ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars ($25.00) nor more than Two Thousand Dollars ($2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 20th day of December 2001.

ATTEST:

_____ _____

Connie Hooks, City Secretary Lynn McIlhaney, Mayor

APPROVED:

_____

City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from R-4 Apartment/Low Density to PDD-H Planned Development District for Housing.

Being 5.053 acres or square foot tract of land out of and part of the Crawford Burnett League, Abstract Number 7, situated in Brazos County, Texas, being a portion of a called 85.84 acre tract as described by the instrument recorded in Volume 333, Page 806 of the Brazos County Deed Records; said 5.953 acres being more particularly described by metes and bounds in the attached Exhibit "B," shown graphically in Exhibit "C," and by a Concept Plan in the attached Exhibit "D."

Purpose Statement: The standard townhouse layout mandates minimum lot dimensions, which drive the layout toward a very grid like pattern with small yards for each lot. It will be required that the available greenspace on the site be consolidated into large landscaped areas and leave only minimal front and backyard spaces for each lot.

Uses Allowed:
Townhome style residential
Open-space and common areas
Greenways

Modifications Possible: The applicant may request modifications to the standard requirements for:

(1) Street pavement widths, layout and design standards
(2) Sidewalk requirements
(3) Lot access requirements
(4) Building setbacks
(5) Minimum lot areas and dimensions
(6) Yard requirements
(7) Landscape reserve
(8) Streetscape requirements
(9) Subdivision sign requirements
(10) Street light requirements

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KERR SURVEYING CO.
P.O. BOX 269
505 CHURCH STREET
COLLEGE STATION, TEXAS 77841

Jeff McCormack
Registered Professional
Land Surveyor #5237

Telephone:
(979) 268-3195
(979) 691-8904 FAX

LEGAL DESCRIPTION

Being a description of a 5.953 acres or square foot tract of land out of and part of the Crawford Burnett League, Abstract Number 7, situated in Brazos County, Texas, being a portion of a called 85.84 acre tract as described by the instrument recorded in Volume 333, Page 806 of the Brazos County Deed Records; said 5.953 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwesterly corner of a called 6.23 acre tract as described by the instrument recorded in Volume 4048, Page 43 of the Brazos County Deed Records, the southerly most northwesterly corner of the said 85.84 acre tract, in the northeasterly right-of-way line of Farm-to-Market Road (F.M.) No. 2818 (width varies), the northwesterly corner and the POINT OF BEGINNING of the herein described tract;

THENCE, North 43 degrees 59 minutes 09 seconds East, along the southerly line of said 6.23 acre tract, the southerly line of a called 6.21 acre tract as described by the instrument recorded Volume 4048, Page 33 of the Brazos County Deed Records, the southerly line of another called 6.21 acre tract as described by the instrument recorded in Volume 4048, Page 38 of the Brazos County Deed Records, the southerly line of a called 4.818 acre tract as described by the instrument recorded in Volume 3652, Page 269 of the Brazos County Deed Records, and the northerly line of said 85.84 acre tract, passing at a distance of 40.66 feet a 1/2 inch iron rod found for the southeasterly corner of said 6.23 acre tract and the southwesterly corner of a called 6.21 acre tract, passing at a distance of 266.65 feet a 1/2 inch iron rod found for the common corner of said 6.21 acre tracts, passing at 494.23 feet the southeasterly corner of a 6.21 acre tract and the southwesterly corner of said 4.818 acre tract, and continuing for a total distance of 805.41 feet to a 5/8 inch iron rod set in the northerly of said 85.84 acre tract, the southerly line of said 4.818 acre tract, in the westerly line of a called 13.358 acre tract as described by the instrument as recorded in Volume 2869, Page 100 of the Brazos County Deed Records, and being the northeasterly corner of the herein described tract;

THENCE, South 46 degrees 00 minutes 51 seconds East, along said westerly line, a distance of 302.23 feet to a found 1/2 inch iron rod found on the high bank of a creek for the southeasterly corner of the herein described tract;

