

ARTICLE VII. LANDSCAPING REQUIREMENTS

Sec. 86-184. Purpose.

The purpose of this article is to improve and protect the public health, safety and welfare by improving the design, quality and character of new development, ensuring that development proposals are sensitive to natural areas and features, ensure significant canopy shading to reduce glare and heat buildup, and enhance outdoor spaces, reduce erosion and storm water runoff, and mitigate air pollution.

(Ord. of 4-21-2003, art. 8(A))

Sec. 86-185. Administration and enforcement.

- (a) The zoning administrator is hereby empowered to inspect and examine any tract of land and to order in writing the remedying of any condition found to exist in violation of any provision of this article. After any such order has been served, no work shall proceed on any building, other structure or tract of land covered by such order, except to correct such violation or comply with the order.
- (b) The standards and criteria contained within this article are deemed to be minimum standards and shall apply to all new, altered, or repaired construction occurring within municipal boundaries of the city. Additionally, any use requiring a conditional use permit, must comply with these landscape standards. The provisions of this article for altered or repaired construction shall be administered and enforced by the zoning administrator or designee.
- (c) If, at any time after the issuance of a certificate of occupancy, the approved landscaping is found to be in nonconformance to the standards and criteria of this article, the zoning administrator shall issue notice to the owner, citing the violation and describing what action is required to comply with this article. The owner, tenant or agent shall have 30 days from the date of said notice to restore the landscaping as required. If the landscaping is not restored within the allotted time, such person shall be in violation of this article.

(Ord. of 4-21-2003, art. 8(B))

Sec. 86-186. Certificate of use and occupancy.

- (a) No permits shall be issued for building, paving, grading or construction until a landscape plan is submitted and approved. Prior to the issuance of a certificate of occupancy for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan. All permits shall be issued in

conformance with the provisions of this landscape article and shall be valid for a period of time not exceeding one year from the date of issuance.

- (b) In any case in which a certificate of occupancy is sought at a season of the year in which the zoning administrator determines that it would be impractical to plant trees, shrubs, grass, or to lay turf, a temporary certificate of occupancy may be issued provided the applicant has proof that a landscape installation company has been retained to install the required landscaping when the planting season is appropriate. Such temporary permit shall be conditioned upon the installation of all landscaping required by the landscaping plan within six months of the date of the approval of the landscape plan.

(Ord. of 4-21-2003, art. 8(C))

Sec. 86-187. Landscape plan requirement.

- (a) Prior to the issuance of a building, paving, grading or construction permit for any use other than single-family detached dwellings, a landscape plan shall be submitted for approval.
- (b) Landscaping plans shall be prepared by a person knowledgeable in plant material usage and landscape design (e.g., landscape architect, landscape contractor or landscape designer) and shall contain the minimum following information:
 - (1) Minimum scale of one inch equals 50 feet.
 - (2) Location, size and species of all trees to be preserved indicating size measured at 24 inches above ground level.
 - (3) Location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), topography of site, or other landscape features.
 - (4) Species of all plant material to be used, including common names.
 - (5) Size of all plant material to be used at time of planting.
 - (6) Spacing of plant material where appropriate.
 - (7) Layout and description of irrigation, sprinkler, or water systems including placement of water sources.
 - (8) Description of maintenance provision.

(9) Persons responsible for the preparation of the landscape plan and contact information.

(10) North arrow.

(11) Date of the landscape plan.

(Ord. of 4-21-2003, art. 8(D))

Sec. 86-188. Maintenance.

The property owner, tenant or agent, if any, shall be jointly and severally responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials, which die, shall be replaced with plant materials of similar variety and size according to these regulations.

(Ord. of 4-21-2003, art. 8(E))

Sec. 86-189. Tree preservation.

In ARR, SF, MH, NC, IC, and BP districts, ten percent of existing trees shall be preserved, where they are six or more inches in diameter as measured 24 inches above ground. In the CS district, 25 percent of trees measuring six or more inches in diameter as measured 24 inches above ground shall be preserved. Hackberry trees are exempt from this requirement.

TABLE INSET:

Zoning District	Percent Tree Preservation Required (percent)
(ARR) Agricultural-Rural Residential	10
(SF) Single-Family Residential	10
(MH) Manufactured Home Subdivision	10
(NC) Neighborhood Center	10
(IC) Interstate 35 Planned Corridor	10
(BP) Business Park	10

(Ord. of 4-21-2003, art. 8(F))

Sec. 86-190. General standards.

(a) Landscapes and screening buffer.

- (1) Nonresidential uses. When a nonresidential use is located adjacent to any residential zoning district, a ten-foot-wide landscape buffer strip shall be provided by the owner, developer or operator of the nonresidential use property between such nonresidential use and the adjacent residentially zoned property. In addition, a screening fence or wall shall be erected along the property line to provide visual screening. The screening fence or wall required herein shall be a minimum of six feet in height and must be constructed of a continuously solid material. No less than one tree shall be planted and maintained for each 25 linear feet or portion of said landscape buffer strip.
- (2) Multifamily residential use. When any townhouses, condominiums, apartments or other multiple-family dwellings are established on a lot adjacent to any property located in an ARR or SF district, a ten-foot-wide landscape buffer strip shall be provided by the owner, developer or operator of the multifamily residential use property between such use and the adjacent ARR or SF zoned property. Not less than one tree shall be planted and maintained for every 40 linear feet of said landscape buffer strip.

(b) Street landscape setback.

- (1) When any land use is established on a lot in NC, IC, and CS districts, a ten-foot landscape setback shall be provided along the entire boundary of the lot that abuts a public street, exclusive of driveways and access ways at points of ingress and egress to and from the lot.
- (2) No portion of the required landscape setback shall be located within the street right-of-way.

(c) Equipment screening.

- (1) Roof-mounted equipment or other permanent fixtures that rise above the roof line or are visible from the adjacent property or public right-of-way shall either be housed in an enclosed building of the same character as the primary structure or they must be completely screened from a horizontal plane of view. Developments in the ARR and SF districts are exempt from this restriction.
- (2) In all multifamily developments, mechanical equipment, air conditioning equipment, utility boxes and banks of meters shall either be located so as not to be seen from a public right-of-way or any abutting single-family district, or

they must be screened to a maximum height of six feet. Such screening shall include a solid fence, wall or plant material that creates a maximum six-foot high visual barrier.

- (d) No equipment, fencing or walls are permitted within any landscape buffer yard, street landscape setback or any designated landscape islands or areas.
- (e) Trash containers and storage areas for refuse or materials awaiting disposal or recycling shall be visually screened by an opaque screening fence or wall not less than six feet in height on all sides, except when one side is adjacent to an alley or easement used for garbage pickup services, no screening fence shall be required on that side. See Figure 3, below, for examples of appropriate screening.

Figure 3. Refuse Storage Screening

GRAPHIC LINK: [Click here](#)

(Ord. of 4-21-2003, art. 8(G))

Sec. 86-191. Landscape requirements.

- (a) *District planting requirements.* Trees required as part of section 86-189 may be counted as part of the district planting requirements. For example, if in the CS district the 25 percent of trees required to be preserved are located in the rear yard, they can be used to meet the one tree required per 500 square feet of floor area. However, trees that are preserved but not located in the street frontage may not count towards the street tree requirement. Additionally, the requirements listed below may also be used to meet any landscape requirements as listed under section 86-192.
 - (1) *Agricultural-rural residential.* The ARR district requires that a minimum of one tree be planted and maintained for each 40 linear feet of street frontage, and a minimum of four trees to be located on a single site.
 - (2) *Single-family residential and manufactured home.* The SF and MH districts require a minimum of two trees to be located in the front yard, and two trees to be located in the back yard.
 - (3) *Neighborhood center.* The NC district requires that a minimum of one tree be planted and maintained for each 25 linear feet of street frontage, and a minimum of one tree be planted and maintained for each 1,000 square feet of floor area. Ten shrubs or understory trees are required per 1,000 square feet of floor area.

- (4) *Interstate 35 planned corridor.* The IC district requires that a minimum of one tree be planted and maintained for each 25 linear feet of street frontage, and a minimum of one tree be planted and maintained for each 750 square feet of floor area. Five shrubs or understory trees are required per 750 square feet of floor area.
- (5) *Business park.* The BP district requires that a minimum of one tree be planted and maintained for each 25 linear feet of street frontage, and a minimum of one tree be planted and maintained for each 1,500 square feet of floor area. Five shrubs or understory trees are required per 1,500 square feet of floor area.

Table 3. Landscape Requirements

TABLE INSET:

<i>DISTRICT TREES</i>	<i>SHRUB/UNDERSTORY</i>	<i>STREET FRONT</i>
<i>Minimum</i>	<i>(Minimum Requirement)</i>	<i>Minimum Requirement)</i>
ARR 4 trees	N/A	1 per 40 feet
SF 4 trees	N/A	2 trees
MH 4 trees	N/A	2 trees
NC 1 per 1,000 square feet	1	1 per 25 feet 10 per 1,000 square feet of floor area
OT N/A	N/A	1 per 25 feet
IC 1 per 750 square feet	1 or 2	1 per 25 feet 5 per 750 square feet of floor area
CS 1 per 500 square feet	1	1 per 25 feet 10 per 500 square feet of floor area
BP 1 per 1,500 square feet	1 or 2	1 per 25 feet 5 per 1,500 square feet of floor area

- (b) *Plant list.* The following plants are recommended for use in the city. Other plant materials may be substituted if approved by the zoning administrator.

Grasses

Bermuda Grass

St. Augustine Grass

Buffalo Grass

Vines and Ground cover

Carolina Jessamine

Lady Banksias

Asiatic Jasmine

Coralvine

Mermid Rose

Confederate Jasmine

Fig Ivy

Rosa X Fomuniana

Santolina

Silverlace Vine

Trailing Juniper

Perennials

Autumn Sage

Lantana

Perennial Verbena

Blue Plumbago

Mealy Cup Sage

Rosemary

Cigar Plant

Mexican Oregano

White Rain Lily

Firebush

Mexican Sage

Muhly Grass

Hinckley's Columbine

Pavonia

Shrubs/Understory Trees 1

Dwarf Pittosporum

Barbarry

Swarf Paimetto

China Rose

Glossy Abelia

Green Pittosporum

Grayleaf Cotoneaster

Tea Rose

Pomegranate

Juniper

Agrita

Variegated Pittosporum

Central Texas Sage

Forsythia

Shrubs/Understory Trees 2

Arizona Cypress

California Fan

Cherry Laurel

Palm

Chinese Photinia

Oleander

Possumhaw

Texas Palmetto

Persimmon

Windmill Palm

Small Trees

Aristocrat Pear

Bradford Pear

Crabapple

Desert Willow

Eldarica Pine

Honey Mesquite

Panicled Golden Raintree

Large Trees

Bald Cypress

Honey Locust

Shumard Oak

Chinquapin Oak

Live Oak

(Ord. of 4-21-2003, art. 8(H))

Sec. 86-192. Streetscape requirement.

(a) Parking lot landscaping.

- (1) Trees shall be provided at a ratio of one tree per 40 linear feet along a side lot line, parking setback area. Trees may be spaced irregularly in informal groupings or be uniformly spaced, as consistent with larger overall planting

patterns and organization. Perimeter landscaping along a street may be located in and should be integrated with the streetscape in the street right-of-way. All property within 30 feet from public right-of-way should be landscaped except in ARR and SF districts.

- (2) Parking lots with six or more spaces shall be screened from adjacent uses and from the street public right-of-way. Screening from residential uses shall consist of a solid fence or wall six feet in height, in combination with plant material, and of sufficient opacity to block at least 75 percent of light from vehicle headlights. Screening from the street and all nonresidential uses shall consist of a wall, fence, planter, earthen berm, plant material or a combination of such elements, each of which shall have a minimum height of three feet. Such screening shall extend a minimum of 70 percent of the length of the street frontage of the parking lot and also 70 percent of the length of any boundary of the parking lot that abuts a nonresidential use. Openings in the required screening shall be permitted for such features as access ways or drainageway. Where screening from the street is required, plans submitted for review shall include a graphic depiction of the parking lot screening as seen from the street. Plant material used for the required screening shall achieve required opacity in its winter seasonal condition within three years of construction of the vehicular use area to be screened. See Figure 4, below, for examples of appropriate screening.

Figure 4. Parking Lot Buffering

GRAPHIC LINK: [Click here](#)

- (b) Parking lot interior landscaping.
 - (1) Six percent of the interior space of all parking lots with less than 100 spaces, and ten percent of the interior space of all parking lots with 100 spaces or more shall be landscape areas. Uses located in the business park district are exempt from this provision.
 - (2) All parking lot islands, connecting walkways through parking lots and driveways through or to parking lots shall be landscaped according to the following standards:
 - a. Visibility. To avoid landscape material blocking driver sight distance at driveway-street intersections, no plant material greater than 24 inches in height shall be located within ten feet of a curb cut.
 - b. Maximized area of shading. Landscaped islands shall be evenly distributed to the maximum extent feasible. At a minimum, trees shall be planted at a ratio of at least one understory tree per 150 square feet of

internal landscaped area with a landscaped surface of turf, ground cover perennials or mulched shrub plantings.

- c. Landscaped islands. In addition to any pedestrian refuge areas, each landscaped island shall include one or more understory trees, be of length greater than eight feet in its smallest dimension, include at least 80 square feet of ground area per tree to allow for root aeration, and have raised concrete curbs.
- (3) Connecting walkways through parking lots shall have one understory tree per 40 linear feet of such walkway planted in landscape areas within five feet of such walkway. Driveways through or to parking lots shall have one understory tree per 40-foot linear feet and along each side of such driveway in landscape areas within ten feet of such driveway.
 - (4) Parking bays shall extend no more than 15 parking spaces without an intervening tree, landscape island or landscape peninsula.
 - (5) Detailed specifications concerning parking lot surfacing material and parking lot drainage detention are available from the city.

(Ord. of 4-21-2003, art. 8(l))

Secs. 86-193--86-222. Reserved.