

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM LIGHT INDUSTRIAL (IN-1) 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 Light Industrial (IN-1) 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.

**ORDINANCE NO.**

**Page 2**

**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 \_\_\_\_ day of \_\_\_\_\_ 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 40.00 acre tract out of the remaining portion of a called 116.14 acre tract described unto the Butler Family Partnership as Tract 1 in Volume 12271, Page 872 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T) situated in the Greenbury Gates Survey Number 63 and being more particularly described by metes and bounds as follows (bearings and distances cited herein are grid based on the Texas State Plane Coordinate System, Central Zone NAD 83):

BEGINNING at a found ½-inch iron rod with cap stamped Holt Carlson (N: 10,104,364.22, E: 3,179,164.02) on the West right-of-way (ROW) of F.M. 973 (variable width ROW) being the Southeast corner of a called 1.069 acre tract deed unto Julio C. Mireles in document number 2015111013 Official Public Records of Travis County, Texas (O.P.R.T.C.T.) and the Northeast corner of this tract;

THENCE, South 27°43'38" West, with the West ROW of said F.M. 973, a distance of 963.40 feet to a found ½-inch iron rod with cap stamped R & P Surveying for the Southeast corner of this tract;

THENCE, North 62°02'58" West, departing the West ROW of said F.M. 973 and crossing said 116.14 acres, a distance of 1,803.25 feet to a found ½-inch iron rod with cap stamped R & P Surveying on the East line of said 116.14 acres same being the West line of a called XXX acre tract described in deed unto Travis XXX from whence a ½-inch iron rod at an angle point of the original 116.14 acres bears XXX;

THENCE, North 27°06'23" East, with the West line of said 116.14 acres same being the East line of said XXXX, a distance of 963.41 feet to a found ½-inch iron rod for the Northwest corner of said 116.14 acres and this tract;

THENCE, South 62°03'09" East, with the North line of said 116.14 acres a distance of 1,813.68 feet to the POINT OF BEGINNING containing 39.995 acres more or less.