

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 Exhibits "A" and "B" 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 24th day of October, 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 MORGAN RECTOR LEAGUE, Abstract No. 46, College Station, Brazos County, Texas, and being a portion of a called 50 acre tract of land conveyed to Clement A. Fojtik and wife, Annie Mary Fojtik by Victoria Kapchinski by deed recorded in Volume 246, Pages 25 and 657 of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the east corner of Lot 2, LORD'S ACRES SUBDIVISION as recorded in Volume 5709, Page 198 of the Official Records of Brazos County (O.R.B.C.), said iron rod also being in the northwest right-of-way line of NORTH FOREST PARKWAY (based on a 60-foot width) as described in Volume 2379, Page 329 (O.R.B.C.) and being the south corner of this 47.737 acre tract;

THENCE: N 49° 16' 28" W along the northeast line of said Lot 2 LORD'S ACRES SUBDIVISION for a distance of 592.09 feet to a found 1/2-inch iron rod for the north corner of said Lot 2, said corner also being the east corner of Lot 1, LORD'S ACRES SUBDIVISION as recorded in Volume 628, Page 641 (O.R.B.C.);

THENCE: N 49° 02' 02" W along the northeast line of said Lot 1, LORD'S ACRES SUBDIVISION for a distance of 437.21 feet to a found 1/2-inch iron rod for the north corner of said Lot 1, said iron rod also being in the southeast line of the Northrop Grumman Corporation 53.883 acre tract described in Volume 2549, Page 231 (O.R.B.C.);

THENCE: along the said line of the 53.883 acre tract for the following three (3) calls:

- 1) N 43° 21' 02" E for a distance of 333.86 feet to set 1/2-inch iron rod,
- 2) N 43° 48' 28" E for a distance of 124.29 feet to a set 1/2-inch iron rod and
- 3) N 42° 04' 53" E for a distance of 680.57 feet to a set 1/2-inch iron rod for the east corner of the said Northrop Grumman Corporation 53.883 acre tract, said iron rod also marking the south corner of RAINTREE SECTION THREE SUBDIVISION as recorded in Volume 419, Page 41 (B.C.D.R.);

THENCE: N 42° 07' 10" E along the southeast line of said RAINTREE SECTION SUBDIVISION for a distance of 825.78 feet to a found 1/2-inch iron rod marking the east corner of said RAINTREE SECTION THREE SUBDIVISION, said corner also being the south corner

of RAINTREE SECTION FOUR SUBDIVISION as recorded in Volume 474, Pages 781 and 783 (B.C.D.R.); THENCE: S 39° 50' 35" E through the interior of the said 50 acre Fojtik Tract for a distance of 1053.39 feet for corner in the southeast line of the said Gojtik tract, said corner also being in the northwest line of the Haldec, Inc, 300 acre remainder tract described in Volume 394, Page 766 (B.C.D.R.);

THENCE: S 41° 55' 09" W along the common line of said Fojtik and Haldec, Inc. tracts for a distance of 683.81 feet to a set 1/2-inch iron rod in the northeast right-of-way line of the before mentioned North Forest Parkway;

THENCE: N 48° 02' 58" W for a distance of 30.00 feet to a set 1/2-inch iron rod for the north corner of said North Forest Parkway;

THENCE: S 41° 57' 10" W along the northwest line of said North Forest Parkway for a distance of 1109.98 feet to the POINT OF BEGINNING and containing 44.407 acres of land, more or less.



DEVELOPMENT REVIEW

FOJTIK TRACT

Case: 05-139

REZONING

