

ORDINANCE NO 1172-05-18

AN ORDINANCE OF THE CITY OF HONDO CHAPTER 15 OF CITY CODE OF ORDINANCES AMENDING UNIFIED DEVELOPMENT CODE, CHAPTER 5, SECTION 5.1.4(b) TO REVISE THE AREA REGULATIONS FOR “R2” RESIDENTIAL TWO DISTRICTS; PROVIDING FOR PROPER NOTICE AND MEETING; AND PROVIDING AN EFFECTIVE DATE OF THE ORDINANCE.

WHEREAS, the City of Hondo (“City”) has adopted a comprehensive plan to promote health, safety, good morals, and general welfare of the community; and

WHEREAS, City adopted the Hondo Unified Development Code (“UDC”) on January 8, 2018, by Ordinance No. 1148-01-18; and

WHEREAS, City staff has identified a scrivener’s error in UDC Section 5.1.4(b) and found that they include the area regulations for “R1” Residential One Districts; and

WHEREAS, the Planning & Zoning Commission have reviewed the UDC area regulations for “R2” Residential Two Districts and wishes to restore the area regulations to those previously included in City’s zoning ordinance.

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

1. **Findings of Fact.** The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.
2. **Amendment.** The table included in UDC Section 5.1.4(b) is deleted in its entirety and replaced with the following:

Lot Size	Lots for permitted use shall have a minimum area of six thousand (6,000) square feet of area.
Width of Lot	Minimum width of lot shall be fifty (50) feet, measured at the front setback line.
Depth of Lot	Minimum depth of lot shall be one hundred (100) feet, with the measurement representing the average depth of lot from the property line adjacent to the front street to the rear of the lot.
Residential Density	A maximum of one (1) dwelling per lot (No mobile homes allowed).
Percent Impervious Area	The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed sixty (60) percent of the total lot area.
Height	Maximum height of thirty-five (35) feet, or two (2) stories.
Front Yard Setback	Minimum of twenty-five (25) feet from the property line adjacent to front street. The front yard setback is also referred to as the “Building line.”

Side Yard Setback	Minimum setback of ten (10) feet from the property line that is located adjacent to a side street. If the garage faces the side street, a distance of twenty (20) feet from the property line will be required if garage is less than sixty (60) feet from front property line. Minimum setback of five (5) feet from a side property line that represents a common side property line with an adjoining property other than a dedicated street or other right-of-way.
Rear Yard Setback	A minimum rear yard setback of twenty (20) feet.
Exception to Setback Requirements	When multiple lots are joined together, and the owner of said lots places a residential or other allowed structure on the lots, the interior lot lines shall be disregarded and the owner is not required to replat with vacating.

3. **Effective Date.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.
4. **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 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.
5. **Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance

PASSED AND APPROVED this 14th day of May, 2018.



James W. Danner, Sr.
 James W. Danner, Sr.
 Mayor

ATTEST:

Miguel Cantu
 City Secretary