

**ORDINANCE NO. 654**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY SUBURBAN (SF-1) TO MEDIUM COMMERCIAL (C-2), MULTI-FAMILY 25 (MF-2), AND TOWNHOME (TH); 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 Exhibits "A-1", "A-2", and "A-3" (the "Property"), from the Single Family Suburban (SF-1) to zoning district Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH). The Property is accordingly hereby rezoned to Medium Commercial (C-2), Multi-Family 25 (MF-2), Townhome (TH).

**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 18<sup>th</sup> day of May 2022.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 1<sup>st</sup> day of June 2022.

**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-1"**

**Property Legal Description Medium Commercial (C-2) Tract:**

**ZONING EXHIBIT C-2  
32.6872 ACRES (1,423,853 SQ FT)  
SITUATED IN THE  
A.C. CALDWELL SURVEY, A-154  
TRAVIS COUNTY, TEXAS**

BEING 32.6872 acres (1,423,853 square feet) of land out of the remainder of a called 84.2717 acre tract conveyed to Manor 290 OZ Real Estate LP, by Warranty Deed recorded under Clerk's File No. 2021172435 of the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), said 32.6872 acre tract lying within the A.C. Caldwell Survey, A-154, and is more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in the west line of Lot 5 of Manor Commercial Park, according to the plat of same, recorded under Volume 87, Page 168A, of the Plat Records of Travis County, Texas (P.R. T.C.T.), for the northeast corner of Lot 68, Block D, of Carriage Hills, Section Three, according to the plat of same, recorded under Clerk's File No. 201000127 P.R. T.C.T., for the southeast corner of said 84.2717 acre tract;

THENCE North 72°55'20" West, with the common line between said Carriage Hills, Section Three and said 84.2717 acre tract, a distance of 1482.50 feet to a 5/8 inch iron rod found in the east line of Lot 20, of Block I, of Bell Farms Phase Two-A, according to the plat of same, recorded under Clerk's File No. 200700061 P.R. T.C.T., for the northwest corner of said Carriage Hills, and the southwest corner of said 84.2717 acre tract;

THENCE North 27°58'35" East, with the west line of said 84.2717 acre tract, at 165.99 feet, passing a 5/8 inch iron rod found for the northeast corner of said Bell Farms Phase Two-A, and the southeast corner of the called 30.8643 acre tract conveyed to Manor RV Park, LLC by Warranty Deed recorded under Clerk's File No. 2019179486 of the Official Public Records of Travis County, Texas, and continuing for a total distance of 1575.30 feet to a point for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE North 27°58'35" East, with the west line of said 84.2717 acre tract, a distance of 837.17 feet to a concrete monument found in the south right of way (R.O.W.) line of Highway 290 East (R.O.W. varies) for an angle point;

THENCE North 56°26'17" East, with said south right of way line, a distance of 175.36 feet to a 5/8" iron rod with cap marked "CORE 6657" set for the northwest corner of the herein described tract;

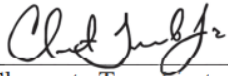
THENCE North 85°55'19" East, continuing with said south right of way line, a distance of 1287.41 feet to a point for the northeast corner of the herein described tract, from which a found 5/8 inch iron rod bears North 80°47'35" East, a distance of 0.47 feet, and a found 5/8 inch iron rod bears North 84°12'31" East, a distance of 4.77 feet;

THENCE South 27°46'46" West, with the east line of said 84.2717 acre tract, a distance of 1483.40 feet to a point for the southeast corner of the herein described tract;

THENCE North 62°44'27" West, a distance of 630.82 feet to a point for a corner at the beginning of a curve;

THENCE in a southerly direction, 193.29 feet along a curve to the RIGHT, having a radius of 500.00 feet, a delta angle of 22°08'57", and whose long chord bears South 13°14'41" West, a distance of 192.09 feet to a point for corner of the herein described tract;

THENCE North 61°47'14" West, a distance of 597.90 feet to the POINT OF BEGINNING and containing a computed 32.6872 acres (1,423,853 square feet) of land.



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Clemente Turrubiarres Jr.  
RPLS No. 6657  
Job No. U21-00100  
Issue Date: March 28, 2022  
Revised:



**EXHIBIT “A-2”**

**Property Legal Description Multi-Family 25 (MF-2) Tract:**

**ZONING EXHIBIT MF-2  
20.8636 ACRES (908,817 SQ FT)  
SITUATED IN THE  
A.C. CALDWELL SURVEY, A-154  
TRAVIS COUNTY, TEXAS**

BEING 20.8636 acres (908,817 square feet) of land out of the remainder of a called 84.2717 acre tract conveyed to Manor 290 OZ Real Estate LP, by Warranty Deed recorded under Clerk's File No. 2021172435 of the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), said 20.8636 acre tract lying within the A.C. Caldwell Survey, A-154, and is more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found in the west line of Lot 5 of Manor Commercial Park, according to the plat of same, recorded under Volume 87, Page 168A, of the Plat Records of Travis County, Texas (P.R. T.C.T.), for the northeast corner of Lot 68, Block D, of Carriage Hills, Section Three, according to the plat of same, recorded under Clerk's File No. 201000127 P.R. T.C.T., for the southeast corner of said 84.2717 acre tract;

