

ORDINANCE NO. 2131

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM INTERIM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1-I) DISTRICT TO NEIGHBORHOOD BUSINESS (B-1), GENERAL BUSINESS (B-2), OR BUSINESS OFFICE (B-O) DISTRICT FOR APPROXIMATELY 78 ACRES OF COMMERCIALY DEVELOPED PROPERTIES IN NEW TERRITORY LOCATED BETWEEN (1) SOUTH OF HIGHWAY 90A AND WEST OF EASTON AVENUE; (2) SOUTH OF HIGHWAY 90A AND EAST OF GRAND PARKWAY 99; (3) NORTH AND SOUTH OF NEW TERRITORY BOULEVARD AND EAST OF GRAND PARKWAY 99; AND (4) ALONG HOMEWARD WAY AND SOUTH OF GATEWAY BOULEVARD.

WHEREAS, on December 12, 2017, the City of Sugar Land (“City”) annexed properties within the New Territory Municipal Utility Districts, including four main commercial areas with a total of approximately 78 acres of land located between (1) south of Highway 90A and west of Easton Avenue; (2) south of Highway 90A and east of Grand Parkway 99; (3) north and south of New Territory Boulevard and east of Grand Parkway 99; and (4) along Homeward Way and south of Gateway Boulevard, pursuant to a Strategic Partnership Agreement; and

WHEREAS, the commercial properties annexed are temporarily designated Interim Standard Single-Family Residential (R-1-I) pending permanent zoning of the properties; and

WHEREAS, the proposed permanent zoning of the approximately 78 acres of commercially developed areas in New Territory will replace the interim zoning designation placed on the said areas at the time of annexation with permanent commercial zoning districts (B-O, B-1, and B-2), and the proposed permanent rezoning is consistent with the existing development in the commercial areas; and

WHEREAS, the City wishes to rezone approximately 78 acres of commercially developed land in the New Territory area from Interim Standard Single-Family (R-1-I) District to Business Office (B-O), Neighborhood Business (B-1), or General Business (B-2) District; and

WHEREAS, the Planning and Zoning Commission held a public hearing on February 22, 2018, and unanimously recommended approval on March 13, 2018; 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 78 acres of land, described in Exhibit A, attached hereto and incorporated into this ordinance by reference, is changed from Interim Single-Family Residential zoning district classification (R-1-I) to Business Office (B-O), Neighborhood Business (B-1), or General Business (B-2) 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 Exhibits are attached hereto and incorporated into this ordinance:

Exhibit A –Vicinity Map
Exhibit B – Legal Descriptions

READ IN FULL on first consideration on _____.

APPROVED upon second consideration on _____.

