

THE MARCO

Planned Development District

EXHIBIT G

Landscape Plan and Plant List

Exhibit G — Landscape Plan and Plant List

This Exhibit is the Landscape Plan for The Marco Planned Development District. It establishes the landscape framework for the District and the approved plant palette referenced in §C-7.2. Detailed landscape plans for each site or phase shall be prepared by a landscape architect licensed in the State of Texas and shall be submitted with the corresponding Site Plan or Final Plat in accordance with UDC §2.08.C.

G-1. Intent

Landscape is a primary element of the District's character. Canopy streets, cypress verticals, planted water's edges, and the potted and climbing plantings of its piazzas and courtyards together establish the Mediterranean village character described in the Statement of Intent. The palette in this Exhibit is drawn predominantly from the Town's approved plant materials (UDC §2.08.G) — native and drought-tolerant species suited to North Texas — supplemented with species suited to the lagoon and canal margins and to the District's village character.

G-2. Landscape Framework

(a) Tollway and highway frontage. A landscaped edge not less than 30 feet in width shall be provided along the Dallas North Tollway and U.S. Highway 380 in accordance with DNT §10.1 and §C-7.2(a), planted with canopy trees, shrub screening, and earthen berms.

(b) Thoroughfare edges and street trees. Landscaped edges along other thoroughfares shall be provided in accordance with DNT §10.2. Within the village, street trees shall be planted at regular intervals along drives and pedestrian ways, and may be clustered or aligned in allées to frame view corridors, landmark buildings, and gateways.

(c) The Passeggiata. The Passeggiata shall be planted with shade trees, ornamental understory, and container plantings appropriate to a continuous public promenade.

(d) Lagoon and canal margins. Riparian and aquatic-margin species shall be used at the water's edge to stabilize banks and soften bulkheads and canal walls, except where a hard architectural edge is integral to the design of the canal or basin.

(e) Piazzas, courtyards, and containers. Plazas, courtyards, balconies, and storefront frontages shall incorporate container plantings, climbing vines on pergolas, arbors, and facades, and other fine-grain plantings that give the village its inhabited character.

(f) Parks and greens. Parks and greens shall combine canopy shade, turf, and ornamental planting.

(g) Perimeter adjacency. Where the District adjoins off-site single-family zoning, buffer planting shall include evergreen content sufficient to provide year-round screening.

(h) Irrigation and maintenance. All landscaped areas shall be irrigated and maintained in accordance with §C-7.2(e) and UDC §2.08.D.

G-3. General Provisions

(a) The plant schedule in §G-4 constitutes the approved plant list for the District for purposes of UDC §2.08.

(b) Plant material shall meet the minimum sizes and installation standards of UDC §2.08 at the time of planting, except as modified by Exhibit C.

(c) Additional species, and substitutions of listed species, may be approved by the Director of Development Services.

(d) No single tree species shall exceed 45 percent of the required tree plantings within any Planning Area.

(e) Artificial turf may be used in nonresidential areas upon Town staff approval in accordance with UDC §2.08.G.1.

G-4. Plant Schedule

Canopy Trees

The shade structure of the District — street trees, allées, park groves, and the Tollway edge. Broad crowns over walkable streets.

Common Name	Botanical Name
Live Oak (evergreen)	<i>Quercus virginiana</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Chinquapin Oak	<i>Quercus muehlenbergii</i>
Bur Oak	<i>Quercus macrocarpa</i>
Shumard Oak	<i>Quercus shumardii</i>
Texas Red Oak	<i>Quercus buckleyi</i>
Lacebark Elm	<i>Ulmus parvifolia</i>
American Elm	<i>Ulmus americana</i>
Bald Cypress	<i>Taxodium distichum</i>
Montezuma Cypress	<i>Taxodium mucronatum</i>
Pecan	<i>Carya illinoensis</i>
Southern Magnolia (evergreen)	<i>Magnolia grandiflora</i>
Caddo Maple	<i>Acer saccharum 'Caddo'</i>
Bigtooth Maple	<i>Acer grandidentatum</i>
Texas Ash	<i>Fraxinus texensis</i>

Evergreen and Vertical Accent Trees

The vertical silhouette of the village — the slender evergreen forms that flank towers, gateways, courtyards, and the campanili, and provide year-round screening.

Common Name	Botanical Name
Eastern Red Cedar, including upright cultivars 'Taylor', 'Brodie', and 'Burkii'	<i>Juniperus virginiana</i>
Italian Cypress	<i>Cupressus sempervirens</i>
Arizona Cypress	<i>Cupressus arizonica</i>
Afghan Pine	<i>Pinus eldarica</i>
Blue Point Juniper	<i>Juniperus chinensis 'Blue Point'</i>
Hollywood Juniper	<i>Juniperus chinensis 'Torulosa'</i>

Ornamental Trees

Flowering and small-stature trees for plazas, courtyards, garden walls, and understory planting.

Common Name	Botanical Name
Crepe Myrtle (tree form)	<i>Lagerstroemia indica</i>
Vitex (Chaste Tree)	<i>Vitex agnus-castus</i>
Desert Willow	<i>Chilopsis linearis</i>
Mexican Plum	<i>Prunus mexicana</i>
Texas Redbud	<i>Cercis canadensis var. texensis</i>
Yaupon Holly (tree form, evergreen)	<i>Ilex vomitoria</i>
Possumhaw Holly	<i>Ilex decidua</i>
Texas Persimmon	<i>Diospyros texana</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Eve's Necklace	<i>Styphnolobium affine</i>
Roughleaf Dogwood	<i>Cornus drummondii</i>
Pomegranate	<i>Punica granatum</i>
Wax Myrtle	<i>Morella cerifera</i>
Mission Olive	<i>Olea europaea 'Mission'</i>

Palms

Accent palms for the waterfront and select courtyard settings.

Common Name	Botanical Name
Texas Sabal Palm	<i>Sabal mexicana</i>
Windmill Palm	<i>Trachycarpus fortunei</i>
Dwarf Palmetto	<i>Sabal minor</i>

Shrubs and Hedges

Evergreen structure, hedging, screening, and foundation planting.

Common Name	Botanical Name
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>
Dwarf Wax Myrtle	<i>Morella cerifera var. pumila</i>

Common Name	Botanical Name
Texas Sage, incl. compact cultivars	<i>Leucophyllum frutescens</i>
Glossy Abelia, incl. dwarf cultivars	<i>Abelia × grandiflora</i>
Nellie R. Stevens Holly	<i>Ilex × 'Nellie R. Stevens'</i>
Burford Holly, incl. dwarf cultivars	<i>Ilex cornuta 'Burfordii'</i>
Indian Hawthorn	<i>Rhaphiolepis indica</i>
Italian Jasmine	<i>Jasminum humile</i>
Rosemary	<i>Salvia rosmarinus</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Softleaf Yucca	<i>Yucca recurvifolia</i>
Sotol	<i>Dasylirion texanum</i>
Century Plant and related agaves	<i>Agave spp.</i>
Agarita	<i>Mahonia trifoliolata</i>
American Beautyberry	<i>Callicarpa americana</i>
Cleyera	<i>Ternstroemia gymnanthera</i>
Oakleaf Hydrangea	<i>Hydrangea quercifolia</i>
Leatherleaf Mahonia	<i>Mahonia bealei</i>
Coralberry	<i>Symphoricarpos orbiculatus</i>
Dwarf Pomegranate	<i>Punica granatum 'Nana'</i>

Ornamental Grasses

Massed and drifted plantings for open space, swales, and the Tollway edge.

