

## **ORDINANCE NO. 720**

### **AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING CHAPTER 14, ZONING OF THE CITY OF MANOR, TEXAS CODE OF ORDINANCES REZONING A PARCEL OF LAND FROM MEDIUM COMMERCIAL (C-2) TO PLANNED UNIT DEVELOPMENT (PUD); 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 from the temporary zoning district Medium Commercial (C-2) to zoning district Planned Unit Development (PUD);

**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; and

**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 (“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 temporary zoning district Medium Commercial (C-2) to zoning district Planned Unit Development (PUD) including the PUD site plan as further described in Exhibit “B” attached hereto and incorporated herein as if fully set forth (the “PUD Site Plan”).

**Section 4. Amendment of Conflicting Ordinances.** 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 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 Gov't. Code.

**PASSED AND APPROVED FIRST READING** on this the 20<sup>th</sup> day of September 2023.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 2<sup>nd</sup> day of October 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 Legal Description:**

LEGAL DESCRIPTION

BEING a 113.415-acre tract of land out of the Sumner Bacon Survey No. 62, Abstract No. 63, City of Manor, Travis County, Texas, being a portion of that certain tract of land called to contain 136.342-acres of land as described in a Special Warranty Deed with Vendor’s Lien to Okra Land Incorporated recorded in Document No. 2022173856 of the Official Public Records of Travis County, Texas; said 113.415-acre tract of land being more particularly described as follows (bearings referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 1/2-inch iron rod found on the western right-of-way line of FM 973 (R.O.W. Varies) as shown on a State of Texas Department of Transportation Right of Way Project recorded in CSJ No. 1200-02-022, being a 0.455 acre tract as described in a Deed in Document No. 2000169315 of the Official Public Records of Travis County, Texas, for the southeastern corner of a 3.711-acre tract of land (Tract 2) as described in a Special Warranty Deed to MP 973, LLC recorded in Document No. 2022077336 of the Official Public Records of Travis County, Texas, for the northeastern corner of said 136.342-acre tract, for the northeastern corner of this herein described tract, from which a 4-inch aluminum disk in concrete bears North 59°26’39” East a distance of 255.81 feet;

THENCE: Along the western right-of-way line of said FM 973, the eastern line of the said 136.342-acre tract with a curve to the left having a Delta angle of 9°19’52”, a Radius of 2391.83 feet, an Arc length of 389.53 feet and a Chord bearing of South 13°16’25” West a distance of 389.10 feet to a 1/2-inch iron rod found for a corner on the western right-of-way line of said FM 973, a corner of said 136.342-acre tract, for a corner of this herein described tract;

THENCE: Continuing along the western right-of-way line of said FM 973, the eastern line of the said 136.342-acre tract with a curve to the left having a Delta angle of 17°51’33”, a Radius of 612.86 feet, an Arc length of 191.03 feet and a Chord bearing of South 18°02’28” West a distance of 190.26 feet to a 5/8-inch iron rod with cap stamped “Quiddity Eng” set on the western right-of-way line of said FM 973, for a corner of said 136.342-acre tract, for the northern corner of a 0.78-acre tract of land as described in a Special Warranty Deed to Henrietta B. Velasquez recorded in Document No. 2003002504 of the Official Public Records of Travis County, Texas, on the approximate common original survey Line of Greenbury Gates Survey No. 63, Abstract No. 315 and Sumner Bacon Survey No. 62, Abstract No. 63, for a corner of this herein described tract;

THENCE: South 27°03’13” West a distance of 738.92 feet continuing along the southeastern line of the said 136.342-acre tract, the approximate common original survey Line of Greenbury Gates Survey No. 63, Abstract No. 315 and the Sumner Bacon Survey No. 62, Abstract No. 63, being the approximate centerline of Manor and Taylor Lane (R.O.W. Width Not Specified) recorded in the Travis County Road Book, Precinct 1, Page 72, the northwestern line of said 0.78-acre tract, and continuing along the northwestern line of a 1.00-acre tract of land as described in a Special Warranty Deed to Frank Velasquez recorded in Volume 12592, Page 1305 of the Real Property Records of Travis County, Texas to a 1/2-inch iron rod found for the southeastern corner of said 136.342-acre tract, the southwestern corner of said 1.00-acre tract, a corner of a Portion of Abandoned County Road referred to in Document Nos. 2000046321, 2001205199 and 202100182 of the Official Public Records of Travis County, Texas, a corner of a 32.950-acre tract of land as described in a Special Warranty Deed to Timmerman Commercial Developments, LP recorded in Document No. 2020230923 of the Official Public Records of Travis County, Texas, for the southeastern corner of this herein described tract;

