
4.1 LANDSCAPING

A. **Applicability**

This Section 4.1 shall apply to all districts except R-districts.

B. **Objectives**

The objective of this section is to improve the surrounding neighborhoods and promote the general welfare by providing for the installation and maintenance of landscaping for screening and other public benefits.

C. **Planned Development Districts**

This section shall be a minimum standard and shall apply to all zoning districts, except residential and multiple family districts, unless landscape standards have been established by separate ordinance.

D. **Landscape Plans**

1. **Plan**

- a. Prior to the issuance of any Building Permit in any zoning district other than R-1 through D-2, a landscape plan shall be submitted to the Community Services Department for approval.
- b. The landscape plan shall be drawn to a scale large enough to adequately show the details of the plan.
- c. The drawings will consist of plans and elevation views plus detailed plans of special structural elements such as walls, fountains, raised planters, and berms.

2. **Specifications**

Accompanying the plan will be a set of specifications which must include the following:

- a. Common and scientific names of all plant material.
- b. Size and quantity of plant materials.
- c. Bed preparation procedure and required materials.
- d. Specifications for developing all supporting structural elements.

E. **Minimum Landscape Requirements**

1. **Prescribed Area**

- a. A minimum of five percent of the entire lot area not covered by buildings and not a part of any right-of-way shall be landscaped in accordance with this section.
- b. Each modular area of land 50 feet by 50 feet not covered by buildings shall contain 150 square feet or more of landscaped area in accordance with this section. These modules shall collectively comprise the five percent total landscaped area in paragraph a, above. Rear areas not open to view may be approved for exclusion from the landscaping requirements.
- c. Parking areas visible from the street shall be broken up with vertical landscaping and shown on the landscaping plan. A minimum of five percent of the total property area shall be landscaped between the building and all street right-of-way lines.
- d. When a driveway intersects a public right-of-way or when the property abuts the intersection of two or more rights-of-way, all landscaping within sight triangular areas shall provide unobstructed cross-visibility. Except for required grass or ground cover, landscaping shall not be located closer than three feet from the edge of any driveway pavement.

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- e. The area between the property line and the street curb shall be included on the landscape plan, and shall be maintained by the abutting property owner.
 - f. All landscaping shall be maintained in a living growing condition. Any landscaping that is removed must be replaced with the same or comparable species and caliper plant, as when it was originally installed.

2. Plant Requirements

a. Trees

- i. At the time of planting, trees required as part of the landscaping plan shall be not less than three inch diameter measured at a height of five feet above the ground. One tree for each 25 feet of street frontage, or one tree per each 50 by 50 foot module, whichever is greater, shall be planted within the areas from the front of the building to the front property line. The trees may be planted within the street right-of-way when approved by the Director. An exception may be granted where larger turf areas exist and grouping of trees is desirable.
- ii. Plants not considered trees but grown to tree form (example: Crape Myrtle, Ligustrum, etc.) and which can be substituted for trees shall be a minimum of six feet in height at time of planting.

b. Screen Plantings

Plantings that are to serve as a living screen shall be not less than four feet high with a minimum spacing of five feet apart at time of planting.

c. Shrubs

Shrubs planted as part of the approved landscape plan shall be no smaller than three gallon containers and, where used for continuous hedge effect, shall be spaced so that the shrubs grow to fill in all gaps with two- years after planting.

d. Ground Cover Plants

No minimum size is required; provided, however, planting shall be sufficiently dense to develop full coverage of the area to be covered as shown on the landscape within 18 months after planting.

3. Structural Requirements

All structural elements in the landscape plan are to support the living landscape development and not replace it. Each element will be judged on its individual merits. Structural elements will be defined as walks, walls, fountains and will also include artificial plants, gravel and various surface treatments.

F. Establishment

All landscape materials shown on the landscape plan shall be developed within 18 months after planting. The owner or his agent in control of the property shall maintain the landscape in a healthy, living condition and free of all plants not included in the plan. All landscaped areas shall be provided with a readily available water supply with at least one outlet located within 100 feet of all plant materials to be maintained.

G. Changes or Redevelopment

When the landscaped areas of a property subject to previously approved landscape plans requires change or redevelopment, approval of the Community Services Department will be required.

H. Special Conditions

No Building Permit shall be issued in any zoning district other than R-1 through D-2 prior to the approval of the landscape plan by the Director, which landscape plan shall be in substantial compliance with the minimum landscape requirements set forth in this Chapter and any adopted planned development regulations and detailed site plan applicable to the property. Prior to the issuance of any certificate of occupancy, all approved screening and landscaping must be in place, or if seasonal considerations prohibit the completion of the landscape, a Certificate of Occupancy subject to the written authorization of the City Manager that sets forth the date by which the installation of all required landscaping must be completed. Failure to complete the installation of required landscaping by the date required by the City Manager shall be a violation of this zoning ordinance.

I. Buffer

Any lot or tract zoned for any purpose other than one-family or two-family residences and lying immediately adjacent to a tract or lot zoned for one-family or two-family residences shall have a solid structural masonry wall not less than six feet in height designed by a Texas Registered Professional Engineer separating the two different uses.

J. Recommended Plant Materials

The following list of recommended plant materials is intended to assist in the selection of plant materials but is not an inclusive list. These plants have been identified as well suited for the soils found in the city.

• <i>Quercus virginiana</i>	Live Oak
• <i>Quercus buckleyi shurmardi</i>	Red Oak
• <i>Quercus muhlenbergii</i>	Chinquapin Oak
• <i>Pistacia chinensis</i>	Chinese Pistache
• <i>Ulmus parvifolia</i>	Lacebark Elm
• <i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honey Locust
• <i>Taxodium distichum</i>	Bald Cypress
• <i>Taxodium ascendens</i>	Pond Cypress
• <i>Carya illinoensis</i>	Pecan
• <i>Quercus macrocarpa</i>	Bur Oak
• <i>Magnolia grandiflora</i>	Magnolia
• <i>Cercis canadensis</i> var. <i>texensis</i>	Texas redbud
• <i>Cercis x texensis</i>	Oklahoma Redbud
• <i>Sophora affinis</i>	Eve's Necklace
• <i>Ilex vomitoria</i>	Yaupon Holly
• <i>Ginkgo biloba</i>	Ginkgo (male only)
• <i>Lagerstromia Indica</i>	Crepe Myrtle

(Ord. No. 3415, § 1(Exh. A), 1-20-2017)