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**ZONING AMENDMENT REVIEW SHEET**

**CASE:** C814-2012-0055.01 **P.C. DATE:** September 24, 2013  
Covered Bridge Planned Unit Development (PUD) Amendment #1

**ADDRESS:** 6714 Covered Bridge Drive **AREA:** 38.13 acres

**OWNERS:** PPF AMLI Covered Bridge Drive, LLC (Tract 1); CBAL Whitecroe LLC (Tracts 2 & 4); Covered Bridge Section 8, LLC (Tract 3)

**APPLICANT:** City of Austin Planning and Development Review Department (Jerry Rusthoven)

**NEIGHBORHOOD PLAN AREA:** Oak Hill Combined, (West Oak Hill)

**WATERSHED:** Williamson Creek (Barton Springs Zone and Drinking Water Protection Zone)

**SUMMARY STAFF RECOMMENDATION:**

Staff recommendation is to amend Zoning Ordinance No. 20130307-056 to correct Exhibit C, the Land Use Plan; City initiated amendment to resolve clerical error by City staff.

**ISSUES:**

The Covered Bridge PUD was approved by City Council on March 7, 2013. City staff mistakenly attached an incorrect exhibit to the ordinance that was recorded. The land use plan that had been reviewed and approved by staff allowed a maximum building square footage of 150,000 square feet on PUD Tracts 2 and 4. An earlier draft of the land use plan was attached to the ordinance, and a typographic error showed 100,000 square foot maximum.

The proposed PUD amendment does not alter impervious cover or any other environmental elements. The PUD also still complies with the requirements of the Traffic Impact Analysis (TIA). City Code requires the amendment to be processed through Environmental Board, Planning Commission and City Council.

**PLANNING COMMISSION RECOMMENDATION:**

September 24, 2013:

**ENVIRONMENTAL BOARD RECOMMENDATION:**

September 4, 2013: *RECOMMEND TO GRANT APPROVAL OF AMENDMENT TO ZONING ORDINANCE 20130307-056, AS RECOMMENDED BY STAFF. MOTION BY SCHISSLER, 2<sup>ND</sup> BY NEELEY. (5-0-2-1) (WALKER, GARY ABSENT; DEEGAN ABSTAINED).*

**DEPARTMENT COMMENTS:**

A copy of the approved zoning ordinance is attached, including the Land Use Plan that was attached in error. Also attached is a copy of the corrected Land Use Plan, as well as detail areas that show the table that is being corrected.

**CITY COUNCIL DATE:** October 3, 2013

**ACTION:** **ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Heather Chaffin **PHONE:** 974-2122

e-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

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**ORDINANCE NO. 20130307-056**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS COVERED BRIDGE PUD LOCATED AT 6714 COVERED BRIDGE DRIVE IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL- NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT, COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY- NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT, MULTI-FAMILY RESIDENCE LIMITED DENSITY-NEIGHBORHOOD PLAN (MF-1-NP) COMBINING DISTRICT, TOWNHOUSE AND CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-NP) COMBINING DISTRICT, AND RURAL RESIDENCE-NEIGHBORHOOD PLAN (RR-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district community commercial- neighborhood plan (GR-NP) combining district, community commercial-conditional overlay- neighborhood plan (GR-CO-NP) combining district, multi-family residence limited density-neighborhood plan (MF-1-NP) combining district, townhouse and condominium residence-neighborhood plan (SF-6-NP) combining district, and rural residence-neighborhood plan (RR-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property (the "Property") described in Zoning Case No. C814-2012-0055, on file at the Planning and Development Review Department, as follows:

**Tract 1**

Lots 1A-7A, Block A, Amended Plat of the Amended Plat of Lots 53-55, Block D, Covered Bridge Subdivision Section 2, and Lots 1-4, Block A, Covered Bridge Subdivision Section 7, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201000036 of the Official Public Records of Travis County, Texas.

**Tracts 2 and 4**

Lot 1, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas; and,

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Lot 2, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

A 6.097 acre tract of land, more or less, being a portion of Lot A, Whitecrowe Addition Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance.

Tract 3

Lot 3, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas; and,

Lot 4, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas; and,

locally known as 6714 Covered Bridge Drive in the City of Austin, Travis County, Texas and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance and Exhibits "A" through "D" constitute the land use plan (the "Land Use Plan") for Covered Bridge planned unit development district (the "PUD") created by this ordinance. Development of and the uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the Land Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City, including Ordinance No. 20081211-097 (establishing the West Oak Hill neighborhood plan combining district) shall apply. All references in this ordinance and the exhibits to City Code sections or regulations shall mean those sections and regulations as they exist on the effective date of this ordinance and as they may be amended in the future.

**PART 3.** The attached exhibits are incorporated into this ordinance in their entirety as through set forth fully in the text of this ordinance. The exhibits are as follows:

- Exhibit A: Metes and Bounds description of Tract 4.
- Exhibit B: Zoning Map.
- Exhibit C: Land Use Plan.
- Exhibit D: Native Plant List.

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**PART 4.** Except as otherwise provided in this ordinance, the Property shall be developed according to the community commercial-mixed use-conditional overlay (GR-MU-CO) combining district. See the land use plan for specific permitted, conditional and prohibited land uses.

- A. A Traffic Impact Analysis (TIA) shall be waived if daily unadjusted trips generated on the PUD do not exceed 4,500 trips per day. City of Austin staff may require an updated TIA at the time of site plan. Additional right-of-way, participation in roadway improvements, or limitations on development may be recommended based on review of updated TIA at time of site plan.
- B. The existing shared access easement that provides access to the City of Austin Oak Hill detention shall be maintained by the owner.
- C. All residential and commercial development shall comply with Austin Energy Green Building Program (GBP) for a minimum two star rating. Certification from the GBP shall be met as specified by the version of the rating system current at the time of design.
- D. Subchapter E (*Design Standards and Mixed Use*) of Chapter 25-2 applies to development within the PUD.
- E. The PUD shall provide public-accessible hike and bike trails near the creeks on the Property.
- F. The PUD shall provide connectivity, where possible, between the hike and bike trails and nearby trail systems.
- G. An Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection Department or successor Department for review and approval. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual in effect on the effective date of this ordinance.
- H. Applicable Regulations:
  - 1. All City regulations except the regulations in City Code Chapter 25-8, Subchapter A (*Water Quality*) apply to the Property as follows:
    - i. development on the Property shall be subject to the regulations in effect at the time an application for approval of a site plan is

submitted for development of the Property, subject to the modifications to code sections referenced in Part 6 of this ordinance.

