



APPLICATION TO DEVELOP IN A PLANNED DISTRICT

This application is pursuant to Section 2.2 of the City of Woodway Code of Ordinances, Appendix A-Zoning. All applicants are encouraged to review this section and discuss the request with the Director of Community Services prior to submittal of application.

NOTE: Application must be submitted with a **FEE OF \$300.00** and **RECEIVED AT LEAST 25 DAYS** in advance of the first public hearing by mail or in person to: Community Services, City of Woodway, 924 Estates Drive, Woodway, Texas, 76712. Applications submitted on the 25th day before the first hearing date must be received by 3 p.m. to allow staff sufficient time to meet newspaper deadlines and mail notices as required by law.

PART I – TO BE COMPLETED BY APPLICANT

(1) PERSON, FIRM OR CORPORATION DESIRING TO ERECT/MODIFY BUILDING(S) OR GROUNDS WITHIN A PLANNED DISTRICT:

(2) APPLICANT INFORMATION:

Mailing Address: _____

Telephone: () _____ Fax: () _____

Email: _____

If firm or corporation, name of contact person: _____

(This individual will be contacted by City Staff on all matters regarding this application.)

(3) PROPERTY DESCRIPTION:

Lot: _____ Block: _____

Name of Addition: _____

PLEASE PROVIDE ACREAGE DESCRIPTION IF NOT PLATTED INTO A LOT AND BLOCK:

_____ ACRE(S) IN THE _____ SURVEY

(If property is not platted, an acreage description a.k.a. field notes must be provided with the application as the wording must be included in the public hearing notice as required by law.)

Physical Address of Property:

Brief Description of Property: _____

(4) IS THIS YOUR ORIGINAL REQUEST TO DEVELOP ON THIS SITE? _____ YES or _____ NO

(5) APPLICATION MUST BE SUBMITTED WITH (2) FULL SIZE COPIES OF THE SITE PLAN SHOWING THE FOLLOWING ITEMS AND MUST INCLUDE THE ENTIRE PARCEL OF PROPERTY UPON WHICH THE APPLICANT DESIRES TO DEVELOP:

- | | |
|--|--|
| ☐ In detail, the manner in which the land is to be used | ☐ Grading & Drainage Plan |
| ☐ Provision for service areas | ☐ Elevations |
| ☐ Provision for landscaping | ☐ Floor Plan |
| ☐ Provision for off-street parking | ☐ Size of the building(s) |
| ☐ Character & appearance of the Building(s) | ☐ Location of the building(s) |
| | ☐ 11x17 copies of plans |
| | ☐ Utility Plan w/details |

(For more detail, please see the attached City of Woodway Ordinances Sec. 2.10: Site Development Plans)

SIGNATURE OF APPLICANT: _____

By signing above, the applicant affirms that the information submitted is true and correct and affirms that the owner (if the applicant is not the owner of the property) has been made aware of this request and fully supports the proposed development.)

NOTE:

IT IS IMPERATIVE THAT THE APPLICANT OR AN INFORMED REPRESENTATIVE OF THE APPLICANT BE PRESENT AT THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL MEETINGS TO EXPLAIN THE PLANS IN DETAIL AND ANSWER ANY QUESTIONS.

PART II – THIS SECTION TO BE FILLED OUT BY CITY OF WOODWAY STAFF**TENTATIVE schedule for Planning & Zoning Commission and City Council**

Acceptance of application by City Council	
Action by P&Z regarding recommendation to City Council	
Final action by City Council	

Application received by	
\$300.00 application fee paid	_____ Yes _____ No
Forward for review processing to	
Schedule dates provided to	
Information provided by	

Recommended Plants for Woodway Residents & Businesses

The Woodway Beautiful Commission, with assistance from the Carleen Bright Arboretum & Woodway City Council members, has compiled this list for recommended plants for residents and businesses in Woodway. Each plant is listed with its common name, followed by its botanical or Latin name in italics.

Plants found at the Carleen Bright Arboretum are in bold lettering.

Note: We have indicated deer resistance plants. However, few plants are deer proof; many are undesirable as long as other food is available. During droughts and other food shortage times deer will become hungrier and may eat plants they would normally avoid.

 **Asian Jasmine** - *Trachelospermum asiaticum*

Boston Ivy - *Parthenocissus tricuspidata veitchii*

 **Carolina Jessamine** - *Gelsemium sempervirens*

 **Common Leaf Periwinkle** - *Vinca major*

 **Confederate Jasmine** - *Trachelospermum jasminoides*

Coral Honeysuckle - *Lonicera sempervirens*

 **Creeping Juniper** - *Juniperus*

Crossvine - *Bignonia capreolata*

 **English ivy** - *Hedera helix*

 **Fig Ivy** - *Ficus pumila*

Lily Turf - *Liriope* varieties
Big Blue - *Liriope muscari* 'Big Blue'

Multiplying Lily Turf - *Liriope spicata*

Variegated Lily Turf - *Liriope muscari* 'Variegata'

Giant Liriope - *LIRIOPE gigantea* 'Evergreen Giant'

 **Mondo Grass varieties** - *Ophiopogon japonicus*

Passion Vine - *Passiflora* (blue and purple varieties)

 **Wisteria** - *Wisteria frutescens*

Grasses / Turf

Bermuda "common" / 419 TIF / hybrids - *Cynodon dactylon*

Buffalo "prairie" / 609 - *Boutelous dactyloides*

Habiturf (native seed mix; suited to pasture or field use or "prairie lawns")

St. Augustine 'Raleigh' 'palmetto' - *Stenotaphrum secundatum*

Zoysia grass - *Zoysia*

Ornamental Grasses and grass like plants (Perennial)

Feather Grass varieties - *Stipa pennata* L.

Flax Lilies - *Dianella*

 **Maiden Grass varieties:**

 **Variegated - Japanese Silver Grass,** *Miscanthus sinensis* 'Variegatus'

 **Standard - Japanese Silver Grass,** *Miscanthus sinensis*

 **Tall-** *Miscanthus sinensis* 'Gracillimus'

 **Dwarf -** *Miscanthus sinensis* 'Adagio'

 **Muhly Grass varieties - Muhlenbergia**
Pink Muhly - *Muhlenbergia capillaris*

Big Muhly or Blue Muhly - *Muhlenbergia lindheimeri*

 **Sea Oats -** *chasmanthium latifolium*

Mexican Feather Grass - *Nassella tenuissima*

Roses

Belinda's Dream - *Rosa hybrid* 'Belinda's dream'

Carefree Beauty - *Rosa* 'Carefree beauty'

Cecile Brunner - *Rosa* 'Cecile Brunner'

Climbing Pinkie - *Polyantha rose* - 1952

Drift Rose - *Rosa* 'Meigalpio'

Grandma's Yellow - *Rosa* 'Nacogdoches'

Knock Out - *Rosa* 'Radrazz' and varieties

Lady Banks - *Rosa* 'Banksia' (needs large area)

Marie Daley - *Rosa x polyantha* 'Marie daly'

