

City of Plano Screening Walls Policy



Subdivision Ordinance

5.3 Thoroughfare Screening

Where subdivisions or additions are platted so that the rear yards of residential lots are adjacent to a dedicated roadway or separated from a roadway by an alley or service road, the owner shall provide screening at his sole expense.



Screening Options

1. Living Screen
2. Living Screen with Screening Fence
3. Reinforced Masonry Wall
4. Wrought Iron & Brick Fence
5. Ornamental Fence with Landscaped Slope
6. Berm with Retaining Wall



Zoning Ordinance

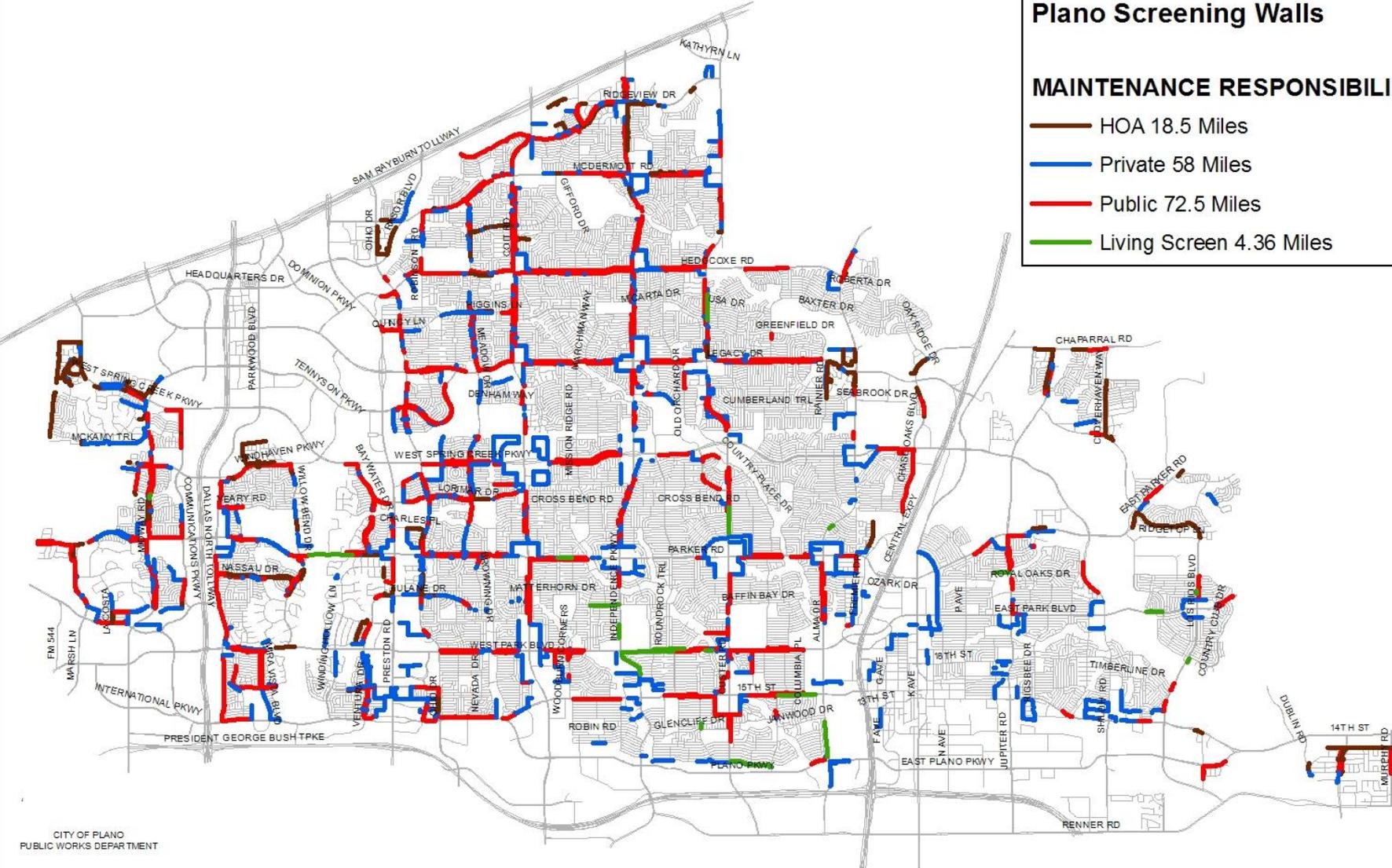
- Screening Walls Are Required Between Non-Residential and Residential Uses.



Plano Screening Walls

MAINTENANCE RESPONSIBILITY

- HOA 18.5 Miles
- Private 58 Miles
- Public 72.5 Miles
- Living Screen 4.36 Miles



CITY OF PLANO
PUBLIC WORKS DEPARTMENT

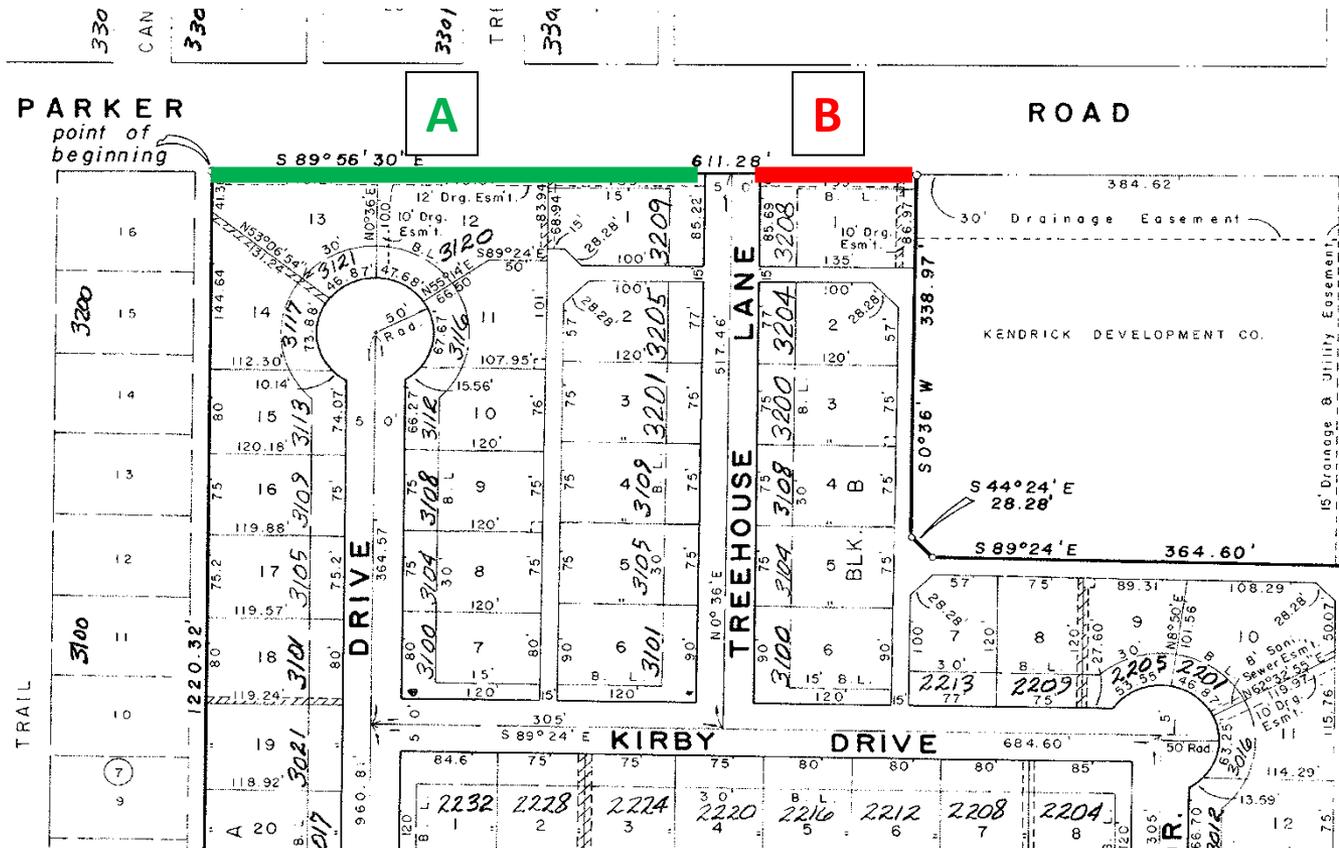


What should we do with private walls owned by residential property owners?

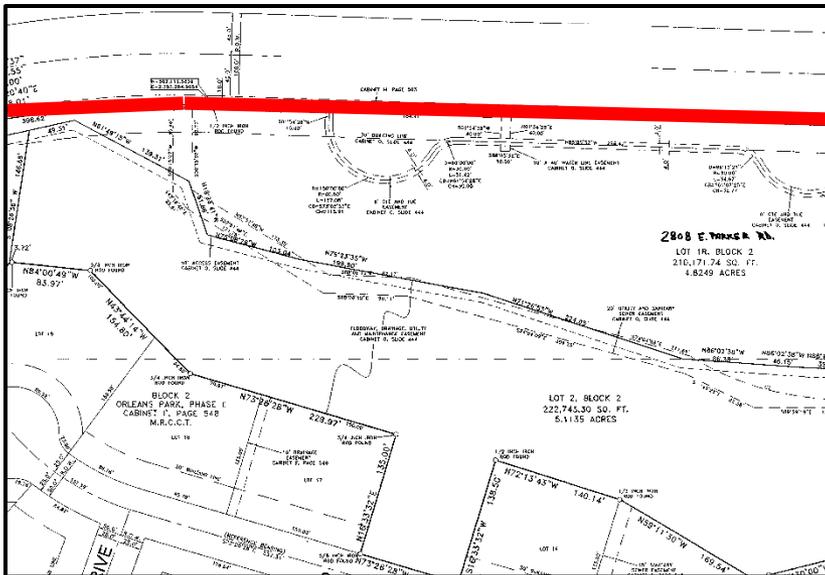


The City of Plano will assume ownership of these walls if the private owners will dedicate the necessary easements (wall maintenance easements and wall easements if needed). This add about 8 miles of screening wall to city ownership. This is an 11% increase in screening walls we own.

