

ORDINANCE NO. 2238

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT TO ZERO LOT LINE SINGLE-FAMILY RESIDENTIAL (R-1Z) DISTRICT FOR APPROXIMATELY 183.90 ACRES OF LAND IN THE AREAS KNOWN AS (1) SUGAR MILL SECTION 7, ALSO KNOWN AS MISTY LAKE, (2) GRANTS LAKE PATIO HOMES, ALSO KNOWN AS THE ENCLAVE AT GRANTS LAKE, AND (3) CHIMNEYSTONE SECTIONS 1, 2, AND 3.

WHEREAS, on February 20, 1979, the City of Sugar Land (City) annexed approximately 98.727 acres of undeveloped land by Ordinance No. 274, which included the approximately 31.102 acres of land that would later be platted as Sugar Mill Section 7; and

WHEREAS, after its annexation into City limits, the City applied the Standard Single-Family Residential (R-1) zoning district classification to the approximately 31.102 acres of land that would later be platted as Sugar Mill Section 7, by Ordinance No. 285; and

WHEREAS, Sugar Mill Section 7, now commonly known as Misty Lake, was platted in 1983 by plat recorded under Slide No. 628A in the Fort Bend County Official Records; and

WHEREAS, on December 18, 1991 the City annexed Fort Bend County Municipal Utility District No. 12 by Ordinance No. 781, which included the approximately 6.4248 acres of land that would later be platted as Grants Lake Patio Homes, and assigned the property interim R-1 zoning; and

WHEREAS, after its annexation into City limits, the City applied the Townhouse Residential (R-3) zoning district classification to the approximately 6.4248 acres of land that would later be platted as Grants Lake Patio Homes, by Ordinance No. 790; and

WHEREAS, Grants Lake Patio Homes, now commonly known as The Enclave at Grants Lake, was platted in 1993 by plat recorded under Slide No. 01234 of the Fort Bend County Official Public Records; and

WHEREAS, when the City adopted the Development Code and new zoning map in 1997, Grants Lake Patio Homes was rezoned to the Standard Single-Family Residential (R-1) zoning district classification; and

WHEREAS, Chimneystone Section 1, consisting of approximately 41.781 acres, was platted in 1980 by plat recorded under Slide Nos. 386A and 386B in the Fort Bend County Official Records; and

WHEREAS, Chimneystone Section 2, consisting of approximately 58.794 acres, was platted in 1981 by plat recorded under Slide Nos. 471B, 472A, and 472B in the Fort Bend County Official Records; and

WHEREAS, Chimneystone Section 3, consisting of approximately 45.798 acres, was platted in 1982 by plat recorded under Slide Nos. 488A and 488B in the Fort Bend County Official Records; and

WHEREAS, on November 29, 1995 the City Annexed First Colony Municipal Utility District No. 1 by Ordinance No. 975, which included the approximately 146.373 acres consisting of Chimneystone Sections 1, 2, and 3 and assigned them interim R-1 zoning; and

WHEREAS, when the City adopted the Development Code and new zoning map in 1997, Chimneystone Sections 1, 2, and 3 were rezoned to the Standard Single-Family Residential (R-1) zoning district classification; and

WHEREAS, Sugar Mill Section 7, Grants Lake Patio Homes, and Chimneystone Sections 1, 2, and 3 were built and developed as zero lot-line subdivisions; and

WHEREAS, as part of implementing Land Use Plan Action Item #1, staff evaluated Sugar Mill Section 7, Grants Lake Patio Homes, and Chimneystone Sections 1, 2, and 3 to determine whether the current zoning is consistent with the existing development; and

WHEREAS, after such evaluation and as authorized by Section 2-12 of the Development Code, the Planning Director has initiated rezoning of Sugar Mill Section 7, Grants Lake Patio Homes, and Chimneystone Sections 1, 2, and 3 as Zero Lot-line Single-Family Residential (R-1Z) District to more closely match the characteristics of the relevant plats and zero lot-line development; and

WHEREAS, the City's Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the Planning Director's initiated rezoning; 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 Council finds that the Planning Director's initiated rezoning 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 183.90 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Standard Single-Family Residential (R-1) zoning district classification to Zero Lot-line

Single-Family Residential (R-1Z) zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

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

Section 4. That the following Exhibits are attached to and incorporated into this ordinance:

Exhibit A: Legal Descriptions
Exhibit B: Recorded Plats
Exhibit C: Vicinity Maps

APPROVED on first consideration on _____, 2021.

