

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY (SF-1) AND 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 Single Family (SF-1) and 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 16th day of September 2020.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of _____ 2020.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT "A"

Property Address:
10507 US Highway 290 East, Manor, Texas 78653

Property Legal Description:

All that certain parcel or tract of land being 20.000 acres of land, more or less, out of the James Manor Survey No. 40, in Travis County, Texas and being out of that same certain tract called 30.00 acres in a deed to Travis Investment Co by Deed of Record in Volume 8782, page 320 of the Real Property Records of Travis County, Texas, said 20.000 acre tract being more particularly described by metes and bounds as follows:

Metes and Bounds:

BEGINNING at a ½" iron rod found in the west line of a Lot 5, Block 2 of A E Lane's Addition to the Town of Manor, a subdivision in Travis County, Texas, of record in Volume 2, Page 223 of the Travis County Plat Records, at the easterly northeast corner of said Travis Investments 30 acre tract for the easterly northeast corner and POINT OF BEGINNING hereof;

THENCE with the east line of said 30 acres west line of said A E Lane's Addition, and then the west line of the Original Town of Manor, as set out in Volume "V", Page 796, Travis County Deed Records S13° 36' W for a distance of 831.50 feet to a capped iron rod set at the southwest corner of Lot 1, Block 65, Original Town of Manor, for the southeast corner hereof;

THENCE crossing through said 30 acre tract, N78° 48' W for a distance of 954.31 feet to a capped iron rod set in the west line of said 30 acre tract for the southwest corner hereof;

THENCE with the west line of said 30 acre tract, east line of a remaining portion of the Eppright parent tract, as described in Volume 845, Page 502, Travis County Deed Records, and along the west line of a thirty foot (30') wide access easement retained to serve the southerly balance of said 30 acre tract, N15° 36' E for a distance of 848.84 feet to a capped iron rod found stamped Capital Survey, in the south ROW line of U.S. Highway 290, at a northeast corner of said Eppright remaining tract and northwest corner of said 30 acres, for the northwest corner hereof;

THENCE with the south ROW line of U.S. Highway No 290 and north line hereof, N77° 21' E for a distance of 458.91 feet to a MAG nail set in asphalt at a Point of Curve at Engineers centerline station 491+934 as shown on Texas State Highway Department Right-of-Way Map for State Highway No (20) U.S. 290. Dated January 1941 recommended for approval May 13, 1942, for a point of curve;

THENCE continuing with said ROW line, along the subarc of a curve to the right whose delta is $13^{\circ} 10'$ R, Degree of Curvature is $1^{\circ} 30'$, Tangent is 440.9', Length is 877.8', whose radius is calculated to be 3,759.72 feet, and whose sub chord bears $N78^{\circ} 02'$ E for a distance of 89.27 feet to a capped iron rod set on said ROW line, at its intersection with the west line of Manor Quick Stop, Inc. tract as described in Volume 9558, Page 345, Travis County Real Property Records, for the northeast corner hereof;

THENCE with an east line of said 30 acre tract and west line of said Manor Quick Stop, Inc. tract, $S10^{\circ} 47'$ E for a distance of 197.31 feet to a $\frac{1}{2}$ " iron rod found at the southeast corner of said Manor Quick Stop, Inc. tract for an ell corner of said 30 acres and ell corner hereof;

THENCE with the south line of said Manor Quick Stop, Inc. tract and a north line of said 30 acres, $N79^{\circ} 14'$ E for a distance of 150.01 feet to a $\frac{1}{2}$ " iron rod found at the southeast corner of said Manor Quick Stop, Inc. tract, in the west line of said Manor Independent School tract, for a corner hereof;

THENCE with an east line of said 30 acres and west line of said Manor Independent School tract, $S10^{\circ} 42'$ E for a distance of 82.72 feet to a $\frac{1}{2}$ " iron rod found at the southwest corner of said Manor Independent School tract, for an ell corner of said 30 acres and ell corner hereof;

THENCE with the south line of said Manor Independent School tract and a north line of said 30 acres, $S68^{\circ} 27'$ E for a distance of 181.32 feet to the POINT OF BEGINNING hereof and containing 20.000 acres of land, more or less, according to surveys by the undersigned performed on the ground February 18, 1999, January 10, 2003, and January 15, 2003.

All "set capped iron rods" mentioned herein are stamped RPLS 3693