THENCE, along the center line of said creek and said westerly line for the next nineteen courses as follows:

South 16 degrees 32 minutes 42 seconds West, a distance of 17.38 feet;

South 17 degrees 03 minutes 40 seconds East, a distance of 30.04 feet;

South 19 degrees 18 minutes 26 seconds East, a distance of 21.66 feet;

South 83 degrees 28 minutes 29 seconds West, a distance of 24.37 feet;

South 30 degrees 21 minutes 56 seconds West, a distance of 28.06 feet;

South 08 degrees 25 minutes 39 seconds West, a distance of 46.24 feet;

South 04 degrees 50 minutes 09 seconds East, a distance of 27.74 feet;

South 40 degrees 25 minutes 28 seconds West, a distance of 8.23 feet;

South 07 degrees 20 minutes 27 seconds East, a distance of 31.36 feet;

South 69 degrees 40 minutes 32 seconds West, a distance of 17.28 feet;

South 64 degrees 59 minutes 31 seconds West, a distance of 29.53 feet;

South 07 degrees 59 minutes 45 seconds West, a distance of 14.48 feet;

South 27 degrees 52 minutes 08 seconds East, a distance of 44.32 feet;

South 14 degrees 20 minutes 27 seconds East, a distance of 23.07 feet;

South 68 degrees 13 minutes 51 seconds West, a distance of 21.60 feet;

North 65 degrees 30 minutes 02 seconds West, a distance of 23.38 feet;

South 44 degrees 37 minutes 04 seconds West, a distance of 16.51 feet;

South 43 degrees 50 minutes 37 seconds West, a distance of 19.57 feet;

South 16 degrees 59 minutes 33 seconds East, a distance of 35.58 feet to a 1/2 inch iron rod found for the southerly most northwesterly corner of said 13.38 acre tract, in the northeasterly right-of-way line of said F.M. No. 2818, and being the southwesterly corner of the herein described tract;

THENCE, South 87 degrees 56 minutes 58 seconds West, along said northeasterly right-of-way line, a distance of 45.85 feet to a found Texas Department of Transportation Type I (concrete) monument;

THENCE, South 67 degrees 30 minutes 54 seconds West, continuing along said northeasterly right-of-way line, a distance of 104.85 feet to a found Texas Department of Transportation Type I (concrete) monument;

THENCE, South 86 degrees 34 minutes 18 seconds West, continuing along said northeasterly right-of-way line, a distance of 139.71 feet to a found Texas Department of Transportation Type I (concrete) monument;

