

ORDINANCE NO. 15- 2069

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF LAKE JACKSON, TEXAS; FINDING THAT ALL PREREQUISITES OF THE LAW HAVE BEEN COMPLIED WITH NECESSARY TO AMEND THE ZONING MAP OF THE CITY, AND AMENDING THE ZONING MAP OF THE CITY OF LAKE JACKSON, TEXAS, BY REZONING A 5.51 ACRE TRACT OF LAND AND BEING PART OF A 63.3304 ACRE TRACT IN THE JARED E GROCE 5 LEAGUE GRANT, ABSTRACT 66, FROM B-1 (NEIGHBORHOOD BUSINESS) TO R-4 (MULTI FAMILY) AND A 6.75 ACRE TRACT AND BEING PART OF A 63.3304 ACRE TRACT IN THE JARED E GROCE 5 LEAGUE GRANT, ABSTRACT 66, FROM B-3 (INSTITUTIONAL) TO R-4 (MULTI FAMILY); PROVIDING FOR PENALTIES; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR PUBLICATION.

WHEREAS, all prerequisites of the law have been complied with to enable the City Council of the City of Lake Jackson, Texas, to amend the zoning ordinance of said city as hereinafter set forth and all persons interested in such proposed amendments have been given a hearing before the City Planning Commission on the 5th day of May 2015, and by the City Council of the City of Lake Jackson on the 18th day of May 2015, and the evidence has been offered in favor of such rezoning, the City Council does hereby declare that it will be in the public interest to amend the zoning ordinance as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LAKE JACKSON, TEXAS:

Section 1: That the zoning map of the City of Lake Jackson, Texas shall hereby be amended by changing the zoning classification from B-1 (Neighborhood Business) TO R-4 (Multi-Family) on the following described property, to-wit:

A 5.51 acre tract of land and being part of a 63.3304 acre tract in the Jared E Groce 5 League Grant, Abstract 6, as shown and described on Exhibit A and further described by metes and bounds on Exhibit B.

Section 2: That the zoning map of the City of Lake Jackson, Texas shall hereby be amended by changing the zoning classification from B-3 (Institutional) TO R-4 (Multi-Family) on the following described property, to-wit:

A 6.75 acre tract of land and being part of a 63.3304 acre tract in the Jared E Groce 5 League Grant, Abstract 6, as shown and described on Exhibit A and further described by metes and bounds on Exhibit C.

Section 3. That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

Section 4. That a violation of this ordinance shall be a Class C misdemeanor and the

penalty for violating this ordinance shall be as provided for in Sec. 1-5 of the Code of Ordinances of the City of Lake Jackson.

Section 5. That if any provision of this ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part hereof.

Section 6. That is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public as required by law, and that public notice of the time, place and purpose of said meeting was given as required.

Section 7. The City Secretary shall publish the caption of this ordinance within ten days of final passage in the official newspaper of the City. This ordinance shall take effect and be in force five days after publication in accordance with Section 3-15 of the Charter of the City of Lake Jackson, Texas.

PASSED AND APPROVED on the first reading this 18th day of May, 2015.

PASSED AND ADOPTED on this second and final reading this 1st day of June, 2015.

Joe Rinehart, Mayor

ATTEST:

Alice Rodgers, City Secretary

APPROVED AS TO FORM:

Sherri Russell, City Attorney

Exhibit A

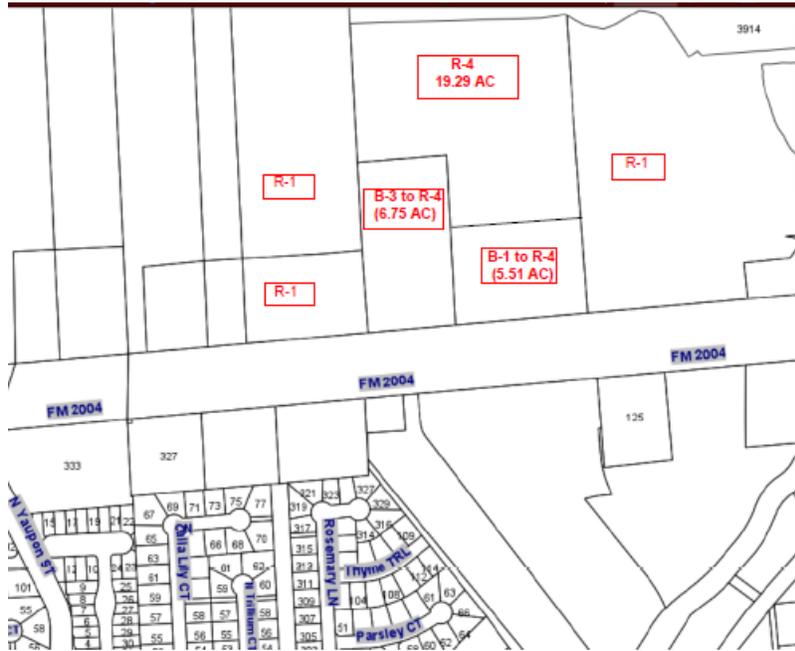


EXHIBIT B

FIELD NOTES OF A 5.51 ACRE TRACT OUT OF A 63.3304 ACRE (CALLED 63.063 ACRES) TRACT OF LAND CONVEYED TO JOE W. ROWLAND AND B. J. NANKERVIS BY DEED RECORDED IN VOLUME 1 144, PAGE 502, BRAZORIA COUNTY DEED RECORDS, JARED E. GROCE, 5 LEAGUE GRANT, ABSTRACT 66, BRAZORIA COUNTY, TEXAS AND BY METES AND BOUNDS DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod in the South line of the 63.3304 acre tract and also being the north right-of-way line of FM Highway #2004; said iron rod bears North 87°50'30" East 371.08 feet from a concrete monument making the southwest corner of the 63.3304 acre tract and being the North line of FM Highway #2004.

THENCE North 02°09'30" West 400 feet along the common line of the Methodist Church tract to a point for a corner;

THENCE North 87°50'30" East 600 feet along the common line of the 19.29 acre tract to a point for a corner in the center line of an 80 foot wide drainage easement to the Velasco drainage district as recorded in Volume 1007 at Page 155 of the deed records of Brazoria County, Texas;

THENCE South 01°42'30" East 400 feet along the center line of said 80 foot drainage easement to an iron pipe for a corner;

THENCE South 87°50'30" West 600 feet along the North line of FM Highway #2004 to the place of beginning.

Said tract therein containing 5.51 acres of land.

EXHIBIT C

A 6.747 ACRE TRACT OUT OF A 63,3304 ACRE TRACT OUT OF THE J E, GROCE 5 LEAGUE GRANT, ABSTRACT 66, BRAZORIA COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING at a concrete monument in the Southwest corner of said 63.3304 acre tract and being also in the North right of way line of F.M. Highway No. 2004:

THENCE: North 87° 50' 30" East along the North right of way line of F.M. Highway No. 2004 a distance of 400.0 feet to an iron pipe for corner;

THENCE: North 2° 09' 30" West a distance of 762.30 feet to an iron pipe for corner;

THENCE: South 87° 50' 30" West a distance of 371.08 feet to an iron pipe for corner, being in the West line of said 63.3304 acre tract;

THENCE: South 0° 0' 50" West along the said West line a distance of 762.85 feet to the PLACE OF BEGINNING and containing 6.747 acres of land, more or less, being also known as Block 1, Bayou Plantation Subdivision according to the map or plat recorded Volume 15 page 103, Plat Records, Brazoria County, Texas.