ADOPTED on second consideration on _____, 2021.

Joe R. Zimmerman, Mayor

ATTEST:

Thomas Harris III, City Secretary

APPROVED AS TO FORM:

DAnn Shea Smith

Attachments:

Exhibit A: Legal Descriptions
Exhibit B: Recorded Plats
Exhibit C: Vicinity Maps

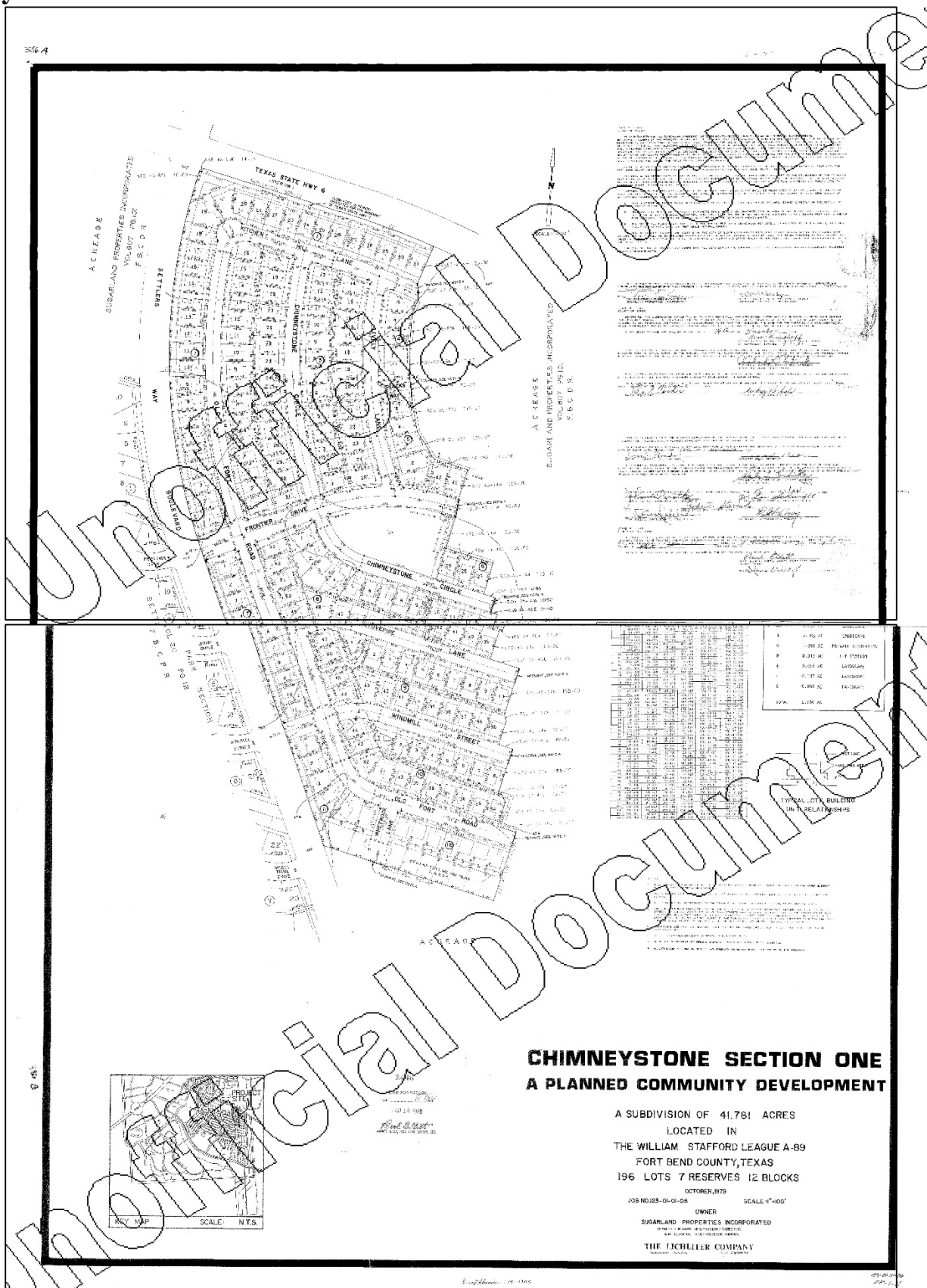
Exhibit A

Legal Description Chart	
SUGAR MILL SECTION 7	
Plat Name:	Replat of Sugar Mill Section Seven
Fort Bend Instrument No.	1175502
Fort Bend County Slide No.	628A
Acreage:	31.102
No. Lots & Reserves:	154 Lots in 9 Blocks and 8 Reserves
CHIMNEYSTONE SECTIONS 1-3	
Plat Name:	Chimneystone Section 1
Fort Bend Instrument No.	1172375
Fort Bend County Slide No.	386A, 386B
Acreage:	41.781
No. Lots & Reserves:	196 Lots in 12 Blocks and 7 Reserves
Plat Name:	Replat of Chimneystone Section 2
Fort Bend Instrument No.	1172830
Fort Bend County Slide No.	471B, 472A, 472B
Acreage:	58.794
No. Lots & Reserves:	242 Lots in 19 Blocks and 9 Reserves
Plat Name:	Chimneystone Section 3
Fort Bend Instrument No.	1172381
Fort Bend County Slide No.	488A, 488B
Acreage:	45.798
No. Lots & Reserves:	126 Lots in 6 Blocks and 11 Reserves
GRANTS LAKE PATIO HOMES	
Plat Name:	Grants Lake Patio Homes
Fort Bend Instrument No.	1173149
Fort Bend County Slide No.	01234
Acreage:	6.4248
No. Lots & Reserves:	41 Lots in 2 Blocks and 5 Reserves

