

PART 7. – THE HILL AREA RESIDENTIAL DISTRICT (HR-1)

Sec. 2-154. - Purpose and Intent.

The Hill Area Residential District provides for the development of low-density Single-Family, Detached Dwellings in character with the existing older structures. It is intended to maintain the visual character of the company town neighborhood which is considered significant to the history and origin of the City and to:

- A. Promote development or redevelopment that is substantially consistent and compatible with the character and physical appearance of the existing neighborhood; and
- B. Prevent encroachment of incompatible, new development that would disturb the heritage and local historical significance of the District.

Sec. 2-155. – Definitions

The following words, terms, and phrases, when used in this Part, shall have the following meanings. For any word, phrase, or term not defined in this Section, the definitions in Chapter 10 Definitions shall apply. If any definition in this chapter is in conflict with Chapter 10 Definitions, then the definitions in this Part shall prevail:

Building-to-Lot Width Ratio (BTLW) means a ratio used to calculate allowable building width and is calculated by multiplying the identified ratio in Table2-158.1 by the Lot Width.

Garage, Attached Private means a Private Garage that shares a common wall with or is located less than 5 feet from the Principal Building.

Garage, Detached Private means a Private Garage that is located at least 5 feet from the Principal Building.

Porch means a roofed area attached to, or part of, and with direct access to, or from, a structure and usually located on the front or side of the structure; a covered entrance or semi-enclosed space projecting from the facade of a Principal Building.

Roof Pitch means the steepness of a roof quantified as a ratio between rise and run.

Stoop means steps ending in a platform, covered or uncovered, and leading to the front entrance of the Principal Building. As used herein, Stoop includes the platform.

Revisions as a result of the 5/27 P&Z Meeting and additional staff revisions are highlighted in yellow.

Commented [AM1]: Added 3 new definitions to clarify the newly added regulations in Section 2-158.

Sec. 2-156. – Reserved Site Development Permit

A. The Planning and Zoning Commission may grant a Site Development Permit for a proposed Building that does not comply with one or more of the regulations listed in Subsection B of this Section certain District Regulations in Section 2-158 or certain Building Finish Standards located in Chapter 2, Article X, if the Commission determines that the proposed Building is compatible with the existing character of the district. The Commission will consider granting a Site Development Permit if the proposed Building Structure includes character features that are prevalent in The Hill such as:

1. Height of one-story
2. One-story Detached Garage
3. Preservation of original façade
4. Preservation of Protected Trees

B. Non-compliance with the following regulations, as established in the District Regulations located in Section 2-158 and the Building Finish Standards located in Chapter 2, Article X, may qualify for a Site Development Permit:

1. Minimum Private Garage and Carport Setback from front façade of Principal Building, not including Porch
2. Maximum Building Width
3. Maximum Lot Coverage
4. Maximum Porch Height
5. Maximum F.A.R.
6. Maximum percentage of Secondary Building Finishes - refer to Chapter 2, Article X Building Finish Standards

C. If the Commission denies a Site Development Permit, an applicant may appeal the denial to City Council by submitting a written request to the Director within 30 days of the date of denial. The City Council may approve or deny the request, return it to the Commission for further consideration, or take whatever other action the Council deems appropriate.

Commented [AM2]: This section aims to provide flexibility to the regulations if the project meets the character of the neighborhood. Staff did not survey The Hill Community on this specific process, but it is a tool to address the concern from some of the survey comments. This process is currently utilized in the Mixed Use Conservation District (MUC) that is assigned to the homes on the west side of Brooks Street

Commented [AM3R2]: For example, a property owner may have a house that doesn't meet the Building Width Maximum by 2 feet; they could apply for a Site Development Permit where the Planning and Zoning Commission would determine if the house is in character and grant the additional 2 feet of building width.

Sec. 2-157. – Permitted Uses and Parking Schedule.
No changes to this section so it was not included.

Sec. 2-158. - District Regulations.

A. Due to the historic character of The Hill, there are unique regulations in this area. The following regulations are subject to review and field verification to ensure structures are not built in existing easements.

A.B. The following regulations apply in the Hill Area Residential District.

Table 2-158.1: The Hill Area Residential District

REGULATION		
LOT STANDARDS		
Minimum Lot Area		6,600 sq. ft.
Minimum Lot Width	Corner Lots	70 ft.
	All Other Lots	60 ft.
Maximum Lot Width		120 ft.
Minimum Lot Depth		110 ft.
FRONT YARD SETBACKS		
Minimum Front Yard (Setback)		25 ft. (a)
Minimum Porch Front Yard (Setback) (applies to unenclosed front porches up to 16 feet in height) (See Figures 2-158.A & 2-158.B) <i>Glass enclosed or screened porches, and porches greater than 16 feet in height must meet Principal Structure front yard setback. Maximum height is measured from finished grade to the intersection of the highest point of the porch roof and the facade. A porch roof eave or porch step must be at least 13 feet from the front lot line. Porches must meet minimum rear, side, and street side yard setbacks.</i>		15 ft.
SIDE YARD SETBACKS		
Minimum Side Yard (Setback)	Residential Use (See Figures 2-158.C & 2-158.D)	10 ft.
	Nonresidential Use	25 ft.
Minimum Street Side Yard (Setback)		15 ft.
REAR YARD SETBACKS		
Minimum Rear Yard (Setback)		15 ft.

Table 2-158.1: The Hill Area Residential District (Continued)

BUILDING RESTRICTIONS		
Maximum Lot Coverage		40%
Maximum Height of Principal Building (See Figure 2-158.B)		2 1/2 stories, but not more than 27 ft. (b)
Maximum F.A.R.		0.71 0.45
Maximum Building Width (See Figure 2-158.E) Refer to Section 2-160 for a building width incentive.	Lot width less than 60 ft.	30 ft. (c)
	Lot width equal to or greater than 60 ft.	0.46 BTLW (c)
Minimum Roof Pitch of Principal Building		4/12
Refer to Article X. Building Finish Standards for building finishes that apply in HR-1.		

Commented [AM4]: Although the number used for maximum height is not changing, the way height is measured would change to measure height to the highest point of the structure rather than to the midpoint of the gable. A diagram was revised to visually show how height is measured.

Commented [AM5]: The floor-to-area ratio was reduced to 0.45, which reduces the overall square footage of the house based on lot size.

Commented [AM6R5]: FAR is calculated by dividing the sum of the total square feet of the climate controlled areas of a Dwelling plus the total square feet of all Accessory Buildings (such as garages or Sheds) by the lot's total square feet.

Commented [AM7]: Maximum Building Width would be regulated only in the front portion of lot (close to the street). A diagram on where to measure building width is included after the table. Lots greater than 60 feet wide would have a maximum building width based on lot width at a 0.46 ratio. For lots less than 60 feet wide, a maximum 30-foot wide house would be allowed. Section 2-160 Tree Regulations provides an opportunity for additional building width if the property owner preserves more trees.

