

ORDINANCE NO. 2296

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM ZERO LOT LINE SINGLE FAMILY RESIDENTIAL (R-1Z) DISTRICT TO RESIDENTIAL ESTATE (R-1E) DISTRICT FOR AN APPROXIMATELY 9.1217 ACRES OF LAND IN THE 0097 S M WILLIAMS, TRACT A, LILLIAN M LEE (PT), RESIDENTIAL RESERVE, ALSO KNOWN AS 1527 BURNEY ROAD, SUGAR LAND, TEXAS.

WHEREAS, the Imperial Lake Estates, LLC, has requested that approximately 9.1217 acres of land in the 0097 S. M. Williams, Tract A, Lillian M. Lee (PT), Residential Reserve, also known as 1527 Burney Road, Sugar Land, Texas, be rezoned from Zero Lot Line Single Family Residential (R-1Z) District to Residential Estate (R-1E) District; and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the rezoning request; and

WHEREAS, the City Planning and Zoning Commission and the City Council have each conducted in the time and manner and after notice required by law and applicable ordinances, a public hearing on such requested zoning change; and

WHEREAS, the City Planning and Zoning Commission recommended granting such requested zoning change; and

WHEREAS, the City Council finds that the zoning request complies with the City's comprehensive plan and now deems it appropriate to make such zoning change; NOW, THEREFORE:

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

Section 2. That the zoning district classification of approximately 9.1217 acres of land in the 0097 S. M. Williams, Tract A, Lillian M. Lee (PT), Residential Reserve, also known as 1527 Burney Road, Sugar Land, Texas, as described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Zero Lot Line Single Family Residential (R-1Z) District to Residential Estate (R-1E) District under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. That the City's official zoning map be amended to reflect this change in zoning district classification.

READ IN FULL on first consideration on _____, 2023.

APPROVED upon second consideration on _____, 2023.

Joe R. Zimmerman, Mayor

ATTEST:

Natalie Serrano, Interim City Secretary

APPROVED AS TO FORM:



Attachment: Exhibit A – Legal Description

LEGAL DESCRIPTION

Exhibit A

ALL OF THAT TRACT OR PARCEL OF LAND CONTAINING 9.1217 ACRES, MORE OR LESS, BEING ALL OF LILLIAN M. LEE TRACT A, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1014/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAID 9.1217 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS BASED ON THE WEST LINE OF SUBJECT TRACT BEING NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST)

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET IN THE WEST RIGHT-OF-WAY LINE OF BURNEY ROAD, BEING THE SOUTHEAST CORNER OF A CALLED 17.8869 ACRE TRACT OF LAND RECORDED UNDER 2004025993 OF FORT BEND COUNTY DEED RECORDS;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BURNEY ROAD THE FOLLOWING SIX CALLS AND DISTANCE:

SOUTH 12 DEGREES 04 MINUTES 56 SECONDS EAST, A DISTANCE OF 66.67 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT;

SOUTH 13 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 103.68 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN ANGLE POINT;

SOUTH 13 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 105.10 FEET TO A POINT FOR AN ANGLE POINT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 00 DEGREES 01 MINUTES EAST, 0.50 FEET;

SOUTH 23 DEGREES 44 MINUTES 26 SECONDS EAST, A DISTANCE OF 109.13 FEET TO A 5/8 INCH IRON ROD FOUND FOR BEGINNING OF A CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE LEFT IN A SOUTHEASTERLY DIRECTION HAVING A CENTRAL ANGLE OF 18 DEGREES 27 MINUTES 07 SECONDS, A RADIUS OF 760.00 FEET, AN ARC LENGTH OF 244.78 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 08 DEGREES 40 MINUTES 47 SECONDS EAST, 243.70 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE POINT OF A COMPOUND CURVE;

CONTINUING ALONG SAID CURVE TO THE LEFT IN A SOUTHWESTERLY DIRECTION HAVING A CENTRAL ANGLE OF 00 DEGREES 46 MINUTES 21 SECONDS, A RADIUS OF 1320.00 FEET, AN ARC LENGTH OF 17.80 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 55 MINUTES 56 SECONDS WEST, 17.80 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE NORTHEAST CORNER OF A CALLED 3.8965 ACRE TRACT OF LAND RECORDED UNDER 2016008569 OF FORT BEND COUNTY DEED RECORDS, BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTH LINE OF SAID 3.8965 THE FOLLOWING FIVE CALLS AND DISTANCE:

SOUTH 78 DEGREES 02 MINUTES 00 SECONDS WEST, A DISTANCE OF 32.99 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

SOUTH 37 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 121.80 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

NORTH 57 DEGREES 03 MINUTES 00 SECONDS WEST, A DISTANCE OF 398.30 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

SOUTH 75 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 324.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

SOUTH 62 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 500.52 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 17.8869 ACRE TRACT, BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE ALONG THE SOUTH LINE OF SAID 17.8869 THE FOLLOWING SIX CALLS AND DISTANCE:

SOUTH 61 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 104.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

NORTH 73 DEGREES 16 MINUTES 00 SECONDS EAST, A DISTANCE OF 111.20 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

NORTH 69 DEGREES 50 MINUTES 40 SECONDS EAST, A DISTANCE OF 95.00 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

NORTH 73 DEGREES 04 MINUTES 20 SECONDS EAST, A DISTANCE OF 284.20 FEET TO AN ANGLE POINT;

NORTH 27 DEGREES 48 MINUTES 30 SECONDS EAST, A DISTANCE OF 16.58 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED SOUTH TEXAS SURVEYING SET FOR AN ANGLE POINT;

NORTH 79 DEGREES 36 MINUTES 00 SECONDS EAST, A DISTANCE OF 132.43 FEET TO A THE POINT OF BEGINNING AND CONTAINING 9.1217 ACRES (397,343 SQUARE FEET) OF LAND, MORE OR LESS.



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