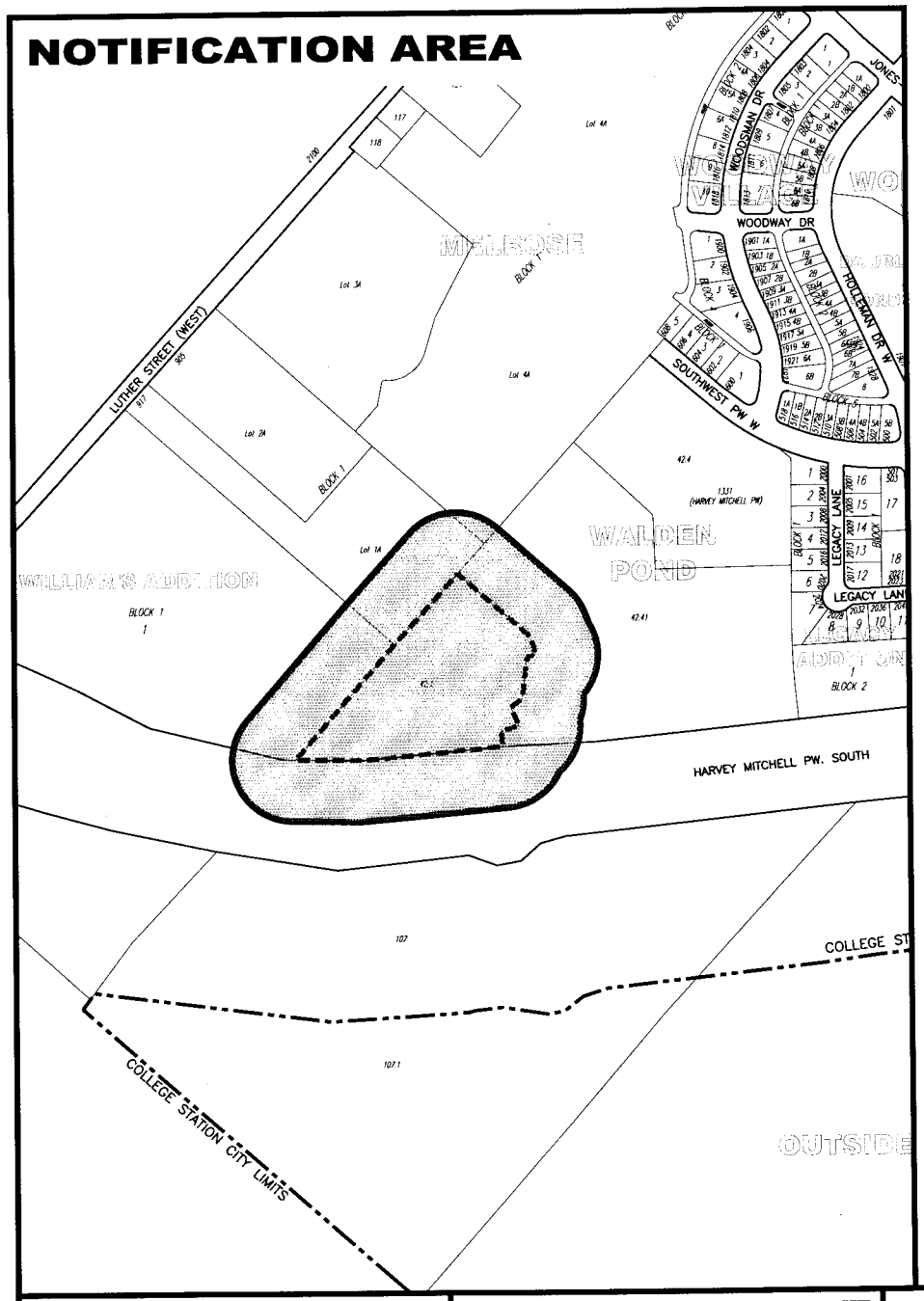
THENCE, North 84 degrees 35 minutes 49 seconds West, continuing along said northeasterly right-of-way line, a distance of 388.60 feet to the POINT OF BEGINNING of the herein described tract and containing a calculated area of 5.953 acres or 259, 313 square foot tract of land.

