

**ORDINANCE NO. 588**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM LIGHT COMMERCIAL (C-1) TO MULTI-FAMILY 15 (MF-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 Multi-Family 15 (MF-1) with the condition that no more than twenty-five percent of the total dwelling units shall be or designed for use as affordable housing. The Property is accordingly hereby rezoned to Multi-Family 15 (MF-1) with the condition set forth herein.

**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 21<sup>st</sup> day of October 2020.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 4<sup>th</sup> day of November 2020.

**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:  
9910 Hill Lane, Manor, Texas 78653

Property Legal Description:

Field notes for 24.811 acres, more or less, of land out of the Sumner Bacon Survey No. 62, Travis County, Texas, called 24.81 acres by deed to Fred Akers recorded in Document No. 2004002724, Travis County Official Public Records, said 24.811 acres being described by metes and bounds as follows:

Metes and Bounds:

BEGINNING at a ½" steel pin found at a fence corner at the northwest corner of said 24.81, also the northwest corner of a 25.08 acre tract conveyed to Manor Downs by deed recorded in Volume 10884, Page 862, Travis County Deed Records, also the southwest corner of a 65.00 acre tract conveyed to Manor I.S.D. by deed recorded in Document No. 200144922, Travis County Official Public Records, for the northwest corner thereof;

THENCE with the south line of said 65.00 acres and the north line of said 24.81 acres, generally following a fence, these 2 courses:

1. S69° 02' 19" E 808.00 feet to a ½" steel pin found for angle point,
2. S67° 28' 33" E 11.21 feet to a ½" steel pin found 1.8 feet west of a side fence, at the northwest corner of a 24.783 acre tract conveyed to John McCarthy by deed recorded in Volume 13327, Page 702, Travis County Deed Records and the northeast corner of said 24.81 acres, for the northeast corner thereof;

THENCE S30° 15' 00" W 1393.05 feet with the west line of said 24.783 acres and the east line of said 24.81 acres, generally following a fence, to a ½" steel pin near the end of the fence, in the north ROW line of Hill Lane, for the southeast corner thereof;

THENCE with the north ROW line of Hill Lane the following 2 courses:

1. N56° 47' 09" W 2.46 feet to a ½" steel pin found for an angle point,
2. N60° 04' 35" W 815.50 feet to a ½" steel pin found near the end of a fence, at the southeast corner of said 25.08 acres and the southwest corner of said 24.81 acres, for the southwest corner thereof;

THENCE N30° 40' 37" E 1265.65 feet with the east line of said 25.08 acres and the west line of said 24.81 acres, generally following a fence, to the POINT OF BEGINNING, containing 24.811 acres of land, more or less.