



**JUSTIN PARKS & RECREATION ADVISORY BOARD &
KEEP JUSTIN BEAUTIFUL COMMITTEE**

DECEMBER 6, 2022 at 6:00 PM

415 NORTH COLLEGE ST
JUSTIN, TEXAS 76247

COMMITTEE MEMBERS:

Robin Amerine – Chair
Jacqueline Steinbacher – Vice Chair
Juli Cuthbertson
Marcus Gallegos
Megan Doughty

STAFF / COUNCIL LIAISON:

Kira Sedivy – Public Works
John Mounce – City Council

CALL TO ORDER

Invocation and Pledge of Allegiance

CONSENT ITEMS:

1. None

PUBLIC COMMENT: To expedite the flow of business and to provide all the citizens the opportunity to speak, the Parks and Recreation Committee Chair may impose a three-minute limitation on any person addressing the board.

STAFF UPDATE

A. Arbor Day 2022 Event Recap

Pages 1-2

B. Veterans Memorial update

Pages 3-10

DISCUSSION / ACTION ITEMS

1. Discuss amendments to the Landscape ordinance for distance of canopy trees **Pages 11-25**
2. Discuss recommendations of park improvements to provide to Public Works

FUTURE AGENDA ITEMS

ADJOURN

NEXT MEETING: TUESDAY JANUARY 3, 2023

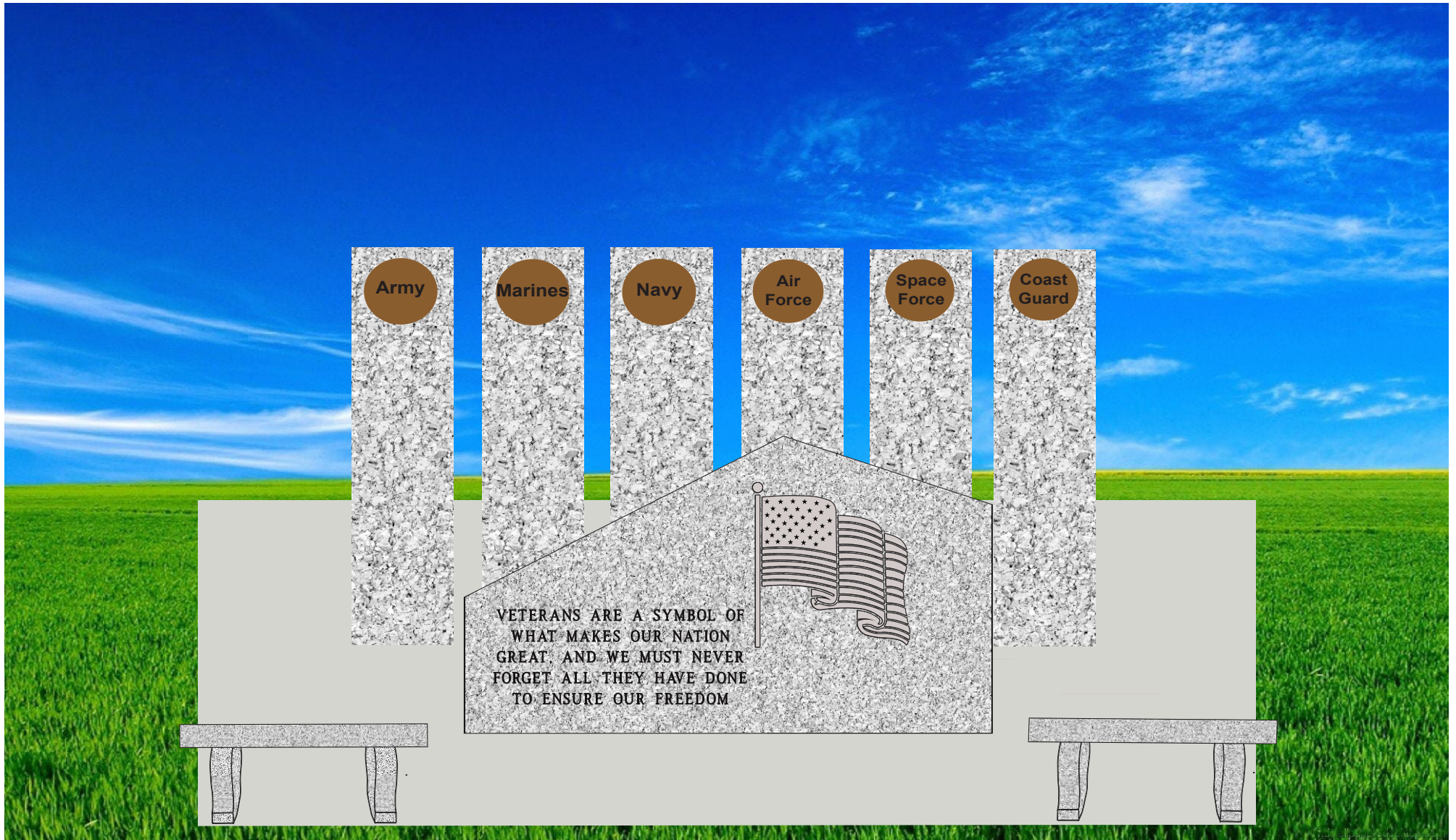
I, the undersigned authority, do hereby certify that the above notice of the meeting of the Justin Parks and Recreation Committee is a true and correct copy of the said notice that I posted on the official bulletin board at Justin City Hall, 415 North College Ave, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this **1st day of December, 2022 by 5:00 p.m.**, at least 72 hours preceding the scheduled meeting time.

Kira Sedivy

Public Works Administrative Coordinator







JUSTIN VETERAN MEMORIAL
Memorial Monuments
8006 Jacksboro Hwy
Fort Worth, Tx 76135
817-237-2800

