

Purpose

The City of Richardson adopted the US 75 Amenities Planning Guidelines by Resolution 89-02 on February 13, 1989. These Guidelines were created through a joint effort of the Richardson and Plano Chambers of Commerce, US 75 Amenities Task Force, the Cities of Dallas, Richardson, Plano, Allen, and Collin County. The implementation of the *Guidelines* will positively influence the visual and functional qualities of US Highway 75 (Central Expressway), north of Interstate Highway 635 and south of State Highway 121, as it passes through our communities. These *Guidelines* will ensure a reasonable degree of uniformity, clarity, continuity, and aesthetic character.

Summary of Requirements

The Guidelines specifically require the following for the Corridor (the US 75 frontage road and along intersecting streets for a distance of 300 feet):

1. That within a 30' Interface Zone (outside the right-of-way and parallel to the frontage road or intersecting street), 1 tree and 1 tree-shrub be included in any development for each 50 lineal feet of frontage. It should be noted that trees are not required to be spaced on 50-foot centers;
2. That 50% of the trees used be primary trees. The primary tree is 4" Bald Cypress with a minimum height of 12 feet;
3. That 50% of the tree-shrubs used be primary tree-shrubs. The primary tree-shrub is an 8 foot tall Crape Myrtle or Yaupon Holly;
4. That after the primary tree requirement is met, the next 25% of trees used be primary and/or secondary trees. The secondary trees are 3" caliper Red Oak or Live Oak;
5. That if shrubs are used, at least 25% be primary shrubs. The primary shrub is 2 gallon Dwarf Nandina;
6. That if groundcovers are used, at least 25% be primary groundcover. The primary groundcover is 1 gallon Asian jasmine;
7. That after the primary tree, secondary tree, primary tree-shrub, primary shrub, and primary groundcover requirements are met, all other plant material specified be of the designers choice, taken from the approved plant list of the *Guidelines*;
8. That a 10 foot pedestrian easement be provided in the Interface Zone, adjacent to the US 75 right-of-way line, to accommodate a meandering sidewalk;
9. That all parking areas be screened from adjacent roadways to hide bumpers and headlights (maximum height 36"); and that all storage areas be screened from sight;
10. That all pedestrian crosswalks be designated by the adopted hardsurface paving material (brick or concrete pavers in the red-brown color range) inlayed into the pavement;

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11. That all architectural screens, walls, and retaining walls be harmonious with the colors and textures of the Corridor and/or be in harmony with the development's building materials;
12. That all plant material specified on any plan be taken from the approved plant list and sized according to the list;
13. That all plans developed be sensitive to the intersection of natural floodways and to the visual impact of tall retaining walls in the Corridor; and
14. That all public utility boxes be placed with visual consideration and screened from sight. Where possible, overhead utility lines shall be placed underground or routed away from the Corridor—behind adjacent properties, away from major and minor intersections;

Although there are specific requirements in the *Guidelines*, it is intended that the various designers who use them should have freedom in solving the problems that may occur on a site-by-site basis. The plan review and approval bodies within each community shall have authority to waive some or all of these requirements, with justification.

Approved Plant Material

Canopy Trees

Min. Height/Width

Caliper/Ball Size

Primary

Bald Cypress 12'/6' 4"/42"
Taxodium Distichum

Secondary

Live Oak 14'/5' 3"/32"
Quercus virginiana

Red Oak 14'/5' 3"/32"
Quercus shumardi

Tertiary

Sweetgum 14'/4' 3"/32"
Liquidambar styraciflua

Cedar Elm 14'/5' 3"/32"
Ulmus crassifolia

Honeylocust Shademaster 14'/5' 3"/32"
Gleditsia triacanthos 'Shademaster'

Golden Raintree 10'/4' 3"/32"
Koeireuteria piniculata

Texas Ash 14'/4' 3"/32"
Fraxinus velutina 'Rio Grande'

Burr Oak 12'/4' 3"/32"
Quercus macrocarpa

Escarment Oak 14'/5' 3"/32"
Quercus fusiformis

Tree-Shrubs

Min. Height/Width

Caliper/Ball Size

Primary

Yaupon Holly 8'/3' 4 canes/2'
Ilex vomatoria

Crape Myrtle 8'/3' 4 canes/2'
Lagerstromia indica

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Secondary

Deciduous Yaupon <i>Ilex decidua</i>	8'/3'	4 canes/2'
Native Hawthorn <i>Crataegus spp.</i>	8'/3'	4 canes/2'
Southern Crabapple <i>Malus app.</i>	8'/3'	2 ½"/25"
Chinese Pistache <i>Pistacia chinensis</i>	8'/3'	2 ½"/25"
Mexican Plum <i>Prunus mexicana</i>	8'/3'	2 ½"/25"
Wax Myrtle <i>Myrica carifera</i>	6'/3'	4 canes/2'

Shrubs

Min. Height/Width *Caliper/Ball Size*

Primary

Dwarf Nandina <i>Nandina domestica 'nana'</i>	12"/10"	2 gal.
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Secondary

Dwarf Burford Holly <i>Ilex cornuta 'burfordi nana'</i>	12"/12"	2 gal.
Abelia Grandiflora <i>Abelia grandiflora</i>	12"/12"	2 gal.
Barberry <i>Barberry spp.</i>	18"/15"	2 gal.
Red Yucca <i>Hesperaloe parviflora</i>	15"/18"	5 gal.
Texas Sage <i>Leucophyllum frutescans</i>	15"/15"	5 gal.
Indian Hawthorn <i>Raphiolepis indica</i>	24"/24"	5 gal.
Native Sumac <i>Rhus typhina</i>	30"/48"	10 gal.
Dwarf Crape Myrtle <i>Lagerstromia indica 'nana'</i>	15"/15"	5 gal.
Photinia <i>Photinia fraseri</i>	36"/24"	5 gal.

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Dwarf Yaupon Holly <i>Ilex vomitorria 'nana'</i>	10"/10"	2 gal.
Pampas Grass <i>Cortaderia selloana</i>	30"/42"	5 gal.
Ground Cover/Vines	Min. Height/Width	Container
Primary		
Asian Jasmine <i>Trachelosperum Asiaticum</i>	4"/12"	1 gal.
Secondary		
Purple Winter Creeper <i>Euonymus coloratus</i>	Can full w/6" runners	1 gal.
Santolina <i>Santolina virens</i>	3"/8"	1 gal.
Trumpet Vine <i>Campsis radicans</i>	18" full on stake	1 gal.
Coral Honeysuckle <i>Lonicera sempervirens</i>	18" full on stake	1 gal.
Purple Honeysuckle <i>Lonicera japonica 'purperia'</i>	12"/12"	1 gal.
Virginia Creeper <i>Parthenocissus quinquefolia</i>	18" full on stake	1 gal.
Lady Banks Rose <i>Rosa banksiaw lutea</i>	18" full on stake	1 gal.
Wisteria <i>Wisteria sinensis</i>	4' full on stake	5 gal.
Vinca (major) <i>Vinca major</i>	4"/6"	1 gal.
Turf Grass	Application	
Common Bermuda <i>Cynodon dactylon</i>	Seed or Hydromulch	
Fescues <i>Festuca rubra</i>	Seed or Hydromulch	
Buffalo Grass <i>Buchloe dactyloides</i>	Seed	