

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-154-24-2

June 30, 2025

[Paradise Valley Village Planning Committee](#) Meeting Date: July 7, 2025
[Planning Commission](#) Hearing Date: August 7, 2025

Request From: [S-1 DVAO](#) (Ranch or Farm Residence, Deer Valley Airport Overlay District) (2.53 acres)
Request To: [CP/GCP DVAO](#) (Commerce Park District/General Commerce Park Option, Deer Valley Airport Overlay District) (2.53 acres)
Proposal: Warehouse
Location: Northwest corner of 22nd Street and Quail Avenue
Owner: Makos LLC c/o Jesus Fernando Maldonado
Applicant/Representative: Randy Marks, Rezio, LLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Industrial	
Street Classification Map Designation	Quail Avenue	Local	25-foot north half street right-of-way easement
	22nd Street	Local	30-foot west half street right-of-way easement
<i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.</i> The proposal is located in an area transitioning from large rural lots to commerce park and industrial uses. The proposal, as stipulated, contains enhanced landscape setback planting standards to provide a buffer to residentially zoned properties.			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING / INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.

The proposal for industrial zoning is located within a targeted industrial and commerce park area consistent with the General Plan Land Use Map designation of Industrial.

BUILD THE SUSTAINABLE DESERT CITY; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will be required to provide a minimum of 75 percent shade in the employee resting area and enhanced landscaping in the landscape setbacks. Additionally, the proposal will be required to provide structures, shade trees or a combination thereof in the surface parking lot areas to achieve a minimum of 25 percent shade at maturity.

Applicable Plan, Overlays, and Initiatives

[Deer Valley Airport Overlay District](#): See Background Item No. 6.

[Shade Phoenix Plan](#): See Background Item No. 7.

[Complete Streets Guidelines](#): See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9.

[Transportation Electrification Action Plan](#): See Background Item No. 10.

[Phoenix Climate Action Plan](#): See Background Item No. 11.

[Conservation Measures for New Development](#): See Background Item No. 12.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Equine assisted activities, residential	S-1 DVAO
North	Residential	S-1 DVAO
South (across Quail Avenue)	Warehousing, light manufacturing	CP/BP DVAO
East	Self-storage warehouse and RV storage	CP/GCP DVAO
West	Vacant land, outdoor storage	S-1 DVAO

CP/GCP DVAO (Commerce Park District/General Commerce Park Option, Deer Valley Airport Overlay District)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>	-	2.53 acres
Maximum Lot Coverage	50%	39% (Met)
Maximum Building Height	18 feet within 30 feet of perimeter lot line; 1-foot increase in height for every 3 feet of additional setback, up to 56 feet in height; up to 80 feet with use permit	25 feet located 51 feet or more from north, and west lot lines and 25 feet located 41 feet from south and east lot lines (Met)
<i>Minimum Building Setbacks</i>		
Perimeter Lot Line on a Street	30 feet	N/A
Interior Lot Line on a Street	20 feet	South: 41 feet (Met) East: 41 feet (Met)
Perimeter Lot Line Not on a Street	20 feet	North: +51 feet (Met) West: +51 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Adjacent to Street	20 feet	South: 41 feet (Met)
		East: Minimum 30 feet (Met)
Not Adjacent to Street, Adjacent to Residential Zoning	5 feet	North: 7 feet (Met)
		West: 7 feet (Met)
Not Adjacent to Street, Adjacent to Non-Residential Zoning	0 feet	N/A
Minimum Parking Lot Area Landscaping	5% of interior surface area (exclusive of perimeter landscaping and all required setbacks)	Not provided
Minimum Parking	15 spaces required Specified industrial use: 1 space per 1.5 warehouse or production	34 spaces (Met)

	workers. If the facility runs more than one shift a day, employee count will be based on the two largest shifts and 1 space per 300 s.f. of administration office.	
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Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 2.53 acres located at the northwest corner of 22nd Street and Quail Avenue from S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District) to CP/GCP DVAO (Commerce Park District/General Commerce Park Option, Deer Valley Airport Overlay District) to allow a warehouse. The subject site is currently used for residential and an equine facility.
2. **GENERAL PLAN LAND USE MAP DESIGNATION**
The General Plan Land Use Map designation for the subject site is Industrial. The proposal for CP/GCP (Commerce Park District/General Commerce Park Option) is not consistent with this designation. However, since the site is less than 10 acres in size, a General Plan Amendment is not required. The General Plan Land Use Map designations surrounding the site to the north, east, south and west are also Industrial.

