



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: October 28, 2024

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Conduct a public hearing 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:

N/A

ATTACHMENTS:

Location Map