

ORDINANCE NO. 2083

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE IMPERIAL RESIDENTIAL DISTRICT (CROWN GARDEN) PLANNED DEVELOPMENT (PD) DISTRICT, FINAL DEVELOPMENT PLAN FOR APPROXIMATELY 156 ACRES OF LAND LOCATED APPROXIMATELY 1400 FEET FROM THE NORTHEAST CORNER OF STATE HIGHWAY 6 AND IMPERIAL BOULEVARD WITHIN THE IMPERIAL DEVELOPMENT; RE-ADOPTING THE FINAL DEVELOPMENT PLAN FOR THE ENTIRE PLANNED DEVELOPMENT; AND REPEALING ORDINANCE NO. 1992.

WHEREAS, by the adoption of Ordinance No. 1992 on March 3, 2015, the City Council approved a change of zoning to create a planned development district (PD) for approximately 156 acres of land located approximately 1400 feet from the northeast corner of State Highway 6 and Imperial Boulevard within the Imperial Development from Planned Development District (PD) General Development Plan to Planned Development District (PD) Final Development Plan (Imperial Residential District); and

WHEREAS, Meritage Homes of Texas, LLC, is requesting an amendment to the Planned Development (PD) District, Final Development Plan in order to modify the maximum lot coverage percentages; and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the request with the modifications reflected in this ordinance; and

WHEREAS, the City Planning and Zoning Commission and the City Council have each conducted, in the time and manner and after notice required by law and applicable ordinances, a public hearing on the proposed change; and

WHEREAS, the City Council finds that the zoning request complies with the City's comprehensive plan and now deems it appropriate to make such zoning change; and

WHEREAS, for convenience of reference, the City Council wishes to adopt a new final development plan for the entire PD, incorporating the additional lot coverage percentages; NOW, THEREFORE;

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

Section 2. That the Final Development Plan as shown in Exhibit B is approved.

Section 3. That the following Exhibits are attached to and incorporated into this ordinance:

Exhibit A – Metes and Bounds Description and Map of 155.677 Acres

Exhibit B – Final Development Plan that includes the following Exhibits:

Exhibit B-1: Location Map

Exhibit B-1a: Site Plan

Exhibit B-2a: Lot Configurations

Exhibit B-2b: Lot Coverage

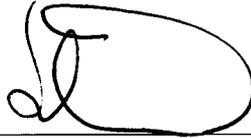
- Exhibit B-3: Street Hierarchy Plan
- Exhibit B-4: Fence Exhibit
- Exhibit B-5: Landscape, Open Space & Trail Plan
- Exhibit B-6: Plant List

Section 4. That the City's official zoning map be amended to reflect this change in zoning district classification.

Section 5. That Ordinance No. 1992 is repealed.

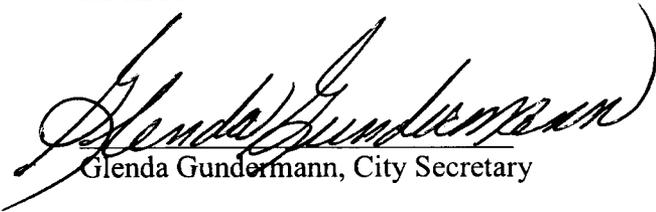
READ IN FULL on first consideration on February 21, 2017.

APPROVED upon second consideration on March 07, 2017.



Joe R. Zimmerman, Mayor

ATTEST:



Glenda Gundermann, City Secretary

APPROVED AS TO FORM:



Attachments:

- Exhibit A – Metes and Bounds Description and Map of 155.677 Acres
- Exhibit B – Final Development Plan that includes the following Exhibits:
 - Exhibit B-1: Location Map
 - Exhibit B-1a: Site Plan
 - Exhibit B-2a: Lot Configurations
 - Exhibit B-2b: Lot Coverage
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 - Exhibit B-4: Fence Exhibit
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 - Exhibit B-6: Plant List

County: Fort Bend
Project: Imperial Redevelopment
Job No.: 133708
MB No.: 14-214

FIELD NOTES FOR 155.677 ACRES

Being a tract containing 155.677 acres of land located in the Alexander Hodge League, Abstract number 32, in Fort Bend County, Texas; Said 155.677 acre tract being a portion of the remainder of a call 497.696 acre tract of land recorded in the name of the State of Texas Permanent School Fund in Fort Bend County Clerk's File (F.B.C.C.F.) Numbers 2003023371 and 2008070584 and Cherokee Sugar Land, L.P. in F.B.C.C.F. Numbers 2007088840 and 2011006653; Same being a portion of Tract 3A, Part 2 as illustrated in the State of Texas Department of Transportation Partition Plat recorded in Slide Numbers 1832B, 1833A and 1833B in the Fort Bend County Plat Records (F.B.C.P.R.); Said 155.677 acre tract being more particularly described by metes and bounds as follows (bearings are based on the Texas Coordinate System, NAD '83, South Central Zone):

Commencing at a 5/8-inch iron rod found at the northerly corner of the cut-back line located at the northeasterly intersection of State Highway 6 (width varies) recorded in Volume 1821, Page 987 and Volume 469, Page 246 of the Fort Bend County Deed Records (F.B.C.D.R.) and Imperial Boulevard (90-foot width) recorded in plat Number 20120139 of the F.B.C.P.R.;

Thence, with the easterly Right-of-Way (R.O.W.) line of said State Highway 6, the following three (3) courses:

1. North 14 degrees 27 minutes 07 seconds West, a distance of 238.65 feet to a 1-inch iron pipe found;
2. 1166.36 feet along the arc of a curve to the right, said curve having a central angle of 11 degrees 59 minutes 55 seconds, a radius of 5569.58 feet and a chord which bears North 08 degrees 20 minutes 37 seconds West, a distance of 1164.23 feet to a 1-inch iron pipe found;
3. North 02 degrees 23 minutes 42 seconds West, a distance of 756.56 feet;

Thence, leaving said R.O.W. line, through and across aforesaid 497.696 acre tract, South 85 degrees 40 minutes 01 seconds East, a distance of 302.03 feet to the **Point of Beginning** of the tract herein described;

Thence, continuing through and across said 497.696 acre tract, the following four (4) courses:

1. North 02 degrees 19 minutes 55 seconds West, a distance of 485.83 feet;
2. North 76 degrees 32 minutes 31 seconds East, a distance of 625.21 feet;
3. North 69 degrees 20 minutes 02 seconds East, a distance of 210.19 feet;
4. North 77 degrees 58 minutes 28 seconds East, a distance of 840.59 feet to the southwesterly corner of a call 27.643 acre tract of land recorded in the name of City of Sugar Land, Texas in F.B.C.C.F. Number 2011018895;

Thence, with the southerly line of said 27.643 acre tract, the following five (5) courses:

1. North 50 degrees 07 minutes 15 seconds East, a distance of 211.49 feet;
2. North 64 degrees 26 minutes 15 seconds East, a distance of 230.00 feet;
3. North 79 degrees 59 minutes 15 seconds East, a distance of 309.00 feet;
4. North 74 degrees 11 minutes 15 second East, a distance of 162.00 feet;
5. North 60 degrees 41 minutes 15 seconds East, a distance of 257.00 feet to the southwesterly corner of a call 43.510 acre tract of land recorded in the name of City of Sugar Land in F.B.C.C.F. Number 2005106434;

Thence, with the southerly line of said 43.510 acre tract of land, the following three (3) courses:

1. North 50 degrees 52 minutes 15 seconds East, a distance of 590.00 feet;
2. North 49 degrees 27 seconds 15 seconds East, a distance of 200.00 feet;
3. North 60 degrees 11 minutes 15 seconds East, a distance of 156.26 feet to a northeasterly corner of aforesaid 497.696 acre tract and the northwesterly corner of a call 18.7432 acre tract of land recorded in the name of Zaishui Jia, Et Ux in F.B.C.C.F. Number 2004048474;

Thence, with the westerly line of said 18.7432 acre tract, South 02 degrees 33 minutes 25 seconds East, a distance of 1500.61 feet;

Thence, through and across aforesaid 497.696 acre tract, the following twenty-two (22) courses:

1. South 20 degrees 45 minutes 04 seconds West, a distance of 351.98 feet;
2. South 26 degrees 13 minutes 36 seconds West, a distance of 418.19 feet;
3. South 24 degrees 33 minutes 57 seconds West, distance of 66.62 feet;
4. South 36 degrees 47 minutes 40 seconds West, a distance of 135.13 feet;
5. South 47 degrees 47 minutes 25 seconds West, a distance of 139.79 feet;
6. South 35 degrees 14 minutes 27 seconds West, a distance of 131.22 feet;
7. South 40 degrees 56 minutes 37 seconds West, a distance of 286.95 feet;
8. South 46 degrees 28 minutes 36 seconds West, a distance of 307.43 feet;
9. South 43 degrees 15 minutes 24 seconds West, a distance of 180.29 feet;
10. South 46 degrees 54 minutes 41 seconds West, a distance of 257.52 feet;
11. South 56 degrees 33 minutes 44 seconds West, a distance of 279.75 feet;

12. South 42 degrees 54 minutes 33 seconds West, a distance of 186.79 feet;
13. South 51 degrees 19 minutes 11 seconds West, a distance of 498.57 feet;
14. North 46 degrees 12 minutes 51 seconds West, a distance of 130.73 feet;
15. North 26 degrees 01 minutes 49 seconds West, a distance of 67.12 feet;
16. North 35 degrees 03 minutes 19 seconds West, a distance of 419.97 feet;
17. North 08 degrees 12 minutes 21 seconds East, a distance of 532.45 feet;
18. North 62 degrees 49 minutes 01 seconds West, a distance of 513.94 feet;
19. South 63 degrees 38 minutes 47 seconds West, a distance of 112.90 feet;
20. North 02 degrees 55 minutes 45 seconds West, a distance of 773.42 feet;
21. North 86 degrees 31 minutes 55 seconds West, a distance of 135.20 feet;
22. North 89 degrees 06 minutes 54 seconds West, a distance of 381.68 feet to the **Point of Beginning** and containing 155.677 acres of land.

GBI PARTNERS, L.P.
Phn: 281.499.4539
August 29, 2013

EXHIBIT B
FINAL DEVELOPMENT PLAN
Imperial Residential District
(Crown Garden)

A. Contents. This final development plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations for Single Family Lots
- Streets
- Landscape Regulations
- Pedestrian and Bicycle Circulation Regulations
- Building Regulations

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in a R-1 (Standard Single Family Residential) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the R-1 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.

2. Except as otherwise provided herein, the words used in this Final Development Plan have the meaning established by the Development Code. In this ordinance:

Open Space means the portion of all land contained within the PD that is not covered by buildings, parking lots, driveways, improved pedestrian areas (outside of publicly accessible plazas), or other impermeable material. No portion of a residential lot shall be considered open space.

PD means the planned development district created by this ordinance.

Pavers mean colored interlocking bricks, tiles, stones, blocks, or concrete units.

3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

- Exhibit B-1: *Location Map*
- Exhibit B-1a: *Site Plan*
- Exhibit B-2a: *Lot Configurations*
- Exhibit B-2b: *Lot Coverage*
- Exhibit B-3: *Street Hierarchy Plan*
- Exhibit B-4: *Fence Exhibit*
- Exhibit B-5: *Landscape, Open Space & Trail Plan*
- Exhibit B-6: *Plant List*

4. As shown on *Exhibit B-1, Location Map*, the PD encompasses approximately 155.677 acres, located east of State Hwy 6 and north of Stadium Drive.

C. Land Uses.

1. Permitted land uses are listed below. All other land uses are prohibited in the PD.

<u>Use</u>	<u>SIC Code</u>
Private Household Services	8811
Dwellings – Single Family	99 (Non-Classifiable)
Parks and Recreational Facilities, Public or Private	99 (Non-Classifiable)
Residential Sales Office (Temporary)	

D. Development Regulations for Single Family Lots – Maximum 335 lots permitted, total lot count may decrease by up to 10% of the total number of lots. (302 total lots minimum) As shown on [Exhibit B-1a, Site Plan](#), single-family home sites within the PD shall be developed in accordance with the following regulations:

1. SF-1: Lots shown on [Exhibit B-1a, Site Plan](#)
 - (a) Minimum lot area: 10,400
 - (b) Minimum lot width: 80 feet
 - (c) Minimum lot depth 130 feet
2. SF-2: Lots shown on [Exhibit B-1a, Site Plan](#)
 - (a) Minimum lot area: 8,750
 - (b) Minimum lot width: 70 feet
 - (c) Minimum lot depth 125 feet
3. SF-3: Lots shown on [Exhibit B-1a, Site Plan](#): A maximum of 165 lots shall be a minimum 60 feet wide.
 - (a) Minimum lot area: 7,200
 - (b) Minimum lot width: 60 feet
 - (c) Minimum lot depth 120 feet
4. Maximum lot coverage: 40% as shown on [Exhibit B-2b, Lot Coverage](#);
Except if the proposed structure is more than one –story and incorporates an alternative garage setback, then the maximum lot coverage shall be 43% as shown on [Exhibit B-2b, Lot Coverage](#);
If the proposed structure is a one-story residence, and incorporates an alternative garage setback, then the maximum lot coverage shall be 45% as shown on [Exhibit B-2b, Lot Coverage](#).
5. Maximum height of structures:
 - (a) 2 & 1/2 stories, but no more than 35 feet from ground level.
6. Minimum building setbacks:
 - (a) Front yard: 25 feet; 20 feet on lots with front yard cul-de-sacs
 - i. The garage face shall be setback a minimum of 25’ from the front property line, and in no instance extend beyond the front building façade of the living area.
 - ii. 25% of all lots shall incorporate alternative garage setback as shown on [Exhibit B-2a, Lot Configurations](#)
 - (b) Rear yard: 15 feet
 - (c) Side yard: 5 feet, 20 feet on street side

7. Fencing:

(a) A minimum 8-foot in height masonry wall shall be constructed adjacent to abutting office district on residential lots as indicated on [Exhibit B-4, Fence Exhibit](#), prior to the issuance of a certificate of occupancy for the residential home constructed on the lot:

(b) Lots adjacent to Oyster Creek and the internal detention lake as indicated on [Exhibit B-4, Fence Exhibit](#), shall be permitted to construct only decorative “open” tubular steel fences.

E. Streets – As shown on [Exhibit B-3, Street Hierarchy Plan](#), vehicular circulation for the PD shall be developed in accordance with the following regulations:

1. All proposed collector streets shall have a right-of-way width of 60 feet and a pavement width of 36 feet, F-F. The collector street connecting SH 6 and Imperial Drive will include two 5' minimum bike lanes. Overhead utility lines are prohibited along streets within the PD.
2. All proposed residential streets shall have a right-of-way width of 50 feet and a pavement width of 27 feet, F-F. Overhead utility lines are prohibited along streets within the PD.
3. No lot shall take direct vehicular access from the designated collector street as shown on [Exhibit B-3, Street Hierarchy Plan](#).

F. Landscape Regulations – As shown on [Exhibit B-5, Landscape, Open Space & Trail Plan](#), the PD shall be developed in accordance with the following landscape regulations:

1. Landscape buffers:
 - (a) 25-foot minimum buffer shall be provided along Oyster Creek.
 - (b) 10-foot minimum buffer, contiguous to lot lines, shall be provided along the primary collector street.
 - (c) 10-foot minimum buffer, contiguous to lot lines, shall be provided along either side of the two primary entrance streets off the primary collector street.
 - (d) Required buffers along primary collector and entrance streets shall include one shade tree for each 30 feet of street frontage, or portion thereof, measured along the right-of-way line. The trees may be clustered or spaced linearly; they need not be placed evenly.
 - (e) Required buffers may include trails.
2. Open Space:
 - (a) Minimum 15% open space, inclusive of the detention pond, to be distributed as shown on [Exhibit B-5, Landscape, Open Space, & Trail Plan](#).
 - (b) All frontage on Oyster Creek shall be owned and maintained by the Homeowners Association or the Imperial Development District and shall be accessible to all residents. [Exhibit B-5, Landscape, Open Space, & Trail Plan](#).
3. Shade trees:

- (a) Trees required per Section 2-384 (Residential Front Yard Landscaping Requirements) of the Development Code shall be placed within the front yard setback on each residential lot.
- (b) In addition to Section 2-384 requirements, one tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot frontage on the side street, or portion thereof. Required trees shall be placed within the side yard setback.
- (c) Within street medians trees shall be provided at one tree per 30 linear feet of median or portion thereof.
- (d) Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted.

4. Plant species used to satisfy the requirements of the PD are listed on [Exhibit B-6, Plant List](#).

G. Pedestrian and Bicycle Circulation Regulations: As shown on [Exhibit B-5, Landscape, Open Space & Trail Plan](#), the PD shall be developed in accordance with the following Pedestrian and Bicycle Regulations:

1. Sidewalks & trails:

- (a) Minimum 5-foot width sidewalks shall be provided along both sides of local residential and collector streets. A minimum 3-foot wide sidewalk shall connect to the front entrance of each residential unit.
- (b) A minimum 10-foot wide trail shall be provided along the south side of Oyster Creek to the north of the property, and along the north side of Oyster Creek to the south of the property, connecting through the proposed development.
- (c) All sidewalks and trails shall be paved with concrete.
- (d) A bike lane shall be provided as indicated on [Exhibit B-5, Landscape, Open Space & Trail Plan](#).
- (e) A minimum of two pedestrian plazas shall be provided as shown on [Exhibit B-5, Landscape, Open Space & Trail Plan](#). Pedestrian plazas shall be a minimum of 500 sq. ft. each and shall include, at a minimum, decorative paving, two seating benches, one bicycle rack which will accommodate five bicycles, one landscaping planter box, and two shade trees.

2. Lighting used to illuminate sidewalks, trails, landscape buffers, the pedestrian plaza, or other common open space shall be arranged, located, or screened to direct light away from residential lots.

H. Building Regulations – Single family homes within the PD shall be developed in accordance with the following building regulations:

- 1. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), stucco, and glass, and shall comprise at least 85% of the front façade and 70% of the remaining façades.
- 2. Secondary exterior finishes shall include wood, ceramic tiles, and fiber cement siding.
- 3. Use of architectural metals is limited to canopies, roof systems, and miscellaneous trim work and such use shall meet the durability standards of the development code.
- 4. The Director may approve alternative Primary or Secondary exterior finishes not specified herein if the Director determines that the alternative finish is respective of the architectural elements of the existing historical industrial buildings, substantially equal to or better than a specified Primary or Secondary exterior finish in quality, durability, and appearance, and the use thereof will not violate any provision of this Final Development Plan.

5. No single exterior finish material shall cover more than 80% of the front of any single family home.

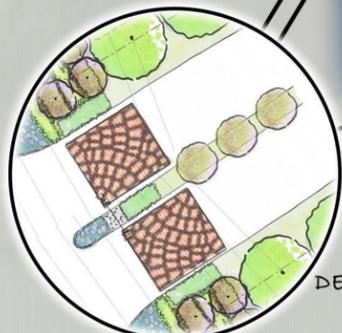
6. The following building materials shall not be used on the exterior finish:
 - (a) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic, or fiberglass panels.
 - (b) Smooth or untextured concrete surfaces.
 - (c) Exterior Insulated Finish Systems (E.I.F.S.)
 - (d) Unfired or underfired clay, sand, or shale brick.



LEGEND

TOTAL 335 LOTS MAXIMUM

- SF1 SINGLE FAMILY
- SF2 SINGLE FAMILY
- SF3 SINGLE FAMILY
MAXIMUM OF 165 TOTAL SF3 LOTS
- OYSTER CREEK GREENBELT
- INDICATES LOCATION OF DECORATIVE PAVERS
- POSSIBLE TRANSIT STOP

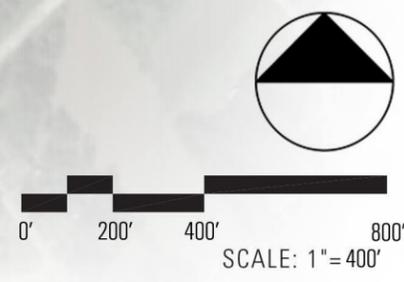


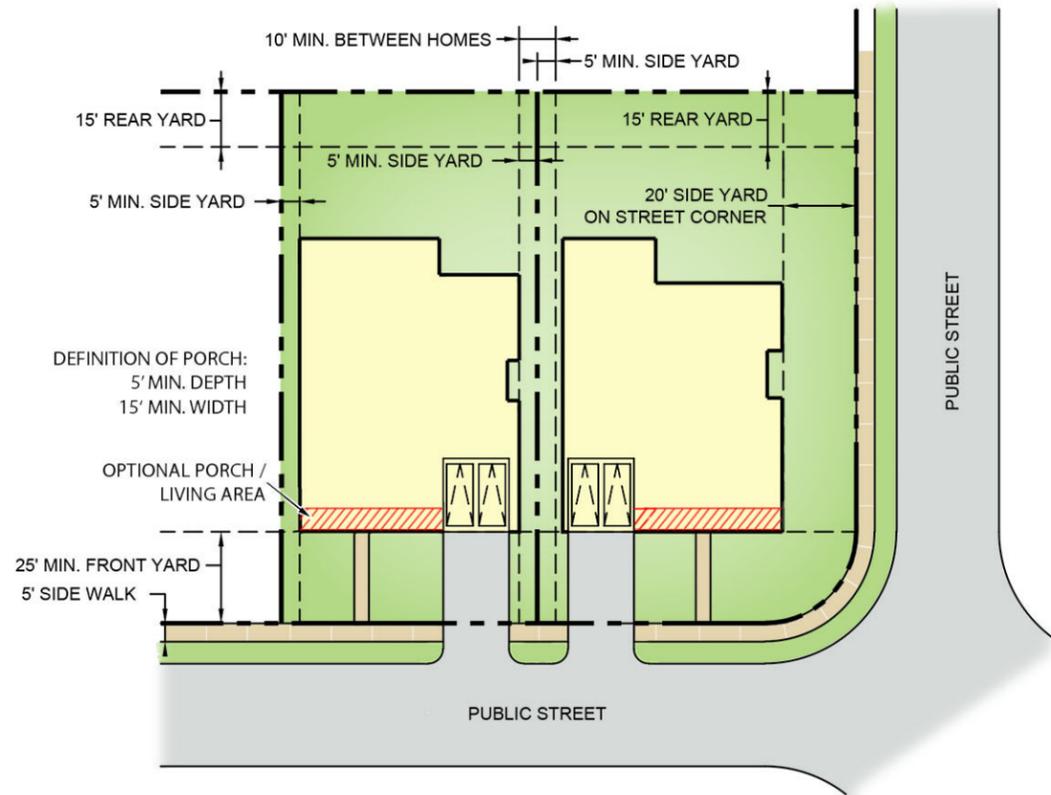
Indicates Location and Typical Design of Decorative Pavers (Final Design Subject to Change)

