

ORDINANCE NO. 535

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM INTERIM AGRICULTURAL (A) TO MEDIUM COMMERCIAL (C-2); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Ordinance. City of Manor Code of Ordinances Chapter 14 Exhibit A Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

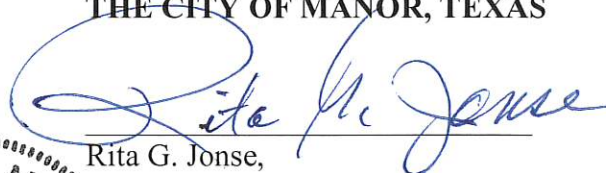
Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Interim Agricultural (A) to zoning district Medium Commercial (C-2). The Property is accordingly hereby rezoned to Medium Commercial (C-2).

Section 4. 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.

PASSED AND APPROVED FIRST READING on this the 14th day of November 2018.

PASSED AND APPROVED SECOND AND FINAL READING on this the 5th day of December 2018.

THE CITY OF MANOR, TEXAS



Rita G. Jonse,
Mayor



ATTEST:

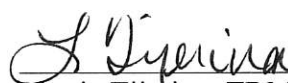

Lluvia Tijerina, TRMC
City Secretary

EXHIBIT "A"

Property Legal Description:
Abstract 154 Survey 52 Caldwell A.C. ACR 4.382

Property Address:
14101 US Hwy 290 East, Manor, Texas



Proposed Zoning: Medium Commercial C-2

Current Zoning District:
Interim Agricultural (A)



1 inch = 1,042 feet



Manor Zoning	
Zone	
R-1 - Single Family	C-2 - Medium Commercial
R-2 - Single Family	DB - Downtown Business District
R-3 - Multi Family	NB - Neighborhood Business
R-4 - Multi Family Special	IN-1 - Light Industrial
M-1 - Manufactured Housing	IN-2 - Heavy Industrial
M-2 - Manufactured Housing Park	I - Institutional
C-1 - Light Commercial	PUD - Planned Unit Development
	A - Agricultural
	Manor ETJ