
Parks & Recreation Board

DEPARTMENT: Development Services

FROM: Tony D. McIlwain, Development Services Director

MEETING: September 17, 2026

SUBJECT:

Receive a report, hold a discussion, and provide staff direction on the landscaping of parking lots. (*Staff Contact: Tony D. McIlwain, Development Services Director*)

STRATEGIC PRIORITY AND GOAL(S):

Strategic Priority	Strategic Goal
 Great Place to Live Through Expanded Quality of Life Amenities	3.1 Encourage a clean and healthy community 3.2 Encourage placemaking and a sense of belonging

SUMMARY:

On December 9, 2004, the City Council approved revised landscaping regulations via Ordinance B-726. These standards were contained in Chapter 10 of the Code of Ordinances, *Buildings and Building Regulations*. In 2010, the city's landscaping requirements were moved to Chapter 86 of the Code of Ordinances.

The city's landscaping regulations are intended to:

- (1)** Promote the value of property, enhance the welfare, and improve the physical appearance of the city;
- (2)** Reduce the negative effects of glare, noise, erosion and sedimentation caused by expanses of impervious and un-vegetated surfaces within the urban environment; and
- (3)** Preserve and improve the natural and urban environment by recognizing that the use of landscaping elements and retention of existing trees can contribute to the processes of air

purification, oxygen regeneration, groundwater recharge, abatement of noise, glare and heat, provision of habitats for wildlife, and enhance the overall beauty of the city.

Properties zoned Neighborhood Services, General Retail, Commercial, Industrial...and non-residential uses (in residentially zoned areas) containing principle structures, parking areas and signage, are all subject to the same landscaping regulations.

Code Section 86-109 details standards for the *Landscaping of parking lots*. The purpose of this ordinance section is “to require incorporation of landscaping into the design and construction of parking areas while maintaining standards necessary for safe parking and maneuvering space.”

Parking lots require the installation of new trees from the city’s approved canopy and/or ornamental trees listed below. Landscaping plans must be approved by city staff.

Canopy Trees	Ornamental Trees
Bald Cypress	Afghan Pine
Bigtooth Maple	Crepe Myrtle
Bur Oak	Eastern Red Cedar
Caddo Maple	Eve’s Necklace
Chinese Pistache	Flowering Crabapple
Lacebark Elm	Forest Pansy Redbud
Osage Orange	Little Gem Magnolia
Pecan	Japanese Maple
Shumard Oak	Mexican Plumb
Southern Live Oak	Oklahoma Redbud
Southern Magnolia	Ornamental Pear
Texas Red Oak	Western Soapberry

Code section 86-109(g) *Parking lot interior*, lists regulations regarding landscape islands.

- Developments less than five acres shall be designed with a maximum of 20 parking spaces between landscape islands. Parking aisles of 20 or more spaces in length shall terminate in landscape islands.

- Developments five acres or greater in size shall provide a 162-square-foot landscaped island for each 12 parking spaces.
- For each landscaped island of at least 10 feet by 20 feet located within a parking lot, credit for four parking spaces will be provided. Credit for parking spaces cannot reduce the overall parking requirement by more than ten percent or to less than ten total spaces.

The city's parking requirements are located in Appendix B, Chapter 134, *Vehicle parking regulations*. Off-street parking is required in all zoning districts, except Central Commercial. This section does not specifically list off-street parking standards for public parks and recreation areas. However, private or commercial recreation areas require one space for each four persons to be accommodated in the establishment.

With few exceptions, the city's parking and landscaping standards apply to all land within the city. Variances or waivers to these standards require the consideration of the Planning and Zoning Commission and City Council.

RECOMMENDATION:

There is no staff recommendation associated with this item.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

None

REFERENCE:

Insert CSO# if applicable

Insert resolution or ordinance change

FISCAL IMPACT:

Proposed Expenditure/Revenue: n/a

Account Number(s): n/a

Fund: n/a

Account Description: n/a

Procurement Method: n/a

STAFF CONTACT:

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