

**City of Castle Hills, Texas  
Ordinance No. 2021-03-09**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CASTLE HILLS, TEXAS TO AMEND SECTIONS 50-64(a), 50-64(c), 50-98(a), 50-98(b), 50-98(c), 50-167(a), 50-167(c), 50-197(a), 50-197(c), 50-227(a), 50-227(c), 50-257(a), 50-257(c), 50-287(a), 50-287(c), 50-394(a), AND 50-394(c) TO CLARIFY SETBACKS AND TO AMEND THE LAST SENTENCE OF SECTIONS 50-67(c) AND 50-397(c) TO LIMIT THE NUMBER OF PERMITS THAT THE CITY MANAGER MAY ISSUE FOR INOPERABLE VEHICLES ON ANY ONE PROPERTY IN THE A SINGLE FAMILY DISTRICT AND IN THE RR RURAL RESIDENTIAL DISTRICT RESPECTIVELY**

**WHEREAS**, the Zoning Commission of the City was asked to review certain provisions concerning setbacks and bring a recommendation to the City Council to provide consistency and clarity as to certain setbacks; and

**WHEREAS**, the Zoning Commission of the City was asked to review provisions in regard to the number of permits for inoperable vehicles the City Manager be permitted to issue for any one property in the A Single-Family District or the RR Rural Residential District; and

**WHEREAS**, the Zoning Commission of the City held a public hearing on February 2, 2021, on the setback provisions for front yards and rear yards for property in the A Single-Family District, the AA Single-Family District, the B Duplex Residential District, the C Low-Rise Apartment District, the D High-Rise Apartment District, the E One-Story Office–Professional District, the F Two-Story Office–Professional District, and the RR Rural Residential District as well as setback provisions for side yards in the AA Single-Family District and on the number of permits for inoperable vehicles the City Manager may issue in regard to property in the A Single-Family District and the RR Rural Residential District; and

**WHEREAS**, the Zoning Commission adopted a resolution recommending to the City Council that revisions should be made to clarify certain setback provisions and to revise the number of permits the City Manager may issue for inoperable vehicles for any one property in the A Single-Family District and the RR Rural Residential District and adopted Zoning Commission Resolution No. 2021-02-21; and

**WHEREAS**, the City Council held a public hearing on March 9, 2021 on the setback provisions for front yards and rear yards for property in the A Single-Family District, the AA Single-Family District, the B Duplex Residential District, the C Low-Rise Apartment District, the D High-Rise Apartment District, the E One-Story Office–Professional District, the F Two-Story Office–Professional District, and the RR Rural Residential District as well as setback provisions for side yards in the AA Single-Family District and on the number of permits for inoperable vehicles the City Manager may issue in regard to property in the A Single-Family District and the RR Rural Residential District; and

**WHEREAS**, the City Council believes that revisions should be made to clarify certain setback provisions and to revise the number of permits the City Manager may issue for inoperable vehicles in the A Single-Family District and the RR Rural Residential District.

**IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF CASTLE HILLS, TEXAS**, that the following amendments be made to the Zoning Ordinance of the City of Castle Hills:

- (1) Section 50-64(a) concerning property in the A Single-Family District be revised to read as follows:

50-64(a) - Front yard. There shall be a minimum front yard setback of 40 feet or 20% of the depth of the lot, whichever is greater, except where the area of a lot is less than 15,000 square feet the minimum front yard setback shall be 35 feet.

- (2) Section 50-64(c) concerning property in the A Single-Family District be revised to read as follows:

50-64(c) - Rear yard. There shall be a minimum rear yard setback of 20 feet from the rear property line of the lot except that a detached accessory building shall be at least 5 feet from the rear property line.

- (3) Section 50-98(a) concerning property in the AA Single-Family District be revised to read as follows:

50-98(a) – Front yard. The minimum front yard setback shall be 20 feet.

- (4) Section 50-98(b) concerning property in the AA Single-Family District be revised to read as follows:

50-98(b) – Side yard. The minimum side yard setback shall be five feet except that on a corner lot the street side yard setback shall be not less than 20 feet.

- (5) Section 50-98(c) concerning property in the AA Single-Family District be revised to read as follows:

50-98(c) – Rear yard. The minimum rear yard setback shall be 20 feet.

- (6) Section 50-167(a) concerning property in the B Duplex Residential District be revised to read as follows:

Section 50-167(a) - Front yard. There shall be a minimum front yard setback of 35 feet of the depth of the lot.

- (7) Section 50-167(c) concerning property in the B Duplex Residential District be revised to read as follows:

Section 50-167(c) - Rear yard. There shall be a minimum rear yard setback of 20 feet from the rear property line of the lot except that a detached accessory building shall be at least 5 feet from the rear property line.

- (8) Section 50-197(a) concerning property in the C Low-Rise Apartment District be revised to read as follows:

Section 50-197(a) - Front yard. There shall be a minimum front yard setback of 25 feet of the depth of the lot.

- (9) Section 50-197(c) concerning property in the C Low-Rise Apartment District be revised to read as follows:

Section 50-197(c) - Rear yard. There shall be a minimum rear yard setback of 20 feet from the rear property line of the lot except that a detached accessory building shall be at least 5 feet from the rear property line.

- (10) Section 50-227(a) concerning property in the D High-Rise Apartment District be revised to read as follows:

Section 50-227(a) - Front yard. There shall be a minimum front yard setback of 25 feet of the depth of the lot.

- (11) Section 50-227(c)(1) concerning the rear yard setback for property in the D High-Rise Apartment District be revised to read as follows:

Section 50-227(c)(1) – Residences - There shall be a minimum rear yard setback of 20 feet from the rear property line of the lot except that a detached accessory building shall be at least 5 feet from the rear property line.

- (12) Section 50-257(a) concerning property in the E One-Story Office–Professional District be revised to read as follows:

Section 50-257(a) - Front yard. There shall be a minimum front yard setback of 35 feet of the depth of the lot. On corner lots, the front yard setback shall be on both streets.

- (13) Section 50-257(c) concerning property in the E One-Story Office–Professional District be revised to read as follows:

Section 50-257(c) - Rear yard. There shall be a minimum rear yard setback of 10 feet from the rear property line of the lot except that a detached accessory building shall be at least 5 feet from the rear property line.

- (14) Section 50-287(a) concerning property in the F Two-Story Office–Professional District be revised to read as follows:

Section 50-287(a) - Front yard. There shall be a minimum front yard setback of 35 feet of the depth of the lot. On corner lots, the front yard setback shall be on both streets.

- (15) Section 50-287(c) concerning the property in the F Two-Story Office–Professional District be revised to read as follows:

Section 50-287(c) - Rear yard. There shall be a minimum rear yard setback of 10 feet from the rear property line of the lot except that a detached accessory building shall be at least 5 feet from the rear property line.

- (16) Section 50-394(a) concerning property in the RR Rural Residential District be revised to read as follows:

Section 50-394(a) - Front yard. There shall be a minimum front yard setback of 50 feet or 20% of the depth of the lot.

- (17) Section 50-394(c) concerning the property in the RR Rural Residential District be revised to read as follows:

Section 50-394(c) - Rear yard. There shall be a minimum rear yard setback of 25 feet from the rear property line of the lot except that a detached accessory building shall be at least 5 feet from the rear property line.

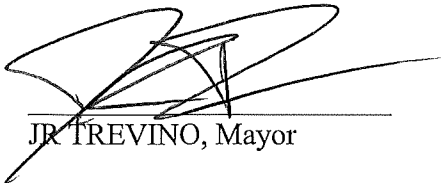
- (18) The last sentence of Section 50-67(c) concerning the property in the A Single-Family District be revised to read as follows:

The City Manager shall not issue permits pursuant to this subsection (c) for more than one inoperable vehicle for any one property.

- (19) The last sentence of Section 50-397(c) concerning the property in the RR Rural Residential District be revised to read as follows:

The City Manager shall not issue permits pursuant to this subsection (c) for more than one inoperable vehicle for any one property.

Passed and adopted the 9<sup>th</sup> day of March, 2021.

  
JR TREVINO, Mayor

ATTEST:

  
Zina Tedford, City Secretary

