



## SUBCHAPTER 11. LANDSCAPING AND SCREENING STANDARDS.

### 11.1. PURPOSE.

This Subchapter establishes requirements for landscaping elements, buffering and screening to provide orderly, safe, attractive and healthy development of land within the community. The regulations in this Subchapter are intended to enhance the community's ecological, environmental and aesthetic quality. The City experiences frequent periods of drought; therefore all landscapes shall maximize the use of native, drought tolerant plants to the extent practicable.

Effective on: 2/25/2015

### 11.2 APPLICABILITY

#### A. General

The provisions of this Subchapter shall apply to all property located within the corporate limits of the City of Pflugerville, and when developed as any residential or non-residential use in the ETJ when governed by a development agreement.

#### B. Additions, expansions and redevelopments shall comply with this Subchapter in the following situations:

- A. Existing non-residential or multi-family sites when ground level additions, expansions, and/or redevelopments are equal to or greater than 25% of the existing impervious cover, at which point the entire site shall conform to the requirements of this Subchapter.
- B. Existing non-residential or multi-family sites when cumulative ground level additions, expansions, and/or redevelopments total 25% or more of the existing improvements over a three (3) year period, at which point the entire site shall conform to the requirements of this Subchapter.
- C. Existing non-residential or multi-family sites when the amount of parking is increased by 10% or more.
- D. Existing non-residential or multi-family sites with lawfully established nonconforming uses, when the use is expanded, discontinued or otherwise changed in accordance with Subchapter 8.

Effective on: 2/25/2015

### MINIMUM REQUIRED LANDSCAPING

#### A. General

A minimum percentage of all lots shall be devoted to landscaping through the use of native trees and shrubs. Areas not planted with trees or shrubs should be designed with landscape beds containing native ornamental grasses, perennials, and ground cover. Integration of natural rocks, crushed granite, and wood mulch is permitted within the required landscape area, provided it is architecturally integrated into landscape beds and complimentary of plantings. The use of turf grass is permitted, but irrigated turf areas shall be limited to the amount identified in 11.4 (D).

**B. Non-Residential Zoning Districts**

The required percentage of landscape area and quantity of trees and shrubs for non-residential uses shall comply with the requirements provided in Table 11.3 B and the following:

- A. In the Agriculture/Conservation district, landscaping requirements shall apply to the limits of construction, and are not applicable to agriculturally exempt appurtenances.
- B. Multi-Family developments within non-residential or corridor districts are subject to Table 11.3 C requirements, industrial uses permitted by specific use permit are subject to CI landscaping requirements;
- C. Additional plantings may be required to comply with the streetscape, building, bufferyard, screening, and parking lot landscaping requirements.

Table 11.3 B - Non-residential Landscape Area and Minimum Planting Requirements			
Non-Residential Zoning Districts		Percent of lot Landscaped	Required Trees (3" Caliper) and Shrubs (3-Gallon) in landscape area
A	Agriculture/Conservation	Min. 30%	1 Tree & 2 shrubs per 300 S.F.
O	Office	Min. 30%	1 Tree & 4 shrubs per 300 S.F.
NS	Neighborhood Services	Min. 25%	1 Tree & 4 shrubs per 300 S.F.
R	Retail	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
GB-1	General Business-1	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
CL3	Corridor Urban Level 3	Min. 20%	1 Tree & 4 shrubs per 300 S.F.
CL4	Corridor Urban Level 4	Min. <u>15</u> *% 20%	1 Tree & 4 shrubs per 300 S.F.
CL5	Corridor Urban Level 5	Min. <u>15%*</u>	1 Tree & 4 shrubs per 300 S.F.
GB-2	General Business-2	Min. 15%	1 Tree & 4 shrubs per 500 S.F.
CI	Campus Industrial	Min. 15%	1 Tree & 4 shrubs per 500 S.F.
LI	Light Industrial	Min. 15%	1 Tree & 4 shrubs per 800 S.F.
GI	General Industrial	Min. 15%	1 Tree & 4 shrubs per 800 S.F.

\*For master planned urban developments in the CL4 and CL5 zoning districts, the required landscape percentage and plantings may be achieved by clustered landscaped areas, such as plazas, parks, and other areas of public gathering, within the development that is inclusive of the total requirements for all lots within the development through a Unified Development Agreement. The required landscape plantings may be reduced in order to allow for functional open space provided the streetscape yard, building foundation planting/raised planters, parking lot landscaping, screening and bufferyard requirements are met, at the discretion of the Planning Director.

**C. Residential Zoning Districts**

The required percentage of landscape area and quantity of trees and shrubs for residential uses shall comply with the requirements provided in Table 11.3 C and the following:

- A. At least half of the required trees shall be planted in the commonly perceived front yard;
- B. Within a condominium, a corner residential dwelling shall be considered a dwelling adjacent to two public streets, internal drive aisles or a combination thereof;
- C. Where tree spacing constraints exist, remaining required trees may be planted within common open space areas within the development if approved by the Administrator;

- D. Additional plantings may be required to comply with the streetscape, building, bufferyard, screening, and parking lot landscaping requirements.

**Table 11.3 C – Residential Landscape Area and Minimum Planting Requirements**

Zoning Districts per Residential Development Type		Percent of lot Landscaped	Required Trees (3" Caliper)	Required Shrubs (3-Gallon)
All	Single Family Detached	Min. 30%	2 Trees per non-corner residential dwelling; 4 trees per corner residential dwelling	4 shrubs per 10' foundation facing a street, exception of driveway
All	Single Family Attached	Min. 30%	1 Tree per non-corner residential dwelling; 2 trees per corner residential dwelling	4 shrubs per 10' of foundation facing a street
MF-10, CL3, R	Multi-Family	Min. 40%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area
CL3, CL4, CL5	<u>Suburban Multi-Family</u>	<u>Min. 30%</u>	<u>1 Tree per 600 S.F. of landscape area</u>	<u>8 shrubs per 600 S.F. landscape area</u>
CL4, CL5	<u>Urban Multi-Family*</u>	<u>Min. 15%</u>	<u>1 Tree per 600 S.F. landscape area</u>	<u>8 shrubs per 600 S.F.</u>
MF-20, CL4, GB-1	Multi-Family	Min. 40%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area
CL5	Multi-Family	Min. 40%	1 Tree per 300 S.F. landscape area	4 shrubs per 300 S.F. landscape area

\*For master planned urban developments in the CL4 and CL5 zoning districts, the required landscape percentage and plantings may be achieved by clustered landscaped areas within the development representative of the total requirements for all lots within the development through a Unified Development Agreement. The required landscape plantings may be reduced in order to allow for functional activated open space such as plazas, parks, and other areas of public gathering, provided the streetscape yard, building foundation planting, parking lot landscaping, screening, and bufferyard requirements are met, at the discretion of the Planning Director.

Effective on: 2/25/2015

## 11.4 GENERAL PLANTING CRITERIA

Landscape areas shall be designed to enhance visual interest, encourage native landscapes and biodiversity, reduce soil erosion, and maximize water conservation. All landscaping shall comply with the planting criteria described herein.

### A. Selection

- A. Plantings shall consist of a mix of native drought tolerant trees, shrubs, ornamental grasses, flowering perennials and ground cover as approved through the Pflugerville Drop by Drop program or a similar Central Texas native plant resource approved by the Planning Director.
- B. When native material is not appropriate for the intended use or appearance, the Planning Director may consider alternatives meeting the following criteria:
  - a. Species is found within Zones 8 - 9 of the USDA Plant Hardiness Zones with preference given to species located in Zone 8b; or
  - b. Species is considered regionally adapted to heat, cold, and drought conditions, is non-invasive, and is not readily susceptible to disease or pests.
- C. All new plant material shall meet the latest requirements of the American Standard for Nursery Stock (ANSI Z60.1).
- D. All new plant material shall be planted and maintained in accordance with the latest edition of the American National Standards Institute requirements for Tree, Shrub, and Other Woody Plant Maintenance (ANSI A300 Parts 1 through 6).

### B. Trees

- A. Type A and B Trees provided in Table 11.11.3 shall be a minimum of three-inch (3") caliper at planting.
- B. Type C Trees provided in Table 11.11.3 shall be a minimum of two-inch (2") caliper at planting.
- C. Trees not included on the Approved Tree List in Table 11.11.3, such as palms, may be considered by the Planning Director if the following are met:
  - a. Species is found within Zones 8 - 9 of the USDA Plant Hardiness Zones with preference given to species located in Zone 8b; or

- b. Species is considered regionally adapted to heat, cold, and drought conditions, is non-invasive, and is not readily susceptible to disease or pests; and
        - c. Shall be a minimum of three-inch (3") caliper at planting.
      - D. All trees shall be planted and maintained in accordance with the Tree Specifications provided within this Subchapter and per the Tree Technical Manual, including but not limited to the addition of amended soil and organic mulch at time of planting, and a bubbler irrigation system as required within this Subchapter.
    - C. Shrubs, Vines, Ground Cover, Perennials and Ornamentals
      - A. Shrubs, vines, ground cover, and perennials shall be planted within landscape planting beds to minimize the amount of irrigated lawn or turf grass.
      - B. Shrubs, vines, ground cover, and perennials shall be of a native Central Texas variety listed in the Pflugerville Drop by Drop program or a similar Central Texas native plant list, and a minimum three (3) gallon container size at time of planting.
      - C. Ornamental grasses identified in the Pflugerville Drop by Drop program or a similar Central Texas native plant list may be utilized in lieu of shrubs if they are a minimum three (3) gallon container size at time of planting.
      - D. Yuccas, agaves, succulents, cacti, and sotols recognized as native or hardy to the area by the Lady Bird Johnson Wildflower Center may be considered in lieu of shrubs if they are a minimum three (3) gallon container size at time of planting.
    - D. Turf and Lawn Grass
      - A. To encourage water conservation, irrigated turf and lawn grass shall be minimized in the landscape. Where turf or lawn grass is planted, drought tolerant species shall be used with preference to native blends, as appropriate. Examples of recommended varieties for full sun, high foot traffic areas are "Sahara" Bermuda, and "Thunder" or "Tech" turf blends. "Habiturf" is encouraged in full sun, low foot traffic areas and may be appropriately used as a transition between landscape planting beds and areas with high foot traffic. Areas with partial shade are recommended to utilize: "Palisade" Zoysia or "Shadow Turf" Buffalo in lieu of Saint Augustine.
      - B. Residential Lawn or Turf Grass:
        - a. The amount of irrigated lawn or turf grass for residential sites shall not exceed 2.5 times the foundation footprint or 10,000 square feet, whichever is the smaller square footage for all single family lots final platted after January 1, 2016.
        - b. Areas not irrigated are encouraged to utilize landscape beds with native plants. Lawn or turf grass blends may be planted in the remaining landscape area, provided the area is not irrigated.
        - c. Any lawn or turf grass installed shall utilize a warm weather grass variety or blend that has summer dormancy capabilities. Examples of recommended varieties and blends are provided above.
        - d. Saint Augustine shall only be allowed in shaded areas with less than 6 or more hours of full sun a day.
      - C. Non-Residential Lawn or Turf Grass:
        - a. Lawn or turf grass for commercial sites shall not exceed thirty-three (33%) percent of the total landscaped area. Areas not irrigated or left naturally shall be exempt from the limitation.
        - b. Any lawn or turf grass installed shall utilize a drought tolerant species with preference to native blends as described above.
        - c. Landscape areas not otherwise planted with shrubs, trees, or lawn shall contain landscape planting beds in accordance with requirements provided herein.

- D. Turf areas may be sodded, plugged, sprigged, or seeded, except in times of Stage 3 or greater drought at which time solid sod shall be utilized. Solid sod shall also be used in swales or other areas subject to erosion as determined by the City Engineer.
  - E. Right-of-way shall be restored and maintained with vegetative ground cover as required by the Engineering Design Manual.
  - F. Synthetic or artificial lawns or plants shall be prohibited.
- E. Landscape Planting Beds.
- A. Landscape planting beds containing native shrubs, vines, perennials and ornamentals are encouraged to minimize the amount of irrigated lawn or turf grass.
  - B. Irrigation within landscape beds shall be limited to a drip irrigation system as required within this Subchapter.
  - C. All debris, wood chips, pavement, concrete, and rock over 2" in diameter shall be removed from the planting pit to a minimum of twenty-four (24") inch depth. The entire planting bed shall contain a minimum depth of twenty-four (24") inches of soil suitable for plant establishment and growth and may not be compacted or stabilized.
  - D. A native drought tolerant ground cover or an organic wood mulch shall be installed to conserve moisture in the ground and improve soil fertility. Native rock such as limestone, river rock, crushed granite or similar architectural material may be considered in landscape planting beds when used in combination with the native drought tolerant ground cover or organic mulch to enhance interest and add variety in the landscape. At no point shall an entire site's landscape planting bed be covered in rock, unless otherwise approved by the Planning Director.
  - E. Landscape planting beds may be used as stormwater collection areas commonly known as rain gardens, provided the planting beds are designed to prevent loss of mulch and planting material, include plants capable of surviving wet and drought conditions, and include either engineered soils or other design measures to prevent stagnant conditions.

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## **11.5 STREETScape YARD STANDARDS**

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Street trees help to provide a visual and audible buffer to mitigate vehicular traffic from adjacent land uses, and also assist with improving regional air quality. Street trees shall be provided in the following circumstances:

### **A. Non-residential and Multi-family Developments**

The streetscape yard required per zoning district in Subchapter 4 shall include the street trees required below. Trees may be planted in a non-linear or clustered fashion as long as the total number of trees otherwise required are provided, the recommended spacing requirements in Table 11.11.3 Approved Tree List and the Tree Technical Manual are generally maintained, and all trees are planted outside of the sight triangle. Street yard trees may be used to meet the overall landscaping requirements established in Table 11.3 (B) for non-residential sites.

- A. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, must be planted for every 40 linear feet of street frontage when overhead utilities are absent.
- B. One small tree (Type C), from among the options identified in Table 11.11.3 Approved Tree List, must be planted for every 20 linear feet of street frontage when overhead utilities are present.

### **B. Residential Developments**

Street trees shall be planted along a collector or arterial street when a landscape lot is required per Subchapter 15. Trees may be planted in a non-linear or clustered fashion as long as the total number of trees otherwise required are provided, the recommended spacing requirements in Table 11.11.3 Approved Tree List and the Tree Technical Manual are generally maintained, and all trees are planted outside of the sight triangle.

- A. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, shall be generally planted every 40 linear feet of street frontage when overhead utilities are absent.
- B. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage when overhead utilities are present.

C. STREETScape YARD STANDARDS: CL3, CL4, CL5 DISTRICTS

Streetyard trees and shrubs help to provide a visual and audible buffer to mitigate vehicular traffic from adjacent land uses, and also assist with improving regional air quality. Streetscape trees and shrubs shall be planted within the required streetscape yard as required pursuant to Subchapter 4; however, in cases where utility easements extend across the whole streetscape yard, the required trees shall be planted outside the streetscape yard provided that they are planted as close to the public right-of-way as possible. Trees and shrubs may be planted in a non-linear or clustered fashion as long as the total number of trees and shrubs otherwise required are provided, the recommended spacing requirements in Table 11.11.3 Approved Tree List and the Tree Technical Manual are generally maintained, and all trees are planted outside of the sight triangle. Trees planted within required parking lot landscape islands and peninsulas shall not count towards satisfying the streetscape yard requirements. Street trees and shrubs shall be provided in the following circumstances:

A. Non-residential, Urban Multi-family and Suburban Multi-family Developments

- 1. The streetscape yard required per zoning district in Subchapter 4 shall include the street trees and shrubs required below. Street yard trees and shrubs may be used to meet the overall landscaping requirements established in Table 11.3 (B) for non-residential sites and Table 11.3 (C) for multi-family developments.
  - a. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, must be planted for every 40 linear feet of street frontage when overhead utilities are absent.
  - b. One small tree (Type C), from among the options identified in Table 11.11.3 Approved Tree List, must be planted for every 20 linear feet of street frontage when overhead utilities are present.
  - c. One (1) 3-gallon shrub every three (3) linear feet of street frontage.
  - d. All plant material shall be planted outside of public utility easements, where feasible, and can include use of raised planters and tree grates.

B. Single-Family and Duplex Residential Developments (Includes condominiums with similar structure types)

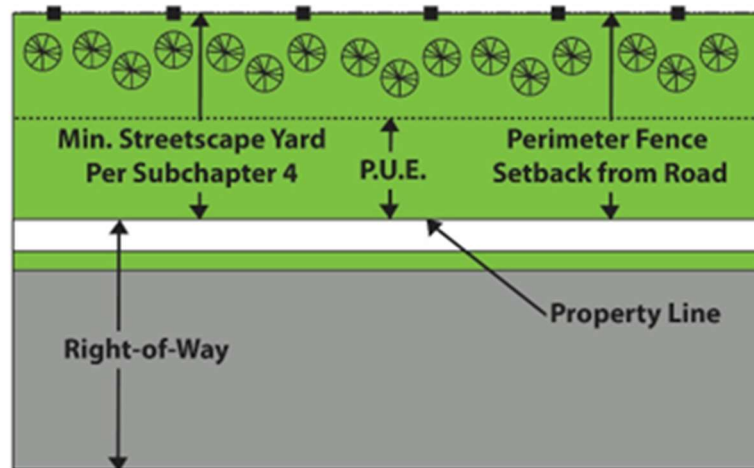
- 1. Streetyard trees and shrubs shall be planted along a perimeter collector or arterial street when a landscape lot or easement is required per Subchapter 15. Street yard trees and shrubs are considered to be in addition to the minimum landscaping requirements established in Table 11.3 (B) and Table 11.3 (C).
  - a. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, shall be generally planted every 40 linear feet of street frontage when overhead utilities are absent.
  - b. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage when overhead utilities are present.
  - c. One (1) 3-gallon shrub every three (3) linear feet of street frontage.
  - d. All plant material shall be planted outside of public utility easements, where feasible.



