



AGENDA MEMO

Business of the City Council

City of Sweeny, Texas

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|---|---|---------------------|------------------------|
| Meeting Date | 04/15/2025 | Agenda Items | |
| Approved by City Manager | | Presenter(s) | |
| 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) (4) (c) for proposed fence at 101 S Francis Street; Veronica Montgomery | | |
| Attachments / Supporting documents | Agenda Request with Proposed Drawing | | |
| 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. Ordinance does not allow for a privacy fence to extend past the building line. Fences extending past the building line must be of a see thru material.

Ordinance Verbiage:

§110-173 (C) (4) (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.

§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.

Recommended Action

Council discretion:

If approving: To approve a variance to the Zoning Ordinance, Exhibit A, Section 110-173, allowing for a privacy fence to extend past the building line on the right side/ southern portion of the property, closest to Avenue A, as depicted and presented, located at 101 S Francis.