

ORDINANCE NO. 596

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 18th day of November 2020.

PASSED AND APPROVED SECOND AND FINAL READING on this the 2nd day of December 2020.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EXHIBIT “A”

Property Address:

200 Block West Burton Street, Manor, Texas 78653

Property Legal Description:

Lots 11-20, Block 10, Town of Manor and a 20’ alley through Block 10 as described as a tract of land containing 0.1148 acre (5,000 square feet), more or less, being all of a 20’ alley crossing Block 10, Town of Manor recorded in volume V, Page 746 of the Deed Records of Travis County, Texas (D.R.T.C.T.), and being adjacent to the Lots 1-20, Block 10, of said Town of Manor, said Lots 1-20 conveyed to the Housing Authority of Travis County, Texas in Document Nos. 2002001062, 2003286679, & 2007187176, all of the Official Public Records of Travis County, Texas (O.P.R.T.C.T.), said 0.1148 acre being more particularly described by metes and bounds as follows:

Metes and Bounds of 20’ alley

COMMENCING, at a 1/2-inch iron rod with illegible cap found at the intersection of the north right-of-way line of Burton Street (80’ Right-of-Way) with the east right-of-way line of Bastrop Street (80’ Right-of-Way), and being the southwest corner of Lot 20, Block 10 of said Town of Manor;

THENCE, with the east right-of-way line of said Bastrop Street and the west line of Lot 20, Block 10 of said Town of Manor, N10°10’33”E, a distance of 115.00 feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for the southwest corner and POINT OF BEGINNING hereof, said point being at the intersection of the east right-of-way line of said Bastrop Street with the south right-of-way line of said 20’ alley (to be vacated), and being the northwest corner of Lot 20, Block 10 of said Town of Manor;

THENCE, continuing with the east right-of-way line of said Bastrop Street, N10°10’33”E, a distance of 20.00 feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for the northwest corner hereof, said point being at the intersection of the east right-of-way line of said Bastrop Street with the north right-of-way line of said 20’ alley (to be vacated), and being the southwest corner of Lot 1, Block 10 of said Town of Manor;

THENCE, leaving the east right-of-way line of said Bastrop Street, with the north right-of-way line of said 20’ alley (to be vacated), and with the south line of the north half of Block 10 of said Town of Manor, S79°49’27”E, a distance of 250.00 feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for the northeast corner hereof, said point being at the intersection of the west right-of-way line of Caldwell Street (80’ Right-of-Way) with the north right-of-way line of said 20’ alley (to be vacated), and being the southeast corner of Lot 10, Block 10 of said Town of Manor;

THENCE, with the west right-of-way line of said Caldwell Street, S10°10'33"W, a distance of 20.00 feet to a 1/2- inch iron rod with "4Ward-Boundary" cap set for the southeast corner hereof, said point being at the intersection of the west right-of-way line of said Caldwell Street with the south right-of-way line of said 20' alley (to be vacated), and being the northeast corner of Lot 11, Block 10 of said Town of Manor;

THENCE, leaving the west right-of-way line of said Caldwell Street, with the south right-of-way line of said 20' alley (to be vacated), and with the north line of the south half of Block 10 of said Town of Manor, N79°49'27"W, a distance of 250.00 feet to the POINT OF BEGINNING and containing 0.1148 Acre (5,000 Square Feet) of land, more or less.