

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 34 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2005.

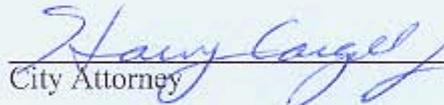
APPROVED:

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, located at the southeast corner of Greens Prairie Road and State Highway 6 is rezoned from C-1, General Commercial; A-P, Administrative-Professional; and M-1, Light Industrial to C-1, General Commercial.

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE S.W. ROBERSTON SURVEY, ABSTRACT NO. 202 IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PORTION OF THE 24.86-ACRE TRACT 3 AND A PORTION OF THE 65.62-ACRE TRACT 2 DESCRIBED IN THE DEED FROM YOUNG BROTHERS, INC. CONTRACTORS TO PEBBLE CREEK DEVELOPMENT COMPANY RECORDED IN VOLUME 1671, PAGE 276 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B" AND GRAPHICALLY SHOWN IN EXHIBIT "C".

FIELD NOTES
PROPOSED C-1 ZONE
44.15 ACRES

Being 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 and being a portion of the 24.86 acre Tract 3 and a portion of the 65.62 acre Tract 2 described in the deed from Young Brothers, Inc. Contractors to Pebble Creek Development Company recorded in Volume 1671, Page 276 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at the intersection of the southeast right-of-way line of Greens Prairie Road (based on a 130' width) and the southwest right-of-way line of Lakeway Drive (based on an 80' width), said intersection being the most northerly corner of this 44.15 acre tract;

THENCE: along the said southwest line of Lakeway Drive for the following eight (8) calls:

- 1) S 46° 55' 58" E for a distance of 1133.73 feet to the Point of Curvature of a curve to the right,
- 2) 84.55 feet along the arc of said curve having a central angle of 6° 22' 28", a radius of 760.00 feet, a tangent of 42.32 feet and a long chord bearing S 43° 44' 44" E at a distance of 84.51 feet to the Point of Tangency,
- 3) S 40° 33' 30" E at a distance of 179.34 feet to the Point of Curvature of a curve to the left,
- 4) 211.19 feet along the arc of said curve having a central of 14° 24' 18", a radius of 840.00 feet, a tangent of 106.15 feet and a long chord bearing S 47° 45' 39" E at a distance of 210.63 feet to the Point of Tangency,
- 5) S 54° 57' 48" E for a distance of 254.78 feet to the Point of Curvature of a curve to the right,
- 6) 94.51 feet along the arc of said curve having a central angle of 7° 07' 30", a radius of 760.00 feet, a tangent of 47.32 feet and a long chord bearing S 51° 24' 03" E at a distance of 94.45 feet to the Point of Tangency,
- 7) S 47° 50' 18" E for a distance of 262.55 feet to the Point of Curvature of a curve to the right and
- 8) 39.86 feet along the arc of said curve having a central angle of 91° 20' 48", a radius of 25.00 feet, a tangent of 25.59 feet and a long chord bearing S 02° 09' 54" E at a distance of 35.77 feet to the Point of Tangency in the northwest right-of-way line of Venture Drive (based on an 80' width);

THENCE: along the said northwest line of Venture Drive for the following five (5) calls:

- 1) S 43° 30' 30" W for a distance of 103.96 feet to the Point of Curvature of a curve to the right,
- 2) 56.89 feet along the arc of said curve having a central angle of 4° 17' 20", a radius of 760.00 feet, a tangent of 28.46 feet and a long chord bearing S 45° 39' 10" W at a distance of 56.88 feet to the Point of Tangency,
- 3) S 47° 47' 50" W for a distance of 331.78 feet to the Point of Curvature of a curve to the left.

- 4) 82.67 feet along the arc of said curve having a central angle of $5^{\circ} 38' 19''$, a radius of 840.00 feet, a tangent of 41.37 feet and a long chord bearing $S 44^{\circ} 58' 41'' W$ at a distance of 82.63 feet to the Point of Tangency and
- 5) $S 42^{\circ} 09' 31'' W$ for a distance of 320.89 feet to the intersection of the northeast right-of-way line of State Highway No. 6 (based on a variable width) for the most southerly corner of this tract;

THENCE: along the said northeast right-of-way line of State Highway No. 6 for the following four (4) calls:

- 1) $N 49^{\circ} 24' 06'' W$ for a distance of 685.72 feet,
- 2) $N 40^{\circ} 08' 06'' W$ for a distance of 962.56 feet,
- 3) $N 49^{\circ} 24' 06'' W$ for a distance of 475.00 feet and
- 4) $N 03^{\circ} 03' 56'' W$ for a distance of 135.21 feet for corner in the beforementioned southeast right-of-way line of Greens Prairie Road;

THENCE: $N 43^{\circ} 04' 02'' E$ for a distance of 736.88 feet to the Point of Beginning and containing 44.15 acres of land, more or less.

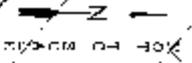


Planning & Development

PEBBLE CREEK

Case: 04-264

REZONING



1/4" = 100' (Scale)

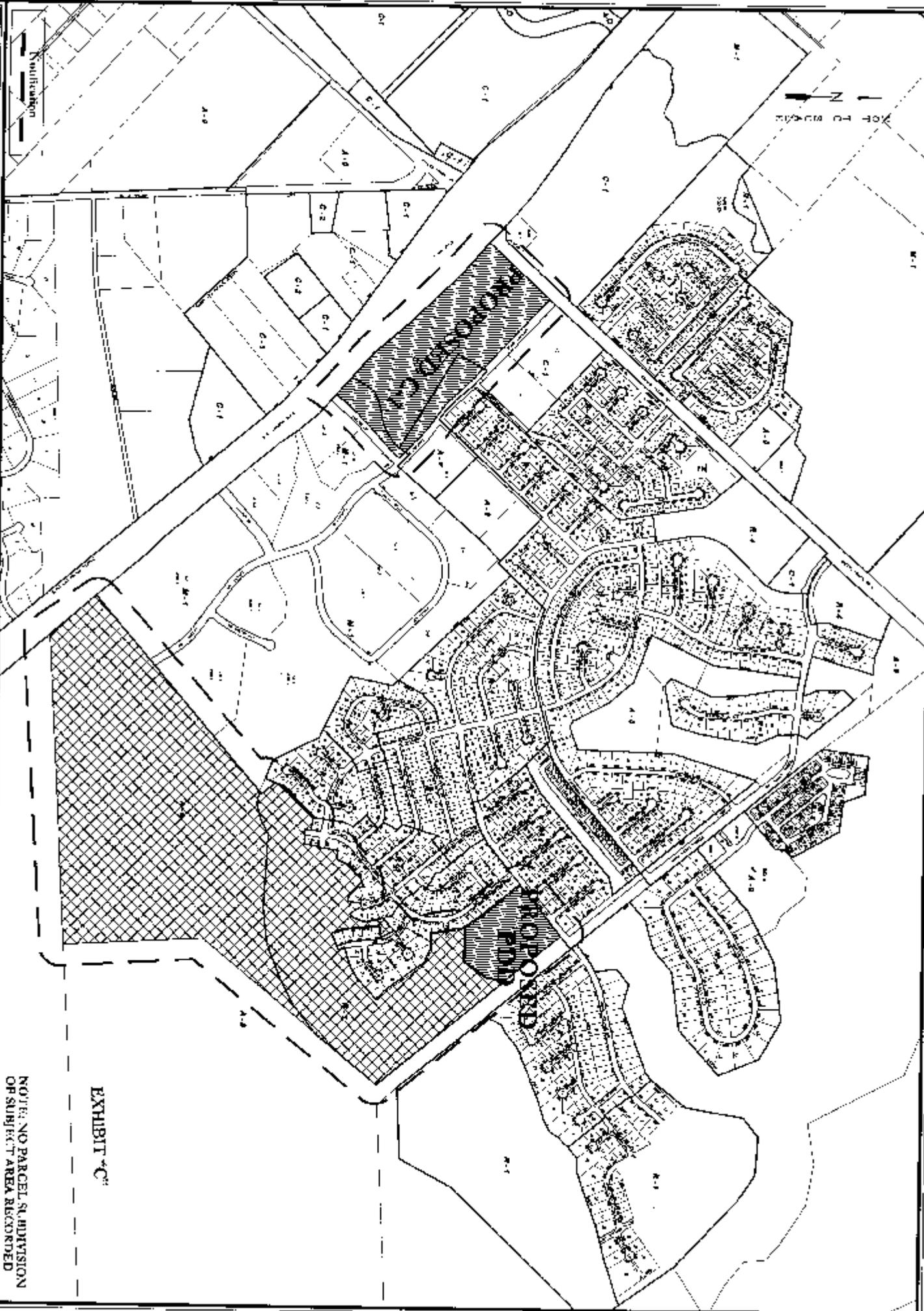


EXHIBIT "C"

NOTE: NO PARCEL NUMBERING
OF SUBJECT AREA RECORDED