

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 9th day of February, 2006.

APPROVED:

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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:**

1.787 Acres  
T. Cruthers Survey A-9, R. Stevenson A-54  
College Station, Brazos County

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.044 ACRES (45,496 SQUARE FEET) SITUATED IN THE THOMAS CRUTHERS SRUVEY, ABSTRACT NO. 9 AND THE ROBERT STEVENSON SURVEY, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING OUT OF AND A PART OF A CALLED 1.79 ACRE TRACT BEING PORTIONS OF A CALLED 1.04 ACRE TRACT DESCRIBED IN DEED FROM ROCK PRAIRIE BAPTIST CHURCH TO HERMAN KLEEREKOPER, RECORDED IN VOLUME 4209, PAGE 158 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND A PART OF A CALLED 2.825 ACRE TRACT DESCRIBED IN DEED TO HERMAN KLEEREKOPER RECORDED IN VOLUME 357, PAGE 107 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SHOWN IN EXHIBIT "B" AND GRAPHICALLY SHOWN IN EXHIBIT "C."

LEGAL DESCRIPTION  
OF PROPERTY TO BE RE-ZONED

ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.0444 ACRES (45,496 SQUARE FEET) SITUATED IN THE THOMAS CRUTHERS SURVEY, ABSTRACT NO. 9 AND THE ROBERT STEVENSON SURVEY, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CALLED 1.79 ACRE TRACT BEING PORTIONS OF A CALLED 1.04 ACRE TRACT DESCRIBED IN DEED FROM ROCK PRAIRIE BAPTIST CHURCH TO HERMAN KLEEREKOPER, RECORDED IN VOLUME 4209, PAGE 158 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND A PART OF A CALLED 2.825 ACRE TRACT DESCRIBED IN DEED TO HERMAN KLEEREKOPER RECORDED IN VOLUME 357, PAGE 107 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

