

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

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO LIGHT INDUSTRIAL (IN-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 Exhibits "A" (the "Property"), from Agricultural (A) to zoning district Light Industrial (IN-1). The Property is accordingly hereby rezoned to Light Industrial (IN-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.

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**PASSED AND APPROVED FIRST READING** on this the 19<sup>th</sup> 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”**

**Property Legal Description:**

Lots 6, 7 and 8, Block 5, Manor Commercial Park III, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200500033, Official Public Records of Travis County, Texas and a 3.550 acre tract more particularly described as follows:

**3.550 ACRES TRACT**

Part of "Tract 1" of Zalaram LLC Tract  
A.C. Caldwell Survey, Abstract No. 154  
City of Manor, Travis County, Texas

**DESCRIPTION** of a 3.550 acre tract of land situated in the A.C. Caldwell Survey, Abstract No. 154, Travis County, Texas; said tract being part of a General Warranty Deed to the Zalaram LLC, described in as "Tract 1" recorded in Document No. 2015078185 of the Official Public Records of Travis County, Texas; said 3.550 acre tract being more particularly described as follows:

**BEGINNING**, at a 1/2-inch iron rod found at the northwest corner of said "Tract 1" and the southwest corner of Lot 8, Block 5, Manor Commercial Park III, an addition to the City of Manor, Texas according to the plat recorded in Document No. 200500033 of said Official Public Records,

**THENCE**, South 62 degrees, 06 minutes, 35 seconds East, along the north line of said "Tract 1" and the southwest line of said Lot 8, a distance of 417.40 feet to a 1/2-inch iron rod found; said point being also being the southeast corner of said Lot 8 and the northeast corner of said "Tract 1" in the west line of Lot 3, Kimbro Road Estates an addition to the City of Manor, Texas according to the plat recorded in Volume 79, Page 12 of the Map Records of Travis County, Texas;

**THENCE**, South 27 degrees, 16 minutes, 24 seconds West, departing the said southwest line of Lot 8 and along the said west line of Lot 3 and along the east line of said "Tract 1" a distance of 366.20 feet to a point for corner;

**THENCE**, departing the said west line of Lot 3 and the said east line of "Tract 1" and into and across said "Tract 1", the following two (2) calls:

North 62 degrees, 47 minutes, 18 seconds West, a distance of 421.37 feet to a point for corner;

North 27 degrees, 53 minutes, 25 seconds East, a distance of 371.17 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 154,618 square feet or 3.550 acres of land, more or less.

*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the exhibit tract described.

