

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY RENAMED THE TERRACE AT OAK HILL LOCATED AT 8500**
3 **STATE HIGHWAY 71 WEST IN THE WEST OAK HILL NEIGHBORHOOD**
4 **PLAN AREA FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD**
5 **PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT**
6 **DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.**

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** The Terrace at Oak Hill Planned Unit Development (the "Terrace PUD") is
11 comprised of approximately 8.92 acres of land located generally at 8500 State Highway
12 West more particularly described as follows:

13
14 An 8.92 acre tract of land, more or less, out of the Augustine Bowles Survey No.
15 93 the tract of land being more particularly described by metes and bounds in
16 Exhibit "A" incorporated into this ordinance (the "Property").
17

18 **PART 2.** Terrace at Oak Hill PUD (formerly named the West 71 Office Park PUD) was
19 approved on July 26, 2007, under Ordinance No. 20070726-104.
20

21 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended
22 to change the base district from planned unit development-neighborhood plan (PUD-NP)
23 combining district to planned unit development-neighborhood plan (PUD-NP) combining
24 district on approximately 8.92 acres of land, described in Zoning Case No. C814-2007-
25 0009.01, on file at the Planning and Development Review Department and locally known
26 as 8500 State Highway 71 West, in the City of Austin, Travis County, Texas, and generally
27 identified in the map attached as Exhibit "B".
28

29 **PART 4.** This ordinance, together with the attached Exhibit C, is the land use plan for the
30 Terrace PUD created by this ordinance. The Terrace PUD shall conform to the limitations
31 and conditions set forth in this ordinance and in the Terrace at Oak Hill planned unit
32 development land use plan. If any discrepancies between this ordinance and the Land Use
33 Plan arise, this ordinance and any amendments prevail. Except as otherwise specifically
34 provided by this ordinance and land use plan, all other rules, regulations, and ordinances of
35 the City apply to the PUD.
36

1 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as
2 though set forth fully in the text of this ordinance. The exhibits are as follows:

- 3 Exhibit A: Legal description
4 Exhibit B: Zoning map
5 Exhibit C: Land Use Plan
6 Exhibit D: Grow Green Native and Adapted Landscape Plants
7 Exhibit E: Invasive Species/Problem Plants
8

9 **PART 6. Land Use and Site Development Regulations.**

10 See Sheets C-1 and C-2 of Exhibit C, the Land Use Plan for additional land use and
11 site development regulations.
12

- 13
14 A. Except as otherwise provided in this ordinance, the Property is subject to
15 multifamily residence limited density (MF-1) district permitted uses,
16 conditional uses, and site development regulations.
17
18 B. The maximum square footage for all uses shall be a total of 58,500 square feet.
19
20 C. Development of the Property may not exceed a floor to area ratio (F.A.R.) of
21 0.75:1.
22
23 D. Development of the Property shall not exceed 62 residential units.
24
25 E. Development of the Property shall not exceed an average density of 7
26 residential units per acre.
27
28 F. A site or building permit for the Property may not be approved, released, or
29 issued if the completed development or uses of the Property, considered
30 cumulatively with all existing or previously authorized development and uses,
31 would generate traffic that exceeds 2,000 trips per day.
32

33 **PART 7. Code Modifications.** In accordance with Chapter 25-2, Subchapter B, Article 2,
34 Division 5, (*Planned Unit Developments*) of City Code, the following site development
35 regulations apply to the PUD instead of otherwise applicable City regulations:
36

- 37 A. Section 25-2-144(D) (*Planned Unit Development (PUD) District Designation*)
38 is modified to waive the 10 acre PUD requirement.

- 1
- 2 B. Section 25-2-492 (*Site Development Regulations*) is modified to limit the
- 3 maximum building coverage to 10% of the site.
- 4
- 5 C. Section 25-8-482 (*Water Quality Transition Zone*) is modified to allow a 3.34
- 6 acre portion of the Property associated with Williamson Creek and identified on
- 7 the Land Use Plan to be classified as Uplands Zone. See Exhibit C, Sheet C-3.
- 8
- 9 D. Sections 25-8-301 (*Construction of a Roadway or Driveway*) and 25-8-302
- 10 (*Construction of a Building or Parking Area*) are modified to allow for
- 11 construction on slopes with a gradient between 15 percent and 35 percent with
- 12 the following delineations:
- 13
- 14 1. this allowance does not include areas associated with building
- 15 foundation or water quality/detention ponds, areas already
- 16 permitted by Code, or preclude future administrative variance
- 17 requests for cut-and-fill for swales and drainage ditches;
- 18
- 19 2. impervious cover on slopes from 15 percent to 25 percent shall be
- 20 limited to 0.11 acres (4,792 square feet) and on slopes from 25
- 21 percent to 35 percent shall be limited to 0.07 acres (3,049 square
- 22 feet); and,
- 23
- 24 3. the location of the additional impervious cover is generally
- 25 depicted on Exhibit C, Sheet C-5.
- 26

27 **PART 8. Environmental.**

28

- 29 A. For each site plan application filed for commercial, industrial, mixed use,
- 30 multifamily residential or open space areas for the PUD, the developer shall
- 31 submit an integrated pest management (IPM) plan that complies with Sections
- 32 1.6.9.2(D) and (F) of the Environmental Criteria Manual to the Director of the
- 33 Planning and Development Review Department for approval of the plan.
- 34
- 35 B. All trails within the PUD shall be constructed with permeable materials.
- 36
- 37 C. At the time an application for approval of a site plan is submitted for
- 38 development of the Property or any portion of the Property, a landscape plan
- 39 shall be submitted to the Planning and Development Review Department for

1 review and approval. Ninety percent of the total plant material used, exclusive
2 of turf, shall be native to Central Texas or on the Grow Green Native and
3 Adapted Landscape Plants list, attached as Exhibit "D". Plants on the Invasive
4 Species/Problem Plants list, attached as Exhibit "E", may not be used.
5

6 D. The limits of the northeast critical water quality zone and water quality
7 transition zone, as established in City Code Sections 25-8-92 (A) and (B)
8 (*Critical Water Quality Zones Established*) and as described in Exhibit C, Land
9 Use Plan, Sheets C-3 and C-4, are based on City of Austin GIS data as of April
10 1, 2014.
11

12 E. The location of the downstream buffer area described in Exhibit C, Land Use
13 Plan, Sheet C-6, is approximate and may be modified as necessary to
14 accommodate the final site layout.
15

16 F. The minimum allowable downstream buffer area is 3.75 acres.
17

18 G. The downstream buffer area shall remain undeveloped, except for the
19 following:

20 water quality facilities
21 detention facilities
22 drainage facilities
23 utility connections
24 utility crossings
25 permeable trails.
26

27 **PART 9.** The Property is subject to Ordinance No. 20081211-097 that established the
28 West Oak Hill neighborhood plan combining district.
29
30

PART 10. This ordinance takes effect on _____, 2014.

PASSED AND APPROVED

_____, 2014

§
§
§

Lee Leffingwell
Mayor

APPROVED:

Karen M. Kennard
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**8.921 ACRES
AUGUSTINE BOWLES SURVEY NO. 93**

A DESCRIPTION OF 8.921 ACRES OF LAND (APPROXIMATELY 388,600 SQ. FT.) OUT OF THE AUGUSTINE BOWLES SURVEY NO. 93, SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED AS 7.9 ACRES OF LAND OUT OF AN 8.9 ACRE TRACT OF LAND AND 1.0 ACRE OF LAND OUT OF AN 8.9 ACRE TRACT OF LAND DESCRIBED IN VOLUME 2047, PAGE 178 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO MICHAEL B. KNEPP BY TAX RESALE DEED, DATED OCTOBER 28, 2003 AND RECORDED IN DOCUMENT NO. 2003254026 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.921 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point in the north right-of-way line of State Highway 71 (150' right-of-way), being at the southwest corner of the said 8.921 acre tract, and being also at the southeast corner of Lot 1, Southwest Trails, a subdivision of record under Document No. 200000300 of the Plat Records of Travis County, Texas, from which a concrete highway monument found in the north right-of-way line of State Highway 71, at engineer's centerline station 1719+86.53, bears North 62°00'40" West, a distance of 841.63 feet;

THENCE North 15°28'33" East departing said right-of-way line, along the common line of the 8.921 acre tract and said Lot 1, at a distance of 0.83 feet passing a 1/2" rebar found, and continuing for a total distance of 380.93 feet to a 1/2" rebar found in the south line of Lot 3, Southwest Trails, at the northwest corner of the 8.921 acre tract, being the northeast corner of said Lot 1, from which another 1/2" rebar found bears South 50°13'26" West, a distance of 0.34 feet;

THENCE along the north line of the 8.921 acre tract, being in part, the south line of said Lot 3, and in part, the south line of a 19.687 acre tract described in a Warranty Deed to Central Texas/ SWA Mutual Housing Corporation recorded under Document No. 2001001683 of the Official Public Records of Travis County, Texas, the following two (2) courses and distances:

1. South 61°59'36" East, a distance of 1042.18 feet to a 1/2" iron pipe found;
2. South 25°43'11" East, a distance of 60.68 feet to a 1/2" iron pipe found at the north corner of a 0.996 acre tract described in a Certificate Regarding Mergers to 7-Eleven recorded in Document 2013011903 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found bears North 22°20'58"

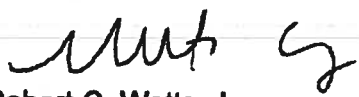
West, a distance of 0.81 feet;

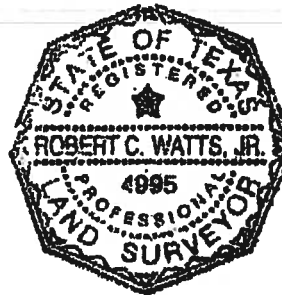
THENCE South $28^{\circ}41'58''$ West, along the east line of the 8.921 acre tract, being the northwest line of the said 0.996 acre tract, at a distance of 335.12 feet passing a 1/2" iron pipe found, and continuing for a total distance of 335.39 feet to a calculated point in the north right-of-way line of State Highway 71, from which a concrete highway monument found in the north right-of-way line of State Highway 71, at engineer's centerline station 1745+61.69, bears South $62^{\circ}03'29''$ East, a distance of 729.21 feet;

THENCE with the north right-of-way line of State Highway 71, being the south line of the 8.921 acre tract, the following two (2) courses and distances:

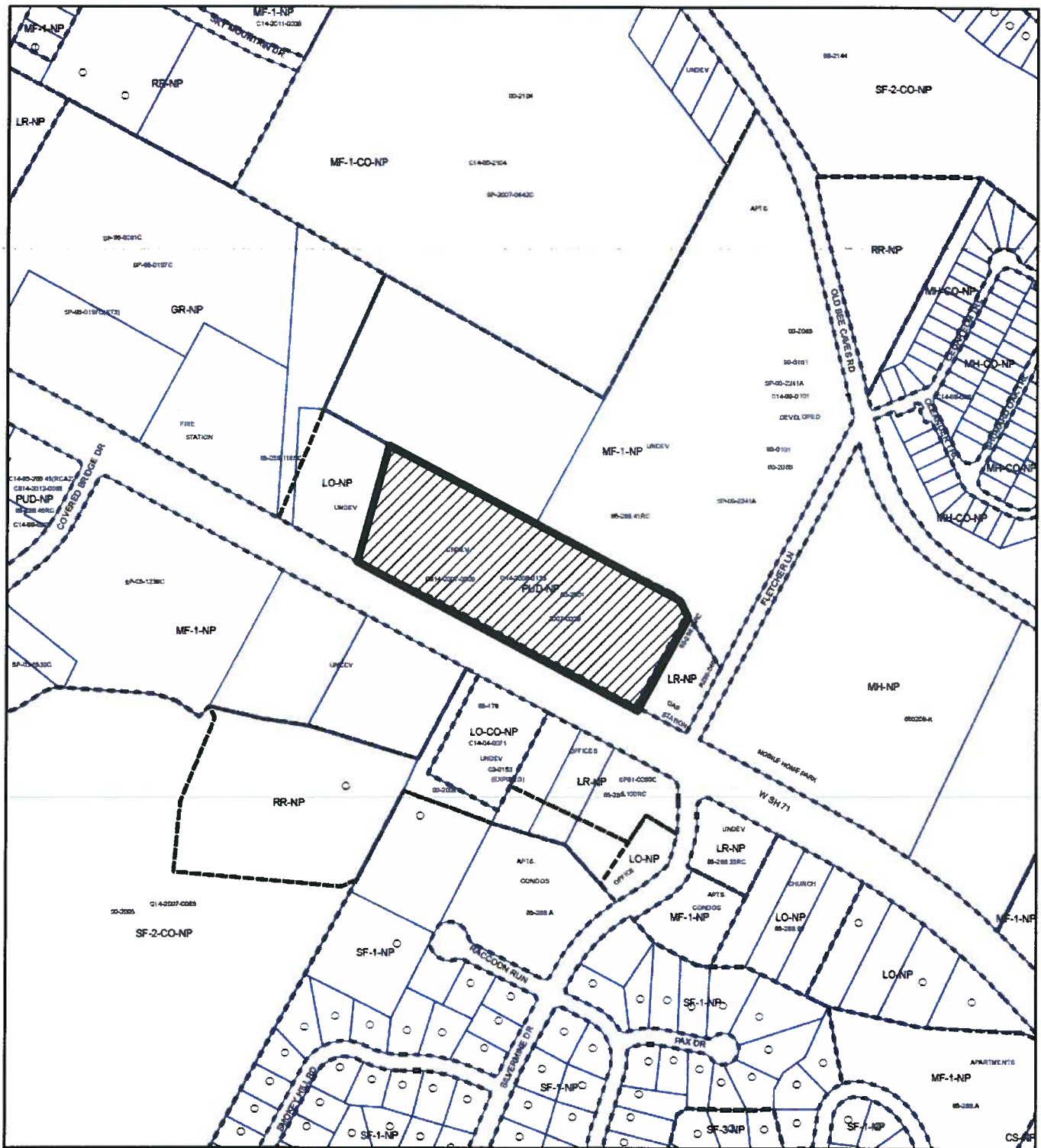
1. North $62^{\circ}03'29''$ West, a distance of 345.93 feet to a concrete highway monument found at engineer's centerline station 1734+68.49;
2. North $62^{\circ}00'40''$ West, a distance of 658.46 feet to the **POINT OF BEGINNING**, containing 8.921 acres of land, more or less.




Surveyed on the ground April 11, 2013. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network.


Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



4-18-13



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C814-2007-0009.01

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Multi-Family

Maximum Multi-Family & Allowable
Accessory Use Square Footage:
Maximum Units Per Acre:
Maximum Number of Residential Units:

60,000 S.F.
7.00
62

The Terrace in Oak Hill

Impervious Cover Calculations

By code:	Uplands	Downstream Buffer Zone:
Added:	4.22 acres	3.75 ac
Subtotal:	3.57 acres	7.58 ac
WO1Z	0.75 acres (remaining WO1Z)	
CWO2	0.38 acres	1.90 ac
Total:	8.92 acres (Gross Site Area)	
Net Site Area:		
Slope	Net Site Area	
0-15%	7.47 ac x 100%	= 7.47 ac
15-25%	0.25 ac x 40%	= 0.10 ac
25-35%	0.06 ac x 20%	= 0.01 ac
>35%	0.01 ac x 0%	= 0.00 ac
Subtotal	7.79 ac	7.58 ac (Net Site Area)

Open Space Area:

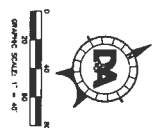
Downstream Buffer Zone:

Net Site Area:

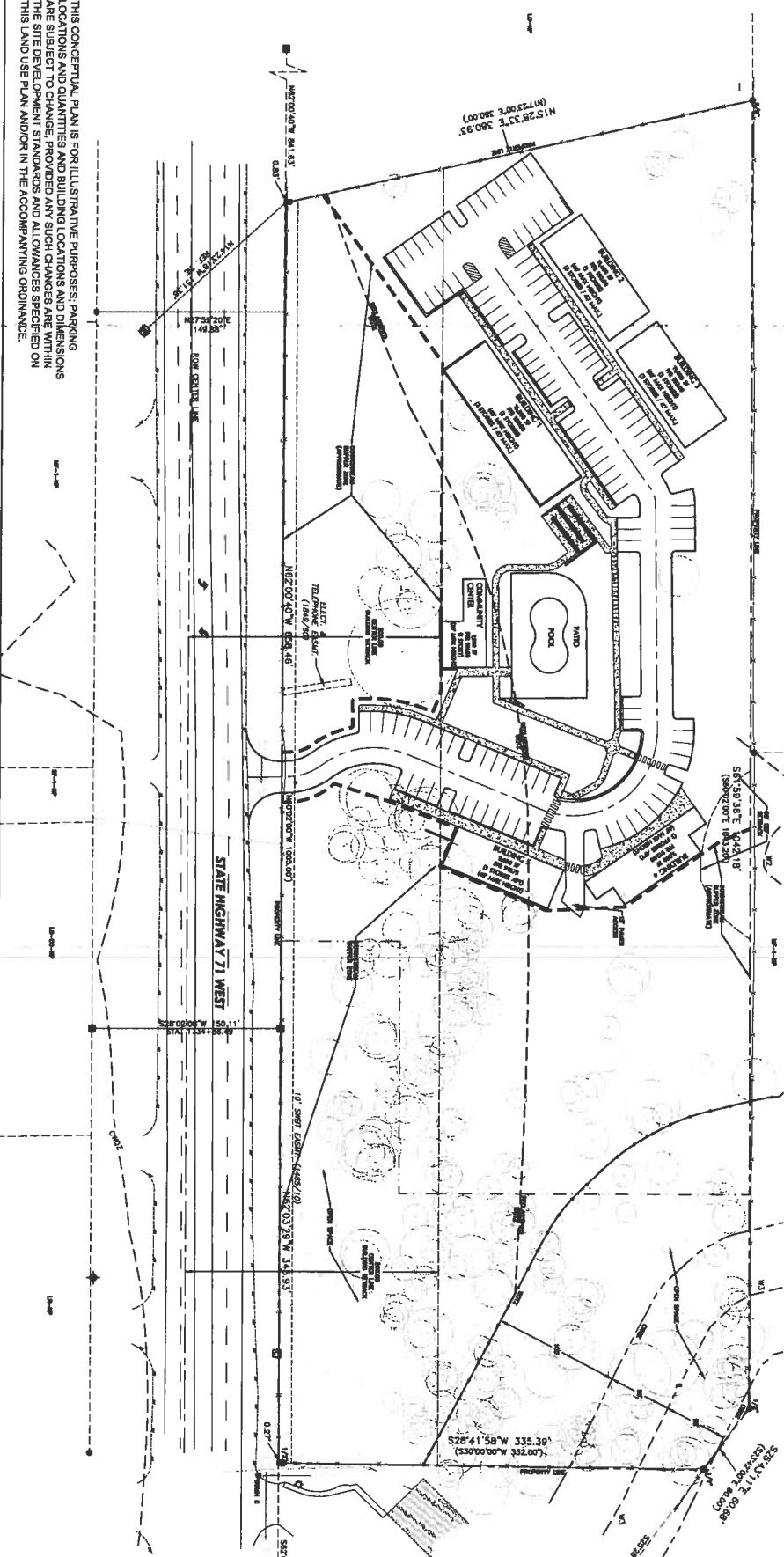
Allowable Impervious Cover
on Net Site Area 82.5%
1.90 ac

Site Data:

- Minimum Setbacks:
 - Front Yard - 25 ft
 - Side Yard - 5 ft
 - Rear Yard - 10 ft
- Maximum Building Coverage: 10%
- Maximum Building Height: 40 ft
- Maximum Floor Area Ratio: .75/1



Legend
Open Space
CWO2 - to be retained
WO1Z - to be retained
WO1Z - to be reclassified
Downstream Buffer



THIS CONCEPTUAL PLAN IS FOR ILLUSTRATIVE PURPOSES. PARKING
LOCATIONS AND QUANTITIES ARE SUBJECT TO CHANGES AND DIMENSIONS
ARE SUBJECT TO CHANGE. PROVIDED ANY SUCH CHANGES
THE SITE DEVELOPMENT STANDARDS AND ALLOWANCES SPECIFIED ON
THIS LAND USE PLAN AND/OR IN THE ACCOMPANYING ORDINANCE.

NOTES

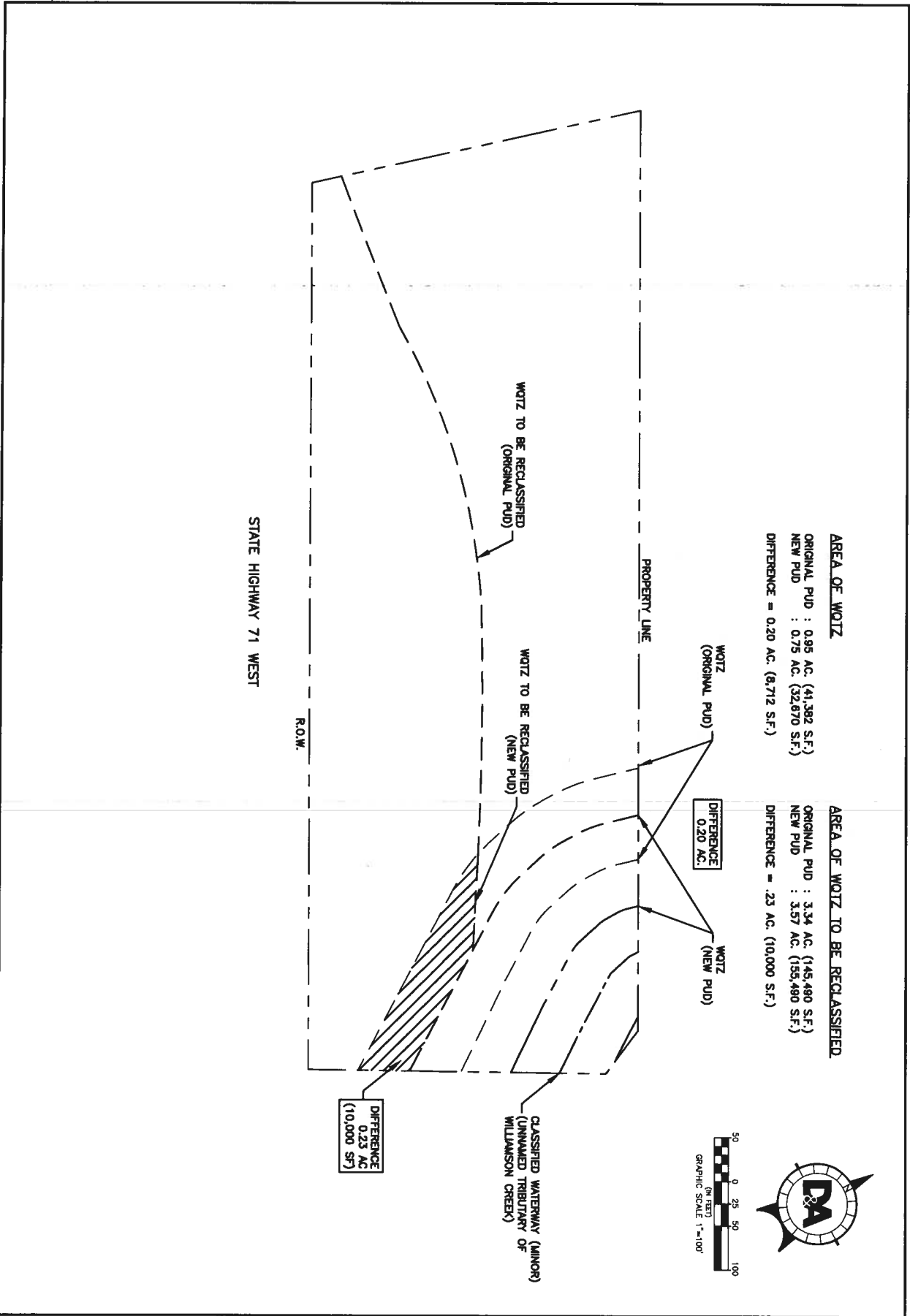
1. DEVELOPMENT OF THIS PROPERTY SHALL NOT EXCEED AN AVERAGE OF 7.00 RESIDENTIAL UNITS PER ACRE.
2. THE LOCATION OF THE DOWNSTREAM BUFFER AREA IS APPROXIMATE AND MAY BE MODIFIED AS NECESSARY TO ACCOMMODATE THE FINAL SITE LAYOUT. THE MINIMUM ALLOWABLE DOWNSTREAM BUFFER AREA IS 3.75 ACRES.
3. THE DOWNSTREAM BUFFER AREA WILL REMAIN UNDEVELOPED, EXCEPT FOR THE FOLLOWING ALLOWABLE COMPONENTS:
 - A. WATER QUALITY CONTROLS AND DETENTION FACILITIES
 - B. PERMEABLE TRAILS
 - C. DRAINAGE FACILITIES
 - D. UTILITY CONNECTIONS AND CROSSINGS
4. ALL TRAILS WITHIN THIS PAD MUST BE PERMEABLE SURFACE. NO HARD SURFACE TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER. TRAILS ARE PERMITTED IN THE DOWNSTREAM BUFFER PROVIDED THAT THEY ARE CONSTRUCTED OF PERMEABLE MATERIAL INSTALLED OVER NON COMPACTED BASE.
5. PARKING WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 26.6 TRANSPORTATION APPENDIX A OF THE CITY OF AUSTIN L.D.C.
6. TOTAL IMPERVIOUS COVER ON SLOPES FROM 15%-35% WILL NOT EXCEED 0.18 ACRES.
7. THE LIMITS OF THE NORTHEAST CMOZ, WQIZ AS DEPICTED IN THE LAND USE PLAN ARE BASED ON CITY OF AUSTIN GIS DATA AS OF APRIL, 2016.

