

## ORDINANCE NO. 4 - 2022

AN ORDINANCE OF THE VILLAGE OF BONNEY, TEXAS, AMENDING THE SUBDIVISION ORDINANCE ON LOT WIDTHS, DEVELOPMENT PLATS, AND OTHER MATTERS, AND CONTAINING RELATED PROVISIONS.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE VILLAGE OF BONNEY, TEXAS:

1. The "Subdivision Ordinance" herein shall mean Ordinance No. 7-2021 of the Village of Bonney, Texas ("the Village"), the Subdivision Ordinance attached thereto, and any amendments at any time of any of the foregoing, including but not limited to this ordinance.

2. Section 37 of the Subdivision Ordinance of the Village of Bonney ("the Village") is hereby amended as follows:

**"Section 37. Lots.** The following minimum requirements shall apply unless a conflict exists between this Section and Village's Zoning Ordinance, if any, in which case the more restrictive requirements of the two will control. **Regardless of any other provision, except as provided in a variance, no lot shall be narrower than one-hundred twenty (120) feet at the building line, and no lot shall be smaller than one acre.**

1. Minimum front residential building setback lines shall be at least fifty (50) feet. Each corner lot shall have at least the minimum front residential building setback line on both streets. Lots abutting across walkways shall be treated as corner lots. Minimum commercial, business and industrial building setback lines shall be at least twenty five (25) feet, unless otherwise approved. Side lot building lines on interior lots shall be ten (10) feet. Minimum side lot building lines on commercial, business or industrial buildings shall be five (5) feet.
2. Lot dimensions. Lot dimensions and area shall be as stated in the introductory paragraph of this Section.

3. Each residential lot that either lacks public sewer service, lacks public water supply, or lacks both shall be laid out with provision for the possibility of resubdivision at such time as sanitary sewer and/or water service becomes available.
4. In addition to any other requirements, depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
5. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this Ordinance.
6. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.
7. Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.
8. Side lot lines. Side lot lines shall be substantially at right angles or radial to street lines.

9. Flag and key shaped lots. No flag or key-shaped lots are allowed.

10. The length to width ratio of each lot shall not be greater than 7:1, meaning that the length of the longest side of the overall property cannot be more than seven times the width of the property measured at the building setback line. The requirements in this paragraph are in addition to all other requirements of this Subdivision Ordinance.

3. Section 71 of the Subdivision Ordinance of the Village, which concerns development plats, is hereby amended as follows:

**“Section 71. Scope and Exceptions to this Article**

**a. Scope.** This Article shall apply only to a development that meets both 1 and 2, as follows:

1. Either “a” or “b” applies, as follows:

- a. The development is for a multi-family residential or commercial purpose; or
- b. The development is for more than one single family residence on a single tract or parcel of land, This paragraph does not change the prohibition of this situation in section 1,B.

2. No exception in **subsection b, below**, applies.

**b. Exceptions.** This Article shall not apply to a development that meets any of the following circumstances:

1. If a person is required under subchapter 212A of the Texas Local Government Code or an ordinance of the Village to file a subdivision plat, then a development plat is not required in addition to the subdivision plat for any improvement required to be shown on such subdivision plat.

2. The development is an alteration to any building or improvement, including enclosing an existing canopy or car port, that does not increase the exterior square footage by more than 100 square feet and does not result in an encroachment into any setback requirement.”

4. The Subdivision Ordinance regulations including all amendments through this ordinance are attached hereto and incorporated herein in full and are approved and adopted by the Board of Aldermen.

5. The remainder of the Subdivision Ordinance and all other ordinances of the Village shall remain in full force and effect.

6. If any part of this ordinance, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this order shall remain in full force and effect.

This ordinance shall be effective upon its passage and approval.

PASSED AND APPROVED this 16th day of August, 2022.

VILLAGE OF BONNEY,  
TEXAS

By: *Raymond Cantu*  
Raymond Cantu, Jr., Mayor

ATTEST:

*Terry LaCombe*  
Terry LaCombe, Village Secretary  
Bonney/Ordinance/Subdivision (8-16-22)

