

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "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, "Unified Development Ordinance," Section 4.2, "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 (\$2,000.00). 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 22nd day of January, 2004.

APPROVED:

\_\_\_\_\_  
RON SILVIA, Mayor

ATTEST:

\_\_\_\_\_  
Connie Hooks, City Secretary

APPROVED:

*Harry L. ...*  
\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

**Tract I**

The following property is rezoned from C-1 General Commercial and A-O Agricultural Open to A-O Agricultural Open.

1.03 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PORTION OUT OF TRACT SEVEN, K.W. SCHICK SUBDIVISION, AS DEPICTED BY PLAT RECORDED IN VOLUME 542, PAGE 131 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "B" AND SHOWN GRAPHICALLY IN EXHIBIT "H".

**Tract II**

The following property is rezoned from C-1 General Commercial and A-O Agricultural Open to A-O Agricultural Open.

1.11 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PORTION OUT OF TRACT SEVEN, K.W. SCHICK SUBDIVISION, AS DEPICTED BY PLAT RECORDED IN VOLUME 542, PAGE 131 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "C" AND SHOWN GRAPHICALLY IN EXHIBIT "H".

**Tract III**

The following property is rezoned from A-O Agricultural Open to R-4 Multi-Family Residential.

2.08 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PORTION OUT OF TRACT SEVEN, K.W. SCHICK SUBDIVISION, AS DEPICTED BY PLAT RECORDED IN VOLUME 542, PAGE 131 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "D" AND SHOWN GRAPHICALLY IN EXHIBIT "H".

#### **Tract IV**

The following property is rezoned from C-1 General Commercial to R-4 Multi-Family Residential.

7.34 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PORTION OUT OF TRACT NINE, K.W. SCHICK SUBDIVISION, AS DEPICTED BY PLAT RECORDED IN VOLUME 542, PAGE 131 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "E" AND SHOWN GRAPHICALLY IN EXHIBIT "H".

#### **Tract V**

The following property is rezoned from C-1 General Commercial to A-O Agricultural Open.

0.72 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PORTION OUT OF TRACT NINE, K.W. SCHICK SUBDIVISION, AS DEPICTED BY PLAT RECORDED IN VOLUME 542, PAGE 131 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "F" AND SHOWN GRAPHICALLY IN EXHIBIT "H".

#### **Tract VI**

The following property is rezoned from C-1 General Commercial to R-4 Multi-Family Residential.

2.57 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PORTION OUT OF TRACT NINE, K.W. SCHICK SUBDIVISION, AS DEPICTED BY PLAT RECORDED IN VOLUME 542, PAGE 131 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "G" AND SHOWN GRAPHICALLY IN EXHIBIT "H".

**METES AND BOUNDS DESCRIPTION  
OF A  
1.03 ACRE TRACT  
(PROPOSED A-O ZONE)  
(PROPOSED LOT 7R-1)  
K.W. SCHICK SUBDIVISION  
CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

Metes and bounds description of all that certain 1.03 acre tract or parcel of land, lying and being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas and being a portion out of Tract Seven, K.W. Schick Subdivision, as depicted by plat recorded in VOLUME 542, PAGE 131 of the Deed Records of Brazos County, Texas, said 1.03 acre tract being more particularly described as follows:

**BEGINNING** at a ½" iron rod found marking the north corner of said Tract Seven and lying in the southeast right-of-way line of Southwest Parkway;

**THENCE** S 44° 36' 43" E – 105.00 feet with the northeast line of said Tract Seven to a ½" iron rod set for corner;

**THENCE** S 45° 23' 17" W – 160.00 feet across said tract to a ½" iron rod set for angle point;

**THENCE** S 32° 59' 13" W – 113.18 feet across said tract to a ½" iron rod set for angle point;

**THENCE** S 62° 27' 46" W – 53.12 feet across said tract to a ½" iron rod set for angle point;

**THENCE** S 82° 35' 07" W – 17.98 feet across said tract to a ½" iron rod set for corner;

THENCE N 27° 32' 14" W – 168.81 feet across said tract to a ½" iron rod set for corner in said Southwest parkway right-of-way line;

THENCE N 56° 57' 06" E – 292.00 feet with said right-of-way line to the PLACE OF BEGINNING, and containing 1.03 acres of land.

