



PLANNING

To: Mayor and Town Council

From: David Hoover, AICP, Director of Development Services

**Through: Mario Canizares, Town Manager
Chuck Ewings, Assistant Town Manager**

Re: Amendment to Planned Development-59 for Screening Wall Location

Town Council Meeting – October 22, 2024

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Conduct a Public Hearing and consider and act upon a request to amend Planned Development-59 on Twin Creeks Ranch, Phases 1-2, on 40.9± acres, to accommodate the reconfiguration of the wall and the landscaping between the subdivision and Frontier Parkway. (ZONE-24-0011)

Future Land Use Plan:

The Future Land Use Plan recommends the Low Density Residential. The proposed zoning request conforms to the Future Land Use Plan.

Zoning:

The property is zoned Planned Development-59.

Thoroughfare Plan:

This property has direct access to Frontier Parkway.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Budget Impact:

There is no budgetary impact affiliated with this item.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has received one response in opposition to the proposed zoning request to date.

Attached Documents:

1. Aerial & Zoning Maps
2. Exhibit A-1 – Written Metes and Bounds
3. Exhibit A-2 – Boundary Exhibit
4. Exhibit B – Letter of Intent
5. Exhibit C – Development Standards

6. Exhibit D – Conceptual Plan
7. Exhibit E – Development Schedule
8. Exhibit F – Elevations
9. Exhibit G – Landscape Plan

Description of Agenda Item:

The purpose of this request is to amend Planned Development-59 to allow for an existing screening wall to remain in place due to the taking of land for additional right-of-way. Residential developments are required to have both landscape buffers and screening walls adjacent to major and minor thoroughfares. Per the Town's Zoning Ordinance, landscape buffers are required to be in front of screening walls to enhance the aesthetic appeal of the development from the public right-of-way and to reduce noise. The developer for Twin Creeks constructed the screening wall anticipating that the required landscaping would be between the wall and Frontier Parkway. If the taking of land for additional right-of-way hadn't occurred, the screening wall would be in the correct location. However, the taking resulted in the elimination of the required landscape area between the screening wall and Frontier Parkway. Due to the screening wall being 85 percent complete, the developer is requesting to amend the Planned Development to allow it to remain in its current location.

Mitigation:

The developer has proposed several options to mitigate the screening wall being in front of the required landscaping.

- Landscaping to soften the masonry portion of the screening wall.
- A berm with additional landscaping behind the screening wall.
- Both the required wall and landscaping are being provided.

Maintenance:

The Twin Creek Homeowner's Association will be responsible for the maintenance of the screening wall and landscaping.

Town Staff Recommendation:

Town Staff recommends approval of the request to amend Planned Development-59 on Twin Creeks Ranch, Phases 1-2, on 40.9± acres, to accommodate the reconfiguration of the wall and the landscaping between the subdivision and Frontier Parkway.

Planning & Zoning Recommendation:

The Planning & Zoning Commission unanimously recommended approval of this item by a vote of 7-0 at their meeting on October 1, 2024.

Proposed Motion:

I move to approve/deny the request to amend Planned Development-59 on Twin Creeks Ranch, Phases 1-2, on 40.9± acres, to accommodate the reconfiguration of the wall and the landscaping between the subdivision and Frontier Parkway.