

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 *Harvey Langel*

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:

Metes and bounds description of all that certain tract or parcel of land lying and being situated in the Richard Carter League, Abstract No. 8, College Station, Brazos County, Texas. Said tract being a portion of the remainder of a called 24.95 acre tract as described by a deed to Don Lamar, Trustee, recorded in Volume 579, Page 319 of the Deed Records of Brazos County, Texas.

Said tract being more particularly described by metes and bounds in the attached Exhibit "B" and graphically shown in Exhibit "C".

EXHIBIT "B"

METES AND BOUNDS DESCRIPTION OF A 4.435 ACRE TRACT RICHARD CARTER LEAGUE, A-8 COLLEGE STATION, BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF PARCEL OF LAND LYING AND BEING SITUATED IN THE RICHARD CARTER LEAGUE, ABSTRACT NO. 8, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 24.95 ACRE TRACT AS DESCRIBED BY A DEED TO DON LAMAR, TRUSTEE, RECORDED IN VOLUME 579, PAGE 319 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD FOUND ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 MARKING THE EAST CORNER OF SAID REMAINDER OF 24.95 ACRE TRACT AND AN EAST CORNER OF LOT 9, BLOCK 1, THE GATEWAY, PHASE I, ACCORDING TO THE PLAT RECORDED IN VOLUME 4998, PAGE 262 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: S 53° 57' 09" W ALONG THE COMMON LINE OF SAID REMAINDER OF 24.95 ACRE TRACT AND SAID LOT 9 FOR A DISTANCE OF 372.80 FEET TO A POINT, FOR REFERENCE A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 24.95 ACRE TRACT AND AN INTERIOR CORNER OF SAID LOT 9 BEARS: S 53° 57' 09" W FOR A DISTANCE OF 200.00 FEET;

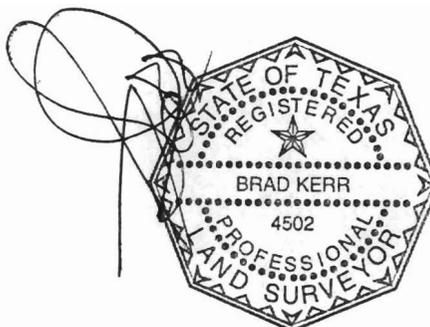
THENCE: N 36° 18' 21" W THROUGH SAID REMAINDER OF 24.95 ACRE TRACT FOR A DISTANCE OF 600.00 FEET TO A POINT;

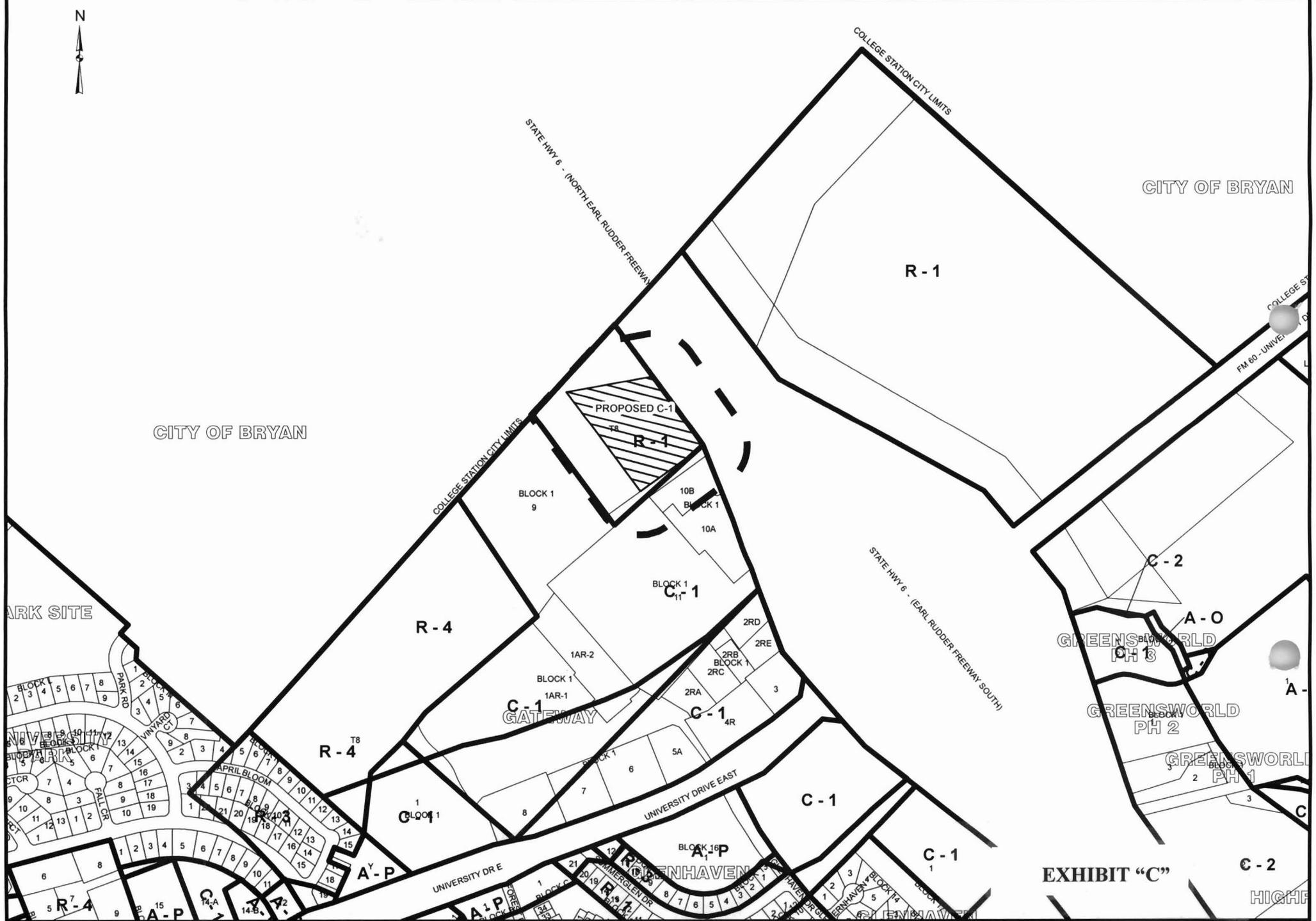
THENCE: N 79° 31' 10" E CONTINUING THROUGH SAID REMAINDER OF 24.95 ACRE TRACT FOR A DISTANCE OF 429.00 FEET TO A POINT ON THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6, FOR REFERENCE A 5/8 INCH IRON ROD FOUND MARKING THE NORTH CORNER OF SAID REMAINDER OF 24.95 ACRE TRACT BEARS: N 34° 27' 43" W FOR A DISTANCE OF 400.89 FEET;

THENCE: S 34° 27' 43" E ALONG THE SOUTHWEST LINE OF STATE HIGHWAY NO. 6 FOR A DISTANCE OF 415.01 FEET TO THE **POINT OF BEGINNING** CONTAINING 4.435 ACRES OF LAND. BEARING SYSTEM SHOWN HEREIN IS BASED ON THE PLAT CALL BEARINGS OF PHASE I, GATEWAY SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 5996, PAGE 198 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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 DEVELOPMENT REVIEW

LAMAR PROPERTY

Case: 05-160 REZONING 77