

ZONING ORDINANCE DISTRICT DESCRIPTIONS*

Section 11 [270] OT – Old Town District

(a) General Purpose and Description:

The Old Town District, OT, is intended to create a mixed-use focal point for the City. A mixture of retail, office, governmental, and residential attached uses are appropriate within the OT District. Additionally, public pedestrian walkways and open areas are appropriate in order to promote interaction among the various land uses and to create a “pedestrian friendly” environment. The following are key concepts that should be acknowledged through development practices within the OT District:

Residential uses should be integrated with nonresidential activities in order to create an active core area of the City;

Appropriate residential uses include single-family detached, townhomes, single-family attached units, and single family units above retail uses;

Retail uses within the OT District should be constructed in such a manner and at such a scale so as to be inviting to pedestrians and emphasize small, specialty shops, restaurants and professional offices;

Traffic flows within the OT District should enable people to move freely without the use of an automobile by becoming integrated with the City’s overall pedestrian network and by full integration with any Parks, Recreation and Open Space Master Plan as adopted by the City from time to time; and

Outside social gathering spaces, such as small parks and courtyards, should be an integral part of the OT District.

New development should respect the character and scale of existing structures.

(b) Permitted Uses and Minimum Required Number of On-Site Parking Spaces:

Those uses allowed by right within the OT District are as follows:

Antique Shop – 1 space/500 square feet of Gross Floor Area

Art Gallery or Museum – 1 space/500 square feet of Gross Floor Area

Art Supply Store – 1 space/500 square feet of Gross Floor Area

Bakery or Retail Confectionary – 1 space/300 square feet of Gross Floor Area + 1 space/3 seats

Barber, Beauty Shop – 1 space/500 square feet of Gross Floor Area

Church or Rectory – 1 space/4 seats of assembly area

Coffee/Doughnut Shop and similar food service establishments – 1 space/200 square feet of Gross Floor Area

Custom Personal Service Shop – 1 space/500 square feet of Gross Floor Area

Drug Store or Pharmacy – 1 space/300 square feet of Gross Floor Area

Dwelling, Single Family Detached – 2 spaces/unit

Dwelling, Single Family Attached (not to exceed 250 units) – 2 spaces/unit

Feed Store – 1 space/500 square feet of Gross Floor Area

Florist Shop – 1 space/500 square feet of Gross Floor Area

Furniture Store – 1 space/500 square feet of Gross Floor Area

Governmental Offices – 1 space/300 square feet of Gross Floor Area + 1 space/4 seats of public assembly area

Handicraft Shop and Art Objects – 1 space/500 square feet of Gross Floor Area

Hobby Shop – 1 space/500 square feet of Gross Floor Area

Ice Cream Parlor – 1 space/employee of largest shift + 1 space/3 seats

Library – 1 space/500 square feet of Gross Floor Area

Municipal Building (And Municipal Uses) – 1 space/300 square feet of Gross Floor Area + 1 space/4 seats of public assembly area

Office, Medical and Dental – 1 space/300 square feet of Gross Floor Area

Offices, Business and Professional – 1 space/300 square feet of Gross Floor Area

Offices, Real Estate – 1 space/300 square feet of Gross Floor Area

Parking Lot or Parking Structure with a SUP

Pet Shop – 1 space/500 square feet of Gross Floor Area

Public School – 1 space/10 students of maximum student capacity + 1 space/employee of largest shift

Restaurant without Drive-Through Service – 1 space/300 square feet of Gross Floor Area + 1 space/3 seats

Retail Shop, Apparel, Gift, Accessory, and Similar Items – 1 space/300 square feet of Gross Floor Area

Studio, Artist or Photographer – 1 space/500 square feet of Gross Floor Area

Studio, Music, Dance or Drama – 1 space/300 square feet of Gross Floor Area

Travel Bureau or Consultant – 1 space/500 square feet of Gross Floor Area

(c) Height Regulations:

(1) Maximum Height All Uses Including Dwelling, Single Family:

(A) Thirty five feet (35') for the main building(s), up to a maximum of two stories. Towers and decorative ornaments shall not exceed a height greater than twenty (20) percent of the height of the building.

(B) Fourteen feet or one (1) story for any accessory buildings.

