

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 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 12th day of February, 2004.

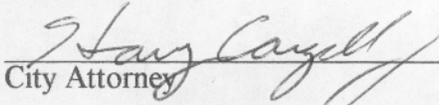
APPROVED:

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 C-3 Light Commercial to PDD Planned Development District:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE HANEY-HIGHWAY 6 SUBDIVISION, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING LOT 1 BLOCK B, LOT 2 BLOCK B, LOT 2 BLOCK A, AND BEING ALL OF THE CALLED 5.69 ACRE TRACT OF LAND AS DESCRIBED BY A DEED DATED AUGUST 5, 1985 AND RECORDED IN VOLUME 814 PAGE 395 OF THE BRAZOS COUNTY DEED RECORDS AND BEING SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT "B."

Purpose Statement: The intended allowable uses proposed for this PDD are to be low traffic generators, non-noise generating, no obnoxious fumes emissions, non-polluting, and generally those uses compatible with a residential neighborhood.

Uses Allowed: Overall maximum height of 2 stories and the following uses:
Animal Care Facilities, Indoor
Art Studio/Gallery
Educational Facility, Indoor
Health Care / Medical Clinics
Mini-Storage Warehouse (with an accessory living unit)
Offices
Personal Service Shop
Printing/Copy Shop
Radio/TV station/studios (no towers)
Retail Sales and Service.

Modifications Possible: None requested.



STATE HWY 6 - (EARL RUDDER FREEWAY SOUTH)

REZONING JP

Case: 03-307

HANEY SUBDIVISION

City of College Station, Texas
DEVELOPMENT REVIEW

LEGEND:
■ NOTIFICATION