



Staff Report

Agenda Date: January 5, 2026

Agenda Item: Variance Request Fakir A & Pervin Ahmed- 4200 County Road 78, Iowa Colony, TX 77583

Project Description: Variances to regulations of the Zoning Ordinance, Article V, Performance Standards, Section 55 – Fences and the Unified Development Code pertaining to Screening and Fencing Appendix B, Ch.3, Article 3, Division 2, Sec,3.3.2.1 (b), (2)

Zoning Designation: Single Family Residential

Building Official: Albert Cantu

SUMMARY

This request was made by Fakir Ahmed for a variance to Zoning Ordinance, Article V, Performance Standards, Section 55 – Fences and the Unified Development Code pertaining to Screening and Fencing Appendix B, Ch.3, Article 3, Division 2, Sec,3.3.2.1 (b), (2)

Variance Request:

Variance- Abate citations, built 8 yrs ago, isn't compatible with the area, varied demands on citation letters complaint made with hidden agenda, not the fence.

RECOMMENDATION

Staff recommend that the variance **NOT** be granted due to not meeting the criteria required for approval of a variance under the City's zoning and fencing regulations. Specifically, the request does not demonstrate a hardship unique to the property that is not self-imposed, nor does it meet the intent of the ordinance to protect public safety, maintain neighborhood character, and ensure consistent application of City standards.

The proposed fence, as submitted, does not comply with the applicable requirements related to [height, placement, visibility, material, and approval of the variance would constitute a deviation from established regulations without sufficient justification.

Albert Cantu

Albert Cantu, Building Official

Images

	
2025-09-04 DSCF0892.JPG	2025-09-04 DSCF0890.JPG
	
2025-09-04 DSCF0891.JPG	2025-09-04 DSCF0893.JPG
	
2025-10-02 DSCF1301.JPG	2025-10-02 DSCF1302.JPG