



## AGENDA ITEM SUMMARY FORM

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**MEETING DATE:** May 24, 2022

**PREPARED BY:** Lindsay Koskiniemi, CPM, CGFO, Assistant Director of Development Services

**AGENDA CONTENT:** Conduct a public hearing, discussion, and possible action on a request for approval of the preliminary replat of Riverwood Ranch Sections 3 & 4. The proposed preliminary plat consists of approximately 144 single family residential lots on approximately 35.6 acres and is generally located north of Hospital Drive between N. Downing Street to the west and Buchta Road to the east.

**AGENDA ITEM SECTION:** Public Hearing

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**BUDGETED AMOUNT:** N/A

**FUNDS REQUESTED:** N/A

**FUND:** N/A

### EXECUTIVE SUMMARY:

The subject property consists of approximately 35.6 acres, is a Planned Development, (PD) district, and is located generally north of Hospital Drive situated between N. Downing Street to the west and Buchta Road to the east. The proposed preliminary replat is to subdivide the property into 144 single family residential lots. As the Commission will recall, Riverwood Ranch Section 1 consisted of 96 single family residential lots on 22.691 acres, and Riverwood Ranch Section 2 consisted of 85 single family residential lots on 19.793 acres.

Attached is the city engineer's memo containing comments. The permitted lot sizes and density for the Riverwood Ranch project were established as part of an ordinance (ORD. 20200609-006) approving the Planned Development zoning on the property. That ordinance was subsequently amended by ORD. 20200112-014. To include agricultural uses to allow the property owner to obtain an agricultural exemption on the undeveloped portion of the property.

In addition to the comments noted by the city engineer, for Section 3 and 4 of Riverwood Ranch, the city engineer will require a Traffic Impact Analysis (TIA) based on the threshold requirement for exceeding peak hour trips, per Section 23-25 of the City of Angleton Code of Ordinances – Land Development Code. The city engineer has concluded that the preliminary plat is incomplete, and review cannot be completed until corrections are made, additional information is received, and the Section 3 & 4 Preliminary Plat is resubmitted.

Finally, Local Government Code (LGC) Section 212.005 "Approval by Municipality Required," states: The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations."

On May 05, 2022, the Planning and Zoning Commission members voted to recommend approval of the proposed preliminary replat for Sections 3 and 4 of the Riverwood Ranch subdivision, subject to clearing all city engineer comments (3 in favor/1 opposed/ 2absent – one member resigned). A re-submittal was received, and staff received the city engineer comments on 05 MAY 2022. City engineer takes no objection to the Riverwood Ranch Section 3 and 4 Preliminary Plat with the exception of remaining 5 comments, which includes a requirement for a traffic impact analysis.

#### **RECOMMENDATION:**

Staff recommend conditional approval of the Riverwood Ranch Section 3 and 4 preliminary replat subject to the completion of Traffic Impact Analysis (TIA) and correction of all city engineer comments.