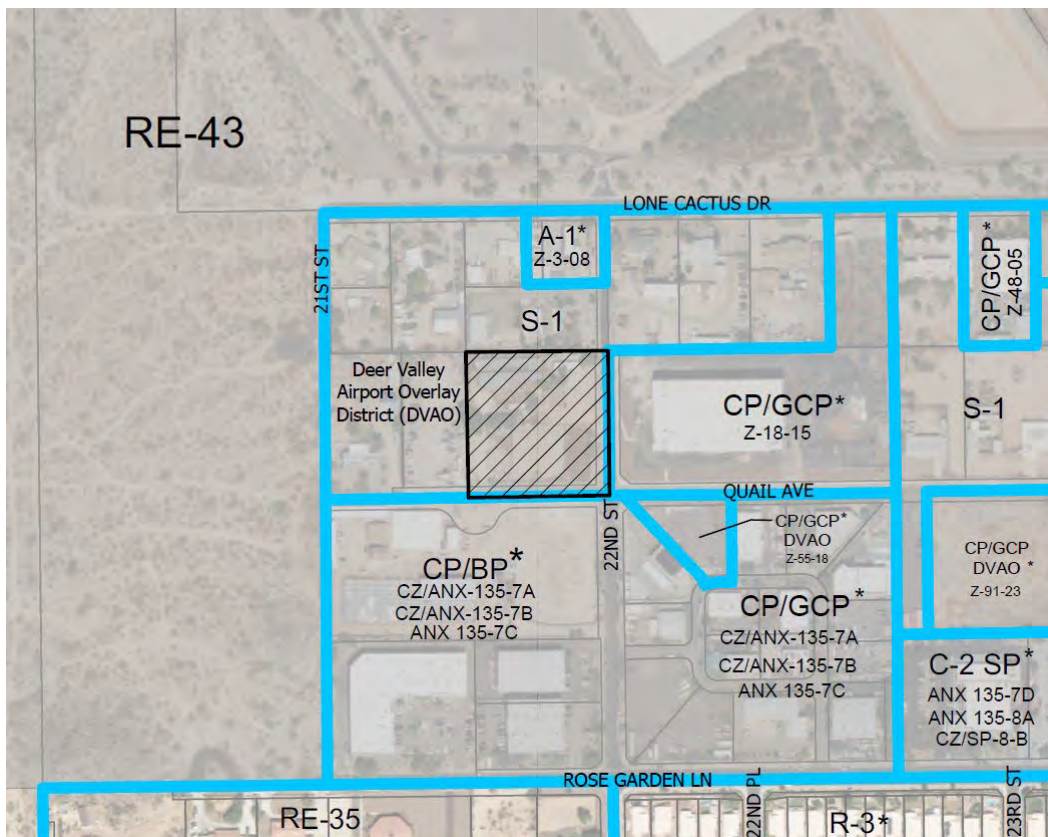


General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. To the north of the subject site is a residence, zoned S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District). To the south of the subject site, across Quail Avenue, is a site used for a warehouse and light manufacturing zoned CP/BP DVAO (Commerce Park District, Business Park Option, Deer Valley Airport Overlay District). To the east of the subject site is a self-storage warehouse zoned CP/GCP DVAO (Commerce Park District, General Commerce Park Option, Deer Valley Airport Overlay District). To the west of the subject site is vacant land used for outdoor storage, zoned S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay District).