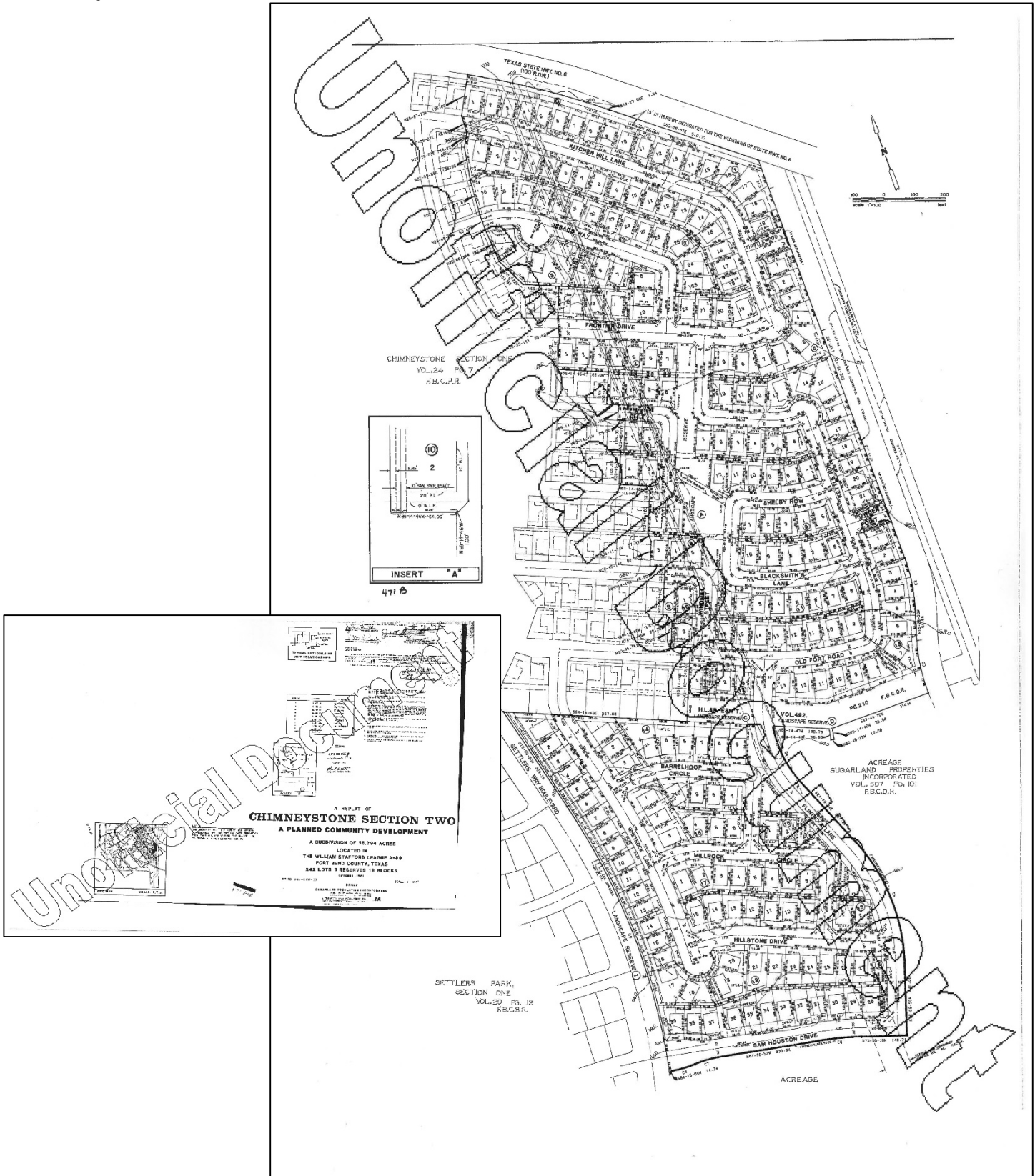
Sugar Mill Section 7 Recorded Plat



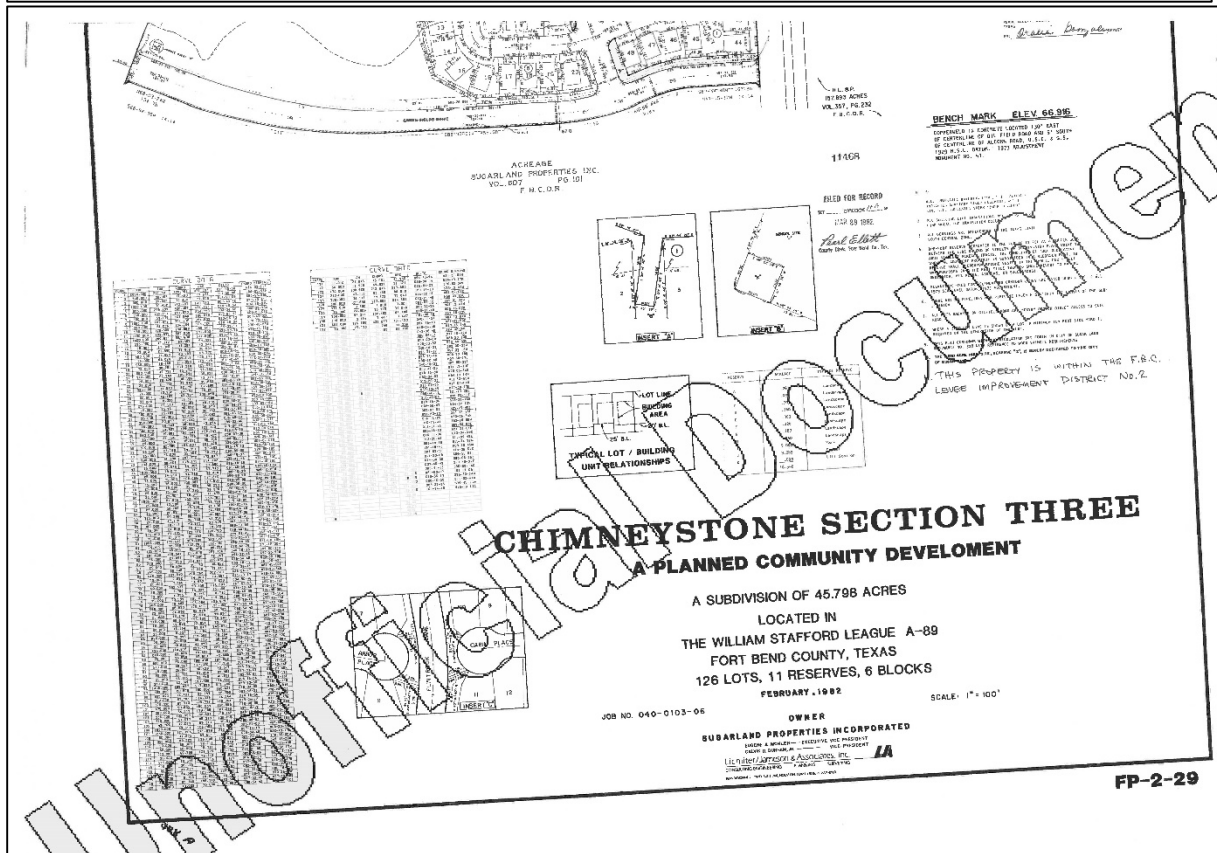
