



**FARMERS BRANCH**  
TEXAS

# Landscape CZO Amendment

Planning & Zoning Commission | May 11, 2026

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Requested By

## 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



# Ordinance Components



- ✔ Applicability
- ✔ Submission & Irrigation Requirements
- ✔ Installation & Maintenance
- ✔ Use-Specific Standards
- ✔ Screening & Buffers
- ✔ Sustainable Design Incentives
- ✔ Updated Plant Lists

## Review of Proposed Landscaping Amendments

# Residential

**Current:** No residential requirement.



One shade tree per lot for one-family residential.



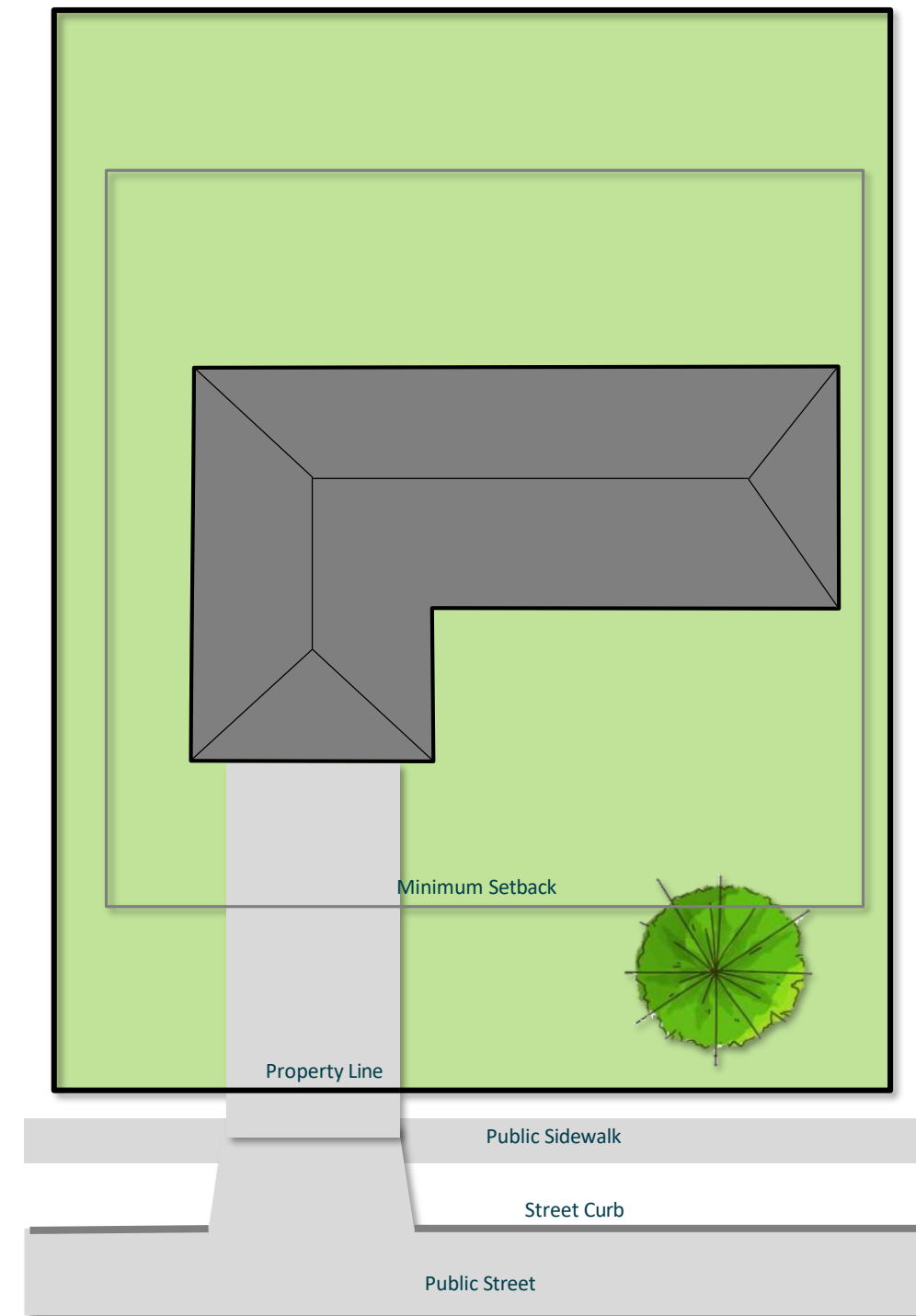
One shade tree or one ornamental tree per unit for two-family residential.



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.

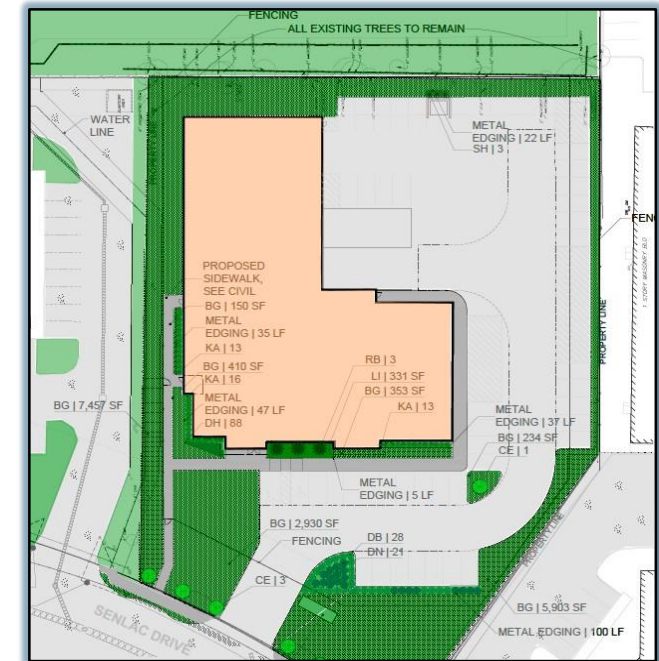
- 50% of landscaping located in the front yard setback.
- Pervious paving materials can be 20% of the requirement.



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



**22% Site Coverage**



**27 % Site Coverage**



## Review of Proposed Landscaping Amendments

# Next Steps

- 1** Planning & Zoning Commission and Council 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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