

ORDINANCE NO. 2310

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM BUSINESS OFFICE (B-O) DISTRICT TO NEIGHBORHOOD BUSINESS (B-1) DISTRICT FOR APPROXIMATELY 6.070 ACRES OF LAND DESCRIBED AS THE HASS IMPERIAL CENTER, RESERVE "A", LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF US 90A AND ULRICH STREET (8016 HIGHWAY 90A).

WHEREAS, Mirador Group has applied for a change in zoning from Business Office (B-O) zoning district classification to Neighborhood Business (B-1) zoning district classification for approximately 6.070 acres of land described as the Hass Imperial Center, Reserve A, located at the southeast corner of the intersection of US 90A and Ulrich Street (8016 Highway 90A); and

WHEREAS, the City Planning and Zoning Commission held a public hearing and recommended approval of the rezoning on July 27, 2023; 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 6.070 acres of land, described in Exhibit A, attached hereto and incorporated into this ordinance by reference, is changed from Business Office (B-O) zoning district classification to Neighborhood Business (B-1) zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. The City's official zoning map is amended to reflect this change in zoning district classification.

Section 4. That the following Exhibit is attached hereto and incorporated into this ordinance:

Exhibit A: Recorded Plat

READ IN FULL on first consideration on _____.

APPROVED upon second consideration on _____.

Joe R. Zimmerman, Mayor

ATTEST:

APPROVED AS TO FORM:



Attachment:

Exhibit A: Recorded Plat

STATE OF TEXAS
COUNTY OF FORT BEND

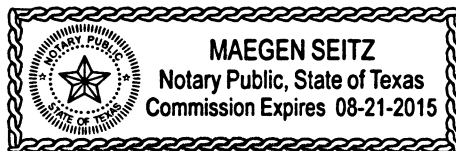
The Undersigned, Hass Holdings, LLC, a Texas limited liability company, acting by and through Amir Hassan, Manager, Owner of the property subdivided in the above and foregoing plat of **HASS IMPERIAL CENTER** does hereby make subdivision of said property according to the lines, streets, lots, building lines, and easements shown thereon and designate said subdivision as **HASS IMPERIAL CENTER**, 6.124 acres, located in the S.M. Williams Survey, Abstract Number 97, Fort Bend County, Texas, and hereby dedicates to public use as such, the streets and easements shown thereon forever and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and does hereby bind itself, its successors and assigns to warrant and defend forever the title to the land so dedicated.

In testimony, whereof, Hass Holdings, LLC, has caused these presents to be signed by Amir Hassan, its Manager, this 23rd day of March, 2015.
HASS HOLDINGS, LLC

By: A. Hassan
AMIR HASSAN, MANAGER

State of Texas
County of Fort Bend

Before me, the undersigned authority, on this day personally appeared Amir Hassan, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of March, 2015.



Maegen Seitz
Notary Public in and for the
State of Texas
My Commission Expires: 8/21/2015

