

ORDINANCE NO. 493

AN ORDINANCE OF THE CITY OF MANOR, TEXAS AMENDING MANOR CODE OF ORDINANCES CHAPTER 3 BUILDING REGULATIONS ARTICLE 3.11 OUTDOOR LIGHTING STANDARDS TO ADDING AN EFFECTIVE DATE, REVISING DEFINITIONS, AND ADDING EXHIBIT A.

WHEREAS, the City Council of the City of Manor, Texas has found it appropriate to add and modify provisions in the Manor Code of Ordinances to better provide an attractive living environment and to protect the health, safety, morals, and welfare of the present and future residents of the City;

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

Section 1: Finding Incorporated. The finding set forth above 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 Chapter 3, Article 3.11, Section 3.1.002(a) Applicability to read as follows:

- (a) New uses, buildings and additions. All proposed new land uses, developments, buildings, structures, or building additions of twenty-five percent (25%) or more in terms of additional dwelling units, gross floor area, seating capacity, or other units of measurement specified herein, either with a single addition or cumulative additions subsequent to the effective date of this provision, September 20, 2017, shall meet the requirements of this article for the entire property. This includes additions which increase the total number of required parking spaces by twenty-five percent (25%) or more. For all building additions of less than twenty-five percent (25%) cumulative, the applicant shall only have to meet the requirements of this article for any new outdoor lighting provided.

Section 3: Amendment of Chapter 3, Article 3.11, Section 3.11.005 Definitions to amend the definition of “Fully shielded fixture” to read as follows:

Fully shielded fixture means that fixtures are shielded in such a manner that light rays emitted by the fixture, either directly from the lamp or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted. See Exhibit A for examples.

Section 4: Amendment of Chapter 3, Article 3.11, Section 3.11.005 Definitions to amend the definition of “Unshielded fixture” to read as follows:

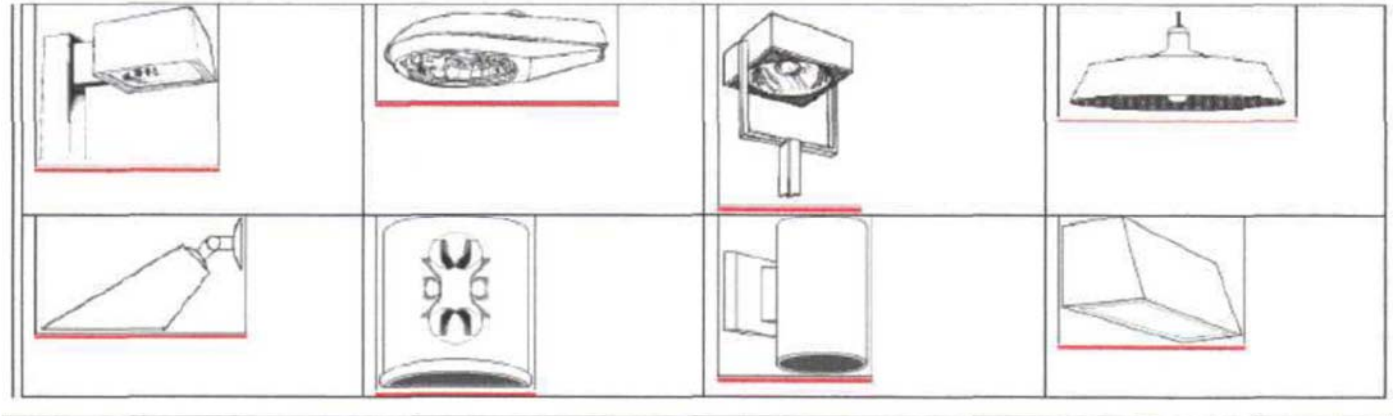
Unshielded fixture means a fixture that allows light to be emitted above the horizontal plane directly from the lamp or indirectly from the fixture or a reflector. See Exhibit A for examples.

Section 5: Amendment of Chapter 3, Article 3.11 adding EXHIBIT A SHIELDED AND UNSHIELDED LIGHT FIXTURES as follows:

EXHIBIT A

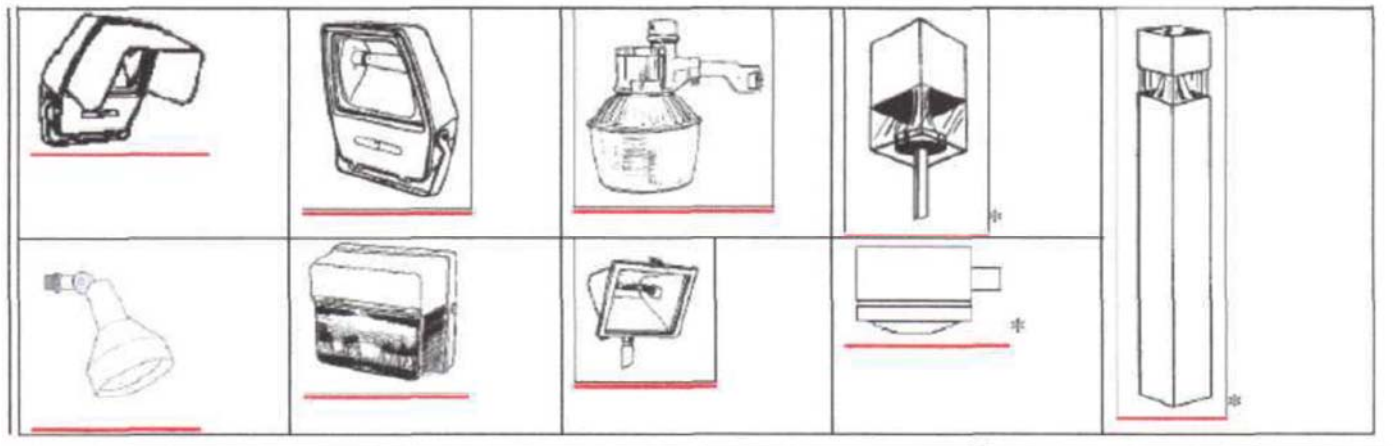
Fully Shielded Lights

To be fully shielded fixtures must be closed on top and mounted such that the bottom opening is horizontal.



Fixtures NOT Fully Shielded

Even though the lamp is shielded from direct view from the side or above, reflective surfaces within the fixture and or lens covers are directly visible from the side.



Section 6. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this ordinance are hereby amended to the extent of such conflict and shall hereinafter read as provided herein. To the extent only, if any, necessary to accomplish the purposes of this ordinance, any such term, condition or provision of any ordinance of the city that is in conflict herewith is hereby repealed to the extent of such conflict.

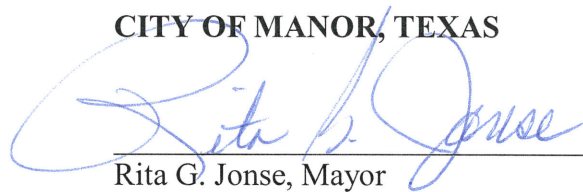
Section 7. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 8. 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, Loc. Gov't Code.*

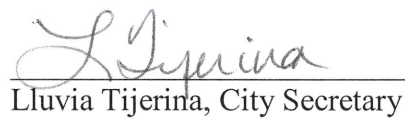
Section 9. Effective Date. This ordinance shall take effect immediately from and after its passage and publication.

PASSED AND APPROVED on this the 15th day of November 2017

CITY OF MANOR, TEXAS


Rita G. Jonse, Mayor

ATTEST:


Lluvia Tijerina, City Secretary

