

MEMORANDUM

SIERRA VISTA / STERLING LAKES ENTERTAINMENT DISTRICT

Date: October 12, 2026

Prepared By: Dinh Ho, P.E., City Engineer — ADICO Consulting Engineers, LLC

Project No. 710-00-002b-256

To: Honorable Mayor and Members of City Council,

CC: City Manager; City Secretary; Planning & Zoning Commission

Subject: Recommendation for Approval with Conditions — Sierra Vista / Sterling Lakes Entertainment District Plan of Development

RECOMMENDATION

ADICO has reviewed the proposed Plan of Development (Exhibit B) for the Sierra Vista / Sterling Lakes Entertainment District and **recommends that City Council approve the Plan of Development, subject to the conditions listed in this memorandum.** The plan is generally consistent with the City's goals for the SH 288 corridor. It prohibits residential uses, raises architectural and landscape standards above the base MU District, and requires shared access along the SH 288 frontage road. Our conditions are limited to a small number of land uses that do not fit a gateway entertainment district.

BACKGROUND

The developer proposes a Planned Development (PD) amendment establishing an Entertainment District as the commercial “gateway” to the Sierra Vista / Sterling Lakes development. Key parameters of the submitted Exhibit B:

Item	Proposed
Area / location	83.45 acres west of SH 288, south of Cedar Rapids Parkway (CR 57), north of Meridiana Parkway (CR 56)
Base district	MU (Mixed Use); MU regulations govern where the PD is silent
Residential	Not permitted (multifamily, condominium, townhouse, single family)
Minimum open space	15% of the district
Lot standards	8,000 SF min. lot; 80 ft width; 100 ft depth
Setbacks	50 ft from SH 288; 25 ft other streets; 30 ft adjacent to residential
Lot coverage	65% buildings; 90% buildings + paving

Item	Proposed
Height	35 ft / 2 stories; up to 75 ft / 6 stories with fire protection, subject to Fire Marshal approval
Pedestrian	12 ft multi-use trail on one side of Karsten Blvd. in lieu of sidewalks on both sides
Signage	Building and monument signs only; otherwise per City Sign Ordinance (Ch. 30)

CONDITIONS OF APPROVAL — LAND USES

ADICO's review comments on Table 1.0, Permitted Uses, are carried forward as recommended conditions:

1. **Car Sales, New and Used.** Used car sales are permitted only together with new car sales as part of the same development (franchised new-car dealership with accessory used-car sales). Stand-alone used car lots are not permitted.
2. **Thrift Store or Donation Center.** Remove from the permitted use table.
3. **Storage, Mini-Warehouse.** Remove from the permitted use table, or permit only as a conditional/specific use approved by City Council.
4. **Fuel Sales.** Limit gasoline sales (Convenience Store with Fuel Sales and Grocery Store with Fuel Sales) to no more than one (1) facility within the district boundaries, subject to the Note 8 conditions.
5. **Open Space.** The 15% minimum open space was flagged during review. Also clarify the definition so that publicly accessible plazas are counted consistently and the percentage is measured district-wide.
6. **Base District Reference.** Replace "District MU" with the City's adopted district name, "MU (Mixed Use) District," throughout.

CONDITIONS OF APPROVAL — ENGINEERING

7. **Multi-Use Trail (Section E).** The 12 ft trail on one side of Karsten Boulevard is acceptable instead of sidewalks on both sides if (a) it is designed to ADA/TAS standards with compliant crossings and ramps; (b) it connects to sidewalks on intersecting streets and to each reserve; (c) motorized use complies with state law and City ordinance; and (d) maintenance responsibility is assigned to the property owners' association on the plat.
8. **SH 288 Frontage Access.** Joint-use access easements must be dedicated by plat. All frontage-road driveways remain subject to TxDOT access management and permitting. Frontage road construction is required.
9. **Karsten Blvd.** - Complete the extension of Karsten Blvd. from Meridiana Parkway to Cedar Rapids Parkway.
10. **Drainage.** The 90% maximum impervious coverage does not change City or drainage district criteria. Detention and conveyance must be demonstrated with a drainage study at platting/site plan.

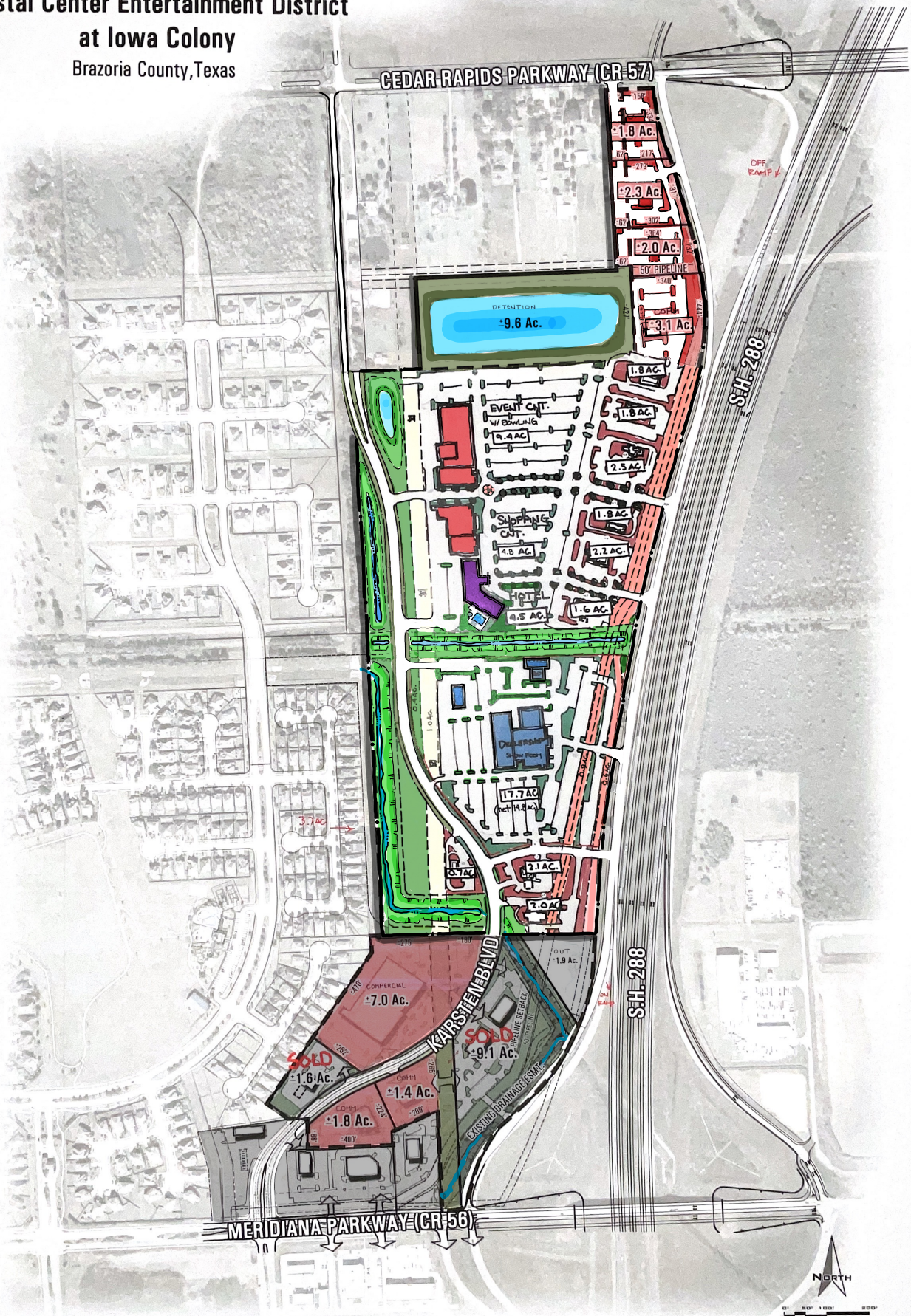
11. **Utilities.** Water and wastewater capacity must be confirmed by the serving utility before plat approval.
12. **Height Above 35 ft.** Buildings above 35 ft require Fire Marshal approval of fire protection systems and of fire apparatus access for the proposed height.



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Attachment: Exhibit B — Plan of Development

Crystal Center Entertainment District at Iowa Colony Brazoria County, Texas



SCALE: 1"=200'
DATE: 7.23.2026



QUIDDITY
ENGINEERING

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Sierra Vista / Sterling Lakes Entertainment District Plan of Development

Overview

The proposed Sierra Vista Sterling Lakes Entertainment District is envisioned as the heart of the Sierra Vista / Sterling Lakes development and will be crafted to create a “gateway” into the City of Iowa Colony. The district is intended to permit an extensive variety of uses, built adjacent to and oriented to the proposed SH 288 frontage road. The Entertainment District in Iowa Colony will be appropriately landscaped and will require development adhere to higher development performance standards listed below and in the Developer’s land use covenants and design guidelines.

A. Contents.

- A. Contents
- B. General Provisions
- C Land Uses
- D. Development Regulations
- E. GreenboLT
- F. Building Regulations
- G. Landscape

B. General Provisions.

1. The PD approved herein will be constructed, developed, and maintained in compliance with this ordinance. If any provision or regulation of any City ordinance applicable in the District is not contained in the ordinance, all modifications to these regulations contained shall follow the UDC in effect on the effective date of this ordinance, except to the extent the City regulation or provision conflicts with a provision of this ordinance. The planning director may approve minor amendments to this PD or to the UDC requirements applicable to his project provided the design intent of the PD is being met.

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

Open Space means the portion of all land contained within the Entertainment District that is the areas not covered by buildings, parking lots, driveways, improved pedestrian areas (outside of publicly accessible plazas), or other impermeable material.

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3. The following exhibits are attached to and made part of this PD amendment:

Figure 1: *Location Map*
Figure 2: *Jurisdiction Map*

Exhibit A: *General Development Plan-Entertainment District*

4. As shown on [Figure 1, Location Map](#), the PD encompasses 83.45 acres, west of SH 288, south of Cedar Rapids Parkway (CR 57) and north of Meridiana Parkway (CR 56).
5. Minimum Open Space: Fifteen percent (15%) of the Entertainment District shall be open space.

C. Land Uses.

1. Permitted land uses are listed below in [Table 1.0: Permitted Uses](#). Any use that is not expressly listed below and cannot be reasonably categorized as falling within the definition or common English interpretation of listed use, may be considered by Iowa Colony City Council as a Conditional Use or Specific Use. When considering the suitability of an unlisted use, Iowa Colony City Council shall have regard to the permissibility of similar land uses, the vision and objectives of the District, the potential amenity impacts associated with the use and whether allowing the use (with or without special conditions) is in the public interest.
2. Permitted Uses: The following table presents the permitted uses within the Entertainment District. Residential uses including multifamily, condominium, townhouse and single family are not permitted. Certain land uses are permitted when developed under specific conditions as established in the Notes section of the [Table 1.0: Permitted Uses](#).

Table 1.0 – Permitted Uses:

Land Uses Permitted	X=Permitted Use	Description		Notes
Public and Civil Land Uses				
Wedding Venue, Banquet/Event Center	X	A building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for a private event function, that is not open to the general public, whether or not a fee is charged. This use also includes meeting halls for civic organizations or social groups. This definition does not include assembly facilities associated with and on the same campus as a Place of Worship.		
School, Vocational	X	Trade schools and commercial schools offering training or instruction in a trade, art, or occupation.		
Recreation and				

Entertainment				
Amusement and Recreational Services, Outdoor	X	A commercially operated enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein any portion of the activity takes place outdoors, including, but not limited to, miniature golf course, amusement park, golf driving range, archery range, batting cages, go-cart track, sports field, and swimming pool/waterpark.		
Amusement and Recreational Services, Indoor	X	An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge, wherein all portions of the activity takes place indoors, including, but not limited to: bowling alley, billiard/pool facility, miniature golf course, gun range/archery range, roller/ice skating rink, racquetball/handball club, indoor tennis courts/club, indoor swimming pool or scuba diving facility, video arcade, indoor trampoline park/bouncy park, fortune telling, card reading, illusionists, magicians and puzzle-solving games.		
Auditorium/ Indoor performance Venue	X	A building devoted to the showing of musical or live performances including rehearsal space.		
Membership Sports and Recreation Club	X	A public or private facility less than 10,000 sq.ft. operated to promote physical health and fitness. Activities may include exercise, physical therapy, training, and education pertaining to health and fitness. Uses or combinations of uses or facilities would typically include, but are not limited to, game courts, weight lifting and exercise equipment, aerobics, indoor swimming pools and spas, and running or jogging tracks. See Fitness Center, Outdoor Facilities & Activities (Accessory) for any outdoor facilities or activities.		
Movie Theater	X	A building or portion of a building devoted primarily to the showing of movies or motion pictures and including the sale of concessions to theater patrons.		

Medical Land Uses				
Medical, Dental, or Therapist Clinic/Office	X	Institution, public or private, in which the primary use is the provision of health care services to patients or clients. Such services may include medical, dental, psychiatric, psychological, chiropractic, acupuncture, massage therapy, mental health, physical and/or occupational therapy, and related medical services. This use includes out-patient health services not otherwise specified including dialysis centers, blood donations, IV infusion, and other non-surgical outpatient services.		
Emergency Rooms/Urgent Care Facilities	X	A stand-alone facility, outside of a hospital setting, that provides immediate or emergent medical treatment on a strictly outpatient basis. Patients are generally treated on a walk-in basis and services are not intended for long-term or overnight care.		
Hospital	X	An institution used or designed for the housing or treatment of sick or injured patients where they are given medical or surgical treatment intended to restore them to health, and that is licensed by the State of Texas. This includes any helipads required for emergency services.		
Optician Shop	X			
Motor Vehicle/Transportation				
Car Sales, New and Used	X	Sales of new and used automobiles, including accessory uses such as Car Sales, Used and Automobile Repair, Minor.		
Car Wash, Drive-Thru or Hand Wash	X	Washing, waxing or cleaning of automobiles or light duty trucks where the owner of the vehicle does not actually wash the vehicle. The owner either leaves the vehicle or comes back to retrieve it later, or the owner waits in a designated area while employees of the car wash facility vacuum, wash, dry, wax and/or detail the vehicle for a fee.		
Recreational Vehicle Sales and Rental	X	A business establishment that provides for the renting of recreational vehicles on		

		a short-term basis. This may also involve the incidental storage of the vehicles being rented.		
Other Automotive Sales	X	Sales of other new and used automotive vehicles not specifically defined, such as motorcycles, scooters, golf carts, utility trailers, and other similar products completely enclosed within the primary structure.		
Auto Repair and Services	X	Minor repair or replacement of parts, tires, tubes and batteries; diagnostic services; minor maintenance services such as grease, oil, spark plug and filter changing; tune-ups; muffler repair, emergency road service; replacement of starters, alternators, hoses and brake parts; automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air-conditioning systems; window tinting; inspection services, diagnostics; and other similar minor services for motor vehicles except heavy load vehicles. May include the retail sale of auto parts		
Professional Services				
Bank, Savings and Loan Association, Financial Institution	X	A banking establishment with or without drive-thru facilities, open to the public, for the deposit, custody, loan, exchange or issue of money, the extension of credit, and facilitating the transmission of funds. Excludes pawnshops, check cashing businesses, payday advance/loan businesses, car title loan businesses and bail bonds.		Note 2
Office, Business	X	An establishment for the provision of executive, management, or administrative services. Examples may include offices of accountants, engineers, bookkeepers, attorneys, insurance, consultants.		
Commercial, Retail, Personal Services				
Personal Services	X	An establishment engaged in the provision of informational, instructional,		

		personal improvement, personal care, small household repairs, and similar services such as portrait and photography studios, art and music schools, print shops, art or hobby instruction, salons, barber shops, household good repair, tailor/alteration shops, and small single cylinder engine repairs.		
Retail Sales	X	A retail establishment that sells household goods including furniture, décor, pharmacy, appliances, and other home improvement supplies.		
Shopping Center	X	A complex where multiple businesses are located, characterized by shared common elements such as parking, sidewalks, and street access.		
Thrift Store or Donation Center	X	An establishment primarily engaged in selling or receiving used merchandise that has been obtained through bulk-purchases or donated merchandise. Receipt of donations must occur within an enclosed building.		
Bakery, Retail Confectionery	X			Note 3
Catering Service	X			
Convenience Store, without Fuel Sales	X			
Convenience Store, with Fuel Sales	X			Note 1 and 8
Department Store	X			Note 4
Farmers' Market, Outdoor	X			
Grocery Store	X			
Grocery Store, with Fuel Sales	X			Note 8
Hotel	X	A hotel with guest rooms offered at nightly rates only.		Note 9
Laundry, Dry Cleaning Pickup & Receiving Station	X	An establishment that accepts clothing to be laundered, dry cleaned, dyed, or pressed. Laundering and pressing is permitted on site. Dry cleaning, dyeing, and other processes involving the use of solvents are prohibited on-site.		Note 5
Liquor Store, Packaging Sales	X	A retail establishment primarily engaged in selling beer, wine, and other alcoholic		

		beverages. Establishments may specialize in a particular type of alcoholic beverage.		
Meat Market (includes Seafood)	X			
Office Supply Store	X			
Pharmacy	X			
Restaurant	X	An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, take-out, and similar uses.		
Restaurant, Drive-in/Drive-thru	X	An establishment that prepares and sells food and beverages for immediate consumption, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food, take-out, and similar uses, that has one or more drive-through lanes or drive-in spaces for ordering and dispensing food and beverages to patrons remaining in their vehicles.		
Supply Rental	X	An establishment engaged in the rental and leasing of event furniture, linens, cutlery, machines, vending and entertainment machines, office machines, electronic equipment and other items for rent that are stored completely enclosed within the structure.		
Tanning Studio	X			
Tavern, Bars & Nightclubs	X	A facility that derives more than fifty percent (50) percent of its revenue from the sale of alcohol beverages for consumption on the premises where the same are sold.		Note 6
Wine Bar	X	An establishment primarily engaged in selling wine for consumption on and off the premises and which possesses a Wine and Malt Beverage Retailer's Permit (BG) from the state of Texas.		
Storage, mini warehouse	X	A facility with enclosed storage space, divided into separate compartments, that is provided for use by individuals or businesses in exchange for the payment of rent.		
Art & Craft Production	X			
Craft Brewery, Distillery or Winery	X	X		Note 7

Accessory Use				
Accessory Building	X	X		Note 10

Notes: Uses within the PD must be developed in compliance with the following conditions:

1. Convenience store with gasoline sales is limited to only (1) one location within the District. Additional uses that include gasoline sales as a secondary use, like grocery store and drive-thru car wash will be permitted.
2. Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code).
3. Subject to a maximum of 10,000 square feet gross leasable area per establishment.
4. Subject to a maximum of 35,000 square feet of gross leasable area per establishment.
5. For Laundry, Dry Cleaning Pickup & Receiving Station, rear doors must be screened by masonry screening walls that are a minimum 6 feet in height.
6. Conditions for Tavern, Bars & Nightclubs - Drinking Places other than Micro-Brewery or BrewPub):
 - (a) Use not permitted within 300 feet of any Single-Family Lot Line.
 - (b) No Drinking Place shall be greater than 12,500 square feet per establishment.
7. Conditions for Micro-Brewery, Brewpub:
 - (a) Use not permitted within 300 feet of any existing Single Family Lot Line.
 - (b) No Micro-Brewery or Brewpub shall be greater than 15,000 square feet per establishment.
8. Conditions for Gasoline Sales:
 - (a) Recessed lighting under the pump station canopy and in fixtures throughout the site.
 - (b) There shall be no outdoor speakers, except those required by law at pump stations.

- (c) Fueling canopy columns shall be 100% of the following two materials: brick and/or stone.
 - (d) Canopy roofs over the pump dispensers shall have a pitched roof.
 - (e) Minimum landscaping buffering to include:
 - i. Hedges of at least three feet in height at time of planting screening the entire parking lot perimeter.
 - ii. Trees of at least three inches in diameter and eight feet in height at the time of planting for every 50 feet of parking lot perimeter, except street trees.
9. Conditions for Hotel:
- a. Entrance through exterior doors must be secured and accessible only to guests and employees.
 - b. Hotel management must be on-site 24 hours each day.
 - (d) Prohibit overnight parking of trucks with more than two axles and recreational vehicles in the hotel's parking lot and parking garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property.
 - (e) Delivery service areas must be screened from the view of any right-of-way or residential area by masonry walls.
10. Accessory uses, include uses which are subordinate to and incidental to the principal uses, including:
- i. Private garage;
 - ii. Swimming pool;
 - iii. Cabana, pavilion or roofed area;
 - iv. Meeting, party and/or social rooms; and
 - v. Tennis courts and other recreational facilities, as an accessory to the principal use.
 - vi. Paved automobile parking lots incidental to the principal use

- D. Development Regulations** – Land within the boundaries of the Entertainment District, as shown on [Exhibit A General Development Plan-Entertainment District](#), shall be developed in accordance with the following development regulations:

a.	The minimum lot area	8,000 square feet
b.	The minimum lot width	80 feet
c.	The minimum lot depth	100 feet
d.	The minimum front yard setback	50 feet from State Highway 288, 25 feet from any other public or private street.
e.	The minimum rear yard setback	30 feet if adjacent to any Residential Zone
f.	The minimum side yard setback	50 feet from State Highway 288, 25 feet from any other public street, 30 feet if adjacent to any Residential Zone.
g.	The minimum distance between detached structures	12 feet (subject to fire Marshall approval)
h.	The maximum lot coverage by structures	65 percent
i.	The maximum lot coverage by structures, driveways and parking	90 percent
j.	The Maximum height is restricted to a maximum of two (2) stores, but in no case more than 35 feet unless fire protection is provided above that height, in which case the maximum height shall be:	75 feet or 6 stories (see k.) (subject to fire Marshall approval)

- k. Ornamental features, including but not limited to the following elements may be constructed up to 15 feet above the maximum height allowed:

- Chimneys,
- Ornamental tower spires,
- Cooling towers,
- Elevator bulkheads,
- Roof gables,
- Parapet walls, and
- Mechanical equipment.

- l. Parking requirements. All development within the Entertainment District will meet or exceed the minimum parking requirements specified in the City's Zoning Ordinance. In calculating the required number of parking spaces for each land use, the City Engineer may give credit for shared parking utilizing the Shared Parking criteria published by the Urban Land Institute.

m. Landscape requirements. All development within the Entertainment District will exceed the minimum landscape requirements specified in the City's Zoning Ordinance and shall meet the landscape requirements specified in the developer's commercial deed restrictions and development covenants.

n. Open Space. The Entertainment District will be provided for open space. Pipeline easements, drainage easements and other areas not included as open space or suitable for development will, when possible, be incorporated into the community open space plan for use as pedestrian corridors and greenbelts. These areas will then be maintained by the owner associations and will not become a potential "no-mans" land.

o. Freeway Frontage Road Access. Driveways to State Highway 288 shall be required to provide a joint use private access easement between adjacent tracts fronting the freeway to minimize the total number of access points along the freeway and to facilitate traffic flow between the tracts.

p. Signage. Excluding project entry signs identifying the Sterling Lakes Development, tracts in Entertainment District are limited to building signs and monument signs and must otherwise comply with the City's Sign Ordinance.

E. GreenboLT and Pedestrian Circulation Regulations –In lieu of sidewalks required by the City's current regulations, a 12' wide multi-use trail for use by electric (only) golf carts and other vehicles, like scooters, Segway scooters, etc. may be provided along one side only of Karsten Boulevard in lieu of the standard sidewalks on both sides of the street.

F. Building Regulations – Buildings within the Entertainment District shall be developed in accordance with the following regulations:

1. Building façade design criteria:

- (a) Building facades shall include offsets, or changes in building materials, colors and textures, or other methods to break up the horizontal and vertical building planes.
- (b) Building facades shall incorporate architectural details that create shade and cast shadows to provide visual relief.
- (c) Facades greater than 100 feet in length that face Karsten Boulevard, Cedar Rapids Parkway or Meridiana Parkway shall incorporate offsets having a minimum depth of at least 2 feet and extending at least 20% of the length of the façade.
- (d) No uninterrupted length of a façade shall exceed 100 feet.

2. Building façade finishes:

- (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), stucco and glass.

- (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding.
 - (c) Primary Finishes shall comprise at least 70% 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. No single primary building finish material shall cover more than 80% of the front of any building.
 - (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
 - (e) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work.
 - (f) 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 untextured concrete surfaces.
3. Building façade features:
 - (a) Canopies shall be provided at all building entrances facing Karsten Boulevard, Cedar Rapids Parkway or Meridiana Parkway. 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.
 - (b) The front façade (the side of the building facing the street or internal access easement) of the first floor of a retail building, shall be at least 60% transparent to permit visibility between the building occupants and outdoor pedestrians and motor vehicle drivers.
 - (c) Ground floor façades for retail buildings that face Karsten Boulevard, Cedar Rapids Parkway or Meridiana Parkway shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
 4. All façades of an individual building and the façades of multiple buildings within a single reserve shall be of similar architectural design, color and materials where facing or siding to a public or private street or pedestrian walkway.
 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.
 6. Building canopies:
 - (a) Canopies shall be provided at all street facing building entrances intended for pedestrians.
 - (b) Canopies may be structural extensions of the building or constructed of fabric attached to the building.
 - (c) An individual canopy shall cover a ground area of at least 20 square feet.
 7. Service and Equipment Areas, as shown on below.

- (a) Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
- (b) Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, and within 50 feet of building entrances.
- (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.



VISUAL BARRIER



LANDSCAPE SCREENING

8. Mechanical and Utility Equipment

- (a) Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
 - (b) Mechanical and Utility equipment shall be located internally within rear access drives and alongside rear-facing facades not consistent with the primary building façade or pedestrian access points.
 - (c) 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.
 - (d) Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
9. Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths



BLENDED INTO FAÇADE MATERIALS

- G. Landscape.** All development within the Entertainment District will meet or exceed the minimum landscape requirements specified in the City's Unified Development Code, Section 3.3.1 Screening, and shall meet the landscape requirements specified

in the developer's commercial deed restrictions and development covenants except as listed below.

1. Plant List

Trees:

- Little Gem – *Magnolia grandiflora* 'Little Gem' (Evergreen)
- Vitex – *Vitex agnus-castus*
- Pindo Palm- *Butia capitata*
- European Fan Palm- *Chamaerops humilis cerifera*
- Chinese Fan Palm- *Livistona chinensis*
- Mazari Palm- *Nannorrhops ritchiana*
- Canary Island Date Palm- *Phoenix canariensis*
- Medjool Date Palm- *Phoenix dactylifera* 'Medjool'
- Sylvester Palm- *Phoenix sylvestris*
- Texas Sabal Palm- *Sabal texana*
- California Fan Palm- *Washingtonia filifera*
- Washingtonia Palm- *Washingtonia robusta*
- Eagleston Holly- *Ilex x attenuate* 'Eagleston'
- Crape Myrtle - Red- *Lagerstroemia x 'Arapaho'*
- Crape Myrtle – Pink- *Lagerstroemia x 'Sioux'*
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Shrubs/Groundcovers:

- Coppertone Loquat – *Eriobotrya japonica* 'Coppertone' (Evergreen)
- Morning Light Miscanthus – *Miscanthus sinensis* 'Morning Light' (Herbaceous)
- Dwarf Bottlebrush – *Callistemon citrinus* 'Little John' (Evergreen)
- Variegated Flax Lily – *Dianella tasmanica* 'Variegata' (Evergreen)
- Mexican Feather Grass – *Nassella tenuissima* (Herbaceous)
- New Gold Lantana – *Lantana x hybrid* 'New Gold' (Evergreen)
- Liriope – *Liriope muscari* (Evergreen)
- Gulf Muhly Grass - *Muhlenbergia capillaris*
- Drift Rose (Apricot) – *Rosa* 'Meimirrot'
- Dwarf Firebush – *Hamelia patens*
- Summer Wisteria – *Indigofera decora*
- Hameln Grass – *Pennisetum alopecuroides* 'Hameln'
- Sandy Leaf Fig – *Ficus tikoua*
- Purple Trailing Verbena – *Verbena canadensis* 'Homestead Purple'
- Snow-N-Summer Jasmine – *Trachelospermum asiaticum* 'Snow-N-Summer'
- Green Mound Juniper – *Juniperus procumbens* 'Green Mound'
- Bicolor Iris – *Iris Bicolor* (Evergreen)
- Foxtail Fern – *Asparagus meyeri* (Evergreen)
- Japanese Blueberry – *Elaeocarpus decipiens* (Evergreen)
- Dwarf Palmetto- *Sabal minor*
- Shell Ginger- *Alpinia Zerumbet* 'Variegata'

- Bat Faced Cuphea- *Cuphea llavea*
- Canna Lily- *Canna indica*
- Yellow Iris- *Iris pseudacorus*
- Knockout Rose- *Rosa* 'Radrazz'
- Double Red Knockout Rose- *Rosa* x 'Knockout' TM
- Variegated Asian Jasmine- *Asiatic jasmine*
- Geyser Pink Gaura- *Gaura lindheimeri* 'Geyser Pink'
- Geyser White Gaura- *Gaura lindheimeri* 'Geyser White'
- Super Green Giant Liriope- *Liriope muscari* 'Super Green Giant'
- Yellow-tip Ligustrum- *Ligustrum howardii*
- Sweet Viburnum - *Viburnum odoratissimum*
- Kaleidoscope Abelia- *Abelia x grandiflora* 'Kaleidoscope'
- Rose Creek Abelia- *Abelia x grandiflora* 'Rose Creek'
- Dwarf Schilling's Holly- *Ilex vomitoria* 'Schilling's Dwarf'
- Lindheimer's Muhly- *Muhlenbergia lindheimeri*
- Dwarf Nandina- *Nandina domestica*
- Switch Grass- *Panicum virgatum* 'Shenandoah'
- Spring Bouquet Laurestinus- *Viburnum tinus* 'Spring Bouquet'
- Sand Cord Grass- *Spartina bakeri*
- Variegated Confederate Jasmine- *Trachelospermum jasminoides* 'Variegatum'