

## **ORDINANCE NO. 2117**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, GRANTING A CONDITIONAL USE PERMIT FOR A CONVENIENCE STORE WITH GAS SALES LOCATED ON APPROXIMATELY 1.987 ACRES LOCATED ALONG THE SOUTHWEST CORNER OF UNIVERSITY BOULEVARD AND HIGHWAY 90A WITHIN THE GENERAL BUSINESS (B-2) DISTRICT.**

WHEREAS, JFMG, Inc. has applied for a conditional use permit to build a convenience store with gas sales in a General Business (B-2) zoning district for approximately 1.987 acres along the southwest corner of University Boulevard and Highway 90A; 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 to operate a convenience store with gas sales is granted for the property, referred to as Reserve B on the plat titled Highway 90A Commercial Park Section Two (Slide No. 2295 A&B).

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

1. The site is developed in accordance with the site plan as shown (Exhibit B).
2. The landscaping is developed in accordance with the landscaping plan as shown (Exhibit C).
3. The building and canopy are constructed in accordance with the building and site elevations as shown (Exhibit D.1, D.2, E, F.1, F.2).
4. All canopy lighting will be recessed and all other site or building lighting will be full cut-off (Exhibit E).
5. All delivery and fuel trucks will only access the site via University Boulevard (Exhibit G).
6. Cross access shall be provided in accordance with the private access easement (Exhibit H).
7. Tree protection shall be provided in accordance with (Exhibit I)
8. The maximum number of fuel pumping stations will be limited to 16.
9. No outdoor speakers will be allowed at pump stations, except those required by state or federal law.

**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.

1. Vicinity Map- Exhibit A
2. Site Plan – Exhibit B
3. Landscape Plan – Exhibit C
4. Site Elevations – Exhibits D.1, D.2
5. Building Perspective and Site Features – Exhibit E

6. Building Elevations – Exhibits F.1, F.2
7. Truck Circulation Plan – Exhibit G
8. Private Access Easement – Exhibit H
9. Tree Protection Plan – Exhibit I

**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 \_\_\_\_\_, 2017.

ADOPTED upon second consideration on \_\_\_\_\_, 2017.

\_\_\_\_\_  
Joe R. Zimmerman, Mayor

ATTEST:

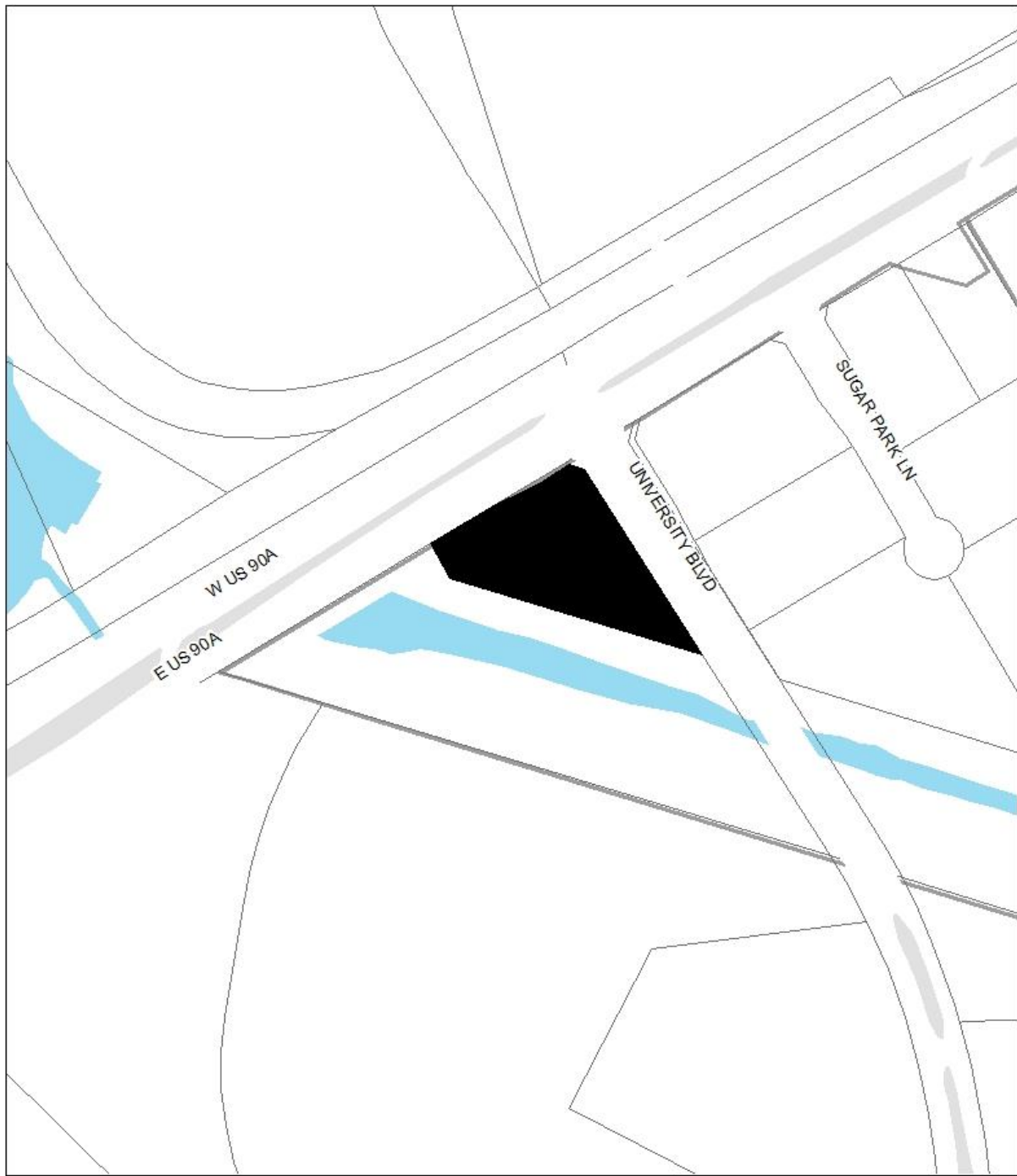
APPROVED AS TO FORM:



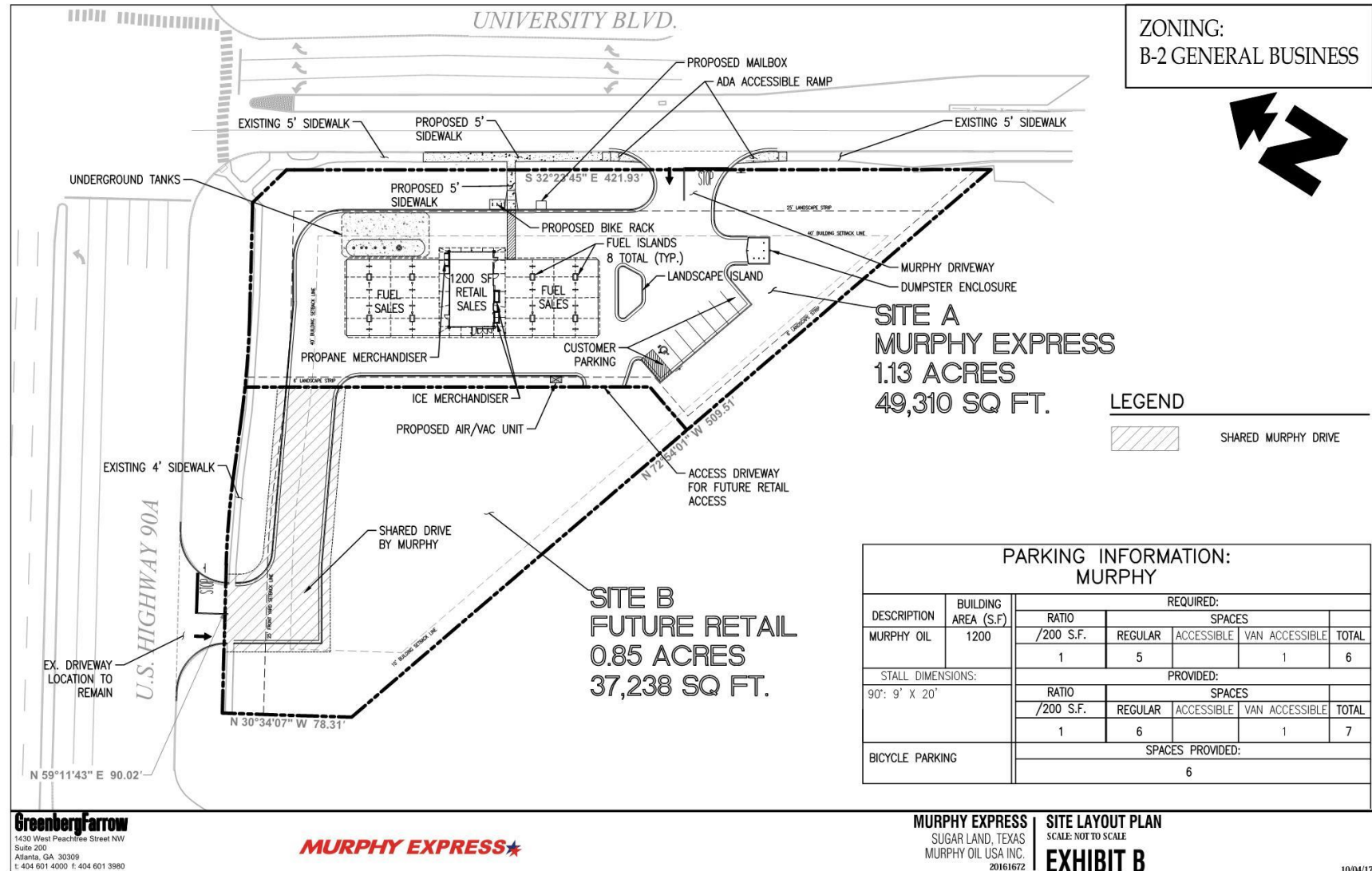
Attachments:

