

**ORDINANCE NO. 705**

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

**PASSED AND APPROVED FIRST READING** on this the 17<sup>th</sup> day of May 2023.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 7<sup>th</sup> day of June 2023.

**THE CITY OF MANOR, TEXAS**

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Dr. Christopher Harvey,  
Mayor

**ATTEST:**

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Lluvia T. Almaraz, TRMC  
City Secretary

**EXHIBIT "A"**

Property Address: 13500 N. FM 973 Manor, TX 78653

Property Legal Description:

1.069 acres of land more or less, being all of that certain 1.062 acres of land of the Greenbury Gates Survey No. 63, Travis County, Texas as conveyed to Michael and James Paclik Jr. by warranty deed recorded in Document Number 2013171610, Official Public Records, Travis County, Texas; more particularly described by metes and bounds as follows:

BEGINNING at an iron rod with cap in the west right-of-way of F.M. 973 at the S.E. corner of that certain 1.062 acres of land recorded in Document Number 2013171610, Official Public Records, Travis County, Texas; for the S.E. corner hereof, from which point a spindle found on the east right-of-way of F.M. 973 bears S 58° 26' 39" E at a distance of 40.44 feet;

THENCE N 62° 05' 04" W for a distance of 189.74 feet to a ½" iron rod found for the S.W. corner hereof;

THENCE N 28° 08' 03" E for a distance of 247.31 feet to a ½" iron rod found for the N.W. corner hereof;

THENCE S 61° 39' 20" E for a distance of 188.00 feet to an iron rod with cap found on the west right-of-way of F.M. 973 for the N.E. corner hereof;

THENCE S 27° 43' 45" W along the west right-of-way of F.M. 973 for a distance of 245.90 feet to the POINT OF BEGINNING, containing 1.069 acres of land, more or less.