



A G E N D A

**Regular Meeting of the Bedford Planning and Zoning Commission
October 8, 2026
Bedford City Hall
2000 Forest Ridge Drive
Bedford, Texas 76021**

Council Chamber Regular Session 6:00 p.m.

**COMPLETE PLANNING & ZONING COMMISSION AGENDAS AND BACKGROUND INFORMATION
AVAILABLE FOR REVIEW ONLINE AT <http://www.bedfordtx.gov>**

CALL TO ORDER & ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Consider approval of the Planning and Zoning Commission meeting minutes for the following:
 - a. September 24, 2026

PUBLIC HEARINGS

2. Conduct a public hearing and consider making a recommendation to City Council regarding a rezoning of approximately 7.356 acres of property described as Emerald Oaks Addition 44 Residential Lots with 1 Open Space Lot, from R-15,000 Single-Family Residential Detached and MD-3 Medium-Density Residential Single Family to MD-3 Medium-Density Residential Single Family. The property is generally located west of Murphy Drive, across from Coble Court and Second Street. (ZC-26-1)

EXECUTIVE SESSION

Planning & Zoning Commission may seek legal advice in an executive session pursuant to Section 551.071.

Take any action necessary as a result of the Executive Session.

(Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda.

ADJOURNMENT

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the outside window in a display cabinet at the City Hall of the City of Bedford, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted by the following date and time: Friday, October 2, 2026 at 5:00 p.m., and remained so posted at three business days before said meeting convened.



Marah Aqqad
City Engineer & Interim Director of Development

Date Notice Removed

(Auxiliary aids and services are available to a person when necessary to afford an equal opportunity to participate in City functions and activities. Auxiliary aids and services or accommodations must be requested in writing to the City Secretary's Office a minimum of seventy-two hours (72) hours prior to the scheduled starting time of the posted meeting. Requests can be delivered in person or mailed to the City Secretary's Office at 2000 Forest Ridge Drive, Bedford, TX 76021, or emailed to CitySecretary@bedfordtx.gov. Some requests may take longer due to the nature, extent and/or availability of such auxiliary aids, services, or accommodations.)



CITY OF
BEDFORD
2000 Forest Ridge Drive - Bedford, TX 76021
(817)952-2100 www.bedfordtx.gov

October 8, 2026

**REGULAR MEETING OF THE BEDFORD
PLANNING AND ZONING COMMISSION**

AGENDA ITEM #1

Approval of Minutes

September 24, 2026

**PLANNING & ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 24, 2026**

STATE OF TEXAS §

COUNTY OF TARRANT §

CITY OF BEDFORD §

The Planning and Zoning Commission of the City of Bedford, Texas met in Regular Session at 6:00 p.m. in the Council Chamber of City Hall, 2000 Forest Ridge Drive, Bedford, Texas on the 24th day of September 2026:

CALL TO ORDER & ROLL CALL

Chairman Emery called the meeting to order at 6:00 p.m. and conducted a roll call. The following people were present:

Chairman: Bruce Emery

Members: Dorothy Crawford
 Kate Barlow
 Tom Jacobsen
 Duke Loper
 Roger Gallenstein
 Mike Ingraham – Alternate

Members Absent: JR Smith
 Aaron Lee - Alternate

Chairman Emery stated Mike Ingraham will be a voting member for this meeting.

A quorum of the Commission was present.

Staff present included:	Marah Aqqad	City Engineer and Interim Director of Development
	Micah Hays	Community Development Coordinator
	Kyndall McAnany	City Attorney/TOASE

**PLANNING & ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 24, 2026**

APPROVAL OF MINUTES

- 1. Consider approval of the Planning and Zoning Commission meeting minutes for the following:**
 - a. July 23, 2026**

With no discussion, a motion was made.

Motion: Commissioner Gallenstein made a motion to approve the minutes as presented, seconded by Commissioner Barlow.

Motion approved unanimously by a vote of 7-0-0

PUBLIC HEARING

- 2. Consider approval of a Final Plat of Gateway Village consisting of 106 Lots & 9 Open Space Areas being 11.275 acres out of the W. Jasper Survey, Abstract No. 860. The properties are generally located west of Industrial Blvd and north of Airport Fwy / State Hwy 183. (PLAT-26-4)**

Chairman Emery introduced the item and recognized Marah Aqqad to present on the final plat.

Mrs. Aqqad detailed the final plat, stating it is in compliance with City Ordinances. Mrs. Aqqad stated staff recommends approval and in accordance with Texas Local Government Code Chapter 212, if the plat meets all the provisions of the local Subdivision Ordinance and Texas Local Government Code, the approval body must approve the plat.

Chairman Emery asked if it is possible to change plat procedure to become administrative.

Mrs. Aqqad stated that is a possibility and staff will coordinate with the City Attorney to draft an ordinance.

Chairman Emery requested an item for discussion of this draft ordinance be added to a future agenda of the Planning and Zoning Commission.

Commissioner Jacobsen asked for clarification regarding the wording of “substantial compliance” used in the staff report.

Mrs. Aqqad stated the plat is in compliance with the local Subdivision Ordinance and Texas Local Government Code.

With no further discussion, a motion was made.

**PLANNING & ZONING COMMISSION
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Motion: Commissioner Ingraham made a motion to approve PLAT-26-4, seconded by Commissioner Crawford.

Motion approved by a vote of 7-0-0.

- 3. Consider making a recommendation to City Council regarding application for a Special Signage Program for Lots 1-R1, 1-R2, 1-R3, and 1-R4 of Gateway Village being 7.49 acres. The properties are generally located west of Industrial Blvd and north of Airport Fwy / State Hwy 183 and are commonly known as 209, 213, 217, 221, 225, and 229 N Industrial Blvd, Market at Gateway. (SSP-26-1)**

Chairman Emery introduced the item and recognized Marah Aqqad to present on the Special Signage Program.

Mrs. Aqqad presented the application for the Special Signage Program, detailing the specifics of the proposed sign, deviations from the City's Sign Ordinance, comparison to commercial signs in Euless, and requirements for special signage program.

Mrs. Aqqad specified the proposed signs will be perpendicular to Industrial Blvd / FM 157.

Commissioner Crawford asked if this meeting is reviewing all the signs.

Mrs. Aqqad stated that each sign will require a sign permit and that this meeting was for the special signage program which allows for deviations to the Sign Ordinance for a specific area.

Commissioner Ingraham asked if the deviations were for a sign which is taller and with a smaller base than what is permitted within the Sign Ordinance.

Mrs. Aqqad stated that is correct.

Commissioner Jacobsen asked if the signs in Euless which were detailed for comparison were fifty feet (50') tall.

Mrs. Aqqad stated the maximum height which the city of Euless allows for signs along the highway is fifty feet (50'), which is likely how tall the comparison signs are.

Commissioner Ingraham asked what the effective sign area and base width requirements are for Euless along highways.

Mrs. Aqqad stated staff was not provided that information, and thus did not have an answer.

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Chairman Emery asked if the existing sign located along State Highway 183 was similar to what was being proposed.

Chairman Emery recognized Web Elliott, applicant, to answer questions.

Mr. Elliott stated the sign along State Highway 183 was designed for visibility for drivers on the freeway. However, the sign along FM 157, which is part of the proposal, has a different design to focus on visibility for drivers on FM 157.

Chairman Emery stated that FM 157 does not have the same requirements as the highway.

Mr. Elliott stated the goal with the design is to maximize sign area without being too large of a sign overall.

Commissioner Crawford asked if the eight (8) sign spaces in the proposal were necessary given the layout and size of the buildings.

Mr. Elliott stated the site was designed to have eight (8) commercial tenants plus the existing Sprouts and that progress has been made on securing those tenants.

Commissioner Crawford stated FM 157 is a major road, which will affect her decision.

Chairman Emery stated his approval of the inclusion of the landlord tenant sign requirements in the application for the Special Signage Program. He asked if the proposed signs will comply with the Sign Ordinance.

Mr. Elliott stated all signs will comply with the Sign Ordinance aside from the specific deviations requested in the Special Signage Program application.

Chairman Emery asked if the signs will be engineering to ensure structural integrity, given that the deviations requested are for requirements regarding sign height and base size.

Mr. Elliott said the signs are being designed by a professional sign company who have engineers on staff and creating designs.

Chairman Emery asked if the applicant was aware each sign require a separate permit aside from the Special Signage Program.

Mr. Elliott confirmed that was true and the he was aware.

The Commission had a discussion about approving deviations from the Sign Ordinance so soon after the Sign Ordinance was adopted.

**PLANNING & ZONING COMMISSION
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Commissioner Crawford stated that this location is unique, given that FM 157 is a major road and is not in a residential area.

Mrs. Aqqad stated there are specific requirements for an area to be eligible for a Special Signage Program.

Commissioner Ingraham stated there are several areas throughout the City where those requirements are met.

Chairman Emery stated the Commission has a history of making decisions based on precedent. He stated the scale of this site, the Market at Gateway is large and unique within the City. He stated the Commission's decision on this application would set a precedence for large, unique developments.

Commissioner Crawford agreed and stated the characteristics of the site are unique and this application applies to this site specifically.

Commissioner Barlow asked if the City had a traffic study of FM 157 including the number of cars.

Mrs. Aqqad stated FM 157 is a TXDOT road. Thus, the City does not have that information, although it could be requested.

With no further discussion, a motion was made.

Motion: Commissioner Ingraham made a motion to recommend approval for SSP-26-1, seconded by Commissioner Gallenstein.

Motion approved by a vote of 7-0-0.

Commissioner Gallenstein asked Mrs. Aqqad several questions which were not related to items on the agenda.

**PLANNING & ZONING COMMISSION
MEETING MINUTES OF SEPTEMBER 24, 2026**

EXECUTIVE SESSION

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Take any action necessary as a result of the Executive Session. (Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in a closed meeting with its attorney and to receive legal advice regarding any item listed on this agenda)

The commission did not convene in Executive Session.

ADJOURNMENT

Chairman Emery adjourned the meeting at 6:33 PM.

Bruce Emery
Chairman

ATTEST:_____
Marah Aqqad
City Engineer and Interim
Director of Development



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October 8, 2026

**REGULAR MEETING OF THE BEDFORD
PLANNING AND ZONING COMMISSION**

AGENDA ITEM #2

PUBLIC HEARING

ZC-26-1

Emerald Oaks Rezoning



Zoning Change No. ZC-26-1

P&Z Meeting Date:	October 8, 2026
Agenda Caption:	Conduct a public hearing and consider making a recommendation to City Council regarding a rezoning of approximately 7.356 acres of property described as Emerald Oaks Addition 44 Residential Lots with 1 Open Space Lot, from R-15,000 Single-Family Residential Detached and MD-3 Medium-Density Residential Single Family Detached to MD-3 Medium-Density Residential Single Family. The property is generally located west of Murphy Drive, across from Coble Court and Second Street. (ZC-26-1).
Applicant:	Trevor Truss, Hamilton Duffy, PC, 8241 Mid-Cities Blvd Ste. 100, North Richland Hills, TX 76182
Owner:	Bloomfield Homes, L.P., 1900 W. Kirkwood Blvd., Ste. 1900, Southlake, TX 76092
Existing Zoning:	"R-15,000" Single-Family Residential Detached and "MD-3" Medium-Density Single Family Detached
Requested Zoning:	"MD-3" Medium-Density Single-Family Detached

Summary of Request:	The applicant requests rezoning of approximately 7.356 acres to "MD-3" Medium-Density Residential Single-Family Detached to facilitate development of Emerald Oaks, a proposed subdivision containing 44 single-family detached residential lots and one open space lot. The subject property consists of Lots 38 through 43 of the J.R. Murphy Addition, commonly known as 2405, 2409, 2413, 2501, 2505, and 2511 Murphy Drive and is generally located west of Murphy Drive, across from Coble Court and Second Street.
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The properties at 2409 and 2413 Murphy Drive are currently zoned "MD-3" Medium-Density Residential-Single Family Detached and were previously proposed for development as Nicole Court Addition. The applicant seeks to extend the existing MD-3 classification across the properties to create a unified residential subdivision. The proposed site plan provides three public streets terminating in cul-de-sacs, each connecting to Murphy Drive.

Site Conditions:	The subject property consists of six existing residential lots containing single-family homes, accessory structures, and established tree coverage. The chart below shows the surrounding and adjacent zoning districts and the land uses:
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	North	South	East	West
Zoning of Adjacent Property	PUD- Planned Unit Development	R-15,000	R-6,500	R-7,500
Land Use	Single-Family Detached	Religious facility and Single-Family Detached	Single-Family Detached	Single-Family Detached

Development Review Analysis:

The MD-3 – Medium-Density Residential Single-Family Detached zoning district accommodates innovative single-family detached development. The subject property already includes land zoned MD-3, and the applicant proposed extending that classification across the assembled development area.

Section 4.7 of the Zoning Ordinance establishes the applicable development standards; however, the ordinance also allows the applicant to propose alternative development standard if a justification is provided.

The following has been provided for justification of the proposed alternative development standards:

- Create a single-family detached neighborhood with three cul-de-sac streets intended to provide quiet, low-traffic environment for residents and pedestrians.
- Provide a variety of lot sizes and dimensions to accommodate different home designs within a coordinated subdivision.
- Promote architectural variety through multiple elevation options, restrictions on repeating elevations, and enhanced architectural features.
- Establish setbacks that the applicant identifies as consistent with the Grace Park subdivision and appropriate in relation to surrounding development.
- Provide landscaped entry features and masonry walls along Murphy Drive, with common areas maintained by a mandatory homeowner's association.



Below is a comparison of the ordinance requirement and the proposed alternative development standards provided by the applicant:

Section 4.7.D(1):

Ordinance Requirement: *The ratio of the floor area to the land area shall not be more than twenty-six (26) percent computed by dividing the total floor area by the total land area within the outside property lines of the development and multiplying by one hundred (100) to read a percentage.*

Proposed Alternative: Eliminate the maximum twenty-six (26) percent development-wide floor-area ratio limitation.

Section 4.7.D(7)(c)

Ordinance Requirement: *Rear yards: Ten (10) feet except a rear yard may be reduced to zero provided no openings for doors, windows, etc., are present on the wall of the reduced rear yard and a ten (10) foot maintenance easement is provided on the adjacent property. On lots backing up to (and not separated by a public street) any other Single-Family Residential District, a thirty (30) foot setback for two (2) story or higher structures and a fifteen (15) foot setback for one- story structures must be provided. On lots backing up to (and not separated by a public street) any other district, a fifteen (15) foot setback is required. A minimum distance of ten (10) feet shall be provided between buildings in all cases.*

Proposed Alternative: Allow a minimum rear yard setback of ten (10) feet, including on lots backing up to another single -family residential district, regardless of the number of stories.

Section 4.7.D(8)(a)

Ordinance Requirement: *For the purpose of this district, the maintenance easement, which is required in conjunction with a reduced side or rear yard, is to ensure satisfactory clearance between structures on adjacent property and to provide an area in which to repair and maintain the side of the structure with no (or reduced) yard space. The maintenance easement shall be maintained as an open space with no storage, construction, shrubbery or other obstructions, which would prevent the intended use of the easement.*

Proposed Alternative: Eliminate the maintenance easement requirement. Provide a minimum side yard setback of five (5) feet for interior lots and ten (10) feet for corner lots.