Exhibit A – Vicinity Map  
Exhibit B – Site Plan  
Exhibit C – Landscape Plan  
Exhibits D.1, D.2 – Site Elevations  
Exhibit E – Building Perspective and Site Features  
Exhibits F.1, F.2 – Building Elevations  
Exhibit G – Truck Circulation Easement  
Exhibit H – Private Access Easement  
Exhibit I – Tree Protection Plan

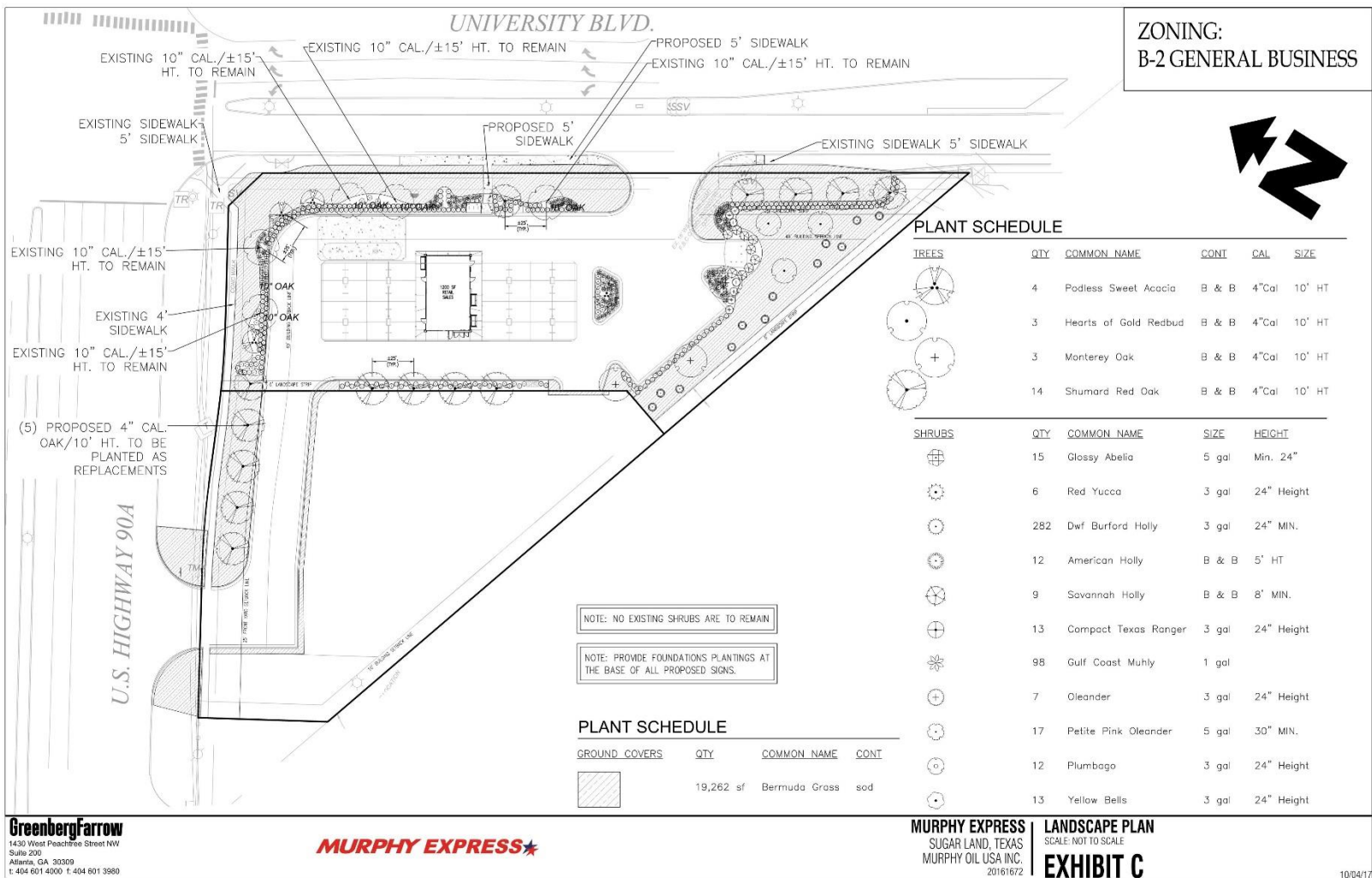
**Exhibit A - Vicinity Map**



# Site Layout Plan

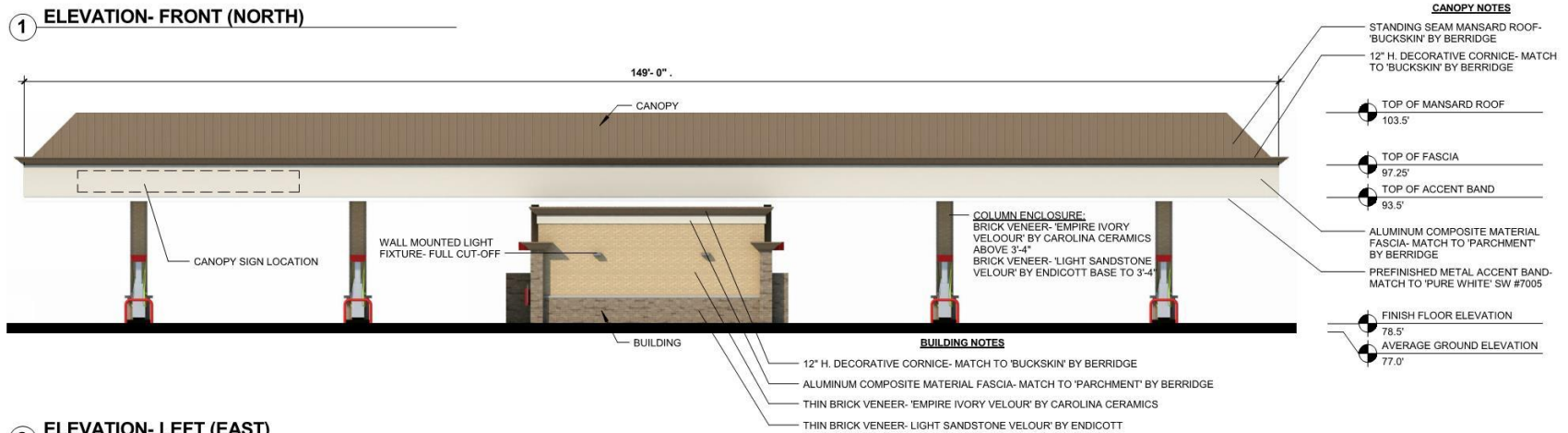


# Landscape Plan

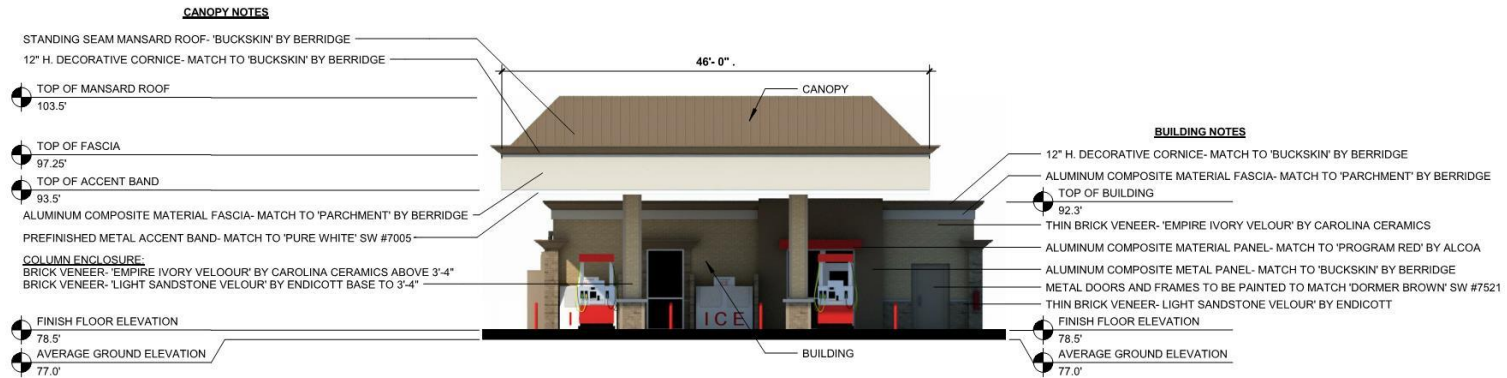


## Site Elevations

### 1 ELEVATION- FRONT (NORTH)



### 2 ELEVATION- LEFT (EAST)



**GreenbergFarrow**  
3 EXECUTIVE DRIVE  
SUITE 150  
SOMERSET, NEW JERSEY 08873  
T: 732.537.0811

