

ORDINANCE NO. 783

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO HEAVY INDUSTRIAL (IN-2); MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AN EFFECTIVE DATE; OPEN MEETING CLAUSES, 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 hearing 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. City of Manor Code of Ordinances Chapter 14, Zoning ("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" attached hereto and incorporated herein as if fully set forth (the "Property"), from the current zoning district Agricultural (A) to zoning district Heavy Industrial (IN-2). The Property is accordingly hereby rezoned to Heavy Industrial (IN-2).

Section 4. Severability. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 5. 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.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

PASSED AND APPROVED FIRST READING on this 19th day of February 2025.

PASSED AND APPROVED SECOND AND FINAL READING on this the 2nd day of April 2025.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

EXHIBIT "A"

Property Address: Being generally located abutting and to the north of Hill Ln, west of Gregg Manor Road, and east of the TX 130 Toll Manor, TX

Property Legal Description: Being 146.920 acres of land, more or less, situated in the Josiah Wilberger Survey No. 42, Abstract No. 794, Elizabeth Standiford Survey No. 43, Abstract No. 696, Robert G. Sanders Survey No. 51, Abstract No. 732, James Gilleland Survey No. 41, Abstract No. 305, and Sumner Bacon Survey No. 62, Abstract No. 63, all of Travis County, Texas; being all of a called 146.9437 acre tract in a Deed to DG Manor Downs Property Owner, L.P., of record in Document No. 2021159618, Official Public Records of Travis County, Texas, and also being a portion of Tract 1, a called 25.08 acre tract of land, described in a Deed to Manor Downs East, LLC, recorded in Document No. 2021159620, Official Public Records of Travis County, Texas