Commented [AM8R7]: The following formula is used to calculate the Maximum Building Width for lots greater than 60 feet wide.
Front Lot Width x 0.46 BTLW = Maximum Building Width

Commented [AM9]: A minimum of 4/12 roof pitch is required to prevent flat roofs in The Hill. When constructing a new home or new addition, the plans submitted will need to show the pitch on the roof to determine if it meets this requirement

Commented [AM10]: Exterior building finishes are listed in another section of the Code

Table 2-158.1: The Hill Area Residential District (Continued)

PRIVATE GARAGE <u>AND CARPORT</u> RESTRICTIONS (Attached and Detached)		
Minimum Private Garage <u>and Carport</u> Setback from front façade of Principal Building, not including <u>P</u> orch (See Figures 2-158. <u>EF</u> & 2-158. <u>GF</u>)		<u>15-25</u> ft.
Minimum Street Side Yard (Setback)	Front Load (garage doors <u>and carport entrance</u> facing front lot line)	15 ft.
	Side Load (garage doors <u>and carport entrance</u> facing street side lot line)	20 ft.
Maximum of one Private Garage <u>and one Carport</u> permitted per lot.		
ATTACHED PRIVATE GARAGES <u>AND CARPORTS</u>		
Attached Private Garages <u>and Carports</u> are considered part of the Principal Building and must comply with the Principal Building regulations.		
DETACHED PRIVATE GARAGES <u>AND CARPORTS</u>		
Maximum Garage <u>and Carport</u> Size	Lots Less than or equal to 6,000 sq. ft.	600 sq. ft. <u>(d)</u>
	Lots Greater than 6,000 sq. ft.	10% of Lot Area <u>(d)</u>
Detached Garage <u>and Carport</u> Minimum Distance from Principal Building <i>For purposes of defining <u>a</u>Attached vs <u>d</u>Detached <u>g</u>Garage <u>or Carport</u>, a Private Garage <u>or Carport</u> connected to a Principal Building by a covered breezeway shall not be considered part of the Principal Building provided that the Private Garage <u>or Carport</u> is at least five (5) feet from the Principal Building. The breezeway must be no more than six (6) feet wide as measured from edge-of-eave to edge-of-eave, must be unenclosed and must be free of any obstacles at ground level, excluding structural posts of the breezeway.</i>		5 ft.
Detached 1-Story Garage <u>and Carport</u>	Maximum Height	16 ft. (b)
	Minimum Side Yard (Setback)	1.5 ft.
	Minimum Rear Yard (Setback)	1.5 ft.
<i>For 1-Story Detached Garages <u>or Carports</u>, eaves must be a minimum of 6 inches from side or rear lot line. This requirement supersedes regulations found in Sec. 2-176 Allowed Yard Obstructions.</i>		
Detached 2-Story Garage <u>and Carport</u>	Maximum Height	27 ft. (b)
	Minimum Side Yard (Setback)	10 ft.
	Minimum Rear Yard (Setback)	15 ft.
REFERENCES		
<p>a. For Cul-de-sac Lots, the Front Yard Setback is reduced by 5 feet.</p> <p>b. Maximum Height as measured from finished grade to the highest point of the Structure.</p> <p>c. Measured at the widest point within the Building Width Measurement Zone. See Figure 2-158.E.</p> <p>d. Maximum Garage and Carport Size is the cumulative square footage of the Detached Private Garage <u>and Carport</u>.</p>		

Commented [AM11]: Carports will need to follow the same regulations as garages.

Additional Regulations:

See also Article III: Height and Area Regulations, ~~and~~ Article IV: Supplemental Regulations, and Article X: Building Finish Standards for additional regulations.

Note: Parking setback requirements are detailed in Chapter 2, Article V: Off-Street Parking and Loading Regulations.

C. Entry Features and Walkways

1. Residential Dwellings in the HR-1 District must provide:

a. A front walkway that is a minimum of 4 feet in width from the front entrance or Porch to the sidewalk or curb; and

b. One of the following entry features:

1. Covered ~~Front~~ Porch with a minimum depth of 6 feet; or

2. Stoop with a minimum size platform of at least 3 feet wide by 3 feet long.

2. For Residential Dwellings built prior to the effective date [July/August, 2021] of this regulation:

a. A nonconforming covered front Porch may be replaced with another covered front Porch identical to the original Porch in footprint area, width, length, and height, and material, if no other portion of the Residential Dwelling to which the Porch is adhered to is being replaced or repaired.

b. A front walkway is required when replacing or repairing more than 50% of the Residential Dwelling.

Commented [AM12]: New construction will need to incorporate the following entry features in their house to be in character with The Hill neighborhood.

Commented [AM13]: Some of the older porches may not conform to the regulations so this allows existing porches to be repaired and replaced in the original footprint. However, if the repair includes other parts of the home, then the porch needs to follow the regulations.

Commented [AM14]: If there is no front walkway on the property, then the owner will be required to add a walkway if repairing more than 50% of the house.

Figure 2-158.A: Porch Front Yard (Setback) Diagram

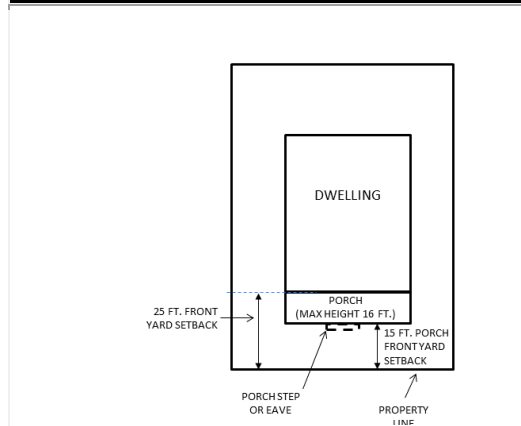
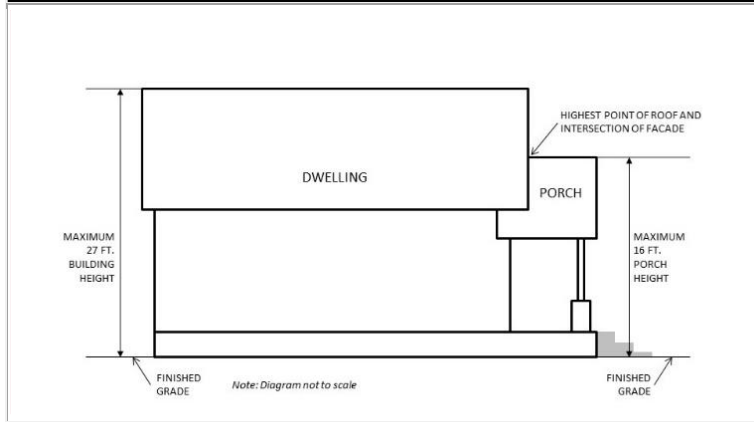


Figure 2-158.B: ~~Front Porch~~ Maximum Height Diagram



Commented [AM15]: Modified diagram to be a Maximum Height Diagram for the house and porches.

Figure 2-158.C: Residential Yard (Setback) Diagram

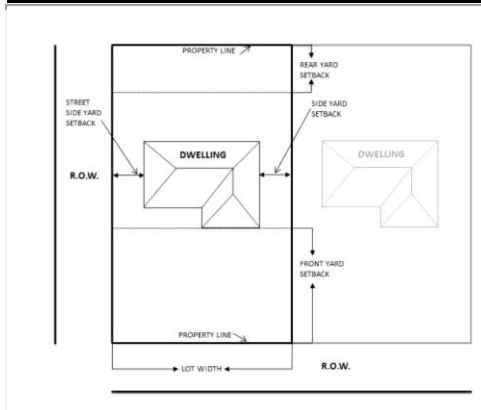


Figure 2-158.D: Residential Yard (Setback) Diagram – Side Yard Setback at Reserve

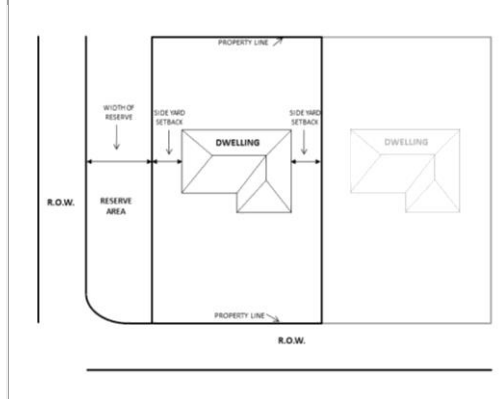


Figure 2-158.EE: Attached Garage Setback from Front Façade of Principal Building Diagram

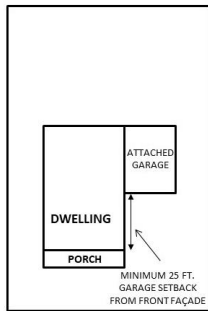
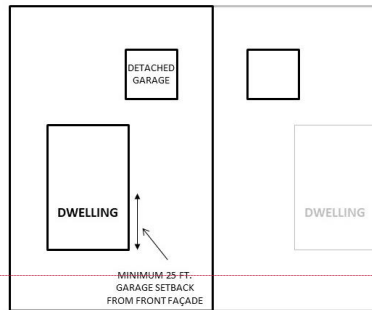


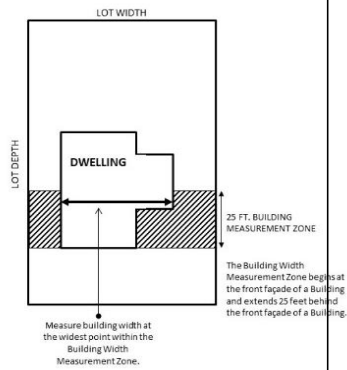
Figure 2-158.GF: Detached Garage Setback from Front Façade of Principal Building Diagram



Commented [AM16]: Revised diagram to reflect change in garage front setback to 25 ft.

Commented [AM17]: Revised diagram to reflect change in garage front setback to 25 ft.

Figure 2-158.E: Building Width Measurement Zone Diagram



Commented [AM18]: Added Building Width Measurement Zone Diagram

Commented [AM19R18]: The following formula is used to calculate the Maximum Building Width for lots greater than 60 feet wide and is measured at the widest point in the Measurement Zone.
 $\text{Front Lot Width} \times 0.46 \text{ BTLW} = \text{Maximum Building Width}$

Sec. 2-159. Supplemental Regulations for Accessory Structures

- A. The regulations of this Section shall govern over regulations contained in Article IV. Sec. 2-192. Accessory Structures.
- B. Accessory Structures are subject to the same regulations as apply to Principal Buildings, except as otherwise specified in this ~~Section~~Article.
- C. An Accessory Structure must not be established on any Lot prior to the establishment of the Principal Building.
- D. *Sheds*. Lots 6,600 square feet or less may have a shed that is up to 200 square feet. Lots greater than 6,600 square feet may have a shed that does not exceed 3% of the lot area. If more than 1 shed is provided, this requirement applies to the total square feet of all sheds.
- E. The total square footage of all Accessory Structures located in a required Rear Yard shall not be larger than ~~Maximum Size of all Accessory Structures—~~225 square feet or 25% of the required ~~Rear y~~Yard ~~setback~~, whichever is greater ~~for total square footage~~;
- F. An Accessory Structure other than Private Detached Garages must comply with the following regulations:
 - 1. Maximum Height—16 feet as measured from finished grade to the highest point of the Structure;
 - 2. Minimum Side Yard (Setback)—5 feet;
 - 3. Minimum Rear Yard (Setback)—5 feet;
 - 4. Minimum Distance from Principal Building—5 feet;
 - 5. Minimum Setback from front façade of Principal Building, not including ~~p~~Porch—~~15-25~~ feet.
- G. Accessory Structures must not be located within a parking lot setback as identified in Article V: Off Street Parking and Loading Regulations.

Sec. 2-160. Tree Regulations

- A. The regulations in this section apply to Residential uses in the HR-1 District. For Nonresidential Use requirements and additional regulations see Article XV. Landscaping and Screening Regulations.
- B. The landscape plan required by Article XV Landscaping and Screening Regulations must show the location of all Protected Trees identified for preservation or removal.

C. Tree Specifications

1. Any Trees used to meet the requirements of this Section or Article XV must be 4-one of the approved Trees or plants listed in Sec. 2-390, unless otherwise approved by the Director.
2. Trees must be a minimum of 7 feet overall Height and must have a minimum of 4-inch caliper immediately after planting. Tree caliper is measured 6 inches from natural ground level.
- 1-3. Trees planted adjacent to a sidewalk shall be planted a minimum of 6 feet from the edge of sidewalk pavement, unless an approved root barrier system is provided.
- 2-4. Protected Tree means a hardwood tree having a minimum caliper size of 8 inches or greater, as measured 4½ feet above ground level. Hardwood trees include elms, oaks, maples, pecan, and sycamore, as well as any trees listed as Shade Trees in Table 2-390.1 or identified as hardwoods by the Texas A&M Forest Service.

Commented [AM20]: All tree regulations that apply to residential uses, including tree preservation, were relocated to this section. Tree regulations that apply to nonresidential uses will remain in Article XV of the Development Code. This is an administrative change.

Commented [AM21R20]: New regulations are marked as tracked. Regulations that are not tracked currently apply in Article XV and were only moved to this section.

Commented [AM22]: New trees will be required to be 4-inch caliper in size instead of 2-inch caliper.

D. Tree Planting and Preservation

1. ~~For all premises~~ All premises with a Residential uses, ~~the premises~~ must have 1 Shade Tree, within the area between the Principal Building and front Property Line, for each 50 feet of Lot Width or portion thereof, measured along the Front Lot Line.

a. Protected Trees that are preserved in the front half of the lot may count toward this requirement (even if not located between the Principal Building and front Property Line).

a.b. Trees may be clustered or spaced linearly and need not be placed evenly at 50 foot intervals.

2. A minimum of one Protected Tree in the front half of the lot must be preserved when constructing, demolishing or expanding a Single-Family Dwelling or Two-Family Dwelling. Improvements must be designed whenever reasonably possible to preserve a Protected Tree. When constructing a new Single-Family Dwelling, if a Protected Tree does not exist on the premises, trees must be planted according to tree planting requirements in this section.

a. The Director may approve a landscape plan that provides for the removal of a Protected Tree where the Director determines that the development cannot reasonably preserve the Protected Tree. The Director may approve the removal of a Protected Tree if the supporting documentation specified by the Development Application Handbook shows that the tree is injured, dying, diseased or infested with harmful insects to the extent that it is not likely to survive, or; in danger of falling or creating a hazardous or dangerous condition.

b. If the Director approved the removal of ~~the~~ Protected Tree, the landscape plan must provide for the planting of 2 replacement Shade Trees. ~~of like type for each Protected Tree to be removed. The replacement trees are in addition to any other Trees required to be planted under this Article.~~

3. For each Protected Tree that is preserved, the owner may receive credit for 2 Trees that are otherwise required to be installed to comply with this Article. For a Protected Tree that is preserved in the front half of the lot, in addition to the minimum requirement, the maximum building width may be increased within the Building Width Measurement Zone when constructing or expanding a Single-Family Dwelling according to the following:

a. Lots less than 60 feet wide may have a maximum building width of 35 feet; and

b. Lots equal to or greater than 60 feet wide may have a maximum building width of 0.50 Building-to-Lot Width Ratio.

Commented [AM23]: Previous Code: Required 1 tree for every 50 feet of lot width, resulting in needing to plant 2 trees on most lots. For every Protected Tree preserved, the owner would receive two credits. Owners would keep an existing tree and not plant the second because of the credit.

New Code: Continue to require 1 tree for every 50 feet lot width, but replaced credit with building width incentive. Protected trees will not count for 2 trees. This means that Protected Trees that are preserved to meet the minimum requirement (preserve at least 1 in front half) count towards #1, but applicants still need to plant the second tree if required by the lot width.

Commented [AM24]: Property owners must preserve one Protected Tree on their property when demolishing a structure, building new construction, or adding on. However, there may be instances where the owner is not able to preserve the 1 tree, which are noted under a. If the minimum requirement of 1 tree is not met and requires removal, then it must be replaced by 2 trees, in addition to the requirement under D.1.a.

Commented [AM25]: The second portion of this regulation was deleted because it would have required twice the number of trees to replace. The survey offered a similar regulation, but instead of the number of trees it was based on replacing by caliper inches. The community did not agree with that because it could have caused overplanting trees on one lot. Depending on the species, in the long run it could be damaging to both newly planted trees and new structures.

Commented [AM26]: Staff replaced this credit with the building width incentives listed in this section. If more than 1 protected tree is preserved, then owners may have increased building width.

ARTICLE X. - BUILDING FINISH STANDARDS

Sec. 2-310. - Statement of Intent.

The City Council has determined that establishing minimum standards for exterior Building finishes for ~~nonresidential~~ Structures protects and advances the general welfare of the community by, among other things:

1. Enhancing and protecting the aesthetic interests of the community;
2. Providing for the structural integrity, safety, durability and improved maintenance of the facade of Buildings;
3. Protecting property values and lessening the impact commercial properties may have on surrounding residential development; and
4. Promoting economic development by making the community a more desirable place to live and shop.

Sec. 2-310.5. - Compliance with this Article.

- A. Prior to April 1, 2019, the City Council recognized the historical significance of the neighborhoods zoned as the Mixed Used Conservation (MUC) District and the Hill Area Residential (HR-1) District and adopted regulations to protect and preserve the local heritage and visual character of the built environment constituting the origin of the City.
- B. Pursuant to House Bill 2439 as passed by the 86th Texas Legislature, compliance with the building finish requirements contained in this Article are voluntary except as provided in this Section. If House Bill 2439 is amended or repealed by court decision or a future act of the Texas Legislature, compliance with this Article is mandatory to the full extent permitted by the court's determination or the legislative action with no further action required by City Council.

Sec. 2-311. - Application.

~~A. A.~~ This Article applies to:

1. All ~~all non~~nonresidential Buildings constructed in the B-O, B-1, B-2 and residential districts, ~~except the M-1 and M-2 district after July 2, 2002; and~~
2. ~~and All~~ Buildings in the MUC District ~~after October 7, 2002; and~~
- 4-3. All Buildings in the HR-1 District.

- B. Existing Buildings may continue to utilize materials other than those Exterior Finishes listed in this Article, provided that any Exterior Finish replacement is for maintenance purposes only and the existing Finish material is continued. Any material change or replacement of more than fifty (50) percent of the total area of a façade, including on a cumulative basis, shall require that all Exterior Finishes be brought into compliance on that façade.
- C. Additions to Buildings erected legally of materials other than those listed in this Article may be constructed of the same materials as the original Building, provided the addition or additions do not exceed 50% of the area of the original Building.

Commented [AM1]: These are administrative changes meant to provide clarity to the application of the article.

Sec. 2-312. – Administration

- A. Each exterior façade of a Building, not including Interior Courtyards, shall meet the finish standards established in this Article. For the purposes of calculating building finishes, doors and roofs are excluded from the square footage of the façade.
- B. Site Plan packages shall include Elevations for each Exterior Façade of the Building, showing compliance with this Article.
- CD. Screen walls, wing walls, columns and similar Building extensions and supports, and columns on carports or other similar freestanding structures, must comply with the provisions of this Article pertaining to Primary Finishes.

Commented [AM2]: These are administrative changes meant to provide clarity to the administration of the article.

Sec. 2-313. - Definitions.

A. In this Article:

Brick means hard fired (kiln fired) clay or shale material which meets the latest version of ASTM standard C216, Standard Specification for Facing Brick (Solid Masonry Unit Made of Clay or Shale), is Severe Weather (SW) grade, that is made of or covered with masonry, flat panel concealed fastener metal systems. Brick also includes Thin Brick.

Cementitious Stucco means unpainted upon, integrally colored and textured in its initial application, exterior Portland Cement, often mixed with lime, fiberglass, sand mud, and brick dust, applied with three coats on a metal lath or wire fabric lath.

Concrete Masonry Unit means indented, hammered, or split face concrete.

Elevation means a geometrical drawing depicting the Exterior Facade of a building.

Exterior Façade means any of the exterior faces of a building and shall include all Exterior Walls facing the same direction that are viewable together from a vantage point.

Exterior Finish means the material or product that is visible from or used as the exterior surface of an exterior ~~wall~~ façade.

Exterior Wall means a Building's exterior wall that is the outermost wall surface of a Building, including doors and windows.

Glass Curtain Wall means an exterior Building wall consisting of no less than 75% glass, that carries no structural loads, and is made of a combination of metal, glass, or other surfacing material supported in a metal framework.

Interior Courtyard means an outdoor space fully enclosed on all sides by a Building, not exposed to views from property line.

Masonry means stone material, brick, glass block, or concrete panel.

Primary Finish means an exterior finish as defined in this article ~~Sec. 2-313~~ for each zoning district.

Secondary Finish means an Exterior Finish as defined in ~~Sec. 2-313~~ this Article for each zoning district that makes up the remaining portion of an Exterior Wall that is not covered by a Primary Finish.

Stone ~~or Stone~~ Material means hard and durable naturally occurring all weather stone, cut stone, dimensioned stone, and manufactured stone products, and may also include Stone Tile.

Commented [AM3]: Included additional definitions as needed for revisions to article.

Thin Brick means Brick that does not have the thickness of Brick material but is at least ½-inch thick and meets the latest version of ASTM standard C-1088 Thin Veneer Brick Units, Clay or Shale, Exterior Grade.

Vertical Board and Batten Siding means an exterior treatment of vertical boards with battens covering the seams.

B. General definitions may be found in Chapter 10.

Sec. 2-3143. - Finish Requirements for Specified Districts.

