

ORDINANCE NO. 185c

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE NO. 185, ZONING REGULATIONS; AMENDING ARTICLE II, CHART 4, SO AS TO ADD REQUIREMENTS FOR THE NUMBER OF PARKING SPACES FOR AUTO SALES FACILITIES AND GOLF COURSES; AMENDING ARTICLE III, SECTION 61(g), PROVIDING REDUCED REQUIREMENTS FOR LANDSCAPING AT THE FRONT OF CERTAIN FACILITIES; AMENDING ARTICLE III, SECTION 61(k)(i) TO MODIFY REQUIREMENTS FOR SCREENING OFF-STREET PARKING FOR AUTO SALES FACILITIES FROM PUBLIC VIEW; PROVIDING FOR OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

Whereas, the City encourages the development of auto sales facilities;

Whereas, current zoning requirements do not take into account the unique requirements for standard development of auto sales facilities;

Whereas, establishing requirements and minimum criteria to ensure that auto sales facilities are compatible with City goals is appropriate; and

Whereas, current zoning requirements do not take into account the unique design needs for golf course parking;

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

Section 1. Amend Section 20, Chart 4. That Ordinance No. 185, Zoning Regulations, Section 20, Chart 4 be amended to add two new rows following the last row, to read as follows:

Auto sales facilities.	One space for every automobile for sale, one space for each two employees, and one space for each 250 feet of gross floor area.
Golf courses (commercial).	One space for each two employees, six spaces for each hole, and one space for each 200 feet of gross floor area.

Section 2. Amend Section 61(g). That Ordinance No. 185, Zoning Regulations, Section 61(g) be amended in its entirety as follows:

“(g) Placement. Landscaping shall be placed upon that portion of a tract that is being developed. Fifty percent (50%) of the required landscaping area and required plantings shall be installed between the front property lines and the building being constructed.

Undeveloped portions of a tract or lot shall not be considered landscaped, except as specifically approved by the Commission. Landscaping placed within public right-of-ways shall not be credited to the minimum landscape requirements by this Section. Auto sales facilities, golf courses, and similar facilities may place up to ninety percent (90%) of required trees and landscaping along the side or back property lines of the tract with approval of the Commission."

Section 3. Amend Section 61(k)(i). That Ordinance No. 185, Zoning Regulations, Section 61(k)(i) be amended in its entirety as follows:

"(i) All off-street parking, loading spaces and docks, outside storage areas, satellite dishes larger than 18 inches in diameter, antennas, mechanical equipment, and the rear of structures on reverse frontage lots, must be screened from view from the street or public right-of-ways. This section does not apply to areas of Auto Sales Facilities where automobiles are displayed for sale. Automobiles displayed for sale in an Auto Sales Facility must be kept clean and neatly parked on a paved area, with all wheels on the paved area."

Section 4. Effective Date. This ordinance shall take effect immediately from and after its passage.

Section 5. 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.*

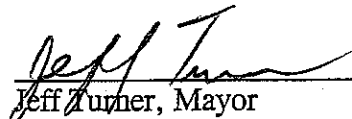
PASSED AND APPROVED on this 19th day of January, 2005.

ATTEST:

THE CITY OF MANOR, TEXAS



Phil Tate, City Secretary



Jeff Turner, Mayor