



FARMERS BRANCH
TEXAS

Landscape CZO Amendment

Study Session Meeting | July 21, 2026

Requested By: Community Services Department

Purpose Of Amendment

- Updated minimum landscaping requirements
- Expanded tree canopy preservation
- Improved safety and aesthetics through clearer pedestrian/vehicle separation
- Reduced stormwater runoff and improved filtration
- Enhanced wildlife habitat
- Increased use of drought-tolerant and native plants
- Improved land-use transitions with better buffers
- Updated terminology and definitions to support tree diversity



Review of Proposed Landscaping Amendments

Residential

Current: No residential requirement.



One shade tree per lot for one-family residential.



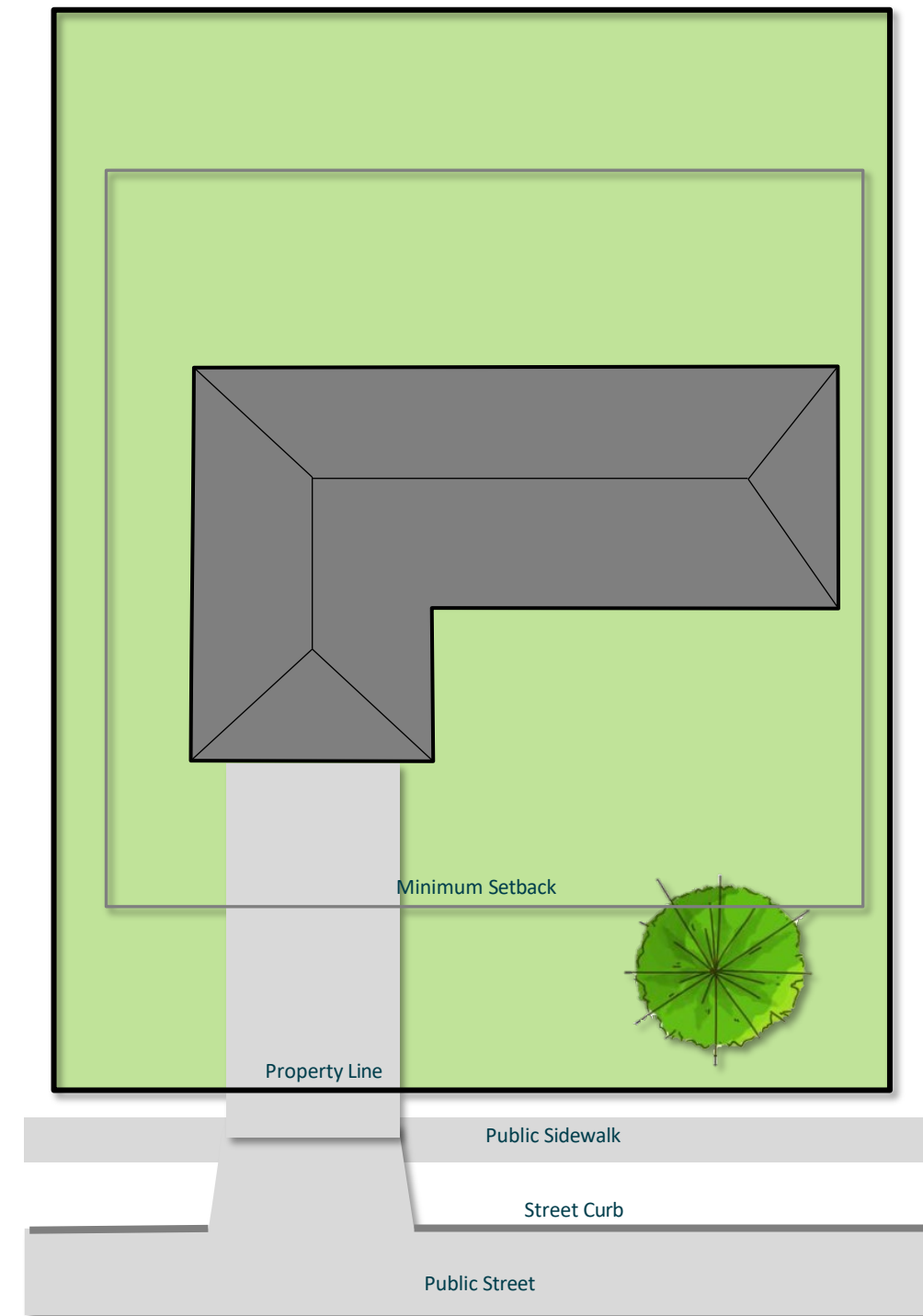
One shade tree or one ornamental tree per unit for two-family residential.



All lots require soil erosion control on front, side and rear yards.



Existing lots will not be considered non-conforming.



Review of Proposed Landscaping Amendments

Non-Residential

Current: 5% of the lot not covered by structures. Street trees required.



Multifamily: 20% of the lot.
40% of requirement can be hardscaped amenities.

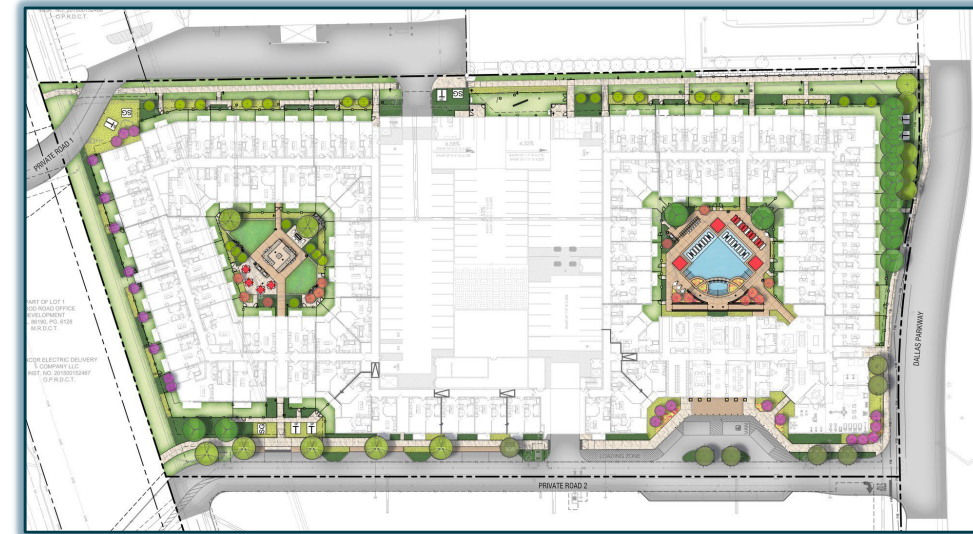


Industrial: 20% of the lot.
Commercial, Institutional & Retail: 15% of the lot.

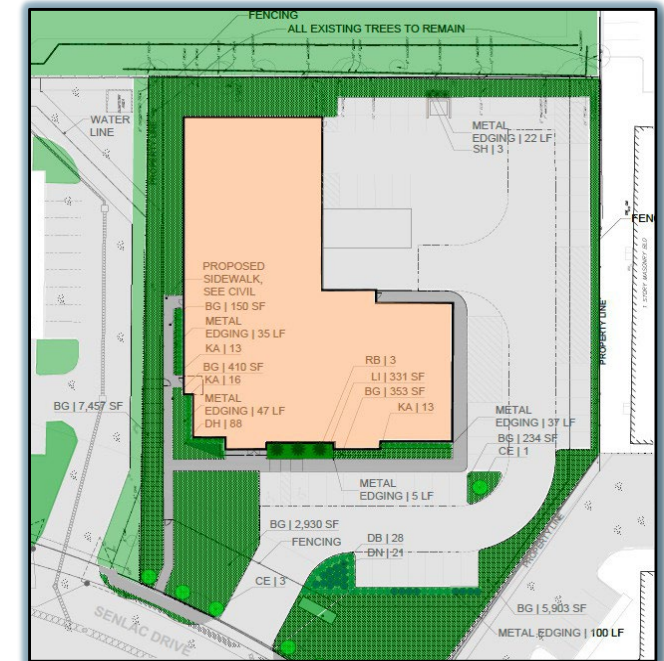
- 50% of landscaping located in the front yard setback.
- Pervious paving materials can be 20% of the requirement.



All Frontages: One large shade tree for each 25ft of frontage.



22% Site Coverage



27 % Site Coverage

Review of Proposed Landscaping Amendments

Managed Natural Landscapes



Examples of drought tolerant, xeriscape, and pollinator gardens.





Review of Proposed Landscaping Amendments

Next Steps

- 1** City Council to provide feedback.
- 2** Staff will incorporate revisions into next draft.
- 3** Ordinance will be finalized and brought forward for Public Hearing and final decision.

Discussion & Direction



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