(d) Area Regulations:

(1) All Uses Excluding Single Family:

(A) Size of Lot Nonresidential:

(1) Minimum Lot Area – none specified.

(2) Minimum Lot Width – none specified.

(3) Minimum Lot Depth – none specified.

(B) Size of Yards:

(1) Maximum Front Yard – A minimum of fifty (50) percent of the front building wall shall be located at the sidewalk line when feasible and at no point shall the building line be located further than ten (10) feet from the property line. A front yard setback may be increased to a maximum of twenty (20) feet to accommodate pedestrian areas such as plazas or outside eating areas.

(2) **Minimum Side Yard** – none specified unless the structure is located immediately adjacent to a public street or right-of-way in which case a minimum fifteen (15) foot setback shall be observed.

(3) **Minimum Rear Yard** – None specified unless the structure is located on a lot that immediately abuts a residential zoning district in which case a bufferyard must be provided as specified by this section (see Paragraph f (3) but bufferyard standards).

(4) **Visibility Triangles** – Buildings or structures shall be erected or placed in such a manner that complies with Section 7.4 (C) of the City of Haslet Subdivision Ordinance, as amended.

(C) **Maximum Lot Coverage** – 80 percent including all primary and accessory structures.

(D) **Building Size for Nonresidential Structures**: The building footprint area shall not be less than 1,200 square feet nor be greater than 15,000 square feet. No individual shop, office or other nonresidential use allowed within the OT District may occupy a space greater than 15,000 square feet. Buildings of up to, but not to exceed, 25,000 square feet in size may be constructed provided that for every one (1) additional square foot of building above 15,000 square feet three (3) square feet of park, improved useable open space, or plaza area that is accessible to the general public must be provided. The public open space shall be provided on the same site plan as the building receiving the credit for additional size. Any building footprint over 15,000 square feet, but not exceeding 25,000 square feet, may be approved as part of the site plan approval process described in the City of Haslet Zoning Ordinance.

(E) **Minimum Building Separation for Nonresidential Structures**: There shall be a minimum fifteen-foot (15') separation, or greater if required by Fire Code, between structures that do not share a common wall.

(F) **Parking Regulations**:

(1) **Off-Site Parking Exception Allowed** – For any use that cannot provide the minimum number of required off-street parking spaces due to the size or location of the lot, the minimum parking spaces required may be provided on other property located no further than two hundred (200) feet from the site and within the same zoning district provided that the minimum off-street parking requirements for any other use are not violated. A signed, notarized letter of agreement bearing the signatures of the owner of the proposed use and the owner of the existing use must be submitted with an application for a site plan.

(2) Special Exception to Reduce Parking Spaces - The City may grant a special exception to reduce the required number of parking spaces. In no case shall the required parking be reduced in excess of twenty-five (25) percent of the required spaces, as set forth herein.

(3) Orientation of Parking Lot – Parking lots shall be prohibited between the front façade of the primary structure and the street right-of-way.

(4) Screening of Parking Lots – Where any parking lot is located immediately adjacent to a public street, it shall be screened from the public street via a landscaped edge that meets the following criteria:

(a) Landscaped Edge Required – A minimum ten (10) foot wide landscaped edge, as measured from the rights-of-way, shall be provided.

(b) Planting within the Landscaped Edge Required -The landscaped edge shall generally consist of masonry walls, trees, shrubs, ground cover, and related elements and shall meet the following criteria:

1. A landscaped screen with a minimum height of three (3) feet shall be required.

a. Landscape screens shall consist of a combination of masonry walls, canopy trees and shrubbery hedges. Parking lot screens shall meet the following standards:

i. A masonry wall measuring three (3) feet in height and constructed of like and similar masonry materials to those of the primary structure shall be erected along the interior of the landscaped edge.

ii. A minimum of one (1) canopy tree per thirty (30) linear feet of street frontage containing a minimum trunk diameter of three (3) inches as measured one (1) foot above the ground shall be installed between the screening wall and the property line. Said canopy trees shall be of a species listed in the Approved Plant List contained in the City of Haslet Zoning Ordinance as amended. Canopy trees shall also be subject to the following:

1. Where there are overhead power lines, tree species shall be utilized that will not interfere with the overhead power lines.
 2. Trees shall be pruned so as to maintain a minimum clearance of eight (8) feet of clearance above sidewalks and twelve (12) feet of clearance above roadway surfaces.
- iii. A minimum of twelve (12) shrubs shall be installed between the screening wall and the property line per 100 feet of linear street frontage. Said shrubs shall be of a species listed in the Approved Plant List. Each shrub shall be a minimum of five (5) gallons in size at the time of planting or installation.
 - iv. Ground cover shall be installed for all areas not occupied by a canopy tree or shrubbery row and shall be of a species listed in the Approved Plant List.
 - v. The landscaped edge shall be equipped with, and 100% covered by, an automatic, underground irrigation system with freeze- and moisture sensors to prevent watering during periods of time with rain or when temperatures are at or below 32 degrees Fahrenheit. A registered landscape architect licensed to practice within the State of Texas shall design the irrigation system. If appropriate and attractive xeriscape planting techniques are utilized (these techniques are encouraged by the City, if designed and maintained appropriately), the requirement for an underground irrigation system may be waived if an alternative irrigation system/device is approved at the time of landscape plan approval.
 - vi. The landscape edge must conform to the City's visibility standards.
 - vii. The landscaped edge and corresponding irrigation must be installed in conformance with a landscape and irrigation plan that meets the minimum criteria established in Zoning Ordinance

Section 11 [260] (Corridor Overlay Zoning Districts).

(2) Single Family Detached:

(A) Size of Lot:

- (1) Minimum Lot Area – None specified.
- (2) Minimum Lot Width – 40 feet.
- (3) Minimum Lot Depth – 100 feet.

(B) Size of Yards:

- (1) Maximum Front Yard – 20 feet.
- (2) Minimum Side Yard – 7 feet.
- (3) Minimum Rear Yard – 20 feet.

(3) Single Family Attached:

(A) Size of Lot:

- (1) Minimum Lot Area – 2,000 feet.
- (2) Minimum Lot Width – 20 feet.
- (3) Minimum Lot Depth – 100 feet.

(B) Size of Yards:

- (1) Maximum Front Yard – 20 feet.
- (2) Minimum Side Yard – None specified.
- (3) Minimum Rear Yard – 20 feet.

(e) Approval Requirements:

- (1) Site Plan Review – Public hearings, review and approval of a site plan, in accordance with the City of Haslet Zoning Ordinance as amended, shall be required for site redevelopment or the construction of any new structure, within the OT District. No certificate of occupancy shall be issued unless all construction and development conforms to the site plan as approved by the City.

(2) For site redevelopment or new construction, building facade (elevation) plans shall be submitted along with the Site Plan. Facade plans shall clearly show how the building(s) will look, especially as viewed from the road(s) upon which the property faces and/or sides, and will portray a reasonably accurate depiction of the materials and colors to be used. Architectural style and scale of buildings within the OT District shall be consistent with the purpose and intent of this section and shall be compatible with the styles and scale of any other adjacent buildings existing at the time of redevelopment or new construction.

The City Administrator or his/her designee may, as he or she deems appropriate, require submission of additional information and materials, including actual samples of materials to be used, during the site plan review process.

(3) Site Plans must indicate how the development will meet or exceed the minimum standards specified by this Ordinance and the site must be developed in strict compliance with the approved site plan.

(f) Special Requirements:

(1) Design Criteria for the OT District for All Uses:

(A) Consistency with Comprehensive Plan Required – Development proposals shall be consistent with the Comprehensive Plan concept for the Old Town.

(B) Windows – Reflective glass shall not be used for windows; detailing for windows, doors and other openings shall be of wood, glass, anodized aluminum or painted aluminum.

(C) Required Massing for Nonresidential Structures – In order to ensure the aesthetic value and visual appeal of nonresidential land uses and structures, the facades of all structures that contain ninety (90) feet or more frontage along a public street must be offset, varied and articulated, at least three (3) feet in depth for every thirty (30) feet in horizontal surface length.

Facade offsets shall be shown, along with calculations verifying that the building elevations meet the above requirement, on a building facade (elevation) plan submitted for Commission review and approval by the City along with the Site Plan.

(D) Primary Entryways – Primary entryways shall be recessed a minimum of three (3) feet from the front building façade and shall be clearly defined by an architectural or landscape feature.