### C. Streetscape Yards Along Toll / Frontage Road Facilities

Where streetscape yards are required per Subchapter 4, streetscape yard tree and shrubs shall be planted along the road frontages within the required streetscape yard. Street yard trees and shrubs may be used to meet the overall landscaping requirements established in Table 11.3.

1. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, shall be generally planted every 40 linear feet of street frontage; and
2. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage; and
3. Six (6) 3-gallon shrub every three (3) linear feet of street frontage.
4. All plant material shall be planted outside of public utility easements, where feasible.



### D. Residential Streetscape Yards within Slip Road Landscape Medians

Where slip roads are provided pursuant to Subchapters 10 and 15, the streetscape yard shall include landscape medians with the required landscape plantings within this subsection. Street yard trees and shrubs are considered to be in addition to the minimum landscaping requirements established in Table 11.3 (B) and Table 11.3 (C). This subsection is applicable to single-family, townhome, and duplex developments only.

1. When a 15' Landscape Median is required per Subchapter 10 and 15, the following shall be planted:
  - a. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage; and
  - b. Three (3) 3-gallon shrub every three (3) linear feet of street frontage.
2. When a 25' Landscape Median is required per Subchapter 10 and 15, the following shall be planted:
  - a. One medium or large tree (Type A or B), from among the options identified in Table 11.11.3 Approved Tree List, shall be generally planted every 40 linear feet of street frontage; or
  - b. One small tree (Type C), from among the options identified in Table 11.11.3, shall be generally planted every 20 linear feet of street frontage; and
  - c. Six (6) 3-gallon shrub every three (3) linear feet of street frontage.
3. All plant material shall be planted outside of public utility easements, where feasible.
- B.4. The landscape medians associated with a slip road configuration for residential development shall be privately owned and maintained by a Property Owner's Association or similar governing body.

Effective on: 2/25/2015

## **11.6 BUILDING FOUNDATION LANDSCAPING**

#### A. Non-residential and Multi-Family Developments

A landscape planting bed consisting of a minimum five (5) foot deep planting strip as measured at ground level extending outward from the building façade and extending at least 50 percent of the length of the building's primary facades shall be provided.

- A. One (1) shrub shall be planted every four (4) linear feet on center within the planting strip.
- B. Ornamental Type C trees may be planted within the planting strip.
- C. Shall comply with the general planting criteria as provided in 11.4.
- D. The building foundation landscaping requirements may be used to meet the overall landscaping requirements established in Table 11.3(B). Above ground planters, tree wells, vegetative roof systems or similar approaches may be considered when traditional building landscaping is not feasible.

#### B. Residential Developments

Foundation landscaping shall be provided in accordance with Table 11.3 C.

#### C. BUILDING FOUNDATION LANDSCAPING: CL3, CL4, AND CL5 DISTRICTS

##### A. Non-residential and Multi-Family Developments

A landscape planting bed consisting of a minimum five (5) feet in width planting strip as measured at ground level extending outward from the building façade and extending at least 50 percent of the length of the building's primary facades shall be provided. Plantings may be placed in tree grates and raised planters in lieu of a planting strip when a building is constructed as a liner building adjacent to a minimum 10 ft wide sidewalk.

1. One (1) shrub shall be planted every four (4) linear feet on center within the planting strip.
2. Ornamental Type C trees may be planted within the planting strip.
3. Shall comply with the general planting criteria as provided in 11.4.
4. The building foundation landscaping requirements may be used to meet the overall landscaping requirements established in Table 11.3(B). Above ground planters, tree wells, vegetative roof systems or similar approaches may be considered when traditional building landscaping is not feasible, as well as for development in the CL3, CL4 and CL5 districts as appropriate to context, as approved by the Planning Director.

B. Single-Family, Duplex, and Residential Condominium Developments  
Foundation landscaping shall be provided in accordance with Table 11.3 C.

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## **11.7 SURFACE PARKING LANDSCAPING**

Landscaping is required for all off-street surface parking areas, with exception of an individual single-family dwelling driveway, and may be used to meet the overall landscaping requirements. Landscaping shall be designed as provided below while maintaining Sight triangles at intersections within the parking lot, along adjacent streets, at driveways, and access easements. Where designated on-street parking spaces are proposed as part of a development, this provision shall apply.

### **11.7.1 Design**

#### A. End Islands

1. An end or raised island at least 180 square feet in area must be located at both ends of every interior and peripheral parking row, regardless of the length of the parking row. End islands may have sidewalks through them.
2. All end islands must be raised at least six inches, curbed and must contain a surface, the majority of which is planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized. An alternative end island design may be considered to address stormwater runoff if approved by the City Engineer.

## B. Interior Islands

All interior islands must be raised at least six inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized. An alternative interior island design may be considered to address stormwater runoff if approved by the City Engineer.

#### C. Medians

1. A landscape median must be raised at least six (6) inches, curbed and must contain a surface, the majority of which is planted or treated with enhanced paving. Medians shall be a minimum of ten (10) feet in width measured from back of curb to back of curb.
2. The soil within the planted area shall not be compacted or stabilized. An alternative median design may be considered to address stormwater runoff if approved by the City Engineer.

#### D. Parking Rows

1. A parking space delineated by striping or curbing may not be located more than 50 feet from a landscaped area.
2. A Parking Row adjacent to a public right of way or major drive aisle shall have a maximum of ten (10) contiguous parking spaces separated from the right of way or drive aisle by a Landscape Peninsula of at least 360 square feet as measured from the backs of curbs or the equivalent of two (2) parking spaces.
3. In no case shall a Parking Row exceed ten (10) parking spaces without a separation of a Landscape Island or Peninsula of at least 180 square feet as measured from the backs of curbs.
4. There shall be no more than three (3) adjacent Parking Rows without a Landscape Median of least ten (10) feet in width measured from back of curb to back of curb. A sidewalk may be included within the Landscape Median if the median is expanded to ensure a minimum 10-ft wide landscape area is maintained.
5. Landscape medians shall be utilized within parking area designs to segment large expanses of surface parking into "parking rooms" such that each parking room has no more than 200 parking spaces.
6. All Parking Rows must terminate with a landscape end island or Peninsula of at least 180 square feet regardless of Parking Row length. End islands or Peninsulas may have sidewalks through them.
7. Landscape Islands, Peninsulas, and Medians may be utilized to accommodate innovative storm water management approaches (i.e. rain gardens) provided they are designed and certified by a registered Landscape Architect or Engineer and approved by the Planning Director in consultation with the City Engineer. All landscape islands, Peninsulas, and medians shall be in accordance with the City of Pflugerville standard curb details and must contain a surface, the majority of which is vegetated.
8. Any landscape area adjacent to pavement must be protected with a concrete curb and/or an equivalent barrier such as a wheel stop.

#### **11.7.3 Required Plantings within the Landscape Islands, Peninsulas, and Medians**

- A. One (1) Tree shall be planted within each landscape island and peninsula. If a Landscape island extends the length of two (2) parking spaces then two (2) trees shall be planted within the Landscape Island.
- B. One (1) Tree shall be planted at least every 30 feet within a Landscape Median, measured from the center of each trunk.
- C. All new trees within a parking lot must be planted in a pervious area of at least 180 square feet and with a minimum interior width of eight (8) feet.
- D. Graphic L1, Parking Lot Landscaping Requirements. The illustration below shall serve as an example for the Parking Lot Landscaping Requirements. If there is a discrepancy between the text of this Subchapter and the image below, the text shall control.

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## 11.8 SCREENING REQUIREMENTS

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Notwithstanding the minimum screening requirements provided below, Alternative Screening Plans that reflect innovative approaches to screening which exceed the minimum screening objectives of this Subchapter may be considered on a case by case basis by the Planning Director.

### 11.8.1 Screening of Parking lots

- A. All off-street surface parking associated with non-residential and multi-family uses and districts must be screened from public rights-of-way and major drive aisles using one or more of the screening methods described in this subsection.
  - 1. A vegetated berm;
  - 2. A planting screen utilizing evergreen shrubs.
  - 3. A 3-ft tall wood picket fence, or a 3-ft tall native rock, stone, or brick wall may be permitted if used in combination with native ornamental grasses, shrubs, flowering perennials or similar as identified above in Subsection 11.8; or
  - 4. A combination of any of the above and trees.
- B. Planted screening must be capable of providing a solid screen of at least 36-inches in height within two (2) years, and must be planted in a prepared bed that is at least three feet (3') in depth. Parking lot screening shrubs may be used to meet the overall landscaping requirements established in 11.3(B) and 11.3(C).
- C. Screening must have a visual offset of at least three feet (3') every 60 linear feet. While a physical offset is required, the use of clumped street trees within planting beds may be considered when establishing the visual offset.

#### D. Screening of Parking Lots in CL3, CL4, CL5:

Notwithstanding the minimum screening requirements provided below, Alternative Screening Plans that reflect innovative approaches to screening which exceed the minimum screening objectives of this Subchapter may be considered on a case-by-case basis by the Planning Director.

##### 1. Screening of Parking Lots and Vehicular Use Areas

- 1. All off-street surface parking and vehicular use areas associated with non-residential and multi-family uses and districts must be screened from public rights-of-way and major drive aisles using one or more of the screening methods described in this subsection.
- 2. A vegetated berm;
- 3. A planting screen utilizing evergreen shrubs.
- 4. A 3-ft tall native rock, stone, or brick wall may be permitted if used in combination with native ornamental grasses, shrubs, flowering perennials or similar as identified above in Subsection 11.8; or
- 5. A combination of any of the above and trees.
- 2. Planted screening must be capable of providing a solid screen of at least 36-inches in height within two (2) years and must be planted in a prepared bed that is at least three feet (3') in depth. Parking lot screening shrubs may be used to meet the overall landscaping requirements established in 11.3(B) and 11.3(C).
- 3. Screening must have a visual offset of at least three feet (3') every 60 linear feet. While a physical offset is required, the use of clumped street trees within planting beds may be considered when establishing the visual offset.
- 4. In the CL4 and CL5 Districts, Parking Lots and Vehicular Use Areas shall be screened a minimum of 60% by liner buildings. Such liner buildings shall:
  - 1. Have an entrance that opens directly onto the sidewalk, and
  - 2. A depth not less than 24 feet, and

C.—A height not less than 12 feet, measured from the finished floor to the bottom of the structural members of the ceiling.

### **11.8.2 Screening of Mechanical Equipment**

Mechanical equipment utilized in all developments shall be subject to the following screening requirements:

- A. All ground and wall-mounted mechanical equipment (e.g., air handling equipment, compressors, duct work, transformers and elevator equipment) must be screened from public view from a street or parking area, and on a minimum of three sides.
- B. Roof-mounted mechanical equipment must be completely screened from ground level view on all sides using a parapet wall. The parapet wall shall be provided along the full perimeter of the building and be architecturally integrated into the structure using materials permitted in Subchapter 9. If topography prevents full screening of the mechanical equipment through the use of a parapet wall, alternative screening of the mechanical equipment in the area where a conflict occurs may be considered by the Planning Director.
- C. Wall or ground-mounted equipment screening must consist of native evergreen vegetation, brick, stone, reinforced concrete, or other similar masonry materials.
- D. All fence or wall posts shall be concrete-based masonry or concrete pillars.
- E. Exposed conduit, ladders, utility boxes and drain spouts must be painted to match the color of the principal structure. Natural metallic finishes are an acceptable alternative to paint.
- F. Additional Screening of Roof and Wall-Mounted Mechanical Equipment in the CL3, CL4, and CL5 Districts
  - 1. Roof-mounted mechanical equipment must be completely screened from ground level view, measured at grade 100' from each point of the roof edge, on all sides using a parapet wall. The parapet wall shall be provided along the full perimeter of the building and be architecturally integrated into the structure using materials permitted in Subchapter 9. If topography prevents full screening of the mechanical equipment through the use of a parapet wall, alternative screening of the mechanical equipment in the area where a conflict occurs may be considered by the Planning Director.
  - E-2. Exposed conduit, ladders, utility boxes, drain spouts must be painted to match the color of the principal structure. Natural metallic finishes are an acceptable alternative to paint.

### **11.8.3 Screening of Outdoor Storage**

- A. Outdoor storage in non-residential zoning districts, where permitted, shall only be located on the side or rear of the principal structure and must be screened from public view at ground level.

- B. Outdoor storage shall be screened with a minimum eight-foot (8') tall screen consisting of one or more of the following:
  - 1. A masonry wall or other material that is similar to the principal structure;
  - 2. Native, evergreen shrubs planted a maximum of four (4') feet apart on center that shall create a solid screen to a minimum height of eight (8') feet within two (2) years; or
  - 3. A three-foot (3') landscaped berm in conjunction with the aforementioned masonry wall or evergreen shrubs.

#### **11.8.4 Screening of Refuse Containers**

All trash, recycling, compost and similar refuse containers for non-residential and multi-family uses and districts shall comply with the following standards and screening:

- A. Containers shall be located on the side or rear of the principal structure and screened from ground level public view. Enclosure gates shall not face a public street unless otherwise approved by the Planning Director.
- B. Containers shall be located at least 50 feet away from the property line of any conforming residential use or the boundary of any residential district with exception, the distance requirement shall not be applicable when adjacent to a multi-family property or district.
- C. Containers shall be located on a reinforced slab that is at least six inches thick and sloped to an internal drain which is connected to a wastewater line.
- D. Containers shall be screened on all four (4) sides, using an enclosure that screens the container from view at the property line. Screening shall be at least as tall as the container(s) and comprised of materials and color schemes that are visually and aesthetically compatible with the overall project that incorporate the following:
  - 1. Brick;
  - 2. Stone;
  - 3. Stucco;
  - 4. Reinforced concrete; or
  - 5. Other similar masonry materials as approved by the Planning Director.
- E. Concrete filled steel pipes (bollards) of minimum six-inch diameter shall be located around the enclosure to protect it from vehicle operations while not obstructing operations associated with the container.
- F. Container enclosures shall have steel gates with spring-loaded hinges, or the equivalent, and fasteners to keep them closed. With exception of typical container operations, the container lid and enclosure doors shall be in the closed position. At no time shall a container enclosure door be left in the open position.
- G. When an enclosure is located adjacent to a landscaped area, trees, shrubs, vines, perennials and ornamental plantings as permitted in this subchapter shall be located around the container enclosure to enhance the aesthetics. All screening and landscaping shall be maintained by the property owner at all times.
- H. The ingress, egress, and approach to all container pads must conform to fire lane requirements.

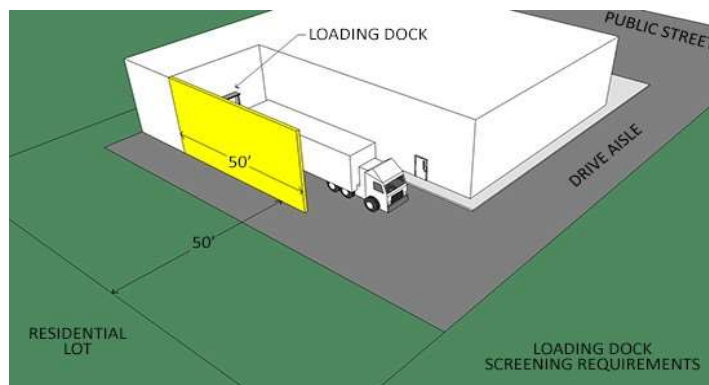
#### **11.8.5 Screening of Loading Docks, Overhead Door, and Service Courts**

This subsection shall apply to all buildings in non-residential zoning districts with a loading dock, overhead door, or service court.

- A. Service Courts containing loading docks and delivery receivable areas for multiple office and commercial uses shall be located to the side or rear of the buildings, with the entire extent of the Service Court screened at ground level from a public street, main drive aisle and patron parking area on all sides, with exception of the access point into the Service Court.
  - 1. Screening of a Service Court shall consist of a wall constructed of complimentary materials as the principal structure as permitted by Subchapter 9, and at a consistent height which

substantially provides consistent screening from the highest loading dock. Landscaping shrubs and ornamental trees are encouraged to be located along the extent of the required wall to provide visual relief.

2. The Planning Director may consider native evergreen trees and shrubs to be used to screen all or a portion of the Service Court if the plantings result in a solid vegetative screening of at least 8 feet tall within 2 years, the plantings or wall combination extend the entire distance otherwise required for a solid wall as required herein, and the plantings are in addition to the minimum landscaping required in Section 11.3.
- B. When multiple buildings with a land use permitted in an industrial zoning district containing more than two (2) loading docks are proposed, Loading Docks from each building shall be oriented toward one another to establish a common Service Court.
- C. At a minimum, walls commonly known as “wing walls” shall be provided to screen from ground level all Loading Docks from public view. The wall shall consist of complimentary materials as the principal structure permitted by Subchapter 9, at a consistent height which substantially provides consistent screening from the highest loading dock, and extending at least 50 feet from the building in order to screen the truck and trailer. If a wall is determined to not be feasible due to site or height constraints, the Planning Director may consider native evergreen trees and shrubs to be used provided the plantings result in a solid vegetative screening of at least 8 feet tall within 2 years, the plantings or wall combination extend the distance otherwise required for a solid wall as required herein, and the plantings shall be in addition to the landscaping required in Section 11.3.



- D. Where physical constraints prevent the required orientation of Overhead Doors required in Subchapter 9, the Planning Director may consider an alternative orientation if the following is provided:
1. Approved alternative landscape screening per Table 7 of this Subchapter; and
  2. Structural awnings with a depth of at least 3' 10" are provided over the extent of all overhead doors facing the public street, or
  3. Structural projections of at least 3' 10" are provided in front of the overhead doors facing the public street to reduce the visual impact of the service bay from the street.
- E. Where physical constraints prevent the required orientation of loading docks required in Subchapter 9, the Planning Director may consider an alternative orientation if the following screening is provided:
1. Approved alternative landscape screening per 11.16 of this Subchapter; and
  2. Structural projections of at least 3' 10" are provided in front of the Loading Docks to reduce the visual impact from the street; and
  3. Structural awnings with a depth of at least 3' 10" provided over the extent of aforementioned structural projections facing the public street.

### 11.8.6 Screening of Storm Water Detention



Storm water detention and water quality ponds (if provided) should be located to the side or rear of a lot to minimize visibility from a public street, major drive aisle, and patron parking. All storm water detention and any water quality facilities within the city shall be screened by means of the following landscape elements:

- A. One Type A or Type B tree shall be planted for every thirty (30) linear feet of the detention and/or water quality facility visible from a public street or major drive aisle; and
- B. One Type C tree shall be planted for every thirty (30) linear feet of the detention and/or water quality facility visible from a public street or major drive aisle; and
- C. One large shrub (minimum five (5) gallon size) shall be planted on center for every four (4) linear feet of the detention and/or water quality facility visible from a public street or major drive aisle; and
- D. Wrought iron fence (minimum 4 feet in height) shall be installed around the perimeter of the detention and/or water quality facility when a fence is required to ensure safety. Plantings shall be installed in front of the fence.

Full or partial exceptions to the screening requirement may be approved by the Planning Director if the facility is designed as a retention pond with a waterfall, fountain or similar feature used as a visual enhancement to a development.

**11.8.7 Screening of Walk-in Coolers**

- A. Walk-in coolers shall be structurally integrated and composed of similar masonry materials to that of the principal structure.
- B. A wood board privacy fence shall not be permitted.

Effective on: 2/25/2015

**11.9 FENCE AND WALL STANDARDS**

The following standards shall apply to all fences and walls in all zoning districts and for all uses.

- A. Except as otherwise allowed in this Subchapter, fences and walls shall not be taller than six (6) feet in height unless otherwise approved by the Administrator, to a maximum of 7 feet, when topographic or other site constraints exist. Fencing and walls shall not be placed within a sight triangle.
- B. Front yard fences are permitted on single family lots provided the fence does not exceed three (3) feet in height and is located outside the sight triangle.
- C. Fences and walls shall be constructed of high quality materials, such as brick, stone, masonry fencing, stained cedar wood, and wrought iron. Table 11.9 specifies which types are permitted and prohibited based on the land use:

Table 11.9 - Fencing Materials				
Use	Wood	Chain Link	Wrought Iron	Masonry Product
Single-Family Detached Uses <sup>(4)</sup> (All districts)	Permitted	Prohibited	Permitted	Permitted
Single-Family Attached Uses <sup>(1)</sup> (SF-MU, 2-F, CL3)	Permitted <sup>(2)</sup>	Prohibited	Permitted	Permitted
Multi-Family Uses	Prohibited with exception <sup>(3)</sup>	Prohibited	Permitted	Permitted
Commercial Uses (All districts except Industrial)	Prohibited with exception <sup>(3)</sup>	Prohibited	Permitted	Permitted
Industrial Uses (CI or Specific Use Permit)	Prohibited	Prohibited	Permitted	Permitted

**Table 11.9 - Fencing Materials**

Use	Wood	Chain Link	Wrought Iron	Masonry Product
Industrial Uses (LI, GI only)	Prohibited	Permitted when not visible from, and set back at least 100 feet from, a public right-of-way line	Permitted	Permitted

- (1)Single-Family Attached (3 or more units): Perimeter fencing adjacent to a public right-of-way with a continuous height greater than three (3) feet tall shall be prohibited.
- (2)Single-Family Attached (3 or more units): Use of wood shall be limited to decorative fencing not taller than four (4) feet in height.
- (3)Multi-Family and Commercial Use Exception: A split rail, natural wood fence may be utilized as a decorative feature and provide separation between uses if included as part of the landscape.
- (4) Decorative fencing may be utilized when not visible from or adjacent to the public right of way.
  - D. Where perimeter fencing is utilized for single-family attached or multi-family uses, breaks in the fence or wall shall be made to provide for pedestrian and bicycle connections to the public sidewalk and adjacent developments. Decorative gates may be provided as necessary to ensure security to the proposed development.
  - E. Except as otherwise required in this Subchapter, the maximum length of a continuous, uninterrupted fence or wall plane is 100 feet. Breaks shall be provided through the use of natural stone or brick columns, landscaped areas, transparent sections or a change in material.
  - F. When a sound barrier is required to comply with State or Federal requirements, a perimeter fence or wall greater than six (6) feet may be considered or required by the Administrator.

**11.9.1 Residential Subdivision Perimeter Fence Standards**

- A. Fences located along the perimeter of a residential subdivision shall be located within a landscape lot or landscape easement, as required in Subchapter 15, to be owned and maintained by the Homeowner’s Association.
- B. Perimeter fencing shall be constructed of high quality materials, such as brick, stone, masonry fencing, stained cedar wood, wrought iron, or a combination of said materials, in order to provide variation and ensure longevity.
- C. A decorative or capped stained cedar fence along the perimeter of a residential subdivision is permitted to have a height of no greater than eight (8) feet.
- D. All perimeter fencing or walls shall incorporate natural stone or brick columns approximately 120’ apart on center and at all areas where two different sections of fence meet (typically at a 90 degree angle or similar) along arterial and collector streets, or public view areas.
- E. All perimeter fencing shall incorporate staggers or other visual breaks to relieve the monotonous appearance of continuous perimeter fence walls adjoining arterial streets.
- F. Masonry entry signs may be provided in combination with a perimeter fence at the main entrance to each single-family residential subdivision. An entry sign shall be located within a landscape lot or landscape easement, outside of the vision clearance triangle, and shall be owned and maintained by the Homeowner’s Association.

Effective on: 2/25/2015

**11.10. BUFFERYARD REQUIREMENTS**

A bufferyard is intended to help minimize any negative effects of a commercial or multi-family use on an adjacent conforming single family residential property. The landscaping required within bufferyards shall be provided in addition to the site landscaping required in Section 11.3.

A. Applicability

Refer to Subchapter 4 for bufferyard requirements.

B. Minimum Requirements

- A. Four (4) large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary; and
- B. Opaque bufferyard wall as required below; and
- C. Minimum distance from the property line as established by the specific zoning district stated in Subchapter 4.

C. Existing Conditions

- A. When healthy, native trees and shrubs are located within the required bufferyard, the existing trees and shrubs shall not be removed or replaced with new plantings.
- B. In areas where vegetation is not present, where nuisance vegetation (i.e. poison ivy) is dominant, or where diseased or dead trees or shrubs exist, bufferyard plantings shall be required as provided above.

D. Permitted Encroachments

- A. Passive recreation including pedestrian or bike trails provided that:
  - a. None of the required plantings are eliminated;
  - b. The total depth of the bufferyard from the property line is maintained; and
  - c. All other regulations of this Subchapter are met; and
  - d. If approved by the Administrator
- B. Stormwater detention may be considered if:
  - a. Designed as a commonly known rain garden with engineered soils; and
  - b. None of the required plantings are eliminated; and
  - c. The total depth of the bufferyard from the property line is maintained; and
  - d. All other regulations of this Chapter are met; and
  - e. If approved by the Administrator

**11.10.1 Bufferyard Walls**

- A. Walls shall be at least six (6) feet and at most eight (8) feet tall. When the adjacent property and the bufferyard are at different elevations, the Planning Director may require a fence or wall height, berms or other device greater than eight (8) feet to ensure adequate buffering.
- B. Walls shall be placed within one (1) foot of the common property line when physically possible and preferably replace existing fence lines. In the event that there is a physical constraint that will not allow the construction of a wall on the common boundary line (including, but not limited to, the existence of a drainage way, easement, or existing vegetation), the Planning Director may authorize the wall to be located further from the property line or an alternative screening type to be utilized.
- C. Walls shall not encroach into a Sight Triangle for a public right-of-way or main drive aisle.
- D. When the adjacent use is across a street, no wall shall be required.
- E. When the required bufferyard plantings are tripled or there is an existing tree line proposed for preservation abutting an existing fence, the Planning Director may allow the wall or planting requirement to be reduced.
- F. A building permit is required for walls taller than six (6) feet. Walls and masonry columns shall meet the footing standards prescribed by the building code for such structures.

- G. Walls may be masonry, stone, concrete, masonry fencing, or a combination of these materials, and shall be finished on both sides. Walls may be accented by brick, stone, stucco, Exterior Insulation and Finish System (EIFS), or concrete columns.

Effective on: 2/25/2015

## 11.11. TREE LIST

A variety of native trees shall be planted in a manner which establishes healthy trees and aesthetic interest while reducing potential infrastructure conflicts. These specifications shall apply to all non-residential and multi-family developments. Designers of single family residential developments shall select tree species from Table 11.11.3, Approved Tree List, and are encouraged to diversify the tree types throughout the development.

### 11.11.1 Tree Diversity

- A. If 30 or more new trees are required, there shall be no more than 20% of any tree species, and no more than 40% of any tree genus planted on a site.
- B. If 30 or fewer new trees are required, tree diversity shall be provided in accordance with Table 11.11.1 below.
- C. No more than 50 percent of the total number of new trees required on site may be Type C Trees per Table 11.11.3 with exception of Single Family Attached (3 or more) developments.

Table 11.11.1 Tree Diversity Requirements	
Number of New Trees Required	Minimum Number of Species Required
1-10	1
11-20	2
21-30	3

### 11.11.2 Tree Spacing from Utilities and Impervious Cover

In order to promote healthy trees and reduce infrastructure conflicts, trees shall be located away from impervious cover and utilities as provided below and measured from the base of the tree. In addition, the recommended spacing identified per tree type in Table 11.11.3 shall be maintained.

- A. Utility: No tree shall be planted closer than five (5) feet to an underground utility or water line, and no medium or large tree (Type A or B) shall be closer than 15 linear feet from an overhead utility unless otherwise approved by the Planning Director.
- B. Impervious Cover: No large or medium tree (Type A or B) shall be closer than four (4) feet to impervious cover, and no small tree (Type C) shall be closer than three (3) feet to impervious cover measured from the base of the tree.

### 11.11.3 Approved Tree List

Trees planted within the City of Pflugerville shall be selected from, and planted in accordance with Table 11.11.3. Alternatives may be selected in accordance with the General Planting Criteria for Trees in Section 11.4.

Table 11.11.3 - Approved Tree List		
Common Name	Scientific Name	
	Family	Genus, Species
<b>Type A: Large Trees (mature height 40 feet or more, recommended planting bed 400 square feet, recommended 40 feet apart)</b>		
American Elm	<i>Ulmaceae</i>	<i>Ulmus Americana</i>
American Sycamore	<i>Platanaceae</i>	<i>Platanus occidentalis</i>

**Table 11.11.3 - Approved Tree List**

Common Name	Scientific Name	
	Family	Genus, Species
Bald Cypress	<i>Taxodiaceae</i>	<i>Taxodium distichum</i>
Bur Oak	<i>Fagaceae</i>	<i>Quercus macrocarpa</i>
Cedar Elm	<i>Ulmaceae</i>	<i>Ulmus crassifolia</i>
Chinquapin Oak	<i>Fagaceae</i>	<i>Quercus muehlenbergii</i>
Chittamwood (Gum Bumelia)	<i>Sapotaceae</i>	<i>Sideroxylon lanuginosum</i>
Deodar Cedar*∞	<i>Pinaceae</i>	<i>Cedrus deodara</i>
Eastern Black Walnut	<i>Juglandaceae</i>	<i>Juglans nigra</i>
Ginkgo Biloba**	<i>Ginkgoaceae</i>	<i>Ginkgo biloba</i>
Honey-locust (Thornless)	<i>Fabaceae</i>	<i>Gleditsia tricanthos var. inermis</i>
Live Oak*	<i>Fagaceae</i>	<i>Quercus virginiana (fusiformis)</i>
Mexican Sycamore	<i>Platanaceae</i>	<i>Platanus mexicana</i>
Mexican white (Monterrey) Oak*	<i>Fagaceae</i>	<i>Quercus polymorpha</i>
Montezuma Cypress	<i>Taxodiaceae</i>	<i>Taxodium mucronatum</i>
Pecan	<i>Juglandaceae</i>	<i>Carya illinoensis</i>
Pond Cypress	<i>Taxodiaceae</i>	<i>Taxodium ascendens</i>
Shumard Red Oak	<i>Fagaceae</i>	<i>Quercus shumardii</i>
Southern Catalpa	<i>Bignoniaceae</i>	<i>Catalpa bignonioides</i>
Texas (Spanish) Red Oak	<i>Fagaceae</i>	<i>Quercus buckleyi</i>
<b>Type B: Medium Trees (mature height 25-39 feet, recommended planting bed 300 square feet, recommended 30 feet apart)</b>		
Anacua	<i>Boraginaceae</i>	<i>Ehretia anacua</i>
Arizona Cypress*∞	<i>Cupressaceae</i>	<i>Cupressus arizonica</i>
Bigtooth Maple	<i>Aceraceae</i>	<i>Acer grandidentatum</i>
Carolina Cherry-laurel*	<i>Rosaceae</i>	<i>Prunus carolinana</i>
Chinese Pistache	<i>Anacardiaceae</i>	<i>Pistacia chinensis</i>
Eastern Red Cedar*∞	<i>Cupressaceae</i>	<i>Juniperus virginiana</i>
Escarpment Black Cherry	<i>Rosaceae</i>	<i>Prunus serotina ssp. Eximia</i>
Golden Rain Tree	<i>Sapindaceae</i>	<i>Koelreuteria paniculata</i>
Huisache (Sweet acacia)	<i>Fabaceae</i>	<i>Acacia farnesiana</i>
Japanese Black Pine∞	<i>Pinaceae</i>	<i>Pinus thunbergii</i>
Lacey Oak	<i>Fagaceae</i>	<i>Quercus laceyi</i>
Mesquite	<b>Fabaceae</b>	<i>Prosopis glandulosa spp.</i>
Texas (Little) Walnut	<b>Juglandaceae</b>	<i>Juglans microcarpa</i>
Texas Ash	<i>Oleaceae</i>	<i>Fraxinus texensis</i>
Western Soapberry	<i>Sapindaceae</i>	<i>Sapindus drummondii</i>
<b>Type C: Small Trees (Overhead Utility Compatible) (mature height 8-24 feet, recommended planting bed 150 square feet, recommended 15 feet apart)</b>		
American Smoke Tree	<i>Anacardiaceae</i>	<i>Cotinus obovatus</i>
Anacacho Orchid Tree	<i>Fabaceae</i>	<i>Bauhinia congesta</i>
Carolina Buckthorn	<i>Rhamnaceae</i>	<i>Rhamnus caroliniana</i>
Chilean Mesquite (Thornless)	<i>Fabaceae</i>	<i>Prosopis chilensis</i>
Chitalpa	<i>Bignoniaceae</i>	<i>Chilopsis x Catalpa</i>
Crape Myrtle	<i>Lythraceae</i>	<i>Lagerstromia indica</i>
Desert Willow	<i>Bignoniaceae</i>	<i>Chilopsis linearis</i>
Eve's Necklace	<i>Leguminosae</i>	<i>Sophora affinis</i>