SUBDIVISION NOTES

- Elevations used for delineating contour lines are based upon NAVD 1988 datum, 2001 adjustment.
- All bearings referenced to the Texas State Plane Coordinate System, South Central Zone (NAD83 grid).
- This plat was prepared to meet City of Sugar Land and Fort Bend County requirements.
- This plat was prepared from information furnished by Charter Title Company, GF No. 1017003364CS, effective date February 25, 2015, MARCH 20, 2015. The surveyor has not abstracted the above property.
- This plat lies wholly within Fort Bend Subsidence District, Fort Bend County Drainage District, Fort Bend Independent School District, the City limits of Sugar Land, and Fort Bend County.
- Approval of this plat will expire one year from City approval if not recorded in the Real Property Records of the county of Fort Bend.
- There are no pipelines or pipeline easements within the limits of the subdivision.
- All landscaping and structures, including fences, at intersections shall conform to the City of Sugar Land and ASHTO 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.
- Wood shingles are hereby prohibited within this subdivision.
- Sidewalks shall be constructed as required by Section 7.8 of the Design Standards of the City of Sugar Land. Prior to the acceptance of streets within the subdivision by the City of Sugar Land, sidewalks shall be constructed by the developer along all streets non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.
- Hass Imperial Center lies within unshaded Zone X as per the Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map for Fort Bend County, Texas and Incorporated Areas, Map Number 4815700260L, Map Revised April 2, 2014.
- 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.
- This property is subject to zoning by City of Sugar Land ordinance and all require and set forth therein.
- All lots and reserves shall have minimum side and rear setbacks as specified in Chapter Two, Article II of the Development Code of the City of Sugar Land, as prescribed by the applicable Zoning District regulations.
- As required by Chapter Five, Article V, Section 5-35(f) of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond or letter of credit is provided to and accepted by the City.
- Building height restrictions shall apply when non-residential property abuts residential property as specified in the Development Code of the City of Sugar Land.
- Site plans shall be submitted to the City of Sugar Land for staff review and approval prior to construction. Driveway requirements for the locations, widths and offset from an intersection and any existing driveways or proposed driveways, shall conform to the standards in Chapter Five, Article VIII of the Development Code of the City of Sugar Land.
- Street light design plans, in accordance with the City of Sugar Land Design Standards, shall be submitted to the City of Sugar Land for staff review and approval prior to installation of street lights.
- All numbers omitted above are City of Sugar Land Master Notes that do not apply to this property and were intentionally omitted.
- This property is subject to the blanket conveyance of "All water and sewerage systems facilities" including but not limited to "all pipelines, mains, laterals, service connections, meters, manholes, and lift stations" from Sugarland Industries, Inc., to the City of Sugar Land as described in instrument dated October 29, 1983, and recorded in Volume 445, Page 365 of the Deed Records of Fort Bend County, Texas.
- This property is subject to a blanket easement to Houston Lighting and Power Company for an unlocated "right of way" for a Transmission Line" as described in instrument recorded in Volume 407, Page 543 of the Deed Records of Fort Bend County, Texas.
- Any additional structures or improvements must adhere to the building line as shown on this plat. In addition, if the existing structures are ever demolished, then any replacement structures shall adhere to the building line as shown on this plat.
- Reduced building lines reflect right-of-way dedication along Brooks Street, Ulrich Street, and U.S. Highway 90A.

This is to certify that this plat is a minor plat under the provisions of the Texas Local Government Codes Section 212.0065 and meets all the requirements of the Subdivision Regulations Section 5-16 Chapter 5 of the Subdivision Regulations of the City of Sugar Land. The City of Sugar Land has approved and

authorizes the recording of this plat this 7 day of April, 2015.

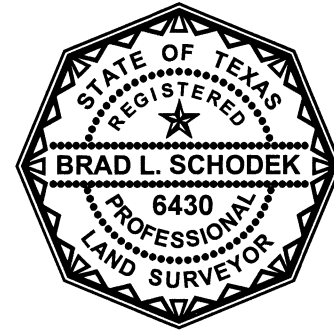
James A. Thompson
JAMES A. THOMPSON, MAYOR
Allen Bogard
ALLEN BOGARD, CITY MANAGER

Glenda Gunderman
GLENDA GUNDERMAN, CITY SECRETARY



RESERVE TABLE		
RESERVE NAME	LAND USE	SIZE (ACRES)
RESERVE "A"	UNRESTRICTED	6.070
BROOKS STREET	PUBLIC ROAD RIGHT-OF-WAY	0.034
ULRICH STREET	PUBLIC ROAD RIGHT-OF-WAY	0.020

