DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (this “Agreement”) is made and entered into as of December 17, 2013, by and between the CITY OF LEAGUE CITY, TEXAS, a municipal corporation and home-rule city of the State of Texas (the “City”), and WESTWOOD DEVELOPMENT, INC., a Texas corporation (the “Developer”).

RECITALS

The Developer owns and plans to develop certain property located within the City, comprising 415.353 acres, more or less, more fully described in Exhibit A, attached hereto (the “Property”). The Property is contained within the boundaries of the Westwood Management District (the “District”), a municipal management district created by special act of the Texas Legislature, codified as Chapter 3917, Texas Special District Local Laws Code. The City has consented to creation of the District.

The Developer and the City wish to provide for the development of the Property within the District in an orderly and predictable manner as provided in this Agreement. The City and the Developer have determined that they are authorized by the Constitution and laws of the State of Texas to enter into this Agreement and have further determined that the terms, provisions, and conditions hereof are mutually fair and advantageous to each.

AGREEMENT

ARTICLE 1

COMPREHENSIVE PLAN

1.1. The Comprehensive Plan. The Developer intends and agrees to develop the Property substantially in accordance with the Master Plan and Design Standards as shown on Exhibit B, attached hereto and incorporated herein for all purposes (the “Comprehensive Plan”). The Comprehensive Plan is hereby approved by the parties, and plats, permits, and other approvals required from the City submitted in compliance with the Comprehensive Plan shall be processed by the City in a timely manner.

ARTICLE 2

TERM AND DEFAULT

2.1. Term. This Agreement shall be in effect as of the date set forth on the first page hereof, and shall terminate 40 years thereafter, unless terminated earlier as specifically provided herein. Notwithstanding any provision herein to the contrary, upon the expiration or termination of this Agreement, the obligations of the parties to each other shall come to an end, save and
except that the Property shall be developed substantially in accordance with the Master Plan and Design Standards as shown on Exhibit B.

2.2. Default.

a. A party shall be deemed in default under this Agreement (which shall be deemed a breach hereunder) if such party fails to materially perform, observe or comply with any of its covenants, agreements, or obligations hereunder or breaches or violates any of its representations contained in this Agreement.

b. Before any failure of any party to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Agreement may be found to have occurred if performance has commenced to the reasonable satisfaction of the complaining party within 60 days of the receipt of such notice, subject, however, to the terms and provisions of Section 3.1, below. Upon a breach of this Agreement, the non-defaulting party may be awarded actual damages for failure of performance. Except as otherwise set forth herein, no action taken by a party pursuant to the provisions of this Section or any other Section of this Agreement shall be deemed to constitute an election of remedies and all remedies shall be cumulative and non-exclusive of any other remedy either set forth herein or available to any Party at law or in equity. Each of the parties shall have the affirmative obligation to mitigate its damages in the event of a default by the other party.

ARTICLE 3

MISCELLANEOUS PROVISIONS

3.1. Force Majeure. In the event either party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Agreement, except the obligation to pay amounts owed or required to be paid pursuant to the terms of this Agreement, then the obligations of such party, to the extent affected by such force majeure and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability so caused to the extent provided but for no longer period. As soon as reasonably possible after the occurrence of the force majeure relied upon, the party whose contractual obligations are affected thereby shall give notice and full particulars of such force majeure to the other party. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term “force majeure,” as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, tornados, hurricanes, storms, floods, washouts, drought, arrests, restraint of government, civil disturbances, explosions, and/or any other inabilitys of any party, whether similar to those enumerated or otherwise, which are not within the control of the party claiming
such inability, which such party could not have avoided by the exercise of due diligence and
care.

3.2. Approvals and consents. Approvals or consents required or permitted to be given
under this Agreement shall be evidenced in writing. Approvals and consents shall be effective
without regard to whether given before or after the time required for giving such approvals or
consents.

3.3. Address and notice. Any notice to be given under this Agreement shall be given
in writing, addressed to the party to be notified as set forth below, and may be given either by
depositing the notice in the United States mail postage prepaid, registered or certified mail, with
return receipt requested; or by nationally recognized courier service. Notice shall be effective
upon receipt by the party to be notified. For purposes of notice, the addresses of the parties shall
be as follows:

If to the City, to:

City of League City
c/o City Manager
300 West Walker St.
League City, Texas 77573

If to the Developer, to:

Westwood Development, Inc.,
c/o Travis B. Campbell Jr.
P.O. Box 936
League City, TX 77573

The parties shall have the right from time to time to change their respective addresses by
giving at least 15 days’ written notice of such change to the other party.

3.4. Assignability; successors and assigns. All covenants and agreements contained
by or on behalf of a party in this Agreement shall bind its successors and assigns and shall inure
to the benefit of the other parties, their successors and assigns. The parties may assign their
rights and obligations under this Agreement or any interest herein, only with the prior written
consent of the other party, and any assignment without such prior written consent, including an
assignment by operation of law, is void and of no effect; provided that, the Developer may make
an assignment to a successor developer of the Property if such assignee specifically assumes all
of the obligations of the Developer hereunder or may make a collateral assignment in favor of a
lender without consent. This Section shall not be construed to prevent the Developer from
selling lots, parcels, or other portions of the Property in the normal course of business. If such
assignment of the obligations by the Developer hereunder is effective, the Developer shall be
deemed released from such obligations. If any assignment of the obligations by the Developer
hereunder is deemed ineffective or invalid, the Developer shall remain liable hereunder.

3.5. No additional waiver implied. The failure of either party to insist upon
performance of any provision of this Agreement shall not be construed as a waiver of the future
performance of such provision by the other party.
3.6. Reservation of rights. All rights, powers, privileges and authority of the parties hereto not restricted or affected by the express terms and provisions hereof are reserved by the parties and, from time to time, may be exercised and enforced by the parties.

3.7. Parties in interest. This Agreement shall be for the sole and exclusive benefit of the parties hereto and shall not be construed to confer any rights upon any third parties.

3.8. Merger. This Agreement embodies the entire understanding between the parties and there are no representations, warranties, or agreements between the parties covering the subject matter of this Agreement.

3.9. Modification; exhibit. This Agreement shall be subject to change or modification only with the mutual written consent of the City and the Developer. The exhibits attached to this Agreement are incorporated by this reference for all purposes.

3.10. Captions. The captions of each section of this Agreement are inserted solely for convenience and shall never be given effect in construing the duties, obligations or liabilities of the parties hereto or any provisions hereof, or in ascertaining the intent of either party, with respect to the provisions hereof.

3.11. Interpretations. This Agreement and the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein and to sustain the validity of this Agreement.

3.12. Severability. If any provision of this Agreement or the application thereof to any person or circumstances is ever judicially declared invalid, such provision shall be deemed severed from this Agreement and the remaining portions of this Agreement shall remain in effect.

[EXECUTION PAGE FOLLOWS]
IN WITNESS WHEREOF, the parties hereto have executed this Agreement in multiple copies, each of equal dignity, as of the date first given above.

CITY OF LEAGUE CITY, TEXAS

By: Timothy Paulissen, Mayor

By: Diana N. Stapp, City Secretary

APPROVED AS TO FORM:

By: Arnold Pelame, City Attorney

DEVELOPER

WESTWOOD DEVELOPMENT, INC., a Texas corporation

By: Travis B. Campbell Jr.

Name: Travis B. Campbell Jr.
Title: President
EXHIBIT "A"

A 24.113 acre (1,050,366 sq. ft.) tract of land being a commercial reserve out of the John Dickinson Survey, Abstract - 9, lying in League City, Galveston County, Texas.

Beginning at a found 5/8" iron rod with cap lying at the intersection of East right-of-way line of Windmere Road, called 60' right-of-way and the South right-of-way of Farm to Market Road 518, Called 140' right-of-way being also the common boundary of League City and Friendswood.

Thence, South 77 deg. 38 min. 11 sec. East along the South right-of-way line of the said F.M. 518 a distance of 1,614.01 feet to a found 5/8" iron rod w/cap being a point of curve to the right with a radius of 25' for the Northeast corner of the herein described tract.

Thence, along the curve to the right with a delta angle of 90 degrees, an arc length of 39.27’ whose chord bears South 32 deg. 38 min. 11 sec. East a distance of 35.36' to a found 5/8" iron rod w/cap for the Northeast corner of the herein described tract.

Thence, South 12 deg. 21 min. 44 sec. West along the West right-of-way line of Maple Leaf Drive (called 100’ right-of-way) a distance of 451.53’ to a found 5/8” iron rod w/cap being a point of curve to the right with a radius of 3,150’ for an Easterly corner of the herein described tract.

Thence, continuing along the West right-of-way line of Maple Leaf Drive and the said curve to the right with a delta angle of 2 deg. 14 min. 47 sec., an arc length of 123.50’, whose chord bears South 13 deg. 29 min. 12 sec. West a distance of 123.49’ to a found 5/8” iron rod w/cap for the Southeast corner of the herein described tract.

Thence, North 77 deg. 38 min. 11 sec. West along the North line of Section 1 of Westwood
Subdivision a distance of 1,860.57' to a found 5/8" iron rod w/cap lying on the East line of Windmere Road for the Southwest corner of the herein described tract.

Thence, North 32 deg. 50 min. 02 sec. East along the East line of Windmere Road a distance of 640.44' to the POINT OF BEGINNING, containing 24.113 acres, 1,050,366 square feet.

A 148.778 acre (6,480,767 sq. ft.) tract of land out of the John Dickinson Survey, Abstract - 9, lying in League City, Galveston County, Texas.

Beginning at a point being Northwest corner of the league City Parkway (called 100' right-of-way) and a Westerly line of Windmere Road and also the Southwest corner of the herein described tract for the POINT OF BEGINNING.

Thence, North 4 deg. 55 min. 57 sec. West along the West line of the subject tract and the East line of Windmere Road a distance of 400.00 feet to a point for a Westerly corner of the herein described tract.

Thence, South 85 deg. 55 min. 58 sec. East continuing along the East line of Windmere Road a distance of 1,094.00 feet a point for a Westerly corner of the herein described tract.

Thence, North 32 deg. 50 min. 02 sec. East along the West line of the subject tract and the East line of Windmere Road a distance of 3,239.74 feet to a point for the Northwest corner of the herein described tract.

