

Chapter 42
Changes after January 2013 Council Committee Meeting
April 3, 2013

- Revised the term of the Special Minimum Lot Size requirement to 40 years unless terminated prior to the 20th year.
- Establish a phased implementation schedule for Chapter 42 amendments to allow time for neighborhoods to amend deed restrictions or file an application for a Special Minimum Lot Size or Building Line requirement.

Year One: Changes will become effective 30 days following approval of City Council.

Changes to standards within the City and ETJ:

- Additional parking for certain single-family residential developments
- Lift stations reserve requirements
- Subdivision name requirements for certain partial replats

Changes to city-wide standards only:

- Chapter 10 Amendment: Side Setbacks Adjacent to Single-Family Residential
- Special Minimum Building Line Requirements
- Special Minimum Lot Size Requirements
- Location and screening of bulk containers
- Existing conditions survey for single-family residential developments
- Building line encroachments

Changes to area within Loop 610 standards only:

- Improved shared driveway standards
- Optional building line performance standards along certain major thoroughfares
- Optional building line performance standards for single-family residential
- Average lot size/Average lot width for single-family residential

Year Two: Beginning one year after the date the City Council adopts the ordinance, the following amendments will become applicable for tracts one acre in size or larger that are within the City and outside Loop 610:

- Standard lot size of 3,500 square feet
- Improved shared driveway standards
- Optional building line performance standards along certain major thoroughfares
- Optional building line performance standards for single-family residential
- Average lot size/Average lot width for single-family residential
- Reduced lot size performance standards

After Year Two: Beginning two years after the date the City Council adopts the ordinance, the complete ordinance, as adopted, will become effective.