

ORDINANCE NO. 505

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE MANOR CODE OF ORDINANCES CHAPTER 6 HEALTH AND SANITATION, ARTICLE 6.03 LITTERING, NUISANCES, AND UNSANITARY OR OBJECTIONABLE CONDITIONS, SECTION 6.03.131 DUTIES OF OWNER OR OCCUPANT TO ADD PROVISIONS FOR GRAFFITI; PROVIDING FOR CONFLICTING ORDINANCES AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, it is appropriate for the City to add and modify 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 MANOR, TEXAS, THAT:

Section 1: Findings Incorporated. The findings set forth above are incorporated as if fully set forth herein.

Section 2: Amendment of Chapter 6, Article 6.03, Section 6.03.131 as follows:

Section 6.03.131 Duties of owner or occupant

It shall be unlawful for an owner, occupant, lessee or renter of any lot or parcel of ground within the city limits (herein cumulatively referred to as "owner" or "occupant") to:

(1) Fail to maintain such property:

(A) Free of accumulations of brush, earth and construction materials, garbage, litter, junk, refuse, rubbish, solid waste, trash, weeds, unwholesome matter and any other objectionable, unsightly, or unsanitary matter of whatsoever nature;

(B) Free and clear from weeds and tall grass from the line of such property, including the sidewalks, to the established curb line next adjacent thereto;

(C) Free of drain holes and depressions in which water collects, or to fail to regrade any lots, grounds or yards or any other property owned or controlled by the owner or occupant which shall be unwholesome or have stagnant water thereon, or which from any other cause is in such condition as to be liable to produce disease;

(D) Free from filth, carrion or other impure or unwholesome matter of any kind, on any portion of the property under the owner's or occupant's control, including any house, building, establishment, lot, yard or ground owned or occupied, especially any such filth, carrion or other impure or unwholesome matter that exudes any noxious, foul or offensive odor that is detectable past or beyond the boundary of the property upon which the matter is located;

(E) Free of discharge of sewage or hazardous wastes into the soil or subsurface soil without proper containment thereto;

(F) Free of graffiti or marks including, but not limited to, an inscription, slogan, drawing, painting, symbol, logo, name, character, or figure, made in any manner on public or private property, excluding commercial advertising or a mark placed in compliance with an ordinance, or state or federal law; or

(G) In any manner that is inconsistent with this article;

(2) Suffer, allow or permit any person to bring or transport onto the property any filth, carrion, decaying animal or vegetable matter, or other impure or unwholesome matter of any kind that exudes any noxious, foul or offensive odor that is detectable past or beyond the boundary of the property that is under the ownership or control of the owner or occupant; or

(3) Operate or conduct any business or activity on the property in a manner that causes or results in any noxious, foul or offensive odor that originates on the property, or that emanates from any source that such owner or occupant has suffered, allowed or permitted to come onto the property, being detectable past or beyond the boundary of the property that is under the ownership or control of the owner or occupant.

Section 3. 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.

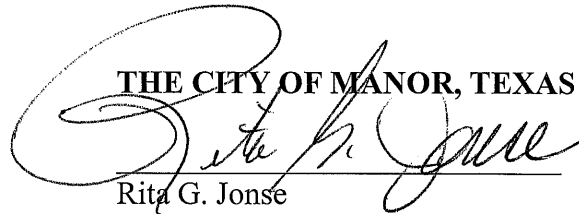
Section 4. Severability. If any provision of this ordinance or the application of any provision to any person or circumstance held invalid, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

Section 5. 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 6. Effective Date. This ordinance shall take effect immediately from and after its passage and publication.


PASSED AND APPROVED this 17th day of January 2018.

THE CITY OF MANOR, TEXAS



Rita G. Jonse
Mayor

ATTEST:


Luvia Tijerina
City Secretary

