



# PLANNING AND ZONING COMMISSION MEETING MAY 14, 2024

May 14, 2024 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

## AGENDA

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### CALL MEETING TO ORDER

### ROLL CALL AND ESTABLISH A QUORUM

### CITIZEN ENGAGEMENT

This is an opportunity for the public to address the Planning and Zoning Commission regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign in sheet and state his/her name and city of residence before speaking. Speakers shall address the Planning and Zoning Commission with civility that is conducive to appropriate public discussion. Speakers can address only the Planning and Zoning Commission and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on the minutes of the Planning and Zoning Commission meeting from April 9, 2024.
2. Consider and take appropriate action on discussion of amendment to the Wolfforth Code of Ordinances, Article 14.04.018 Landscaping Standards.
3. PUBLIC HEARING: Consider and take appropriate action on an amendment to the Wolfforth Code of Ordinances, Article 14.04.018 Landscaping Standards.
4. Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Article 14.04.018 Landscaping Standards.

## **ADJOURN**

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

### **Certification**

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on May 10, 2024 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services



# PLANNING AND ZONING COMMISSION APRIL 9, 2024

April 09, 2024 at 5:30 PM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

## MINUTES

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### CALL MEETING TO ORDER

Robert Garcia Called the meeting to order at 5:30.

### ROLL CALL AND ESTABLISH A QUORUM

### CITIZEN ENGAGEMENT

This is an opportunity for the public to address the Planning and Zoning Commission regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign in sheet and state his/her name and city of residence before speaking. Speakers shall address the Planning and Zoning Commission with civility that is conducive to appropriate public discussion. Speakers can address only the Planning and Zoning Commission and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

No one participated in citizen engagement.

### ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on the minutes of the Planning and Zoning Commission meeting from March 19, 2024.

Motion made by Charlotte McDonald, second by Russell Dabbs to approve the minutes from March 19, 2024. Motion carried unanimously.

2. Consider and take appropriate action on discussion of amendment to the Wolfforth Code of Ordinances, Chapter 10 Subdivision Regulations.

Staff presented on recommended changes to the current Subdivision Regulations. No suggestions or changes were made.

3. PUBLIC HEARING: Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Chapter 10 Subdivision Regulations.

Robert Garcia opened the public hearing at 5:52 pm and after no comments were presented, closed the hearing at 5:53 pm.

4. Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Chapter 10 Subdivision Regulations.

Motion by Charlotte McDonald, second by Rebekah Peer to recommend approval of changes to the Subdivision Regulations as provided by staff. Motion carried unanimously.

5. Consider and take appropriate action on discussion of update to the City of Wolfforth Comprehensive Plan: Future Land Use Map.

Staff presented on changes to the Future Land Use Map. After discussion, suggested revisions included:

- \*Extending commercial zoning surrounding entire Loop 88

- \*Changing Manufactured Homes Zoning along Hwy 179 to commercial on frontage and Low Density Residential on the interior

- \*Change Manufactured Homes Zoning near 98th Street to a mix of commercial and industrial, similar to property just north

6. PUBLIC HEARING: Consider and take appropriate action on an update to the City of Wolfforth Comprehensive Plan: Future Land Use Map.

Robert Garcia opened the public hearing at 6:14 pm and after no comments were presented, closed the hearing at 6:14 pm.

7. Consider and take appropriate action on an update to the City of Wolfforth Comprehensive Plan: Future Land Use Map.

Motion by Michael Adams, second by Charlotte McDonald to recommend approval of Future Land Use Map with revisions to City Council. Motion carried unanimously.

8. PUBLIC HEARING: Consider and take appropriate action on a zoning change from C-3 to M-1 at 2.94 Acres out of that certain called 4.69 acre Tract BLK AK SEC 25 AB 246 TR NE 14,

2.60 acre located in BLK AK SEC 25 AB 246 TR NE 13, and 12.35 acre tract located in BLK AK SEC 25 AB 246.

Robert Garcia opened the public hearing at 6:17 pm and with no comments presented, closed the hearing at 6:18 pm.

9. Consider and take appropriate action on zoning change from C-3 to M-1 at 2.94 acres out of that certain called 4.69 acre tract BLK AK SEC 25 AB 246 TR NE 14, 2.60 acre located in BLK AK SEC 25 AB 246 TR NE 13, and 12.35 acre tract located in BLK AK SEC 25 AB 246.

Motion by Michael Adams, second by Rebekah Peer to recommend to City Council the zoning change by the City of Wolfforth from C-3 to M-1 at 2.94 acres out of that certain called 4.69 acre tract BLK AK SEC 25 AB 246 TR NE 14, 2.60 acre located in BLK AK SEC 25 AB 246 TR NE 13, and 12.35 acre tract located in BLK AK SEC 25 AB 246. Motion passed unanimously.

10. Consider and take appropriate action on discussion of amending the Wolfforth Code of Ordinances, Article 14.05.009: Fences.

Staff presented on amending the fencing ordinance by adding prohibited and approved materials. A revision to move chain-link fencing from approved to prohibited was made in residential areas only.

11. PUBLIC HEARING: Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Article 14.05.009: Fences.

Robert Garcia opened the public hearing at 6:39 pm and after no comments were presented, closed the hearing at 6:39 pm.

12. Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Article 14.05.009: Fences.

Motion by Charlotte McDonald, second by Rebekah Peer to recommend approval of amendment to Wolfforth Code of Ordinances, Article 14.05.008: Fences with suggested revisions. Motion carried unanimously.

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on April 5, 2024 at 5:00 p.m.

/s/ Tara Tomlinson, Director of Development Services

**ADJOURN**

Motion by Charlotte McDonald, second by Rebekah Peer to adjourn the meeting at 6:40 pm. Motion carried unanimously.



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Planning and Zoning Commission
<b>MEETING DATE:</b>	May 14, 2024
<b>ITEM TITLE:</b>	Consider and take appropriate action on discussion of amendment to the Wolfforth Code of Ordinances, Article 14.04.018 Landscaping Standards.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

Recently, the City of Wolfforth has seen an increase in commercial buildings being developed. Along with building standards, developers must submit landscaping plans based on our requirements. While reviewing our current requirements, the staff believes that it does not align with the City of Wolfforth's Water Conservation Plan.

City's staff is recommending the following revisions to the current landscaping standards ordinance:

- a. Purpose: defining the purpose specifically to incorporate our goal of conserving water while maintaining the integrity of the property.
- b. Applicability: No Change
- c. Landscaping Requirements: Define type of areas within a property and the total square footage of the site requiring landscaping.
- d. Irrigation: Define what methods are preferred in landscaping.
- e. Plant material required: Suggested low-irrigation ideas for landscaping. Also, includes a list of plants that will be appropriate for our environment.
- f. Landscaping Plan: Clarification on language.
- g. Maintenance: This is a new section that outlines the expectations of a commercial or industrial property over time.
- h. Exceptions: A revision to the second statement will allow city staff to make provisions administratively that are not included in our current ordinances but maintain the integrity of the city.

### EXHIBITS:

1. Summary of Revisions
2. Rewrite of Article 14.04.018: Landscaping standards.

### COMMITTEE ACTION/STAFF RECOMMENDATION:

Discuss recommended amendments to Article 14.04.018 Landscaping Standards. Take one of the following actions:

1. Approve changes as recommended and then hold a public hearing.
2. Approve changes with revisions and then hold a public hearing.
3. Cancel Public Hearing and advise staff of future steps.



#### 14.04.018 Landscaping standards

(a) The purpose of the landscaping regulations are to:

(1) increase street longevity;

Revision: Improve the aesthetic quality of the community including major thoroughfares, City right-of-way, and commercial frontage.

(2) Increase ground permeability;

Revision: Increase ground permeability while reducing erosion and runoff;

(3) Encourage conservation of trees and vegetation;

(4) Promote energy and resource conservation;

Revision (Combined 3 and 4): Decrease the use of water by requiring the efficient use of irrigation, appropriate plant material, and regular maintenance.

(5) Maintain and increase the value, of land; and

Revision: (4) Maintain and increase the value, of commercial property; and

~~(6) Enhance the aesthetic quality of the community.~~

Revision: (5-New) Promote a flexible attitude of enforcement sufficient to meet the spirit and intent of these requirements.

(b) Applicability:

(1) The provisions of these regulations shall apply to all land within the corporate limits of the city and within the zoning districts specified in this section and shall be applied as follows:

(A) When a building permit for a new structure is required, or when a paving permit for a new parking area is required;

(B) When a building permit for remodeling, renovation, or expansion of an existing structure that increases the gross floor area by 50% or more or a paving permit that increases the number of off-street parking spaces by 50% or more is required.