In addition, the Zoning Ordinance requires a site plan to be submitted that illustrates the layout of the proposed development. If the zoning change is approved, the site plan becomes a part of the adopted zoning ordinance, and the



plat for the property would be required to match the site plan approved with the zoning change. The zoning ordinance requires the site plan to ensure the site design meets the goals of the community.

Infrastructure:

There is sufficient infrastructure in the area to serve the proposed development. The development will connect to the existing 12-inch water line along Murphy Drive, and the proposed water system will be looped. Sanitary sewer service will be provided through a connection to the existing 8-inch sanitary sewer line along Murphy Drive. If the requested zoning is approved, the applicant will prepare infrastructure plans for the extension of water, sanitary sewer, and stormwater infrastructure throughout the property to serve the proposed development. These plans will be subject to City review and approval.

Tree Mitigation Requirements:

The Tree Preservation Ordinance requires a tree mitigation plan to be submitted at the Preliminary Plat stage. The applicant has provided a tree inventory table and mitigation schedule for the proposed Emerald Oaks development identifying 158 existing trees on site. The schedule identifies 10 trees proposed for removal that require a total of 388.25 inches of tree mitigation.

During review of the subdivision construction plans, the applicant will be required to provide a landscape plan identifying the number, species, and caliper inches of replacement trees proposed on site. Any remaining mitigation obligation will be addressed through planting trees on public property or payment into the Tree Reforestation Fund, in accordance with the Tree Preservation Ordinance.

**Open Space/Trails/
Screening:**

Pedestrian connectivity and neighborhood buffering are incorporated into the proposed Emerald Oaks development through five-foot sidewalks and landscaped entryway features with masonry walls along Murphy Drive. The development includes three cul-de-sacs and one open space lot, which will be maintained by the Homeowners Association (HOA). The HOA will also maintain common areas, entryway features and landscaping.

The property adjoins an existing single-family neighborhood to the west, a church and residential property to the south, and residential property to the north. The applicant proposes minimum setbacks of 20 feet in the front, 10 feet in the rear, and five feet along interior side yards. Two on-site stormwater detentions are also proposed to address drainage needs associated with the development.

Comprehensive Plan Analysis:

The City of Bedford Comprehensive Plan, adopted in September 2024, identifies the subject property as Suburban Neighborhood on the Future Land Use Map. This development pattern is characterized by a typical residential density of three



to eight dwelling units per acre and exclusively single-family detached homes ranging from one to two stories. Suburban Neighborhoods are intended to be pedestrian- and bicycle-friendly, with street designs that encourage walking and support neighborhood connectivity.

Staff Findings :

All zoning change applications require action by the Planning and Zoning Commission before City Council can make their final determination on the request. Staff find the following facts to exist with the proposed zoning change:

1. The proposed single-family detached development and overall density are consistent with the Suburban Neighborhood designation in the Comprehensive Plan, which identifies a typical of three to eight dwelling units per acre.
2. The proposed zoning change extends the existing MD-3 zoning on two of the subject properties across the assembled development area, providing a unified zoning classification for the proposed subdivision.
3. Public Infrastructure is adequate to serve the proposed development. Infrastructure plans for water, sanitary sewer, and stormwater improvements will be subject to City review and approval.
4. The proposed development maintains single-family detached residential use consistent with the surrounding residential neighborhoods and incorporates five (5) foot sidewalks, an open space lot.
5. The proposed alternative development standards accommodate a variety of lot dimensions and home designs within a coordinated subdivision. The approved site plan and alternative development standards will establish the development requirements for the property.

Staff recommend approval of the zoning change application as submitted.

Staff Contact:

Marah Aqqad, Interim Director of Development, marah.aqqad@bedfordtx.gov

Development Review Committee Comments *(These comments are provided to the Applicant for informational purposes only)*

Original DRC Meeting Date: July 22, 2026

Engineering Notes:

Informational:

-The preliminary plans are showing the waterline under the pond, revising the pond footprint to avoid the waterline or relocating water line will be required.

-Entire lot 7 is labeled as pedestrian easement. Separate pedestrian easements will need to be provided not overlaying the entire lot.



-Offsite drainage easements will be required prior to the release of the public infrastructure/engineering construction plans set.
-Further review will be provided for the ponds. Additional comments will be added. Freeboard of the pond shouldn't encroach into the residential lots.

Fire Department Notes: *No Outstanding Comments.*

Police Department Notes: *No Outstanding Comments.*

Zoning Department Notes: *All comments addressed.*

Attachments:

Exhibit A:	Location/Aerial Map
Exhibit B:	Zoning Map and Future Land Map
Exhibit C:	Property Owner Notice Map
Exhibit D:	Site Photos
Exhibit E:	Preliminary Plans
Exhibit F:	Alternative Development Standards
Exhibit G:	Tree Inventory Table



EXHIBIT A

Location/Aerial Map

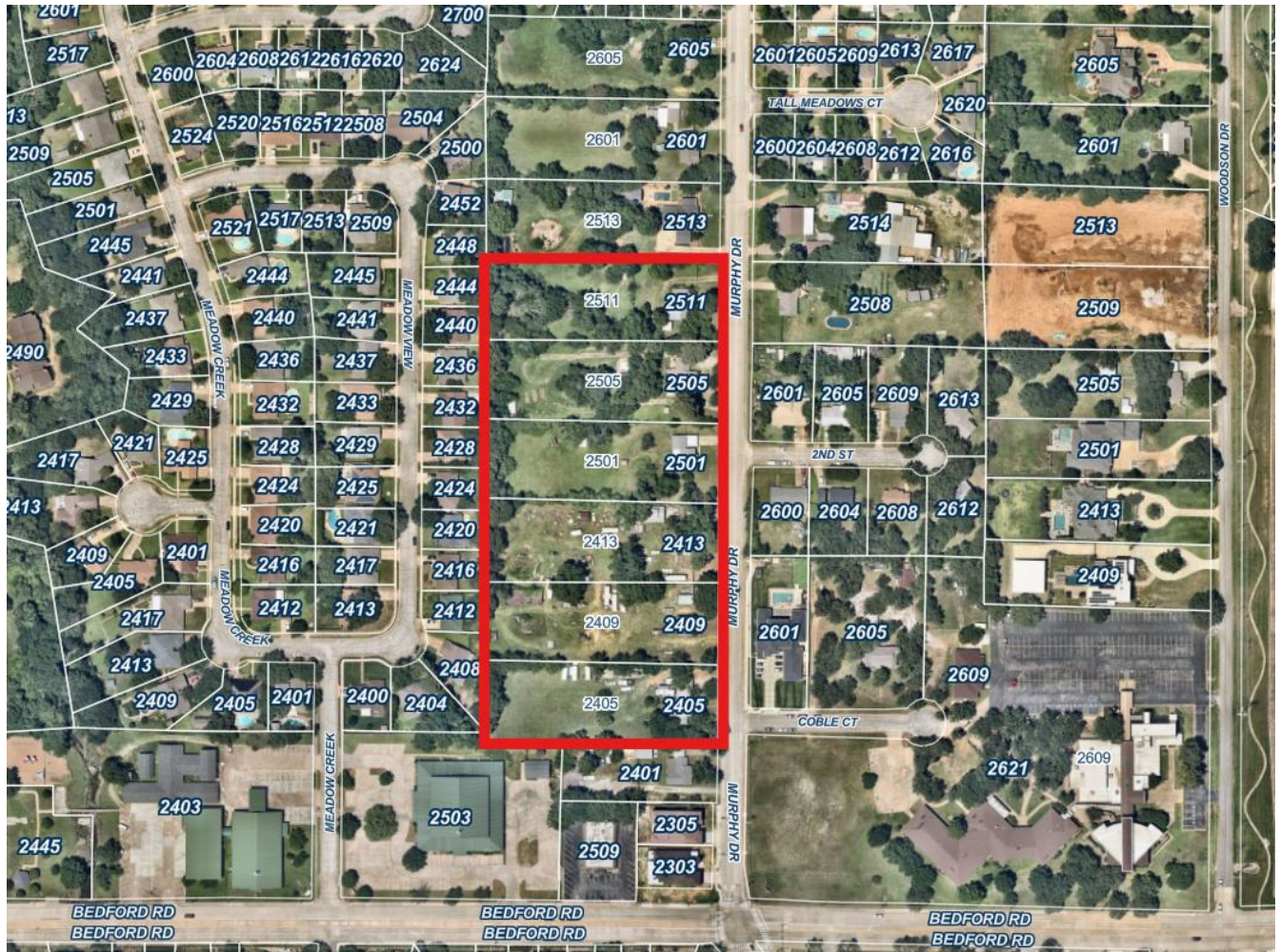
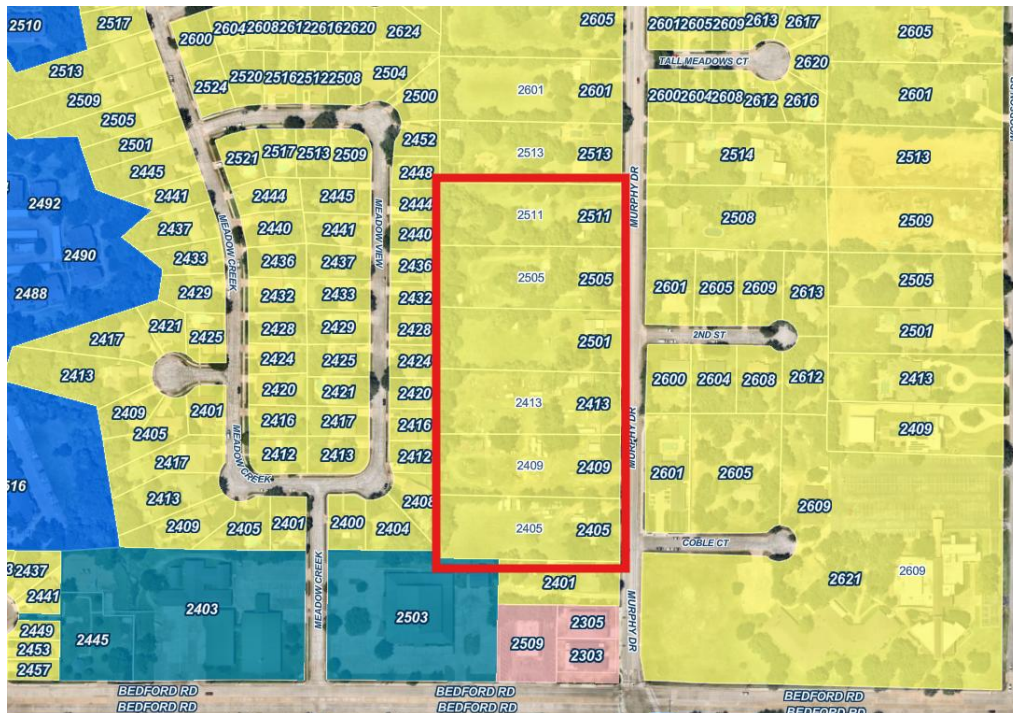
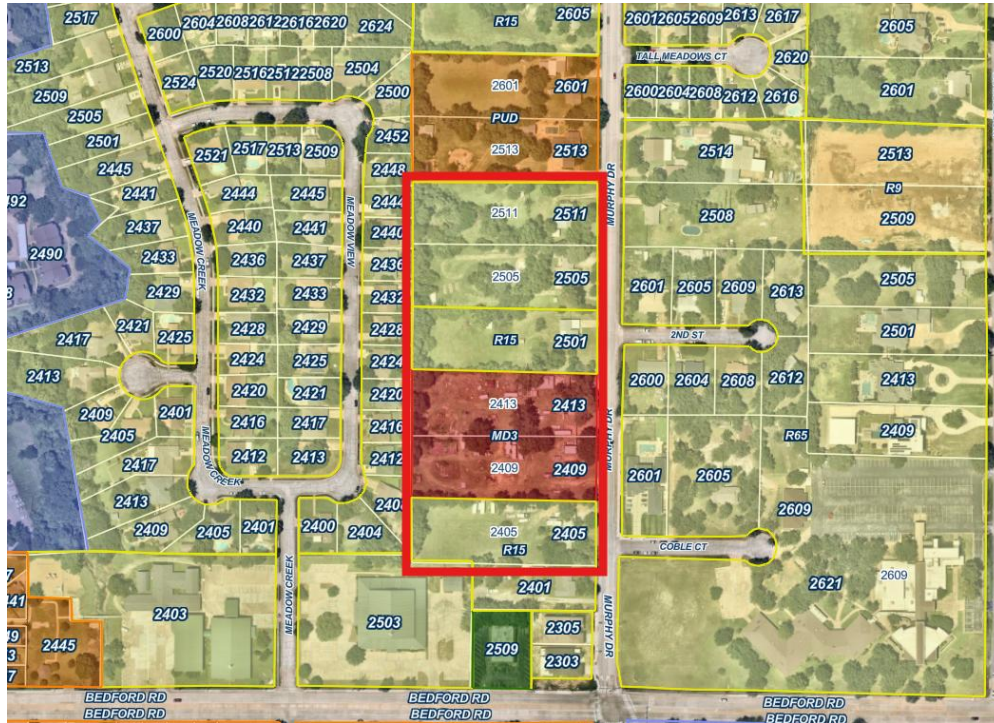




EXHIBIT B

Zoning Map and Future Land Map



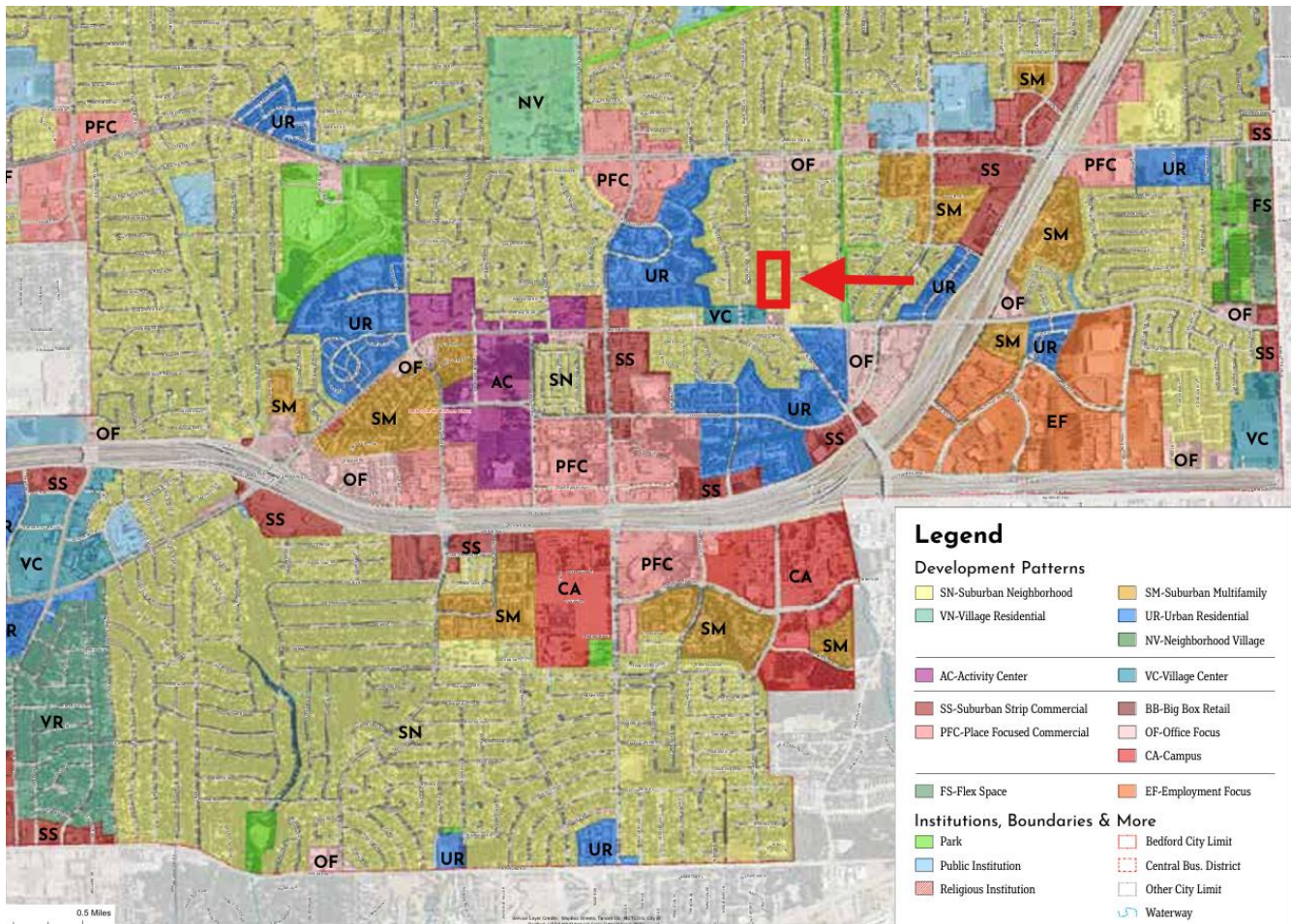


EXHIBIT C

Property Owner Notice Map

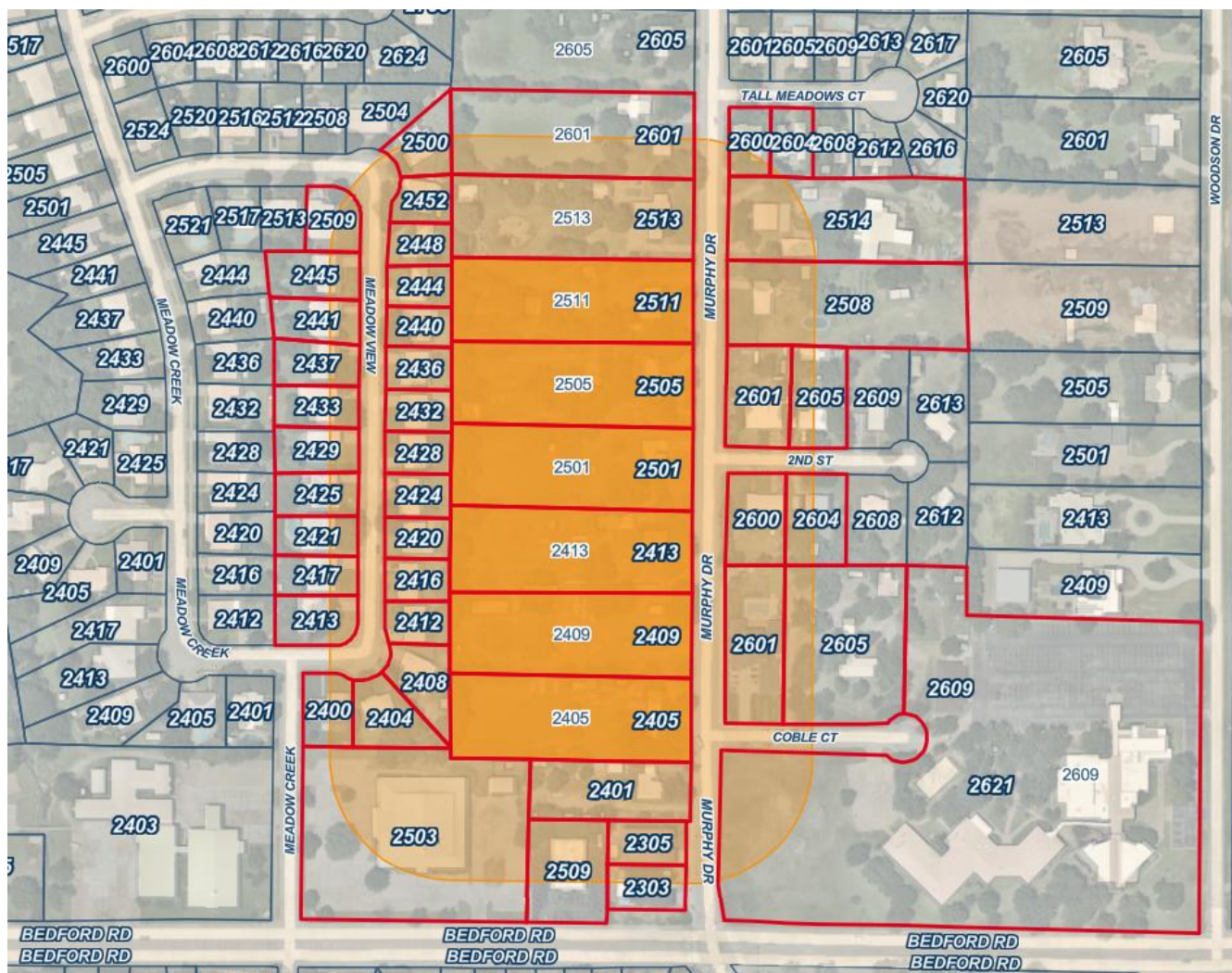


EXHIBIT D

Site Photos



2405 Murphy Dr



2413 Murphy Dr



2409 Murphy Dr



2501 Murphy Dr



2505 Murphy Dr



2511 Murphy Dr

EXHIBIT E

Preliminary Plans

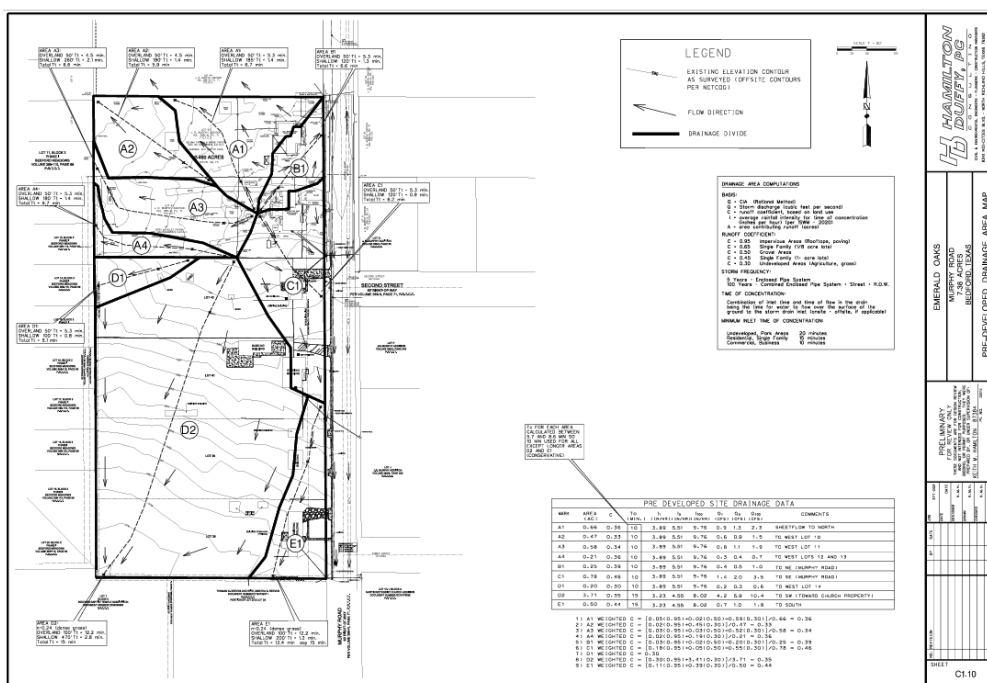
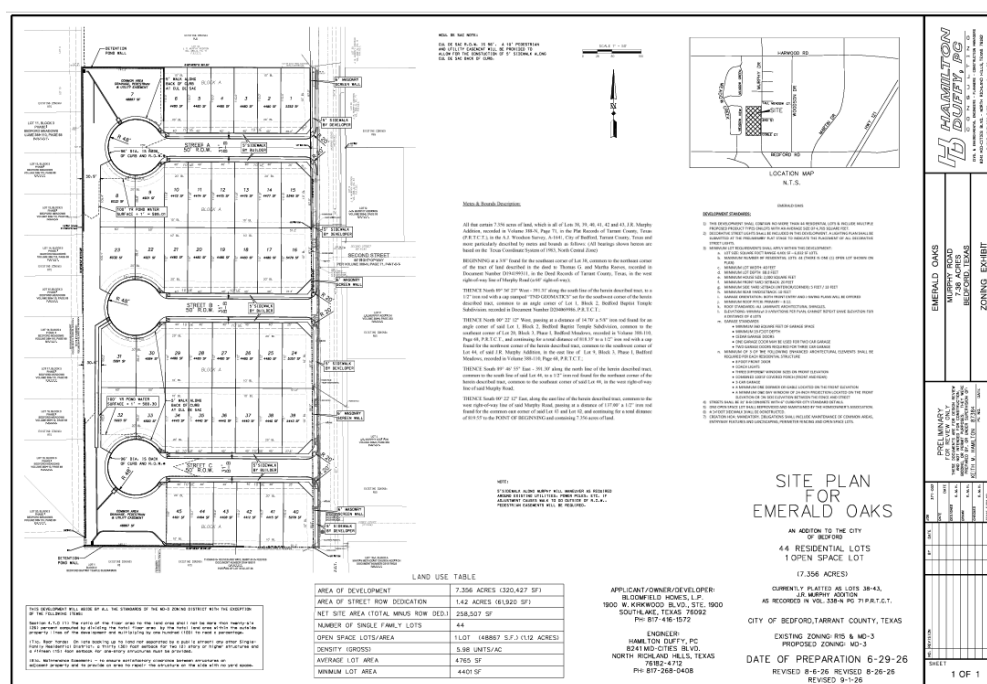








EXHIBIT F

Alternative Development Standards

EMERALD OAKS

DEVELOPMENT STANDARDS:

- 1) THIS DEVELOPMENT SHALL CONTAIN NO MORE THAN 44 RESIDENTIAL LOTS & INCLUDE MULTIPLE PROPOSED PRODUCT TYPES ON LOTS WITH AN AVERAGE SIZE OF 4,765 SQUARE FEET.
- 2) DECORATIVE STREET LIGHTS SHALL BE INCLUDED IN THIS DEVELOPMENT. A LIGHTING PLAN SHALL BE SUBMITTED AT THE PRELIMINARY PLAT STAGE TO INDICATE THE PLACEMENT OF ALL DECORATIVE STREET LIGHTS.
- 3) MINIMUM LOT REQUIREMENTS SHALL APPLY WITHIN THIS DEVELOPMENT:
 - a. LOT SIZE: SQUARE FOOT RANGE 4,401 SF – 6,032 SF LOTS.
 - b. MAXIMUM NUMBER OF RESIDENTIAL LOTS: 44 (THERE IS ONE (1) OPEN LOT SHOWN ON PLAN)
 - c. MINIMUM LOT WIDTH: 40 FEET
 - d. MINIMUM LOT DEPTH: 88.0 FEET
 - e. MINIMUM HOUSE SIZE: 2,000 SQUARE FEET
 - f. MINIMUM FRONT YARD SETBACK: 20 FEET
 - g. MINIMUM SIDE YARD SETBACK (INTERIOR/CORNER): 5 FEET / 10 FEET
 - h. MINIMUM REAR YARD SETBACK: 10 FEET
 - i. GARAGE ORIENTATION: BOTH FRONT ENTRY AND J-SWING PLANS WILL BE OFFERED
 - j. MINIMUM ROOF PITCH: PRIMARY – 8:12.
 - k. ROOF STANDARDS: ALL LAMINATE ARCHITECTURAL SHINGLES.
 - l. ELEVATIONS: MINIMUM 3 VARIATIONS PER PLAN; CANNOT REPEAT SAME ELEVATION FOR A DISTANCE OF 4 LOTS.
 - m. GARAGE STANDARDS
 - MINIMUM 360 SQUARE FEET OF GARAGE SPACE
 - MINIMUM 19-FOOT DEPTH
 - CEDAR GARAGE DOORS
 - ONE GARAGE DOOR MAY BE USED FOR TWO CAR GARAGE
 - TWO GARAGE DOORS REQUIRED FOR THREE CAR GARAGE
 - n. MINIMUM OF 3 OF THE FOLLOWING ENHANCED ARCHITECTURAL ELEMENTS SHALL BE REQUIRED PER EACH RESIDENTIAL STRUCTURE
 - 8 FOOT FRONT DOOR
 - COACH LIGHTS
 - THREE DIFFERENT WINDOW SIZES ON FRONT ELEVATION
 - COMBINED 100 SF COVERED PORCH (FRONT AND REAR)
 - 3-CAR GARAGE
 - A MINIMUM ONE DORMER OR GABLE LOCATED ON THE FRONT ELEVATION
 - A MINIMUM ONE BAY WINDOW OF 24-INCH PROJECTION LOCATED ON THE FRONT ELEVATION OR ON SIDE ELEVATION BETWEEN THE FENCE AND STREET
- 4) STREETS SHALL BE 31' B-B CONCRETE WITH 6" CURB PER CITY STANDARD DETAILS.
- 5) ONE OPEN SPACE LOT SHALL BE PROVIDED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 6) A 5-FOOT SIDEWALK SHALL BE CONSTRUCTED.
- 7) CREATION HOA: MANDATORY. OBLIGATIONS SHALL INCLUDE MAINTENANCE OF COMMON AREAS, ENTRYWAY FEATURES AND LANDSCAPING, PERIMETER FENCING AND OPEN SPACE LOTS.



EXHIBIT G

Tree Inventory Table

Tag Number	Common Name	Taxonomic Name	DBH	Total DBH	Mitigation Required	Diseases, Hazards, Structural Defects, Pests, and Other Detriments	Canopy Radius
1	Mulberry	Morus rubra	14.5	14.5	No	half dead, split, Pic 1	15
2	Fruiting Pear	Pyrus pyrifolia	10.25	10.25	No	included bark, Pic 2	10
3	Hickory	Carya spp.	15	15	No	100% wetwood disease, decay column, Pic 3	17
4	Mulberry	Morus rubra	16	16	No	falling over, Pic 4	15
5	American Elm	Ulmus americana	9.5	9.5	No	unilateral canopy, root zone intrusion, Pic 5	24
6	Mulberry	Morus rubra	19.5	19.5	No	3/4 dead, Pic 6	15
7	Mulberry	Morus rubra	21	21	No	decline, root zone intrusion, decay column, Pic 7	12
8	Live Oak	Quercus virginiana	16.5	16.5	No	included bark, Pic 8	18
9	Hackberry	Celtis occidentalis	16	16	No		16
10	Hackberry	Celtis occidentalis	15	15	No		15
11	Chinese Pistache	Pistacia chinensis	6, 3, 1.25	10.25	No	multi trunk, included bark, Pic 9	12
12	Green Ash	Fraxinus pennsylvanica	6.5	6.5	No	unilateral canopy, subordnant canopy, Pic 10	10
13	Green Ash	Fraxinus pennsylvanica	8.5	8.5	No	unilateral canopy, subordnant canopy, Pic 11	20
14	American Elm	Ulmus americana	15.5, 5.5	21	No	unilateral canopy subordnant canopy inc	20
15	Green Ash	Fraxinus pennsylvanica	39.75	39.75	No	dual leader, included bark, decay column, Pic 12	25
16	Hackberry	Celtis occidentalis	23	23	No	decay column	20
17	Western Soapberry	Sapindus drummondii	10	10	No	included bark, decline, Pic 13	12
19	Hackberry	Celtis occidentalis	11	11	No		14
20	Hackberry	Celtis occidentalis	7.5	7.5	No		14
21	Hackberry	Celtis occidentalis	15	15	No		20
22	Western Soapberry	Sapindus drummondii	8.75	8.75	No	vines, unilateral canopy subordnant canopy	6
23	Western Soapberry	Sapindus drummondii	12.25	12.25	No	unilateral canopy, subordnant canopy, Pic 14	13
24	Western Soapberry	Sapindus drummondii	7.25	7.25	No	unilateral canopy, subordnant canopy	10
25	Hackberry	Celtis occidentalis	10	10	No		10
26	Hackberry	Celtis occidentalis	15	15	No		10
27	Hackberry	Celtis occidentalis	15.5, 3.5, 5	24	No	multi trunk, included bark	22
28	Hackberry	Celtis occidentalis	21	21	No		20
29	Hackberry	Celtis occidentalis	9.25	9.25	No		20
30	Hackberry	Celtis occidentalis	12.4	16	No		10
31	Hackberry	Celtis occidentalis	7.5	7.5	No	unilateral canopy subordnant canopy	15
32	Hackberry	Celtis occidentalis	12, 4.75	16.75	No		20
33	Hackberry	Celtis occidentalis	7.5	7.5	No		8
34	Hackberry	Celtis occidentalis	7.25	7.25	No		15
35	Hackberry	Celtis occidentalis	10, 4.5	14.5	No		15
36	Hackberry	Celtis occidentalis	10	10	No		12
37	Hackberry	Celtis occidentalis	8, 3	11	No		12
38	Hackberry	Celtis occidentalis	11	11	No		15
39	Hackberry	Celtis occidentalis	12, 3	15	No		15
40	Hackberry	Celtis occidentalis	10.75	10.75	No		10
41	Green Ash	Fraxinus pennsylvanica	21	21	No	decline, half canopy dead	20
42	Green Ash	Fraxinus pennsylvanica	8.25	8.25	No	unilateral canopy, subordnant canopy	10
43	American Elm	Ulmus americana	10.25	10.25	No	unilateral canopy	15
44	Green Ash	Fraxinus pennsylvanica	13	13	No	dual leader, included bark, decay column, root zone intrusion, Pic 15	15
45	Pecan	Carya alioensis	19.5	19.5	No	severe included bark, Pic 16	15
46	Live Oak	Quercus virginiana	41.25	41.25	No	multi trunk, severe included bark, Pic 17	38
47	Pecan	Carya alioensis	20.5	20.5	No	unilateral canopy, subordnant canopy, vine girdled, Pic 18	20
48	Pecan	Carya alioensis	38	38	No	vine girdled, wire girdled, decay column, Pic 19, 20, 21	13
50	Cottonwood	Populus deltoides	30	30	No	split, decay column	30
51	Pecan	Carya alioensis	38.25	38.25	No	severe included bark, Pic 22	45
54	Loblolly Pine	Pinus palustris	23.25	23.25	No	unilateral canopy, Pic 23	16
55	Loblolly Pine	Pinus palustris	16	16	No	unilateral canopy	15
56	Pecan	Carya alioensis	38	38	No	multiple decay columns, unilateral canopy, Pic 24, 25, 26	40
57	Pecan	Carya alioensis	36	36	No	dual leader, included bark, root zone intrusion, decay column, vines, Pcs 27, 28, 29	35
58	Black Jack Oak	Quercus marilandica	18	18	No	unilateral canopy, subordnant canopy, Pic 30	15
59	Post Oak	Quercus stellata	18	18	No	unilateral canopy, subordnant canopy	15
60	Post Oak	Quercus stellata	19, 8.75	27.75	No	dual leader, included bark, chlorotic	15
61	Post Oak	Quercus stellata	19.5	19.5	No	unilateral canopy, subordnant canopy, Pic 31	14
62	Hackberry	Celtis occidentalis	10	10	No	unilateral canopy, subordnant canopy	16
63	Chittumwood	Bumelia lanuginosa	9	9	No	wire girdled, unilateral canopy, subordnant canopy, Pic 32	10
64	Hackberry	Celtis occidentalis	8.5	8.5	No		13
65	Hackberry	Celtis occidentalis	8	8	No		6
66	Hackberry	Celtis occidentalis	12.20	12.20	No	unilateral canopy, subordnant canopy	20
67	Hackberry	Celtis occidentalis	8.25	8.25	No	unilateral canopy, subordnant canopy	15
68	Hackberry	Celtis occidentalis	10.25	10.25	No	unilateral canopy, subordnant canopy	12
69	Hackberry	Celtis occidentalis	7.25	7.25	No	unilateral canopy, subordnant canopy	15
70	Hackberry	Celtis occidentalis	6.5	6.5	No	unilateral canopy, subordnant canopy	15
71	Hackberry	Celtis occidentalis	8	8	No	unilateral canopy, subordnant canopy	20
72	Chinaberry	Melia azedarach	10	10	No		8
73	Mulberry	Morus rubra	8.5	8.5	No		10
74	Pecan	Carya alioensis	41.5	41.5	No	severe decline, Pic 33	10
75	Mulberry	Morus rubra	9.5	9.5	No	unilateral canopy, subordnant canopy	15
76	Mulberry	Morus rubra	10.5	10.5	No	unilateral canopy, subordnant canopy	22
77	Mulberry	Morus rubra	17.25	17.25	No	decline	15
78	American Elm	Ulmus americana	16	16	No	decay column, wetwood, Pic 34	15
79	Mulberry	Morus rubra	13	13	No	wire girdled, unilateral canopy, subordnant canopy, 1039	15
80	Pecan	Carya alioensis	29	29	No	wire girdled, decay column, dual leader, included bark, Pic 35, 36	28
81	Crape Myrtle	Lagerstroemia indica	5, 2, 1, 1	9	No	multi trunk, included bark, vine girdled	8
82	Crape Myrtle	Lagerstroemia indica	5, 1, 1, 1	8	No	multi trunk included bark	6
83	Chinaberry	Melia azedarach	12.5	12.5	No		8
84	Mulberry	Morus rubra	11.5	11.5	No		14
85	Photinia	Photinia serrulata	6, 3, 2.5	11.5	No	multi trunk, included bark	15
86	Photinia	Photinia serrulata	4, 2, 1, 1	8	No	multi trunk, included bark	6
87	Photinia	Photinia serrulata	6, 2, 2	10	No	multi trunk, included bark	6
88	Photinia	Photinia serrulata	6, 3	9	No	dual leader, included bark, decline	5
89	Photinia	Photinia serrulata	6, 2	8	No	dual leader, included bark, decline	6
90	Crape Myrtle	Lagerstroemia indica	4, 1.5, 1.5, 1, 1	9	No	multi trunk, included bark	4
91	Crape Myrtle	Lagerstroemia indica	5, 2, 2, 1, 1	11	No	multi trunk, included bark	4
92	Crape Myrtle	Lagerstroemia indica	4, 1, 1, 1	7	No	multi trunk included bark	4
93	Crape Myrtle	Lagerstroemia indica	4, 1, 1, 1, 1.5	8.5	No	multi trunk included bark	5
94	Crape Myrtle	Lagerstroemia indica	3, 1, 1, 1, 1	7	No	multi trunk, included bark	5
95	Crape Myrtle	Lagerstroemia indica	4, 1, 1, 1.5	8.5	No	multi trunk, included bark	5
96	Crape Myrtle	Lagerstroemia indica	3, 1.5, 1.5, 1.5	7.5	No	multi trunk, included bark	5
97	Crape Myrtle	Lagerstroemia indica	5, 2, 2.25	9.25	No	multi trunk, included bark, vines	10
100	Crape Myrtle	Lagerstroemia indica	7, 3, 2.5, 3	15.5	No	multi trunk, included bark, decay column	10
101	Loblolly Pine	Pinus palustris	29.25	29.25	No	dual leader, included bark, decay column, Pic 37	22
102	Crape Myrtle	Lagerstroemia indica	2.5, 3, 8, 2, 5, 2, 1.5, 2	23.5	No	multi trunk, included bark	8
103	Crape Myrtle	Lagerstroemia indica	6, 2.5, 2, 2.5, 1.5, 2, 1.5, 2.5, 3	23.5	No	multi trunk, included bark	10
104	Catalpa	Catalpa spp.	31.75	31.75	No	borders, slime flux, Pic 38, 39	22
105	Pecan	Carya alioensis	32.75	32.75	No	decay column, borders, severely hazardous, Pic 40	20
106	Crape Myrtle	Lagerstroemia indica	4, 2, 1.5, 1.5, 2, 1.5	12.5	No	multi trunk, included bark, subordnant canopy	7
107	Crape Myrtle	Lagerstroemia indica	6, 2, 2, 1.5, 1.5, 1	14	No	multi trunk, included bark, subordnant canopy	10
109	Loblolly Pine	Pinus palustris	28	28	No	dual leader, included bark, Pic 41	24
110	Crape Myrtle	Lagerstroemia indica	8, 3, 4, 4, 3, 2, 2	26	No	decay column, multi trunk, included bark	10
111	Mulberry	Morus rubra	10.75	10.75	No		12
112	Live Oak	Quercus virginiana	21.5, 7.5, 6.5, 10, 10	55.5	No	decay column, multi trunk, included bark, half already lost, Pic 42	30
113	Hickory	Carya spp.	13.75, 5.5	19.25	No	dual leader included bark, root zone intrusion, Pic 43	15
114	Post Oak	Quercus stellata	24.75	24.75	No	unilateral canopy, Pic 44	25
115	Post Oak	Quercus stellata	11.5	11.5	No	unilateral canopy, subordnant canopy, Pic 45	26
116	Eastern Red Cedar	Juniperus horizontalis	16, 6	22	No	unilateral canopy, subordnant canopy, dual leader, included bark	12
117	Pecan	Carya alioensis	26	26	No	decline, central leader missing	20
118	Minnow	Abutilon julianianum	4, 1.5, 1.5	7	No	multi trunk, included bark	8
119	Slippery Elm	Ulmus rubra	8.5	8.5	No	root zone intrusion	8
120	Chinaberry	Melia azedarach	6.5	6.5	No		8
121	Peach	Prunus persica	9	9	No	unilateral canopy, subordnant canopy, decay column	8
122	Peach	Prunus persica	9	9	No	subordnant canopy, unilateral canopy decay column	10
123	Peach	Prunus persica	10.25, 3.75	14	No	subordnant canopy, unilateral canopy, dual leader, included bark	10
124	Hackberry	Celtis occidentalis	21	21	No		20
125	Hackberry	Celtis occidentalis	18.5, 7	25.5	No	dual leader, included bark	20
126	Chinaberry	Melia azedarach	7.25	7.25	No		8
127	Pecan	Carya alioensis	17	17	No	wire girdled, included bark	22
128	Minnow	Abutilon julianianum	15	15	No	wg, dc, unilateral canopy, subordnant canopy	15
129	Winged Elm	Ulmus crassifolia	5, 2	7	No	wg, dual leader, included bark	6



130	Mimosa	<i>Albizia julibrissin</i>	3.5, 1.5, 1.5, 1	7.5	No	multi trunk, included bark, wg	12
131	Cottonwood	<i>Populus deltoides</i>	21.5	21.5	No		25
133	Pecan	<i>Carya illinoensis</i>	12	12	No	unilateral canopy, sub, included bark	14
134	Pecan	<i>Carya illinoensis</i>	7.25, 2.5	9.75	No	dual leader, included bark	12
135	Pecan	<i>Carya illinoensis</i>	14	14	No	multi trunk, included bark, unilateral canopy, subordinate canopy	20
136	Pecan	<i>Carya illinoensis</i>	10	10	No	dual leader, included bark, root zone intrusion	15
139	Pecan	<i>Carya illinoensis</i>	33	33	No	multi trunk, included bark, Pic 46	25
140	Pecan	<i>Carya illinoensis</i>	29	29	No	dual leader, decay column, included bark, Pic 47	20
141	Pecan	<i>Carya illinoensis</i>	25	25	No	unilateral canopy, subordinate canopy, multiple decay columns, Pic 48	18
142	Chinaberry	<i>Melia azedarach</i>	6.75, 3	9.75	No		8
143	Chinaberry	<i>Melia azedarach</i>	6, 2	8	No		6
144	Chinaberry	<i>Melia azedarach</i>	6	6	No		6
145	Chinaberry	<i>Melia azedarach</i>	6	6	No		6
146	Chinaberry	<i>Melia azedarach</i>	6.5	6.5	No		6
147	Chinaberry	<i>Melia azedarach</i>	6	6	No		7
148	Chinaberry	<i>Melia azedarach</i>	7, 3	10	No		10
149	Chinaberry	<i>Melia azedarach</i>	6, 2	8	No		6
150	Pecan	<i>Carya illinoensis</i>	29	29	No	included bark, decay column, Pic 49	20
151	Chinaberry	<i>Melia azedarach</i>	6, 2, 2.25	10.25	No		8
152	American Elm	<i>Ulmus americana</i>	35	35	No	split, multi trunk, unilateral canopy, Pic 50, 51, 52	25
153	Hercules Club	<i>Zanthoxylum clava-herculis</i>	10.5	10.5	No	decay column, hollow, decline	8
154	Black Jack Oak	<i>Quercus marilandica</i>	21	21	No	unilateral canopy, subordinate canopy, Pic 53	20
155	Hackberry	<i>Celtis occidentalis</i>	10.5	10.5	No		10
156	Hickory	<i>Carya spp.</i>	8.75	8.75	No	wire girdled, unilateral canopy, subordinate canopy, Pic 54	15
157	Mulberry	<i>Morus rubra</i>	7.25, 2.25, 2, 2.75, 2.5	16.75	No	multi trunk, included bark	10
158	Chinaberry	<i>Melia azedarach</i>	11	11	No		10