THENCE: North 63°22'48" West a distance of 25.82 feet along the southwestern line of said 136.342-acre tract, the northeastern line of a portion of the said Abandoned County Road to a 3-inch pipe fence post found for a corner of said 136.342-acre tract, the northeastern corner of the Shadowglen Phase 2 Section 25-26 subdivision as shown on a plat recorded in Document No. 202100182 of the Official Public Records of Travis County, Texas, for a corner of this herein described tract;

THENCE: North 62°07'14" West a distance of 4004.94 feet along the southwestern line of said 136.342-acre tract, the northeastern line of said Shadowglen Phase 2 Section 25-26 subdivision, the northeastern line of Shadowglen Phase 2 Section 28 subdivision as shown on a plat recorded in Document No. 202100181 of the Official Public Records of Travis County, Texas, the northeastern line of Shadowglen Phase 2 Section 27A-27B subdivision as shown on a plat recorded in Document No. 202100183 of the Official Public Records of Travis County, Texas, and along the northeastern line of a 200.38-acre tract of land as described in a Special Warranty Deed to City of Manor, Texas recorded in Document No. 2012141817 of the Official Public Records of Travis County, Texas, to a calculated point of the approximate center line of Wilbarger Creek, for the southwestern corner of this herein described tract;

THENCE: Across said 136.342-acre tract, along the meanders of an approximate center line of Wilbarger Creek with the following courses and distances:

1. North 81°31'45" East a distance of 24.47 feet to a calculated point;
2. North 59°31'17" East a distance of 154.72 feet to a calculated point;
3. North 24°13'41" East a distance of 45.69 feet to a calculated point;
4. North 55°47'03" East a distance of 21.00 feet to a calculated point;
5. North 79°17'12" East a distance of 26.15 feet to a calculated point;
6. North 45°17'07" East a distance of 98.71 feet to a calculated point;
7. North 31°43'45" East a distance of 106.97 feet to a calculated point;
8. North 46°36'22" East a distance of 52.57 feet to a calculated point;
9. North 69°08'44" East a distance of 46.82 feet to a calculated point;
10. North 48°39'08" East a distance of 23.13 feet to a calculated point;
11. North 21°26'53" East a distance of 20.89 feet to a calculated point;
12. North 44°59'59" East a distance of 60.89 feet to a calculated point;
13. North 58°23'35" East a distance of 31.80 feet to a calculated point;
14. North 88°18'54" East a distance of 23.62 feet to a calculated point;
15. North 58°23'32" East a distance of 42.40 feet to a calculated point;
16. North 43°31'54" East a distance of 19.16 feet to a calculated point;
17. North 22°29'47" East a distance of 74.42 feet to a calculated point;
18. North 16°45'20" East a distance of 52.54 feet to a calculated point;
19. North 12°04'54" West a distance of 29.48 feet to a calculated point;
20. North 34°09'35" West a distance of 35.25 feet to a calculated point;
21. North 54°01'40" West a distance of 79.81 feet to a calculated point;
22. North 68°52'29" West a distance of 24.57 feet to a calculated point;
23. North 83°12'38" West a distance of 22.03 feet to a calculated point;
24. South 63°59'48" West a distance of 47.52 feet to a calculated point;
25. North 87°00'48" West a distance of 59.98 feet to a calculated point;
26. North 74°52'32" West a distance of 39.93 feet to a calculated point;

