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 is rezoned from A-O, Agricultural-Open, to R-1, Single-family Residential:

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 1282.09 acre tract described in the deed from Thousand Oaks Development Company Joint Venture to Animate Habitat Ltd. recorded in Volume 5463, Page 208 of the Official Records of Brazos County (O.R.B.C.) and part of the 505.19 acre Tract One described in the deed from Young Brothers, Inc. Contractors to Pebble Creek Development Company recorded in Volume 1671, Page 276 (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 R-1 ZONING DISTRICT
8.542 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 1282.09 acre tract described in the deed from Thousand Oaks Development Company Joint Venture to Animate Habitat Ltd. recorded in Volume 5463, Page 208 of the Official Records of Brazos County (O.R.B.C.) and part of the 505.19 acre Tract One described in the deed from Young Brothers, Inc. Contractors to Pebble Creek Development Company recorded in Volume 1671, Page 276 (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 northwest corner of the said 1282.09 acre tract, an interior ell corner of the said 505.19 acre Pebble Creek Development Company Tract One and marking the southwest corner of the 27.29 acre City of College Station tract described in the deed recorded in Volume 1029, Page 13 (O.R.B.C.);

THENCE: into the interior of the said 1282.09 acre tract for the following four (4) calls:

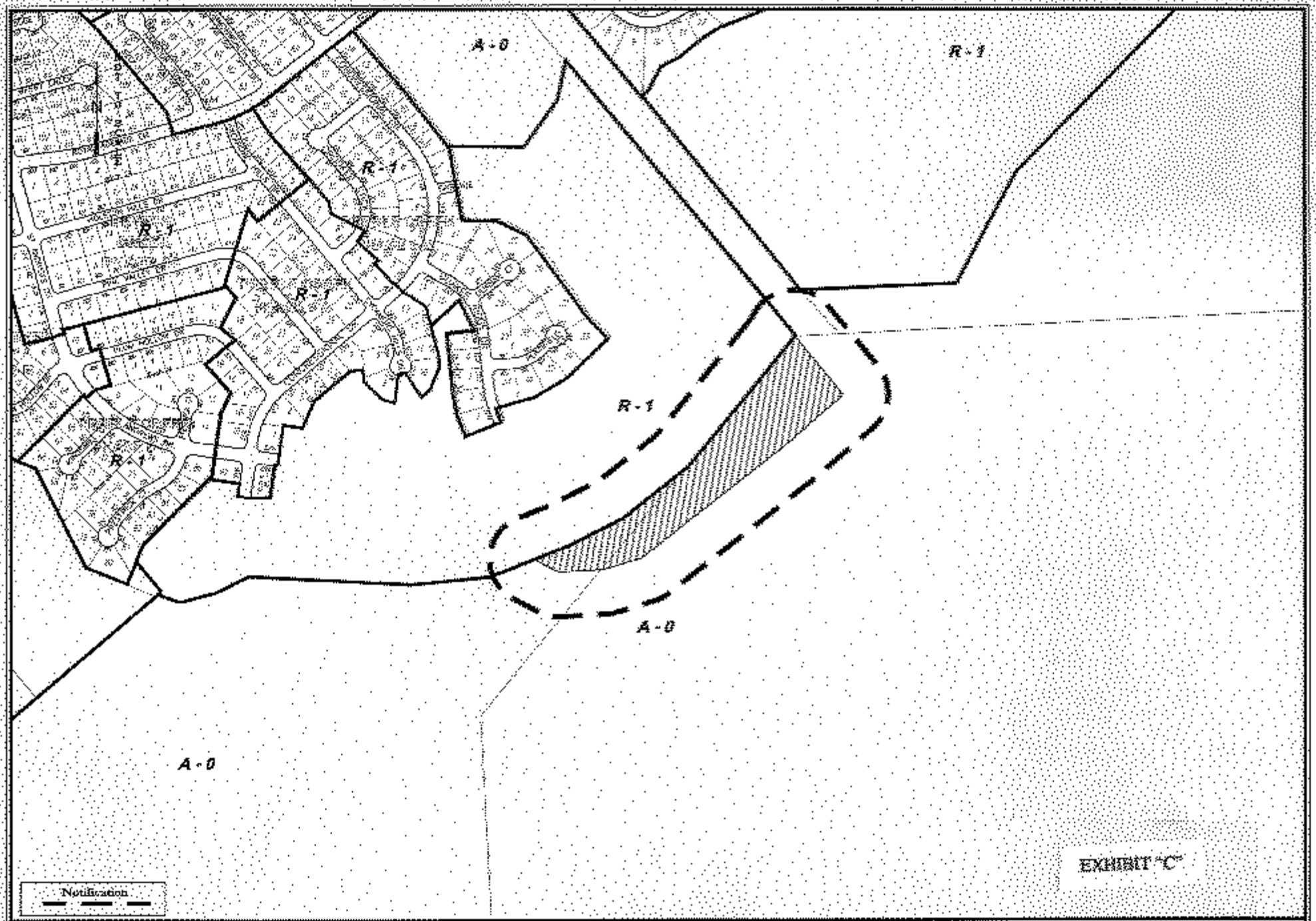
1) S 39° 34' 50" E for a distance of 358.34 feet for corner,
2) S 48° 42' 07" W for a distance of 343.70 feet for corner,
3) S 51° 38' 26" W for a distance of 877.34 feet for corner and
4) S 73° 15' 28" W for a distance of 185.34 feet for corner in the northwest line of the said 1282.09 acre tract, said line also being common with the southeast line of the said 505.19 acre tract;

THENCE: into the interior of the said 505.19 acre tract for the following five (5) calls:

1) S 86° 51' 09" W for a distance of 210.92 feet for corner,
2) N 62° 46' 19" W for a distance of 129.24 feet for corner,
3) N 68° 18' 12" E for a distance of 168.75 feet for corner,
4) N 63° 01' 30" E for a distance of 289.93 feet for corner and
5) N 51° 26' 57" E for a distance of 387.76 feet for corner in the beforementioned common line of the 1282.09 acre and 505.19 acre tracts;

THENCE: N 39° 07' 14" E for a distance of 796.29 feet to the POINT OF BEGINNING and containing 8.542 acres of land, more or less.

EXHIBIT B



Planning & Development

PEBBLE CREEK

Case: 05-04

REZONING