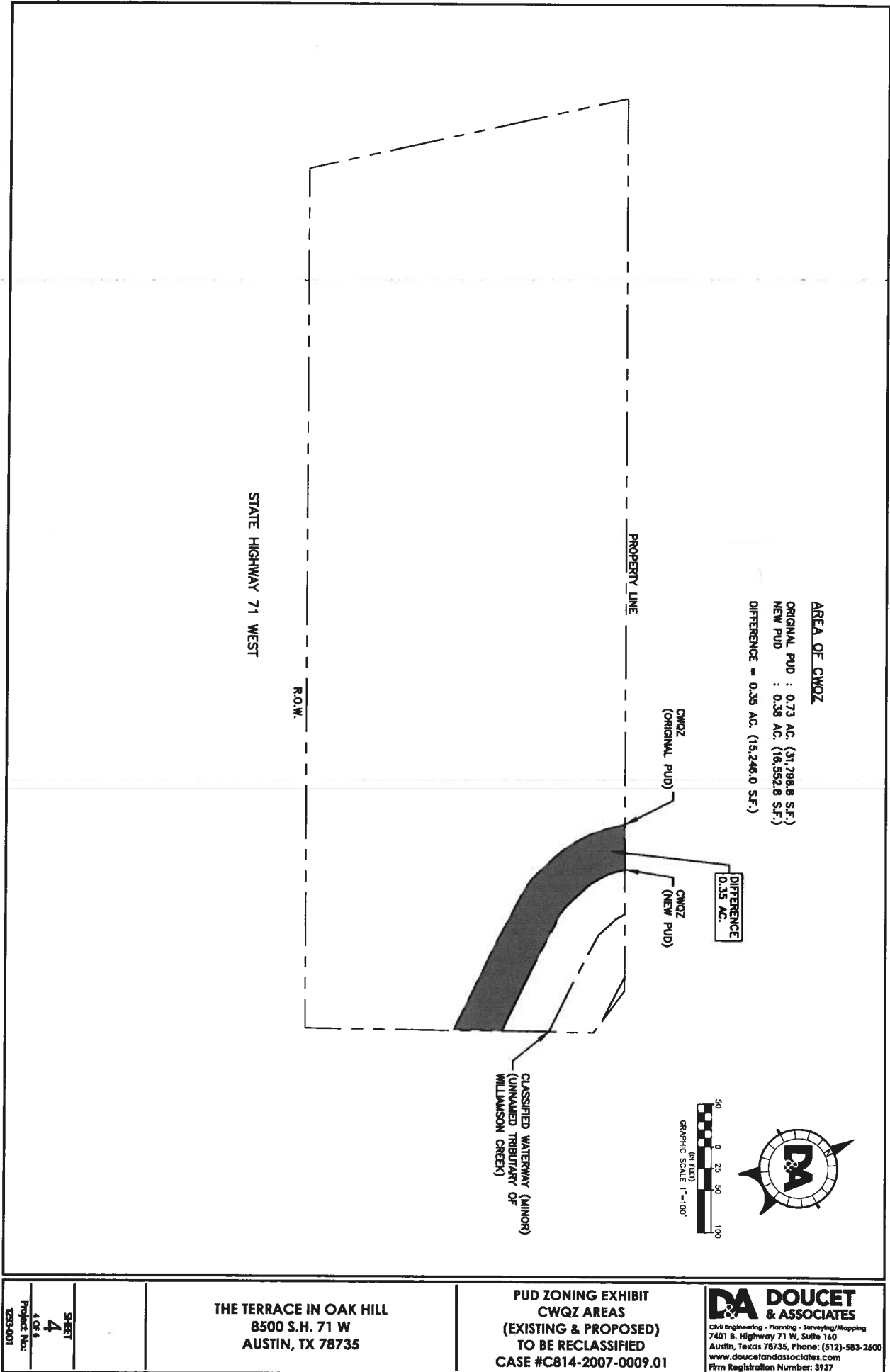
TERRACE IN OAK HILL
8500 W HIGHWAY 71
AUSTIN, TX 78746

P.U.D. NOTES
CASE NO. - C814-2007-0009.01

DA Doucet & Associates, Inc.
7401 B Hwy 71 West, Suite 160
Austin, TX 78735
Phone: (512) 583-2600 Fax: (512) 583-2601
TDD: (512) 583-2601
FAX: (512) 583-2601
www.doucetandassociates.com

