

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 eighth day of January, 2004.

APPROVED:

RON SILVIA, Mayor

ATTEST:

Connie Hooks, City Secretary

APPROVED:

Harry Cargill

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:

The following property is rezoned from C-3 Light Commercial to PDD Planned Development District:

TRACT I

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF BLOCK 4, HARVEY HILLSIDES, ACCORDING TO THE PLAT RECORDED IN VOLUME 264, PAGE 484 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CALLED 0.954 AS DESCRIBED BY A DEED TO DANVILLE S. CHADBOURNE AND WIFE, EDDIE RUTH CHADBOURNE, RECORDED IN VOLUME 1136, PAGE 736 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT B AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT C.

The following property is rezoned from C-3 Light Commercial to PDD Planned Development District:

TRACT II

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING JORDAN, BLOCK 1, LOT 1, HARVEY HILLSIDES, ACCORDING TO THE PLAT RECORDED IN VOLUME 5230, PAGE 001 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CALLED 1.87 ACRES AS CONVEYED TO OWNER BY DEED DATED APRIL 7, 2003 SAID TRACT BEING SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT C.

**METES AND BOUNDS DESCRIPTION
OF A
0.94 ACRE TRACT
MARIA KEGANS LEAGUE, A-28
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE MARIA KEGANS LEAGUE, ABSTRACT NO. 28, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF BLOCK 4, HARVEY HILLSIDES, ACCORDING TO THE PLAT RECORDED IN VOLUME 254, PAGE 484 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED 0.954 ACRES AS DESCRIBED BY A DEED TO DANVILLE S. CHADBOURNE AND WIFE, EDDIE RUTH CHADBOURNE, RECORDED IN VOLUME 1136, PAGE 736 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE SOUTHEAST LINE OF STATE HIGHWAY NO. 30 (HARVEY ROAD) MARKING THE WEST CORNER OF SAID 0.954 ACRE TRACT AND THE NORTH CORNER OF LOT 1, BLOCK 1, JORDAN SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 2560, PAGE 337 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 42° 12' 58" E ALONG THE SOUTHEAST LINE OF HARVEY ROAD FOR A DISTANCE OF 103.03 FEET TO A ½ INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID 0.954 ACRE TRACT AND THE WEST CORNER OF A CALLED 0.97 ACRE TRACT AS DESCRIBED BY A DEED TO OSCAR PARULIAN AND WIFE, SWANY PARULIAN, RECORDED IN VOLUME 2367, PAGE 253 (RE-RECORDED IN VOLUME 2376, PAGE 316) OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 47° 49' 52" E THROUGH SAID BLOCK 4 AND ALONG THE COMMON LINE OF SAID 0.954 ACRE TRACT AND SAID 0.97 ACRE TRACT FOR A DISTANCE OF 392.90 FEET TO A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF LOT 10, BLOCK 2, HARVEY HILLSIDES, ACCORDING TO THE PLAT RECORDED IN VOLUME 263, PAGE 487 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS;

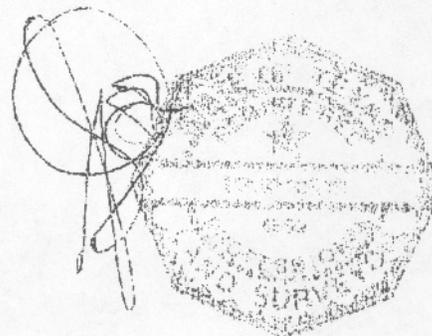
THENCE: S 31° 43' 04" W ALONG THE COMMON LINE OF SAID 0.954 ACRE TRACT AND SAID LOT 10 FOR A DISTANCE OF 105.26 FEET TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 0.954 ACRE TRACT AND THE COMMON CORNER OF SAID LOT 10 AND LOT 12, BLOCK 2 (PLAT 263/487);

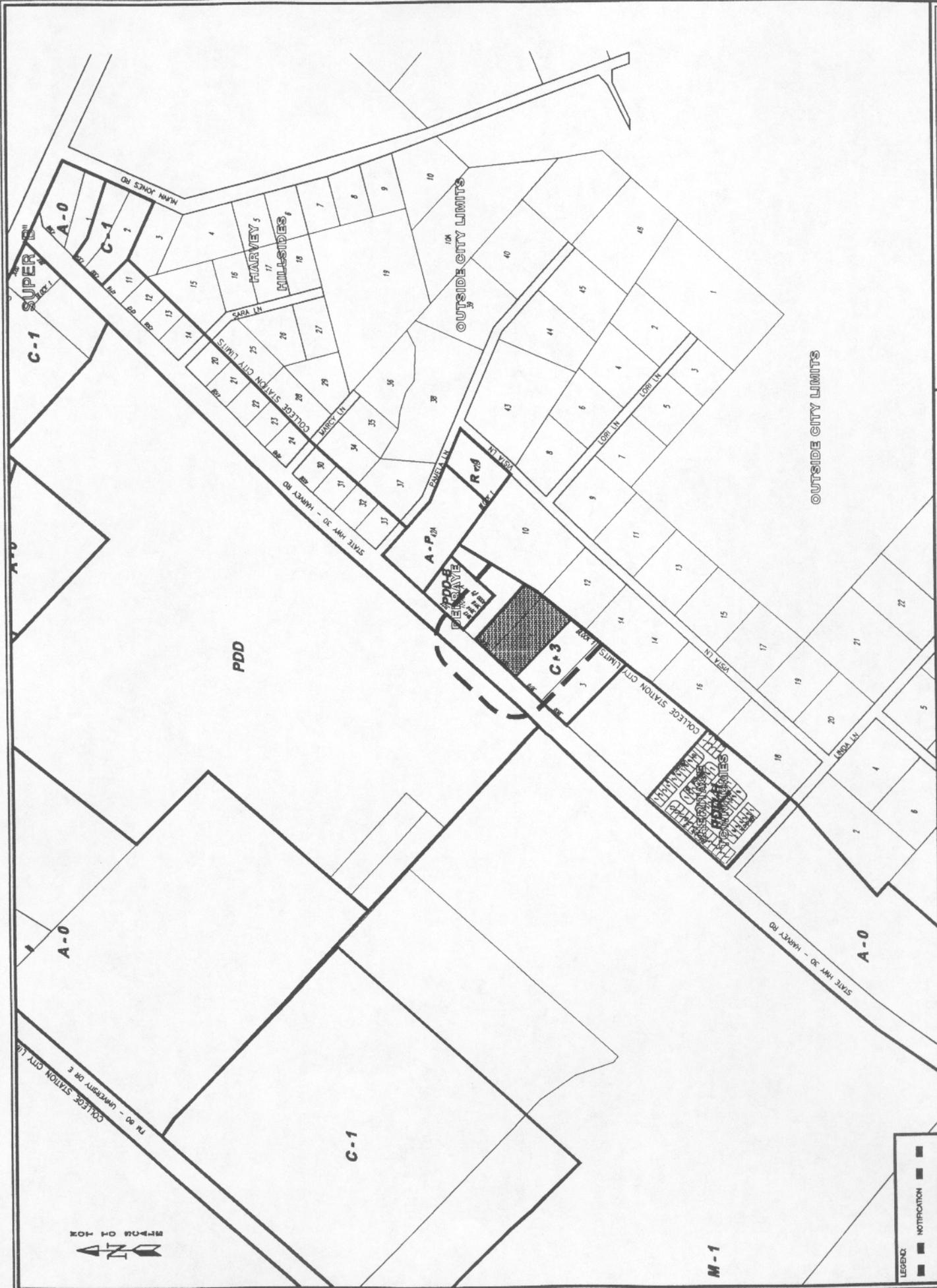
THENCE: N 12° 58' 12" W THROUGH SAID BLOCK 4 FOR A DISTANCE OF 5.15 FEET TO A ½ INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID LOT 1 (PLAT 2560/337);

THENCE: N 48° 10' 36" W ALONG THE NORTHEAST LINE OF SAID LOT 1 FOR A DISTANCE OF 407.86 FEET TO THE **POINT OF BEGINNING** CONTAINING 0.94 OF AN ACRE OF LAND MORE OR LESS AS SURVEYED ON THE GROUND OCTOBER, 2003. SEE PLAT PREPARED OCTOBER, 2003, FOR MORE DESCRIPTIVE INFORMATION. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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REZONING **MA**
 Case: **03-282**

SPACE CONTROL LTD.

City of College Station, Texas
DEVELOPMENT REVIEW