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The conceptual site plan, attached as an exhibit, proposes a 34,878-square-foot warehouse building. Loading docks are proposed on the northeast side of the building, which will be screened by an 8-foot-high screen wall. The site plan proposes 34 parking spaces provided along the north and west sides of the site. Vehicular access is proposed from Quail Avenue and 22nd Street. Refuse is proposed on the northwest corner of the site. Large landscape areas are proposed along the east and south sides of the building. Since the site plan

meets or exceeds the development standards of the CP/GCP DVAO zoning district, staff recommends general conformance with the site plan date stamped March 10, 2025. This is addressed in Stipulation No. 1.

To enhance landscaping along the perimeter of the site, staff recommends that the perimeter landscape areas be planted with minimum 2-inch caliper drought-tolerant trees planted 20 feet on center, with five 5-gallon shrubs per tree. This is addressed in Stipulation No. 2.

To enhance surface parking lot area shading, staff recommends that all surface parking lot areas be shaded 25 percent by structures or 2-inch caliper, drought tolerant, shade trees, or a combination thereof. This is addressed in Stipulation No. 3.

To enhance pedestrian safety and visibility, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed of an alternative material or pavement treatment that visually contrasts parking and drive aisle surfaces. This is addressed in Stipulation No. 4.

In order to enhance employee health and wellness, staff recommends that one outdoor employee resting area of no less than 200 square feet be provided on the site, and include a pedestrian seating bench, constructed of quality and durable materials, and shaded to a minimum of 75 percent using shade trees and/or architectural shade. This is addressed in Stipulation No. 5.

To promote bicycling instead of driving for employees, staff recommends a minimum bicycle parking spaces be provided. This is addressed in Stipulation No. 7.

5. **Elevations**

The building elevations provided propose a flat roof building with a maximum building height of 25 feet to the top of the roof deck, or 27 feet 6 inches to the top of the parapet. To ensure the proposal develops as shown, staff recommends general conformance with the elevations date stamped March 10, 2025. This is addressed in Stipulation No. 1.

PLANS, OVERLAYS, AND INITIATIVES

6. **Deer Valley Airport Overlay District**

The subject site is located within the Deer Valley Airport Overlay District (DVAO), Area 1, and the proposed uses and height are consistent with the provisions of the overlay district. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is consistent with the character of the Phoenix Deer Valley Airport area, is compliant with height restrictions; and shall

require the disclosure language describing the operational characteristics of the Phoenix Deer Valley Airport.

7. [Shade Phoenix Plan](#)

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. Staff recommends robust tree planting and shade standards, including:

- Larger trees planted within the landscape areas.
- Structures or shade trees dispersed throughout the surface parking lot areas to achieve a minimum of 25 percent shade at maturity.
- Employee resting area shaded to a minimum of 75 percent.

These are addressed in Stipulation Nos. 2, 3 and 5.

8. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Staff is recommending pedestrian walkways to be constructed of a visually contrasting material or other pavement treatment where they cross a vehicular path. Additionally, staff recommends sidewalks and all street improvements to be constructed with all required elements and comply ADA accessibility standards. This is addressed in Stipulation Nos. 4, 11 and 13.

9. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the development will provide bicycle parking per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, which would require the site to provide a minimum of four bicycle parking spaces. This is addressed in Stipulation No. 7.

10. [Transportation Electrification Action Plan](#)

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for

better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. To achieve the goals of the Plan, staff recommends that a minimum of 10 percent of the required parking spaces include EV Capable infrastructure and a minimum of one of the required bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities. These are addressed in Stipulation Nos. 6 and 8.

11. [Phoenix Climate Action Plan](#)

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 15, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

12. [Conservation Measures for New Development](#)

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 3, 14, and 15.

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff had not received any letters in support or in opposition to this request.

INTERDEPARTMENTAL COMMENTS

14. **Street Transportation Department**

The Street Transportation Department commented that all gates are to comply with the City of Phoenix Controlled Access Gate Policy, and requested the following:

- Right-of-way shall be dedicated and constructed for the western half of 22nd Street and the northern half of Quail Avenue.
- Sidewalks shall be constructed on the west side of 22nd Street and the north side of Quail Avenue, adjacent to the development.
- All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
- That all streets be constructed with all required elements and comply with all ADA accessibility standards.

These are addressed in Stipulation Nos. 9 through 13.

OTHER

15. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 16.
16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 17.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is compatible with the surrounding land uses and zoning.
2. As stipulated, the proposal supports efforts from various plans, policies, and initiatives, including the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and Conservation

Measures for New Development; and goals from the General Plan.

Stipulations

1. The development shall be in general conformance with the site plan and building elevations date stamped March 10, 2025, as approved by the Planning and Development Department.
2. Required landscape setbacks shall be planted with minimum 2-inch caliper drought-tolerant trees, 20 feet on center, or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
3. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. An outdoor employee resting area of no less than 200 square feet shall be provided on site. The required pedestrian area shall include at a minimum a pedestrian seating bench, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy; drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.
6. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front office and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

9. A minimum 30 feet of right-of-way shall be dedicated and constructed for the western half of 22nd Street.
10. A minimum 25 feet of right-of-way shall be dedicated and constructed for the northern half of Quail Avenue.
11. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 22nd Street and the north side of Quail Avenue, adjacent to the development.
12. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis.
13. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
14. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
15. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
17. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Matteo Moric

June 30, 2025

Staff Report: Z-154-24-2

June 30, 2025

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Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

Aerial Sketch Map

Conceptual Site Plan date stamped March 10, 2025

Elevations date stamped March 10, 2024

Landscape Plan date stamped June 16, 2025

RE-43

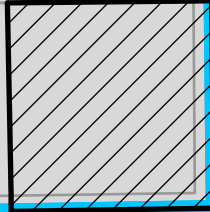
LONE CACTUS DR

21ST ST

A-1*
Z-3-08

S-1

Deer Valley
Airport Overlay
District (DVAO)



CP/GCP*
Z-18-15

CP/GCP*
Z-48-05

S-1

QUAIL AVE

CP/GCP*
DVAO
Z-55-18

CP/GCP
DVAO*
Z-91-23

CP/BP*
CZ/ANX-135-7A
CZ/ANX-135-7B
ANX 135-7C

22ND ST

CP/GCP*
CZ/ANX-135-7A
CZ/ANX-135-7B
ANX 135-7C

C-2 SP*
ANX 135-7D
ANX 135-8A
CZ/SP-8-B

ROSE GARDEN LN

RE-35

R-3*

23RD ST



0 0.03 0.06 0.11 Miles

PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2



DEER VALLEY DR Z-154-24-2

SR 101
UNION HILLS DR
BELL RD
GREENWAY RD
THUNDERBIRD RD
CACTUS RD
SHEA BLVD

16TH ST
24TH ST
32ND ST
40TH ST
TATUM BLVD
56TH ST
64TH ST
SCOTTSDALE RD

APPLICANT'S NAME: **Rezio, LLC**

APPLICATION NO: **Z-154-24-2**

DATE: **2/20/2025**
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

2.53 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 42-32

ZONING MAP
N-9

REQUESTED CHANGE:

FROM: **S-1 DVAO (2.53 ac.)**

TO: **CP/GCP DVAO (2.53 ac.)**

MULTIPLES PERMITTED

S-1 DVAO

CP/GCP DVAO

CONVENTIONAL OPTION

2

N/A

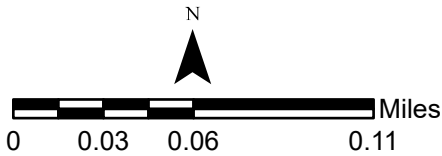
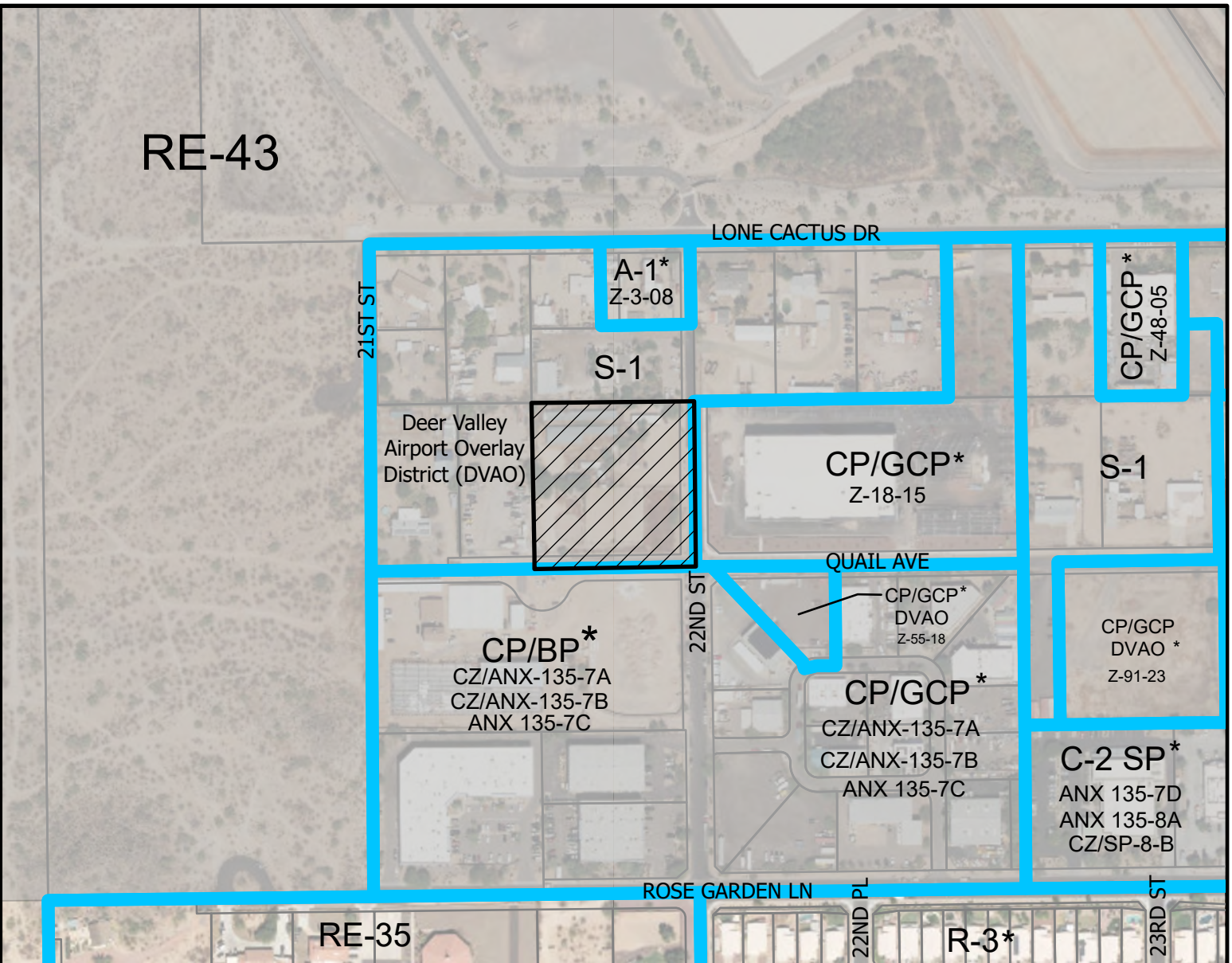
* UNITS P.R.D OPTION

N/A

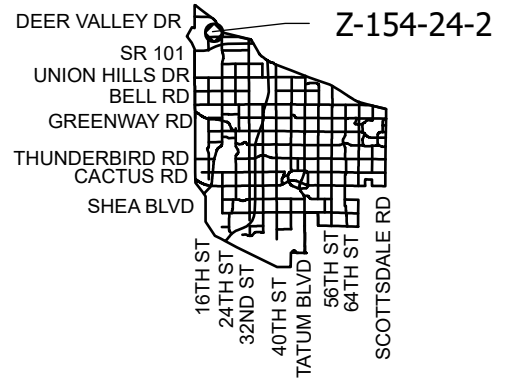
N/A

* Maximum Units Allowed with P.R.D. Bonus

RE-43



PARADISE VALLEY VILLAGE
COUNCIL DISTRICT: 2

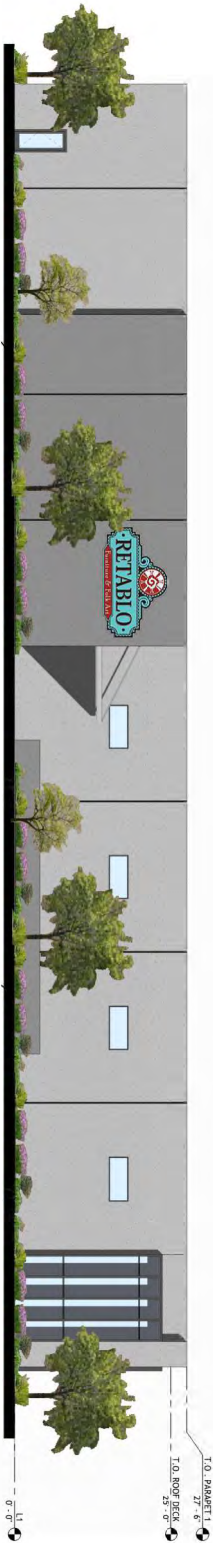


APPLICANT'S NAME: Rezio, LLC		REQUESTED CHANGE:	
APPLICATION NO: Z-154-24-2	DATE: 2/20/2025	FROM: S-1 DVAO (2.53 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.53 Acres	REVISION DATES:		TO: CP/GCP DVAO (2.53 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 42-32	ZONING MAP N-9	
MULTIPLES PERMITTED S-1 DVAO CP/GCP DVAO	CONVENTIONAL OPTION 2 N/A		* UNITS P.R.D OPTION N/A N/A

* Maximum Units Allowed with P.R.D. Bonus



1 North Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

CITY OF PHOENIX

MAR 10 2025

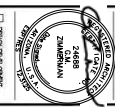
Planning & Development
Department

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Contractor must verify all dimensions at project before proceeding with this work. These documents are instruments of professional service and the information contained herein is incomplete unless used in conjunction with G.M. Zimmerman - Architect. Architect decisions, observations and administrations. Use or reproduction of these documents in whole or in part without expressed written consent of G.M. Zimmerman - Architect is in violation of contract law, copyright, statutes and other reserved rights. These plans are on notice as copyrighted property of G.M. Zimmerman - Architect. Architects or related firm or persons. Copyright G.M. Zimmerman - Architect. 2021

Mercado Distribution Center
Phoenix, Arizona

Colored Elevations
1/8" = 1'-0"



- ☐ DESIGN DEVELOPMENT
- ☐ 10% DEVELOPMENT
- ☐ 20% DEVELOPMENT
- ☐ 30% DEVELOPMENT
- ☐ 40% DEVELOPMENT
- ☐ 50% DEVELOPMENT
- ☐ 60% DEVELOPMENT
- ☐ 70% DEVELOPMENT
- ☐ 80% DEVELOPMENT
- ☐ 90% DEVELOPMENT
- ☐ 100% DEVELOPMENT

DATE: 03/10/2025
DRAWN BY: JZ
CHECKED BY: JZ
SCALE: 1/8" = 1'-0"