DRILL SITE

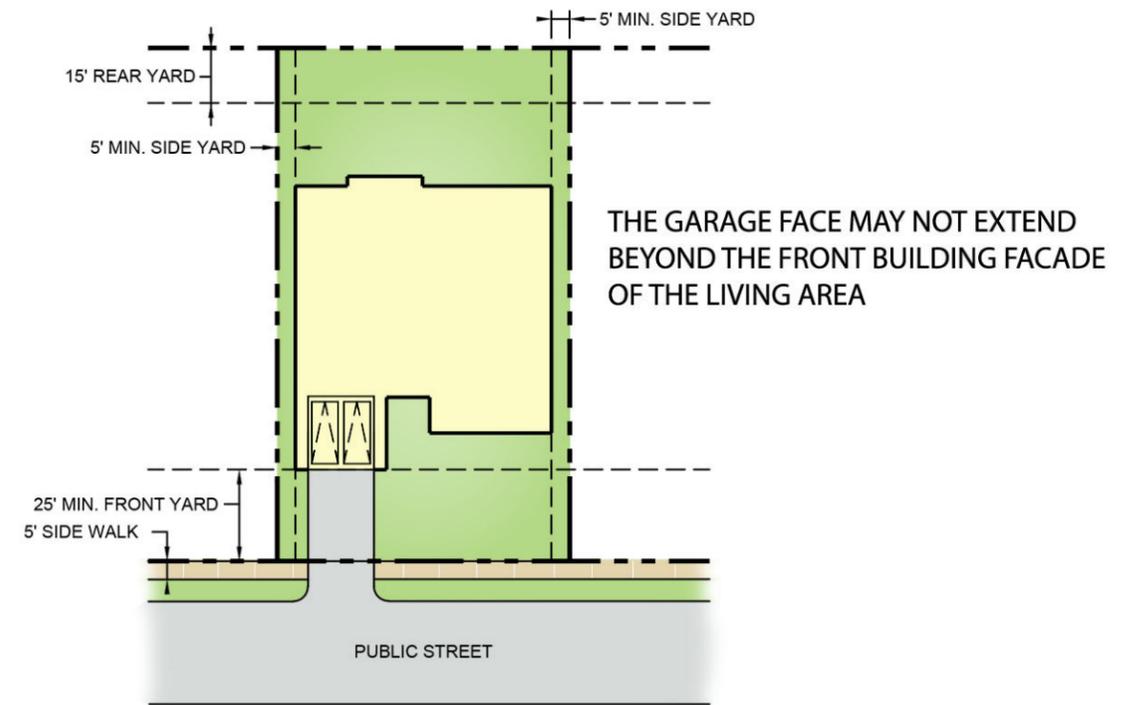
EXISTING WOODEN PEDESTRIAN BRIDGE

POSSIBLE TRANSIT STOP

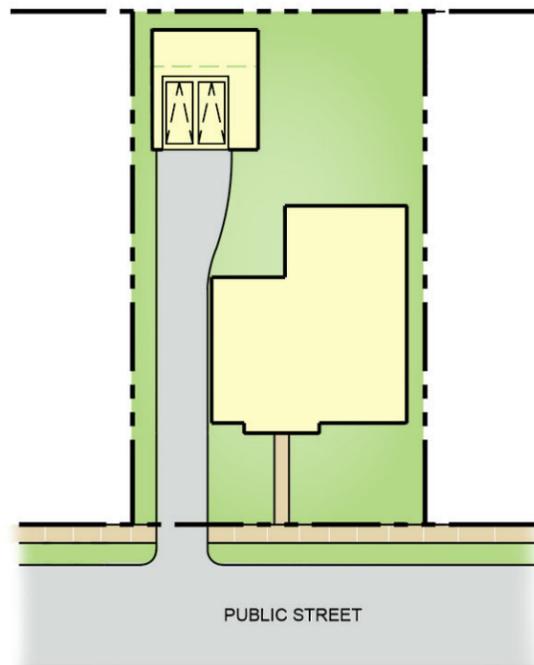




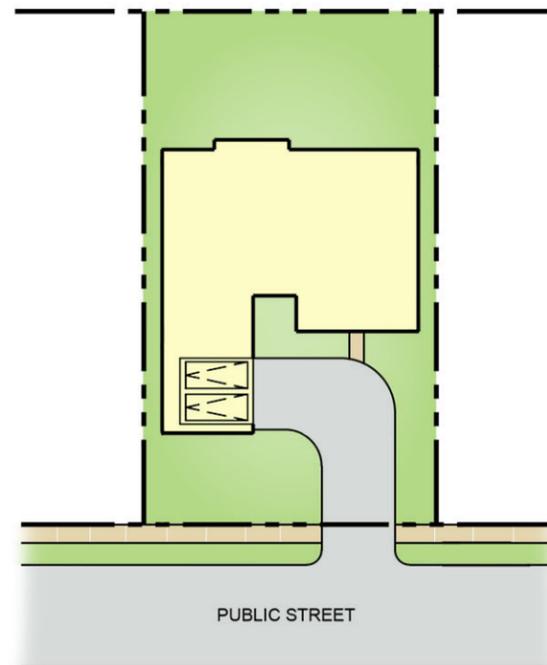
TYPICAL LOT CONFIGURATION



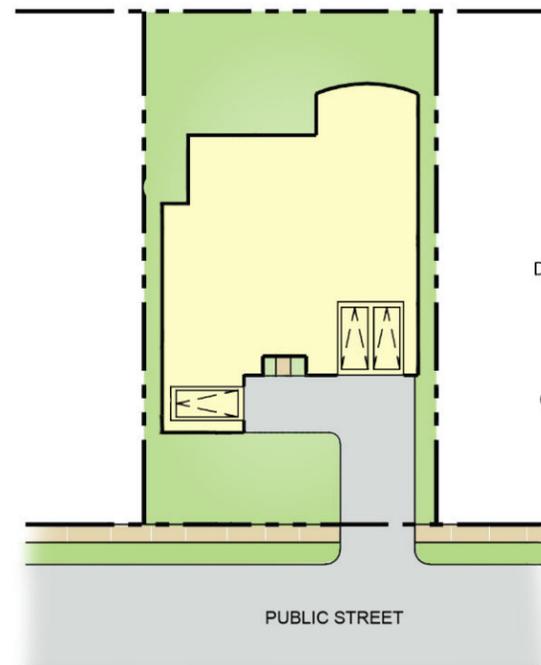
X "SNOOT HOUSE"
NOT ALLOWED



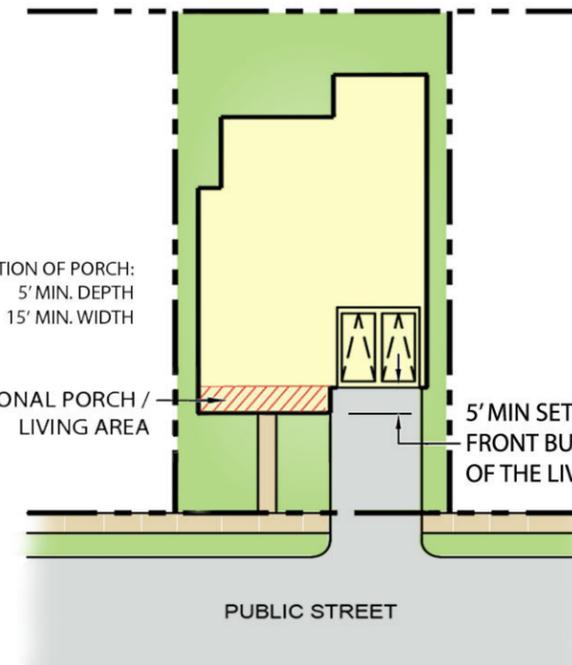
DETACHED GARAGE



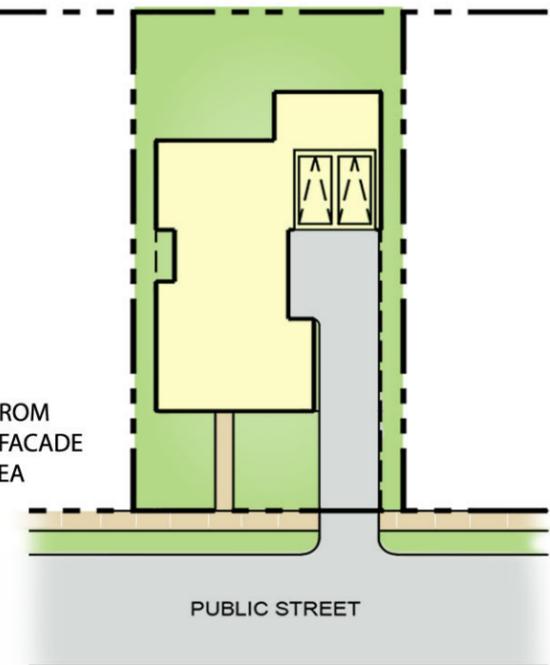
J-SWING GARAGE



J-SWING GARAGE ALT.



GARAGE SETBACK



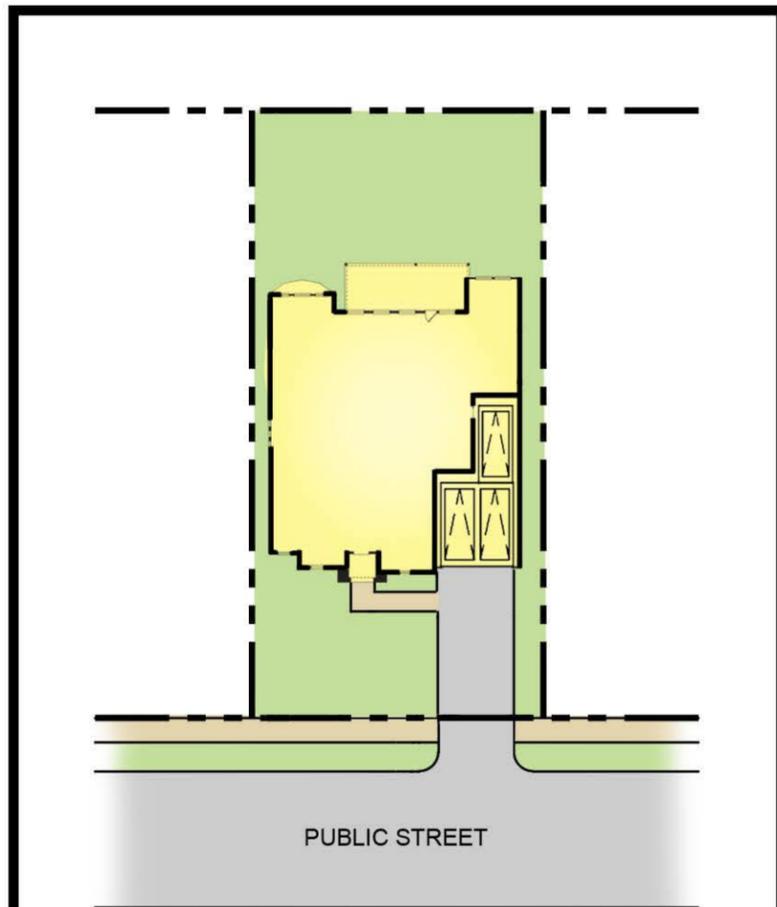
PASS-THROUGH GARAGE

ALTERNATIVE GARAGE SETBACKS

IMPERIAL RESIDENTIAL DISTRICT

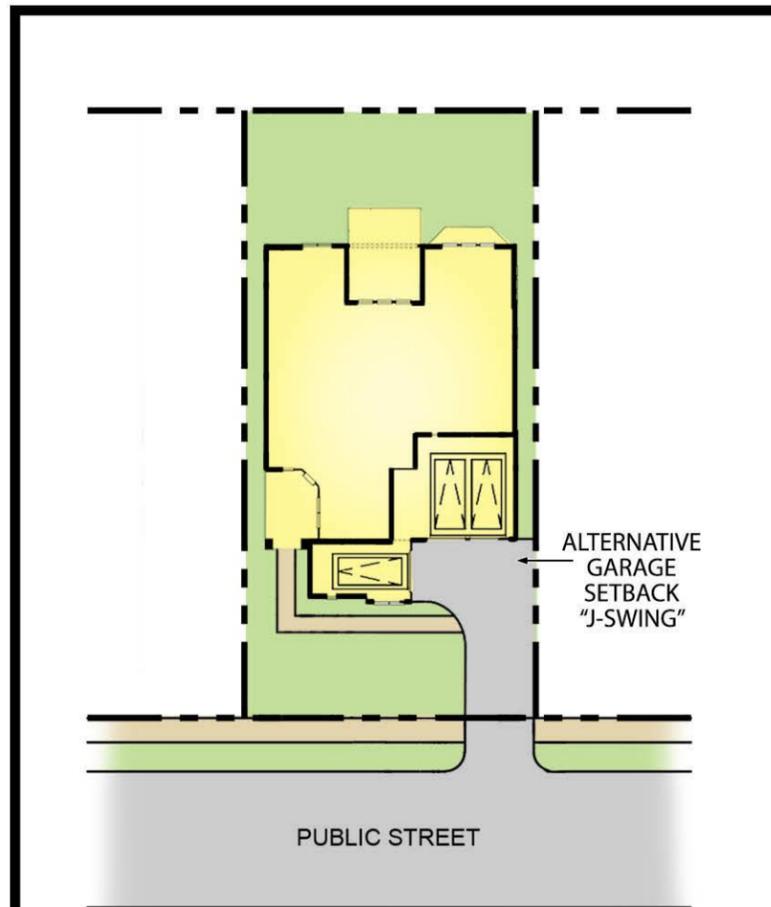
DRAWING NOT TO SCALE

40%



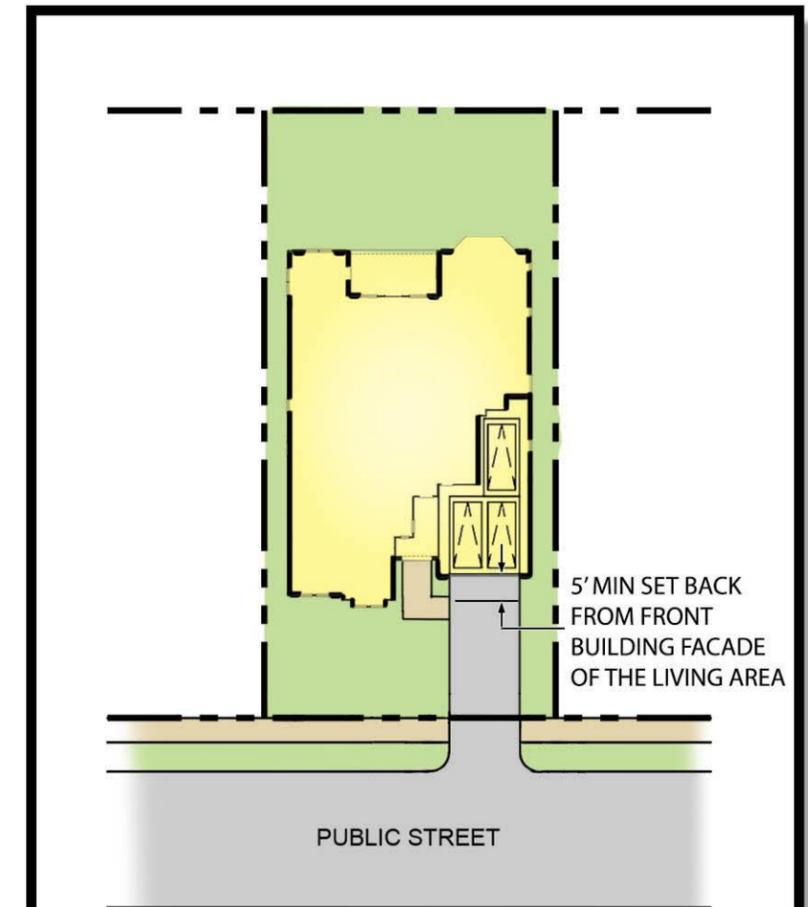
MAXIMUM LOT COVERAGE SHALL BE 40% IF THE PROPOSED STRUCTURE DOES NOT INCORPORATE AN ALTERNATIVE GARAGE SETBACK

