

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY ZONING A PARCEL OF LAND TO MEDIUM COMMERCIAL (C-2) AND 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 zoned;

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 zoning and forwarded its recommendation on the zoning 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 zoning the Property as set forth in Section 3.

SECTION 3. Zoned Property. The Zoning Ordinance is hereby amended by providing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property") changed from the temporary zoning of Agricultural District "A" to Medium Commercial (C-2) and Multi-Family 25 (MF-2), with a condition that the use of the Property as an RV Park, if developed, shall be a non-conforming use which shall not terminate upon the sale or conveyance of the Property or damage to or destruction of the RV Park, but shall terminate only when the RV Park use ceases for a period of 90 consecutive days or longer.

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, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED FIRST READING on this the 15th day of September 2021.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of _____ 2021.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT “A”

Property Address:

13119 US Hwy 290 E, Manor, TX 78653

Property Legal Description

Tract 1 - Medium Commercial (C-2):

Being a description of a tract of land containing 6.7962 acres (296,063 Square Feet) of land, being out of the Greenberry Gates Survey No. 63, Abstract No. 315 in Travis County, Texas, Being a portion of a called 30.8643 acre tract conveyed to Manor RV Park, LLC in Document No. 2019179489 of the Official Public Records of Travis County, Texas, said 6.7962 acres being more particularly described by metes and bounds in Exhibit “A”, Tract 1 attached hereto and incorporated herein for all purposes.

Tract 2 - Multi-Family 25 (MF-2):

Being a description of a tract of land containing 24.0681 acres (1,048,407 Square Feet) of land, being out of the Greenberry Gates Survey No. 63, Abstract No. 315 in Travis County, Texas, Being a portion of a called 30.8643 acre tract conveyed to Manor RV Park, LLC in Document No. 2019179489 of the Official Public Records of Travis County, Texas, said 24.0681 acres being more particularly described by metes and bounds in Exhibit “A”, Tract 2 attached hereto and incorporated herein for all purposes.

EXHIBIT "A"
Tract 1

(Zoning Exhibit)
Greenberry Gates Survey No. 63, Abstract No. 315
City of Manor, Travis County, Texas

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 6.7962 ACRES (296,063 SQUARE FEET) OF LAND, BEING OUT OF THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.8643 ACRE TRACT CONVEYED TO MANOR RV PARK, LLC IN DOCUMENT NO. 2019179489 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 6.7962 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wards.com
www.4wards.com

BEGINNING, at a 1/2-inch iron rod with "4Ward Boundary" cap set in the south right-of-way line of US Highway 290 (240' right-of-way), being the most northerly northwest corner of said 30.8643 acre tract, and being the northeast corner of a called 1.50 acre tract conveyed to Greystone Holdings, LLC in Document No. 2005016761 (O.P.R.T.C.T.), for the northwest corner and **POINT OF BEGINNING** hereof, from which a 3/8-inch iron rod found bears, S11°00'39"W, a distance of 1.00 feet, and also from which, a 1/2-inch iron pipe found in the south right-of-way line of said US 290, and being the northeast corner of a called 1.002 acre tract partially conveyed to Daniel Perez in Document No. 2012110051 (O.P.R.T.C.T.), and partially to Celia Enriquez-Felipe in Document No. 2015030029 (O.P.R.T.C.T.), and being the northwest corner of said Greystone Holdings tract, bears, S85°56'14"W, a distance of 155.12 feet;

THENCE, with the south right-of-way line of said US 290 and the north line of said 30.8643 acre tract, the following three (3) courses and distances:

1. N85°56'14"E, a distance of 778.45 feet to a disturbed TxDot Type 1 concrete monument found for the northeast corner hereof,
2. S03°55'51"E, a distance of 158.46 feet to a leaning TxDot Type 1 concrete monument found for an angle point hereof, said point being in the called west line of an abandoned County Road (no dedication/vacation information found), and
3. S61°43'23"E, a distance of 30.06 feet to a 1/2-inch iron rod found for an angle point hereof, said point being in the called centerline of said abandoned County Road, and being a corner in the east line of said 30.8643 acre tract;

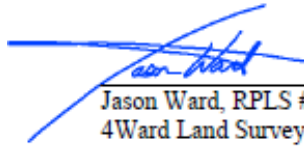
THENCE, with the called centerline of said abandoned County Road and the east line of said 30.8643 acre tract, S27°05'58"W, a distance of 222.57 feet to a calculated point for the southeast corner hereof;

THENCE, over and across said 30.8643 acre tract, S85°56'14"W, a distance of 786.61 feet to a calculated point for the southwest corner hereof, said point being in the west line of said 30.8643 acre tract, also being in the east line of said Greystone Holdings tract, from which a 1-inch iron pipe found for an internal ell-corner in the west line of said 30.8643 acre tract, being the southeast corner of said Greystone Holdings tract, bears, S11°00'39"W, a distance of 59.35 feet;

THENCE, with the common line of said 30.8643 acre tract and said Greystone Holdings tract, N11°00'39"E, a distance of 378.01 feet to the **POINT OF BEGINNING**, and containing 6.7962 Acres (296,063 Square Feet) more or less.

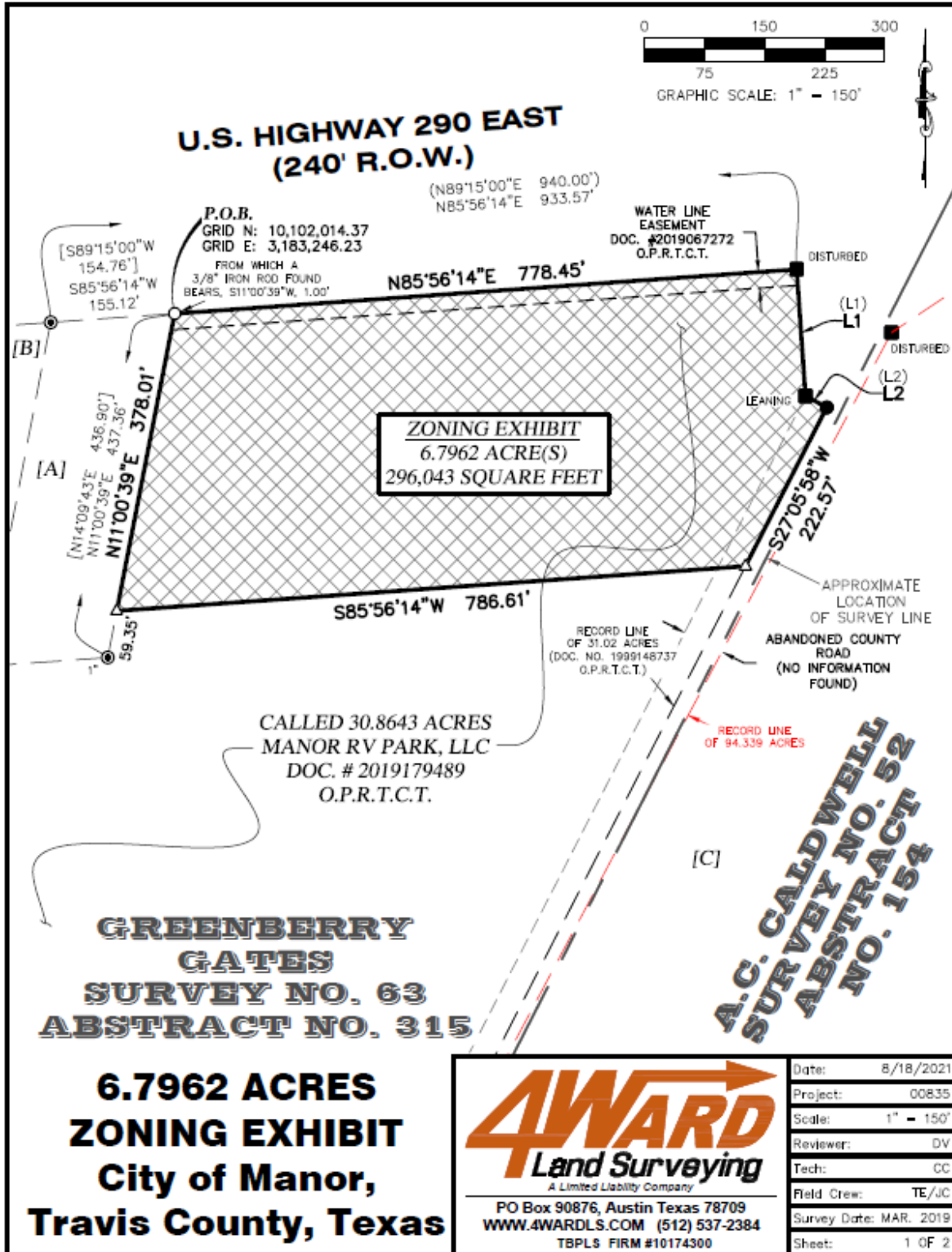
Notes:

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 1.000079893396. See attached sketch (reference drawing: 00835_ZE-2.dwg.)


8/18/21
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



References:
TCAD Parcel #236864
COA GRID #U29 & V29



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S03°55'51"E	158.46'
L2	S61°43'23"E	30.06'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	S01°15'00"E	168.40'
(L2)	S60°00'00"E	30.00'

[A]
 CALLED 1.50 ACRES
 GREYSTONE
 HOLDINGS, LLC
 DOC. # 2005016761
 O.P.R.T.C.T.

[B]
 CALLED 1.002 ACRES
 DANIEL PEREZ
 DOC. # 2012110051
 O.P.R.T.C.T.
 CELIA ENRIQUEZ-FELIPE
 DOC. # 2015030029

[C]
 CALLED 94.339 ACRES
 GINSEL FAMILY, LTD.
 DOC. # 2006248015
 O.P.R.T.C.T.
 DESCRIBED IN
 METES & BOUNDS
 IN DOC. # 2004055639
 O.P.R.T.C.T.
 AND
 VOL. 3120, PG. 698
 D.R.T.C.T.

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	CALCULATED POINT
	TXDOT TYPE I CONCRETE MONUMENT FOUND
DOC. #	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
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. # 999148737
[.....]	RECORD INFORMATION PER DOC. # 2005016761

Jason Ward
 8/18/2021



NOTES:

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 1.000079893396.

2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

TCAD PARCEL #236864
 COA CITY GRID #U29 & V29

**6.7962 ACRES
 ZONING EXHIBIT
 City of Manor,
 Travis County, Texas**

4WARD
 Land Surveying
 A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	8/18/2021
Project:	00835
Scale:	N/A
Reviewer:	DV
Tech:	CC
Field Crew:	TE/JC
Survey Date:	MAR. 2019
Sheet:	2 OF 2

EXHIBIT "A"
Tract 2

(Zoning Exhibit)
Greenberry Gates Survey No. 63, Abstract No. 315
City of Manor, Travis County, Texas

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 24.0681 ACRES (1,048,407 SQUARE FEET) OF LAND, BEING OUT OF THE GREENBERRY GATES SURVEY NO. 63, ABSTRACT NO. 315, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 30.8643 ACRE TRACT CONVEYED TO MANOR RV PARK, LLC IN DOCUMENT NO. 2019179489 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 24.0681 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



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COMMENCING, at a 1/2-inch iron rod with "4Ward Boundary" cap set in the south right-of-way line of US Highway 290 (240' right-of-way), being the most northerly northwest corner of said 30.8643 acre tract, and being the northeast corner of a called 1.50 acre tract conveyed to Greystone Holdings, LLC in Document No. 2005016761 (O.P.R.T.C.T.), from which a 3/8-inch iron rod found bears, S11°00'39"W, a distance of 1.00 feet, and also from which, a 1/2-inch iron pipe found in the south right-of-way line of said US 290, and being the northeast corner of a called 1.002 acre tract partially conveyed to Daniel Perez in Document No. 2012110051 (O.P.R.T.C.T.), and partially to Celia Enriquez-Felipe in Document No. 2015030029 (O.P.R.T.C.T.), and being the northwest corner of said Greystone Holdings tract, bears, S85°56'14"W, a distance of 155.12 feet;