Joe R. Zimmerman, Mayor

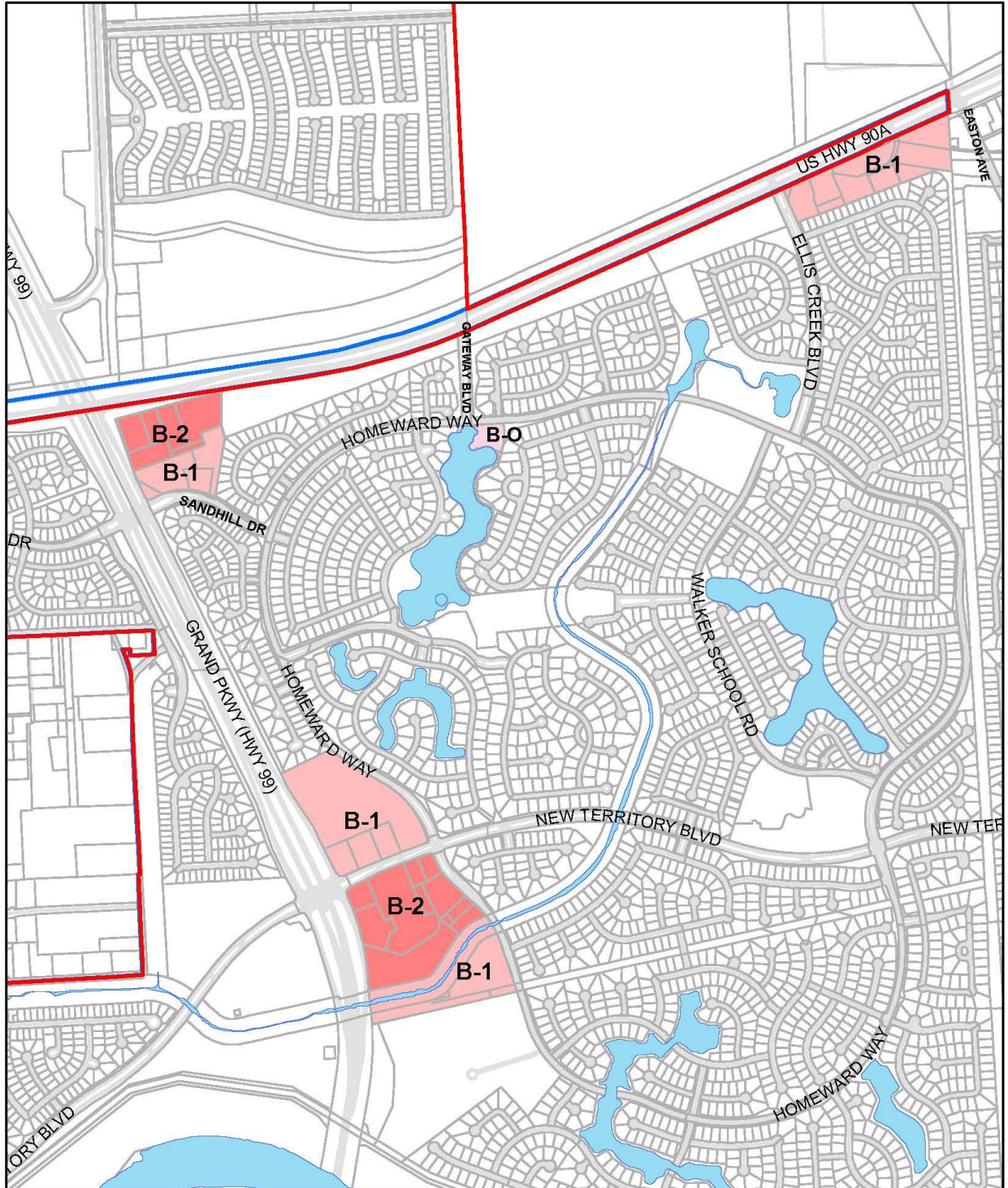
ATTEST:

APPROVED AS TO FORM:



Attachment: Exhibit A –Vicinity Map
Exhibit B – Legal Descriptions

Exhibit A- Vicinity Map



NEW TERRITORY COMMERCIAL AREAS PERMANENT ZONING

February 2018

Exhibit B- Legal Descriptions (Page 1 of 2)

Property Included for Permanent Zoning of New Territory Commercial Properties- From Interim Standard Single Family Residential (R-1-I) to Neighborhood Business (B-1), General Business (B-2), or Business Office (B-O) Zoning – New Territory

Property containing acreage in the following documents listed below, are located 1) south of Highway 90A and west of Easton Avenue; 2) south of Highway 90A and east of Grand Parkway 99; 3) north and south of New Territory Blvd and east of Grand Parkway 99; 4) along Homeward Way and south of Gateway Boulevard

B-1 Zoning:

New Territory Retail Center One

Fort Bend County Plat File Slide No. 1021A

Acreage: 12.6451

New Territory Parcel C-3 Reserve A

Fort Bend County Plat File Slide No. 1541B

Acreage: 1.0000

New Territory Parcel C-3 Reserves “B & “C”

Fort Bend County Plat File Slide No. 1592A

Acreage: 2.9852

Parkway United Methodist Church Replat of Reserve A

Fort Bend County Plat File No. 201446718

Acreage: 14.95

New Territory Parcel CV-9

Fort Bend County Plat File Slide No. 1664B

Acreage: 12.2312

New Territory Parcel MCU-1 Reserve “A”

Fort Bend County Plat File Slide No. 1542B

Acreage: 1.3899

New Territory Residential Community Association, Inc.

File No. 9710142

O.R.F.B.C.

Acreage 1.2888

New Territory Parcel C-2

Fort Bend County Plat File Slide No. 1726B

Acreage: 2.03 acres (part of Restrictive Reserve “E” of New Territory Parcel C-2) further described as Parcel R221341, Fort Bend County Central Appraisal District

Exhibit B- Legal Descriptions (Page 2 of 2)

B-2 Zoning:

New Territory Parcel C-2

Fort Bend County Plat File Slide No. 1726B

Acreage: 10.4988 minus 2.03 acres included as part of Restrictive Reserve “E”, further described as Parcel R221341, Fort Bend County Central Appraisal District (see “B-1 Zoning” list in this ordinance)

Replat of New Territory Parcel C-4

Fort Bend County Plat File Slide No. 1585A, 1585B

Acreage: 19.3460

B-O Zoning:

New Territory Information Center

Fort Bend County Plat File Slide No. File No. 838A

Acreage 1.3791