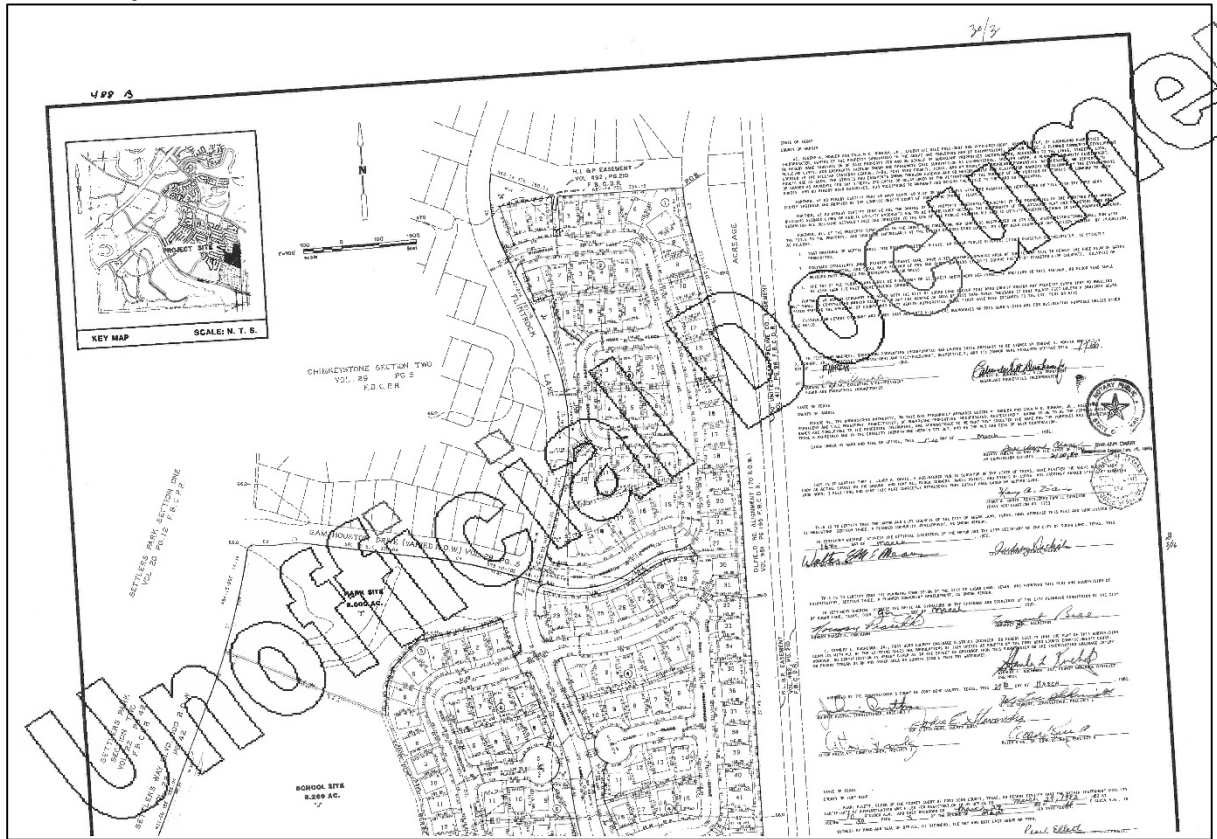
Chimneystone Section 1 Recorded Plat



Chimneystone Section 2 Recorded Plat



Chimneystone Section 3 Recorded Plat



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Exhibit C – Vicinity Map