43%



MAXIMUM LOT COVERAGE SHALL BE 43% IF THE PROPOSED STRUCTURE INCORPORATES AN ALTERNATIVE GARAGE SETBACK AND IS NOT A ONE STORY RESIDENCE

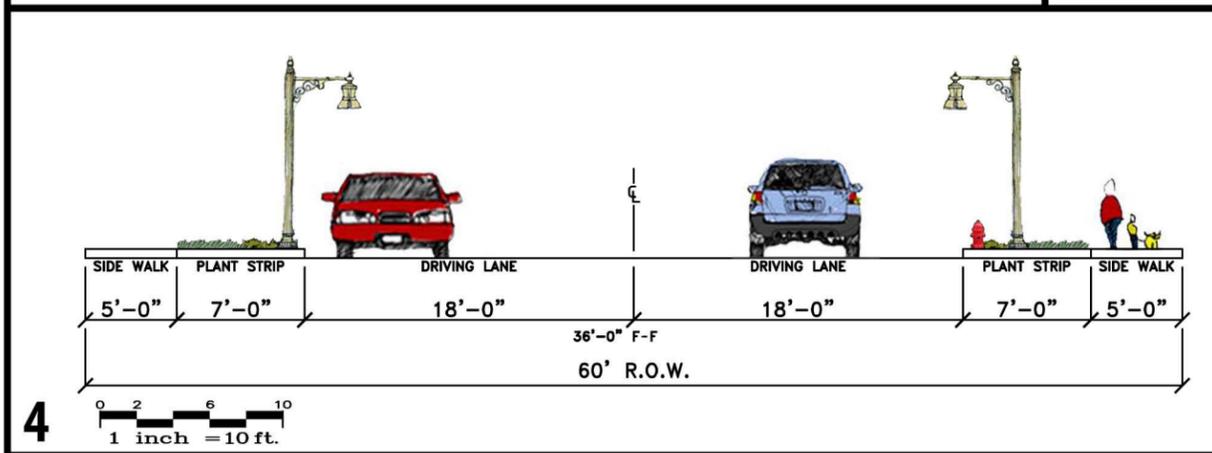
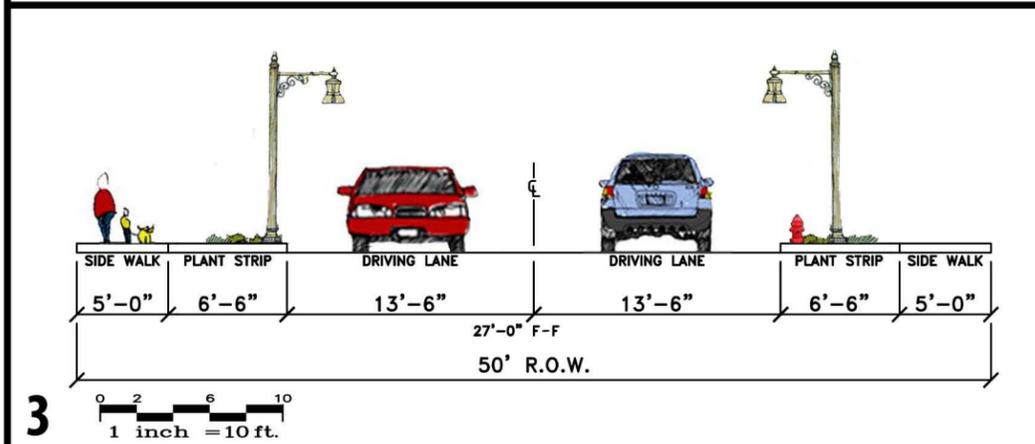
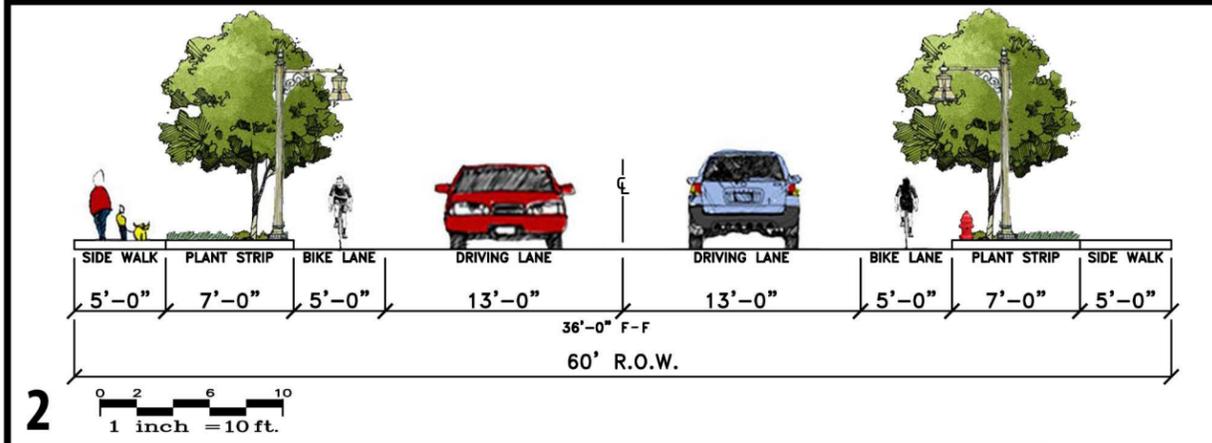
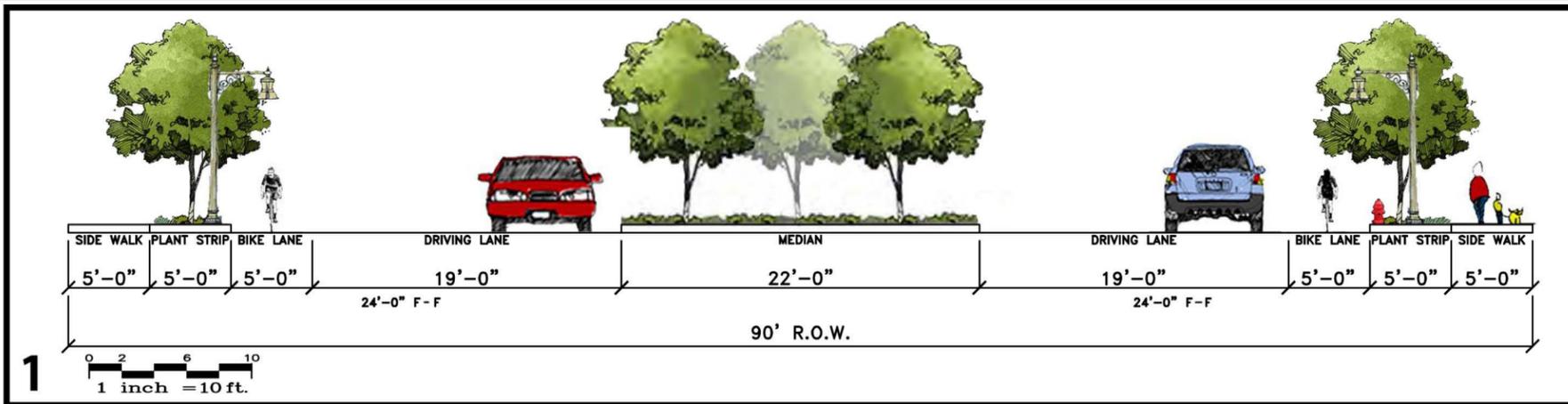
45%



MAXIMUM LOT COVERAGE SHALL BE 45% IF THE PROPOSED STRUCTURE INCORPORATES AN ALTERNATIVE GARAGE SETBACK AND IS A ONE-STORY RESIDENCE

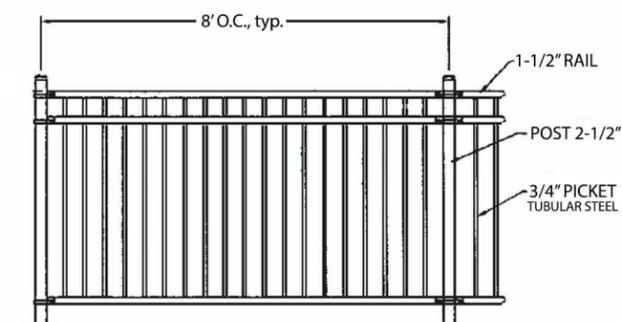
*Model plans shown are representative of structures that can be built utilizing the proposed lot coverage provisions. These examples are not a complete listing of all the model types to be constructed within the proposed subdivision.

EXHIBIT B-3:
STREET HIERARCHY PLAN



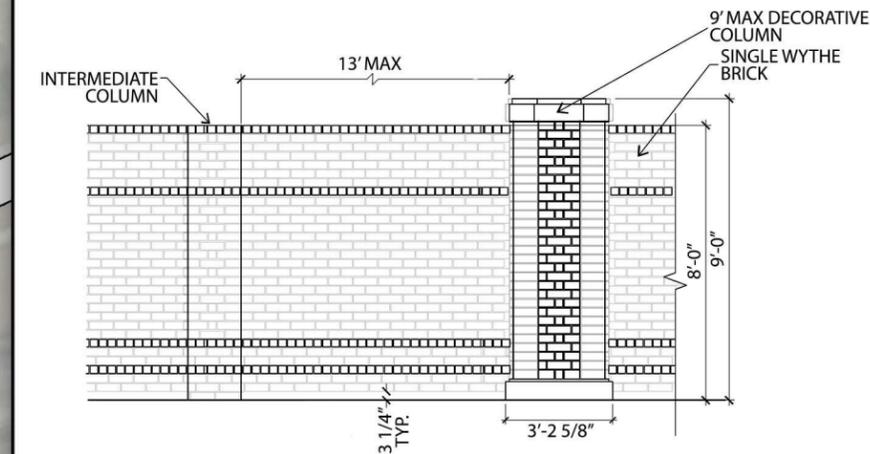


 INDICATES REQUIRED OPEN FENCE

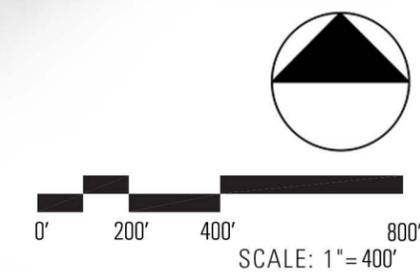


OPEN FENCE DETAIL

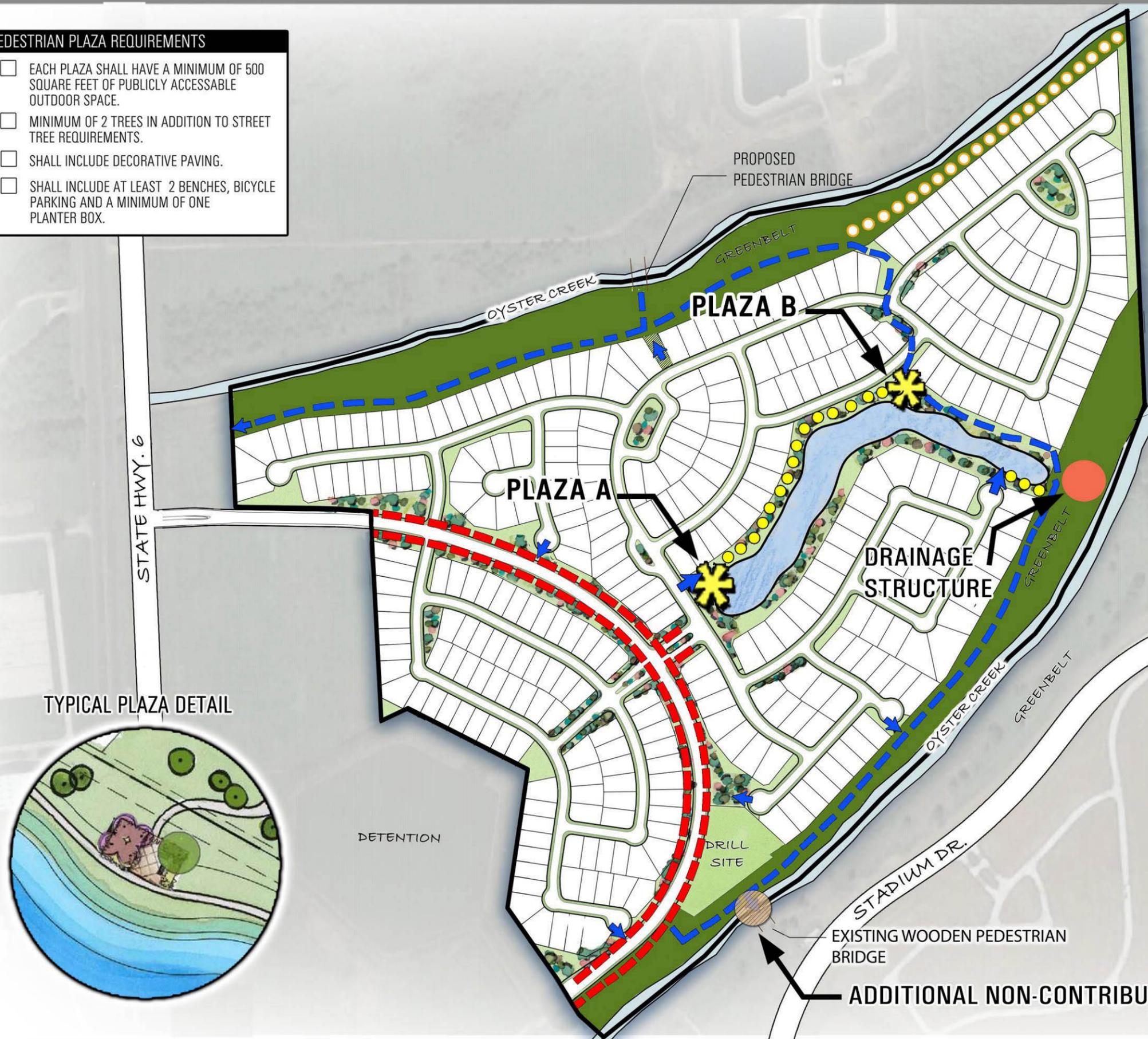
 INDICATES REQUIRED 8' WALL



MASONRY WALL DETAIL



- PEDESTRIAN PLAZA REQUIREMENTS**
- EACH PLAZA SHALL HAVE A MINIMUM OF 500 SQUARE FEET OF PUBLICLY ACCESSABLE OUTDOOR SPACE.
 - MINIMUM OF 2 TREES IN ADDITION TO STREET TREE REQUIREMENTS.
 - SHALL INCLUDE DECORATIVE PAVING.
 - SHALL INCLUDE AT LEAST 2 BENCHES, BICYCLE PARKING AND A MINIMUM OF ONE PLANTER BOX.

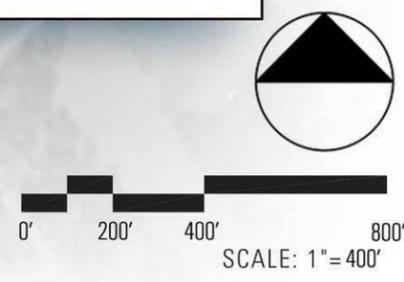
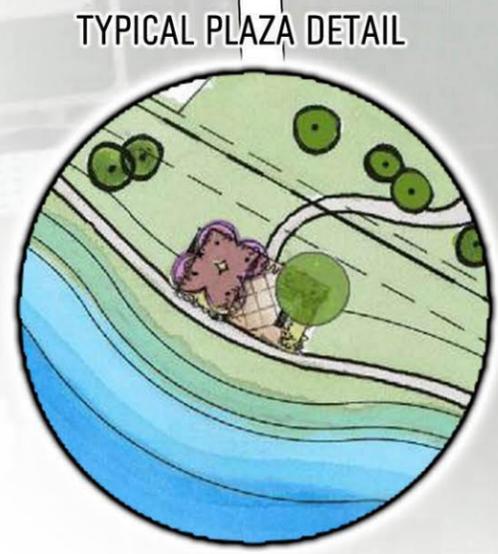


LEGEND

- PROPOSED OPEN SPACE / LANDSCAPE**
Open space shall be owned and maintained by H.O.A. or Imperial Development District and accessible to all residents.
- OYSTER CREEK FRONTAGE**
All frontage on Oyster Creek shall be owned and maintained by H.O.A. or Imperial Development District and accessible to all residents.
- PROPOSED 5' MINIMUM SIDEWALK / OR TRAIL**
- PROPOSED 10' MINIMUM PUBLIC TRAIL**
- PROPOSED ON-STREET BICYCLE LANE**
Minimum 5' Wide
- INDICATES EASEMENT FOR FUTURE PUBLIC USE TRAIL**
- INDICATES REQUIRED PEDESTRIAN CONNECTION**
- INDICATES PEDISTRIAN PLAZA**
(See Typical Plaza Detail)

NOTES

ALL PUBLIC STREETS TO HAVE A 5 FOOT SIDEWALK ON BOTH SIDES OF STREET.



Imperial Residential District

Exhibit B-6

Plant List for Imperial Residential

The following is a list of approved trees and shrubs. Alternative plants not specified in this list may be approved by the Director if determined that an alternative is substantially equal to or better than a specified material and the use will not violate any provision of the PD:

Shade Trees:

Pecan	<i>Carya illinoensis</i>
Fringe Tree	<i>Chionanthus virginicus</i>
Japanese Blueberry	<i>Elaeocarpus decipiens</i>
Nellie R. Stevens Holly	<i>Ilex x attenuata 'Nellie R. Stevens'</i>
Savannah Holly	<i>Ilex attenuata 'Savannah'</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Loblolly Pine	<i>Pinus taeda</i>
Texas Pistache	<i>Pistacia texana</i>
Sycamore	<i>Platanus occidentalis</i>
Bur Oak	<i>Quercus macrocarpa</i>
Chinkapin Oak	<i>Quercus muhlenbergii</i>
Monterey Oak	<i>Quercus polymorpha</i>
Water Oak	<i>Quercus nigra</i>
Live Oak	<i>Quercus virginiana</i>
Shumard Oak	<i>Quercus shumardii</i>
Bald Cypress	<i>Taxodium distichum</i>
Pond Cypress	<i>Taxodium ascendens</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Bosque or Drake Elm	<i>Ulmus parvifolia 'Bosque' or 'Drake'</i>

Small & Ornamental Trees:

Texas Redbud	<i>Cercis canadensis 'var. texensis'</i>
European Fan Palm	<i>Chamaerops humilis</i>
Desert Willow	<i>Chilopsis linearis</i>
Smokebush	<i>Cotinus obovatus</i>
Foster Holly	<i>Ilex x attenuata 'Fosterii'</i>
Possumhaw Holly	<i>Ilex decidua</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Columnar Juniper	<i>Juniperus spp.</i>
Crape Myrtle	<i>Lagerstroemia indica 'Basham's Pink', 'Natchez', 'Muskogee'</i>
Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>
Tree form (MT) Ligustrum	<i>Ligustrum japonicum</i>
Saucer Magnolia	<i>Magnolia x soulangeana</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i>
Tree Wax Myrtle	<i>Myrica cerifera</i>
Mexican Plum	<i>Prunus mexicana</i>
Texas Sable Palm	<i>Sabal texana</i>
Texas Mountain Laurel	<i>Saphora secundiflora</i>
Windmill Palm	<i>Trachycarpus fortunei</i>
Chaste Tree	<i>Vitex agnus-castus</i>

Imperial Residential District

Shrubs:

Abelia	<i>Abelia x grandiflora</i> 'Prostrata', 'Sherwoodi', 'Edward Goncher'
Dwarf Bottlebrush	<i>Callistemon citrinus</i> 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'
Japanese Cleyera	<i>Temstroemia gymnanthera</i>
Sago Palm	<i>Cycas revoluta</i>
Umbrella Plant	<i>Cyperus alternifolius</i>
African/Butterfly Iris	<i>Dietes iridioides</i> , <i>Dietes bicolor</i>
Elaeagnus Ebbingei	<i>Elaeagnus macrophylla</i>
Silverberry	<i>Elaeagnus frunlandi</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Barbados Cherry	<i>Malpighia Glabra</i>
Fatsia	<i>Fatsia japonica</i>
Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burfordii Nana'
Chinese Holly	<i>Ilex cornuta</i> 'Rotunda'
Dwarf Yaupon	<i>Ilex vomitoria</i> 'Nana'
Louisiana Iris	<i>Iris louisiana</i>
Dwarf Crape Myrtle	<i>Lagerstroemia indica</i> 'Nana'
Ligustrum	<i>Ligustrum japonicum</i>
Waxleaf Glossy Privet	<i>Ligustrum lucidum</i>
Fringe Flower	<i>Loropetalum chinense</i>
Maiden Grass	<i>Miscanthus sinensis</i> var.
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Nandina	<i>Nandina domestica</i>
Purple Fountain Grass	<i>Pennisetum setaceum</i>
Indian Hawthorn	<i>Raphiolepis indica</i> 'Clara'
Shrub Rose	<i>Rosa</i> spp. 'Knackout', 'The Fairy', 'Banica', 'Carefree Wonder'
Society Garlic	<i>Tulbaghia violacea</i>
Sweet Viburnum	<i>Viburnum</i> spp.
Bridal Wreath Spirea	<i>Spirea prunifolia</i>
Oleander	<i>Nerium oleander</i>
Dwarf Oleander	<i>Nerium oleander</i> 'Petite Pink', 'Little Red'
Plumbago	<i>Plumbago auriculata</i>
Dwarf Pomegranate	<i>Punica granatum</i> 'Nana'
Kumquat	<i>Fortunella</i> spp.
Muhly Grass	<i>Muhlenbergia lindheimeri</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'