THENCE, leaving the south right-of-way US Highway 290, with the common line of said 30.8643 acre tract and the east line of said Greystone Holdings tract, S11°00'39"E, a distance of 378.01 feet to a calculated point for the most northerly northwest corner and POINT OF BEGINNING hereof;

THENCE, over and across said 30.8643 acre tract, N85°56'14"E, a distance of 786.61 feet to a calculated point for the northeast corner hereof, said point being in the called centerline of said abandoned County Road, and being in the east line of said 30.8643 acre tract;

THENCE, with the called centerline of said abandoned County Road and the east line of said 30.8643 acre tract, S27°05'58"W, a distance of 1,568.72 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof, said point being at the intersection of the west line of a called 94.339 acre tract conveyed to Ginsel Family Ltd., in Document No. 2006248015 (O.P.R.T.C.T.), said tract being described by metes and bounds in Document No. 2004055639 (O.P.R.T.C.T.), and in Volume 3120, Page 698 of the Deed Records of Travis County, Texas (D.R.T.C.T.), with the called centerline of said abandoned County Road and the east line of said 30.8643 acre tract;

THENCE, with the west line of said Ginsel tract, in conflict with the called centerline of said abandoned County Road and the east line of said 30.8643 acre tract, S27°58'47"W, a distance of 334.74 feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for the southeast corner hereof, said point being at the intersection of the north line of Lot 22, Block I of Bell Farms, Phase Two-A, recorded in Document No. 200700061 (O.P.R.T.C.T.), with the west line of said Ginsel tract, from which a 1/2-inch iron rod with illegible cap found for the southwest corner of said Ginsel tract, and being the northwest corner of Lot 83, Block C of Final Plat of Carriage Hills Section Three, recorded in Document No. 201000127 (O.P.R.T.C.T.) bears, S27°58'47"W, a distance of 166.08 feet, and also from which, a calculated point for the northeast corner of said Lot 22, bears, S73°23'16"E, a distance of 5.23 feet;

THENCE, with the common line of said Bell Farms, Phase Two-A, and said 30.8643 acre tract, N73°23'16"W, passing at a distance of 173.10 feet, a 1/2-inch iron rod found at the northeast terminus of Carillon Way (50'

right-of-way), and being the northwest corner of said Lot 22, and continuing for a total distance of 374.66 feet to a 1/2-inch iron rod found for the southwest corner hereof, said point being at the southeast corner of a called 3.020 acre tract conveyed to Faustino Canamero Cardero in Document No. 2018099283 (O.P.R.T.C.T.), and being in the north line of Lot 50, Block "D" of said Bell Farms, Phase Two-A, and being the southwest corner of said 30.8643 acre tract;

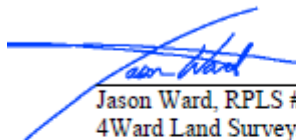
THENCE, in part with the east line of said Cardero tract, in part with the east line of a called 1.0004 acre tract conveyed to Timothy W. Walker, Sr., in Document No. 2019011268 (O.P.R.T.C.T.), in part with the east line of a called 1.00 acre tract conveyed to Sammie Hutchinson in Volume 11789, Page 292 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), in part with the east line of a called 1.0 acre tract conveyed to Aguster Powell in Volume 5086, Page 1826 (D.R.T.C.T.), in part with the east line of a called 1.0 acre tract conveyed to Jesse and Barbara Robertson in Volume 8731, Page 506 (R.P.R.T.C.T.), in part with the east line of a called 1.0 acre tract conveyed to Pablo R. and Ana M. Mijares in Document No. 2014174956 (O.P.R.T.C.T.), in part with the east line of a called 0.25 acre tract conveyed to Anselma and San Juana Castro in Volume 13218, Page 4385 (R.P.R.T.C.T.), said tract described further in Document No. 2003291901 (O.P.R.T.C.T.), in part with the east line of a called 0.25 acre tract conveyed to Lupe Hernandez in Document No. 2003291901 (O.P.R.T.C.T.), in part with the east line of a called 0.50 acre tract conveyed to Jose Guadalupe and Soni Hernandez in Document No. 2002181992 (O.P.R.T.C.T.), said tract described further in Document No. 2003291901 (O.P.R.T.C.T.), in part with the east line of a called 1.00 acre tract conveyed to Frank D. Muniz in Volume 12117, Page 263 (R.P.R.T.C.T.), said tract described in Volume 2958, Page 888 (D.R.T.C.T.) and in Volume 4998, Page 777 (D.R.T.C.T.), in part with the east line of a called 0.50 acre tract conveyed to Amy G. and Joseph Carlos Deleon in Document No. 2008194463 (O.P.R.T.C.T.), in part with the east line of a called 1.0 acre tract conveyed to Hilaria Reyes in Volume 11799, Page 26 (R.P.R.T.C.T.), and with the west line of said 30.8643 acre tract, N10°53'27"E, a distance of 1,486.93 feet to a calculated point for an exterior ell-corner hereof, said point being an exterior ell-corner of said 30.8643 acre tract, also being the common corner of said Greystone tract, said Perez tract and said Reyes tract;

THENCE, with the west line of said 30.8643 acre tract, with the south and east lines of the Greystone tract, the following two (2) courses and distances:

- 1) N85°57'43"E, a distance of 154.15 feet to a 1-inch iron pipe found for an interior ell-corner hereof, and
- 2) N11°00'39"E, a distance of 59.35 feet to the POINT OF BEGINNING, and containing 24.0681 Acres (1,048,407 Square Feet) more or less.

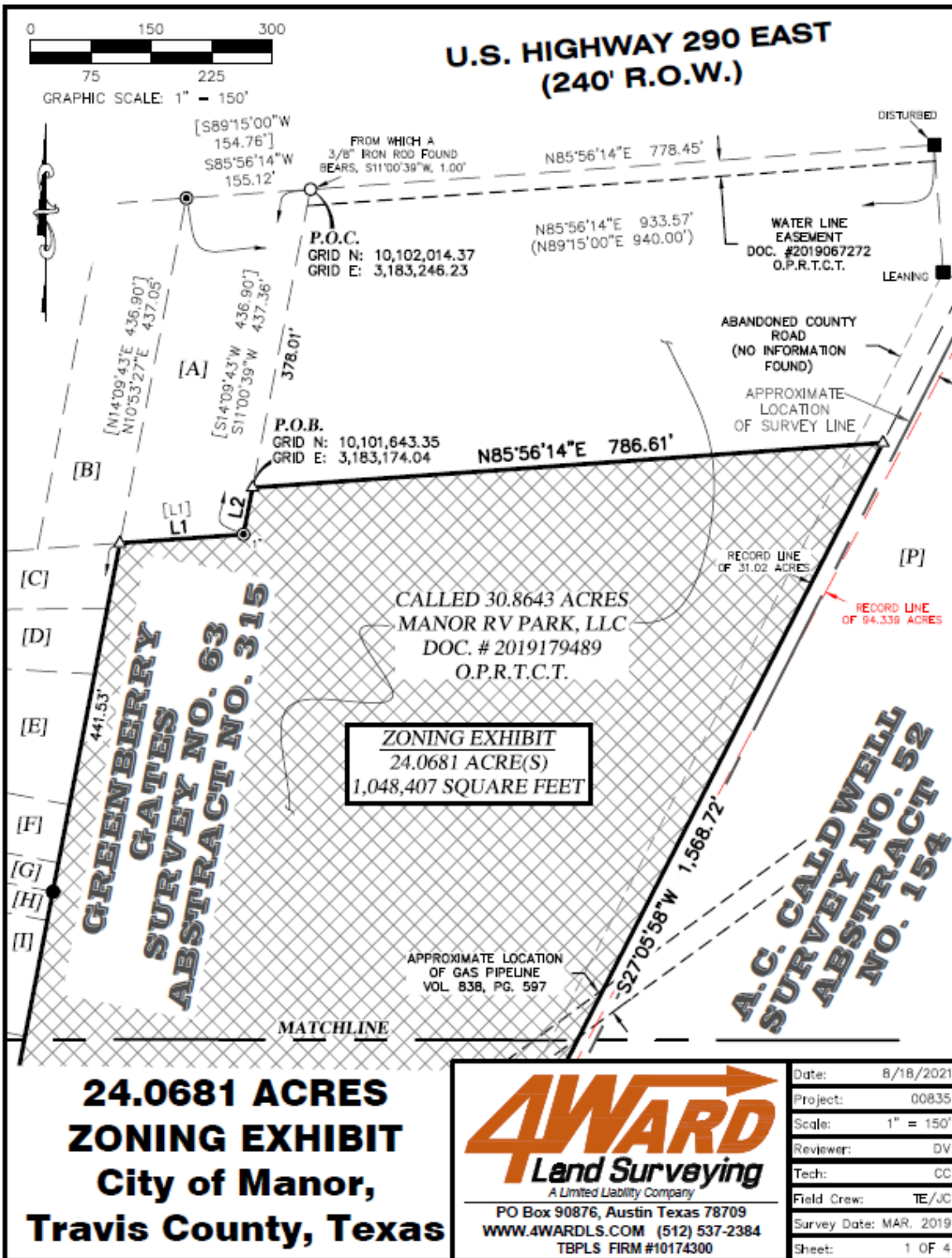
Notes:

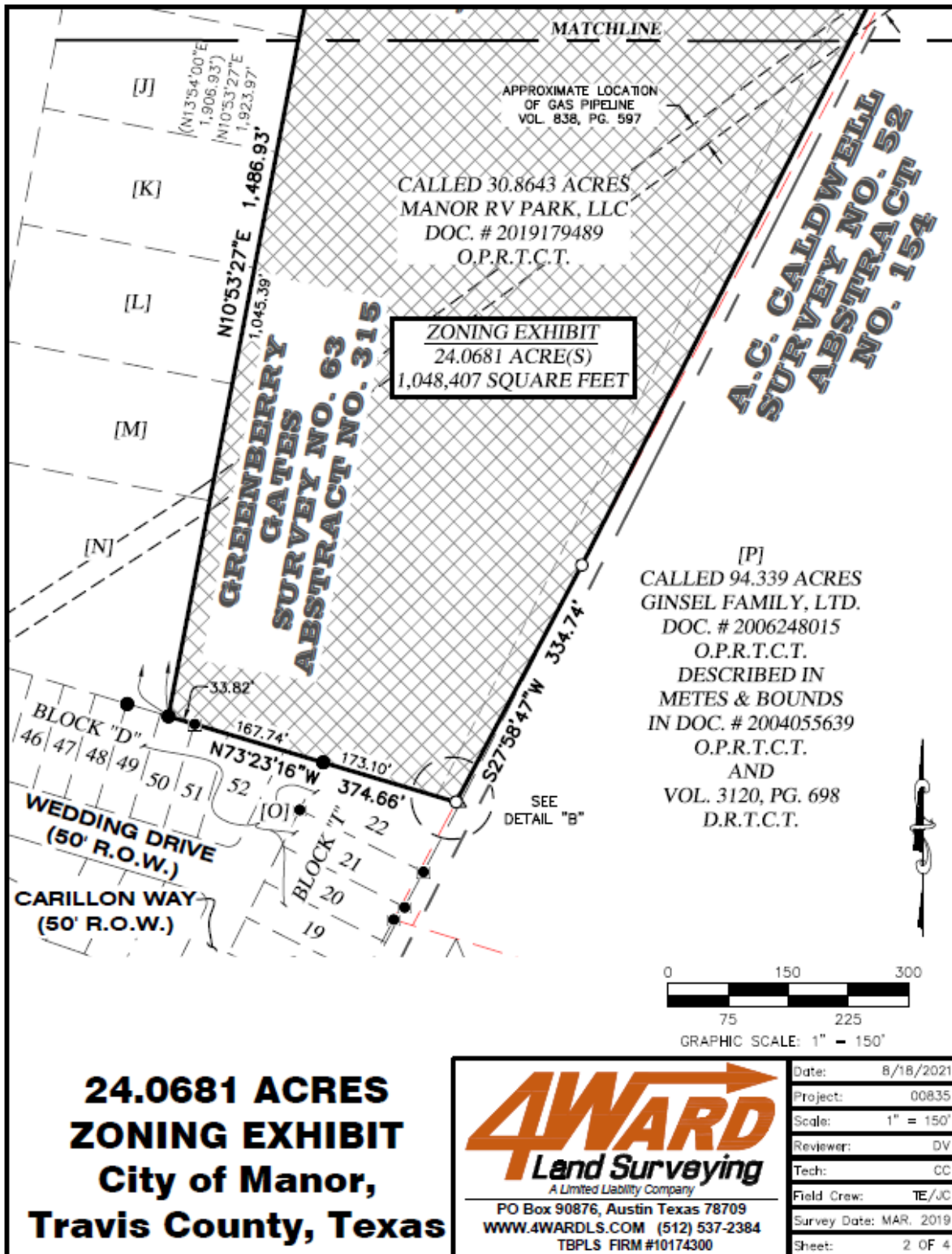
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000079893396. See attached sketch (reference drawing: 00835_ZE-1.dwg.)


 8/18/21
 Jason Ward, RPLS #5811
 4Ward Land Surveying, LLC



References:
 TCAD Parcel #236864
 COA GRID #U29 & V29





<p>[A] CALLED 1.50 ACRES GREYSTONE HOLDINGS, LLC DOC. # 2005016761 O.P.R.T.C.T.</p> <p>[B] CALLED 1.002 ACRES DANIEL PEREZ DOC. # 2012110051 O.P.R.T.C.T. CELIA ENRIQUEZ-FELIPE DOC. # 2015030029 O.P.R.T.C.T.</p> <p>[C] CALLED 1.0 ACRE HILARIA REYES VOL. 11799, PG. 26 R.P.R.T.C.T.</p> <p>[D] CALLED 0.50 ACRE AMY G. & JOSEPH CARLOS DELEON DOC. # 2008194463 O.P.R.T.C.T.</p> <p>[E] CALLED 1.00 ACRE FRANK D. MUNIZ VOL. 12117, PG. 263 R.P.R.T.C.T. DESCRIBED IN METES & BOUNDS IN VOL. 2958, PG. 888 D.R.T.C.T. AND ADDITIONALLY IN VOL. 4998, PG. 777 D.R.T.C.T.</p>	<p>[F] CALLED .50 ACRE JOSE GUADALUPE & SONI HERNANDEZ DOC. # 2002181992 O.P.R.T.C.T. DESCRIBED ON MAP/PLAT IN DOC. # 2003291901 O.P.R.T.C.T.</p> <p>[G] CALLED 0.25 ACRE LUPE HERNANDEZ DOC. # 2003291901 O.P.R.T.C.T.</p> <p>[H] CALLED 0.25 ACRE ANSELMA & SAN JUANA CASTRO VOL. 13218, PG. 4385 R.P.R.T.C.T. SHOWN ON MAP/PLAT IN DOC. #2003291901, O.P.R.T.C.T.</p> <p>[I] CALLED 1.0 ACRE PABLO R. & ANA M. MIJARES DOC. # 2014174956 O.P.R.T.C.T.</p> <p>[J] CALLED 1.0 ACRE JESSIE & BARBARA ROBERTSON VOL. 8731, PG. 506 R.P.R.T.C.T.</p>	<p>[K] CALLED 1.0 ACRE AGUSTER POWELL VOL. 5086, PG. 1826, D.R.T.C.T.</p> <p>[L] CALLED 0.998 ACRE RAFAEL HERNANDEZ AND SAMIRA CARDONA DOC. # 2019081857 O.P.R.T.C.T.</p> <p>[M] CALLED 1.0004 ACRES TIMOTHY W. WALKER, SR. DOC. # 2019011268 O.P.R.T.C.T.</p> <p>[N] CALLED 3.020 ACRES FAUSTINO CANAMERO CARDERO DOC. # 2018099283 O.P.R.T.C.T.</p> <p>[O] BELL FARMS PHASE TWO-A DOC. #200700061 O.P.R.T.C.T.</p> <p>[Q] BLOCK C FINAL PLAT OF CARRIAGE HILLS SECTION THREE DOC. # 201000127 O.P.R.T.C.T.</p>
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**24.0681 ACRES
ZONING EXHIBIT
City of Manor,
Travis County, Texas**