Martha Gonzales - *Fabvier*

Mutabilis - *Rosa x odorata mutabilis*

Old Blush - *Rosa* 'Old blush' Tea rose

Rosa 'Duchesse de Brabant' Tea rose - *Rosa* 'Mrs. B.R. Cant'

Sweetheart Rose - *Polyanthas-cecile brunner*

Sweetheart Rose - *Rosa* 'The Fairy'

Shrubs

 **Abelia varieties** - *Abelia x grandiflora*

Althea (Rose of Sharon) - *Hibiscus syriacus*

 **America Beautyberry** - *Callicarpa Americana* (suitable for wildlife habitat, needs large area)

Bridal Wreath Spirea - *Spirea prunifolia*



Boxwood varieties:

Japanese Boxwood - *Buxus microphylla japonica*



Wintergreen Boxwood -
Buxus sinica var. *insularis*
'Wintergreen'
Or
Buxus microphylla var. *japonica*
'Wintergreen'

Cypress varieties:

Italian Cypress - *Cupressus sempervirens*



Arizona Cypress - *Cupressus arizonica*
'Blue Ice'
'Carolina Sapphire'



Dwarf Crape Myrtle - *Lagerstroemia*

Pocomoke - *Lagerstroemia indica*
'Pocomoke'
Victor - *Lagerstroemia indica* 'Victor'



Dwarf Wax Myrtle - *Myrica cerifera*

Holly varieties:



Burford Holly - *Ilex cornuta*
'Burfordii'



Dwarf Burford *Ilex cornuta* 'Dwarf Burford'



Needlepoint Holly - *Ilex cornuta*
'Needlepoint'



Possum Haw Yaupon - *Ilex decidua*

Standard Yaupon - *Ilex vomitoria*



Dwarf Yaupon - *Ilex vomitoria nana*



Nellie Stevens Holly - *Ilex* x *Nellie R. Stevens*

Marry Nell Holly - *Ilex* 'Marry Nell'

Oak Leaf Holly - *Ilex* 'Conaf'
OAKLEAF



Fosters Holly -
Ilex x *attenuata* 'Fosteri'

Savanna Holly - *Ilex* x *attenuata*

'Savannah'



Carissa Holly - *Ilex cornuta*
'Carissa'

Indian hawthorn - *Raphiolepis indica* (basic medium height pink)

Tall - *Raphiolepis* x 'Montic' Majestic Beauty - (large shrub)

Medium white - *Raphiolepis indica*
'Clara'

Dwarf pink - *Raphiolepis indica*
'Pinkie'



Juniper varieties:

Tall:



Chinese Juniper - *Juniperus chinensis* 'spartan'

Juniperus chinensis 'Blue Point'



Medium/low:
Green Mound-
Juniperus procumbens 'Green Mound'



Blue Rug - *Juniperus horizontalis*
'Wiltonii'



Nandina varieties:



Common Heavenly bamboo
- *Nandina domestica*



Compact Nandina - *Nandina domestica* 'Compacta'



Compact Dwarf Nandina -
Nandina domestica 'Gulf Stream'



Dwarf Nandina - *Nandina domestica nana* 'Firepower'



Dwarf/miniature Nandina -
Nandina domestica 'Harbour Dwarf'



Oleander - *Nerium oleander*

Pittosporum Varieties:

Pittosporum tobira - Tall all green foliage

Pittosporum Tobira - *Pittosporum tobira* 'Variegatum'

Pittosporum Tobira - *Pittosporum tobira* 'Wheeler's Dwarf'

Rose of Sharon - *Hibiscus*

syriacus



Rosemary - *Rosmarinus officinalis*



Sage varieties:

Texas Sage - *Leucophyllum frutescens* (common) silver grey foliage

Texas Sage *Leucophyllum frutescens* 'Compact'

Texas Sage - *Leucophyllum frutescens* 'Green Cloud' Tall plant silver green foliage



Viburnum varieties:



Sweet Viburnum - *Viburnum odoratissimum*



Snow Ball Viburnum - *Viburnum macrocephalum*



Spring Bouquet Viburnum -
Viburnum tinus 'Compactum'

Sandankwa Viburnum - *Viburnum suspensum*

Waxleaf Ligustrum - *Ligustrum japonicum* 'Rotundifolium'

Canopy / Shade Trees



Bald Cypress - *Taxodium distichum* (does best with irrigation)

Bois d'Arc - *Maclura pomifera*



Chinese Pistache - *Pistacia chinensis*

Elm Trees:

Drake elm - *Ulmus parvifolia* 'Drake'



Cedar elm - *Ulmus crassifolia*

Lace bark elm - *Ulmus parvifolia*



Golden Raintree - *Koelreuteria paniculata*

Green Ash - *Fraxinus pennsylvanica*

Maple Trees:

Bigtooth maple - *Acer grandidentatum*

Shantung maple - *Acer truncatum*

Mexican Sycamore - *Platanus Mexicana*

Oak Trees:

Bur oak - *Quercus macrocarpa*

Chinquapin (Chinkapin) Oak - *Quercus muehlenbergii*

Lacey Oak - *Quercus laceyi*

Mexican White Oak / Monterrey oak - *Quercus polymorpha*

Montezuma Cypress - *Taxodium mucronatum*

Pecan - *Carya linoensis*

Cultivars:

Sioux
Pawnee
Desirable
Choctaw
Kiowa
Caddo
Cape Fear

 Southern Magnolia - *Magnolia grandiflora*

Texas Ash - *Fraxinus texensis*

Note: oak varieties, the Live Oak, the Shumard Red Oak & the Texas Red Oak, do very well in Central Texas & are highly recommended by many horticulturists for their shade quality & appearance. These varieties are susceptible to oak wilt fungus & have therefore, been excluded from this list.

Ornamental Trees

 American Smoketree - *Cotinus*

 Ashe Juniper - *Juniperus ashei*

Carolina Buckthorn - *Rhamnus*

 Cherry Laurel - *Prunus aurocerasus*

Chitalpa - *Chitalpa tashkentensis* 'Morning cloud'

 Crape Myrtle - *Lagerstroemia*
(tall varieties)
White - *Lagerstroemia indica* x *fauriei* 'Natchez'

Pink - *Lagerstroemia indica* 'Basham'

Lavender - *Lagerstroemia indica* 'Muskogee'

Red leaves - *Lagerstroemia indica* 'Black Diamond'

 Desert Willow - *Chilopsis linearis*

Eve's Necklace - *sophora affinis*

 Goldenball Leadtree - *Leucaena refusa*

 Magnolia varieties - *Magnolia grandiflora*

 Magnolia Standard - *Magnolia grandiflora*

 Magnolia Dwarf - *Magnolia grandiflora* 'Little Gem'

 Mexican Buckeye - *Ungnadia speciosa*

 Mexican Plum - *Prunus Mexicana*

 Redbud varieties: - *Cercis canadensis*

 Eastern Redbud - *Cercis canadensis*

 Forest Pansy Redbud - *Cercis canadensis* 'Forest Pansy'

 Texas Redbud - *Cercis canadensis* var. *texensis*

 Texas Redbud - *Cercis canadensis* var. *texensis* 'Oklahoma'

