

ORDINANCE NO. O-2011-43

AN ORDINANCE CREATING CHAPTER 131 OF THE CITY OF PHARR CODE OF ORDINANCES UNIFIED DEVELOPMENT CODE SECTION 131-600 "LANDSCAPING, BUFFERING, AND TREE PRESERVATION"; PROVIDING FOR A PENALTY; PROVIDING FOR A REPEALING CLAUSE; PROVIDING FOR A SEVERIBILITY CLAUSE; A PUBLICATION AND AN EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS:

SECTION 131-600: CREATION

CITY OF PHARR CODE OF ORDINANCES, CHAPTER 131, SECTION 131-6 IS HEREBY CREATED AND SHALL READ AS FOLLOWS:

Article VI – Landscaping, Buffering and Tree Preservation

Sec. 131-601 – Purpose, Authority and Applicability

A.) Purpose

This chapter establishes requirements for provisions of landscaping elements, buffering and screening for the purpose of providing orderly, safe, attractive and healthful development of land located within the City of Pharr.

- The regulations contained herein are necessary to enhance the community's ecological, environmental and aesthetic qualities.
- The City of Pharr experiences frequent droughts; therefore, it is a purpose of this section to encourage the use of drought resistant plants that do not consume large quantities of water.

B.) Authority

The provisions of this chapter are adopted pursuant to Texas Local Government Code Chapter 211 and the City Charter

C.) Applicability

The requirements and standards for the installation and maintenance of landscaping elements and site improvements as set forth herein shall apply to all development within the City of Pharr as set forth below. All new development subject to these regulations shall be in full compliance with the provisions of this chapter.

Sec. 131-602 – Landscaping Plan Requirements

The Landscaping Plan is required as part of a Site Plan Submittal. The components of a Landscape Plan are Primary Landscape, Street Trees, Tree canopy, Parking Lot Landscape, Gateways to Pharr Overlay District Landscape, Screening, Replacement and a Summary.

- A.) The Applicant or authorized agent must submit and receive approval of a Landscape Plan demonstrating compliance with the landscape requirements contained herein.
- B.) A Landscape Architect or other certified professional shall design the Landscape Plan to ensure the design will provide adequate spacing and meet the requirements for healthy and aesthetic development. The plan should include a statement of compliance and be signed and sealed.
- C.) Plans shall show all dimensions, types and quantity of materials, width of buffer yards and overlay districts, size and spacing of vegetative materials, and irrigation standards.
- D.) The Tree Survey should be included as part of this plan, if applicable.

Sec. 131-603 – Components of a Landscaping Plan

A.) Primary Landscape

A calculation of the square footage of the impervious coverage times the percentage of landscape required, see Table 6.04. The requirements for Primary Landscape may be satisfied by Street Trees, Parking Lot Landscape and Gateway Overlay District Landscaping, however the greater of the total calculations shall apply.

B.) Tree Canopy

The Tree Canopy is a calculation of the percentage of the entire lot or development area based on the mature crown area of all trees. Existing and planted trees may be combined to meet the Tree Canopy requirement. Mature Tree Canopy requirements are based on Table 6.06.

C.) Street Trees

Street trees are calculated at one tree per 50 linear feet of frontage on a street. This calculation may count toward the Primary Landscape requirement.

D.) Parking Lot Landscape

The requirement for placement of landscape within the parking lot area is calculated on the number of parking spaces located between the building and the right-of-way and distance from the trees in accordance with Section 131-608 A. That calculation may count toward meeting the Primary Landscape requirements.

E.) Gateways to Pharr Overlay District Landscape

Gateways to Pharr Overlay District is a zoning overlay district requirement that applies to street frontage along entry ways into the City of Pharr. Gateways to

Pharr are established in accordance with Section 131-413. The calculations for Gateway to Pharr Overlay District Landscape may count toward meeting the Primary Landscape requirements.

F.) Bufferyards

Bufferyard requirements are based on zoning district separation. The Bufferyard calculations are a stand alone requirement and may not count toward the Primary Landscape or any other requirement.

G.) Screening

Screening requirements apply to Parking Lots (in addition to Parking Lot Landscaping), Mechanical Equipment (roof, ground and wall mounted), Waste Containers and Loading Docks. All screening materials must be evergreen and create a solid screen affect. Screening landscape may not count toward the Primary Landscape or any other requirement.

H.) Replacements

Trees identified for preservation that must be removed shall meet the replacement requirements and be reflected on the Landscape Plan. (See Article IX – Environmental Standards) Replacement Trees may not also count toward the Primary Landscape or any other requirement

I.) Landscape Summary

A summary of the above components should be reflected in a Table. You may bracket the components that are being counted toward the Primary Landscape requirements.

Sec. 131-604 – Primary Landscape (Table 6.04)

Primary Landscaped Area

A minimum percentage of the total lot area of property on which development, construction or reconstruction occurs after the effective date of this ordinance shall be devoted to landscape development in accordance with the requirements.

Zoning Districts	Description	Percent of Lot Landscaped	Percent of Lot Tree Canopy
Residential Zoning Districts			
AG	Agricultural (non-res. uses)*	50	15
RS	Residential Single Family (non-res. uses)*	40	30
Special Purpose Residential Zoning Districts			
RE	Residential Estate (non-res. uses)*	45	35
RL	Residential Low Density (non-res. uses)*	45	35
TF	Two Family (non-res. uses)*	40	30
TH	Townhouse	40	30
MF	Multifamily	40	30

Non-Residential Zoning Districts			
CN	Neighborhood Commercial	15	25
C-1	Local Commercial	15	15
C-2	Downtown Commercial	15	15
C-3	General Commercial	15	15
OF	Office	20	15
HC	Heavy Commercial	35	30
LI	Limited Industrial	15	10
HI	Heavy Commercial	15	10
Special Purpose - Conditional Zoning Districts			
PSC	Planned Shopping Center	***	***
PF	Public Facilities	***	***
Mixed Use – Conditional Zoning			
MU-DT	Mixed Use Downtown	***	***
MU-UD	Mixed Use Master Plan Development	***	***
PUD	Planned Unit Development	***	***
Overlay Zones			
SAP-N	Special Area Plan – Nolana	***	***
SAP-E	Special Area Plan – Expressway	***	***
SAP-I	Special Area Plan – Industrial	***	***
H	Historical	***	***
GP	Gateways to Pharr	***	***

* In single family or two-family Residential Districts (AG, RS, RE, RL or TF), Tree Canopy requirements only apply to non-residential uses.

** MU-DT District should also conform to Main Street District Guidelines.

*** Special Purpose Commercial Districts and Overlay Zones should be approved with a Special Use Permit.

Sec. 131-605 – Standards

A.) Primary Landscape Calculation

A parcel's landscaped area shall be calculated as a percentage of impervious cover. For every 600 square feet of landscape area required, two trees with a minimum 2" caliper selected from the tree list provided in Table 8.04.020 and four shrubs shall be planted. The total caliper calculation of trees may be substituted for the total number of trees. Calculations must be shown on the Landscape Plan.

Primary Landscape Calculation:

Impervious coverage _____ sq. ft.

sq. ft. x % (Table 6.04) = sq. ft./600 = _____ units.

_____ units x 1 trees = _____ trees, _____ units x 2 shrubs = _____ shrubs.

B.) Landscape Credits

The following may count towards meeting the Landscaping requirements:

1. Any area improved with landscaping by the property owner.
2. 25 % undeveloped land within the 100 year floodplain-restricted areas.
3. Up to 25 % of paved parking areas where constructed with brick pavers or pervious pavement systems as approved by the Director.
4. All street trees planted within the adjacent right of way.
5. Overlay District plantings, street trees within the property line, and parking lot trees

C.) Landscape Additions for Primary Landscape

Off-Street required parking in excess of 100 percent shall provide an additional 25 percent of the parcel's calculation for Primary Landscape and Tree Canopy requirements as described in Table 6.04.

D.) Landscape Location

The landscaping shall be placed upon that portion of a tract or lot that is being developed. Undeveloped portions of a tract or lot shall not be considered landscaped, except as specifically approved by the Director.

E.) Replacement of Primary Landscape Requirements

Should a tree or shrub die or be removed within 2 years of the Landscape Plan approval for which credit has been obtained pursuant to the terms of this Section, 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.

Sec. 131-606 – Tree Canopy

A.) Tree Canopy Area

Tree Canopy Area is a percentage of the entire lot square footage or development area, in accordance with Table 6.04. The calculation of the mature crown area of all retained and planted trees is based on Table 6.06. Any tree not on the tree list will be estimated by the Director using standard landscaping references. The Director may approve alternate plans due to special site conditions, which may, for reasons such as safety, affect the ability to meet these regulations.

B.) Tree Canopy Calculation

The canopy is measured by computing the area that the mature canopy will encompass, based on Table 6.04. The mature canopy as listed on Table 6.06 will be estimated for existing trees based on the type of tree. Calculations must be shown on the Landscape Plan.

Tree Canopy Calculation:

Total lot area ___ sq. ft. x ___% (table 6.04) = ___ sq. ft. of tree canopy at mature growth. (see table 6.06 for mature canopy in sq. ft.)

Common Name of Tree	Mature Canopy Sq. Ft.	Quantity of Trees	Total sq. ft. of canopy
Total			Sq. ft.

Table 6.06 Tree Canopy List

Botanical Name	Common Name	Mature Canopy (ft)	Minimum Planting Bed (ft)
Fraxinus cuspidate	Ash, Fragrant	1256	255
Fraxinum texensis	As, Texas	1256	225
Viburnum rufidulum	Blackhaw, Rusty	79	25
Ugnadia speciosa	Buckeye, Mexican	314	100
Aecsulul pavia	Buckeye, Red	79	25
Cedrus atlantica	Cedar, Atlas	1256	225
Cedrus deodara	Cedar, Deodar	707	175
Prunus caroliniana	Cherry, Carolina Laurel	314	100
Prunus serotina	Cherry, Escarpment	314	100
Taxodium distichum	Cypress, Bald	1256	225
Culpressus arizonica	Cypress, Arizona	1256	225
Cornus drummondii	Dogwood, Roughleaf	79	25
Ulmus Americana	Elm, American	1963	300
Ulmus crassifolia	Elm, Cedar	707	175
Ulmus parvifolia "Drake"	Elm, Drake	1256	225
Ulmus parvifolia	Elm, Lacebark	707	175
Sophora affinis	Eve's Necklace	79	25
Ilex deciduas	Holly, Possumhaw	79	25
Ilex vomitaria	Holly, Yaupon	79	25
Eysenhardtia texana	Kidneywood	79	25
Sophora secundiflora	Laurel, Mountain	79	25
Kalmia latifolia	Laurel, Texas	79	25

	Mountain		
Leucaena retusa	Leadtree, Goldenball	79	25
Arbutus texana	Madrone, Texas	314	100
Magnolia grandiflora	Magnolia, Southern	1256	225
Acer grandidentatum	Maple, Bigtooth	707	175
Prosopis glandulosa	Mesquite, Honey	707	175
Lagerstroemia spp.	Myrtle, Crape	79	25
Quercus macrocarpa	Oak, Bur	1256	225
Quercus muhlenbergii	Oak, Chinquapin	1256	225
Quercus glaucoides	Oak, Lacey	314	100
Quercus virginiana	Oak, Live	1256	225
Quercus polymorpha	Oak, Monterey	1256	225
Quercus stellata	Oak, Post	314	100
Quercus sinuate brevifolia	Oak, Shin	1256	225
Bauhinia congesta	Orchid Tree, Anacacho	79	25
Carya illinoensis	Pecan	707	175
Diospyros texana	Persimmon, Texas	79	25
Pinus pinea	Pine, Italian Stone	314	100
Pistacia texana	Pistachio, Texas	79	25
Prunus Mexicana	Plum, Mexican	314	100
Cercis texensis	Redbud, Texas	314	100
Cotinus obovatus	Smoketree, American	177	65
Sapindus drummondii	Soapberry, Western	314	100
Plantanus Mexicana	Sycamore, Mexican	1256	225
Planus occidentalis	Sycamore, Texas	1256	225
Rhus copallina and glabra	Sumac, Flameleaf	79	25
Juglans major	Walnut, Arizona	314	100
Juglans microarpa	Walnut, Little	314	100
Chilopsis linearis	Willow, Desert	314	100

C.) Tree Canopy Credits

The following may count towards meeting the Tree Canopy requirements:

1. All existing trees from the preferred plant lists and others as approved by the Director that are retained and all planted trees.
2. All street trees planted within the adjacent right of way.
3. Overlay District trees, street trees within the property line, and parking lot trees.

D.) Location

Trees counted toward Tree Canopy requirements shall be located on that portion of a tract or lot that is being developed. Trees located on

undeveloped portions of a tract or lot shall not be considered for Tree Canopy credit, except as specifically approved by the Director.

E.) Replacement of Tree Canopy Requirements

Should a tree be removed within 2 years of the Landscape Plan approval for which credit has been obtained pursuant to the terms of this Section, replacement of the trees equal to the credited shall be required. A small tree with 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.

Sec. 131-607 – Street Trees

A.) Street Tree Requirements

Street trees must be located in the landscape easement according to the Design Standards set out in this Code, except that up to 20 percent of street trees on a block may be planted between the sidewalk and the primary building, but within 10 feet of the sidewalk. Where poor soil conditions or other factors require additional flexibility in planting, the Planning Director may approve alternative spacing of trees, but not reduction in the number of required trees.

B.) Street Tree Calculation

Street trees must be planted at the average rate of one tree for every 50 feet of street frontage. Street trees required by this Section may be counted toward the Primary Landscape and Tree Canopy requirements.

Lot frontage Linear feet (l.f.)/50 = # of trees, minus existing trees (if, credited)= Total # of trees to be planted.

C.) Street Tree Credits

The following may be counted toward the requirements for street trees:

1. Existing trees that meet these standards may be credited as street trees.
2. Existing trees within the adjacent right-of-way may be credited as street trees

D.) Tree Size and Species

Trees shall be a minimum of two caliper inches measured four and a half (4-1/2) feet above finished grade immediately after planting. Trees shall be selected from the City of Pharr Preferred Plant List located in this Code, and planted in accordance with specified standards or as approved by the Director. Preference shall be given to tree species native to this region.

E.) Tree Maintenance of Street Trees

Individual owners shall be responsible for the maintenance of all street trees planted to meet the requirements of this Section, unless the trees are planted in a common landscape lot area, in which case a Homeowner's Association shall be responsible for maintenance.

- Clear sight/corner clip obstruction easement triangles, as set forth in this code shall be maintained at all times

F.) Tree and Utility Conflicts

When there is a conflict between the location of required street trees and overhead utility lines, the Director may approve alternative tree locations, spacing and/or species, but not reduction in the number of required trees.

Sec. 131-608 – Parking Lot Landscaping

A.) Standards

Landscaping provided to meet this Section may be applied to the site landscaping requirements. Parking lot landscaping must meet the City's traffic safety standards as adopted in the Code of Ordinances for maintaining visibility at intersections, driveways and access easements.

1.) Parking Lot Calculations

The parking lot landscape area requirements are based on the percentage of required parking located between the building facade and the street right-of-way:

- Less than 25% of the parking located between the building facade and the right-of-way requires 13 square feet of landscaping per parking stall.
- Between 25% to 75% of the parking located between the building facade and the right-of-way requires 18 square feet of landscaping per parking stall.
- Greater than 75% of the parking located between the building facade and the right-of-way requires 23 square feet of landscaping per parking stall.
- Parking Lot Landscaping shall be 2 trees and four shrubs planted for each 600 square feet of required landscaped area.

$$\begin{aligned} & \text{___ sq.ft. per parking stall} \times \text{___ number of parking stalls} = \text{___ sq.ft. /600} \\ & = \text{___ units} \\ & \text{___ units} \times 1 \text{ trees} = \text{___ \# of trees} \quad \text{___ units} \times 2 \text{ shrubs} = \text{___ \# of shrubs} \end{aligned}$$

2.) Location

All new trees within a parking lot shall be planted in a previous area of at least 100 square feet and have a minimum interior dimension of 8.5 feet wide. However, up to 20 percent of the required trees may be planted in islands of at least 25 square feet and have a minimum interior dimension of 5 feet.

3.) Shading

To reduce the thermal impact of unshaded parking lots, trees shall be planted throughout parking lots so that no portion of the lot is more than 60 feet away from the trunk of a tree unless otherwise approved by the Director.

Sec. 131-609 – Gateways to Pharr Overlay District Landscaping

A.) Purpose and Intent

The purpose of the Landscaping Requirements for Gateways to Pharr is to protect and enhance the entrance corridors to the City of Pharr which will:

- Establish entrance corridors that signal the approach to the City;
- Define the arrival to a destination;
- Link common elements together; and
- Provide consistent landscaping.

B.) Applicability

Where Site Plan review is required in accordance with Section 131-328, Gateway Overlay District standards under Section 131-413 shall be applied for all properties within the specific corridors listed below. Landscaping for properties along these gateways shall comply with the requirements set forth.

Gateway planting requirements may be credited toward the Primary Landscape requirements

Gateway Corridors:

- 1.) North U.S. 281 (highway gateway)
- 2.) East and West Nolana Loop (highway gateway)
- 3.) East and West F.M. 495 (highway gateway)
- 4.) East and West U.S. Business 83 (highway gateway)
- 5.) East and West Expressway 83 (highway gateway)
- 6.) West Ridge Road (highway gateway)
- 7.) Main Street Downtown Gateways (Downtown gateway)

C.) Gateway Landscape Calculations

The Gateway Overlay District landscaped area shall be calculated by multiplying the lot width along the right-of-way times the lot depth. This square footage divided by 1000 determines the landscape units for calculation.

Gateway Landscape Calculation:

____ length of frontage along Gateway right-of-way x ____ depth of lot = ____ sq. ft. of Landscape Buffer, minus ____ sq. ft. of impervious coverage within this area = ____ net sq. ft. of Landscape Buffer Area/1000 sq. ft. = ____ units.

____ units x 2 trees = ____ trees(minus)- ____ existing 4" > hardwood trees within the buffer area = ____ net trees.

____ units x 5 (5 gallon) shrubs = ____ shrubs.

D.) Shared Design Standards

1.) Design Standards

Where regulations and requirements for gateway corridors and the underlying zoning district conflict, the more restrictive regulations apply.

2.) Site Design

For all zoning districts, which require a front build-to-line, the property line will be replaced with the edge of the gateway landscape easement.

3.) Sidewalks

Sidewalks shall be required in all districts. All sidewalks shall be constructed and designed to coordinate the location of any new sidewalks and to tie into existing sidewalks. If the sidewalk lies within the gateway easement, a portion of the required landscaping shall be between the sidewalk and the designated right-of-way.

4.) Parking

No parking will be allowed within the gateway landscape buffer.

5.) Utilities

- Drainage facilities are not allowed within the gateway landscape buffer except those that are necessary to convey drainage in the shortest possible route to or from the street right-of-way. Drainage facilities include all detention ponds, outlet structures, drainage berms, improved channels, or other improvements associated with the drainage improvements.

- All detention ponds within the gateway overlay district buffer shall be designed to the greatest extent possible to conform to the natural terrain of the land and if possible as curvilinear, non-rectangular shapes. Detention ponds within the gateway buffer shall be designed so that the facilities do not require chain link fencing or concrete walls (or similar material). Outlet structures may be concrete. Native stone is allowed for detention ponds if the ponds are located behind the gateway buffer and the stone is mortared in place or dry stacked.
- Fencing is allowed around detention ponds only if the fencing is constructed of wrought iron or tubular steel or other similar products. The fence shall be buffered from the street view by planting 5-gallon evergreen shrubs and vines that will at maturity, screen at least 40 percent of the view of the detention pond and fence.
- Separate ponds for each lot may be utilized if they are designed with a curvilinear contoured shape, are designed not to require fencing, are able to utilize vegetative slope stabilization with a slope not exceeding 3:1, and no structural retaining walls are used.
- Dumpsters must be located and screened in accordance with Section 131-610.
- All utilities installed for the development shall be located underground. The developer may have to retrofit existing utilities.

6.) Tree and Utility Conflicts

When there is a conflict between the location of required street trees and overhead utility lines, the director may approve alternative tree locations, spacing and/ or species, but not reduction in the number of required trees.

E.) Highway Gateways

The purpose for the Highway Gateway is to positively reflect the image of the City of Pharr by enhancing development with well designed site plans and landscaping while maintaining a safe and effective highway. Site design proposals along the Highway Gateways shall break up large masses of parking and pavement with well planned open space components. Additionally, careful analysis is required of view corridors from the highway. Strategically placed tree groupings should be located to frame desired views while screening parking areas.

1.) Landscape Buffer

A 25 foot landscape buffer is required and will be measured from the property line.

2.) Landscape Requirements

- The landscape buffer area shall be landscaped and maintained with at least 80% live vegetative coverage excluding the area required for driveways, sidewalks, bicycle paths, and drainage features. The remainder may be impervious landscaping such as landscape rock, native rock walls, fountains, statuary, and signs in compliance with Article VIII of this Code. No fencing is allowed within the landscape buffer.
- Trees and shrubbery are required within the landscape buffer at a ratio of at least two 2-inch caliper shade trees and five 5-gallon shrubs for every 1,000 square feet of land. All vigorous, existing trees listed in City of Pharr Preferred Plant List that are preserved shall count toward the required tree plantings if they meet or exceed the minimum of 2 inches in caliper. All trees and shrubs species shall be from the City of Pharr Preferred Plant List, located within this Code and no more than 25% of all required trees and shrubs may be from the same species. Landscaping shall include a variety of different species and should be offset while providing informal massing and framing views. Planting offsets should be of at least 6 feet and are required for every 60 feet of continuous landscape plantings.

3.) Service Area / Drives

All service areas or service drives shall be located at the rear of the premises.

F.) Downtown Gateways

The purpose of the Downtown Gateway Corridor standards is to enhance and unify the appearance of the major roadways adjacent to, and directly leading into downtown Pharr. Because of the close proximity to the downtown district, the appearance of the corridors shall reflect a more formal, urban extension of the downtown. In order to establish the formal appearance, trees shall be evenly spaced and located equal distance behind the property line. Intersections and parking lot entrances should be highlighted with ornamental plantings and color to visually enhance the aesthetic appearance of the higher activity zones. Although the intent for the Downtown Gateway corridors is to establish a consistent, formal landscape appearance, the design standards are not intended to adversely affect existing trees along the roadways. Variations to these standards are allowed to provide for the preservation of existing trees.

1.) Landscape Buffer

A 10 foot landscape buffer is required from the designated roadway and will be measured from the property line.

2.) Landscape Requirements

- The landscape buffer area shall be landscaped and maintained with at least 80% live vegetative coverage excluding the area required for driveways, sidewalks, bicycle paths, and drainage features. The remainder may be impervious landscaping such as landscape rock, native rock walls, fountains, statuary, and signs in compliance with Article VIII. No fencing is allowed within the landscape buffer.
- Trees and shrubbery are required within the landscape buffer at a ratio of at least two 2-inch caliper shade trees and five 5-gallon shrubs for every 1,000 square feet of land. Of the required allotment of trees, street trees shall be spaced 40' and 5' behind the property line. All vigorous, existing trees listed in City of Pharr Preferred Plant List that are preserved shall count toward the required tree plantings if they meet or exceed the minimum of 2 inches in caliper. All trees and shrubs species shall be from the Preferred Plant List, located within this Code, and no more than 25% of all required trees and shrubs may be from the same species. Landscaping shall include a variety of different species and should be offset while providing informal massing and framing views. Planting offsets should be of at least 6 feet and are required for every 60 feet of continuous landscape plantings.

Sec. 131-610 – Screening

All planting materials used for screening purposes shall be an evergreen species. Screening is required in order to minimize visual impacts from surrounding properties and right-of-ways. Screening requirements are in addition to all other landscape requirements and may not be credited or counted toward meeting other requirements.

A.) Parking Lot Screening

- All parking must be screened from public rights-of-way using screening methods as described below.
- All parking lot screening will be maintained at least 36 inches in height, and be achieved through one of the following methods:
 1. A berm;
 2. A planting screen (hedge);
 3. A wall; or
 4. A combination of any of the above along with trees.

- Live screening shall be capable of providing a solid 36-inch screen within two years, as determined by a landscape architect or other licensed professional, and shall be planted in a prepared bed at least three feet in width.

B.) Screening of Mechanical Equipment

- All mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment) shall be screened from view from all public rights-of-way and adjoining properties.
- Roof-mounted mechanical equipment shall be shielded from view on four sides. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers which are painted to blend with the primary building.
- All screening shall result in the mechanical equipment blending in with the primary building, and not appearing separate from the building.
- Wall or ground-mounted equipment screening shall be constructed of:
 1. Planting screens; or
 2. Brick, stone, reinforced concrete, or other similar masonry materials; or
 3. Redwood, cedar, preservative pressure treated wood, or other similar materials; and
 4. All fence posts shall be rust-protected metal, concrete-based masonry or concrete pillars.
- All mechanical equipment and screening must be shown on the Landscape Plan.

C.) Screening of Waste Containers

All enclosures are to be 1'0" above the height of the waste container. Use protective poles in corners and at possible impact areas. A minimum 6" reinforced slab is required and must be sloped to drain; enclosure must be gated with spring loaded hinges, or equivalent.

- Waste containers shall be located on the side or rear of the building and screened from public view.
- Waste containers must be located at least 50 feet away from

residentially zoned property lines.

- Waste containers shall be screened on four sides, using an enclosure that is a minimum of 1'0" foot above the dumpster, and screens the waste container from view at the property line.

Screening shall be comprised of:

1. Brick, stone, reinforced concrete, or other similar masonry materials that have a similar finish to the primary finish; or
 2. Redwood, cedar, preservative pressure treated wood, or other similar materials; or
 3. Planting screening with large evergreen shrubs planted four feet on center and staggered 30 to 36 inches. Evergreen shrubs shall be watered with an irrigation system; and
 4. All fence posts shall be rust-protected metal, concrete based masonry or concrete pillars; and
 5. Six-inch concrete filled steel pipes shall be located to protect the enclosure from truck operations.
- Waste container enclosures shall have steel framed gates with spring-loaded hinges or the equivalent and fasteners to keep them closed. When in use, tiebacks should be used to secure the steel framed gates in the open position.
 - Waste container screening shall be maintained by the owner at all times.

D.) Screening of Loading Docks

1. These standards shall apply to all sites with loading docks in non-industrially zoned Districts.
2. Loading and service areas shall be located at the side or rear of buildings.
3. Off-street loading areas shall be screened from view of any street or adjacent property.
4. Loading areas shall be enclosed on three sides by a wall or other screening device not less than eight feet in height.
5. Loading areas shall not be located closer than 50 feet to any single-family lot, unless wholly within an enclosed building.
6. Screening materials shall be comprised of:
 - A wall that has a similar finish to the primary structure, or
 - A combination of trees and shrubs that will result in solid

screening within two years as determined by a registered landscape architect, licensed professional, or as determined by the Director.

E.) Replacement Trees

All removal of protected trees or significant stands of trees shall be replaced. In order to maximize the preservation of existing trees, the surveyed trees that are 4 to 12 inch trees, and are listed in the City of Pharr Preferred Plant List, may provide credit toward required Primary Landscape requirements or Replacement trees on a 1 tree to 1 tree basis.

A. Requirements:

- Replacement trees must be a minimum of 4 inches in caliper.
- All replacement trees must be of the same species or comparable alternative and the same size at maturity as the trees removed.
- All replacement trees must be located on the same lot.

Sec. 131-611 – Alternative Landscaping and Screening Plans

Alternative landscape plan may be submitted for approval to the Director, if the aesthetic, buffering and environmental intent of these requirements is met, and the reduction of the landscape area results in the preservation of a natural feature having comparable value to the reduced landscape requirements. Such plans **must** be certified by a landscape architect or licensed professional. Alternative screening plans that reflect innovative approaches to screening may be approved by the Director.

Sec. 131-612 – Landscaping Installation

All landscaping is required to be installed and maintained in accordance with this Section.

A.) Installation

All landscape materials will be installed according to American Association of Nurserymen (AAN) standards.

B.) Planting

- Any tree with a mature canopy larger than 1,000 square feet must be planted at least 40 feet from another tree.
- Any tree with a mature canopy smaller than 1,000 square feet, but greater than 500 square feet, must be planted at least 20 feet from another tree.

C.) 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 and materials. Said areas must 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 will include the replacement of all dead plant material if that material was used to meet the requirements of this Chapter.

All such plants shall be replaced within six months of notification, or by the next planting season, whichever comes first. A homeowners association may assume responsibility for maintenance of common areas.

D.) Irrigation Standards

One of the following irrigation methods shall be used to ensure survival of the required plant material in landscaped areas:

- 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.
-  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.
- No irrigation shall be required for undisturbed natural areas or undisturbed existing trees.

E.) Planting Criteria

1. Trees

- a. Trees shall be a minimum of two caliper inches measured four and a half (4 1/2) feet above finished grade immediately after planting.
- b. Trees must be chosen from the City of Pharr Preferred Plant List.
- c. No more than 25% of all required trees may be from the same species.

2. Shrubs, Vines, Ornamental Grasses and Ground Cover

- a. Shrubs, vines and ground cover planted pursuant to this

Section shall be good, healthy nursery stock. Shrubs must be, at a minimum, a one gallon container size.

- b. No more than 25% of all required plantings may be from the same species.
 - c. Ornamental Grasses may provide no more than 10% of the required plantings and may not be used for required evergreen screening.
3. Lawn Grass areas should be planted in drought resistant species normally grown as permanent lawns, such as Bermuda, Zoysia, or Buffalo. In heavily tree shaded properties Saint Augustine or other shade grass may be used. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion.
 4. Synthetic Lawns or Plants Synthetic or artificial lawns or plants shall not be used in lieu of plant requirements in this Section.
 5. The use of architectural planters may be permitted in fulfillment of landscape requirements.
 6. Other 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.

SECTION 131-613: REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 131-614: SEVERIBILITY CLAUSE

The invalidity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other part thereof.

SECTION 131-615: PUBLICATION EFFECTIVE DATE

This ordinance shall be published after its passage and approval and shall take effect and be enforced from and after ten (10) days following such publication in the official newspaper.

APPROVED AND PASSED ON THE FIRST READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 2nd day of August, 2011.

CITY OF PHARR



Leopoldo "Polo" Palacios, Mayor

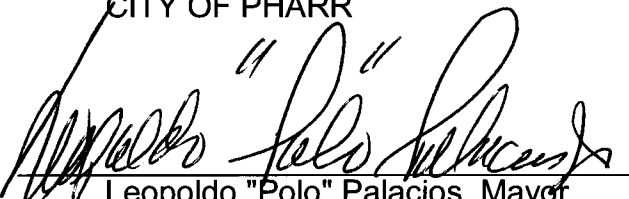
ATTEST:



Hilda Pedraza, City Clerk

APPROVED AND PASSED ON THE SECOND READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 16th day of August, 2011.

CITY OF PHARR



Leopoldo "Polo" Palacios, Mayor

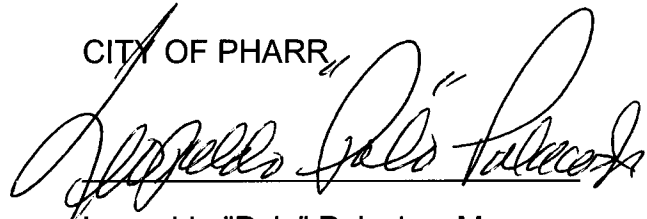
ATTEST:



Hilda Pedraza, City Clerk

APPROVED AND PASSED ON THE THIRD READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 6th day of September, 2011.

CITY OF PHARR,

A handwritten signature in black ink, appearing to read "Leopoldo Polo Palacios", written over a horizontal line.

Leopoldo "Polo" Palacios, Mayor

ATTEST:

A handwritten signature in black ink, appearing to read "Hilda Pedraza", written over a horizontal line.

Hilda Pedraza, City Clerk