

ORDINANCE NO. 2251

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 STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT FOR PROPERTY LOCATED IN THE GREATWOOD COMMUNITY WHICH IS LOCATED WEST OF THE BRAZOS RIVER, SOUTH OF U.S. 59, EAST OF CRABB RIVER ROAD, AND NORTH OF THE TARA DEVELOPMENT AND RABBS BAYOU.

WHEREAS, on December 12, 2017, the City of Sugar Land ("City") annexed properties within the Greatwood development, including residential areas containing 60 residential subdivision plats, 12 Right-of-Way dedications, and 17 other parcels identified by deed, which are located West of the Brazos River, South of U.S. 59, East of Crabb River Road, and North of the Tara Development and Rabbs Bayou; and

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

WHEREAS, the City now wishes to rezone the 60 residential subdivision plats, 12 Right-of-Way dedications, and 17 other parcels identified by deed, of residential developed land in the Greatwood community from Interim Standard Single-Family (R-1-I) District to permanent Standard Single-Family Residential (R-1) District; and

WHEREAS, the proposed permanent rezoning is consistent with the existing development in the residential areas; 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 Planning and Zoning Commission recommended granting such requested zoning change; 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 60 residential subdivision plats, 12 Right-of-Way dedications, and 17 other parcels identified by deed, shown and described in Exhibit A and Exhibit B, is changed from Interim Single-Family Residential zoning district classification (R-1-I) to permanent Standard Single Family Residential zoning district classification (R-1) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. That the City's official zoning map be 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 – Plat Map

Exhibit B – Legal Descriptions

READ IN FULL on first consideration on _____, 2021.

APPROVED upon second consideration on _____, 2021.

Joe R. Zimmerman, Mayor

ATTEST:

Thomas Harris, III, City Secretary

APPROVED AS TO FORM:



Attachments: Exhibit A – Plat Map
Exhibit B – Legal Descriptions

EXHIBIT A

Plat Map

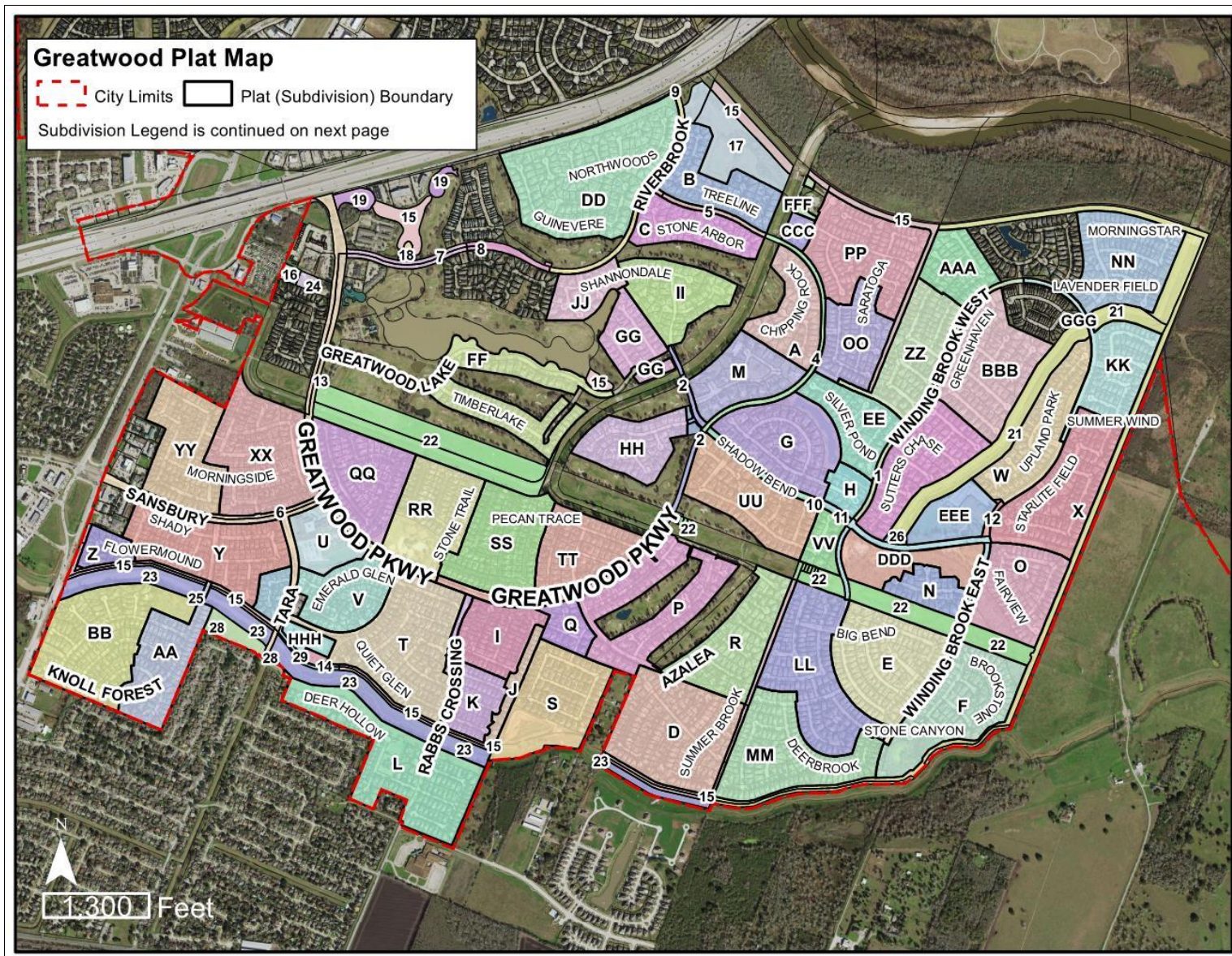


EXHIBIT B
Legal Descriptions

Residential Plats	
Plat Name:	Enclave at Greatwood Replat
Symbol on the Map	A
Fort Bend Instrument No.	1176482
Fort Bend County Slide No.	1706 A&B
Acreage:	21.282
No. Lots & Reserves:	52 Lots in 1 Block and 4 Reserves
Plat Name:	Greatwood Arbor
Symbol on the Map	B
Fort Bend Instrument No.	1176229
Fort Bend County Slide No.	1521 A&B
Acreage:	19.195
No. Lots & Reserves:	57 Lots in 1 Block and 3 Reserves
Plat Name:	Greatwood Arbor Section 2
Symbol on the Map	C
Fort Bend Instrument No.	1175269
Fort Bend County Slide No.	1547 B & 1548 A
Acreage:	16.249
No. Lots & Reserves:	44 Lots in 1 Block and 3 Reserves
Plat Name:	Greatwood Bend
Symbol on the Map	D
Fort Bend Instrument No.	1173166
Fort Bend County Slide No.	1311 B & 1312 A
Acreage:	39.216
No. Lots & Reserves:	145 Lots in 3 Blocks and 8 Reserves
Plat Name:	Greatwood Brooks Mill
Symbol on the Map	E
Fort Bend Instrument No.	1176778
Fort Bend County Slide No.	1920 A&B
Acreage:	35.047
No. Lots & Reserves:	113 Lots in 5 Blocks and 5 Reserves
Plat Name:	Greatwood Brooks Mill Section 2
Symbol on the Map	F
Fort Bend Instrument No.	1176984
Fort Bend County Slide No.	2067 A&B
Acreage:	32.309
No. Lots & Reserves:	83 Lots in 3 Blocks and 7 Reserves

Plat Name:	Greatwood Charleston Estates
Symbol on the Map	G
Fort Bend Instrument No.	1176627
Fort Bend County Slide No.	1811 B & 1812 A
Acreage:	28.443
No. Lots & Reserves:	46 Lots in 3 Blocks and 4 Reserves
Plat Name:	Greatwood Charleston Estates Section 2
Symbol on the Map	H
Fort Bend Instrument No.	1176857
Fort Bend County Slide No.	1974 A
Acreage:	3.014
No. Lots & Reserves:	9 Lots in 1 Block and 1 Reserve
Plat Name:	Greatwood Crossing Section 1
Symbol on the Map	I
Fort Bend Instrument No.	1173172
Fort Bend County Slide No.	1273 B & 1274 A
Acreage:	16.301
No. Lots & Reserves:	74 Lots in 2 Blocks and 1 Reserve
Plat Name:	Greatwood Crossing Section 1A
Symbol on the Map	J
Fort Bend Instrument No.	1173170
Fort Bend County Slide No.	1326A
Acreage:	4.998
No. Lots & Reserves:	25 Lots in 1 Block
Plat Name:	Greatwood Crossing Section 2
Symbol on the Map	K
Fort Bend Instrument No.	1173171
Fort Bend County Slide No.	1274 B & 1275 A
Acreage:	14.291
No. Lots & Reserves:	51 Lots in 4 Blocks and 1 Reserve
Plat Name:	Greatwood Crossing Section 3
Symbol on the Map	L
Fort Bend Instrument No.	1176429
Fort Bend County Slide No.	1668 A&B
Acreage:	41.894
No. Lots & Reserves:	110 Lots in 3 Blocks and 11 Reserves

Plat Name:	Greatwood Estates
Symbol on the Map	M
Fort Bend Instrument No.	1171644
Fort Bend County Slide No.	1386 B & 1387 A
Acreage:	19.186
No. Lots & Reserves:	23 Lots in 1 Block and 3 Reserves
Plat Name:	Greatwood Fairview
Symbol on the Map	N
Fort Bend Instrument No.	1176779
Fort Bend County Slide No.	1921 A&B
Acreage:	9.092
No. Lots & Reserves:	28 Lots in 1 Block and 1 Reserve
Plat Name:	Greatwood Fairview Section 2
Symbol on the Map	O
Fort Bend Instrument No.	1176854
Fort Bend County Slide No.	1927 B
Acreage:	24.636
No. Lots & Reserves:	67 Lots in 2 Blocks and 5 Reserves
Plat Name:	Greatwood Forest Section 1
Symbol on the Map	P
Fort Bend Instrument No.	1173173
Fort Bend County Slide No.	1309 B & 1310 A
Acreage:	49.078
No. Lots & Reserves:	81 Acres in 5 Blocks and 6 Reserves
Plat Name:	Greatwood Forest Section 2
Symbol on the Map	Q
Fort Bend Instrument No.	1173174
Fort Bend County Slide No.	1310 B & 1311 A
Acreage:	7.137
No. Lots & Reserves:	18 Lots in 3 Blocks and 4 Reserves
Plat Name:	Greatwood Forest Section 3
Symbol on the Map	R
Fort Bend Instrument No.	1173175
Fort Bend County Slide No.	1308 B & 1309 A
Acreage:	31.808
No. Lots & Reserves:	79 Lots in 3 Blocks and 5 Reserves

