

---

SUP16-09 (Joe Hudson Collision Center)

<b>Request</b>	Hold a public hearing and make a recommendation to City Council for a Special Use Permit Application, SUP16-09 (Joe Hudson Collision Center), to allow an Auto Repair and Other Heavy Vehicle Service use to be operated on a property zoned "CG" (General Commercial), legally described as Tract 48-1 of the S F Austin Survey, generally located along the west side of the Gulf Freeway (I-45), approximately 800 feet north of Big League Dreams Parkway, with the address of 2401 Gulf Freeway South, in League City, Texas.
<b>Applicant</b>	Kenneth Fifield, Kenfield, LLC
<b>Owner</b>	Kenfield Holding, LLC
<b>Zoning</b>	"CG" (General Commercial)
<b>Location</b>	Generally located along the west side of the Gulf Freeway (I-45), approximately 800 feet north of Big League Dreams Parkway.
<b>City Council</b>	Public Hearing and First Reading – February 14, 2017; Second Reading – February 28, 2017
<b>Citizen Response</b>	14 Notices Mailed to Property Owners within 500 feet 0 – Letters of Support Received 0 – Letters of Opposition Received
<b>Attachments</b>	1. Aerial Map 2. Applicant Request Letter 3. Zoning Map (Exhibit A) 3. Site Plan (Exhibit B) 4. Front Elevation Rendering (Exhibit C) 5. Plant List (Exhibit D) 6. Site Photographs

---

The Commission should consider the following in its deliberation for the Special Use Permit request, which shall be utilized to substantiate its findings. To determine the extent to which the proposed use would be compatible with surrounding properties, the surrounding land uses and the performance impacts should be considered.

**Background**    *October 11, 2016* – Staff met with owner, Bob Woodcock, to discuss potential SUP application for an Auto Repair and Other Heavy Vehicle Service use to be operated at this location.  
*November 22, 2016* – Applicant held a neighborhood meeting to discuss potential SUP application with property owners within 500 feet of the subject property.  
*December 9, 2016* – Application was submitted for Joe Hudson Collision Center SUP.  
*December 13, 2016* – Application was reviewed by staff and deemed to be incomplete. Additional information was requested for a DRC review.  
*December 19, 2016* – Staff deemed revised application complete and it was forwarded to DRC for review.  
*January 13, 2017* – Public notice advertising the February 6, 2017, Planning and Zoning Commission meeting was sent to property owners within 500 feet of the subject property, posted on the subject property, and sent to the newspaper for publishing.  
*February 6, 2017* – Planning and Zoning Commission will hold a public hearing and make a

recommendation to City Council.

*February 14, 2017* – City Council will hold a public hearing and potentially take action on the first reading of the SUP request.

*February 28, 2017* – City Council will potentially take action on the second reading of the SUP request.

**Project  
Description**

The applicant is proposing to open an “Auto Repair and Other Heavy Vehicle Service” use in an existing building at 2401 Gulf Freeway South (I-45). The property is zoned “CG” (General Commercial), which requires a Special Use Permit for the proposed use. The proposed use specifically repairs cars which have been in collisions. This involves body work, repainting, and other repairs incidental to collisions.

The applicant is proposing to occupy a 20,000 square-foot vacant metal building that was constructed in 2007 and 2008. During and after construction of the site, most of the required inspections were not called in or completed. A number of inspections are outstanding and must be passed in order for the building to be occupied. The property owner has agreed to complete all required inspections prior to occupancy. The following inspections and certifications on the structure are outstanding:

1. Foundation pier inspection
2. Foundation inspection
3. Cover inspection
4. Complete Plumbing & Ground Inspection (we have indications that pipes were relocated without approved drawings)
5. Electrical Cover Inspection (electrical was installed and covered without an inspection)
6. Complete inspection of the water lines.
7. Mechanical inspection
8. Planning & Engineering Department Inspections (i.e. parking, landscaping, detention ponds/stormwater)
9. Windstorm Certification
10. Energy Code Certification
11. ADA Certification.

The building on this property has been vacant since its construction approximately 10 years ago. Approving this SUP will visually enhance the structure up to the standard of development in this area as well as increase the tax base. The proposed business anticipates approximately \$8,000,000 in annual sales at this location. A major reason that the building has remained vacant due to the substantial amount of work that must be put into the building before occupancy. This applicant is willing to complete all of the above items in addition to improving the structure more than a use allowed by-right would be required to do.

The compressors, sanding booth, and painting booth will all be located within the building. All work done to the vehicles, will be performed within the building with the bay doors closed. The applicant will extract all fluids from the vehicles prior to placing them in the outdoor parking area.

Based on the International Mechanical Code, each spray room shall have an individual exhaust duct system. These rooms are self-contained and are separated with a 2-hour fire wall, or a one-hour fire wall if a sprinkler system is provided. No harmful chemicals or fumes will be discharged into the air and there will be no harmful effect on any adjacent property.

