

## **ORDINANCE NO. 585**

### **AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO TWO-FAMILY (TF) AND MEDIUM COMMERCIAL (C-2); 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;

**Whereas**, after publishing notice of the public 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 approximately 50.36 acres of land and parcels of property described in Exhibit "A" (the "Property"), attached hereto and incorporated herein as if fully set forth and as further described below, from the current zoning district Agricultural (A) to zoning districts Two-Family (TF) and Medium Commercial (C-2):

Parcel 1: Approximately 3.0 acres of the Property rezoned to Medium Commercial (C-2);

Parcel 2: Approximately 3.0 acres of the Property rezoned to Medium Commercial (C-2); and

Parcel 3: Approximately 44.341 acres of the Property rezoned to Two-Family (TF).

The Property is accordingly hereby rezoned to Two-Family (TF) and Medium Commercial (C-2) as provided herein.

**Section 4. 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 Gov't. Code.

**PASSED AND APPROVED FIRST READING** on this the 16<sup>th</sup> day of September 2020.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 7<sup>th</sup> day of October 2020.

**THE CITY OF MANOR, TEXAS**

---

Dr. Larry Wallace Jr.,  
Mayor

**ATTEST:**

---

Lluvia T. Almaraz, TRMC  
City Secretary

**EXHIBIT “A”**

Property Legal Description: See attached field notes for Parcels 1, 2 and 3.