BASIS OF BEARING: Plat of K.W. Schick Subdivision, as recorded in VOL. 542 PG. 131

December 2003  
Municipal Development Group  
College Station, Texas

Surveyed by: *Gregory K. Taggart*  
Gregory K. Taggart  
R.P.L.S. No. 5676

*31 December 2003 AD*



**METES AND BOUNDS DESCRIPTION  
OF A  
1.11 ACRE TRACT  
(PROPOSED A-O ZONE)  
(PROPOSED LOT 7R-2)  
K.W. SCHICK SUBDIVISION  
CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

Metes and bounds description of all that certain 1.11 acre tract or parcel of land, lying and being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas and being a portion out of Tract Seven, K.W. Schick Subdivision, as depicted by plat recorded in VOLUME 542, PAGE 131 of the Deed Records of Brazos County, Texas, said 1.11 acre tract being more particularly described as follows:

**COMMENCING** at a ½" iron rod found marking the south corner of said Tract Seven;

**THENCE** N 45° 23' 21" E – 22.00 feet with the southeast line of said Tract Seven to a ½" rod set for corner, and being the **PLACE OF BEGINNING**;

**THENCE** N 01° 36' 05" E – 65.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 36° 26' 11" W – 55.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 69° 28' 55" W – 55.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 10° 58' 56" E – 84.00 feet across said tract to a ½" iron rod set for angle point;

**THENCE** N 07° 42' 52" W – 116.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 39° 40' 06" E – 118.00 feet across said tract to a ½" iron rod set for angle point;

**THENCE** N 22° 59' 23" E – 37.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 26° 58' 38" W – 27.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** S 75° 15' 51" W – 57.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 32° 59' 13" E – 48.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 71° 57' 42" E – 50.00 feet across said tract to a ½" iron rod set for corner;

THENCE S 32° 44' 32" E – 105.00 feet across said tract to a ½" iron rod set for corner;

THENCE S 01° 56' 29" W – 105.00 feet across said tract to a ½" iron rod set for angle point;

THENCE S 07° 16' 52" W – 37.00 feet across said tract to a ½" iron rod set for corner;

THENCE S 42° 17' 05" W – 65.00 feet across said tract to a ½" iron rod set for corner;

THENCE S 14° 28' 31" W – 32.00 feet across said tract to a ½" iron rod set for corner;

THENCE S 06° 00' 41" W – 17.12 feet across said tract to a ½" iron rod set for angle point;

THENCE S 59° 34' 48" E – 28.00 feet across said tract to a ½" iron rod set for corner;

THENCE S 43° 55' 03" E – 101.82 feet across said tract to a ½" iron rod set for angle point, said point in the southeast line of Tract Seven;

THENCE S 45° 23' 21" W – 146.00 feet along the southeast line of said tract to the PLACE OF BEGINNING, and containing 1.11 acres of land;

Basis of Bearing: Plat of K.W. Schick Subdivision, as recorded in Vol. 542, PG.131.

December 2003  
Municipal Development Group  
College Station, Texas

Surveyed by: Gregory K. Taggart  
Gregory K. Taggart  
R.P.L.S. No. 5676 22 December 2003 AD



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**METES AND BOUNDS DESCRIPTION  
OF A  
2.08 ACRE TRACT  
(PROPOSED R-4 ZONE)  
(PROPOSED LOT 7R-3)  
K.W. SCHICK SUBDIVISION  
CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

Metes and bounds description of all that certain 2.08 acre tract or parcel of land, lying and being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas and being a portion out of Tract Seven, K.W. Schick Subdivision, as depicted by plat recorded in VOLUME 542, PAGE 131 of the Deed Records of Brazos County, Texas, said 2.08 acre tract being more particularly described as follows:

**BEGINNING** at a ½" iron rod found marking the east corner of said Tract Seven;

**THENCE** S 45° 23' 18" W – 347.86 feet with the southeast line of said Tract Seven to a ½" rod set for corner;

**THENCE** N 43° 55' 03" W – 101.82 feet across said Tract Seven to a ½" iron rod set for angle point;

**THENCE** N 59° 34' 48" W – 28.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 06° 00' 41" E – 17.12 feet to a ½" iron rod set for angle point;

**THENCE** N 14° 28' 31" E – 32.00 feet to a ½" iron rod set for corner;

**THENCE** N 42° 17' 05" E – 65.00 feet to a ½" iron rod set for corner;

**THENCE** N 07° 16' 52" E – 37.00 feet to a ½" iron rod set for angle point;

**THENCE** N 01° 56' 29" E – 105.00 feet to a ½" iron rod set for corner;

**THENCE** N 32° 44' 32" W – 105.00 feet to a ½" iron rod set for corner;

**THENCE** S 71° 57' 42" W – 50.00 feet to a ½" iron rod set for corner;

**THENCE** N 32° 59' 13" E – 6.18 feet to a ½" iron rod set for angle point;

**THENCE** N 45° 23' 17" E – 160.00 feet across said tract to a ½" iron rod set for corner in the northeast line of said Tract Seven;

THENCE S 44° 36' 44" E – 381.17 feet with said line to the PLACE OF BEGINNING, and containing 2.08 acres of land.

Basis of Bearing: Plat of K.W. Schick Subdivision, as recorded in Vol. 542, PG.131.

December 2003  
Municipal Development Group  
College Station, Texas

Surveyed by: Gregory K. Taggart  
Gregory K. Taggart  
R.P.L.S. No. 5676  
31 December  
2003 AD



**METES AND BOUNDS DESCRIPTION  
OF A  
7.34 ACRE TRACT  
(PROPOSED R-4 ZONE)  
(PROPOSED LOT 9R-1 AND DEDICATION STRIP)  
K.W. SCHICK SUBDIVISION  
CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

Metes and bounds description of all that certain 7.34 acre tract or parcel of land, lying and being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas and being a portion out of Tract Seven and Tract Nine, K. W. Schick Subdivision, as depicted by plat recorded in VOLUME 542, PAGE 131 of the Deed Records of Brazos County, Texas, said 7.34 acre tract being more particularly described as follows:

**BEGINNING** at a ½" iron rod found marking the south corner of Tract Seven , K.W. Schick Subdivision;

**THENCE** N 45° 23' 21" E – 22.00 feet with the southeast line of said Tract Seven to a ½" rod set for corner,

**THENCE** N 01° 36' 05" E – 65.00 feet across said Tract Seven to a ½" iron rod set for corner;

**THENCE** N 36° 26' 11" W – 55.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 69° 28' 55" W – 55.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 10° 58' 56" E – 84.00 feet across said tract to a ½" iron rod set for angle point;

**THENCE** N 07° 42' 52" W – 116.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 39° 40' 06" E – 118.00 feet across said tract to a ½" iron rod set for angle point;

**THENCE** N 22° 59' 23" E – 37.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 26° 58' 38" W – 27.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** S 75° 15' 51" W – 57.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** S 32° 59' 13" W – 59.00 feet across said tract to a ½" iron rod set for angle point;

**THENCE** S 62° 27' 46" W – 53.12 feet across said tract to a ½" iron rod set for angle point;

**THENCE** S 82° 35' 07" W – 17.98 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 27° 32' 14" W – 168.81 feet across said tract to a ½" iron rod set for corner in the South right-of-way of Southwest Parkway (being 80' right-of-way);

**THENCE** S 56° 57' 06" W – 444.25 feet with said right-of-way line to a ½" iron rod found for corner, being on Tract Nine, and being the beginning of a curve to the left;

**THENCE** in a southwesterly direction for a distance of 133.84 feet along the arc of said curve (curve data: central angle = 84°01'19", radius = 100.00 feet, tangent = 90.07 feet, the chord bears S 14°56'42"W-133.84 feet) to a ½" iron rod set for end of said curve and lying in the northeast right-of-way line of Wellborn Road;

**THENCE** S 27°03'43" E - 446.11 feet with said right-of-way line to a ½" iron rod set for angle point;

**THENCE** S 45°50'43" E – 36.00 feet with said right-of-way line to a ½" iron rod set for angle point;

**THENCE** N 62° 10' 21" E – 279.00 feet across said Tract Nine to a ½" iron rod set for angle point;

**THENCE** N 52° 41' 39" E – 189.00 feet across said tract to the **PLACE OF BEGINNING**, and containing 7.34 acres of land;

**Basis of Bearing:** Plat of K.W. Schick Subdivision, as recorded in Vol. 542, PG.131.

December 2003  
Municipal Development Group  
College Station, Texas



Surveyed by: Gregory K. Taggart  
Gregory K. Taggart  
R.P.L.S. No. 5676  
22 December 2003 AD

**METES AND BOUNDS DESCRIPTION  
OF A  
0.72 ACRE TRACT  
(PROPOSED A-O ZONE)  
(PROPOSED LOT 9R-2)  
K.W. SCHICK SUBDIVISION  
CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

Metes and bounds description of all that certain 0.72 acre tract or parcel of land, lying and being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas and being a portion out of Tract Nine, K.W. Schick Subdivision, as depicted by plat recorded in VOLUME 542, PAGE 131 of the Deed Records of Brazos County, Texas, said 0.72 acre tract being more particularly described as follows:

**BEGINNING** at a ½" iron rod found marking the South corner of Tract Seven being common with Tract Nine;

**THENCE** S 51° 36' 41" E – 135.61 feet with the common line of said Tract Nine and Six to a ½" rod set for corner, common with Tract Five;