Plat Name:	Greatwood Forest Section 4
Symbol on the Map	S
Fort Bend Instrument No.	20060076
Fort Bend County Slide No.	n/a
Acreage:	29.46
No. Lots & Reserves:	69 Lots in 3 Blocks and 3 Reserves
Plat Name:	Greatwood Glen Section 1
Symbol on the Map	T
Fort Bend Instrument No.	1173177
Fort Bend County Slide No.	1127 B & 1128 A
Acreage:	40.332
No. Lots & Reserves:	143 Lots in 6 Blocks and 3 Reserves
Plat Name:	Greatwood Glen Section 2
Symbol on the Map	U
Fort Bend Instrument No.	1173179
Fort Bend County Slide No.	1163 B
Acreage:	11.774
No. Lots & Reserves:	1 Block and 1 Reserve
Plat Name:	Greatwood Glen Section 3
Symbol on the Map	V
Fort Bend Instrument No.	1173180
Fort Bend County Slide No.	1245 B & 1246 A
Acreage:	19.889
No. Lots & Reserves:	74 Lots in 2 Blocks and 3 Reserves
Plat Name:	Greatwood Highland Park
Symbol on the Map	W
Fort Bend Instrument No.	1177126
Fort Bend County Slide No.	2168 A&B
Acreage:	23.716
No. Lots & Reserves:	61 Lots in 3 Blocks and 5 Reserves
Plat Name:	Greatwood Highland Park Section 2
Symbol on the Map	X
Fort Bend Instrument No.	20010328
Fort Bend County Slide No.	2340 A&B
Acreage:	32.153
No. Lots & Reserves:	93 Lots in 5 Blocks and 4 Reserves

Plat Name:	Greatwood Knoll Section 1
Symbol on the Map	Y
Fort Bend Instrument No.	1173185
Fort Bend County Slide No.	980 B & 981 A
Acreage:	32.849
No. Lots & Reserves:	124 Lots in 6 Blocks and 9 Reserves
Plat Name:	Greatwood Knoll Section 2 Replat & Extension
Symbol on the Map	Z
Fort Bend Instrument No.	1173187
Fort Bend County Slide No.	1081 B
Acreage:	5.532
No. Lots & Reserves:	20 Lots in 1 Block and 3 Reserves
Plat Name:	Greatwood Knoll Section 3
Symbol on the Map	AA
Fort Bend Instrument No.	1173188
Fort Bend County Slide No.	1118 B & 1119 A
Acreage:	21.651
No. Lots & Reserves:	80 Lots in 5 Blocks and 5 Reserves
Plat Name:	Greatwood Knoll Section 4
Symbol on the Map	BB
Fort Bend Instrument No.	1173190
Fort Bend County Slide No.	1162 A&B
Acreage:	38.946
No. Lots & Reserves:	133 Lots in 5 Blocks and 3 Reserves
Plat Name:	Greatwood Knoll Section 5
Symbol on the Map	CC
Fort Bend Instrument No.	1173191
Fort Bend County Slide No.	1246 B & 1247 A
Acreage:	4.766
No. Lots & Reserves:	18 Lots in 1 Block and 2 Reserves
Plat Name:	Greatwood Manor
Symbol on the Map	DD
Fort Bend Instrument No.	1176370
Fort Bend County Slide No.	1620 A&B
Acreage:	56.212
No. Lots & Reserves:	148 Lots in 2 Blocks and 4 Reserves

Plat Name:	Greatwood Section T-270
Symbol on the Map	EE
Fort Bend Instrument No.	20010427
Fort Bend County Slide No.	2412 A&B
Acreage:	17.164
No. Lots & Reserves:	38 Lots in 1 Block and 3 Reserves
Plat Name:	Greatwood Shores Section 1
Symbol on the Map	FF
Fort Bend Instrument No.	1173198
Fort Bend County Slide No.	952 A&B
Acreage:	30.282
No. Lots & Reserves:	70 Lots in 3 Blocks and 2 Reserves
Plat Name:	Greatwood Shores Section 2
Symbol on the Map	GG
Fort Bend Instrument No.	1173199
Fort Bend County Slide No.	1203 A& 1204 A&B
Acreage:	48.184
No. Lots & Reserves:	43 Lots in 4 Blocks and 8 Reserves
Plat Name:	Greatwood Shores Section 3
Symbol on the Map	HH
Fort Bend Instrument No.	1173201
Fort Bend County Slide No.	1331 B & 1332 A
Acreage:	17.861
No. Lots & Reserves:	53 Lots in 1 Block
Plat Name:	Greatwood Shores Section 4
Symbol on the Map	II
Fort Bend Instrument No.	1176305
Fort Bend County Slide No.	1573 A&B
Acreage:	26.519
No. Lots & Reserves:	57 Lots in 2 Blocks and 3 Reserves
Plat Name:	Greatwood Shores Section 5
Symbol on the Map	JJ
Fort Bend Instrument No.	1176326
Fort Bend County Slide No.	1588 B
Acreage:	10.097
No. Lots & Reserves:	19 Lots in 2 Blocks and 5 Reserves

Plat Name:	Greatwood Springfield
Symbol on the Map	KK
Fort Bend Instrument No.	1177127
Fort Bend County Slide No.	2169 A&B
Acreage:	21.426
No. Lots & Reserves:	69 Lots in 2 Blocks and 3 Reserves
Plat Name:	Greatwood Stonebridge
Symbol on the Map	LL
Fort Bend Instrument No.	1176783
Fort Bend County Slide No.	1924 A&B
Acreage:	36.258
No. Lots & Reserves:	132 Lots in 6 Blocks and 5 Reserves
Plat Name:	Greatwood Stonebridge Section 2
Symbol on the Map	MM
Fort Bend Instrument No.	1176982
Fort Bend County Slide No.	2065 A&B
Acreage:	33.691
No. Lots & Reserves:	126 Lots in 3 Blocks and 4 Reserves
Plat Name:	Greatwood Stonebridge Section 3
Symbol on the Map	NN
Fort Bend Instrument No.	20010272
Fort Bend County Slide No.	2298 A&B
Acreage:	29.403
No. Lots & Reserves:	103 Lots in 3 Blocks and 5 Reserves
Plat Name:	Greatwood Terrace Section 1
Symbol on the Map	OO
Fort Bend Instrument No.	1171645
Fort Bend County Slide No.	1387 B & 1388 A
Acreage:	18.248
No. Lots & Reserves:	69 Lots in 5 Blocks and 5 Reserves
Plat Name:	Greatwood Terrace Section 2
Symbol on the Map	PP
Fort Bend Instrument No.	1171714
Fort Bend County Slide No.	1402 A&B
Acreage:	31.619
No. Lots & Reserves:	120 Lots in 2 Blocks and 5 Reserves

Plat Name:	Greatwood Trails Section 1 Replat
Symbol on the Map	QQ
Fort Bend Instrument No.	1173203
Fort Bend County Slide No.	976 B & 977 A
Acreage:	26.295
No. Lots & Reserves:	79 Lots in 2 Blocks and 2 Reserves
Plat Name:	Greatwood Trails Section 2 Amending Plat
Symbol on the Map	RR
Fort Bend Instrument No.	1173205
Fort Bend County Slide No.	1063 A&B
Acreage:	27.974
No. Lots & Reserves:	63 Lots in 2 Blocks and 5 Reserves
Plat Name:	Greatwood Trails Section 3 Replat
Symbol on the Map	SS
Fort Bend Instrument No.	1173207
Fort Bend County Slide No.	1161 A&B
Acreage:	28.981
No. Lots & Reserves:	103 Lots in 5 Blocks and 2 Reserves
Plat Name:	Greatwood Trails Section 4
Symbol on the Map	TT
Fort Bend Instrument No.	1173208
Fort Bend County Slide No.	1258 A&B
Acreage:	27.147
No. Lots & Reserves:	73 Lots in 2 Blocks and 2 Reserves
Plat Name:	Greatwood Tuscany Place
Symbol on the Map	UU
Fort Bend Instrument No.	1176626
Fort Bend County Slide No.	1810 B & 1811 A
Acreage:	26.483
No. Lots & Reserves:	71 Lots in 2 Blocks and 2 Reserves
Plat Name:	Greatwood Tuscany Place Section 2
Symbol on the Map	VV
Fort Bend Instrument No.	1176856
Fort Bend County Slide No.	1973 B
Acreage:	6.133
No. Lots & Reserves:	14 Lots in 2 Blocks and 2 Reserves

Plat Name:	Greatwood Tuscany Place Section 3
Symbol on the Map	WW
Fort Bend Instrument No.	1176983
Fort Bend County Slide No.	2066 A&B
Acreage:	26.233
No. Lots & Reserves:	67 Lots in 1 Block and 6 Reserves
Plat Name:	Greatwood Village Section 1 Amending Replat
Symbol on the Map	XX
Fort Bend Instrument No.	1173211
Fort Bend County Slide No.	1033 A&B
Acreage:	35.999
No. Lots & Reserves:	135 Lots in 6 Blocks and 4 Reserves
Plat Name:	Greatwood Village Section 2
Symbol on the Map	YY
Fort Bend Instrument No.	1173213
Fort Bend County Slide No.	1065 A&B
Acreage:	26.429
No. Lots & Reserves:	101 Lots in 5 Blocks and 2 Reserves
Plat Name:	Greatwood Wood Creek
Symbol on the Map	ZZ
Fort Bend Instrument No.	1176780
Fort Bend County Slide No.	1922 A&B
Acreage:	24.177
No. Lots & Reserves:	71 Lots in 4 Blocks and 4 Reserves
Plat Name:	Greatwood Woodcreek Section 2
Symbol on the Map	AAA
Fort Bend Instrument No.	1176858
Fort Bend County Slide No.	1974 B
Acreage:	13.418
No. Lots & Reserves:	43 Lots in 2 Blocks and 3 Reserves
Plat Name:	Greatwood Woodhaven Section 2
Symbol on the Map	BBB
Fort Bend Instrument No.	20010426
Fort Bend County Slide No.	2411 A&B
Acreage:	32.264
No. Lots & Reserves:	89 Lots in 2 Blocks and 6 Reserves

Infrastructure, HOA & FBISD Plats	
Plat Name:	Greatwood Recreation Center
Symbol on the Map	CCC
Fort Bend Instrument No.	1176123
Fort Bend County Slide No.	1484 B
Acreage:	2.771
Plat Name:	Greatwood East Recreation Site Replat No. 1
Symbol on the Map	DDD
Fort Bend Instrument No.	20160250
Fort Bend County Slide No.	n/a
Acreage:	15.80
Plat Name:	Greatwood East School Site
Symbol on the Map	EEE
Fort Bend Instrument No.	1176830
Fort Bend County Slide No.	1958 A
Acreage:	11.996
Plat Name:	Greatwood Facilities Site
Symbol on the Map	FFF
Fort Bend Instrument No.	1176503
Fort Bend County Slide No.	1719 A&B
Acreage:	3.028
Plat Name:	Greatwood Lift Station No. 4
Symbol on the Map	GGG
Fort Bend Instrument No.	1177128
Fort Bend County Slide No.	2170 A
Acreage:	0.210
Plat Name:	Greatwood Sewage Treatment Plant Site
Symbol on the Map	HHH
Fort Bend Instrument No.	1173197
Fort Bend County Slide No.	1064 B
Acreage:	3.624

Right-of-Way Dedications	
Plat Name:	Greatwood Parcel B-170 (Winding Brook West)
Symbol on the Map	1
Fort Bend Instrument No.	2000026610
Fort Bend County Slide No.	1975 A&B
Acreage:	26.577
Plat Name:	Greatwood Parkway East Phase 1
Symbol on the Map	2
Fort Bend Instrument No.	1173193
Fort Bend County Slide No.	1334 B & 1335 A
Acreage:	21.900
Plat Name:	Greatwood Parkway East Phase 1 Replat
Symbol on the Map	3
Fort Bend Instrument No.	1176602
Fort Bend County Slide No.	1788 B & 1789 A
Acreage:	17.687
Plat Name:	Greatwood Parkway East Phase 2
Symbol on the Map	4
Fort Bend Instrument No.	1171653
Fort Bend County Slide No.	1390 A&B
Acreage:	4.795
Plat Name:	Greatwood Parkway East Phase 3
Symbol on the Map	5
Fort Bend Instrument No.	1176115
Fort Bend County Slide No.	1480 B
Acreage:	2.096
Plat Name:	Greatwood Parkway, Sansbury Boulevard & Tara Drive
Symbol on the Map	6
Fort Bend Instrument No.	1173194
Fort Bend County Slide No.	948 B & 949 A&B
Acreage:	22.176
Plat Name:	Riverbrook Drive Phase 1
Symbol on the Map	7
Fort Bend Instrument No.	1173196
Fort Bend County Slide No.	1332 B & 1333 A
Acreage:	3.517
Plat Name:	Riverbrook Drive Phase 2
Symbol on the Map	8
Fort Bend Instrument No.	1171719

Fort Bend County Slide No.	1404 B & 1405 A
Acreage:	2.244
Plat Name:	Riverbrook Drive Phase 3
Symbol on the Map	9
Fort Bend Instrument No.	1176114
Fort Bend County Slide No.	1480 A
Acreage:	4.730
Plat Name:	Shadow Bend Drive
Symbol on the Map	10
Fort Bend Instrument No.	1176601
Fort Bend County Slide No.	1788 A
Acreage:	3.193
Plat Name:	Shadow Bend Drive, Winding Brook Drives East & West
Symbol on the Map	11
Fort Bend Instrument No.	1176782
Fort Bend County Slide No.	1923 B
Acreage:	7.323
Plat Name:	Winding Brook Drive East & Lift Station
Symbol on the Map	12
Fort Bend Instrument No.	1176934
Fort Bend County Slide No.	2029 A
Acreage:	0.689

Parcels by Deed	
Instrument No:	8936633
Symbol on the Map	13
Volume & Page	2141/907
Acreage:	0.038
Instrument No:	8960266
Symbol on the Map	14
Volume & Page	2172/1057
Acreage:	0.0532
Instrument No:	9001330
Symbol on the Map	15
Volume & Page	2180/2408
Acreage:	30.0087
Instrument No:	9061779
Symbol on the Map	16
Volume & Page	2260/2547
Acreage:	4.641
Instrument No:	9455210
Symbol on the Map	17
Volume & Page	2687/733
Acreage:	17.227
Instrument No:	9752772
Symbol on the Map	18
Volume & Page	3038/1114
Acreage:	2.1224
Instrument No:	9880652
Symbol on the Map	19
Volume & Page	3227/530
Acreage:	3.656
Instrument No:	79085471
Symbol on the Map	20
Volume & Page	829/718
Acreage:	2.607
Instrument No:	98105411
Symbol on the Map	21
Volume & Page	3269/994
Acreage:	53.9523
Instrument No:	2002082488
Symbol on the Map	22

Volume & Page	4114/1060
Acreage:	58.462
Instrument No:	2003145769
Symbol on the Map	23
Volume & Page	n/a
Acreage:	26.35
Instrument No:	2004133065
Symbol on the Map	24
Volume & Page	n/a
Acreage:	0.9814
Instrument No:	2007035347
Symbol on the Map	25
Volume & Page	n/a
Acreage:	0.1148
Instrument No:	2008099458
Symbol on the Map	26
Volume & Page	n/a
Acreage:	0.7412
Instrument No:	2009068423
Symbol on the Map	27
Volume & Page	n/a
Acreage:	0.0794
Instrument No:	2009068424
Symbol on the Map	28
Volume & Page	n/a
Acreage:	4.3657
Instrument No:	2009122924
Symbol on the Map	29
Volume & Page	n/a
Acreage:	4.567