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1 Trophy Wood Drive, Trophy Club, TX 76262 | 682.237.2900 | [info@trophyclub.org](mailto:info@trophyclub.org) | [trophyclub.org](http://trophyclub.org)

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**To:** Planning & Zoning Commission

**From:** Tommy Uzee, Director of Community Development

**CC:** Thomas M. Class Sr., Town Manager  
Holly Fimbres, Town Secretary/RMO

**Re:** Case O-AMD-17-004  
Planning & Zoning Commission Meeting, October 4, 2018

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**Agenda Item:**

**Case O-AMD-17-004 (Artificial Turf)**

- a. Conduct a Public Hearing regarding a Town-initiated request to amend Landscaping Regulations in Section 14.02.352(d)(5) and Section 14.02.352(g)(5) of the Trophy Club Code of Ordinances to allow artificial turf on residentially zoned properties.
- b. Discussion and recommendation regarding a Town-initiated request to amend Landscaping Regulations in Section 14.02.352(d)(5) and Section 14.02.352(g)(5) of the Trophy Club Code of Ordinances to allow artificial turf on residentially zoned properties.

**Background and Explanation:**

In recent years, artificial turf has increased in popularity as residents choose to cover their front, side, and rear yards with it or simply install it for a putting green or playground.

Under Council direction, staff provided research and ordinance drafts to allow artificial turf on residential properties at the December 12, 2017 and February 13, 2018 Town Council meetings.

Data collected for the study identified that certain western United States areas created legislation that permits the use of artificial turf due to drought conditions and water conservation methods. In other areas, it is simply the aesthetic nature that creates the appeal and simultaneously eliminates irrigation needs.

The following contains the proposed additions to Section 14.02.352 entitled "Landscaping Regulations" within the Trophy Club Code of Ordinances to allow residentially zoned property owners to install artificial turf to all maintained areas that are typically sodded. Proposed language is in red.

***"Section 14.02.352 Landscaping Regulations***

...

*(d) General standards. The following criteria and standards shall apply to landscape materials and installation:*

...

*(5) Ground cover. Ground covers used in lieu of grass in whole and in part shall be of live material and shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one year of planting. **Artificial turf is considered ground cover in residential districts when in compliance with Section 14.02.352(g)(5).***

...

*(g) Requirements for residential districts. In addition to the above-listed requirements, all areas within the town which are zoned for residential use, by either "straight zoned" districts or by planned developments, shall have the following requirements.*

...

*(5) Artificial turf. The use of artificial turf is allowed in residential districts if the conditions below are met.*

*(A) Submission of a certified grading plan prepared by a registered surveyor of the State of Texas for review and approval by the Building Official.*

*(B) Artificial turf damaged during the repair, replacement, or addition of utilities, streets, and sidewalks will be the responsibility of the homeowner.*

*(C) Artificial turf shall be installed per the manufacturers' installation specifications, and over compacted natural soil, an approved weed barrier, and a compacted aggregate base, before the final installation of the turf."*

**Financial Considerations:**

Not applicable.

**Legal Review:**

Ordinance to be reviewed by Town Attorney.

**Staff Recommendation:**

Staff recommends approval of the amendment to the ordinance as submitted.

**Attachments:**

- Exhibit A – Surveyed Cities
- Exhibit B – Pros and Cons of Artificial Turf vs. Living Matter
- Exhibit C – General Sub-Base Construction