**MURPHY EXPRESS**

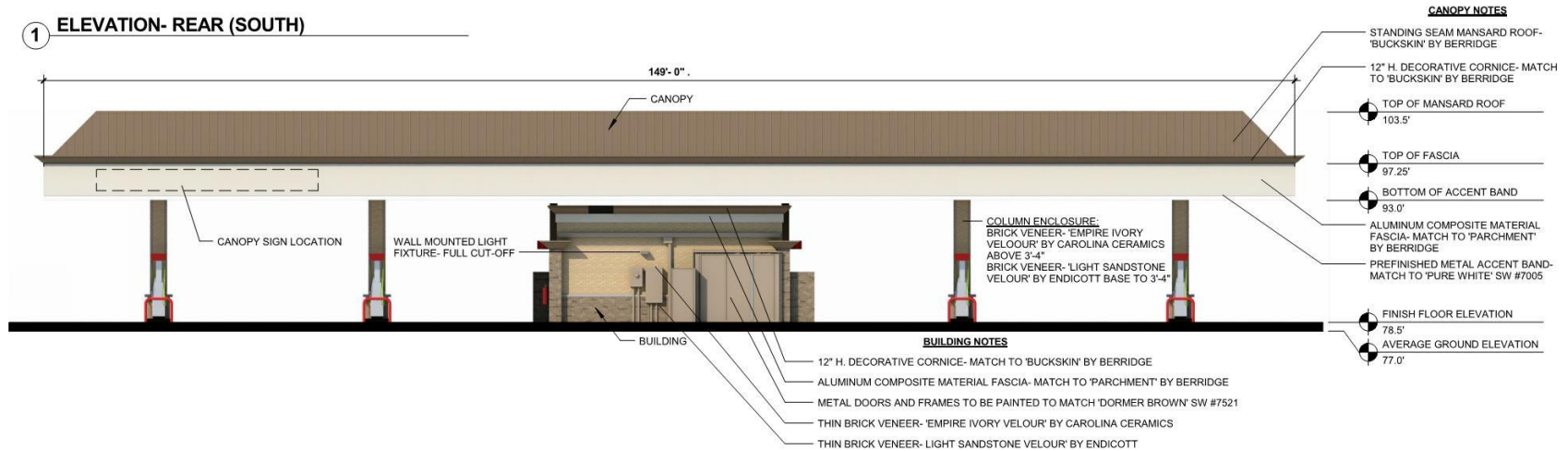
**MURPHY OIL CONVENIENCE STORE**  
UNIVERSITY BLVD, SUGAR LAND, TX.  
MURPHY OIL  
20161672.0

**SITE ELEVATIONS**  
NOT TO SCALE  
**EXHIBIT D.1**



## Site Elevations

### 1 ELEVATION- REAR (SOUTH)



### 2 ELEVATION- RIGHT (WEST)



**GreenbergFarrow**  
3 EXECUTIVE DRIVE  
SUITE 150  
SOMERSET, NEW JERSEY 08873  
T: 732.537.0811

**MURPHY EXPRESS**

**MURPHY OIL CONVENIENCE STORE**  
UNIVERSITY BLVD, SUGAR LAND, TX.  
MURPHY OIL  
20161672.0

**SITE ELEVATIONS**  
NOT TO SCALE  
**EXHIBIT D.2**

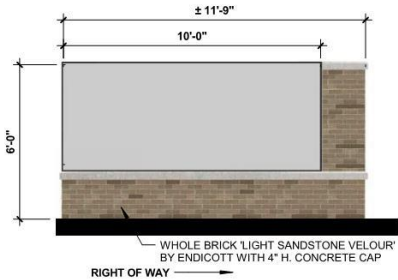
Building Perspective and Site Features



NOTES:  
1. ALL CANOPY LIGHTING TO BE RECESSED.  