A1

G.M. Zimmerman - Architect

P.O. BOX 5402 • CAREFREE, ARIZONA 85377 • (602) 531-7641

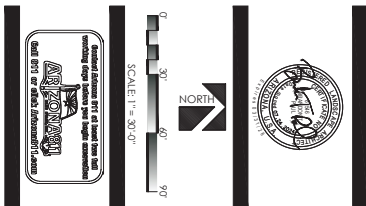
conceptual plant legend

trees:	botanical name	common name
trees:	ACACIA FARNESIANA	SWEET ACACIA
	ACACIA CONSTRICTA	WHITERHORN ACACIA
	ACACIA SCOTAEFRERI	TWISTED ACACIA
	ACACIA SALICINA	WILLOW ACACIA
	CASAHUANA CACALACO	THORNLESS CASAHUATE
	CHILIPES SISCOO	DIRTY WILLOW
	DALBERGIA SISCOO	SISCOO TREE
	FRAXINUS VELUTINA 'RIO GRANDE'	FAH-TEX ASH
	QUINEA TESOTA	IRONWOOD
	PARRINSONIA X. 'DESERT MABELUM'	DIRTY MABELUM
	PARRINSONIA FRAXICOX	BLUE PALO VERDE
	PARRINSONIA LINDLEIDUM	PALO BERA
	PARRINSONIA MICROPHYLLUM	FOOTHILLS PALO VERDE
	PRICKLE X. RED PLUSH	RED PLUSH PRICKLE
	PITCHCELEBIDUM TIEBICHAULE	TEXAS BIRCH*
	PROSOPIS PUBESCENS	SCREWBEAN MESQUITE
	PROSOPIS THORNLESS 'THORNLESS'	THORNLESS CHITLAIN MESQUITE
	QUELCEUS VIRGINIANA	SOUTHERNLIVE OAK
	SOPHORA BECHNIDOLLOIA	TEXAS MOUNTAIN LAUREL
	TYLHANA 'TPIU'	TPIU TREE
ULMUS PARVIFOLIUS	EVERGREEN ELM	
palms:	BIDAZARK PALM	BIDAZARK PALM
	BAHIAE ABAYANA	MEXICAN BLUE PALM
	BUTIA CAPITATA	PINCO PALM
	CHAMAROPUS HUMILIS	MEDITERRANEAN FAN PALM
	CYCAS REVOLUTA	SAGO PALM
	PHOEBIA DACTYLITEBA	DATE PALM
	PHOEBIA ROSEOLINA	PIGMY DATE PALM
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM

Botanical Name	Common Name
BOGANVILLEA 'JOLIA'	LA JOLIA BOGANVILLEA
BOGANVILLEA 'ROSENK'	ROSENA BOGANVILLEA
CECALMUNA GUESII	YELLOW BIRD OF PARADISE
CECALMUNA PULCHERRIMA	RED BIRD OF PARADISE
CALYANDRA CALIFORNICA	BALD FAIRY DUSTER
CERTIS PALMIRA	DEERT HACHERRY
CORONIA PARVULA	LITTLE EAT CORONA
DALEA 'RUDOLPHS'	SILERA NEGRA
DODONAEA VISCOSA	HOPSEED BUSH
RICHELIA FANOSIA	BREITLBERUSH
BRICKMANNIA LAMCICOLA	TURPININE BUSH
BRECKONILLA 'SP'	VALENTINE
JUSTICIA CALIFORNICA	CHAMPAROSA
JUSTICIA SPECIOSA	MEXICAN HONEY SUCKLE
IARREA TENDRATA	CERESOTE
LEICOPHYLLUM CANDIDUM	THUNDER CLOUD
LEICOPHYLLUM LAEVEVULVA	CHIHUAHUA SAGE
LEICOPHYLLUM FRUTESCENS	GREEN CLOUTHERN CLOUD SAGE
RIELIA BERTHOUDIANA	BALIA RIELIA
RUSSELLIA ELEGANTIORNIS	MEXICAN PINKUA
SENNA ARBORESCENS	CORAL FOUNTAIN
SWIMMENDSEA CHINENSIS	FEATHERY CASSIA
SPHAEROLCA AMBIGUA	LOJOBA
TECOMA ALATA	GLOBEHALLOW
TECOMA CUPRESSIS	ORANGE JUBILEE
TECOMA STANS	CAPE HONEY SUCKLE
	YELLOW BELLS