Thence, the following bearings and distances along the South line of the existing Westwood subdivision section 1:

S. 75 deg. 17 min. 00 sec. E. - 734.15'

Curve to the left, Radius = 945.00', delta angle = 5 deg. 02 min. 53 sec., arc length = 83.26', chord = S. 12 deg. 04 min. 23 sec. E. - 83.23'

S. 09 deg. 32 min. 56 sec. W. - 296.81'
S. 09 deg. 33 min. 16 sec. W. - 60.00'

Curve to the right, Radius = 1,655.00', delta angle = 8 deg. 35 min. 16 sec., arc length = 248.06',
chord = S. 13 deg. 45 min. 29 sec. W. - 247.83'

S. 71 deg. 51 min. 51 sec. E. - 115.00'

S. 18 deg. 13 min. 05 sec. W. - 5.02'

S. 71 deg. 42 min. 07 sec. E. - 60.01'

S. 70 deg. 32 min. 30 sec. E. - 120.03'

Curve to the left, Radius = 1,950.00', delta angle = 3 deg. 11 min. 47 sec., arc length = 108.79',
chord = N. 16 deg. 42 min. 02 sec. E. - 108.78'

S. 74 deg. 53 min. 52 sec. E. - 120.00'

Curve to the right, Radius = 2,070.00', delta angle = 00 deg. 28 min. 50 sec., arc length = 17.36',
chord = S. 15 deg. 20 min. 32 sec. W. - 17.36'

S. 74 deg. 25 min. 02 sec. E. - 180.00'

Curve to the left, Radius = 2,250.00', delta angle = 3 deg. 02 min. 51 sec., arc length = 119.67',
chord = N. 14 deg. 03 min. 32 sec. E. - 119.66'

S. 77 deg. 27 min. 53 sec. E. - 180.00'

Curve to the left, Radius = 2,430.00', delta angle = 00 deg. 46 min. 12 sec., arc length =32.66',
chord = N. 12 deg. 09 min. 01 sec. E. - 32.66'

S. 78 deg. 14 min. 05 sec. E. - 120.00'

Curve to the left, Radius = 2,550.00', delta angle = 1 deg. 32 min. 34 sec., arc length =68.67',
chord = N. 10 deg. 59 min. 38 sec. E. - 68.66'

N. 09 deg. 43 min. 17 sec. E. - 60.00'

N. 09 deg. 32 min. 54 sec. E. - 120.00'
S. 80 deg. 27 min. 07 sec. E. - 70.00'

Curve to the right, Radius = 170.00', delta angle = 95 deg. 44 min. 09 sec., arc length = 284.05', chord = S. 60 deg. 39 min. 23 sec. E. - 252.14'

Thence, S. 68 deg. 53 min. 16 sec. E. a distance of 44.12 feet to a point of curve to the left with a radius of 3,250.00 feet, lying on the West right-of-way of Maple Leaf Drive (100' right-of-way) for the Northeast corner of the herein described tract.

Thence, along the said curve to the left, delta angle = 12 deg. 18 min. 41 sec., arc length = 698.34', chord = S. 14 deg. 57 min. 24 sec. W. - 697.00' to a point for an Easterly corner of the herein described tract.

Thence, S. 8 deg. 48 min. 03 sec. W. a distance of 1,044.90 feet to a point of curve to the right with a radius of 25.00 feet, lying on the West right-of-way of Maple Leaf Drive (100' right-of-way) for the Southeast corner of the herein described tract.

Thence, along the said curve to the right, delta angle = 88 deg. 41 min. 18 sec., arc length = 38.70', chord = S. 53 deg. 08 min. 42 sec. W. - 34.95' to a point on the North right-of-way line of League City Parkway for a Southerly corner of the herein described tract.

Thence, along the said curve to the left, with a radius of 3,250.00 feet, delta angle = 26 deg. 39 min. 08 sec., arc length = 1,511.80', chord = S. 84 deg. 09 min. 47 sec. W. - 1,498.20' to a point for a Southerly of the herein described tract.

Thence, S. 70 deg. 50 min. 13 sec. West along the North line of the League City Parkway a distance of 938.41 feet to a point for a Southerly corner of the herein described tract.

Thence, along the said curve to the right, with a radius of 3,150.00 feet, delta angle = 15 deg. 05 min. 45 sec., arc length = 829.94', chord = S. 78 deg. 22 min. 55 sec. W. - 827.54' to a point for a Southerly of the herein described tract.
Thence, S. 85 deg. 55 min. 58 sec. West along the North line of the League City Parkway a distance of 1,133.35 feet to the POINT OF BEGINNING, containing 148.778 acres 6,480,767 square feet.

A 242.462 acre (10,561,639 sq. ft.) tract of land out of the John Dickinson Survey, Abstract - 9, lying in League City, Galveston County, Texas.

Beginning at a point being the Southwest corner of the West right-of-way line of Maple Leaf Drive, called 100' right-of-way and the Southeast corner of the herein described tract for the POINT OF BEGINNING.

Thence, South 87 deg. 53 min. 09 sec. West along the South line of the herein described tract a distance of 1,651.84 feet to a point being the Southwest corner of the herein described tract.

Thence, North 4 deg. 55 min. 57 Sec. West along the West line of the subject tract and the East line of Windmere Road a distance of 3,230.63 feet to a point for a Westerly corner of the herein described tract.

Thence, the following bearings and distances along the South line of League City Boulevard:

South 85 deg. 55 min. 58 sec. East - 1,131.85 feet

Curve to the left Radius = 3,250.00, arc length = 856.28 feet, delta = 15 deg. 05 min 45 sec. and a chord which bears North 78 deg. 22 min. 55 sec. East a distance of 853.81 feet.

North 70 deg. 50 min. 13 sec. East - 938.41 feet

Curve to the right Radius = 3,150.00, arc length = 1,461.82 feet, delta = 26 deg. 35 min 21 sec. and a chord which bears North 84 deg. 07 min. 54 sec. East a distance of 1,448.74 feet.

Curve to the right Radius = 25.00, arc length = 39.87 feet, delta = 91 deg. 22 min 29 sec. and a chord which bears South 36 deg. 53 min. 11 sec. East a distance of 35.78 feet to a point on the West right-of-way of Maple Leaf Drive for the Northeast corner of the herein described tract.
Thence, the following bearings and distances along the West line of Maple Leaf Drive:

South 8 deg. 48 min. 03 sec. West - 156.30 feet

Curve to the right Radius = 2,950.00, arc length =2,138.22 feet, delta = 41 deg. 31 min 45 sec.

and a chord which bears South 29 deg. 33 min. 56 sec. West a distance of 2,091.72 feet

South 50 deg. 19 min. 48 sec. West - 352.28 feet

Thence, continuing along the West right-of-way line of Maple Leaf Drive and a curve to the left with radius on 3,250 feet, a delta angle of 34 deg. 56 min. 02 sec., an arc length of 1,981.56 feet, whose chord bears South 32 deg. 51 min. 47 West a distance of 1,951.01 to the POINT OF BEGINNING, containing 242.462 acres 10,561,639 square feet.
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Introduction

Purpose/Intent

The Westwood Development, owned by Westwood Development, Inc., is a community located in League City, Texas, 35 miles from downtown Houston and 25 miles from Galveston Bay. Situated between Farm to Market Road 518 (Main Street), Maple Leaf Drive, and Windmere Road, this site encompasses 496 acres of gently sloping prairie within 1/2 mile from Clear Creek.

These Design Standards outline the overall intent of the Westwood Management District, and put into place various guidelines that will protect the quality and character of the community. The purpose of these Design Standards is to provide a clear, comprehensive document to individuals wishing to engage in construction activities within the Westwood Management District. All developers, builders and homeowners must adhere to this document.

The Design Standards accompany two other documents: the Westwood Development Agreement and the Westwood Development Master Plan. These documents are intended to work together to ensure that future phases of development within Westwood enhance the goals and policies of League City's adopted Comprehensive Plan 2035.

Westwood has the opportunity to become a very memorable neighborhood, but to reach this distinction, builders and homeowners must comply with the Design Standards. Builders must use creativity to provide floor plans, building elevations and public spaces that enhance the brand of the community.

<table>
<thead>
<tr>
<th>NEARBY AMENITIES &amp; DESTINATIONS</th>
<th>DRIVING DISTANCE</th>
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<tr>
<td>Bay Area First Baptist Church</td>
<td>1 mile</td>
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<tr>
<td>Magnolia Creek Golf Club</td>
<td>1 mile</td>
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<tr>
<td>Creekside Intermediate School</td>
<td>1.5 miles</td>
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<tr>
<td>Centennial Park Lake</td>
<td>2 miles</td>
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<tr>
<td>Clear Springs High School</td>
<td>2.5 miles</td>
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<tr>
<td>Friendswood High School</td>
<td>3 miles</td>
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<td>YMCA Recreational Center</td>
<td>3.5 miles</td>
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<tr>
<td>Grand Parkway Extension</td>
<td>4 miles</td>
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<tr>
<td>Friendswood, Texas Neighborhood Center (Retail, Food, Services)</td>
<td>3 miles</td>
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<tr>
<td>Main Street Historic District</td>
<td>4 miles</td>
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<td>Challenger 7 Memorial Park</td>
<td>4 miles</td>
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<td>Webster, Texas Entertainment Center</td>
<td>4.5 miles</td>
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<td>Friendswood, Texas Central Business District</td>
<td>4.5 miles</td>
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<tr>
<td>Baybrook Mall</td>
<td>5 miles</td>
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</tbody>
</table>
Introduction

Vision

Westwood is an environmentally conscious community incorporating sustainable strategies such as stormwater best management practices, ecological preservation and walkability. The character of Westwood will emerge as a livable, timeless neighborhood built in a walkable framework of community spaces interwoven with the natural environment.

This pattern builds on modern placemaking while embracing Texas’ heritage and the time honored tradition of pedestrian-scaled environments that are great places to live, work and play. Providing connectivity to nearby amenities in addition to attractive, internal, landmarks and public spaces is key to ensuring the neighborhood is distinct.

Westwood is close to schools, Clear Creek, neighborhood services and recreational amenities. With approximately 1,300 residential units and a comprehensive recreational program, Westwood will be a model for future development in the area.

Moreover, the natural attributes of Westwood informs planning and design; including the location of buildings, layout of roads, character of parks and open space as well as stormwater drainage and treatment techniques. This vision maximizes comfort and quality of life for residents, increases access to nature and fitness amenities, yet provides a safe, secure place to live for generations to come.

The Westwood Design Standards will help to ensure that every step—from the placement of lots, planning of individual structures to the construction of each site—contributes to the vitality of the neighborhood.
General Commercial District
Along Westwood's northernmost edge, a vibrant shopping district is envisioned to capture retail dollars along Farm to Market Road 518 (FM 518). This general commercial district may have single-story, larger-scaled, pedestrian- and auto-oriented commercial development. Venues may include a variety of community-serving uses that include retail, services, office, auto-related businesses, eating, drinking, recreation and entertainment. While this type of district is intended to capture roadway traffic, it should also seek to incorporate efforts to capture neighborhood traffic.

Parks and Open Space
In Westwood, you will find an interconnected system of parks and open spaces that help to create pedestrian linkages that promote walkability. These spaces emphasize connections with both internal and external hike/bike trails to provide strong linkages with neighborhoods and other recreational amenities surrounding the Westwood community. Open spaces are envisioned to provide safe pedestrian and bicyclist connectivity to Westwood's school site, as well as to its shopping district, amenity center and other site features. They also contribute to a comprehensive stormwater management system which helps to preserve and protect the predevelopment hydrological functions and ecosystems of the site.

Neighborhood Commercial Amenity Center
Featured as a key entryway into the neighborhood, Westwood's recreational amenity center and neighborhood commercial district is envisioned as a landmark that provides distinctive branding and architectural monuments at the intersection of League City Parkway and Maple Leaf Drive. The architecture of the amenity center will present a welcoming front to the neighborhood and interest along the street level to encourage residents and their guests to visit the space. It will also serve as a key connection for Westwood residents between the northern shopping district and southern recreational amenities and feature neighborhood-serving uses, such as retail, office services, eating and drinking.

School Site
Located along the central western edge of the community is a new neighborhood school. The school site may feature recreational fields or other amenities.

Green Infrastructure
Similar to the neighborhood's parks and open space system, Westwood's central Green Boulevard is envisioned to feature rain gardens, bioswales and other technologies that serve as environmentally friendly approaches to stormwater management. This green infrastructure also adds an amenity to the neighborhood by creating a boulevard street system which reflects the environmental consciousness of the neighborhood while connecting systems of detention facilities to larger drainage systems.
Introduction

Using the Standards

The Westwood Design Standards guide development and communicate the expectations and quality envisioned for the community. Each phase of construction must contribute to the overall social, environmental and economic vitality of the Westwood Management District.

By following these standards, future phases will create a cohesive, sustainable and marketable design for Westwood that appeals to present and future homeowners alike. Adherence to these standards will be critical to distinguishing Westwood from neighboring communities and to achieving environmentally conscious design that blends into the landscape.

Actionable standards for the planning, design and construction of Westwood are indicated using the following color symbology. Orange, green and blue signify the standards applicable to the following development/construction activities:

**Platting**
These design standards involve the subdivision of land into lots requiring the extension of municipal facilities, such as water and wastewater infrastructure. Platting design standards are intended to guide the Westwood Management District and associated decision-makers in overseeing the full build out of this site over the next 20 years. Although many Platting Design Standards are addressed through Westwood's Master Plan, it is important that commercial/residential developers and building contractors integrate them throughout the process of designing and building structures, spaces and other features located within the Westwood Management District.

**Site Planning**
These design standards involve the design of site plans, elevations, building plans, landscaping, land surveys, traffic studies, impact analyses, etc. Site planning design standards are intended to guide developers, home builders, architects, engineers, landscape architects or other professionals in the creation of parcel-specific designs for properties located in Westwood.

**Implementation**
These design standards involve the final construction and/or operation of facilities. Implementation design standards are intended to guide contractors, home builders and other professionals that will help Westwood to achieve full build-out. All implementation design standards will be applied to Sections 2, 3, 4, 5, 6 and 7 of the Westwood Management District as indicated on the Westwood Master Plan.
Residential Uses

Single Family Residential

Many established and “starter” families in League City prefer to live in traditional, suburban single family homes with parks and multi-purpose hike and bike trails nearby. The branding, identity and traditional detached housing units of the Westwood community will need to attract this segment of League City’s population.

Westwood is located in a medium density residential district in which the minimum lot size for single-family homes is 7,000 square feet. Due to this minimum, small, medium and large lot dimensions of 60, 70 and 80 feet wide are recommended.

All homes, regardless of lot size, should have a strong street-orientation with porches and entries that promote interaction and socialization among residents. This will help to reinforce the pedestrian scale and character of Westwood.

These small, medium and large single-family lot dimensions should blend together throughout the development to create visual interest that enhances the aesthetic beauty of the community. Including more than one lot width on each block, can also help to reduce aesthetic monotony associated with repetitive suburban building patterns.

To create an environment that reduces unnecessary amounts of asphalt, concrete or other impervious coverages commonly found in typical suburban development, the implementation of shared driveways for single family residential uses is strongly encouraged. Shared driveways reduce costly curb cuts that interrupt sidewalks along residential roadways. This helps create an atmosphere that is comfortable, safe and walkable for pedestrians.

1 For more information regarding definitions of lot width or depth, please refer to League City Code of Ordinances.
Land Use & Community Character

Site Planning

Setbacks, Massing and Orientation
- Homes and units will face the street, mediated by raised porches or stoops that promote "eyes on the street" and neighborhood.
- The entry ways to all homes must be oriented towards the street.
- 50 percent of homes shall have front entry way porches that are a minimum of six feet in depth.
- Residential porches should be six inches above grade to provide a clear separation between a home's front entryway and the street.
- The use of columns and open railings is strongly encouraged to promote visibility to and from the street.
- Shaded, cantilevered porches similar to the homes found in League City's historic downtown area, are strongly encouraged to provide additional outdoor space, and to mediate the harsh Texas summer sun.
- Buildings on corner lots should be sited and designed so that they present attractive elevations to both streets.
- Aesthetically-pleasing building materials, landscape elements, house massing, wrap-around porches, facade composition, and other design strategies should be employed to contribute to the community character of Westwood.
- Where a block abuts a park and no road is provided that separates the two, orient homes so that the main facade and entrance either fronts or sides onto the park.
- Backing homes onto parks and open space is strongly discouraged.
- If it is not possible to front or side homes onto parks, no more than two blocks of houses should back onto parks and open space at any time.

Lot Coverage
- Homes should cover a moderate amount of the lot and be generally set back from the road, however, in juxtaposition to more rural subdivisions, yards should be smaller and more heavily landscaped to ensure a pleasantly walkable, human-scaled environment.
- Pervious paving surfaces are strongly encouraged in driveway treatments, sidewalks, pathways leading to buildings' front or side entryways, on-street parking spaces and off-street parking areas.

Auto Access
- Garages set back a minimum of five feet from the front facades of houses shall be provided for homes placed on lots exceeding 70 feet in width.
- Orient garages to mitigate impacts on streets, internal pedestrian access ways and public spaces.
- To minimize impervious coverage, shared driveways for single family residential lots that are less than 70 feet wide are strongly encouraged.
- When applicable, incorporate shared driveways along residential streets by installing a common curb cut between property lines every 50 feet.
- Parking pads that are 18 feet deep are encouraged outside or alongside garages and shared driveways spaces so that parked vehicles do not jam shared driveways.
Implementation

Fencing and Landscaping

- Masonry fencing shall be used along major roadways including Maple Leaf Drive, League City Parkway, Windemere Road and McFarland Road.
- Fencing behind a home that is adjacent to streets, parks or open spaces may be up to six feet in height.
- Fencing above 48 inches in height being semi-transparent (e.g. wooden lattice with vines, wire mesh or other appropriate material) is recommended.
- Front yard fences are prohibited.
- Landscape plantings along fences adjacent to roadways, parks, open spaces, sidewalks and trails are encouraged.
- Each residential lot should feature front yard trees from the approved plant and tree species lists.
- Trees should be appropriately sized for yards and root barriers should be installed where appropriate to keep root systems from damaging foundations, driveways, and sidewalks.
- Each front yard tree shall be a minimum of 2 caliper inches per tree. A minimum of 6 caliper inches total for each front yard is required.
- The front yards of residential lots shall feature a variety of tree species from Table 6: Recommended Trees for General Landscaping on page 37).

Facade Treatment

- All exposed sides of a building should be designed with the same level of care and integrity.
- Buildings should be attractive and visually engaging from all sides; meaning all building facades adjacent to roadways, parks, open spaces, sidewalks and trails should include articulated features, corner elements, inset windows, highlighted entry features, prominent cornices and roof lines.
- Where a garage presents its side elevation to the street, it should be designed to feature similar building materials, rhythm of window placement and facade articulation as the primary building elevation.
- Varying lot widths should be accompanied by a diversity of architectural styles, facade treatments, and building scales in a manner that respects desired character and maintains compatibility with nearby communities.
- Strive to incorporate architectural materials that are, by design, more storm resistant.

Postage Delivery

- To discourage vehicle miles traveled in Westwood, cluster style mailbox facilities shall be placed along residential streets at a maximum distance of 1500 feet apart.
- The integration of cluster mailbox facilities within community parks, connector parks or other appropriate communal spaces are highly encouraged. The USPS Post Master shall approve the location of all cluster-style mailboxes.
- Cluster-style mailboxes shall be situated within either right-of-way between the sidewalk and the curb, or situated within a homeowners association maintained facility adjacent to a public street.
- Cluster-style mailboxes shall be on the other side of a lot from a fire hydrant, and in no case shall be less than 6 feet from a fire hydrant.
- Cluster-style mailboxes may not be located within five feet of a drive way or within a sight distance triangle (as defined by City of League City Code of Ordinances).
- To ensure long-term durability of mail facilities, the use of metal mailboxes are strongly encouraged.
- If lit, the illumination surrounding cluster-style mail facilities should not encroach or burden adjacent residential properties.
Land Use & Community Character

Single Family Residential Accessory Dwelling Units

Accessory dwelling units, also known as “granny flats”, may be permitted to accompany any single family home if certain requirements (such as impervious surface restrictions) are met. These additional accessory dwelling units are key to providing a mixture of housing opportunities that leads to long-term community vibrancy.

There are many benefits to having accessory dwelling units on single family residential properties. These units help to ensure that the Westwood Management District provides its community residents enough housing options to allow them to live in the same area throughout a lifetime by providing housing for older family members. Accessory dwelling units are an excellent alternative to expensive, assisted-living facilities for senior citizens or the disabled. They also allow multi-generational households in which family members are able to live on the same property within a community.

Accessory dwelling units are also a great way to maximize space and the value of a property. These units can help to create mixed income neighborhoods without reducing property values. This increases the housing stock while respecting the appearance and scale of single-dwelling neighborhoods surrounding Westwood.

2 For more information regarding special use permits, please refer to League City Code of Ordinances.
Accessory dwelling units help to ensure that Westwood residents are able to live in the same area throughout a lifetime.
Land Use & Community Character

Non-Residential Uses

General Commercial
According to League City’s 2035 Comprehensive plan, it is considered a “bedroom-community” that has historically had limited retail facilities causing community residents to travel outside of the city contributing their retail sales dollars elsewhere. This trend has resulted in shortages of quality employment opportunities in the area, as well as minimal sales taxes, which creates challenges for League City in its ability to fund capital programs.

Because Westwood’s commercial district is located along a major arterial roadway (FM 518), appropriate development includes larger-scaled, yet pedestrian-oriented, retail or office establishments with floor plates of 10,000 square feet or greater.

This development should include uses such as retail, office, professional services and entertainment venues that help to capture League City’s share of Texas’ coastal labor pool. This is supportive of League City’s economic vision. Commercial uses featuring vibrant outdoor spaces that draw patrons and bolster the appeal of the Westwood Management District are strongly encouraged.

Neighborhood Commercial
Westwood’s central core will feature smaller scaled, pedestrian-oriented neighborhood commercial with building floor plates of 10,000 square feet or less. The following neighborhood commercial uses are appropriate in this area:

- **Small-scale retail** such as food and beverage stores;
- **Instructional services** such as photography, arts, crafts, dance or music studios, diet centers, fitness studios, health clubs or spas;
- **Entertainment venues** such as eating or drinking establishments featuring outdoor seating and live music;
- **Professional services** such as child care, animal care, medical offices, dental offices and repair shops.

Commercial uses are required on the ground floors of buildings in this district; however residential uses may be located atop of businesses if desired.3

3 For more information regarding Neighborhood Commercial standards, please refer to League City Code of Ordinances.

"Front doors" to businesses should be considered critical to the marketing and branding of the community.
Site Planning

Setbacks, Massing and Orientation
- Commercial businesses should locate within easy walking distances to open spaces to allow for socialization, flexible work opportunities, entertainment and events.
- General Commercial building frontages should face the public realm and complement pedestrian activities along the street-level.
- Frontages should include features such as plazas, patios, courtyards and welcoming building entries that promote outdoor activities.

Pedestrian Safety and Accessibility
- Future commercial development along Main Street (FM 518) should feature shared access points and landscaping with Westwood's northern park to promote non-automobile connectivity.
- Commercial uses should discourage short vehicular trips through the installation of bicycle racks and connections with pedestrian and bicycle trails.
- Convenient access for residents, including those traveling by foot, bicycle, golf cart or other alternative modes, shall be provided.
- Public benches should be located in appropriate places where people are expected to sit. Benches should not be placed in unsafe areas such as along major arterials, behind buildings, or in places that are not clearly visible or well-lit.
- Seating is encouraged in front of businesses, in public spaces and other instances where appropriate.

Implementation

Facade Treatment
- Visual clutter such as over-reliance on signage, flashing signs, poorly implemented or maintained streetscape amenities, or poorly managed frontages detract from the marketability of businesses and are prohibited.

Refuse, Recycling and Service Facilities
- All trash, recycling and utilities facilities must be visually and acoustically screened from pedestrian rights-of-way.
- All ground-level loading areas, refuse and outdoor storage areas and mechanical equipment visible from a street, or adjoining residential use shall be screened.
- Screening shall be achieved through the installation of a wall or fence six feet in height or a height sufficient to obscure the area or equipment requiring the screening, whichever is less.
- Screening may be provided by using a semi-opaque fence, solid vegetative surface or combination of both.
- The height of screening plants shall be based on typical plant size within five growing seasons.

Roof Treatment
- Roofs shall have parapets or similar screening to conceal service structures, lift motor rooms, satellite dishes and mechanical plants such as HVAC units so as not to be visible from street view.
- The average height of such parapets or screens shall not exceed 15 percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the Height of the supporting wall.
- Such parapets shall feature three-dimensional cornice treatment.
Public/Institutional

School facilities should integrate with nearby uses and connect to destinations through a network of streets, sidewalks and trails. The Westwood Master Plan establishes a system of trails and greenways that generally connect the school site with neighborhoods, parks, shopping areas and other civic facilities. However, it will be important throughout future site planning and implementation phases to do everything possible to promote safe and clearly visible connections to and from school for children in the community.

School children from Westwood and other neighborhoods subdivisions can travel to this school site along a 10 foot shared-use trail designed for bicycle and pedestrian use. Every effort should be made to ensure the neighborhood school grounds and associated recreational amenities will be implemented as a single, well-landscaped campus with lawns and play fields that provide a visual and open space amenity to the surrounding neighborhood.

The clustering of trees on the school site in combination with perimeter street trees along League City Parkway can help to maximize shade for school children within and near the campus. This will be key to promoting walkability in Westwood for school children and adults alike.

Site Planning

Pedestrian Safety and Accessibility

- Crossings near schools should include signage, warning rumble strips and audible crossing signals for the hearing impaired.
- Convenient access to schools for residents and their children, including those traveling by foot, bicycle, golf cart or other alternative modes, shall be provided.
- Sidewalks and pedestrian pathways should safely connect the school site to surrounding residential areas, commercial amenities and parks and open spaces.
- Partner with the local school district to ensure Westwood’s school site includes open lawns and play fields that provide a visual and open space amenities to the community.

Implementation

Fencing and Landscaping

- Partner with the local school district to encourage the clustering of school site trees with perimeter street tree canopies along League City Parkway to maximize the shade provided for pedestrians around the campus.
Parks and Open Space
The Westwood Master Plan provides open space that should amenitize not just the homes closest to them but the community as a whole. It should also contribute to League City's comprehensive parks system. Future building efforts must implement the intensity of development along these spaces and ensure every effort is made to connect Westwood's natural areas to regional trails.

Site Planning

Pedestrian Safety and Accessibility
- Parks and open spaces should be accessible to the entire Westwood community.

Programming
- Parks and open spaces should provide recreational programming for all age groups.

Implementation

Fencing and Landscaping
- Restoration of natural areas is strongly encouraged during new development and, to the extent possible, redevelopment.
- Wherever possible, parks should take advantage of existing mature vegetation by preserving it and incorporating it as a feature of the park to maximize use of shaded areas.

Homes should face onto parks and open spaces to encourage community interaction and to promote the safety and security of park users.
Parks & Open Space

Parkland Dedication & Design

The development of Westwood will result in significant open space and recreational opportunities for residents, employees and visitors. Its open space system, which comprises 28 acres, is designed to contribute to the overall identity of the new community. As a community with a focus on health and wellness, Westwood employs parks, open spaces and landscape amenities as a means to provide passive and active recreation opportunities for residents and their guests.

Parkland located along League City Parkway enhances the region’s overall open space network. Parks should be accessible by the public so that they serve as strategic links between Westwood, Westover Park and other nearby open space amenities such as Clear Creek.

The Westwood Master Plan dedicates acreages of open space for active and passive recreational activities. All acreages dedicated as parks or open space should be designed in accordance with the following sub-categories:

1. Community parks,
2. Westwood Pond, or
3. Connector parks.

Parks and open space may include wayfinding and signage kiosks, picnic shelters, play equipment, bike racks, parking areas, art amenities and aesthetically pleasing integrated stormwater conveyance systems such as rain gardens. These features will help to ensure natural features are transformed into memorable destinations for homeowners and visitors.

Although the site is characterized by flat topography overall, pedestrian and vehicular connections to open space should emphasize internalized landscape amenities to the highest extent possible. Every effort should be made to artfully complement wayfinding programs to establish visual linkages within or between places.

Where appropriate, recreational facilities located within parks and open spaces should accommodate active social uses such as picnics, parties, group exercise or other community events. Pervious surfaces for providing connections to open space destinations are strongly encouraged. Surface materials should consider the purpose for which they are serving. For example, use softer surface materials near play structure equipment in Westwood’s playgrounds.
Parks & Open Space

**Platting**

**Lot Dimensions**
- Landscape amenities are not required to meet lot size requirements; however, to ensure pedestrian connectivity, natural amenities not abutting a street should be connected to one by a strip of open space.

**Site Planning**

**Pedestrian Safety and Accessibility**
- No home in Westwood may be beyond a comfortable walking distance (approximately 1/4 mile) from a park or open space.
- Parks and natural areas should be utilized as buffers between incompatible uses or as a means of maintaining a natural view shed between developed areas.
- All drainage features must connect to a system of open spaces in a manner that increases connectivity and/or views to nature.

**Programming**
- All parks and open spaces should have a proven purpose and functionality, such as playgrounds or other physical design that is appropriately based on the intended role of the space to its users.
- Builders should seek out opportunities to incorporate landmarks into recreational areas, including artwork, monumentation, unique landscaping, water amenities or other distinctive features.

**Implementation**

**Fencing and Landscaping**
- The usage of fencing near parks and open space should be limited and only used for safety or security purposes.
- If perimeter fencing must be used, low fencing of three feet in height is encouraged.
- Fencing above three feet in height must be semi-transparent and include at least one gate that encourages pedestrian traffic and visibility into the park or open space.
- Landscaping, particularly trees with a strong canopy, should be planted to make a positive impression and build upon the community brand in a manner that is highly desirable to future home buyers.
- Every effort should be made to restore and enhance natural areas and features for purposes of drainage, stormwater detention, and retention.
- Avoid complete destruction or removal of vegetation during the development process.

**Operations and Management**
- Adverse impacts from park activities on surrounding neighborhoods should be mitigated through careful park planning, site design, management and operations.
Park Activation Sources

Activation sources are design features that help to promote the utilization, user safety and user enjoyment of parks and opens spaces. The intent of activation sources is to ensure each space is a memorable, safe destination for users of all ages, backgrounds and physical mobility abilities.

Each landscape amenity in Westwood—whether a park, pond or open space along the community's Green Boulevard—should incorporate activation sources that contribute lasting value to the outdoor space and to the community. These activation sources, may include, but are not limited to those programming features included in Table 1: Approved Park Activation Sources. Mandatory activation sources for each category of parks and open space are indicated by the symbol "e", while optional activation sources are indicated by "0". Park activation sources that are discouraged in certain locations are indicated by "Sl".

All park and open space improvements shall be provided in accordance with Table 1: Approved Park Activation Sources. The provision of more than one of the same park activation source shall be calculated as multiple activation sources (e.g., two soccer fields shall be calculated as two activation sources). The provision of any park or open space improvement not identified in Table 1: Approved Park Activation Sources is strongly discouraged. The calculation of any park improvement not identified in this document shall be as approved by the Westwood Management District.

### Table 1: Approved Park Activation Sources

<table>
<thead>
<tr>
<th>ACTIVATION SOURCE</th>
<th>COMMUNITY PARK</th>
<th>WESTWOOD POND</th>
<th>CONNECTOR PARK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trails, being either connected to existing or future trails or a loop circuit (per 1/4 mile of trail)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Public art</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Community garden</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Seating, being 3 individual benches</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Picnic Tables, being 2 tables and a grill</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Picnic Tables, being 3 tables and no grill</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Drinking fountain and tap</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Trash receptacle, including pet waste receptacle</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Playscape</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pavilions</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Bike kiosk (e.g., tire pumps, racks)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Exercise equipment circuit</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sporting field (e.g., soccer field, baseball field, softball field)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sporting court (e.g., tennis court, volleyball court, basketball court)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Sports clubhouse</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Spray fountain playscape</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Small court areas (e.g., bocce ball, horseshoes, washers)</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Game table</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Ropes course</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Fenced, dog off-leash area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Open play area</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pond</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pier/boat launch</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Event space</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Environmental education feature</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

A community garden can promote neighborliness in Westwood.
Community Parks
Community parks are the largest outdoor recreational spaces in Westwood. As such, these open spaces are intended to function as a seamless extension of existing open space resources that ultimately contribute to a area-wide system of greenways and accessible open spaces near the regional hike and bike trail running north towards Clear Creek.

Westwood’s community parks are public spaces and should include the largest number of activation sources so as to provide a variety of outdoor experiences for many users. These parks should provide easy vehicular and pedestrian access and space for informal gatherings as well as major civic events.

Site Planning
Programming
- A minimum of 5 park activation sources shall be provided per community park.
- The calculation of any park improvement not identified in the approved activation sources table shall be as approved by the Westwood Management District.

Implementation
- For more standards for community park design, please refer to the City of League City Code ofOrdinances.
Westwood Pond
Westwood features a large stormwater retention pond at the southernmost portion of the community. Surrounding the pond and park space are meadows that will be designed for recreational purposes. Additionally, a continuous pathway should encircle Westwood Pond and provide connectivity to the park space. This multi-purpose hike and bike trail will extend around the pond and link to trails along Westwood's Green Boulevard.

The inclusion of a continuous system of landscaped greenways along the perimeter of Westwood will help to connect the new community to surrounding neighborhoods and open spaces, including Westwood, Westover Park and other nearby amenities such as Clear Creek.

The open space surrounding Westwood Pond should be simple, flexible and suitable for a wide range of informal uses. The naturalistic beauty of pond features should also be emphasized through maximizing environmentally conscious design features and native plant landscaping.

Site Planning

Programming
- A minimum of 10 park activation sources shall be provided within open space surrounding Westwood Pond.
- The calculation of any park improvement not identified in the approved activation sources table shall be as approved by the Westwood Management District.
- Multi-purpose trails around Westwood Pond should help to link open space destinations and activation sources in Westwood to regional hike and bike trails or other amenities appealing to residents of the community.
- A six foot wide pervious trail will be provided around the pond.
- All activation sources, paths, trails and parking areas (if applicable) will be designed for resilience to flood impacts.

Implementation

Fencing and Landscaping
- The character of landscaping around Westwood Pond should be naturalistic in style, with meadows and tree canopy surrounding the perimeter of the pond.
- Limit the usage of concrete bulkhead wall installation around the retention pond to 50 percent or less.
- Plant native or adapted tree species around the perimeter of all retention ponds to mitigate soil erosion and to promote water quality benefits.

Lighting
- Pond activation sources should be lit to a minimum of 0.5 footcandles.
Parks & Open Space

Connector Parks

Westwood features small connector parks that are oftentimes located at the end of cul-de-sacs to provide additional pedestrian and bicycle linkages to roadways, surrounding neighborhoods, parks, open spaces and trails. These linear connector parks are typically 30 feet in width by 70 feet in length, but vary in size from 2,000 to 10,000 square feet.

A large connector park in Westwood occurs at the southernmost terminus of the Green Boulevard. At approximately 85 feet wide by 120 feet long, this connector provides plenty of space for activation sources and neighborhood gatherings. It also serves as an important pedestrian connector between the Green Boulevard and Westwood Pond.

Another large connector park is also located adjacent to Westwood's school. This space could provide dual activation sources that establish it as both a residential amenity and a key recreational area near the school grounds. This connector park, along with others, should be designed in a way that will amenitize adjacent properties and provide programmatic elements that encourage the use of these smaller open spaces.

To accommodate future potential roadway connectivity to the west, the Westwood Master Plan features 60 foot wide connector parks that link to Windmere Road. The connector parks along Windmere Road can help serve the informal recreation needs of residents and provide relief from the housing pattern.

The programming and design of all connector parks should respond to immediate surroundings and include appropriate lighting and smaller-scaled activation sources such as trails, benches or horseshoes (as opposed to Westwood's larger community parks, which respond to city-wide recreational needs).

Parks that have the appearance of being isolated, disconnected or not linked to a larger open space network may encourage activities that threaten the safety and security of the Westwood community. Every effort should be made to minimize these risks by using design principles discussed in the Safety and Security section of this document.

Connector parks are ideal for gathering around small court recreational programming such as horseshoes or bocce ball.
Parks & Open Space

Site Planning

Programming
- A minimum of 3 park activation sources shall be provided within connector parks.
- The calculation of any park improvement not identified in the approved activation sources table shall be as approved by the Westwood Management District.

Setbacks, Massing and Orientation
- Connector parks must be well integrated into the design of streets and residential development patterns.

Pedestrian Safety and Accessibility
- Trails leading to various activation sources must promote both daytime and nighttime visibility into and out of connector parks.
- Constructing multi-purpose trails of pervious surfaces is strongly encouraged.

Implementation

Lighting
- Connector parks must be lit to a minimum of 0.5 footcandles.

Homes could front or side onto connector parks that provide additional pedestrian passageways and open space for Westwood residents.
The plan rendering shows an example of a connector park and potential programming elements such as benches, lighting, trash receptacles, and a trail connection.
Community Gateways

Gateways are critical to the marketability and branding message of Westwood. The identity of the community should be promoted at key entry points along major arterials into the neighborhood. The use of uninterrupted, opaque walls and fences along streets and open space boundaries surrounding key community gateways are strongly discouraged. Periodic visibility into the community can be ensured by limiting areas where walls can be used as a barrier to impede mobility. Where a continuous fence or wall is necessary, it should be designed so as to contribute positively to the community and compliment the style and character of surrounding homes and neighborhoods.

Site Planning

- Site triangles (as defined by City of League City Code of Ordinances) are required for all intersections with major, minor and collector roadways.
- Safe, well-lit, signalized crosswalks must be installed at all key intersections as indicated in the Westwood Master Plan.
- For each major entry point into Westwood, permanent subdivision identification signs, being monument signage, or a sign on a screening or decorative wall, should be installed.
- Subdivision identification signs must be constructed of masonry, stone, brick, wood or other high quality materials compatible with the surrounding development.
- Subdivision entry signs must be setback from the property line located outside the required sight distance triangle (as defined by City of League City Code of Ordinances), located outside any drainage easement; and located outside any public or private right-of-way.

Implementation

- Gateways along Maple Leaf Drive should be installed to provide direct connectivity between Westwood and the Westover Park community.
- Safety features such as crosswalks, bollards and lighting should be creatively designed to reinforce the community brand, district identity and linkages.
Mobility

Street Connectivity

The Westwood Master Plan establishes a hierarchy of street connectivity and mobility through the following four types of streets:

1. Maple Leaf Drive;
2. League City Parkway;
3. Green Boulevard; and
4. Residential Streets.

Minimum right-of-way (ROW) widths to which developers must adhere to along each of these roadways are included in League City's Code of Ordinances. Every effort to enhance pedestrian, bicycle and golf cart connectivity and circulation alongside roadways and in the ROW should be made, although in some instances vehicle connectivity may supersede other modes of transit. Streets are spaced appropriately based upon functional classification, however, the Westwood Master Plan emphasizes pedestrian, bicycle, golf cart and automobile connectivity between destinations, within and around the community.

Every effort should be made to create better connectivity to neighboring residential communities along Windmere Road, Maple Leaf Drive, and League City Parkway. Cul-de-sacs and dead-end roadways should be avoided to the greatest extent possible; however, when utilized they must be done in a manner that provides viable, appropriately sized, safe and well-lit pedestrian connections.

Platting

- Meet League City's Roadway Connectivity Index of 1.4 or greater.
- Emergency routes should be considered to start deep within residential and commercial areas and should extend into arterials and freeways.
- New development and redevelopment must connect to existing adjacent roadways as well as to League City's regional trail network.

Site Planning

Auto Access

- Site triangles (as defined by City of League City Code of Ordinances) are required for all intersections with major, minor and collector roadways.
- All cul-de-sacs must incorporate pedestrian, bicycle and golf cart connections to other roadways, parks, open spaces or trail networks.
- Emergency routes should be designed according to City specifications, and, to the extent practical, remain free of obstructions such as street humps.

Implementation

Operations and Management

- Roadways that end for purposes of future connections with adjacent areas must be clearly marked as "future connecting roadways" or similar for purposes of informing the public, particularly temporarily impacted property owners.

Every effort should be made to enhance pedestrian, bicycle and automobile connectivity between destinations in Westwood.
Mobility

Maple Leaf Drive

Maple Leaf Drive, a city-designated minor arterial along the eastern edge of Westwood serves as the main gateway into the neighborhood. This roadway provides some areas for recreational activity along its corridor and features a wide shared use path for pedestrians and bicyclists. Ample landscaping should be provided around each gateway and entrance into Westwood.

At the intersection of Maple Leaf Drive and League City Parkway, the northwest and southwest corners of the intersection are designated for commercial use. The amenity center for Westwood is located in the northwest corner and is adjacent to the detention pond and 4.15 acre public park. The amenity center, park and detention pond should be designed as one area and share common amenities such as parking.

A long linear park is located along the western edge of Maple Leaf Drive that includes areas for informal play and recreation. Additionally, a wide shared use path is located along the entire west side of Maple Leaf Drive. Landscaping along this roadway should both screen traffic and provide a landscape amenity for neighborhood residents.

Platting

Utilities within the Right-of-way

- Sanitary, water, and storm utilities are located underground within the utility easements. Medium to large trees need to be a minimum of 10 feet from utilities; smaller tree varieties and/or shrub form trees may be planted within utility easements.
- All power lines, transformers, etc. inside the subdivision will be located underground and in the rear of the lots.

Site Planning

Auto Access

- Site triangles (as defined by City of League City Code of Ordinances) are required for all intersections with major, minor and collector roadways.
- Parking is prohibited along Maple Leaf Drive.

Bicycle Accessibility

- Bicycling is permitted along Maple Leaf Drive's shared use path.

Traffic Calming

- Striped pedestrian crossings will be provided on League City Parkway and Maple Leaf Drive.

Implementation

Fencing and Landscaping

- Masonry fencing shall be used along major roadways including Maple Leaf Drive, League City Parkway, Windemere Road and McFarland Road.
- Fencing behind a home that is adjacent to streets, parks or open spaces may be up to six feet in height.
- Fencing above 48 inches in height being semi-transparent (e.g. wooden lattice with vines, wire mesh or other appropriate material) is recommended.
- Landscape plantings along fences adjacent to roadways, parks, open spaces, sidewalks and trails are encouraged.
- Street trees within the right-of-way should be selected from Table 2: Approved “Sidewalk Safe” Street Trees.

Lighting and Site Furnishings

- Please refer to the City of League City Code of Ordinances for minimum requirements for roadway lighting.
- Pedestrian lighting along Maple Leaf Drive's shared use path should be illuminated with a minimum of 0.5 footcandles.
- Please refer to Lighting and Site Furnishings on page 39.
The above cross section illustrates Maple Leaf Drive and the potential for informal recreational opportunities in open space areas adjacent to Westwood.
Mobility

League City Parkway

League City Parkway, a city-designated minor arterial located in the center of Westwood serves as another critical pathway for mobility into and out of the subdivision. It is the roadway by which children and community residents will travel along to reach Westwood’s neighborhood school. As such, designing for a shaded, pedestrian-friendly streetscape environment will be paramount. Traffic calming efforts should be focused along the perimeter of the school site to ensure safety, human comfort and accessibility to this important destination within the community.

League City Parkway’s primary purpose is to carry high volumes of traffic in the community, however, it can also unify the community. Well designed walkways along the parkway will help to connect Westwood to surrounding neighborhoods.

Landscaping along League City Parkway should both screen traffic and provide a landscape amenity for neighborhood residents. Houses are encouraged to side along League City Parkway to take advantage of the landscape and open space amenities.

Platting

**Utilities within the Right-of-way**
- Sanitary, water, and storm utilities are located underground within the utility easements.
- All power lines, transformers, etc. inside the subdivision will be located underground and in the rear of the lots.

Site Planning

**Auto Access**
- Site triangles (as defined by City of League City Code of Ordinances) are required for all intersections with major, minor and collector roadways.
- Parking is prohibited along League City Parkway.

**Bicycle Accessibility**
- Bicycling is permitted along League City Parkway’s shared use path.

**Traffic Calming**
- Striped pedestrian crossings will be provided on League City Parkway and Maple Leaf Drive.

Implementation

**Fencing and Landscaping**
- Fencing along League City Parkway should be 48 to 72 inches in height.
- Landscaping along fences adjacent to roadways and trails are highly encouraged.
- Street trees within the right-of-way should be selected from Table 2: Approved “Sidewalk Safe” Street Trees.

**Lighting and Site Furnishings**
- Please refer to the City of League City Code of Ordinances for minimum requirements for roadway lighting.
- Pedestrian lighting along Maple Leaf Drive’s shared use path should be illuminated with a minimum of 0.5 footcandles.
- Please refer to Lighting and Site Furnishings on page 39.
The above cross section illustrates the potential of League City Parkway to feature ten-foot, shared-use pathways with ample street trees and landscaping.
Mobility

Green Boulevard

In addition to utilizing available parks, recreation facilities and open spaces as tools for increasing the community's tree canopy, the Westwood Master Plan features a green boulevard. This green boulevard bisects the site and is maintained by the Westwood Management District.

The intent of the green boulevard is to provide a safe, comfortable pedestrian connection from the northern phases of the community to its southern most park. It features two, one-way driving lanes separated by a large median. A wide recreational trail shaded by trees will run along this median to provide a comfortable pedestrian experience between the north and south portions of the site.

Each driving lane is approximately 20 feet wide, allowing for eight feet of on-street parking and a 12 foot wide travel lane. Parking lanes should be designated by a change in material or color of material. The green boulevard's eco-friendly median integrates dry detention facilities alongside a multi-purpose trail that will increase mobility while contributing to the unique community character of Westwood.

During periods of heavy rainfall, this median will help to reduce flooding on roadways by quickly moving stormwater from the northern portions of the subdivision to its southern detention pond amenity. It will also feature native vegetation and select tree species that improve wildlife habitat and hydrological functions while providing natural beauty.

The boulevard will encourage pedestrian and bicycle connectivity to nearby natural areas, which helps ensure that no home in Westwood is beyond a comfortable walking distance from a park or open space. Finally, Westwood's green boulevard encourages an intense, tree canopy that provides shade for the multipurpose-purpose trail and helps manage stormwater quality. It increases the value of properties in the community by serving as a central amenity that will attract homebuyers.

The proposed Green Boulevard in Westwood is similar to the example shown above in the Lowry subdivision in Denver, Colorado.

The above example shows a typical bulbout and how low-impact development techniques, such as rain gardens could be incorporated.
Mobility

Site Planning

**Pervious Coverage**
- To the extent possible, green boulevard trails should be laid out in a sensitive way to preserve mature vegetation and appropriate landscape features.

**Auto Access**
- Site triangles (as defined by City of League City Code of Ordinances) are required for all intersections with major, minor and collector roadways.
- Parking is allowed on one side of each one-way travel segment of the Green Boulevard within the right of way parking bay.
- Parking lanes should be designated by a change in material or color of material.

**Pedestrian Safety and Accessibility**
- Trail connections should be provided along the length of the boulevard that link it to surrounding park amenities, parks and open spaces.
- An eight-foot wide shared use trail should be provided along one side of the Green Boulevard's median.
- Wayfinding signage should be used to signify where trails intersect and meet significant amenities.

**Bicycle Accessibility**
- Bicycling is permitted along the Green Boulevard's shared use path.

**Traffic Calming**
- Bulbouts should be installed along the boulevard to help direct traffic into the drive lane.

**Fencing and Landscaping**
- The use of vegetated islands to intercept and slow runoff prior to reaching detention features is strongly encouraged.
- Front yard fencing is prohibited along the Green Boulevard.
- Street trees within the right-of-way should be selected from Table 2: Approved "Sidewalk Safe" Street Trees.
- Trees should be planted in a naturalistic pattern and be selected based on their ability to withstand wet or dry soil conditions.
- Tree species should be spaced no less than 30 to 40 feet apart.
- Future phases of development should incorporate native vegetation such as rain gardens, planting beds and shade trees into Westwood's green boulevard.

**Lighting and Site Furnishings**
- Please refer to the City of League City Code of Ordinances for minimum requirements for roadway lighting.
- Pedestrian lighting along the Green Boulevard's shared use path should be illuminated with a minimum of 0.5 footcandles.
- Please refer to Lighting and Site Furnishings on page 39.

The above cross section illustrates the desired character of Westwood's green boulevard.

**Platting**

- Utilities within the Right-of-Way
  - Sanitary, water, and storm utilities are located underground within the utility easements.
  - All power lines, transformers, etc. inside the subdivision will be located underground and in the rear of the lots.
Residential Streets

Residential street spaces are the most intimate street spaces in neighborhoods, the place where neighbors meet casually. They have street trees and walks that connect to parks, commercial centers, major walkways along boulevards, and regional trail systems.

Houses orient to the street and garages are de-emphasized in a number of ways. Front yards and house entryways are an integral part of the street scene. Creating comfortable, accessible, pedestrian-friendly residential streets in Westwood will be key to attracting homeowners to the community. The right-of-way along residential streets should be defined on its edges with a wide, tree-shaded sidewalk.

A well-designed planting strip separating the sidewalk from automobile traffic can also house functional elements such as street signs or traffic signs. Ensuring Westwood's residential streets are pedestrian-friendly will entice residents to use internal roadways as walking pathways to multi-purpose trail systems, the regional hike and bike trail, the green boulevard, parks and opens spaces or other surrounding amenities.

Platting

Utilities within the Right-of-way
- Sanitary, water, and storm utilities are located underground within the utility easements.
- All power lines, transformers, etc. inside the subdivision will be located underground and in the rear of the lots.
The above cross section illustrates the desired character of residential streets.
Pedestrian and Bicycle Network

The Westwood Master Plan meets an average pedestrian and bicycle connectivity Accessibility Index of 1.5. To achieve this goal, pedestrian routes need to deviate from vehicle routes when the alternative offers greater convenience, increased safety or a better user experience. Block lengths in Westwood fall within an average of 500 - 600 feet to allow for convenient vehicular and non-vehicular connectivity; however, mid-block crosswalks and pedestrian refuges in medians should be added at when block lengths exceed 600 feet.

While four-foot, concrete sidewalks are required along both sides of collectors, arterials and streets, the use of wider, more environmentally friendly, permeable pavement is strongly encouraged for recreational trails. Regardless of materials used, sidewalks and trails shall provide residential and commercial occupants convenient access to parking, streets, trails and community amenities. Additional landscaping along League City Parkway and Maple Leaf Drive should maximize public awareness of pedestrian and bicycle crossings.
Mobility

Trails and Shared Use Pathways

A series of trails must connect the present and future phases of Westwood with parks, open spaces and gathering places. These trails should accommodate the amount of individuals anticipated to reside in Westwood at full build out. They should also preserve scenic views and minimize impacts to the environment.

The Westwood Master Plan utilizes easements, rights-of-way and natural drainage courses to strengthen pedestrian corridors. Trails and major pedestrian connections will be constructed at the same time as the roadway network.

Implementation

Pedestrian Safety and Accessibility
- Trails should be a minimum of eight feet wide to accommodate pedestrians, bicyclists and other modes of recreational transportation along both major and minor roadways.
- Trails should be developed as shared use pathways that promote a variety of transportation modes, including possible golf carts or other electronic vehicles.
- Trails should provide interesting and enjoyable experiences for the user; tying into the surrounding regional trail system where possible.
- Park activation sources along trails should be delineated by wayfinding and signage.
- Pervious and durable materials are encouraged for trail construction.

Lighting and Site Furnishings
- Site Seating, trash receptacles, including pet waste receptacle, and way finding signage shall be located at major roadway intersections and at intersections with other internal trails.
- Bench seating and bollard lighting shall be placed along paths where needed to provide for resting and user safety.
- Include outdoor furniture such as trash bins, viewing platforms, drinking fountains as applicable.
Trails should be developed as shared use pathways that promote a variety of transportation modes, including possible golf carts or other electronic vehicles.
Environment

Street Trees and Vegetation

A comprehensive tree canopy within Westwood improves stormwater management, provides shade and beauty for local residents as well as reduces heat-island effect. Builders must ensure that street trees, landscaping, fencing and other materials do not obstruct users’ clear vision triangle* at intersections, crosswalks and other potential conflict locations that may occur along higher traffic roadways.

Street trees must be planted and maintained in a manner that promotes downward growth of roots, including installation of root barriers. Some tree species, while native to Texas, may break sidewalks making them impassible for individuals relying upon wheelchairs or walkers for mobility. Placing root barriers linear to sidewalks will prevent damage to sidewalk paving caused by the root systems of street trees.

The species included in Table 2: Approved “Sidewalk Safe” Street Trees will minimize sidewalk damage from uplifting. These species are well suited to the southern Houston area and specifically recommended for tolerance to roadway conditions, maintenance requirements and root growth. Planting a variety of tree species is recommended to encourage biodiversity.

* For more information regarding the definition of clear vision zone, please refer to League City Code of Ordinances.

Implementation

Fencing and Landscaping

- Plant materials proposed for use in Westwood must be from Table 2: Approved “Sidewalk Safe” Street Trees.
- Low maintenance, native, drought tolerant vegetation are preferable to turf within the right-of-way, including spaces between sidewalks and the street.
- To create a cohesive tree canopy that provides for consistent shade, street trees should be planted every 30-40 feet on center (centered between the curb and sidewalk).
- Root barriers in areas less than eight feet in width should be placed linear to the roadway and adjacent to the sidewalk where street trees are planted.
- Every effort should be made to protect underground utilities such as water, sewer, phone and cable from tree or plant roots.
- Trees should be a minimum of three caliper inches, measured 12 inches off of the root ball.
- Tree species planted within five feet from the back of curb should be carefully selected for characteristics conducive to growing in urban conditions, including: deep tap roots, tall canopy and limited tree “crop” (acorns, seed pods, sap).
- Street trees should be avoided in conflict areas (e.g. planted near intersections in ways that interfere with drivers’ clear vision triangle).
## Environment

### Table 2: Approved “Sidewalk Safe” Street Trees

<table>
<thead>
<tr>
<th>STREET TREES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Name</td>
<td>Scientific Name</td>
</tr>
<tr>
<td>Cedar Elm</td>
<td>Ulmus crassifolia</td>
</tr>
<tr>
<td>Shumard Oak</td>
<td>Quercus shumardii</td>
</tr>
<tr>
<td>Chinquapin Oak</td>
<td>Quercus muehlenbergii</td>
</tr>
<tr>
<td>Montezuma Cypress</td>
<td>Taxodium mucronatum</td>
</tr>
<tr>
<td>Lacey Oak</td>
<td>Quercus lutea</td>
</tr>
<tr>
<td>River Birch</td>
<td>Betula nigra</td>
</tr>
<tr>
<td>Mexican Sycamore</td>
<td>Platanus mexicana</td>
</tr>
</tbody>
</table>

### Table 3: Recommended Trees for Green Boulevard Median

<table>
<thead>
<tr>
<th>SCREENING</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Name</td>
<td>Scientific Name</td>
</tr>
<tr>
<td>Red Maple</td>
<td>Acer rubrum</td>
</tr>
<tr>
<td>Sweetgum</td>
<td>Liquidambar styraciflua</td>
</tr>
<tr>
<td>Southern Magnolia</td>
<td>Magnolia grandiflora</td>
</tr>
<tr>
<td>American Sycamore</td>
<td>Platanus occidentalis</td>
</tr>
<tr>
<td>Mexican Sycamore</td>
<td>Platanus mexicana</td>
</tr>
<tr>
<td>Live Oak</td>
<td>Quercus virginiana</td>
</tr>
<tr>
<td>Bald Cypress*</td>
<td>Taxodium Distichum</td>
</tr>
</tbody>
</table>

### Table 4: Recommended Trees for Screening

<table>
<thead>
<tr>
<th>SCREENING</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Name</td>
<td>Scientific Name</td>
</tr>
<tr>
<td>River Birch</td>
<td>Betula nigra</td>
</tr>
<tr>
<td>Bottlebrush</td>
<td>Callistemon sp.</td>
</tr>
<tr>
<td>Texas Redbud</td>
<td>Cercis canadensis 'Texas'</td>
</tr>
<tr>
<td>Postsumh Holly</td>
<td>Ilex decidua</td>
</tr>
<tr>
<td>American Holly</td>
<td>Ilex opaca</td>
</tr>
<tr>
<td>Yaupon Holly</td>
<td>Ilex vomitoria</td>
</tr>
<tr>
<td>Little Gem Magnolia</td>
<td>Magnolia grandiflora 'Little Gem'</td>
</tr>
</tbody>
</table>

### Table 6: Recommended Trees for General Landscaping

<table>
<thead>
<tr>
<th>TREES</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Name</td>
<td>Scientific Name</td>
</tr>
<tr>
<td>Florida Maple</td>
<td>Acer barbatum</td>
</tr>
<tr>
<td>Red Maple</td>
<td>Acer rubrum</td>
</tr>
<tr>
<td>River Birch</td>
<td>Betula nigra</td>
</tr>
<tr>
<td>Bottlebrush</td>
<td>Callistemon sp.</td>
</tr>
<tr>
<td>Pecan</td>
<td>Carya illinoiensis</td>
</tr>
<tr>
<td>Texas Redbud</td>
<td>Cercis canadensis 'Texas'</td>
</tr>
<tr>
<td>Texas Persimmon</td>
<td>Diospyros texana</td>
</tr>
<tr>
<td>Postsumh Holly</td>
<td>Ilex decidua</td>
</tr>
<tr>
<td>American Holly</td>
<td>Ilex opaca</td>
</tr>
<tr>
<td>Yaupon Holly</td>
<td>Ilex vomitoria</td>
</tr>
<tr>
<td>Savannah Holly</td>
<td>Ilex x 'Savannah'</td>
</tr>
<tr>
<td>Sweetgum</td>
<td>Liquidambar styraciflua</td>
</tr>
<tr>
<td>Southern Magnolia</td>
<td>Magnolia grandiflora</td>
</tr>
<tr>
<td>Little Gem Magnolia</td>
<td>Magnolia grandiflora 'Little Gem'</td>
</tr>
<tr>
<td>Sweetbay Magnolia</td>
<td>Magnolia virginiana</td>
</tr>
<tr>
<td>Slash Pine</td>
<td>Pinus eliotii</td>
</tr>
<tr>
<td>Loblolly Pine</td>
<td>Pinus taeda</td>
</tr>
<tr>
<td>Texas Pistache</td>
<td>Pistacia texiana</td>
</tr>
<tr>
<td>American Sycamore</td>
<td>Platanus occidentalis</td>
</tr>
<tr>
<td>Mexican Sycamore</td>
<td>Platanus mexicana</td>
</tr>
<tr>
<td>Mexican Plum</td>
<td>Prunus Mexicana</td>
</tr>
<tr>
<td>Sawtooth Oak</td>
<td>Quercus acutissima</td>
</tr>
<tr>
<td>Bur Oak</td>
<td>Quercus macrocarpa</td>
</tr>
<tr>
<td>Cow Oak</td>
<td>Quercus michauxii</td>
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<tr>
<td>Nuttall Oak</td>
<td>Quercus nuttallii</td>
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<tr>
<td>Live Oak</td>
<td>Quercus virginiana</td>
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<tr>
<td>Eve's Necklace</td>
<td>Sophora affinis</td>
</tr>
<tr>
<td>Bald Cypress*</td>
<td>Taxodium Distichum</td>
</tr>
<tr>
<td>American Elm</td>
<td>Ulmus Americana</td>
</tr>
</tbody>
</table>

### Table 7: Recommended Plants for General Landscaping

<table>
<thead>
<tr>
<th>GROUND COVERS</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Common Name</td>
<td>Scientific Name</td>
</tr>
<tr>
<td>Ajuga</td>
<td>Ajuga sp.</td>
</tr>
<tr>
<td>Centipedegrass</td>
<td>Agrostis stolonifera</td>
</tr>
<tr>
<td>Homestead Verbena</td>
<td>Glandularia canadensis</td>
</tr>
<tr>
<td>Daylily</td>
<td>Hemerocallis sp.</td>
</tr>
<tr>
<td>Red Yucca</td>
<td>Yucca flavescens</td>
</tr>
<tr>
<td>Trailing Juniper</td>
<td>Juniperus sp.</td>
</tr>
<tr>
<td>Trailing Lantana</td>
<td>Lantana sp.</td>
</tr>
<tr>
<td>Lilope</td>
<td>Liriope sp.</td>
</tr>
<tr>
<td>Dwarf Nandina</td>
<td>Nandina sp.</td>
</tr>
<tr>
<td>Katie Ruxellia</td>
<td>Ruxellia elegans</td>
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<tr>
<td>Yucca</td>
<td>Yucca sp.</td>
</tr>
</tbody>
</table>

### ORNAMENTAL GRASSES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bluegrass</td>
<td>Andropogon sp.</td>
</tr>
<tr>
<td>Switchgrass</td>
<td>Bouteloua curtipendula</td>
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<tr>
<td>Weeping Lovegrass</td>
<td>Eragrostis curvula</td>
</tr>
<tr>
<td>Purple Lovegrass</td>
<td>Eragrostis spectabilis</td>
</tr>
<tr>
<td>Sand Lovegrass</td>
<td>Eragrostis trichophora</td>
</tr>
<tr>
<td>Fiber Optic Grass</td>
<td>Isolopos cernua</td>
</tr>
<tr>
<td>Purple Autumn</td>
<td>Mischanthus sinensis</td>
</tr>
<tr>
<td>Zebra Grass</td>
<td>Mischanthus sinensis 'Zebra'</td>
</tr>
<tr>
<td>Muhly</td>
<td>Muhlenbergia sp.</td>
</tr>
<tr>
<td>Little Bunny Fountain</td>
<td>Pennisetum alopecuroides</td>
</tr>
<tr>
<td>Fountain</td>
<td>Pennisetum ruppelli</td>
</tr>
<tr>
<td>Mexican Feather</td>
<td>Schizachyrium scoparium</td>
</tr>
</tbody>
</table>

### VINES

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
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</thead>
<tbody>
<tr>
<td>Crossvine</td>
<td>Bignonia capillata</td>
</tr>
<tr>
<td>Trumpet Creeper</td>
<td>Campsis radicans</td>
</tr>
<tr>
<td>Coral Honeysuckle</td>
<td>Lonicera sempervirens</td>
</tr>
<tr>
<td>Evergreen Wisteria</td>
<td>Melilotus reticulatus</td>
</tr>
<tr>
<td>Virginia Creeper</td>
<td>Parthenocissus quinquefolia</td>
</tr>
</tbody>
</table>

### PLANTING BEDS

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abelia</td>
<td>Abelia sp.</td>
</tr>
<tr>
<td>Yarrow</td>
<td>Achillea millefolium</td>
</tr>
<tr>
<td>Columbine</td>
<td>Aquilegia sp.</td>
</tr>
<tr>
<td>Butterfly Bush</td>
<td>Buddleja davidii</td>
</tr>
<tr>
<td>Beautybush</td>
<td>Callicarpa americana</td>
</tr>
<tr>
<td>Coreopsis</td>
<td>Coreopsis sp.</td>
</tr>
<tr>
<td>Coneflower</td>
<td>Echinacea sp.</td>
</tr>
<tr>
<td>Indian Blanket</td>
<td>Gaillardia sp.</td>
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<tr>
<td>Hummingbird Bush</td>
<td>Heliamphora patens</td>
</tr>
<tr>
<td>Surf Holly</td>
<td>Ilex cornuta</td>
</tr>
<tr>
<td>Yaupon Holly</td>
<td>Ilex vomitoria</td>
</tr>
<tr>
<td>Dwarf Yaupon Holly</td>
<td>Ilex vomitoria 'nana'</td>
</tr>
<tr>
<td>Juniper</td>
<td>Juniperus sp.</td>
</tr>
<tr>
<td>Lantana</td>
<td>Lantana sp.</td>
</tr>
<tr>
<td>Texas Sage</td>
<td>Leucophyllum sp.</td>
</tr>
<tr>
<td>Gayfeather</td>
<td>Liatris sp.</td>
</tr>
<tr>
<td>Tank's Cap</td>
<td>Malvaviscus arboreus</td>
</tr>
<tr>
<td>Blackfoot Daisy</td>
<td>Melampodium leucanthum</td>
</tr>
<tr>
<td>Wax Myrtle</td>
<td>Myrica cerifera</td>
</tr>
<tr>
<td>Narrowleaf Sage</td>
<td>Salvia farinacea</td>
</tr>
<tr>
<td>Autumn Sage</td>
<td>Salvia gregii</td>
</tr>
<tr>
<td>Mexican Sage</td>
<td>Salvia leucantha</td>
</tr>
<tr>
<td>TX Mountain Laurel</td>
<td>Sophora secundiflora</td>
</tr>
<tr>
<td>Bridal Wreath Spirea</td>
<td>Spiraea cantoniensis</td>
</tr>
<tr>
<td>Yellow Bells</td>
<td>Tecoma stans</td>
</tr>
<tr>
<td>Viburnum</td>
<td>Viburnum sp.</td>
</tr>
</tbody>
</table>
Environment

Landscape Design

The Westwood Master Plan provides a system of linear, naturalistic detention features that connect existing lakes and natural amenities to prevent native areas from being destroyed during development. In opposition to traditional detention approaches that pipe stormwater out to the furthest edges of a site, Westwood’s greenway maximizes the effects of natural topography to link together highly programmed, internalized water management and detention facilities. A more natural approach to landscaping and stormwater management can reinforce the identity of Westwood and ultimately save money.

The provision of open spaces along major and minor arterials also promotes natural solutions to noise issues that may include berms, mounds, swales or tree lined connectors that screen residential uses from traffic noise and air pollution.

Site Planning

Lot Coverage
- Minimize impervious coverage to reduce the need for energy and water consumption.
- Site stormwater management facilities in parks and open space when a benefit to the surrounding area and/or water quality is demonstrated.

Programming
- Utilize parks, open spaces and natural areas as buffers between incompatible uses or as a means of maintaining natural viewsheds.

Implementation

Fencing and Landscaping
- Low impact development (LID) techniques such as rain barrels, cisterns, rain gardens, naturalized landscaping, porous pavement and roof gardens are encouraged.
- Infrastructure systems, including mobility, water and wastewater systems, should be designed to withstand the effects of flooding, storm surges, high winds and debris.
- All major roadways should have appropriate landscaping feature that minimize noise and pollution.

Native, drought tolerant planting and landscape treatment are highly encouraged.
Environment

Lighting and Site Furnishings

The unique character of Westwood can be enhanced by providing for seating areas and high-quality street furniture. This can improve the pedestrian retail and shopping experience for residents and visitors alike. Well-designed lighting features for the Westwood community can help to accomplish two objectives. First, lighting helps to create a safe environment for pedestrians. Secondly, lighting also has the ability to set the aesthetics of a space, creating an ambiance that is inviting for guests. Therefore, ample lighting should be provided along all roadways, pedestrian pathways and in parks and opens spaces.

Implementation

- Energy conservation shall be emphasized when designing any lighting system. Energy-efficient fixtures (e.g. LED technology) are strongly encouraged.
- Streetlights shall be located and installed in conformance with the League City Code of Ordinances.
- Street lighting materials and installation shall conform to recommended practices for street and highway lighting as established by the Illuminating Engineer's Society.
- Garage entry ways and commercial loading zones must be lit by individual fixtures mounted to each garage and/or dwelling unit that shall be automated to illuminate automatically from dusk to dawn.
- Each dwelling unit must also have the house number visibly illuminated.
- Benches, trash receptacles and all streetscape furnishings should be high quality and contribute to the unique branding and character of Westwood.
Safety and Security

Studies have shown that individuals are far less likely to commit crimes if they feel that someone will be able see them commit the crime. Lighting and landscape design plays an important role a community’s ability to prevent crime through environmental design.

This can be done using a multitude of design and landscaping techniques that help to increase citizens’ ability to “see and be seen”. Walkways, lighting, signage and landscaping can be utilized to clearly guide people to and from the proper entrances to parks, commercial venues and other destinations within the development. The goal is not necessarily to keep individuals out, but to efficiently direct the flow of people while decreasing the opportunity for crime.

Neglected and poorly maintained properties or landscaping are breeding grounds for unwanted activity. Special landscaping and signage that enable users of an area to develop a sense of ownership over connector parks and other gathering areas will help protect the safety and security of community residents.

Lighting and good visibility are a community’s biggest asset in reducing crime. Gathering spaces Westwood should enhance natural surveillance through good lighting. Expansive, dimly lit parking lots deter retail and office centers that promote outdoor activity such as eating and walking. This means extra emphasis should be given to refuse, recycling, service and loading areas due to their flow of vehicle and foot traffic.

5 http://www.cptedsecurity.com/cpted_design_guidelines.htm
Solar Orientation

Homes for Westwood residents should be oriented so that energy consumption is minimized during both the summer and winter seasons. When properly sited, homes in the winter allow sunlight in, yet provide much needed porch overhangs and shaded areas during the hot summer months. Just as homes should be built to take advantage of sun angles, they should also be positioned to benefit from Westwood's natural wind flows. Similarly, strategies for architecture should be responsive to League City's climate and weather patterns. This could include, but is not limited to, strategies for building massing, composition, roof eave details, windows, doors and porches.

Site Planning

Setbacks, Massing and Orientation
- It is recommended that buildings be oriented so that their shortest facades face east or west.

Implementation

Facade Treatment
- Every effort should be made to shade southern facades of buildings.

Homes should be oriented so that facades face east or west.