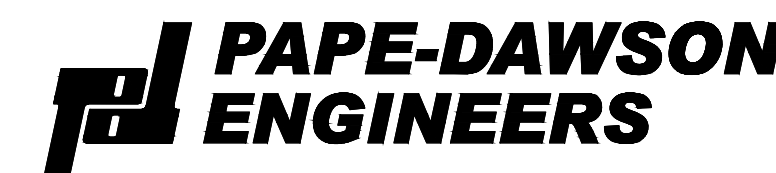
BOX EXHIBIT OF
RYEHILL
SECTION FOUR

A SUBDIVISION OF 39.700 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48, IN THE CITY OF SUGAR
LAND ETJ, FT. BEND COUNTY, TEXAS.

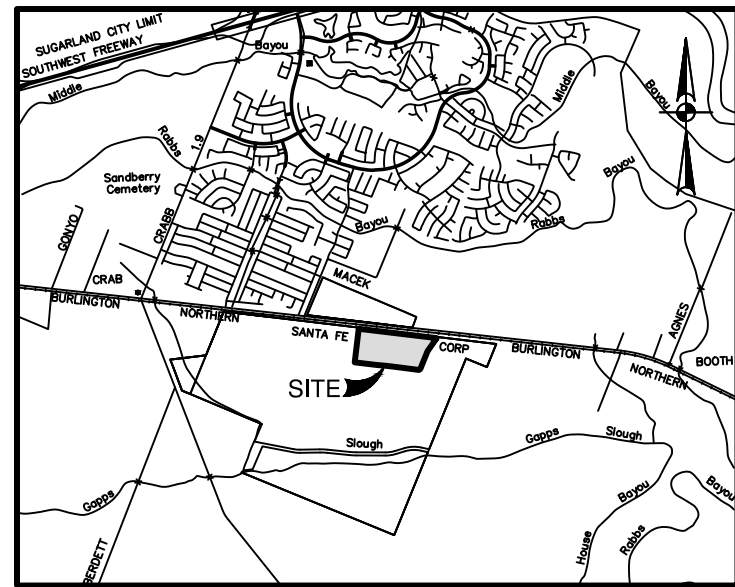
177 RESIDENTIAL LOTS 9 RESERVES 4 BLOCKS

DATE OF PREPARATION: MAY 6, 2025

OWNER/DEVELOPER:
JEN TEXAS 37, LLC, A TEXAS LIMITED LIABILITY COMPANY
1401 LAKE PLAZA DRIVE, SUITE 200-158
SPRING, TEXAS 77389
TEL: (214) 394-0493



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



LOCATION MAP
NOT-TO-SCALE

LEGEND

SQ FT	SQUARE FEET	
-------	-------------	--

LOT LISTING		
LOT		AREA
BLOCK 1 LOT 1	5531	SQ FT
BLOCK 1 LOT 2	5621	SQ
BLOCK 1 LOT 3	5625	SQ FT
BLOCK 1 LOT 4	5625	SQ FT
BLOCK 1 LOT 5	5625	SQ FT
BLOCK 1 LOT 6	5625	SQ FT
BLOCK 1 LOT 7	5625	SQ FT
BLOCK 1 LOT 8	5625	SQ FT
BLOCK 1 LOT 9	5625	SQ FT
BLOCK 1 LOT 10	5625	SQ FT
BLOCK 1 LOT 11	5625	SQ FT
BLOCK 1 LOT 12	5625	SQ FT
BLOCK 1 LOT 13	5625	SQ FT
BLOCK 1 LOT 14	5625	SQ FT
BLOCK 1 LOT 15	5625	SQ FT
BLOCK 1 LOT 16	5635	SQ FT
BLOCK 1 LOT 18	6997	SQ FT
BLOCK 1 LOT 19	7072	SQ FT
BLOCK 1 LOT 20	5796	SQ FT

LOT LISTING			
LOT		AREA	
BLOCK 1	LOT 21	6155 SQ	FT
BLOCK 1	LOT 22	8495 SQ	
BLOCK 1	LOT 23	5625 SQ	FT
BLOCK 1	LOT 24	7826 SQ	FT
BLOCK 1	LOT 25	5981 SQ	FT
BLOCK 1	LOT 26	5981 SQ	FT
BLOCK 1	LOT 27	5981 SQ	FT
BLOCK 1	LOT 28	5981 SQ	FT
BLOCK 1	LOT 29	5981 SQ	FT
BLOCK 1	LOT 30	5981 SQ	FT
BLOCK 1	LOT 31	7722 SQ	FT
BLOCK 1	LOT 32	5625 SQ	FT
BLOCK 1	LOT 33	7219 SQ	FT
BLOCK 1	LOT 34	6120 SQ	FT
BLOCK 1	LOT 35	5850 SQ	FT
BLOCK 1	LOT 36	6935 SQ	FT
BLOCK 1	LOT 37	6952 SQ	FT
BLOCK 1	LOT 38	5852 SQ	FT
BLOCK 1	LOT 39	6122 SQ	FT
BLOCK 1	LOT 40	7220 SQ	FT

LOT LISTING			
LOT			AREA
BLOCK 1	LOT 41		5625 SQ FT
BLOCK 1	LOT 42		7627 SQ FT
BLOCK 1	LOT 43		5844 SQ FT
BLOCK 1	LOT 44		5844 SQ FT
BLOCK 1	LOT 45		5844 SQ FT
BLOCK 1	LOT 46		5844 SQ FT
BLOCK 1	LOT 47		5844 SQ FT
BLOCK 1	LOT 48		5844 SQ FT
BLOCK 1	LOT 49		7585 SQ FT
BLOCK 1	LOT 50		5625 SQ FT
BLOCK 1	LOT 51		8458 SQ FT
BLOCK 1	LOT 52		6117 SQ FT
BLOCK 1	LOT 53		5846 SQ FT
BLOCK 1	LOT 54		6998 SQ FT
BLOCK 1	LOT 55		7193 SQ FT
BLOCK 1	LOT 56		5627 SQ FT
BLOCK 1	LOT 57		5625 SQ FT
BLOCK 1	LOT 58		5625 SQ FT
BLOCK 1	LOT 59		5915 SQ FT
BLOCK 1	LOT 60		6205 SQ FT

LOT LISTING			
LOT		AREA	
BLOCK 1	LOT 61	6205	50 FT
BLOCK 1	LOT 62	6205	50 FT
BLOCK 1	LOT 63	6205	50 FT
BLOCK 1	LOT 64	6205	50 FT
BLOCK 1	LOT 65	6205	50 FT
BLOCK 1	LOT 66	6205	50 FT
BLOCK 1	LOT 67	6205	50 FT
BLOCK 1	LOT 68	7520	50 FT
BLOCK 1	LOT 69	7520	50 FT
BLOCK 1	LOT 70	6205	50 FT
BLOCK 1	LOT 71	6205	50 FT
BLOCK 1	LOT 72	6205	50 FT
BLOCK 1	LOT 73	6205	50 FT
BLOCK 1	LOT 74	6205	50 FT
BLOCK 1	LOT 75	6205	50 FT
BLOCK 1	LOT 76	6205	50 FT
BLOCK 1	LOT 77	6205	50 FT
BLOCK 1	LOT 78	6477	50 FT
BLOCK 1	LOT 79	5944	50 FT
BLOCK 1	LOT 80	10810	50 FT

LOT LISTING		
LOT		AREA
BLOCK 1 LOT 81	10407 SQ	FT
BLOCK 1 LOT 82	6673 SQ	FT
BLOCK 1 LOT 83	6437 SQ	FT
BLOCK 1 LOT 84	5860 SQ	FT
BLOCK 1 LOT 85	6579 SQ	FT
BLOCK 1 LOT 86	6579 SQ	FT
BLOCK 1 LOT 87	6578 SQ	FT
BLOCK 1 LOT 88	6578 SQ	FT
BLOCK 1 LOT 89	6577 SQ	FT
BLOCK 1 LOT 90	6577 SQ	FT
BLOCK 1 LOT 91	6576 SQ	FT
BLOCK 1 LOT 92	6576 SQ	FT
BLOCK 1 LOT 93	6575 SQ	FT
BLOCK 1 LOT 94	6612 SQ	FT
BLOCK 2 LOT 1	5826 SQ	FT
BLOCK 2 LOT 2	5838 SQ	FT
BLOCK 2 LOT 3	5837 SQ	FT
BLOCK 2 LOT 4	5838 SQ	FT
BLOCK 2 LOT 5	5838 SQ	FT
BLOCK 2 LOT 6	5838 SQ	FT

LOT LISTING		
LOT	AREA	
BLOCK 2 LOT 7	5838	SQ FT
BLOCK 2 LOT 8	5838	SQ FT
BLOCK 2 LOT 9	5837	SQ FT
BLOCK 2 LOT 10	5838	SQ FT
BLOCK 2 LOT 11	5838	SQ FT
BLOCK 2 LOT 12	5838	SQ FT
BLOCK 2 LOT 13	5838	SQ FT
BLOCK 2 LOT 14	5838	SQ FT
BLOCK 2 LOT 15	7578	SQ FT
BLOCK 2 LOT 16	7993	SQ FT
BLOCK 2 LOT 17	6252	SQ FT
BLOCK 2 LOT 18	6252	SQ FT
BLOCK 2 LOT 19	6252	SQ FT
BLOCK 2 LOT 20	6252	SQ FT
BLOCK 2 LOT 21	6252	SQ FT
BLOCK 2 LOT 22	6253	SQ FT
BLOCK 2 LOT 23	6252	SQ FT
BLOCK 2 LOT 24	6252	SQ FT
BLOCK 2 LOT 25	6253	SQ FT
BLOCK 2 LOT 26	6253	SQ FT

LOT LISTING		
LOT	AREA	
BLOCK 2 LOT 27	6252 SQ FT	
BLOCK 2 LOT 28	6252 SQ FT	
BLOCK 2 LOT 29	6269 SQ FT	
BLOCK 3 LOT 1	6738 SQ FT	
BLOCK 3 LOT 2	6738 SQ FT	
BLOCK 3 LOT 3	6738 SQ FT	
BLOCK 3 LOT 4	6738 SQ FT	
BLOCK 3 LOT 5	6738 SQ FT	
BLOCK 3 LOT 6	6738 SQ FT	
BLOCK 3 LOT 7	6738 SQ FT	
BLOCK 3 LOT 8	6738 SQ FT	
BLOCK 3 LOT 9	6683 SQ FT	
BLOCK 3 LOT 10	6620 SQ FT	
BLOCK 3 LOT 11	6557 SQ FT	
BLOCK 3 LOT 12	6462 SQ FT	
BLOCK 3 LOT 13	6406 SQ FT	
BLOCK 3 LOT 14	6392 SQ FT	
BLOCK 3 LOT 15	6385 SQ FT	
BLOCK 3 LOT 16	6377 SQ FT	
BLOCK 3 LOT 17	6370 SQ FT	

LOT LISTING		
LOT	AREA	
BLOCK 3 LOT 18	6369	SQ FT
BLOCK 3 LOT 19	6395	SQ FT
BLOCK 3 LOT 20	6423	SQ FT
BLOCK 3 LOT 21	6452	SQ FT
BLOCK 3 LOT 22	6480	SQ FT
BLOCK 3 LOT 23	6508	SQ FT
BLOCK 3 LOT 24	6551	SQ FT
BLOCK 3 LOT 25	7244	SQ FT
BLOCK 3 LOT 26	8219	SQ FT
BLOCK 3 LOT 27	9765	SQ FT
BLOCK 3 LOT 28	12885	SQ FT
BLOCK 3 LOT 29	13386	SQ FT
BLOCK 3 LOT 30	10287	SQ FT
BLOCK 3 LOT 31	8309	SQ FT
BLOCK 3 LOT 32	7407	SQ FT
BLOCK 3 LOT 33	7505	SQ FT
BLOCK 3 LOT 34	6392	SQ FT
BLOCK 3 LOT 35	6250	SQ FT
BLOCK 3 LOT 36	6250	SQ FT
BLOCK 3 LOT 37	6250	SQ FT

LOT LISTING		
LOT	AREA	
BLOCK 3 LOT 38	7429 SQ FT	
BLOCK 4 LOT 1	7641 SQ FT	
BLOCK 4 LOT 2	6304 SQ FT	
BLOCK 4 LOT 3	6304 SQ FT	
BLOCK 4 LOT 4	6304 SQ FT	
BLOCK 4 LOT 5	6304 SQ FT	
BLOCK 4 LOT 6	6290 SQ FT	
BLOCK 4 LOT 7	7040 SQ FT	
BLOCK 4 LOT 8	8900 SQ FT	
BLOCK 4 LOT 9	8630 SQ FT	
BLOCK 4 LOT 10	8369 SQ FT	
BLOCK 4 LOT 11	8451 SQ FT	
BLOCK 4 LOT 12	7374 SQ FT	
BLOCK 4 LOT 13	6714 SQ FT	
BLOCK 4 LOT 14	6714 SQ FT	
BLOCK 4 LOT 15	6714 SQ FT	
BLOCK 4 LOT 16	8100 SQ FT	

BOX EXHIBIT OF

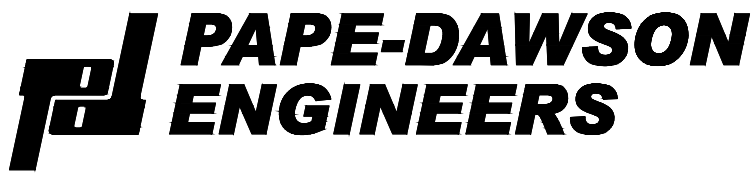
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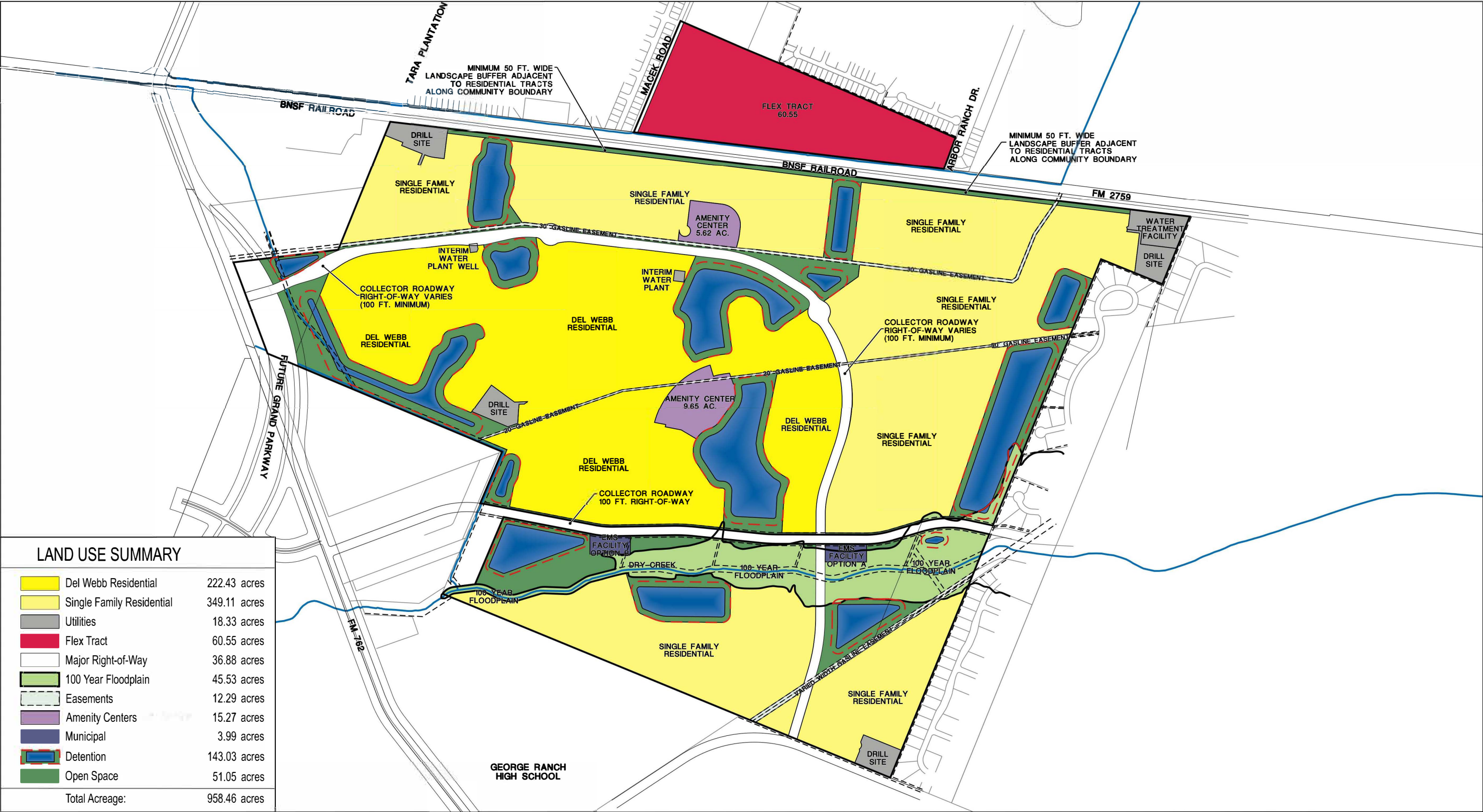
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



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



North

0' 500' 1,000' 2,000'

Scale: 1" = 1,000'

Date: December 19, 2024



Planning & Zoning Commission Agenda Request

May 22, 2025

Agenda Request No: V.C.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Echols, Senior Planner

Presented by: Jessica Echols, Senior Planner

Responsible Department: Planning and Development Services

Agenda Caption:

FINAL PLAT - RYEHILL SECTION TWO

Consideration of and action on the Ryehill Parkway Street Dedication Section Two Final Plat.

Recommended Action:

Staff Recommends Conditional Approval of the Final Plat for Ryehill Parkway Street Dedication Section Two.

Executive Summary:

This is the Final Plat for the street dedication of Ryehill Parkway Section Two. The plat consists of 12.376 acres and is located within the Ryehill Development, south of FM 2759 and east of FM 762, at the boundary of Sugar Land's ETJ and Rosenberg's city limits.

Ryehill Parkway will serve as the major collector roadway within the residential development, providing connections to FM 762 and the future extension of Reading Road. Section 1 of Ryehill Parkway, located within Rosenberg city limits, will connect Ryehill Parkway Section 2 to FM 762. Ryehill Parkway Street Dedication and Reserves Section One was recorded on April 16, 2025.

This final plat complies with the regulations in Chapter 5 of the Development Code and is consistent with the Ryehill General Plan (Exhibit B of the Development Agreement – amended 1/15/25).

