

ORDINANCE NO. 617

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM LIGHT COMMERCIAL (C-1) TO LIGHT INDUSTRIAL (IN-1); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

WHEREAS, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

WHEREAS, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

SECTION 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

SECTION 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

SECTION 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Light Commercial (C-1) to zoning district Light Industrial (IN-1). The Property is accordingly hereby rezoned to Light Industrial (IN-1).

SECTION 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 21st day of July 2021.

PASSED AND APPROVED SECOND AND FINAL READING on this the 4th day of August 2021.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT "A"

Property Legal Description:

BEING A 19.81 ACRE [863,102 SQUARE FEET] PARCEL OF LAND OUT OF THE JAMES MANOR SURVEY NUMBER 40, ABSTRACT NUMBER 546, TRAVIS COUNTY, TEXAS, SAID PARCEL OF LAND BEING A PORTION OF A CALLED 104.825 ACRE TRACT OF LAND CONVEYED TO LAS ENTRADAS DEVELOPMENT CORPORATION, AS RECORDED IN DOCUMENT No. 2007002485 OF THE OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], SAID 19.81 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found 5/8-inch iron pipe found at the northwest corner of a called 104.825 acre tract of land conveyed to Las Entradas Development Corporation, under Clerk's File No. 2007002485 O.P.R.T.C.T., also being the northeast corner of a called 275.66 acre tract of land conveyed to Butler Family Partnership, LTD. under Volume 12271, Page 872 of the Deed Records of Travis County, Texas [D.R.T.C.T.], and being in the south right-of-way of Hill Lane, for the **POINT OF BEGINNING** of the herein described parcel of land;

THENCE South 63°12'32" East, along the north line of said 104.825 acre tract, common with said south right-of-way line of Hill Lane, a distance of 723.53 feet to a point for the northeast corner of the herein described parcel, from which 1/2-inch iron rod with cap stamped "KHA" found for the an interior northeast corner of the remainder portion of said 104.825 acre tract, being common with the northwest corner of a called 12.468 acre tract of land, being Lot 1, Block A, of the Las Entradas North Section 2 Replat, as recorded under Document No. 202000038 O.P.R.T.C.T. bears South 63°11'04" East, 152.40 feet;

THENCE South 27°02'24" West, departing said common line and across said remainder of the 104.825 acre tract of land, a distance of 1,191.44 feet to a point for the southeast corner of the herein described parcel of land;

THENCE North 62°17'41" West, a distance of 732.46 feet to a point in the west line of said 104.825 acre tract, common with the east line of the aforementioned 275.66 acre tract, and being the southwest corner of the herein described parcel of land;

THENCE North 27°28'18" East, along said common line, a distance of 1,179.83 feet to the **POINT OF BEGINNING** and containing 19.81 acres [863,102 square feet].

Basis of bearings is the Texas Coordinate System, Central Zone [4203], NAD83 (2011), Epoch 2010. All coordinates and distances are surface values and may be converted to grid by using the surface adjustment factor of 0.99993. Units: U.S. Survey Feet.