

ORDINANCE NO. 754

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS,
AMENDING THE CITY OF MANOR 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; and

Whereas, after publishing notice of the public hearing 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"), attached hereto and incorporated herein as if fully set forth from the current zoning district Agricultural (A) to zoning district Heavy Commercial (C-3) with the condition that the uses set forth in Section 4 shall be prohibited. The Property is accordingly hereby rezoned to Heavy Commercial (C-3) with the condition that the uses set forth in Section 4 shall be prohibited.

Section 4. Prohibited Uses. The uses listed in Exhibit "B" attached hereto and incorporated herein as if fully set forth shall be prohibited (the "Prohibited Uses").

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, Chapter 551, Texas Government Code.

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

PASSED AND APPROVED SECOND AND FINAL READING on this the 3rd day of July 2024.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST

Lluvia T. Almaraz,
City Secretary

EXHIBIT "A"

Property Address:
16011 E US Hwy 290, Elgin, TX 78621

Property Legal Description:

Lot 15 Bluebonnet Park, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 95, Page 2, Plat Records of Travis County, Texas.

EXHIBIT “B”

Prohibited Uses

1. Adult-Oriented Business
2. Data Center
3. Gas Station (full service)
4. Gas Station (limited)
5. Light Industrial
6. Liquor Store
7. Offices Warehouse
8. Product Development Services (general)
9. Research Services (general)
10. Truck Stop or Travel Center
11. Vehicle Storage Facility