

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM LIGHT COMMERCIAL (C-1) 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 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 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 current zoning district Light Commercial (C-1) 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.

**ORDINANCE NO.**

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**PASSED AND APPROVED FIRST READING** on this the 17th day of July 2024.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the \_\_\_ day of August 2024.

**THE CITY OF MANOR, TEXAS**

\_\_\_\_\_  
Dr. Christopher Harvey,  
Mayor

**ATTEST:**

\_\_\_\_\_  
Lluvia T. Almaraz, TRMC,  
City Secretary

EXHIBIT "A"

Property Legal Description:

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.3067 ACRES (13,360 SQUARE FEET) OF LAND, MORE OR LESS, BEING OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 13.224 ACRE TRACT CONVEYED TO MANOR MF, LLC IN DOCUMENT NO. 2022156154 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 1.4304 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
(512) 537-2384
jward@4wards.com
www.4wards.com

COMMENCING, at a 1/2-inch iron rod with "4Ward Boundary" cap set in the east line of the remainder of a called 105.17 acres tract conveyed to Las Entradas Development Corporation in Document No. 2007002485 (O.P.R.T.C.T.), being in the west line of said 13.224 acre Manor MF tract, from which a 1/2-inch iron rod with "4Ward Boundary" cap set in the common line of said remainder of a called 105.17 acres tract and said 13.224 acre Manor MF tract bears, along the arc of a curve to the left, whose radius is 645.00 feet, whose arc length is 148.57 feet and whose chord bears N01°07'11"W, a distance of 148.24 feet;

THENCE, leaving the east line of said remainder of a called 105.17 acres tract, over and across said 13.224 acre Manor MF tract, S82°57'15"E, a distance of 314.49 feet to a calculated point for the southwest corner and POINT OF BEGINNING hereof;

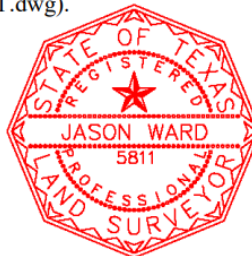
THENCE, over and across said 13.224 acre Manor MF tract, the following five (5) courses and distances:

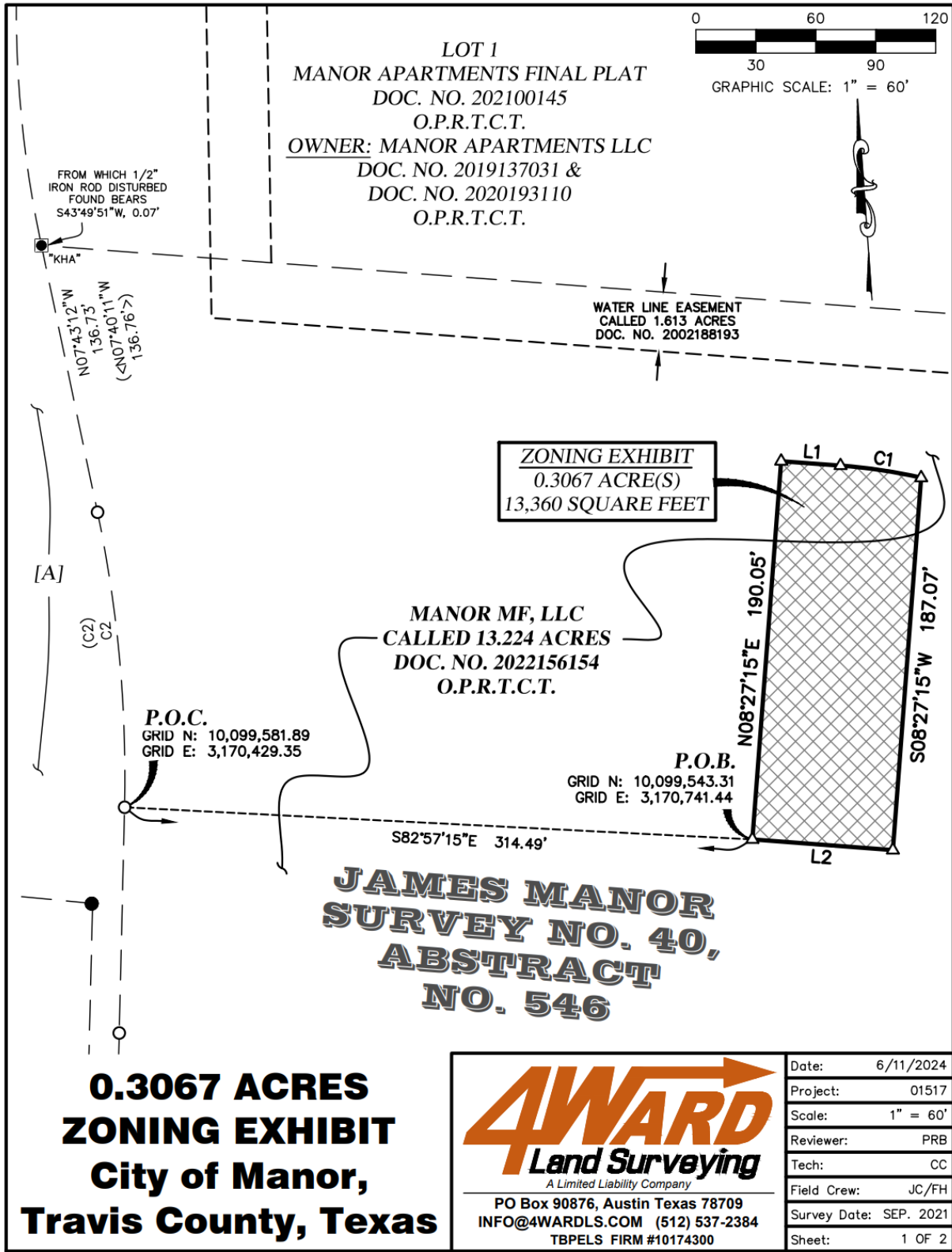
- 1) N08°27'15"E, a distance of 190.05 feet to a calculated point for the northwest corner hereof,
2) S81°35'13"E, a distance of 29.80 feet to a calculated point for an angle point hereof,
3) Along the arc of a curve to the right, whose radius is 274.98 feet, whose arc length is 40.85 feet and whose chord bears S77°19'48"E, a distance of 40.82 feet to a calculated point for the northeast corner hereof,
4) S08°27'15"W, a distance of 187.07 feet to a calculated point for the southeast corner hereof, and
5) N81°32'45"W, a distance of 70.50 feet to the POINT OF BEGINNING hereof containing 0.3067 Acres (13,360 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000077099614. See attached sketch (reference drawing: 01517\_ZONING EXHIBIT.dwg).

Signature of Jason Ward, dated 6/11/2024, with contact information for Jason Ward, RPLS #5811, 4Ward Land Surveying, LLC.





CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	274.98'	40.85'	8°30'45"	S77°19'48"E	40.82'
C2	645.00'	148.57'	13°11'52"	N01°07'11"W	148.24'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C2)	645.00'	148.61'	13°12'04"	N1°04'10"W	148.28'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S81°35'13"E	29.80'
L2	N81°32'45"W	70.50'

[A]  
 LAS ENTRADAS  
 DEVELOPMENT  
 CORPORATION  
 REMAINDER OF A  
 CALLED 105.17 ACRES  
 DOC. NO. 2007002485  
 O.P.R.T.C.T.

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	IRON ROD WITH "RPLS 6392" CAP FOUND (UNLESS NOTED)
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOC. NO. 2007002485
(<.....>)	RECORD INFORMATION PER DOC. NO. 2022156154

 6/10/2024



**BEARING BASIS:**

- 1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000077099614.
- 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

**0.3067 ACRES  
 ZONING EXHIBIT  
 City of Manor,  
 Travis County, Texas**

 A Limited Liability Company PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	6/11/2024
	Project:	01517
	Scale:	1" = 60'
	Reviewer:	PRB
	Tech:	CC
	Field Crew:	JC/FH
	Survey Date:	SEP. 2021
Sheet:	2 OF 2	