

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574
August 8, 2017 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

1. Review and approve minutes from the meeting on June 13, 2017.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

2. **PZ-20171047 – Consider Approval** on a Preliminary Plat of 6.526 acres in the William J. Baker Survey, Abstract No. 65, to be known as Parkside by Mondel Subdivision, generally located at the southwest corner of Mallard Lane and Davis Street.
3. **Discussion** regarding upcoming Zoning Ordinance and Vegetative Ordinance amendments.
4. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: September 12, 2017

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **August 4, 2017** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts Administrative Assistant to Development Services

Date: 8.4.17

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
June 13, 2017 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Annette Maruska
Rick Selin
Michael Aplin
Leland Stevens
Mike Eaton

ABSENT

Donna Frazier
Faith Gardner

OTHERS PRESENT

Ashley Lumpkin, Director Development Services
Michael Elabarger, Senior Planner

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

Review and approve minutes from the May 9, 2017.

Motion made by Mr. Stevens to approve minutes as written from the May 9, 2017 meeting. Second by Mrs. Maruska. All voted Aye.

PZ-20171046 – Conduct Public Hearing on a request to rezone 0.247 acre portion of Robertson & Bland Addition, Block B, Lot 4, 9, 3(pt), 5(pt), 8(pt), 10(pt) from the Single Family Residential District (R-1) to Duplex Single Family Residential District (D), generally located at the approximate southern half of 1709 Lake Drive. (Ordinance 2017-12)

Hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of denial based on the stated analysis. Mr. Bo Brasfield, representative was present to answer questions. There was discussion between Staff, Board members and the representative. Three residents spoke in opposition of the request. Hearing closed.

PZ-20171046 – Make recommendation on a request to rezone 0.247 acre portion of Robertson & Bland Addition, Block B, Lot 4, 9, 3(pt), 5(pt), 8(pt), 10(pt) from the Single Family Residential District (R-1) to Duplex Single Family Residential District (D), generally located at the approximate southern half of 1709 Lake Drive. (Ordinance 2017-12)

Mr. Stevens made motion to recommend denial to City Council of rezone request. Second by Mrs. Maruska. All voted aye. Motion passed. Will go forward on the June 22, 2017 Council Meeting.

PZ-20171045 – Conduct Public Hearing on a request to an approximate 7.35 acres from the Single Family Residential District (R-1) and High Density Multifamily District (MF-2) to a Commercial Planned Development District (C-PD), generally located at 410 West 7th Street. (Ordinance 2017-13)

Hearing opened. Mrs. Lumpkin made presentation on the request, including the recommendation of approval with the condition as presented in the analysis. Mr. & Mrs. Cliff Olle were present to answer questions along with Mrs. Julie Rydell, representative. There was discussion between Staff, Board members and the owner & representative.

Two residents spoke in favor of the request.

Hearing closed.

PZ-20171045 – Make recommendation on a request to rezone an approximate 7.35 acres from the Single Family Residential District (R-1) and High Density Multifamily District (MF-2) to a Commercial Planned Development District (C-PD), generally located at 410 West 7th Street. (Ordinance 2017-13)

Mrs. Maruska made recommendation to request approval to City Council to rezone an approximate 7.35 acres from the Single Family Residential District (R-1) and High Density Multifamily District (MF-2) to a Commercial Planned Development District (C-PD). Second by Mr. Eaton.

5 voted in favor, 1 opposed (Rick Selin). Motion passed.

Consider an update regarding Council actions related to Planning and Zoning items.

Mrs. Lumpkin gave update regarding Council actions related to Planning and Zoning.

Adjourn

The meeting was adjourned at 7:36 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-2017-1047

Parkside by Mondel Subdivision

Preliminary Plat



Applicant Information:

Applicant: Abel Mondragon (Owner), Dan Jackson (Applicant)

Applicant Request: Request approval of a one-lot Preliminary Plat

Subject Property:

Location: Southwest corner of Mallard Lane and Davis Street

Legal Description: 6.526 acres in the William J. Baker Survey, Abstract No. 65

Existing Zoning: MF-2, High Density Multifamily District

Utilities: Developer will extend City Utilities

Existing Use of Property: Undeveloped

Adjacent Zoning and Land
Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	B-1 – Local Commercial District (across Mallard Ln.)	Undeveloped and commercial
South	MF-2 High Density Multifamily	Multifamily development
East	MF-2 High Density Multifamily (across Davis St.)	Commercial, vacant, multifamily
West	Parkland District	Public Park (baseball field)

Case Summary

The subject tract is located at the southwest corner of Mallard Lane and Davis Street. The applicant is proposing a Preliminary Plat of approximately 6.5 acres to create one lot. The proposed plat will facility multifamily development under the current MF-2 District zoning, which the applicant achieved for the entire property earlier this year through a rezoning approved by City Council. The plat has met all of the City's subdivision regulation requirements.

Staff Recommendation

Staff recommends approval of the Preliminary Plat.

