

Chapter 42: Implementation Outside Loop 610 for Certain Ordinance Sections

May 3, 2013

The amendments to Chapter 42 go into effect on May 24, 2013. However, certain sections of the ordinance will not be immediately available outside of Loop 610 and will have a phased implementation based on the date and/or size of property. For the purpose of applying the ordinance rules, a property within the city limits will be treated as if it was located in the extra-territorial jurisdiction (ETJ) if it is located outside of Loop 610 until the appropriate implementation date described below for the following sections:

Related to Shared Driveways:

- 42-145. General layout and arrangement for all shared driveways
- 42-146. Optional performance standards for reduction in shared driveway width
- 42-147. Construction over a shared driveway

Related to Building Lines:

- 42-153. Optional performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less – In general.
- 42-154. Optional performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less – Retail commercial center.
- 42-157. Optional performance standards for collector streets and local streets – Single-family residential.

Related to Lots and Reserves:

- 42-181. Single-family residential lot size.
- 42-182. Optional performance standards for the reduction in lot size – compensating open space.
- 42-184. Optional performance standards for the reduction in lot size within the city.
- 42-185. Minimum width of a lot.

Outside Loop 610: What Rules Apply & When

Property Size	Implementation Date		
	May 24, 2013	April 24, 2014	April 24, 2015
1 acre or more	Reviewed under ETJ Rules (Old "Suburban" Rules)	Reviewed under City Rules (The "New" Rules)	Reviewed under City Rules (The "New" Rules)
Less than 1 acre: Year 2 Exception Only if on April 24, 2013: <ul style="list-style-type: none"> • The property was not used for or restricted to single-family residential use; and • 51% or more of the combined area of the block face and opposing block face was not used for or restricted to single-family residential use. 	Reviewed under ETJ Rules (Old "Suburban" Rules)	Reviewed under City Rules (The "New" Rules)	Reviewed under City Rules (The "New" Rules)
Less than 1 acre: All Others	Reviewed under ETJ Rules (Old "Suburban" Rules)	Reviewed under ETJ Rules (Old "Suburban" Rules)	Reviewed under City Rules (The "New" Rules)

Please note: The phased implementation for certain ordinance sections is related only to property located within the city limits. The above phasing schedule will not impact property located outside the city limits in the ETJ. All rules applicable to property located in the ETJ will become effective on May 24, 2013.