

**ORDINANCE NO. 584**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM LIGHT COMMERCIAL (C-1) TO 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 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 Multi-Family 25 (MF-2). The Property is accordingly hereby rezoned to Multi-Family 25 (MF-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 16<sup>th</sup> day of September 2020.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 7<sup>th</sup> day of October 2020.

**THE CITY OF MANOR, TEXAS**

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Dr. Larry Wallace Jr.,  
Mayor

**ATTEST:**

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Lluvia T. Almaraz, TRMC  
City Secretary

**EXHIBIT “A”****Property Legal Description:**

Being a 0.910 acre tract of land situated in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas; being a portion of that certain called 105.170 acre tract of land as described in a warranty deed with vendors lien to Las Entradas Development Corporation, and recorded in document No. 2007002485 of the Official Public Records of Travis County Texas, (O.P.R.T.C.T.) Texas; said 0.910 acre tract being more particularly described by metes and bounds as follows:

**Metes and Bounds Description**

COMMENCING at a 1/2-inch iron rod with orange cap stamped “Capital” found marking the westernmost northwest corner of that certain 9.982 acre tract of land described in a Special Warrant Deed to Manor Apartments, LLC, and recorded in Document No. 2019137031, O.P.R.T.C.T.;

THENCE, with the common line of said 9.982 acre tract and said 105.170 acre tract, the following three (3) calls:

1. South 73° 43’ 44” East, a distance of 50.09 feet to a ½-inch iron rod with red cap stamped “KHA” set for the POINT OF BEGINNING and northwest corner of the herein described tract;
2. South 73° 43’ 44” East, a distance of 96.57 feet to a ½-inch iron rod with orange cap stamped “Capital” found for the northeast corner of the herein described tract, same marking an interior corner of said 9.982 acre tract;
3. South 03° 07’ 00” West, a distance of 335.58 feet to a ½-inch iron rod found for the southeast corner of the herein described tract, same marking the southeast corner of said 9.982 acre tract;

THENCE, North 81° 36’ 45” West, travelling across the interior of said 105.107 acre tract, a distance of 115.49 feet to a ½-inch iron rod with red cap stamped “KHA” set for the southernmost southwest corner of the herein described tract, said point also being on the east right-of-way (R.O.W.) line of proposed Gregg Manor Road (having a variable width);

THENCE, continuing to travel across the interior of said 105.170 acre tract, and with said east R.O.W. line of proposed Gregg Manor Road, the following three (3) calls:

1. North 07° 40’ 11” West, a distance of 3.93 feet to a ½-inch iron rod with red cap stamped “KHA” set for a corner of the herein described tract, said iron rod also marking the beginning of a curve to the right;

2. In a Northerly direction, with said curve to the right, having a central angle of 19° 59' 11", a radius of 555.00 feet, an arc length of 193.60 feet, and a chord bearing and distance of North 02° 19' 24" East – 192.62 feet to a ½-inch iron rod with red cap stamped "KHA" set for a corner of the herein described tract, and marking the end of said curve;
3. North 12° 19' 00" East, a distance of 152.45 feet to the POINT OF BEGINNING of the herein described tract and containing 0.910 acre of land, more or less based on a survey performed in July of 2020.