

ORDINANCE NO. 2124

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 STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT FOR APPROXIMATELY 425 ACRES FOR THE AREAS NORTH OF HIGHWAY 59 AND SOUTH OF THE BRAZOS RIVER, INCLUDING, BUT NOT LIMITED TO THE RESIDENTIAL PLATS KNOWN AS RIVERPARK SECTION ONE THROUGH THIRTEEN.

WHEREAS, on December 1, 2009 the City of Sugar Land (City) annexed Fort Bend Utility District No. 1 consisting of approximately 834 acres of land known as Riverpark, pursuant to a Strategic Partnership Agreement; and

WHEREAS, on June 4, 2013 the City rezoned 2.691 acres of land located at the northwest corner of West Grand Parkway and Rivers Fall Drive Neighborhood Business (B-1) District; and

WHEREAS, on August 20, 2013 the City rezoned 9.1149 acres of land located on West Grand Parkway South between Ransom Road and Rivers Fall Drive Business Office (B-0) District and 26.8741 acres of land located on West Grand Parkway South between Ransom Road and River Falls Drive General Business (B-2) District; and

WHEREAS, on March 4, 2014 the City rezoned 46 acres of land located north of U.S. Highway 59 at the intersection with the Grand Parkway General Business (B-2) District; and

WHEREAS, on November 4, 2014 the City rezoned 6.03 acres of land located near the intersection of West Riverpark Drive and U.S. Highway 99 and 16.35 acres of land located near the intersection of East Riverpark Drive and U.S. Highway 99 Neighborhood Business (B-1) District; and

WHEREAS, on July 5, 2017 the City rezoned 17.76 acres of land located at the northeast corner of West Riverpark Drive and Wimberley Canyon Drive Planned Development (PD) District (Final Development Plan); and

WHEREAS, the City wishes to rezone 425 acres of land in the area from Interim Standard Single-Family (R-1-I) District to Standard Single-Family Residential (R-1) District; and

WHEREAS, the Planning and Zoning Commission held a public hearing on December 12, 2017 and unanimously recommended approval; 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 425 acres of land, described in Exhibit A, attached hereto and incorporated into this ordinance by reference, is changed from Interim Single-Family Residential zoning district classification (R-1-I) to Standard Single-Family Residential zoning classification (R-1) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

Section 3. 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 _____.

APPROVED upon second consideration on _____.

Joe R. Zimmerman, Mayor

ATTEST:

APPROVED AS TO FORM:

Meredith Riedel

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

Exhibit A - Metes and Bounds Description

Riverpark Section One
Fort Bend County Plat File Slide No. 1621A & 1621B
Acreage: 45.38

Riverpark Section Two
Fort Bend County Plat File Slide No. 1638B & 1639A
Acreage: 33.14

Riverpark Section Three
Fort Bend County Plat File Slide No. 1636B & 1637A
Acreage: 15.54

Riverpark Section Four
Fort Bend County Plat File Slide No. 1738A
Acreage: 14.62

Riverpark Section Five
Fort Bend County Plat File Slide No. 1812B
Acreage: 17.08

Riverpark Section Six
Fort Bend County Plat File Slide No. 1813A
Acreage: 24.00

Riverpark Section Seven
Fort Bend County Plat File Slide No. 1825B
Acreage: 25.09

Riverpark Section Eight
Fort Bend County Plat File Slide No. 1866A
Acreage: 16.45

Riverpark Section Nine
Fort Bend County Plat File Slide No. 1978B & 1979A
Acreage: 53.96

Riverpark Section Ten
Fort Bend County Plat File Slide No. 2333 A & 2333B
Acreage: 38.40

Riverpark Section Eleven
Fort Bend County Plat File Slide No. 2061 B & 2062 A
Acreage: 47.91

Riverpark Section Twelve
Fort Bend County Plat File Slide No. 2208A & 2208B
Acreage: 44.68

Riverpark Section Thirteen
Fort Bend County Plat File Slide No. 2220A
Acreage: 8.62

Riverpark Recreation Center
Fort Bend County Plat File Slide No. 1636A
Acreage: 5.88

Riverpark Detention Tracts Phase I
Fort Bend County Plat File Slide No. 1635B
Acreage: 20.47

Fort Bend County Water Well Site No. 2
Fort Bend County Plat File Slide No. 1981A
Acreage: 0.15

Riverpark Wastewater Treatment Plant
Fort Bend County Plat File Slide No. 1654B
Acreage: 3.00

Riverpark Water Plant Fort Bend County M.U.D. Amending Replat
Fort Bend County Plat File Slide No. 1982A
Acreage: 1.19

Centerpoint Energy Easement Tract One
Fort Bend County Special Warranty Deed
File No. 2009037569
Acreage: 8.58

Exhibit B – Vicinity Map