- 27. North 48°21'59" West a distance of 37.63 feet to a calculated point;
- 28. North 25°51'28" West a distance of 94.35 feet to a calculated point;
- 29. North 75°22'45" West a distance of 24.76 feet to a calculated point;
- 30. South 87°47'48" West a distance of 27.11 feet to a calculated point;
- 31. North 69°33'00" West a distance of 32.80 feet to a calculated point;
- 32. North 41°33'10" West a distance of 30.63 feet to a calculated point;
- 33. North 05°54'22" West a distance of 2.49 feet to a calculated point on a northwestern line of said 136.342-acre tract, a southeastern line of a 56.567-acre tract of land as described in a Special Warranty Deed with Vendor's Lien to Rust Creek, LLC recorded in Document No. 2021052028 of the Official Public Records of Travis County, Texas, for the northwestern corner of this herein described tract;

THENCE: South 87°57'38" East a distance of 1026.12 feet along a northwestern line of said 136.342-acre tract, a southeastern line of the said 56.567-acre tract, and the southeastern line of a 123.550-acre tract of land as described in a Special Warranty Deed to Monach Ranch At Manor, LLC recorded in Document No. 2021275494 of the Official Public Records of Travis County, Texas, to a 1/2-inch iron rod with cap stamped "Chaparral" found for a common corner of said 136.342-acre tract and said 123.550-acre tract, for a corner of this herein described tract;

THENCE: South 62°14'30" East a distance of 3198.93 feet along a northeastern line of said 136.342-acre tract, a southwestern line of said 123.550-acre tract and a southwestern line of the said 3.711 acres (Tract 2) to the POINT OF BEGINNING and CONTAINING an area of 113.415-acres of land.

  
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Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
Email: [rhackett@quiddity.com](mailto:rhackett@quiddity.com)

