

ORDINANCE NO. 185-J

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE REZONE 135.845 ACRES, MORE OR LESS, CURRENTLY ZONED INTERIM SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT TO HEAVY COMMERCIAL (C-2) DISTRICT ZONING; 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 two 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 Zoning Ordinance. Ordinance No. 185, as amended, the City of Manor Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. Upon the Planning and Zoning Commission's recommendation and final report, the City Council declares that the Zoning Ordinance is hereby amended by changing the zoning district for the following parcel of land:

- (a) All that certain parcel of land being 135.845 acres, more or less, located in Manor, Travis County, Texas, as more particularly described in Exhibit "B", is hereby rezoned from Interim Single Family (R-1) district to Heavy Commercial (C-2) district. The Property is hereby rezoned to Heavy Commercial (C-2) district.

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.

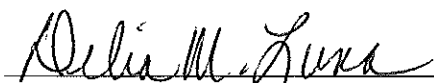
PASSED AND APPROVED this 21st day of February, 2007.

CITY OF MANOR, TEXAS



Ben Boatright, Mayor Pro-Tem

ATTEST:



Delia M. Luna, City Secretary

TRACT One: One Hundred Twenty five (125) acres of land out of the SUMNER BACON Survey, in Travis County, Texas, described by metes and bounds as follows:

Beginning in the middle of Millharger Creek at a common corner for W. G. Crockett Tract E. T. Joiner and T. M. Rector:

THENCE N. 80 degrees W. 278 varas to a stone for corner of said Crockett Tract;

THENCE S. 30 degrees W. 301 4/10 varas along Crockett and Mill Ract line;

THENCE S. 60 degrees E. 1808 varas to middle of Manor and Rice Crossing Road;

THENCE N. 30 degrees E. 407 varas along said road to S. E. corner of E. T. Joiner;

THENCE N. 60 degrees W. 1197 varas along said ^{Joiner's} South line;

THENCE S. 19-1/4 degrees W. 2200 varas along said Joiner line;

THENCE S. 78-1/2 ^{W. 180} varas along said Joiner line;

THENCE N. 23-1/4 degrees W. 288 varas along said Joiner line to the place of beginning, containing one hundred and twenty-five acres of land out of the SUMNER BACON Survey. This

being the same 125 acres conveyed to E. T. Joiner by T. M. Rector by deed dated January 6, 1890, reference to which was above made, together with all improvements thereon, and being the same premises conveyed to E. D. (incorrectly written) should have been Ed. Johnson, in deed by E. T. Joiner and wife, H. T. Joiner, by deed dated November 27, 1893, and recorded in Book 118, page 513, of the Deed Records of Travis County, Texas, to which reference is hereby made for all pertinent purposes.

TRACT Two: 11-3/10 acres of land out of the SUMNER BACON Survey, in Travis County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at a stone, the southwest corner of a 177-7/10 acre tract sold to E. T. Joiner by T. M. Rector, Jr).

THENCE N. 86 degrees 40 minutes W. 707 varas to point in middle of Creek;

THENCE S. 24 degrees 15 minutes E. 288 varas to a stone;

THENCE N. 78 degrees 20 minutes E. 180 varas to stone in field;

THENCE N. 10 degrees 30 minutes E. 220 varas to place of beginning, containing Eleven and three tenths (11.3/10) acres, together with all improvements thereon situated, and being the same premises described in that certain deed of conveyance dated December 30, 1893, executed by C. A. Johnson and wife, E. S. Johnson, and recorded in Book 115, page 506, of the Deed Records of Travis County, Texas, to which reference is hereby made for all pertinent purposes.

