

ORDINANCE NO. 2137

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 PERMANENT BUSINESS OFFICE (B-O) OR TOWNHOUSE RESIDENTIAL (R-3) DISTRICT FOR NON-RESIDENTIAL AND RESIDENTIAL AREAS IN THE GREATWOOD COMMUNITY CONSISTING OF APPROXIMATELY 29.2 ACRES OF LAND LOCATED (1) EAST OF GREATWOOD PARKWAY AND NORTH OF RIVERBROOK DRIVE, (2) NORTH OF RIVERBROOK DRIVE AND GRAND TERRACE LANE, AND (3) SOUTH OF WINDING BROOK DRIVE AND QUIET POND DRIVE.

WHEREAS, on December 12, 2017, the City of Sugar Land ("City") annexed properties within the Greatwood Municipal Utility Districts, including three areas, consisting of approximately 29.2 acres of land, developed as either senior independent/assisted living or townhomes in the Greatwood community located (1) east of Greatwood Parkway and north of Riverbrook Drive; (2) north of Riverbrook Drive and Grand Terrace Lane; and (3) south of Winding Brook Drive and Quiet Pond Drive, pursuant to a Strategic Partnership Agreement; and

WHEREAS, the non-residential and residential areas 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 approximately 29.2 acres of developed land in the Greatwood community will replace the interim zoning designation placed on the said areas at the time of annexation with permanent zoning districts (B-O or R-3), and the proposed permanent rezoning is consistent with the existing development in the commercial areas; and

WHEREAS, the City wishes to rezone approximately 29.2 acres of non-residential and residential developed land in the Greatwood community from Interim Standard Single-Family (R-1-I) District to Business Office (B-O) or Townhouse Residential (R-3) District; and

WHEREAS, the Planning and Zoning Commission held a public hearing on June 12, 2018, and unanimously recommended approval on July 10, 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 29.2 acres of land, described in Exhibit A and Exhibit B, 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) or Townhouse Residential (R-3) 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 (Non-Residential Areas)

Exhibit B – Vicinity Map (Residential Areas)

Exhibit C – Legal Descriptions

READ IN FULL on first consideration on _____.

APPROVED upon second consideration on _____.

Joe R. Zimmerman, Mayor

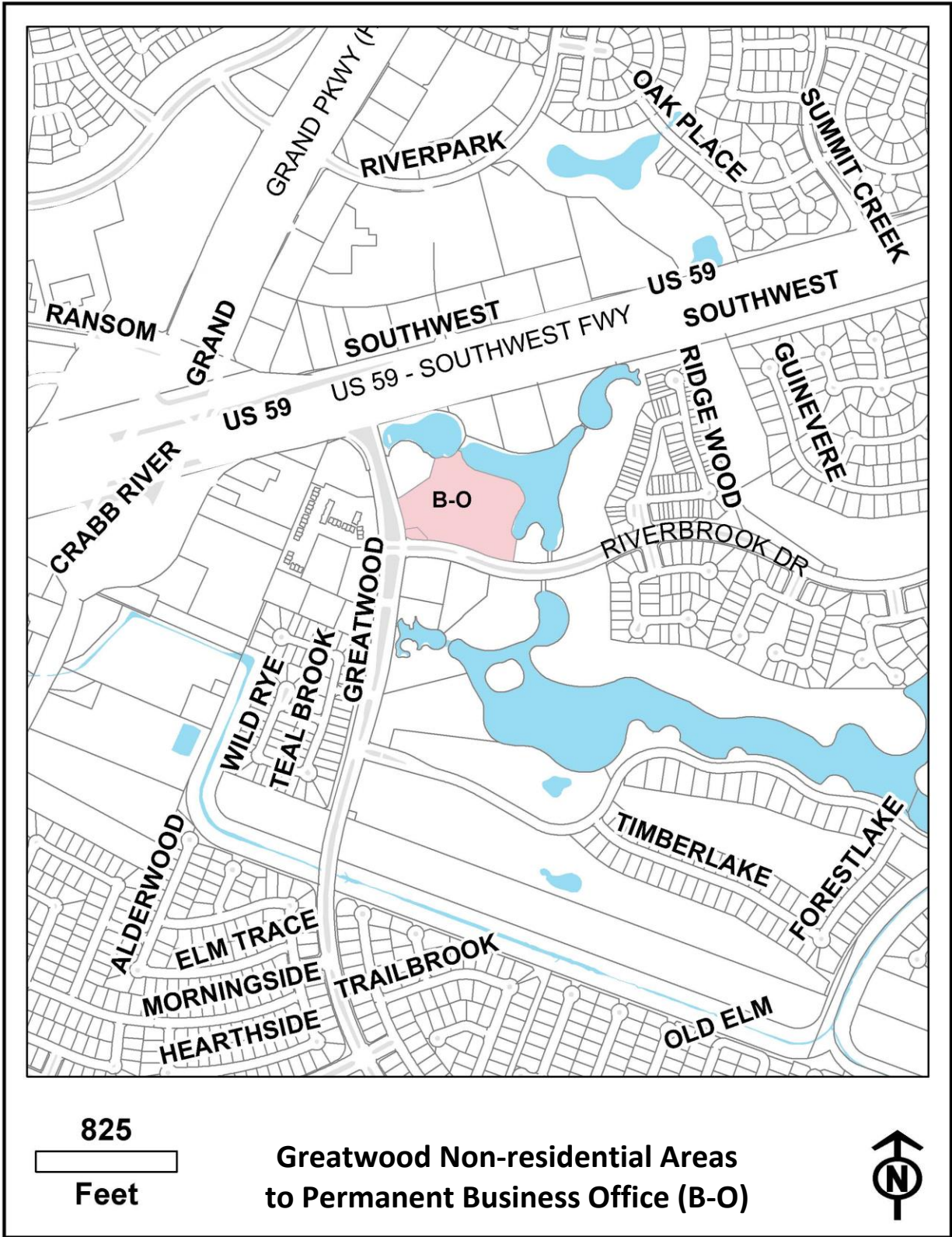
ATTEST:

APPROVED AS TO FORM:

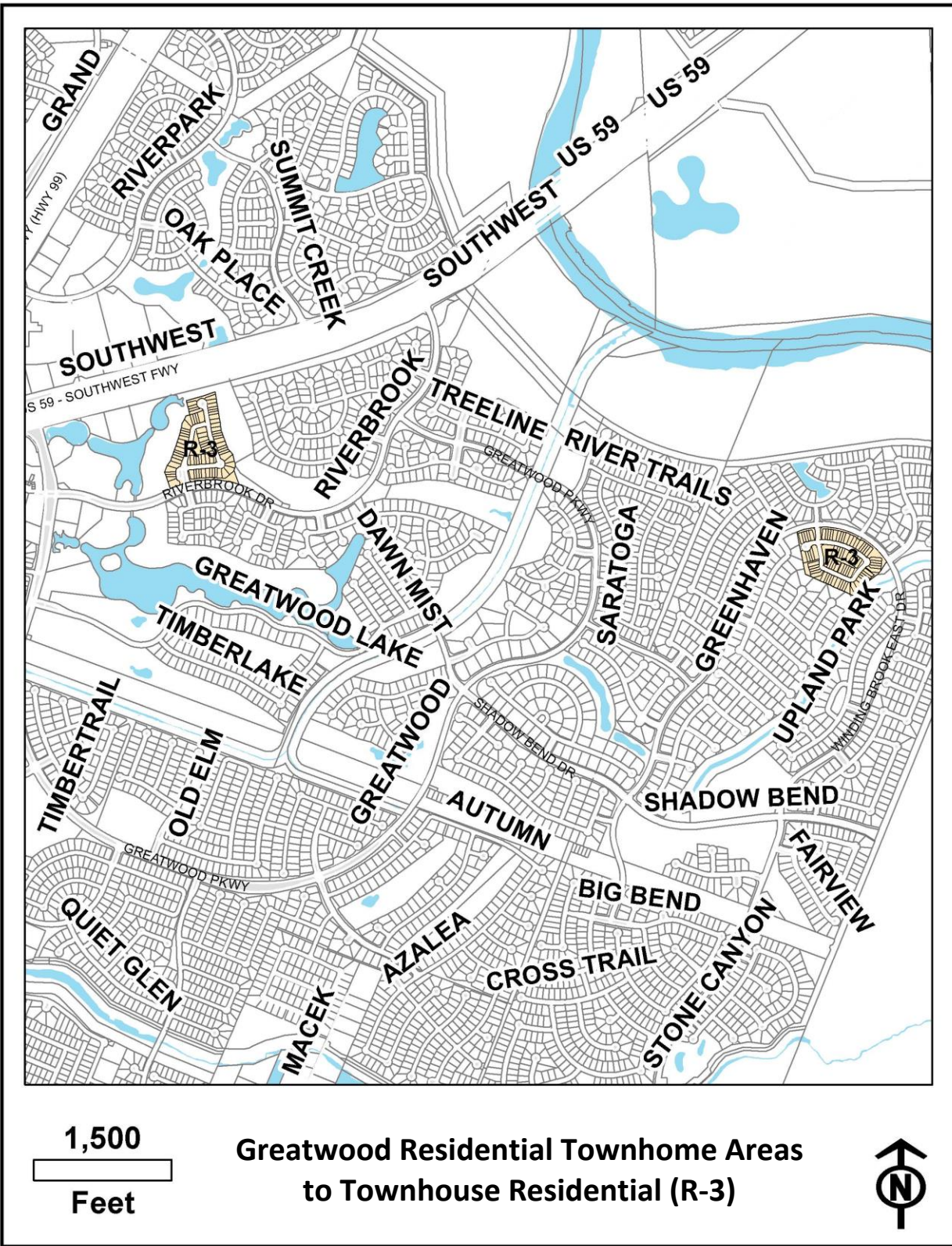


Attachment: Exhibit A –Vicinity Map (Non-Residential Areas)
Exhibit B – Vicinity Map (Residential Areas)
Exhibit C – Legal Descriptions

Vicinity Map (Non – Residential Areas) – Exhibit A



Vicinity Map (Residential Areas) – Exhibit B



Properties Included for Permanent Zoning of Greatwood residential areas and non-residential areas- From Interim Standard Single Family Residential (R-1-I) to Business Office (B-O) Zoning or Townhouse Residential (R-3) – Greatwood

Property containing acreage in the following documents listed below, are located (1) east of Greatwood Parkway and north of Riverbrook Drive; (2) north of Riverbrook Drive and Grand Terrace Lane; and (3) south of Winding Brook Drive and Quiet Pond Drive

B-O Zoning:

Greatwood Tract C-2

Fort Bend County Plat File Slide No. 1708B

Acreage: 6.873 acres (Unrestricted Reserve “A” and Unrestricted Reserve “C” of Greatwood Tract C-2) further described as Parcel R221108 and R221110, Fort Bend County Central Appraisal District

R-3:

Greatwood Tract C-8 A/P

Fort Bend County Plat File Slide No. 2019B and 2020A

Acreage: 11.279

Vistas of Greatwood

Fort Bend County Plat File Slide No. 2437B and 2438A

Acreage: 11.099