A. Primary Finish requirements for nonresidential buildings are as follows:

Table 2-313.1: Primary Finish Requirements for NonResidential Buildings

Zoning District	Minimum %	Materials
All residential districts	85%	Masonry, glass window or wall, or combination thereof
B-O	85%	
B-1	70%	Masonry, glass window or wall, cementitious stucco or combination thereof
B-2	70%	
MUC	85%	Brick for all Principal, Accessory, and Non-Accessory buildings; Wood or fiber cement siding for all detached Private Garages in the district; For 318 Brooks Street and south, wood or fiber cement siding may be used for detached Private Garages and additions to existing brick principal Buildings; For 314 Brooks Street and north, wood or fiber cement siding for all Principal, Accessory, and Non-Accessory buildings.

Note: No materials requirements for M-1 and M-2.

Commented [AM4]: This would still apply to nonresidential buildings in HR-1, such as day cares or churches.

B. The Secondary Finish requirements for nonresidential buildings are as follows:

Table 2-313.2: Secondary Finish Requirements for NonResidential Buildings

Zoning District	Maximum %	Materials
B-1	30%	Concrete Masonry Units as defined in this Article, Exterior Insulated Finish Systems (E.I.F.S.), fiber reinforced cement exterior siding, wood materials, aluminum composite material (Alucobond or similar), or a combination thereof
B-2		
B-O	15%	Concrete Masonry Units as defined in this Article, Exterior Insulated Finish Systems (E.I.F.S.), fiber reinforced cement exterior siding, wood materials, aluminum composite material (Alucobond or similar), or a combination thereof; Cementitious Stucco.
MUC		
All residential districts		

Note: No materials requirements for M-1 and M-2.

Sec. 2-315. - Finish Requirements for Residential Buildings in the Hill Area Residential (HR-1) District

A. Buildings in the HR-1 District, except small Accessory Buildings described in this Section, must be constructed with the following Primary and/or Secondary exterior finishes:

Table 2-314.1: Finish Requirements for The Hill Area Residential (HR-1) District		
	<u>Minimum or Maximum %</u>	<u>Materials – a maximum of two of the following materials may be used to meet the finish requirements</u>
Primary Finish Requirements	<u>Minimum 85%</u>	<ul style="list-style-type: none"> • <u>Brick or Thin Brick</u> • <u>Horizontal Siding (wood or fiber reinforced cement)</u>
Secondary Finish Requirements	<u>Maximum 15%</u>	<ul style="list-style-type: none"> • <u>Vertical Board and Batten Siding (wood or fiber reinforced cement)</u> • <u>Cementitious Stucco (on gable only)</u> • <u>Stone or Stone Material</u> • <u>Decorative Shingle Siding (wood or fiber reinforced cement)</u>
<u>Finish requirements for Small Accessory Buildings. Accessory buildings that are 200 square feet or less and which are located to the rear of the Principal Building are exempt from exterior finish requirements.</u>		

Commented [AM5]: The table lists the allowed exterior building finishes for The Hill. Only a maximum of two materials will be allowed no matter if it is a primary or secondary finish. The secondary finishes allow different materials that are not part of the original character of The Hill in limited quantities. The percentage would be measured by each façade, excluding doors and windows, as described in the Administration Sec. 2-312. Exterior finishes are not required for small accessory structures, such as sheds, that are less than 200 square feet.

Sec. 2-3164. - Requirements Applicable to All Finishes.

- A. Brick, Thin Brick, naturally occurring stone, manufactured stone, and Split-face Concrete Masonry Units may not be painted, except for Residential Buildings in the HR-1 District.
- B. Concrete finish and pre-cast concrete panels must be profiled, sculptured, fluted, exposed aggregate or other architectural concrete finish. In the B-1 and B-2 districts, concrete finish and pre-cast concrete panels on rear Exterior Walls may be smooth when screened from a public street.
- C. Glass walls may include Glass Curtain Walls or glass block construction.
- D. E.I.F.S. materials may not be used at any height within 6 feet of grade level in any area accessible to pedestrians, vehicles or otherwise subject to damage.
- E. In its initial application, ~~e~~Cementitious ~~s~~Stucco must be integrally colored, and may not be painted.

Sec. 2-3175. - Prohibited ~~Building Materials~~Exterior Finishes.

The following construction materials may not be used as an Exterior Finish:

1. Vinyl siding, wood fiber hardboard siding, oriented strand board siding, corrugated or ribbed metal, plastic, or fiberglass panels;
2. Galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finishes;
3. Unfired or underfired clay, sand, or shale brick;
4. Concrete Masonry Units as a primary exterior finish; and
5. Smooth or untextured concrete finishes.

Sec. 2-3186. - Alternative Construction Materials.

The Director may approve alternative Primary or Secondary Exterior Finishes not specified in this Article if the Director determines that the alternative finish is 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.

Secs. 2-3197—2-329. - Reserved.

Article III. – HEIGHT AND AREA REGULATIONS

Sec. 2-171. - Height Exceptions and Exemptions.

- A. The Height of any Structure erected, established, altered, converted or relocated may not exceed the maximum Height permitted for the district where located, except as follows:
1. Hospitals, private schools, and churches may exceed the permitted district Height by an additional 35 feet if all required Yards for the Building are increased by at least 1 additional foot for each 2 feet of additional Building Height allowed herein. When adjacent to Residential Districts, Bulk Plane regulations applicable to the district in which the structure is located supersede this exception.
 2. Ornamental features, including but not limited to the following elements may be constructed up to 15 feet above the maximum height allowed:
 - a. Chimneys,
 - b. Church steeples,
 - c. Ornamental tower spires,
 - d. Cooling towers,
 - e. Elevator bulkheads,
 - f. Roof gables, except in the HR-1 district,
 - g. Parapet walls, and
 - h. Mechanical equipment.
 3. Sports lighting facilities and water towers owned by or under the control of a Governmental Entity and utility poles and towers owned by a Public Utility and used for the transmission and distribution of electricity may be erected to any Height in any zoning district, unless prohibited by the airport height hazard zoning regulations.
 4. Satellite Dish Antennas as permitted by Article IV.
 5. Towers and antennas as permitted by Article VII, regulating telecommunication towers and antennas.

ARTICLE IV. - SUPPLEMENTAL REGULATIONS: SATELLITE DISH ANTENNAS, FENCES, ACCESSORY BUILDINGS, AND DWELLING UNITS⁽¹⁾

Sec. 2-191. - Fences.

- A. In the R-1, R-1Z, ~~HR-1~~ and MUC zoning districts, Fences in a Front Yard may not exceed 4 feet in Height nor be placed as to violate any sight distance requirements of the Code of Ordinances.
- B. In the R-1E and R-1R zoning districts, Fences in a Front Yard may not exceed 8 feet in Height nor be placed as to violate any sight distance requirements of the Code of Ordinances.
- C. In the HR-1 zoning district, Fences must be aligned with or behind the front façade of the Principal Building.
- GD. Fences made of wire are not permitted in the Front Yard of any zoning district, unless the Fence is a replacement or repair of an existing wire Fence. Except in the M-1 and M-2 zoning districts, Fences made of wire are not permitted within any Street Side Yard, unless the Fence is a replacement or repair of an existing wire Fence.
- DE. Barbed wire is only permitted in the M-1 and M-2 districts on fences along the Rear and Side Yard and wires containing such barbs must be located not less than 6 feet above ground level. Fences located within 200 feet of a residential zoning district shall not contain barbed wire. Fences containing barbed wire may not exceed 8 feet in Height. Razor wire is prohibited.

Article XV. - LANDSCAPING AND SCREENING REGULATIONS

Sec. 2-380. - Purpose.

The purpose of this Article is to minimize adverse effects on surrounding property owners and the general public, encourage the use of indigenous and drought-resistant plants to conserve water, and ensure that high quality development is maintained throughout the community. Landscaping can provide shade and improve stormwater quality by mitigating runoff. This Article intends to facilitate a positive image by promoting quality development, enhancing property values, and providing landscape improvements in all parts of the City. For the purpose of landscaping, the City falls within Zone 9 of the United States Department of Agriculture (USDA) Hardiness Zone Map.

Sec. 2-381. - Application and Exceptions.

A. The landscaping requirements of this Article apply to:

1. In all zoning districts, except the HR-1: Any premises on which construction occurs for which a building permit is required, except as follows:
 - a. 1.—The restoration of a Building with a historic designation;
 - b. 2.—The remodeling of the interior of a Building or the facade of a Building that does not alter the location of exterior walls; or
 - c. 3.—The expansion of a Single-Family or Two-Family Dwelling.
2. In the HR-1 zoning district: Any premises with a Nonresidential Use or a Residential Use, except where stated, on which construction occurs for which a building permit is required, including the expansion of a Single-Family or Two-Family Dwelling, or on which demolition of an entire Single-Family Dwelling occurs for which a demolition permit is required, except as follows:

a. The restoration of a Building with a historic designation; or

a-b. The remodeling of the interior of a Building or the facade of Building that does not alter the location of exterior walls.

B. Whenever this Article imposes a requirement based on the classification of a Premises as a Residential or Nonresidential Use, the requirement shall also apply to the portions of a Premises used for Residential Uses and Nonresidential Uses located in a Planned Development (PD) District, as defined by the PD ordinance or determined by the Director.

Sec. 2-382. - Landscape Plan Required, Deviations, and Appeals.

- A. For any premises that must comply with this Article, a landscape plan must be submitted to the City showing how the requirements of this Article are to be met. The required plan must be submitted in the form and manner specified by the Director and the Development Application Handbook. If the plan meets the requirements of this Article, the Director may approve the plan.
- B. Where improvements are proposed to a developed premises devoted to a Nonresidential Use that was developed prior to September 23, 1997 and does not meet the landscaping requirements of this Article, the Director may approve a landscape plan with deviations from the requirements of this Article or impose alternative requirements that serve the purpose and intent of this Article, if the requirements of this Article cannot be reasonably complied with because of the existing developed conditions.
- C. In approving a landscape plan, the Director may allow or require minor deviations from the requirements of this Article whenever a literal application of a requirement to a premises would, because of unusual circumstances or situations not generally common to other premises, not achieve the purpose or intent of the regulation or cause an absurd result. In making a determination to approve an alternate landscaping plan, the Director may consider criteria such as:
 1. The hardiness of landscaping proposed to replace other landscaping;
 2. The relocation of landscaping within the site due to special or unique circumstances, (e.g. relocation due to utility easements); and

Commented [AM1]: This differentiates between residential and nonresidential. The landscaping requirements also apply for building permits, additions, and demolitions.

Commented [AM2R1]: This whole article applies to Nonresidential uses, which in The Hill include the Montessori, Lakeview Elementary, and church properties.

3. The preservation of existing Protected Trees on a site.
- D. To protect the public infrastructure and public safety, the City may adopt written guidelines on planting and maintaining Trees in the public Right-of-Way. The Director may deny any landscape plan that does not comply with the adopted guidelines.
- E. An applicant may appeal to the Zoning Board of Adjustment the Director's:
 1. Decision that a landscape plan does not meet the requirement of this Article;
 2. Refusal to approve a deviation from a requirement; or
 3. Decision imposing an alternative requirement.

Sec. 2-383. - Compliance Requirements.

- A. All landscaping requirements of this Article, including the requirements contained in an approved landscape plan, must be met prior to and as a condition for the issuance of a Certificate of Occupancy for any premises to which these regulations apply. If weather conditions, scheduling delays, or similar conditions delay compliance, the Director may grant a temporary Certificate of Occupancy if the owner or person in control of the premises enters into an agreement with the City agreeing to comply with the landscaping requirements within a specified time.
- B. All vegetation required to be installed must, after installation, be maintained in good condition. If the required vegetation becomes diseased, deteriorated, or dies, the owner of the premises must replace the vegetation within 90 days of written notice from the City.
- C. All Fences required by this Article must be maintained by the owner in good condition so that there are no damaged or missing boards or parts, all structural supports are sound and sufficient to maintain the Fence in its original upright condition, and any surface treatment, including paint and stucco, is substantially maintained in its original appearance so that there is no noticeable cracking, discoloration, or similar surface blemishes or defects.

Sec. 2-384. - Residential Front Yard Landscaping Requirements.

- A. For all premises with Residential uses, not including those in the HR-1 district or multifamily uses, the premises must have 1 Shade Tree within the area between the Principal Building and front Property Line for each 50 feet of Lot Width or portion thereof, measured along the Front Lot Line. Trees may be clustered or spaced linearly and need not be placed evenly at 50 foot intervals. For HR-1 residential front yard landscaping requirements, see Section 2-160 Tree Regulations.

Sec. 2-385. - Nonresidential and Multi-Family Use Landscaping Requirements.

The following landscape and screening requirements apply to every premises developed for Multi-Family Dwellings or a Nonresidential Use:

1. All portions of the ground located in the Front Yard or the Street Side Yard of the premises which are not covered by driveways, Parking Lots, and similar permanent improvements must be Landscaped.
2. All plants used to satisfy the requirements of this section must be located in Landscaped Areas at least 2½ feet in width.
3. Nonresidential and Multi-family Perimeter Landscaping Requirements are as follows:

	Abutting Residential Use or Zoning District	Abutting Nonresidential Use or Zoning District
<i>(If use and zoning district are different, utilize more restrictive requirement.)</i>		

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Nonresidential Use	Front / Street Side Yards:	<ul style="list-style-type: none"> • 100% parking lot screening ^(a) • 1 tree per 30 ft. of Lot Width along Front Lot Line ^(b) 	<ul style="list-style-type: none"> • 100% parking lot screening ^(a) • 1 tree per 50 ft. of Lot Width along Front Lot Line ^(b)
	Rear / Side Yard:	<ul style="list-style-type: none"> • 100% Parking lot screening ^(c) • 1 tree per 30 ft. of parking lot length ^(b) • Min. 6-ft. opaque fence along entire abutting property line ^(d) 	<ul style="list-style-type: none"> • 25% parking lot screening ^(e) • 1 tree per 50 ft. of parking lot length ^{(b) (f)}
	Yards on a Primary Access Easement ^(g)	<ul style="list-style-type: none"> • 75% parking lot screening ^(a) • 1 tree per 30 ft. of Primary Access Easement frontage ^(b) 	<ul style="list-style-type: none"> • 50% parking lot screening ^(a) • 1 tree per 50 ft. of Primary Access Easement frontage ^(b)

- a. Required continuous hedge or berm a minimum of 3 feet in height at maturity to screen the Parking Lot and Vehicle Use Area from the Street or Access Easement.
- b. Required trees may be clustered or spaced linearly and do not have to be spaced at even intervals. Each required tree must be planted in a Landscaped Area of at least 36 square feet, with a minimum dimension of 6 feet.
- c. Required continuous hedge or berm a minimum of 6 feet in height and a maximum Height of 8 feet between Parking Lot and Lot Line.
- d. The Fence is not required if a comparable Fence is already existing on the abutting residential property.
- e. Required hedge, fence or berm between the parking lot and the lot line with a minimum Height of 3½ feet at maturity and a maximum Height of 8 feet. Required screening may be grouped and dispensed randomly and need not be spaced evenly.
- f. If the site and abutting property are in M-1 or M-2, then the area to be screened must contain 1 tree per 75 feet of screened area.
- g. These regulations apply to the portion of the parcel, Lot or reserve that is adjacent to a Primary Access Easement. See Chapter 5 for additional regulations on Primary Access Easements.

4. All Side Yards must contain a minimum 6-foot wide Landscaped Area extending from the Front Lot Line to the Rear Lot Line.
5. All Rear Yards must contain a minimum 6-foot wide Landscaped Area extending from the Side Lot Line to the Side Lot Line.
6. Properties containing a Primary Access Easement require a minimum 15-foot wide Landscaped Area adjacent to the Primary Access Easement. Landscaped Areas may include required sidewalks and adjacent clear area.

Sec. 2-386. - Interior Parking Lot Landscaping Requirements.

Any premises containing a Parking Lot that has more than 10 Parking Spaces must meet the following landscaping requirements for the Parking Lot:

1. For each 20 Parking Spaces, or fraction thereof, Landscaped Areas containing a total of at least 162 square feet must be provided within the Parking Lot. Landscaped Areas or islands must be a minimum of 6 feet in width and a minimum of 6 feet in length, measured from back of the curb, and be dispersed throughout the Parking Lot. Landscaped Areas may be configured in islands or peninsulas within the parking lot. One shade Tree must be provided for every 162 square feet of required Landscaped Area for interior Parking Lots. The remaining area or island must be Landscaped with plants or ground cover not exceeding 3 feet in Height.

2. Landscaped islands must be protected from vehicle intrusion by curbs or similar Structures. The front of a vehicle may encroach upon the Landscaped island when the area is a minimum of 6 feet in depth and protected by wheel stops or curbs. Two feet of the Landscaped Area may be counted as part of the required depth of the abutting Parking Space.

Sec. 2-387. - Screening Requirements.

The following landscape and screening requirements apply to every premises used for Multi-Family Dwellings or a Nonresidential Use:

1. Areas used to hold refuse containers must be screened from public view with a solid enclosure, constructed with brick, stone, split-face block, or concrete panel, not less than 6 feet in Height. Enclosure doors must have a steel frame and opaque doors made of wood, or factory-coated or painted metal. Refuse containers may not be located within a required Landscaped Area.
2. Exterior ground-mounted or building-mounted equipment to serve a Building, including mechanical equipment, utility meter banks, and heating or cooling equipment must be screened from public view with landscaping or with an architectural treatment compatible with the Building architecture. If landscaping is used to meet screening requirements, shrubs planted must be at least 50% of the height of the equipment being screened and must be planted on triangular centers (see Figure 2-387.A).
3. All rooftop equipment must be screened from public view with an architectural treatment which is compatible with the Building architecture. The methods of screening rooftop equipment include the use of parapet walls and the encasement of partition screens.
4. All materials, products, or equipment which are stored outside of a fully-enclosed Building, other than for display, must be entirely screened from public view. If landscaping is used to meet screening requirements, at planting the shrubs or hedges must be at least 50% of the height of the materials, products, or equipment being screened, and must be planted on triangular centers. (See Figure 2-387.A)
5. For purposes of this section, "screened from public view" means not visible at eye level at grade from any point on an adjacent Street and the lesser of:
 - a. Any point on the Lot Line of the abutting premises; or
 - b. A maximum of 1,000 feet from the building.
6. Additional solid waste regulations are located in Chapter 3 of the Code of Ordinances.

Sec. 2-388. - Tree Preservation.

B. This section does not apply to Residential Uses in the HR-1 District. See Section 2-160 Tree Regulations.

AB. The landscape plan required by this Article must show the location of all Protected Trees, wooded areas, areas with dense shrubbery, and which Trees and plants will be preserved and which will be removed. Protected Tree means a hardwood tree having a minimum caliper size of 8 inches or greater, as measured 4½ feet above ground level. Hardwood trees include elms, oaks, maples, pecan, and sycamore, as well as any trees listed as Shade Trees in Table 2-390.1 or identified as hardwoods by the Texas A&M Forest Service.

BC. Improvements must be designed whenever reasonably possible to preserve a Protected Tree. The Director may approve a landscape plan that provides for the removal of a Protected Tree where the Director determines that the development cannot reasonably preserve the Protected Tree. For each Protected Tree that is preserved, the owner may receive credit for 2 Trees that are otherwise required to be installed to comply with this Article.

CD. If the Director approves the removal of a Protected Tree, the landscape plan must provide for the planting of 2 replacement Trees of like type for each Protected Tree to be removed. The replacement Trees are in addition to any other Trees required to be planted under this Article.

~~DE.~~ Whenever 1 or more existing Trees, whether Protected Trees or otherwise, or existing Shrubs provide an effective and desirable buffer or screen for a proposed use or development, the Director may require that existing Trees or Shrubs or portions thereof, be preserved if the preservation can be accomplished without undue interference with the development of the premises. The Director will credit any existing Trees or Shrubs which are preserved against any requirements for Trees, Shrubs, or screening as provided in this Article, if the preserved Trees or Shrubs substantially serve the purpose of the requirement.

Sec. 2-389. - Design Planting Criteria and Measurement.

~~A.~~ This section does not apply to Residential Uses in the HR-1 District. See Section 2-160 Tree Regulations.

~~AB.~~ All portions of the ground located in a required Yard of the premises which are not covered by driveways, Parking Lots, and Similar permanent improvements, must be Landscaped.

~~BC.~~ Landscaped Areas will include required Parking Lot screening and required Trees. Landscaped Areas shall be measured from the property line unless along a shared access such as a Primary Access Easement where the Landscape Area is measured from the back of curb. See Section 2-385 for landscaping requirements for each zoning district and adjacent to Primary Access Easements.

~~CD.~~ Any Tree, Shrub, plant, Fence, or screen installed to satisfy the requirements of this Article must meet the following requirements:

1. All plants used to satisfy the requirements of this Article must be located in Landscaped Areas that are at least 2½ feet wide.
2. Trees must be a minimum of 7 feet in overall Height and must have a minimum of 2½ inch caliper immediately after planting. Tree caliper is measured 6 inches from natural ground level.
3. Any Trees or plants used to meet the requirements of this Article must be 1 of the approved Trees or plants listed in Sec. 2-390, unless otherwise approved by the Director.
4. Trees planted adjacent to a sidewalk shall be planted a minimum of 6 feet from the edge of sidewalk pavement, unless an approved root barrier system is provided.
5. Shrubs must be a minimum of 2 feet in Height when measured immediately after planting. When used for screening purposes, Shrubs must be planted in a double row with triangular centers and not be separated by more than 3 feet (see Figure 2-387.A.). Whenever shrubs are used to meet a screening requirement, the plants must be planted and maintained so as to form a continuous, unbroken, solid, visual screen within 1 year of planting, unless providing for an intersecting sidewalk. If providing an intersecting sidewalk, a hedge may be disrupted if the sidewalk meets the minimum sidewalk requirements indicated in the Design Standards.
6. Vines must be a minimum of 30 inches in Height immediately after planting and may be used in conjunction with Fences to meet physical barrier requirements.
7. Ground covers used in lieu of grass, in whole or in part, must be planted to present a finished appearance and reasonable complete coverage within 3 months after planting.
8. Grass must be of a species normally grown as permanent lawns in the Texas Gulf Coast Region. Solid sod must be used to provide coverage and soil stabilization in swales or other areas subject to erosion. In areas where other than solid sod is used, annual grass seed must be sown for immediate effect and protection until coverage is achieved.
9. Detention and retention basins and ponds must be Landscaped with shade and ornamental Trees, evergreens, shrubbery, hedges or other plants. Additional regulations are located in the Design Standards.
10. When indigenous and drought resistant plants are used, an irrigation system is not required. However, prior to initial planting, a plan for watering landscaping must be provided. If indigenous or drought resistant plants are not used, an irrigation system must be installed or a watering source made available within 150 feet.

11. Any Fence installed to meet the requirements of this Article must, unless otherwise specified, be constructed of wood, stone, brick, masonry, stucco, or concrete. Wire-type fencing of any kind may not be used for screening purposes, except in M-1 and M-2 districts. Wire-type fencing may be used for screening outside materials, products or equipment in M-1 and M-2 if:
 - a. The fence has a factory coated finish, and is a chain link fence with interwoven metal, High Density Polyethylene slats or other equivalent material that create and maintain a continuous opaque visual barrier;
 - b. The fence is not located within a required front yard; and
 - c. Shrubs or hedges are provided along any portion of the fence that is visible from any point along a public street right-of-way except screening gates across driveways. The shrubs or hedges shall be planted on triangular centers and shall be a minimum of 3 feet in height at planting, and shall be maintained at a minimum of 4 feet in height at full growth.
12. Where a pedestrian or bicycle facility is located within a Landscaped Area, the Landscaped Area must be a minimum continuous width of 6 feet (see Figure 2-389.A).

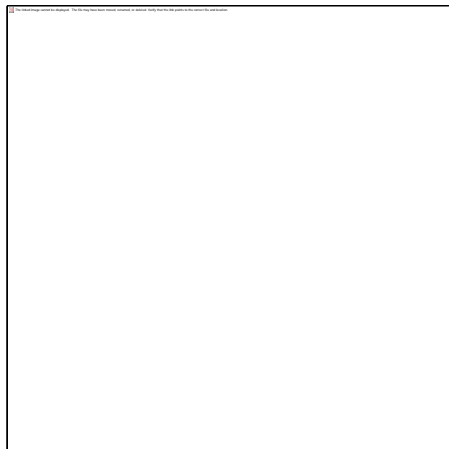


Figure 2-389.A: Pedestrian and Bicycle Facility within a Landscape Area

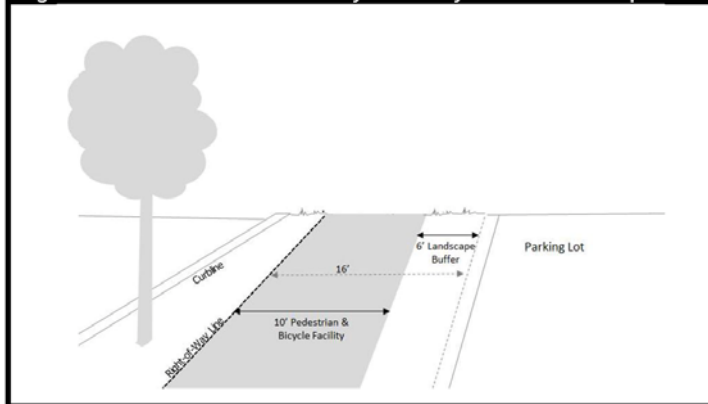


Figure 2-389.A

Sec. 2-390. - Approved Landscape Materials.

The following is a list of approved landscaping materials:

	Botanical Name	Common Name
SHADE TREES	Quercus falcata, Quercus texana	Southern Red Oak
	Quercus Virginiana	Live Oak
	Quercus natallii	Nuttall Oak
	Quercus Nigra	Water Oak
	Quercus macrocarpa	Bur Oak
	Quercus shumardii	Schumard Oak
	Ulmus crassifolia	Cedar Elm
	Ulmus Parvifolia	Drake Elm
	Carya Illinoensis	Pecan
	Taxodium distichum	Bald Cypress
	Liriodendron tulipifera	Tulip Tree
	Acer rubrum	Red Maple
	Platanus mexicana	Mexican Sycamore
ORNAMENTAL TREES	Magnolia Grandiflora	Southern Magnolia
	Magnolia virginiana	Sweetbay Magnolia
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia
	Cercis Canadensis	Redbud
	Myrica cerifera	Wax Myrtle

	Lagerstroemia Indica var.	Crape Myrtle
	Vitex agnus-castus	Chaste Tree
	Ilex opaca	American Holly
	Ilex attenuata 'East Palatka'	East Palatka Holly
	Ilex attenuata 'Savannah'	Savannah Holly
	Ilex vomitoria	Yaupon Holly
	Pistachia chinensis	Chinese pistache
	Prunus serotina	Black Cherry
	Prunus mexicana	Mexican Plum
	Ligustrum Japonica	Waxleaf Ligustrum
SHRUBS FOR SCREENING AND BUFFERING	Photinia Fraseri	Fraser's Photinia
	Nerium Oleander	Oleander
	Myrica cerifera	Wax Myrtle
	Ilex cornuta 'Burfordii'	Burford Holly
	Ilex vomitoria	Yaupon Holly
	Raphiolepis indica	Indian Hawthorn
SHRUBS FOR MASS PLANTINGS	Ilex Vomitoria 'Nana'	Dwarf Youpon Holly
	Ilex Conruti 'Rotunda'	Dwarf Chinese Holly
	Rhododendron Indica	Azalea
	Ilex Furfurdii	Dwarf Burford Holly
	Pittosporum Tobira	Green Pittosporum
	Pittosporum Variegata	Variegated Pittosporum

	Pittosporum Wheeleri	Dwarf Pittosporum
	Lagerstroemia Indica (dwarf var.)	Dwarf Crape Myrtle
	Nandina Domestica	Compact Nandina
	Nerium oleander (dwarf var.)	Dwarf Oleander
	Loropetalum chinese var. rubrum	Dwarf Chinese Fringe Flower
	Rosa 'Knock-out'	Knock-out Rose
	Rosa 'Nearly Wild'	Nearly Wild Rose
	Myrica cerifera 'nana'	Dwarf Wax Myrtle
	Leucophyllum frutescens	Texas Sage
	Trachelospermum Asiaticum	Asian Jasmine
GROUNDCOVER PLANTINGS	Ophiogon Japonica	Monkey Grass
	Buxus Macrophylla japonica	Dwarf Boxwood
	Hemerocallis (evergreen var.)	Evergreen Daylily
	Liriope Muscari	Liriope
	Dietes vegeta	Butterfly Iris
	Bulbine frutescens	Bulbine
	Tulbaghia violacea	Society Garlic