

ORDINANCE NO. 747

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY SUBURBAN (SF-1) TO LIGHT COMMERCIAL (C-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 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 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 Single Family Suburban (SF-1) to zoning district Light commercial (C-1). The Property is accordingly hereby rezoned to Light Commercial (C-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 15th day of May 2024.

PASSED AND APPROVED SECOND AND FINAL READING on this the 5th day of June 2024.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz,
City Secretary

EXHIBIT "A"

Property Address:
14122 FM 1100, Manor, TX 78653

Property Legal Description:

EXHIBIT A

Being a 3.478 acre (151,497 square feet) tract of land out of the Lemuel Kimbro Survey, A-64, in Travis County, Texas, being the remaining portion of a called 5.75 acre tract conveyed from Arthur A. Christensen and wife, Margaret Christensen to Carl G. Chambers and Artis Chambers, filed July 19, 1967 and recorded in Volume 3315, Page 1822 of the Deed Records of Travis County, Texas, being surveyed on the ground under the direct supervision of Corey Joseph Hall, Registered Professional Land Surveyor No. 6362, on June 30, 2023 and is true and correct to the best of my knowledge and belief. All bearings and distances shown herein are based on the Texas Coordinate System, Central Zone (4203) NAD83, said 3.478 acre tract being more fully described as follows:

BEGINNING at a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set in the West line of Farm-to-Market 1100 at the Southeast corner of the said 5.75 acre tract, the Northeast corner of a called 10.010 acre tract conveyed from Lucrecio Lopez and Erika Lopez to Marvin Chacon and Arletys Chacon, filed November 19, 2019 and recorded in Document No. 2019182590 of the Official Public Records of Travis County, Texas, and marking the Southeast corner of the herein described tract from which a 1/2 inch iron rod found bears South 27°17'02" West, a distance of 275.77 feet;

THENCE, North 64°09'59" West, generally along a barbed wire fence with the South line of said 5.75 acre tract and the North line of said 10.010 acre tract, a distance of 741.78 feet, to a 4 inch metal fence corner post found for the Southwest corner of the said 5.75 acre tract, an exterior corner of a called 33.939 acre tract conveyed from Gayle S. Anderson to David Oman, filed August 22, 2014 and recorded in Document No. 2014125837 of the Official Public Records of Travis County, Texas, and marking the Southwest corner of the herein described tract;

THENCE, generally along a barbed wire fence with the common line of said 5.75 acres and said 33.939 acres, as follows:

1. North 27°31'27" East, a distance of 331.94 feet (called 332.43 feet), to a 4 inch metal fence corner post found for the Northwest corner of said 5.75 acre tract, an interior corner of said 33.939 acre tract, and marking the Northwest corner of the herein described tract;
2. South 62°38'09" East, a distance of 198.00 feet, to a 5/8 inch iron rod with a blue plastic cap stamped "KONTUR TECH" set for the Northwest corner of a called 2.000 acre tract conveyed from Cornerstone Capital Group, Inc. to Janet Holeman, filed February 23, 1999 and recorded in Volume 13375, Page 570 of the Real Property Records of Travis County, Texas, and marking the most northerly Northeast corner of the herein described tract;

THENCE, South 27°26'08" West, over and across said 5.75 acre tract with the West line of said 2.000 acre tract, a distance of 167.85 feet (called 167.79 feet), to a 1/2 inch iron rod found for the Southwest corner of the said 2.000 acre tract, and marking an interior corner of the herein described tract;

THENCE, South 64°10'37" East, continuing over and across said 5.75 acre tract generally along a barbed wire fence with the South line of said 2.000 acre tract, a distance of 542.77 feet (called 542.71 feet), to a 1/2 inch iron rod found in the said West line of Farm-to-Market 1100 for the Southeast corner of the said 2.000 acre tract, and marking the most easterly Northeast corner of the herein described tract;

THENCE, South 27°17'02" West, with the West line of Farm-to-Market 1100 and the East line of the said 5.75 acre tract, a distance of 158.88 feet, to the PLACE OF BEGINNING, containing within these metes and bounds 3.478 acres (151,497 square feet) of land, more or less.