

ORDINANCE NO. 185 B

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ARTICLE II OF ORDINANCE NO. 185, ZONING REGULATIONS AT SECTION 25(b) SO AS TO ADD A CONDITIONAL USE OF CHILD CARE CENTER IN THE SINGLE FAMILY RESIDENTIAL R-1 ZONING DISTRICT AND TO PROVIDE FOR ADDITIONAL CONDITIONS THEREFORE; PROVIDING FOR OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

Whereas, certain types of child care facilities may be compatible with residential neighborhoods; and

Whereas, establishing requirements and minimum criteria to ensure only compatible child care facilities are located within residential areas is an appropriate reason to condition the use;

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

**Section 1. Findings.** That the above premises and findings of fact are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

**Section 2. Amendment of Section 25(b), Ordinance No. 185.** That Ordinance No. 185 Zoning Regulations at Section 25(b) be amended to add subsection (vii) which shall read as follows:

- (vii) Small Child Care Center, with the grant of a conditional use permit as set forth in Section 63, provided the following minimum standards are met:
  - (A) The owner or operator of the Small Child Care Center occupies the structure where the Small Child Care Center is located as his or her primary residence.
  - (B) A maximum of six children may be cared for at one time.
  - (C) The City Council, after having received the recommendation of the Commission, may terminate the conditional use permit upon a finding that the holder of the permit failed to comply with any applicable ordinance or regulation or the Small Child Care Center fails to comply with Section 63(d). Before termination of a conditional use permit, public notice shall be given and public hearings shall be held as provided in *Chapt. 211, Tex. Loc. Gov't Code*.
  - (D) The conditional use permit shall be effective for one year and may be

renewed by following the procedure set forth in Section 63.

**Section 3. Effective Date.** This ordinance shall take effect immediately from and after its passage.

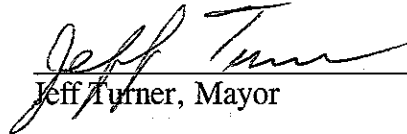
**Section 4. Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code.*

**PASSED AND APPROVED** on this 17<sup>th</sup> day of November, 2004.

ATTEST:

**THE CITY OF MANOR, TEXAS**

  
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Phil Tate, City Secretary

  
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Jeff Turner, Mayor