

**ORDINANCE NO. 1345**

**AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, APPROVING A CHANGE OF ZONING FOR 4.5558 ACRES OF LAND LOCATED AT THE INTERSECTION OF SWEETWATER BOULEVARD AND GREYSTONE WAY FROM ZONING DISTRICT CLASSIFICATION B-O (BUSINESS OFFICE) TO ZONING DISTRICT CLASSIFICATION PD (PLANNED DEVELOPMENT) AND APPROVING A FINAL DEVELOPMENT PLAN FOR THE DISTRICT.**

WHEREAS, Ron Thomas, on behalf of WMP Greystone, L.L.C., has applied for a change in zoning for 4.5558 acres of land from B-O district classification (Business Office) to PD district classification (Planned Development); and

WHEREAS, the applicant has submitted a final development plan for the PD district which complies with the requirements of the zoning regulations; and

WHEREAS, the Planning and Zoning Commission recommends approval of the zoning change and the final development plan for the PD; and

WHEREAS, the City Council has held a public hearing on the proposed amendment for which notice was published at least fifteen days prior to the hearing date; and

WHEREAS, the City Council finds that the zoning change and the final development plan comply with the City's comprehensive plan; NOW, THEREFORE;

**BE IT ORDAINED BY THE CITY COUNCIL  
OF THE CITY OF SUGAR LAND, TEXAS:**

**Section 1.** That the zoning district classification of the 4.5558 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from zoning district classification B-O (Business Office) to zoning district classification PD (Planned Development) under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

**Section 2.** That in accordance with section 2-174 of the Development Code, the final development plan, attached as Exhibit B and incorporated into this ordinance by reference, is approved for the PD.

**Section 3.** That the following regulations apply:

- (a) Minimum Distance Between Principal Buildings – 15 feet.
- (b) Maximum Lot Coverage –As shown on the Final Development Plan

(c) Maximum Height of Structures – 2 and ½ Stories, but not more than 35 feet from the finished grade.

(d) Minimum Yards:

(1) Front – 20 feet.

(2) Rear – 15 feet.

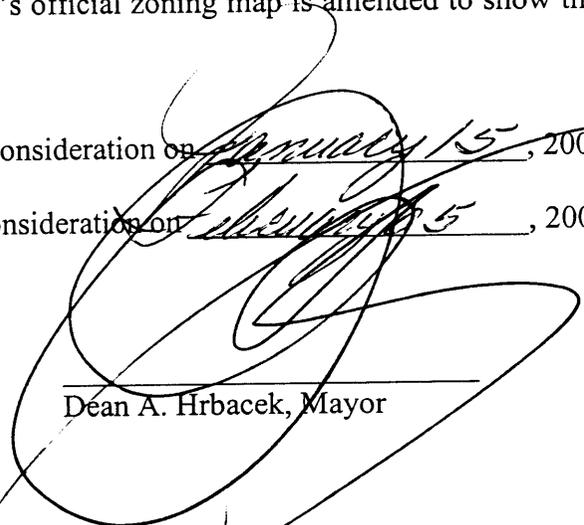
(3) Side – 0 feet.

**Section 4.** That in accordance with section 2-176 of the Development Code, the PD must be constructed, developed, and maintained in accordance with the final development plan. If there is a conflict between the final development plan and the Sugar Land Development Code, the final development plan controls.

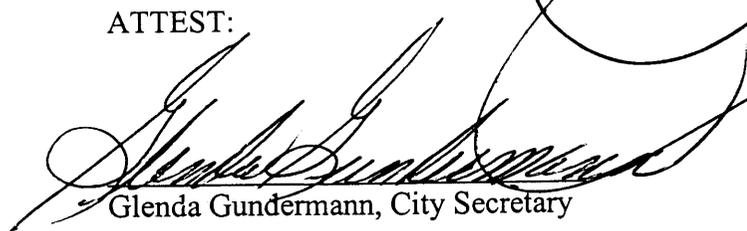
**Section 5.** That the City's official zoning map is amended to show the change in zoning district classification.

APPROVED upon first consideration on January 15, 2001.

ADOPTED on second consideration on February 5, 2001.

  
\_\_\_\_\_  
Dean A. Hrbacek, Mayor

ATTEST:

  
\_\_\_\_\_  
Glenda Gundermann, City Secretary

LEGAL DEPARTMENT APPROVAL:

  
\_\_\_\_\_  
Meredith L. Riede

Attachments: Exhibit A – Metes and bounds  
Exhibit B – Final Development Plan (dated December 17, 2001)

METES AND BOUNDS DESCRIPTION  
4.5558 ACRE TRACT "F"  
REPLAT OF RESERVE "F", SWEETWATER VILLAGE  
FORT BEND COUNTY, TEXAS

- Being a tract of parcel of land containing 4.5558 acres situated in the S. M. Williams League, Abstract No. 97, in Fort Bend County, Texas, said 4.5558 acres being all of Tract "F", Replat of Reserve "F", Sweetwater Village, as recorded in Slide 1623/A of the Plat Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows (with all bearings referenced to the record plat):
- BEGINNING at a 5/8-inch iron rod found in the westerly right-of-way line of Sweetwater Boulevard (100' wide) as dedicated in Volume 960, Page 293, of the Deed Records of Fort Bend County, for the most easterly cutback corner at it's intersection with the south right-of-way line of Greystone Way (80' wide) as dedicated in Slide 688/A & B, of the Plat Records of Fort Bend County, being the most easterly northeast corner of the herein described 4.5558 acre Tract "F";
- THENCE South  $06^{\circ}23'37''$  East along the east line of said Tract "F" and the west right-of-way line of said Sweetwater Boulevard, a distance of 290.00 feet to a 5/8-inch iron rod found for the southeast corner, being in the north line of Fort Bend County Levee Improvement District No. 2 Easement, Ditch "A", as recorded in Volume 841, Page 90, of the Deed Records of Fort Bend County;
- THENCE along the north line of said Ditch "A" and the south line of said Tract "F", the following three courses:
- South  $52^{\circ}32'20''$  West, a distance of 228.81 feet to a 5/8-inch iron rod found for a point of curvature;
  - In a westerly direction, a distance of 683.80 feet following the arc of a curve to the right, having a radius of 1060.00 feet and a central angle of  $36^{\circ}57'40''$  (Ch= $S71^{\circ}01'10''$ W, 672.00') to a 5/8-inch iron rod found for a point of tangency;
  - South  $89^{\circ}30'00''$  West, a distance of 74.83 feet an intersect with the converging south right-of-way line of Greystone Way, for the westerly corner of the herein described Tract "F", from which a found 5/8-inch iron rod bears 0.4 feet east;
- THENCE along the south right-of-way line of Greystone Way and the north line of said Tract "F", the following five courses:
- In an easterly direction, a distance of 596.17 feet following the arc of a curve to the left, having a radius of 490.00 feet and a central angle of  $69^{\circ}42'35''$  (Ch= $N54^{\circ}38'43''$ E, 560.07') to a 5/8-inch iron rod found for a point of tangency;
  - North  $19^{\circ}47'25''$  East, a distance of 170.02 feet to a 5/8-inch iron rod found for a point of

— curvature;

— In a northeasterly direction, a distance of 295.16 feet following the arc of a curve to the right, having a radius of 265.00 feet and a central angle of  $63^{\circ}48'58''$  ( $Ch=N51^{\circ}41'54''E, 280.14'$ ) to a 5/8-inch iron rod set for a point of tangency;

— North  $83^{\circ}36'23''$  East, a distance of 98.42 feet to a 5/8-inch iron rod found for the most northerly northeast corner of said Tract "F";

— South  $51^{\circ}23'37''$  East, a distance of 35.36 feet to the POINT OF BEGINNING and containing 4.5558 acres of land, more or less.

TEJAS SURVEYING, INC.