A future building is indicated on the site plan to be used for as a car wash booth for detailing and preparations to return the car to the owner. This will be constructed at a future time yet to be determined by the applicant.

### Exterior Elevations

The applicant has agreed to make significant upgrades to the structure. The south and east façades will consist of a stone veneer covering approximately 60% of each façade. A brick veneer will cover approximately the bottom three feet of the entire building. The front of the structure will be retrofitted to include a porte-cochere with additional glass being added to the south and east elevations. Multiple bay doors will also be installed on the south elevation (see attached elevations).

### Landscaping/ Screening, and Buffers

The applicant plans to make upgrades to the existing landscaping on-site. A site development plan was approved for the site in 2006, which included an approved landscape plan. The applicant plans to upgrade the landscape plan to current standards, including matching plant types with the adjacent development. Additional parking lot trees will be added to the site, a continuous hedge screening the site will be installed along I-45, and a buffer yard will be installed along the southwestern boundary of the property adjacent to the Big League Dreams Sportsplex.

### Site and Surrounding Area

A vacant metal building currently exists on the site. No protected trees are located on the property. The surrounding area is auto-dominant commercial in nature.

Direction	Surrounding Zoning	Surrounding Land Use
North	"CG"	Developed Office/Warehouse/Self-Storage use.
South	"PS" & "CM-PUD"	Cabela's and Big League Dreams
East	ROW	Gulf Freeway (I-45)
West	"CM"	Vacant commercial land

### Access

This property has an existing access drive onto I-45.

#### Gulf Freeway (I-45)

	Existing Conditions	Proposed Conditions
Roadway Type	Freeway	Per TXDOT
Right-of-way Width	270 feet	Per TXDOT
Pavement Width and Type	28-foot wide access road, two lanes, concrete paved	Per TXDOT

### Comprehensive Plan

- The proposed use is consistent with the Comprehensive Plan's land use designation of the property as enhanced auto-dominant commercial (*Figure 4-8*).
- The intent for existing development that will be changed over time is to preserve and enhance the existing character and form. Any redevelopment that will occur will be consistent with the surrounding development. However, additional standards may be required for landscaping, signage, and other items with the intent of enhancing the area without changing overall character (Page 4-4; New Development, Redevelopment, and Maintenance Areas).

*This development has taken steps to enhance the site and remain consistent with the character of the adjacent developments. Similar landscaping as well as architectural*

*upgrades to the building have been proposed, which will enhance the aesthetics and keep with the character of the area.*

- All plan approval and rezoning requests should be consistent with the character of the area (Page 5-23; Goals & Policies).

*The proposed development has taken steps to enhance the site and bring it up to similar standards of the adjacent Pinnacle Park development.*

**Recommendation  
and  
Potential  
Conditions**

Staff recommends approval of the Special Use Permit request, subject to the following conditions:

1. The SUP shall expire after a period of 12 months beginning upon the date of adoption of the SUP ordinance by City Council if no formal application is submitted to the City for development of the site.
2. The only use permitted by this SUP is Auto Repair and Other Heavy Vehicle Service. Specifically, a collision repair shop.
3. The site layout shall be substantially similar to that which is displayed on the site plan (Exhibit A) and elevations (Exhibit B). This includes the parking requirements, landscaping, fencing, and elevations.
4. Junk vehicles shall not be stored at the site for a period longer than two weeks without being repaired. Any vehicles awaiting repair shall be held behind the 6-foot tall screening fence in the car storage area.
5. All work done on-site shall be within the existing structure, and no work creating noise that could project onto adjacent properties shall occur when the bay doors are open.
6. Landscaping: Landscaping listed in the below conditions must be installed prior to issuance of a Certificate of Occupancy.
  - a. Plantings shall conform to the following minimum sizes at the time of planting:
    - I. Shade trees: 2-1/2" caliper, balled and burlapped or container
    - II. Ornamental trees: 6' tall, balled and burlapped or container
    - III. Shrubs: 3' tall, planted no less than 36" off center
  - b. Seventy-five percent (75%) of plant materials for the overall site shall be from the attached plant list, as shown on Exhibit D. At least three different tree species, two different shrub species, and one ornamental grass species shall be included in the project landscaping.
  - c. Expand landscape islands to a minimum area of 50 square feet and a minimum interior width of five (5) feet.
  - d. Shade trees shall be planted in the parking lot islands at a ratio of one (1) tree for every eight (8) spaces. All other island(s) not including trees, shall be completely landscaped with shrubs or ornamental grasses not exceeding three (3) feet in height.
  - e. A ten (10) foot landscape setback shall be provided along the frontage (IH-45 Feeder). The landscape setback shall consist of:
    - I. One shade tree for every 30 linear feet of street frontage, excluding driveways. Trees may be clustered or spaced linearly rather than being on 30-foot centers. The minimum size of the tree shall be 2-1/2" caliper at time of installation. If a utility easement exists within the landscape setback, required trees may be planted outside of, but within 10 feet of, the easement.
    - II. A continuous hedge consisting of shrubs that are not less than three (3) feet or more than four (4) feet in height when mature and no less than 36 inches in height at time of installation. Shrubs shall be planted no more than 36 inches on center. The landscape hedge shall be set back a minimum of three (3) feet and a maximum of six (6) feet from the

perimeter of any parking space, driveway, or any access aisle. The hedge must provide continuous screening of the parking area when viewed perpendicular to the public street. Shrubs planted within sight distance triangles shall not exceed 24 inches in height at maturity.

- III. A berm measuring not less than three (3) feet or more than four (4) feet in height from finished grade of the parking lot may be utilized as a substitute screening method. The berm shall be set back a minimum of three (3) and a maximum of six (6) feet.

7. Screening of Structures:

- a. Dumpster enclosures shall be screened with a masonry wall consistent with the material used on the primary structure. In addition, a continuous, evergreen hedge not less than three (3) feet tall spaced not less than three (3) feet on center shall be installed around the structure.
- b. All mechanical equipment (a/c units, electrical boxes, pad-mounted transformers) shall be screened with a masonry wall consistent with the material used on the primary structure. In addition, a continuous, evergreen hedge not less than three (3) feet tall spaced not less than three (3) feet on center.

8. Buffer:

- a. A type B Buffer Yard shall be provided where adjacent to the "PS" (Public and Semipublic) District where no improvements to the property have been made. The buffer yard shall consist of:
  - I. A 25-foot buffer yard.
  - II. Four canopy trees and four (4) ornamental trees per 100 linear feet.
  - III. A continuous shrub line.
  - IV. A six-foot tall wooden screening fence.

9. Lighting:

- a. All lighting will be full cutoff.
- b. Lighting shall not be more than 0.2 foot-candles at any property line.
- c. Lighting shall be directed away from all property lines toward the interior of the lot.
- d. All exterior lighting, except motion detection lighting, shall be extinguished after business hours.

10. The exterior elevations shall consist of the following:

- a. The southern and eastern elevations shall be composed of approximately 60% masonry, exclusive of any glass. The remainder of the building face shall be painted an earth tone color similar to the adjacent Cabela's.

11. Signage: The project shall comply with the League City Sign Ordinance with the following exception:

- a. Any pylon or monument sign(s) along any right-of-way must be of masonry below the sign cabinet. The colors of the masonry base shall be complementary of the primary building.

12. The following outstanding inspections must be passed prior to a Certificate of Occupancy:

- a. Foundation pier inspection
- b. Foundation inspection
- c. Cover inspection
- d. Complete Plumbing & Ground Inspection (we have indications that pipes were relocated without approved drawings)
- e. Electrical Cover Inspection (electrical was installed and covered without an

- inspection)
- f. Complete inspection of the water lines.
- g. Mechanical inspection
- h. Planning & Engineering Department Inspections (i.e. parking, landscaping, detention ponds/stormwater)
- i. Windstorm Certification
- j. Energy Code Certification
- k. ADA Certification.

**Recommended Motion** Motion for approval of SUP16-09 (Joe Hudson Collision Center), subject to the 12 proposed conditions.

For additional information, you may contact Kris Carpenter, Planning Manager at 281-554-1098 or at [kris.carpenter@leaguecity.com](mailto:kris.carpenter@leaguecity.com).





SUP 16-09



November 4, 2016  
City of League City - GIS Department  
The City of League City makes no claims to  
the accuracy of the map.  
It is intended for demonstrational purposes only.





## Joe Hudson Collision Centers SUP Request

Joe Hudson's Collision Centers are state of the art collision facilities, dedicated to providing customers with outstanding customer service and a quality repair experience. We have been serving local communities for over 24 years and have earned our reputation as being a premier collision repair facility. We have 48 locations throughout the Country.

The Collision Centers are located in mostly affluent retail developments and the company is very aware of the importance of having an aesthetic and clean location. The primary industry is automobile body repair and painting. This location will have a state approved paint booth. It's important to note that no work is done on heavy-duty vehicles only passenger vehicles. Annual sales for this location is anticipated to be the \$8M range.

We are in the process of re-plating 2401 Gulf Freeway. The building is roughly 19,000 square feet. The middle property section, which is the location of the current building, will be the location of the Collision Center. This building has never been occupied it was originally built to serve as a church but the project was abandoned.

For reference the attached is an illustration that represents our plan for improvements.

### Exterior improvements

The south exterior façade will be  $\frac{3}{4}$  tan stone veneer. The north exterior façade will be approximately 3' tan stone veneer. The east exterior façade will be  $\frac{3}{4}$  tan stone veneer. The west end façade will be 3' tan stone veneer. This gives attention to the two ends that face the public viewing area.

The west end will have an overhead door installed that will remain closed during the business hours.

### Lighting

Lighting is illustrated in the diagram will be in accordance with city ordinance and placed so it doesn't intrude on neighboring property or roadways.

### Parking

There is plenty of room for parking to meet the city ordinance requirements for parking and handicapped parking. Parking will also be striped. At some time we would like to connect the parking lots with our neighbors to our south.



## Joe Hudson Collision Centers SUP Request

### Vehicle Storage

Damaged vehicles will be stored in a fenced in area behind the building out of public view. The area as indicated will be blocked by public view with an 8' wooden fence. These vehicles for the most part have been drained of fluids so there is no concern for spillage.

### Landscape plan

We will take the advise of the city arborist regarding landscaping and types of plants to be used.

### Deliveries

There are no deliveries made by tractor-trailer therefore deliveries will not impact traffic or entry into the area.

### Signage

Will be located as illustrated on overhead diagram, located on the southeastern corner of the property. The sign will conform to City Ordinances related to size and height. Also we will take into consideration the neighboring signs so that they are not obstructed.

SUP 16-09



November 4, 2016  
City of League City - GIS Department

The City of League City makes no claims to the accuracy of the map.  
is intended for demonstrational purposes only.



SURVEY NOTES:

- 1.) THIS PROPERTY LIES IN ZONE X, DEFINED BY FEMA AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 485488 0030 E, MAP REVISED SEPTEMBER 22, 1999.
- 2.) THIS SURVEY HAS BEEN PREPARED BASED ON TITLE COMMITMENT PROVIDED BY HOMELAND TITLE COMPANY, G.F. #07-163157VS, ISSUED OCTOBER 12, 2016.
- 3.) ELEVATIONS SHOWN HEREON ARE BASED ON LEAGUE CITY REFERENCE MARK LC-2005-127, ELEVATION 16.02', NAVD88, 2002 ADJUSTMENT (CORS).
- 4.) PROPERTY MAY BE SUBJECT TO A PIPELINE RIGHT-OF-WAY TO PHILLIPS PETROLEUM COMPANY, AS SHOWN BY INSTRUMENT OF RECORD IN VOLUME 577, PAGE 493 AND BY INSTRUMENT OF RECORD IN VOLUME 577, PAGE 499, BOTH IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. NO ABOVE GROUND EVIDENCE OF SAID PIPELINE OBSERVED.
- 5.) PROPERTY MAY BE SUBJECT TO A PIPELINE RIGHT-OF-WAY TO PAN AMERICAN PIPELINE COMPANY, AS SHOWN BY INSTRUMENT OF RECORD IN VOLUME 653, PAGE 224 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS. NO ABOVE GROUND EVIDENCE OF SAID PIPELINE OBSERVED.

PARKING SUMMARY

**EXISTING BUILDING (19,561 SF)**  
OFFICE/RETAIL 11,000 SF @ (1/250 SF) = 44 EA  
6 CAR BAYS @ (3 SPACE PER BAY) = 18 EA

**FUTURE BUILDING (4,300 SF)**  
OFFICE/RETAIL 4,300 SF @ (1/250 SF) = 17 EA  
HANDICAP SPACES REQ.(26-50 SPACES)= 2 EA

TOTAL SPACES REQUIRED= 81 EA

**PARKING SPACES PROVIDED**  
STANDARD - 79 EA  
HANDICAP - 2 EA  
TOTAL SPACES PROVIDED = 81 EA

COVERAGE SUMMARY

LOT AREA = 92,437 SF  
PARKING = 50,911 SF (55% COVERAGE)  
OFFICE/WAREHOUSE = 23,861 SF (26% COVERAGE)  
MAX COVERAGE ALLOWED - 85%  
COVERAGE PROVIDED - 81%

SHEET SIZE  
(22X34)  
(11X17)

60 0 60 120 180 Feet  
30 0 30 60 90 Feet



**COLLISION CENTRAL**  
**2401 GULF FREEWAY**  
**LEAGUE CITY, TEXAS**

PROJECT:



ISSUED FOR  
01/12/17  
REVIEW

DWG NAME:  
SITE PLAN

DWG:  
**C1.01**

SCALE:  
SEE SHEET

JOB NO: 17-149 REV: A

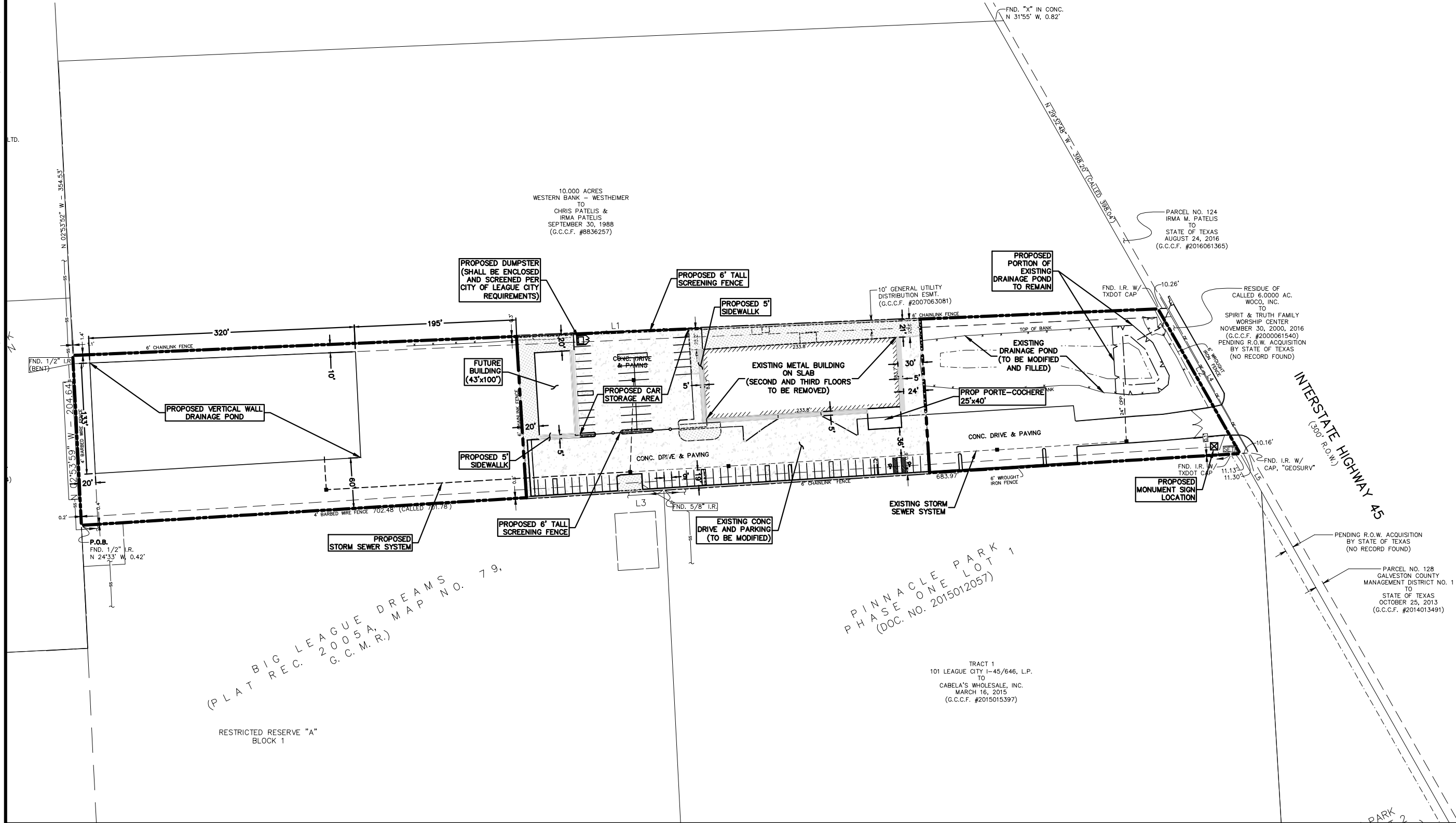




EXHIBIT C

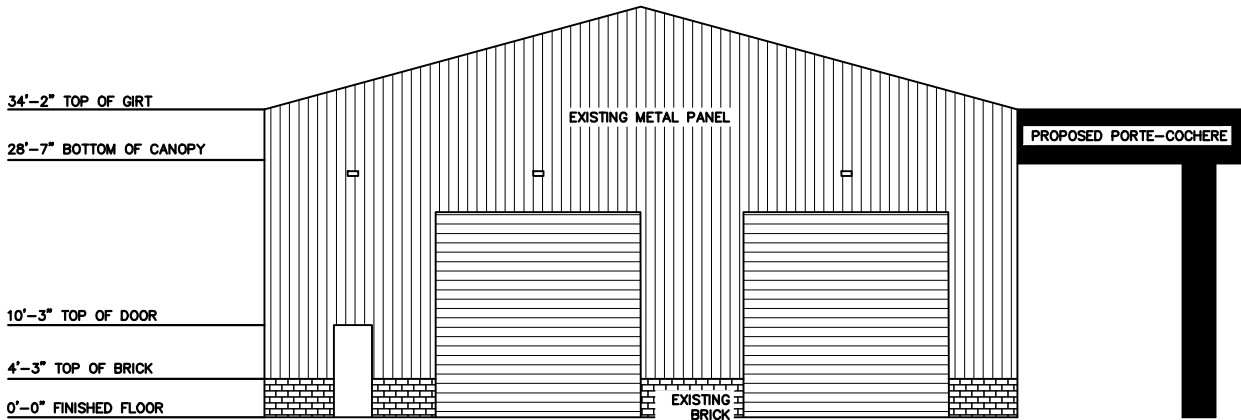
NOTE: ALL EXTERIOR GROUND, BUILDING AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW ON ALL SIDES.

