

**ORDINANCE NO. 637**

**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 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 Exhibit "A" (the "Property"), from the zoning district Single Family Suburban (SF-1) to zoning district Townhome (TH). The Property is accordingly hereby rezoned to 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 19<sup>th</sup> day of January 2022.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 2<sup>nd</sup> day of February 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"**

## Property Legal Description:

**FIELD NOTES FOR A 10.24 ACRE TRACT OF LAND**

A **10.24 acre** tract of land, located in the A. C. Caldwell Survey, Abstract No. 154, Travis County, Texas, being all of a called 10.4591 acre tract of land, described as Tract 2, in Document No. 2016071831, of the Official Public Records of Travis County, Texas. Said **10.24 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" iron rod with a plastic cap stamped "Pape Dawson" in the southeast line of Presidential Glen, Phase 4B, being a subdivision of record in Document No. 201600213, of the Official Public records of Travis County, Texas, for the west corner of Presidential Glen, Phase 5, being a subdivision of record in Document No. 201700147, of the Official Public Records of Travis County, Texas, and the north corner of said 10.4591 acre tract;

**THENCE: S 33° 43' 12" E**, with the common line between said Presidential Glen, Phase 5 and said 10.4591 acre tract, a distance of **242.37 feet**, to a found 1/2" iron rod with a plastic cap stamped "Pape Dawson" for the most northerly southwest corner of said Presidential Glen, Phase 5 and the northeast corner of said 10.4591 acre tract;

**THENCE: S 27° 40' 35" W**, with the common line between said Presidential Glen, Phase 5 and said 10.4591 acre tract, passing at 47.11 feet, a found 1/2" iron rod with a plastic cap stamped "Pape Dawson" for the most southerly southwest corner of said Presidential Glen, Phase 5 and the northwest corner of Gunn Lane, a variable width right-of-way, described as Manor and Elgin Road, in Commissioner Road Book, Volume 1, Page 82-83, of Travis County, Texas, from which a found 1/2" iron rod with a plastic cap stamped "Bury & Partners" bears S 77° 37' 20" E, a distance of 1127.90 feet, for the southeast corner of said Presidential Glen, Phase 5 and continuing with the common line between said Gunn Lane and said 10.4591 acre tract, a total distance of **887.78 feet**, to a found 1/2" iron rod, in the north right-of-way line of Gunn Lane, as shown on Presidential Glen, Phase 1A, being a subdivision of record in Document No. 200700238, of the Official Public records of Travis County, Texas, for the northeast corner of said Presidential Glen, Phase 1A, from which a found 1/2" iron rod with a plastic cap stamped "Bury & Partners" bears S 27° 40' 35" W, a distance of 523.93 feet, for the southeast corner of Lot 4, Block KK, of said Presidential Glen, Phase 1A;

**THENCE:** With the common line between said Presidential Glen, Phase 1A, and said 10.4591 acre tract, the following seven (7) courses:

1. **N 89° 03' 14" W**, with the north right-of-way line of said Gunn Lane, a distance of **235.48 feet**, to a found 1/2" iron rod with a plastic cap stamped "Bury & Partners" for a point of curve,
2. With a tangent curve to the right having a radius of **15.00 feet**, an arc length of **22.55 feet**, a delta angle of **86° 08' 02"** and a chord that bears, **N 45° 59' 14" W**, a distance of **20.49 feet** to a found 1/2" iron rod with a plastic cap stamped "Bury & Partners" in the east right-of-way line of Paseo De Presidente Boulevard, as shown on said Presidential Glen, Phase 1A, for a tangent corner,
3. With the east right-of-way line of said Paseo De Presidente Boulevard, being a tangent curve to the left having a radius of **495.00 feet**, an arc length of **304.32 feet**, a delta angle of **35° 13' 29"**

- and a chord that bears, **N 20° 31' 57" W**, a distance of **299.55 feet** to a found 1/2" iron rod with a plastic cap stamped "Bury & Partners" for a tangent corner,
4. With a tangent curve to the right having a radius of **15.00 feet**, an arc length of **23.63 feet**, a delta angle of **90° 15' 11"** and a chord that bears, **N 7° 25' 24" E**, a distance of **21.26 feet** to a found 1/2" iron rod with a plastic cap stamped "Bury & Partners" for a non-tangent corner,
  5. **N 49° 24' 52" W**, a distance of **51.32 feet**, to a found 1/2" iron rod with a plastic cap stamped "Bury & Partners" for a corner,
  6. With a non-tangent curve to the right having a radius of **15.00 feet**, an arc length of **23.21 feet**, a delta angle of **88° 39' 57"** and a chord that bears, **N 82° 02' 10" W**, a distance of **20.96 feet** to a found 1/2" iron rod with a plastic cap stamped "Bury & Partners" for a tangent corner, and
  7. **N 37° 42' 11" W**, a distance of **141.03 feet**, to a set mag nail with washer stamped "Matkin Hoover Eng. & Svy." in the southeast line of Presidential Glen, Phase 4A, being a subdivision of record in Document No. 201500085, of the Official Public Records of Travis County, Texas, for the northwest corner of said 10.4591 acre tract, from which a found cut-cross in concrete, bears S 53° 36' 38" W, a distance of 2.32 feet, for the south corner of said Presidential Glen, Phase 4A;

**THENCE:** With the common line between said Presidential Glen, Phase 4A, said Presidential Glen, Phase 4B, and said 10.4591 acre tract, the following two (2) courses:

1. **N 53° 36' 38" E**, a distance of **30.58 feet**, to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng. & Survey" for corner, and
2. **N 56° 15' 38" E**, a distance of **903.92 feet**, to the **POINT OF BEGINNING** and containing **10.24 acres** of land situated in Travis County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document. Field work completed on February 8, 2021.



Job # 21-5007 10.24 Acres

Date: February 9, 2021