Attachments: Aerial Photograph
Preliminary Plat

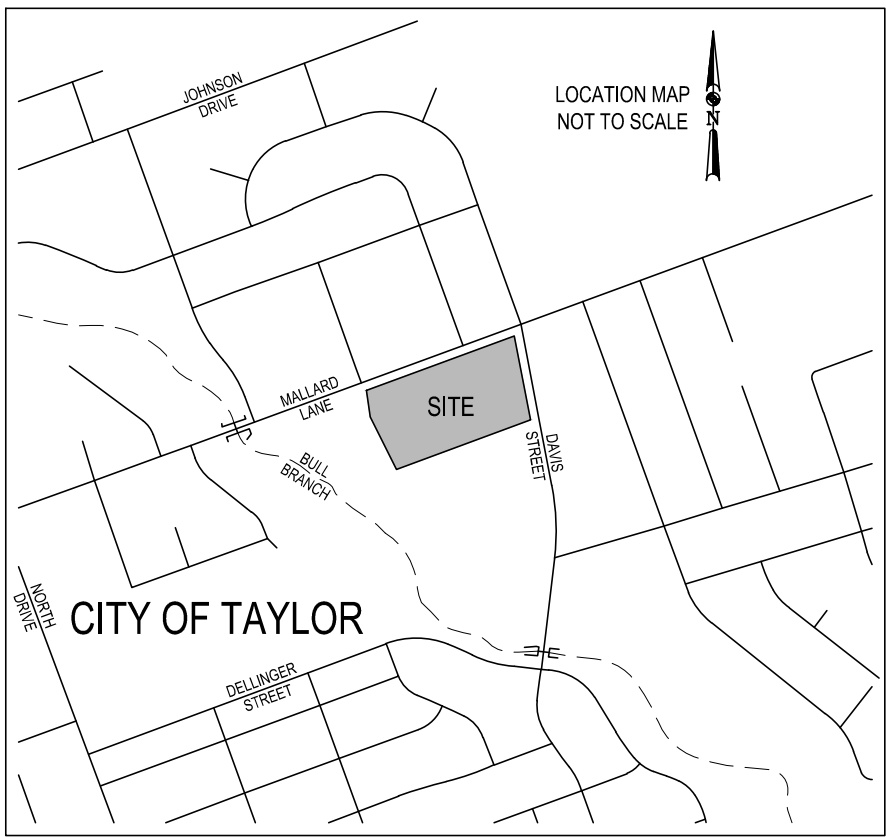
Aerial Photograph

Parkside by Mondel Subdivision Preliminary Plat



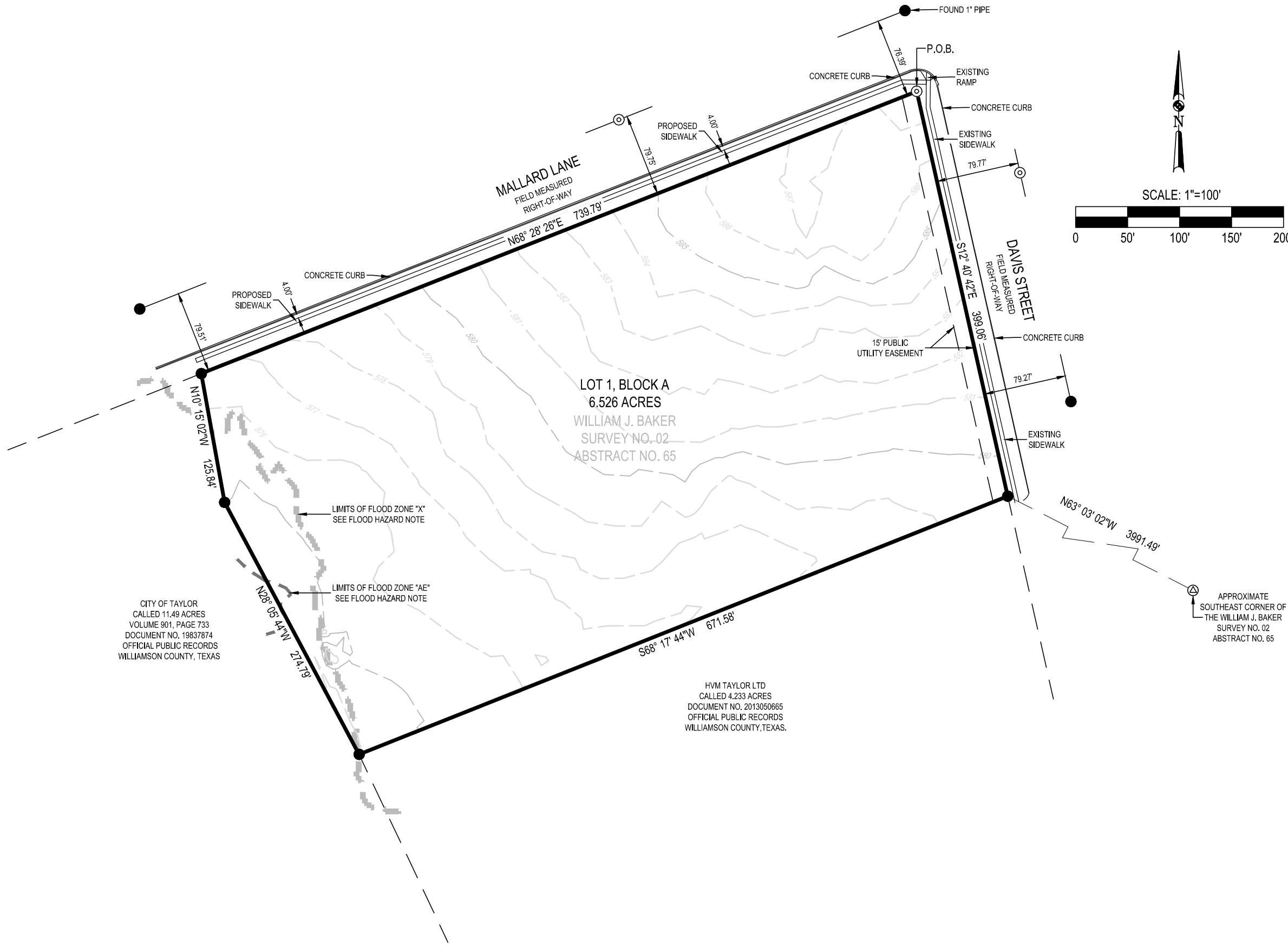
PARKSIDE BY MONDEL SUBDIVISION

BEING A PRELIMINARY PLAT OF 6.526 ACRE TRACT OF LAND
LOCATED IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65,
WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 6.536
ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2015017331,
OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS.



GENERAL NOTES:

1. TOTAL ACRES: 6.526
2. PROPOSED LOTS: LOT 1
3. PROPOSED BLOCKS: BLOCK A
4. LINEAR FEET OF NEW ROAD: 0
5. VERTICAL INFORMATION SHOWN HEREON WAS DERIVED FROM FIELD MEASUREMENTS AND THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. FLOOD HAZARDS DETERMINED BY FEMA: PORTIONS OF THIS TRACT LIE WITHIN FLOOD ZONE "X" AND FLOOD ZONE "AE", ACCORDING TO FLOOD INSURANCE RATE MAP 48491C0535E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THE LIMITS OF FLOOD ZONE "X", SHOWN HEREON ARE APPROXIMATE.
7. KNOWN EXCEPTION: EASEMENT DATED AUGUST 06, 1946, EXECUTED BY W.S. GILMORE AND WIFE, ANNIE GILMORE TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 341, PAGE 100, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.(EASEMENT IS BLANKET IN NATURE, CANNOT BE SHOWN HEREON).



LEGEND

P.O.B.
●
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⊗

POINT OF BEGINNING
FOUND 1/2" IRON ROD
FOUND 5/8" IRON ROD
CALCULATED POINT

OWNER(S):

MONDEL HOMES
C/O ABEL MONDRAGON
12001 ARNHAM LN
MANOR, TEXAS 78653
OFF: (512) 663-6508
MONDRAGON2244@YAHOO.COM

SURVEYOR:

MATKIN HOOVER ENGINEERING & SURVEYING
C/O JEFF BOERNER, R.P.L.S.
8 SPENCER ROAD SUITE 100
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TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: JULY 2017
MHES JOB NO. - 2853.00

CITY OF TAYLOR
PROJECT PZ - 2017- 1047

SHEET 1 OF 2

NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; NATURAL GAS: ATMOS ENERGY.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0275E EFFECTIVE DATE OF SEPTEMBER 26, 2008.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
5. MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.

BEING A 6.526 ACRE TRACT OF LAND LOCATED IN THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 6.536 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2015017331, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 6.526 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND FOR NORTH CORNER AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF MALLARD LANE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF DAVIS STREET;

- (1) THENCE, S 12° 40' 42" E, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF DAVIS STREET, THE NORTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 399.06' (S 09° 58' 30" E, 399.92', RECORD) TO A ½" IRON ROD FOUND FOR EAST CORNER AT THE NORTH CORNER OF A CALLED 4.233 ACRE TRACT RECORDED IN DOCUMENT NO. 2013050665, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
- (2) THENCE, S 68° 17' 44" W, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF DAVIS STREET, WITH THE NORTHWEST BOUNDARY LINE OF THE CALLED 4.233 ACRE TRACT, THE SOUTHEAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 671.58' (S 70° 57' 30" W, 671.28', RECORD) TO A ½" IRON ROD FOUND FOR SOUTH CORNER AT THE WEST CORNER OF THE CALLED 4.233 ACRE TRACT, AN ANGLE POINT IN THE NORTHEAST BOUNDARY LINE OF A CALLED 11.49 ACRE TRACT RECORDED IN VOLUME 901, PAGE 733, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
- (3) THENCE, WITH THE NORTHEAST BOUNDARY LINE OF THE CALLED 11.49 ACRE TRACT, THE SOUTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

A. N 28° 05' 44" W, 274.79' (N 25° 26' 30" W, 275.01', RECORD) TO A ½" IRON ROD FOUND FOR ANGLE;

B. N 10° 15' 02" W, 125.84' (N 07° 28' 15" W, 125.25', RECORD) TO A ½" IRON ROD FOUND FOR WEST CORNER AT THE NORTH CORNER OF THE CALLED 11.49 ACRE TRACT, IN THE SOUTHEAST RIGHT-OF-WAY LINE OF MALLARD LANE;
- (4) THENCE, N 68° 28' 26" E, WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF MALLARD LANE, THE NORTHWEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 739.79' (N 71° 07' 00" E, 739.64', RECORD) TO THE POINT OF BEGINNING AND CONTAINING 6.526 ACRES OF LAND.

NOTE: THE BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203, US SURVEY FOOT, GRID. A SURVEY PLAT WAS PREPARED BY A SEPARATE DOCUMENT.

PARKSIDE BY MONDEL SUBDIVISION

STATE OF TEXAS)(KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON)(

I, ABEL MONDRAGON, SOLE OWNER OF THE 6.526 ACRE TRACT OF LAND LOCATED IN THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CALLED 6.536 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015017331, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS PARKSIDE BY MONDEL.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2017.

OWNER: ABEL MONDRAGON
12001 ARNHAMN LN
MANOR, TEXAS 78653

STATE OF TEXAS)(KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON)(

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT.

GIVEN UNDER MY SIGN AND SEAL OF OFFICE THIS ____ DAY OF _____, 2017.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

I, JEFF BOERNER , REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR , WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 2017.

JEFF BOERNER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO.4939 STATE OF TEXAS

I DANNY L. JACKSON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT A PORTION OF THIS SUBDIVISION IS ENCROACHED BY A ZONE AE FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0535E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR , WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 2017.

DANNY L. JACKSON, PE
REGISTERED PROFESSIONAL ENGINEER
NO. 98728 STATE OF TEXAS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS PARKSIDE BY MIONDEL HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2017, A.D.

_____, CHAIRMAN DATE

_____, SECRETARY DATE

OWNER(S):

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OFF: (512) 663-6508
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CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: JULY 2017
MHES JOB NO. - 2853.00

CITY OF TAYLOR
PROJECT PZ - 2017- 1047

SHEET 2 OF 2



To: Planning and Zoning Commission

From: Ashley Lumpkin, AICP
Development Services Director

RE: Zoning Ordinance and Vegetative Ordinance Amendments

Date: August 4, 2017

In the coming months, Staff will be bringing various ordinance amendments forward to the Commission and City Council. The intent is to provide adequate time for an informal discussion on the topics and then presenting the draft ordinance at a subsequent meeting for recommendation. Draft language is attached to this report, subject to final review and approval by the City Attorney's Office.

At this time, Staff is proposing the following amendments and/or clarifications to the following ordinances:

1. Clarification of donation bins requirements
2. Revision of Chapter 28 Vegetative Ordinance
3. Revision of the Use Charts

Donation Bins

This section clarifies the requirements for donation bins. Staff has received multiple requests by various entities to place donation bins throughout town. As the Zoning Ordinance is silent on donation bins, the regulation of placement, property owner approval, and maintenance is not fully defined. Additional clarification and requirements will further protect the aesthetics of the community and allow the City to effectively remedy unpermitted or poorly maintained bins.

The proposal adds a definition to clarify donation bins and recycle bins, sets the minimum approval requirements, and provides other performance measures to ensure the city does not have a proliferation of unkempt bins.

Vegetative Ordinance

The proposed revisions modify the ratio in which required plantings are required for commercial, industrial, and manufacturing development lots. Staff is also proposing additional tree preservation and mitigation language to provide developers the flexibility to remove trees as necessary with a proposed development.

