

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 13th day of MAY 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.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STERRETT D. SMITH LEAGUE, ABSTRACT NO. 210, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 595.83 ACRE TRACT AS DESCRIBED BY A DEED TO NANTUCKET, LTD., RECORDED IN VOLUME 531, PAGE 398 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF LOT 2 AND THE REMAINDER OF LOT 1, BLOCK 13, NANTUCKET, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 752, PAGE 119 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 EXHIBIT "C."

Purpose Statement: The purpose and intent of this Planned Development District is as a single-family residential community similar to the existing South Hampton, Phase I Subdivision.

Uses Allowed: Single-family residential, average lot size - quarter of an acre
Landscape reserves
Buffers

**METES AND BOUNDS DESCRIPTION
OF A
16.399 ACRE TRACT
STERRETT D. SMITH LEAGUE, A-210
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED THE STERRETT D. SMITH LEAGUE, ABSTRACT NO. 210, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 595.83 ACRE TRACT AS DESCRIBED BY A DEED TO NANTUCKET, LTD., RECORDED IN VOLUME 531, PAGE 398 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF LOT 2 AND THE REMAINDER OF LOT 1, BLOCK 13, NANTUCKET, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN VOLUME 752, PAGE 119 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A POINT ON THE EXISTING SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE INTERSECTION OF SAID LINE WITH THE SOUTHEAST LINE OF NANTUCKET DRIVE;

THENCE: S 40° 09' 44" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 307.61 FEET TO A ½ INCH IRON ROD FOUND MARKING THE MOST NORTHERLY PLATTED CORNER OF SOUTH HAMPTON, PHASE ONE, ACCORDING TO THE PLAT RECORDED IN VOLUME 3864, PAGE 189 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID IRON ROD FOUND MARKING A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00 FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 04° 50' 16" W – 35.36 FEET) TO A POINT ON THE NORTHWEST LINE OF BAY MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 49° 50' 16" W ALONG THE NORTHWEST LINE OF BAY FOR A DISTANCE OF 35.03 FEET TO A ½ INCH IRON ROD FOUND MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111° 06' 42 FOR AN ARC DISTANCE OF 48.48 FEET (CHORD BEARS: N 74° 36' 51" W – 41.23 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 45° 21' 01" W ALONG THE END OF WINDRIFT COVE AS PLATTED FOR A DISTANCE OF 76.88 FEET TO A POINT;

THENCE: S 40° 09' 44" E ALONG THE SOUTHWEST PLATTED LINE OF WINDRIFT COVE FOR A DISTANCE OF 214.55 FEET TO A POINT ON THE NORTH LINE OF BLOCK 2, SOUTH HAMPTON, PHASE ONE, FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS: N 86° 49' 50" E FOR A DISTANCE OF 0.28 FEET;

THENCE: N 84° 29' 18" W ALONG THE NORTH LINE OF SAID BLOCK 2 FOR A DISTANCE OF 73.13 FEET TO A ½ INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK 2;

THENCE: S 02° 22' 02" W ALONG THE WEST LINE OF SAID BLOCK 2 FOR A DISTANCE OF 123.18 FEET TO A ½ INCH IRON ROD FOUND ON THE PLATTED NORTH LINE OF CRANBERRY COURT MARKING THE SOUTHWEST CORNER OF SAID BLOCK 2;

THENCE: N 85° 47' 54" W ALONG THE NORTH LINE OF CRANBERRY COURT FOR A DISTANCE OF 75.00 FEET TO A POINT;

THENCE: S 05° 30' 45" E ALONG THE PLATTED WEST LINE OF CRANBERRY COURT FOR A DISTANCE OF 60.87 FEET TO A POINT MARKING THE NORTHWEST CORNER OF BLOCK 1, SOUTH HAMPTON, PHASE ONE, FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS: S 00° 41' 12" E FOR A DISTANCE OF 0.24 FEET;

THENCE: ALONG THE WEST LINE OF SAID BLOCK 1 FOR THE FOLLOWING CALLS:

S 11° 29' 25" W FOR A DISTANCE OF 133.83 FEET TO A POINT, FOR REFERENCE AN "X" FOUND IN CONCRETE BEARS: S 18° 31' 55" E FOR A DISTANCE OF 0.34 FEET;

S 36° 59' 44" W FOR A DISTANCE OF 248.60 FEET TO A POINT, FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS: N 68° 02' 55" W FOR A DISTANCE OF 0.19 FEET;

S 11° 00' 21" W FOR A DISTANCE OF 384.75 FEET TO A ½ INCH IRON ROD FOUND ON THE NORTH LINE OF LOT 1, BLOCK 22, NANTUCKET, PHASE FOUR, ACCORDING TO THE PLAT RECORDED IN VOLUME 2202, PAGE 69 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 89° 45' 04" W ALONG THE NORTH LINE OF NANTUCKET, PHASE FOUR, FOR A DISTANCE OF 127.60 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID LOT 1 ON THE PLATTED EAST LINE OF MARINERS COVE;

THENCE: N 82° 17' 59" W ALONG THE PLATTED NORTH LINE OF MARINERS COVE FOR A DISTANCE OF 70.01 FEET TO A POINT MARKING THE NORTHEAST CORNER OF BLOCK 1, NANTUCKET, PHASE 6, ACCORDING TO THE PLAT RECORDED IN VOLUME 3035, PAGE 323 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS: S 74° 38' 21" E FOR A DISTANCE OF 0.41 FEET;

THENCE: THROUGH SAID REMAINDER OF 595.83 ACRE TRACT FOR THE FOLLOWING CALLS:

N 07° 37' 50" E FOR A DISTANCE OF 209.80 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 21' 21" FOR AN ARC DISTANCE OF 35.93 FEET (CHORD BEARS: N 33° 32' 50" W – 32.92 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 617.09 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 51' 46" FOR AN ARC DISTANCE OF 386.25 FEET (CHORD BEARS: N 56° 47' 38" W – 379.98 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

N 38° 51' 45" W FOR A DISTANCE OF 256.52 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 35' 14" FOR AN ARC DISTANCE OF 37.78 FEET (CHORD BEARS: N 82° 09' 22" W – 34.29 FEET) TO A POINT ON THE SOUTHEAST LINE OF NANTUCKET DRIVE MARKING THE ENDING POINT OF SAID CURVE, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1230.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 43' 48" FOR AN ARC DISTANCE OF 101.54 FEET (CHORD BEARS: N 52° 11' 07" E – 101.51 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: CONTINUING ALONG THE SOUTHEAST LINE OF NANTUCKET DRIVE FOR THE FOLLOWING CALLS:

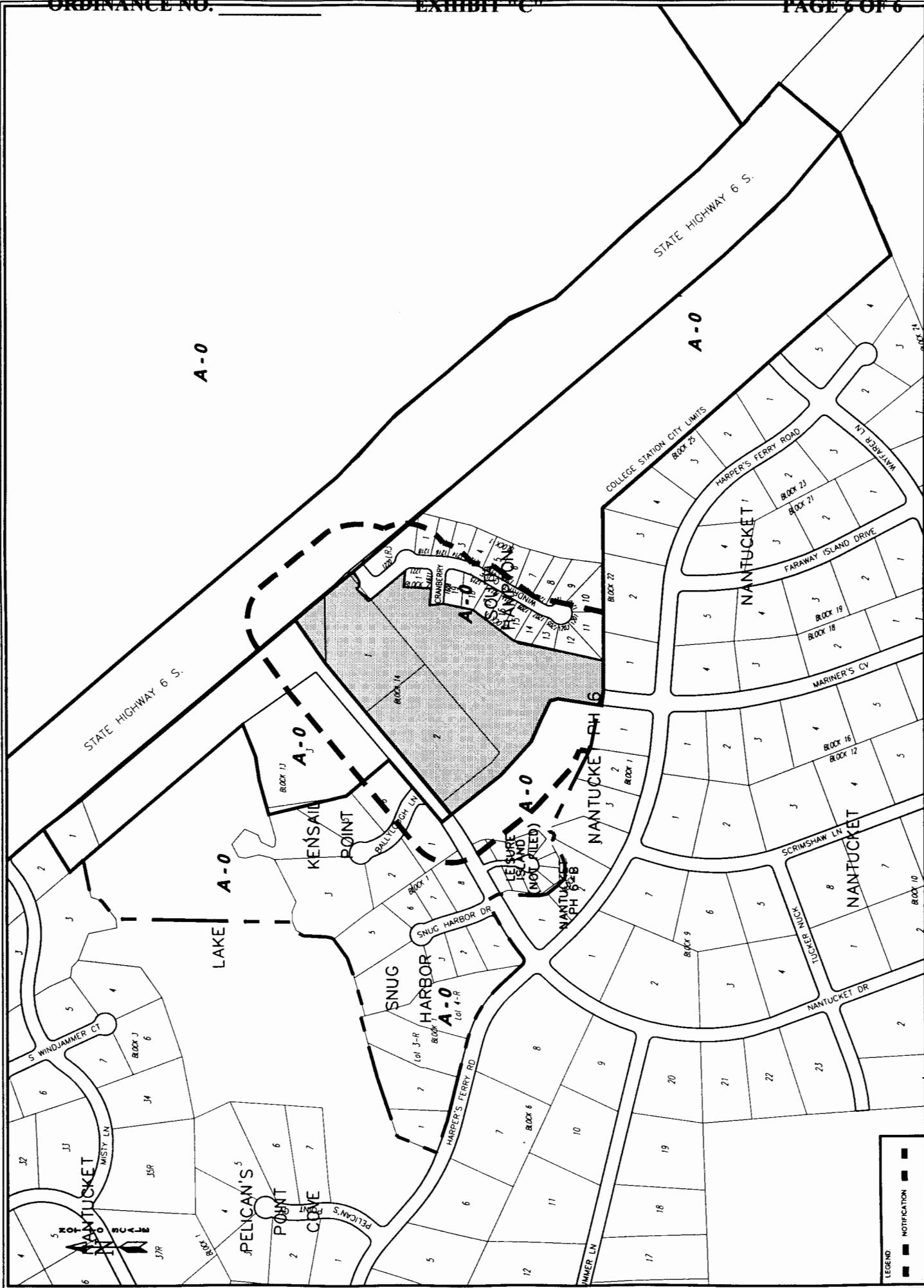
N 49° 49' 13" E , AT 516.75 FEET PASS A ½ INCH IRON ROD FOUND MARKING THE COMMON CORNER OF SAID LOTS 1 AND 2, NANTUCKET, PHASE TWO, AT 797.26 FEET PASS A ½ INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID LOT 2, CONTINUE ON FOR A TOTAL DISTANCE OF 878.00 FEET TO A POINT;

N 54° 55' 21" E FOR A DISTANCE OF 112.45 FEET TO A POINT;

N 49° 49' 13" E FOR A DISTANCE OF 35.00 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 06' 27" FOR AN ARC DISTANCE OF 15.75 FEET (CHORD BEARS: N 67° 52' 27" E – 15.50 FEET) TO THE **POINT OF BEGINNING** CONTAINING 16.399 ACRES OF LAND AS SURVEYED ON THE GROUND JANUARY, 2004. SEE PLAT PREPARED JANUARY, 2004, 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



REZONING

Case: 04-82

SOUTH HAMPTON

City of College Station, Texas
DEVELOPMENT REVIEW



LEGEND

■ NOTIFICATION