

**ORDINANCE NO. 2290**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM TELFAIR WEST COMMERCIAL DISTRICT GENERAL DEVELOPMENT PLAN (GDP) TO TARRINGTON OFFICE PARK FINAL DEVELOPMENT PLAN (FDP) FOR APPROXIMATELY 6.241 ACRES OF LAND, KNOWN AS THE TARRINGTON OFFICE PARK, LOCATED ALONG TELFAIR AVENUE, TARRINGTON AVENUE, COTESWORTH AVENUE, AND ADDISON AVENUE.**

WHEREAS, Tazz Enterprises, LP requested that approximately 6.241 acres of land, known as the Tarrington Office Park, located along Telfair Avenue, Tarrington Avenue, Cotesworth Avenue, and Addison Avenue, and is adjacent to and behind Sprouts Farmers Market shopping center, be rezoned from Telfair West Commercial District General Development Plan (GDP) to Tarrington Office Park Final Development Plan (FDP); and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the rezoning request; 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 such requested zoning change; and

WHEREAS the City Planning and Zoning Commission recommended granting such requested zoning 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; 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 zoning district classification of approximately 6.241 acres of land as described in Exhibit A, attached to and incorporated into this ordinance by referenced, is changed from Telfair West Commercial District General Development Plan (GDP) to Tarrington Office Park Final Development Plan (FDP) zoning classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

**Section 3.** That the City's official zoning map is amended to reflect this change in zoning district classification.

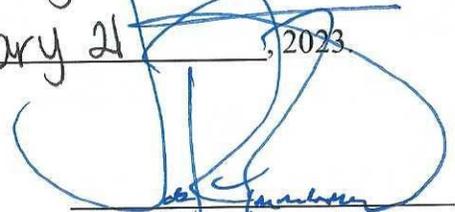
**Section 4.** That the following Exhibits are attached to and incorporated into this ordinance:

Exhibit A:                      Legal Description and Survey

- Exhibit B: Final Development Plan
- Exhibit B-1: General Site Location Plan
- Exhibit B-2: Site Layout Plan
- Exhibit B-3: Permitted Uses
- Exhibit B-4: Landscape Plan
- Exhibit B-5: Plant List
- Exhibit B-6: Pedestrian and Bicycle Plan
- Exhibit B-7: Building Elevations
- Exhibit B-8: Perspective Views

READ IN FULL on first consideration on February 7, 2023.

APPROVED upon second consideration on February 21, 2023.



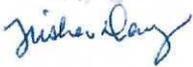
\_\_\_\_\_  
Joe R. Zimmerman, Mayor

ATTEST:



Natalie Serrano  
Natalie Serrano, Interim City Secretary

APPROVED AS TO FORM:



- Attachments:
- Exhibit A: Legal Description and Survey
  - Exhibit B: Final Development Plan
  - Exhibit B-1: General Site Location Plan
  - Exhibit B-2: Site Layout Plan
  - Exhibit B-3: Permitted Uses
  - Exhibit B-4: Landscape Plan
  - Exhibit B-5: Plant List
  - Exhibit B-6: Pedestrian and Bicycle Plan
  - Exhibit B-7: Building Elevations
  - Exhibit B-8: Perspective Views

DESCRIPTION OF  
6.241 ACRES  
(271,865 SQUARE FEET)

Being 6.241 acres (271,865 square feet) of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P. by an instrument of record in File Number 2003149525, Official Public Records, of said Fort Bend County, (F.B.C.O.P.R.), said NNP-Keepsake, L.P., formerly known as NNP-Telfair LP by an instrument of record in File Number 2006007940, (F.B.C.O.P.R.), said NNP-Telfair LP now known as NNP-Telfair LLC, by Certificate of Conversion dated March 22, 2012, said 6.241 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for the northeast corner of Cotesworth Avenue Phase 1 Street Dedication, a subdivision of record under Plat Number 20140181, of the Plat Records of said Fort Bend County, Texas, (F.B.C.P.R.), same being the most westerly northwest corner of Cotesworth Avenue Phase 2 Street Dedication, a subdivision of record under Plat Number 20170067, F.B.C.P.R.;

Thence along the north right-of-way line of said Cotesworth Avenue Phase 1 Street Dedication the following three (3) courses:

1. South  $45^{\circ} 36' 54''$  West, 161.03 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;
2. 144.53 feet along the arc of a tangent curve to the right, having a radius of 508.00 feet, a central angle of  $16^{\circ} 18' 05''$ , and a chord which bears South  $53^{\circ} 45' 57''$  West, 144.05 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a compound curve;

3. 61.07 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of  $99^{\circ} 57' 53''$ , and a chord which bears North  $68^{\circ} 06' 04''$  West, 53.61 feet to a chiseled "X" in concrete set for the northwest corner of said Cotesworth Avenue Phase 1 Street Dedication, and on the east right-of-way line of Addison Avenue (called 70 feet wide) as shown on Addison Avenue Street Dedication, a subdivision of record under Plat Number 20140004, F.B.C.P.R., the beginning of a reverse curve;

Thence, 237.72 feet along the east right-of-way line of said Addison Avenue and the arc of a tangent curve to the left, having a radius of 545.00 feet, a central angle of  $24^{\circ} 59' 27''$ , and a chord which bears North  $30^{\circ} 36' 51''$  West, 235.84 feet to a chiseled "X" in concrete set for corner, the beginning of a reverse curve;

Thence, 43.00 feet continuing along the east right-of-way line of said Addison Avenue and the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of  $70^{\circ} 23' 52''$ , and a chord which bears North  $07^{\circ} 54' 39''$  West, 40.35 feet to a chiseled "X" in concrete set for the most northerly corner of said Addison Avenue Street Dedication, and on the southeast right-of-way line of Telfair Avenue (called 80 feet wide) as shown on Telfair Avenue Street Dedication, a subdivision of record under Plat Number 20060064, F.B.C.P.R., the beginning of a reverse curve;

Thence along the southeasterly right-of-way line of said Telfair Avenue, the following three (3) courses:

1. 213.57 feet along the arc of a tangent curve to the left, having a radius of 890.00 feet, a central angle of  $13^{\circ} 44' 56''$ , and a chord which bears North  $20^{\circ} 24' 50''$  East, 213.05 feet to a chiseled "X" in concrete found for corner;

2. North  $13^{\circ} 32' 22''$  East, 100.00 feet to a chiseled "X" in concrete found for corner, the beginning of a curve;
3. 355.10 feet along the arc of a tangent curve to the right, having a radius of 1173.00 feet, a central angle of  $17^{\circ} 20' 43''$ , and a chord which bears North  $22^{\circ} 12' 43''$  East, 353.75 feet to a chiseled "X" in concrete found for the most northerly northwest corner of the aforementioned Cotesworth Avenue Phase 2 Street Dedication, same being the point of cusp of Tarrington Avenue (called 60 feet wide) as shown on said Cotesworth Avenue Phase 2 Street Dedication, the beginning of a compound curve;

Thence along the west right-of-way line of said Tarrington Avenue, the following five (5) courses:

1. 62.77 feet along the arc of a tangent curve to the right, having a radius of 35.00 feet, a central angle of  $102^{\circ} 44' 56''$ , and a chord which bears North  $82^{\circ} 15' 33''$  East, 54.69 feet to a chiseled "X" in concrete set for corner, the beginning of a compound curve;
2. 385.69 feet along the arc of a tangent curve to the right, having a radius of 520.00 feet, a central angle of  $42^{\circ} 29' 48''$ , and a chord which bears South  $25^{\circ} 07' 05''$  East, 376.91 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner;
3. South  $03^{\circ} 52' 12''$  East, 50.00 feet to a 5/8-inch iron rod with cap stamped "LJA SURVEY" set for corner, the beginning of a curve;
4. 212.76 feet along the arc of a tangent curve to the left, having a radius of 580.00 feet, a central angle of  $21^{\circ} 01' 04''$ , and a chord which bears South  $14^{\circ} 22' 44''$  East, 211.57 feet to a chiseled "X" in concrete set for corner, the beginning of a reverse curve;

6.241 acres

September 24, 2021  
Job No. 1800-0159A

5. 35.53 feet along the arc of a tangent curve to the right, having a radius of 25.00 feet, a central angle of  $81^{\circ} 26' 11''$ , and a chord which bears South  $15^{\circ} 49' 50''$  West, 32.62 feet to a chiseled "X" in concrete set for corner in the north right-of-way line of the aforementioned Cotesworth Avenue (called 60 feet wide) as shown on said Cotesworth Avenue Phase 2 Street Dedication, the beginning of a reverse curve;

Thence, 110.68 feet along the north right-of-way line of said Cotesworth Avenue and the arc of a tangent curve to the left, having a radius of 580.00 feet, a central angle of  $10^{\circ} 56' 01''$ , and a chord which bears South  $51^{\circ} 04' 54''$  West, 110.51 feet to the POINT OF BEGINNING and containing 6.241 acres (271,865 square feet) of land.

This description prepared in conjunction with a Land Title Survey prepared by the undersigned of even date. Hereby referenced as Part 1 of 2. This description is Part 2 of 2.



Keith W. Monroe  
Registered Professional Land Surveyor  
Texas Registration No. 4797



LJA Surveying, Inc.

**EXHIBIT B**  
**FINAL DEVELOPMENT PLAN**  
**TARRINGTON OFFICE PARK**

**A. Contents** – This Final Development Plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations
- Landscape Regulations
- Pedestrian and Bicycle Circulation Regulations
- Building Regulations
- Freestanding Signs
- Exterior Equipment and Service Areas

**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 the B-1 (Neighborhood Business) zoning district is not contained in this ordinance, all regulations contained in the Development Code applicable to the B-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:

*Director* means the person designated or assigned by the City Manager to administer the zoning regulations or any other provisions of the Code. Director includes any person authorized to perform the duties of the Director.

*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 A: Legal Description  
Exhibit B: Final Development Plan  
Exhibit B-1: Location Map  
Exhibit B-2: Site Layout Plan  
Exhibit B-3: Permitted Uses  
Exhibit B-4: Landscape Plan  
Exhibit B-5: Plant List  
Exhibit B-6: Pedestrian and Bicycle Circulation  
Exhibit B-7: Buildings Elevations, Single-story buildings  
Exhibit B-8: Building Perspectives, Single-story buildings

4. As shown on *Exhibit B-1, Location Map*, the PD encompasses the following tract:

6.241 acres (271,865 square feet) of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, LP. by an instrument of record in File Number 2003149525, Official Public Records, of said Fort Bend County.

**C. Land Uses**

1. Permitted land uses, as defined in the Development Code, are listed in *Exhibit B-3, Permitted Uses*.
2. Drive-thru lanes are prohibited for all permitted uses.
3. Outdoor speakers and outdoor storage are prohibited for all permitted uses.

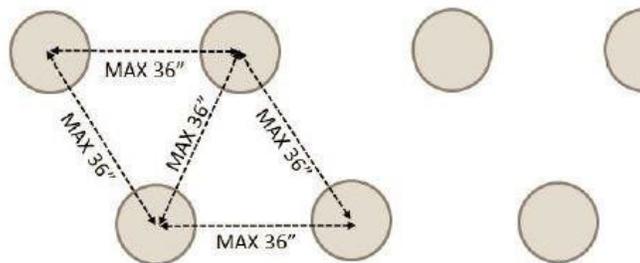
**D. Development Regulations** – All sites within the tract shall be developed in accordance with *Exhibit B-2, Site Layout Plan*, and the following development regulations:

1. Maximum gross square footage of combined structures within the PD:
  - a) 75,000 square feet
2. Maximum height of structures:
  - b) 40 feet above ground level.
3. Minimum building setbacks:
  - a) Abutting Telfair Ave. 35 feet
  - b) Abutting all other public street lot lines: 15 feet
4. Minimum parking lot setbacks:
  - a) Telfair Ave. lot lines 35 feet
  - b) All other public street lot lines: 15 feet
5. Paving:
  - a) All parking lots and vehicle use areas must be constructed of concrete.
  - b) Driveways may be constructed of concrete, or paved with interlocking, multicolored pavers supported by a 6-inch reinforced concrete tray and a sub-grade per City design standards.

**E. Landscape Regulations** – All sites shall be developed in accordance with the following landscape regulations as shown on [Exhibit B-4, Landscape Plan](#):

1. Landscape buffers:
  - a) Minimum widths for landscape buffers, continuous along:
    - Abutting Telfair Ave. 35 feet
    - Abutting all other public street lot lines: 15 feet
  - b) All required buffers abutting a Residential Use or Zoning District shall include one shade tree for each 30 feet of linear frontage, or portion thereof, measured along the reserve line.
  - c) All required buffers abutting a Nonresidential Use or Zoning District shall include one shade tree for each 50 feet of linear frontage, or portion thereof, measured along the reserve line.
  - d) Buffer trees may be clustered or spaced linearly; they need not be placed evenly.
  - e) Sidewalks, pedestrian walkways, and freestanding signs may be located within the required buffers.
2. Landscape irrigation shall include drip irrigation in designated areas and water-saving irrigation programmer, to minimize usage and reduce waste.
3. Shade trees shall have a minimum 4-inch caliper and minimum 10-foot height as measured at ground level when planted. In addition, all required internal parking lot trees, triggered by Chapter 2 Article XV Landscaping and Screening Regulations, are required to have a minimum 4-inch caliper and a minimum 10-foot height as measured at ground level when planted.
4. Landscape areas shall be located between the building and perimeter parking and drives, on all four sides of the building, as shown on [Exhibit B-4, Landscape Plan](#).
5. Off-street parking, adjacent to landscape buffers, shall have a continuous hedge of a minimum 3-foot at the time of planting to screen the parking lot from the street or adjacent reserve. Shrubs for screening and buffering must be planted in a double row of 36 inches tall at the time of planting and planted with triangular centers and not be separated by more than 3 feet as shown in **FIGURE 1**. Whenever shrubs are used to meet a screening requirement, the plants must be planted and maintained to form a continuous, unbroken, solid, visual screen within 1 year of planting, unless providing for an intersecting sidewalk.

**FIGURE 1**



6. Plant species used to satisfy the requirements of the PD shall be those listed on [Exhibit B-5, Plant List](#).

**F. Pedestrian and Bicycle Circulation Regulations** – The PD shall be developed in accordance with [Exhibit B-6, Pedestrian and Bicycle Circulation](#), and the following pedestrian and bicycle circulation regulations:

1. Sidewalks shall be provided in accordance with [Exhibit B-6, Pedestrian and Bicycle Circulation](#)
  - a) Existing sidewalk along Telfair Ave., Addison Ave., Tarrington Ave., and Cotesworth Ave.
2. Pedestrian walkways:
  - a) Pedestrian walkways required in this section shall meet the following criteria in accordance with [Exhibit B-6, Pedestrian and Bicycle Circulation](#)
    - I. Minimum 5-foot width.
    - II. Readily visible and free of encroachment by parked vehicles.
    - III. Paved with concrete or other masonry products differentiated from the driveway and parking areas through the use of color, texture, or materials.
    - IV. Lighted with pedestrian- scaled fixtures not to exceed 15 feet in height. Location and quantity to be determined at site plan reviewed.
  - b) A pedestrian walkway shall be provided to connect the building entrance to the public street sidewalk.
  - c) For land uses with parking located between the street and the building, at least one pedestrian walkway shall be provided to and through its associated parking area to connect the building entrance to the public street sidewalk. Refer to [Exhibit B-6, Pedestrian and Bicycle Circulation](#)
  - d) A pedestrian walkway shall be provided to connect the building entrances within the PD. Refer to [Exhibit B-6, Pedestrian and Bicycle Circulation](#).
3. Bicycle Parking:
  - a) Off-street parking spaces for bicycles shall be provided within the development. Location and quantity to be determined at site plan review.
  - b) Bicycle parking spaces shall not encroach into any sidewalk or other pedestrian walkway as required herein.
  - c) Bicycle parking spaces shall include racks with a minimum of 3 spaces in any one location. Lockers, or other structures intended for parking bicycles may be utilized for supplemental bicycle parking.
  - d) Racks shall be designed to support the bicycle upright in two places on the bicycle frame.

**G. Building Regulations** – Buildings within the PD shall be developed in accordance with the following regulations, pursuant to *Chapter 2, Article II, Part 5 – Planned Development Districts, Sec.2-130 Intent*:

1. Buildings shall be designed in accordance with the following criteria and features:
  - a) As shown on as shown on Exhibit B-7, Building Elevations, Single-story buildings; Exhibit B-8, Building Perspectives, Single-story buildings, all building facades shall break up the horizontal and vertical building planes through offsets, changes in building materials, colors and textures or other methods; and
  - b) As shown on as shown on Exhibit B-7, Building Elevations, Single-story buildings; Exhibit B-8, Building Perspectives, Single-story buildings, incorporate architectural details that create shade and cast shadows to provide visual relief.
  - c) Facades greater than 100 feet in length that face public streets or internal access drives shall incorporate offsets having a minimum depth of at least 3 feet and extending at least 20% of the length of the facade.
  - d) No uninterrupted length of a public street and internal facing facade shall exceed 100 feet.
  - e) All facades of the building shall be of similar architectural design, color, and materials.
2. Building façade finishes:
  - a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), and glass.
  - b) Primary Finishes shall comprise at least 85% of each facade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish.
  - c) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), stucco and fiber cement siding.
  - d) Secondary Finishes shall comprise no more than 15% of the façade for any building.
  - e) No single, primary building finish material shall cover more than 80% of the front of any building.
  - f) Unless approved by the Director, the use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work, and such use shall meet the durability standards of the Development Code.
  - g) The Director may approve alternative Primary or Secondary Exterior Finishes not specified in this article if the Director determines that the alternative finish is respective of the architectural elements of the existing historical industrial buildings within Imperial, 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 article.

- h) The following building materials shall not be used for a Primary or Secondary Finish:
  - I. Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels.
  - II. Unfired or underfired clay, sand, or shale brick.
  - III. Smooth or un-textured concrete surfaces.
  - IV. Exterior Insulated Finish Systems (E.I.F.S.).

3. Building Treatments:

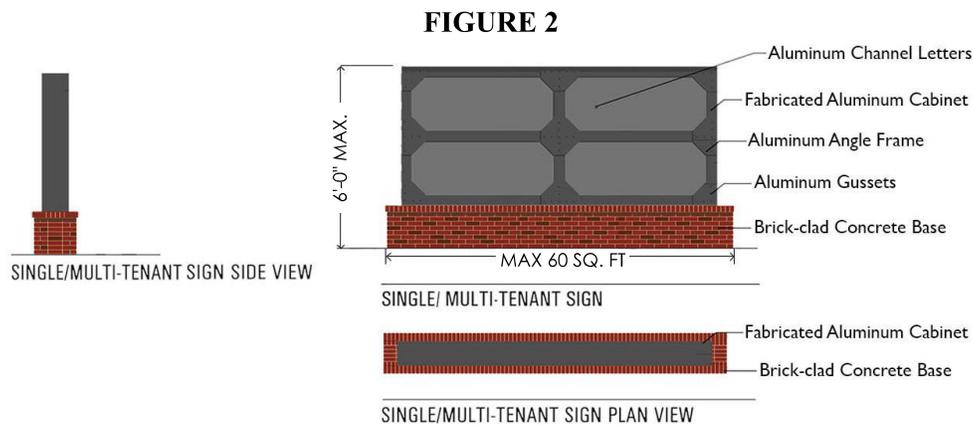
- a) Canopies shall be provided at all building entrances intended for pedestrians that face public streets or internal access drives. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
- 4. Buildings within this development shall be of complementary architectural design, color and materials. Such façade treatments shall be applied to all sides of each building.
- 5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached

**H. Freestanding Signs** – Freestanding signs shall be developed in accordance with the following regulations

1. Fronting on Telfair Ave., Addison Ave., Tarrington Ave., Cotesworth Ave:

- a) Maximum effective area: 60 square feet
- b) Maximum height: 6-feet
- c) Minimum setback: 10-feet
- d) Number per feet of frontage: 1 per 125-feet.

2. Design and exterior finishes for the freestanding signs are shown below in **FIGURE 2**.



- 3. All information on one supporting structure is counted as one sign for purposes of applying the regulations on the number of freestanding signs allowed on any one property.

4. Except as provided in this PD, signage shall comply with Chapter 4 of the Development Code.

**I. Exterior Equipment and Service Areas** – Exterior equipment and service areas shall be developed in accordance with the following regulations:

1. Exterior Equipment and Service Siting and Screening:
  - a) Service and Equipment Areas must be oriented toward the interior driveways.
  - b) Service and Equipment Areas must be visually and acoustically screened from primary building entrances and adjacent land uses.
  - c) Screening shall consist of wing walls, landscape screens, changes in building orientation, and/or other architectural elements that provide sufficient barrier.
  - d) Screening shall extend a minimum of 12 inches above the object being screened.
  - e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.
  - f) As shown on [Exhibit B-2, Site Layout Plan](#), a trash enclosure shall be located within the site that meets the following criteria:
    - I. Set back at least 65 feet from the single-family residential property line
    - II. Masonry construction with an opaque gate
    - III. Complementary in design, color, and materials to the building.
2. Mechanical and Utility Equipment Siting and Screening:
  - a) Mechanical and utility equipment must be placed in the most inconspicuous location possible.
  - b) Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
  - c) Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the highway right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
  - d) Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of access drives, sidewalks or other vehicular or pedestrian paths.





**EXHIBIT B-3**  
**Permitted Uses for Tarrington Office Park**

**Institutional**

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Museums and Art Galleries  
Research, Life Sciences and Healthcare  
Research, Technology Development

**Office**

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Professional Office, Neighborhood

**Retail**

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Pharmacy  
Retail, Neighborhood

**Services**

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Adult Day-Care  
Animal Services, Small Animals  
Clinic, Medical, Dental, or Therapist  
Concierge Medical Care  
Counseling and Therapy Services  
Financial Institution without Drive-Thru  
Fitness Center, Indoor Fitness Instruction  
Fitness Center, Small  
Individual and Family Social Services  
Restaurant with no Drive-in or Drive-thru – Maximum 1,500 square feet  
Other Educational Services  
Other Health Services  
Permanent Makeup  
Place of Worship – Maximum 1,000 square feet  
Print Shop, Local  
Salon, Spa, or Barber Shop  
Schools, Vocational  
Studio, Art Instruction  
Studio, Dance  
Studio, Glass or Ceramics – Maximum 2,000 square feet  
Studio, Metalwork, Woodwork, & Furniture (Including repair) – Maximum 2,000 square feet  
Studio, Photography



**EXHIBIT B-5**  
**Plant List for Imperial Highway 6 District, Tract I**

*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 attenuate '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 muehlenbergii</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>

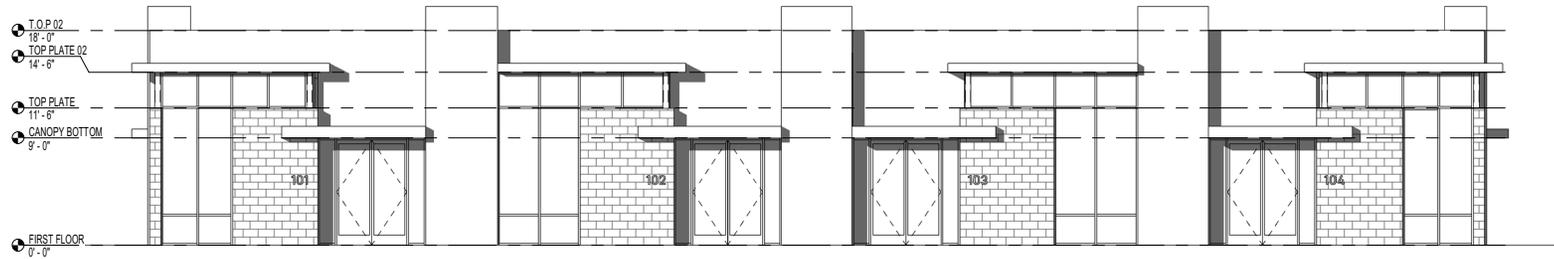
**Small & Ornamental Trees:**

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>Juniporus 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 cerifca</i>
Mexican Plum	<i>Prunus mexicana</i>
Texas Sable Palm	<i>Sabal texana</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
Windmill Palm	<i>Trachycarpus fortunei</i>
Chaste Tree	<i>Vitex agnus-castus</i>

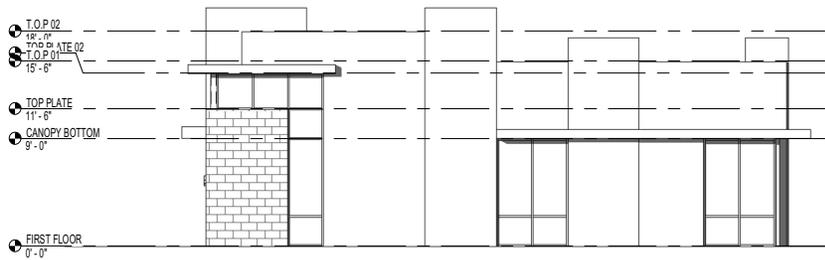
## **Shrubs:**

Abelia	<i>x grandiflora</i> 'Prostrata', 'Sherwoodi', Edward Goucher'
Dwarf Bottlebrush	<i>Callistemon citrinus</i> 'Austraflora', 'Firebrand', 'Little John', and 'Splendens'
Japanese Cleyera	<i>Ternstroemia gymnathera</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 fruilandi</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. 'Knockout', 'The Fairy', 'Bonica', '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'
Muhly Grass	<i>Meuhlenbergia lindheimeri</i>
Dwarf Maiden Grass	<i>Miscanthus sinensis</i> 'Morning Light'

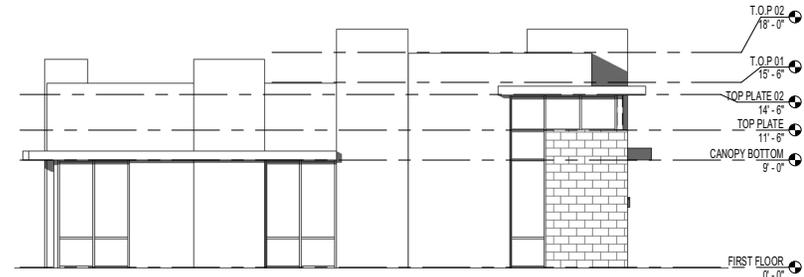




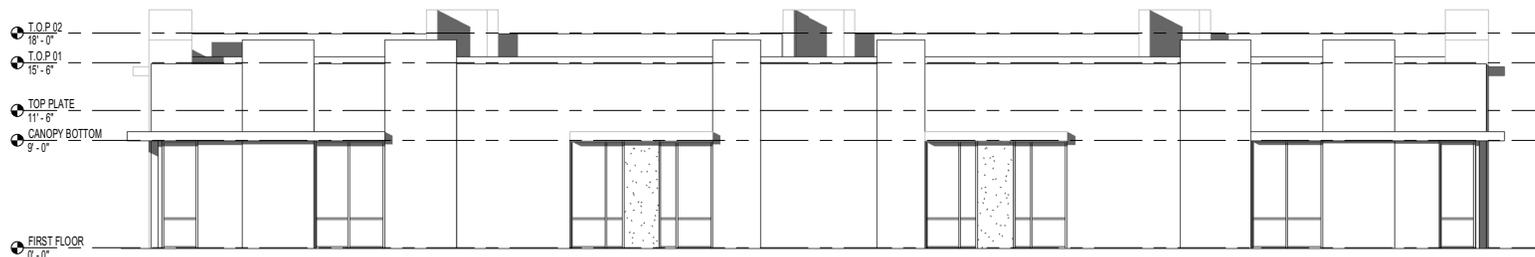
FRONT ELEVATION - SCHEMATIC ELEVATION  
 NOT TO SCALE  
 THIS PERSPECTIVE INTENDS TO SHOW TENTATIVE DESIGN



SIDE 01 ELEVATION - SCHEMATIC ELEVATION  
 NOT TO SCALE  
 THIS PERSPECTIVE INTENDS TO SHOW TENTATIVE DESIGN



SIDE 02 ELEVATION - SCHEMATIC ELEVATION  
 NOT TO SCALE  
 THIS PERSPECTIVE INTENDS TO SHOW TENTATIVE DESIGN



BACK ELEVATION - SCHEMATIC ELEVATION  
 NOT TO SCALE  
 THIS PERSPECTIVE INTENDS TO SHOW TENTATIVE DESIGN



## INTERNAL DRIVEWAY VIEW

THIS PERSPECTIVE INTENDS TO SHOW  
TENTATIVE DESIGN, NOT TO SCALE



## SINGLE STORY BUILDING EXTERIOR VIEW 01

THIS PERSPECTIVE INTENDS TO SHOW  
TENTATIVE DESIGN, NOT TO SCALE



## SINGLE STORY BUILDING EXTERIOR VIEW 02

THIS PERSPECTIVE INTENDS TO SHOW  
TENTATIVE DESIGN, NOT TO SCALE