 Weeping Redbud - *CERCIS canadensis* 'Traveller'

Red Cedar Common - *Junipersus Virginia*

Red Cedar Glaucous - *Junipersus Virginia glauca*

 Rusty Blackhaw - *Viburnum rufidulum*

 Texas Mountain Laurel - *Sophora secundiflora*

 Texas Persimmon - *Diospyros texana*

 Texas Pistache - *Pistacia texana*

Vitex - *Vitex agnus-castus*

Western Crabapple - *Malus fusca*

Perennials

 African Iris - *Dietes iridioides*

 Aster - Fall Aster (*Symphotrichum oblongifolium*)

 Beeblossoms - *Gaura*

 Black-eyed susan - *Rudbeckia*

 Butterfly Bush - *Buddleja*

Canna - *Canna lily*

 Coneflower - *Echinacea*

Creeping Phlox - *Phlox subulata*

Daisy varieties: - *Leucanthemum* x *superbum*

Shasta Daisy Alaska - *Leucanthemum* x *superbum* 'Alaska'

Shasta Snow Lady Dwarf - *Chrysanthemum* x *superbum* 'Snow Lady' (*Leucanthemum*)

Daylily varieties: - *Hemerocallis*

 Elephant Ear - *Colocasia*

 Flame Acanthus - *Anisacanthus quadrifidus*

 Germander - *Teucrium*

Gregg's Mistflower - *Conoclinium greggii*

 Holly Fern - *Cyrtomium falcatum*

 Mexican Marigold - *Tagetes lucida*

Mums - *Chrysanthemum* varieties

Rain Lily - *Zephyranthes candida*

Rock Rose - *Pavonia*

lasioptala

 Rosemary - *Rosmarinus officinalis*

 Russian sage - *Perovskia atriplicifolia*

 Sagebrush - *Artemisia*

 Lantana varieties

 Pink Skullcap *Scutellaria suffrutescens*

 Salvia Varieties:

 Mealy Blue Sage - *Salvia farinacea* 'Victoria Blue'

 Mealy Blue Sage - *Salvia farinacea* 'Henry Duelberg'

 Cherry Sage/Autumn Sage – *Salvia greggii* (multiple colors available)

 Mexican Bush Sage – *Salvia leucantha*

 Indigo Spires – *Salvia longispicata* x *farinacea* 'Indigo Spires'

 Mystic Spires - *Salvia longispicata* x *farinacea* 'Mystic Spires'

 Tickseed - *Coreopsis*

Mexican Petunias—*Ruellia* varieties

Ruellia Katies Dwarf – *Ruellia simplex* 'Katie' (Blue, Pink or White)

 Verbena varieties:
Homestead purple
Blue Princess

 Red Yucca - *Hesperaloe parviflora*

 Texas Columbine -
Ranunculaceae
aquilegia hinckleyana

 Turk's Cap - *Malvaviscus arboreus*

 Umbrella Plant - *Cyperus alternifolius*

Winecups - *Callirhoe*

 Yarrow Varieties - *Achillea millefolium*

Achillea millefolium 'Moonshine'
yellow flowers grey foliage low growing

Achillea millefolium 'Coronation Gold'
grey/green foliage tall plant

 Yellow bells - *Tecoma stans*
'Esparanza'

 Zexmenia - *Wedelia texana*

Resources

Texas Superstar Publication by Texas A&M

AgriLife Research

Texas Gardening Guide by Dale Groom

Complete Guide to Texas Gardening, 2nd Edition by Neil Sperry

This list was officially accepted
by the Woodway City Council
on December 5, 2016

ORDINANCE 15-02

AN ORDINANCE OF THE CITY OF WOODWAY, TEXAS,
AMENDING APPENDIX A - ZONING - OF THE CITY OF
WOODWAY CODE OF ORDINANCES, PART TWO, USE
OF LAND OR PREMISES, SECTION 2.1014,
LANDSCAPING, SUBSECTION D, BOUNDARY
LANDSCAPING; PROVIDING A SEVERABILITY
CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WOODWAY, TEXAS,
THAT:

SECTION 1. Subsection D of Section 2.1014 of Appendix A - Zoning - of the Code of Ordinances, Part Two, of the City of Woodway, Texas, is amended to read, in its entirety, as follows:

D. Boundary Landscaping: In all non-single-family dwelling districts, boundary landscaping shall be provided along the abutting public rights-of-way (except an alley) of each lot. The intent of this landscaping is to screen the parking lots of non-single-family dwellings from the abutting rights-of-way. Such landscaping shall consist of a combination of grass/turf, groundcovers and vines, shrubs, evergreen trees, canopy/shade trees, ornamental trees, perennials, and annuals; provided, that they will not obstruct sight distances or vehicular or pedestrian circulation. Canopy trees may not be planted in utility easements with overhead utilities. All lots abutting U.S. Hwy. 84 right-of-way shall provide boundary landscaping as illustrated for example purposes in Exhibit A, which shall include a combination of berms and plant materials as illustrated for example purposes in Exhibit B*. No specific spacing shall be required for boundary landscaping provided that the landscaping is appropriate to plant growth habits and the character of the site; however, approved canopy/shade trees must be provided at a minimum of one (1) tree per each one hundred fifty (150) feet of frontage or every fraction thereof. Boundary landscaping inside lots, but not including any public right-of-way, shall count toward total minimum landscaping percentage required. Additional landscaping on public right-of-way may be approved for installation on a case by case basis with such approval to be in writing from the City.

SECTION 2. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

ORDINANCE 15-02

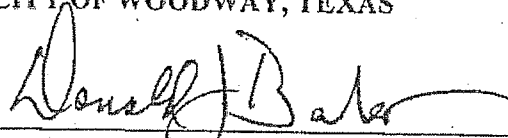
Page 2

SECTION 3. This ordinance shall become effective upon passage and in accordance with the applicable laws of the State of Texas and the Charter of the City of Woodway.

SECTION 4. It is found and declared that the City Council meeting at which this Ordinance has been adopted was open to the public and was noticed and held in accordance with Chapter 551 of the Government Code.

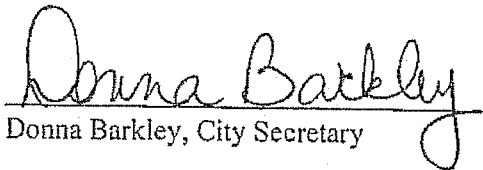
PASSED this 22nd day of June 2015 by a vote of 4 Ayes to 0 Nays with 0 Abstentions.

CITY OF WOODWAY, TEXAS



Donald J. Baker, Mayor

Attest:

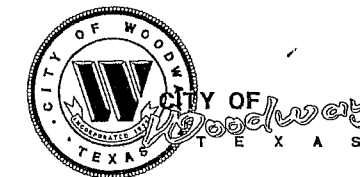


Donna Barkley, City Secretary

Approved:

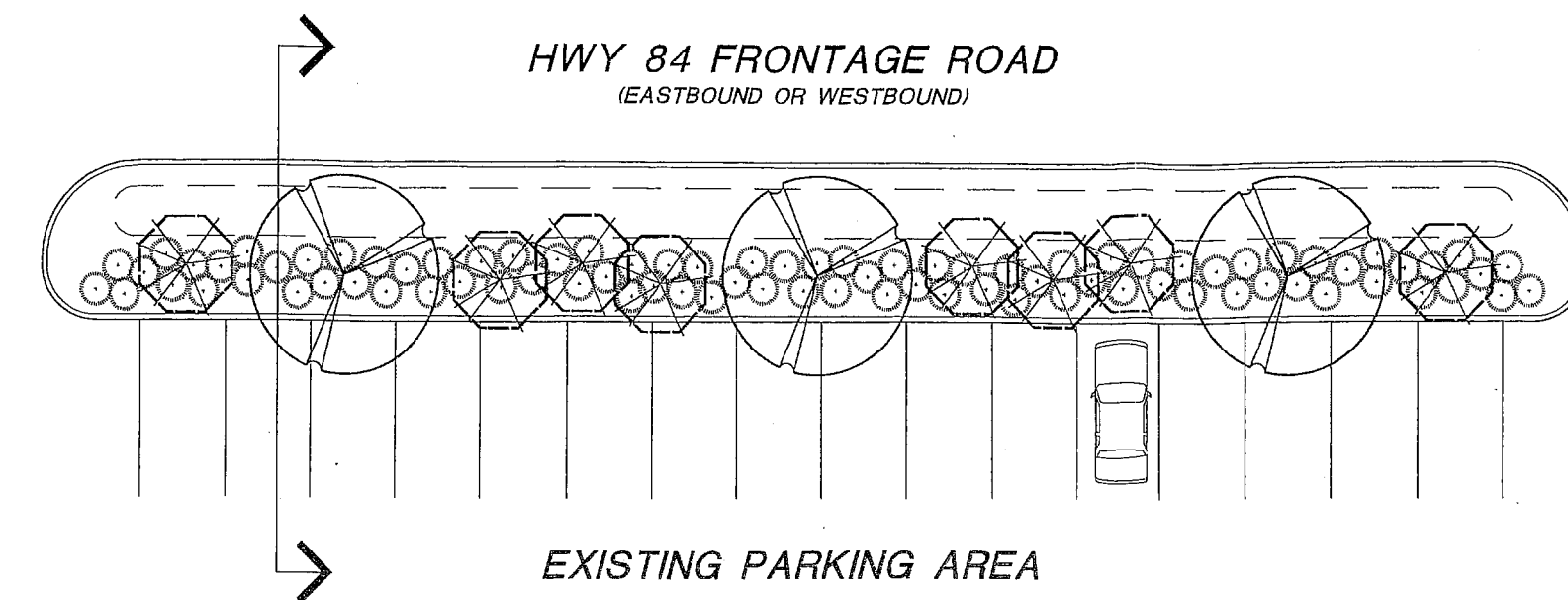
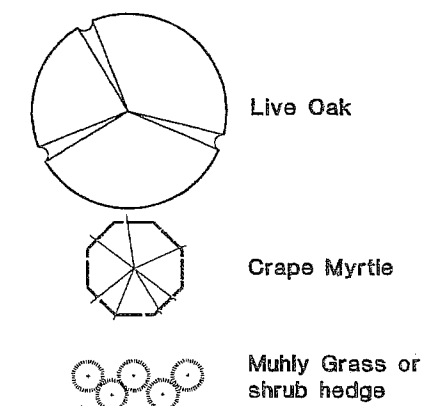


Mike Dixon, City Attorney



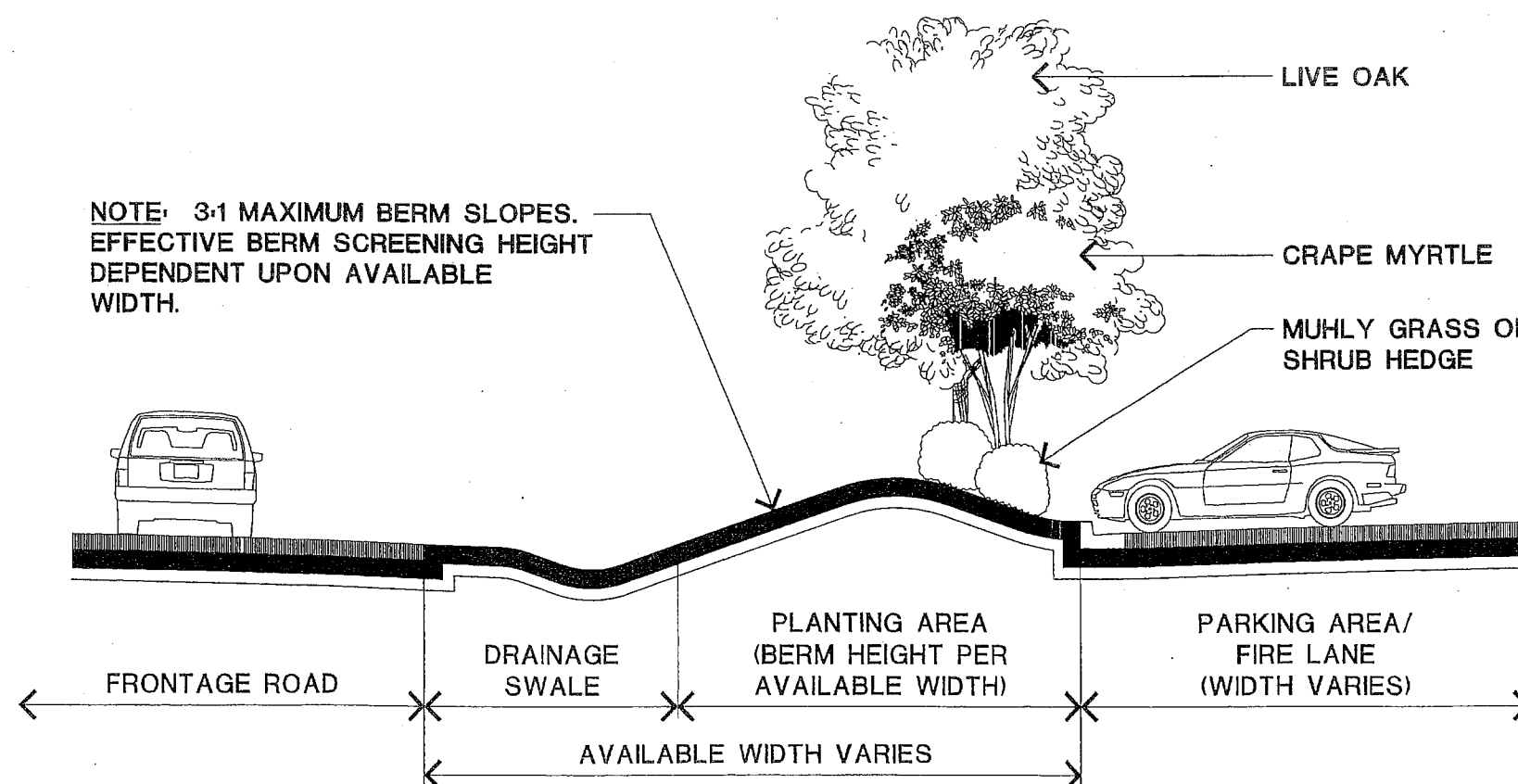
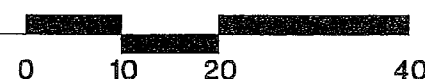
WOODWAY BEAUTIFICATION PLAN

KEY



PLAN

SCALE IN FEET



SECTION

SCALE IN FEET

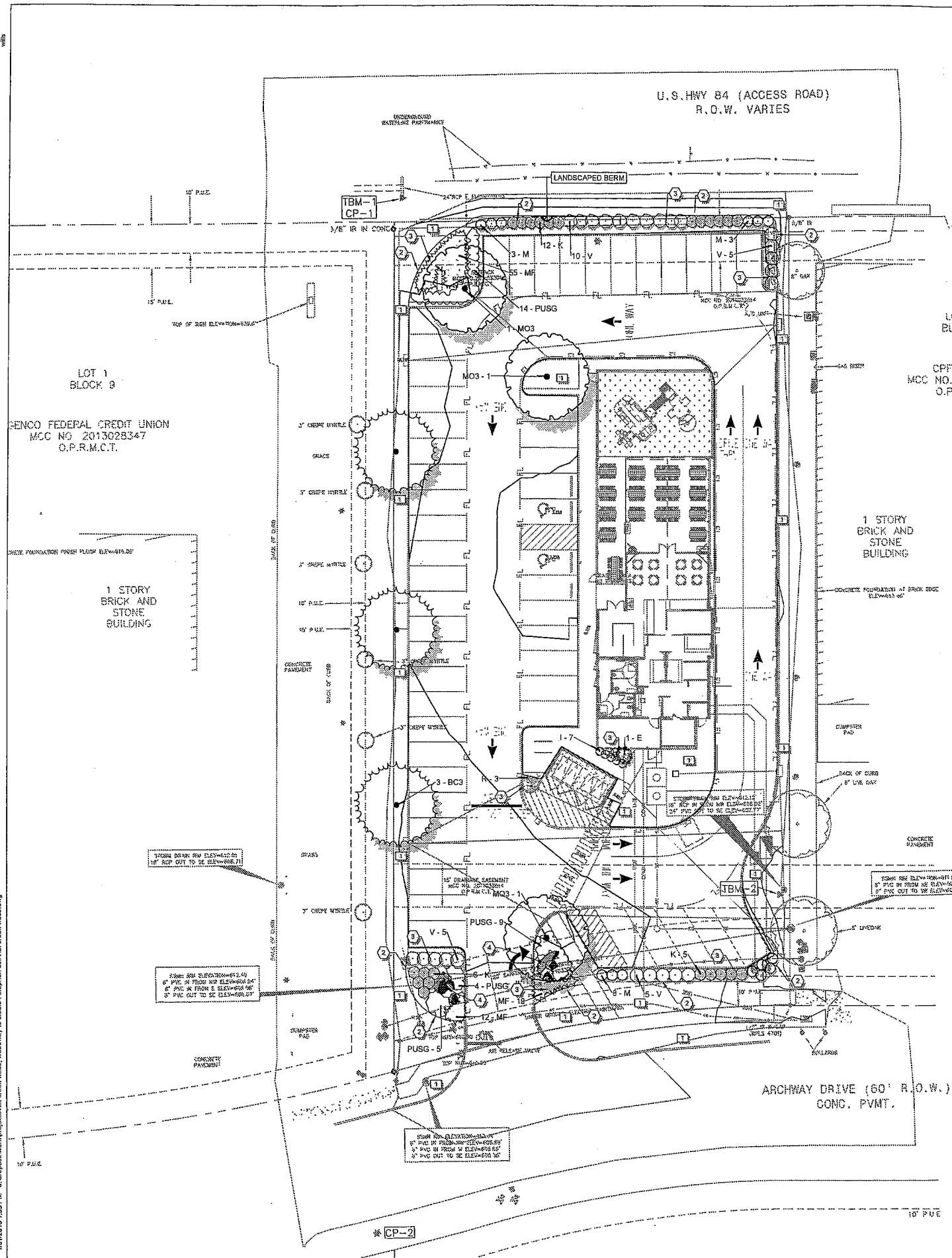


Typical
U.S. Hwy. 84
Commercial
Frontage

**Kimley-Horn
and Associates, Inc.**

12700 Park Central Drive, Suite 1800
Dallas, Texas 75251

Tel. No. (972) 770-1300
Fax No. (972) 239-3820



PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
	MO3	Monterey Oak	Quercus polymorpha 'Monterey'	-	3" Cal	6' H min	3
	BC3	Bald Cypress	Taxodium distichum	-	3" Cal	6' H min	3
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	CONT			QTY
	I	Bicolor Iris	Dieles bicolor	5 gal			7
	R	Red Yucca	Hesperaloe parviflora	5 gal			3
	M	Maiden Grass	Miscanthus sinensis 'Gracillimus'	5 gal			14
	K	Knock Out Rose	Rosa adicularis 'Knock Out'	5 gal			23
	E	Esperanza, Yellow Bellis	Tecoma stans 'Gold Star'	5 gal			1
	V	Viburnum, Sandankwa	Viburnum suspensum	5 gal			25
SHRUB AREAS	CODE	COMMON NAME	BOTANICAL NAME	CONT			QTY
	PUSG	Purple Salvia Greggii	Salvia greggii 'Purple'	5 gal			32
	MF	Mexican Feather Grass	Stipa tenacissima	1 gal			86

NOTES

- Provide mulch tree ring for all trees outside of beds. Install per detail #1 on specifications sheet. Provide bubbler. Mulch is in addition to quantities listed.
- Contractor is responsible for verifying all plant and material quantities.
- Irrigation sleeves shall be run to all landscaped areas prior to concrete pour.
- Drip irrigation in all beds, & spray irrigation in all sod lawn areas.

TREES

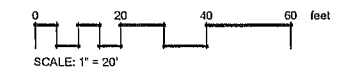
NO EXISTING TREES WITHIN PROPERTY

LANDSCAPE CALCULATIONS

LANDSCAPING	REQUIRED	PROVIDED
Total Lot Area - Building Area		34,394sf
Landscaped Area	3,439sf (10%)	7,420sf (22%)
BOUNDARY LANDSCAPING	REQUIRED	PROVIDED
Hwy 84 Road (130 lf)		
• Trees (1 per 150 lf)	1	1
• Shrub Screening	130 lf	130 lf
Archway Drive (85 lf)		
• Trees (1 per 150 lf)	1	1
• Shrub Screening	85 lf	85 lf
INTERIOR LANDSCAPING	REQUIRED	PROVIDED
Total Parking Area		
• Landscaped Area	1,670sf (10%)	16,701sf
• Trees (1 per 400sf req. land)	4	4
PRESERVATION OF VEGETATION		
Existing Trees Credit		
• Existing 1" to 3"	-- X 1ea. = -- trees	
• Existing 3.5" to 9"	-- X 2ea. = -- trees	
• Existing 9.5" to 15"	-- X 3ea. = -- trees	
• Existing 15.5" +	-- X 6ea. = -- trees	
TOTAL: --" of credit		
SCREENING	REQUIRED	PROVIDED
N/A (--- lf)		
• Screening Wall/Fence	--- lf	--- lf
• Shrubs (--- lf X 50% =)	--- lf	--- lf

REFERENCE NOTES SCHEDULE

- 1** Lawn, Bermuda "Latitude 36" Sod, provide 2" of topsoil tilled into existing. Top of lawn 1" below top of adjacent concrete/hardscape. Flatten sod with lawn roller. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
- 2** Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
- 3** Mulch, Native Hardwood, 3" deep with 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Drip irrigation. Ensure that drip line is placed above rootballs.
- 4** Texas Moss Sandstone boulders. Two man size. Lean smaller boulders onto larger ones.



Rev

Description

Date

1	Update per City comments	9/29/18
---	--------------------------	---------

Company Name and Address

William S. Blair
(512) 589-7873
Will@blairLA.com
www.blairLA.com
PO Box 82514
Austin, TX 78708

BLAIR LANDSCAPE
ARCHITECTURE, LLC

QUALITY. INTEGRITY. RELIABILITY.

Professional Seal

William S. Blair
Landscape Architect
No. 12345
State of Texas
January 31, 2018

Project Name and Address

Hat Creek Burger Waco
Woodway, Texas

Sheet Title

Landscape Plan

Design By: Will Blair

Issue Date: 12/20/2017

Project Number: 1793-LP

L1

OF 2

Section 2.10: - Site Development Plans: (Added 7-22-96; amended 4-14-97, 6-11-01, 7-10-06, 10-22-07, 1-25-10, 2-8-10)

2.1000: *Site Development Plan Review*: Site development plan review is intended to promote a standard of development in the City which will contribute to the long-term maintenance of economic vitality, protection of public and private investment in land and structures, and a desirable working and living environment for residents of the City. Site development plan review for compliance with site development standards is required for those uses which, because of type or intensity of use, location within major transportation corridors, or density of development, have a potential impact on adjacent uses, public facilities or environmental conditions.

2.1001: *When Required*: (Amended 7-10-06)

- A. Any person or entity who applies for a building permit or a certificate of occupancy for a building other than a single-family dwelling, a sign, a temporary commercial building or an accessory building to an existing building, shall at the same time also submit a site development plan for approval which meets the requirements of this Ordinance. No building permit or certificate of occupancy shall be issued unless the requirements of this Ordinance are met.
- B. A site development plan shall not be required if (1) there is no physical change to the exterior of the building, or (2) no more than twenty-five (25) per cent of the interior is remodeled, or (3) a site development plan has been approved and completed for the property.
- C. In a planned district, the applicant may request modifications. Any of the requirements may be modified as a part of the approval of a planned development or redevelopment if all of the following are met:
 1. The application of these standards is not possible due to existing physical conditions; and
 2. The modification is consistent with the purpose of Section 2.1014.

The City shall require that a person or entity requesting a modification supply the information necessary to substantiate the reasons for the requested modification. The information should include the specific changes, the impact of the modifications, and an explanation for the modification.

- D. If at the time of application for a building permit or certificate of occupancy, any type of structure is located on the lot, tract, or parcel of land for which a permit or certificate is sought, and if the requirements of this Ordinance have not been met with respect to the property, the applicant for a building permit or a certificate of occupancy shall be granted a sixty-day extension within which to meet the landscaping/parking lot/driveway requirements of this Ordinance. Additional sixty-day extensions may be granted by the City upon application by the owner. Any building permit or certificate of occupancy issued pursuant to this Ordinance, and for which additional time is allowed, shall be a conditional building permit and/or a temporary certificate of occupancy only, and the conditions shall be stated on the conditional permit or temporary certificate. Each such conditional building permit or temporary certificate of occupancy shall be subject to automatic revocation if the conditions of the conditional building permit or temporary certificate of occupancy are not timely met.
- E. In the event there is a conflict between the landscape and parking requirements for existing development, the parking requirements of the Code of Ordinances of the City of Woodway shall prevail and the landscaping requirements of this Ordinance shall be met to the extent practical as determined by the City of Woodway. No building permit or certificate of occupancy shall be issued until the applicant applying for such permit or certificate complies with the requirements of this Ordinance. Failure to construct, install or complete the landscaping/parking lot/driveway

requirements of this Ordinance within the time allowed hereunder shall be a violation of the conditional building permit, conditional certificate of occupancy and shall result in the automatic revocation of all permits, approvals, inspections, certifications and certificates applicable to the premises.

2.1002: *Contents of Site Development Plan:*

- A. The site development plan shall include two (2) sets of maps and drawings, sufficiently dimensioned to show the following:
 1. Existing and proposed locations and arrangements of uses on the site, existing uses on abutting sites within fifty (50) feet of each lot line and any other information necessary to describe or identify the proposed development;
 2. Existing and proposed site improvements; building elevations for buildings on the site; off-site improvements, such as utilities, and drainage facilities and structures; location of all aboveground and below ground accessory structures; and, street features. (Building elevations shall indicate the general height, bulk, scale and architectural character of buildings);
 3. Existing and proposed topography, watercourses, grading, landscaping, existing trees over ten (10) inches in diameter as measured one (1) foot above the ground, exterior lighting, screening, irrigation facilities, litter receptacles, and erosion-control measures;
 4. When access to a public water or sanitary sewer line is available at the site, details of proposed connections if the waterline is greater than one (1) inch in diameter or if the sewer line is greater than four inches in diameter;
 5. Existing and proposed parking, driveways, loading and traffic and pedestrian circulation features on the site;
 6. Where applicable, the location of the one hundred-year floodplain and the escarpment zone; and
 7. The approximate location of proposed signs, if known.
- B. If the applicant is applying for a building permit, the following items shall be provided for review by the building official to determine compliance with applicable building codes.
 1. One (1) set of the site development plans shall also contain floor plans; and
 2. One (1) set of development plans shall also contain one complete set of detailed construction plans.
- C. Where an applicant wishes to obtain preliminary site development plan approval prior to application for a building permit or certificate of occupancy, the submittal may exclude the requirements of subsection B of this section; however, the requirements of subsection B must be met prior to final approval of site development plans and the issuance of a building permit or certificate of occupancy.

2.1003: *Submittal Filing of Site Development Plan:* When two (2) sets of the site development plan are submitted to the City, it ~~shall~~^{be} deemed as filed.

2.1004: *Reserved.*

2.1005: *Review of Site Development Plans:* The City staff shall review the site development plan to determine whether it complies with the requirements of this Ordinance. The City staff shall recommend approval or denial to the Planning and Zoning Commission and the City Council. Final action by way of approval or denial shall be taken by the City Council after public hearings and receipt of the report and recommendation of the Planning and Zoning

Commission. (Amended 7-10-06)

2.1006—2.1008: *Reserved.*

2.1009: *Requirements and Standards for Site Development:*

- A. Significant features of a site, such as mature or native tree cover, topographic variations with ridges, slopes and ravines, water features, and geologic and soil characteristics provide potential assets for site development of high quality. Changes in such natural features may also have an impact on adjacent properties or an even wider area. Protection and preservation of the significant natural features of a site should, therefore, be considered at each stage of the site development process.
- B. The relationship of the proposed site development to existing and potential adjacent uses should also be considered. Proposed site development should be designed and oriented to avoid intrusive or adverse impacts on adjacent existing uses with mitigating measures, where necessary. Proposed site development should also be coordinated with site development in the vicinity where necessary to ensure that adequate public facilities and desirable relationships between adjoining uses can be provided.

2.1010: *Grading and Drainage:*

- A. The existing basic topographic pattern on a site including the overall rise or fall and direction of slope shall be maintained except where modification is necessary to improve a buildable area, or where the modification will contribute to a specific aesthetic enhancement.
- B. Proposed grade changes shall be clearly identified; and for any slope greater than 3:1, measures to ensure stability of such slopes shall be undertaken as required by a geotechnical evaluation. In areas designated as an escarpment zone or a geologically sensitive area, the slope standards contained in the Subdivision Code shall apply.
- C. Retaining walls shall be designed by a registered professional engineer.
- D. Direction and volume of stormwater drainage through, on, and off the site shall be designed to minimize adverse effects on surrounding property and avoid ponding on the site and adjacent properties, except as provided for in designated stormwater control facilities. The grading and drainage plans shall clearly show the effect of proposed changes on direction and flow of drainage for all immediately adjacent property.

2.1011: *Erosion and Sedimentation Control:*

- A. For lots or tracts larger than one (1) acre the following procedures shall be followed as required during construction to prevent excessive erosion and sedimentation: (Amended 1-25-10)
 1. Temporary vegetation or, where appropriate, mulching or other cover shall be used to protect exposed areas from erosion during site development.
 2. Sediment basins, debris basins, desilting basins or silt traps shall be installed and maintained to remove sediment from runoff waters from land undergoing site development.
 3. Provisions shall be made on-site to effectively detain and release at a controlled rate the increased runoff caused by soil and surface

alterations during site development.

- B. Proposed erosion and sedimentation control measures shall be identified on all grading and drainage plans.

2.1012: *Public Improvements:*

- A. Where connection to the public water and sanitary sewer systems requires off-site improvements, such improvements shall be designed by a registered professional engineer. Plans and specifications for all off-site improvements submitted with the site development plan shall be accompanied by the same written guarantees, warranties, or bonds as are required for public improvements by the City of Woodway Subdivision Code.
- B. Where more than two (2) buildings are connected to the same sanitary sewer service line before connection to a sanitary sewer main, a manhole shall be required at the point of connection on the service line.
- C. All public improvements including streets, utilities and drainage shall be designed and constructed in accordance with the Design and Construction Standards and Specifications to City of Woodway Subdivision Ordinance for Public Works Construction.

2.1013: *Parking, Loading and Site Access:* Design and construction of all parking, loading and site access facilities (including streets, sidewalks and driveways) shall comply with the parking standards and requirements of the City, and with the following additional standards:

- A. Every parking lot and driveway shall be graded for proper drainage and provided with an all-weather impervious paving surface of asphalt, paving stone, brick or concrete, maintained at all times in such manner as to prevent the release of dust, trash and debris. Driveways, except where designed for one-way traffic flow within a parking lot, shall not be less than twenty (20) feet in width or more than thirty-six (36) feet in width. The driveway system shall allow for unobstructed emergency access at least twenty (20) feet in width as close as possible to each structure, and shall be clearly marked to prohibit parking or other obstruction of such emergency access. Parking lots and driveways shall not be located within ten (10) feet of any lot line of non-single-family dwelling tracts/lots adjoining single-family dwelling districts. (Amended 1-25-10)
- B. A required off-street loading space shall be at least twelve (12) feet in width and at least forty-five (45) feet in length exclusive of access drives, aisles, ramps, maneuvering space, columns, and work areas, and shall have a vertical clearance of not less than fifteen (15) feet. Where a use is not required to have a loading space, provisions shall be made for incidental deliveries and refuse pickup which shall not interfere with on-site or off-site traffic movements.
- C. Each required off-street loading space shall be designed with appropriate means of vehicular access to a street or drive in a manner which will least interfere with traffic movements, and no area allocated to any off-street loading spaces shall be used to satisfy the space requirements for off-street parking facilities.
- D. All drive approaches shall be improved with at least eight-inch thick reinforced concrete.

2.1014: *Landscaping:* (Amended 7-10-06)

- A. *Landscaping—Material:* Landscaping material shall consist of the following plant materials (grass/turf, groundcovers and vines, shrubs, evergreen

trees, canopy/shade trees, ornamental trees, perennials, annuals) and other materials (planters, brick, stone, natural forms, water forms, aggregate or other landscape features, but does not include the use of smooth concrete or asphalt). The use of brick, stone, aggregate or other inorganic materials shall not control over nor shall such items be used to a greater extent than organic plant material. A list of trees, shrubs and ground cover which must be used for the minimum required landscaping shall be recommended by the Woodway Beautiful Commission and approved by the City Council. The list will be kept on file by the City. Xeriscape landscaping, (quality landscaping that conserves water and encourages use of adaptable and native plants) shall be preferred and strongly suggested for use.

- B. *Landscaping—Minimum Area:* The minimum lot or tract area devoted to landscaping material shall be ten (10) per cent of the area not covered by the building or ten (10) per cent of the gross parking area, whichever is larger. The gross parking area is the area which is not within the covered portion of the main building and which area is used, designed or intended for use as driveways, traffic lanes, parking, standing, loading and unloading of vehicles.
- C. *Trees:* Single-trunk canopy trees planted to meet the landscaping requirements must have a minimum height of five (5) feet and caliper of three (3) inches (as measured six (6) inches from ground level). Multi-trunk and larger numbers of non-canopy trees may be used to meet the minimum height and caliper requirement, but in such cases no single trunk shall be less than one and one-half (1.5) inches in caliper.
- D. *Boundary Landscaping:* In all non-single-family dwelling districts, boundary landscaping shall be provided along the abutting public rights-of-way (except an alley) of each lot. The intent of this landscaping is to screen the parking lots of non-single-family dwellings from the abutting rights-of-way. Such landscaping shall consist of a combination of grass/turf, groundcovers and vines, shrubs, evergreen trees, canopy/shade trees, ornamental trees, perennials, and annuals; provided, that they will not obstruct sight distances or vehicular or pedestrian circulation. Canopy trees may not be planted in utility easements with overhead utilities. All lots abutting U.S. Hwy. 84 right-of-way shall provide boundary landscaping as illustrated for example purposes in Exhibit A [2], which shall include a combination of berms and plant materials as illustrated for example purposes in Exhibit B*. No specific spacing shall be required for boundary landscaping provided that the landscaping is appropriate to plant growth habits and the character of the site; however, approved canopy/shade trees must be provided at a minimum of one (1) tree per each one hundred fifty (150) feet of frontage or every fraction thereof. Boundary landscaping inside lots, but not including any public right-of-way, shall count toward total minimum landscaping percentage required. Additional landscaping on public right-of-way may be approved for installation on a case by case basis with such approval to be in writing from the city.
- E. *Interior Landscaping:* A minimum of ten (10) per cent of the gross parking areas shall be devoted to plant material which includes grass/turf, groundcovers and vines, shrubs, evergreen trees, canopy/shade trees, ornamental trees, perennials, and annuals. Gross parking area is to be measured from the edge of the parking and/or driveway paving. The following additional criteria shall apply to the interior of parking lots:
 1. Parking lot landscape areas shall be protected from vehicular encroachment or overhang through appropriate wheel stops or curbs.
 2. There shall be a minimum of one (1) tree for each four hundred (400) square feet or fraction thereof of required interior landscape area. Twenty-five (25) per cent of required trees must be located on the interior.
 3. Interior areas of parking lots shall contain planting islands located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every fourteen (14) parking spaces and at the terminus of all rows of parking. Each of such islands shall contain at least one (1) tree. Planter islands shall not be required for lots containing less than thirty-five thousand (35,000) square feet of paving. The planter

