

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 only uses permitted are:

- General retail sales
- Mini-storage warehouse
- Any use protected by law.

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 2nd day of October 2024.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

EXHIBIT "A"

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