

ORDINANCE NO. 791

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING CHAPTER 15, SITE DEVELOPMENT, OF THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS BY PROVIDING FOR THE AMENDMENT OF OFF-SITE SIGNS; AND VARIANCES; PROVIDING FOR SEVERABILITY, SAVINGS, OPEN MEETINGS AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Manor, Texas (the “City”) is a home-rule City; and

WHEREAS, the City Council for the City (the “City Council”) passed and approved Ordinance No. 571 on the 19th day of February 2020, adopting the rules regarding site development and the enforcement of such regulations as codified in Chapter 15, Site Development, of the Code of Ordinances of the City (the “Site Development Ordinance”); and

WHEREAS, the City Council reviews the City’s site development regulations from time to time to consider amendments to the Site Development Ordinance; and

WHEREAS, the City Council finds it necessary to amend the Site Development Ordinance and adopt the amendments set forth in this ordinance.

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 the Code of Ordinances. The City Council hereby amends Chapter 15, Site Development, of the Manor Code of Ordinances (the “Site Development Ordinance”) to amend off-site signs; and variances as provided for in Sections 3 through 4 of this Ordinance.

SECTION 3. Amendment of Section 15.04.019 Off-site Signs. Subsection (b)(3) of Section 15.04.019 of the Site Development Ordinance is hereby amended in its entirety to read as follows:

“(b) *Existing billboard signs.*

- (3) Existing billboards cannot be relocated within or onto another property unless a variance is granted by the City Council under this article.”

SECTION 4. Amendment of Section 15.04.048 Variances. Section 15.04.048 of the Site Development Ordinance is hereby amended in its entirety to read as follows:

“The City Council shall be empowered to vary the provisions of this article if it appears that the provisions would work a manifest injustice, considering such factors as the sign location and other pertinent factors. Such decision of the City Council should not, however, conflict with the spirit of this article, which is one of safety, provision of adequate light, open space and air, conservation of land and building values and to encourage the most appropriate use of land. All variances to these sign regulations will require a two-thirds vote of the City Council to approve the variance. The City Council may grant a variance from a requirement of this article after determining that granting the variance does not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, and:

- (1) The variance is necessary because enforcement of the requirement prevents any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site including its dimensions, landscaping, or topography;
- (2) Granting the variance will not have a substantially adverse effect on neighboring properties; or
- (3) Granting the variance will not substantially conflict with the purposes of this article.”

SECTION 5. Repealing all Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance as adopted herein are hereby amended only to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall control.

SECTION 6. Savings Clause. This City Council of the City of Manor, Texas hereby declares that if any section, subsection, paragraph, sentence, clause, phrase, word or portion of this ordinance is declared invalid, or unconstitutional, by a court of competent jurisdiction, that, in such event that it would have passed and ordained any and all remaining portions of this ordinance without the inclusion of that portion or portions which may be so found to be unconstitutional or invalid, and declares that its intent is to make no portion of this Ordinance dependent upon the validity of any portion thereof, and that all said remaining portions shall continue in full force and effect.

SECTION 7. 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 of the Ordinance 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 8. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was considered 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.

SECTION 9. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Texas Local Government Code.

PASSED AND APPROVED THIS the 18th day of June 2025.

THE CITY OF MANOR, TEXAS:

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary