

ORDINANCE NO. 779

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM GENERAL OFFICE (GO) TO HEAVY COMMERCIAL (C-3); MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AN EFFECTIVE DATE; OPEN MEETING CLAUSES, AND PROVIDING FOR RELATED MATTERS.

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

Whereas, the Property is located at 16023 E US Hwy 290, Manor, TX, is approximately 4.879 acres and is currently zoned General Office (GO) under Ordinance No. 673;

Whereas, after giving ten (10) days written notice to the owners of land within three hundred feet of the Property, the Planning and Zoning Commission held a public hearing on the proposed rezoning, has reviewed the request, voted to recommend approval with specific conditions and allowed uses and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council held a public hearing on the proposed rezoning, has reviewed the request and the circumstances of the Property and finds that a substantial change in the 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, by City of Manor Code of Ordinances Chapter 14, Zoning (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" attached hereto and incorporated herein as if fully set forth (the "Property"), from the current zoning district General Office (GO) to Heavy Commercial (C-3). The Property is accordingly hereby rezoned Heavy Commercial (C-3), subject to the following conditions:

The following uses are not permitted:

- Gasoline Station (Limited)
- Gasoline Station (Full Service)
- Adult-Oriented Business
- Data Center
- Light Industrial
- Mini-Storage Warehouse
- Product Development Services (General)
- Research Services (General)
- Truck Stop or Travel Center
- Vehicle Storage Facility

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, Texas Government 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 Texas Local Government Code.

PASSED AND APPROVED FIRST READING on this the 5th day of March 2025.

PASSED AND APPROVED SECOND AND FINAL READING on this the 2nd day of April 2025.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey, Mayor

ATTEST:

Lluvia T. Almaraz, City Secretary

EXHIBIT "A"

Property Address: 16023 US HIGHWAY 290 EAST, Manor, Travis County, Texas
Property Legal Description: LOT 16, BLUEBONNET PARK, A SUBDIVISION IN
TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN
VOLUME 95, PAGE 2, MAP AND/OR PLAT RECORDS OF TRAVIS COUNTY, TEXAS.