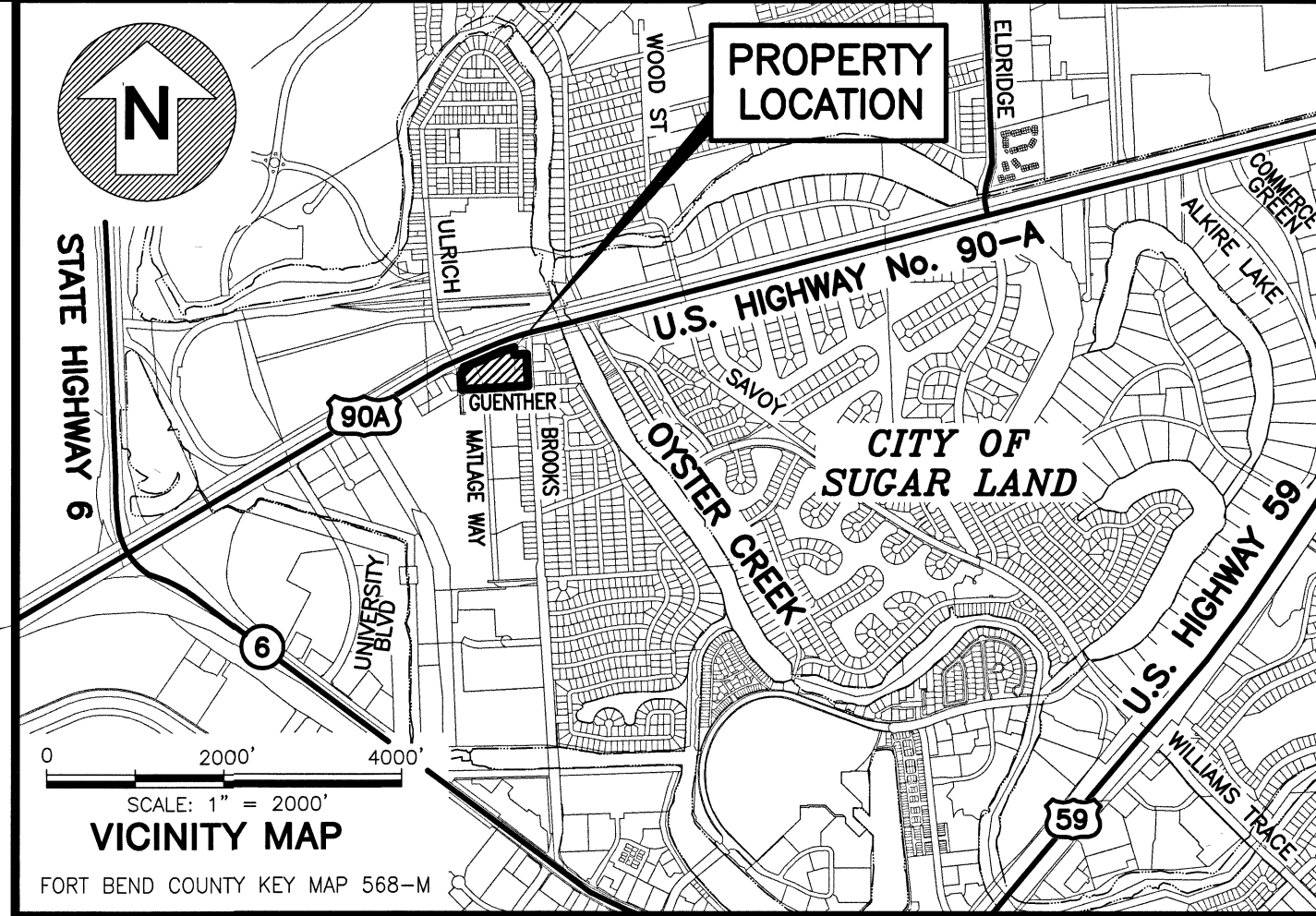
LINE TABLE		
LINE	DISTANCE	BEARING
L1	100.61'	N 75°32'38" E
L2	50.61'	N 70°36'43" E
L3	9.68'	S 86°37'29" W



Brad Schodek
Brad L. Schodek, R.P.L.S.
Texas Registration No. 6430

3/11/15
Date

U.S. HIGHWAY No. 90-A
(WIDTH VARIES)



