

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 _____ day of _____, 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-P, Administrative-Professional to R-4, Multi-Family:

Being all that certain 4.70-acre tract or parcel of land, lying and being situated in the Richard Carter League, Abstract No. 8, College Station, Brazos County, Texas and being all of Lots 4, 5, 6, 7, 8, 9, Block U, University Park Section II Replat, as depicted by plat recorded in VOLUME 538, PAGE 721 of the Deed Records of Brazos County, Texas, said 4.70-acre tract being more particularly described by metes and bounds in the attached Exhibit "B" and shown graphically in Exhibit "C".

Conditions: Access between the commercial parcels that front University Drive and the proposed multi-family residential is eliminated.

**METES AND BOUNDS DESCRIPTION
OF A
4.70 ACRE TRACT
(PROPOSED R-4 ZONE)
UNIVERSITY PARK SECTION II REPLAT
RICHARD CARTER LEAGUE, ABSTRACT NO. 8
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

Metes and bounds description of all that certain 4.70 acre tract or parcel of land, lying and being situated in the Richard Carter League, Abstract No. 8, College Station, Brazos County, Texas and being all of Lots 4, 5, 6, 7, 8, 9, Block U, University Park Section II Replat, as depicted by plat recorded in VOLUME 538, PAGE 721 of the Deed Records of Brazos County, Texas, said 4.70 acre tract being more particularly described as follows:

BEGINNING at a point for the north corner of said Lot 8 and lying in the southeast right-of-way line of Spring Loop;

THENCE S 18° 25' 22" E - 430.04 feet with the northeast line of said Lot 8, Lot 7, and Lot 9 to a point for corner;

THENCE S 68° 55' 33" W - 139.94 feet with the southeast line of said Lot 9 to a point for corner;

THENCE S 35° 14' 09" W - 40.56 feet with said southeast line to a point for corner;

THENCE N 21° 04' 27" W - 92.00 feet with the southwest line of said Lot 9 to a point for corner, and being also the east corner of Lot 4;

THENCE S 68° 55' 33" W - 310.00 feet with the southeast line of said Lot 4 to a point for corner;

THENCE N 21° 04' 27" W - 414.54 feet with the southwest line of said Lot 4, Lot 5, and Lot 6 to a point for corner in said right-of-way line;

THENCE N 74° 55' 40" E - 75.88 feet with said right-of-way line to a point for angle point;

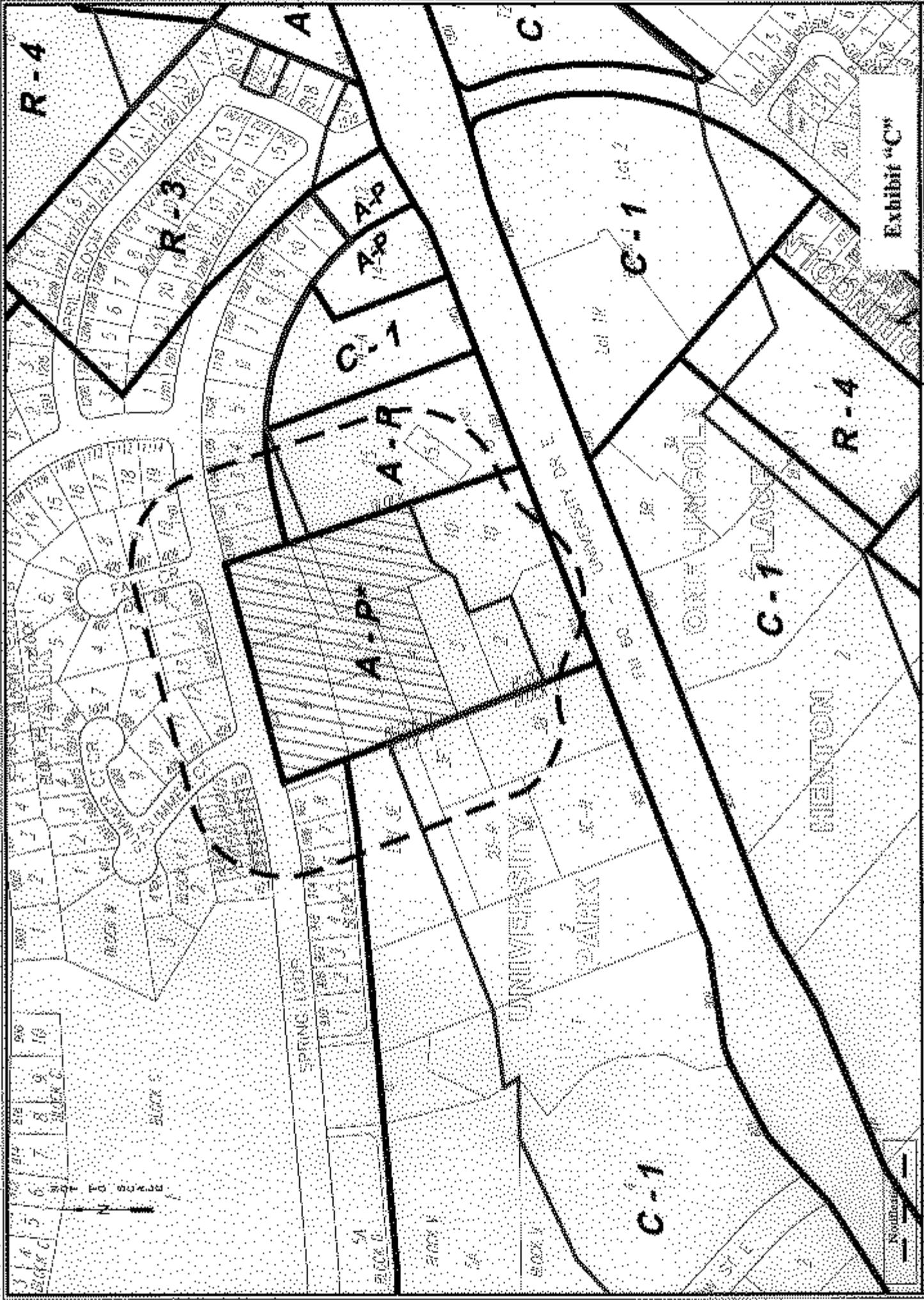
TILENCE N 75° 07' 39" E – 430.66 feet with said right-of-way line to the **PLACE OF BEGINNING**, and containing 4.70 acres of land.

BASIS OF BEARING: Plat of University Park Section II Replat, as recorded in VOLUME 538 PAGE 721.

January 2005
Municipal Development Group
College Station, Texas

This description has been computed from record data and is for zoning use only, pursuant to the provisions of the Texas Administrative Code. It is not for the purpose of land conveyance.

000292-f.08(3801)




Planning & Development

1000 SPRING LOOP

Case: **05-12**

REZONING

Exhibit "C"