

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO HEAVY COMMERCIAL (C-3); 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 Agricultural (A) to zoning district Heavy Commercial (C-3). The Property is accordingly hereby rezoned to Heavy Commercial (C-3).

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 17th day of February 2021.

PASSED AND APPROVED SECOND AND FINAL READING on this the __ day of March 2021.

THE CITY OF MANOR, TEXAS

Dr. Larry Wallace Jr.,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC,
City Secretary

EXHIBIT "A"

Property Address:
14719 US Hwy 290 East, Manor, Texas 78653

Property Legal Description:

A 10.01 acre tract of land, out of the A.C. Caldwell Survey No. 52, Abstract 154, Travis County, Texas, being a part of that called 22.682 acre tract of land as described in Document No. 2005187865, of the Official Public Records of Travis County, Texas. Said 10.01 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found ½” iron rod with a plastic cap stamped “Allstar 5729” in the south right-of-way line of U.S. Highway 290, as shown on the Texas Department of Transportation Right-of-Way Map, Control Number 114-2-43, 114-3-18 & 114-4-37, for the northwest corner of a called 22.78 acre tract of land as described in Document No. 2008155343, of the Official Public Records of Travis County, Texas, the northeast corner of said 22.682 acre tract and the tract described herein, from which a found ½” iron rod with a plastic cap stamped “Bryan Tech Services” in the south right-of-way line of said U.S. Highway 290 and for the northeast corner of said 22.78 acre tract, bears N86° 46’ 22” E, a distance of 683.92 feet;

THENCE: S20° 29’ 01” W, with the common line between said 22.682 acre tract and said 22.78 acre tract, a distance of 1793.4 feet, to a found ½” iron rod with a plastic cap stamped “Forest 1847” in the north line of Lot 1 in Unicorn Equestrian Center Subdivision, recorded in Document No. 200100239, of the Official Public Records of Travis County, Texas, for the southwest corner of said 22.78 acre tract, the southeast corner of said 22.682 acre tract described herein, from which a found ½” iron rod with a plastic cap stamped “Forest 1847” for the northeast corner of said Lot 1 and the southeast corner of said 22.78 acre tract bears S47° 42’ 12” E, a distance of 399.62 feet;

THENCE: With the common line of said 22.682 acre tract and said Unicorn Equestrian Center Subdivision, the following two (2) courses:

1. N47° 10’ 25” W, a distance of 176.56 feet, to a found ½” iron rod for a corner of the tract described herein, and
2. N41° 05’ 16” W, a distance of 179.62 feet, to a found ½” iron rod for the southwest corner of the tract described herein;

THENCE: Over and across said 22.682 acres, the following five (5) courses:

1. N24° 36’ 26” E, a distance of 1105.99 feet, to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” for a corner of the tract described herein,
2. S84° 50’ 43” E, a distance of 38.37 feet, to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” for a corner of the tract described herein,
3. N23° 20’ 42” E, a distance of 401.72 feet, to a set ½” iron rod with a red plastic cap stamped “Matkin Hoover Eng. & Survey” for a corner of the tract described herein,
4. N84° 50’ 43” W, a distance of 56.53 feet, to a set ½” iron rod with a red plastic cap stamped

“Matkin Hoover Eng. & Survey” for a corner of the tract described herein, and

5. N11° 21' 12" E, a distance of 49.43 feet, to a found Texas Department of Transportation Right-of-Way Monument, in the north line of said 22.682 acre tract, for an angle point in the south right-of-way of said U.S. Highway 290 and the northwest corner of the tract described herein;

THENCE: With the south right-of-way line of said U.S. Highway 290 and the north line of said 22.682 acres the following two (2) courses:

1. S84° 50' 43" E, a distance of 100.78 feet, to a found ½" iron rod with a plastic cap stamped "Forest 1847" for an angle point in the south right-of-way line of said U.S. Highway 290, and
2. N86° 46' 22" E, a distance of 163.67 feet. To the POINT OF BEGINNING and containing 10.01 acres of land situated in Travis County, Texas.