**Table 11.11.3 - Approved Tree List**

Common Name	Scientific Name	
	Family	Genus, Species
Evergreen Sumac*	Anacardiaceae	<i>Rhus virens</i>
Flameleaf Sumac	Anacardiaceae	<i>Rhus copallina</i>
Goldenball Lead-tree	Fabaceae	<i>Leaucana retusa</i>
Loquat*	Rosaceae	<i>Eriobotrya japonica</i>
Mexican Bird of Paradise	Leguminosae	<i>Caesalpinia mexicana</i>
Mexican Buckeye	Sapindaceae	<i>Ungnadia speciosa</i>
Mexican Olive*	Boraginaceae	<i>Cordia bossieri</i>
Mexican Plum	Rosaceae	<i>Prunus mexicana</i>
Mexican Redbud	Fabaceae	<i>Cercis Canadensis var. mexicana</i>
Mountain Laurel*	Leguminosae	<i>Sophora secundiflora</i>
Possumhaw (Deciduous) Holly	Aquifoliaceae	<i>Ilex decidua</i>
Retama (Palo verde)	Fabaceae	<i>Parkinsonia aculeata</i>
Rough-Leaf Dogwood	Cornaceae	<i>Cornus drummondii</i>
Texas Madrone	Ericaceae	<i>Arbutus xalapensis</i>
Texas Persimmon	Ebenaceae	<i>Diospyros texana.</i>
Texas Pistacio*	Anacardiaceae	<i>Pistacia mexicana</i>
Texas Redbud	Leguminosae	<i>Cercis Canadensis var. texensis</i>
Vitex (Chaste tree)	Verbenaceae	<i>Vitex agnus-castus</i>
Wax Myrtle*	Myricaceae	<i>Myrica cerifera</i>
Yaupon Holly*	Aquifoliaceae	<i>Ilex vomitoria</i>

\* - Evergreen  
 \*\* - Not to be planted within 20 feet of impervious surface  
 ∞ - May be reduced to 2" caliper at planting  
 (OUC) - Overhead Utility Compatible

Effective on: 2/25/2015

## 11.12. TREE PRESERVATION AND ON-SITE MITIGATION

### 11.12 TREE PRESERVATION AND ON-SITE MITIGATION

This Subchapter applies to all developments and zoning districts within the City. Developments may receive tree credit for the preservation of Protected Trees as specified in this Subchapter.

A. Tree Preservation.

- A. The total diameter-inch calculation of preserved Protected Trees may count towards meeting the total tree caliper inch required at a one-to-one (1:1) ratio. Except that a two-to-one (2:1) ratio (2 inches of the protected trees equates to 1 inch of tree credit) shall apply to Class 3 and 4 trees. However, the landscape design shall still incorporate the minimum required plantings within the streetscape, building, parking lot, screening and bufferyard landscaping requirements where feasible. Tree ratio equivalents established in Subchapter 12 shall not be utilized when determining tree credits.
- B. Hackberry, Chinaberry, Chinese Tallow, Ligustrum, Mimosa, Cottonwood and Cedar (Ashe Juniper) trees may not count towards meeting the minimum landscape plantings required per 11.3(B) and (C).
- C. Trees preserved within the regulatory 100-year floodplain shall not generate credit towards the landscaping trees required per 11.3(B) and (C).

B. On-Site Tree Mitigation

- A. When on-site tree mitigation is due to the removal of Protected Trees, tree replacement inches shall be provided at the ratio identified in Subchapter 12.
- B. Only trees identified as Type A or B with a minimum three-inch (3") caliper size per Table 11.11.3 shall receive credit when determining on-site mitigation. Trees providing additional caliper inches above the minimum three-inch (3") tree shall receive credit for the additional caliper inches provided.
- C. If the total number of required trees and/or caliper inches cannot feasibly be planted on-site as determined by the Administrator, off-site tree mitigation may be used in accordance with Subchapter 12, Tree Preservation Standards.

Effective on: 2/25/2015

## **11.13 LANDSCAPING INSTALLATION AND MAINTENANCE**

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Unless noted otherwise, this section applies to all development and zoning districts. All landscaping shall be installed and maintained in accordance with this Subchapter.

### A. Maintenance

- A. The current Owner and subsequent Owners of the landscaped property, or the manager or agent of the Owner, shall be responsible for presenting a healthy, neat and orderly appearance at all times, free of refuse and debris of the following:
  - a. All landscape areas and materials;
  - b. Required bufferyard areas and materials; and
  - c. Required screening materials.
- B. Maintenance shall include the replacement of all dead plant material if such material was used to meet the requirements of this Subchapter. All such plant material shall be replaced within six months of notification, or by the next planting season, whichever comes first.

### B. Replacement of Trees

If a tree, for which credit has been obtained pursuant to this Subchapter, dies or is removed within five (5) years of the issuance of a Certificate of occupancy, new landscape plantings sufficient to equal the area credited will be required. The replacement trees or shrubs shall be of the same size and species as shown on the approved site plan or must be of equivalent size and type. Trees installed by the homeowner of a single family residential lot shall be exempt from this requirement.

### C. Irrigation Standards

Irrigation shall be provided to ensure survival of the required plant material in all landscaped areas, except individual single family detached lots, and unless the site utilizes native landscaping or xeriscaping that can be established through temporary irrigation measures. One of the following irrigation methods shall be used:

#### A. Conventional System:

An automatic underground irrigation system with the following:

- a. Sub surface drip irrigation shall be utilized for all landscape planting beds,
  - b. A bubble type head system shall be utilized for all trees,
  - c. Spray irrigation shall be limited to turf grass areas.
- B. Temporary landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses, wildflowers, and trees may use a temporary aboveground system. Irrigation for such areas shall be limited until the plants have been fully established.
  - C. Rain barrels, cisterns and disconnected downspouts may be used as supplemental irrigation.



- D. Gray water recycling systems in accordance with Texas Commission on Environmental Quality (TCEQ) standards and the International Plumbing Code adopted by the City of Pflugerville.
- E. No irrigation is required for undisturbed natural areas or for preserved trees.
- F. The use of reclaimed, non-potable water for irrigation systems is highly encouraged, but subject to approval by the Planning Director. All irrigation shall be subject to approval by the Building Official and installed in accordance with Chapter 113, Irrigators, in the Code of Ordinances and the Tree Technical Manual.

Effective on: 2/25/2015

## **11.14 PERMITS, ENFORCEMENT, AND DROUGHT**

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### A. Permits

With the exception of single-family residential developments, no permit shall be issued for building, paving, grading, or construction until a landscape plan meeting the specifications of this Subchapter and created by a registered landscape architect is approved by the Planning Director. Prior to the issuance of a certificate of occupancy for any building or structure other than a single-family dwelling, all required screening and landscaping shall be in place per the approved landscape plan and a concurrence letter provided by the landscape architect.

### B. Enforcement

If at any time after the issuance of a certificate of occupancy, the landscaping that was installed does not conform to the approved landscape plan or the landscape standards, the City shall issue notice to the property owner, tenant or agent, citing the violation and describing the action required to comply with this Subchapter. The owner, tenant or agent shall have thirty (30) days from date of said notice to comply with the approved Landscape Plan. If the landscaping is not installed within the allotted time, the property owner, tenant, or agent shall be in violation of this Subchapter. In addition to any other remedy available to the City, the certificate of occupancy for the subject property may be revoked.

### C. Drought

During any period in which the Planning Director determines that it would be impractical to plant any part of required landscaping, a temporary certificate of occupancy may be issued if the property Owner enters into an agreement with the City stating when the installation shall occur and provide fiscal security equal to 110% of the cost of the proposed landscaping and installation. In no instance shall installation be greater than six months from the date of issuance of the temporary certificate of occupancy, unless otherwise approved by the Administrator, or the site shall be deemed to be in violation of this Subchapter and the temporary certificate of occupancy may be revoked.

Effective on: 2/25/2015

## **11.15 LANDSCAPE PLAN REQUIREMENTS**

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### **11.15.1 Non-Residential and Multi-Family**

An application for site plan approval must include a Landscape Plan, a Tree Survey, a Tree Protection Plan if applicable, and Tree Replacement Plan if applicable. The landscape plan shall be prepared by a registered landscape architect and contain the following items:

- A. North arrow
- B. Minimum scale of one inch equals 50 feet (show scale in both written and graphic form)
- C. Date of the landscape plan
- D. Legend
- E. Location of all plant and landscaping material to be used, including plants, paving, benches, screens, fountains, statues, earth berms, ponds, or other landscape features



- F. Scientific and common names of all plant materials to be used
- G. Size of all shrubs proposed (container size, planted height, etc.)
- H. Size of all trees proposed (caliper size, planted height, spread, etc.)
- I. Spacing of plant material where appropriate
- J. Bufferyard area and required plant material, if applicable
- K. Vegetative screening of parking lots, mechanical equipment, outside storage, loading and service areas, and storm water detention and water quality facilities, if applicable
- L. Location, size, directional lean and species of all trees to be preserved with indication of protective fencing and preservation measures in accordance with the Tree Technical Manual
- M. Location of overhead and underground utilities within or near landscape areas
- N. Applicable irrigation notes
- O. Description of installation and maintenance provisions
- P. Type, height, and location of all fencing or walls
- Q. Name and address of the person(s) responsible for the preparation of the landscape plan
- R. Signature and seal of the person(s) responsible for the preparation of the landscape plan
- S. General landscaping notes (Alternative Landscape Compliance, Tree Mitigation, applicable notes from the Tree Technical Manual, etc.)
- T. Tree protective fencing locations and construction details, if applicable
- U. Tree survey in accordance with the Tree Technical Manual
- V. Other pertinent information requested by the Planning Director

### **11.15.2 Residential**

An application for a residential building permit shall specify the number and type of trees and shrubs on the Plot Plan in accordance with the quantities required in Section 11.3.

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## **11.16. ALTERNATIVE LANDSCAPE PLANS.**

In circumstances when a non-residential or multi-family residential development will be phased or when only a portion of a site is proposed for development, the limits of construction may be considered by the Planning Director when determining required landscape area and plantings, provided all other compliance with this Subchapter is demonstrated.

An alternative landscape plan may be submitted to the Planning Director for approval if the aesthetic, screening, buffering and environmental intent of this Subchapter are met, and the plan does not diminish any natural feature that would be required if this Subchapter were strictly enforced. Such alternative plans must be certified by a registered landscape architect. The Planning Director may give special consideration to the following:

- A. Preservation of existing native trees, if applicable.
- B. Use of commonly known Low Impact Development (LID) measures including functional cisterns for alternative irrigation, rain gardens and green roofs.
- C. Diversity of tree species above the minimum requirements.
- D. Use of porous pavement systems, at the discretion of the City Engineer, which allow for water infiltration within parking lots,
- E. Use of engineered soils to encourage water infiltration within parking lot Landscape Islands, Peninsulas, and medians.
- F. Use of rain gardens within parking lot Landscape Islands and medians.
- G. Protection of riparian areas.

**Table 11.16 - Alternative Compliance Equivalent Ratings - Deficiencies or Alternatives**

**\*The following shall be used when formulating an Alternative Landscape Plan when a site design cannot conform to the basic landscaping requirements as described in this Subchapter. The Alternative Landscape plan proposals shall equal a zero rating or higher.**

<b>% of Deficiency from Required Lot Landscape Area (Site shall not exceed maximum impervious cover requirements established in Subchapter 4.</b>	<b>Negative Points</b>
0.1 % - 3%	-4
3.1% - 5%	-6
5.1% - 7%	-8
7.1% - 10%	-10
10.1% - 20%	-15
20.1% or more	Board of Adjustment determination
<b>Required Quantity of Trees</b>	<b>Fee in-lieu or Alternative Substitution</b>
Up to a 20% Reduction in # of Trees	\$150 per caliper inch required to be paid to the City's Tree Fund, or a total caliper calculation can be utilized where 1 Tree = 3 caliper inches.
<b>Required Quantity of Shrubs</b>	<b>Alternative Substitution</b>
Up to a 20% Reduction in # of Shrubs	A total gallon calculation can be utilized where 1 shrub = 3 gallons. The total reduction in quantity of shrubs provided shall not exceed 20% of minimum shrubs required per the zoning district.
More than 20% Reduction	Not Permitted
Deviation from Table 11.11.3, Approved Tree List	Alternative Substitution
Up to 20% of the # of Trees of a different species not included on the approved tree list	As determined by the Administrator
More than 20% of the # of Trees of a different species not included on the approved tree list	Waiver approved by the Planning and Zoning Commission
<b>Tree Species Diversity</b>	<b>Negative Points</b>
Below the requirement	-5
<b>Excessive Parking + Additional Landscape Area</b>	<b>Negative Points</b>
Exceed parking requirement by 0.1% - up to 10%	(Permitted)
Exceed parking requirement by 10.1% to 20%	-5
Exceed parking requirement by 20% or more	Waiver approved by the Planning and Zoning Commission
<b>Building Landscaping</b>	<b>Alternative Substitution</b>
Reduction in quantity of Shrubs	Two (2) required building landscaping shrubs may equal one Type C Tree
Building landscape area dimension variation	A total "building landscape" area requirement can be converted to a square-footage requirement. [EX. 5' x 50% building's primary façade(s) linear feet = Total Building Landscape Area
Waived due to Site Constraints or Building Form/Use	-5
<b>Reduction in S.F. of Parking Lot Landscape Area</b>	<b>Negative Points and Alternative Substitutions</b>
Peninsulas or Islands < 180 S.F. & ≥ 150 S.F.	-3 points with a minimum of four (4) shrubs within the landscape peninsula or island
Peninsulas or Islands < 150 S.F.	Not Permitted
Median reduction up to 8 feet in width	-3 points with the addition of one 5-gallon shrub per every five linear feet within the landscape median.
<b>Landscape Islands or Peninsula Separation</b>	<b>Negative Points</b>

**Table 11.16 - Alternative Compliance Equivalent Ratings - Deficiencies or Alternatives**

More than 10 parking spaces separation	-5
More than 14 parking spaces separation	-10
More than 19 parking spaces separation	Not Permitted
Trees installed in Parking Lot Islands or Peninsulas	Negative Points
Within 50 feet of each space (Required)	0
Within 75 feet of each space	-5
Within 100 feet of each space	-10
<b>Median Placement</b>	<b>Negative Points</b>
Every 3 Parking Rows divided by a Median (Required)	0
Every 4 Parking Rows divided by a Median	-5
Every 5 Parking Rows divided by a Median	-10
No more than 200 parking spaces divided by a Median	Not Permitted
<b>Trees Installed in Parking Lot Medians</b>	<b>Negative Points and Alternative Substitutions</b>
Planted every 30 or 40 linear feet (Required/Type A)	0
Planted up to every 50 linear feet	-5 points with the addition of one 5-gallon shrub per every five linear feet within the median.
Planted 50.1 linear feet or more	Not Permitted
<b>Alternative Screening (Not Quantitative)</b>	<b>Screening Sufficiency Determined by Planning Director</b>
<b>Alternative Buffering (Not Quantitative)</b>	<b>Buffer Sufficiency Determined by Planning Director</b>
<b>Up to 20% Bufferyard Reduction</b>	<b>Administrative Waiver Approved by the P&amp;Z Planning Director</b>
<b>More than 20% Bufferyard Reduction (Corridor District)</b>	<b>Waiver Approved by the P&amp;Z Commission</b>

**Alternative Compliance Equivalent Ratings - Deficiency Compensation and Incentives**

**\*The following shall be used when formulating an Alternative Landscape Plan when a site design cannot conform to the basic landscaping requirements as described in this Subchapter. The Alternative Landscape plan proposals shall equal a zero rating or higher.**

<b>Required # of Trees (Additional)</b>	<b>Positive Points</b>
3% - 5%	+2
5.1% - 7%	+3
7.1% - 10%	+4
10.1% - 20%	+5
20.1% or more	+6
<b>Required # of 3-Gallon Shrubs (Additional)</b>	<b>Positive Points</b>
5% - 10%	+1
11% - 20%	+1.5
More than 20%	+2
<b>Green Roof</b>	<b>Positive Points</b>
For at least 75% of available roof space	+10
<b>Tree Preservation</b>	<b>Positive Points</b>
Protected Tree Preservation	+5
<b>Drought Tolerance</b>	<b>Positive Points</b>
Xeriscaping Plants	+2

**Table 11.16 - Alternative Compliance Equivalent Ratings - Deficiencies or Alternatives**

<b>Use of Supplemental Irrigation</b>	<b>Positive Points (Use of System) Max 15 pts.</b>
Functional Cistern	+15
Rain Barrel	+5
Grey Water System	+15
<b>Use of Pervious Pavement Systems</b>	<b>Positive Points</b>
Used on at least 50% of parking lot surfaces or pedestrian walkways, where allowed by the City Engineer	+10
Within the total root zone of Preserved Trees (critical root zone protected from any impervious cover)	+5
<b>Use of Bio-retention Swales or Rain Gardens</b>	<b>Positive Points</b>
Up to 25% of all Parking Lot Landscape Areas	+2
Within 26% to 50% of all Parking Lot Landscape Areas	+4
Within 51% - 75% of all Parking Lot Landscape Areas	+6
Greater than 76% of all Parking Lot Landscape Areas	+10
<b>Use of Structural Soil {As determined by the Administrator}</b>	<b>Positive Points</b>
Within 10 feet of all trees on site	+5
Within 11-15 feet of all trees on site	+10
Within 16-20 feet of all trees on site	+15
100 Year Floodplain Buffer to Undeveloped Floodplain	Positive Points
25 foot vegetative Bufferyard	+5
26 - 50 foot vegetative Bufferyard	+10
Greater than a 50 foot vegetative Bufferyard	+15
Detention/Retention Ponds (if applicable)	Positive Points
Fountain feature within a retention pond (credit given to one fountain per pond)	+5
Other Innovative Landscape Features (not listed)	The Planning Director may allow a maximum of +15 points for innovative landscape features. The Planning Director reserves the right to differ consideration to the Planning and Zoning Commission.

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