2. ALL EXTERIOR BUILDING AND SITE LIGHTING TO BE FULL CUT-OFF.

SIGN	QTY.	HEIGHT	WIDTH	AREA (S.F.)	TOTAL S.F.
MONUMENT SIGN	2	72.00"	120.00"	60.00	120.00
TOTAL SIGNAGE:					120.00

NOTE:  
SIGNS ARE BACKLIT WITH MECHANICALLY CHANGABLE PRICE NUMBERS. SIGNS WILL NOT BE ELECTRICAL/ LED.



1 MONUMENT SIGN



2 MAIL BOX



3 AIR- VAC UNIT



8'-0" TALL WHOLE BRICK 'LIGHT SANDSTONE VELOUR' BY ENDICOTT WITH SOLID METAL GATE - GATE TO BE PAINTED 'DORMER BROWN' SW #7521

4 TRASH ENCLOSURE

GreenbergFarrow  
3 EXECUTIVE DRIVE  
SUITE 150  
SOMERSET, NEW JERSEY 08873  
T: 732.537.0811

MURPHY EXPRESS

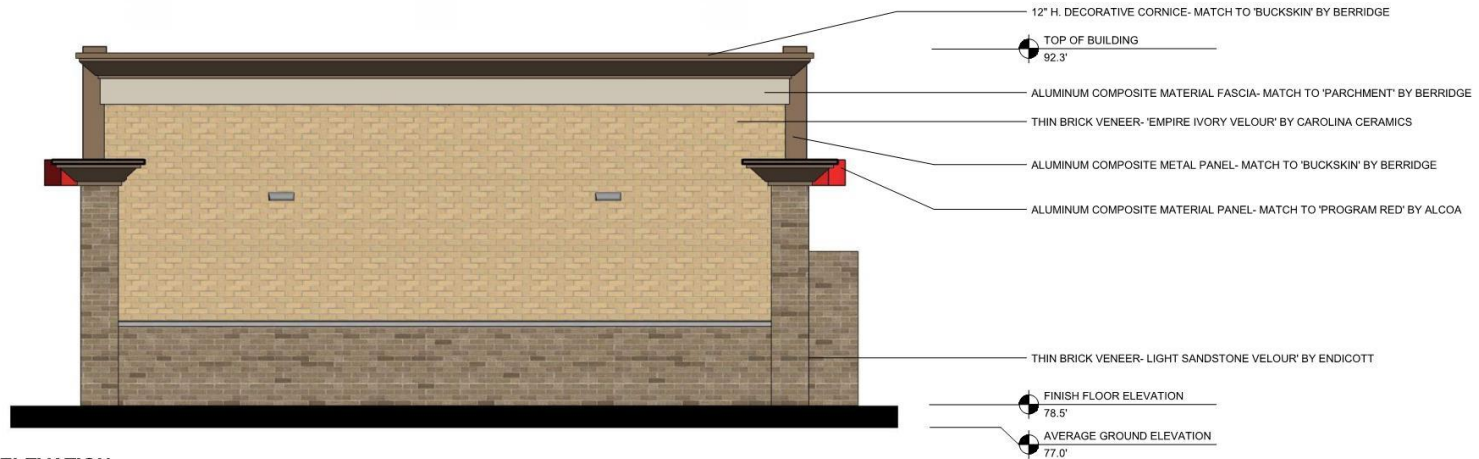
MURPHY OIL CONVENIENCE STORE  
UNIVERSITY BLVD, SUGAR LAND, TX.  
MURPHY OIL  
20161672.0