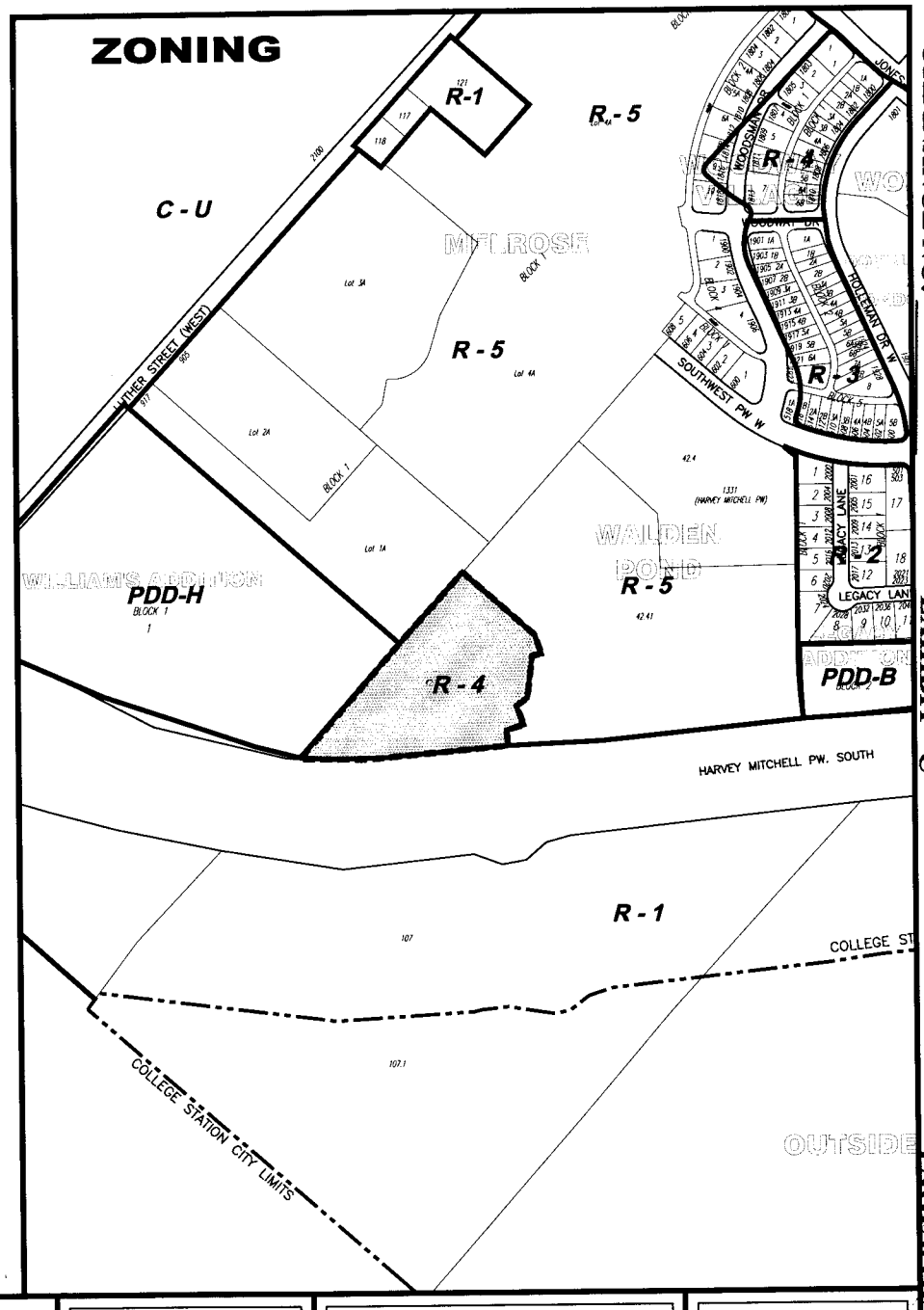
Bearing Basis: Northerly line of said 85.84 acre tract.