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2. The regulations in City Code Chapter 25-8, Subchapter A (*Water Quality*) and the Environmental Criteria Manual apply to the Property as follows:

- i. original development on the Property shall be subject to the regulations in effect on the effective date of this ordinance, subject to the modifications to code sections referenced in Part 6 of this ordinance; and
- ii. redevelopment of the Property must adhere to the requirements in City Code Section 25-8-27 (*Redevelopment Exception in the Barton Springs Zone*) as it exists on the effective date of this ordinance and as that section is modified in Part 6 of this ordinance.

- I. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a landscape plan for the use of native and adapted plant materials according to the City of Austin Preferred Plant List, attached as Exhibit "D", shall be submitted to the Watershed Protection Department or successor Department for review and approval.

**PART 5.** Section 25-2-491 (*Permitted, Conditional, and Prohibited Uses*). A use that is not included as a permitted or conditional use in this Part is a prohibited use in the PUD. A prohibited use may not be established as a principal use or as an accessory use to a principal use.

A. The following are permitted uses in Tract 1:

Condominium residential	Multifamily residential
Administrative & Business offices	Art gallery
Art workshop	Business or trade school
Business support services	Consumer convenience services
Consumer repair services	Financial services
Food sales	Funeral services
General retail sales (convenience)	General retail sales (general)

Medical offices-exceeding  
 5,000 square feet gross  
 Personal improvement  
 services  
 Pet services  
 Research services  
 Restaurant (limited)  
 Community garden  
 College & university  
 facilities  
 Community recreation  
 (private)  
 Congregate living  
 Cultural services  
  
 Group home, Class 1  
 (general)  
 Group home, Class II  
 Private primary educational  
 facilities  
 Public primary educational  
 facilities  
 Religious assembly  
 Safety services  
  
 Public secondary  
 educational facilities

Medical offices-not exceeding  
 5,000 square feet gross  
 Personal services  
  
 Professional office  
 Restaurant (general)  
 Software development  
 Urban farm  
 Communication service facilities  
  
 Community recreation (public)  
  
 Counseling services  
 Day care services (commercial,  
 general, limited)  
 Group home, Class 2 (limited)  
  
 Guidance services  
 Private secondary educational  
 facilities  
 Public secondary educational  
 facilities  
 Residential treatment  
 Public primary educational  
 facilities

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**B. The following are permitted uses for Tracts 2 and 4:**

Condominium residential	Duplex residential
Group residential	Multifamily residential
Retirement housing (small site)	Single family attached residential
Single family residential	Townhouse residential
Two-family residential	Communication service facilities
Congregate living	Day care services (limited)
Family home	Group home, Class 1 (limited)
Public primary educational facilities	Public secondary educational facilities

Religious assembly  
Urban farm

Community garden  
Convalescent services

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C. The following are conditional uses for Tracts 2 and 4:

Club or lodge  
College or university  
facilities  
Community recreation  
(public)

Day care services  
(commercial)

Group home, Class 1  
(general)

Private primary educational  
facilities

Safety services

Retirement housing (large site)  
Community recreation (private)

Cultural services

Day care services (general)

Local utility services

Private secondary educational  
facilities

D. Community recreation (private) use is a permitted use on Tract 3.

**PART 6.** In accordance with the regulations in the City Code for a PUD, the following requirements of City Code are either waived or modified. Except as specifically modified by this Ordinance, the requirements of City Code in effect at the time an application for approval of a site plan is submitted for development or redevelopment of the Property are applicable.

**Tract 1**

A. Section 25-8-65 (*Roadways*) is not applicable.

B. Section 25-8-261 (*Critical Water Quality Zone Development*), Section 25-8-482 (*Critical Water Quality Zone*), Section 25-8-483 (*Water Quality Transition Zone*), and, Section 25-8-514 (*Pollution Prevention Required*) are modified to allow construction of a standard biofiltration pond for water quality controls and pollutant removal. The modifications for a biofiltration pond are allowed in lieu of the requirements of section 25-8-514. The biofiltration pond may be placed in the critical water quality zone ("CWQZ") and water quality transition zone ("WQTZ") as shown on the Land Use Plan. Maximum allowable impervious cover is 338,000 square feet. Buildings and parking areas are allowed in the WQTZ.

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- C. Section 25-8-302 (*Construction of a Building or Parking Area*) is modified to exclude man-made slopes and to allow construction of non-man-made slopes limited to 0.15-acre of impervious cover on slopes greater than 15% gradient.
  - D. Section 25-8-341 (*Cut Requirements*) is modified to allow for a cut greater than 4 feet and up to 8 feet on land not to exceed 0.10 acre in total area. Biofiltration pond construction is exempt from this provision.
  - E. Section 25-8-342 (*Fill Requirements*) is modified to allow for fill greater than 4 feet and up to 10 feet on land not to exceed 0.75-acre in total area.
  - F. Section 25-8-27 (*Redevelopment Exception in the Barton Springs Zone*) subsection (A) is modified to remove the limitation to commercial development, remove the requirement that the property owner file an election for the property to be governed by this section, and to provide that all redevelopment on the Property must adhere to the requirements in 25-8-27.

#### Tracts 2 & 4

- A. Section 25-8-65 (*Roadways*) is not applicable.
- B. Section 25-8-261 (*Critical Water Quality Zone Development*), Section 25-8-482 (*Critical Water Quality Zone*), Section 25-8-483 (*Water Quality Transition Zone*), and, Section 25-8-514 (*Pollution Prevention Required*) are modified to allow construction of a biofiltration pond for water quality controls and pollutant removal north of the creek. The modifications for a standard biofiltration pond are allowed in lieu of requirements of section 25-8-514. The biofiltration pond may be placed in the CWQZ and WQTZ to the extent shown on the Land Use Plan. Re-irrigation areas treating water to the requirements of section 25-8-514 are allowed within 50 percent of the CWQZ south of the creek provided that no re-irrigation area is located in the 100-year flood plain or within 50 feet from the centerline of the creek. Vegetated water quality controls and conveyance systems are allowed to capture run-off from the driveway that cannot be sent to a water quality control to the minimum extent necessary. Maximum allowable impervious cover is 199,000 square feet on all of Tract 2 & 4. Buildings and parking areas are allowed in the WQTZ only in the areas shown on the attached Land Use Plan. A driveway that meets fire access standards is allowed in the CWQZ.



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- C. Section 25-8-302 (*Construction of a Building or Parking Area*) is modified to exclude man-made slopes and to allow construction on non-man-made slopes limited to 0.30-acre of impervious cover on slopes greater than 15 percent gradient.
  - D. Section 25-8-341 (*Cut Requirements*) is modified to allow for a cut greater than 4 feet and up to 8 feet on land not to exceed 1.8-acre in total area. The biofiltration pond construction is exempt from this provision.
  - E. Section 25-8-342 (*Fill Requirements*) is modified to allow for fill greater than 4 feet and up to 10 feet on land not to exceed 0.55-acre in total area.
  - F. Section 25-8-27 (*Redevelopment Exception in the Barton Springs Zone*) subsection (A) is modified to remove the limitation to commercial development, remove the requirement that the property owner file an election for the property to be governed by this section, and to provide that all redevelopment on the Property must adhere to the requirements in 25-8-27.

### Tract 3

- A. Section 25-8-261 (*Critical Water Quality Zone Development*), Section 25-8-482 (*Critical Water Quality Zone*), Section 25-8-483 (*Water Quality Transition Zone*) and Section 25-8-514 (*Pollution Prevention Required*) are modified to the extent that vegetative filter strips ("VFS"), minimal grading, level spreaders and plantings are allowed in CWQZ and WQTZ provided that no VFS is allowed in the 100-year flood plain.
- B. No impervious cover is allowed on Tract 3, other than open space and what may be necessary to implement A, above.

**PART 7.** This ordinance takes effect on March 18, 2013.

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**PASSED AND APPROVED**

March 7, 2013 §  
§  
§  
Lee Leffingwell  
Mayor

**APPROVED:** Karen M. Kennard  
City Attorney  
**ATTEST:** Jannette S. Goodall  
City Clerk

EXHIBIT "A"

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**6.097 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 6.097 ACRES (APPROXIMATELY 265,595 SQ. FT.), BEING A PORTION OF LOT A, WHITECROWE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 87, PAGES 15A-15B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.097 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the southeast line of said Lot A, being the westernmost corner of Lot 1, Block A, Covered Bridge Subdivision Section 8, a subdivision of record in Document No. 200400100 of the Official Public Records of Travis County, Texas, being also the northernmost corner of a 15.741 acre tract described in Volume 13117, Page 759 of the Real Property Records of Travis County, Texas;

**THENCE** with the southeast line of said Lot A and the northwest line of the said 15.741 acre tract, the following two (2) courses and distances:

1. South 29°33'02" West, a distance of 240.05 feet to a 1/2" rebar found;
2. South 29°19'49" West, a distance of 319.87 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar found for a common corner of said Lot A and the said 15.741 acre tract, bears South 51°52'11" East, a distance of 302.90 feet;

**THENCE** over and across said Lot A, the following three (3) courses and distances:

1. North 51°52'11" West, a distance of 30.36 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 29°19'49" East, a distance of 222.30 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 63°42'47" West, a distance of 170.09 feet to a 1" iron pipe found for a common corner of said Lot A and a 53.28 acre tract described in Volume 9504, Page 847 of the Real Property Records of Travis County, Texas;

**THENCE** North 31°25'13" East with the northwest line of said Lot A and the southeast line of the said 53.28 acre tract, a distance of 1257.25 feet to a 1" iron pipe found for the westernmost corner of a 6.88 acre tract described in Volume 13087, Page 536 of the Real Property Records of Travis County, Texas;

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**THENCE** with the common line of said Lot A and the said 6.88 acre tract, the following five (5) courses and distances:

1. South 60°42'19" East, a distance of 190.69 feet to a 1" iron pipe found;
2. South 74°07'03" East, a distance of 94.17 feet to a 1" iron pipe found;
3. South 76°20'49" East, a distance of 138.36 feet to a calculated point in the rock rip rap of a drainage structure;
4. North 32°10'11" East, a distance of 30.85 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 28°28'11" East, a distance of 683.82 feet to a calculated point in the southwest right-of-way line of State Highway 71 (150' right-of-way width) as shown on TxDOT map CSJ No. 700-03, from which a 3/4" iron pipe found, bears South 84°20'35" West, a distance of 0.31 feet and a 1/2" rebar found, bears North 28°28'11" East, a distance of 1.82 feet;

**THENCE** South 61°58'52" East with the southwest right-of-way line of State Highway 71 and over and across said Lot A, a distance of 60.10 feet to a 1/2" rebar with "Chaparral" cap found in the southeast line of said Lot A, being the northernmost corner of Lot 2, Block A, of said Covered Bridge Subdivision Section 8, from which a 1/2" rebar found, bears North 28°28'09" East, a distance of 1.19 feet;

**THENCE** with the common line of said Lot A and said Covered Bridge Subdivision Section 8, the following thirteen (13) courses and distances:

1. South 28°28'09" West, a distance of 685.78 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 28°08'31" West, a distance of 95.64 feet to a 1/2" rebar found;
3. North 55°17'31" West, a distance of 62.17 feet to a 1/2" rebar with "Landmark" cap found;
4. North 77°20'11" West, a distance of 125.22 feet to a 1/2" rebar found;
5. North 73°50'19" West, a distance of 102.53 feet to a 1/2" rebar found;
6. North 60°54'36" West, a distance of 119.75 feet to a 1/2" rebar found;
7. South 75°33'19" West, a distance of 28.94 feet to a 1/2" rebar found;
8. South 30°28'57" West, a distance of 43.56 feet to a 1/2" rebar found;

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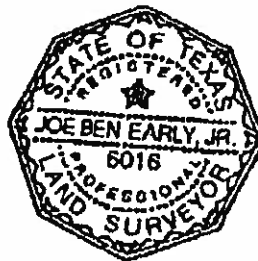
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9. South 29°50'49" West, a distance of 51.07 feet to a cotton spindle found;
10. South 31°27'09" West, a distance of 50.15 feet to a 1/2" rebar found;
11. South 01°59'33" West, a distance of 164.96 feet to a 1/2" rebar found;
12. South 14°18'24" West, a distance of 106.24 feet to a 1/2" rebar found;
13. South 29°35'16" West, a distance of 440.59 feet to the **POINT OF BEGINNING**, containing 6.097 acres of land, more or less.

Surveyed on the ground September 13, 2011. Bearing basis is Grid Azimuth for the Texas Central Zone, NAD 1983/93 HARN from the LCRA survey control network.  
Attachments: Drawing 040-038-WHITECROWE-6AC

*JB* 9/14/11

Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

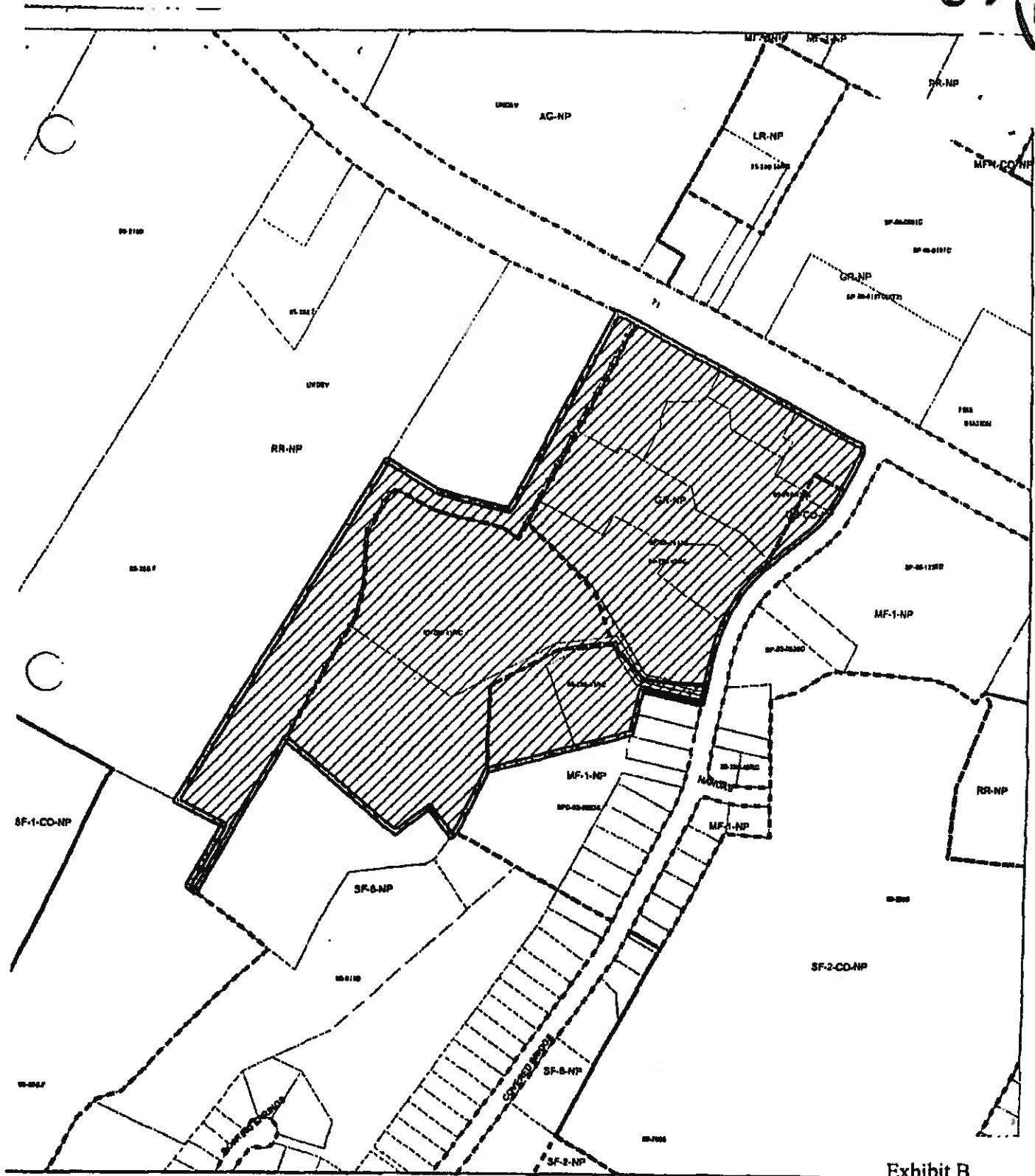
*A. M. Debeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS




October 31 2011 01:50 PM

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**1" = 400'**

 **SUBJECT TRACT**  
 **PENDING CASE**  
 **ZONING BOUNDARY**

**ZONING**  
**ZONING CASE#: C14-2012-0055**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Exhibit B





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## APPENDIX N CITY OF AUSTIN PREFERRED PLANT LIST

Other plants may be used if approved by the City of Austin. This list is a guide and is not meant to be exclusive. Any other native or well adapted plant may be used if drawings are sealed by a registered Texas Landscape Architect.

