

ORDINANCE NUMBER 2252-T-05-2024

AN ORDINANCE AMENDING ZONING ORDINANCE NUMBER 2252, AND ANY OTHER AMENDING ORDINANCES CODIFIED IN THE CODE OF ORDINANCES IN CHAPTER 14A, SECTION 5.08, PERTAINING TO “FENCES” AND AMENDING THE FEE SCHEDULE AND REPEALING ANY OTHER ORDINANCES IN CONFLICT THEREWITH, AS PROVIDED BY THE CITY OF SAN BENITO AND PROVIDING FOR AN EFFECTIVE DATE.

Section I. Fence Regulations

RESIDENTIAL: Front yard fences extending past the forward-most portion of the house structure to the front and side lot property lines may be constructed and maintained under the following terms and conditions:

1. Solid face fences, such as solid masonry face fences, shall be restricted to a height of not more than three (3) feet in height above the grade of the yard at least fifteen (15) feet back from such front property line and along any side property line of a street corner.
2. Ornamental and decorative fences of not more than six (6) feet, such as ornamental iron allowing reasonable through vision and substantially free air flow shall have no height restrictions other than that applicable to permanent structures.
3. Solid rear and side fences are restricted to a height of not more than six (6) feet for residential areas and are subject to the sight triangle on a corner where a street or alley intersects with another (see Exhibit D).

NON-RESIDENTIAL: A solid screening fence of not less than six (6) feet in height shall be constructed in the side and/or rear yards of a commercial zoning district dividing the district from any residential district. Solid face front yard fences may be maintained at a height of no more than six (6) feet up to the lot line providing they do not obstruct traffic view for an approach of at least 15 ft. on an approach to a street and 10 ft. on the approach to an alley.

Residential and non-residential fences greater than seven (7) feet will need windstorm plans.

Section II. Fees

\$40.00 Residential Fence Permit Fee + Plan Review Fee + any additional fees that apply

\$200.00 Commercial Fence Permit Fee + Plan Review Fee + any additional fees that apply

Section III. Effective Date

FIRST READING of this ordinance before the City Commission of the City of San Benito at its Regular City Commission Meeting on the 21st day of May, 2024.

PASSED, APPROVED, AND ADOPTED on the Second and Final Reading at a Regular Meeting of the City Commission of the City of San Benito, Texas on this 4th day of June, 2024.

CITY OF SAN BENITO



Honorable Ricardo Guerra
Mayor

ATTEST:


Ruth A. McGinnis
City Secretary

FILED FOR RECORD
AT 11:19 O'CLOCK A M

SEP 26 2024

SYLVIA GARZA-PEREZ
CAMERON COUNTY CLERK
DOC No 2024 34084
By SR Deputy