Military Branch Motto

Army

1. This We'll Defend
2. Army Strong

Marines

1. Semper Fidelis - Always Faithful
2. The Few, The Proud

Navy

1. Honor, Courage, Commitment
2. Non Sibi Sed Patriae - Not self but country

Air Force

1. Aim High... Fly, Fight, Win

Space Force

1. Semper Supra - Always Above

Coast Guard

1. Semper Paratus - Always Ready





CITY OF JUSTIN/MONUMENT SIGN
SIGN 01_OPTION B OVERVIEW

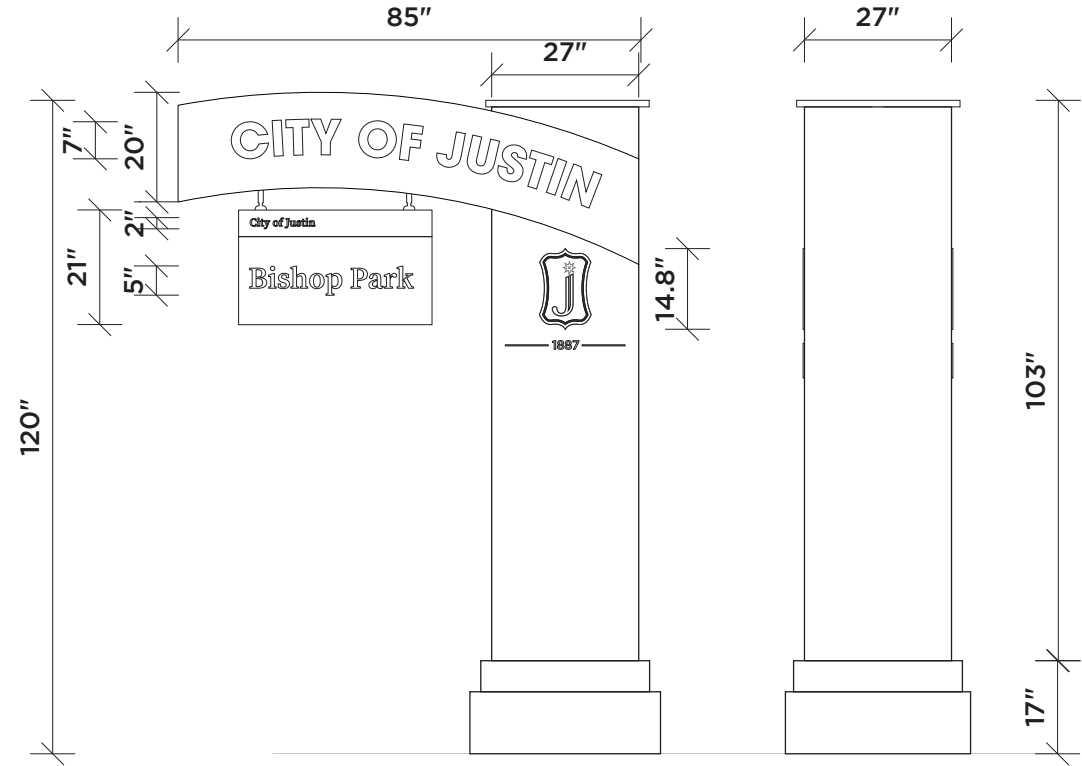
FRONT VIEW



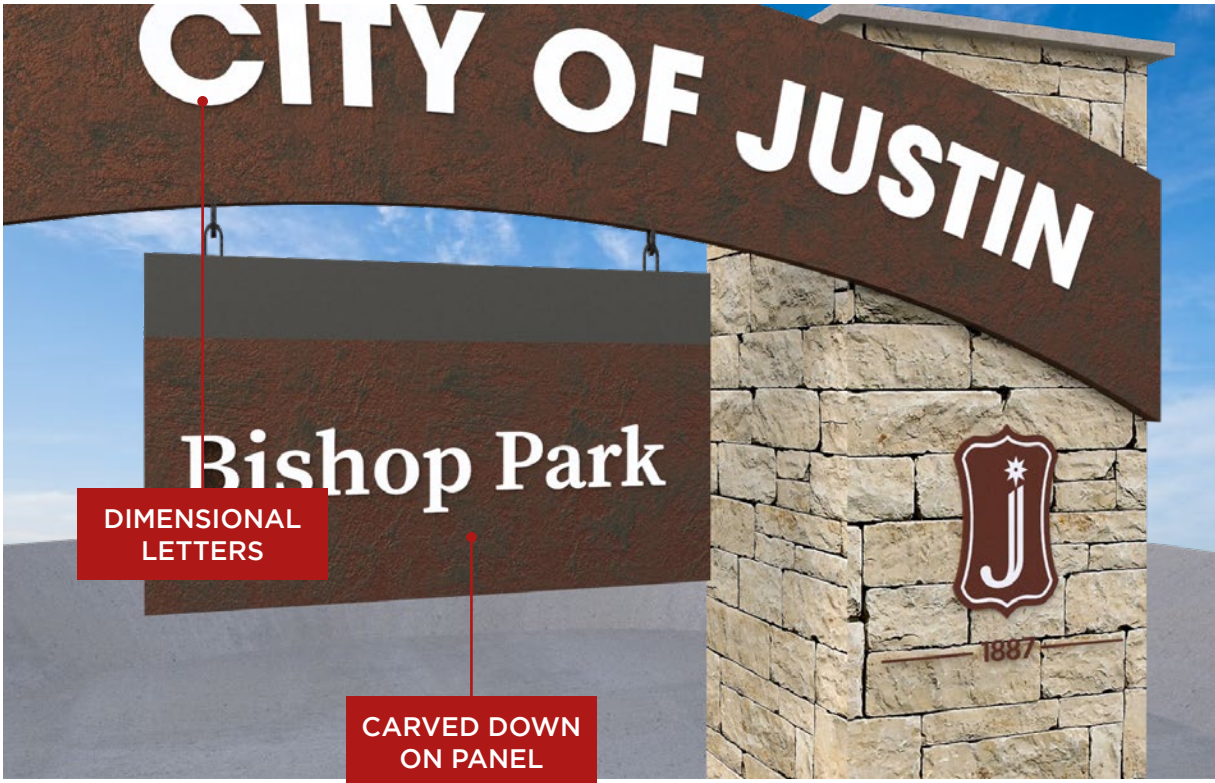
PERSPECTIVE



MEASUREMENTS



DETAIL



ORDER NUMBER: 4077

DESCRIPTION:
Concrete Monument Sign, double-sided, with routed HDU plaque and faux stone/brick application.

DIMENSIONS:
85”(W) x 120”(H) x 27”(D)
70.83 SQ FT

FACE COLORS:

	FAUX STONE		BROWN #6B5240
	DIGITALLY PRINTED		

EXAMPLE:



CONTACT INFO:
Dick Cassidy
dick@image212.com
214.214.7446
image212.com

CITY OF JUSTIN/MONUMENTO
MEDIAN MONUMENT_OVERVIEW

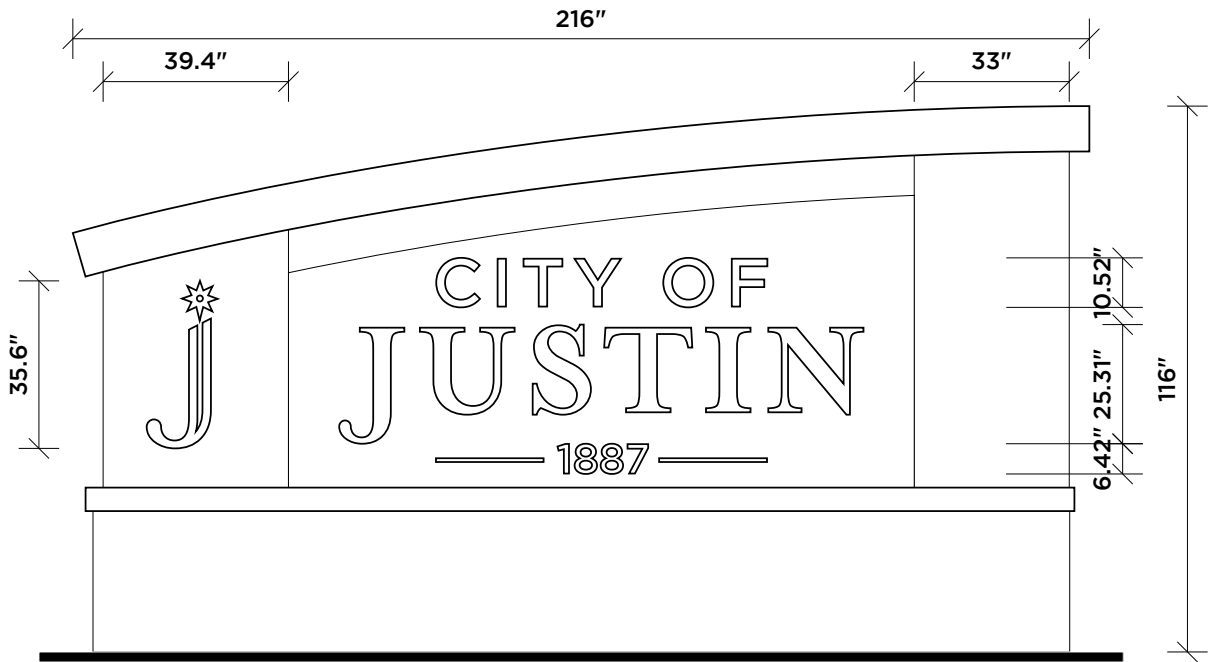
FRONT VIEW



PERSPECTIVE



MEASUREMENTS



DETAIL



ORDER NUMBER: 4882

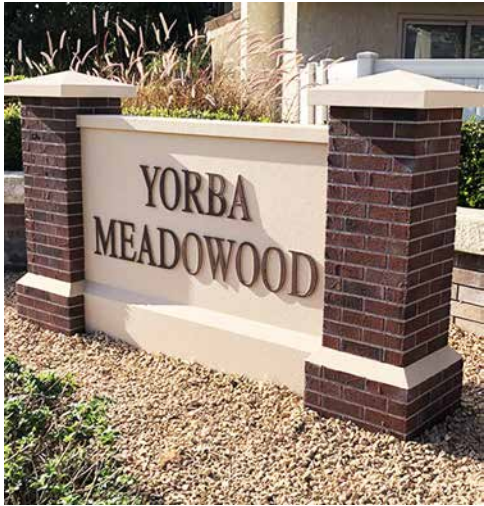
DESCRIPTION:

Stone-covered Monument Sign, double-sided, with dimensional letters and corten stell details

DIMENSIONS:

216"(W) x 116"(H) x 15"(D)
174 SQ FT

EXAMPLE:



CONTACT INFO:

Dick Cassidy
dick@image212.com
214.214.7446
image212.com

North City Entrance Monument Sign Mockup



CITY OF JUSTIN/MONUMENTO
NORTH MONUMENT_OVERVIEW

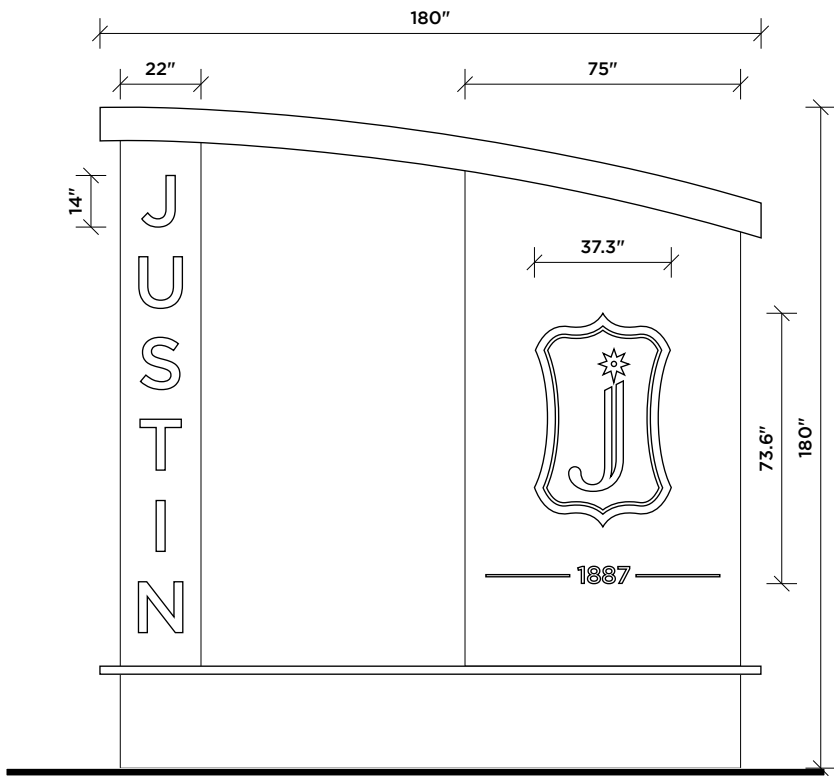
FRONT VIEW



PERSPECTIVE



MEASUREMENTS



DETAIL



ORDER NUMBER: 4882

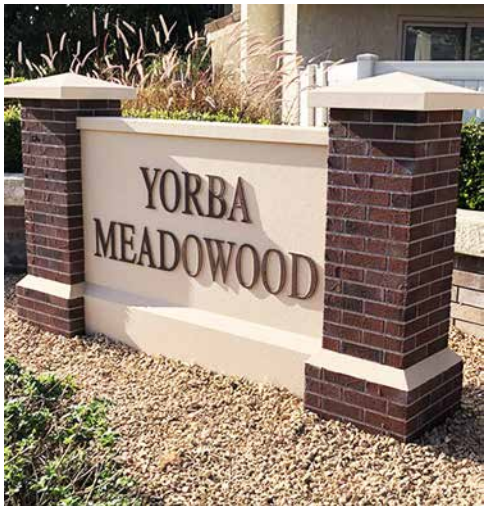
DESCRIPTION:

Stone-covered Monument Sign, double-sided, with dimensional letters and corten stell details

DIMENSIONS:

180"(W) x 180"(H) x 15"(D)
225 SQ FT

EXAMPLE:



CONTACT INFO:

Dick Cassidy
dick@image212.com
214.214.7446
image212.com

Parks and Recreation Advisory Board

December 6, 2022

Justin City Hall, 415 North College Street

Cover Sheet

Agenda Item: #1

Title: Landscape Ordinance

Department: Administration

Contact: Public Works Administrative Coordinator, Kira Sedivy

Recommendation: Discuss amendments to the Landscape ordinance for distance of canopy trees.