(2) As a minimum standard; this landscaping ordinance shall apply to the following zoning districts; C-1, C-2, C-3, M-1, and M-2.

(3) Minimum standards for planned developments shall be determined at such time as the approval of a planned development site plan is request or a planned development ordinance is established.

(c) Landscaping requirements:

(1) Landscaping shall be provided within the front and side yard setbacks as well as adjacent public rights-of-way. A minimum of all of the adjacent right-of-way or 10' (ten feet) whichever is greater excluding

existing and approved future driveways, as well as an additional 8% (eight percent) of the lot area shall be utilized for landscaping.

(2) Use of low water using plant materials and landscaping (xeriscaping) is encouraged. An application may be made for variance from the required plant materials contained herein if a xeriscape plan is substituted and approved by the city administrator.

**Revisions:**

**(c) Landscaping Requirements**

**(1) Definitions**

(A) Landscape Area- An area which is covered by turf, ornamental shrubs, trees, ornamental landscape rock, bark, creative concrete designs, brick pavers, living grass, ground cover, or other plant material.

(B) Landscaping- A combination of materials that improve the aesthetic appearance of private property and/or public right-of-way.

**(2) Total landscaping area will be calculated as follows:**

(A) Total square footage of the site deducting the total square footage of the building pad, fenced-in retail and/or storage areas, permanent canopies, and other improvements reasonably considered to be part of the building and cover area for the primary activities carried on at the commercial site. The resulting number shall be described as the parking lot.

(B) An amount of land equal to ten percent (10%) of the parking lot is the amount of land required to be landscaped. Landscaping can be placed on private property, in the public right-of-way, or both.

(C) At least seventy-five percent (75%) of the total area required to be landscaped shall be located with the front perimeters of the site adjacent to an adjacent street or to adjacent streets for corner sites. The required landscaping need not be continuous along the entire front perimeters but can be situated in noncontiguous locations allowing driveways, signs, and other uses of portions of the front perimeters.

(D) Landscaping must not obstruct visibility for traffic flow or traffic devices.

(d) Irrigation- All required landscaping shall be irrigated by an underground sprinkler system. All sprinkler systems shall be designed in such a manner as to minimize water runoff into adjoining streets.

Revision: The City would like to promote the use of efficient irrigation methods and practices. Non-aerial systems such as flood irrigation, porous pipe or emitter/drip systems shall be utilized. Landscaping material that does not require irrigation and conserves water is recommended but not required.

(e) Plant material required-

(1) Landscaping shall consist of a combination of two or more of the following types of plant materials including but not limited to planted grass, trees, shrubs, ground cover, and/or other forms of plant material.

(2) Trees with a minimum of 2” caliper (measured one-foot above grade) shall be provided and replaced as necessary at the ratio of one (1) tree per fifty (50) linear feet of street frontage, or fraction thereof.

However, no tree shall be required where all street frontage is used for driveway entrance. All existing trees of 2’ caliper or greater will be counted towards satisfying the requirements of this chapter, as long as such trees do not endanger safety, health and public welfare. No tree or shrub shall be placed in such a manner as to create a hazard to vehicular traffic.

(3) In accordance with subsection (c) of this section, all parking lots with less than 101 parking spaces shall contain a minimum of one tree per ten parking spaces. For new or expanding parking lots where the number of parking spaces exceeds 100, a sliding scall of parking spaces per tree may be applied as follows:

Number of Parking Spaces	Required Tree Ratio
>100 but >200	One tree for the first 100 spaces; one tree for twenty-five spaces thereafter
>201 but <300	One tree for the first 100 spaces; one tree for twenty-five spaces thereafter
>301	One tree for the first 100 spaces; one tree for forty spaces thereafter

(4) There may be circumstances in which the placement of trees in a new or expanded parking facility may be difficult or undesirable. In order to provide for a similar landscaping effect, parking lot trees may be waived in lieu of additional trees or larger caliper trees placed in the front and/or side yard setback area. In no case shall an alternative landscape proposal result in a net reduction of the tree requirement as measured in total tree caliper inches. Such a proposal may be submitted as part of the landscaping plan to be administratively approved by the city administrator or her designee. Appeal of any such administrative decision may be made to the planning and zoning commission.

(5) All landscaping shall be maintained in a healthy and growing condition.

Revision: (e) Plant material required-

(1) Ground cover shall be selected from at least two of the following categories:

(A) Ground cover- turf or low-growing vegetation

(B) Flowering vegetation

(C) Non-irrigation coverage- manmade or natural sculptures, rock, decomposed granite or similar material, or bark.

(D) Permanent landscaping- concrete design work or pavers

(E) Vegetation- native, low-irrigation shrubs or trees

(2) Shown in Appendix “A” is a list of recommended plants within each plant material type. The applicant may propose plants other than those listed if the plant seems appropriate for the intended use or the applicant maintains a plant care program sufficient to properly care for the proposed plant material.

- (3) Concrete curb: Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six-inch (6") high and six-inch (6") wide concrete curb or other suitable type of barrier, as approved by the Director of Development Services.
- (4) Drought tolerant: Plant material shall emphasize drought-tolerant and/or climate appropriate species.
- (5) Clear of service lines: Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- (6) Prevent damage: Trees planted near public curbs or sidewalks shall be of a species and installed in a manner that prevents physical damage to the curbs, gutters, sidewalks, and other public improvements.
- (7) Groundcover: Living plants are acceptable, but quantities of bark, colored rock, gravel, and similar materials may be used in combination with living groundcover.
- (8) For parking lots with more than one hundred (100) spaces, it is strongly recommended but not required that trees be planted every twenty (20) spaces to allow for shade and visual relief. (Should we include?)

(f) Landscaping Plan

(1) Prior to the issuance of a building permit ~~or prior to the issuance of a paving permit~~, two (2) copies of a landscaping plan shall be submitted to the city administrator for review and approval. The landscaping plan shall be drawn to scale, including all dimensions, and shall meet each for the following requirements:

Revision: (1) A landscaping plan shall be submitted in conjunction with the construction plans to the planning department. The plan shall be scaled, detailed drawing comprehensive in nature, detailing the specific locations of irrigation, all dimensions, and landscaping material. All materials should be identified by type and usage.

(A) Clearly show the location and size of any buildings or structure;

(B) Clearly show the location of all paved off-street parking areas; and

(C) Clearly show any fencing and the location, size, and description of all landscaping materials to be utilized.

(2) No certificate of occupancy ~~and/or paving permit~~ shall be issued unless the landscaping plan required herein complies with this section.

**(Add this section)**

(g) Maintenance

(1) General: The owner of the landscaped property shall be responsible to maintain, trim, and prune the landscaping of that owner's property as well as the landscaping that owner places in the public right-of-way. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and keeping beds mulched in accordance to standard practices or common landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not part of the landscaping. All material shall be maintained in an appropriate condition as suitable for the season of year.

## (2) Maintenance Requirements:

- (A) Planting areas shall be pruned and maintained to ensure a healthy and thriving condition.
- (B) Dead, dying and diseased vegetation shall be replaced.
- (C) Planted areas shall be maintained in a relatively weed-free condition and clear of undergrowth which may cause undue fire hazards.
- (D) Landscape shall be maintained to avoid obstructing motorists' views.
- (E) Mulch or non-irrigation coverage shall be replenished as needed. Supplemental soil amendments shall be added when necessary to support and maintain healthy plant growth.
- (F) Integrated pest management principles and practices shall be included in the maintenance program.
- (G) All irrigation systems must be maintained in a state to prevent the waste of water.

## (g) Exceptions

## Revision: (h) Exceptions

(1) When seasonal conditions warrant, the **Director of Development Services** may issue a temporary certificate of occupancy for up to one hundred and eight days (180) pending completion of landscaping. No final certificate of occupancy shall be issued prior to completion of landscape requirements.

(2) Upon application and hearing, the planning and zoning commission may grant waivers from the application of these regulations on the finding of extreme hardship.

Revision: (2) Whenever there are practical difficulties involved in complying with the provisions of this ordinance, the Director of Development Services may grant modifications in individual cases provided he/she shall first find that a special or unique circumstances that make a strict compliance with this ordinance impractical; that the modification is in conformity with the intent and purpose of this ordinance; and that the proposed modification is at least the equivalent of the requirements prescribed by this ordinance. Such modifications may only be made upon written application filed with the Director of Development Services and the details of any action granting a modification shall be recorded and entered into the files of the City.

**14.04.018 Landscaping standards**

(a) The purpose of the landscaping regulations are to:

- (1) Improve the aesthetic quality of the community including major thoroughfares, City right-of-way, and commercial frontage.
- (2) Increase ground permeability while reducing erosion and runoff;
- (3) Decrease the use of water by requiring the efficient use of irrigation, appropriate plant material, and regular maintenance.
- (4) Maintain and increase the value, of commercial property; and
- (5) Promote a flexible attitude of enforcement sufficient to meet the spirit and intent of these requirements.

(b) Applicability:

- (1) The provisions of these regulations shall apply to all land within the corporate limits of the city and within the zoning districts specified in this section and shall be applied as follows:
  - (A) When a building permit for a new structure is required, or when a paving permit for a new parking area is required;
  - (B) When a building permit for remodeling, renovation, or expansion of an existing structure that increases the gross floor area by 50% or more or a paving permit that increases the number of off-street parking spaces by 50% or more is required.
- (2) As a minimum standard; this landscaping ordinance shall apply to the following zoning districts; C-1, C-2, C-3, M-1, and M-2.
- (3) Minimum standards for planned developments shall be determined at such time as the approval of a planned development site plan is request or a planned development ordinance is established.

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(1) Definitions

(A) Landscape Area- An area which is covered by turf, ornamental shrubs, trees, ornamental landscape rock, bark, creative concrete designs, brick pavers, living grass, ground cover, or other plant material.

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(2) Total landscaping area will be calculated as follows:

(A) Total square footage of the site deducting the total square footage of the building pad, fenced-in retail and/or storage areas, permanent canopies, and other improvements reasonably considered to be part of the building and cover area for the primary activities carried on at the commercial site. The resulting number shall be described as the parking lot.

(B) An amount of land equal to ten percent (10%) of the parking lot is the amount of land required to be landscaped. Landscaping can be placed on private property, in the public right-of-way, or both.

(C) At least seventy-five percent (75%) of the total area required to be landscaped shall be located with the front perimeters of the site adjacent to an adjacent street or to adjacent streets for corner sites. The required landscaping need not be continuous along the entire front perimeters but can be situated in noncontiguous locations allowing driveways, signs, and other uses of portions of the front perimeters.

(D) Landscaping must not obstruct visibility for traffic flow or traffic devices.

(d) Irrigation-

The City would like to promote the use of efficient irrigation methods and practices. Non-aerial systems such as flood irrigation, porous pipe or emitter/drip systems shall be utilized. Landscaping material that does not require irrigation and conserves water is recommended but not required.

(e) Plant material required-

- (1) Ground cover shall be selected from at least two of the following categories:
  - (A) Ground cover- turf or low-growing vegetation
  - (B) Flowering vegetation
  - (C) Non-irrigation coverage- manmade or natural sculptures, rock, decomposed granite or similar material, or bark.
  - (D) Permanent landscaping- concrete design work or pavers
  - (E) Vegetation- native, low-irrigation shrubs or trees
- (2) Shown in Appendix "A" is a list of recommended plants within each plant material type. The applicant may propose plants other than those listed if the plant seems appropriate for the intended use or the applicant maintains a plant care program sufficient to properly care for the proposed plant material.
- (3) Concrete curb: Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six-inch (6") high and six-inch (6") wide concrete curb or other suitable type of barrier, as approved by the Director of Development Services.
- (4) Drought tolerant: Plant material shall emphasize drought-tolerant and/or climate appropriate species.
- (5) Clear of service lines: Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.
- (6) Prevent damage: Trees planted near public curbs or sidewalks shall be of a species and installed in a manner that prevents physical damage to the curbs, gutters, sidewalks, and other public improvements.
- (7) Groundcover: Living plants are acceptable, but quantities of bark, colored rock, gravel, and similar materials may be used in combination with living groundcover.

(f) Landscaping Plan

(1) A landscaping plan shall be submitted in conjunction with the construction plans to the planning department. The plan shall be scaled, detailed drawing comprehensive in nature, detailing the specific locations of irrigation, all dimensions, and landscaping material. All materials should be identified by type and usage.

(A) Clearly show the location and size of any buildings or structure;

(B) Clearly show the location of all paved off-street parking areas; and

(C) Clearly show any fencing and the location, size, and description of all landscaping materials to be utilized.

(2) No certificate of occupancy shall be issued unless the landscaping plan required herein complies with this section.

(g) Maintenance

(1) General: The owner of the landscaped property shall be responsible to maintain, trim, and prune the landscaping of that owner's property as well as the landscaping that owner places in the public right-of-way. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and keeping beds mulched in accordance to standard practices or common landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not part of the landscaping. All material shall be maintained in an appropriate condition as suitable for the season of year.

(2) Maintenance Requirements:

(A) Planting areas shall be pruned and maintained to ensure a healthy and thriving condition.

(B) Dead, dying and diseased vegetation shall be replaced.

(C) Planted areas shall be maintained in a relatively weed-free condition and clear of undergrowth which may cause undue fire hazards.

(D) Landscape shall be maintained to avoid obstructing motorists' views.

(E) Mulch or non-irrigation coverage shall be replenished as needed. Supplemental soil amendments shall be added when necessary to support and maintain healthy plant growth.

(F) Integrated pest management principles and practices shall be included in the maintenance program.

(G) All irrigation systems must be maintained in a state to prevent the waste of water.

(h) Exceptions

(1) When seasonal conditions warrant, the Director of Development Services may issue a temporary certificate of occupancy for up to one hundred and eight days (180) pending completion of landscaping. No final certificate of occupancy shall be issued prior to completion of landscape requirements.



(2) Whenever there are practical difficulties involved in complying with the provisions of this ordinance, the Director of Development Services may grant modifications in individual cases provided he/she shall first find that a special or unique circumstances that make a strict compliance with this ordinance impractical; that the modification is in conformity with the intent and purpose of this ordinance; and that the proposed modification is at least the equivalent of the requirements prescribed by this ordinance. Such modifications may only be made upon written application filed with the Director of Development Services and the details of any action granting a modification shall be recorded and entered into the files of the City.

## Appendix A

Please note: The list below is not intended as a comprehensive compilation of all plants that meets the criteria of low water use, ignition resistive, or non-invasive. It only suggests some plants that meet the criteria.

### Vines and Ground Covers

<b>Botanical Name</b>	<b>Common Name</b>
<i>Ajuga reptans</i>	Ajuga
<i>Bignonia capreolata</i>	Crossvine
<i>Campsis tagliabuana</i> 'Madam Galen'	Trumpet Vine
<i>Dichondra argentea</i>	Silver Ponyfoot
<i>Euonymus fortunei</i> 'Coloratus'	Purple Wintercreeper
<i>Hedera helix</i>	English Ivy
<i>Juniperus horizontalis</i> 'Bar Harbor'	Bar Harbor Jupiter
<i>Juniperus horizontalis</i> 'Wiltonii'	Blue Rug Jupiter
<i>Juniperus procumbens</i> 'Nana'	Dwarf Japanese Garden Jupiter
<i>Liriope muscari</i>	Liriope
<i>Liriope muscari</i> 'Aztec Grass'	Aztec Grass
<i>Lonicera japonica</i> 'Halliana'	Hall's Japanese Honeysuckle
<i>Lonicera japonica</i> 'Purpurea'	Purpleleaf Honeysuckle
<i>Lonicera sempervirens</i>	Coral Honeysuckle
<i>Ophiopogon japonicus</i>	Monkey Grass
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Parthenocissus tricuspidata</i>	Boston Ivy
<i>Vinca minor</i>	Periwinkle
<i>Wisteria sinensis</i>	Chinese Wisteria

## Ornamental Grasses

Botanical Name	Common Name
Acorus spp.	Sweetflag
Carex spp.	Sedges
Chasmanthium latifolium	Inland Sea Oats
Miscanthus perpureus 'Autumn Red'	Autumn Red Japanese Grass
Miscanthus sinensis 'Adagio'	Dwarf Maiden Grass
Miscanthus sinensis 'Cosmopolitan'	Cosmopolitan Maiden Grass
Miscanthus sinensis 'Gracillimus'	Maiden Grass
Miscanthus sinensis 'Graziella'	Graziella Miscanthus
Miscanthus sinensis 'Zebrinus'	Zebra Grass
Muhlenbergia capillaris	Gulf Muhly
Muhlenbergia lindheimeri	Lindheimer's Muhly
Nassella tenuissima	Mexican Feather Grass
Panicum virgatum	Switch Grass
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
Pennisetum setaceum 'Rubrum'	Purple Fountain Grass
Pennisetum spp.	Napier Grass
Schizachyrium scoparium	Little Bluestem

## Trees

<b>Botanical Name</b>	<b>Common Name</b>
<i>Ceris canadensis</i> var. <i>texensis</i>	Texas/Western Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Cupressus arizonica</i>	Arizona Cypress
<i>Diospyros texana</i>	Texas Persimmon
<i>Fraxinus velutina</i>	Arizona Ash
<i>Fraxinus velutina</i> 'Rio Grande'	Fan-Tex Ash
<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Thornless Honey Locust
<i>Hex decidua</i>	Possumhaw Holly
<i>Hex vomitoria</i>	Yaupon Holly
<i>Koelreuteria</i> spp.	Golden-Rain Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Picea pungens</i> f. <i>glauca</i>	Colorado Blue Spruce
<i>Pinus edulis</i>	Pinyon Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus nigra</i>	Austrian Pine
<i>Pinus taeda</i>	Loblolly Pine
<i>Pinus thunbergii</i>	Japanese Black Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus mexicana</i>	Mexican Sycamore
<i>Populus</i> spp.	Cottonless Cottonwood
<i>Prosopis glandulosa</i>	Mesquite
<i>Prunus cerasifera</i>	Purpleleaf Plum
<i>Prunus mexicana</i>	Mexican Plum
<i>Pyrus</i> spp.	Flowering Pear
<i>Quercus laceyi</i>	Lacey Oak
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus muhlenbergii</i>	Chinquapin Oak
<i>Quercus shumardii</i>	Shumard Red Oak
<i>Salix alba</i> 'Tristis'	Weeping Willow
<i>Salix matsudana</i> 'Globosa'	Globe Willow
<i>Taxodium distichum</i>	Bald Cypress
<i>Ulmus crassifolia</i>	Cedar Elm
<i>Ulmus parvifolia</i>	Lacebark Elm
<i>Vitex agnus-castus</i>	Lavendar Tree

## Shrubs

Botanical Name	Common Name
Abelia spp.	Abelia
Aucuba japonica	Aucuba
Berberis thunbergii var. atropurpurea	Redleaf Barberry
Berberis thunbergii 'Atropurpurea Nana'	Crimson Pygmy Barberry
Buxus microphylla	Boxwood
Cotoneaster spp.	Cotoneaster
Elaeagnus spp.	Elaeagnus
Euonymus spp.	Euonymus
Fatsia japonica	Japanese Aralia
Forsythia spp.	Forsythia
Hesperaloe parviflora	Red Yucca
Hibiscus syriacus	Rose of Sharon
Hex cornuta 'Burfordii'	Burford Holly
Hex cornuta 'Rotunda'	Dwarf Chinese Holly
Hex vomitoria 'Nana'	Dwarf Yaupon Holly
Hex x 'Nellie R Stevens'	Nellie R. Stevens Holly
Juniperus spp.	Juniper
Lagerstroemia indica	Dwarf Crape Myrtle
Lagerstroemia indica	Miniature Weeping Crape Myrtle
Ligustrum spp.	Ligustrum
Loropetalum chinese	Loropetalum
Mahonia aquifolium	Oregon Grape Holly
Nandina domestica	Nandina (Heavenly Bamboo)
Nandina domestica	Dwarf Nandina
Pyracantha spp.	Pyracantha (Firethorn)
Spiraea spp.	Spiraea
Tecoma stans 'Gold Star'	Gold Star Esperanza
Viburnum spp.	Viburnum
Yucca recurvifolia	Pendula Yucca

## Perennials

Botanical Name	Common Name
Archillea spp.	Yarrow
Aquilegia chrysantha var. hinkleyana	Texas Gold Columbine
Artemisia spp.	Artemisia
Asclepias tuberosa	Butterfly Weed
Aster oblongifolius	Autumn Aster
Buddleja davidii	Butterfly Bush
Bulbine frutescens	Bulbine
Ceratostigma plumbaginoides	Dwarf Blue Plumbago
Chrysactinia mexicana	Daimianita
Chrysanthemum maximum	Shasta Daisy
Chrysanthemum x morifolium	Garden Mum
Coreopsis lanceolata	Coreopsis
Echinacea purpurea	Coneflower
Gaillardia grandiflora	Blanket Flower
Gaura lindheimeri	Whirling Butterflies
Glandularia x hybrida	Verbena
Hemerocallis spp.	Daylily
Hibiscus spp.	Rose Mallow/Hardy Hibiscus
Iris x germanica	Bearded Iris
Lantana horrida (Lantana urticoides)	Texas Lantana
Lantana spp.	Lantana
Leucanthemum vulgare	Ox-eye Daisy

## Perennials- Continued

Botanical Name	Common Name
<i>Liatris</i> spp.	Blazing Star/Gayfeather
<i>Melampodium leucanthum</i>	Black Foot Daisy
<i>Mondarda didyma</i>	Bee Balm
<i>Oxalis crassipes</i>	Oxalis (Wood Sorrel)
<i>Paeonia</i> spp.	Peony
<i>Penstemon</i> spp.	Beard Tongue
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Phlox paniculata</i>	Summer Phlox
<i>Phlox subulata</i>	Creeping Phlox
<i>Physostegia virginiana</i>	Obedient Plant
<i>Rudbeckia fulgida</i> var. <i>sullivantii</i>	Goldsturm Black-eyed Susan
<i>Rudbeckia</i> spp.	Gloriosa Daisy
<i>Salvia coccinea</i>	Scarlet Sage
<i>Salvia farinacea</i>	Blue Sage
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Salvia nemorosa</i> 'May Night'	May Night Salvia
<i>Salvia</i> x <i>superba</i> 'Blue Queen'	Blue Queen Salvia
<i>Salvia</i> x 'Indigo Spires'	Indigo Spires Sage
<i>Santolina</i> spp.	Lavendar Cotton
<i>Scutellaria suffrutescens</i>	Pink Skullcap
<i>Sedum</i> spp.	Sedum
<i>Tetranneuris scaposa</i>	Four-Nerve Daisy



## AGENDA ITEM COMMENTARY

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<b>MEETING NAME:</b>	Planning and Zoning Commission
<b>MEETING DATE:</b>	May 14, 2024
<b>ITEM TITLE:</b>	PUBLIC HEARING: Consider and take appropriate action on an amendment to the WolfForth Code of Ordinances, Article 14.04.018 Landscaping Standards.
<b>STAFF INITIATOR:</b>	Tara Tomlinson, Director of Development Services

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### BACKGROUND:

This commentary applies to the next two agenda items:

1. Conduct a Public Hearing on an amendment to the WolfForth Code of Ordinances, Article 14.04.018: Landscaping Standards.
2. Consider and take appropriate action on an amendment to the WolfForth Code of Ordinances, Article 14.04.018: Landscaping Standards.

Based on the previous agenda item, hold a public hearing to receive comments from the public.

### EXHIBITS:

1. Public Notice

### COMMITTEE ACTION/STAFF RECOMMENDATION:

Hold a public hearing.



## NOTICE OF PUBLIC HEARING

Notice is hereby given that the Wolfforth Planning and Zoning Commission will meet on May 14, 2024, at 5:30pm and the Wolfforth City Council May 20, 2024 at 6:00pm in the City Hall Meeting Room, 302 Main Street, Wolfforth Texas to hold public hearings and take public comments regarding an amendment to the Wolfforth Code of Ordinances, Article 14.04.018 Landscaping Standards.

At this time and place all such persons shall have the right to appear and be heard.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 806-855-4120, fax 806-855-4121 or email [city.secretary@wolfforthtx.us](mailto:city.secretary@wolfforthtx.us) for further information.



# AGENDA ITEM COMMENTARY

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**MEETING NAME:** Planning and Zoning Commission  
**MEETING DATE:** May 14, 2024  
**ITEM TITLE:** Consider and take appropriate action on ordinance that will amend the Wolfforth Code of Ordinances, Article 14.04.018 Landscaping Standards.  
**STAFF INITIATOR:** Tara Tomlinson, Director of Development Services

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**BACKGROUND:**

The previous item was to hold a Public Hearing to receive comments on an amendment to the Wolfforth Code of Ordinance, Article 14.04.018 Landscaping Standards.

**EXHIBITS:**

- 1. Ordinance

**COMMITTEE ACTION/STAFF RECOMMENDATION:**

City staff recommends a recommendation to City Council for approval of ordinance that will amend the Wolfforth Code of Ordinance, Article 14.04.018 Landscaping Standards.

Waiting on draft ordinance from City Attorney.