

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; PROVIDING A SEVERABILITY CLAUSE; 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 21st day of December, 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 R-1 Single Family Residential to C-1 General Commercial.

A 0.87 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE RICHARD CARTER SURVEY, ABSTRACT NO. 8, COLLEGE STATION, BRAZOS COUNTY, TEXAS, AND BEING PART OF THE CALLED 13.54 ACRE TRACT DESCRIBED IN THE DEED FROM ED PUTZ AND WIFE, FANNIE PUTZ TO E.L. PUTZ, AS RECORDED IN VOLUME 287, PAGE 820, OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND SAID 7.263 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B" AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT "C."

EXHIBIT "B"

Rezoning Request
0.87 Acre Tract
Richard Carter Survey, A-8
College Station, Brazos County, Texas

Field notes of a 0.87 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, College Station, Brazos County, Texas, and being part of the called 13.54 acre tract described in the deed from Ed Putz and wife, Fannie Putz to E. L. Putz, as recorded in Volume 287, Page 820, of the Deed Records of Brazos County, Texas, and said 7.263 acre tract being more particularly described as follows:

COMMENCING at the 5/8" iron rod found at a crosstie fence corner marking the north corner of the beforementioned 13.54 acre tract in the southeast right-of-way line of Farm to Market Road No. 60 (University Drive), same being the west corner of Lot 2 (5.00 acres) of the Henton Subdivision, according to the plat recorded in Volume 2017, Page 239, of the Official Records of Brazos County, Texas;

THENCE S 45° 28' 03" E along the northeast line of the beforementioned 13.54 acre tract, same being the southwest line of the beforementioned Lot 2 - Henton Subdivision, adjacent to a fence, for a distance of 527.20 feet to the **PLACE OF BEGINNING** of this description;

THENCE S 45° 28' 03" E along the common line between the beforementioned 13.54 acre tract and Lot 2 for a distance of 168.63 feet to a 1/2" iron rod found marking the common corner between Lot 1R - 2.29 acres and Lot 3R - 5.85 acres of the Replat of Lots 1 and 2, Henton Subdivision (unrecorded at this time);

THENCE S 65° 07' 06" W across the beforementioned 13.54 acre tract, for a distance of 479.59 feet to a 1/2" iron rod found in the southwest line of the said 13.54 acre tract and the at the common corner between Lot 9, Block A, Lincoln Place Subdivision - Tract Two, according to the plat recorded in Volume 371, Page 481, of the Deed Records of Brazos County, Texas, and the 4.51 acre tract described in the deed to Richard Smith, recorded in Volume 2658, Page 289, of the Official Records of Brazos County, Texas;

THENCE N 44° 31' 57" E along the common zoning boundary between C-1 and R-1 for a distance of 448.96 feet to the **PLACE OF BEGINNING**, containing 0.87 acre of land, more or less.



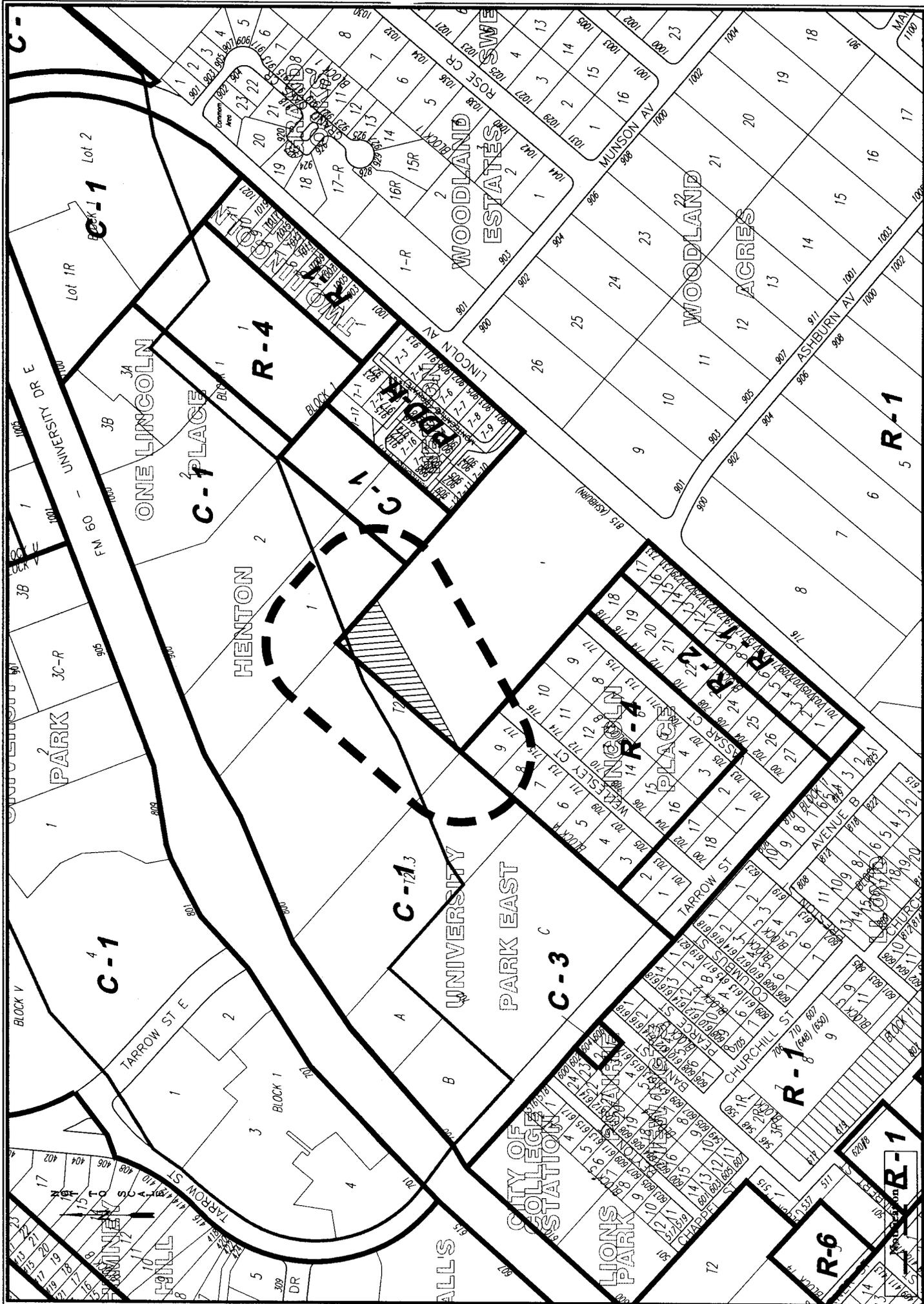
Surveyed May 2004

By:

A handwritten signature in black ink, appearing to read "S. M. Kling", with a long, sweeping flourish extending to the right.

S. M. Kling
R.P.L.S. No. 2003

Prepared 05/07/04
kes04-02a:\putzrezoningreq0.87ac.wpd



Case: **04-258**

SAHARA REALTY GROUP

Planning & Development



ZONING