

**ORDINANCE NO. 687**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM LIGHT COMMERCIAL (C-1) TO MEDIUM COMMERCIAL (C-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 current zoning district Light Commercial (C-1) to zoning district Medium Commercial (C-2). The Property is accordingly hereby rezoned to Medium Commercial (C-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 18<sup>th</sup> day of January 2023.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 6<sup>th</sup> day of February 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 Address:  
10905 E US Hwy 290, Manor, TX 78653

Property Legal Description:

A description of 0.677 acres (approx.. 29,511 sq. ft.), being all of a 0.46 and 0.23 acre tract of land out of the James Manor Survey, Abstract No. 546, in Travis County, Texas, conveyed to Manor Quick Stop, Inc., in a warranty deed dated January 22, 1986 and recorded in Volume 9556, Page 345 of the Real Property Records of Travis County, Texas; said 0.677 acres being more particularly described by metes and bounds as follows:

BEGINNING at ½" rebar with "Chaparral" cap found for the easternmost northeast corner of the Lot 1, Riata Ford Manor Subdivision, a subdivision of record in Document No. 202100055 of the Official Public Records of Travis County, Texas, being the west line of 1.371 acre tract described in Volume 11201, Page 2362 of the Real Property Records of Travis County Texas, also being the southeast corner of said 0.46 acre tract;

THENCE South 75° 47' 48" West, with the south line of the 0.46 acre tract and said 0.23 acre tract, being a north line of said Lot 1, a distance of 150.00 feet to a ½" rebar with "Chaparral" cap found for the southwest corner of the 0.23 acre tract, being an ell corner of Lot 1;

THENCE North 13° 47' 13" West, with the west line of the 0.23 acre tract, being an east line of Lot 1, a distance of 197.31 feet to a Mag nail with "Chaparral" washer set for the northwest corner of the 0.23 acre tract, being the northernmost corner of Lot 1, being in the south right-of-way line of US Highway 290 (variable width right-of-way) as shown on CSJ's 114-01-011, and 0114-02-030 and as described in Volume 678, Page 263 of the Deed Records of Travis County, Texas, from which a ½" rebar found for a point of curvature in the north line of Lot 1, being the south right-of-way line of US Highway 290, bears with a curve to the left, having a radius of 3759.72 feet, a delta angle of 0 1° 24' 25", an arc length of 92.33 feet and a chord which bears South 74° 45' 19" West, a distance of 92.32 feet;

THENCE with a curve to the right, with a north of line 0.23 and the 0.46 acre tract, being the south right-of-way line of US Highway 290, having a radius of 3759.72 feet, a delta angle of 02° 17' 09", an arc length of 150.01 feet, a chord which bears North 76° 36' 06" East, a distance of 150.00 feet to a ½" rebar with "Chaparral" cap set for the northeast corner of the 0.46 acre tract, being the northwest corner of said 1.371 acre tract;

THENCE South 13° 47' 17" East, with the east line of the 0.46 acre tract, being the west line of the 1.371 acre tract, a distance of 195.20 feet to the POINT OF BEGINNING, containing 0.677 acres of land, more or less.