

ORDINANCE NO. 2116

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM BUSINESS OFFICE (B-O) DISTRICT TO RESTRICTED INDUSTRIAL (M-1) DISTRICT FOR APPROXIMATELY 3.5 ACRES OF PROPERTY LOCATED ALONG THE WEST SIDE OF DAIRY ASHFORD ROAD AND SOUTH OF CORPORATE DRIVE.

WHEREAS, Bluebonnet Nutraceuticals, Ltd. has requested that approximately 3.5 acres of property located along the west side of Dairy Ashford Road and south of Corporate Drive be rezoned from Business Office (B-O) District to Restricted Industrial (M-1) District; and

WHEREAS, the City of Sugar Land Planning and Zoning Commission forwarded its final report, recommending approval of the rezoning request; 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 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 3.5 acres of land, described in Exhibit A, attached hereto and incorporated into this ordinance by reference, is changed from Business Office zoning district classification (B-O) to Restricted Industrial zoning classification (M-1) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. That 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 – Metes and Bounds Legal Description
Exhibit B – Vicinity Map

READ IN FULL on first consideration on _____, 2017.

APPROVED upon second consideration on _____, 2017.

Joe R. Zimmerman, Mayor

ATTEST:

Glenda Gundermann, City Secretary

APPROVED AS TO FORM:



Attachments: Exhibit A – Metes and Bounds Description
Exhibit B – Vicinity Map

Exhibit A: Legal Description

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AS PER ORIGINAL

EXHIBIT "A"

Being a tract or parcel of land containing 3.500 acres located in the Brown and Belknap League, A-15, Fort Bend County, Texas, more particularly being a portion of that certain 1303.637 acres of land conveyed to Sugarland Properties Incorporated by instrument of record in Volume 607, Page 80, Deed Records, Fort Bend County, Texas, and said 3.500 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone):

COMMENCING at a railroad tie (fence corner marking) the intersection of the westerly line of Stiles Lane (80.00 feet wide) with the northwesterly line of the G.W. & S.A. Railroad right-of-way (100.00 feet wide):

THENCE, with said westerly line of Stiles Lane, North 01° 33' 11" West, 1119.51 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, leaving said westerly line of Stiles Lane, South 88° 26' 49" West, 426.46 feet to a point of corner;

THENCE, North 01° 32' 11" West, 357.50 feet to a point of corner;

THENCE, North 88° 26' 49" East, 426.46 feet to a point of corner in the aforementioned westerly line of Stiles Lane;

THENCE, with said westerly line of Stiles Lane, South 01° 33' 11" East, 357.50 feet to the POINT OF BEGINNING, and containing 3.500 acres of land.

FILED

86 OCT -9 P1:06

Dianne Stiles
COUNTY CLERK
FBI REGISTRATION: 134

STATE OF TEXAS
I hereby certify that this instrument was filed on the date and for a stamped herein by me and was duly recorded in the volume and page of the public records of Fort Bend County, Texas as stamped herein by me on

COUNTY OF FORT BEND

OCT 13 1986



Dianne Stiles
County Clerk, Fort Bend Co., Tex.

STATE OF TEXAS
COUNTY OF FORT BEND

I, Laura Richard, County Clerk of Fort Bend County, Texas, do hereby certify that the foregoing is a true and correct copy as the same appears on file and recorded in the appropriate records. Note: A portion of a personal identifying number may have been redacted as allowed by law.



Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
August 24, 2017

Exhibit B: Vicinity Map

