

ORDINANCE NO. 2029

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALAMO HEIGHTS, CHAPTER 3, ZONING, SECTIONS 3-14, 3-17, 3-18, 3-19 AND 3-22**

**WHEREAS**, it would be in the public interest to amend various sections of Article III of the Zoning Code applicable to Single-Family Dwelling District A and Single-Family Dwelling District B; and

**WHEREAS**, the Planning and Zoning Commission considered the proposed amendments at a meeting on September 8, 2015, and after a public hearing on such issue, determined that the Code of Ordinances should be amended as provided herein; and

**WHEREAS**, the City Council considered the recommendations of the Planning and Zoning Commission and after conducting a public hearing on the recommendations determined it would be in the public interest to approve the recommendations of the Planning and Zoning Commission.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS** that the Code of Ordinances, Chapter 3, Zoning, Section 3-14, referring to a second-story roof overhang is amended by repealing the following exception:

*“Exception: A one-story unenclosed roofed front porch up to fifteen (15) feet in height may encroach into the required front yard setback up to six (6) feet if it is at least six (6) feet deep.”*

**NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS** that the Code of Ordinances, Chapter 3, Zoning, Section 3-18, is amended by repealing subsections 2, 4 and 6 so that the bonuses shall be itemized as follows:

- “1. A 1:1.5 height-looming ratio for main structures (+.02); and/or
2. Side or rear street/alley access (+.02); and/or
3. A one-story garage (+.02); and/or
4. Preservation of fifty (50) percent of main structure (+.04).”

**NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS** that the Code of Ordinances, Chapter 3, Zoning, Section 3-19, is amended by repealing subsection (1) (c) 4 pertaining to a front porch bonus.

**NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS** that the Code of Ordinances, Chapter 3, Zoning, Section 3-22, is amended by repealing the Maximum Front Yard Setback provisions in the SETBACKS AND ARTICULATION table for SF-A and SF-B Residential Design Standards.

**NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALAMO HEIGHTS, TEXAS** that the Code of Ordinances, Chapter 3, Zoning, Section 3-22, is amended by repealing certain wording from Exclusion <sup>a</sup> of the GENERAL: LOT STANDARDS, BUILDING RESTRICTIONS, Lot Coverage, so that Exclusion <sup>a</sup> shall read as follows:

<sup>a</sup> Excludes free-standing entryway arbors with open-air lattice framework under 50 sf. in area and 8 ft. in height; and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.”

**THAT**, in the event that any provision of this Ordinance is held to be invalid, it is the intention of the City Council that the remainder of this Ordinance shall be in full force and effect; and

**THAT**, this Ordinance shall become effective five days after its publication. Applicants seeking building permits or other remedies afforded by the Zoning Code which are affected by the changes adopted herein may elect to proceed under the new regulations adopted herein or under the prior regulations repealed herein for a period of ninety days from the date of the adoption of this Ordinance.

**PASSED AND APPROVED** this the 28<sup>th</sup> day of September, 2015.

  
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MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY SECRETARY

APPROVED AS TO FORM:

  
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CITY ATTORNEY