

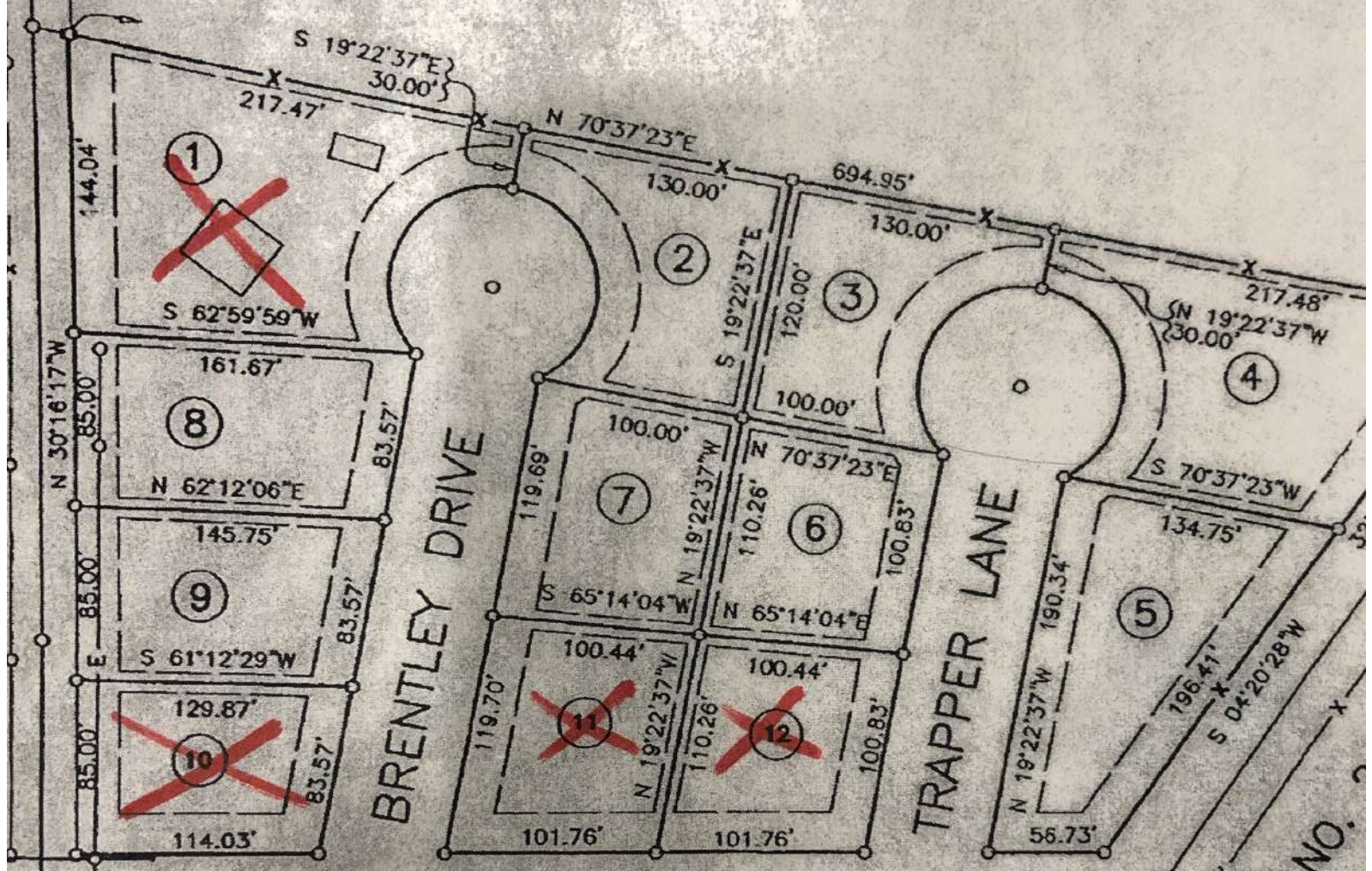
COBB PROPERTIES

SELLING FINE TEXAS RANCHES

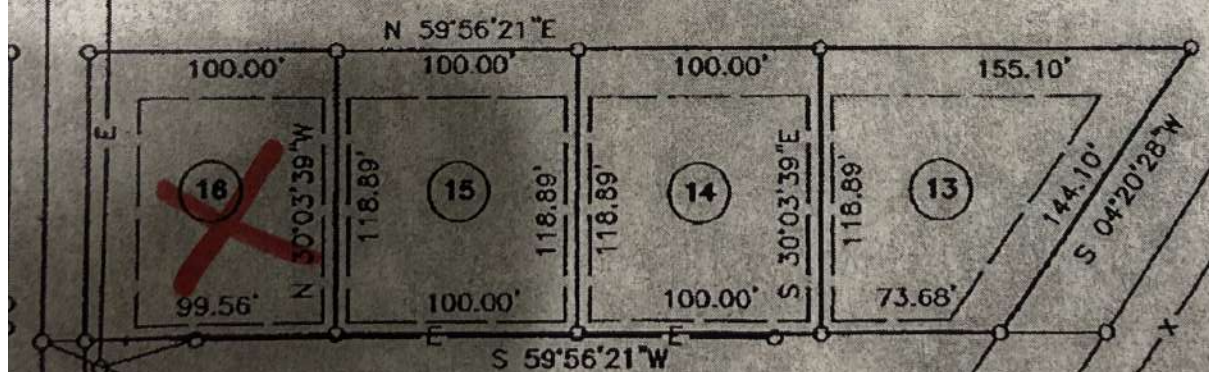


FORMER 28.93 ACRE
 ALBERT ALEXANDER
 TO
 LOIS HANSHEW
 OCTOBER 4, 1978
 VOL. 238, PG. 179

TRACT ONE 4.00 ACRE
 GLEN EARL CHICK ET UX
 TO
 EVA P. MANCUSO
 FEBRUARY 20, 1996
 VOL. 297, PG. 161



HEATH STREET



COUNTY ROAD NO.

0.77 ACRE
 TROY HUNT ET UX TO
 HICO TRUST, J.L. MOORE TRUSTEE
 APRIL 3, 1997
 VOL. 299, PG. 535

2.0 ACRE
 HICO LAND
 DEVELOPMENT
 TO
 HILLTOP BAPTIST

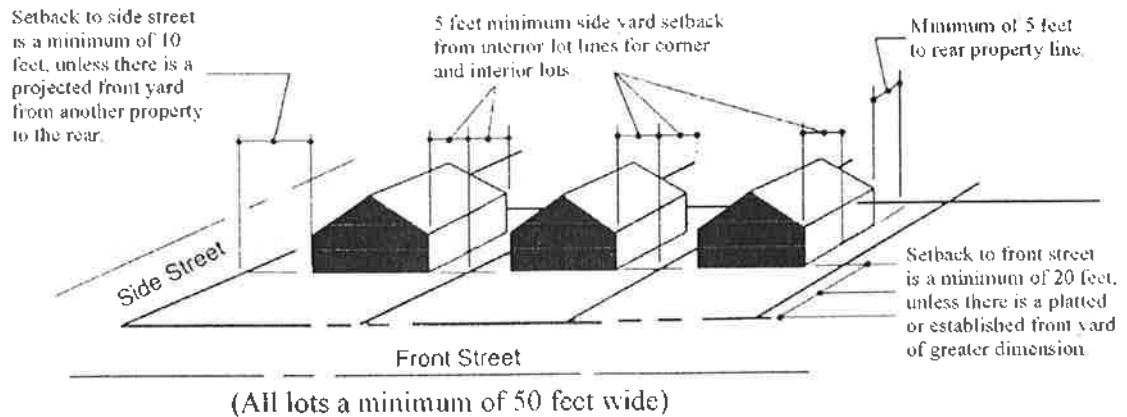
WM.

One-Family ("A-5") District	
Lot Area	5,000 square feet minimum (Sections 6.501 and 7.106)
Lot Width	50 feet minimum at building line
Lot Coverage	50 percent maximum
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side Yard	
Interior lot	5 feet minimum
Corner lot**	10 feet minimum adjacent to side street and 5 feet minimum for interior lot line
Height	35 feet maximum (see Section 6.100)
Notes:	
*May be subject to setback averaging (Section 6.101D)	
** May be subject to projected front yard (Section 6.101F)	

Commentary:

Carpports--Not allowed in front of building line or in required yards. (Sections 5.300B and 6.101A)

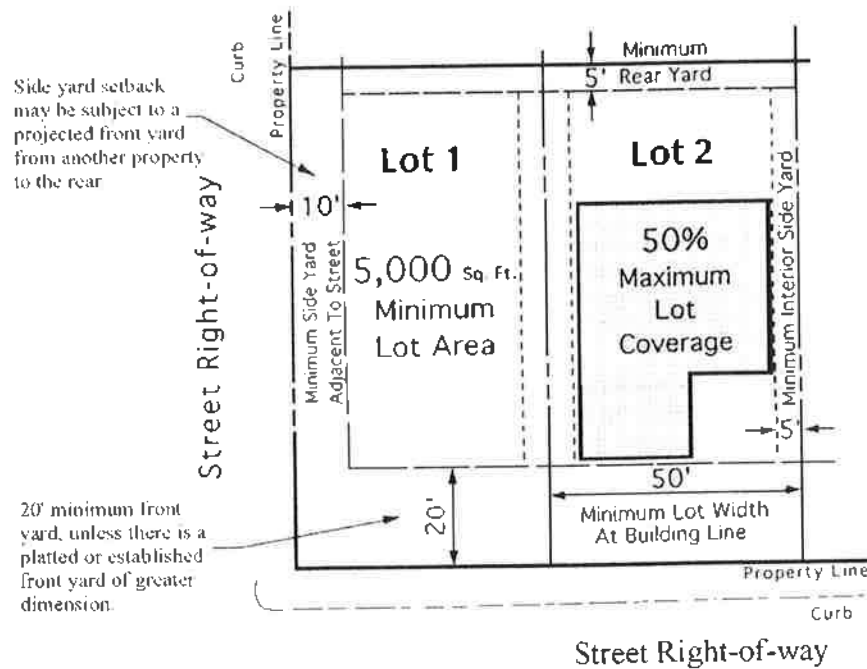
Fences-- 4 feet high in front yard, 2 feet high in public open space easement, 8 feet high behind front yard. (Section 5.304)



One-Family "A" District

Chapter 4. District Regulations

Article 7. Residential Districts



One-Family "A" District

D. Other Development Standards

Development in the One-Family ("A-5") District may be subject to a variety of General Development Standards in Chapter 6, and the following provisions:

1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses allowed that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** One space per dwelling unit, located behind the front building line. For non-residential uses, see Chapter 6, Article 2.
3. **Residential Design Standards.** See Chapter 6, Article 5.
4. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See Chapter 6, Article 3.
5. **Access through Residential Districts.** See Section 6.500.

**ORDINANCE #101314C
AMMENDED 12/10/18**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF HICO,
TEXAS, AUTHORIZING THE AMMENDMENT OF ORDINANCE 101314C
REGARDING THE INSTALLATION OF MOBILE HOMES, MANUFACTURED
HOMES AND RECREATIONAL VEHICLES AS A PLACE OF RESIDENCE**

Whereas, this original ordinance did not include the prohibitions for structures not built on-site; and,

Whereas, the City is experiencing developmental challenges relating to residential use; and,

Whereas, the City desires to maintain a certain level of appearance and standards in neighborhoods; and,

Whereas, Ordinance 101314C was adopted before the trend in shed dwellings and kit homes became popular.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HICO, TEXAS that the following verbiage be added to amend the existing ordinance:

Sec. 4.3 No Dirksen portable building, Leland Cabin/building, pre-built barn, pre-built shed, or pre built structure of any kind shall be installed for residential use within the incorporated limits. All structures shall site-built, and be a minimum of 1,200 SF.

Sec 5.1 “24 consecutive calendar months” changed to “6 consecutive calendar months” regarding the time limitation for removal of abandoned, non-conforming structures that currently exist.

DULY PASSED AND APPROVED THIS THE 10th DAY OF DECEMBER, 2018.


EDDIE NEEDHAM, Mayor

ATTESTED TO BY:


KARI DRUCKHAMMER, City Secretary