

## **ORDINANCE NO. 814**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO HEAVY COMMERCIAL (C-3); MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AN EFFECTIVE DATE; OPEN MEETING CLAUSES, 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 hearing 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 Zoning Ordinance.** City of Manor Code of Ordinances Chapter 14, Zoning ("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" attached hereto and incorporated herein as if fully set forth (the "Property"), from the current zoning district Agricultural (A) to zoning district Heavy Commercial (C-3), with the following permitted uses removed:

- Adult-Oriented Business
- Commercial Off-Street Parking
- Data Center
- Financial Services (Alternative)
- Game Room
- Truck Stop or Travel Center
- Transportation Terminal
- Recreational Vehicle Park
- Gasoline Station (Limited)
- Gasoline Station (Full Service)
- School, Boarding
- School, Public
- School, Private or Parochial
- Vehicle Storage Facility
- Zoo, Private

The Property is accordingly hereby rezoned to Heavy Commercial (C-3) with the listed uses removed.

**Section 4. Severability.** If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**Section 5. 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 Government Code.

**Section 6. Effective Date.** This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

**PASSED AND APPROVED FIRST READING** on this 7<sup>th</sup> day of January 2026.

**PASSED AND APPROVED SECOND AND FINAL READING** on this \_\_\_\_ day of \_\_\_\_\_ 2026.

**THE CITY OF MANOR, TEXAS**

\_\_\_\_\_  
Dr. Christopher Harvey, Mayor

**ATTEST:**

\_\_\_\_\_  
Lluvia T. Almaraz, City Secretary

**EXHIBIT "A"**

Property Address: 12725 US HWY 290 EAST, Manor, Travis County, Texas

A tract of land containing 2.7872 acres, situated in the Greenbury Gates Survey No. 63, Abstract No. 315, Travis County, Texas, being the remainder of a 4.00 acre tract in the name of Beaird Drilling Co. in Volume 11408, Page 805 of the Travis County Deed Records (T.C.D.R.) save and except a 1.203 acre tract recorded in the name of Margaret M. Clark in Volume 11591, Page 0757 of the T.C.D.R., and being more particularly described by metes and bounds as follows (bearings based on said Volume 332, Page 149 of the Travis County Map Records)

Commencing at a point on the south right-of-way of U.S. Highway 290, said point being the northwest corner of a tract recorded in the name of Texana Machinery Corp. under Document No. 2009210152 of the T.C.D.R.;

Thence: South 29° 36' 00" west, with the westerly line of said Texana Machinery Corp. tract a distance of 863.42 feet to an iron rod found at the northwesterly corner and Point of Beginning of this tract;

Thence: South 60° 12' 40" east, with the southerly line of said Texana Machinery Corp. tract a distance of 275.36 feet to an iron rod found at the northeasterly corner of this tract;

Thence: South 29° 27' 45" west (called south 29° 36' 00" west), with the westerly lines of tracts recorded in the names of Alfred Atkinson Davidson and Jean Caldwell Davidson under Document No. 2011057833; Willie Curry and Bertha Curry in Volume 2457, Page 53; Davis A. Bland in Volume 5730, Page 2066 & Alex Alexander Jr. in Volume 13015, Page 221, all of the T.C.D.R., a distance of 435.44 feet to an iron rod found at the southeasterly corner of this tract;

Thence: With the lines of a tract recorded in the name of Bryant & Frey Construction Co. under Document No. 2012050469 the following two (2) courses:

1. North 62° 07' 54" west, a distance of 275.53 feet to an iron rod found at the southwesterly corner of this tract;
2. North 29° 36' 00" east, a distance of 444.79 feet to the Point of Beginning and containing 2.7872 acres of land.