island shall be landscaped with shrubs, lawn, ground cover and other appropriate material not to exceed three (3) feet in height. Interior planting islands shall have a minimum size of nine (9) by eighteen (18) feet. Planter islands at the terminus of all rows of parking shall have a minimum width of three (3) feet.

4. The City may approve required planter islands to be located further apart than fourteen (14) parking spaces only in order to preserve existing trees in interior parking areas.

F. *Maintenance/Irrigation of Landscaping*: All landscaping required in this section shall be irrigated and maintained in a neat and healthy condition. Such maintenance shall be an ongoing obligation of the owner of the property and prompt replacement shall be made of diseased or dead plant material.

(Ord. No. 15-02, § 1, 6-22-15)

2.1015: *Preservation of Vegetation*:

A. Existing mature trees (of six (6) inches or greater in diameter measured at one (1) foot above ground level) or native trees are important to the quality of life in Woodway. Preservation of mature trees is encouraged through:

1. Avoidance of clear-cutting on lot or tract area not covered by a building, structure, or other construction items.
2. Retention of existing trees in required yard areas, open space, screening areas, and boundary parking lot landscaping.

B. Landscape plans that preserve existing trees shall be given credit toward the total number of trees required as shown below.

Diameter of Existing Tree (Inches at 1 Foot Above Ground)	Credit Against Tree Requirement (Number of Trees)
1 to 3	1
3½ to 9	2
9½ to 15	3
15½ or greater	6

C. If a credited tree dies, it must be replaced with the corresponding number of trees used as a credit against the tree requirement as enumerated above.

2.1016: Screening: (Amended 7-10-06, 2-8-10)

- A. Screening is required along all lot lines of non-single-family dwelling tracts/lots abutting single-family dwellings. Screening walls are required between residential and nonresidential uses. The responsibility lies with nonresidential land use to construct and maintain the screening wall and/or landscaping required by this Ordinance.

B. Such screening shall consist of:

1. A solid fence of wood or masonry material at least six (6) feet in height, and a solid wood fence at least six (6) feet in height in all other areas. The finished side shall face the residential side.
2. Where screening walls are required, landscaping materials shall be required along at least fifty (50) per cent of the linear distance of the wall, consisting of an all-season landscape screen at least four (4) feet in width densely planted with a combination of deciduous and evergreen trees and shrubs which have an initial height of at least three (3) feet and will attain a height of at least six (6) feet within thirty-six (36) months after installation. A list of trees and shrubs which must be used for the required landscape screening shall be recommended by the Woodway Beautiful Commission and approved by the City Council. The list will be kept on file by the City.
3. Where traditional wood fencing or masonry screening walls do not offer effective screening, landscaping materials, or a combination of landscaping materials and traditional wood fencing or masonry screening, shall be required along one hundred (100) per cent of the common lot line, subject to approval by City Council. Landscaping materials shall consist of all-season landscape screen at least four (4) feet in width densely planted with a combination of deciduous and evergreen trees and shrubs which have an initial height of at least three (3) feet and will attain a height of at least six (6) feet within thirty-six (36) months after installation. A list of trees and shrubs which must be used for the required landscape screening shall be recommended by the Woodway Beautiful Commission and approved by the City Council. The list will be kept on file by the City.
- C. In locations where the lot line of a non-single-family dwelling district is separated by a street from a single-family dwelling district, screening will be provided by the non-single-family dwelling district at or near the lot line adjoining the street, consisting of an all-season landscape screen of at least four (4) feet in width densely planted with a combination of deciduous and evergreen trees and shrubs which have an initial height of at least three (3) feet and will attain a height of at least six (6) feet within thirty-six (36) months after installation. A list of trees and shrubs which must be used for the required landscape screening shall be recommended by the Woodway Beautiful Commission and approved by the City Council. The list will be kept on file by the City.

2.1017: Signage: Signs shall be located in accordance with the requirements of the City of Woodway Code of Ordinances.

- 2.1018: *Lighting:* Street lighting shall be provided in accordance with the City street lighting policy, and illumination shall be a minimum of two (2) footcandles (average maintained). The height, location and design of exterior lighting for nonresidential uses must be such that no direct light intrudes on adjoining residential properties. Applicants are to select exterior fixtures designed to direct light down on surfaces without contributing to glare and light pollution. (Amended 7-10-06)

2.1019: *Building Elevations and Materials*: The intent of this Ordinance is to promote good design. The elevations of buildings designed to be open to view from a public street or right-of-way, kind and texture of the building material of the buildings, and the relationship of building elevations and materials to adjacent buildings or structures create an architectural character for site development. Upgrading of the quality of site development through better design and execution of projects is encouraged. Mechanical equipment on the roof, ground or building shall be located or screened completely from view when observed from six (6) feet above ground level at any point along the property line adjacent to and abutting each public street or right-of-way and located or screened so as not to be visible when observed from six (6) feet above ground level at any point along the property line of a residential area adjacent to and abutting any residential area. Mechanical equipment selected for installation shall not be offensive or create a nuisance with regard to noise, odor or dust. (Amended 7-10-06)

2.1020: *Refuse and Litter Removal*: (Amended 7-10-06)

- A. For all uses subject to this Ordinance, refuse or trash collection areas shall be required at the rear of each structure, unless otherwise approved in writing by the City staff. Screening requires the use of one hundred (100) per cent masonry construction for all nonresidential uses, to a height of seven (7) feet. A masonry veneer on such facades may also meet this requirement with City approval. Such screening should consist of masonry wall enclosing three sides and fourth side must have a metal frame gate, with solid or opaque materials, to provide access to area for trash collection, whereas gates must remain closed when area is not being accessed.
- b. For all uses subject to this Ordinance, litter receptacles shall be required near buildings, outside public entrances and exits.