BUILDING PERSPECTIVE AND SITE FEATURES  
NOT TO SCALE  
EXHIBIT E



## Building Elevations

### 2 FRONT ELEVATION



### 1 LEFT ELEVATION



**GreenbergFarrow**

3 EXECUTIVE DRIVE  
SUITE 150  
SOMERSET, NEW JERSEY 08873  
1.732.537.0811

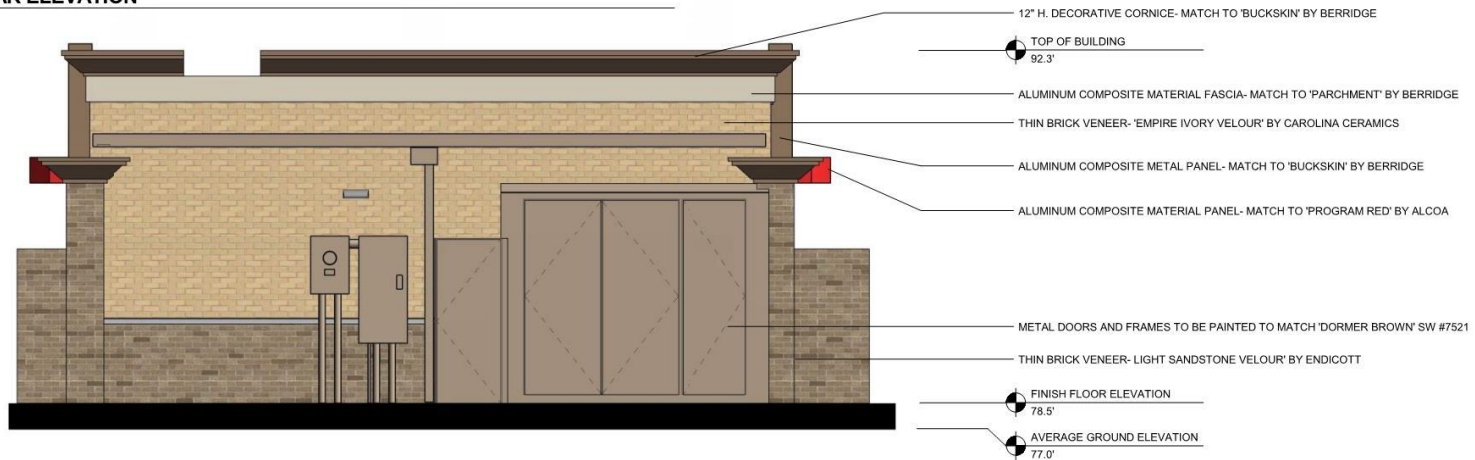
**MURPHY EXPRESS**

**MURPHY OIL CONVENIENCE STORE**  
UNIVERSITY BLVD, SUGAR LAND, TX.  
**MURPHY OIL**  
20161672.0

**BUILDING ELEVATIONS**  
NOT TO SCALE  
**EXHIBIT F.1**

## Building Elevations

### 2 REAR ELEVATION



### 1 RIGHT ELEVATION



**GreenbergFarrow**

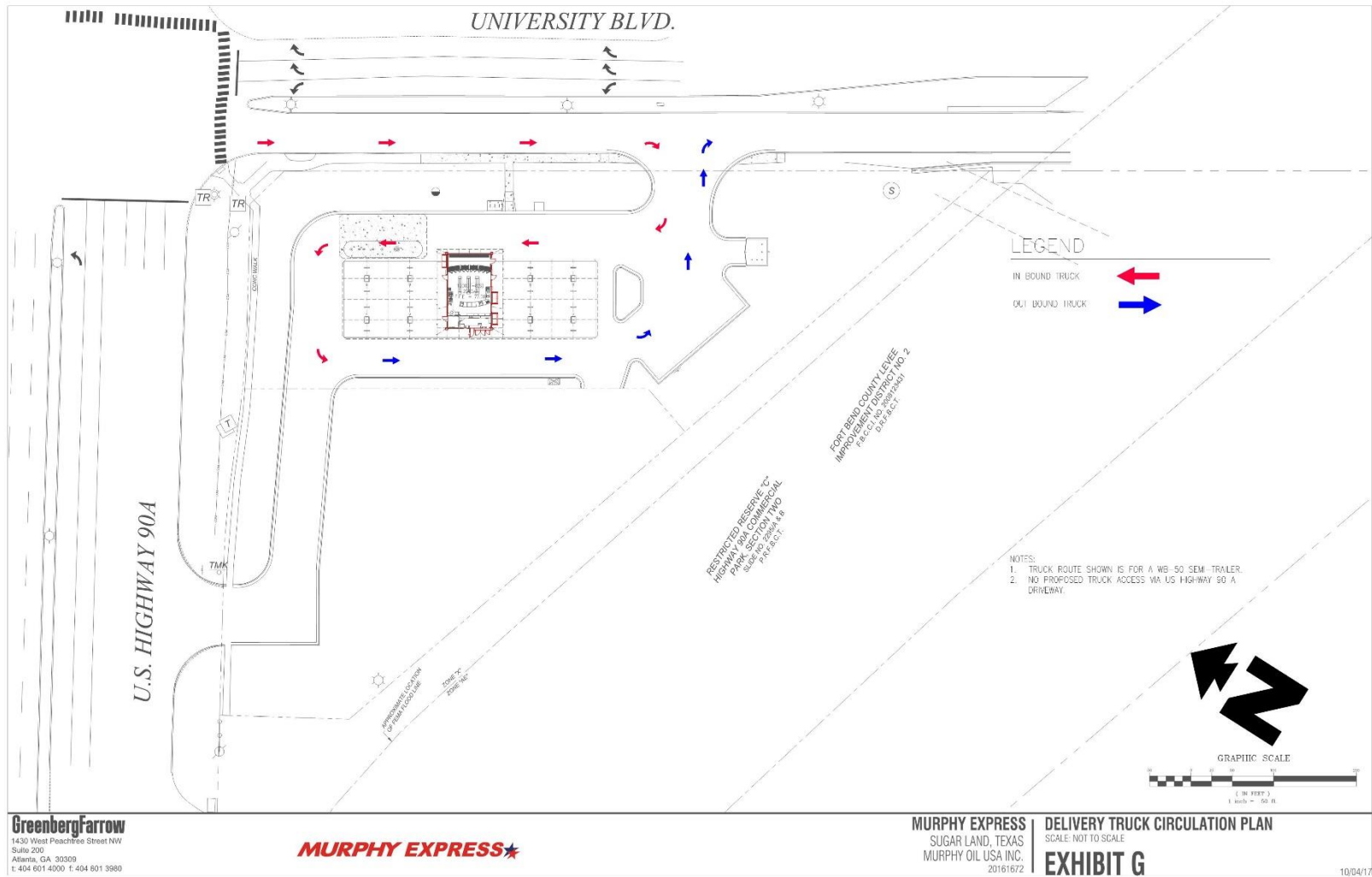
3 EXECUTIVE DRIVE  
SUITE 150  
SOMERSET, NEW JERSEY 08873  
T: 732.537.0811

**MURPHY EXPRESS**

**MURPHY OIL CONVENIENCE STORE**  
UNIVERSITY BLVD, SUGAR LAND, TX.  
MURPHY OIL  
20161672.0

**BUILDING ELEVATIONS**  
NOT TO SCALE  
**EXHIBIT F.2**

## Delivery Truck Circulation Plan



## Private Access Easement

### PRIVATE ACCESS EASEMENT ~ EXHIBIT H

**BEING** a 0.1764 acre tract of land located in the Alexander Hodge League, Abstract No. 32, City of Sugar Land, Fort Bend County, Texas, said 0.1764 acre tract of land being a portion of **COMMERCIAL RESERVE "A", HIGHWAY 90A COMMERCIAL PARK, SECTION TWO**, being an Addition to the said City and State, according to the plat thereof filed for record in Slide 2295/A and 2295/B, Plat Records, Fort Bend County, Texas, said 0.1764 acre tract of land also being a portion of that certain tract of land conveyed to **JFMG, INC.