

ORDINANCE NO. 364

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE NO. 185, ZONING REGULATIONS; AMENDING ARTICLE II, SECTION 20 AND ARTICLE II, SECTION 25 MODIFYING LOT REQUIREMENTS FOR R-1; AMENDING ARTICLE II, SECTION 22 MODIFYING INTERIM ZONING DISTRICT FOR NEWLY ANNEXED PROPERTIES TO AGRICULTURAL DISTRICT "A"; PROVIDING EFFECTIVE DATE, AMENDMENT OF CONFLICTING ORDINANCES, SAVINGS, SEVERABILITY, AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Whereas, the Planning & Zoning Commission held a public hearing on the proposed amendments to the City's zoning ordinance, and forwarded its recommendation on the amendments 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 considered the proposed amendments to the City's Zoning Ordinance and finds that the amendments are reasonable and necessary to protect the health, safety, and welfare of the present and future residents of the City;

**Section 1. Findings.** The findings and recitations set out in the preamble of this Ordinance are found to be true and correct and that they are hereby adopted by the City Council and made a part hereof for all purposes.

**Section 2. Amendment of Section 7.** Ordinance No. 185, Section 7, is hereby amended in its entirety to read as follows:

**Section 7. Exemptions; Prior Applications or Approvals**

The provisions of this Ordinance shall not be applied or construed in violation of Chapter 245 of the Texas Local Government Code and the City of Manor's Subdivision Ordinance.

**Section 3. Amendment of Section 20, Chart 1, Footnote (1).** Ordinance No. 185, Section 20(j), Chart 1 footnote (1) is hereby amended in its entirety to read as follows:

(1) Cul-de-sac lots shall have a minimum front lot width of 60 feet, measured at the building setback line.

**Section 4. Amendment of Section 20, Chart 1.** The minimum lot square footage for lots for Zoning District R-1 set forth in Chart 1 is hereby amended to read as follows:

**Zoning District**  
R-1

**Min. Lot SF Area**  
7,500

**Section 5. Amendment of Section 22.** Ordinance No. 185, Section 22 is hereby amended in its entirety to read as follows:

**Section 22. Zoning of Annexed Areas.** (a) Interim Zoning District. All territory hereafter annexed to the City shall be automatically classified as Agricultural District "A", pending subsequent action by the Commission and Council for permanent zoning; provided that upon application, by either the City or the property owner of the land being annexed, for zoning other than Agricultural, notice may be given and hearings held in compliance with Chapter 211 of the Texas Local Government Code and, upon annexation, such property may be permanently zoned as determined by the City Council after considering the Commission's recommendation.

**Section 6. Amendment of Section 25(a).** Ordinance No. 185, Section 25(a) is hereby amended in its entirety to read as follows:

(a) Purpose and Permitted Uses. Permits detached single family dwellings with a minimum of 1,500 square feet of living area, and related accessory structures, on a minimum lot size of 7,500 square feet.

**Section 7. Effective Date.** This ordinance shall take effect immediately from and after its passage.

**Section 8. Amendment of Conflicting Ordinances.** All ordinances or parts of ordinances in conflict with this ordinance are hereby amended to the extent of a conflict herewith. In the event of a conflict between another ordinance of the City and this ordinance, this ordinance shall control.

**Section 9. Savings Clause.** All rights and remedies of the City of Manor are expressly saved as to any and all violations of the provisions of any ordinances within the City which have accrued at the time of the effective date of this ordinance affecting zoning; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**Section 10. 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 11. 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,

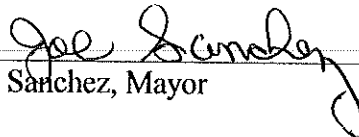
place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Tex. Gov't. Code.

**PASSED AND APPROVED** on this 17<sup>th</sup> day of JUNE, 2009.

ATTEST:

**THE CITY OF MANOR, TEXAS**

  
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Dustin Haisler, City Secretary

  
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Joe Sanchez, Mayor