

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 24TH day of JUNE 2004.

APPROVED:

RON SILVIA, Mayor

ATTEST:

Connie Hooks, City Secretary

APPROVED:

Roxanne Nemcik

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-2 Commercial-Industrial.

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 THE SAME LAND CONVEYED TO VAUGHN CALVIN AND RONALD CALVIN BY DEED RECORDED IN VOLUME 3718, PAGE 219 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, BEING BOUNDED BY ARRINGTON ROAD, THE CITY OF COLLEGE STATION 3.79 ACRE TRACT DESCRIBED IN VOLUME 1217, PAGE 585 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, THE CITY OF COLLEGE STATION 6.7883 ACRE TRACT DESCRIBED IN VOLUME 1216, PAGE 440 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE JOHN B. ELLEN 0.5 ACRE TRACT DESCRIBED IN VOLUME 667, PAGE 308 OF THE PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B," 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
Calvin Tract
S.W. Robertson Survey
College Station, Texas
11 May 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 the same land conveyed to Vaughn Calvin and Ronald Calvin by deed recorded in Volume 3718, Page 219 of the Official Public Records of Brazos County, Texas, being bounded by Arrington Road, the City of College Station 3.79 acre tract described in Volume 1217, Page 585 of the Official Public Records of Brazos County, Texas, the City of College Station 6.7883 acre tract described in Volume 1216, Page 440 of the Official Public Records of Brazos County, Texas, and the John B. Ellen 0.5 acre tract described in Volume 667, Page 308 of the Public Records of Brazos County, Texas, and being more particularly described as follows:

Beginning in the northeast line of Arrington Road at the common corner of the said Calvin tract and the said City of College Station 3.79 acre tract.

Thence N 86° 40' 25" E – 438.92 feet along the line between the said Calvin Tract and the said City of College Station 3.79 acre tract to the common corner of the said Calvin tract, the said City of College Station 3.79 acre tract and the said City of College Station 6.7883 acre tract;

Thence N 2° 30' 41" W – 195.11 feet along the line between the said Calvin tract and the said City of College Station 6.7883 acre tract to the common corner of the said Calvin tract, the said City of College Station 6.7883 acre tract, the said John B. Ellen 0.5 acre tract and 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;

Thence N 81° 11' 37" W – 448.63 feet along the line between the said John B. Ellen 0.5 acre tract and the said Calvin tract to the common corner of same in the northeast line of Arrington Road;

Thence S 2° 42' 58" E – 289.40 feet along the northeast line of Arrington Road to the Point of Beginning and containing 2.44 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.