EVERGREEN TREES	HEIGHT	FEATURES (N = Native)
<b>Arizona Cypress</b> <i>Cupressus arizonica</i>	30'-75'	good heat and drought tolerance, aromatic foliage
<b>Cherry Laurel</b> <i>Prunus caroliniana</i>	25'-30'	N, screening plant, wildlife food
<b>Deodar Cedar</b> <i>Cedrus deodara</i>	40'-50'	fine texture, needs drainage
<b>Live Oak</b> <i>Quercus virginiana</i>	50'-60'	N, oak wilt susceptible
<b>Mountain Laurel</b> <i>Sophora secundiflora</i>	15'-25'	N, fragrant purple spring blossoms, small tree, large shrub
<b>Texas Madrone</b> <i>Arbutus texana</i>	25'-30'	N, distinctive, attractive bark, difficult to propagate and transplant
<b>Yaupon Holly</b> <i>Ilex vomitoria</i>	15'-20'	N, red berries in winter, small tree, large shrub
DECIDUOUS TREES	HEIGHT	FEATURES (N = Native)
<b>American Elm</b> <i>Ulmus americana</i>	60'-80'	N, vase-shaped canopy, susceptible to Dutch Elm disease
<b>American Smoketree</b> <i>Cotinus obovatus</i>	15'-25'	N, spring floral "clouds", fall color
<b>Arizona Walnut</b> <i>Juglans major</i>	40'-50'	N, nuts attract wildlife
<b>Bald Cypress</b> <i>Taxodium distichum</i>	60'-70'	N, fine texture, rust fall color
<b>Bigtooth Maple</b> <i>Acer grandidentatum</i>	30'-40'	N, outstanding fall foliage, requires drainage
<b>Blackjack Oak</b> <i>Quercus marilandica</i>	50'-60'	N, short-lived, bell-shaped leaves
<b>Bradford Pear</b>	30'-40'	showy white spring flowers



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<b>Pyrus calleryana 'Bradford'</b>		
<b>Bur Oak</b> <i>Quercus macrocarpa</i>	60'-100'	N, large fringed acorn, majestic, adaptable tree
<b>Cedar Elm</b> <i>Ulmus crassifolia</i>	50'-60'	N, fall color, small leaves
<b>Chinese Pistache</b> <i>Pistacia chinensis</i>	30'-40'	brilliant fall color, very adaptable
<b>Chinquapin Oak</b> <i>Quercus Muhlenbergii</i>	40'-60'	N, tall, slender form, dark glossy lush foliage
<b>Crape Myrtle*</b> <i>Lagerstroemia indica</i>	25'-30'	summer flowers, many varieties
<b>Desert Willow</b> <i>Chilopsis linearis</i>	15'-25'	N, orchid-like blooms, not a true willow
<b>Drake Elm</b> <i>Ulmus parvifolia 'Drake'</i>	20'-30'	nearly evergreen, drought tolerant
<b>Durand Oak</b> <i>Quercus sinuata</i>	50'-70'	N, large oak, prefers moist sites
<b>Eastern Walnut</b> <i>Juglans nigra</i>	70'-80'	N, large tree, valued for nuts
<b>Escarpment Cherry</b> <i>Prunus serotina</i>	20'-30'	N, fall color, fruit for wildlife and jellies
<b>Eve's Necklace</b> <i>Sophora affinis</i>	20'-30'	N, same genus as Mt. Laurel, pink blooms in late spring
<b>Flameleaf Sumac</b> <i>Rhus copallina</i> and <i>R. glabra</i>	15'-20'	N, brilliant fall color, may colonize
<b>Fragrant Ash</b> <i>Fraxinus cuspidata</i>	10'-12'	N, fragrant white flowers in late spring
<b>Golden Rain Tree</b> <i>Koelreuteria bipinnata*</i> and <i>K. paniculata</i>	20'-30'	yellow spring blooms, drought tolerant
<b>Honey Mesquite</b> <i>Prosopis glandulosa</i>	25'-30'	N, drought tolerant, wood valued for smoking meat
<b>Kidneywood</b> <i>Eysenhardtia texana</i>	10'-15'	N, fragrant fall flowers, small tree, large shrub
<b>Lacey Oak</b> <i>Quercus glaucooides</i> and <i>Q. laceyi</i>	20'-40'	N, small tree, peach colored foliage in spring and fall
<b>Little Walnut</b> <i>Juglans microcarpa</i>	20'-30'	N, small tree, strongly scented, good for attracting wildlife
<b>Mexican Buckeye</b>	10'-15'	N, pink spring flowers, small tree,

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<b>Ungradia speciosa</b>		large shrub
<b>Mexican Plum</b> <i>Prunus mexicana</i>	15'-25'	N, white spring blossoms, wildlife food
<b>Orchid Tree</b> <i>Bauhinia</i> spp.	6'-12'	N, showy white blossoms, small understory or patio tree
<b>Pecan</b> <i>Carya illinoensis</i>	60'-80'	N, shade tree, nut producing
<b>Possumhaw</b> <i>Ilex decidua</i>	15'-20'	N, red winter berries, large shrub, small tree
<b>Post Oak</b> <i>Quercus stellata</i>	50'-75'	N, large oak, roots sensitive to disturbance
<b>Red Buckeye</b> <i>Aesculus pavia</i>	10'-20'	N, good understory tree, requires deep well-drained soils
<b>Rusty Blackhaw</b> <i>Viburnum rufidulum</i>	10'-15'	N, good understory tree, glossy leaves, fall color
<b>Shin Oak</b> <i>Quercus sinuata brevifolia</i>	30'-35'	N, small tree, attractive bark, grows in thickets
<b>Shumard Oak</b> <i>Quercus shumardii</i>	50'-75'	N, fast growing, good fall red foliage coloration, tolerant of limestone soils
<b>Texas Ash</b> <i>Fraxinus texensis</i>	40'-50'	N, fast growing, shade tree exceptional fall foliage coloration
<b>Texas Persimmon</b> <i>Diospyros texana</i>	15'-25'	N, wildlife food, multi-trunk
<b>Texas Redbud</b> <i>Cercis canadensis</i> var. 'Texensis'	20'-25'	N, early pink blossoms, drought tolerant
<b>Texas Red Oak</b> <i>Quercus texana</i>	30'-40'	N, white patches on bark, fall color
<b>Vitex, Lilac Tree</b> <i>Vitex Agnus-castus</i>	15'-20'	late spring lavender blooms, small tree
<b>Western Soapberry</b> <i>Sapindus Drummondii</i>	30'-40'	N, showy winter fruit, yellow fall color

\*susceptible to severe freeze

#### EVERGREEN SHRUBS

	SUN	SHADE	FEATURES (N = Native)
<b>Agarita</b> <i>Berberis trifoliolata</i>	o		N, prickly leaves, bright red berries
<b>Barbados Cherry*</b> <i>Malpighia glabra</i>	o	o	N, pale pink flowers, berries attract wildlife

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<b>Burford Holly</b> <i>Ilex cornuta 'Burfordii'</i>	o	o	glossy dark green foliage, red fruit
<b>Dwarf Burford Holly</b> <i>Ilex cornuta 'Burfordii nana'</i>	o	o	glossy leaves, berries not prominent
<b>Dwarf Chinese Holly</b> <i>Ilex cornuta 'Rotunda nana'</i>	o	o	spiny foliage, no berries
<b>Dwarf Yaupon Holly</b> <i>Ilex vomitoria 'Nana'</i>	o	o	low mound-like shrub, no berries
<b>Elaeagnus</b> <i>Elaeagnus pungens</i>	o	o	silver foliage, fragrant white fall flowers
<b>Evergreen Sumac</b> <i>Rhus virens</i>	o	o	N, glossy leaves, red fall color when mature
<b>Indian Hawthorn*</b> <i>Raphiolepis indica</i>	o		pink flowers, copper colored new foliage
<b>Mountain Laurel</b> <i>Sophora secundiflora</i>	o	o	N, showy fragrant purple flower, large shrub
<b>Nandina</b> <i>Nandina domestica</i>	o	o	red berries, red fall winter color
<b>Oleander*</b> <i>Nerium oleander</i>	o		summer flowers, large shrub
<b>Pampas Grass*</b> <i>Cortaderia selloana</i>	o		large clumping grass
<b>Red Yucca</b> <i>Hesperaloe parviflora</i>	o		N, coral flower spike, not a true yucca
<b>Rock Cotoneaster</b> <i>Cotoneaster horizontalis</i>	o		red fall fruit, small leaves
<b>Rosemary*</b> <i>Rosmarinus officinalis</i>	o		aromatic leaves, 'Prostratus' cultivar
<b>Sacahuista, Bear Grass</b> <i>Nolina texana</i>	o	o	N, grass-like mounding clumps
<b>Shore Juniper</b> <i>Juniperus conferta</i>	o		spreading, ground cover, blue-green
<b>Silverleaf Cotoneaster</b> <i>Cotoneaster glaucophyllus</i>	o		silver leaves, red fall fruit
<b>Texas Sage</b> <i>Leucophyllum frutescens</i>	o		N, lavender flowers, gray or green foliage
<b>Texas Sotol</b> <i>Dasylirion texanum</i>	o		N, long blade-like leaf with spines
<b>Wax Myrtle</b> <i>Myrica cerifera</i>	o	o	N, very adaptable, aromatic leaves, berries used for Bayberry fragrance

\* susceptible to severe freeze

# **SEMI-EVERGREEN SHRUBS\*\***

	SUN	SHADE	FEATURES (N = Native)
<b>Cast Iron Plant*</b> <i>Aspidistra elatior</i>	o		broad strap shaped leaves to 2' height
<b>Glossy Abella</b> <i>Abelia grandiflora</i>		o	small pink flowers, glossy leaves
<b>Muhly Grass</b> <i>Muhlenbergia lindheimeri</i>	o		N, looks like small pampas grass
<b>Pineapple Guava*</b> <i>Feijoa sellowiana</i>	o		exotic fragrant flowers
<b>Pomegranate*</b> <i>Punica granatum</i>	o	o	orange flowers, yellow fall color
<b>Primrose Jasmine*</b> <i>Jasminum mesnyi</i>	o		yellow flowers, mounding form

\* susceptible to severe freeze

\*\*influenced by severity or duration of winter

# **DECIDUOUS SHRUBS**

	SUN	SHADE	FEATURES (N = Native)
<b>Althaea</b> <i>Hibiscus syriacus</i>	o		showy summer flowers
<b>American Beautyberry</b> <i>Callicarpa americana</i>	o	o	N, purple fruit in autumn, wildlife food
<b>Aromatic Sumac</b> <i>Rhus aromatica</i>	o	o	N, red berries in late spring, brilliant fall foliage
<b>Arrowwood</b> <i>Viburnum dentatum</i>	o	o	N, spring flowers, fall color
<b>Black Dalea</b> <i>Dalea frutescens</i>	o		N, purple summer flowers, fine foliage
<b>Butterfly Bush</b> <i>Buddleia Davidii</i>	o		N, lavender/lilac flowers, small fuzzy leaves
<b>Flame Acanthus</b> <i>Anisacanthus Wrightii</i>	o	o	N, orange flowers attracts hummingbirds
<b>Possumhaw Holly</b> <i>Ilex decidua</i>	o	o	N, red winter berries large shrub
<b>Texas Lantana*</b> <i>Lantana horrida</i> and <i>L. camara</i>	o		N, good summer color, many varieties
<b>Trailing Lantana*</b>	o	o	N, lilac colored flowers summer