Project No. 0291-001
2 OF 6



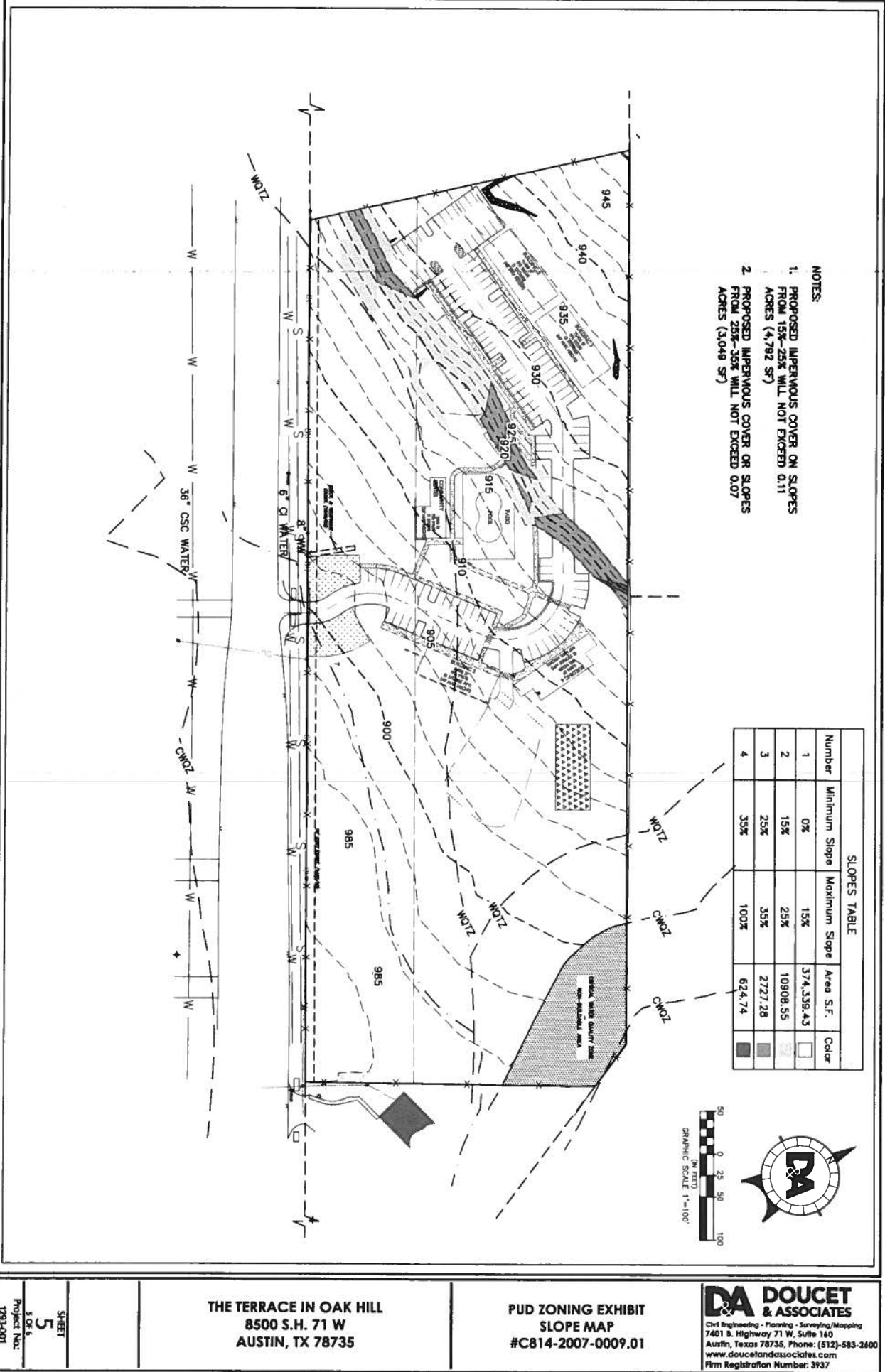


THE TERRACE IN OAK HILL
 8500 S.H. 71 W
 AUSTIN, TX 78735

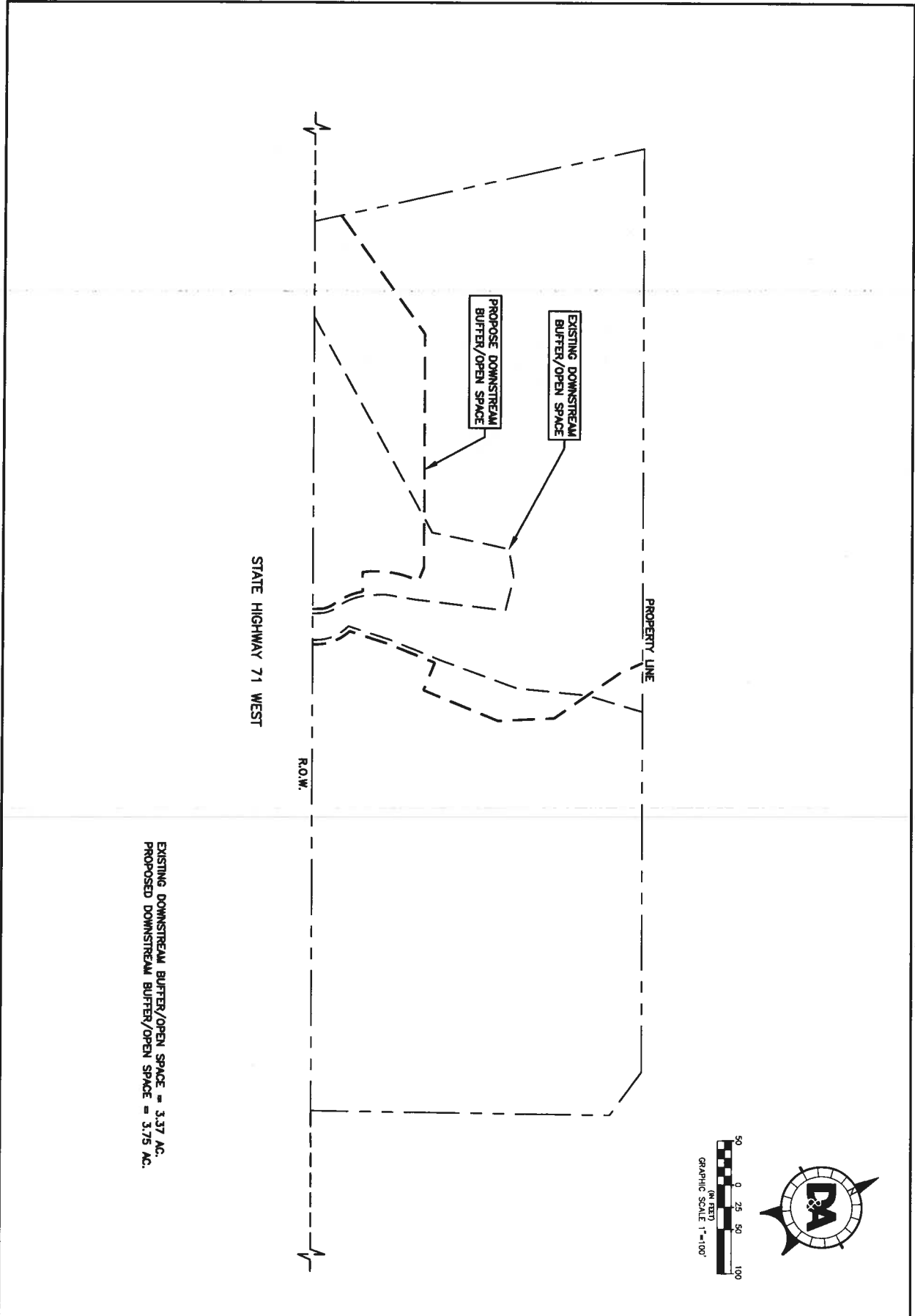
PUD ZONING EXHIBIT
 CWQZ AREAS
 (EXISTING & PROPOSED)
 TO BE RECLASSIFIED
 CASE #C814-2007-0009.01

DA DOUCET & ASSOCIATES
 Civil Engineering - Planning - Surveying/Mapping
 7401 B. Highway 71 W, Suite 140
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 Firm Registration Number: 3937

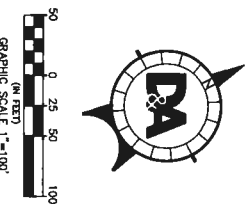
SHEET
 4 OF 4
 Project No.: 1293-001



SHEET
 5
 OF 5
 Project No.:
 1293-001



EXISTING DOWNSTREAM BUFFER/OPEN SPACE = 3.37 AC.
 PROPOSED DOWNSTREAM BUFFER/OPEN SPACE = 3.75 AC.



THE TERRACE IN OAK HILL
 8500 S.H. 71 W
 AUSTIN, TX 78735

PUD ZONING EXHIBIT
 DOWN STREAM BUFFER ZONE
 CASE #C814-2007-0009.01

DA DOUCET & ASSOCIATES
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 7401 E. Highway 71 W, Suite 160
 Austin, Texas 78735, Phone: (512)-583-2600
 www.doucetandassociates.com
 Firm Registration Number: 3937

SHEET
 6 OF 6
 Project No.: 1293-001

Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas *Fraxinus texensis*
 Arizona Cypress *Cupressus arizonica*
 Big Tooth Maple *Acer grandidentatum*
 Cypress, Bald *Taxodium distichum*
 Cypress, Montezuma *Taxodium mucronatum*
 Elm, Cedar *Ulmus crassifolia*
 Elm, Lacebark *Ulmus parvifolia*
 Honey Mesquite *Prosopis glandulosa*
 Oak, Bur *Quercus macrocarpa*
 Oak, Chinquapin *Quercus muhlenbergii*
 Oak, Southern Live *Quercus virginiana*

Oak, Escarpment Live *Quercus fusiformis*
 Oak, Lacey *Quercus glaucoides*
 Oak, Monterey (Mexican White) *Quercus polymorpha*
 Oak, Shumard *Quercus shumardii*
 Oak, Texas Red *Quercus texana* (*Quercus buckleyi*)
 Pecan *Carya illinoensis*
 Soapberry *Sapindus drummondii*

Small Trees/Large Shrubs

Anacacho Orchid Tree *Bauhinia congesta*
 Buckeye, Mexican *Ungnadia speciosa*
 Buckeye, Rec *Aesculus pavia*
 Carolina Buckthorn *Rhamnus caroliniana*
 Cherry Laurel *Prunus caroliniana*
 Crape Myrtle *Lagerstroemia indica*
 Desert Willow *Chilopsis linearis*
 Dogwood, Roughleaf *Cornus drummondii*
 Escarpment Black Cherry *Prunus serotina* var. *eximia*
 Eve's Necklace *Sophora affinis*
 Goldenball Leadtree *Leucaena retusa*
 Holly, Possumhaw *Ilex decidua*
 Holly, Yaupon *Ilex vomitoria*
 Mountain Laurel, Texas *Sophora secundiflora*

Persimmon, Texas *Diospyros texana*
 Pistachio, Texas *Pistacia texana*
 Plum, Mexican *Prunus mexicana*
 Pomegranate *Punica granatum*
 Redbud, Mexican *Cercis canadensis* 'mexicana'
 Redbud, Texas *Cercis canadensis* var. 'texensis'
 Retama Jerusalem Thorn *Parkinsonia aculeata*
 Senna, Flowering *Cassia corymbosa*
 Smoke Tree, American *Cotinus obovatus*
 Sumac, Flameleaf *Rhus lanceolata*
 Viburnum, Rusty Blackhaw *Viburnum rufidulum*
 Viburnum, Sandankwa *Viburnum suspensum*

Shrubs

Abelia, Glossy <i>Abelia grandiflora</i>	Nandina <i>Nandina domestica</i> 'Compacta nana' 'Gulf Stream'
Agarita <i>Berberis trifoliata</i>	Oleander <i>Nerium oleander</i>
Agave (Century Plant) <i>Agave</i> sp.	Palmetto <i>Sabal minor</i>
American Beautyberry <i>Callicarpa americana</i>	Prickly Pear <i>Opuntia engelmannii</i> var. <i>lindheimeri</i>
Artemisia <i>Artemisia</i> 'Powis Castle'	Rose, Belinda's Dream <i>Rosa</i> 'Belinda's Dream'
Barbados Cherry <i>Malpighia glabra</i>	Rose, Lamarne <i>Rosa</i> 'Lamarne'
Barberry, Japanese <i>Berberis thunbergii</i> 'Atropurpurea'	Rose, Livin' Easy <i>Rosa</i> 'Livin' Easy'
Basket Grass (Sacahuista) <i>Nolina texana</i>	Rose, Marie Pavie <i>Rosa</i> 'Marie Pavie'
Black Dalea <i>Dalea frutescens</i>	Rose, Martha Gonzales <i>Rosa</i> 'Martha Gonzales'
Bush Germander <i>Teucrium fruticans</i>	Rose, Mutabilis <i>Rosa</i> 'Mutabilis'
Butterfly Bush <i>Buddleia davidii</i>	Rose, Nearly Wild <i>Rosa</i> 'Nearly Wild'
Butterfly Bush, Woolly <i>Buddleia marrubifolia</i>	Rose, Old Blush <i>Rosa</i> 'Old Blush'
Coralberry <i>Symphoricarpos orbiculatus</i>	Rose, Perle d'or <i>Rosa</i> 'Perle d'or'
Cotoneaster <i>Cotoneaster</i> sp.	Rock Rose <i>Pavonia lasiopetala</i>
Eleagnus <i>Eleagnus pungens</i>	Rosemary <i>Rosmarinus officinalis</i>
Esperanza/Yellow Bells <i>Tecoma stans</i>	Sage, Mountain <i>Salvia regia</i>
Flame Acanthus <i>Anisacanthus quadrifidus</i> var. <i>wrightii</i>	Sage, Texas (Cenizo) <i>Leucophyllum frutescens</i>
Fragrant Mimosa <i>Mimosa borealis</i>	Senna, Lindheimer <i>Cassia lindheimeriana</i>
Holly, Burford <i>Ilex cornuta</i> 'Burfordii'	Southern Wax Myrtle <i>Myrica cerifera</i>
Holly, Dwarf Chinese <i>Ilex cornuta</i> 'Rotunda nana'	Sumac, Evergreen <i>Rhus virens</i>
Holly, Dwarf Yaupon <i>Ilex vomitoria</i> 'Nana'	Sumac, Fragrant (Aromatic) <i>Rhus aromatica</i>
Jasmine, Primrose <i>Jasminum mesnyi</i>	Texas Sotol <i>Dasylirion texanum</i>
Kidneywood <i>Eysenhardtia texana</i>	Turk's Cap <i>Malvaviscus arboreus</i>
Lantana, Native <i>Lantana horrida</i>	Yucca, Paleleaf <i>Yucca pallida</i>
Mistflower, Blue (Blue Boneset) <i>Eupatorium coelestinum</i>	Yucca, Red <i>Hesperaloe parviflora</i>
Mistflower, White (Shrubby White Boneset) <i>Ageratina havanense</i>	Yucca, softleaf <i>Yucca recurvifolia</i>
Mock Orange <i>Philadelphus coronarius</i>	Yucca, Twistleaf <i>Yucca rupicola</i>

Perennials

Black-eyed Susan <i>Rudbeckia hirta</i>	Lantana, Trailing <i>Lantana montevidensis</i>
Bulbine <i>B. frutescens</i> or <i>caulescens</i>	Marigold, Mexican Mint <i>Tagetes lucida</i>
Bush Morning Glory <i>Ipomoea fistulosa</i>	Obedient Plant, Fall <i>Physostegia virginiana</i>
Butterfly Weed <i>Asclepias tuberosa</i>	Oregano, Mexican <i>Poliomintha longiflora</i>
Butterfly Weed 'Mexican' <i>Asclepias curassivica</i>	Penstemon <i>Penstemon</i> sp.
Cast Iron Plant <i>Aspidistra elatior</i>	Phlox, Fragrant <i>Phlox pilosa</i>
Chile Pequin <i>Capsicum annuum</i>	Pink Skullcap <i>Scutellaria suffrutescens</i>
Cigar Plant <i>Cuphea micropetala</i>	Plumbago <i>Plumbago auriculata</i>
Columbine, Red <i>Aquilegia canadensis</i>	Poinciana, Red Bird of Paradise, Pride of Barbados
Columbine, Yellow <i>Aquilegia chrysantha</i> 'Texas Gold'	<i>Caesalpinia pulcherrima</i>
Coreopsis <i>Coreopsis lanceolata</i>	Primrose, Missouri <i>Oenothera macrocarpa</i>
Daisy, Blackfoot <i>Melampodium leucanthum</i>	Purple Coneflower <i>Echinacea purpurea</i>
Daisy, Copper Canyon <i>Tagetes lemmonii</i>	Ruellia <i>Ruellia brittoniana</i>
Damiantia <i>Crysactina mexicana</i>	Sage, Cedar <i>Salvia roemeriana</i>
Fall Aster <i>Aster oblongifolius</i>	Sage, Jerusalem <i>Phlomis fruticosa</i>
Fern, River <i>Thelypteris kunthii</i>	Sage, Majestic <i>Salvia guaranitica</i>
Firebush <i>Hamelia patens</i>	Sage, Mealy Blue <i>Salvia farinacea</i>
Gaura <i>Gaura lindeheimeri</i>	Sage, Mexican Bush <i>Salvia leucantha</i>
Gayfeather <i>Liatris mucronata</i>	Sage, Penstemon, Big Red Sage <i>Salvia penstemonoides</i>
Gregg Dalea <i>Dalea greggii</i>	Sage, Russian <i>Perovskia atricplifolia</i>
Hibiscus, Perennial <i>Hibiscus moscheutos</i> , <i>Hibiscus coccineus</i>	Sage, Scarlet or 'Tropical' <i>Salvia coccinea</i>
Honeysuckle, Mexican <i>Justicia spicigera</i>	Salvia, Gregg (Cherry Sage) <i>Salvia greggii</i>
Hymenoxys (Four Nerve Daisy) <i>Tetranneuris scaposa</i>	Shrimp Plant <i>Justicia brandegeana</i>
Indigo Spires <i>Salvia 'Indigo Spires'</i>	Texas Betony <i>Stachys coccinea</i>
Iris, Bearded <i>Iris albicans</i>	Verbena, Prairie <i>Verbena bipinnatifida</i>
Iris, Butterfly/Bicolor (African) <i>Dietes</i> sp.	Yarrow <i>Achillea millefolium</i>
Lamb's Ear <i>Stachys byzantina</i>	Zexmenia <i>Wedelia texana</i>
Lantana <i>Lantana x hybrida</i> (many varieties)	

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
 Bluestem, Bushy *Andropogon glomeratus*
 Bluestem, Little *Schizachyrium scoparium*
 Fountain Grass, Dwarf *Pennisetum alopecuroides*
 Indian Grass *Sorghastrum nutans*
 Inland Sea Oats *Chasmanthium latifolium*

Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
 Muhly, Bamboo *Muhlenbergia dumosa*
 Muhly, Big *Muhlenbergia lindheimeri*
 Muhly, Deer *Muhlenbergia rigens*
 Muhly, Gulf *Muhlenbergia capillaris*
 Muhly, Seep *Muhlenbergia reverchonii*
 Sideoats Grama *Bouteloua curtipendula*
 Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum asiaticum*
 Carolina Jessamine *Gelsemium sempervirens*
 Coral Vine *Antigonon leptopus*
 Crossvine *Bignonia capreolata*
 Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera sempervirens*
 Lady Banksia Rose *Rosa banksiae*
 Passion Vine *Passiflora incarnata*
 Trumpet Vine *Campsis radicans*
 Virginia Creeper *Parthenocissus quinquefolia*

Groundcover

Aztec Grass *Ophiopogon japonicus*
 Frogfruit *Phyla incisa*
 Horseherb *Calyptocarpus vialis*
 Leadwort Plumbago *Ceratostigma plumbaginoides*
 Liriope *Liriope muscari*
 Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
 Oregano *Origanum vulgare*
 Periwinkle, Littleleaf *Vinca minor*
 Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*
 Santolina (Lavender Cotton) *Santolina chamaecyparissus*
 Sedge, Berkeley *Carex tumulicola*
 Sedge, Meadow *Carex perdentata*
 Sedge, Texas *Carex texensis*
 Sedum (Stonedrop) *Sedum nuttallianum*
 Silver Ponyfoot *Dichondra argentea*
 Woolly Stemodia *Stemodia lanata*
 (*Stemodia tomentosa*)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'
 Buffalo '609', 'Stampede', 'Prairie'
 St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'
 Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'
 Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis'

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near

Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven