



IOWA COLONY CODE COMPLIANCE OFFICE

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Iowa Colony, TX 77583

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Ahmed Fakir A & Pervin
4200 County Road 78
Iowa Colony, TX 77583

To Whom It May Concern,

After reviewing the City of Iowa Colony ordinances, it has been determined that this property is in violation of the following regulations:

- **Appendix A – Zoning Ordinance, Article V, Performance Standards, Section 55 – Fences.** This ordinance was adopted on August 14, 2014.

-AND-

- **Appendix B – Unified Development Code, Chapter 3, Article 3 – Screening and Fencing, Division 2 – Fencing, Section 3.3.2.1 – Fencing Allowed.** This ordinance was adopted on May 15, 2014.

Based on available documentation and Google Earth imagery, the fence in question was constructed after the adoption of the ordinance on May 15, 2017, which places it under the jurisdiction of these ordinances.

Required Action:

The front portion of the fence facing the public street must be removed by **April 14, 2025**. Failure to comply may result in a fine of up to **\$2,000 per day** until the violation is corrected.

Compliance Deadline & Follow-Up Inspection:

To avoid further action by the city, compliance must be achieved immediately upon receipt of or posting of this notice. A follow-up inspection will be conducted on or after **April 14, 2025**, to verify that the violation has been remedied.

If you require additional information, please contact Albert Cantu.

Appendix A- Zoning Ordinance Article V Performance Standards Section 55- Fences subsection a-1, and a-3.

a) *General fence regulations.*

1. Height restrictions.

(a) The following portions of a fence shall not exceed four feet in height:

- i. The portion of the fence in front of the front wall of the main building, if any, on the lot, tract, or parcel of land, if there is any building larger than 300 square feet thereon.

3. Grandfather exception for lawful nonconforming uses.

- i. Except as otherwise provided herein, fences are subject to the same regulations as other structures concerning nonconforming uses. This subsection 55.a (general fence regulations) is enacted on August 18, 2014.
- ii. However, if a fence or portion of a fence is built after August 18, 2014, and if the existence or location of a structure on that property is later changed so that the fence then becomes unlawful, then the fence is not a lawful nonconforming use, and the fence must be modified or removed as necessary to comply with this ordinance, within 30 days after it becomes unlawful.

Appendix B – Unified Development Code, Chapter 3, Article 3 – Screening and Fencing, Division 2 – Fencing, Section 3.3.2.1 – Fencing Allowed.

(b) Fences permitted in front yard(s) adjacent to a public street.

- 1) Except as provided by subsection (b)(2) (decorative fences) below, no fence or wall shall be permitted within the required front yard of any single-family or duplex residential lot which is adjacent to a public street. No residential fence shall be closer than 15 feet to a public street; however, in cases where the side or rear building line of the yards on continuous corner lots adjoin (i.e., the side yard lot is not a key corner lot), the fence may be constructed out to the property line of the side yard, such that the street side yard may be included as part of the lot's rear yard area.
- 2) Decorative fences. Decorative fences with openings not less than 50 percent of the fence area and not exceeding four feet in height are permitted in front yards. Chain link, woven wire mesh metal panel, or similar materials are not considered decorative fencing, and are therefore not allowed in front yards.

Sincerely,

Albert Cantu,
Code Compliance Supervisor
City of Iowa Colony