



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

Meeting Date	08/19/2025	Agenda Items	
Approved by City Manager	Yes	Presenter(s)	Kaydi Smith
Reviewed by City Attorney		Department	Developmental Services
Subject	Discussion and possible action to agenda request for variance to the Zoning Ordinance, Exhibit A, Section 110-173 (c) for proposed fence at 1203 East 7 th Street; Tyler Jones		
Attachments / Supporting documents	Agenda Request with Proposed Drawing, Application		
Financial Information	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

Executive Summary

Variance is requested to Ordinance 110-173 to allow for a privacy fence to extend past the building line, consisting of a non-see thru material.

Resident is requesting to add a privacy fence on the western side of their property, approximately 240 feet. Resident is requesting to allow for a privacy fence to extend past the building line. Their building line is approximately 130 feet from the roadway.

Ordinance §110-173 (c) -- No fence or enclosure shall extend closer to any street right-of-way line than the building line in front (see section 110-2 building line definition, being the front of the building) and the point of intersection of the building line with the property line on the side, except for –picket, chainlink, and ornamental see – thru fences are to be permitted in front of the building line on those lots platted prior to the date of the ordinance. Fences on corner lots must allow clear traffic line of sight, and be no more than 4' in height. Any plants, trees, etc. planted must also allow clear traffic line of sight. Also, when the lot is at least one (1) acre or more, ornamental see – thru (spaces six (6) inches to eighteen (18) inches in width) iron or steel fences with brick pillars may be erected up to and along the minimum setback line in front and on the property line on the side to its intersection with the minimum setback line in front

§110-2 Definitions- Building Line- means a line, usually parallel to street or property line, beyond which buildings shall not be erected. Once a building is legally erected under the provisions of this chapter, the front of the building shall be considered to the building line for that building for the purpose of determining placement of all fences, except ornamental fences as outlined in Section 110-171.

Newly amended setbacks for R2B are now: Front- fifteen (15) feet.

Recommended Action

Council discretion:

If approving: To approve a variance to the Zoning Ordinance, Exhibit A, Section 110-173 (c), allowing for a privacy fence to extend past the building line, nearest the west property line, closest to East 7th Street, as depicted and presented, located at 1203 E 7th Street.