Common Name	Botanical Name
Lindheimer's Muhly	<i>Muhlenbergia lindheimeri</i>
Gulf Muhly (Autumn Blush)	<i>Muhlenbergia capillaris</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Sideoats Grama	<i>Bouteloua curtipendula</i>
Blue Grama	<i>Bouteloua gracilis</i>
Inland Sea-Oats	<i>Chasmanthium latifolium</i>
Feather Reed Grass	<i>Calamagrostis × acutiflora 'Karl Foerster'</i>
Maiden Grass, incl. dwarf cultivars	<i>Miscanthus sinensis</i>
Mexican Feathergrass	<i>Nassella tenuissima</i>

Groundcovers

Living cover for planting beds, tree wells, and terraced gardens.

Common Name	Botanical Name
Asiatic Jasmine	<i>Trachelospermum asiaticum</i>
Liriope (Lily Turf)	<i>Liriope muscari</i>
Mondo Grass	<i>Ophiopogon japonicus</i>

Common Name	Botanical Name
Santolina (Lavender Cotton)	<i>Santolina chamaecyparissus</i>
Hardy Plumbago	<i>Ceratostigma plumbaginoides</i>
Pigeonberry	<i>Rivina humilis</i>
Trailing Rosemary	<i>Salvia rosmarinus 'Prostratus'</i>
Trailing Lantana	<i>Lantana montevidensis</i>
Pink Skullcap	<i>Scutellaria suffrutescens</i>
Sedum species	<i>Sedum spp.</i>
Creeping Thyme	<i>Thymus spp.</i>
Snake Herb	<i>Dyschoriste linearis</i>

Vines and Climbers

Planting for pergolas, arbors, trellises, garden walls, and building facades — the climbing green layer of the village.

Common Name	Botanical Name
Crossvine	<i>Bignonia capreolata</i>
Star (Confederate) Jasmine	<i>Trachelospermum jasminoides</i>
Evergreen Wisteria	<i>Millettia reticulata</i>
Fig Ivy	<i>Ficus pumila</i>
Trumpet Vine	<i>Campsis radicans</i>

Perennials and Container Plantings

Seasonal color for piazzas, balconies, window boxes, and terracotta containers; species noted "container" are for pots and raised planters.

Common Name	Botanical Name
Autumn Sage and related salvias	<i>Salvia greggii; Salvia spp.</i>
Lantana	<i>Lantana spp.</i>
Turk's Cap	<i>Malvaviscus arboreus var. drummondii</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Rock Rose (Pavonia)	<i>Pavonia lasiopetala</i>
Penstemon species	<i>Penstemon spp.</i>
Black-Eyed Susan	<i>Rudbeckia spp.</i>
Dwarf Ruellia	<i>Ruellia simplex 'Katie'</i>
Bougainvillea (container)	<i>Bougainvillea spp.</i>
Geranium (container)	<i>Pelargonium spp.</i>
Esperanza (container)	<i>Tecoma stans</i>
Tropical Hibiscus (container)	<i>Hibiscus rosa-sinensis</i>
Plumeria (container)	<i>Plumeria spp.</i>

Lagoon and Canal Margins

Riparian and aquatic-margin species for the water's edge — bank stabilization, planted margins, and the softening of bulkheads and canal walls.

Common Name	Botanical Name
Bald Cypress	<i>Taxodium distichum</i>
Montezuma Cypress	<i>Taxodium mucronatum</i>
Buttonbush	<i>Cephalanthus occidentalis</i>
Pickernelweed	<i>Pontederia cordata</i>
Louisiana Iris hybrids	<i>Iris</i> spp. (Louisiana hybrids)
Soft Rush	<i>Juncus effusus</i>
Horsetail Reed (contained planters only)	<i>Equisetum hyemale</i>
Inland Sea-Oats	<i>Chasmanthium latifolium</i>
Bushy Bluestem	<i>Andropogon glomeratus</i>
Eastern Gamagrass	<i>Tripsacum dactyloides</i>

Turf

Lawn areas within parks, greens, and open space.

Common Name	Botanical Name
Common Bermudagrass and hybrid cultivars	<i>Cynodon dactylon</i>
Buffalograss	<i>Bouteloua dactyloides</i>
Zoysiagrass	<i>Zoysia</i> spp.