

Consider Approval of a Variance  
Fence in Drainage Area  
Northwest Industrial Drive

Mindy Teague

Director of Planning and Zoning

City Council Meeting 8/20/2024

# Background

- Question
- Should the City Council grant a variance to allow the property owner to construct a chain-link fence around the perimeter of the property known as Lot 1, Block 1, CB 4428 F, Northwest Industrial Park Subdivision, a 0.3400 tract of vacant land on Northwest Industrial Drive at Bandera Road
- Options
  - Approve
  - Deny
  - Other
- Declaration
  - At City Council discretion

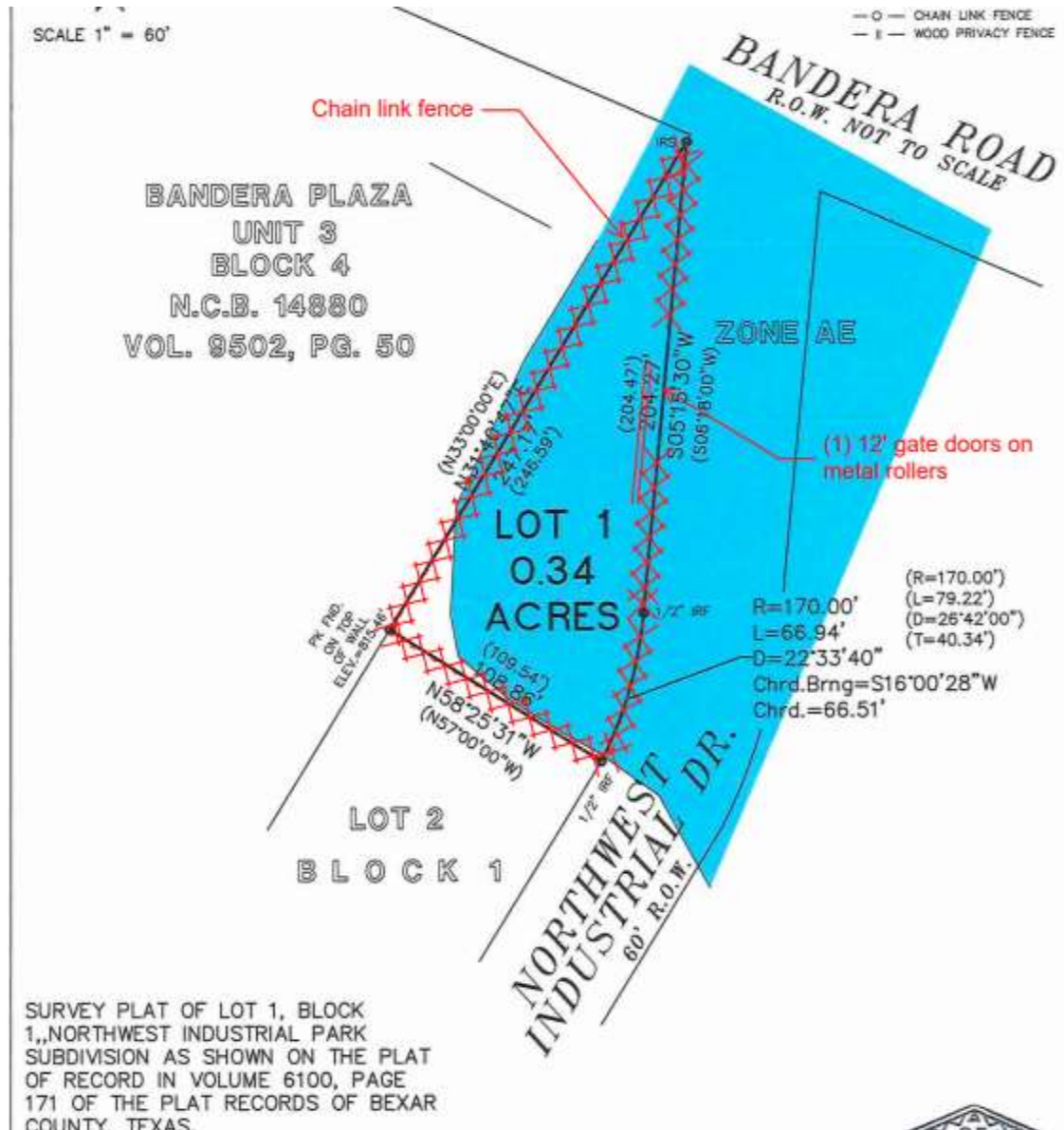
# Background

- Property owner would like to install a chain-fence around the perimeter of the property approximately 0.34 acres of vacant land
- Fence would be at a height of 8 feet, with a 12-foot gate
- The Code states:
  - *It shall be unlawful for any person to build or place any fence of any kind, or any other structure or physical obstacle, in, on or across any drainage easement, or any natural or artificial drain, or any stream, creek or channel in the city, or any part thereof, without special permission from the city council, evidenced by an ordinance duly passed, and then only in strict accord with the terms of such permission, if any.*

