

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM (A) AGRICULTURAL TO (C-2) MEDIUM COMMERCIAL; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AN EFFECTIVE DATE; OPEN MEETING CLAUSES, AND PROVIDING FOR RELATED MATTERS.

Whereas, the property located at 16005 E US Hwy 290, Manor, TX, approximately 4 acres in size, is currently zoned (A) Agricultural;

Whereas, the property was annexed into the city on September 20, 2017, by Ordinance No. 483, which defaulted the zoning to Agricultural upon annexation;

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, the Planning and Zoning Commission has reviewed the request and voted to recommend approval with specific conditions and allowed uses;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the hearing, the City Council has conducted a public hearing to review the rezoning request and finds that a substantial change in the circumstances of the Property justifies the rezoning;

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. 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 (A) Agricultural to (C-2) Medium Commercial. The Property is accordingly hereby rezoned Medium Commercial (C-2), subject to the following conditions:

- The site is a minimum of four acres, which includes an office, enclosed individual self-storage lease space, and may include a caretaker residence and outdoor parking lease spaces for boats, RVs, trucks, and trailers, excluding storage of wrecked or inoperable vehicles, comprising no more than 20 percent of the gross site area.
- Any buildings with exterior access to the storage facilities do not exceed 12 feet in height, which may be increased to 16 feet for buildings built solely for boats and recreational vehicles.
- Any buildings with interior access to the storage facilities have a maximum height of 30 feet.
- Individual storage units cannot exceed 2,000 cubic feet, excluding units used to store boats, RVs, trucks, and trailers.
- A six-foot privacy fence encloses the entire area that includes the self-storage use, with exception of the office and its customer and employee parking.
- Any outdoor storage/parking of boats, RVs, trailers, etc. is located a minimum of 20 feet

from any property line.

- If a caretaker residence is part of the use, it is in connection with the office at the entry to the development and is:
 1. A minimum of 800 square feet.
 2. Has a pitched roof.
 3. Has a maximum height of 30 feet

Section 4. Severability. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 5. Open Meetings. 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.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Tex. Loc. Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 18th day of September 2024.

PASSED AND APPROVED SECOND AND FINAL READING on this the _____ day of _____ 2024.

ATTEST:

THE CITY OF MANOR, TEXAS

Lluvia Almaraz, City Secretary

Dr. Christopher Harvey, Mayor

EXHIBIT "A"

Property Address: 16005 US HIGHWAY 290 EAST, Manor, Travis County, Texas
Property Legal Description: Lot 14 Bluebonnet Park