

ORDINANCE NO. 641

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REPEALING AND REPLACING EXHIBIT “A” TO AMEND THE MANOR COMMONS EAST PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, Ordinance 459 was adopted by the City of Manor City Council on March 1, 2017;

Whereas, Ordinance 546 amending Ordinance 459 was adopted by the City of Manor City Council on August 7, 2019;

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 Zoning Ordinance. Ordinance No. 546 is hereby modified and amended by replacing Exhibit “A” in its entirety and replacing it with a new Exhibit “A” hereto attached.

Section 3. Amendment of Conflicting Ordinances. Exhibit “A” of the City’s Ordinance 546 is hereby amended as provided in this Ordinance. All ordinances and parts of ordinances in conflict with this Ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any code or ordinance of the city, the terms and provisions of this Ordinance shall govern.

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 Government Code.

PASSED AND APPROVED FIRST READING on this the 16th day of March 2022.

PASSED AND APPROVED SECOND AND FINAL READING on this the 6th day of April 2022.

CITY OF MANOR, TEXAS:

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary
City of Manor, Texas

EXHIBIT "A"

Property Address: SE Corner of US Hwy 290 and FM 973
Property Legal Description:

Tract 1: Being 39.15 acres of land located in the Greenbury Gates survey number 63, abstract 315 and the Calvin Barker Survey number 38, abstract number 58, in Travis County, Texas and being all of a called 39.169 acre tract of land recorded in the name of Michael J. Paclik in volume 11368, page 1134, of the Travis County Deed Records (T.C.D.R).

Tract 2: Being 104.61 acres of land located in the Greenbury Gates survey number 63, abstract number 315 and the Calvin Barker survey number 38, abstract 58, in Travis County, Texas, and being all of a called 105.50 acre tract of land recorded in the name of George Bell in volume 869, page 550 of the Travis County Deed Records (T.C.D.R).

Tract 3: All of that certain 3.017 acre (131,422 S.F.) tract or parcel of land situated in the Greenbury Gates survey number 63, abstract 315, Travis County, Texas and being a portion of the existing Texas Department of Transportation right-of-way (R.O.W.) at the southeast intersection of U.S. Highway 290 and F.M. 973, conveyed to the State of Texas from Mrs. Cecil Hague in volume 622, page 450 of the Travis County Deed Records (T.C.D.R.) and awarded in judgement of condemnation against J.M. Ashmore and wife in volume K, page 35 of the Civil Minutes of Travis County (C.M.T.C.).

Tract 4: All of that certain 2.50 acre tract or parcel of land, situated in the Greenbury Gates survey number 63, abstract 315, Travis County, Texas and being all of a called 2.50 acre tract of land recorded in the name of son Tan Ma in volume 99845, page 595 of the Travis County Deed Records (T.C.D.R).

Tract 5: All of that certain 3.62 acre tract or parcel of land, situated in the Greenbury Gates survey 63, abstract 315, Travis County, Texas and being all of a called 3.62 acre tract of land recorded in the name of Billie J. and Barbara K Lyna in volume 6153, page 2376 or the Travis County Deed Records (T.C.D.R.).