Ph: (281) 240-9099

Job No: 13-9608U

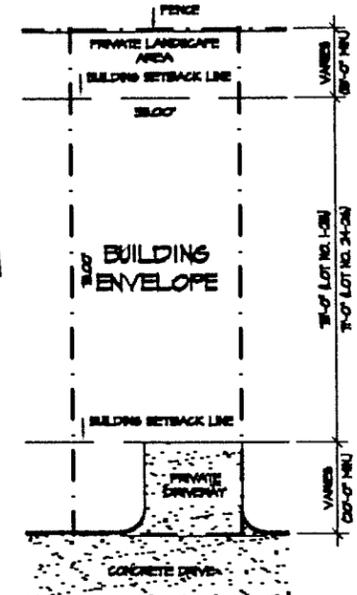
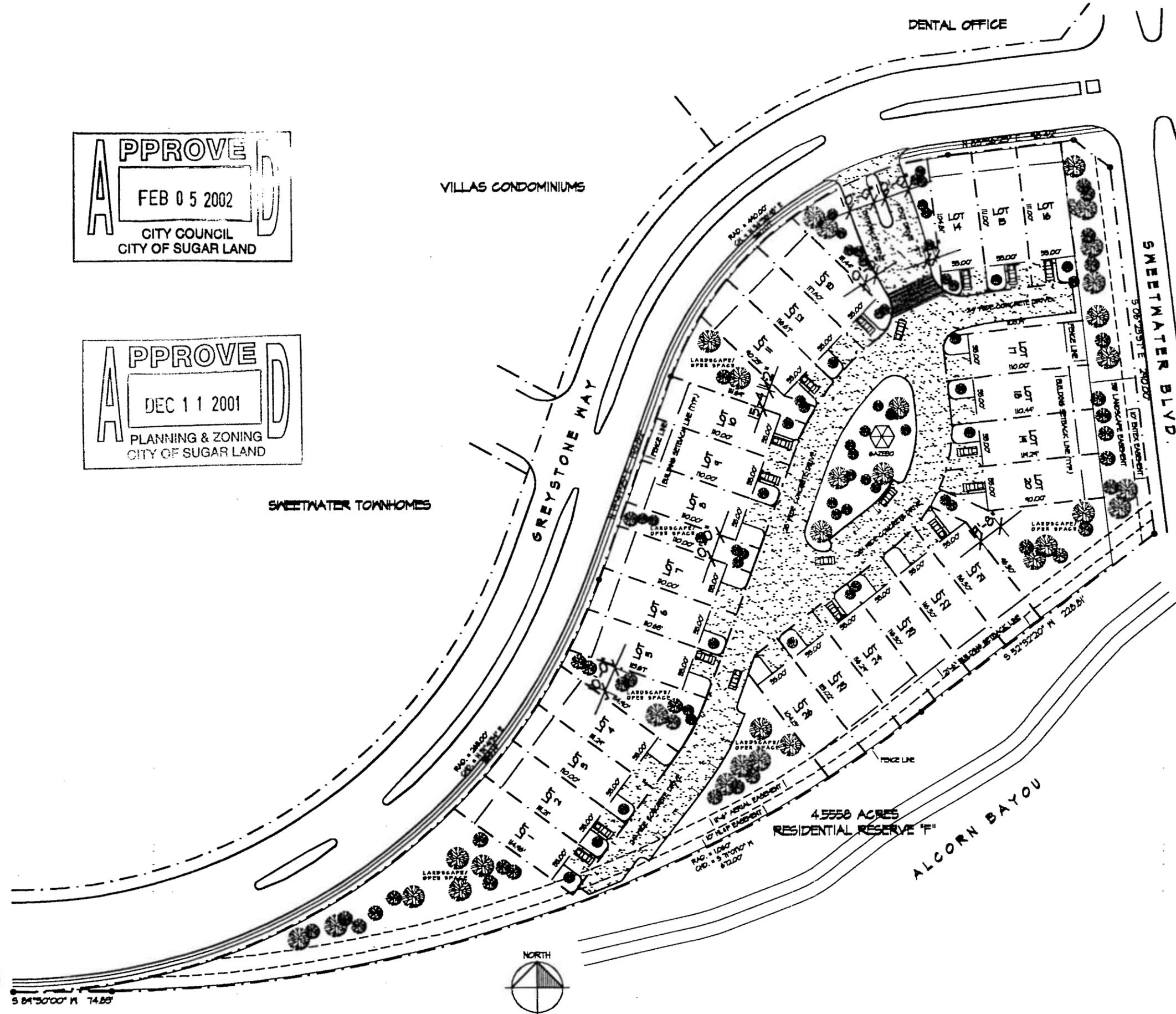
July, 2001



**APPROVE**  
 FEB 05 2002  
 CITY COUNCIL  
 CITY OF SUGAR LAND

**APPROVE**  
 DEC 11 2001  
 PLANNING & ZONING  
 CITY OF SUGAR LAND

DEC 17 2001  
 RESUBMITTED  
 CITY OF SUGAR LAND



**TYPICAL LOT**

PROJECT DATA	
NOT IN 100 YEAR FLOOD PLAIN	
TOTAL LAND AREA:	4.5556 ACRES
TOTAL NUMBER OF UNITS:	26
UNIT DENSITY:	5.71 UNITS PER ACRE
<b>BUILDING ENVELOPE SIZE</b>	<b>TOTAL AREA</b>
75'x55' (LOT NO. 1 - 23)	60,975 SF.
71'x55' (LOT NO. 24 - 26)	7,455 SF.
<b>26 LOTS TOTAL</b>	<b>67,250 SF.</b>
<b>PARKING:</b>	<b>52 PRIVATE SPACES (2 PER UNIT) 4 GUEST SPACES</b>

**FINAL DEVELOPMENT PLAN**

SCALE: 1" = 40'-0"



DATE: 12-12-01