What should we do with private walls owned by residential property owners?



If a private residential lot owner (current or former) built a wall for their own purposes, the City will not assume ownership.



What should we do with walls owned by Home Owners Associations?



The City of Plano will not assume ownership of walls or any adjacent landscaping and irrigation owned by an HOA. The City of Plano may periodically sponsor a program where the City may participate in the cost to replace/repair a wall owned by an HOA but the City of Plano would not assume ownership of the wall.

Should we continue to allow living screens?



Living screens should continue to be allowed. It is necessary to have the additional r-o-w or easements as detailed in the Subdivision Ordinance to provide sufficient room for a living screen. A living screen will not be allowed if there is insufficient space.

Should we replace living screens with brick walls?



Walls are preferred in locations with insufficient room for living screens. The City will evaluate the feasibility of replacing living screens with walls on a case by case basis. If a screening wall is impractical, then the City will replace with a living screen. The City will consult the adjoining HOA or property owners with the plans prior to implementation. The City will pay the entire cost regardless of which option is chosen.

Should we build a brick wall /living screen where there is no screen today and the lots back up to or side to a road?



The City of Plano will not build any type of screening where they do not exist today.

What should we do with private walls/entry feature owned by an HOA if they wish to abandon the wall?



The City should not accept ownership of the wall. If necessary, the City should find a way to make the individual property owners within the subdivision pay for the replacement/repair of the wall.

What is the standard for determining when painted city walls are repainted?

1. Uniformity of paint color (15% or more of the wall no longer has the same or closely matched paint color).
2. Condition of the paint (5% or more of the paint is peeling, flaking and/or chipped)
3. Cleanliest of the wall (15% or more of the paint is dirty, moldy, oxidized, etc.)



Uniformity of paint color



Condition of the paint



Cleanliest of the wall



What is the standard for determining when painted private commercial walls are repainted?

1. Uniformity of paint color (15% or more of the wall no longer has the same or closely matched paint color).
2. Condition of the paint (5% or more of the paint is peeling, flaking and/or chipped)
3. Cleanliest of the wall (15% or more of the paint is dirty, moldy, oxidized, etc.)

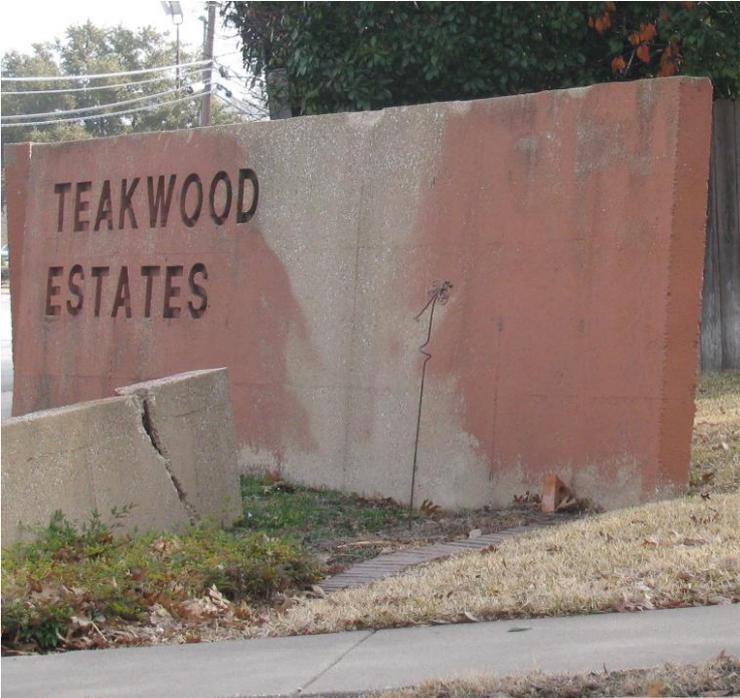


What is the standard for determining when City concrete walls are replaced?

1. Is the wall leaning?
2. Cracks in the wall
3. Missing pieces of wall



Is the wall leaning?



Cracks in the wall



Missing pieces of wall



What is the standard for determining when City brick walls are replaced?

1. Is the wall leaning?
2. Condition of panels
3. Condition of Columns
4. Are bricks missing?



Is the wall leaning?



Condition of panels



Condition of columns



Are bricks missing?



How do we fund repairs/replacements?

1. Capital Reserve - \$1.30 Million – Panel and column replacement, little or no underground repair
2. Community Investment Program - \$1.01 Million – Total replacement both underground and above ground.