The current ordinance essentially disallows the removal of a tree that is greater than six inches in diameter, regardless of development plans for a site. The draft language



also provides guidelines for tree protection during construction and allows additional mitigation methods for developers. One of the highlights of the proposed language is that it allows a developer to donate trees to the city as a means of mitigating tree removal on a development site.

Chapter 3 Use Charts

There are 12 charts categorized by major use types (ie, Primary Residential) with a total of 288 separate specific uses. Cutting this number in half is possible.

Means or ways to simplify the use charts could include:

1. Identify redundant, duplicate types of uses/collapse them into one single use.
 - a. Example: “Donut shop”, “Bakery or Confectionary Shop (Retail)”, “Ice Cream/Yogurt Sales” are all Restaurant uses. These all operate and develop the same way – square footage inside a building with required parking on-site.
2. Identify uses that are not currently captured within the existing Specific Uses, and thus add new uses (and their definitions) to the use charts.
3. Identify current conflicts of uses that are/aren’t permitted in certain Districts and reconsider whether or not – or HOW – they should (or shouldn’t) be permitted. This will likely involve the increased use of the Specific Use Permit (SUP) process for certain uses that, depending on the applicant, may be appropriate in certain properties with certain zoning.
 - a. Example: The use of ‘Motorcycle Sales and Repair’ not permitted in B-1, but possibly OK if controlled through an SUP.
 - b. The inclusion of “Single family detached dwelling” in MF-2, B-1, B-2, and B-3 Districts by-right is a concern to staff.
4. Creation of “Limited” Use to the current (P) Permitted and (S) Specific Use Permit means of allowing uses in the identified districts. A “Limited” use would come with ‘Performance Standards’ (captured further in Chapter 3) which would dictate how the use could be developed on a property (ie, greater setbacks for items, required screening, or design aspects. These standards must be based on goals and objectives of the City, as well as being based in life/safety purposes.



It's worth noting that Chapter 11 of the Ordinance, Definitions, contains only 277 entries, which means, not every specific use in the use charts has a definition in the Zoning Ordinance. It is staff's preference that every specific use have a definition, to alleviate questions about what it means (or doesn't mean).

Possible Next steps:

1. Create new categories of uses such as 'Outdoor Display' and 'Outdoor Storage', because those are ancillary uses that naturally grow out of some uses but currently aren't regulated at all.
2. Because of the expected increase in use of the SUP process as a means to permit certain uses, staff may look at adding detail to Section 8.2 of the Ordinance, which speaks to/describes Specific Use Permits.

Staff recommends discussion on these topics and a finalizing of the verbiage so that an Ordinance for each can be drafted and be presented for a recommendation to City Council at the September 8, 2017 Planning and Zoning Commission Meeting.

Attachment:

1. Donation Bin Language
2. Chapter 28 – Vegetation – Draft Amendment

Definitions.

For the purpose of this Ordinance, the following words are defined and shall have the meaning ascribed to them as hereafter set forth:

- (a) Donation Containers: include, but not limited to, any box, building, or other receptacle that is instead for use as a collection point for donated clothing or other small household materials at times when no employee or representative of the sponsoring company or organization is present to accept donations.
- (b) Recycle Bins shall include, but not limited to, any box, building, or other receptacle that is intended for use as a collection point for recyclable materials, including but not limited to, glass, paper, aluminum, or plastics.

Requirements

- (a) The organization or company benefiting from the Donation Container or Recycle Bin, or the host site on whose property the Donation Container or Recycle Bin is situated, must indicate the following information on the container or bin: name of organization or company, address, and contact telephone number.
- (b) Donation Containers and Recycle Bins shall be maintained in good condition and appearance, with no structural damage, no holes in the container that would allow leaks, no visible rust, and free of graffiti or advertising other than the name of the organization or company benefiting from the Donation Container or Recycle Bin.
- (c) The placement of Donation Containers and Recycle Bins shall not impede traffic nor visually impair any motor vehicle operation within a parking lot or from a public space.
- (d) Donation Containers and Recycle Bins may not be located on a vacant parcel or on a parcel containing a vacant building.
- (e) Donation Containers and Recycle Bins cannot obstruct pedestrian or vehicular circulation, nor be located in public rights-of-way, required building setbacks, landscape areas, and areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other unsafe location.
- (f) The maximum capacity of any donation bin is 6 cubic yards and a maximum height of 6.5-feet.
- (g) Only one donation container or recycle bin may be placed on a property or within 500-feet of another donation container. In the case of a shopping center or office development that consists of multiple platted lots, the Development Services Director, or designee, shall treat the shopping center or office development as if it is only one contiguous lot.
- (h) Donation containers and recycled bins must be painted or coated in a color that is compatible with the context of its setting. Bright primary, fluorescent or contrasting colors are prohibited.
- (i) Donated items must be collected and stored in the box. Donated items cannot be left outside of boxes. Donations not fully enclosed in a donation box are considered a zoning violation and public nuisance, with the donations and box subject to removal by the city at the owner's expense.
- (j) Any donation box located within the jurisdiction of the City of Taylor that does not have a current, valid permit (or any permitted donation box that has received more than two (2) notices of violation from the City in the past 12 months) shall be subject to impoundment by the

City. Any donation box impounded by the City shall be released to the owner upon payment of all applicable impoundment and storage fees.

Chapter 28 - VEGETATION^[1]

ARTICLE I. - IN GENERAL

Secs. 28-1—28-25. - Reserved.

ARTICLE II. - LANDSCAPE REQUIREMENTS AND STANDARDS; PRESERVATION, PROTECTION AND PLANTING OF TREES

Sec. 28-26. - Purpose.

This article shall apply to the incorporated area of the city and is designed to preserve, protect, and enhance the ecological and aesthetic environments of the city as well as promote the pleasant appearance and character of neighborhoods and high intensity commercial and industrial corridors; provide shade and thus reduce water consumption.

This article also promotes water conservation and water efficiency. To assist in ensuring adequate water supplies exist for the city's future, it is important that water conservation be promoted in landscape watering policies. Water conservation should be promoted through techniques such as proper design, plant selection, education of the public, and the proper use of irrigation systems. This article promotes and encourages the planting of water-thrifty plants and other landscape materials for apartments, commercial and industrially zoned properties.

Sec. 28-27. - Scope.

- (a) The provisions of this ordinance shall be interpreted and applied as the minimum requirements for landscaping in the city.

The city experiences frequent droughts; therefore, it is a purpose of this ordinance to encourage the use of drought resistant plants that do not consume large quantities of water. Plants native to Central Texas are recommended, and invasive plants are prohibited. The preferred plant list is attached hereto as appendix A and incorporated by reference herein.

The terms and provisions of this article shall apply to real property as follows:

- (1) All new construction of non-single family property.
- (b) Exemptions. The provisions of this article shall not apply to the following:
- (1) Single family dwellings;
 - (2) Property zoned as the Central Business District;
 - (3) The city municipal airport; and
 - (4) Property used for agricultural purposes or zoned "rural/agriculture."

Sec. 28-28. - General requirements.

- (a) *Installation.* Landscaping shall consist of an appropriate combination of deciduous and evergreen trees, shrubs, vines, and/or ground cover (including grass). A minimum of three inches of shredded hardwood mulch shall be added in a non-turf area to the soil surface after planting. Non-porous material, such as sheet plastic, shall not be placed under the mulch. All landscape materials shall be installed according to acceptable landscape standards. Landscape plantings on city rights-of-way are strictly prohibited.
- (b) *Maintenance.* The current owner and subsequent owners of the landscaped property or the manager or agent of the owner shall be responsible for the maintenance of all landscape areas. Landscaped areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and

shall be kept free of refuse and debris. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of this ordinance.

- (c) (1) *Irrigation standards.* One of the following irrigation methods shall be used to ensure survival of the required plant material in landscaped areas:
 - a. *Conventional system.* An automatic or manual underground irrigation system which may be a conventional spray or bubbler type heads.
 - b. *Drip or leaky-pipe system.* An automatic or manual underground irrigation system in conjunction with a water-saving system such as a drip or a leaky pipe system.
 - c. *Temporary and above-ground watering.* Landscape areas utilizing xeriscape plants and installation techniques, including areas planted with native grasses, wildflowers and trees may use a temporary and above-ground system, and shall be required to provide irrigation for the first three growing seasons.
- (2) *Natural and undisturbed areas.* No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.
- (d) *Planting criteria.*
 - (1) *Trees.* Trees shall be a minimum of two inches in caliper measured three feet above finished grade immediately after planting. If trees are proposed that are not chosen from the preferred plant list provided in appendix A, trees shall have an average mature crown greater than 20 feet in diameter. Trees having an average mature crown less than 20 feet in diameter may be substituted by grouping the same so as to create at maturity the equivalent of a 20-foot diameter crown if the drip line area is maintained.
 - (2) *Shrubs, vines and ground cover.* Shrubs, vines and ground cover planted pursuant to this ordinance shall be good, healthy nursery stock. Shrubs must be, at a minimum, a one-gallon container size.
 - (3) *Lawn grass.* Grass areas should be planted in drought resistant species normally grown as permanent lawns, such as Bermuda or Buffalograss. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion.
- (e) *Synthetic lawns or plants.* Synthetic or artificial lawns or plants shall not be used in lieu of plant requirements in this ordinance.
- (f) *Other.* Any approved decorative aggregate or pervious brick pavers shall qualify for landscaping credit if contained in planting areas, but no credit shall be given for concrete or other impervious surfaces.

Sec. 28-29. - Landscape plan requirements.

- (a) The landowner or his/her agent shall submit and receive approval of a landscape plan demonstrating compliance with the landscape requirements contained herein. Plans shall show all dimensions, types of materials, size and spacing of vegetative materials, and plans for providing irrigation to plants. The plan(s) shall demonstrate that landscaping materials will:
 - (1) Abate objectionable noise, light, glare, visual clutter, dust or loss of privacy.
 - (2) Adequately accomplish the purpose of which they were intended.
- (b) *Required site landscaping.*
 - (1) *Minimum percentage.* A minimum percentage of the total lot area of property on which development or new construction occurs after the effective date of this ordinance shall be devoted to landscape development in accordance with Table 4.1. The landscaping shall be placed upon that portion of a tract or lot that is being developed. Fifty percent (50%) of the required landscaped area and required plantings shall be installed between the front property lines and the building being constructed. Undeveloped portions of a tract or lot shall not be considered landscaped.

For every six hundred (600) square feet of landscape area required by Table 4.1, two (2) trees and four (4) shrubs shall be planted.

Should a tree die or be removed for which credit has been obtained pursuant to the terms of this article, landscape development sufficient to equal the area credited shall be required. A small tree that will have a mature crown similar to the tree removed may be substituted if the planting area or pervious cover provided for the larger tree is retained.

TABLE 4.1—REQUIRED LANDSCAPING		
Land Use	Landscaping Required (% of constructed impervious coverage of the lot)	<u>Planting Ratio</u>
Multifamily structures	25	<u>Two (2) Trees and Four (4) Shrubs for every 600 square feet of required landscape area</u>
Manufactured home park	25	<u>Two (2) Trees and Four (4) Shrubs for every 600 square feet of required landscape area</u>
Institutional	20	<u>Two (2) Trees and Four (4) Shrubs for every 600 square feet of required landscape area</u>
Office and professional uses	20	<u>Two (2) Trees and Four (4) Shrubs for every 600 square feet of required landscape area</u>
Commercial <u>and Retail</u>	15	<u>Two (2) Trees and Four (4) Shrubs for every 1,000 square feet of required landscape area</u>
Business Park (2009-08, 3/24/09)	20	<u>Two (2) Trees and Four (4) Shrubs for every 600 square feet of required landscape area</u>
Industrial or manufacturing	15	<u>Two (2) Trees and Four (4) Shrubs for every 4,000 square feet of required landscape area</u>

- (c) *Credit for trees.* In order to reward the preservation of existing trees, 100 percent of the crown area of undisturbed existing trees shall be reduced from the landscape area requirements; provided that the

area surrounding the tree is left undisturbed and that this area consists of a least 100 square feet but not less than 50 percent of the crown area.

- (d) *Screening.* Off-street loading spaces refuse and outside storage areas, antennas, satellite dishes, and mechanical equipment within the street yard must be screened from all public streets. The screening must be of a minimum of six feet in height or a height sufficient to obscure the area or equipment requiring the screening, whichever is less. The screening may be provided by plants, a solid screen fence or wall, or a combination thereof.

(1) *Acceptable landscape screening materials.*

- a. No artificial plant materials may be used to satisfy the requirements of this article.
 - b. Plant materials required by this ordinance must comply with the following minimum size requirements at the time of installation. At time of planting, plant height shall be measured from the top of the root ball or, if the plant is in a container, from the soil level in the container.
 1. Large trees must have a minimum caliper of two inches and shall be planted in an area with a minimum of 100 square feet of permeable surface area. This area may be reduced to 50 square feet if a permanent life support system, which must include but is not limited to an irrigation system and an internal drainage mechanism, is incorporated within the planting area.
 2. Small trees must have a minimum height of six feet and shall be planted in an area with a minimum of 25 square feet of permeable surface area.
 3. Large shrubs must have a minimum height of two feet and must be planted in an area with a minimum of nine square feet of permeable surface area. The permeable surface areas for shrubs may be included within permeable surface areas required for trees.
 - c. Each large tree, small tree or large shrub must be planted at least 36 inches away from any paved surface or city right-of-way.
- (e) *Protection of plant areas.* Plant areas must be protected from vehicular traffic through the use of concrete curbs, wheel stops, or other permanent barriers.

Sec. 28-30. - Landscape plan submittal, review, and approval.

- (a) *Plan submittal.* A landscape plan must be submitted to the community development director or his/her designee with the application for a permit for new construction. The community development director must approve the plan before a building permit is issued for the work. A landscape plan shall consist of two sets of prints drawn to scale with sufficient clarity to indicate the location, nature and extents of the work proposed, and show in detail that it conforms to the requirements of this article. A landscape plan shall contain the following information:
- (1) Project name, street address, legal description, date, scale, north arrow and the names, addresses and telephone numbers of both the property owner and the person preparing the plan.
 - (2) Designation of zoning areas adjacent to property.
 - (3) A vicinity map, location of lot lines, and dimensions of the building site and the street yard.
 - (4) Approximate center lines of existing water courses and the location of the 100-year floodplain; approximate location of significant drainage features, and the location and width of existing and proposed streets and alleys, utility easements, driveways and sidewalks on or adjacent to the lot.
 - (5) Identification, location, and dimensions of required plant materials, screening, and off-street parking and loading spaces within the street yard.
 - (6) Description of plant materials shown on the plan, including names (common and botanical), quantities, container or caliper sizes at installation, heights, spread, and spacing.
 - (7) Description of proposed irrigation methods.

- (b) *Issuance of building permit.* The community development director shall review the landscape plan to verify compliance with all requirements of this ordinance prior to the issuance of a building permit. All landscape plans must comply with the mandatory provision of this article. The building permit shall not be issued for new construction of a building within the city unless the community development director approves the landscape plan verifying that the applicant's plan complies with this ordinance.

No final certificate of occupancy shall be issued by the building official for the occupancy of a new building unless all plant and screening materials required by this ordinance have been provided. Prior to the issuance of a certificate of occupancy, the building official shall inspect the building site to verify compliance with the approved landscape plan.

Sec. 28-31. - Tree preservation and protected trees.

This section preserves and protects existing, healthy and desirable trees within the city, to provide guidelines for the protection of trees and establish guidelines for planting trees. Protected trees are: Pecan, American Elm, Cedar Elm, Texas Ash, Southern Magnolia, Cottonwood, all varieties of Oak, and all varieties of Maple with the exception of Boxelder Maple and Silver Maple.

(1) Applicability and Exemptions

a. The provisions of this section are applicable to the following:

(i) All new residential and nonresidential development within the City limits or its extraterritorial jurisdiction.

(ii) Redevelopment of any residential or nonresidential property within the City limits or its extraterritorial jurisdiction that results in an increase in the building footprint or the total destruction and reconstruction.

b. The following areas are exempt from the tree removal permitting requirements of this section but shall be subject to the mitigation requirements identified in this section:

(i) Trees located within, and within ten feet (10') of, the building footprint

(ii) Trees located within the area of a proposed on-site sewage facility (OSSF)

c. The following areas are exempt from the preservation requirements of this section:

(i) Trees located within a right-of-way to be dedicated to and maintained by the City

(ii) Trees located within any utility easement

(iii) Trees that are injured, dying, diseased or infested with harmful insects

(12) Preliminary development plans. A general survey of natural vegetation showing tree groupings and anticipated protected tree losses shall be submitted with all preliminary site plans.

(23) Tree removal permit. No person directly or indirectly, shall cut down, destroy, top-off, remove or effectively destroy through damaging, any protected tree six inches in diameter or larger, measured 24 inches from the ground ~~on any commercial, industrial or multi-family property~~ within the city without first obtaining a tree removal permit. as provided by this section. The permit must be accompanied by an appropriate application and shall contain a tree preservation plan showing the following:

a. Existing/proposed topography

b. Location of property lines, easement, rights of ways, setbacks, parking areas and sidewalks

c. Location, species and size (in DBH) of each Protected tree, except those trees exempted by Section 28.31(1)b. above.

d., A tree inventory that summarizes the following

- (i) Total number of DBH inches on the site
- (ii) Total number of DBH inches to be removed
- (iii) Total number of DBH inches to be preserved
- (iv) Location of any proposed tree mitigation
- (v) Any proposed tree preservation credits.

e. A summary of the tree protection methods to be utilized

- a. ~~Permit required. Protected trees shall not be removed prior to the issuance of a tree removal permit until the community development director or authorized designee, approves the removal due to the following:~~

- ~~1. The tree(s) are injured, dying, diseased or infested with harmful insects;~~
- ~~2. The tree(s) are in danger of falling, interfere with utility service or create unsafe vision clearance; or~~
- ~~3. The tree(s) in any manner create a hazardous or dangerous condition so as to endanger the public health, welfare or safety.~~

~~Utility companies shall be exempt from authorization of the community development director when public health, welfare or safety of the general citizenship is in danger.~~

~~Under no circumstances shall the clear-cutting of protected trees six inches or larger in diameter, measured 24 inches from the ground on any property, other than single-family homesites, be allowed prior to the issuance of a tree removal permit for the property. Any protected tree removed will be required to follow the guidelines of this article.~~

(3) Tree Mitigation

Any trees that are removed or damaged as a result of the approval of a Tree Removal Permit shall be mitigated for on the same site as the proposed development. In the event that mitigation is not feasible on the same site as the proposed development, an applicant may request to donate trees, meeting the mitigation requirements of this section, to be planted at public parks, schools, or other approved public facilities throughout the City or provide a fee-in-lieu of payment which will be used to place trees at public parks, schools, or other approved public facilities throughout the City.

a. Protected Trees Protected trees shall be mitigated at a one-to-one (1:1) caliper inch ratio for every tree removed. Replacement trees shall have a minimum caliper of three inches (3").

b. . Damaged Trees Any trees that are designated for preservation and are damaged during the construction process or that die within two (2) years of issuance of a certificate of occupancy shall be mitigated for in accordance with subsection 4.a above.

(34) Penalties. If any protected tree(s) are removed from any property, excluding single-family homesites, including any injury to a tree resulting from the owner's failure to follow required tree protection measures that causes or may reasonably be expected to cause the protected tree to die, the property owner shall be determined to be in violation of this article.

(45) Application. Tree removal permits shall be obtained by making application to the community development department on a form provided by the city. Upon receipt of a proper application for a tree removal permit, the community development director or his/her designee shall review the application and may conduct field inspections of the development.

The application for tree removal permit, if required, shall be considered an integral part of the application for development plan approval, and no new development plan for any new development subject to the terms and provisions of this article shall be approved without approval of said tree removal permit.

(5) *Public tree care.*

- a. *Purpose.* To enhance the quality of life and the present and future health, safety, and welfare of all citizens, to enhance property values, and to ensure proper planting and care of trees on public property, the city council herein delegates the authority and responsibility for managing public trees, creates a tree advisory board, establishes practices governing the planting and care of trees on public property, and makes provision for the emergency removal of trees on private property under certain conditions.

- b. *Definitions.* As used in this subsection (5), the following words and phrases shall have the meanings indicated:

Damage means any injury to or destruction of a tree, including but not limited to: uprooting; severance of all or part [of] the root system or main trunk; storage of material on or compaction of surrounding soil; a substantial change in the natural grade above a root system or around a trunk; surrounding the tree with impervious paving materials; or any trauma caused by accident or collision.

Nuisance means any tree, or limb thereof, that has an infectious disease or insect; is dead or dying; obstructs the view of traffic signs or the free passage of pedestrians or vehicles; or threatens public health, safety and welfare.

Parkway means the area along a public street between the curb and the sidewalk; or if there is no curb or sidewalk, the unpaved portion of the area between the street right-of-way line and the paved portion of the street or alley.

Public property means all grounds and rights-of-way (ROWS) owned or maintained by the city.

Public tree means any tree or woody vegetation on city-owned or city-maintained property or rights-of-way.

Top or topping means the non-standard practice of cutting back of limbs to stubs within a tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.

- c. *Authority and power.*

1. *Delegation of authority and responsibility.* The city manager and/or his designee, hereinafter referred to as the "director", shall have the authority and responsibility to plant, prune, maintain and remove trees and woody plants growing in or upon all city streets, rights-of-ways, city parks, and other public property. This shall include the removal of trees that may threaten electrical, telephone, gas, or any municipal water or sewer line, or any tree that is affected by fungus, insect, or other pest disease.

2. *Coordination among city departments.* All city departments will coordinate as necessary with the director and will provide services as required to ensure compliance with this article as it relates to streets, alleys, rights-of-way, drainage, easements and other public properties not under direct jurisdiction of the director.

3. *Interference.* No person shall hinder, prevent, delay, or interfere with the director or his agents while engaged in carrying out the execution or enforcement of this article.

- d. *Tree advisory board.* The city council hereby creates a "tree advisory board," hereinafter referred to as the "board."

1. *Membership.* The board shall consist of seven members approved by city council. Members of the board will serve without compensation.
 2. *Term of office.* Board members shall be appointed for two year staggered terms. In the event that a vacancy shall occur during the term of any member, a successor shall be appointed by city council.
 3. *Officers.* The board shall annually select one of the members to serve as chair, may appoint a second member to serve as vice-chair, and may appoint a third member to serve as secretary.
 4. *Meetings.* The board shall meet a minimum of four times each year (quarterly). All meetings shall be open to the public. The board chair may schedule additional meetings as needed.
 5. *Duties.* The board shall act in an advisory capacity to the director and shall:
 - i. Coordinate and promote Arbor Day activities;
 - ii. Review and update a five-year plan to plant and maintain trees on city property;
 - iii. Support public awareness and education programs relating to trees;
 - iv. Review city department concerns relating to tree care;
 - v. Submit an annual report of its activities to the city council;
 - vi. Assist with the annual application to renew the Tree City USA designation;
 - vii. Develop a list of recommended trees for planting on city property; and
 - viii. Other duties that may be assigned by city council.
- e. *Tree planting and care standards.*
1. *Standards.* All planting and maintenance of public trees shall conform to the American National Standards Institute (ANSI) A-300 "Standards for Tree Care Operations" and shall follow all tree care Best Management Practices (BMPs) published by the International Society of Arboriculture.
 2. *Requirements of franchise utility companies.* Franchise utility companies shall provide advance notice to the city of their intended non-emergency tree pruning schedule and location of impacted area. The maintenance of public trees for utility clearance shall conform to all applicable utility industry standards.
 3. *Tree species list.* The director shall develop and maintain an official list of desirable tree species for planting on public property in two size classes: ornamental (20 feet or less in height at maturity) and shade (greater than 20 feet at maturity). Only trees from this approved list may be planted without written approval from the director.
 4. *Planting distances.* The director shall develop and maintain an official set of spacing requirements for the planting of trees on public property. No tree may be planted within the visibility triangle of a street intersection or within ten feet of a fire hydrant.
 5. *Planting trees under electric utility lines.* Only trees listed as ornamental trees on the official city tree species list may be planted under or within 15 lateral feet of any overhead utility wire.
 6. *Protection of public trees during construction.* Any person, firm, corporation, or city department performing construction in the area of any public tree must employ appropriate measures to protect the tree, including, but not limited to, placing barriers around the tree to prevent any damage.
- f. *Adjacent owner responsibility.*

1. The owner of land adjacent to any city street or highway, when acting within the provisions of this article, may plant and maintain trees in the adjacent parkway area. Property owners are responsible for the reasonable and routine maintenance of trees and other landscaping in the adjacent parkway area.
 2. No property owner shall allow a tree, or other plant growing on his, her or its property or within the adjacent parkway to obstruct or interfere with pedestrians or the view of drivers, thereby creating an obstruction hazard. If an obstruction hazard exists on the property, the director shall mail the property owner a certified return receipt requested letter requiring the owner to abate the obstruction hazard within 15 days from the date of the letter. If the property owner fails to comply with the notice and abate the obstruction hazard, the city may undertake the work necessary to remove the obstruction hazard, charge the cost to the property owner, and secure the city cost on the property by a lien filed of record. In addition, the city may pursue any other remedy provided by this article, law, or in equity against the property owner for causing the obstruction hazard.
- g. *Prohibition against harming public trees.*
1. It shall be unlawful for any person, firm or corporation to damage, remove, or cause the damage or removal of a tree on public property without written permission from the director.
 2. It shall be unlawful for any person, firm or corporation to attach any cable, wire or signs or any other object to any street, park, or public tree.
 3. It shall be unlawful for any person, firm or corporation to "top" any public tree. Trees severely damaged by storms or other causes, where best pruning practices are impractical may be exempted from this provision at the determination of the director.
- h. *Certain trees declared a nuisance.* Any tree, or limb thereof, on private property determined by the director to have contracted a lethal, communicable disease or insect; to be dead or dying; to obstruct the view of traffic signs or the free passage of pedestrians or vehicles; or that threatens public health, safety, and welfare is declared a nuisance and the city may require its treatment or removal. Private property owners have the duty, at their own expense, to remove or treat nuisance trees on their property. The city may remove such trees at the owner's expense if the owner does not comply with treatment and/or removal as specified by the director within the written notification period.
- i. *Appeals.* All appeals to a violation shall be heard by city council.

Sec. 28-32. - Parking lots.

All parts of a parking area or lot not occupied by parking spaces or driveways shall be landscaped with grass, shrubs, ground cover, and/or paved pedestrian paths. The following additional requirements are intended not only to improve the appearance of large paved areas, but also to provide for adequate circulation and drainage; and to help moderate wind, noise, and temperature extremes.

- (1) All outdoor parking areas having spaces for more than 20 vehicles shall have landscaping within the perimeter of the parking area equal in area to not less than five percent of the total paved area. Within the business park zoning district a minimum of one tree-island is required for every ten parking spaces. A minimum of one tree per tree-island is required. This requirement may be counted toward the required five percent as stated above.
- (2) No parking space shall be located more than 70 feet from a portion of the required landscaping.
- (3) One tree of at least two inch caliper in size shall be provided within the perimeter of the parking area for each 250 square feet of landscaping required.
- (4) Required or provided landscaping shall not obstruct the view of any vehicle backing areas or turning areas in a way so as to create a hazard.

- (5) All required or provided landscaping and trees shall be maintained in a clean, safe, and healthy condition.
- (6) The landscaping required in this section shall be provided in addition to the screening requirements of section 28-29(d).
- (7) The requirements of subsections (1), (2) and (3) do not apply to vehicle display, storage or loading areas for businesses which sell or service vehicles, farm equipment, or for commercial or industrial parking areas intended specifically for trucks having a rated capacity of 26,000 pounds gross vehicle weight or more.

Sec. 28-33. - Invasive plants prohibited.

An invasive species is an alien species whose introduction does or is likely to cause economic or environmental harm or harm to human health. "Alien species" means, with respect to a particular ecosystem, any species that is not native to that ecosystem. Alien species are also known as exotic, non-native, introduced, or non-indigenous species, and the term noxious or nuisance is sometimes used instead of "invasive" when these organisms cause harm. Although they are "natural" and because at times they can spread very slowly, over years or even decades, invasive species cause a range of problems. They can:

- Threaten the survival of native plants and animals;
- Interfere with ecosystem functions;
- Hybridize with native species, resulting in negative genetic impacts;
- Spread easily in today's era of global commerce;
- Be difficult and costly to control;
- Impede industries and threaten agriculture;
- Be a significant drain on the economy; and
- Endanger human health.

Introducing or continuing invasive species of plants is prohibited by this article. Invasive plants prohibited by this article are shown in appendix B.

Sec. 28-34. - Penalty.

Any person, firm or corporation violating any of the provisions of this article shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the city, shall be subject to a fine not to exceed the sum of \$500.00 for each offense, except however, where a different penalty has been established by state law for such offense the penalty shall be that fixed by state law, and for any offense which is a [violation] of any provision of law that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, the penalty shall be a fine not to exceed the sum of \$2,000.00 for each offense; and each and every day said violation is continued shall constitute a separate offense.

**APPENDIX A
PREFERRED PLANT LIST**

(This list is a guide and is not meant to be exclusive)

EVERGREEN TREES (*Native)	HEIGHT (Feet)	FEATURES
Afghan Pine* <i>Pinus eldarica</i>	25—50	Fast growing, best pine for alkaline soils
Arizona Cypress <i>Cupressus arizonica</i>	30—75	Good heat and drought tolerance, aromatic foliage
Cherry Laurel* <i>Prunus caroliniana</i>	25—30	Screening plant, wildlife food
Deodar Cedar <i>Cedrus deodara</i>	40—50	Fine texture, needs drainage, spreads far and wide, resembles Colorado Blue Spruce
Japanese Black Pine <i>Pinus thunbergii</i>	20—30	Long dark green needles, develops erratic multibranched shapes, few serious insect or disease problems
Live Oak* <i>Quercus virginiana</i>	30—50	Oak wilt susceptible, some 1,000-year old live oaks in Texas
Loquat (Japanese Plum) <i>Eriobotrya japonica</i>	20—25	Large tropical-looking leaves, blooms late fall-early winter, no showy flowers but extremely fragrant, small accent tree
Pineapple Guava <i>Feijoa sellowiana</i>	15—18	Full sun, large grounded shrub or small tree, oval gray-green foliage, waxy white flowers with red stamens. Fruit tasty, with slight pineapple flavor

Southern Magnolia <i>Magnolia grandiflora</i>	60—70	Slow rate of growth while young, dark green leaves, large (8—12 inches) white flowers in late spring and early summer, fragrant, durable tree
Yaupon Holly* <i>Ilex vomitoria</i>	15—20	Red berries in winter only from female plant, plant one male for each 10 females to insure pollination

DECIDUOUS TREES/ LARGE SHRUBS (*Native)	HEIGHT (Feet)	FEATURES
Bald Cypress* <i>Taxodium distichum</i>	60-70	Cone-bearing, fall color dark rust-red, interesting winter twig character, foliage is medium-green, ferny and soft-textured.
Big Tooth Maple* <i>Acer grandidentatum</i>	20—30	Outstanding fall foliage, requires drainage
Bradford Pear <i>Pyrus calleryana</i> "Bradford"	30—40	Showy white spring flowers, brilliant coppery-red foliage in late fall, moderate to fast growth
Burr Oak* <i>Quercus macrocarpa</i>	50—60	Majestic large oak, yellow to brown fall color, insect and disease problems rare
Cedar Elm* <i>Ulmus crassifolia</i>	50—60	30—40 feet spread, good winter bark characteristics, good elm species for Texas landscapes
Chinquapin Oak* <i>Quercus muhlenbergii</i>	30—50	Tall, slender form, dark glossy lush foliage
Crepe Myrtle <i>Lagerstroemia indica</i>	12—20	Actually a large shrub, that must be trained into tree form by regular shoot removal from base of plant, good fall color if powdery mildew is kept under control
Desert Willow* <i>Chilopsis linearis</i>	15—25	Orchid-like blooms, not a true willow

Dogwood <i>Cornus florida</i>	20—30	Must have acid soil, pure white flowers most common, pink and red also available, attractive and showy
Escarpment Cherry* <i>Prunus serotina</i>	20—30	Fall color, fruit for wildlife and jellies
Flameleaf Sumac* <i>Rhus copallina</i> and <i>Rhus glabra</i>	15—20	Brilliant fall color, may colonize
Golden Rain Tree <i>Koelreuteria paniculata</i>	25—30	Brilliant buttery yellow flowers in early summer, somewhat difficult to transplant successfully, excellent small shade tree
Green Ash <i>Fraxinus pennsylvanica</i>	40—50	Moderate-to-fast rate of growth, dark green foliage, bright yellow fall color, erect, attractive growth
Lacey Oak* <i>Quercus glaucoides</i>	20—30	Small tree, peach colored foliage in spring and fall
Little Walnut* <i>Juglans microcarpa</i>	20—30	Small tree, strongly scented good for attracting wildlife
Mexican Buckeye* <i>Ungnadia speciosa</i>	10—15	Small tree, large shrub, pink spring flowers
Mexican Plum* <i>Prunus mexicana</i>	15—25	White spring blossoms, wildlife food, weak wood
Orchid Tree* <i>Bauhinia Spp.</i>	6—12	Small understory or patio tree, showy white blossoms
Pecan* <i>Carya illinoensis</i>	60—80	50—60 feet across, plant new improved varieties for better disease and insect resistance, large shade tree, regular spraying for good nut production
Possumhaw* <i>Illex decidua</i>	12—15	Red winter berries, large shrub

Red Buckeye* <i>Aesculus pavia</i>	10—20	Good understory tree, requires deep well-drained soils
Redbud* <i>Cercis canadensis</i>	25—30	Outstanding spring color with pink blossoms being most common, holds flowers longer than most flowering trees, somewhat weak wooded
Shumard Red Oak* <i>Quercus shumardii</i>	50—60	Moderate rate of growth, good fall red foliage coloration, very tolerant of limestone soils, 40—60 feet across, stately formal tree, grows well in variety of soil conditions
Texas Ash* <i>Fraxinus texensis</i>	40—50	Fast growing shade tree, exceptional fall color
Texas Persimmon* <i>Diospyros texana</i>	15—25	Wildlife food, multi-trunk
Texas Redbud* <i>Cercis canadensis</i> var. 'Texensis'	25—35	Adapts to a variety of soils, early pink blossoms, drought tolerant, excellent source of spring color
Vitex, Lilac Tree <i>Vitex Agnus-castus</i>	15—20	Late spring lavender blooms, small tree

EVERGREEN SHRUBS (*Native)	SUN	SHADE	FEATURES
Abelia <i>A. grandiflora</i>	X	X	Spreading shrub to 2 to 8 feet, bright white flowers, use as landscape accent, rock gardens, low hedge
Agarita* <i>Berberis trifoliolata</i>	X		Prickly leaves, fragrant flowers, bright red berries
Barbados Cherry* <i>Malpighia glabra</i>	X	X	Pale pink flowers, berries attract wildlife

Burford Holly <i>Ilex comuta</i> "Burfordii"	X	X	Glossy dark green foliage, red fruit
Century Plant Agave <i>Agave. Sp.</i>	X		Sends up flowering spikes 10—20 feet after 6—10 years of growth, gray-green foliage, require perfect drainage, leaves pointed and extremely sharp
Dwarf Burford Holly <i>Ilex comuta</i> "Burfordii nana"	X	X	Glossy leaves, berries not prominent
Dwarf Chinese Holly <i>Ilex comuta</i> "Rotunda nana"	X	X	Spiney foliage, no berries
Dwarf Yaupon Holly <i>Ilex vomitoria</i> "Nana"	X	X	Low mound-like shrub, no berries
Elaeagnus <i>Elaeagnus pungens</i>	X	X	Silver foliage, fragrant white fall flowers
Evergreen Sumac* <i>Rhus virens</i>	X	X	Glossy leaves, red fall color when mature
Indian Hawthorn <i>Raphiolepis indica</i>	X		Pink flowers, copper colored new foliage
Japanese Aralia <i>Fatsia japonica</i>		X	Rounded shrub 6—8 feet, star shaped leaves give lush tropical appearance
Ligustrum, Privet <i>Ligustrum sp.</i>	X	X	Upright shrub 6—20 feet, bold, dark green waxy foliage, creamy white flowers in late spring, purple-black berries in fall/winter
Mountain Laurel* <i>Sophora secundiflora</i>	X	X	Showy fragrant purple flower, large shrub
Nandina <i>Nandina domestica</i>	X		Bright red berries, 4—6 feet in height, very adaptable, specimen plant, boarder, ground cover and mass plantings

Oleander <i>Nerium oleander</i>	X		Summer flowers in red, pink, white and pale yellow varieties, large shrub to 20 feet, all parts of plant poisonous
Pampas Grass <i>Cortaderia selloana</i>	X		Large clumping grass to 6—7 feet, taller when blooming, showy white flower plumes, good screen
Pittosporum <i>Pittosporum tobira</i> cv.	X		Glossy foliage and dense habit of growth, spreading shrub in varying heights, inconspicuous fragrant flowers
Red Yucca* <i>Hesperaloe parviflora</i>	X		Coral flower spike, not a true yucca
Rock Cotoneaster <i>Cotoneaster horizontalis</i>	X		Red fall fruit, small leaves
Rosemary <i>Rosmarinus officinalis</i>	X		Aromatic leaves
Sacahuista, Bear Grass* <i>Nolina texana</i>	X	X	Grass-like mounding clumps
Santolina (Lavendercotton) <i>Santolina sp.</i>	X		Low spreading sub-shrub to 1—2 feet, fragrant foliage either intense gray or bright green, yellow flowers, commonly used in rock gardens, must have perfect drainage
Shore Juniper <i>Juniperus conferta</i>	X		Spreading, blue-green ground cover
Silverleaf Cotoneaster <i>Cotoneaster glaucophyllus</i>	X		Silver leaves, red fall fruit

Texas Sage, Ceniza* <i>Leucophyllum frutescens</i>	X		Rounded shrub 4—7 feet, beautiful orchid or lavender flowers, gray-green foliage, drought-resistant
Texas Sotol* <i>Dasyllirion texanum</i>	X		Long blade-like leaf with spines

SEMI-EVERGREEN SHRUBS (*Native)	SUN	SHADE	FEATURES
Cast Iron Plant <i>Aspidistra elatior</i>		X	Broad strap shaped leaves to 2 feet in height
Glossy Abelia <i>Abelia grandiflora</i>	X		Small pink flowers, glossy leaves
Muhly Grass* <i>Muhlenbergia lindheimen</i>	X		Looks like small pampas grass
Pineapple guava <i>Feijoa sellowiana</i>	X		Exotic fragrant flowers
Pomegranate <i>Punica granatum</i>	X	X	Orange flowers, yellow fall color
Primrose Jasmine <i>Jasminum mesnyi</i>	X		Yellow flowers, mounding form
Viburnum (Snowball) <i>Viburnum sp.</i>		X	Excellent shrub for shade, upright 5—15 feet, Flowers spring, with showy white clusters, few if any insect and disease pests

DECIDUOUS SHRUBS (*Native)	SUN	SHADE	FEATURES
Althaea <i>Hibiscus syriacus</i>	X		Showy summer flowers
American Beautyberry* <i>Callicarpa americana</i>	X	X	Purple fruit in autumn, wildlife food
Aromatic Sumac* <i>Rhus aromatica</i>	X	X	Red berries in late spring, brilliant fall foliage
Arrowwood* <i>Viburnum dentatum</i>	X	X	Spring flowers, fall color
Black Dalea* <i>Dalea frutescens</i>	X		Purple summer flowers, fine foliage
Butterfly Bush* <i>Buddleia davidii</i>	X		Lavender/lilac flowers, small fuzzy leaves
Texas Lantana* <i>Lantana horrida</i> and <i>Lantana camara</i>	X		Good summer color, many varieties
Trailing Lantana* <i>Lantana montevidensis</i>	X	X	Lilac colored flowers summer through fall

EVERGREEN VINES & GROUNDCOVERS (*Native)	SUN	SHADE	FEATURES
Ajuga <i>Ajuga reptans</i>		X	Heights 2—6 inches, low-growing rosetting plant with spoon-shaped dark green leaves, intense blue flowers, requires good drainage

Asian Jasmine <i>Trachelospermum asiaticum</i>	X	X	Low vigorous groundcover
Bigleaf Periwinkle <i>Vinca major</i>		X	Loose groundcover, blue flowers
Carolina Jessamine* <i>Gelsemium sempervirens</i>	X	X	Fragrant yellow flowers in spring
Coral Honeysuckle* <i>Lonicera sempervirens</i>	X	X	Coral flowers, red fruit, attracts wildlife
Cross Vine* <i>Bignonia capreolata</i>	X	X	Climbs by twining leaf tendrils and sticky disc tips reaching up to 50 feet, beautiful trumpet-shaped 2 inches long flowers with red inside and yellow outside
Damianita* <i>Chrysactinia mexicana</i>	X		Yellow flowers, low growing to 12 inches in height
Fig Ivy, Climbing Fig <i>Ficus pumila</i>		X	Clinging vine to 20—30 feet, fine texture,
Lady Banksia Rose <i>Rosa banksiae</i>	X		Yellow spring flowers, large cascading form
Liriope <i>Liriope muscari</i>		X	Purple spike flowers, clump-like foliage 12—18 inches high, dark green grass-like leaves
Littleleaf Periwinkle <i>Vinca minor</i>		X	Blue flowers, groundcover
Mock Strawberry (Yellow) <i>Duchesnea indica</i>	X		Height 4—8 inches, sends out runners profusely, bright yellow flowers, followed by bright red marble-sized flavorless fruit
Mondograss, Monkey Grass <i>Ophiopogon japonicus</i>		X	Tufted grass-like groundcover, very dependable and aggressive ground cover

Oregano <i>Origanum vulgare</i>	X	X	Perennial, spreading herb
Passionflower, Blue <i>Passiflora caerulea</i>	X		Multi-petalled blue flowers, does best in loose garden soil and ample moisture
Santolina <i>S. chamaecyparissus</i>	X		Fine textured, aromatic foliage
Star Jasmine, Confederate Jasmine <i>Trachelospermum jasminoides</i>	X		Attractive vine to 12—18 feet, may suffer winter burn, glossy dark green foliage, flowers in spring are bright white, one-inch across, pinwheel and deliciously fragrant
Stonecrop <i>Sedum spp</i>	X	X	Low, fast growing groundcover

DECIDUOUS VINES & GROUNDCOVERS (*Native)	SUN	SHADE	FEATURES
Boston Ivy* <i>Parthenocissus tricuspidata "Veitchii"</i>	X	X	Red fall color, clinging vine
Bush Morning Glory <i>Ipomoea lalptophyllia</i>	X	X	Forms 1-½ feet to 3 feet mounds of foliage, lavender to purple flowers in June and July
Coral Vine, Queen's Wreath, <i>Rosa de montana Antigonon leptopus</i>	X		Stands heat and sun very well, fast growing vine to 35—40 feet, bright showy pink flower clusters, dark green foliage, keep well water[ed] during prolonged drought
Cypress vine <i>Ipomoea quamoclit</i>	X		Red tube-like flowers, twining vine, annual

Gregg Dalea* <i>Dalea greggii</i>	X	X	Purple flowers in fall, groundcover
Mustang Grape <i>Vitis mustangensis</i>	X	X	Climbs by tendrils, large and vigorous vine 15—25 feet, grown for edible fruit, grown on patio roofs for shade and to soften impact of long fences
Old Man's Beard <i>Clematis Drummondii</i>	X	X	Twining vine, feathery seeds
Passion Vine* <i>Passiflora incarnata</i>	X	X	Lavender flowers, edible fruit
Sweet Autumn Clematis <i>Clematis paniculata</i>	X		Fragrant fall flowers, twining vine
Virginia Creeper* <i>Parthenocissus quinquefolia</i>	X	X	Red fall color, clinging vine
Wisteria <i>Wisteria sinensis</i>	X		Vigorous vine to 30—45 feet, blooms like bunches of grapes, flowers most commonly fragrant lilac-purple, white and blue variety available, needs strong support

FLOWERING PERENNIALS (*Native)	SUN	SHADE	FEATURES
Artemisia* <i>Artemisia ludoviciana</i>	X		Aromatic foliage, white fuzzy leaves
Black-eyed Susan* <i>Rudbeckia hirta</i>	X	X	Yellow dark-centered daisy, flowers May to September
Blackfoot Daisy* <i>Melampodium leucanthum</i>	X		Short white daisy flowers all summer long

Butterfly Weed* <i>Asclepias tuberosa</i>	X	X	Orange/yellow flowers, attracts butterflies
Canna Lilly <i>Canna x generalis</i>	X		Banana-like foliage blooms in summer
Cedar Sage* <i>Salvia roemeriana</i>		X	Red flowers, naturalizes
Cherry Sage* <i>Salvia greggii</i>	X	X	Red, pink or white flowers
Cigar Plant <i>Cuphea micropetala</i>	X		Orange-yellow fall flowers
Coreopsis* <i>coreopsis lanceolata</i>	X		Yellow spring and fall flowers, clumping
Daylilly <i>Hemerocallis fulva</i>	X		Orange/yellow funnel-shaped flower
Fall Aster <i>Aster frikartii</i>	X	X	Purple autumn flowers
Firebush <i>Hamelia patens</i>	X		Red-orange flowers, red fall color
Gayfeather* <i>Liatris spp.</i>	X		Purple flower spikes in autumn
Hinckley's columbine <i>Aquilegia Hinckleyana</i>		X	Bright yellow flowers in spring
Lamb's Ears <i>Stachys byzantina</i>	X		Unique foliage, low growing
Maximillian Sunflower* <i>Helianthus Maximiliana</i>	X		Yellow flower, late summer to fall

Mealy Blue Sage* <i>Salvia farinacea</i>	X		Blue flower spikes spring and summer
Mexican Bush Sage <i>Salvia leucantha</i>	X		Tall purple flower spikes
Mexican Heather <i>Cuphea hyssopifolia</i>	X		Tiny purple, pine or white flowers
Mexican Marigold Mint <i>Tagetes lucida</i>	X	X	Yellow fall flowers, anise flavored foliage
Mexican Oregano <i>Poliomntha longiflora</i>	X		Lavender/pink flowers, aromatic
Oxeye Daisy <i>Chrysanthemum leucanthemum</i>	X		White early summer flower, yellow center
Peruvian Verbena <i>Verbena peruviana</i>	X		Pink, purple, red or white flowers
Pink Skullcap <i>Scutellaria suffrutescens</i>	X	X	Pink flowers in summer, low growing
Plumbago <i>Plumbago auriculata</i>	X	X	Low growing, blue flowers
Purple Coneflower* <i>Echinacea purpurea</i>	X	X	Purple daisy-like flowers
Rose Mallow* <i>Pavonia lasiopetala</i>	X	X	Pink hibiscus-like flowers
Scarlet Sage* <i>Salvia coccinea</i>	X	X	Red, pink or white flowers, spring to fall
Spiderwort* <i>Tradescantia x Andersoniana</i>		X	Purple-blue flowers, informal ground cover

Turk's Cap* <i>Malvaviscus arboreus</i> "Drummondii"	X	X	Red flowers and fruit, colonizing
Wild Petunia <i>Ruellia nudiflora</i>		X	Purple flowers from March to December
Yarrow <i>Achillea millefolium</i>	X	X	Off white flowers, pink variety available

TURF & LOW GRASSES (*Native)	SUN	SHADE	FEATURES
Bermuda <i>Cynodon dactylon</i>	X		Seed or hybrid sod
Blue Grama* <i>Bouteloua gracilis</i>	X		Seed, fine-leaf tufted grass, good meadow grass
Buffalograss* <i>Buchloe dactyloides</i>	X		Many seed varieties, sod available in '609' and Prairie hybrids
Little Bluestem* <i>Schizachyrium scoparium</i>	X		Seed, blue-green, fine texture
Side Oats Gramma* <i>Bouteloua curtipendula</i>	X		Seed, Texas State Grass

**APPENDIX B
INVASIVE PLANTS**

Common Name	Scientific Name
Prohibited Trees	
American Sweetgum	<i>Liquidambar styraciflua</i>
Arizona Ash	<i>Fraxinus velutin</i>
Bois d'arc	<i>Maclura pomifera</i>
Boxelder Maple	<i>Acer negundo</i>
Bradford Pear	<i>Pyrus calleryana</i>
Brazilian Peppertree	<i>Schinus terebinthifolious</i>
Chinaberry	<i>Melia azedarach</i>
Chinese Parasol Tree	<i>Firmiana simplex</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Chinese Tallow Tree	<i>Triadica sebifera</i>
Elephant Ear	<i>Alocasia spp., Colocasia spp.</i>
Eucalyptus (all)	<i>Eucalyptus</i>
Euonymus (all)	<i>Euonymus</i>
Hackberry	<i>Celtis occidentalis</i>
Honey Locust	<i>Gleditsia triacanthos</i>
Honeysuckle (all)	<i>Lonicera</i>

Japanese Zelkova	<i>Zelkova serrata</i>
Juniper (males)	<i>Juniperus</i>
Leland Cypress	<i>Cupressocyparis leylandii</i>
Lombardy Poplar	<i>Populus nigra</i>
Mesquite	<i>Prosopis glandulosa</i>
Mimosa, Silk Tree	<i>Albizzia julibrissin</i>
Monkey Puzzle	<i>Araucaria araucana</i>
Mulberry (all)	<i>Morus</i>
Olive	<i>Olea, Elenganus</i>
Paulownia	<i>Paulownia tomentosa</i>
Red-Tipped Photinia	<i>Photinia x fraseri</i>
Silver Maple	<i>Acer saccharinum</i>
Sycamore	<i>Platanus occidentalis</i>
Tree of Heaven	<i>Ailanthus altissima</i>
Prohibited Shrubs	
Camelthorn	<i>Alhagi camelorum</i>
Chinese Photinia	<i>Photinia spp.</i>
Common Privet	<i>Ligustrum sinense, L. vulgare</i>
Japanese Ligustrum	<i>Ligustrum lucidum</i>
Nandina (berrying varieties)	<i>Nandina domestica</i>

Pyracantha	<i>Pyracantha spp.</i>
Russian Olive	<i>Elaeagnus angustifolia</i>
Saltceder	<i>Taramix spp.</i>
Wax Leaf Ligustrum	<i>Ligustrum japonicum</i>
Prohibited Vines	
Balloon Vine	<i>Cardiospermum halicacabum</i>
Cat's Claw Vine	<i>Macfadyena unguis-cati</i>
English Ivy	<i>Hedera helix</i>
Japanese Dodder	<i>Cuscuta japonica</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Kudzu	<i>Pueraria lobata</i>
Vinca	<i>Vinca major, V. Minor</i>
Trumpet Vine	<i>Campsis radicans</i>
Wisteria (non-native)	<i>Wisteria sinensis, W. floribunda</i>
Other Prohibited Plants	
African feathergrass	<i>Pennisetum macrourum</i>
Alligator Weed	<i>Alternanthera philoxeroides</i>
Ambulia	<i>Limnophila sessiliflora</i>
Animated oat	<i>Avena sterilis</i>
Argentine screwbean	<i>Prosopis strombulifera</i>

Benghal dayflower	<i>Commelina benghalensis</i>
Brazilian satintail	<i>Imperata brasiliensis</i>
Broomrape	<i>Orobanche ramosa</i>
Chinese waterspinach	<i>Ipomoea aquatica</i>
Coatbuttons	<i>Striga</i>
Cogongrass	<i>Imperata cylindrica</i>
Common crupina	<i>Crupina vulgaris</i>
Crofton weed	<i>Ageratina adenophora</i>
Devil's thorn	<i>Emex spinosa</i>
Duck lettuce	<i>Ottelia alismoides</i>
Elephant Ear	<i>Alocasia spp., Colocasia spp.</i>
Eurasian Watermilfoil	<i>Myriophyllum spicatum</i>
Exotic bur-reed	<i>Sparganium erectum</i>
Giant Cane	<i>Arundo donax</i>
Giant Duckweed	<i>Spirodela oligorrhiza</i>
Giant Hogweed	<i>Heracleum mantegazzianum</i>
Giant Reed	<i>Arundo donax</i>
Giant salvinia	<i>Salvinia molesta</i>
Goatsrue	<i>Galega officinalis</i>
Hedge Bindweed	<i>Calystegia sepium</i>

Holly Fern	<i>Cyrtomium falcatum</i>
Hydrillia	<i>Hydrilla verticillata</i>
Itchgrass	<i>Rottboellia cochinchinensis</i>
Johnson Grass	<i>Sorghum halepense</i>
Kikuyugrass	<i>Pennisetum clandestinum</i>
Kodo-millet	<i>Paspalum scrobiculatum</i>
Kyasuma-grass	<i>Pennisetum pokystachion</i>
Lagarosiphon	<i>Lagarosiphon major</i>
Liverseed grass	<i>Urochloa panicoides</i>
Melaleuca	<i>Melaleuca quinquenervai</i>
Mile-a-minute	<i>Mikania micrantha</i>
Miramar weed	<i>Hygrophila polysperma</i>
Mosquito fern	<i>Azolla pinota</i>
Murain-grass	<i>Ischeaemum rugosum</i>
Oklahoma Yellowbelly	<i>Ventercroceus oklahomensis</i>
Onionweed	<i>Asphodelus fistulosis</i>
Paperbark	<i>Melaleuca quinquenervia</i>
Pickrel weed	<i>Monochoria vaginalis</i>
Purple Loosestrife	<i>Lythrum salicaria</i>
Red rice	<i>Oryza rufipogon</i>

Rooted Waterhyacinth	<i>Eichhornia azurea</i>
Running Bamboo	<i>Phyllostachys aurea</i>
Salvinia	<i>Salvinia spp.</i>
Serrated Tussock	<i>Nasella trichotoma</i>
Sessile joyweed	<i>Alternanthera sessilis</i>
Syrian mesquite	<i>Prosopis farcta</i>
Three cornered jack	<i>Emex australis</i>
Tornillo	<i>Prosopis reptans</i>
Torpedograss	<i>Panicum repens</i>
Tropical Soda Apple	<i>Solanum viarum</i>
Turkeyberry	<i>Solanum torvum</i>
Velvet fingergrass	<i>Digitaria absynnnicia</i>
Water Hyacinth	<i>Eichhornia crassipes</i>
Water Lettuce	<i>Pistia stratiotes</i>
Water Spinach	<i>Ipomoea aquatic</i>
Wetland Nightshade	<i>Solanum tampicense</i>
Wild safflower	<i>Carthamus oxyacathansus</i>
Wormleaf salsola	<i>Salsola vermiculata</i>

([Ord. No. 2010-12, § 8.0, 6-22-2010](#))