

CITY OF TEXARKANA TEXAS



LANDSCAPE ORDINANCE

Building Official Keith Lee, CBO (903) 798-3908

LANDSCAPE

Purpose	The primary purpose of this section 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.
Scope	All standards and criteria contained within this section 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.
Enforcement	The provision of this section shall be administered and enforced by the Building Official or designee.
Definitions	<p>Caliper – is a diameter of a tree measured from 6” above the ground for trees up to 4” in diameter, 12” above the ground for trees having a diameter of 4” – 12”, and 4 ½ feet above the ground for trees having a diameter larger than 12”.</p> <p>Foundation Planting – is a planting bed consisting of some and/or any of the following: small trees, scrubs, groundcover, and annual/perennial plants along the exterior walls of a building. This bed must be at least 2’ in width along and adjacent to any exterior walls of a building or a porch that has a street side view.</p> <p>Grass/ground cover – 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 4 weeks after planting. (50sq ft min)</p> <p>Irrigation System – an assembly of component parts permanently installed for the controlled distribution and conversation 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.</p> <p>Planter Boxes – 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 1’ x 2’ in size.</p> <p>Street View – 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.</p>

Mandatory Requirements:

1. Caliper of all new trees planted must be a minimum of 1 ½”.
2. All plant material except trees must be a minimum of one-gallon container size.
3. All planting areas such as beds or islands must have landscape material (such as mulch and rocks) around plants.
4. 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.
5. View angles shall not be obscured.
6. Trees planted should not interfere with overhead utilities or utility easements, right of ways and cause no other obstructions (present or future).
7. All refuse and outside storage areas must be screened from street or public view. The screening must be a minimum of 6’ in height and may either be provided by evergreen plant material or a solid wall or fence.

Elective Requirements:

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

Irrigation System	20 points
Grass/groundcover (min area 50 sq ft) (Maximum 20 points)	10 points
Small Tree (each, see plant list)	5 points
Large Tree (each, see plant list)	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 point

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.

Tree Preservation/
Credit (optional)

To protect a building site and reserve trees that are deemed historic or specimen (caliper a min of 4”) 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	Caliper of 4” – 6”	2 points
	Outside of street view	1 point
	Caliper of 6” – 12”	5 points
	Outside of street view	3 points
	Caliper of 12” – 18”	10 points
	Outside of street view	5 points
	Caliper of 18” and up	15 points
	Outside of street view	10 points

If a tree(s) for which credit was received dies, it must be replaced with a tree(s) equal to the number of points received, as shown on the approved landscaping plan, if necessary to maintain the minimum 60 points requirement.

Maintenance All required landscaping should 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 30 days weather permitting.

Penalty Any person violating or failing to comply with any of the provisions of this Ordinance 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.

Permits 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.

Prior to the issuance of a Certificate of Occupancy for any building or structure, all landscaping requirements shall be in place.

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 6 months of the date of the issuance of the Certificate of Occupancy or penalties shall be applied.

Exceptions When out parcels of a substantially developed shopping center (such as, Central Mall) are built/developed, and out parcel shall be exempt from the landscaping requirements since the shopping center has already met the points required by the landscaping ordinance.

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 ordinance.

SUGGESTED PLANT LIST

LARGE TREES: 30 – 60 FEET

Oaks Pin, Shumard, Red, White, Post, Live, Black, etc.	Quercus species
Ash	Fraxinus species

SMALL (ACCENT) TREES: 10 – 20 FEET

Redbud	Cercis canadensis
Crape Myrtle	Lagerstroemia indica
Yaupon Holly	Ilex vomitoria
Bradford Pear	Pyrus calleryana “Bradford”
Crab Apple	Malus angustifloia

SHRUBS: 3 – 6 FEET

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

Juniper Species	Juniperus Horizontalis or procumbens
Liriope (Monkey Grass)	Liriope Muscari
Asian Jasmine	Trachelospermum asiaticum

GRASSES

Bermuda (all varieties)
Centipede
St Augustine

VINES

Carolina Yellow Jassamine	Gelsemium sempervirens
Clematis species	Clematis species

PERENNIAL AND ANNUAL FLOWERS

Chrysanthemum	Chrysanthemum
Cannas	Canna generalis
Copper Leaf	Acalypha Wildesians
Perwinkle	Catharanthus Roseus
Iris	Iris
Lantana	Lantana Camara
Daffodil	Naarcisus Jonquil
Petunia	Petunia hybrida
Marigold	Tagetes Species
Tulip	Tulipa Species
Zinnia	Zinnia Species
Caladium	Caladium species

LANDSCAPE FORM
City of Texarkana, Texas
(Attach to site or building plans)

Date submitted: _____

Name: _____

Legal description: _____

Street Address: _____

Landscaping is on a point system. Any combination of 60 points is acceptable.

Points are assigned as:

Irrigation System	20 points	_____
Grass/Groundcover (min area 50 sq ft)	10 points	_____
(Max 20 points)		
Small Tree	5 points	_____
Large Tree	10 points	_____
Planter box (ea)(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 points.

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 associates 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.