

Chapter 30A LANDSCAPING

Sec. 30A-1. Purpose.

The primary purpose of this chapter is to create and establish certain regulations pertaining to landscaping within the City of Texarkana. These regulations provide standards and criteria for new landscaping which are intended to promote the value of property, enhance the welfare, and improve the physical appearance of the city.

(Ord. No. 319-2000, § 1(Exh. A), 12-18-00)

Sec. 30A-2. Scope.

All standards and criteria contained within this chapter are deemed to be minimum standards and shall apply to all new construction, including parking lots, or a change in use from residential to non-residential, occurring within the city. Exceptions: all single family residential dwellings and duplexes shall be exempt as well as any manufacturing facility without an office building.

(Ord. No. 319-2000, § 1(Exh. A), 12-18-00)

Sec. 30A-3. Enforcement.

The provisions of this chapter shall be administered and enforced by the building official or his/her designee.

(Ord. No. 319-2000, § 1(Exh. A), 12-18-00)

Sec. 30A-4. Definitions.

[For the purpose of this chapter, the following words and phrases shall have the meanings herein ascribed to them:]

Caliper is the diameter of a tree measured from six (6) inches above the ground for trees up to four (4) inches in diameter, twelve (12) inches above the ground for trees having a diameter of four (4) to twelve (12) inches, and four and one-half (4 1/2) feet above the ground for trees having a diameter larger than twelve (12) inches.

Foundation planting is a planting bed consisting of some and/or any of the following: small trees, shrubs, groundcover, and annual/perennial plants along the exterior walls of a building. This bed must be at least two (2) feet in width along and adjacent to any exterior walls of a building or a porch that has a street side view.

Grass/ground cover means types of plant material used to cover the soil, which can be seeded, sodded, hydro-mulched, or planted as individual plants (groundcover). Area must be completely covered within four (4) weeks after planting. (fifty (50) sq. ft. min.)

Irrigation system means an assembly of component parts permanently installed for the controlled distribution and conservation of water for the purpose of irrigating any type of landscape vegetation in any location or for the purpose of dust reduction or erosion control.

Planter boxes means prefabricated or constructed containers used for planting of blooming annual flowers, shrubs, trees, etc. that can be portable and placed anywhere on the property or built on top of the ground. Must be a minimum of one (1) foot x two (2) feet in size.

Street view means the area of a property that can be seen and viewed from the street or that has public access due to a drive or roadway.

(Ord. No. 319-2000, § 1(Exh. A), 12-18-00)

Sec. 30A-5. Mandatory requirements.

- (a) Caliper of all new trees planted must be a minimum of one and one-half (1 1/2) inches.
- (b) All plant material except trees must be a minimum of one-gallon container size.
- (c) All planting areas such as beds or islands must have landscape material (such as mulch and rocks) around plants.
- (d) Automatic irrigation systems or hose bib connections must be installed in order to provide water to all planted or grassed areas. Irrigation system must be operational at the time of inspection.
- (e) View angles shall not be obscured.
- (f) Trees planted should not interfere with overhead utilities or utility easements, right of ways and cause no other obstructions (present or future).
- (g) All refuse and outside storage areas must be screened from street or public view. The screening must be a minimum of six (6) feet in height and may either be provided by evergreen plant material or a solid wall or fence.

(Ord. No. 319-2000, § 1(Exh. A), 12-18-00)

Sec. 30A-6. Elective requirements.

In addition to mandatory requirements, landscape plans must earn a minimum of sixty (60) points by using the required electives in a project. All plants and landscape plantings must have a street view to receive points. (see table below)

TABLE INSET:

| | Points |
|---|----------|
| Irrigation System | 20 |
| Grass/groundcover (min. area 50 sq. ft.) (Maximum 20 points) | 10 |
| Small Tree (each, see plant list) | 5 |
| Large Tree (each see plant list) | 10 |
| *Planter box (each) (Up to 40) | 10 |
| Parking/Landscape Islands | 10 |
| Landscape around Signage | 10 |
| Foundation Planting | 20 |
| Existing tree credit (see chart) | up to 30 |

Points will be allowed for landscaping in the ROW.

Total points must equal or exceed 60.

*In the case of space limitations this item can be appealed to the director of public works.

Sec. 30A-7. Tree preservation/credit (optional).

To protect a building site and reserve trees that are deemed historic or specimen (caliper a min. of four (4) inches) trees and that are to remain at the finished site. These trees would count in a landscaping plan and will be protected from the construction of the site. Tree credits will be granted according to caliper size, street view and overall health.

Tree Credits:

TABLE INSET:

| | | Points |
|-------------------|---|--------|
| Caliper of 4"--6" | = | 2 |

| | | |
|------------------------|---|----|
| Outside of street view | = | 1 |
| Caliper of 6"--12" | = | 5 |
| Outside of street view | = | 3 |
| Caliper of 12"--18" | = | 10 |
| Outside of street view | = | 5 |
| Caliper of 18" and up | = | 15 |
| Outside of street view | = | 10 |

If a tree (or trees) for which credit was received dies, it must be replaced with a tree (or trees) equal to the number of points received, as shown on the approved landscaping plan, if necessary to maintain the minimum sixty-point requirement.

(Ord. No. 319-2000, § 1(Exh. A), 12-18-00)

Sec. 30A-8. Maintenance.

All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning or trimming, fertilizing, weeding, watering and other such activities common to the maintenance of landscaping. Plant materials which die shall be replaced with plant material of similar variety and size within thirty (30) days weather permitting.

(Ord. No. 319-2000, § 1(Exh. A), 12-18-00)

Sec. 30A-9. Penalty.

