



## AGENDA ITEM SUMMARY FORM

---

**MEETING DATE:** February 2, 2023

**PREPARED BY:** Otis T. Spriggs, AICP, Director of Development Services

**AGENDA CONTENT:** Discussion, and possible action on a request for approval of the final replat of Riverwood Ranch Sections 3 & 4. The proposed final plat consists of approximately 145 single family residential lots on approximately 35.62 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

---

**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 3 consisted of 4 blocks, 73 Single family residential lots, and Riverwood Ranch Section 4 consisted of 4 blocks, 72 single family residential lots; total of 145 lots; 7 reserves on 35.620 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.

Note that City Council waived the Traffic Impact Analysis (TIA) and the Geotechnical report requirements of the City of Angleton Code of Ordinances – Land Development Code on May 24, 2022, during the approval of the preliminary plats for the earlier phases and sections.

**RECOMMENDATION:**

The Planning and Zoning Commission should approve the Final Plat for Riverwood Ranch Subdivision, Sections 3 and 4, all staff and city engineer comments were submitted, cleared, and accepted from December 2, 2022.