

ORDINANCE NO. 366 A

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE NO. 366 SECTION 6, ZONING REGULATIONS TO PROVIDE FOR MASONRY SIDING IN RESIDENTIAL ZONED AREAS.

WHEREAS, Ordinance 366 amended Ordinance 185 in conflict with Ordinance 197; and,

WHEREAS, the provisions of Ordinance 366 and Ordinance 197 must be maintained free of conflict; and,

WHEREAS, Ordinance 366 A combines the conditions of Ordinance 366 and Ordinance 197 in manner that effectively amends Ordinance 185; and,

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

SECTION 1. FINDINGS. The findings and recitations set out in the preamble of this Ordinance are found to be true and correct and that they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2. Amendment of Section 6, Ordinance 366, Zoning Regulations. Section 6 is hereby amended in its entirety to read as follows:

- (a) Purpose and permitted uses. Permits detached single family dwellings with a minimum of 1,500 square feet of living area, and related accessory structures, on a minimum lot size of 7,500 square feet. All single family dwellings in this district shall be constructed so that minimum of two sides shall be 100% of masonry construction, one side of which shall be the front of the structure. This requirement may be satisfied by constructing the front 100% masonry and constructing two additional sides with at least 50% masonry construction. Masonry construction shall mean stone, brick, hardy board and stucco with more than a 90% masonry content or similar material, and shall not include hardy board with less than a 90% masonry content and like products. The masonry provision shall be effective immediately following publication for all properties zoned R-1 and R-2.


SECTION 3. REPEALER. Every ordinance or parts of ordinances found to be in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY. If any section, sentence, clause, or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, but they shall remain in effect.

SECTION 5. EFFECTIVE DATE. This ordinance shall become effective immediately upon its passage and publication as required by law.

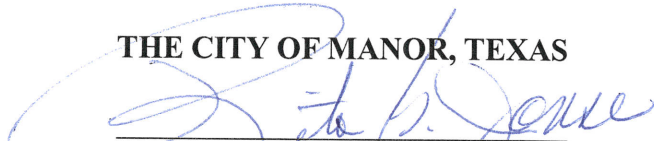
PASSED, ADOPTED, AND APPROVED on this 21st day of September, 2016.

ATTEST:



Frances M. Aguilar, City Secretary

THE CITY OF MANOR, TEXAS



Rita G. Jonse, Mayor