The Commission reviewed and approved the Preliminary Plat during their scheduled meeting on December 10, 2024.

Staff recommends approval of the Ryehill Parkway Street Dedication Section Two Final Plat with the following conditions:

- Fill in the recordation number (F.B.C. Clerk's File No.) for the abandonment of the 30-

foot drill site access easement (C.F. No. 2024001915 O.P.R.F.B.C.) in Master Note 40. (Section 5-4. A., Section 5-4. C., and Section 5-11. K. of the Sugar Land Development Code; Development Application Handbook Section 4: Plats, Final Plat Checklist; Development Application Handbook Section 4: Plats, Graphic Requirements; and Development Application Handbook Section 4: Plats, Master Notes List for Plats in the ETJ and City Limits of Sugar Land)

- Remove the 30-foot drill site access easement (C.F. No. 2024001915 O.P.R.F.B.C.) from the face of the plat. (Section 5-4. A., Section 5-4. C., and Section 5-11. K. of the Sugar Land Development Code; Development Application Handbook Section 4: Plats, Graphic Requirements; and Development Application Handbook Section 4: Plats, Final Plat Checklist)
- Remove the 10-Foot HL&P Easement w/ 20-foot by 20-foot AE Centered from the face of the plat. (Section 5-4. A., Section 5-4. C., and Section 5-11. K. of the Sugar Land Development Code; Development Application Handbook Section 4: Plats, Graphic Requirements; and Development Application Handbook Section 4: Plats, Final Plat Checklist)
- Provide the recorded separate instrument for the abandonment of the 10-Foot HL&P Easement w/ 20-foot by 20-foot AE Centered. (Section 5-4. A., Section 5-4. C., and Section 5-11. K. of the Sugar Land Development Code, Development Application Handbook Section 4: Plats, Graphic Requirements; and Development Application Handbook Section 4: Plats, Final Plat Checklist).

Budget

Expenditure Required: n/a

Current Budget: n/a

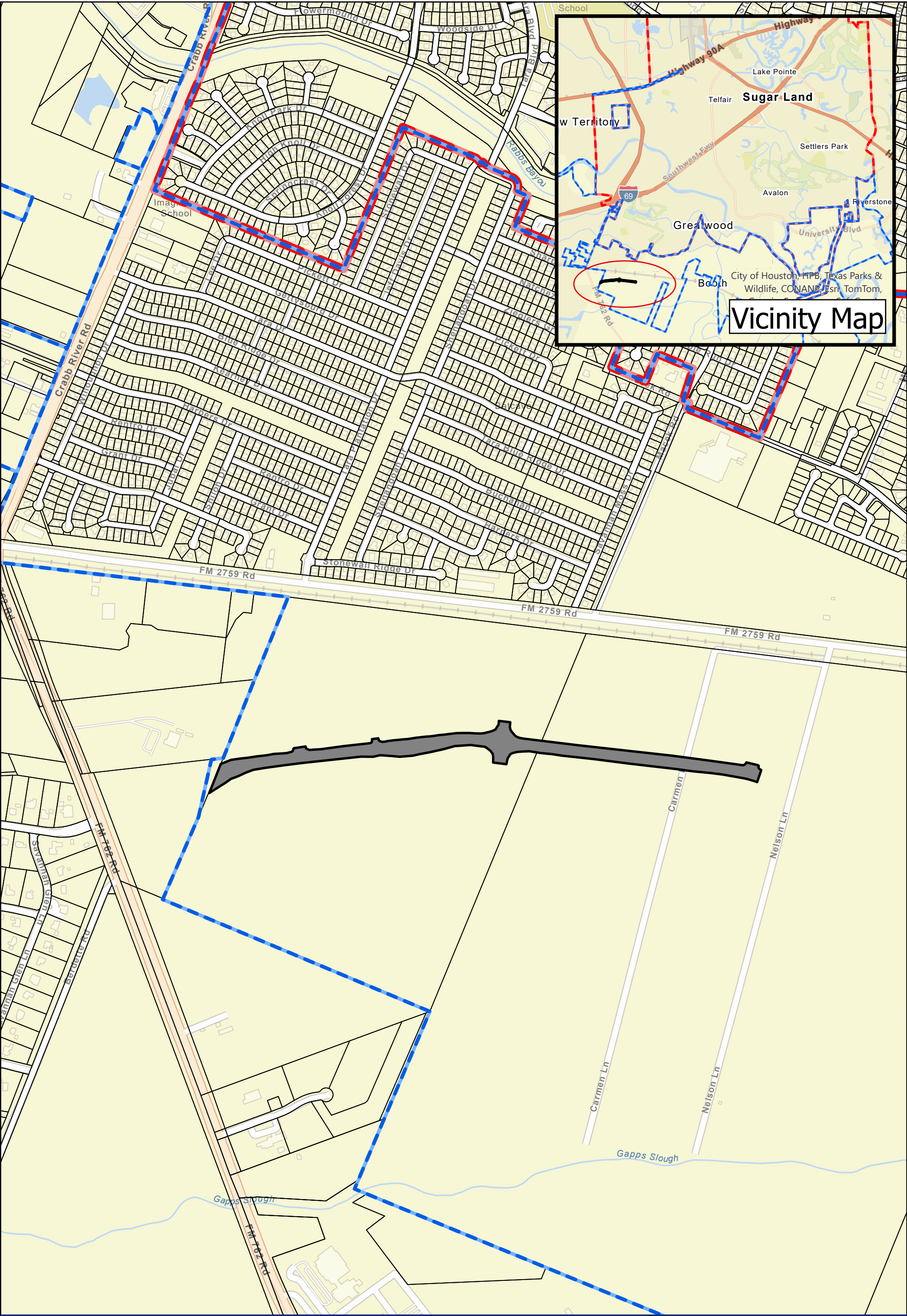
Additional Funding: n/a

Funding Source: n/a

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

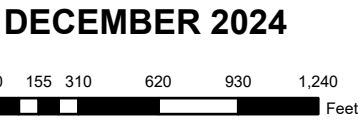
Attachments

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



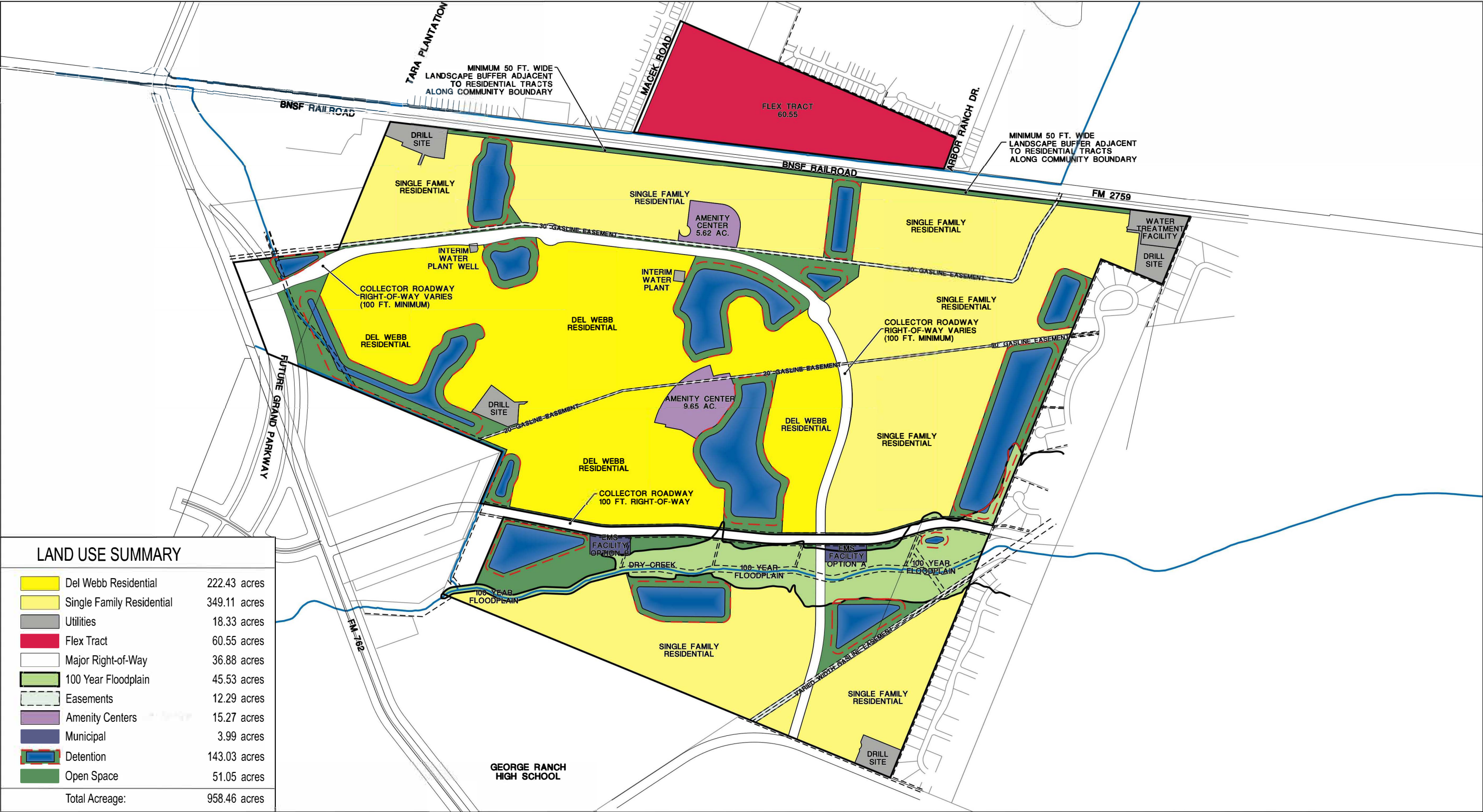
**RYEHILL PARKWAY
STREET DEDICATION
SECTION 2**

- City Limits
- ETJ
- Site Location



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.





SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
1.512.246.7003
www.secplanning.com + info@secplanning.com

CONCEPT PLAN
RYEHILL COMMUNITY
PulteGroup, Inc.
SUGAR LAND, TEXAS

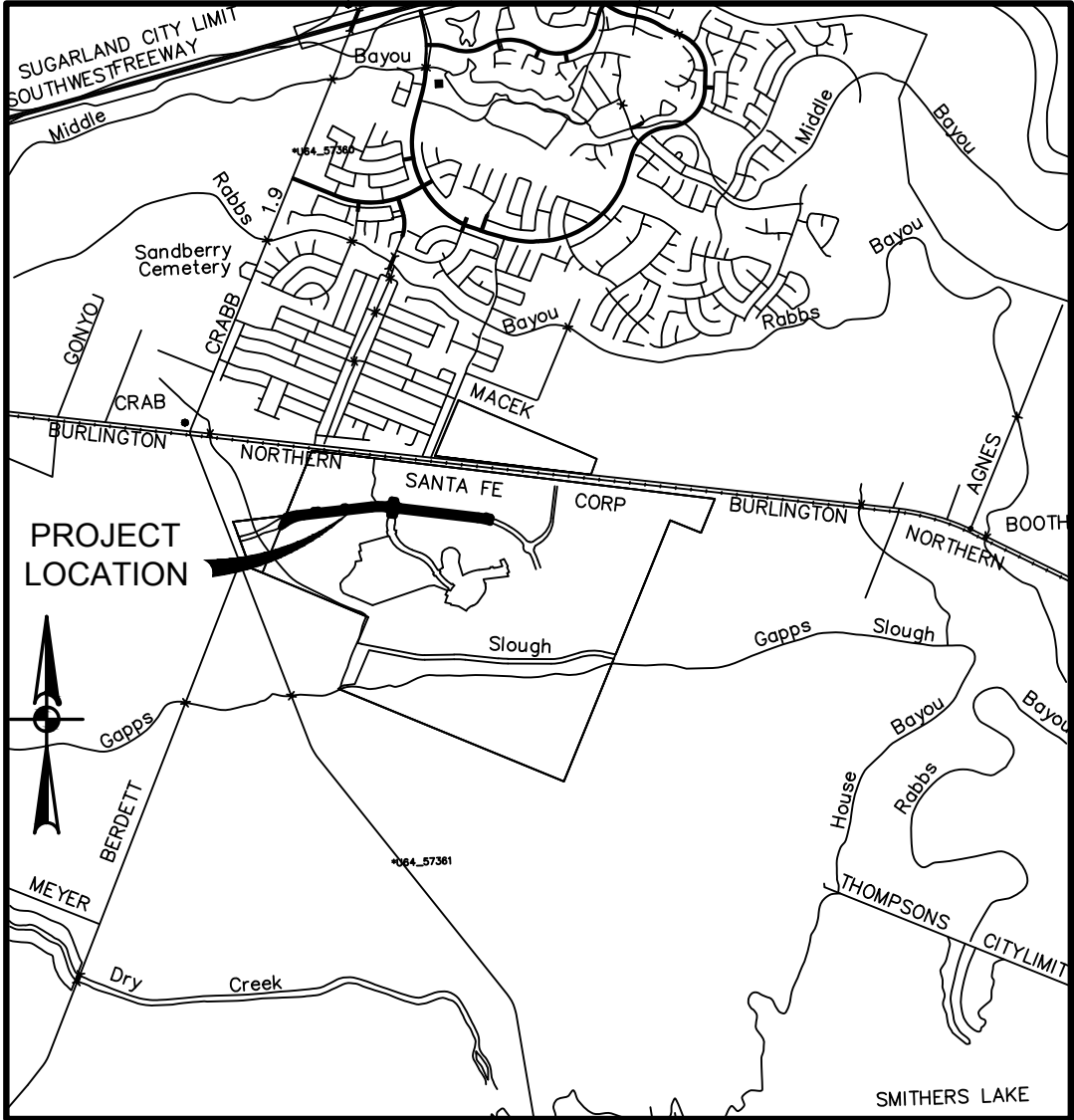


0' 500' 1,000' 2,000'

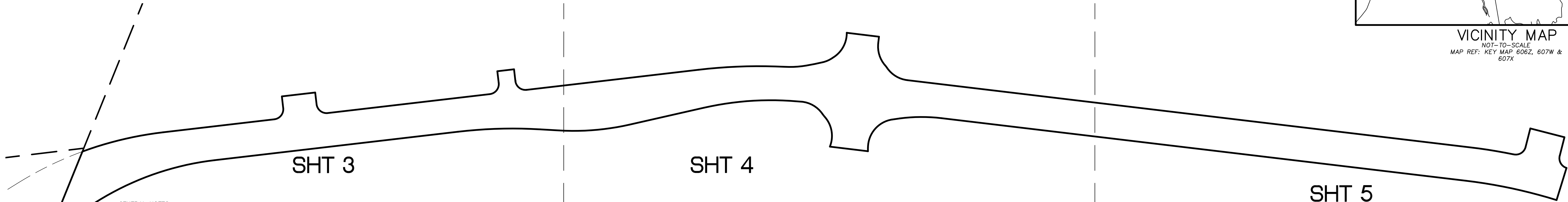
Scale: 1" = 1,000'
Date: December 19, 2024

SHEET FILE: K:\230112-PULH\Cadfiles\PLANNING\Submittals\Concept Plan 2024-12-19.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Page 24 of 49



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 606Z, 607W & 607X



GENERAL NOTES:

- 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 2.15 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 SUGARLAND, TX. ELEV = 69.747 NAVD88 (NOTE: THE PUBLISHED VALUES FOR THE ELEVATION OF RM-001 CONTAIN A TYPOGRAPHICAL ERROR, PUBLISHED AS 67.747, THE ACTUAL ELEVATION WAS CONFIRMED BY CALCULATING BETWEEN THE PUBLISHED GEOID HEIGHT OF -27.2206M AND THE PUBLISHED ELLIPSOIDAL HEIGHT OF -5.9618M)
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- 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. 2791025-00020, EFFECTIVE DATE MAY 2, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 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.
- 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.
- THE PIPELINES OR 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.
- 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, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT 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 TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- MASTER NOTE N/A
- 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.
- RYEHILL PARKWAY STREET DEDICATION SECTION TWO LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0265L, DATED APRIL 2, 2014.
- MASTER NOTE N/A
- 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.
- 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.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- 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 PROPERTIES ARE CONFINED TO SUCH

- DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- MASTER NOTE N/A
 - MASTER NOTE N/A
 - MASTER NOTE N/A
 - ALL BUILDING LINE TRANSITIONS SHALL BE 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
 - 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.
 - MASTER NOTE N/A
 - MASTER NOTE N/A
 - ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS ESTABLISHED BY DEVELOPERS AGREEMENT BY AND BETWEEN THE CITY OF SUGAR LAND, TEXAS, AND PULTE HOMES OF TEXAS, L.P.
 - WITHIN 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.
 - MASTER NOTE N/A
 - MASTER NOTE N/A
 - MASTER NOTE N/A
 - MASTER NOTE N/A
 - MASTER NOTE N/A
 - ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
 - ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - 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.
 - 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.
 - THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
 - DESIGNATION OF DRILL SITES, EASEMENTS, AND RELEASE OF OTHER SURFACE RIGHTS AGREEMENT, RECORDED UNDER F.B.C. CLERK'S FILE NO. 2024001915, HAS BEEN PARTIALLY ABANDONED BY THAT ABANDONMENT OF EASEMENTS RECORDED UNDER F.B.C. CLERK'S FILE NO. _____ AS TO THE RIGHT-OF-WAY SHOWN ON THIS PLAT.