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Lantana montevidensis

through fall

\*susceptible to severe freeze

EVERGREEN VINES & GROUNDCOVERS		SUN	SHADE	FEATURES (N = Native)
Asian Jasmine*	Trachelospermum asiaticum	o	o	low vigorous groundcover
Bigleaf Periwinkle	Vinca major		o	loose groundcover, blue flowers
Carolina Jessamine	Gelsemium sempervirens	o	o	N, fragrant yellow flowers in spring
Coral Honeysuckle	Lonicera sempervirens	o	o	N, coral flowers, red fruit, attracts wildlife
Cross Vine	Bignonia capreolata	o	o	N, yellow/red flowers, clinging vine
Damianita	Chrysactinia mexicana	o		N, yellow flowers, low growing to 12" height
English Ivy	Hedera helix		o	clinging, vigorous, self-climbing vine
Fig Vine*	Ficus pumila	o	o	clinging vine, fine texture
Lady Banksia Rose	Rosa banksiae	o		yellow spring flowers, large cascading form
Liriope	Liriope muscari		o	purple spike flowers, clump-like foliage
Littleleaf Periwinkle	Vinca minor		o	blue flowers, groundcover
Monkey Grass	Ophiopogon japonicus		o	tufted grass-like groundcover
Oregano	Origanum vulgare	o	o	perennial, spreading herb
Santolina	Santolina chamaecyparissus	o		fine textured, aromatic foliage
Stonecrop	Sedum spp.	o	o	low, fast growing groundcover

\*susceptible to severe freeze

DECIDUOUS VINES & GROUNDCOVERS		SUN	SHADE	FEATURES (N = Native)
Boston Ivy	Parthenocissus	o	o	N, red fall color, clinging vine

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<b>tricuspidata 'Veitchii'</b>			
<b>Bush Morning Glory</b> <i>Ipomoea leptophylla</i>	o	o	N, forms 1½' - 3' mounds of foliage, avender to purple flowers
<b>Coral Vine</b> <i>Antigonon leptopus</i>	o		pink flowers in summer and fall
<b>Cypress Vine</b> <i>Ipomoea quamoclit</i>	o		red tube-like flowers, twining vine, annual
<b>Gregg Dalea*</b> <i>Dalea greggii</i>	o	o	N, purple flowers in fall, groundcover
<b>Mustang Grape</b> <i>Vitis muslangensis</i>	o	o	N, native grape, climbs by tendrils
<b>Old Man's Beard</b> <i>Clematis Drummondii</i>	o	o	twining vine, feathery seeds
<b>Passion Vine*</b> <i>Passiflora incarnata</i>	o	o	N, lavender flowers, edible fruit: Maypop
<b>Sweet Autumn Clematis</b> <i>Clematis paniculata</i>	o		fragrant fall flowers, twining vine
<b>Trumpet Vine</b> <i>Campsis radicans</i>	o	o	N, orange-scarlet flowers, invasive
<b>Virginia Creeper</b> <i>Parthenocissus quinquefolia</i>	o	o	N, red fall color, clinging vine

\*susceptible to severe freeze

**FLOWERING PERNNIALS**      **SUN**      **SHADE**      **FEATURES (N = Native)**

<b>Artemisia</b> <i>Artemisia ludoviciana</i>	o		N, aromatic foliage, white fuzzy leaves
<b>Black-eyed Susan</b> <i>Rudbeckia hirta</i>	o	o	N, yellow dark-centered daisy, flowers May to September
<b>Blackfoot Daisy</b> <i>Melampodium leucanthum</i>	o		N, short white daisy, flowers all summer, short-lived
<b>Butterfly Weed</b> <i>Asclepias tuberosa</i>	o	o	N, orange/yellow flowers, attracts butterflies
<b>Canna Lily</b>	o		banana-like foliage

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<b>Canna X generalis</b>			blooms in summer
<b>Cedar Sage</b> <i>Salvia roemeriana</i>	o		N, red flowers, naturalizes
<b>Cherry Sage</b> <i>Salvia greggii</i>	o	o	N, red, pink or white flowers
<b>Cigar Plant</b> <i>Cuphea micropelala</i>	o		orange-yellow fall flowers
<b>Coreopsis</b> <i>Coreopsis lanceolata</i>	o		N, yellow spring and fall flowers, clumping
<b>Daylily</b> <i>Hemerocallis fulva</i>	o		orange/yellow funnel- shaped flower
<b>Fall Aster</b> <i>Aster spp.</i>	o	o	N, blue/purple autumn flowers
<b>Firebush*</b> <i>Hamella patens</i>	o		red-orange flowers, red fall color
<b>Gayfeather</b> <i>Liatris spp.</i>	o		N, purple flower spikes in autumn
<b>Heartleaf Hibiscus</b> <i>Hibiscus cardiophyllus</i>	o	o	N, red flowers all summer
<b>Hinckley's Columbine</b> <i>Aquilegia Hinckleyana</i>		o	bright yellow flowers in spring
<b>Hymenoxys</b> <i>Hymenoxys scaposa</i>	o		N, small yellow daisy, bitter smelling leaves
<b>Lamb's Ears</b> <i>Stachys byzantina</i>	o		unique foliage, low growing
<b>Maximilian Sunflower</b> <i>Helianthus maximilliana</i>	o		N, yellow flower, late summer to fall
<b>Mealy Blue Sage</b> <i>Salvia farinacea</i>	o		N, blue flower spikes spring and summer
<b>Mexican Bush Sage</b> <i>Salvia leucantha</i>	o		tall purple flower spikes
<b>Mexican Heather*</b> <i>Cuphea hyssopifolia</i>	o		tiny purple, pink or white flowers
<b>Mexican Marigold Mint</b> <i>Tagetes lucida</i>	o	o	yellow fall flowers, anise flavored foliage
<b>Mexican Oregano</b> <i>Pollomintha longiflora</i>	o		lavender/pink flowers, aromatic
<b>Oxeye Daisy</b> <i>Chrysanthemum leucanthemum</i>	o		white early summer flower, yellow center
<b>Peruvian Verbena*</b>	o		pink, purple, red or

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<b>Verbena peruviana</b>			white flowers,
<b>Pink Skullcap</b>	o	o	pink flowers in
<b>Scutellaria suffrutescens</b>			summer, low growing
<b>Plumbago*</b>	o	o	low growing, blue
<b>Plumbago auriculata</b>			flowers
<b>Purple Coneflower</b>	o	o	N, purple daisy-like
<b>Echinacea purpurea</b>			flowers
<b>Rose Mallow</b>	o	o	N, pink hibiscus-like
<b>Pavonia lasiopetala</b>			flowers
<b>Scarlet Sage</b>	o	o	N, red, pink or white
<b>Salvia coccinea</b>			flowers, spring to fall
<b>Spiderwort</b>	o		N, purple-blue flowers,
<b>Tradescantia x Andersoniana</b>			Informal ground cover
<b>Turk's Cap</b>	o	o	N, red flowers and fruit,
<b>Malvaviscus arboreus</b>			colonizing
<b>'Drummondii'</b>			
<b>Yarrow</b>	o	o	off-white flowers, pink
<b>Achillea millefolium</b>			variety available
<b>White Mistflower</b>	o	o	N, white autumn flowers,
<b>Eupatorium Wrightii</b>			attracts butterflies
<b>Wild Petunia</b>	o		N, purple flowers from
<b>Ruellia nudiflora</b>			March to December
<b>Zexmenia</b>	o	o	N, orange/yellow
<b>Wedelia hispida</b>			flowers, May to November

\*susceptible to severe freeze

<b>TURF &amp; LOW GRASSES</b>	<b>SUN</b>	<b>SHADE</b>	<b>FEATURES (N = Native)</b>
<b>Bermuda</b>			
<b>Cynodon dactylon</b>	o		seed or hybrid sod
<b>Blue Grama</b>			
<b>Bouteloua gracilis</b>	o		N, seed, fine-leaf tufted grass, good meadow grass, not for mowed lawns
<b>Buffalograss</b>			
<b>Buchloe dactyloides</b>	o		N, many seed varieties, sod available in '609' and Prairie hybrids
<b>Little Bluestem</b>			
<b>Schizachyrium scoparium</b>	o		N, seed, blue-green, fine texture, not for mowed lawns
<b>Side Oats Gramma</b>			
<b>Bouteloua curtipendula</b>	o	o	N, seed, not for mowed lawns

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OLD

NEW

## USE & DEVELOPMENT STANDARDS

### TRACT 1 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	14.880 ACRES
MAXIMUM F.A.R.	0.650 :1 F.A.R.
TOTAL S.F.	421,000 S.F.
MINIMUM LOT SIZE	1.000 ACRE
BUILDING HEIGHT	50 FT.
SETBACKS	
FRONT YARD	See Notes
STREET SIDE YARD	See Notes
INTERIOR SIDE YARD	0 FT.
REAR YARD	0 FT.
MAXIMUM IMPERVIOUS COVER	338,000 S.F.
RESIDENTIAL UNITS PER ACRE	16.2 UPA
MAXIMUM RESIDENTIAL UNITS	240 UNITS
OPEN SPACE	1.5 ACRES

### TRACT 2 & 4 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	19.987 ACRES
MAXIMUM F.A.R.	0.115 :1 F.A.R.
TOTAL S.F.	100,000 S.F.
MINIMUM LOT SIZE	1.000 ACRE
BUILDING HEIGHT	40 FT.
SETBACKS	
FRONT YARD	25 FT.
STREET SIDE YARD	25 FT.
INTERIOR SIDE YARD	- FT.
REAR YARD	- FT.
MAXIMUM IMPERVIOUS COVER	199,000 S.F.
RESIDENTIAL UNITS PER ACRE	0
OPEN SPACE	8.5 ACRES

### TRACT 3 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	3.255 ACRES
MAXIMUM F.A.R.	0.000 :1 F.A.R.
TOTAL S.F.	- S.F.
MINIMUM LOT SIZE	1.000 ACRE
BUILDING HEIGHT	- FT.
SETBACKS	
FRONT YARD	10 FT.
STREET SIDE YARD	10 FT.
INTERIOR SIDE YARD	- FT.
REAR YARD	- FT.
MAXIMUM IMPERVIOUS COVER	0%
RESIDENTIAL UNITS PER ACRE	0 UPA
MAXIMUM RESIDENTIAL UNITS	0 UNITS
OPEN SPACE	3.255 ACRES

## USE & DEVELOPMENT STANDARDS

### TRACT 1 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	14.880 ACRES
MAXIMUM F.A.R.	0.650 :1 F.A.R.
TOTAL S.F.	421,000 S.F.
MINIMUM LOT SIZE	0.500 ACRE
BUILDING HEIGHT	55 FT.
SETBACKS	
FRONT YARD	See Notes
STREET SIDE YARD	See Notes
INTERIOR SIDE YARD	0 FT.
REAR YARD	0 FT.
MAXIMUM IMPERVIOUS COVER	338,000 S.F.
RESIDENTIAL UNITS PER ACRE	16.2 UPA
MAXIMUM RESIDENTIAL UNITS	240 UNITS
OPEN SPACE	25%

### TRACT 2 & 4 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	19.987 ACRES
MAXIMUM F.A.R.	0.115 :1 F.A.R.
TOTAL S.F.	150,000 S.F.
MINIMUM LOT SIZE	0.500 ACRE
BUILDING HEIGHT	40 FT.
SETBACKS	
FRONT YARD	25 FT.
STREET SIDE YARD	25 FT.
INTERIOR SIDE YARD	- FT.
REAR YARD	- FT.
MAXIMUM IMPERVIOUS COVER	199,000 S.F.
RESIDENTIAL UNITS PER ACRE	0
OPEN SPACE	60.5%

### TRACT 3 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	3.255 ACRES
MAXIMUM F.A.R.	0.000 :1 F.A.R.
TOTAL S.F.	- S.F.
MINIMUM LOT SIZE	1.000 ACRE
BUILDING HEIGHT	- FT.
SETBACKS	
FRONT YARD	10 FT.
STREET SIDE YARD	10 FT.
INTERIOR SIDE YARD	- FT.
REAR YARD	- FT.
MAXIMUM IMPERVIOUS COVER	0%
RESIDENTIAL UNITS PER ACRE	0 UPA
MAXIMUM RESIDENTIAL UNITS	0 UNITS
OPEN SPACE	100%

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