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 southwest corner of Pebble Creek Parkway and Royal Adelade Drive, is rezoned from A-O, Agricultural-Open to PDD, Planned Development District.

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 PART OF THE 1152.60-ACRE TRACT 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 PARTICLUARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B" AND GRAPHICALLY SHOWN IN EXHIBIT "C".

Purpose Statement:	To provide an additional single-family housing option that is sensitive to surrounding land uses and to the natural environment.
Uses Allowed:	Garden Style Single-family Residential and Common Areas
Modifications Possible:	None Requested.

FIELD NOTES
PROPOSED P.D.D. ZONE
13.00 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 part of the 1152.60 acre tract 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 a found 1/2-inch iron rod marking the most northerly corner of Lot 7, Block 45 of PEBBLE CREEK, PHASE 9-B as recorded in Volume 5878, Page 128 (O.R.B.C.);

THENCE: along the northeast line of said PEBBLE CREEK, PHASE 9-B for the following two (2) calls:

1) N 37° 44' 34" W for a distance of 342.71 feet to a found 1/2-inch iron rod for corner;
2) N 40° 06' 10" W for a distance of 377.46 feet to a found 1/2-inch iron rod for corner, said iron rod being in the southeast right-of-way line of Royal Adelade Drive (based on a 60' width);

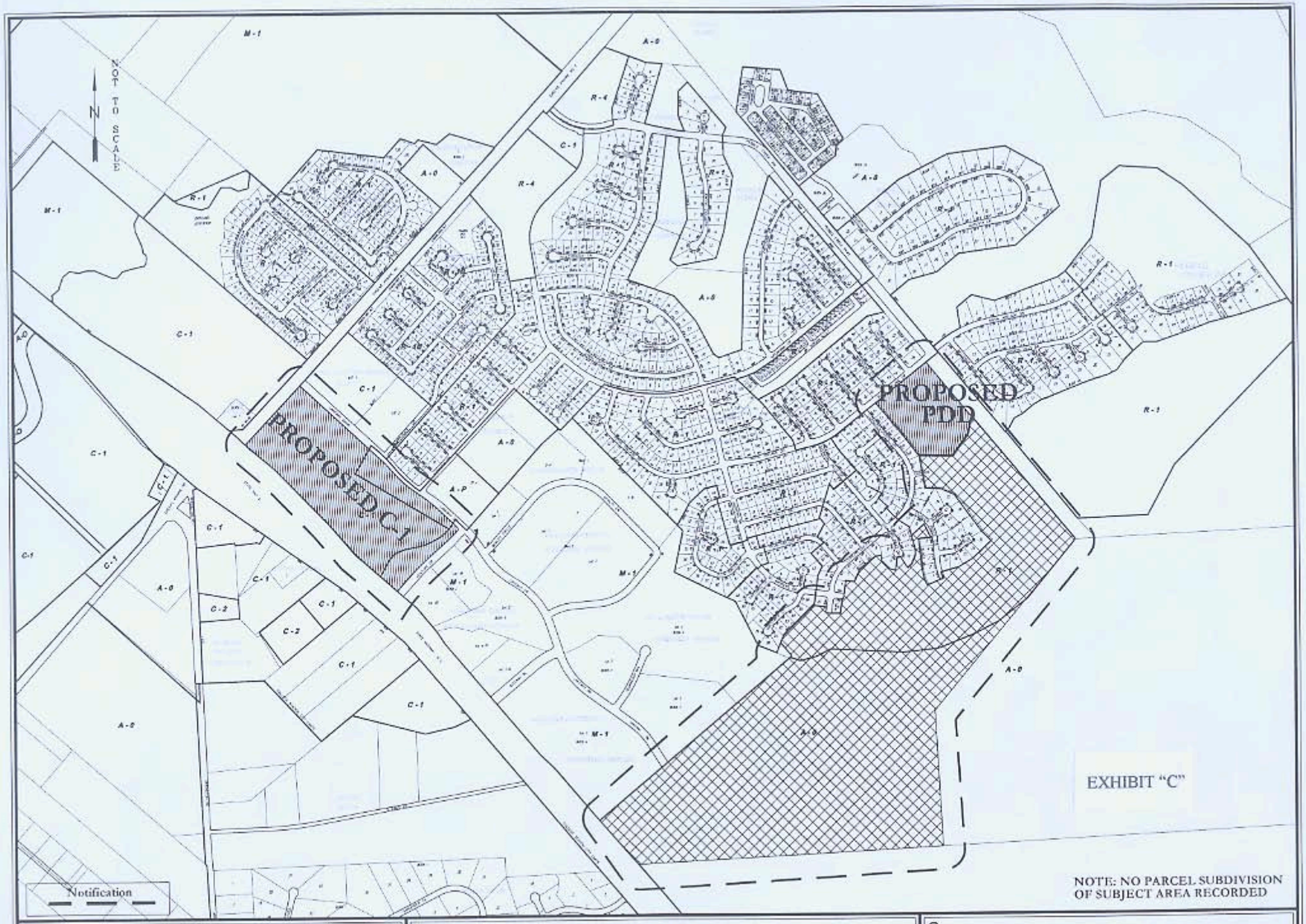
THENCE: N 50° 25' 10" E along the said Royal Adelade Drive right-of-way line for a distance of 662.56 feet to a found 1/2-inch iron rod for corner;

THENCE: S 39° 34' 50" E for a distance of 745.15 feet to a found 1/2-inch iron rod for corner;

THENCE: S 11° 04' 49" W for a distance of 190.84 feet to a found 1/2-inch iron rod for corner;

THENCE: S 35° 19' 04" W for a distance of 277.71 feet to a found 1/2-inch iron rod for corner;

THENCE: N 88° 55' 17" W for a distance of 335.35 feet to the POINT OF BEGINNING and containing 13.00 acres of land, more or less.



Planning & Development

PEBBLE CREEK

Case: 04-265

REZONING