

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 8th day of APRIL 2004.

APPROVED:

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

ATTEST:

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

APPROVED:

  
\_\_\_\_\_  
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 A-O Agricultural Open to PDD Planned Development District for single family residential:**

*ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, IN THE ROBERT STEVENSON SURVEY, A-54, BEING OUT OF THE GREENS PRAIRIE INVESTORS, LTD. REMAINDER OF A 316.02 ACRE TRACT, AS RECORDED IN VOL. 3905, PAGE 55 OF THE BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.) AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT B AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT C.*

**Purpose Statement:** The purpose and intent of this Planned Development District is as a single-family residential community with amenities that provide for an enhanced quality of life.

**Uses Allowed:** Single family residential  
Parkland  
Open-space  
Greenways

**METES AND BOUNDS DESCRIPTION  
OF A 9.896 ACRES TRACT OF LAND  
OUT OF THE ROBERT STEVENSON SURVEY, A-54  
COLLEGE STATION  
BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, in the Robert Stevenson Survey, A-54, being out of the Greens Prairie Investors, Ltd. remainder of a 316.02 acre tract, as recorded in Vol. 3905, Page 55, of the Brazos County Official Records(B.C.O.R.) and being more particularly described by metes and bounds as follows with all control referred to the 1983 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

**BEGINNING** at a 5/8" iron rod set for the east corner of this tract, also being a point on the northwest right-of-way line of Greens Prairie Road, also having a Texas State Plane Coordinate Value of Y=10,183,972.30(N) X=3,572,918.86 (E) and being South 42°18'32" West, a distance of 2,710.01 feet from Monument # 137 referenced to said Coordinate System;

**THENCE** along the common line between this tract and said right-of-way line of Greens Prairie Road for the following calls:

South 40°42'23" West, a distance of 149.60 feet to a fencepost for corner;

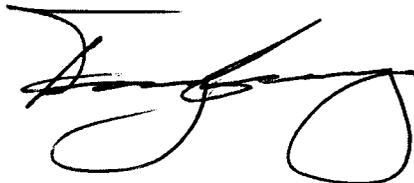
South 40°50'24" West, a distance of 293.38 feet to a fencepost for corner;

South 40°26'46" West, a distance of 111.23 feet to a fencepost for the south corner of this tract, also being the east corner of the Pauline Grant Diebel 303.97 acre tract, as recorded in Vol. 1934, Page 157, of the B.C.O.R.;

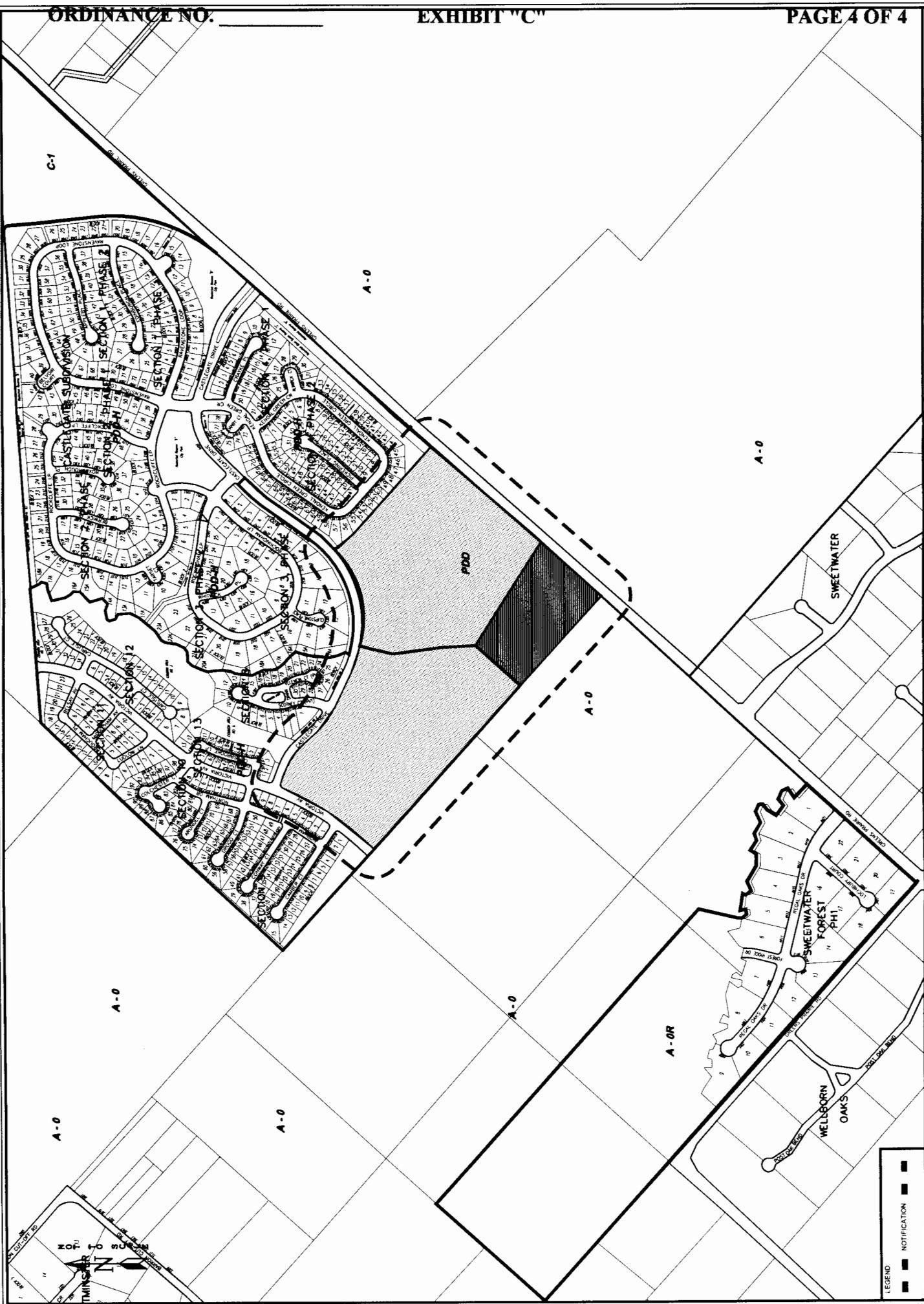
**THENCE** North 48°05'00" West, a distance of 886.58 feet along the common line between this tract and said Diebel tract to a 5/8" iron rod set for the west corner of this tract;

**THENCE** North 41°55'00" East, a distance of 424.10 feet across said remainder of the Greens Prairie Investors, Ltd. 316.02 acre tract to a 5/8" iron rod set for the north corner of this tract;

**THENCE** South 56°31'58" East, a distance of 884.65 feet across said remainder of the Greens Prairie Investors, Ltd. 316.02 acre tract to the **PLACE OF BEGINNING** containing 431,079 square feet or 9.896 acres.



Dante Carlomagno  
Texas Registered Professional  
Land Surveyor No. 1562  
2003-08-26-rezoning-9acre.doc  
02-03-2004



REZONING

Case: 04-48

CASTLEGATE SEC. 6

City of College Station, Texas  
DEVELOPMENT REVIEW

LEGEND

- NOTIFICATION
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