** by deed thereof filed for record in Fort Bend County Clerk's Instrument No. 2002052037, Official Public Records, Fort Bend County, Texas, said 0.1764 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the northwest lot line of said Reserve "A", same being the southeast right-of-way line of U.S. Highway No. 90A (being a variable width right-of-way), said beginning point being North 59°11'43" East, a distance of 36.98 feet from a 5/8 inch iron rod with an illegible cap found at the most westerly lot corner of said Reserve "A", same being a north lot corner of Restricted Reserve "C", of said Highway 90A Commercial Park, Section Two;

**THENCE** North 59°11'43" East, along the said lot line and along the said right-of-way line, a distance of 47.02 feet to a point for corner from which a 5/8 inch iron rod with a cap stamped "COSTELLO" found on the said right-of-way line and at a northwest property corner of the said Reserve "A" bears North 59°11'43" East, a distance of 6.02 feet;

**THENCE** departing the said lot line and the said right-of-way line, over and across said Reserve "A" the following courses and distances:

South 32°23'34" East, a distance of 8.23 feet to the beginning of a tangent curve to the left having a radius of 14.50 feet;

Along said curve to the left, an arc length of 21.54 feet, and across a chord which bears South 74°56'28" East, a distance of 19.61 feet;

North 62°30'39" East, a distance of 100.09 feet;

South 32°23'45" East, a distance of 41.15 feet;

South 62°30'39" West, a distance of 106.64 feet;

South 60°03'32" West, a distance of 4.00 feet

South 57°36'26" West, a distance of 49.74 feet;

North 32°23'34" West, a distance of 64.40 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.1764 acres (7,684 square feet)** of land, more or less.

