

ORDINANCE NO. 185A

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ARTICLE II OF ORDINANCE NO. 185; ZONING REGULATIONS AT SECTION 27 TO PROVIDED FOR MODEL HOMES AND TEMPORARY SALES TRAILERS IN NEW SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND APPROPRIATE REGULATIONS; PROVIDING FOR OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

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

Section 1. That Ordinance No. 185 Zoning Regulations at Section 27 previously reserved be amended so that such Section shall read as follows:

Section 27. Additional Residential Uses – Model Homes and Sales Trailers. (a) Model Homes. In any new residential single family district, model homes used as show homes and/or sales offices are permitted if they are located within a new subdivision to which they pertain, meet the district requirements (including but not limited to location, dimensions, etc.) and subject to the following conditions:

- (i) No more than three model homes per builder per platted subdivision are permitted.
- (ii) The new subdivision must contain more than 25 platted home sites.
- (iii) Model homes are subject to a time limit of two years, unless expressly extending by the City Council.
- (iv) The residence is utilized solely for the purposes of sales and to showcase architectural styles, materials, workmanship, appliances, fixtures, type of construction, floor plans and other amenities of the homes to be built within the subdivision.
- (v) A temporary use permit must have been requested from and issued by the City Council. A temporary use permit will establish the duration of the permit, not greater than two years, and permitted uses of a model home. Temporary use permits will only be issued for subdivisions that have an approved concept plan, preliminary plat, construction plans and a final plat that has been filed with the City.

(b) Sales Trailers. In any residential single family district, sales trailers used as sales offices are permitted if they are located within a new subdivision to which the sales pertain. Sales trailers shall be solely temporary structures to be moved at the expiration of the temporary use permit expiration or the completion of the build-out of the subdivision, which ever is earlier. The sales trailers are subject to the following

conditions:

- (i) Only one sales trailer per builder per platted subdivision is permitted.
- (ii) The subdivision must contain more than 25 undeveloped platted home sites.
- (iii) Sales trailer are subject to a time limit of two years, unless expressly extending by the City Council.
- (iv) The sales trailer is utilized solely for the purposes of sales and to showcase floor plans and other amenities of the homes to be built within the subdivision.
- (v) A temporary use permit must have been requested from and issued by the City Council. A temporary use permit will establish the duration of the permit, not greater than two years, and may set forth additional restrictions on the sales trailer. Temporary use permits will only be issued for subdivisions that have an approved concept plan, preliminary plat, construction plans and a final plat that has been filed with the City.
- (vi) Sales trailer sites may be exempt from the following site development requirements:
 - (A) Landscaping
 - (B) Stormwater detention (at the discretion of the City Engineer)
 - (C) Parking
 - (D) Screening
 - (E) Building plan submission


Section 2. Effective Date. This ordinance shall take effect immediately from and after its passage.

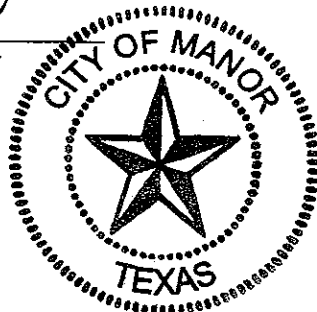
Section 3. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

PASSED AND APPROVED on this 5th day of March, 2003.

ATTEST:

THE CITY OF MANOR, TEXAS


Janice Doss, City Secretary




Jeff Turner, Mayor