

Landscaping

Intent:

The importance of a unified and natural landscape along the I-35W corridor is fundamental to improving the character and quality of existing and future development. The landscape treatment of the corridor is intended to differentiate the three character zones from each other, while maintaining a consistent theme throughout the corridor. Landscape treatment of the corridor should be in the form of native grasses, shrubbery, shade trees, and ornamental trees. These categories vary between character zones in hierarchy and stringency of planting design.

Standards:

- A proposed site plan depicting the following landscape elements shall be submitted for review:
 1. Existing tree locations and species
 2. Topography
 3. New plant species and location
 4. Location and dimensions of berms
 5. Detailed planting schedule
- Refer to the pre-approved plant list (Page 29) and the zone specific guidelines when selecting plant materials.
- Care shall be taken to preserve and enhance any existing landscape features, such as existing groves of trees, creeks and waterways, interesting topography, etc. Existing landscape amenities shall be evaluated and inventoried prior to the commencement of site planning.
- Landscaping in the right-of-way shall be designed to look as natural as possible by incorporating open mowed areas, native plant species, and drought tolerant plant materials to reinforce the prairie look.
- Landscape shall be designed, installed, and maintained in accordance with plans.
- Projects in the I-35W corridor shall comply with urban forestry requirements.

Guideline:

- Development in all zones is encouraged to utilize the “Recommended List of Native Plants for Landscape Use in North Central Texas” as compiled by the North Central Chapter of the Native Plant Society of Texas.



Fig. 25.1 Example of enhancing existing landscapes and topography



Fig. 25.2 Example of a well landscaped paving setback

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South Zone Landscape Standards:

- In the setback areas (see table on page 15), use more compact planting materials, such as:
 - ◇ *Ulmus crassifolia*– Cedar Elm
 - ◇ *Ilex vomitoria*– Dwarf Yaupon
 - ◇ *Langerstroemia indica*– Crepe Myrtle
 - ◇ *Raphiolepis indica*– Indian Hawthorne
- Use landscaping, such as street trees, to create buffers between sidewalks and automobile lanes. Where possible, create a buffer area between the sidewalk and parking to screen the parking from both pedestrians and passing automobiles.
- Take advantage of parking medians and other small spaces to plant turf grasses and ground covers. In areas where space for landscaping is extremely constrained, use large pots to provide greenery around buildings and parking lots.



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Central Zone Landscape Guideline:

- Maintain a view corridor from highway and access roads by using low growing grasses and shrubs, and street trees with a higher canopy.

Central Zone Landscape Standards:

- Paving setback shall be landscaped per standards outlined on page 22.
- Maximum of 40% Bermuda grass or other sod may be used in the required I-35W paving setbacks.
- In the paving setback areas (see table on page 15), use native and adaptive prairie planting materials, such as:
 - ◊ *Quercus virginiana*– Live Oak
 - ◊ *Leucophyllum frutescens*– Texas Sage
 - ◊ Any of the ornamental grasses on the pre-approved plant list on page 30.
- Trees may be clustered in small groups at least fifty (50) feet apart to compliment the wide-open vistas of the North Texas prairie. The landscape design shall have a free-flowing, natural, and unstructured style.



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North Zone Landscape Guideline:

- Maintain a view corridor from highway and access roads by using low growing grasses and shrubs (where necessary for screening) and street trees with a higher canopy.
- Planting beds at the site-entry are encouraged.
- Existing development can be described as, “industrial ranch or working landscape” character. Therefore, the style of the landscape design should be ~~more~~ less formal and structured, while still complimenting the North Texas prairie.
- Street trees are required for properties fronting the public right of way. Trees may be clustered in small groups at least fifty (50) feet apart to compliment the wide-open vistas of the North Texas prairie. The landscape design shall have a free-flowing, natural, and unstructured style.

North Zone Landscape Standards:

- Paving setback shall be landscaped, which includes required earthen berm screening, ornamental trees and canopy trees.
- Where a minimum average 36” berm cannot be fully achieved due to topography, then screening shall be supplemented with shrubbery and ornamental grasses.
- In the pavement setback areas (see table on page 15), use plant materials such as:
 - ◇ *Sophora secundiflora* - Texas Mountain Laurel
 - ◇ *Ilex decidua* - Possum Haw
 - ◇ *Quercus virginiana* - Live Oak
 - ◇ *Ulmus crassifolia* - Cedar Elm
 - ◇ *Lagerstroemia indica* - Crepe Myrtle
 - ◇ *Cercis Canadensis* - Red Bud
 - ◇ *Vitex angus-castus*
 - ◇ As long as the berm requirements can be met, 100% sod can be used within the paving setback, along with the required ornamental and canopy trees.
 - ◇ Where topography inhibits the ability to achieve compliant berms, additional landscaping is required to provide screening within the paving setback (Refer to page 22).



Pre-approved Plant List

Canopy Trees:

- Bumelia lanuginosa– Chittamwood
- Quercus macrocarpa– Bur Oak
- Quercus muehlenbergii– Chinkapin Oak
- Quercus virginiana– Live Oak
- Ulmus crassifolia– Cedar Elm
- Ulmus parvifolia– Lacebark Elm
- Gleditsia triacanthos– Honey Locust
- Quercus rubra– Red Oak



Bur Oak



Honey Locust



Lacebark Elm

Ornamental Trees:

- Cercis spp.– Redbud varieties
- Crataegus spp.– Hawthorn varieties
- Ilex decidua– Possumhaw
- Ilex vomitoria– Yaupon Holly
- Lagerstroemia indica– Crepe Myrtle
- Malus spp.– Crabapple varieties
- Prosopis juliflora– Honey Mesquite
- Prunus mexicana– Mexican Plum
- Rhus glabra– Scarlet Sumac
- Rhus lanceolata– Prairie Flame Leaf Sumac
- Sophora secundiflora– Texas Mountain Laurel



Crabapple



*Hawthorn
Flowers*

*Mexican
Plum*



Pre-approved Plant List

Large Evergreen Shrubs:

- Elaeagnus pungens– Elaeagnus
- Ilex cornuta “Burfordi”– Burford Holly
- Ilex x “Nellie R. Stevens”– Nellie Stevens Holly



Elaeagnus

Small/Intermediate shrubs and Ornamentals:

- Abelia grandiflora– Abelia varieties
- Berberis thunbergii– Barberry varieties
- Cotoneaster spp.– Cotoneaster varieties
- Cydonia japonica– Texas Scarlet Flowering Quince
- Hypericum sp.– Hypericum St. John’s Wort
- Ilex cornuta “Burfordia Dwarf”– Dwarf Burford Holly
- Ilex cornuta “Carissa”– Carissa Holly
- Ilex vomitoria “Nana”– Dwarf Yaupon Holly
- Juniperus sp.– Juniper varieties
- Lagerstromia indica– Dwarf Crepe Myrtle varieties
- Leucophyllum frutescens– Texas Sage
- Ligustrum sinense “Variegata”– Variegated Privet
- Mahonia aquifolium “Compactum”– Oregon Grapeholly
- Miscanthus sinensis– Maidengrass
- Nandina domestica “Compacta”– Compact Nandina
- Nandina domestica “Harbor Dwarf”– Harbor Dwarf Nandina
- Nandina domestica “Gulf Stream”– Gulf Stream Nandina
- Raphiolepis indica– Indian Hawthorn



Texas Scarlet Flowering Quince



Abelia



*Texas
Sage*



Variegated Privet

Pre-approved Plant List

Vines and Groundcovers:

- Parthenocissus quinquefolia– Virginia Creeper
- Juniperus sp.– Prostrate Juniper varieties
- Liriope sp.– Liriope varieties
- Lonicera sempervirens– Coral Honeysuckle
- Ophiopogon sp.– Mondo Grass
- Santolina sp.– Santolina
- Trachelospermum asiaticum– Asian Jasmine
- Vinca minor “Bowles”– Vinca



Coral Honeysuckle



Vinca “Bowles”



Virginia Creeper

Ornamental Grasses:

- Schizachyrium scoparium var. frequens– Little Bluestem
- Sorghastrum nutans– Indiangrass
- Eragrotis curvula—Love Grass
- Other Similar Native grasses



Indiangrass



Little Bluestem



Love Grass

Pre-approved Wildflowers and Field Flowers by Zone

North Zone:

- Lupinus texensis– Bluebonnet
- Rudbeckia amplexicaulis– Coneflower
- Gaillardia pulchella– Firewheel/Indian Blanket



Indian Blanket



Bluebonnet



Coneflower

Central Zone:

- Monarda citriodora– Lemon Mint
- Coreopsis tinctoria– Plains Coreopsis
- Oenothera speciosa– Pink Evening Primrose



Lemon Mint



Pink Evening Primrose



Coreopsis

South Zone:

- Castilleja indivisa– Texas Paintbrush
- Coreopsis lanceolata– Tickseed



Bluebonnet and Paintbrush