

CITY OF SUGAR LAND ORDINANCE NO. 397

AN ORDINANCE TO AMEND ORDINANCE NO. 384 PASSED JUNE 1, 1982, SAID ORDINANCE BEING COMMONLY KNOWN AS "ZONING ORDINANCE"

WHEREAS, the territory described in Exhibits "A", "B" and "C" has been annexed to the City of Sugar Land, Texas; and

WHEREAS, the owner of said territory has petitioned for permanent zoning thereof; and

WHEREAS, a public hearing was held before the Planning Commission on January 11, 1983, following at least fifteen (15) days notice by mailing, postage prepaid, a notice of the time and place of such hearing to all persons whose names and addresses appear on the latest adopted tax roll, or as known to the city secretary as owning property within a distance of two hundred (200) feet from the exterior boundaries of said territory, the subject of the hearing being the proposed permanent zoning of said territory; and

WHEREAS, The Planning Commission has recommended to the City Council a plan for permanent zoning in said territory; and

WHEREAS, a public hearing was held before the City Council on January 18, 1983, following at least fifteen (15) days notice by publication in a paper of general circulation in the City of Sugar Land stating the time and place for such hearing; and

WHEREAS, The City Council has determined that all notices, publications, hearings and other matters required for the adoption of this ordinance have been given, held and have occurred in accordance with law; and

WHEREAS, it is deemed to be in the best interest of the citizens of the City of Sugar Land to amend the zoning ordinance as stated below; NOW THEREFORE,

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

Section 1: That the zoning districts established in the Zoning Ordinance and shown on the official zoning map of the City of Sugar Land are hereby amended by the addition of the below designated portions of annexed territory.

A. The portion of territory described in Exhibit "A" is added to the District "B-1" Local Business District and is further designated to be a District B-1-PD Local Business Planned Development District, the general development plan and specific development plan for which shall be that plan entitled "FLUOR CORPORATION HOUSTON COMPLEX SPECIFIC DEVELOPMENT PLAN, ZONING AREA B-1-PD" prepared by Walter P. Moore and Associates, and dated January 1983, and attached hereto as Exhibit "D".

B. The portion of territory described in Exhibit "B" is added to the District "B-1" Local Business District.

C. The portion of territory described in Exhibit "C" is added to the District "B-2" General Business District.

Section 2: The plan attached hereto as Exhibit "D" constitutes the specific development plan required by Section 16.05 of the Zoning Ordinance.

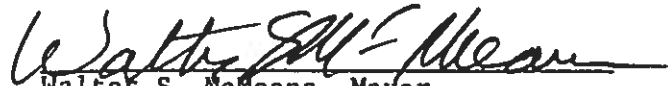
Section 3: This ordinance shall constitute the use permit required by Section 16 of the Zoning Ordinance.

Section 4: The City Engineer is hereby directed to make these amendments on the official zoning map of the City of Sugar Land and the City Secretary is directed to note the dates of said amendments on the certificate attached to said map.

Section 5: The City Secretary shall note the date of introduction and first reading and the date of the second reading and final passage in the minutes of the meeting.

PASSED AND APPROVED this 1st day of February, 1983

APPROVED:



Walter S. McMeans, Mayor

ATTEST:


Audrey Nichols, City Secretary

(SEAL)

APPROVED AS TO FORM:


Charles R. Slone, City Attorney

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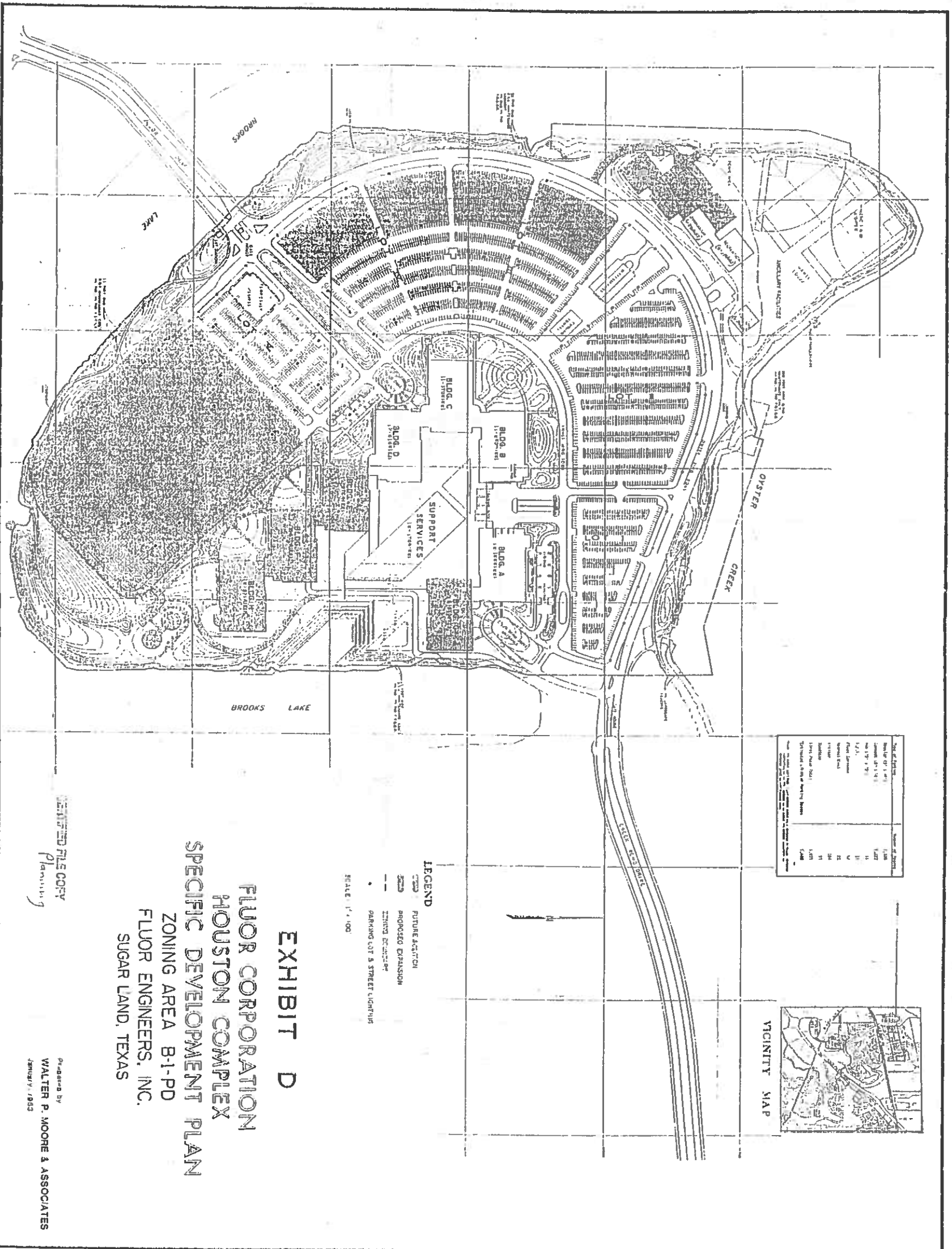


EXHIBIT D
FLUOR CORPORATION
HOUSTON COMPLEX
SPECIFIC DEVELOPMENT PLAN
 ZONING AREA B-1-PD
 FLUOR ENGINEERS, INC.
 SUGAR LAND, TEXAS

PRINTED FILE COPY
 Planning

Prepared by
WALTER P. MOORE & ASSOCIATES
 January, 1985

LEGEND
 FUTURE ACTION
 PROPOSED EXPANSION
 ZONING DISTRICT
 PARKING LOT & STREET LIGHTS
 SCALE: 1" = 100'

VICINITY MAP