Any person violating or failing to comply with any of the provisions of this chapter shall be fined upon conviction not less than one dollar (\$1.00) nor more than two hundred dollars (\$200.00), and each day any violation or noncompliance continues shall constitute a separate and distinct offense.

(Ord. No. 319-2000, § 1(Exh. A), 12-18-00)

Sec. 30A-10. Permits.

- (a) No permits shall be issued for building, paving, grading or construction until a qualifying landscape plan is submitted. In the event that the proposed project is in a planned development district a landscape plan is required as part of the site plan approval process by the city council.

- (b) Prior to the issuance of a certificate of occupancy for any building or structure all landscaping requirements shall be in place.
- (c) If building official determines that it would be impractical to plant trees, shrubs, grass, or to lay turf, due to the season of the year, a temporary certificate of occupancy may be issued. All landscaping required by the landscaping plan must be installed within six (6) months of the date of the issuance of the certificate of occupancy or penalties shall be applied.

(Ord. No. 319-2000, § 1(Exh. A), 12-18-00)

Sec. 30A-11. Exceptions.

- (a) When out parcels of a substantially developed shopping center (such as Central Mall) are built/developed, the out parcel shall be exempt from the landscaping requirements since the shopping center has already met the points required by the landscaping ordinance.
- (b) Site plans previously approved by the building official prior to the adoption of this ordinance shall not be required to meet the provisions of this chapter.

(Ord. No. 319-2000, § 1(Exh. A), 12-18-00)

City of Texarkana, Texas
 Landscaping Form
 (to be attached to site or building plans)

TABLE INSET:

| | |
|---|-------|
| Date submitted: | _____ |
| Name: | _____ |
| Legal description: | _____ |
| Legal description: | _____ |
| Street address: | _____ |
| Landscaping is on a point system. Any combination of 60 points is acceptable. | |

Points are assigned as:

TABLE INSET:

| | | |
|---|-----------|-------|
| Irrigation System | 20 Points | _____ |
| Grass/Groundcover (min. area 50sq. ft.) (Maximum 20 points) | 10 Points | _____ |

| | | |
|--|-----------------|--|
| Small Tree | 5 Points | |
| Large Tree | 10 Points | |
| Planter box (each) (up to 40 points) | 10 Points | |
| Parking/Landscape Islands | 10 Points | |
| Landscape around Signage | 10 Points | |
| Foundation Planting | 20 Points | |
| Existing tree credit (see chart) | up to 30 Points | |
| | | |
| Points will be allowed for landscaping in the ROW. | | |

TOTAL POINTS MUST EQUAL OR EXCEED 60.

Landscape plan submission:

A landscape plan must be submitted with the required site plan for application for a building permit for any work on the property. In addition a landscape plan must be submitted as part of the required site plan review associated with planned development districts. The landscape plan can either be a separate print or be included on the required site plan print. Minimum information required on the landscape plan shall include:

- a) Locations of existing boundary lines, dimensions of the lot or property, proposed and existing utility easements on or adjacent to the lot and location of overhead power lines and any underground utilities.
- b) The location of the proposed water faucet(s) or a note indicating the installation of the irrigation system covering the entire lot.
- c) A plant schedule listing the botanical and/or common names of all plants and the size of plant material, date, scale, north arrow, name and phone number.

PLANT LIST (these are suggested selections, others can be approved)

Large Trees: 30--60 feet

TABLE INSET:

| | |
|--|-------------------|
| Oaks--Pin, Shumard, Red, White, Post, Live, Black etc. | Quercus species |
| Ash | Fraximuis species |

Small (Accent) Trees: 10--20 feet

TABLE INSET:

| | |
|---------------|-----------------------------|
| Redbud | Cercis canadensis |
| Crape Myrtle | Lagerstroemias indica |
| Yaupon Holly | Ilex vomitoria |
| Bradford Pear | Pyrus calleryana "Bradford" |
| Crab Apple | Malus angustiflois |
| Foster Holly | Ilex fosteri |

Shrubs: 3--6 feet

TABLE INSET:

| | |
|---------------------------|---------------------------------------|
| Dwarf Crape Myrtle | Lagerstroemia indica nana |
| Dwarf Burford Holly | Ilex cornuta "Burfordii Nana" |
| Dwarf Chinese Holly | Ilex cornuta "Rotunda" |
| Dwarf Yaupon Holly | Ilex vomitoria "Nana" |
| Elaeagnus | Elaeagnus species |
| Fraser's Photinia | Photinia Fraseri |
| Purple leaf Jap. Barberry | Berberis Thunbergii "Atropurpurea" |
| Pampas Grass | Cortaderia Selloana |
| Nandina | Nandina domestica |
| Juniper species | Juniperus chinensis species |

Ground Cover: 18 inches

TABLE INSET:

| | |
|------------------------|---|
| Juniper Species | Juniperus horizontalis or procumbens |
| Liriope (Monkey Grass) | Liriope Muscari |
| Asian Jasmine | Trachelospermum asiaticum |

Grasses:

Bermuda (all varieties)

Centipede

St. Augustine

Vines:

TABLE INSET:

| | |
|---------------------------|------------------------|
| Carolina Yellow Jessamine | Gelsemium sempervirens |
| Clematis species | Clematis species |

Perennial and Annual Flowers:

TABLE INSET:

| | |
|---------------|-------------------------|
| Chrysanthemum | Chrysanthemum |
| Cannas | Canna generalis |
| Copper Leaf | Acalypha Wilkesiana |
| Periwinkle | Catharanthus Roseus |
| Iris | Iris |
| Lantana | Lantana Camara |
| Daffodil | Naarcisus Jonquil, etc. |
| Petunia | Petunia hybrida |
| Marigold | Tagetes Species |
| Tulip | Tulipa Species |
| Zinnia | Zinnia Species |
| Caladium | Caladium species |