



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: June 12, 2022

Reference: Consider approval of an Ordinance for PD-161R3-SF-12, Stratford Manor Hog Fence, a zoning change request from PD-161R1-SF-12 to PD-161R3-SF-12, (Planned Development-161-Revision 3 – Single Family-12), to allow for a hog wire fence on the HOA Lot 14X, Block A, on 2.3 acres of land located the end of the cul-de-sac on Stratford Lane, and authorizing the Mayor to sign.

2040: Enhance the Unique “Community Oasis” Experience

Executive Summary:

The Stratford Manor neighborhood has been dealing with a wild hog problem for approximately two years. The residents of this neighborhood have had run-ins with the feral hogs and this ordinance would allow the placement of a hog wire fence on the HOA lot to keep the dangerous feral hogs from entering Stratford Lane.

Analysis:

On April 21, 2022, the Planning and Zoning Commission unanimously recommended APPROVAL (7-0) of PD-161R3-SF-12. On May 10, 2021 City Council unanimously approved the request, subject to the following conditions:

1. The Homeowners Association (HOA) will be responsible for repairing and/or replacing, reinstallation and maintenance of the fence
2. In the event that the drainage easement or creek access is needed by the City, the HOA shall be responsible for any removal, reinstallation, repair or maintenance of the fence.
3. There shall be three (3) gate access points to allow for City access to the City’s drainage easement and located to provide access to the water cutoff valve for 748 Deforest Rd as depicted in Exhibit C.
4. The fence area shall be kept free of debris and maintained to allow for the conveyance of water.
5. A fence permit shall be required.
6. The fence shall be located on said Lot as depicted on Exhibit C and shall be attached on the eastern and western borders as provided therein.

Legal Review:

City attorney drafted the ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A – Legal Description
3. Exhibit B - Fence Detail
4. Exhibit C – Fence and Gate Location