

## **ORDINANCE NO. 476**

### **AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM SINGLE FAMILY RESIDENTIAL (R-2) TO LIGHT COMMERCIAL (C-1); 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 Exhibit A Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

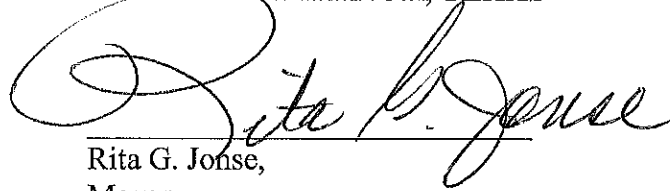
**SECTION 3. REZONED PROPERTY.** The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Single Family Residential (R-2) to zoning district Light Commercial (C-1). The Property is accordingly hereby rezoned to Light Commercial (C-1).

**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, Loc. Gov't. Code.

**PASSED AND APPROVED** on its first reading this the 19th day of April 2017.

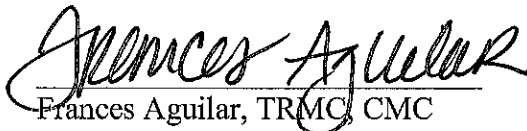
**PASSED AND APPROVED** on its second reading this the 3rd day of May 2017.

**THE CITY OF MANOR, TEXAS**



Rita G. Jonse,  
Mayor

**ATTEST:**



Frances Aguilar, TRMC, CMC  
City Secretary



**EXHIBIT “A”**

Property Legal Description:

17.016 acre of land being located in James Manor Survey Number 40, Abstract Number 546, being a portion of that certain called 104.823 acre tract conveyed to Las Entradas Development Corporation, as recorded under document number 2007002485, Official Public Records of Travis County, Texas.

**LEGAL DESCRIPTION  
17.016 ACRES OF LAND**

17.016 acre of land being located in James Manor Survey No. 40, Abstract No. 546, being a portion of that certain called 104.823 acre tract conveyed to Las Entradas Development Corporation, as recorded under Document No. 2007002485, Official Public Records of Travis County, Texas; said 17.016 acres being more particularly described as follows:

**COMMENCING**, at a found concrete monument located in the northeasterly right of way line of U.S. 290 East (Variable R.O.W.) and marking the common corner of said 104.823 acre tract and that certain 275.66 acre tract conveyed to Butler Family Partnership, LTD., as recorded in Volume 12271, Page 872 and Volume 4282, Page 1082, Official Public Records of Travis County, Texas;

**THENCE**, North 27deg 26' 43" East, along the common boundary line between the said 104.823 acre tract and the said 275.66 acre tract, a distance of 1212.88 feet, to the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, North 27deg 26' 43" East, continuing along the common boundary line between the said 104.823 acre tract and the said 275.66 acre tract, a distance of 923.64 feet, to a point;

**THENCE**, leaving the easterly line of the said 275.66 acre tract and into the said 104.823 acre tract, the following courses;

South 62deg 14' 46" East, a distance of 529.66 feet, to a point;

South 27deg 40' 04" West, a distance of 26.21 feet, to a point;

Southwesterly, along the arc of curve to the left having a radius of 1242.29 feet, a central angle 42deg 36' 02", an arc length of 923.66 feet and chord bearing: S 06deg 30' 19" W, 902.54 feet, to a point;

South 74deg 12' 52" West, a distance of 636.19 feet, to a point;

North 17deg 53' 11" West, a distance of 546.38 feet, to the **POINT OF BEGINNING** and containing 17.016 acres (741,221 square feet) of land, more or less;

Basis of Bearings are based on the Texas State Plane Coordinate System (Central Zone, NAD83) which is based GPS observation.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared

*James W. Russell 2/2/17*

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