

ORDINANCE NO. 568

AN ORDINANCE AMENDING THE ZONING ORDINANCE #438 OF THE CITY OF KYLE, TEXAS, TO AMEND ARTICLE II CHART 1, TO REVISE THE REAR SETBACK FOR R-1-1 AND R-1-2; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS:

SECTION 1: That Ordinance #438 Zoning, Article II Chart 1 is hereby amended as written:

**ARTICLE II  
ZONING DISTRICTS AND REGULATIONS**

**Chart 1.**

Land Use District	Front Setback	Side Setback	Corner Lot at Side Street or Alley Way Setback	Street Side Yard Setback	Rear Setback	Min. Lot SF Area	Min. Lot Street Line Width	Height Limit
A	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	43,500	150 ft.	45 ft.
UE	25 ft.	25 ft.	25 ft. 10 ft. 10 ft.	25 ft.	25 ft.	22,500	100 ft.	45 ft.
R-1-1	30ft.(9)	7 ft.		15 ft.	<del>25 ft.</del> 10 ft.	8,190 (1)	80 ft. (1)	35 ft.
R-1-2	30ft.(9)	5 ft.		15 ft.	<del>25 ft.</del> 10 ft.	6,825 (1)	65 ft. (1)	35 ft.
R-1-A	25 ft.	(2)	10 ft. 10 ft.	15 ft.	15 ft.	4,550 (1)	35 ft.	35 ft.
R-1-T	(3)	(3)	10 ft.	15 ft.	(3)	2,844 (3)	35 ft.	35 ft.
R-1-C	(4)	(4)		15 ft.	(4)	9,000 (4)	80 ft.	45 ft.
R-2	25 ft.(9)	7 ft.	10 ft.	15 ft.	25 ft.	9,000	80 ft.	35 ft.
R-3-1	25 ft.	15 ft.	15 ft. 15 ft.	15 ft.	25 ft.	(5)	80 ft.	35 ft.(6)
R-3-2	25 ft.	20 ft.	15 ft.	15 ft.	25 ft.	(5)	80 ft.	45 ft.(7)
R-3-3	25 ft.	7 ft.		15 ft.	25 ft.	(13)	90 ft.	45 ft. (7)

<b>M-1</b>	25 ft.	7 ft.	15 ft	15 ft.	25 ft.	8,190	80 ft.	35 ft.
<b>M-2</b>	25 ft	7 ft	25 ft	25 ft	25 ft	8,190	80 ft.	35 ft
<b>CBD-1</b>	25 ft (8)	(8)	15 ft	15 ft.	(8)	(8)	(8)	35 ft. (8)
<b>CBD-2</b>	0 ft	0 ft	0 ft	0 ft.	0 ft	2,500	25 ft	45 ft
<b>RS</b>	25 ft	10 ft	15 ft	15 ft	15 ft	6,000	50 ft	45 ft
<b>HS</b>	50 ft	50ft	50ft	50ft	50ft	10 acres	200 ft	100 ft (14) (15)
<b>W</b>	25 ft	25 ft	25 ft	25 ft	25 ft	9,000	80 ft	45 ft
<b>CM</b>	25 ft	50 ft	50 ft	50 ft	50 ft	43,500	150 ft	45 ft
<b>E</b>	25 ft	25 ft	15 ft	15 ft	15 ft	6,000	50 ft	45 ft(14)
<b>TU</b>	25 ft	7 ft	15 ft	15 ft	15 ft	(10)	(10)	(10)
<b>B</b>	25 ft	25 ft	25 ft	15 ft	15 ft	(11)	(11)	(11)
<b>PUD</b>	(8)	(8)	(8)	15 ft.	(8)	5 acres	(8)	(8)

SECTION 2: If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid (or for any reason unenforceable), the validity of the remaining portions of this ordinance or the application to such other persons or sets of circumstances shall not be affected hereby, it being the intent of the City Council of the City of Kyle, in adopting this ordinance, that no portion hereof or provision contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any portion or provision.

SECTION 3. This Ordinance shall be published according to law and shall be and remain in full force and effect from and after the date of publication.

SECTION 4. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

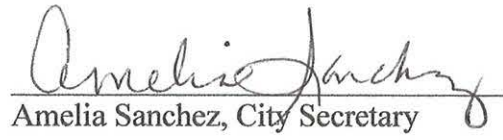
READ, CONSIDERED, PASSED AND APPROVED ON FIRST READING by the City Council of Kyle at a regular meeting on the 21st day of April, 2009, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Kyle at a regular meeting on the 5th day of May, 2009, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

APPROVED this 5th day of May, 2009.

  
Miguel Gonzalez, Mayor

ATTEST:

  
Amelia Sanchez, City Secretary