



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

TMP-24-282

October 1, 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.











Harker Heights **Achille DR**

Harker Heights **Shiloh Lake Rd**



Background

- 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 of vertical, weathered metal slats. Below the sign is a low wall of large, rectangular, light-colored stone blocks. In the foreground, a concrete sidewalk curves to the left, and a gravel path leads towards the sign. A raised garden bed with a low stone wall contains various green plants and grasses. The background features a lush green lawn, scattered rocks, and a dense line of trees under a bright blue sky with scattered white clouds.

Wolf Ranch



OAKS *at* SAN GABRIEL



Stakeholder Feedback

- Staff held a meeting with stakeholders to discuss the proposed ordinance on September 23rd.
- The stakeholder group was comprised of local developers and homebuilders.
- The group expressed a strong preference for the ordinance to permit wood fences instead of requiring precast concrete perimeter walls.

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.