

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 22nd day of March, 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:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON SURVEY, A-54, IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING ALL OF LOTS 4 AND 5 BALD PRAIRIE SUBDIVISION AS RECORDED IN VOLUME 321, PAGE 571 AND A PORTION OF THE RENEE LANE RIGHT-OF-WAY AS DEDICATED TO THE PUBLIC IN VOLUME 321, PAGE 571 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT "C".

PROPOSED R-1 ZONING DISTRICT
7.700 Acres
EDELWEISS GARTENS SUBDIVISION

Being all that certain tract or parcel of land lying and being situated in the Robert Stevenson Survey, A-54, in College Station, Brazos County, Texas and being all of lots 4 and 5 BALD PRAIRIE SUBDIVISION as recorded in Volume 321, Page 571 and a portion of the RENEE LANE RIGHT-OF-WAY as dedicated to the public in Volume 321, Page 571 and being more particularly described by metes and bounds as follows:

BEGINNING: at the west corner of said Lot 5, BALD PRAIRIE SUBDIVISION, said corner also being in the northeast line of the 65.369 acre EDELWEISS GARTENS VENTURE tract described in Volume 5327, Page 118;

THENCE: N 41° 20' 46" E (called S 44° 32' 32" W) for a distance of 371.97 feet to the north corner of said Lot 5, said corner also being in the southwest right-of-way line of RENEE LANE;

THENCE: along the southwest, northwest and northeast lines of said RENEE LANE for the following three (3) calls:

- 1) N 48° 39' 14" W (called N 45° 27' 28" W) for a distance of 50.00 feet,
- 2) N 41° 20' 46" E for a distance of 60.00 feet and,
- 3) S 48° 39' 14" E for a distance of 473.30 feet to the south corner of Lot 8, BALD PRAIRIE SUBDIVISION;

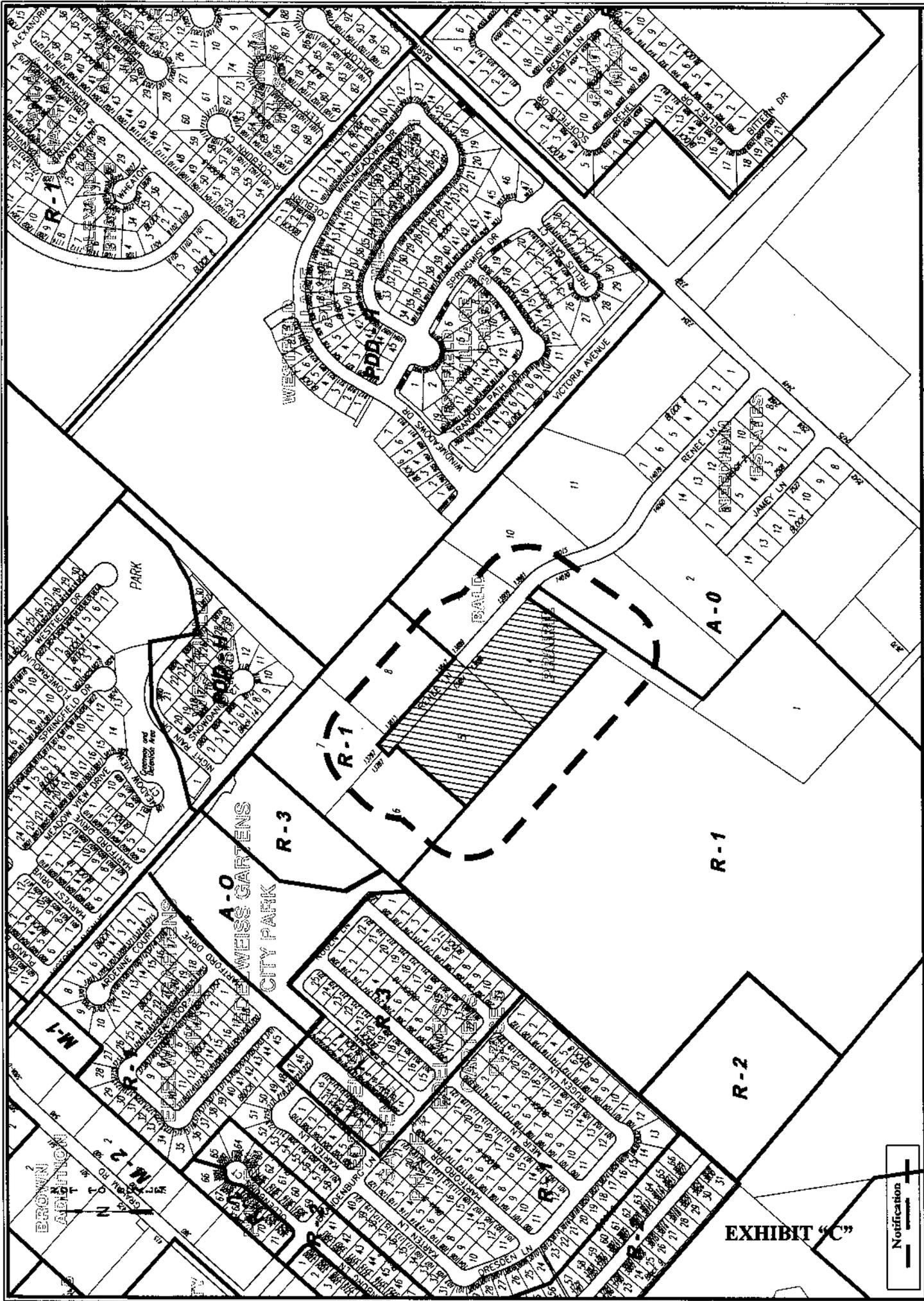
THENCE: S 41° 21' 01" W across said RENEE LANE right-of-way for a distance of 60.00 feet for corner, said corner also marking the north corner of Lot 4, BALD PRAIRIE SUBDIVISION;

THENCE: S 48° 39' 14" E (called S 45° 27' 28" E) for a distance of 379.98 feet to the east corner of said Lot 4;

THENCE: S 34° 42' 38" W for a distance of 374.90 feet (called S 37° 54' 24"W - 374.91 feet) to the south corner of said Lot 4;

THENCE: N 48° 37' 30" W (called N 45° 25' 44" W) along the southwest line of said Lots 4 and 5 for a distance of 846.60 feet to the POINT-OF-BEGINNING and containing 7.700 acres of land more or less.

EXHIBIT "B"



Case: 04-285

BALD PRAIRIE

REZONING



Planning & Development

EXHIBIT "C"

Notification
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