



ORDINANCE AMENDING  
CHAPTERS 26 & 31 –  
SUBDIVISION ENTRY SIGNS &  
PERIMETER WALLS

PH-24-027

July 16, 2024

# Background

- If approved, the proposed ordinance will make the following amendments to Chapters 26 and 31:
  - ▣ Requires subdivision perimeter walls along collector and arterial streets to be masonry and at least six (6), but not taller than eight (8), feet in height.
  - ▣ For purposes of this section, masonry is defined as: brick, stone, precast concrete, or other similar masonry material of equal character, density, and design.









# Background

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- Allows up to two (2) subdivision entry features for new subdivisions.
- Allows subdivision entry features to be up to 16 ft. in height and include signage up to 50 sq. ft. in area (the current limit is 24 sq. ft. and 6 ft. in height).
- Requires subdivision entry features to include landscaping.
- Requires the HOA to maintain subdivision entry features and perimeter walls.

A photograph of a landscaped area at Wolf Ranch. In the center, a sign with the words "Wolf Ranch" in white, sans-serif font is mounted on a wall. The wall is composed of two parts: a top section of vertical, weathered metal slats and a bottom section of large, rectangular, light-colored stone blocks. To the left, a light-colored concrete path curves towards the sign. In the foreground, a gravel path leads to a garden bed containing several clumps of tall, green grasses and smaller green plants. To the right, a low, curved wall made of the same light-colored stone blocks borders a grassy area. The background is filled with lush green trees and shrubs under a bright blue sky with scattered white clouds.

Wolf Ranch





OAKS *at* SAN GABRIEL



# Staff Recommendation

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- Staff recommends approval of the ordinance as presented.

# Commission Recommendation

- At their regular meeting on June 17, 2024, the Planning and Zoning Commission recommended approval of the ordinance as presented by a vote of 6 to 0.