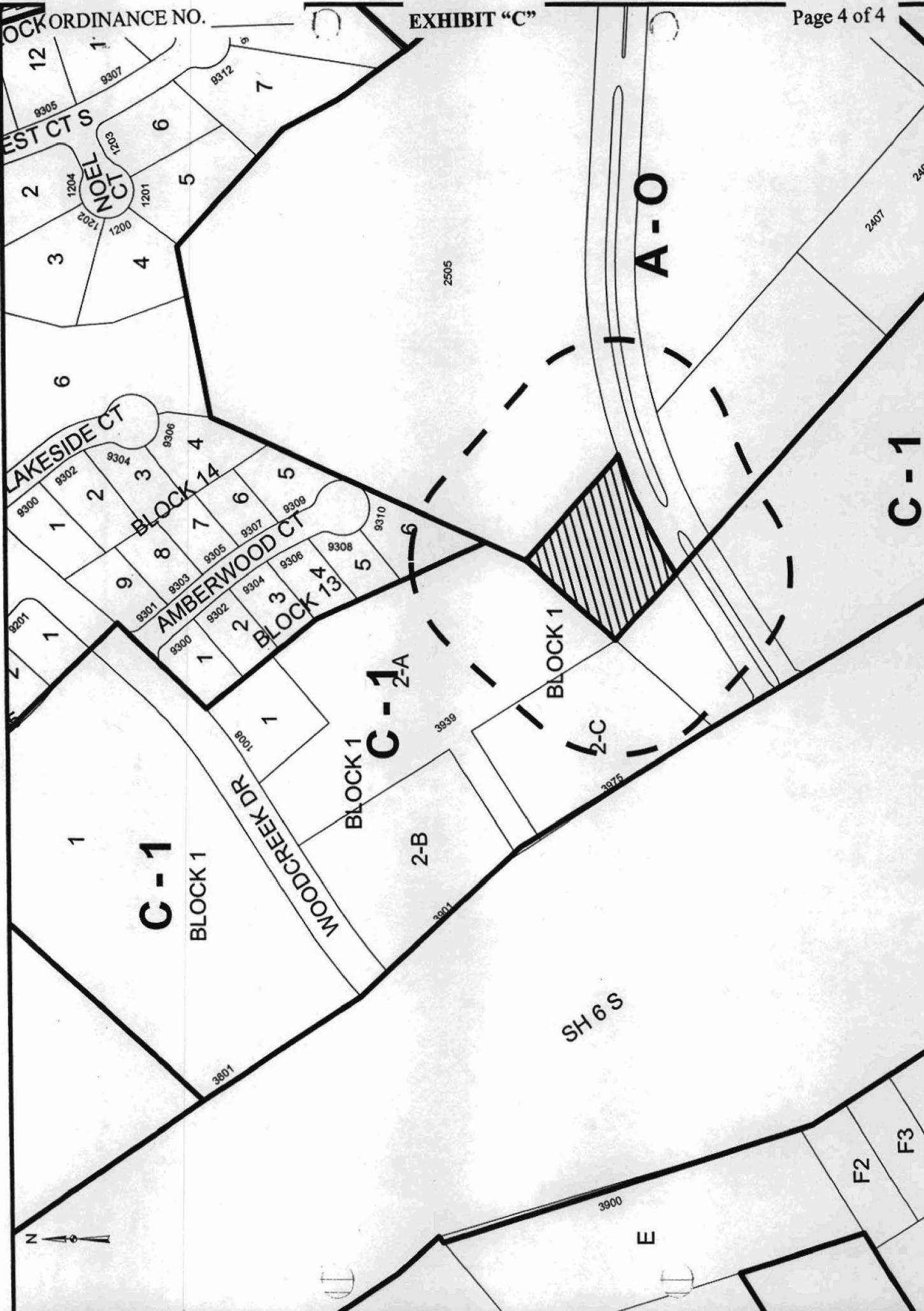
BEGINNING AT A 5/8 INCH CAPPED IRON ROD SET AT THE NORTH CORNER OF SAID 1.04 ACRE TRACT, IN THE SOUTHEAST LINE OF LOT 2-A, BLOCK 1 OF THE AMENDING PLAT OF CORNERSTONE COMMERCIAL SECTION ONE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3922 PAGE 282 OFFICIAL RECORDS BRAZOS COUNTY, TEXAS, AND BEING THE WEST CORNER OF A CALLED 15 ACRE TRACT DESCRIBED IN DEED TO EDWARD UVACEK, JR., RECORDED IN VOLUME 274 PAGE 383, DEED RECORDS OF BRAZOS COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD BEARS NORTH 44 DEG. 46 MIN. 24 SEC. EAST, 1.18 FEET;

THENCE SOUTH 45 DEGREES 31 MINUTES 20 SECONDS EAST ALONG THE COMMON LINE OF SAID 1.04 ACRE TRACT AND SAID 15 ACRE TRACT A DISTANCE OF 256.26 FEET TO A 5/8 INCH CAPPED IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF ROCK PRAIRIE ROAD (90 FEET WIDE) IN A CURVE, FOR THE SOUTHEAST CORNER OF SAID 1.04 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A FENCE POST BEARS NORTH 81 DEG. 46 MIN. 49 SEC. WEST, 0.29 FEET;

THENCE SOUTHWESTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROCK PRAIRIE ROAD, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 13 DEG. 19 MIN. 53 SEC., AN ARC LENGTH OF 243.15 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 67 DEG. 15 MIN. 34 SEC. WEST, 242.60 FEET TO A 5/8 INCH CAPPED IRON ROD SET FOR THE END OF SAID CURVE;

THENCE NORTH 44 DEGREES 13 MINUTES 24 SECONDS WEST A DISTANCE OF 163.50 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT IN THE SOUTHEAST LINE OF SAID LOT 2-A, BLOCK 1 OF AMENDING PLAT OF CORNERSTONE COMMERCIAL SECTION ONE;

THENCE NORTH 44 DEGREES 46 MINUTES 24 SECONDS EAST ALONG THE SOUTHEAST LINE OF SAID LOT 2-A A DISTANCE OF 219.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.044 ACRES (45,496 SQUARE FEET) OF LAND.



REZONING

Case: 05-241

2407 ROCK PRAIRIE

DEVELOPMENT REVIEW

