



# PLANNING & ZONING COMMISSION COMMUNICATION

**DATE:** October 28, 2024

**FROM:** Ramie Hammonds, Development Service Director

**AGENDA ITEM:** Consideration and possible action on an amendment to Ordinance No. 12-32-22 to amend the Planned Development language for side yard windows adjacent a street for land described as A1241A TIERWESTER, TR 56, TR 57, AND TR 40 generally located along Chapman Drive approximately 234 feet west of the intersection of I-35 and Chapman Drive.

**SUMMARY:**

- The applicant is proposing to amend the Planned Development to add language about the Exterior Façade Criteria.
  - In lieu of side yard walls on corner lots requiring windows and doors comprising of 25% of the wall space, a corner lot shall comply with the following:
    - a. A side yard wall on a corner lot facing a street shall consist of at least two windows or doors totaling 25 square feet in aggregate area.
    - b. On corner lots, side yard fencing facing residential streets and the adjacent gate return, shall be a stained 6-foot-tall cedar board-on-board fence with a decorative top cap and metal posts. Posts and hardware shall be on the internal side of the fence and not viewed from the public ROW.
    - c. On corner lots, fencing facing a collector or arterial street shall be a 6-foot masonry wall with columns.
    - d. On corner lots, front fencing or gates that face a primary street shall be set back from the front façade a minimum of 10 feet but no more than 15 feet.
    - e. If a window of any size is not installed on the side of a house on a corner lot between the front build line and side yard fence return, shrubs of a minimum of 3 gallons in size shall be planted between front build line and fence return at a spacing of 4 feet on center. In addition, one 3-inch caliper eastern red cedar (*Juniperus virginiana*), or other evergreen tree species approved by the Director of Development Services, shall be planted at the longitudinal midpoint between the front build line and fence return.
- The development will consist of approximately 59.19 acres of single-family residential.
- Single family will have 296 single family lots.
- Staff mailed out 33 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no responses.

**FISCAL INFORMATION:**

Budgeted: N/A

Amount: N/A

GL Account: N/A

**RECOMMENDED MOTION OR ACTION:**

Staff recommends APPROVAL

**ATTACHMENTS:**

Location Map

PD with Exhibits

Application

Letter of Intent

Ordinance No. 12-32-22

Exterior Façade Criteria