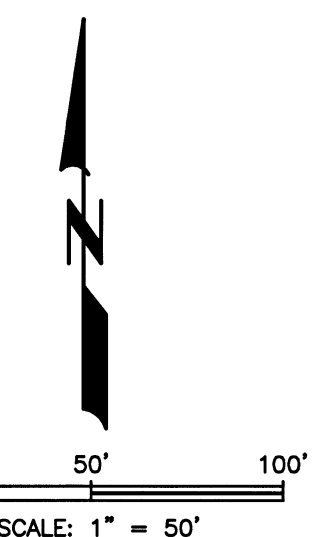
ELEVATION REFERENCE & TEMPORARY BENCHMARK:

Elevation Reference: City of Sugar Land SGR-14R (Reset) - Found stainless steel rod in logo cap on East side of Brooks Street (Spur 58) at Brooks Lake, located 0.2 miles North of State Highway No. 6.
Elevation= 79.1700' (NAVD88, 2001 Adjustment)

Temporary Benchmark No. 1 (TBM No. 1) - Set cotton picker spindle in power pole; Located 28 feet North of the centerline of Guenther Street at 70 feet East of the centerline of Ulrich Street.
Elevation= 75.85'

LEGEND:

R.O.W. - RIGHT-OF-WAY
VOL. - VOLUME
PG. - PAGE
D.R. - DEED RECORDS OF FORT BEND COUNTY
O.R. - OFFICIAL RECORDS OF FORT BEND COUNTY
P.R. - PLAT RECORDS OF FORT BEND COUNTY
F.B.C.C.F. - FORT BEND COUNTY PLAT
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE NO.
- NATURAL GROUND ELEVATION CONTOUR



HASS IMPERIAL
CENTER
A MINOR PLAT

A SUBDIVISION OF 6.124 ACRES OF LAND
BEING A CALL 6.1254 ACRE TRACT
(FORT BEND COUNTY CLERK'S FILE
No. 2013067386) BEING THE IMPERIAL
SUGAR COMPANY CALL 4.633 ACRE TRACT
(VOLUME 816, PAGE 21; DEED RECORDS
OF FORT BEND COUNTY, TEXAS) TOGETHER WITH
THE IMPERIAL SUGAR COMPANY CALL 1.34
ACRE TRACT (VOLUME 1046, PAGE 589;
DEED RECORDS OF FORT BEND COUNTY, TEXAS)
AND WITH THE IMPERIAL SUGAR COMPANY
CALL 0.517 ACRE TRACT (VOLUME 1095,
PAGE 852; DEED RECORDS OF FORT BEND
COUNTY, TEXAS), ALL BEING IN
THE S.M. WILLIAMS SURVEY, ABSTRACT NO. 97.
CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS.

1 RESERVE

1 BLOCK

OWNER

HASS HOLDINGS, LLC
c/o AMIR HASSAN
POST OFFICE BOX 923
SUGAR LAND, TEXAS 77487-0923
(281) 450-7777

SURVEYOR AND ENGINEER

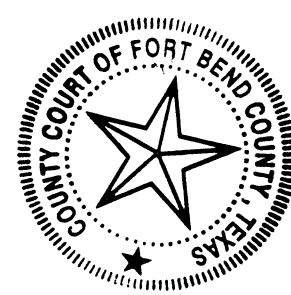
KELLY R. KALUZA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
TEXAS LICENSED SURVEYING FIRM No. 10010000
3014 AVENUE I
ROSENBERG, TEXAS 77471
(281) 341-0808
bschodek@kellykaluza.com

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in

my office on April 8, 2015, at 11:49 o'clock A.M., in Plat No. 20150095 of the plat records of said county. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas

By: Betty Kacal
Deputy BETTY KACAL



7 PGS
PLAT ATTACH
2015036450

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas

April 08, 2015 11:49:36 AM
FEE: \$148.00 BAK
PLAT
20150095

MARCH 11, 2015

SHEET 1 OF 1