

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) 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, 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;

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 Zoning Ordinance. City of Manor Code of Ordinances Chapter 14, Zoning ("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 Agricultural (A) to zoning district Heavy Commercial (C-3), with the following permitted uses removed:

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|------------------------------------|-----------------------------------|
| • Adult-Oriented Business | • Gasoline Station (Limited) |
| • Commercial Off-Street Parking | • Gasoline Station (Full Service) |
| • Data Center | • School, Boarding |
| • Financial Services (Alternative) | • School, Public |
| • Game Room | • School, Private or Parochial |
| • Truck Stop or Travel Center | • Vehicle Storage Facility |
| • Transportation Terminal | • Zoo, Private |
| • Recreational Vehicle Park | |

The Property is accordingly hereby rezoned to Heavy Commercial (C-3) with the listed uses removed.

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. That 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 ____ day of _____ 2025.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of _____ 20____.

ATTEST:

THE CITY OF MANOR, TEXAS

Lluvia T. Almaraz, City Secretary

Dr. Christopher Harvey, Mayor

EXHIBIT "A"

Property Address: 12725 US HWY 290 EAST, Manor, Travis County, Texas

Property Legal Description: Being 2.7872 acres of land, more or less, situated in the Greenbury Gates Survey No. 63, Abstract No. 315, Travis County, Texas.

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