Illustration 1. Recessed Entryway



(E) Power Lines – New power lines to business establishments shall be placed underground, unless exempted on the Site Plan.

(F) Pedestrian Streetscape – Pedestrian spaces shall be treated with amenities that are selected based upon their ability to unify the streetscape. It is important that elements such as construction materials, colors, textures and fixture design complement the OT concept. These features shall be repeated throughout the streetscape so as to unify the district as a whole.

(G) Architectural Design:

1. All building materials shall be established on architectural elevations and supporting information as approved by the City.

2. Exterior Appearance:

a. Materials:

i. 100 percent of the cladding of exterior walls shall be of brick, stone or cast stone construction.

ii. Alternative materials for exterior cladding may be authorized by special exception. Consideration of said special exception shall be limited to one or more of the following:

(3) Use of alternative materials to provide emphasis to primary entrances. Alternative materials may provide for the appearance of wood construction for primary entryways.

(4) Alternative materials may be approved by the City upon determination that the proposed materials will result in an appearance that is consistent with the purpose and intent of this section, any surrounding buildings, and the overall character of the OT District.

iii. Existing, unpainted brick shall not be painted except where necessary to provide a uniform color to hide repair work.

Editor's note—Ordinance 0904-05 has been reproduced exactly as it was received, with subsection designations retained as enacted.

b. Colors:

i. The dominant color of all buildings shall be shades of white, warm gray, red, green, blue, beige, brown and/or black.

ii. Modern, multi-color brick blends are prohibited.

c. Windows:

i. Upper façade windows shall be placed symmetrically on the façade.

ii. Windows, other than display windows located on the ground floor, shall be rectangular with the proportion of the height being no smaller than two and one-half (2-1/2) times the width and no larger than four (4) times the width.

iii. Windows shall be of a divided light design with a minimum of two (2) panes over two (2) panes.

iv. Windows shall be constructed with windowsills extending a minimum of two (2) inches from the exterior facade of the structure.

v. Display Areas, Windows, or Doorways Required – A minimum of forty (40) percent of the building facade along the ground floor and adjacent to a public street shall consist of display areas, windows, or doorways.

d. Transoms: Transoms shall be constructed above each main or principal door. Transoms shall be constructed with or without glass and of a design complementary to the overall architectural design of the building.

e. Design Features: A minimum of three (3) of the following design features must be incorporated into the front building elevation:

i. Bracketed dentil course constructed along the top edge of the parapet for the entire building frontage;

Illustration 2. Bracketed Dentil Course



ii. Secondary cornice separating the ground floor from the second floor;

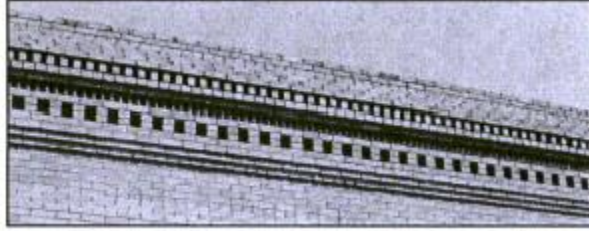
Illustration 3. Secondary Cornice



iii. Quoins located at the building corners;

iv. Decorative masonry course integrated into the masonry façade of the parapet;

Illustration 4. Decorative Masonry Course



- v. Transoms located above second and third story windows;



Illustration 5. Transoms Located Above Upper Story Windows



- vi. Canopies installed along that portion of the building located immediately adjacent to a public street and meeting the following standards:

- (3) Canopies shall be constructed of permanent metal material.
- (4) Canopies shall extend along seventy five (75) percent of the total building frontage.
- (5) Canopies may extend a maximum of eight (8) feet into the street right-of-way.
- (6) A minimum clearance of eight (8) feet must be maintained above all sidewalks and a minimum clearance of fourteen (14) feet must be maintained above the street pavement.

Illustration 6. Metal Canopy



f. **Roofs:** Building walls shall extend to parapets that enclose the roof area. Said parapets shall be of a sufficient height to fully screen the roof and any mechanical equipment located on the roof.

(H) **Gazebos and Kiosks** – Gazebos and kiosks shall be permitted in interior open spaces visible from a public right-of-way. They shall be consistent with or complementary to the architectural design utilized for the primary structure.