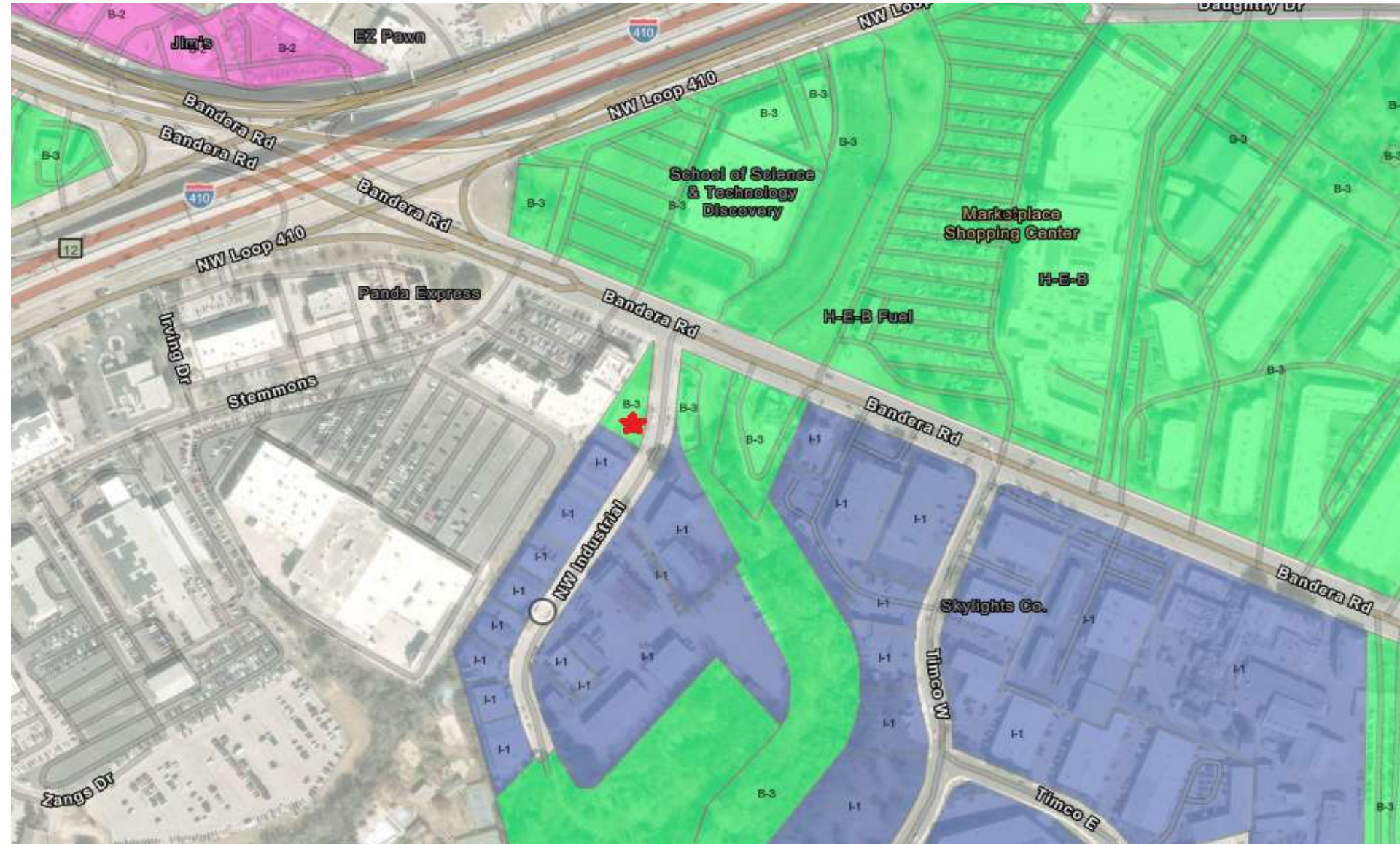
# Property



# Plan



# Zoning Map



# Fiscal Impact

- The owner has paid all fees associated with the variance application
- If approved, owner would pay for a fence permit

# Recommendation

- At City Council discretion