RYEHILL PARKWAY STREET DEDICATION SECTION TWO

A SUBDIVISION OF 12.376 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND IN THE IN THE JOSEPH KUYKENDALL SURVEY, A-49,
SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS
0 LOTS 0 RESERVES 0 BLOCKS

MAY, 2025

OWNER:
JEN TEXAS 37, LLC,
A TEXAS LIMITED LIABILITY COMPANY

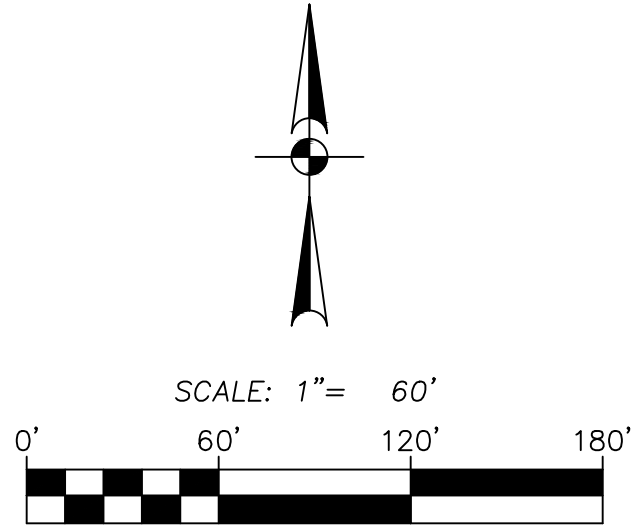
ADDRESS:
1401 LAKE PLAZA DRIVE
SUITE 200 - 158
SPRING, TEXAS 77389
TEL. 214-394-0493

**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10026600

SHEET 2 OF 5

Date: May 12, 2025, 11:55am User ID: TimothyWood
File: \\pape-dawson.com\Draw-pd\Survey\Survey\24\45087-24\1216 Shouse Collector Ph2\2-3-2 Final\PL 45087-24-216-FINAL.dwg

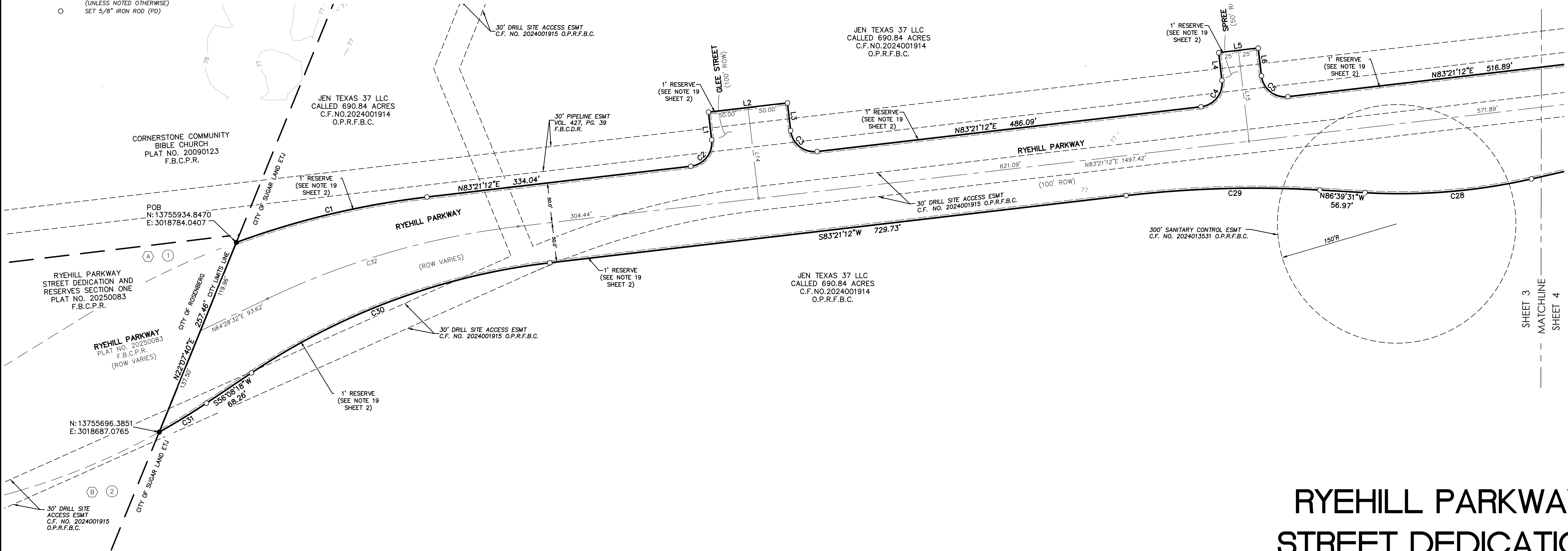


LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)

ABBREVIATION LEGEND

ESMT	EASEMENT
VOL PG.	VOLUME PAGE
POB	POINT OF BEGINNING
R	RADIUS
ROW	ROW OF WAY
FBCCR	FORT BEND COUNTY DEED RECORDS
FB CPR	FORT BED COUNTY PLAT RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
N:	NORTHING COORDINATES
E:	EASTING COORDINATES
HL&P	HOUSTON LIGHTING AND POWER
CPE	CENTER POINT EASEMENT
CF NO	CLERK'S FILE NUMBER



LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°38'48\"W	35.00'
L2	N83°21'12\"E	100.00'
L3	S06°38'48\"E	35.00'
L4	N06°38'48\"W	35.00'
L5	N83°21'12\"E	50.00'
L6	S06°38'48\"E	35.00'
L7	S83°04'36\"E	96.83'
L8	S06°55'24\"W	19.04'
L9	N14°21'53\"E	56.84'
L10	S75°38'07\"E	105.00'
L11	S14°21'53\"W	56.84'
L12	S17°10'03\"W	100.00'
L13	N83°04'36\"W	114.30'
L14	N06°38'48\"W	115.00'
L15	N06°38'48\"W	115.00'
L16	N14°21'53\"E	134.76'

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1050.00'	13°28'52\"	N76°36'46\"E	246.48'
C2	30.00'	90°00'00\"	N38°21'12\"E	42.43'
C3	30.00'	90°00'00\"	S51°38'48\"E	42.43'
C4	30.00'	90°00'00\"	N38°21'12\"E	42.43'
C5	30.00'	90°00'00\"	S51°38'48\"E	42.43'
C6	1550.00'	9°27'46\"	N88°05'05\"E	255.71'
C7	300.00'	12°21'27\"	N86°38'15\"E	64.58'
C8	790.50'	3°36'19\"	N78°39'22\"E	49.73'
C9	85.00'	21°08'07\"	N66°17'09\"E	31.18'
C10	118.00'	1°54'16\"	N56°40'13\"E	3.92'
C11	85.00'	58°20'10\"	N28°27'16\"E	82.85'
C12	85.00'	47°21'50\"	S16°45'30\"E	68.28'
C13	118.00'	5°32'41\"	S37°40'05\"E	11.41'
C14	85.00'	48°8'57\"	S59°03'13\"E	69.57'
C15	1610.00'	4°41'33\"	N80°51'54\"W	131.82'
C16	30.00'	87°06'05\"	N57°54'56\"E	41.34'
C17	30.00'	87°06'57\"	S29°11'38\"E	41.35'
C18	1510.00'	10°27'54\"	N77°58'44\"W	275.41'

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	500.00'	14°17'57\"	S89°38'20\"W	124.46'
C20	790.50'	1°41'30\"	S81°38'37\"W	23.34'
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C22	331.50'	1°54'47\"	S00°22'34\"E	11.07'
C23	85.00'	6°31'51\"	N09°36'41\"W	89.12'
C24	118.00'	6°04'22\"	N38°11'25\"W	12.50'
C25	85.00'	49°52'09\"	N60°05'19\"W	71.67'
C26	1450.00'	1°21'41\"	N85°42'14\"W	34.45'
C27	900.00'	16°22'41\"	S85°25'34\"W	256.39'
C28	750.00'	16°06'16\"	S85°17'22\"W	210.11'
C29	1400.00'	9°59'18\"	N88°20'51\"E	243.75'
C30	850.00'	27°12'53\"	S69°44'45\"W	399.96'
C31	850.00'	4°41'41\"	S58°29'09\"W	69.63'
C32	1000.00'	18°52'39\"	N73°54'52\"E	327.99'
C33	1500.00'	13°26'07\"	S89°55'45\"E	350.93'
C34	1560.00'	7°34'34\"	N79°25'24\"W	206.13'
C35	1560.00'	2°53'10\"	N74°11'32\"W	78.57'

RYEHILL PARKWAY STREET DEDICATION SECTION TWO

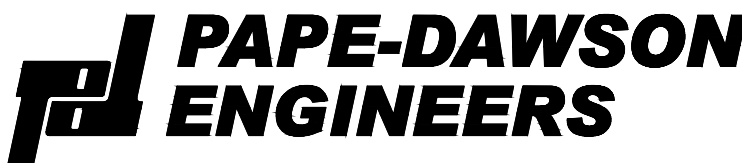
A SUBDIVISION OF 12.376 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND IN THE IN THE JOSEPH KUYKENDALL SURVEY, A-49,
SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS

0 LOTS 0 RESERVES 0 BLOCKS

SCALE 1"=60' MAY, 2025

OWNER:
JEN TEXAS 37, LLC,
A TEXAS LIMITED LIABILITY COMPANY

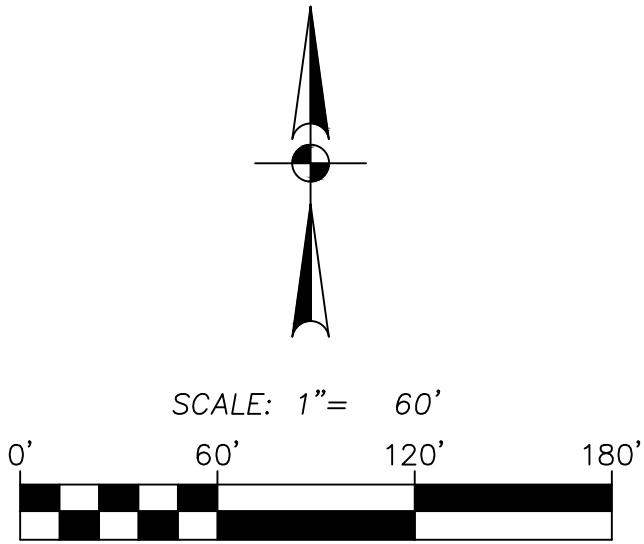
ADDRESS:
1401 LAKE PLAZA DRIVE
SUITE 200 - 158
SPRING, TEXAS 77389
TEL. 214-394-0493



2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1002800

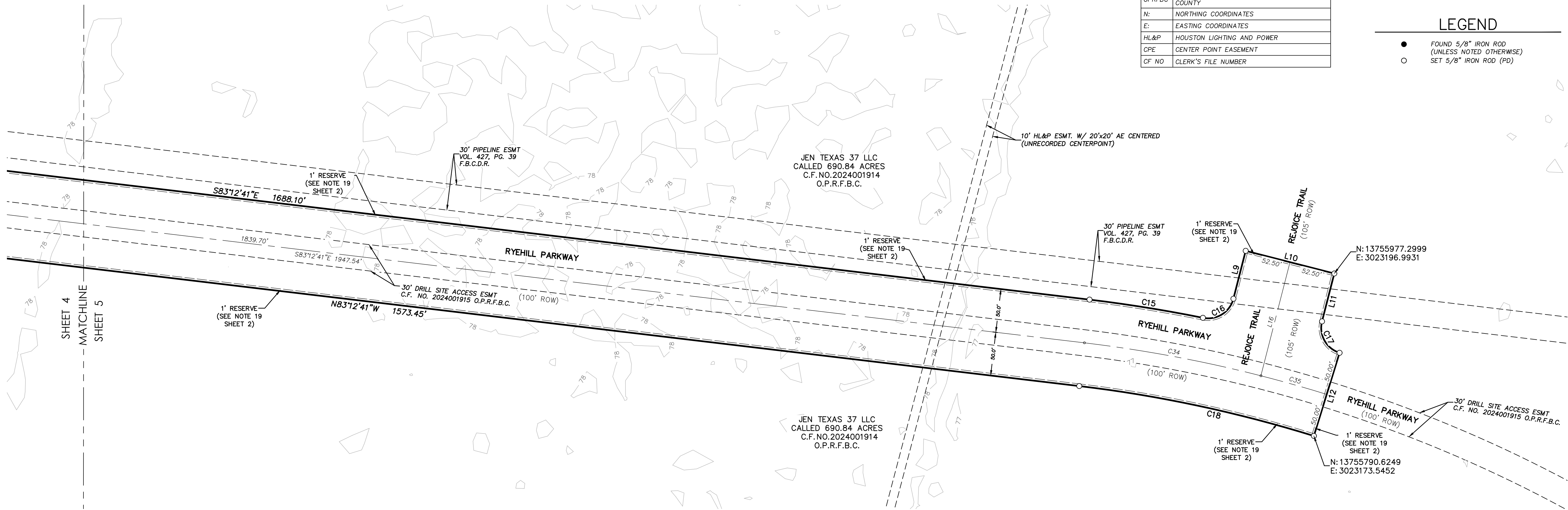
ABBREVIATION LEGEND

ESMT	EASEMENT
VOL. PG.	VOLUME PAGE
POB	POINT OF BEGINNING
R	RADIUS
ROW	ROW OF WAY
FBCCR	FORT BEND COUNTY DEED RECORDS
FB CPR	FORT BED COUNTY PLAT RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
N:	NORTHING COORDINATES
E:	EASTING COORDINATES
HL&P	HOUSTON LIGHTING AND POWER
CPE	CENTER POINT EASEMENT
CF NO	CLERK'S FILE NUMBER



LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)



RYEHILL PARKWAY
STREET DEDICATION
SECTION TWO

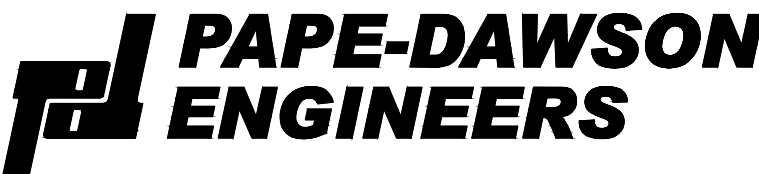
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0 LOTS 0 RESERVES 0 BLOCKS

SCALE 1"=60' MAY, 2025

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1401 LAKE PLAZA DRIVE
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2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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C12	85.00'	47°21'50"	S16°45'30"E	68.28'	70.27'
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C14	85.00'	48°18'57"	S59°03'13"E	69.57'	71.68'
C15	1610.00'	4°41'33"	N80°51'54"W	131.82'	131.88'
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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- 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
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.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat. & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGEND TABLE- Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) As applicable.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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	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

included and accurate. Note- Final plats require course and bearing info, not Prelim. Plats	
CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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).	If Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10

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
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, streets). Course and bearing of overall boundary.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	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

CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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).	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Design Standards (DS) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
MASTER NOTES- Master notes to be included on final plats as applicable from COSL Master Note List.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17

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).	
SIGNAUTRE BLOCK FOR REGISTERED PROFESSIONAL LAND SURVEYOR- (RPLS) To be included as per requirements of reference block.	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
SIGNATURE BLOCKS FOR CITY & COUNTY To be included with current information of officials and titles.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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).	If Final Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II, Sec. 5-11 This would also be the citation if Final Plat is non-compliant with an approved Preliminary Plat for the property.



Planning & Zoning Commission Agenda Request

May 22, 2025

Agenda Request No: V.D.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Echols, Senior Planner

Presented by: Jessica Echols, Senior Planner

Responsible Department: Planning and Development Services

Agenda Caption:

FINAL PLAT - RYEHILL SECTION 2A

Consideration of an action on the Ryehill Section 2A Final Plat.

Recommended Action:

Staff Recommends Conditional Approval of the Final Plat for Ryehill Section 2A.

Executive Summary:

This is the Final Plat for Ryehill Section 2A. It consists of 11.44 acres and includes 40 single-family lots, 3 blocks, and 3 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 via Ryehill Parkway.

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 1/15/25) 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 January 14, 2025.

Staff recommends approval of the Ryehill Section 2A Final Plat with the following condition:

- Approval and Recordation of Ryehill Parkway Street Dedication Section Two Final Plat prior to the recordation of Ryehill Section 2A Final Plat. (Section 5-4. A., Section 5-4. C., and Section 5-11. K., Section 5-21. 6. of the Sugar Land Development Code; and Development Application Handbook Section 4: Plats, Graphic Requirements).

Budget

Expenditure Required: n/a

Current Budget: n/a

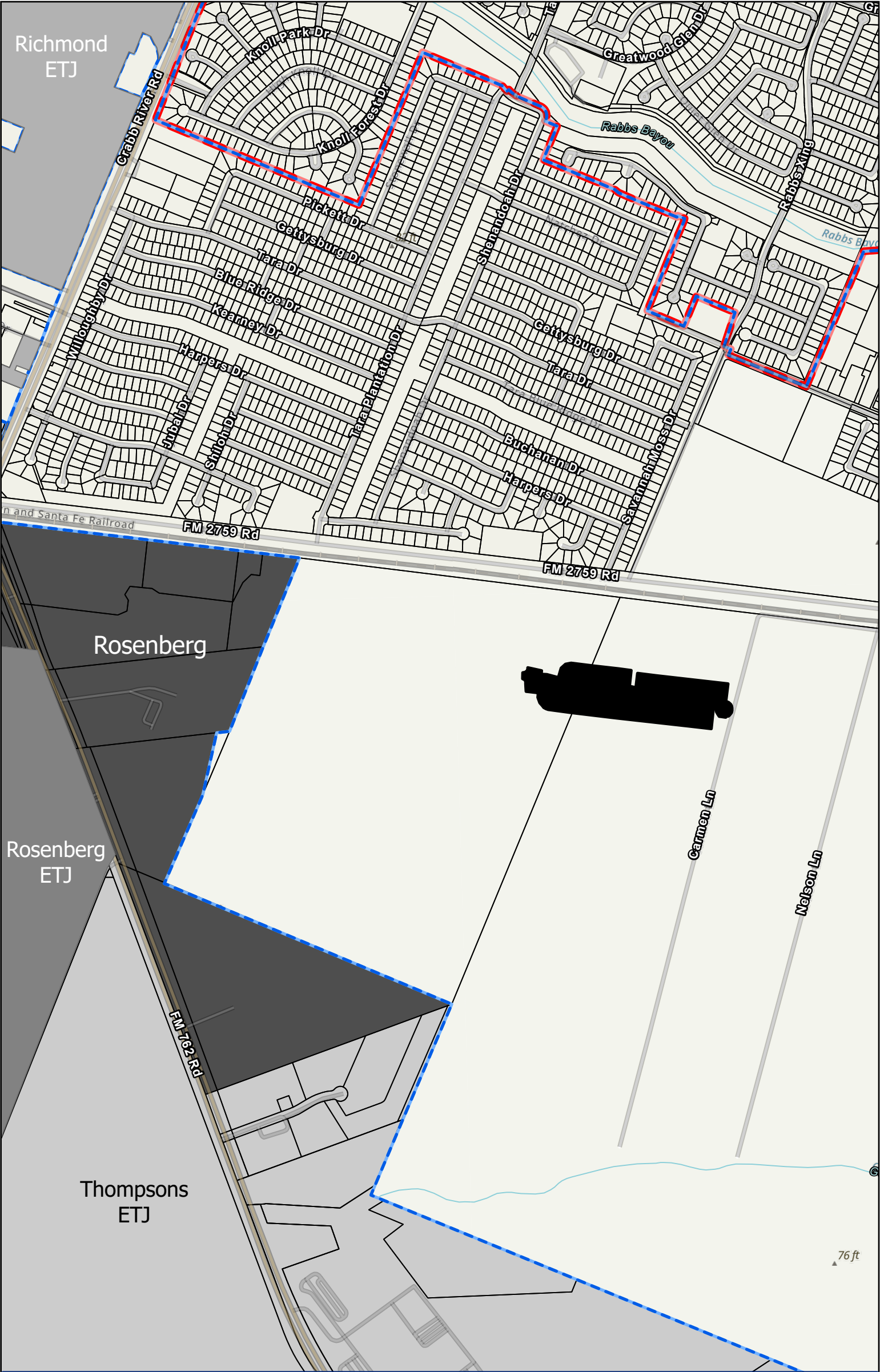
Additional Funding: n/a

Funding Source: n/a

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

Attachments

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



Ryehill
Section 2A

- ETJ
- Subject Site
- City Limits

DECEMBER 2024

0 180 360 720 1,080 1,440 Feet

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.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S77°42'47"E	104.81'
L2	S83°12'41"E	15.94'
L3	S75°56'00"E	12.30'
L4	N14°04'00"E	73.76'
L5	N52°54'48"E	41.67'
L6	N76°47'05"E	41.31'
L7	S6°47'19"W	15.84'
L8	S6°47'19"W	130.95'
L9	S6°47'19"W	169.49'
L10	N6°55'24"E	19.04'
L11	N83°04'36"W	96.83'
L12	N1°13'38"W	67.31'
L13	N6°47'19"E	50.00'
L14	S83°12'41"E	1.68'
L15	S6°47'19"W	171.24'
L16	S6°47'19"W	35.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	94°09'23"	S36°08'00"E	36.61'	41.08'
C2	825.00'	7°16'41"	S79°34'21"E	79.34'	79.39'
C3	60.00'	253°36'20"	S49°49'18"W	96.08'	265.58'
C4	25.00'	68°17'56"	N37°31'30"W	28.07'	29.80'
C5	85.00'	48°18'57"	N59°03'13"W	69.57'	71.68'
C6	118.00'	5°32'41"	N37°40'05"W	11.41'	11.42'
C7	85.00'	47°21'50"	N16°45'30"W	68.28'	70.27'
C8	25.00'	81°58'53"	N42°13'15"W	32.80'	35.77'
C9	25.00'	87°13'50"	N53°10'24"E	34.49'	38.06'
C10	275.00'	2°43'44"	N10°55'21"E	13.10'	13.10'
C11	800.00'	7°16'41"	N79°34'21"W	76.16'	76.22'
C12	600.00'	7°16'41"	S79°34'21"E	76.16'	76.22'
C13	250.00'	4°45'34"	S9°18'12"W	20.76'	20.77'
C14	25.00'	79°50'09"	N43°17'37"W	32.08'	34.83'
C15	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C16	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C17	25.00'	89°51'54"	S51°51'22"W	35.31'	39.21'
C18	60.00'	259°50'09"	N46°42'23"E	92.04'	272.10'

RESTRICTED RESERVE A
(RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY)
1.616 AC.

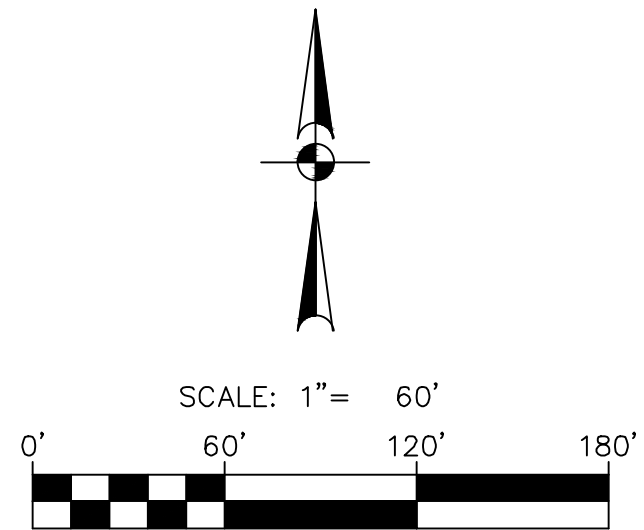
RESTRICTED RESERVE B
(RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY)
0.270 AC.

RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE/OPEN SPACE PURPOSES ONLY)
0.100 AC.

TOTAL: 1.986 AC.

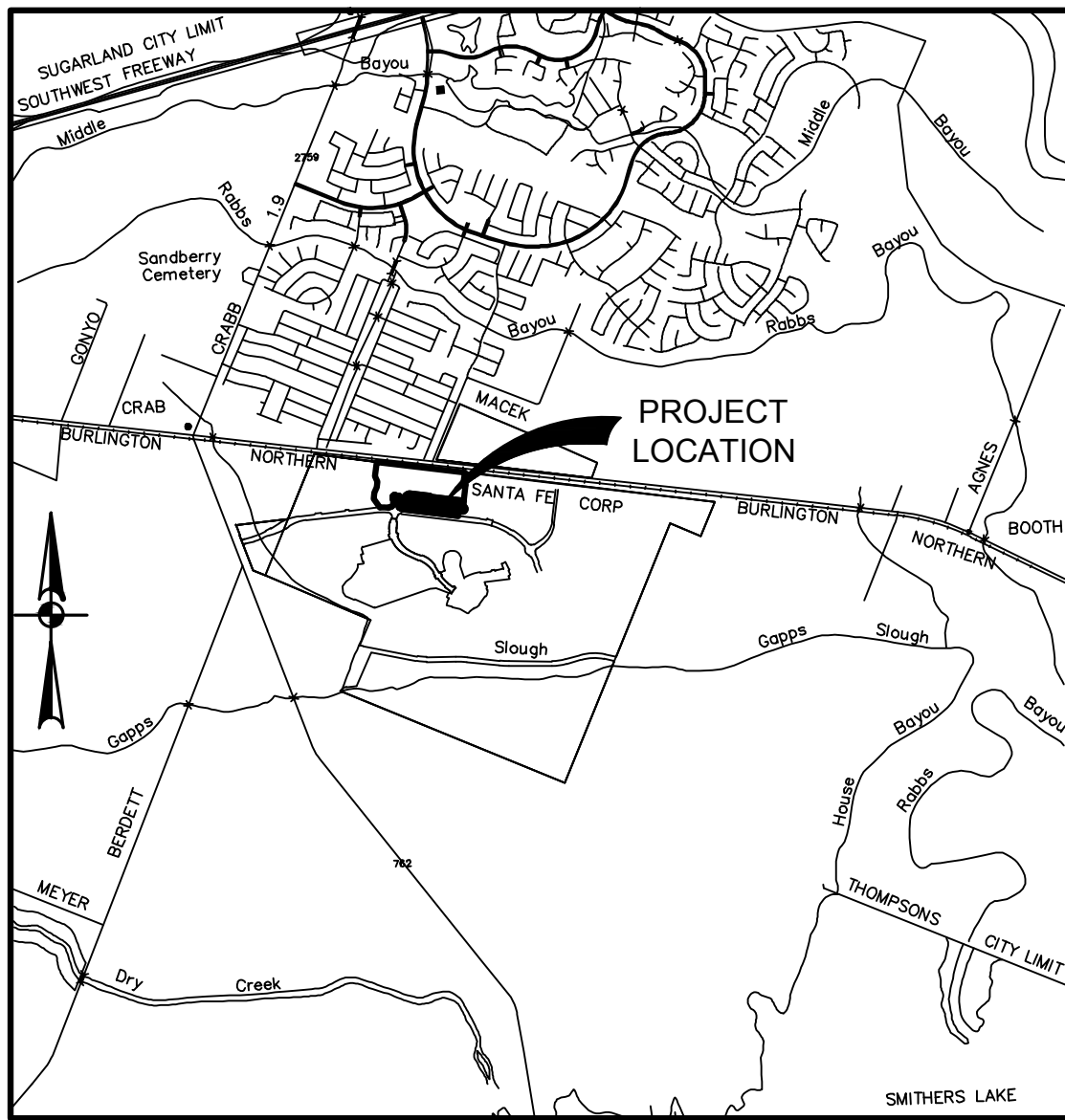
ABBREVIATION LEGEND

ESMT	EASEMENT
VOL. PG.	VOLUME PAGE
POB	POINT OF BEGINNING
R	RADIUS
ROW	ROW OF WAY
FBCDR	FORT BEND COUNTY DEED RECORDS
FBCPR	FORT BED COUNTY PLAT RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
N:	NORTHING COORDINATES
E:	EASTING COORDINATES
UE	UTILITY EASEMENT
CF NO	CLERK'S FILE NUMBER
BL	BUILDING LINE
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
STM SE	STORM SEWER EASEMENT



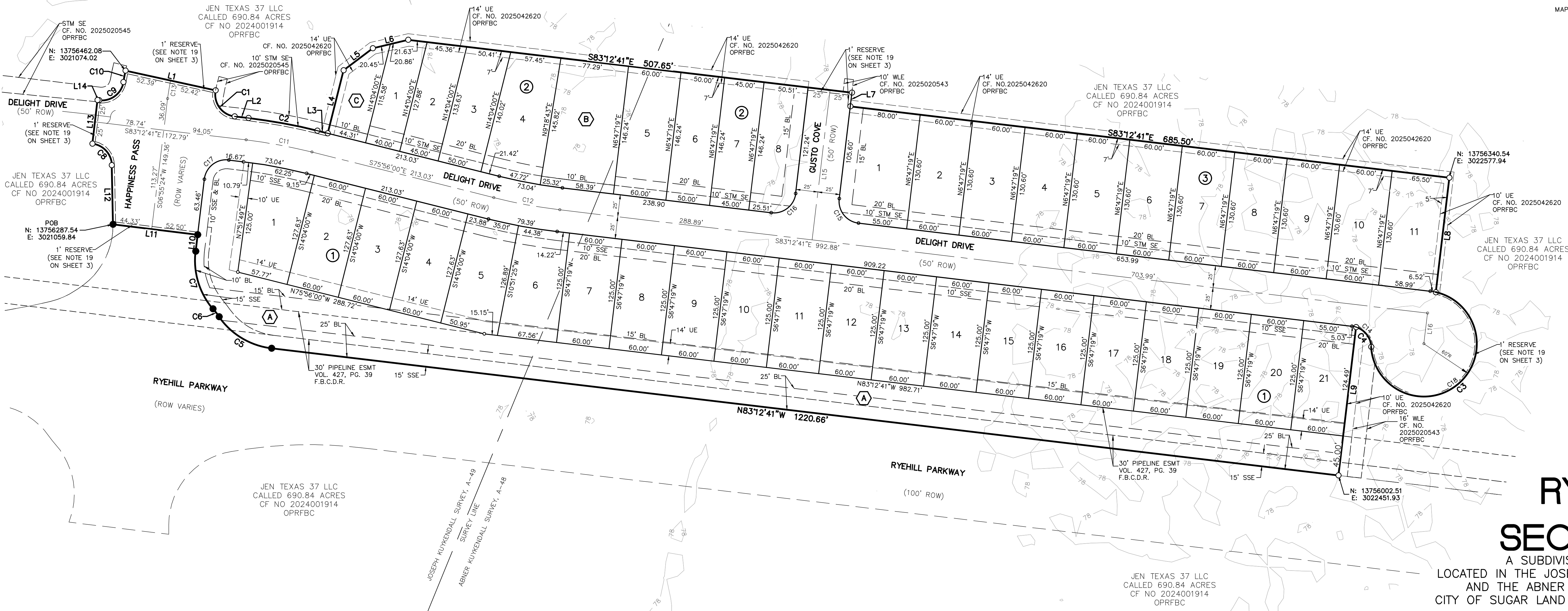
LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE) SET 5/8" IRON ROD (PD)
- = BLOCK NUMBER
- ⬢ = RESERVE SYMBOL



VICINITY MAP

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



RYEHILL

SECTION 2A

A SUBDIVISION OF 11.44 ACRES
LOCATED IN THE JOSEPH KUYKENDALL SURVEY, A-49,
AND THE ABNER KUYKENDALL SURVEY, A-48
CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS
40 LOTS 3 RESERVES 3 BLOCKS

MAY, 2025

OWNER:
JEN TEXAS 37, LLC,
A TEXAS LIMITED LIABILITY COMPANY

ADDRESS:
1401 LAKE PLAZA DRIVE
SUITE 200 - 158
SPRING, TEXAS 77389
TEL. 214-394-0493



2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

Date: May 05, 2025, 9:27am User ID: LoMark.Foote
File: K:\Projects\420\80\19_Sec 2A\2-0 Design\2-3 Plat\2-3-2 Final\PL42080-19-216-2A.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

- Date: May 05, 2025, 9
File: K:\Projects\420\



ENGINEERS

BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
 ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PE ENGINEERS
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.426.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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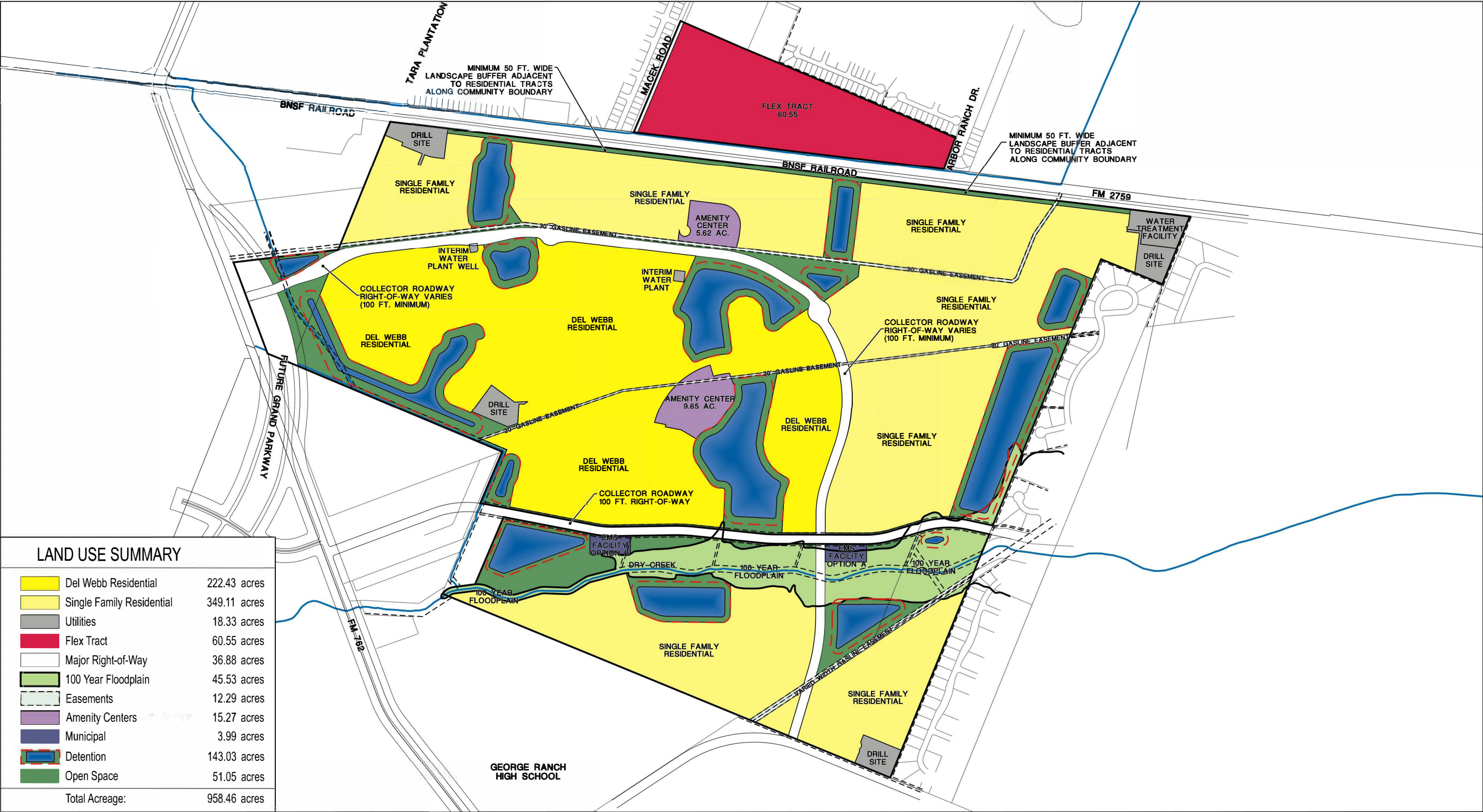
ENGINEERS

WYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713-261-1111

ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM

PE ENGINEERS
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PE ENGINEERS
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



SEC Planning, LLC

Land Planning + Landscape Architecture + Community Branding

AUSTIN, TEXAS
1.512.246.7003
www.secplanning.com + info@secplanning.com

CONCEPT PLAN
RYEHILL COMMUNITY

PulteGroup, Inc.
SUGAR LAND, TEXAS



0' 500' 1,000' 2,000'

Scale: 1" = 1,000'
Date: December 19, 2024

SHEET FILE: K:\230112-PULH\Cadfiles\PLANNING\Submittals\Concept Plan 2024-12-19.dwg
Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

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- 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
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.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat. & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGEND TABLE- Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) As applicable.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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	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

included and accurate. Note- Final plats require course and bearing info, not Prelim. Plats	
CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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).	If Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10

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
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, streets). Course and bearing of overall boundary.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	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

CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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).	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Design Standards (DS) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
MASTER NOTES- Master notes to be included on final plats as applicable from COSL Master Note List.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17

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).	
SIGNAUTRE BLOCK FOR REGISTERED PROFESSIONAL LAND SURVEYOR- (RPLS) To be included as per requirements of reference block.	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
SIGNATURE BLOCKS FOR CITY & COUNTY To be included with current information of officials and titles.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
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).	If Final Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II, Sec. 5-11 This would also be the citation if Final Plat is non-compliant with an approved Preliminary Plat for the property.



Planning & Zoning Commission Agenda Request

May 22, 2025

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Sapana Patel, Commissioner

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting May 13, 2025

Recommended Action:

Executive Summary:

Budget

Expenditure Required:

Current Budget:

Additional Funding:

Funding Source:

Account Number (ORG-OBJ-Project):

Attachments

None



Planning & Zoning Commission Agenda Request

May 22, 2025

Agenda Request No: VI.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

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:

Current Budget:

Additional Funding:

Funding Source:

Account Number (ORG-OBJ-Project):

Attachments

None