(I) **Trash Storage Areas and Mechanical Equipment** – Trash storage areas, mechanical equipment, and other such items shall not be visible from a public street and are prohibited between the primary structure and a public street. Trash storage areas, mechanical equipment, and similar items shall be fully screened with a masonry screening wall and constructed of like and similar masonry materials to those of the primary structure.

(3) **Buffering** – Where a proposed use immediately abuts a tract of land located within a residential zoning district, a 15-foot bufferyard, shall be installed.

(4) **Landscaping and Accessory Items** – Landscaping and accessory items located between the primary structure and the property line including, but not limited to, public lighting, trash bins, park benches, decorative railings/chains, public barriers, flower boxes, public fountains and statues and yard art shall be permitted in interior open spaces visible from the public right-of-way. Such landscaping and accessory items shall be complementary to the architectural style of the primary structure. For reasons of public safety, landscaping planting on public property by private individuals or businesses shall be subject to review and approval by the City if the plantings will exceed thirty (30) inches upon maturity.

(5) **Lighting** – Lighting may be used to accent architectural details, emphasize primary entrances, accent signs, illuminate sidewalks, and illuminate parking areas and service entrances for public safety concerns. Lighting should meet the following criteria:

a. Light fixtures and light standards visible from a public street or public right-of-way shall be of an architectural design that is compatible with the architectural design of the primary structure.

b. A lamp that conveys the color spectrum that is similar to natural daylight is preferred. Metal halide and color-corrected sodium lamps are appropriate.

c. Installed light sources may not use the equivalent of more than 1,200 lumens per bulb and shall be installed in such a manner so as to be shielded from public view and mitigate glare and light spill.

d. There shall be no direct illumination of any residential use or zoning district adjacent to a proposed OT District development.

e. Lights shall be fully shielded to minimize light trespass onto any residential zoning district. "Fully shielded" means a technique or method of construction or manufacture that does not allow any light dispersion to shine above the horizontal plane from the lowest light emitting point of the light fixture. Any structural part of the light fixture providing this shielding shall be permanently affixed to the light fixture.

(6) Open Storage – Open storage is prohibited.

(7) Outside Display – Outside display of merchandise and seasonal items, such as Christmas trees and pumpkins, may be allowed by a Specific Use Permit and shall be limited to the following:

a. Outside display areas shall not be placed or located more than thirty (30) feet from the main building.

b. Outside display areas shall not occupy any of the parking spaces that are required by this Ordinance for the primary use(s) of the property, except on a temporary basis only, which is a maximum of thirty (30) days per display and a maximum of two displays per calendar year.

c. Outside display areas shall not pose a safety or visibility hazard, nor impede public vehicular or pedestrian circulation, either on-site or off-site, in any way.

d. Outside display areas shall not extend into public right-of-way or onto adjacent property.

e. Outside display items shall be displayed in a neat, orderly manner, and the display area shall be maintained in a clean, litter-free manner.

(Ordinance 0904-05, sec. 1 (ex. "A") adopted 9/6/05)

(2) Parking of Oversized Commercial Vehicles:

(A) No oversized commercial vehicle shall be parked in front of or behind the building line on any property in the OT District, or in any street or public right-of-way adjacent to such property.

(B) For purposes of this Section, oversized commercial vehicle shall mean any dump truck, truck tractor, semi-trailer, tractor-trailer, concrete mixing truck, stakebed truck, bus, or other commercial motor vehicle bearing commercial license or registered weight, or any vehicle similar to any of the listed vehicles.

(C) The following exceptions apply to the application of this Section:

(i) Oversized commercial vehicles used in conjunction with a permitted business located on the same lot as the business, if the vehicle is parked on a concrete or asphalt surface; and

(ii) Oversized commercial vehicles used for the purpose of delivery or picking up of materials or goods at a location in the district.

(Ordinance 0604-08 adopted 6/16/08)

(g) Definitions: Unless otherwise specified herein, Permitted Land uses are listed in Paragraph (b) of this Ordinance.

(1) Parking Lot or Structure – An area or structure devoted to the parking of automobiles.

(2) Governmental Offices – A post office or other office used for the purpose of County, State or Federal government administration.