Background: Discuss any research or feedback from members since the last meeting.

City Council requested the Parks Board discuss and research appropriate distances for canopy trees and would like us to work with the Master Gardeners or an Arborist to determine which canopy trees are more sustainable in the area.

This will coincide with selecting the appropriate trees to offer for our Tree Canopy and Memorial Tree applications.

City Attorney Review: N/A

CITY OF JUSTIN
CODE OF ORDINANCES
Chapter 52 - ZONING
ARTICLE III. - DESIGN AND CONSTRUCTION
DIVISION 5. LANDSCAPING AND BUFFER REQUIREMENTS

DIVISION 5. LANDSCAPING AND BUFFER REQUIREMENTS¹

Sec. 52-201. Purpose.

- (a) *Purpose and intent.* The purpose of this section is to provide minimum requirements for landscape and maintenance in newly developed and redeveloped properties, in accord with the goals and objectives of the city comprehensive plan. The intent of these requirements is to accomplish the following:
- (1) Protect and promote the value and positive image of property, and enhance the general welfare and physical appearance of the city;
 - (2) Promote the healthy growth and maintenance of native and adapted trees and vegetation to aid in environmental and ecological protections, including air purification, temperature moderation, oxygen regeneration, groundwater recharge, storm water runoff management, and erosion control;
 - (3) Provide for landscape elements that are well-integrated into both public and private properties, serving to harmonize the appearance of streets, parking areas, buildings, and open space;
 - (4) Provide buffering of properties from adjacent roadways, particularly where low-density residential development is adjacent to non-residential development, or where any development or open space is adjacent to a thoroughfare or heavily trafficked perimeter street;
 - (5) Provide for the separation, screening, or buffering of incongruous or incompatible land-uses and intensity of activities, particularly between low-density residential and non-residential development, roadways, thoroughfares, or heavily trafficked perimeter streets;
 - (6) Reduce the negative effects of noise, dust, and reflected glare from paved surfaces; and
 - (7) Reduce light pollution and spillover to adjacent properties, the public right-of-way, and the night sky.
- (b) *Applicability.* The requirements of this section shall apply to all new construction and all redevelopment that results in the replacement or expansion of more than 30 percent of the principal permitted use or structure. Buildings in existence on the effective date of the ordinance from which this division is derived shall be considered legally nonconforming. Pad-site developments or ground-lease developments shall meet the landscape and buffer requirements of subsections (d) and (e).

Additionally, any use requiring a PD zoning designation must comply with these landscape standards unless special provisions are included in the ordinance establishing the PD district.

The city code enforcement office or its designee shall administer and enforce the provisions of this section.

- (c) *Definitions.* Refer to section 52-1 (Definitions) for all definitions applicable to this section.

¹Editor's note(s)—Ord. No. 639-18A , § 2(Exh. A), adopted Feb. 26, 2018, amended div. 5 in its entirety to read as herein set out. Former div. 5, §§ 52-201—52-212, pertained to landscaping and buffers, and derived from Code 1994, §§ 12.1050(A), 12.1050(B), 12.1050(C)(1)—(5), 12.1050(D), 12.1050(E), 12.1050(F)(1)—(3), 12.1050(G); Ord. No. 246-A, adopted Mar. 24, 1997; Ord. No. 338, § 1, adopted Jan. 14, 2002; and Ord. No. 578-14, § 1, adopted Nov. 10, 2014.

- (d) *Landscape buffers.* A landscape buffer yard shall provide visual separation of differing land uses, or between a land use and a public road, to reduce or eliminate the potential nuisance effects of noise, glare, signs, dust, litter, and unsightly areas or functions. Buffer yards without established grass or ground cover shall be seeded with grass or planted with ground cover, to ensure coverage within three years. The standards of this section provide for increases in the width and the opacity of the landscape buffer required per subsection (b).

(1) *Activities exempt from buffer yard requirements.*

- a. Residential uses adjoining residential uses within any residential zoning district;
- b. Non-residential uses adjoining non-residential uses of the same zoning classification;
- c. Agricultural uses;
- d. Any use, building, or structure for which only a change of use is requested, and which does not increase the existing building area.

(2) *Buffer yard location.*

- a. A buffer yard shall be located within and along the outer perimeter of a lot or boundary line.
- b. Buffer yard canopy trees shall not be planted within a water or sanitary sewer easement.
- c. A buffer yard may overlap a drainage easement if plantings do not impede the flow of water within the easement.
- d. A buffer yard shall not be located within any portion of an existing or dedicated public street or right-of-way.

(3) *Buffer yard requirements.*

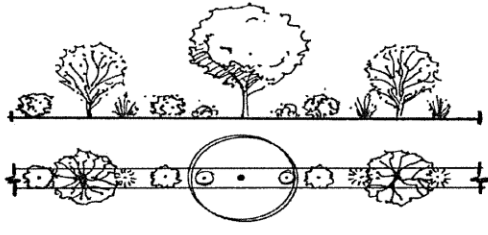
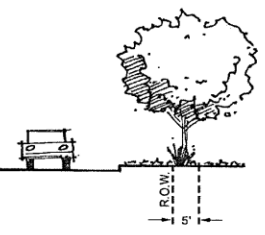
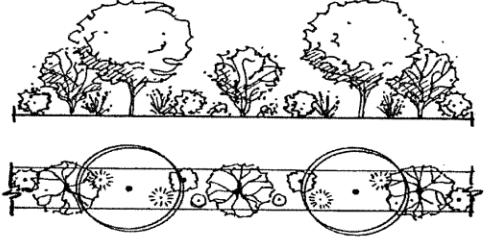
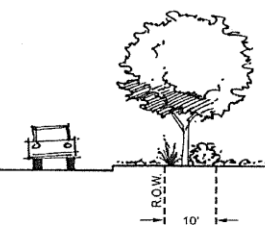
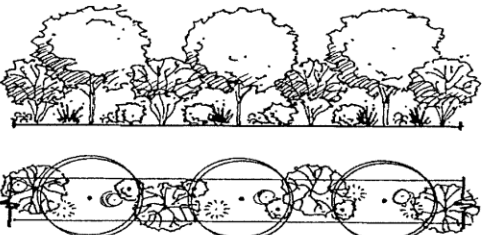
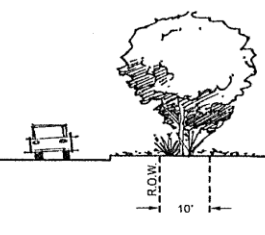
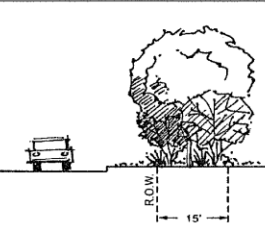
- a. Existing tree credit. An existing, mature canopy tree located within 20 feet of the property line, with a minimum of 25 percent of its radial drip line falling within a required buffer yard area, shall be granted credit toward reducing the required tree plantings as shown in Table 52-1. Tree diameter shall be measured as DBH ("diameter at breast-height") at approximately four and one-half feet above the natural ground level. Existing tree credit candidates shall be healthy and listed on the Recommended Canopy Tree List in Table 52-10.

