

## ORDINANCE NO.

### AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM MANUFACTURED HOME (MH-1), LIGHT COMMERCIAL (C-1), AND 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 Manufactured Home (MH-1), Light Commercial (C-1), and 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.

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**PASSED AND APPROVED FIRST READING** on this the 20<sup>th</sup> day of April 2022.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 4<sup>th</sup> day of May 2022.

**THE CITY OF MANOR, TEXAS**

\_\_\_\_\_  
Dr. Christopher Harvey,  
Mayor

**ATTEST:**

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Lluvia T. Almaraz, TRMC,  
City Secretary

**EXHIBIT "A"**

Property Legal Description:

- Lots 6 – 10, Block 15, Town of Manor
- Lots 1 – 10, Block 17, Town of Manor
- Lots 1 – 10, Block 18, Town of Manor
- Lots 1 – 10, Block 19, Town of Manor
- Lots 1 – 5, Block 20, Town of Manor
- Lots 1 – 5, Block 74, Town of Manor

And

**0.397 ACRES**

**JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.397 ACRES (APPROXIMATELY 17,274 SQ. FT.) OUT OF THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546 IN TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 0.40 ACRE TRACT OF LAND CONVEYED TO LANE AVE DEVELOPMENT, LLC BY SPECIAL WARRANTY DEED, DATED NOVEMBER 12, 2021, RECORDED IN DOCUMENT NO. 2021250846 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND DESCRIBED IN VOLUME 8702, PAGE 813 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.397 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of a 17' wide alley, a public right-of-way dedicated to the City of Manor by plat recorded for A.E. Lane's Addition, a subdivision of record in Volume 2, Page 223 of the Plat Records of Travis County, Texas, for the northeast corner of said 0.40 acre tract and hereof, same being a point in the southwest line of the remainder of a called 58.134 acre tract of land conveyed to Austin Manor Investments in Volume 8623, Page 931 of the Real Property Records of Travis County, Texas, from which a 1/2" rebar found for the northwest corner of the Manor City Cemetery bears South 62°18'16" East a distance of 17.00 feet;

**THENCE South 27°12'37" West**, with the northwest right-of-way line of the alley, a distance of **139.00 feet** to a 1/2" rebar with "Chaparral" cap set for the southeast corner hereof, same being a northeast corner of Lot 7, Block 19, said A.E. Lane's Addition, from which a 1/2" rebar with "Chaparral" cap set for the southeast corner of Lot 10, said Block 19, bears South 27°12'37" West a distance of 208.91 feet;

**THENCE North 80°18'03" West**, with the northeast line of said Lot 7, a distance of **115.64 feet** to a cedar fence post found for the southwest corner hereof, same being an interior corner of Lot 7;

**THENCE North 27°18'09" East**, with the southeast lines of Lot 7 and Lot 6, Block 19, passing at a distance of 53.72 feet, the northeast corner of said Lot 6 and the southeast terminus of E. Lane Avenue, a 60' wide public right-of-way dedicated to the City of Manor by plat recorded for the Town of Manor, a subdivision of record in Book V, Page 796 of the Deed Records of Travis County, Texas, and continuing 62.36 feet, passing the northeast terminus of said E. Lane Avenue, same being the southeast corner of Lot 4, Block 20, A.E. Lane's Addition, and continuing 58.65 feet, for a total distance of **174.73 feet** to the northwest corner hereof, same being the northeast corner of Lot 5, said Block 20, from which a 1/2" rebar with "Waterloo" cap found for the southwest corner of said remainder tract of a called 58.134 acres and the southeast corner of Lot 7C2, Block A, Resubdivision of Lot 7B1, Amended Plat of Lots 7A and 7B, Resubdivision of Lot 7, Cottonwood Commercial South Section One and Lot 6B, Resubdivision of Lot 6, Cottonwood Commercial South Section One, a subdivision of record in Document No. 200900096 of the Official Public Records of Travis County, Texas, bears North 62°18'16" West a distance of 116.88 feet;

**THENCE South 62°18'16" East**, with the southwest line of the remainder tract of a called 58.134 acres, a distance of **110.00 feet** to the **POINT OF BEGINNING**, containing **0.397 acres** of land, more or less.

Surveyed on the ground February 8, 2022. Bearing basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User System (OPUS).

Attachments: 1890-001-BASE

*Paul J. Flugel 2-14-2022*

Paul J. Flugel  
Registered Professional Land Surveyor  
State of Texas No. 5096  
T.B.P.L.S. Firm No. 10124500