(3) Library – A building containing printed and pictorial material for public use for the purposes of study, reference and/or recreation.

(4) Barber, Beauty Shop – A service establishment providing a personal service to men, women or children by shampooing, cutting, styling, tinting or treatment of hair, by giving manicures, pedicures or facial treatments or by use of cosmetic products.

(5) Furniture Store – A retail establishment offering home furnishings for sale to the general public.

(6) Ice Cream Parlor – An establishment offering for sale on the premises ice cream products, food and drinks made either on the premises or off the premises. No production for off premises sales is allowed.

(7) Public School – An elementary or secondary school, university or college supported primarily by public taxes.

(8) Restaurant without Drive-Through Service – An establishment serving food to the general public in specific, designated dining areas and shall not include drive-in establishments where food is delivered to or eaten in automobiles.

(Ordinance 0904-05, sec. 1 (ex. “A”) adopted 9/6/05)

EXHIBIT B

APPROVED PLANT LIST

Large Trees

(within parking areas or as street trees)

Green Ash (*Fraxinus pennsylvanica*)

Texas Ash (*Fraxinus texensis*)

White Ash (*Fraxinus americana*)

*Bald Cypress (*Taxodium distichum*)

Pond Cypress (*Taxodium mucronatum*)

American Elm (*Ulmus americana*) (Existing specimens are to be preserved since they are among Haslet’s largest native shade trees, but not recommended for planting.)

*Lacebark Elm (*Ulmus parvifolia*)

*Cedar Elm (*Ulmus crassifolia*) (Avoid Winged Elm [*Ulmus alata*] , which is similar but not adapted.)

Ginkgo (*Ginkgo biloba*)

*Chinquapin Oak (*Quercus muehlenbergii*)

*Live Oak (*Quercus virginiana*)

*Shumard Oak (*Quercus shumardii*)

*Chinese Pistache (*Pistacia chinensis*)

Black Hickory (*Carya texana*)

*Eastern Red Cedar (*Juniperus virginiana*)

Deodar Cedar (*Cedrus deodara*)

Escarpment Live Oak (*Quercus fusiformis*)

Large Trees

(best in non-vehicular areas)

Arizona Cypress (*Cupressus Arizonica*)

*Southern Magnolia (*Magnolia grandiflora*)

*Bur Oak (*Quercus macrocarpa*)

*Pecan (*Carya illinoensis*)

Common Persimmon (*Diospyros virginiana*)

*Western Soapberry (*Sapindus drummondii*)

*Sweet Gum (*Liquidambar styraciflua*)

Thornless Honey Locust (*Gleditsia triacanthos v. inermis*)

Hickory (*Carya Texana*)

Small Trees

Eve's Necklace (*Sophora affinis*)

*Possumhaw/Deciduous Holly (*ilex decidua*)

*Yaupon Holly (*ilex vomitoria*)

*Crape Myrtle (*Lagerstroemia indica*)

Southern Wax Myrtle (*Myrica cerifera*)

*Lacey Oak (*Quercus glaucoides*)

Vasey Oak (*Quercus pungens var. vaseyana*)

*Aristocrat Pear (*Pyrus calleryana 'Aristocrat'*) (Avoid Bradford Pear [*P. c. Bradford*].)

*Eldarica Pine (*Pinus eldarica*)

*Mexican Plum (*Prunus mexicana*)

Golden Rain Tree (*Koelreuteria paniculata*)

Redbud (*Cercis canadensis*)

Prairie Flameleaf Sumac (*Rhus lanceolata*)

Shining Sumac (*Rhus copallina*)

Rusty Blackhaw Viburnum (*Viburnum rufidulum*)

Crab Apple (*Malus* spp.) (May have disease problems in the north central Texas area – use sparingly)

Desert Willow (*Chilopsis linearis*)

Japanese Black Pine (*Pinus thunbergiana*)

Carolina Buckthorn (*Rhamnus caroliniana*)

*Mexican Buckeye (*Ungnadia speciosa*)

Texas Persimmon (*Diospyros Texana*) (Use male plants only)

Evergreen Shrubs

(acceptable for low [5' or less] screening)

Dwarf Abelia (*Abelia grandiflora* 'Edward Goucher')

