

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: *RECOMMENDED TO APPROVE AMENDMENT TO ZONING ORDINANCE 20130307-056, AS RECOMMENDED BY STAFF, ON CONSENT AGENDA. (6-0-1-2); J. STEVENS- 1ST, S. OLIVER- 2ND; A. HERNANDEZ- OFF DIAS; D.CHIMENTI, B. ROARK- ABSENT).*

ENVIRONMENTAL BOARD RECOMMENDATION:

September 4, 2013: *RECOMMEND APPROVAL OF AMENDMENT TO ZONING ORDINANCE 20130307-056, AS RECOMMENDED BY STAFF. MOTION BY SCHISSLER, 2ND 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:** 1st 2nd 3rd

ORDINANCE NUMBER:

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

e-mail: heather.chaffin@austintexas.gov

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,

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.

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.

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

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

Condominium residential
 Group residential
 Retirement housing (small
 site)
 Single family residential
 Two-family residential
 Congregate living
 Family home
 Public primary educational
 facilities

Duplex residential
 Multifamily residential
 Single family attached residential

 Townhouse residential
 Communication service facilities
 Day care services (limited)
 Group home, Class 1 (limited)
 Public secondary educational
 facilities

Religious assembly
Urban farm

Community garden
Convalescent services

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.

- 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.

- 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.

PASSED AND APPROVED


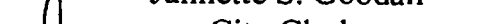
APPROVED:  ATTEST: 
Karen M. Kennard Jannette S. Goodall
City Attorney City Clerk

EXHIBIT "A"

**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;

Page 2 of 3

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;

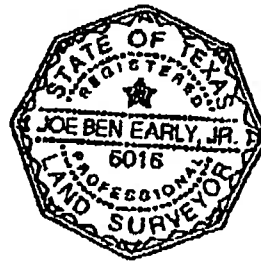
Page 3 of 3

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

 9/14/11

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



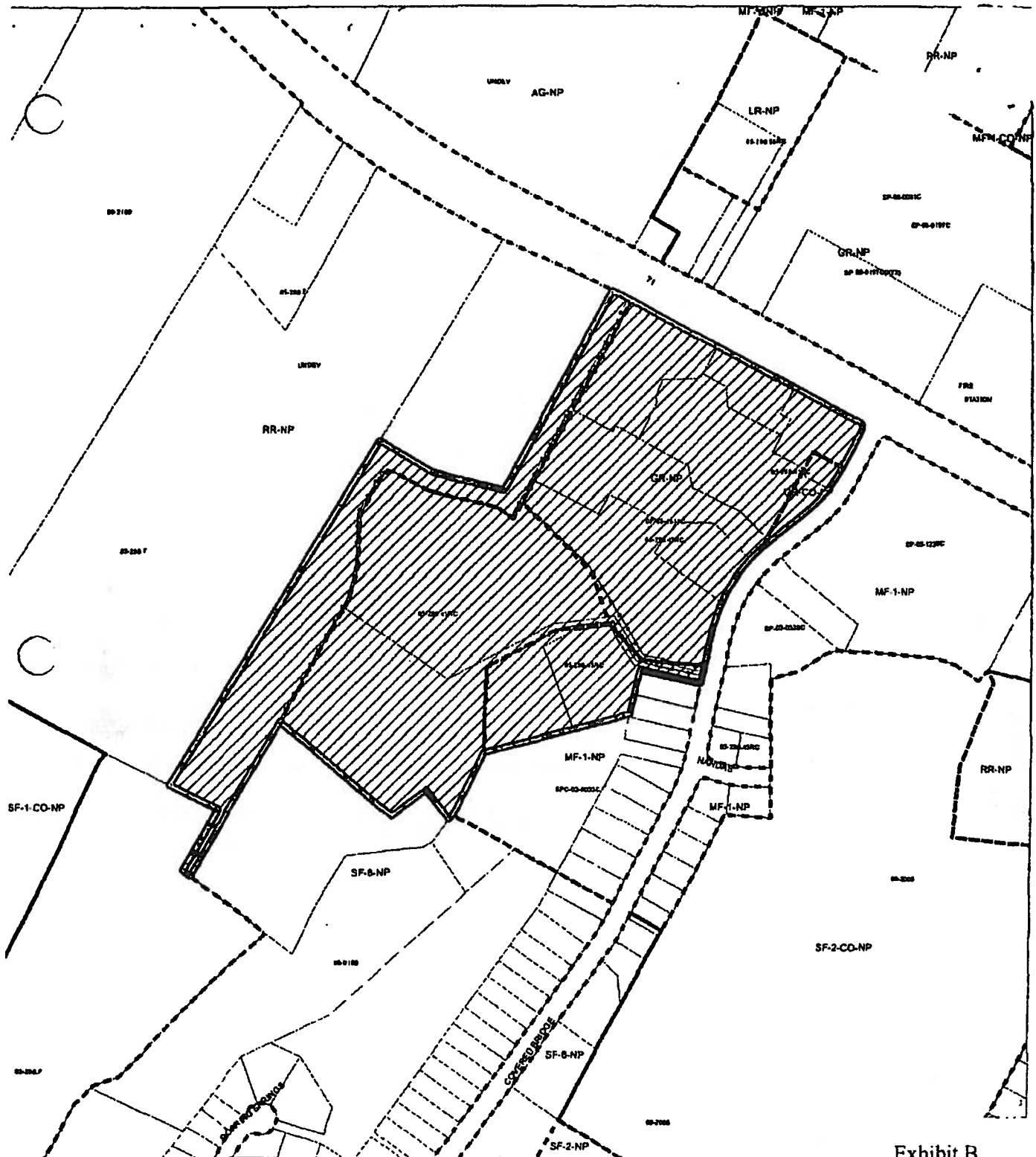
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Richard Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