common name	botanical name	accents
AGAVE SPECIES	AGAVE SPECIES	AGAVE SPECIES
ALOE SPECIES	ALOE SPECIES	ALOE SPECIES
DESSERT MILKWEED	ASCLEPIAS SUBULATA	ASCLEPIAS SUBULATA
SAGUARO	CAREGIEGIA GIGANTEA	CAREGIEGIA GIGANTEA
DAYLILION SPECIES	DAYLILION SPECIES	DAYLILION SPECIES
GOLDEN BARREL	ECHINOCACTUS CRISPINI	ECHINOCACTUS CRISPINI
CADELLIA	EUPHORBIA ALATISPHILICA	EUPHORBIA ALATISPHILICA
GOFFER PLANT	ELIPHOEDIA RIODA	ELIPHOEDIA RIODA
STICKS OF FIRE	ELIPHOEDIA TRICHAU	ELIPHOEDIA TRICHAU
COMPASS BARREL	FEROCACTUS CYLINDRACEUS	FEROCACTUS CYLINDRACEUS
OCOTILLO	FOULCOURTIA STEUDENS	FOULCOURTIA STEUDENS
GANT HERPABADE	HESTERBADE HINTERBA	HESTERBADE HINTERBA
RENT YUCCA	HESTERBADE PARVELOBA	HESTERBADE PARVELOBA
YELLOW YUCCA	HESTERBADE PARVELOBA "YELLOW"	HESTERBADE PARVELOBA "YELLOW"
SERIA	LOPHOCERBERUS SCHOTTII	LOPHOCERBERUS SCHOTTII
REGAL MIST	MULHIMBERGIA CAYLARS	MULHIMBERGIA CAYLARS
AUTUMN GLOW	MULHIMBERGIA LINDENBERGII	MULHIMBERGIA LINDENBERGII
MEDICAN FLEATHER GRASS	NASTELLA TENISSIMA	NASTELLA TENISSIMA
TEDDY BEAR CHOLLA	OPUNTIA BIGELOWI	OPUNTIA BIGELOWI
PURPLE PRICKLY PEAR	OPUNTIA FLATA ALTA	OPUNTIA FLATA ALTA
INDIAN FIRE PRICKLY PEAR	OPUNTIA FLATA NIDCA	OPUNTIA FLATA NIDCA
STAGHORN CHOLLA	OPUNTIA VESICULOSA	OPUNTIA VESICULOSA
MEDICAN PRICKLE POST	PACHYCACTUS MARGINALIS	PACHYCACTUS MARGINALIS
SUPER PLANT	PEDILANTHUS MACROCARPUS	PEDILANTHUS MACROCARPUS
ELPHANT'S FOOD	PORTULACARIA ALBA	PORTULACARIA ALBA
YUCCA SPECIES	YUCCA SPECIES	YUCCA SPECIES

vine	biological name	common name
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA SPECIES
	MACADUTIA UNGUIS-CATI	CAT'S CLAW VINE
	JASMINUM MENYI	YELLOW JASMINE VINE
	PASSIFLORA SP.	PASSION VINE
	PARHEIROCCUS SP.	HACEBENDA CREEPER
Groundcover	ROSA, BANIKSIE	LADY BANKS ROSE
	ACACIA REDUBS	DEERI CARPET
	AMBROZIA DELTOIDA	BURSCAGE
	BALISTIA MULTICAULIA	DEERI MARGOLD
	CONVOLVULUS CHERURIM	BUSH MORNING GLORY
	CHRYSOCYNIA MEXICANA	DAMAZINTIA
	DALEA CAPITATA	DALEA
	GAZANIA SPECIES	GAZANIA
	LANTANA SPECIES	LANTANA SPECIES
	PENTSTEMON SPECIES	PENTSTEMON SPECIES
	ROSMARINUS OFFICINALIS	ROSMARY
	RIEDELIA BRITTONIANA "KATIE"	KATIE RIEDELIA
	STECHESSIA PALIDA	PURPLE HEART PLANT
	SPHAERALICIA TRILOBATA	YELLOW DOT
	TERAENEURS ACULUS	ANGELINA DASY
	THYMOPHILIA PENINCAEATA	GOLDENDISSIDA
	AERONIA VILLOSA	SAND VERBENA
	TURF	TURF



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RENDERING

RENDERING 30

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