STATE OF TEXAS
REGISTERED
J. McCORMACK
5237
PROFESSIONAL
LAND SURVEYOR

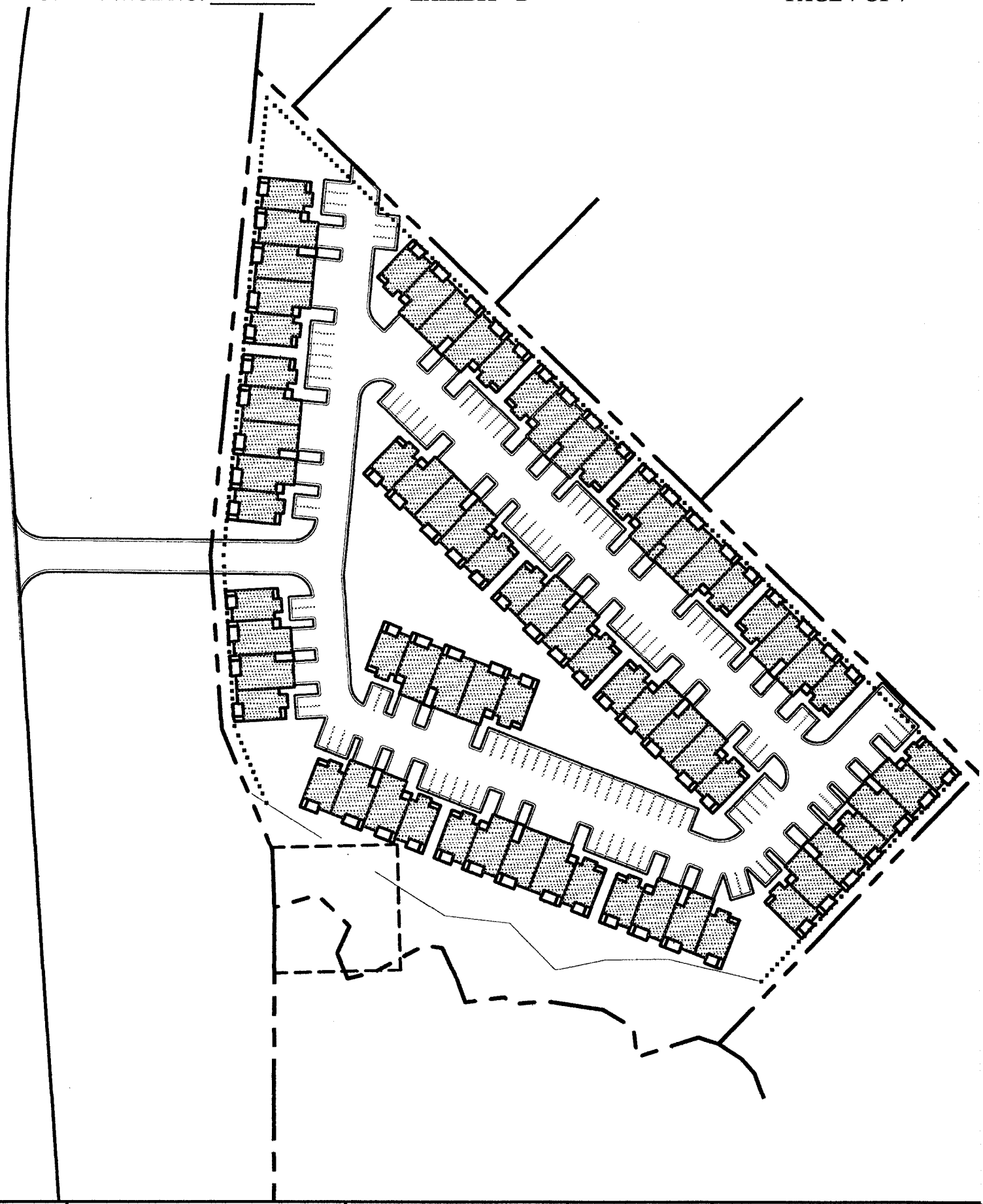
J. McCormack
Tx. R.P.L.S. No. 5237

08/31/[illegible]
Date





City of College Station, Texas PLANNING DIVISION	CANYON CREEK TOWNHOMES	N NOT TO SCALE	CASE: 01-236	REZONING	CHECK BY: _____ DATE: _____



SP 1 Sheets	**SITE LAYOUT (100 SCALE)** **CANYON CREEK TOWNHOMES**	Mitchell & Morgan, L.L.P. Consulting Engineers and Constructors 511 University Drive East, Suite 204 College Station, TX 77840 (409) 260-6963 Fax: (409) 260-3564		Revisions	September, 2001 Designed by: JJM Drawn By: JJM Checked By: VJBM

10/31/01 01-230

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