**NOTE:** The basis of bearings for this survey is the Texas State Plane NAD83 South Central Zone (4204). All distances and areas shown are surface.

Surveyed on the ground March 9, 2017

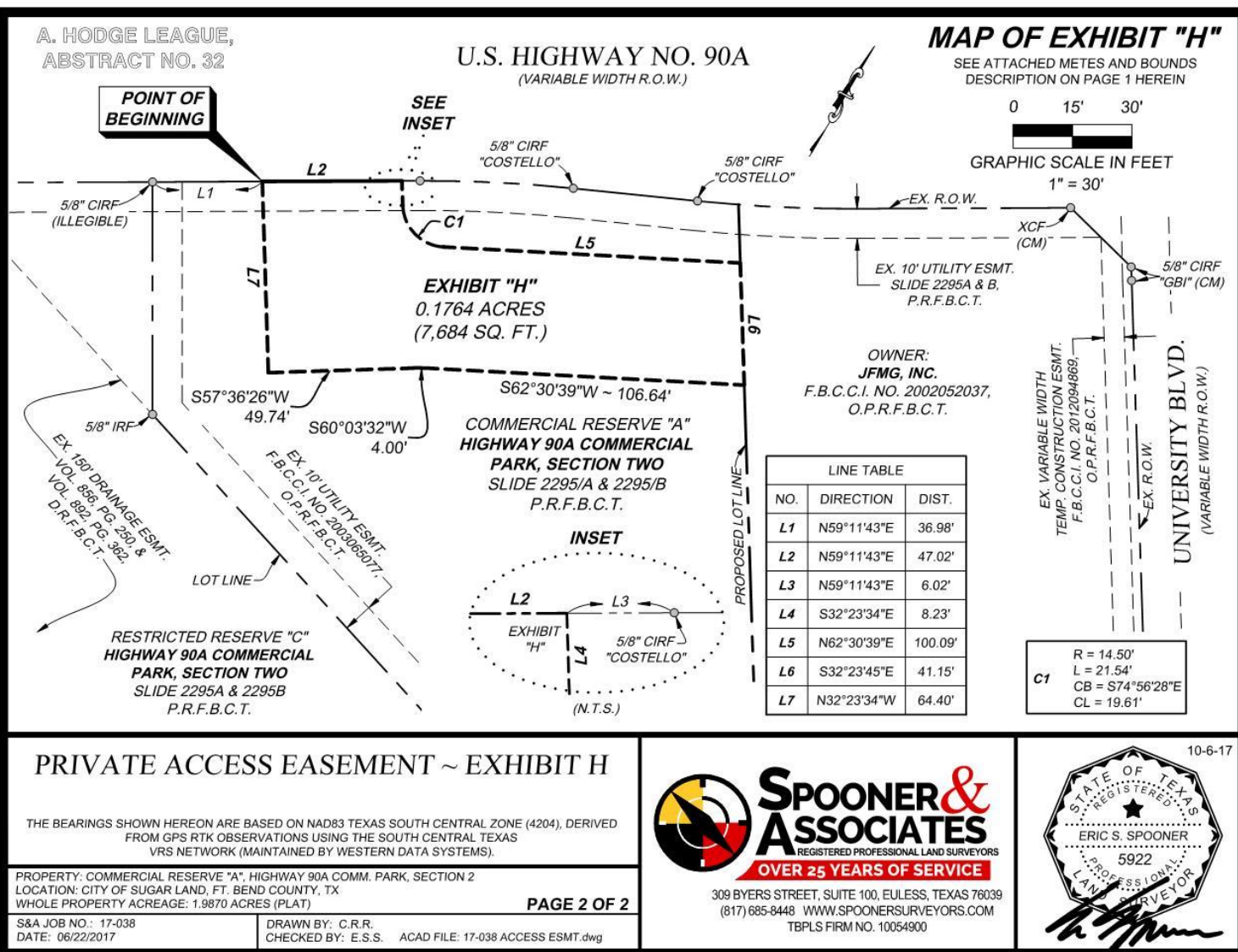
  
Eric S. Spooner, RPLS  
Registered Professional Land Surveyor  
Texas Registration Number 5922  
TBPLS Firm No. 10054900



Exhibit "H" Page 1 of 2

Spooner and Associates, Inc. ~ 309 Byers Street, Suite 100, Euless, Texas 76039 ~ 817-685-8448 ~ S&A Job No. 17-038







# Tree Protection Plan