4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

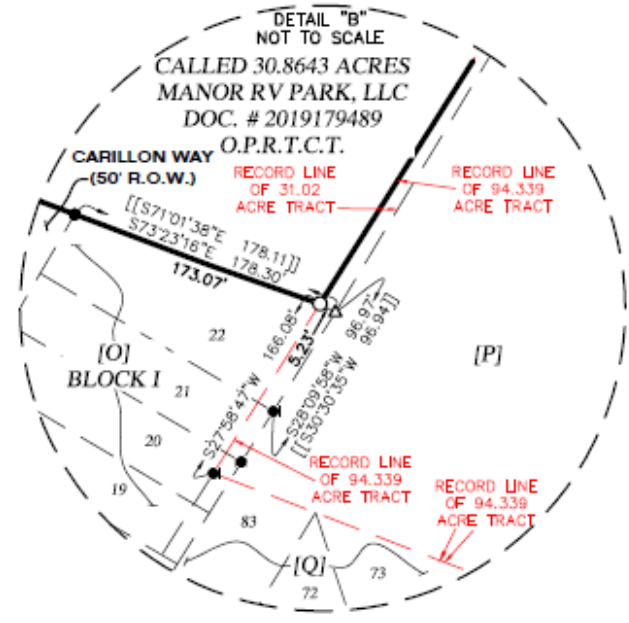
Date:	8/18/2021
Project:	00835
Scale:	N/A
Reviewer:	DV
Tech:	CC
Field Crew:	TE/JC
Survey Date:	MAR. 2019
Sheet:	3 OF 4

P:\00835\dwg\00835_E-1.dwg

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N85°57'43"E	154.15'
L2	N11°00'39"E	59.35'

LINE TABLE (RECORD)		
LINE #	DIRECTION	LENGTH
[L1]	N89°15'00"E	154.76'

LEGEND	
	PROPERTY LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND (UNLESS NOTED)
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	IRON ROD WITH "POINT LINE RPLS 1587" CAP FOUND
	CALCULATED POINT
	TXDOT TYPE I CONCRETE MONUMENT FOUND
DOC. #	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
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. #1999148737
[.....]	RECORD INFORMATION PER DOC. # 2005016761
[[.....]]	RECORD INFORMATION PER DOC. #200700061
((.....))	RECORD INFORMATION PER DOC. #2004055639



Jason Ward
8/18/2021



NOTES:
 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 1.000079893396.
 2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

TCAD PARCEL #236864
 COA CITY GRID #J29 & V29

**24.0681 ACRES
 ZONING EXHIBIT
 City of Manor,
 Travis County, Texas**

4WARD
 Land Surveying
 A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPLS FIRM #10174300

Date:	8/18/2021
Project:	00835
Scale:	N/A
Reviewer:	DV
Tech:	CC
Field Crew:	TE/JC
Survey Date:	MAR, 2019
Sheet:	4 OF 4

P:\00835\0wg\00835_7E-1.dwg