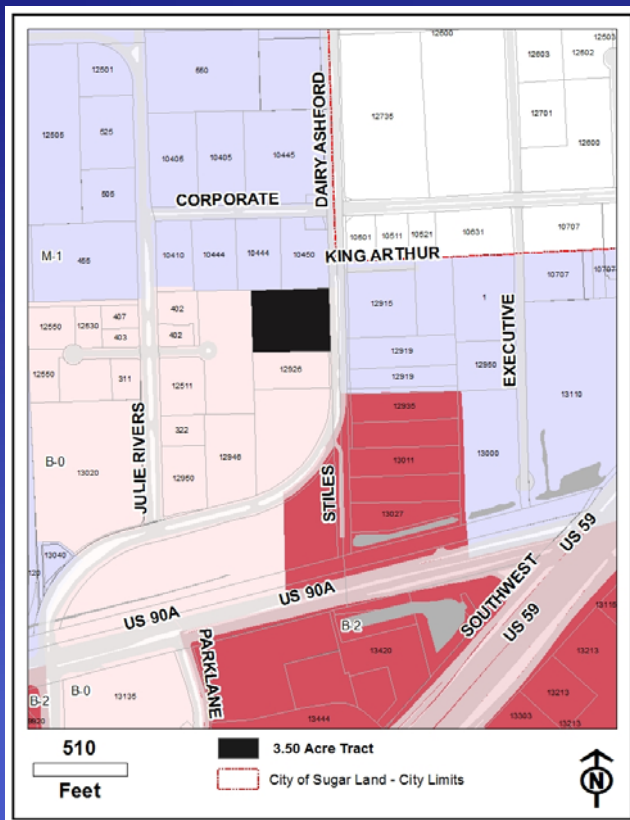


Overview



- 3.50 Acres (vacant)
- Dairy Ashford Rd & S. of Corporate Dr.
- Business Office (B-O) to Restricted Industrial (M-1)
- In City Limits since 1959
- Zoned M-1 prior to 1999

Zoning History & Current Application

- **1999 - Rezoning request for several properties along Dairy Ashford and Julie Rivers Drive was requested by property owners to be zoned B-O.**
 - **To avoid a heavily fragmented zoning boundary staff recommended adding more properties including this tract.**
- **2017 - Staff does not see any compatibility issues and believe the proposed rezoning is in character with the area.**
- **Bluebonnet Nutraceuticals Corp. applied for rezoning, with permission from current owner.**

Comp. Plan- Future Land Use Plan

Excerpt from Comprehensive Plan- Chapter 6, Future Land Use Plan
Light Industrial Category:

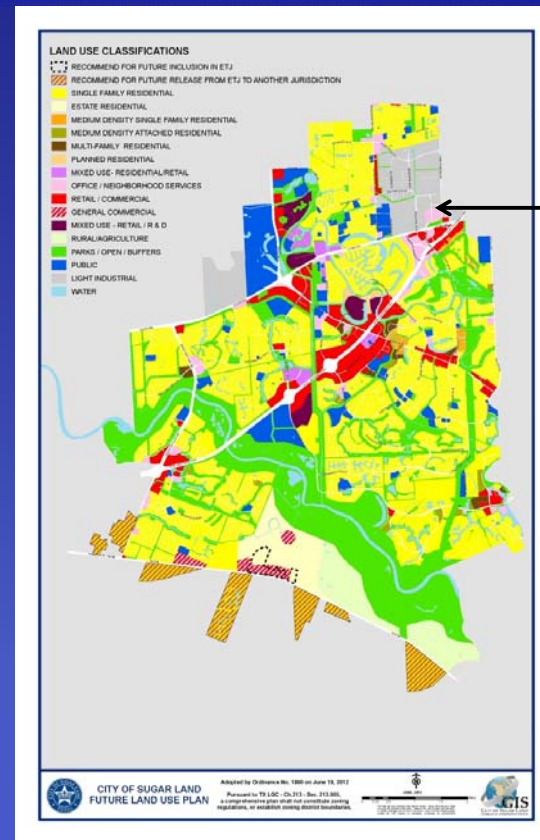


Uses such as those described in the City of Sugar Land Target Industry Study and those found in the City of Sugar Land Business Park.

These also include:

Biomedical/Life Sciences R&D
Energy related industry
Specialty Electronics

- Goal I- Regional Business Center of Excellence
- Goal J- Balanced Development and Redevelopment
- Economic Development Plan- Res. 11-16 focus on Business Retention Opportunities



**Dairy Ashford
Property
3.50 Acres**

Site Overview



P&Z Commission Meetings

- **October 10, 2017 – Public Hearing**
 - **No members of public spoke**
 - **The Commission concluded that the project appeared reasonable and compatible with the area**
- **October 26, 2017 – C&A**
 - **Unanimously recommended approval**

Public Hearing

- **Notified property owners within 200 ft and SL Business Park Association**
- **Notification in newspaper**
- **Published notification on City website**
- **Courtesy notification sign at property**
- **Staff has not received any inquiries at this time**
- **No known opposition at this time**

Discussion Points

- In alignment with Comprehensive Plan and industrial zoning on the property prior to 1999.
- A continuation of the M-1 District to the north and east of the subject property and it will not create a “spot” zone.
- Numerous safeguards within Development Code (Ch.2)
 - CUP's required for numerous industrial uses offering further protection for adjacent office district areas.
- In character with surrounding area and compatible with industrial uses

Recommendation

- **A unanimous recommendation from the Commission to the Mayor and City Council for approval of the proposed rezoning from B-O to M-1 zoning district.**

Next Steps

- **Hold Public Hearing**
- **1st Reading of Ordinance No. 2116**
- **Second Reading of Ordinance at subsequent meeting**