Japanese Boxwood (*Buxus microphylla* var. *japonica*)

Berries Jubilee Holly (*Ilex cornuta* 'Berries Jubilee')

Carissa Holly (*Ilex cornuta* 'Carissa')

Dazzler Holly (*Ilex cornuta* 'Dazzler')

Dwarf Buford Holly (*Ilex cornuta* 'Dwarf Buford')

Dwarf Chinese Holly (*Ilex cornuta* 'Rotunda')

Dwarf Yaupon Holly (*Ilex vomitoria* 'Nana')

Nandina (*Nandina domestica*)

Evergreen Shrubs

(acceptable for minimum 6' screening)

Glossy Abelia (*Abelia grandiflora*)

Cleyera (*Ternstroemia gymnanthera*)

Buford Holly (*Ilex cornuta* 'Buford')

Chinese Horned Holly (*Ilex cornuta*)

Mary Nell Holly (*Ilex* x 'Mary Nell')

Needlepoint Holly (*Ilex cornuta* 'Needlepoint')

Waxleaf Ligustrum (*Ligustrum japonicum*) (May freeze during long periods of freezing temperatures – use sparingly)

Large Evergreen Shrubs/Small Trees (for screening over 6' tall)

Leyland Cypress (*Cupressocyparis leylandii*) (30-40') (There may be problems with humidity/fungus – use sparingly)

Nellie R. Stevens Holly (*Ilex cornuta* 'Nellie R. Stevens') (10-15')

Cherry Laurel (*Prunus caroliniana*) (12-20')

Glossy Ligustrum (*Ligustrum lucidum*) (20-25')

Little Gem Magnolia (*Magnolia grandiflora* 'Little Gem') (to 20') Chinese Photinia (*Photinia serrulata*) (12-20') (Avoid Red-Tip Photinia *fraseri*)

Elaeagnus pungens 'Fruitlandii'

Mary Nell Holly (*Ilex cornuta* x *latifolia* 'Mary Nell')

Other Shrubs

Barberry (*Berberis* spp.)

American Beautyberry (*Callicarpa americana*)

Indian Hawthorn (*Raphiolepis indica*) (May be prone to freezing in this area — use sparingly)

Harbour Dwarf Nandina (*Nandina domestica* ‘Harbour Dwarf’)

Wilson Holly (*Ilex x altaclarensis* ‘Wilsonii’)

Savannah Holly (*Ilex* “Savannah”) (Requires acidic soil — use sparingly)

Rose-of-Sharon (*Hibiscus syriacus*) (Not very drought tolerant in this area — use sparingly)

Autumn Sage (*Salvia greggii*)

St. Johnswort (*Hypericum patulum* ‘Henryi’) *Spiraea* spp.

Chaste tree (*Vitex agnus-castus*)

Juniper (*Juniperus* spp.)

Loropetalum

Possumhaw/Deciduous Holly (*Ilex decidua*) Prairie Flameleaf Sumac (*Rhus lanceolata*) Shining Sumac (*Rhus copallina*)

Evergreen Sumac (*Rhus virens*) (Tends to get very thin as it gets taller — use sparingly, and not for screening)

Ground Covers

Purpleleaf Honeysuckle (*Lonicera japonica* ‘Purpurea’) English Ivy (*Hedera helix*) (shade only)

Asian Jasmine (*Trachelospermum asiaticum*) Trailing Juniper (*Juniperus* spp.)

Mondo grass (*Ophiopogon* spp.)

Vinca minor (Avoid *V. major*.)

Liriope muscari (Avoid *L. spicata*.)

Hardy Plumbago (*Ceratostigma plumbaginoides*)

Coral Honeysuckle (*Lonicera sempervirens*)

Notes:

Trees marked with an asterisk (*) are preferred for required landscape plantings due to their hardiness in the Haslet area, as well as their drought and pest tolerance, their long expected lifespan, and their availability in the north central Texas landscaping trade.

Other native or locally adapted plant materials that are proved to be durable, long-lived and low maintenance in the Haslet area may be approved as qualifying “approved plants” on the project’s landscape plan which is processed during site plan and plat approval for the project.

(Ordinance 0905-05, sec. 1, ex. B, adopted 9/6/05)