

ORDINANCE NO. 2312

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, GRANTING A CONDITIONAL USE PERMIT FOR A PLACE OF WORSHIP (FAIZAN-E-MADINAH MASJID) LOCATED AT 13130 ALSTON ROAD WITHIN THE NEIGHBORHOOD BUSINESS (B-1) ZONING DISTRICT.

WHEREAS, Faizan-E-Madinah has applied for a conditional use permit for a Place of Worship (Faizan-E-Madinah Masjid), located at 13130 Alston Road in Sugar Land, further described as Reserve “A” of the Faizan-E-Madinah Minor Plat Instrument No. 2015101211, F.B.C.P.R., on approximately 4.7444 acres within a Neighborhood Business (B-1) zoning district; and

WHEREAS, the Planning and Zoning Commission recommends the permit be approved; NOW, THEREFORE;

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

Section 1. That a conditional use permit for a Place of Worship (Faizan-E-Madinah Masjid) is granted for the property located at 13130 Alston Road, further described as Reserve “A” on a minor plat titled Faizan-E-Madinah (File No. 2015101211, Official Public Records, Fort Bend County, Texas), on approximately 4.7444 acres within a Neighborhood Business (B-1) zoning district.

Section 2. That the permit is subject to the following conditions:

1. No outdoor speakers shall be permitted on site.
2. There shall be zero footcandle illumination at the property line.
3. Exterior lighting shall be full cut off fixtures.
4. There shall be a wood fence that is 8’ in height around the perimeter of the site.
5. The dumpster shall be located away from adjacent residential properties.

Section 3. That the premises must be developed, operated, and maintained in accordance with the ordinances of the City of Sugar Land and in accordance with the following Exhibits, attached to and incorporated into this ordinance by reference. If there is a conflict between a provision of this ordinance and a provision of the Code of Ordinances or the Sugar Land Development Code, the more stringent provision controls.

Exhibit A – Site Plan
Exhibit B – Floor Plan (First Floor)
Exhibit C – Floor Plan (Second Floor)
Exhibit D – Elevations (Southwest & Northeast)
Exhibit E – Elevations (Southeast & Northwest)
Exhibit F – Landscape Plan

Section 4. That any person found guilty of intentionally violating this ordinance will be fined not more than \$2,000 for each offense.

APPROVED on first consideration on _____, 2023.

ADOPTED upon second consideration on _____, 2023.

Joe R. Zimmerman, Mayor

ATTEST:

APPROVED AS TO FORM:



Attachments:

- Exhibit A – Site Plan
- Exhibit B – Floor Plan (First Floor)
- Exhibit C – Floor Plan (Second Floor)
- Exhibit D – Elevations (Southwest & Northeast)
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- Exhibit F – Landscape Plan