

**ORDINANCE NO. 620**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO INSTITUTIONAL LARGE (I-2); 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 Agricultural (A) to zoning district Institutional Large (I-2). The Property is accordingly hereby rezoned to Institutional Large (I-2).

**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 18<sup>th</sup> day of August 2021.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 1<sup>st</sup> day of September 2021.

**THE CITY OF MANOR, TEXAS**

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Dr. Larry Wallace Jr.,  
Mayor

**ATTEST:**

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Lluvia T. Almaraz, TRMC  
City Secretary

**EXHIBIT "A"**

Property Address:  
14832 N. FM 973, Manor, TX 78653

Property Legal Description:

Being 75.37 acres out of the Sumner Bacon Survey No. 62 in Travis County, Texas, being all of that tract called 80.145 acres in deed recorded in Volume 11558, Page 472, Real Property Records, Travis County, Texas, save and except a 1.50 acre tract survey simultaneously with this tract, and a tract called 3.266 acres in a deed to the State of Texas, recorded in Document No. 2000018956, Official Public Records, Travis County, Texas, as shown on accompanying survey plat, and the perimeter being more particularly described as follows:

Commencing for reference at a TXDOT Type II Monument found in the west line of F.M. 973 (R.O.W. varies).

THENCE, with the west line of F.M. 973, N 27°21'23" E, 1136.38' to a ½-inch iron pin set with plastic cap stamped "ARPENTEUR RPLS 4472", at the northeast corner of the remainder of a tract called 55.152 acres in deed to Dennis Anderson, et ux, recorded in Document No. 2003165124, Official Public Records, Travis County, Texas, at the southwest corner of said State of Texas 3.266 acre tract, for the southeast corner and PLACE OF BEGINNING of this tract from said point a TXDOT Type II Monument found bears, N 27°21'23" E. 26.70',

THENCE, with the north line of the remainder of said 55.152 acre tract, the south line of the remainder of said 80.145 acre tract, the south line of a 20' wide access easement recorded in Volume 1273, Page 417, Deed Records, Travis County, Texas and the south line of this tract, N 62°08'38" W, 2241.77' to a ½-inch iron pin set with plastic cap stamped "ARPENTEUR RPLS 4772" in the north of a tract called 60.292 acres in deed to James T. Lutz, et us, recorded in Document No. 2004172226, Official Public Records, Travis County, Texas, for the southwest corner of the remainder of said 80.145 acre tract, the southwest corner of said 1.50 acre tract, the southeast corner of a tract called 39.4 acres in a deed to James T. Lutz, et ux, recorded in Volume 6944, Page 780, Deed Records, Travis County, Texas, bears N 62°08'38" W, 100.00'.

THENCE, through the interior of the remainder of said 80.145 acre tract, with the east and north lines of said 1.50 acre tract, and the west line of this tract, the following two courses:

- 1) N 27°49'11" E. 400.00' to a ½-inch iron pin set with plastic cap stamped "ARPENTEUR RPLS 4772", for an angle point in the west line of this tract;
- 2) N 43°16'35" W, 622.30' to a ½-inch iron pipe found at an angle point in the north line of said 39.4 acre tract, at the northwest corner of said 1.50 acre tract, for an angle point in the west line of this tract, from said point, a ½-inch iron pin found at an angle point in the west line of said 1.50 acre tract bears, S 33°43'11" E, 555.95'.

THENCE, with the north line of said 39.4 acre tract, the west line of said 8.145 acre tract, and the west line of this tract the following two courses:

- 1) N 62°31'16" W. 540.82' to a ½-inch iron pipe found at an interior ell [sic] corner in said 39.4 acre tract for an angle point in the west line of this tract;
- 2) N 27°52'41" E. 548.26', to a ½-inch iron pipe found in the south line of a tract called 40 acres in a deed to Kenneth and Joyce Sprinkles recorded in Volume 8947, Page 802, Real Property Records, Travis County, Texas, at the northwest corner of the remainder of said 80.145 acre tract, for the northwest corner of this tract.

THENCE, with the south line of said 40 acre tract, the south line of a tract called 94.133 acres in deed to Mary Ruth Holley recorded in Volume 4234, Page 732, Deed Records, Travis County, Texas, the north line of the remainder of said 80.145 acre tract, and the north line of this tract, S 62°32'36" E. 3361.37', to a ½-inch iron pin with TXDOT aluminum cap found in the west line of F.M. 973 at the southeast corner of the remainder of said Holley tract, the northwest corner of said 3.266 acre tract, for the northeast corner of this tract,

THENCE, with the west line of F.M. 973, the west line of said 3.266 acre tract and the east line of this tract, S 27°21'23" W. said course constitutes directional control for this survey, passing at 158.39', a TXDOT Type II Monument found, passing at 1142.72', a TXDOT Type II Monument found, in all, 1169.42', to the PLACE OF BEGINNING and containing 75.37 acres of land, more or less.