THENCE North 72°55'20" West, with the common line between said Carriage Hills, Section Three and said 84.2717 acre tract, a distance of 835.67 feet to a point for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE North 72°55'20" West, a distance of 646.83 feet to a 5/8 inch iron rod found in the east line of Lot 20, of Block I, of Bell Farms Phase Two-A, according to the plat of same, recorded under Clerk's File No. 200700061 P.R. T.C.T., for the northwest corner of said Carriage Hills, and the southwest corner of said 84.2717 acre tract and the herein described tract;

THENCE North 27°58'35" East, with the west line of said 84.2717 acre tract, at 165.99 feet, passing a 5/8 inch iron rod found for the northeast corner of said Bell Farms Phase Two-A, and the southeast corner of the called 30.8643 acre tract conveyed to Manor RV Park, LLC by Warranty Deed recorded under Clerk's File No. 2019179486 of the Official Public Records of Travis County, Texas, and continuing for a total distance of 1575.30 feet to a point for the northwest corner of the herein described tract;

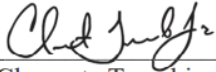
THENCE South 61°47'14" East, a distance of 597.90 feet to a point at the beginning of a curve, for the northeast corner of the herein described tract;

THENCE in a southerly direction, 33.98 feet along a curve to the RIGHT, having a radius of 500.00 feet, a delta angle of 03° 53' 37", and whose long chord bears South 26°15'58" West, a distance of 33.97 feet to a point;

THENCE South 28°12'46" West, a distance of 1126.05 feet to a point at the beginning of a curve;

THENCE in a southerly direction, 157.18 feet along a curve to the LEFT, having a radius of 800.00 feet, a delta angle of 11° 15' 26", and whose long chord bears South 22°35'04" West, a distance of 156.93 feet to a point;

THENCE South 16°57'21" West, a distance of 136.83 feet to the POINT OF BEGINNING and containing a computed 20.8636 acres (908,817 square feet) of land.



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Clemente Turrubiarres Jr.  
RPLS No. 6657  
Job No. U21-00401  
Issue Date: March 28, 2022  
Revised:



**EXHIBIT “A-3”**

Property Legal Description Townhome (TH) Tract:

**ZONING EXHIBIT TH  
30.7419 ACRES (1,339,118 SQ FT)  
SITUATED IN THE  
A.C. CALDWELL SURVEY, A-154  
TRAVIS COUNTY, TEXAS**

BEING 30.7419 acres (1,339,118 square feet) of land out of the remainder of a called 84.2717 acre tract conveyed to Manor 290 OZ Real Estate LP, by Warranty Deed recorded under Clerk's File No. 2021172435 of the Official Public Records of Travis County, Texas (O.P.R. T.C.T.), said 30.7419 acre tract lying within the A.C. Caldwell Survey, A-154, and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the west line of Lot 5 of Manor Commercial Park, according to the plat of same, recorded under Volume 87, Page 168A, of the Plat Records of Travis County, Texas (P.R. T.C.T.), for the northeast corner of Lot 68, Block D, of Carriage Hills, Section Three, according to the plat of same, recorded under Clerk's File No. 201000127 P.R. T.C.T., for the southeast corner of said 84.2717 acre tract;

THENCE North 72°55'20" West, a distance of 835.67 feet to a point for the southwest corner of the herein described tract;

THENCE North 16°57'21" East, a distance of 136.83 feet to a point at the beginning of a curve;

THENCE in a northerly direction, 157.18 feet along a curve to the RIGHT, having a radius of 800.00 feet, a delta angle of 11°15'26", and whose long chord bears North 22°35'04" East, a distance of 156.93 feet to a point;

THENCE North 28°12'46" East, a distance of 1126.05 feet to a point at the beginning of a curve;

THENCE in a northerly direction, 227.27 feet along a curve to the LEFT, having a radius of 500.00 feet, a delta angle of 26°02'34", and whose long chord bears North 15°11'29" East, a distance of 225.32 feet to a point for the northwest corner of the herein described tract;

THENCE South 62°44'27" East, a distance of 630.82 feet to a point for a northeast corner;

THENCE South 27°46'46" West, a distance of 16.80 feet to a point for an interior corner;

THENCE South 62°07'08" East, a distance of 273.68 feet to a point in the west line of said Manor Commercial Park for the northeast corner of the herein described tract;

THENCE South 27°48'42" West, west line of Manor Commercial Park Plat, recorded under Volume 87, Page 168A P.R. T.C.T., a distance of 366.88 feet to a point for corner being in the west line of Lot 2 of said Manor Commercial Park, being an angle point of the herein described tract, from which a found 5/8 inch iron rod, bears North 26°59'33" West, a distance of 0.58 feet;

THENCE South 27°54'59" West, along said west line of said Manor Commercial Park, passing at a distance of 216.65 feet a found 5/8 inch iron rod, marking the common corner of Lots 2 and 3, passing at a distance of 736.79 feet a found 5/8 inch iron rod, marking the common corner of Lots 4 and 5, passing at a distance of 996.37 feet a found 5/8 inch iron rod and continuing for a total distance of 1102.98 feet to the POINT OF BEGINNING and containing a computed 30.7419 acres (1,339,118 square feet) of land.



Clemente Turrubiarres Jr.  
RPLS No. 6657  
Job No. U21-00401  
Issue Date: March 28, 2022  
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