

ORDINANCE NO. 656

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM MEDIUM COMMERCIAL (C-2) TO MULTI-FAMILY 25 (MF-2); 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 Exhibit "A", (the "Property"), from the Medium Commercial (C-2) to zoning district Multi-Family 25 (MF-2). The Property is accordingly hereby rezoned to Multi-Family 25 (MF-2).

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 18th day of May 2022.

PASSED AND APPROVED SECOND AND FINAL READING on this the 15th day of June 2022.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT “A”

Property Description:

Travis County, Texas
Greenbury Gates Survey No. 63
Abstract No. 315

26.557 Acres
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FIELD NOTES DESCRIPTION

DESCRIPTION OF 26.557 ACRES OF LAND IN THE GREENBURY GATES SURVEY NO. 63, ABSTRACT NO. 315, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 95.054 ACRE TRACT OF LAND CONVEYED IN THE GENERAL WARRANTY DEED TO 13100 FM 973, INC. OF RECORD IN DOCUMENT NO. 2021284527, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 95.054 ACRE TRACT CALLED TO BE ALL OF THAT CERTAIN CALLED 116.45 ACRE TRACT DESIGNATED AS TRACT 1 AND ALL OF THAT CERTAIN CALLED 26.136 ACRE TRACT DESIGNATED AS TRACT 2 IN THE SPECIAL WARRANTY DEED TO THE BUTLER FAMILY PARTNERSHIP, LTD. OF RECORD IN VOLUME 12271, PAGE 872, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, LESS, SAVE AND EXCEPT A CERTAIN CALLED 7.532 ACRE TRACT DESCRIBED IN THE JUDGEMENT OF COURT IN ABSENCE OF OBJECTION TO THE STATE OF TEXAS OF RECORD IN DOCUMENT NO. 2003035973, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A CERTAIN CALLED 40 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO THE BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT OF RECORD IN DOCUMENT NO. 2021070036, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 26.557 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod found in the west right-of-way line of North F.M. 973, a variable-width right-of-way, same being the west line of the said 7.532 acre tract, at the southeast corner of the said 40 acre tract, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 27°47'28" W, leaving the southeast corner of the said 40 acre tract, crossing the said 116.45 acre tract, with the west right-of-way line of said North F.M. 973, same being the west line of the said 7.532 acre tract, with the east line of the tract described herein, a distance of 617.80 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature in the east line of the tract described herein, from which a ½-inch iron rod found in the west right-of-way line of said North F.M. 973, same being the west line of the said 7.532 acre tract bears S 27°47'28" W, a distance of 546.44 feet;

THENCE leaving the west right-of-way line of said North F.M. 973, same being the west line of the said 7.532 acre tract, continuing across the said 116.45 acre tract, with the south line of the tract described herein, the following two (2) courses and distances:

1. With the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 39.34 feet, and a chord which bears S 72°52'08" W, a distance of 35.40 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency in the south line of the tract described herein, and
2. N 62°03'12" W, a distance of 1,771.72 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the west line of the said 116.45 acre tract, same being the east line of a certain called 4.147 acre tract described in the Dedication Deed to Travis County Municipal Utility District No. 2 of record in Document No. 2005232936, Official Public Records of Travis County, Texas, for the southwest corner of the tract described herein;

THENCE with the west line of the said 116.45 acre tract and the east line of the said 4.147 acre tract, with the west line of the tract described herein, the following two (2) courses and distances:

1. N 27°45'38" E, a distance of 91.06 feet to a ½-inch iron rod found at an angle point, and
2. N 27°06'05" E, a distance of 551.87 feet to a ½-inch iron rod with a plastic cap stamped "RRP Surveying" found at the southwest corner of the said 40 acre tract, for the northwest corner of the tract described herein, from which a ½-inch iron rod found in the west line of the said 40 acre tract and the east line of the said 4.147 acre tract bears N 27°06'56" E, a distance of 527.24 feet;

THENCE S 62°03'12" E, leaving the east line of the said 4.147 acre tract, crossing the said 116.45 acre tract, with the south line of the said 40 acre tract, with the north line of the tract described herein, a distance of 1,803.47 feet to the **POINT OF BEGINNING** and containing 26.557 acres of land, more or less.

Travis County, Texas
Greenbury Gates Survey No. 63
Abstract No. 315

26.557 Acres
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Bearing Basis: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of December 2021, March and April 2022.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 5th day of May 2022 A.D.



HR Green Development TX, LLC
5508 Hwy 290 West #150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas