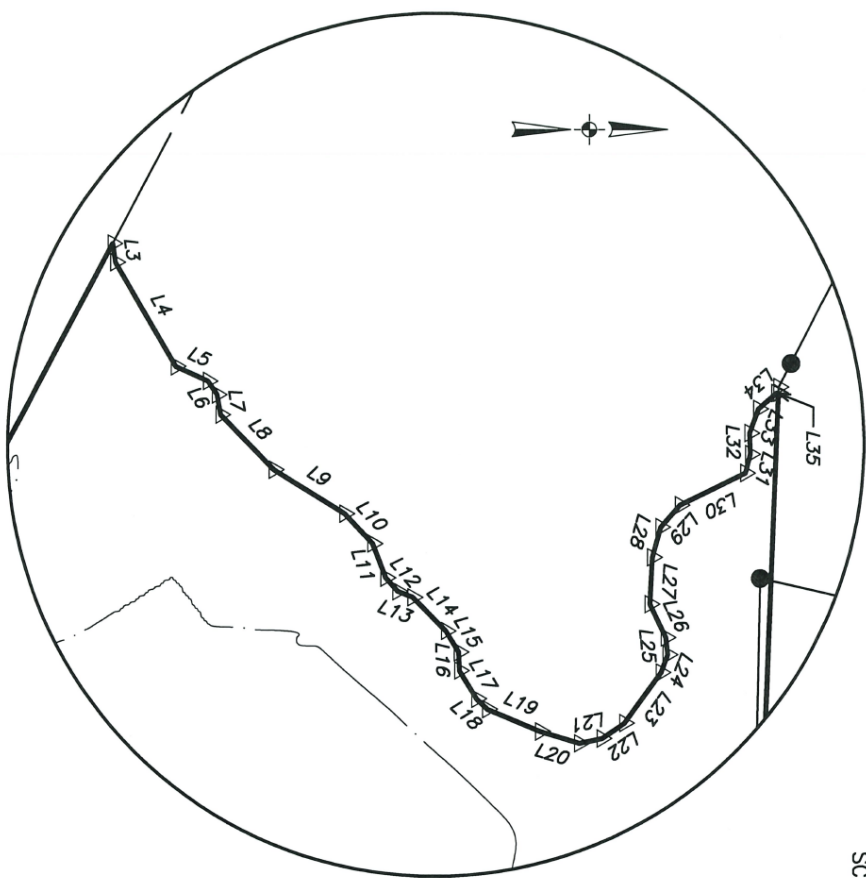
2-6-2023  
\_\_\_\_\_  
Date

Geographic ID: 0242600204  
TCAD Property ID: 248031  
Map: T31, U31





**SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION**  
SCALE 1" = 200'



LINE	BEARING	DISTANCE
L1	N 81°31'45" E	24.47'
L2	N 59°31'17" E	154.72'
L3	N 24°13'41" E	45.69'
L4	N 55°47'03" E	21.00'
L5	N 79°17'12" E	26.15'
L6	N 45°17'07" E	98.71'
L7	N 31°43'45" E	106.97'
L8	N 46°36'22" E	52.57'
L9	N 69°08'44" E	46.82'
L10	N 48°39'08" E	23.13'
L11	N 21°26'53" E	20.89'
L12	N 44°59'59" E	60.89'
L13	N 58°23'35" E	31.80'
L14	N 88°18'54" E	23.62'
L15	N 58°23'32" E	42.40'
L16	N 43°31'54" E	19.16'
L17	N 22°29'47" E	74.42'
L18	N 16°45'20" E	52.54'
L19	N 12°04'54" W	29.48'
L20	N 34°09'35" W	35.25'
L21	N 54°01'40" W	79.81'
L22	N 68°52'29" W	24.57'
L23	S 83°12'38" W	22.03'
L24	S 63°59'48" W	47.52'
L25	N 87°00'48" W	59.98'
L26	N 74°52'32" W	39.93'
L27	N 48°21'59" W	37.63'
L28	N 75°22'45" W	24.76'
L29	N 25°51'28" W	94.35'
L30	S 87°47'48" W	27.11'
L31	N 69°33'00" W	32.80'
L32	N 41°33'10" W	30.63'
L33	N 05°54'22" W	2.49'



*Handwritten signature*  
2-6-2023



1500 David of Professional Engineers and Land Surveyors, Inc. 2010  
1500 David of Professional Engineers and Land Surveyors, Inc. 2010

SHEET 2 OF 2

K:\17834\17834-0001-01 Wallace Tract - Preliminary & Survey\1 Surveying Phase\CAD Files\Working Dwg\17834-0001-01 Primary.dwg  
RHJ/cash JOB # 17834-0001-01

**EXHIBIT “B”**

Planned Unit Development Site Plan  
[attached]





OKRA TRACT  
FINAL PUD SITE PLAN  
MANOR, TEXAS

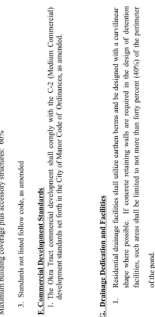
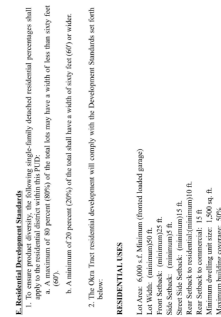
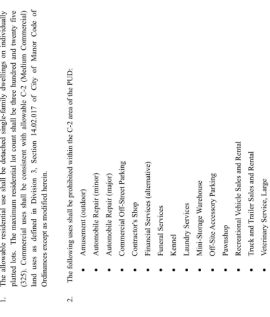
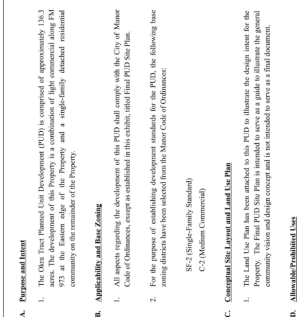
Table with project details: PUD Submittal # 211012023, Date 2/13/2023, Revisions, Issue Date 2/13/2023, Drawn By TW, Reviewed By JLP, Project # 2200113 - BBGR

- II. Paved and Open Space
1. This Final PUD Site Plan provides approximately 8.8 acres of park and open space with the following characteristics:
a. All park and open space will include stormwater facilities for the project, tree preservation areas, and consider easement and active programmed parkland.
2. An eight-foot (8') concrete trail located within a fifteen-foot (15') public trail easement shall provide pedestrian access along the owner retained floodwall connecting from the north property boundary to the south property boundary as depicted on Park Plan. Trees shall be planted at a minimum of three (3) inch caliper and selected from the Type A list from the City of Manor Code of Ordinances.
3. Parkland easement located within the Okra Tract PUD shall include a minimum of the following recreational amenities: playground, parking area, dog park, picnic table, picnic shelter, and open lawn playing area. None of these parkland amenities will be located in the driveway area.
a. Age 5-12 playground with shade structure
b. Age 5-12 playground with shade structure
c. Minimum 10000 square foot dog park, will be fenced in.
d. Minimum 50 feet by 50 feet picnic pavilion
e. Basketball Court

- III. Landscaping
1. Unshaded Collector Landscape Buffer:
a. For unshaded collector easements, a minimum ten (10) foot landscape buffer, including a minimum three (3) inch caliper Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5) minimum three (3) gallon shrubs shall be planted per 50 linear feet of landscape buffer.
b. Substitutions will be accepted for trees with a minimum of 100% of the root ball, a minimum (6) foot canopy with necessary minimum of 200% foot spread.
2. Storm Water Detention
a. Storm water detention facilities, if required, shall be constructed according to the requirements outlined in the City of Manor Code of Ordinances, Section 14.03.01 (1) and (2).

- IV. Other Provisions
1. The Okra Tract Development Unit (D.U.) is comprised of approximately 156.3 acres. The Development Unit (D.U.) is a combination of light commercial along FM 973 and residential in the interior of the property, and a single-family detached residential community in the remainder of the property.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:
a. C-2 (Medium Commercial)
b. R-1 (Single-Family One-Unit)
c. C-1 (Medium Commercial)
3. The Land Use Plan has been attached to this PUD to illustrate the design intent for the property. The final PUD Site Plan is intended to serve as a guide to illustrate the general community layout and design concept and is not intended to serve as a final document.
4. The allowable residential use shall be detached single-family dwellings on individually owned lots. The maximum residential lot area shall be three hundred and twenty five (325) square feet. The minimum residential lot area shall be one thousand (1000) square feet, as defined in Division 3, Section 14.02.017 of the City of Manor Code of Ordinances except as modified herein.
5. The following uses shall be prohibited within the C-2 zone of the PUD:
a. Amusement (amusement)
b. Automobile Repair (minor)
c. Automobile Repair (major)
d. Commercial Off-Site Parking
e. Commercial Storage (warehouse)
f. Financial Services (retail)
g. Kennel
h. Laundry Services
i. Liquor (retail)
j. Off-Site Accessory Parking
k. Photography
l. Recreational Vehicle Sales and Rental
m. Truck and Trailer Sales and Rental
n. Veterinary Services, large

- V. Residential Development Standards
1. The Okra Tract residential development shall comply with the Development Standards set forth below:
a. Minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
b. A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
2. The Okra Tract residential development shall comply with the Development Standards set forth below:
a. Minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
b. A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
3. Standards not listed below code, as amended:
a. Lot Area: 6,000 S.F. Minimum (front loaded garage)
b. Lot Width: Minimum 50' R.L.
c. Front Setback: Minimum 10' R.L.
d. Side Setback: Minimum 5' R.L.
e. Rear Setback: Minimum 10' R.L.
f. Rear Yard Setback: Minimum 10' R.L.
g. Maximum building coverage: 50%
h. Maximum building coverage plus accessory structure: 60%
i. Standards not listed below code, as amended
3. Standards not listed below code, as amended:
a. Lot Area: 6,000 S.F. Minimum (front loaded garage)
b. Lot Width: Minimum 50' R.L.
c. Front Setback: Minimum 10' R.L.
d. Side Setback: Minimum 5' R.L.
e. Rear Setback: Minimum 10' R.L.
f. Rear Yard Setback: Minimum 10' R.L.
g. Maximum building coverage: 50%
h. Maximum building coverage plus accessory structure: 60%
i. Standards not listed below code, as amended



Approval and authorized for record by the City Council for the City of Manor, Texas. Dated this \_\_\_ Day of \_\_\_, 20\_\_.

Approval and authorized for record by the City Council for the City of Manor, Texas. Dated this \_\_\_ Day of \_\_\_, 20\_\_.

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