**THENCE** S 64° 49' 41" W – 134.00 feet across said Tract Nine to a ½" iron rod set for Corner;

**THENCE** N 89° 15' 11" W – 80.00 feet across said tract to a ½" iron rod set for angle point;

**THENCE** S 67° 59' 35" W – 73.00 feet across said tract to a ½" iron rod set for angle point;

**THENCE** S 65° 23' 06" W – 105.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** S 42° 50' 06" E – 15.00 feet across said tract to a ½" iron rod set for corner;

THENCE S 0° 02' 25" E – 24.00 feet across said Tract to a ½" iron rod set for corner;

THENCE N 73° 00' 56" W - 47.00 feet across said Tract to a ½" iron rod set for corner;

THENCE S 55° 25' 55" W – 83.00 feet across said Tract to a ½" iron rod set for corner in the East right-of-way of FM 2154(Wellborn Road);

THENCE N 45° 50' 43" W – 50.00 feet along said right-of-way to a ½" iron rod set for corner;

THENCE N 62° 10' 21" E – 279.00 feet across Tract Nine to a ½" iron rod set for angle point;

THENCE N 52° 41' 39" E – 189.00 feet across said tract to the PLACE OF BEGINNING, and containing 0.72 acres.

Basis of Bearing: Plat of K.W. Schick Subdivision, as recorded in Vol. 542, PG.131.

December 2003  
Municipal Development Group  
College Station, Texas

Surveyed by: Gregory K. Taggart  
Gregory K. Taggart  
R.P.L.S. No. 5676 22 December 2003 AD



**METES AND BOUNDS DESCRIPTION  
OF A  
2.57 ACRE TRACT  
(PROPOSED R-4 ZONE)  
(PROPOSED LOT 9R-3)  
K.W. SCHICK SUBDIVISION  
CRAWFORD BURNETT LEAGUE, ABSTRACT NO. 7  
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

Metes and bounds description of all that certain 2.57 acre tract or parcel of land, lying and being situated in the Crawford Burnett League, Abstract No. 7, College Station, Brazos County, Texas and being a portion out of Tract Nine, K.W. Schick Subdivision, as depicted by plat recorded in VOLUME 542, PAGE 131 of the Deed Records of Brazos County, Texas, said 2.57 acre tract being more particularly described as follows:

**BEGINNING** at a ½" iron rod found marking the east corner of said Tract Nine and lying in the northwest right-of-way line of Christine Lane;

**THENCE** S 45° 23' 19" W – 429.59 feet with said right-of-way line to a ½" rod set for corner at the intersection with the northeast right-of-way line of FM 2154 ( Wellborn Road);

**THENCE** S 89° 31' 17" W – 71.10 feet with said right-of-way line to a ½" iron rod set for corner;

**THENCE** N 45° 50' 43" W – 274.10 feet with said right-of-way line to a ½" iron rod set for angle point;

**THENCE** N 55° 25' 55" E – 83.00 feet across said Tract Nine to a ½" iron rod set for corner;

**THENCE** S 73° 00' 56" E - 47.00 feet across said tract to a ½" iron rod set for corner;

**THENCE** N 00° 02' 25" W – 24.00 feet across said tract to a ½" iron rod set for corner;

THENCE N 42° 50' 06" W – 15.00 feet across said tract to a ½" iron rod set for corner;

THENCE N 65° 23' 06" E – 105.00 feet across said tract to a ½" iron rod set for angle point;

THENCE N 67° 59' 35" E – 73.00 feet across said tract to a ½" iron rod set for angle point;

THENCE S 89° 15' 11" E – 80.00 feet across said tract to a ½" iron rod set for corner;

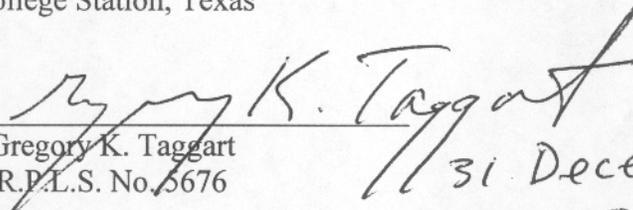
THENCE N 64° 49' 41" E – 134.00 feet across said tract to a ½" iron rod set for corner in the easterly line of Tract Nine, common with Tract Six and Five;

THENCE S 51° 36' 38" E – 135.34 feet with said line to the PLACE OF BEGINNING, and containing 2.57 acres of land.

Basis of Bearing: Plat of K.W. Schick Subdivision, as recorded in Vol. 542, PG.131.

December 2003  
Municipal Development Group  
College Station, Texas

Surveyed by:

  
Gregory K. Taggart  
R.P.L.S. No. 5676

31 December  
2003 AD



