



# CITY OF AMARILLO LANDSCAPE ORDINANCE

## Proposed Amendments

April 2014

Landscape Presentation

# Background

- **Landscape Ordinance was adopted in 1985 for non-residential land uses**
  - Intended to reduce water runoff,
  - Minimize excessive heat radiating from impervious surfaces, and
  - Promote & enhance community's character

Developed in  
1970

Developed in  
2001



# Why change current Landscape Regulations?



## □ Increasing importance of water conservation efforts.

- Encourage installation of water efficient plant materials that thrive in the Texas Panhandle.
- USDA places Amarillo in plant hardiness zone 6b
- Semi-arid climate (average precipitation totals 19.71 inches)
  - 2011 precipitation totals 7.01 inches
  - 2012 precipitation totals 12.33 inches
  - 2013 precipitation totals 15.20 inches



## □ Create a method of calculating landscaping requirements that makes better sense given the purpose of landscape ordinance.

- Groundcover requirements based on building footprint
- Street tree requirements to enhance corridor aesthetics



## □ Decrease heat and water runoff from impervious surfaces.

- Groundcover and trees to lessen water runoff and erosion
- Parking lot trees create a canopy to reduce heat from pavement

# Landscape Ordinance Amendments:

## □ Considerations:

- Water conservation
- Promote & enhance the community's character
- Environmental elements
  - Water runoff,
  - oxygenation,
  - shading superheated areas, etc.
- Balancing property owner interests



# Current Landscaping Requirements



Wells Fargo

## Current Landscape Ordinance requires:

- Groundcover: An area equal to 5% of total **off-street parking**
- Trees: 1 tree per 5,000 sq. ft. developed lot area
  - **Must be living groundcover**
  - combination of grass, trees, shrubs, hedges, vines, domesticated blooming plants, or other living groundcover
  - Drought tolerant or native plant material encouraged



American Quarter Horse Association

# Proposed Landscape Requirements

- **Groundcover Requirement:** An area equal to 10% of **building footprint**
  - Up to 50% of required **groundcover can be non-living**
- **Street Tree Requirement:** 1 tree for every 40 linear feet of **street frontage**, and
- **Parking Lot Tree Requirement:** 1 tree for every 20 parking spaces
  - **Parking lot trees** should be placed throughout the parking area

*Photos below are from businesses within the Western Crossing Shopping Center*



# Landscape Ordinance: Current vs. Proposed

Business site located on interior lot	Current Ordinance		Proposed Ordinance	
	Landscaping	Trees	Landscaping	Trees
Pac-a-Sac (4200 S. Soncy Dr.)	440 sq. ft.	13	368 sq. ft.	10 trees
Logan's Roadhouse (8310 W. I-40)	2,566 sq. ft.	18	794 sq. ft.	13 trees
Computer Service Center (6200 Bell St.)	4,288 sq. ft.	40	3,091 sq. ft.	21 trees

Business site located on corner lot	Current Ordinance		Proposed Ordinance	
	Landscaping	Trees	Landscaping	Trees
Home Depot (2747 Duniven Cir.)	8,417 sq. ft.	101	37,773 sq. ft.	68 trees
Walmart (5730 W. Amarillo Blvd.)	16,292 sq. ft.	275	44,610 sq. ft.	71 trees
Happy State Bank (500 Tascosa Rd.)	246 sq. ft.	6	666 sq. ft.	9 trees

# Example: Current Landscape Ordinance requirements

Blue line represents property line boundary.

Red lines represent total off-street parking area.

**5% of total off-street parking  
= 1,134 sq. ft.**

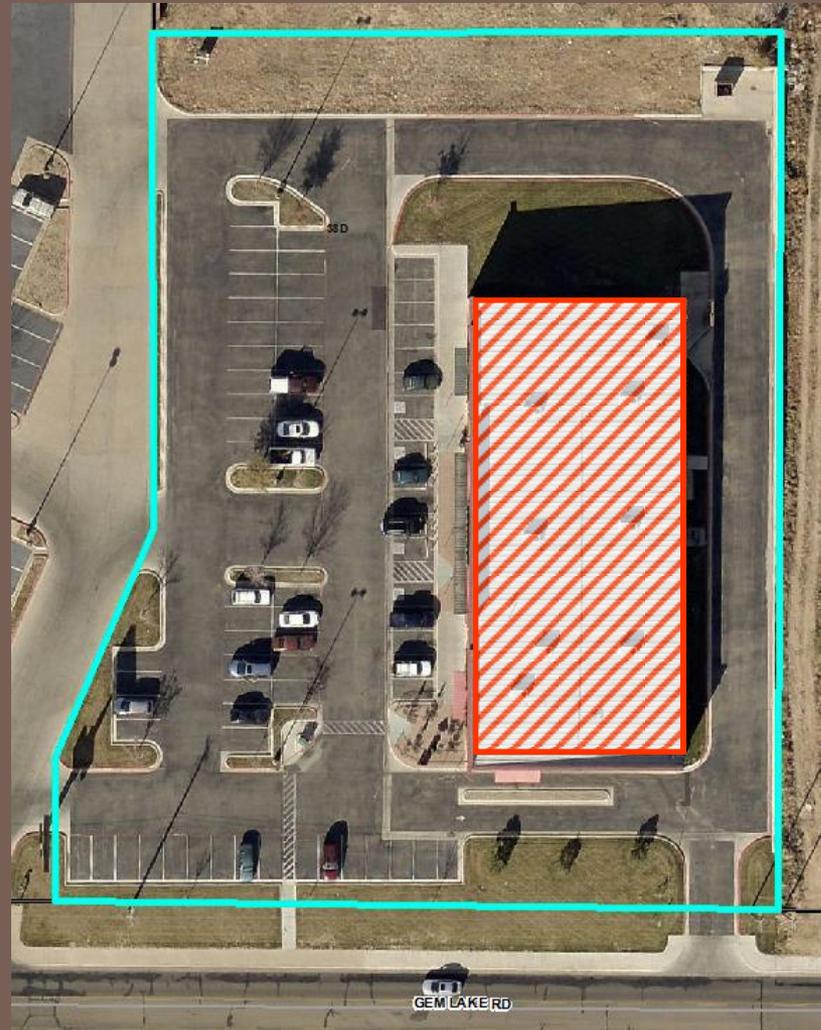


# Example: Building Footprint (Proposed for Amarillo)

Blue line represents  
property line  
boundary.

Red lines represent  
building footprint.

**10% of building  
footprint  
= 1,400 sq. ft.**



# Water Conservation Component:

- **Point System: Landscape Plan must achieve 20 points to be approved**
  - Allows developers flexibility while encouraging water conservation

Several Example	Points
75% of provided plant materials are listed on the Recommended Plant List	15
Each required tree meets or exceeds 3 caliper inches	2
Preservation of each existing healthy tree 2 caliper inches or greater	5
Drip irrigation systems are used in all planting beds	5
Subsurface irrigation is used for all turf grass	10
Permeable weed barrier installed in all planting beds	2
More than 50% of total required landscaped area is Blue Grass or other cool season turf grass	-5
Planting of each variety of tree not listed on the Recommended Plant List	-2

# Water Conservation Component:

## □ Recommended Plant List

□ 127 Water efficient plants suited for USDA Hardiness Zone 6

Perennials



Shrubs



Grasses



Ornamental  
Trees



Shade &  
Evergreen Trees



# Additional Component:

## □ Enforceability

- Both living & non-living landscaping must be kept in a neat and orderly appearance, free of excess vegetation and trash
- Penalties for violations may be up to \$500 per day of violation



# Landscape Ordinance: Amendment Process

**City Staff discussed purpose of Landscape Ordinance & distributed current ordinance to Stakeholders (preliminary small group) for review**

- Building Safety, Parks & Recreation, Planning, Traffic Engineering, & Director of Utilities Departments



**Stakeholders (preliminary small group) were invited to a meeting to discuss current ordinance**

- Landscape Architects, Landscape Contractors, Landscape Irrigators, & Utility Companies



**City Staff proposed changes based on Stakeholder (preliminary small group) comments and other municipal ordinance research**

- Abilene, TX; Midland, TX; Albuquerque, NM; Pueblo, CO; Tucson, AZ



**City Staff distributed an ordinance draft to Stakeholders (preliminary small group) for review**



**City Staff presented amendments to City Council for review and input**



**City Staff holds a large stakeholder group meeting for review and comments**



**City Staff will present proposed Landscape Ordinance to City recommendation and decision making bodies**