

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO NEIGHBORHOOD BUSINESS (NB) AND TOWNHOME (TH); 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 Exhibits "A-1" and "A-2" (the "Property"), from Agricultural (A) to zoning district Neighborhood Business (NB) and Townhome (TH). The Property is accordingly hereby rezoned to Neighborhood Business (NB) and Townhome (TH).

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.

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PASSED AND APPROVED FIRST READING on this the 19th day of April 2023.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of May 2023.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT “A-1”

Property Address:
12920 Old Highway 20, Manor, TX 78653

Property Legal Description – Neighborhood Business (NB):

BEING 2.15 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.15 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found, in the northerly right-of-way line of Old Highway 20, same being the southwest corner of said 10.00 Acre Tract, for the southwest corner hereof;

THENCE North 29 degrees 03 minutes 40 seconds East, along the easterly line of Lot 1, Block C, Bell Farms, Phase One-A, a subdivision in Travis County, Texas, recorded in Document Number 200500049, Official Public Records, Travis County, Texas, along the westerly line of said 10.00 Acre Tract, 451.53 feet to an iron rod set, in said line, for the northwest corner hereof;

THENCE through said 10.00 Acre Tract, the following 3 calls:


- 1: South 60 degrees 56 minutes 20 seconds East, 286.19 feet to an iron rod set;
- 2: South 29 degrees 03 minutes 40 seconds West, 40.67 feet to an iron rod set;
- 3: South 60 degrees 56 minutes 20 seconds East, 126.00 feet to an iron rod set, in the westerly line of Lot 1, Block L, Bell Farms, Phase Three, a subdivision in Travis County, Texas, recorded in Document Number 201400093, Official Public Records, Travis County, Texas, same being in the easterly line of said 10.00 Acre Tract, for the northeast corner hereof;

THENCE South 29 degrees 03 minutes 40 seconds West, along the westerly line of said Lot 1, Block L, said subdivision, along the easterly line of said 10.00 Acre Tract, 74.22 feet to an iron rod set, in said line, for a point in the easterly line hereof, from which an iron rod found, at the southeast corner of said 10.00 Acre Tract bears, South 29 degrees 03 minutes 40 seconds West, 267.21 feet;

THENCE through said 10.00 Acre Tract, North 70 degrees 30 minutes 01 seconds West, 299.62 feet to an iron rod set, and South 19 degrees 35 minutes 42 seconds West, 263.50 feet to an iron rod set, in the northerly right-of-way line of said Old Highway 20, same being in the southerly line of said 10.00 Acre Tract, for the southeast corner hereof;

THENCE North 70 degrees 30 minutes 01 seconds West, along the northerly right-of-way line of said Old Highway 20, along the southerly line of said 10.00 Acre Tract, 162.32 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.


EDWARD RUMSEY
TX R.P.L.S. No. 5729
Job No. A0308323

04-07-2023
Date



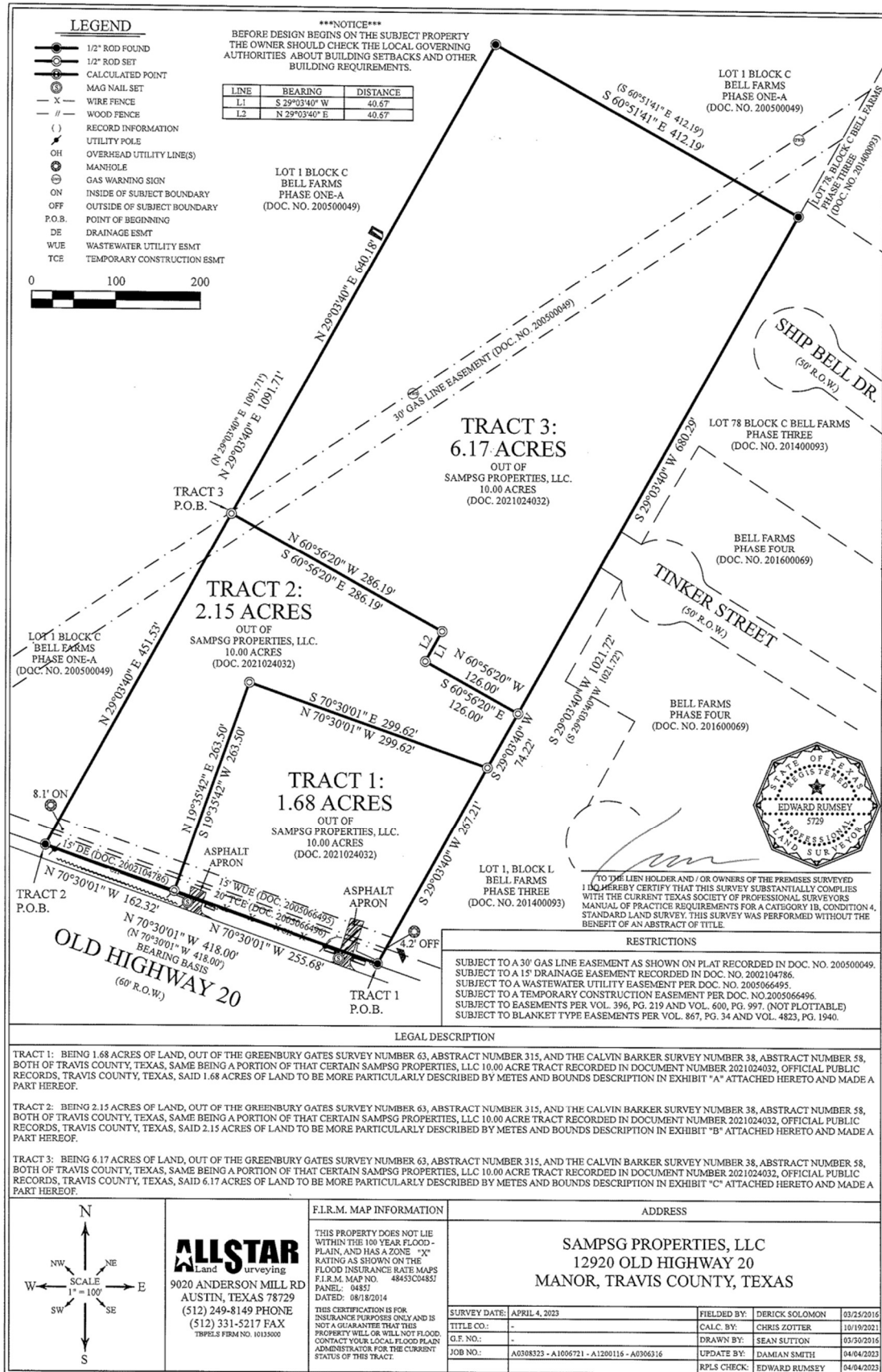


EXHIBIT “A-2”

Property Address:
12920 Old Highway 20, Manor, TX 78653

Property Legal Description – Townhome (TH):

BEING 6.17 ACRES OF LAND, OUT OF THE GREENBURY GATES SURVEY NUMBER 63, ABSTRACT NUMBER 315, AND THE CALVIN BARKER SURVEY NUMBER 38, ABSTRACT NUMBER 58, BOTH OF TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN SAMPSG PROPERTIES, LLC 10.00 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2021024032, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 6.17 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron set, in the easterly line of Lot 1, Block C, Bell Farms, Phase One-A, a subdivision in Travis County, Texas, recorded in Document Number 200500049, Official Public Records, Travis County, Texas, same being in the westerly line of said 10.00 Acre Tract; for the southwest corner hereof;

THENCE North 29 degrees 03 minutes 40 seconds East, along the easterly line of Lot 1, Block C, said subdivision, along the westerly line of said 10.00 Acre Tract, 640.18 feet to an iron rod found, at an angle point in the easterly line of said Lot 1, Block C, same being the northwest corner of said 10.00 Acre Tract, for the northwest corner hereof;

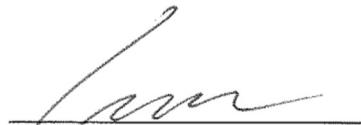
THENCE South 60 degrees 51 minutes 41 seconds East, continuing along the easterly line of said Lot 1, Block C, along the northerly line of said 10.00 Acre Tract, 412.19 feet to an iron rod found, in said line, in the westerly line of Lot 78, Block C, Bell Farms, Phase Three, a subdivision in Travis County, Texas, recorded in Document Number 201400093, Official Public Records, Travis County, Texas, same being the northeast corner of said 10.00 Acre Tract, for the northeast corner hereof;

THENCE South 29 degrees 03 minutes 40 seconds West, along the westerly line of said Lot 78, Block C & Lot 1, Block L, said subdivision, along the westerly right-of-way line of Tinker Street, along the easterly line of said 10.00 Acre Tract, 680.29 feet to an iron rod set, in said line, for the southeast corner hereof, from which an iron rod found, at the southeast corner of said 10.00 Acre Tract bears, South 29 degrees 03 minutes 40 seconds West, 341.43 feet;

THENCE through said 10.00 Acre Tract, the following 3 calls:

- 1: North 60 degrees 56 minutes 20 seconds West, 126.00 feet to an iron rod set;
- 2: North 29 degrees 03 minutes 40 seconds East, 40.67 feet to an iron rod set;
- 3: North 60 degrees 56 minutes 20 seconds West, 286.19 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.


EDWARD RUMSEY
TX R.P.L.S. No. 5729
Job No. A0308323

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