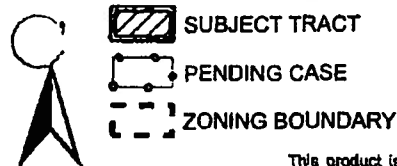
October 31 2011 01:59 PM

FEE: \$ 58.00 2011158827



ZONING

ZONING CASE#: C14-2012-0055



1" = 400'

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





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

Pyrus calleryana 'Bradford'

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

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

*susceptible to severe freeze

EVERGREEN SHRUBS

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

Burford Holly <i>Ilex cornuta</i> 'Burfordii'	o	o	glossy dark green foliage, red fruit
Dwarf Burford Holly <i>Ilex cornuta</i> 'Burfordii nana'	o	o	glossy leaves, berries not prominent
Dwarf Chinese Holly <i>Ilex cornuta</i> 'Rotunda nana'	o	o	spiney foliage, no berries
Dwarf Yaupon Holly <i>Ilex vomitoria</i> 'Nana'	o	o	low mound-like shrub, no berries
Elaeagnus <i>Elaeagnus pungens</i>	o	o	silver foliage, fragrant white fall flowers
Evergreen Sumac <i>Rhus virens</i>	o	o	N, glossy leaves, red fall color when mature
Indian Hawthorn* <i>Raphiolepis indica</i>	o		pink flowers, copper colored new foliage
Mountain Laurel <i>Sophora secundiflora</i>	o	o	N, showy fragrant purple flower, large shrub
Nandina <i>Nandina domestica</i>	o	o	red berries, red fall winter color
Oleander* <i>Nerium oleander</i>	o		summer flowers, large shrub
Pampas Grass* <i>Cortaderia selloana</i>	o		large clumping grass
Red Yucca <i>Hesperaloe parviflora</i>	o		N, coral flower spike, not a true yucca
Rock Cotoneaster <i>Cotoneaster horizontalis</i>	o		red fall fruit, small leaves
Rosemary* <i>Rosmarinus officinalis</i>	o		aromatic leaves, 'Prostratus' cultivar
Sacahuista, Bear Grass <i>Nolina texana</i>	o	o	N, grass-like mounding clumps
Shore Juniper <i>Juniperus conferta</i>	o		spreading, ground cover, blue-green
Silverleaf Cotoneaster <i>Cotoneaster glaucophyllus</i>	o		silver leaves, red fall fruit
Texas Sage <i>Leucophyllum frutescens</i>	o		N, lavender flowers, gray or green foliage
Texas Sotol <i>Dasylirion texanum</i>	o		N, long blade-like leaf with spines
Wax Myrtle <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)
Cast Iron Plant* <i>Aspidistra elatior</i>	o		broad strap shaped leaves to 2' height
Glossy Abelia <i>Abelia grandiflora</i>		o	small pink flowers, glossy leaves
Muhly Grass <i>Muhlenbergia lindheimeri</i>	o		N, looks like small pampas grass
Pineapple Guava* <i>Feijoa sellowiana</i>	o		exotic fragrant flowers
Pomegranate* <i>Punica granatum</i>	o	o	orange flowers, yellow fall color
Primrose Jasmine* <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)
Althaea <i>Hibiscus syriacus</i>	o		showy summer flowers
American Beautyberry <i>Callicarpa americana</i>	o	o	N, purple fruit in autumn, wildlife food
Aromatic Sumac <i>Rhus aromatica</i>	o	o	N, red berries in late spring, brilliant fall foliage
Arrowwood <i>Viburnum dentatum</i>	o	o	N, spring flowers, fall color
Black Dalea <i>Dalea frutescens</i>	o		N, purple summer flowers, fine foliage
Butterfly Bush <i>Buddleia Davidii</i>	o		N, lavender/lilac flowers, small fuzzy leaves
Flame Acanthus <i>Anisacanthus Wrightii</i>	o	o	N, orange flowers attracts hummingbirds
Possumhaw Holly <i>Ilex decidua</i>	o	o	N, red winter berries large shrub
Texas Lantana* <i>Lantana horrida</i> and <i>L. camara</i>	o		N, good summer color, many varieties
Trailing Lantana*	o	o	N, lilac colored flowers summer

Lantana montevidensis

through fall

*susceptible to severe freeze

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

*susceptible to severe freeze

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

tricuspidata 'Veitchii'

Bush Morning Glory
Ipomoea leptophylla

o o

N, forms 1½' - 3' mounds of foliage,
avender to purple flowers

Coral Vine
Antigonon leptopus

o

pink flowers in summer and fall

Cypress Vine
Ipomoea quamoclit

o

red tube-like flowers, twining vine,
annual

Gregg Dalea*
Dalea greggii

o o

N, purple flowers in fall,
groundcover

Mustang Grape
Vitis mustangensis

o o

N, native grape, climbs by tendrils

Old Man's Beard
Clematis Drummondii

o o

twining vine, feathery seeds

Passion Vine*
Passiflora incarnata

o o

N, lavender flowers, edible fruit;
Maypop

Sweet Autumn Clematis
Clematis paniculata

o

fragrant fall flowers, twining vine

Trumpet Vine
Campsis radicans

o o

N, orange-scarlet flowers, invasive

Virginia Creeper
Parthenocissus quinquefolia

o o

N, red fall color, clinging vine

*susceptible to severe freeze

FLOWERING PERNNIALS

SUN

SHADE

FEATURES (N = Native)

Artemisia o
Artemisia ludoviciana

N, aromatic foliage,
white fuzzy leaves

Black-eyed Susan o o
Rudbeckia hirta

N, yellow dark-centered
daisy, flowers May to
September

Blackfoot Daisy o
Melampodium leucanthum
short-lived

N, short white daisy,
flowers all summer,

Butterfly Weed o o
Asclepias tuberosa

N, orange/yellow
flowers, attracts butterflies

Canna Lily o

banana-like foliage

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

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

*susceptible to severe freeze

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

Disclaimer:

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the

Municipality. American Legal Publishing Corporation provides these documents for informational purposes only. These documents should not be relied upon as the definitive authority for local legislation. Additionally, the formatting and pagination of the posted documents varies from the formatting and pagination of the official copy. The official printed copy of a Code of Ordinances should be consulted prior to any action being taken.

For further information regarding the official version of any of this Code of Ordinances or other documents posted on this site, please contact the Municipality directly or contact American Legal Publishing toll-free at 800-445-5588.

© 2011 American Legal Publishing Corporation
techsupport@amlegal.com
1.800.445.5588

OLD

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

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	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%

76

76