Table 52-1: EXISTING TREE CREDITS

Tree Diameter (DBH)	Planting Requirement Reduction
From 2" to 6"	One canopy tree OR two understory trees
Up to 12"	Two canopy trees OR three understory trees
Up to 24"	Three canopy trees OR four understory trees
Greater than 24"	Four canopy trees OR four understory trees

- b. Table 52-2 defines the buffer yard requirements. Required plant materials shall apply to a single buffer yard (i.e. corner lots shall provide two buffer yards, and may not apply plantings for one buffer yard toward the requirements for the second yard).
- c. Tables 52-3 and 52-4 determine the type of buffer yard required between two adjacent parcels, or between a parcel and a roadway. Proposed buffer yard may require city approval.

Table 52-2: BUFFER YARD REQUIREMENTS (PER 100 LINEAR FEET)

Buffer Yard 'A' • 5-foot min. width • Min. 1 canopy tree • Min. 2 understory trees • Min. 8 screening shrubs • No fence or berm required		
Buffer Yard 'B' • 10-foot min. width • Min. 2 canopy trees • Min. 3 understory trees • Min. 10 screening shrubs • No fence or berm required		
Buffer Yard 'C' • 10-foot min. width • Min. 3 canopy trees • Min. 4 understory trees • Min. 12 screening shrubs • No fence or berm required		
Buffer Yard 'D' • 15-foot min. width • Min. 3 canopy trees • Min. 4 understory trees • Min. 18 screening shrubs • No fence or berm required		

Buffer Yard 'E' • 20-foot min. width • Min. 4 canopy trees • Min. 4 understory trees • Min. 10 screening shrubs • Min. 3-ft high berm required, with max. slope of 3:1		
Buffer Yard 'F1' • 15-foot min. width • Min. 3 canopy trees • Min. 6 understory trees • Min. 10 screening shrubs • 6-ft high fence required, see Item 3 for required structures, this section.		
Buffer Yard 'F2' • 15-foot min. width • Min. 4 canopy trees • Min. 4 understory trees • Min. 12 screening shrubs • 6-ft high fence required, see Item 3 for required structures, this section.		

Table 52-3: BUFFER YARD REQUIREMENT MATRIX

Zoning of Developing Tract	Existing Adjacent Zoning				
	SF-LL, SF-1, SF-1A, SF2, 2F	MF	LR, GB	LI	MH
SF-OT	*	F1	F1	F2	F1
SF-LL, SF-1, SF-1A, SF-2, 2F	*	F2	F2	F2	F2
MF	F2	A	F2	F2	F2
LR, GB	F2	F2	A	B	F2
LI	F2	F2	F2	A	F1
MH	F2	D	A	F1	A

* No buffer yard required

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(Supp. No. 4)

Table 52-4: BUFFER YARD ROADWAY FRONTAGE MATRIX

Zoning of Developing Tract	Frontage Along Thoroughfares or Collector Roads	Frontage Along Residential Street
SF-LL, SF-1, SF-1A, SF-2	E, F1, or F2 (Incl. lots backing or siding to roadway)	*
SF-OT	E, F1, or F2	*
2F	E, F1, or F2	*
MF	D	D
LR, GB	E	E
LI	E	E
MH	C	D

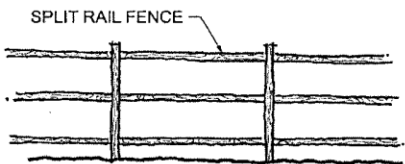
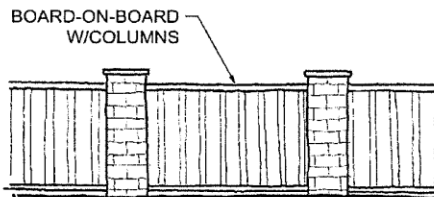
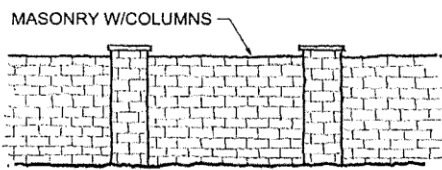
* No buffer yard required

(Ord. No. 639-18A , § 2(Exh. A), 2-26-2018)

Sec. 52-202. Required structures.

- (a) Whenever a berm is required in a buffer yard, it shall be a minimum of three feet in height and constructed in accordance with the specifications set forth in the city's design standards. Berms shall have side slopes no steeper than 3:1. Wherever possible, berms shall be curvilinear rather than straight. Berms are not required to be continuous and are preferred to be broken periodically, but must cover a minimum of 75 percent of the length of the property line to be buffered.
- (b) A hedge of evergreen shrubs obtaining a mature height greater than three feet may be approved to substitute for a berm. Any approved hedge shrubs must be a minimum of two feet in height at the time of planting, and spaced on minimum 24-inch centers.
- (c) Unless otherwise noted or approved, whenever a fence or wall is required within a buffer yard, it shall be constructed in accordance with specifications set forth in the city's design standards and summarized in Table 52-5. An "F1" fence shall be a wooden fence, and may be of a split-rail, picket, board-on-board, shadow-box, or stockade style. An "F2" wall shall be of masonry construction. Both F1 and F2 structures may incorporate decorative capped columns. If there is a difference in finish level between the two sides of the fence or wall, the less finished side shall face the more intensive land use.
- (d) A screening wall and a buffer yard is required when the rear or side yards of a residential subdivision abut a thoroughfare, collector, or local street. The screening wall and landscaping shall be located in an easement equal to the buffer yard prescribed in Table 52-2 with the wall located between the landscaping and the residential lots.

Figure 52-5: REQUIRED STRUCTURES

Structure Type	Typical Examples	Notes
E (Berm)		Berms shall be a min. three (3) feet in height, curvilinear in plan and non-continuous in profile (no more than 75% of the buffer yard length), with a maximum side-slope of 3:1.
F1 (Fence)		Split-rail fences shall be four (4) feet in height, all other types shall be six (6) feet in height. If completed finish differs from side-to-side, the less-finished side shall face the more intensive land-use.
F1 (Fence)		
F2 (Wall)		

(Ord. No. 639-18A , § 2(Exh. A), 2-26-2018)

Sec. 52-203. Reserved.

Sec. 52-204. Optional buffer yards.

The applicant may seek city approval of an optional buffer yard than is otherwise required, as shown in Table 52-6:

Table 52-6: OPTIONAL BUFFER YARDS

Buffer Yard Required	Optional Buffer Yard
A	B, C, D, E
B	C, D, F1

C	D, F1
D	F1
E	B, C, D
F1	F2
F2	None

(Ord. No. 639-18A , § 2(Exh. A), 2-26-2018)

Sec. 52.205. Uses of buffer yards.

A buffer yard may be used for passive recreation, such as pedestrian, bike or equestrian trails, provided that (a) no plant material is eliminated, (b) the total width of the buffer yard is maintained, and all other requirements of this section are met. Buffer yards may not be used for play fields, stables, swimming pools, tennis courts, accessory buildings, parking facilities or trash dumpster locations.

(Ord. No. 639-18A , § 2(Exh. A), 2-26-2018)

Sec. 52-206. Non-residential interior landscaping requirements.

- (a) Screening elements, either plantings or structures, shall be provided with the intent to promote safety, to enhance or protect the visual character of residential, commercial, and industrial areas; and to help maintain the value of land, buildings, and neighborhoods.
- (b) Construction and maintenance of screening elements shall be conducted in compliance with all relevant sections of the zoning and subdivision ordinances.
- (c) Subdivision screening designs must be approved by the city before construction or installation begins.
- (d) Interior landscaping requirements. The landscape area required on the interior of all lots (excluding buffer yards) for MH, LR, GB and LI zoning districts shall be ten percent of the lot area.
 - (1) *Planting requirements.* The following plants shall be required within the interior landscape area:
 - a. One canopy tree per 600 square feet, planted a minimum of 12 feet on-center.
 - b. One understory tree per 300 square feet, planted a minimum of eight feet on-center.
 - c. One shrub per 60 square feet of landscape area, spacing per Table 52-11.
 - d. Ground cover. To provide continuous cover for a maximum of 25 percent of total required landscape area.
 - (2) *Location requirements.* A minimum of 75 percent of all required plant materials within the interior landscape area shall be in the front or along either side of the building between the building and the interior edge of the buffer yards.
 - (3) *Enhanced pavement credits.* For every one square foot of enhanced pavement area, the required interior landscape area may be reduced by one-half square foot. The maximum credit given for enhanced pavement area shall be ten percent of the required interior landscape area.
 - (4) *Right-of-way landscaping credits.* The required interior landscape area may be reduced by a maximum of ten percent when the applicant chooses to establish, irrigate, and maintain turf grass within the parkway along the front of their property. The percent credit given will be prorated based on the portion of the parkway irrigated (i.e. 50 percent parkway irrigated provides five percent credit).

(Supp. No. 4)

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Sec. 52-207. Residential landscaping requirements.

(a) Minimum landscaping requirements within new single-family and two-family (2F), developments:

- (1) Planting requirements. Trees and shrubs shall be planted to meet the total quantities in Table 52-7 below. Required canopy (shade) trees shall be a minimum three caliper inches in diameter. Required understory (ornamental) trees shall be a minimum two caliper inches in diameter. A minimum of one canopy and one ornamental tree shall be located in the front yard of all residential lots. The remaining required trees may be placed in the front or rear of the residential lot.

Table 52-7: RESIDENTIAL PLANT QUANTITIES

Lot Area (SF)	Total Caliper Inches	Total Number of Shrubs
Up to 6,999	5	12
7,000-8,999	8	15
9,000-19,999	11	20
20,000+	14	25

(2) Location of trees.

- No trees are to be planted within the parkway, the area between the back of curb and the right-of-way/property line.
- No tree shall be placed in a location that interferes with, or will grow to interfere with, overhead and/or underground utility easements.
- Trees shall be spaced so that at mature growth the canopies do not substantially overlap.

(3) Measurement.

- Tree diameter shall be measured as DBH ("diameter at breast-height") at approximately four and one-half feet above the natural ground level.
- If the trunk splits into multiple trunks below the six-inch level, then the multiple trunk trees are measured by the following formula.
 - Measure largest trunk circumference at 12 inches above the natural ground level.
 - Remaining trunks, measure circumference at 12 inches above the natural ground level and divided by two.
 - Add subsections 1. and 2. for total circumference, divide total by 3.14 to get caliper.

(4) Additional vegetation requirements.

- Required shrubs shall be a minimum of three gallons in size when planted and shall be planted in the front yard of all residential lots. Shrubs may be substituted with small trees when planted in the front yard.
- Solid vegetative ground cover or lawn for the entirety of the lot that is not otherwise covered by mulched planter beds, building(s) and/or driveway area(s).

(5) All landscaping required above shall be planted prior to issuance of the certificate of occupancy on the dwelling(s).

- (e) Size requirements when planted. All plants shall equal or exceed the following measurements when planted. Plants larger than specified may be used, but use of such plants shall not decrease the size requirements of other proposed plants.

(1) Tree measurement. Canopy and understory trees with single trunks shall be measured by caliper size one foot above the ground line. Multi-trunk trees shall be measured by the height of the tree.

(2) Minimum sizes. The minimum plant size when planted shall be as follows:

Plant Material Type	Minimum Size
Single-trunk shade tree	3" caliper, 10'-12' height, ball-and-burlap
Single-trunk understory tree	2" caliper, 6'-8' height
Multi-trunk understory tree	2" caliper (largest stem), 6'-8' height
Shrub	3-gallon container, 12-inch height
Ornamental grasses	3-gallon container, 18-inch height
Groundcover	4-inch (SP4) containers

Table 52-9: RECOMMENDED PLANT LIST "A"

CANOPY (SHADE) TREES—HARDINESS ZONE 8								
Common Name	Botanical Name	TX Native	Mature Height	Mature Spread	Light Req.	Water	Foliage	Util. Appr.
Ash, Texas	<i>Fraxinus texensis</i>	Y	30'	40-50'	Sun	VL	Decid.	
Cedar, Eastern Red	<i>Juniperus virginiana</i>	Y	20-50"	15-25'	Sun	M	Everg.	
Cherry, Escarpment Black	<i>Prunus serotina</i> var. <i>eximia</i>	Y	25-50'	25-35'	Sun/part shade	L	Decid.	
Cypress, Arizona	<i>Cupressus arizonica</i>	Y	20-50'	15-25'	Sun	L	Everg.	
Elm, American	<i>Ulmus americana</i>		70-90'	50-90'	Sun/part shade	M	Decid.	
Elm, Cedar	<i>Ulmus crassifolia</i>	Y	25-60'	25-35'	Sun/part shade	L	Decid.	
Elm, Lacebark	<i>Ulmus parvifolia</i>		40-60'	30-40'	Sun	M	Decid.	
Locust, Honey (thornless)	<i>Gleditsia triacanthos inermis</i>	Y	30-50'	25-35'	Sun/part shade		Decid.	
Maple, Big Tooth	<i>Acer grandidentatum</i>	Y	40-50'	20-30'	Sun/part shade	VL	Decid.	

