

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 27TH 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 C-1 General Commercial.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S.W. ROBERTSON SURVEY, ABSTRACT NO. 202, COLLEGE STATION, BRAZOS COUNTY, TEXAS, BEING ALL THAT 5.00 ACRE TRACT AND THE 0.5 ACRE TRACT CONVEYED TO JOHN B. ELLEN, III BY DEEDS RECORDED IN VOLUME 433, PAGE 20 OF THE BRAZOS COUNTY DEED RECORDS AND VOLUME 667, PAGE 308 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF THAT 3.20 ACRE TRACT CONVEYED TO GRADY N. ARNOLD, JR. BY DEEDS RECORDED IN VOLUME 1622, PAGE 178 AND VOLUME 3714, PAGE 57 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF THAT 1.729 ACRE TRACT CONVEYED TO CROWN CASTLE GT CO., LLC BY DEED RECORDED IN VOLUME 4167, PAGE 290 OF THE OFFICE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF THAT 1.70 ACRE TRACT CONVEYED TO BAKER HUGHES OILFIELD OPERATIONS, INC. BY DEED RECORDED IN VOLUME 3690, PAGE 283 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF THAT 6.7883 ACRE TRACT CONVEYED TO THE CITY OF COLLEGE STATION BY DEED RECORDED IN VOLUME 1216, PAGE 440 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF THAT 3.79 ACRE TRACT CONVEYED TO THE CITY OF COLLEGE STATION BY DEED RECORDED IN VOLUME 1217, PAGE 585 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF THAT 6.60 ACRE TRACT CONVEYED TO THE CITY OF BRYAN BY DEED RECORDED IN VOLUME 1940, PAGE 152 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF THAT 7.381 ACRE AND THAT 9.59 ACRE TRACT CONVEYED TO WILLIAM E. HILL BY DEED RECORDED IN VOLUME 2192, PAGE 222 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS , AND ALL THAT 9.774 ACRE TRACT CONVEYED TO WILLIAM BURCH HARRIS, III BY DEED RECORDED IN VOLUME 3490, PAGES 319 AND 322 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THE ATTACHED EXHIBIT "B," METES AND BOUNDS, AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT "C."

Joe Orr, Inc.
Surveyors & Engineers
2167 Post Oak Circle
College Station, TX 77845
(979) 690-3378

Proposed Zone Change
AO Zone Between Arrington & Hwy 6
S.W. Robertson Survey, A-202
College Station, Texas
May 11, 2004

All that certain tract or parcel of land lying and being situated in the S.W. Robertson Survey, Abstract No. 202, in College Station, Brazos County, Texas, being all that 5.00 acre tract and the 0.5 acre tract conveyed to John B. Ellen, III by deeds recorded in Volume 433, Page 20 of the Brazos County Deed Records and Volume 667, Page 308 of the Official Records of Brazos County, Texas, all of that 3.20 acre tract conveyed to Grady N. Arnold, Jr. by deeds recorded in Volume 1622, Page 178 and Volume 3714, Page 57 of the Official Public Records of Brazos County, Texas, all of that 1.729 acre tract conveyed to Crown Castle GT Co., LLC by deed recorded in Volume 4167, Page 290 of the Official Public Records of Brazos County, Texas, all of that 1.70 acre tract conveyed to Baker Hughes Oilfield Operations, Inc. by deed recorded in Volume 3690, Page 283 of the Official Public Records of Brazos County, Texas, all of that 6.7883 acre tract conveyed to the City of College Station by deed recorded in Volume 1216, Page 440 of the Official Public Records of Brazos County, Texas, all of that 3.79 acre tract conveyed to the City of College Station by deed recorded in Volume 1217, Page 585 of the Official Records of Brazos County, Texas, all of that 6.60 acre tract conveyed to the City of Bryan by deed recorded in Volume 1940, Page 152 of the Official Public Records of Brazos County, Texas, all of that 7.381 acre and that 9.59 acre tract conveyed to William E. Hill by deed recorded in Volume 2192, Page 222 of the Official Public Records of Brazos County, Texas, and all that 9.774 acre tract conveyed to William Burch Harris, III by deed recorded in Volume 3490, Pages 319 and 322 of the Official Public Records of Brazos County, Texas, and being more particularly described as follows:

Beginning at the common corner of the said John B. Ellen 5.00 acre tract and that 5.53 acre tract conveyed to J Bar MC & Associates Ltd by deed recorded in Volume 5655, Page 223 of the Official Public Records of Brazos County, Texas, in the east line of Arrington Road.

Thence N 82° 31' 29" E – 445.28 feet along the line between the said John B. Ellen 5.00 acre tract and the said J Bar MC & Associates Ltd 5.53 acre tract to the most northerly corner of the said John B. Ellen tract;

Thence S 5° 39' 46" E – 29.77 feet along the northeast line of the said John B. Ellen tract to the most westerly corner of the said Grady N. Arnold, Jr. tract;

Thence along the line between the said J Bar MC & Associates Ltd tract and the said Grady N. Arnold, Jr. tract as follows:

N 79° 01' 59" E – 190.87 feet;
S 56° 44' 06" E – 41.31 feet;
N 29° 49' 44" E – 41.99 feet;
N 35° 53' 58" E – 46.03 feet to the most northerly corner of the said Arnold tract in the southwest right-of-way of State Highway No. 6;

Thence along the southwest right-of-way line of State Highway No. 6 as follows:

S 54° 24' 27" E – 23.18 feet;
S 59° 55' 40" E – 711.96 feet;
S 48° 51' 19" E – 76.09 feet to the common corner of the said City of College Station 6.7883 acre tract and the remainder of that 10.3855 acre tract conveyed to Mike A. Downey by deeds recorded in Volume 519, Page 257 of the Deed Records of Brazos County, Texas, and Volume 828, Page 166 of the Official Public Records of Brazos County, Texas;

Thence around the said Downey tract as follows:

S 51° 13' 22" W – 945.99 feet to the most westerly corner;
S 38° 46' 01" E – 411.53 feet to the most southerly corner;
N 50° 51' 37" E – 1018.08 feet to the common corner of the said Downey tract and the said William E. Hill tract in the southwest right-of-way line of State Highway No. 6;

Thence along the southwest right-of-way line of State Highway No. 6 as follows:

S 48° 51' 19" E – 482.32 feet;
S 42° 42' 18" E – 400.75 feet to the common corner of the said William Burch Harris, III tract and that 7.067 acre tract conveyed to Jose C. Montemayor by deed recorded in Volume 3612, Page 191 of the Official Public Records of Brazos County, Texas;

Thence S 50° 51' 56" W – 927.36 feet along the line between the said Harris tract and the said Montemayor tract to the most westerly corner of the said Montemayor tract which is a northwest corner of South Oaks addition to Brazos County, Texas, according to plat of record in Volume 319, Page 821 of the Deed Records of Brazos County, Texas;

Thence S 50° 48' 21" W – 417.10 feet along the line between South Oaks and the said Harris tract to the most southerly corner of the said Harris tract which is the most easterly corner of the John Groot, et al tract;

Thence N 42° 09' 37" W – 876.77 feet along the line between the said Harris tract and the said Groot tract and continuing along the line between the said Hill tract and the Bernadine Young tract described in Volume 1243, Page 766 and Volume 1713, Page 106 of the Official Public Records of Brazos County, Texas, to the common corner of the said Hill, Young and City of Bryan tracts;

Thence S 87° 24' 12" W – 655.79 feet along the line between the said Young tract and the said City of Bryan tract to the common corner of said tracts in the east line of Arrington Road;

Thence N 2° 44' 49" W – 653.91 feet along the east line of Arrington Road to the common corner of the said City of College Station 3.79 acre tract and that 2.445 acre tract conveyed to Vaughn and Ronald Calvin by deed recorded in Volume 3718, Page 219 of the Official Public Records of Brazos County, Texas;

Thence around the said Calvin tract as follows:

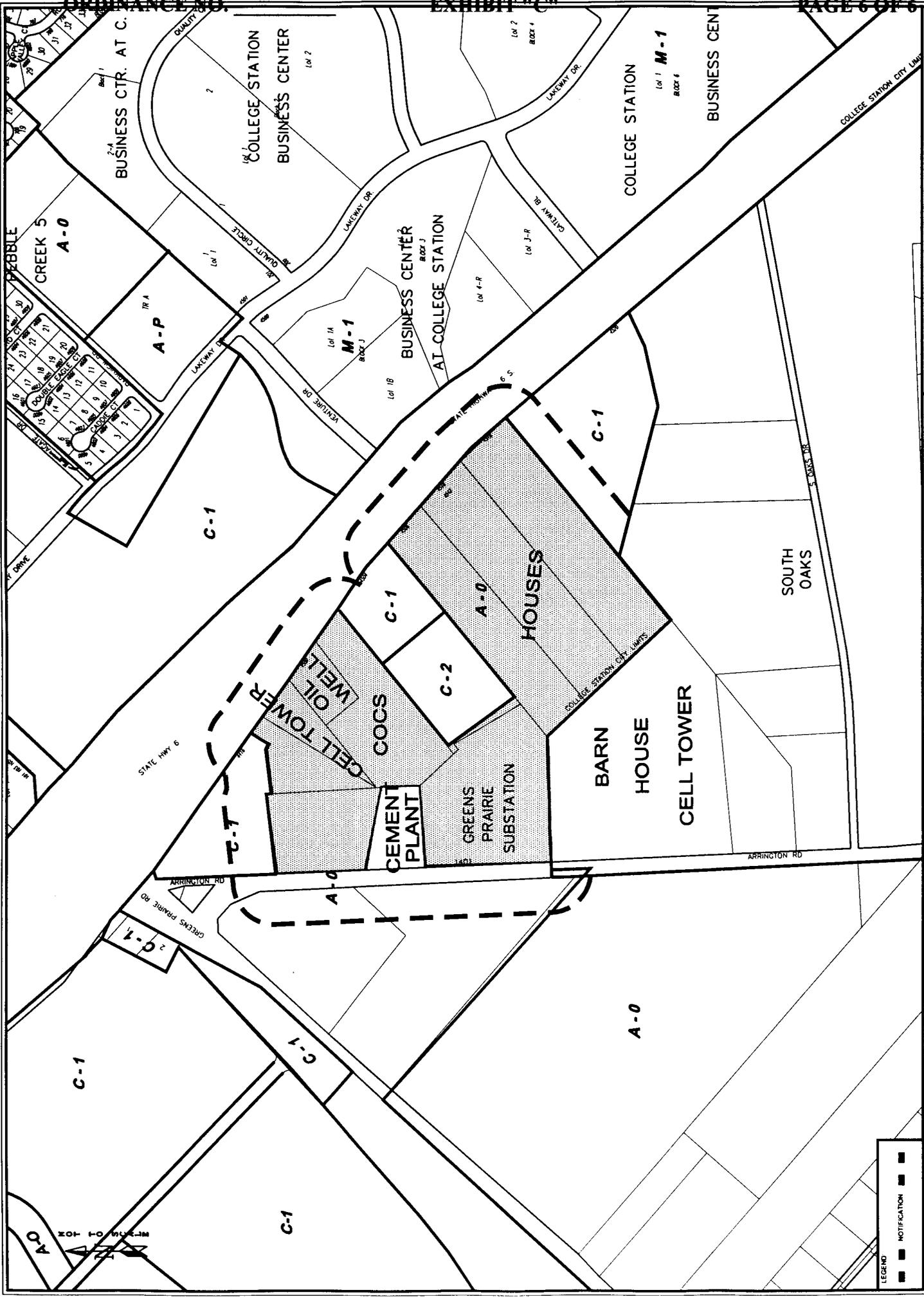
- N 86° 40' 25" E – 438.92 feet;
- N 2° 30' 41" W – 195.11 feet;
- N 81° 11' 37" W – 448.63 feet to the northeast line of Arrington Road;

Thence N 2° 25' 49" W – 474.06 feet continuing along the east line of Arrington Road to the Point of Beginning and containing 55.68 acres of land more or less.

Bearings are Texas State Plane (NAD-83 datum central zone) based on 1994 City of College Station control monuments.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.





LEGEND
 ■ ■ ■ NOTIFICATION

City of College Station, Texas
 DEVELOPMENT REVIEW

ARRINGTON RD. AREA

Case: 04-64

REZONING