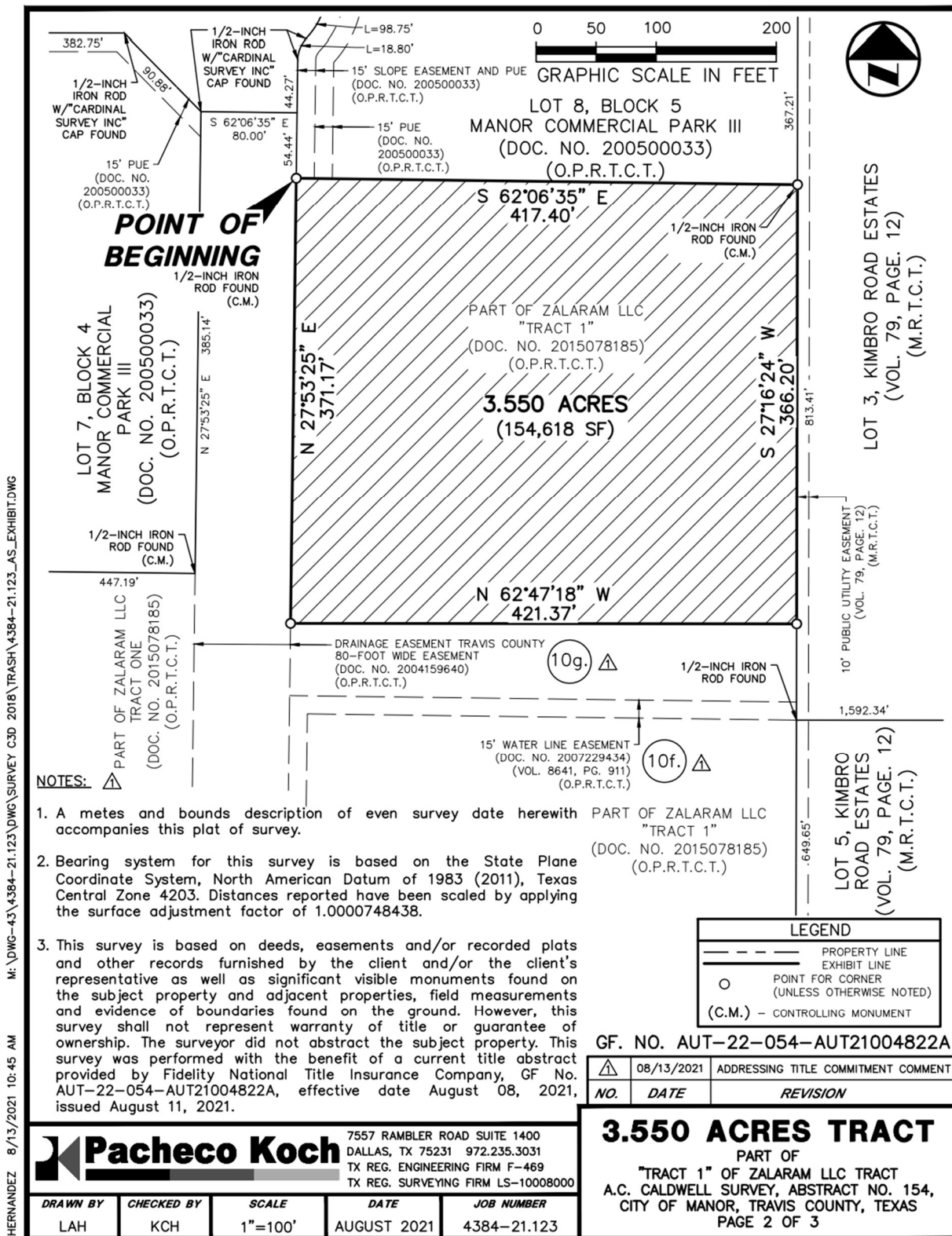
*Kyle Harris*

08/13/2021

Kyle Harris Date  
Registered Professional Land Surveyor No. 6266  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Rd., #1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10008000



4670-20.448\_EX1.doc lah  
4670-20.448\_EX1.dwg lah



### **NOTES ADDRESSING SCHEDULE "B" EXCEPTIONS**

10f. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mansville Water Supply Corp.

Purpose: As provided in said instrument

Recording No: Volume 8641, Page 911, Real Property Records, Travis County, Texas. Does not affect the subject property as shown hereon.

10g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Travis County

Purpose: As provided in said instrument

Recording No: Document No. 2004159640, Official Public Records of Travis County, Texas. Does not affect the subject property as shown hereon.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the exhibit tract described.

*Kyle Harris* 08/13/2021  
 Kyle Coleman Harris Date  
 Registered Professional  
 Land Surveyor No. 6266



GF. NO. AUT-22-054-AUT21004822A

NO.	DATE	REVISION
	08/13/2021	ADDRESSING TITLE COMMITMENT COMMENT



7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH	KCH	NONE	AUGUST 2021	4384-21.123

### **3.550 ACRES TRACT**

PART OF  
 "TRACT 1" OF ZALARAM LLC TRACT  
 A.C. CALDWELL SURVEY, ABSTRACT NO. 154,  
 CITY OF MANOR, TRAVIS COUNTY, TEXAS  
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