Mesquite, Honey	<i>Prosopis glandulosa</i>	Y	Y	25-30'	Sun	VL	Decid.	Yes
Oak, Bur	<i>Quercus macrocarpa</i>	Y	50-75'	50'+	Sun	VL	Decid.	
Oak, Chinquapin	<i>Quercus muhlenbergii</i>	Y	30-60'	30-40'	Sun	M	Decid.	
Oak, Lacey	<i>Quercus laceyi</i>	Y	20-35'	25'	Sun	VL	Decid.	
Oak, Monterey (Mexican White)	<i>Quercus polymorpha</i>	Y	40-60'	30-40'	Sun	VL	Everg.	
Oak, Escarpment Live*	<i>Quercus fusiformis</i>	Y	20-40'	50'+	Sun	L-VL	Everg.	
Oak, Shumard Red*	<i>Quercus shumardii</i>	Y	30-50'	30'-50'	Sun	L	Decid.	
Oak, Southern Live*	<i>Quercus virginiana</i>	Y	30-50'	50'+	Sun	L-VL	Everg.	
Oak, Texas Red*	<i>Quercus texana</i>	Y	15-30'	15-30'	Sun	L	Decid.	
Oak, Post	<i>Quercus stellata</i>		30-50'	60-80'	Sun/part shade	M	Decid.	
Pecan	<i>Carya illinoensis</i>	Y	60-90'	60-75'	Sun	M	Decid.	
Pine, Italian Stone	<i>Pinus pinea</i>		35-60'	20-40'	Sun	L	Everg.	
Sycamore, Mexican	<i>Platanus mexicana</i>		30-50'	40'	Sun/part shade	M-L	Decid.	
Walnut, Texas Little	<i>Juglans microcarpa</i>	Y	18-20'	20'	Sun/part shade	M	Decid.	

* May not be used in Oak Wilt prone area.

Table 52-10: RECOMMENDED PLANT LIST "B"

UNDERSTORY (ORNAMENTAL) TREES—HARDINESS ZONE 8								
Common Name	Botanical Name	TX Native	Typ. Height	Typ. Spread	Light Req.	Water	Foliage	Util. Appr.
Buckeye, Mexican	<i>Ungnadia speciosa</i>	Y	8-15'	12-20'	Sun/part shade	L	Decid.	Yes

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Cherry Laurel	<i>Prunus caroliniana</i>	Y	15-20'	12-15'	Sun/part shade	M	Everg.	
Chitalpa	<i>Chitalpa tashkentensis</i>		25-30'	15-20'	Sun/part shade	L	Decid.	
Crapemyrtle	<i>Lagerstroemia indica</i>		4-30'	10-20'	Sun	L-M	Decid.	Yes
Desert Willow	<i>Chilopsis linearis</i>	Y	10-25'	15-20'	Sun/part shade	VL	Decid.	Yes
Dogwood, Rough-leaf	<i>Comus drummondii</i>	Y	8-15'	10-15'	Sun/shade	M	Decid.	
Eve's Necklace	<i>Sophora affinis</i>	Y	10-20'	15-20'	Sun/part shade	L	Decid.	Yes
Possumhaw	<i>Ilex decidua</i>	Y	12-15'	12'	Sun/part shade	L-M	Decid.	Yes
Holly, Yaupon	<i>Ilex vomitoria</i>	Y	15-25'	10-15'	Sun/part shade	L-M	Everg.	Yes
Mountain-laurel, Texas	<i>Sophora secundiflora</i>	Y	10-20'	8-12'	Sun/part shade	L	Everg.	Yes
Persimmon, Texas	<i>Diospyros texana</i>	Y	8-15'	8-12'	Sun/part shade	VL	Decid.	Yes
Pistache, Texas	<i>Pistacia texana</i>	Y	10-30'	30-45'	Sun/part shade	VL	Everg.	
Plum, Mexican	<i>Prunus mexicana</i>	Y	15-25'	15-20'	Sun/part shade	L	Decid.	Yes
Redbud, Mexican	<i>Cercis canadensis</i> var. <i>mexicana</i>	Y	15-30'	12-15'	Sun/part shade	VL	Decid.	Yes
Redbud, Texas	<i>Cercis canadensis</i> var. <i>texensis</i>	Y	15-30'	12-15'	Sun/part shade	L	Decid.	Yes
Retama Palo Verde	<i>Parkinsonia aculeata</i>	Y	12-20'	12-20'	Part shade/sun	VL	Decid.	
Sumac, Flameleaf	<i>Rhus lanceolata</i>	Y	10-30'	15-20'	Sun/part shade	L	Decid.	
Viburnum, Rusty Blackhaw	<i>Viburnum rufidulum</i>	Y	10-30'	10-15'	Sun/shade	L	Decid.	
Wax Myrtle	<i>Myrica cerifera</i>	Y	10-15'	6-15'	Sun/part shade	M	Everg.	Yes

Inland Sea oats	<i>Chasmanthium latifolium</i>	Y	1-3'	3-6'	Part sun/shade	L-M	D
Muhly, Bamboo	<i>Muhlenbergia dumosa</i>		4-5'	4-5'	Sun/part shade	L	E
Muhly, Big; Lindheimer Muhly	<i>Muhlenbergia lindheimeri</i>	Y	3-5'	3-4'	Sun/part shade	M-L	D
Muhly, Deer	<i>Muhlenbergia rigens</i>	T	1-1.5'	1-1.5'	Sun/part shade	L	D
Muhly, Gulf	<i>Muhlenbergia capillaris</i>	Y	2-2.5'	2-3'	Sun/part shade	L-M	D
Muhly, Pine	<i>Muhlenbergia dubia</i>	T	1-3'	1-3'	Sun/part shade	VL	E
Muhly, Seep	<i>Muhlenbergia reverchonii</i>	T	2-3'	1.5-2'	Sun	VL	D
Nolina; Ribbon Grass, Devil's Shoestring	<i>Nolina lindheimeriana</i>	E	1-3'	4-5'	Sun/part shade	L	E
Rye, Canada Wild	<i>Elymus canadensis</i>	T	2-4'	2-3'	Sun/part shade	M	D
Sideoats Grama	<i>Bouteloua curtipendula</i>	Y	1-3'	2-3'	Sun/part shade	L	D
Switchgrass	<i>Panicum virgatum</i>	Y	3-6'	1-3'	Sun/part shade	M	D
Wheatgrass, Western	<i>Pascopyrum smithii</i>		1-3'	1-1.5'	Sun/part shade	M	D

Table 52-13: PROHIBITED PLANTS

PROHIBITED PLANT SPECIES*	
Common Name	Scientific Name
Bamboo	<i>Phyllostachys aurea; Bambusa spp.</i>
Cat's Claw Vine	<i>Macfadyena unguis-cati</i>
Cattail	<i>Typha spp.</i>
Chinaberry	<i>Melia azedarach</i>
Chinese Parasol Tree	<i>Firmiana simplex</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Chinese Tallow	<i>Sapium sebiferum</i>
English Ivy	<i>Hedera helix</i>
Giant Cane; Giant Reed	<i>Arundo donax</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Jimsonweed	<i>Datura stramonium</i>

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Jujube	<i>Ziziphus zizyphus</i>
Kudzu	<i>Pueraria lobata</i>
Ligustrum, Japanese	<i>Ligustrum, lucidum</i>
Ligustrum, Wax Leaf	<i>Ligustrum japonicum</i>
Mimosa (non-native)	<i>Albizia julibrissin</i>
Mulberry, Paper	<i>Broussonetia papyrifera</i>
Mulberry, White	<i>Morus alba</i>
Nandina (fruiting varieties)	<i>Nandina spp.</i>
Oleander	<i>Nerium oleander</i>
Pampas Grass	<i>Cortadenia selloana</i>
Princess Tree; Empress Tree	<i>Paulownia tomentosa</i>
Pines, non-native	<i>Pinus elliotii</i> ; <i>P. eldarica</i> , <i>P. virginiana</i>
Photinia, Chinese	<i>Photinia spp.</i>
Privet, Common	<i>Ligustrum sinense</i> , <i>Ligustrum vulgare</i> (and others)
Pyracantha	<i>Pyracantha spp.</i>
Russian Olive	<i>Elaeagnus angustifolia</i>
Tamarsik, Salt Cedar	<i>Tamarix spp.</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Vinca, Periwinkle	<i>Vinca major</i> & <i>V. minor</i>
Vitex, Lilac Tree; Chaste Tree	<i>Vitex agnus-castus</i>
Wisteria, Chinese	<i>Wisteria sinensis</i> (and others)

(Ord. No. 639-18A , § 2(Exh. A), 2-26-2018)

Sec. 52-210. Median landscaping.

Landscaping improvements shall be installed within the medians of all proposed, planned, or divided roadways within the city limits as shown on the city master thoroughfare plan. Frontage is wherever a property abuts the right-of-way of the divided thoroughfare, and separate frontages exist on each side of the thoroughfare.

- (1) *Applicability.* Only developments or subdivisions abutting or adjacent to a divided roadway, as defined in the master thoroughfare plan, shall be subject to this section.
- (2) *Developer obligation.* The subdivider or developer shall be fully responsible for the construction and installation of the required landscaping and maintenance of the improvements for a period of one year. During the first year following installation, the subdivider or developer shall replace any tree, shrub, sod, groundcover or hardscape in substandard condition. Following the first year, the director of engineering and public works shall inspect the installation and determine what, if any, plant materials and/or hardscape must be replaced prior to the city taking over maintenance.
- (3) *Installation or deferment.* In the event that the director of engineering and public works, in his sole discretion, determines that the installation of improvements at any given time period is impractical due to further road construction or other factors, the subdivider or developer shall pay a fee-in-lieu into an escrow account for future median landscaping and/or maintenance. This fee-in-lieu of installation is collected once from each frontage and described more fully in subsection (7)j.
- (4) *City participation.* At the discretion of the director of engineering and public works, the subdivider may install landscaping across the full width of the median, and be reimbursed by the city for the

landscaping provided for the second frontage at the per linear foot of frontage rate or the actual cost of the improvements, whichever is less, if funds are available.

- (5) *Plan design burden/escrowed cost.* In the case where undeveloped land exists on both sides of a divided public street, the first to develop shall carry the burden of submitting plans for landscaping, hardscape and irrigation of the median, along with escrowing the fee-in-lieu, as described in subsection (7)j. At the discretion of the director of engineering and public works, the city or county may contribute to this escrow account in order to facilitate the implementation of the landscape plan.
- (6) *Installation burden.* Should the city decline to assume responsibility of planting the median in question, the second to develop will utilize the approved plans (or modify the approved plans with city approval) and shall be responsible for the purchase and installation of the median improvements, using the escrowed account from the first developer and shall contribute an equal amount to the overall cost of the median landscaping. In the event that the original escrow amount has fallen short of current material and/or installation costs, the city will make up the difference in cost or the plans shall be modified to be installed within the cost allotted. Any surplus funds shall be placed in the city's landscape maintenance account.
- (7) *Minimum requirements for median landscaping.*
- a. All trees and plant materials shall be chosen from the city's approved plant list.
 - b. One ornamental tree per 30 linear feet of median. Ornamental trees shall be a minimum two-inch caliper and eight feet in height at time of planting and shall be used primarily as accent trees near the median nose and dispersed within the canopy trees.
 - c. One canopy tree per 30 linear feet of median, with a minimum of four-inch caliper trunk, and a well-formed canopy that is typical of the species. Canopy trees shall be planted no closer than 30 feet from streetlights located in the median, no closer than 20 feet to an intersection, and no closer than 15 feet from any overhead electrical line.
 - d. Ornamental and canopy trees need not be evenly spaced and may be clustered for a more pleasing aesthetic effect.
 - e. When the nose of a median is tapered to five feet or less, that portion of the median shall be paved with bricks placed to align with the top of curb.
 - f. A minimum of 20 percent of the landscaped area shall be planted in evergreen shrubs, ground cover and/or native grasses.
 - g. Planting beds shall be separated from turf grass using 14-gauge steel edging to define ground cover beds and reduce weed incursion.
 - h. Irrigation installation shall include bubblers or drip irrigation for all canopy and ornamental trees and irrigation to uniformly water the planting beds and shall be equipped with rain-freeze sensors.
 - i. Landscape and installation plans shall be subject to review and approval by the director of planning and development services and the director of engineering/public works. The location and placement of landscaping shall conform to the city street design standards and shall be placed to accommodate the ultimate number of traffic lanes, although shrubs, native grasses and ornamental trees may be placed in future traffic lanes if it is determined that these lanes will likely not be constructed in less than ten years.
 - j. Fee-in-lieu. Should the director of engineering and public works, at his sole discretion, determine that the immediate installation of median landscaping is impractical, a fee-in-lieu of construction shall be collected and placed in escrow at a rate of \$25.00 per linear foot of median length for