SOUTH ELEVATION TRANSPARENCY TABLE

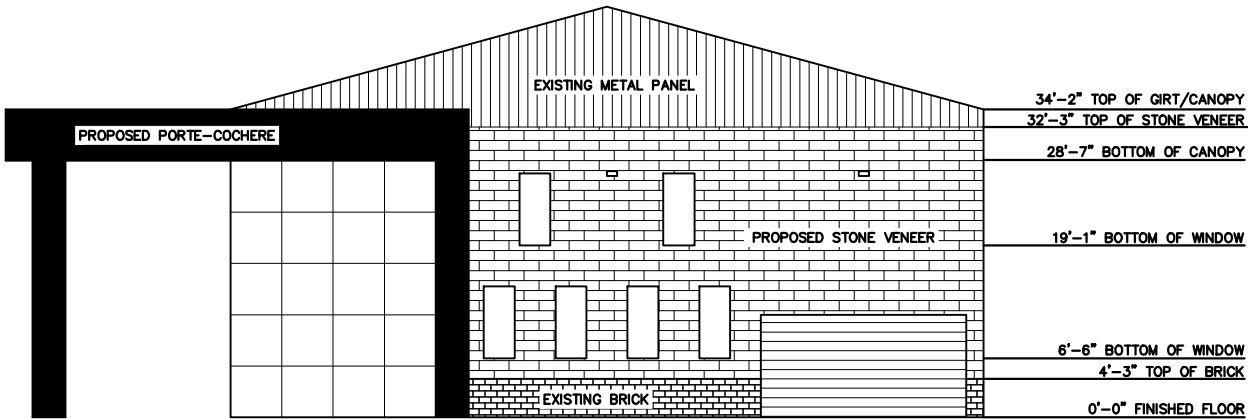
GROSS WALL SPACE
180'x34'=6,120 SF
WINDOW TRANSPARENCY
34'x28.5'x1 (WINDOW) = 969 SF
TRANSPARENCY %
969 SF/6120 SF = 16%
BRICK/STONE COVERAGE
GROSS WALL SPACE
34'x200'=6,800 SF
BRICK/STONE
60X4 (EXISTING) = 240 SF
(200X26)-(23X8X6)-(4'X28.5)-(6X23)
(PROPOSED) = 3,844 SF
BRICK/STONE %
4,084 SF/6,800 SF=60%

EAST ELEVATION TRANSPARENCY TABLE

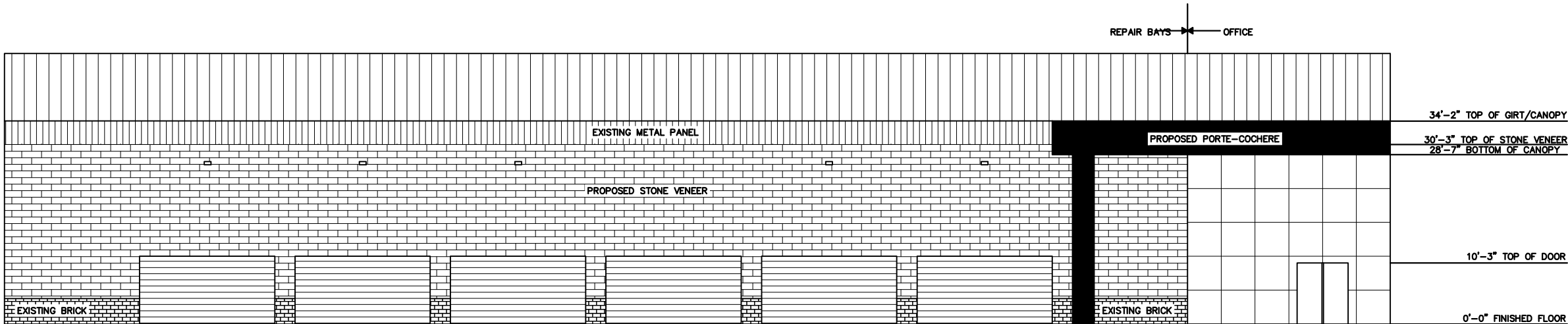
GROSS WALL SPACE
84'x28.5'=2,100 SF
WINDOW TRANSPARENCY
23'x28'x1 (WINDOW) = 644 SF
3.5X8'X6 EA (WINDOWS) = 168 SF
TRANSPARENCY %
812 SF/2100SF=39%
BRICK/STONE COVERAGE
GROSS WALL SPACE
84'x28.5'=2,100 SF
BRICK/STONE
34X4 (EXISTING) = 136 SF
(57X28)-(23X11.33)-(3.5X8X6) (PROPOSED) = 1167 SF
BRICK/STONE %
1303 SF/2,100 SF = 62%



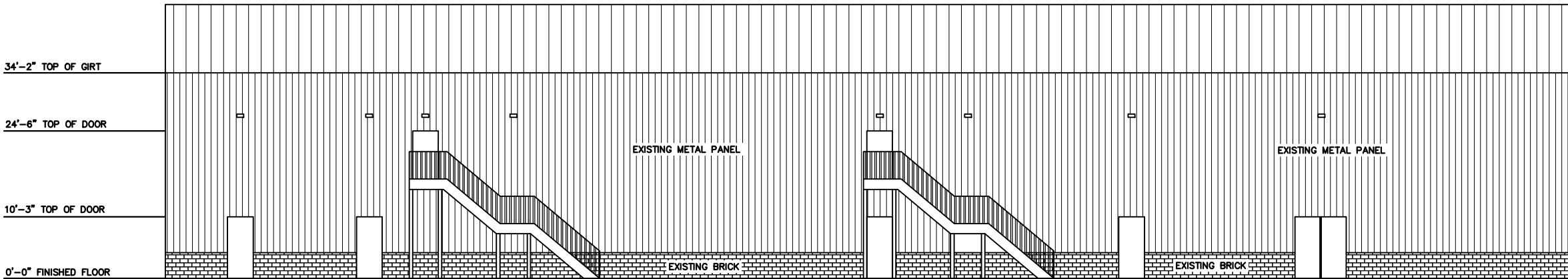
WEST ELEVATION  
SCALE=3/8"=1'-0"



EAST ELEVATION  
SCALE=3/8"=1'-0"



SOUTH ELEVATION  
SCALE=3/8"=1'-0"



NORTH ELEVATION  
SCALE=3/8"=1'-0"

COLLISION CENTRAL  
2401 GULF FREEWAY  
LEAGUE CITY, TEXAS

PROJECT:



ISSUED FOR	
REVIEW	01/12/17
REVIEW	01/20/17
REVIEW	

DWG NAME:  
ELEVATION PLAN

DWG:

C1.02

SCALE:  
SEE SHEET

JOB NO: 17-149 REV: A

# EXHIBIT D

## WATER SMART PLANT LIST

### Groundcovers

#### Botanical Name

*Ajuga sp.*  
*Eremochloa ophiuriodes*  
*Glandularia canadensis*  
*Hemerocallis sp.*  
*Hesperaloe parvifolia*  
*Juniperus sp.*  
*Lantana sp.*  
*Liriope sp.*  
*Nandina sp.*  
*Ruellia elegans*  
*Yucca sp.*  
*Zephyranthes sp.*

#### Common Name

Ajuga  
Centipedegrass  
Homestead Verbena  
Daylily  
Red Yucca  
Trailing Juniper  
Trailing Lantana  
Liriope  
Dwarf Nandina  
Katie Ruellia  
Yucca  
Rain Lily

### Ornamental Grasses

#### Botanical Name

*Andropogon sp.*  
*Bouteloua curtipendula*  
*Chasmanthium latifolium*  
*Eragrostis curvala*  
*Eragrostis spectabilis*  
*Eragrostis trichocolea*  
*Imperata cylindrical 'Rubra'*  
*Isolepis cernua*  
*Miscanthus sinensis*  
*Miscanthus sinensis 'Zebra'*  
*Muehlenbergia sp.*  
*Pennisetum alopecuroides 'Little Bunny'*  
*Pennisetum rupepelli*  
*Stipa tenuissima*

#### Common Name

Bluestem  
Sideoats Gamma Grass  
Inland Sea Oats  
Weeping Lovegrass  
Purple Lovegrass  
Sand Lovegrass  
Japanese Blood Grass  
Fiber Optic Grass  
Purple Autumn Grass  
Zebra Grass  
Muhly Grass  
Little Bunny Fountain Grass  
Fountain Grass  
Mexican Feather Grass

# EXHIBIT D

## Vines

### Botanical Name

*Bignonia capriolata*  
*Camsis radicans*  
*Lonicera sempervirens*  
*Melletia reticulata*  
*Parthenocissus quinquefolia*  
*Rosa banksia*

### Common Name

Crossvine  
Trumpet Creeper  
Coral Honeysuckle  
Evergreen Wisteria  
Virginia Creeper  
Lady Banks Rose

## Perennials/Shrubs (for planting beds)

### Botanical Name

*Abelia sp.*  
*Achillea sp.*  
*Aquilegia sp.*  
*Buddleia davidii*  
*Callicarpa americana*  
*Coreopsis sp.*  
*Echinacea sp.*  
*Gaillardia sp.*  
*Hamelia patens*  
*Helianthus maximilliani*  
*Ilex cornuta*  
*Ilex vomitoria*  
*Ilex vomitoria 'nana'*  
*Juniperus sp.*  
*Lantana sp.*  
*Leucophyllum sp.*  
*Liatrus sp.*  
*Malvaviscus arboreus*  
*Melampodium leucanthum*  
*Myrica cerifera*  
*Nandina domestica*  
*Plumbago auriculata*  
*Punica granatum*  
*Rosmarinus officianalis*  
*Rudbeckia sp.*  
*Sabal minor*  
*Salvia farinacea*  
*Salvia greggii*  
*Salvia leucantha*  
*Sophora secundiflora*  
*Spirea cantoniensis*  
*Tecoma stans*  
*Viburnum sp.*

### Common Name

Abelia  
Yarrow  
Columbine  
Butterfly Bush  
Beautyberry  
Coreopsis  
Coneflower  
Indian Blanket  
Hummingbird Bush  
Maximillan Sunflower  
Burford Holly  
Yaupon Holly  
Dwarf Yaupon Holly  
Juniper  
Lantana  
Texas Sage  
Gayfeather  
Turk's Cap  
Blackfoot Daisy  
Wax Myrtle  
Nandina  
Blue Plumbago  
Pomegranate  
Rosemary  
Black-eyed Susan  
Dwarf Palmetto  
Mealy Blue Sage  
Autumn Sage  
Mexican Sage  
Texas Mountain Laurel  
Bridal Wreath Spirea  
Yellow Bells  
Viburnum



# EXHIBIT D

## Perennials/Shrubs (for screening)

### Botanical Name

*Abelia sp.*  
*Callistemon sp.*  
*Carissa macrocarpa*  
*Ilex cornuta*  
*Ilex vomitoria*  
*Ilex vomitoria 'nana'*  
*Leucophyllum sp.*  
*Myrica cerifera*  
*Nandina domestica*  
*Viburnum sp.*

### Common Name

Abelia  
Bottlebrush  
Natal Plum  
Burford Holly  
Yaupon Holly  
Dwarf Yaupon Holly  
Texas Sage  
Wax Myrtle  
Nandina  
Viburnum

## Small Trees (for tight spaces)

### Botanical Name

*Betula nigra*  
*Callistemon sp.*  
*Cercis canadensis 'Texensis'*  
*Cordia boissieri*  
*Ilex decidua*  
*Ilex opaca*  
*Ilex vomitoria*  
*Magnolia grandiflora 'Little Gem'*  
*Pistacia chinensis*  
*Pistacia texensis*  
*Quercus virginiana 'Highrise'*  
*Sophora affinis*  
*Vitex angus-castus*

### Common Name

River Birch  
Bottlebrush  
Texas Redbud  
Texas Olive  
Possumhaw Holly  
American Holly  
Yaupon Holly  
Little Gem Magnolia  
Chinese Pistache  
Texas Pistache  
Highrise Oak  
Eve's Necklace  
Vitex

# EXHIBIT D

## Large Trees (for shade)

### Botanical Name

*Carya illinoensis*  
*Diospyros texana*  
*Juglans nigra*  
*Liquidamber styraciflua*  
*Magnolia sp.*  
*Mallus sp.*  
*Morus sp.*  
*Pinus elliotii*  
*Pinus taeda*  
*Prunus mexicana*  
*Quercus macrocarpa*  
*Quercus nigra*  
*Quercus shumardii*  
*Quercus texana*  
*Quercus virginiana*  
*Sabal texana*  
*Sapindus drummondii*  
*Taxodium distichum*  
*Taxodium mucronatum*  
*Ulmus crassifolia*

### Common Name

Pecan  
Texas Persimmon  
Black Walnut  
Sweetgum  
Southern Magnolia  
Crabapple  
Mulberry  
Slash Pine  
Loblolly Pine  
Mexican Plum  
Bur Oak  
Water Oak  
Shumard Oak  
Texas Red Oak  
Live Oak  
Texas Palmetto  
Soapberry  
Bald Cypress  
Montezuma Bald Cypress  
Cedar Elm

Photograph #1: South along I-45



Photograph #2: North along I-45





Photograph #3: Front entrance to property



Photograph #4: Front of property



Photograph #5: South side of building



Photograph #6: Rear portion of property

