



Sienna Commercial Design Guidelines

October 2025

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1. Introduction

Sienna is located in Fort Bend County, Texas south of State Highway 6 at its intersection with Sienna Parkway (“Sienna” or the “Development”). The Brazos River shares much of Sienna’s western boundary and Oyster Creek meanders throughout. The Development is 7 miles southeast of US Hwy 59, 6-½ miles south of Beltway 8, near the Fort Bend Tollway, and is a 24-mile drive to downtown Houston.



Sienna is being developed as a master planned community. A comprehensive master plan has been adopted in order to establish the long-range intent of the Development. Some of the master plan’s features include scenic lakes, a golf course, community centers and pools, greenbelts, landscape reserves, a hierarchy of internal public street rights-of-way, private streets, single family detached residences on varied lot sizes, attached residential products, commercial and retail centers, and public/quasi-public uses. A system of landscaped walks, trails,

greenbelts and landscaped roadways link each neighborhood and nonresidential use throughout the Development.

These Sienna Commercial Design Guidelines (these “Guidelines”) are adopted by the Sienna Architectural Review Committee (the “Sienna ARC”) for the purposes of serving as a minimum set of development guidelines for the commercial components of Sienna. The commercial land uses include, but are not limited to retail, office, medical center, institutional, and hotel uses. These Guidelines address these uses, as well as commercial uses that include apartments, retirement housing, and assisted living. These Guidelines are supplemental to (i) the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna (Sienna Property Owners Association), recorded under Clerk’s File No. 2021210038 and re-recorded under Clerk’s File No. 2022016010 in the Official Public Records of Fort Bend County, Texas, as same has been and may be amended and supplemented from time to time (the “Sienna Declaration”), and (ii) the Sienna Plantation Commercial Amended and Restated Master Covenant (Sienna Plantation Business Association, Inc.), recorded under Clerk’s File No. 2016024161 in the Official Public Records of Fort Bend County, Texas, as same has been and may be amended and supplemented from time to time (the “Sienna Master Covenant”). These Guidelines encumber all property made subject to either or both of the Sienna Declaration and the Sienna Master Covenant. Owners and Builders must refer to these Guidelines and to the Sienna Declaration or Sienna Master Covenant, as applicable, prior to commencing any work on or in connection with their tract or condominium unit within Sienna.

These Guidelines aim (i) to provide a framework that illustrates and defines common design objectives for a unified, harmonious setting within Sienna with the potential for multiple Builders, Owners, and tenants, and (ii) to encourage the development of an attractive, coordinated physical environment throughout Sienna, both during and after construction. These Guidelines are intended for the use of various Owners, Builders, and tenants within the Development and the design professionals they may engage, who wish to make improvements on tracts or condominium units within the Development. Design diversity is encouraged in order to create a specific identity for each project in Sienna; however, certain standards have been adopted as key design factors to provide continuity and to ensure that all of the Development’s projects reinforce each other’s quality. These

Guidelines are also for use as standards for future compliance to maintain the integrity of the commercial component of Sienna.

Quality building design, site design, and compatibility with the overall environment are primary goals of these Guidelines and of the commercial components of Sienna. Location, size, style, color, and types of signs, buildings, walls, sidewalks, vegetation, ornaments, grading, parking, landscape development, and other design elements are described in these Guidelines. Descriptions and illustrative examples are utilized to further explain or clarify the stated requirements or the intent of these Guidelines and are intended to ensure an orderly and well-maintained sense of place and community throughout the Development. These Guidelines additionally aim to encourage the development of a human scale throughout Sienna, which, in turn, will enhance the pedestrian experience in Sienna. Human scale details should be prevalent on all buildings and may be achieved through sensitive treatment of building massing, entry design, window and exterior treatments, elements at the building base, and the definition of a roof line. The design of the landscape architecture should further enhance the pedestrian environment, as well as the adequate and strategic placement of walkways. Planting features, shade trees and shading devices, paving materials, outdoor furniture, and lighting fixtures should contribute to the pedestrian experience of the site.

These Guidelines are to be used in the architectural review of Builder and Owner plans pursuant to the Sienna Declaration and the Sienna Master Covenant. Non-compliance with these Guidelines is grounds for disapproval of plans. Compliance with these Guidelines does not ensure or imply acceptance or approval by Fort Bend County or Missouri City, and local county and city standards, regulations, and ordinances take precedence over these Guidelines. City codes and standards prevail on issues not specifically addressed in these Guidelines that may arise during the development of a tract or condominium unit. City codes, ordinances, and standards referenced in these Guidelines are current as of the date of last revision of these Guidelines. In cases where provisions of codes or guidelines conflict with each other, the more restrictive requirement controls. Each Owner has complete responsibility for compliance with all governing codes and ordinances.

Sienna/Johnson Development, L.P., a Texas limited partnership, Sienna/Johnson Development GP, L.L.C., a Texas limited liability company, Toll-

GTIS Property Owner LLC, a Texas limited liability company, Sienna Plantation Property Owners Association, Inc., a Texas nonprofit corporation ("SPOA"), Sienna Plantation Business Association, Inc., a Texas nonprofit corporation ("SBA"), the Board of Directors of SPOA, the Board of Directors of SBA, the Sienna ARC, and the respective officers, directors, employees, agents, managers, partners, members (of a for-profit entity), representatives, successors, and assigns of the aforementioned parties (collectively, the "Sienna Entities") are not liable in damages or otherwise to any party who submits matters for approval to any of the Sienna Entities, or to any Owner or Builder affected by these Guidelines by reason or mistake of judgment, negligence, or nonfeasance arising out of or in connection with the approval, disapproval, or failure to approve or disapprove of any matters requiring approval. Each party who submits plans for a proposed improvement and each party who may be affected by the approval or disapproval of plans for a proposed improvement agrees, by the submission of plans for a proposed improvement, that such party will not claim or file suit against the Sienna Entities as a result of the approval or disapproval of the plans or the failure to approve or disapprove of the plans. Owners acknowledge that approval of any plans submitted pursuant to the Sienna Declaration, the Sienna Master Covenant, or these Guidelines does not cover or include approval for any other purpose and is not intended as any kind of representation, warranty, or guarantee as to compliance with state or local law or as to integrity or workability of the plans or the contractors used. Furthermore, Owners and Builders acknowledge that the Sienna Entities do not represent or warrant that the development of tracts or condominium units in compliance with these Guidelines will result in the development of the tracts or condominium units in compliance with the Sienna Declaration, the Sienna Master Covenant, or any plans that have been or will be approved pursuant to the Sienna Declaration or Sienna Master Covenant, as applicable. Owners and Builders acknowledge that they must obtain approval of the development plan for the tracts or condominium units, as set forth in the Sienna Declaration and Sienna Master Covenant, as applicable, and otherwise follow the requirements set forth in the Sienna Declaration, Sienna Master Covenant, any applicable plat, and state and local law.

This Guidelines may be revised and updated as necessary to meet changing conditions, market demands, and other factors affecting development of Sienna and the individual sites located within Sienna.

A. Definitions

The following words, terms, and phrases, when used in this document, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. The terms not defined herein shall be construed in accordance with the ordinances of the city or their customary usage and meaning.

Developer

“Developer” shall refer collectively to the Tract A Developer, the Tract B Developer, the Tract C Developer, the Tract D Developer, the Tract E Developer, the Tract F Developer and the Tract G Developer and “Developer” shall refer to one of the named entities to whom the particular provision applies as defined in the Third Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sienna (Sienna Property Owners Association), which is recorded under Clerk’s File Number 2025078227 in the Official Public Records of Fort Bend County, Texas.

Owner

“Owner” shall mean and refer to the record owner, whether one or more Persons, of the fee simple title to any portion of the Properties, including contract sellers, but excluding those having an interest merely as security for the performance of an obligation or those owning an easement right, a mineral interest, or a royalty interest.

Builder

“Builder” shall refer to the Person engaged by the Owner to construct a building or perform any other work on a lot.

2. Site Planning Criteria

This section outlines the site planning requirements for developments within Sienna.

It should be noted that approval of specific development proposals is subject to conformance review by the SPOA and the permitting jurisdiction, the City of Missouri City, Texas, Fort Bend County, and/or other authorities having jurisdiction.

In cases where provisions of codes or guidelines conflict with each other, the more stringent regulation shall apply.

A. Setbacks and Building Heights

Parking is not allowed inside of the landscape setback lines. Parking setbacks for “PD-53” along Highway 6 are modified from the below stated Highway 6 setbacks. Reference the current approved “PD-53” document filed with the City of Missouri City. Additional references should be made to “PD-8”, “PD-35”, and “PD-36”.

i. General Retail & Pad Sites

Property Line	Building	Landscape	Parking	Stories
Hwy 6 & Hwy 521	30'	30'	30'	**
Sienna Pkwy, Waters Lake Blvd, Sienna Springs, Copper Creek, Sienna Ranch Rd, Scanlan Trace	30'	30'	30'	**
Fort Bend Pkwy	30'	30'	30'	**
Levee Easement	10'	5'	5'	**
Canal, Creek or Drainage Channel	20'	20'	20'	**
Side Property Line	20'	10'	10'	**

Street-side Property Line or Residential Use	30'	20'	20'	**
Rear Property Line	25'	10'	10'	**

****Refer to City of Missouri City Zoning Ordinance Zone “LC-3 Retail District” and Fort Bend County for permitted number of stories and/or building heights.**

ii. Office

Property Line	Building	Landscape	Parking	Stories
Hwy 6 & Hwy 521	30'	30'	30'	**
Sienna Pkwy, Waters Lake Blvd, Sienna Springs, Copper Creek, Sienna Ranch Rd, Scanlan Trace	30'	30'	30'	2
	50'	30'	30'	3-6
Fort Bend Pkwy	30'	30'	30'	2
	50'	30'	30'	**
Levee Easement	10'	5'	5'	**
Canal, Creek or Drainage Channel	20'	20'	20'	**
Side Property Line	20'	10'	10'	2
	50'	10'	10'	**
Street-side Property Line or Residential Use	30'	20'	20'	**
Rear Property Line	25'	10'	10'	**

****Refer to City of Missouri City Zoning Ordinance Zone “LC-O Local Commercial Office District” and Fort Bend County for permitted number of stories and/or building heights.**

iii. Attached Residential

Property Line	Building	Landscape	Parking	Stories
Hwy 6 & Hwy 521	30'	30'	30'	
Sienna Pkwy, Waters Lake Blvd, Sienna Springs, Copper Creek, Sienna Ranch Rd, Scanlan Trace	30'	40'	40'	2
	50'	40'	40'	**
Fort Bend Pkwy	30'	30'	30'	2
	50'	30'	30'	**
Levee Easement	10'	5'	5'	**
Canal, Creek or Drainage Channel	20'	20'	20'	**
Side Property Line	20'	10'	10'	2
	50'	10'	10'	**
Street-side Property Line or Residential Use	30'	20'	20'	**
Rear Property Line	25'	10'	10'	**

****Refer to City of Missouri City Zoning Ordinance Zone “MF-2 Multifamily Residential District” and Fort Bend County for permitted number of stories and/or building heights.**

iv. Institutional

Property Line	Building	Landscape	Parking	Stories
Hwy 6 & Hwy 521	30'	30'	30'	**
Sienna Pkwy, Waters Lake Blvd, Sienna Springs, Copper Creek, Sienna Ranch Rd, Scanlan Trace	30'	30'	30'	**
Fort Bend Pkwy	30'	30'	30'	**
Levee Easement	10'	5'	5'	**
Canal, Creek or Drainage Channel	20'	20'	20'	**
Side Property Line	20'	10'	10'	**
Street-side Property Line or Residential Use	30'	20'	20'	**
Rear Property Line	25'	10'	10'	**

****Refer to City of Missouri City Zoning Ordinance Zone “LC-3 Retail District” and Fort Bend County for permitted number of stories and/or building heights.**

Building Heights

Refer to LC-3 or the specified PD ordinance for Retail District height standards in the Zoning Ordinance of Missouri City and Fort Bend County to determine the allowable building heights for General Retail/Pad Sites, Office, and Institutional Uses. The heights of Attached Residential/Retirement/Assisted Living are limited to three stories.

For Attached Residential/Retirement/Assisted Living developments adjacent to existing or planned future detached single-family dwelling units, only two-story buildings will be permitted adjacent to the SF Detached tracts or 2-story ends on 3-story buildings that are perpendicular to the SF Detached sites will be allowed. Three story buildings will be permitted on the remainder of the tract.

Note: In this ordinance, the height of a story will vary depending on the use. For purposes of calculating height, roofs, mechanical equipment, cooling towers ornamental cupolas or domes, skylights, visual screens or parapet walls, chimneys and vent stacks, communication towers, and other similar structures are not included. Story height will be defined by the national standards for uses as listed below:

RESIDENTIAL: 12'-15', or as set forth by National Association of Home Buyers
COMMERCIAL/OFFICE: 20'-25', or as set forth by the International Council of Shopping Centers

MIXED USE: 14'-20' or as set forth by Urban Land Institute

OFFICE: 14'-18' or as set forth by Building Owners and Managers Association International

B. Walls & Fences

Prohibited Materials

Chain link, wood fencing without a cap rail; alternating wood panel fencing are strictly prohibited.

Screen Wall Adjacent to Residential Use

When a retail, office, light industrial or attached residential use adjoins a residential use, an 8' height masonry wall composed of brick, stucco or stone matching the primary building material of the principle nonresidential building or concrete must be constructed along the abutting property line (also refer to Missouri City Zoning Ordinance for Type A Screening requirements). The SPOA will permit other forms of screening (i.e., upgraded wood fence with cap rail) adjacent to certain institutional uses on a case-by-case basis (see Appendix 8).

Screen Wall Adjacent to Nonresidential Use

When the service side of a nonresidential use adjoins another nonresidential use, an 8' height masonry screen wall composed of brick, stucco, stone, or concrete panels may be constructed but is not required. An opening may be provided in the wall for pedestrian access if required by the SPOA. When a wall is constructed, an 8' height masonry wall composed of brick, stucco or stone and matching the primary building material must be installed along the property line for a distance of 100' from the perpendicular to the street setback line (see Appendix 2, Figure 2-4). The length of the wall may not be less than 100'. The SPOA may increase the wall length at time of review. For concrete panel walls, see Appendix 8, Figure 8-4.

Tubular Steel

When certain uses require security fencing or decorative fencing, pre-galvanized, powder coated tubular steel fencing is required. Fencing must meet the minimum standards (see Appendix 8, Figure 8-3) and provide stone or brick pilasters matching project dominant materials at a spacing not to exceed 40'-0" on center. Fencing designed specifically to relate to the architecture of the establishment is permitted as long as the minimum construction standards are applied, and the SPOA approves the design.

C. Parcel Access Drives

General Requirements

Roadways, driveways, including their widths and distances, in addition to off-street parking area paving depths, shall comply with applicable Missouri City Code of Ordinances, including the provisions of the Infrastructure Ordinance.

Width

Refer to Missouri City Code of Ordinances, Chapter 46 – Infrastructure Standards, and City of Missouri City Public Infrastructure Design Manual.

Divided Entrance Drive

At least one divided drive located at the main entrance must be provided for each parcel (parcels less than two acres are excluded). Concrete pavers are encouraged at all cross walks within divided entrance drives along the ROW. Concrete paver color(s) are subject to review and approval by the SPOA.

Spacing

One driveway is allowed for every 200 LF of parcel frontage. Small corner parcels having less than 200 LF of frontage on any one street will be permitted one driveway per street. Driveways should line up with existing and proposed esplanade cuts in major streets. Shared driveways between parcels are strongly encouraged. Shared access is required between all parking facilities. Spacing along state HWY. 6 to be governed by TXDOT.

Driveway Radius

Refer to Missouri City Code of Ordinances, Chapter 46, Infrastructure Standards

Clear Zone

Intersections of driveways with public streets require no obstructed visibility (see Appendix 2, Figure 2-2). Trees, large shrubs, or other obstructions are prohibited within this area.

D. Parking

General

All parking areas must be concrete meeting local standards. Avoid vehicle pedestrian conflicts. Marked crosswalks (decorative paving or stamped and colored concrete encouraged) are required at entryways to larger tenants.

Design of Parking Lots

One 12' wide planting strip is required for every five aisles as a means to interrupt large expanses of paving. Large expanses of pavement are prohibited. Aligning these planting strips with building entries is desired. A 5' width sidewalk is recommended within this space. This area may be used to meet the landscaped parking island requirement below. One 9' x 18' island is required for every ten parking spaces, or 20 SF of landscaped parking lot island is required for each parking space, distributed evenly throughout the parking lot so that shade is distributed evenly. See Section 4.0 Landscape Criteria for landscape requirements at parking areas.

Parking Space Dimensions

Regular Spaces: 9' x 18' minimum
 Parallel Spaces: 8' x 22' minimum
 Aisle Widths: 25' minimum

Compact Parking Spaces

A maximum of twenty-five percent (25%) of the spaces may be designed and reserved for small or compact cars. In addition, no compact space shall be permitted in any commercial use designed with less than 40 parking spaces. Compact parking spaces must be identified with appropriate directions and markings. Stalls for compact spaces must measure 8' x 15'.

Parking Ratios

Refer to Missouri City Zoning Ordinance.

Shared Parking Option

Refer to Missouri City Zoning Ordinance.

Parking in Front of Retail Use

Parking is not permitted in front of major or secondary anchors or major driveways within a complex or center.

Parking in Front of Office & Institutional Use

Parking is not permitted in front of major drives or entrances within a complex or center. Where head-in parking is provided at the front of the building, landscape islands with pedestrian access shall be provided in front of building entrance(s). One landscape island shall also be installed on the end of the parking spaces. 1 island is required for every 10 spaces. Where more than 20 head in spaces are provided, an additional island is required to be spaced evenly between islands.

Parking in Front of Light Industrial Use

Parking may be 90° to building but one island is required in front of building entrance.

Specialty Paving

The Owner shall be permitted to install concrete pavers in addition to required materials in order to designate walkways located within private driveways and off-street parking areas. Plans for installations shall be submitted for approval by the City prior to the issuance of any building permit. Maintenance of any concrete pavers installed within the public right-of-way shall be the responsibility of the Owner. Paver colors are subject to approval by the SPOA, unless the City requires other materials be used.

E. Grading

Berms

Continuous straight-line berms shaped like a section from a cylinder are not permitted. Berms should be free form and curvilinear and undulate in height. When using berms to screen parking lots, the side facing the street should be a gentler slope of 4:1 or greater (see Section 4.0 Landscape Criteria).

Storm Run-off

All site drainage must be collected internally in a piped system. Minimum grade for swales is 0.5%; cross slopes in parking lots are 0.5%; general lawn slopes are 1% to drains

F. Sidewalks**General**

The Owner will construct 8' wide sidewalks within street right-of-way and landscaped setbacks within 15' of the street right-of-way (except wherever an 8' wide sidewalk may be required by the Sienna Development Agreement's approved "Community Trail System" Plan). Sidewalks meeting the City width requirements should be constructed along the roadways within the right-of-way or within the transitional buffer yards adjacent to the right-of-way. Sidewalks must meet the minimum standards of the Missouri City Code. Sidewalks are required to be TAS/ADA compliant, encouraged to have broad sweeping curves and no abrupt corners or curves.

Quality Control

Sidewalks must meet Missouri City Code of Ordinances, Chapter 46, and Infrastructure Standards. Sidewalks may cross driveways with decorative paving, but any repairs will be the responsibility of the Owner. Match sidewalk elevations with existing manhole and valve box elevations. Adjustments in height require SPOA approval.

Width

Required: Covered arcade along storefronts – 10' minimum, 12' preferred. (Arcade not required on pad sites).

Required: Sidewalk between arcade and parking lot – 5' minimum. When a building is located adjacent to a setback, no sidewalk shall be required between the arcade and the street right-of-way.

Landscape Areas

10% of concrete walks and plazas not under a building arcade must be devoted to cutout areas for landscaping.

Pedestrian Connections

Pedestrian connections should be made between all non-residential uses and between all non-residential uses and the street. Canopy trees should be planted along a minimum 6' width walkway at a minimum distance of one tree for every 20' of walkway. 25% must be 4" caliper, 25% must be 3" caliper and 50% must be 2-1/2" caliper. Existing preserved trees will count towards the canopy tree requirement inch for inch. Walkways must be attractive, inviting, and readily accessible. All sidewalks must be adequately illuminated.

Other

When concrete walks and plazas abut blank and unarticulated building walls (walls having no windows or doors) exposed to a street, the parking lot or common area, the area must be articulated with trees, vines, potted plants (2' diameter minimum pots), seat walls, benches, planting strips in front of wall, etc.

G. Site Lighting & Exterior Furnishings**Street Lighting**

All major thoroughfare lighting shall be the Sienna standard double lamp. Lighting shall be consistent throughout. All other streets may use a Centerpoint ornamental or "cobra" standard streetlight and subject to the provisions of the Infrastructure Ordinance.

Parking Lot Lighting

All parking lot lighting to be provided utilizing Antique Street Lamps –Munich Pendant Series lighting standards, or similar subject to approval by the SPOA. The luminaire should be model number EML25 GCF full cutoff with flat glass lens. The light pole should be from the Eurotique Aluminum Poles product line. The lighting arm on the light pole should be model number EAD4/1 for single arm and EAD4/2 for double arm. The finish shall be powder coated with a premium TGIC polyester powder. The color is to be Dark Bronze (ANDB). A special request must be made by the Owner if the desired lighting pole height, including base, exceeds 25'. Concrete base (min. 30" high) must have a rubbed finish, be integrally stained, or be painted to match light fixture, but shall not be painted red or yellow. Parking lot lighting must be designed for

maximum security and safety. Lighting shall comply with all City ordinances and the Fort Bend County Dark Sky lighting ordinances. No parking lot lighting may spill over onto adjacent properties. Use of shields will be required to provide cut off for lighting spilling over onto adjacent properties. A photometric point-by-point analysis is required for all site lighting confirming compliance with City of Missouri City no light trespass and Fort Bend County Dark Sky ordinances.

Benches

Must be compatible with building architecture, other exterior furniture, and must be commercial grade. Submit selections to SPOA for approval. If used, provide minimum of one bench for every 200 LF of storefronts of main structure. Site furnishings to match the existing Sienna site furnishings. Encouraged colors include black and dark bronze. Submittal of site furnishings must be reviewed and approved by the SPOA.

Trash Receptacles

Must be compatible with building architecture, other exterior furniture, and must be commercial grade. Submit selections to SPOA for approval. Provide minimum of one trash container for every 100 LF of storefronts of main structure. At least one trash receptacle is required for pad sites.

Patio Furnishings

Must be compatible with the building architecture, other exterior furniture, and must be commercial grade. Submit selections to SPOA for approval.

Bicycle Parking

Each Owner may provide bike parking areas separate from the parking lots for all uses. At least one space shall be provided for every 25 vehicular parking spaces. Bike parking areas must be separate from vehicular parking lots. Disperse bike parking areas for larger parcels having greater commercial space. Smaller parcels of less than 2 acres should provide a minimum of 4 bike parking spaces. Loop steel bike racks required and complementary to building and require SPOA approval. For commercial buildings, locate near the 8' sidewalk. Provide 6' concrete sidewalk from trail to bicycle parking area.

Directional Signage

All parking lot signage, including but not limited to informational signage and reserved parking, must relate to the community standard directional signage and finishes.

H. Service Areas & Utilities

Views

Direct access and views into service areas (rear service drives and service yards) from public rights-of-way are prohibited. When screening service areas from the street, a project brick wall or dense landscaping with evergreen vegetation must be used. Service areas must be located towards the rear of all commercial and other non-residential development. No service areas may face HWY 6, Fort Bend Parkway, or major thoroughfares. (see Appendix 2 Figure 2-3)

Service Drives

When a service drive is located near a residential use, the service drive must be located a minimum distance of 20' from the adjoining property line. This area must be maintained as permanent green space and may not be used for parking, storage, trash, or structures. The area must be landscaped with a staggered row of canopy trees (3" caliper) spaced every 30LF. Refer to Missouri City Code of Ordinances, Chapter 46, Infrastructure Standards for driveway width and turning radius. Roadways, driveway widths and distances, in addition to off-street parking paving depths, shall comply with Missouri City Code of Ordinances, including the provisions of the Infrastructure Ordinance.

Trash Collection & Dumpsters

All trash collection areas are to be completely enclosed with 8' height masonry walls matching the adjacent building. Walls must be of the same construction materials as the related development. The collection area must be accessed through an opaque metal gate(s) painted to match the surrounding wall color. Dumpster enclosure gates shall match the height of the enclosure and be painted to match surrounding wall color. Dumpsters may not extend over the height of the enclosure. Dumpster enclosure shall be designed to comply with TAS/ADA requirements for accessibility.

Chain link with metal slats, wood fence, wood gates are prohibited.

In order to reduce the number of dumpster enclosures, integrated developments are encouraged to share such facilities where possible.

Utilities

All utility lines must be located underground including cable, water, telephone, and electricity. All meters must be enclosed in meter closets or panel boxes mounted on the ends of buildings, painted to match the exterior finish of the building, and adequately screened with evergreen hedgerow or shrubs. Electrical service to building from utility line shall be underground. Large electrical users shall employ ground-mounted transformers.

I. Pad Sites

Adjacent to Hwy 6, Fort Bend Pkwy or Major Thoroughfare

In no instance may a service area be located on the street side of the building. The space must remain open to the street. No parking between the setback/buffer area adjacent to the street and the building is allowed.

Adjacent to Common Area, Plaza or Water Feature

Independent buildings or pad buildings are encouraged to be clustered around the common area, water feature or plaza. Each building should be located so that at least one building wall faces the common area. Parking and service areas may not be located between the building and the common area. Each tenant must incorporate a patio, plaza, deck or outdoor dining area that abuts a common area. Each common area must be landscaped according to the requirements identified in the Landscape Criteria section of these Guidelines. Establishments with drive-through service may be excluded from this requirement (by SPOA decision only) but must be adequately screened if a portion of the parking area or drive through is exposed to the common area.

Parking

Parking may not be located within the required landscape setback. For pad sites located adjacent to street right-of-way, only one bay of parking will be permitted between the building and the street; less or none is preferred. If a

pad building is located at a driveway entrance into a larger parcel, only one bay of parking is permitted between the building and the driveway; less or none is preferred. Parking areas of pad sites must be connected to parking areas of adjacent commercial parcels and buildings with a driveway.

Other

Pad sites should never feel like a separate entity from the remainder of the development (the larger structure). There are a variety of methods for “linking” the two structures such as compatible materials and architecture; sidewalk, crosswalk, and greenway connections; landscaping and similar street furniture. A 5’ planting strip shall be required between the right-of-way and a parking lot or a shared driveway. Pads shall have a minimum of 5’ of green space along either property line –left and right plus 5’ in rear. Net result shall be 10’ green space between pad sites.

Appendix 2 – Site Plan Illustrations

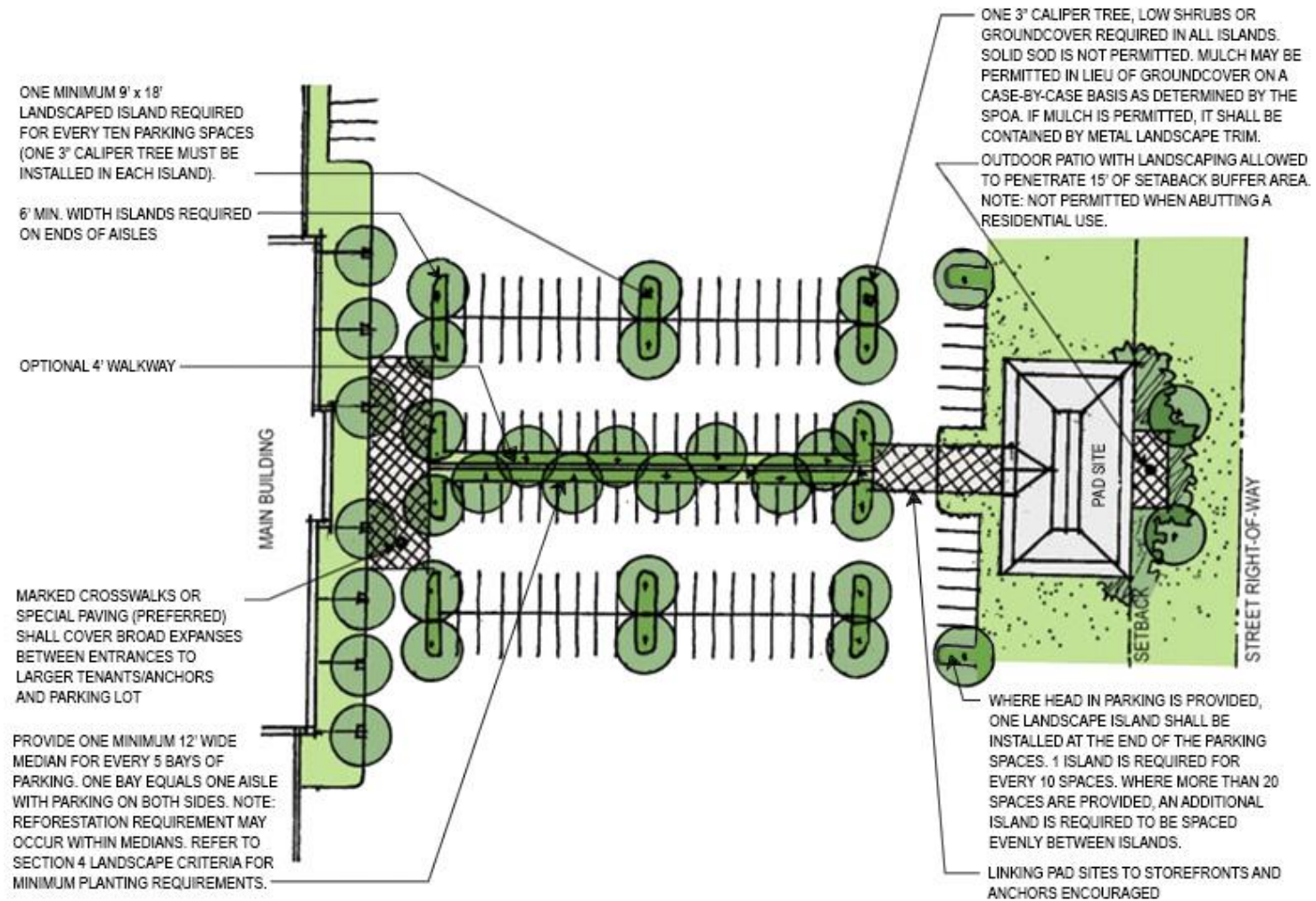


Figure 2-1: Non-Residential Use Parking Lot Design

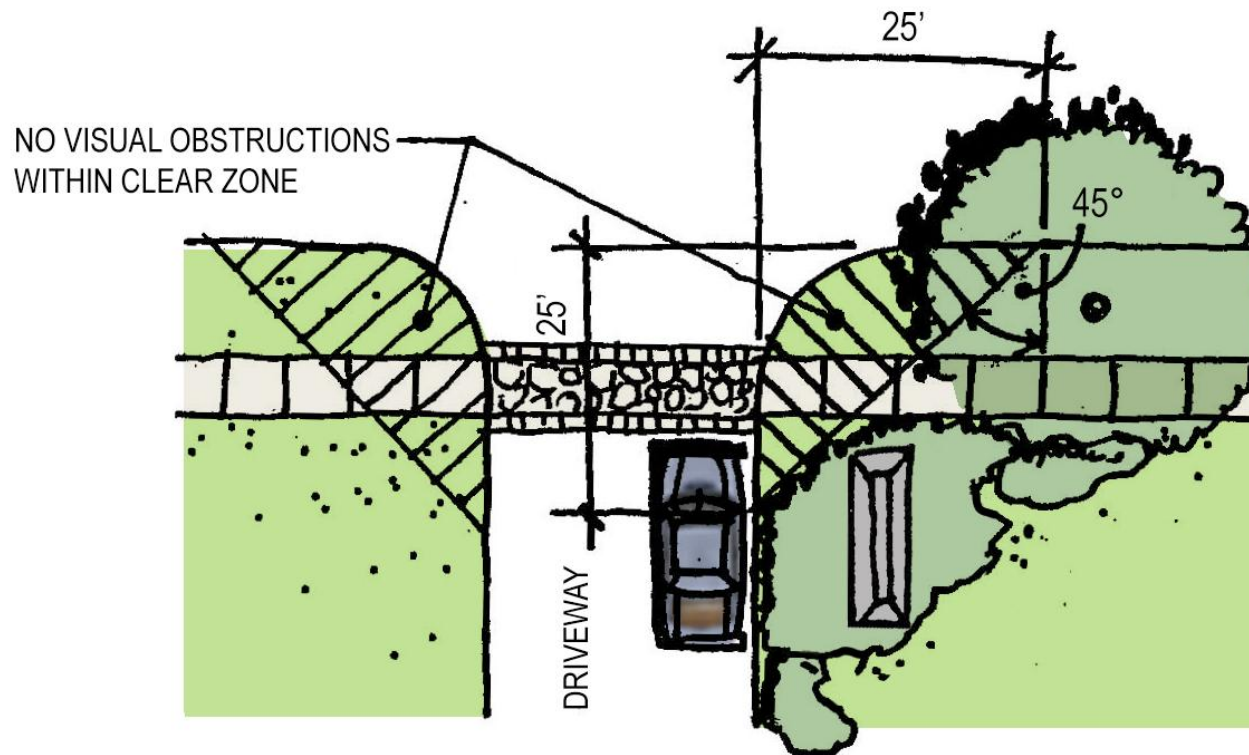


Figure 2-2: Clear Zone at Driveways

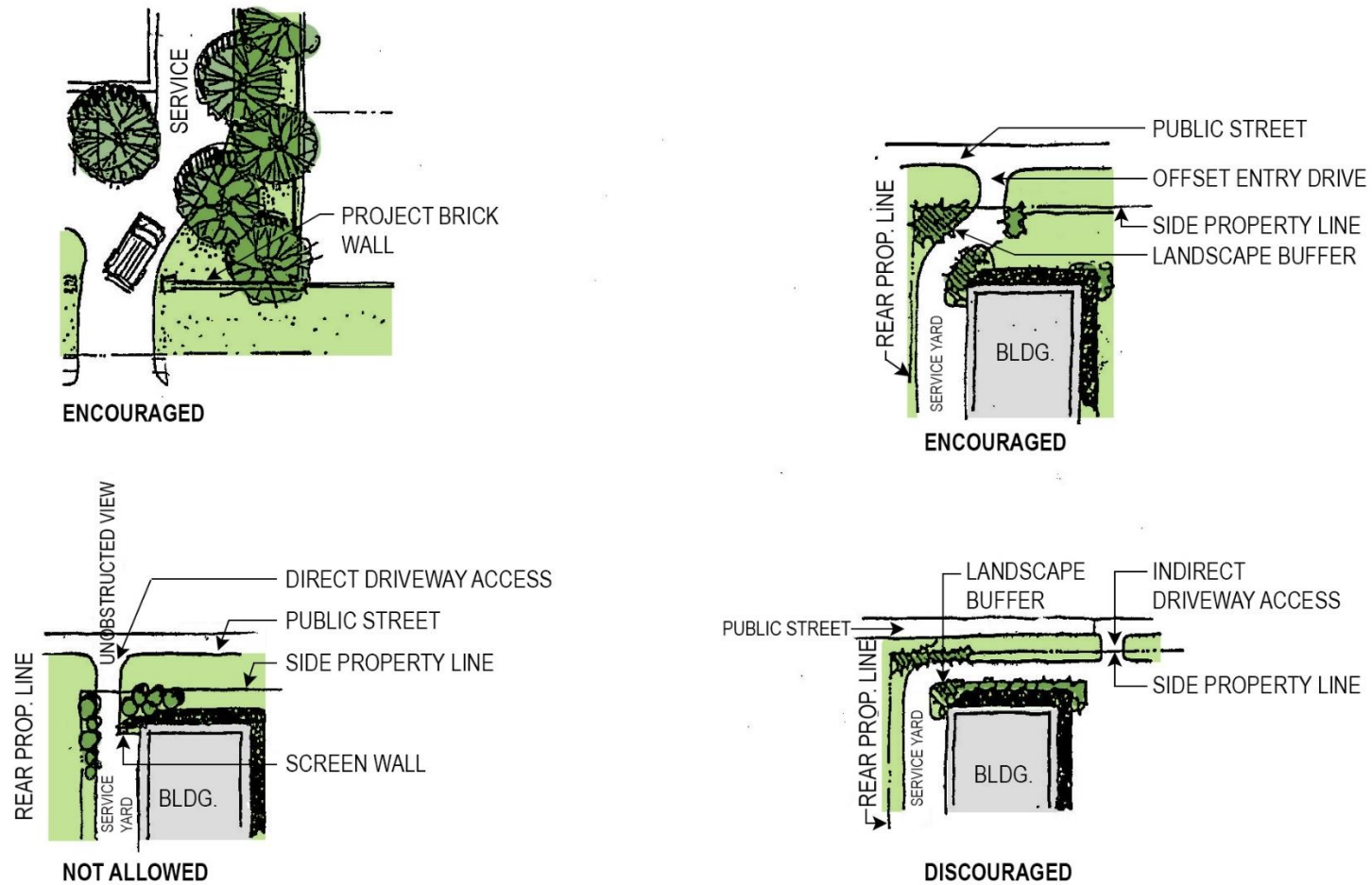


Figure 2-3: Service Areas and Drives

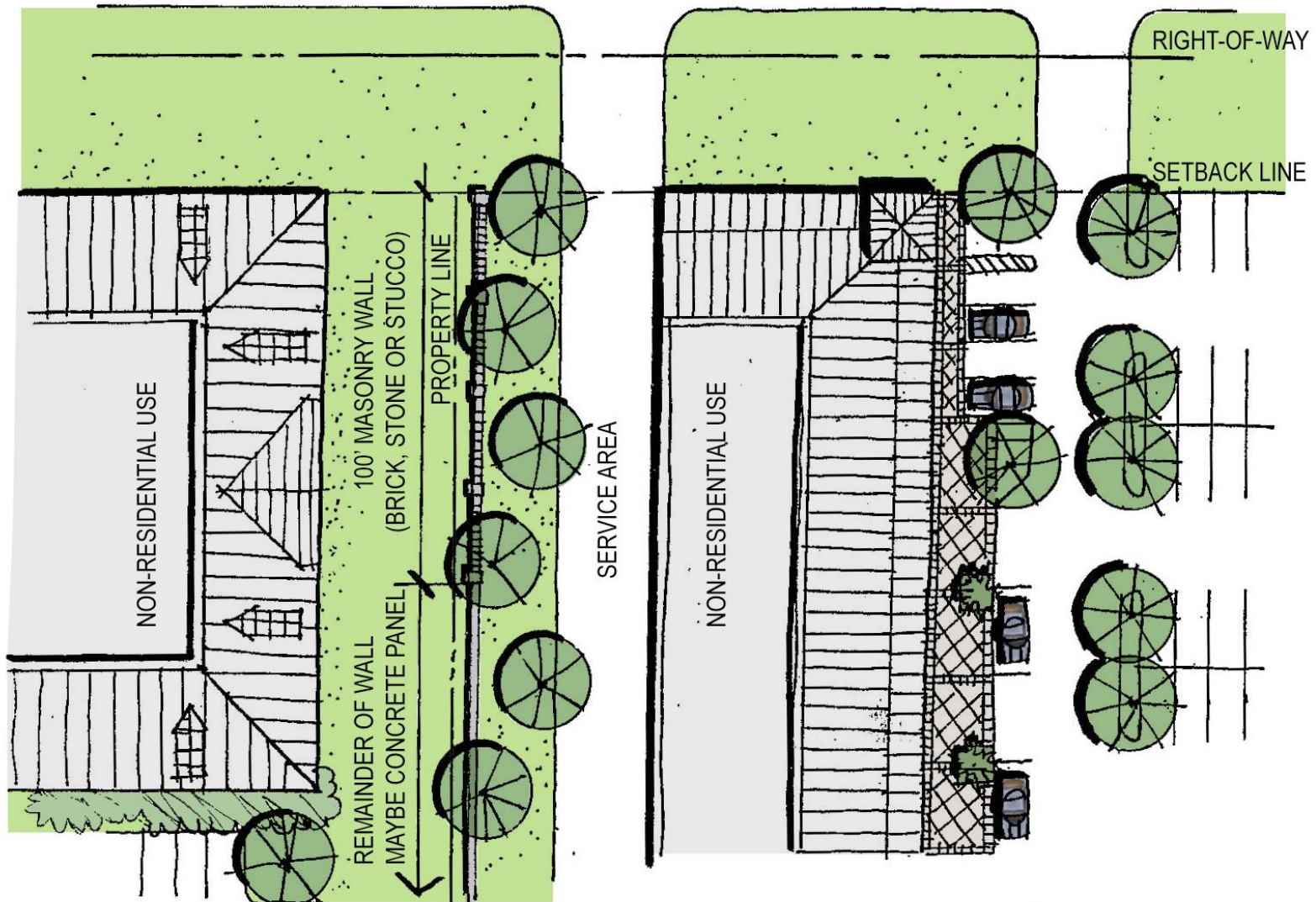


Figure 2-4: Masonry Wall Location Requirements

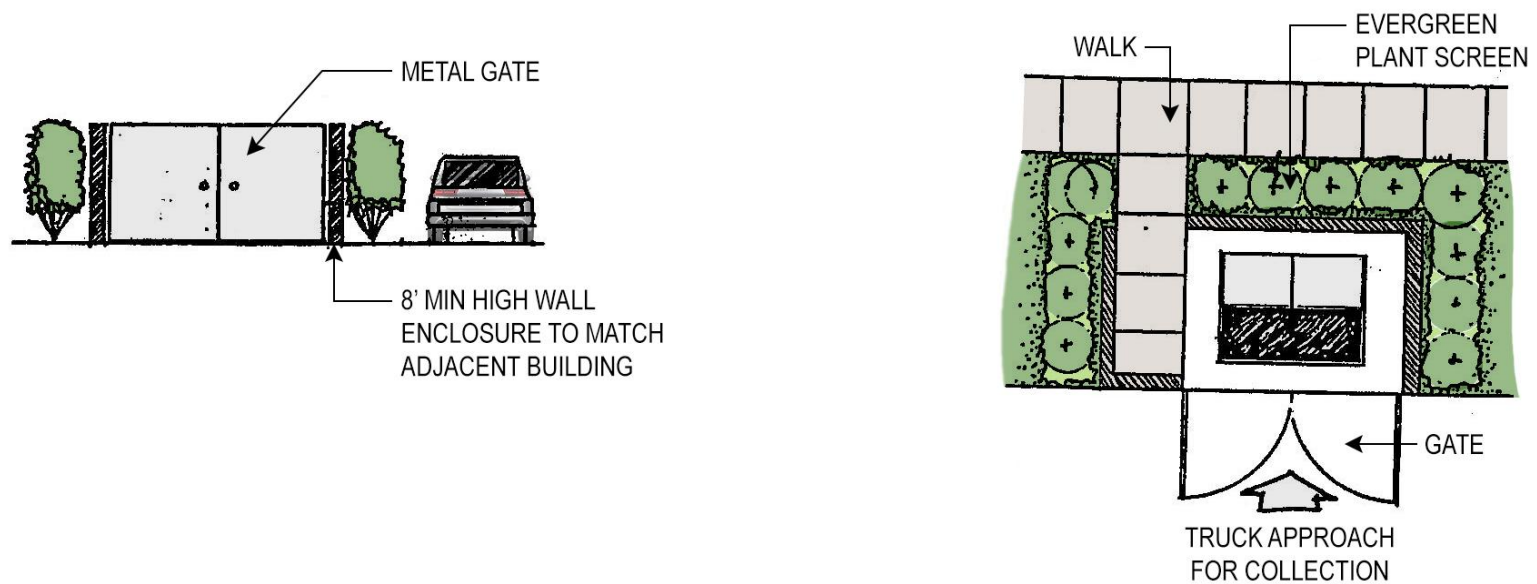


Figure 2-5: Trash Collection and Receptacles

3. Architectural Criteria

The intent of this section is to establish basic criteria for the construction of buildings and other structures within the non-residential portion of Sienna. Building construction must be of the highest quality and builders are required to comply with the building regulations of the City of Missouri City, Fort Bend County and any other authorities having jurisdiction.

The emphasis is on quality design and construction in order to promote well designed, well-detailed buildings. The intent of the architecture is to create a transitional style throughout Sienna, unless noted otherwise in the Town Center Guidelines. The architecture should be transitional in design and is intended to complement adjoining development. In areas where little development has occurred, a transitional design with modern elements may be considered. Similar quality and similar character projects that will be the “designated reference architecture” for this project can be found in Appendix 3.

All buildings are encouraged to have a wide gallery, arcade, and/or continuous eyebrow canopy. An arcade must be located on at least one side of each building (arcade length requirements vary for each use). Gables may be placed over entryways to highlight building entrances. Roof pitches shall be a minimum of 6:12. Dual pitched roofs are encouraged with combination 8:12 on the main roof and 4:12 over the gallery or arcade. The arcade is not required to have a pitched roof.

The example images that follow are meant to serve as examples of the intended architectural style and design features. Although all of the design elements identified in the images are not required to be incorporated into the architecture of a building, each builder is encouraged to incorporate a majority of these design elements. Design flexibility is encouraged. All architecture must be reviewed and approved by the SPOA.

The emphasis is on a harmonious development, pedestrian-scale architecture, a pedestrian friendly environment, and a hierarchical scale of uses. Anchor stores should be emphasized as more important structures. Smaller businesses in the main retail building should have less emphasis. Pad sites or independent buildings should have their own unique identity but relate to the larger main structure.

Continuity throughout the development shall be through the use of common exterior materials identified in this document and the pedestrian scale environment. Roof pitch and roofing materials are also common design elements. Likewise, continuity of design and materials should be carried through to the office, public and quasi-public, and institutional use parcels. Builders shall have the flexibility of individuality in various uses but must be harmonious with the remainder of the development. These Guidelines are meant to ensure the architectural integrity of the community as a whole.

3.1 General Retail & Pad Sites

Building Massing

Varying building mass is required so as to distinguish various uses, anchor uses, public facilities and so on. Continuous flat rooflines at retail centers typically characterized, as strip centers are not permitted. Interrupt linearity of the facades of lengthy buildings with gables, towers, arches and permitted roof structures. Emphasize entry points to the site where possible to create focal points and vistas from adjacent thoroughfares. An overall sense of “village” is the desirable image for each commercial parcel. The overall objective is to create a measured blend of scales and transitions to achieve a village-like character with emphasis on the “human” or “pedestrian” scale.

Heights

Refer to **Section 2.1 Setbacks and Building Heights**. In cases where provisions of codes or guidelines conflict with each other, the more stringent regulation shall apply.

Setbacks

Refer to **Section 2.1 Setbacks and Building Heights**. In cases where provisions of codes or guidelines conflict with each other, the more stringent regulation shall apply.

A. Building Design

Storefronts

Height of storefront: 10'; Height of pedestrian arcade: 10' (12' maximum)

All storefronts must have an arcade, and/or wall hung canopies. Pad sites are excluded from this requirement. Major and minor anchors are encouraged to provide an arcade along 100% of the storefronts, but in no instance may have less than 50% of their store in arcade. A combination of arcades and wall-hung canopies are acceptable provided that 50% of the storefront is arcade and continuous cover is provided over walkways.

Width of Covered Pedestrian Arcade: 8' (10' maximum)

Width of Wall Hung Canopies: 5' (8' maximum)

Additional walkway required beyond front of arcade or canopies: 5' minimum, 8' maximum. All building entrances to be human scale, not monumental.

In order to provide relief from the monotony of an expansive length of building façade, major anchor buildings must incorporate a minimum five-foot (5'-0") jog or setback from the front building wall for every 150 LF of façade. Minimum of 25 LF required for each setback area. Major tenants shall include jogs or setbacks in the front building façade. Minor anchors and smaller centers (under 50,000 SF) can utilize a combination of arcades and canopies to articulate the storefront façade.

Maximum Length of Unarticulated Building Façade

Expansive lengths of unarticulated building façade are not permitted. Buildings must be articulated (i.e. with arches, gables, dormers, etc.).

Punctuated Elements, Corner and End Treatments

The main structure must be accented at major entries or focal points (i.e. tower, gables, etc.). The main structure may also be punctuated at the ends with an articulated architectural element (i.e. cupola, tower, etc.).

End Walls

Blank unarticulated walls are not permitted. End wall conditions facing streets or common areas must contain at least two of the following: glass façade, faux windows, arcade, architectural detailing, building indentations, gables and arches. Walls exposed to the street or common area must meet the minimum standards for exterior building materials and landscaping.

Style

Architecture should be transitional in style and shall be designed to complement adjoining development.

Exterior Soffits

Must be finished with appropriate building material; acoustical tile, plywood, and exterior grade sheetrock are prohibited; all soffit lighting must be concealed or recessed. Appropriate materials: wood planking, stucco, metal panels, or as approved by the SPOA.

Color

Primary colors may not be used on building walls or arcade plaques. Dominant materials shall be restrained non-primary colors in complementary palettes. Earth tone colors in beige, tan, red brown, brown, ivory and terracotta are encouraged. Colors in the darker ranges may be used as accents only. Refer to the Town Center Guidelines for additional colors approved for that district.

Awnings & Canopies

Fabric awnings are permitted. Awning color shall be limited to earth tone and complementary colors. The SPOA must approve color. Continuous wall hung canopies in some instances may be used in lieu of an arcade on a case by case basis, subject to approval by the SPOA. Exposed roofing of canopy shall be standing seam metal.

Exterior Building Materials

Brick, Hardiplank Siding, stucco, EIFS, stone, limestone, pre-cast concrete or cast stone, simulated stone. 51% of exterior skin shall be clay face brick, stone or limestone. Brick and stone may not be painted. Brick grouts must be limited to natural colors. Cast stone, stucco, split face block or complementary brick is acceptable as architectural trim material or accents. 49% or less should be stucco, EIFS, Hardiplank, pre-cast concrete, cast stone, brick, stone, or limestone. Accent materials include all above. Hardiplank may only be used in areas not visible from the public ROW.

Wainscot, Plinth or Base

A minimum of a 2' high plinth is encouraged at the base of buildings to provide articulation.

Columns

All columns shall have a base and capital. Columns may be round or square. Columns may be composed of brick, wood, fiberglass, pre-cast concrete or stucco. Aluminum columns are prohibited.

Cornice

Permitted; stucco, EIFS; trim stone parapet, and pre-cast concrete or prefab cornice to match brick.

Visible Roofs

All visible roofs must have a minimum pitch of 6:12, dual pitched roofs are encouraged to have an 8:12 pitch for the primary roof and 4:12 for the secondary roof over the arcade or gallery (if a second pitch roof is desired). Roofs must be composed of standing seam metal limited to bronze, gray, or brown tones; Hardislate or slate. All front and sides visible to a street or common area must have a roof pitch. Note: A full roof structure is not required but all sides visible to the public must have roof pitch typical of the architectural style.

Architectural Features

Decorative elements and embellishments are considered architectural features and shall not be illuminated. Decorative elements and embellishments shall include, but not be limited to, sculptures, symbols, pediments, and pilasters. Architectural features shall be determined by the SPOA on a case-by-case basis.

Satellite Dishes & Antennae

All satellite dishes and antennae such as those used by sports bars and service stations must be located on rooftops of buildings and must be screened from view by the roof structure.

Downspouts

Downspouts should be incorporated into the structure of the columns or be painted to match the adjacent building façade. Roof drainage may not cross pedestrian walks or trails.

Gutters

Exposed gutters will be discouraged. Downspout and scupper type collection boxes are encouraged.

Exterior Building Materials NOT PERMITTED

Prohibited building materials include, but are not limited to, wood siding, shingle siding, simulated brick, painted brick, corrugated metals, and glass block.

Doors, Windows & Window Treatments

Window and doorframes must be aluminum with dark bronze finish. Aluminum-clad and vinyl-clad window frames with a dark bronze finish are acceptable for attached residential uses. Glass must be clear. Windows with 2' height base panels; 2' height window panels at the base, or 2' plinths are permitted (30" is allowed). Full height windows will be permitted. NO mirrored, bronze, or reflective glass, NO changes in tint of storefront glazing, NO opaquing or sun shading, NO burglar, security bars, rolling grilles.

Lengthy Window Facades

At a minimum, window facades must be interrupted with masonry columns. At a minimum, 18" diameter or square columns shall define the width of the storefront with a maximum spacing of 25'-30'.

Windowless Walls

Blank walls exposed to a street or common area require articulation and landscaping. Valid methods of wall articulation include, but are not limited to, faux windows, arcades, building indentations, architectural detailing, gables, and arches. Evergreen canopy trees are required and must be 12' to 14' in height at the time of installation. One tree for every 25 linear feet of building exterior.

Two Story Facades

Interrupt verticality of solid walls with horizontal lines such as interim cornice, windows, openings; punch outs, medallions, balconies, false balconies, columns and arches. Builder must not rely solely on signage to interrupt façade.

Rear of Buildings

Permitted building materials on rear of buildings when located adjacent to the rear of other nonresidential uses shall be brick, tilt wall, split face, CMU heavy-texture-painted to match the primary building material, or stucco. When the rear of building is located adjacent to a residential use and/or public roadways and common areas, the rear of the building must be composed of the same materials as the front of the building, and rooftop equipment shall be screened at all times.

B. Pad Buildings

Pad buildings such as restaurants, banks, specialty retail, convenience stores, coffee shops, fast food establishments, etc., should have pitched standing seam metal roofs, Hardislate or slate with a scale typical of the architectural style. The building exterior must be brick, stucco, stone or Hardiplank siding. Cast stone, pre-cast concrete is acceptable and will be encouraged as architectural trim material or accents. Note: A full roof structure is not required, but all sides visible to the public must have a roof pitch typical of the architectural style that conceals all rooftop equipment.

C. Drive Thru Canopies

All drive through canopies shall be pitched and should integrate with the building design. The underside of the canopy shall not be lower than the height of the building's eave line or soffit. A shallower roof pitch of 3:12 to 4:12 is permitted. Underside materials should be painted to match.

D. Rooftop Equipment

Mechanical equipment, communication dishes, and antennae must not be visible from adjoining parcels, drainage easements or public rights-of-way. Where flat rooftops have been allowed, parapets must be tall enough to screen rooftop equipment from public view. Placing rooftop equipment within a roof structure should also be considered. All HVAC units to be located on the rooftops of main buildings and screened with a parapet or roof structure. A line of sight study may be required to ensure screening of all rooftop equipment for distances of 1000' as viewed from 6' above grade.

E. Accessory Buildings & Outdoor Storage

All accessory buildings, including parking garages; carports; porte cocheres or service station canopies; storage facilities; car washes; control rooms; etc. must be designed as an integral component of the site development and architecture. Building material colors, roofline, general form and character should match or be compatible with primary building or buildings on the site. Temporary wood and metal type buildings are prohibited. Outdoor storage is strictly prohibited except for landscape and garden sections. Landscape and garden sections; however, must be enclosed and shall be of a height at least equal to that of materials or equipment being stored, but in no event shall be less than eight feet (8') in height. Landscape and garden sections that are a component of the main retail building shall be located in enclosed areas with a total min. 8' tubular steel fencing on masonry wainscot. Shopping carts shall be stored in interior vestibule located within stores or may be stored outside the store in areas adjacent to the store's entry as long as such area is screened by masonry walls. Shopping cart corrals providing temporary storage of carts are permitted within parking areas but must be screened by landscaping. Restrictions on outdoor sales of seasonal and landscape materials will be permitted according to City of Missouri City Ordinances, Section 9.17 LC-3 Retail. Outdoor storage in service areas and behind buildings will be permitted when screened from public view.

Examples of Prohibited Outdoor Storage:



F. Service Stations & Convenience Stores with Gas Pumps

The underside of the weather canopy over gas pumps must not be lower than height of the eave line or soffit of the main building. Buildings should have pitched or Mansard roofs with a "residential" scale. The exterior finish shall be brick that complements the project brick, stucco or stone. Limestone, cast stone, pre-cast concrete, stucco, stone or granite is acceptable and will be encouraged as architectural trim material. Only neutral color graphics and banding will be allowed. Lighting over fuel tanks must be flush with the canopy.

G. Eating Establishments & Coffee Shops

The provision of outdoor dining and sitting areas in front of or to the side of each business adjacent to the common area, plaza or water feature is strongly encouraged. If provided, fencing must be complementary to the building architecture and is subject to SPOA approval. Wrought iron fencing is encouraged.

3.2 Office

Building Massing

An overall sense of “village” is the desirable image for each parcel. The overall objective is to create a measured blend of scales and transitions to achieve a village-like character with emphasis on the “human” or “pedestrian” scale. Buildings must utilize arcades, canopies or covered walks to reinforce the pedestrian scale at connections with parking, streets and commons areas. A variety of building types or “mixed use” development is also encouraged where permissible.

Height

Refer to **Section 2.1 Setbacks and Building Heights**. In cases where provisions of codes or guidelines conflict with each other, the more stringent regulation shall apply.

Setbacks

Refer to **Section 2.1 Setbacks and Building Heights**. In cases where provisions of codes or guidelines conflict with each other, the more stringent regulation shall apply.

A. Building Design

Exterior Building Materials

Brick, Hardiplank Siding, stucco, EIFS, stone, limestone, pre-cast concrete or cast stone, simulated stone. 51% of exterior skin shall be clay face brick, stone or limestone. Brick and stone may not be painted. Brick grouts must be limited to natural colors. Cast stone, stucco, split face block or complementary brick is acceptable as architectural trim material or accents. 49% or less should be stucco, EIFS, Hardiplank, pre-cast concrete, cast stone, brick, stone, or limestone. Accent materials include all above. Hardiplank may only be used in areas not visible from the public ROW.

Exterior Building Materials NOT PERMITTED

Wood siding, shingle siding, simulated brick, corrugated metals.

Doors, Windows and Window Treatments

Window and doorframes must be aluminum with dark bronze finish. Windows must use clear glass or clear glass with a high-performance coating and a high visible light transmittance. Window proportions should complement the transitional style of the community with appropriate detailing (i.e. sills, headers, shutters, balconies, etc.). For buildings incorporating a retail component at ground level, glazing and window design shall adhere to section 3.1. NO mirrored, bronze, or reflective glass, NO changes in tint of storefront glazing, NO opaquing or sun shading, NO burglar, security bars, rolling grilles.

Building Entries

Entries must be readily identifiable from the remainder of the building façade. Main building entries shall be distinctive in design and visible from approaching streets. Building entries shall be recessed or projected from primary building façade.

Maximum Length of Building Facades

No building should be longer than 200 LF without modulation of the façade. Modulation should occur in one of two methods: 1) change direction of the building; 2) offset building façade by a minimum of 5' to 8'.

Architectural Features

Decorative elements and embellishments are considered architectural features and shall not be illuminated. Decorative elements and embellishments shall include, but not be limited to, sculptures, symbols, pediments, and pilasters. Architectural features shall be determined by the SPOA on a case-by-case basis.

Roofs

For smaller, one- and two-story buildings, all visible roofs must have a minimum pitch of 6:12, dual pitched roofs are encouraged to have an 8:12 pitch for the primary roof and 4:12 for the secondary roof over the arcade or gallery (if a second pitch roof is desired). Roofs must be composed of standing seam metal limited to bronze, gray, or brown tones; Hardislate or slate. All front and sides visible to a street or common area must have a roof pitch. Note: A full

roof structure is not required but all sides visible to the public must have roof pitch. No visible flat roofs permitted.

For larger buildings, 3 stories and above, visible roofs at required arcades or canopies must have a minimum pitch of 6:12 and utilize approved materials. Parapet designs that complement the style of the development are acceptable provided they screen roof top equipment. Parapets must be interrupted every 150 LF by a punctuated element or sloped roof. Continuous parapets or “Box” structures are not allowed.

Loading Docks and Services Areas

Loading docks and service entries shall not be visible from a street, lake or common area. Loading docks may not face a lake, street, or common area. Loading docks and service areas must be screened from views within the site by an 8' high masonry wall (material to be the same as the primary building material). The 8' wall must also be screened by landscape. Loading docks may be located below grade, only landscaping would be required. The preferred orientation of loading docks and service areas is toward the back of the office building.

Accessory Buildings and Outdoor Storage

All accessory buildings, including parking garages; carports; porte cocheres or canopies; storage facilities; control rooms; etc. must be designed as an integral component of the site development and architecture. Building material colors, roofline, general form and character should match or be compatible with primary building or buildings on the site. Temporary wood and metal type buildings are prohibited. Outdoor storage is expressly prohibited. Outdoor storage is strictly prohibited in service areas and behind buildings.

B. Parking Structures

Design

Parking structures should complement the building they are meant to serve. All sides of a parking structure visible from the street or common area must be faced with a building material similar to or the same as the adjoining building.

Location

Parking structures are discouraged from fronting a public right-of-way. In the case that structures do front a public right-of-way, the façade may be subject to additional material and screening requirements on a case by case basis per the SPOA. Parking structures must be set back a minimum of 20' from all residential properties. Parking structures should be placed toward the rear property lines, parallel to utility easements and away from street frontage. Parking structures should be treated the same as buildings and set back from streets and property lines accordingly.

Screen Methods

The following methods for screening parking structures are suggested: dense planting of trees, majority to be evergreen; sunken parking structures and dense slope planting; berms and planting in front of structure as screening; earth ramped onto structure; waterproofed garage wall and dense planting.

3.3 Institutional

All public buildings shall incorporate elements common to the character of the architectural design intent of the overall development. Continuity throughout the development shall be through the use of common exterior materials identified in this document and the pedestrian scale environment. Roof pitch and roofing materials are also common design elements. Likewise, continuity of design and materials should be carried through to and from the office and institutional use parcels. Builders shall have the flexibility of individuality in various uses but must be harmonious to the remainder of the development. These Guidelines are meant to ensure the architectural integrity of the community as a whole.

Building Mass

An overall sense of “village” is the desirable image for each parcel. The overall objective is to create a measured blend of scales and transitions to achieve a village-like character with emphasis on the “human” or “pedestrian” scale. Buildings must utilize arcades, canopies or covered walks to reinforce the pedestrian scale at connections to with parking, streets and commons areas. A variety of building types or “mixed use” development is also encouraged where permissible.

Exterior Materials

Brick, Hardiplank Siding, stucco, EIFS, stone, limestone, pre-cast concrete or cast stone, simulated stone. 51% of exterior skin shall be clay face brick, stone or limestone. Brick and stone may not be painted. Brick blends are permitted. Brick grouts must be limited to natural colors. Cast stone, stucco, split face block or complementary brick is acceptable as architectural trim material or accents. 49% or less should be stucco, EIFS, Hardiplank, pre-cast concrete, cast stone, brick, stone, or limestone. Accent materials include all above. Hardiplank may only be used in areas not visible from the public ROW.

Roofs

For smaller, one- and two-story buildings, all visible roofs must have a minimum pitch of 6:12, dual pitched roofs are encouraged to have an 8:12 pitch for the primary roof and 4:12 for the secondary roof over the arcade or gallery (if a second pitch roof is desired). Public buildings are encouraged to have a

cupola to identify their prominence in the development as a public function. Roofs must be composed of standing seam metal limited to bronze, gray, or brown tones; Hardislate or slate. All front and sides visible to a street or common area must have a roof pitch. Alternative roof materials will be allowed on pad and institutional sites by variance only. Note: A full roof structure is not required but all sides visible to the public must have roof pitch typical of the architectural style.

For larger buildings, 3 stories and above, visible roofs at required arcades or canopies must have a minimum pitch of 6:12 and utilize approved materials. Parapet designs that complement the style of the development are acceptable provided they screen roof top equipment. Parapets must be interrupted every 150 LF by a punctuated element or sloped roof. Continuous parapets or “Box” structures are not allowed.

Architectural Features

Decorative elements and embellishments are considered architectural features and shall not be illuminated. Decorative elements and embellishments shall include, but not be limited to, sculptures, symbols, pediments, and pilasters. Architectural features shall be determined by the SPOA on a case-by-case basis.

Fire Stations

The quality of the fire station shall be modeled after the facility located near Sienna Parkway and Waters Lake Boulevard. The character should be transitional or transitional architectural style or reminiscent of public buildings of the historic south-central region.

Schools (Public or Private)

All public schools shall conform to the minimum standards of other similar facilities previously constructed by Fort Bend ISD. These Guidelines for public schools include those related to architectural style, parking, landscaping, walls, fencing, and signage. The character of private schools should be transitional or transitional architectural style or reminiscent of public buildings of the south-central region. A bell tower or symbolic representation of a bell tower is encouraged as a design feature of the school.

Libraries

The character shall be transitional or reminiscent of public buildings of the historic south-central region. A public plaza is required at the entry to the library.

Post Offices

The character should be transitional or transitional architectural style or in keeping with the remainder developments architecture.

Churches

The character should be transitional or transitional architectural style or in keeping with the remainder developments architecture. Identifying the church's significance to the community with a tower element and front portico is preferred and encouraged, but not required.

Appendix 3 – Architectural Example Images



Figure 3-1: Sienna Examples



Figure 3-2: Architectural Theme Examples

4. Landscape Criteria

This section outlines the landscape requirements for developments within Sienna.

It should be noted that approval of specific development proposals is subject to conformance review by the SPOA and the permitting jurisdiction, the City of Missouri City, Texas.

A. Hwy 6, Fort Bend Pkwy, Sienna Pkwy & Adjacent Thoroughfares

Parking Lots and Adjacent to Street Setbacks

Each Owner is required to install landscape screening that portion of the parking lot adjacent to the setback with a triangular spaced double row of evergreen shrubs (5-gal @ 3' o/c.) beginning 2' from the edge of the parking lot. Buildings adjacent to setbacks must be extensively landscaped with layers of plant materials along the entire façade. Berms may be incorporated into areas adjacent to ROW and are not to exceed 4' in height nor slope greater than 4:1. Setback areas may be sodded or hydro mulched with Common Bermuda.

Utility Easements

If the landscape setback is within a utility easement, planting species and spacing shall conform with the utility provider's regulations and the SPOA.

Landscaping Within a Street Right-of-Way

Trees, shrubs and groundcovers are permitted in right-of-way, roadway medians and cul-de-sac islands.

All landscape plantings shall be selected from the approved plant list (see Appendix 4.1).

No plant materials shall be located so as to impede visibility at intersections and driveways or planted within any view triangles, unless they are below 24" in height above curb including berms.

Minimum of 50% of all trees planted shall be Live Oaks (*Quercus virginiana*). A minimum of 10% of the trees planted shall be Crepe Myrtle (*Lagerstroemia Indica*). A minimum of 10% of all trees planted must be Southern Magnolia (*Magnolia grandiflora*). The remaining trees shall be canopy trees from the approved plant palette. The SPOA may approve larger quantities of ornamental trees if the design is in keeping with the overall character of the community, along constrained rights of way and adjacent utility easements where trees are required. High Rise Live Oaks are encouraged in constrained locations.

All landscape designs must meet minimum local and state transportation and environmental ordinances.

The appropriate private property Owner will be required to maintain all landscaping and irrigation equipment within the street rights-of-way, medians and cul-de-sac islands. Landscaping and irrigation must be maintained to the back of curb or pavement.

Irrigation Requirements

All landscape areas including parking lot islands and medians and setback areas and street rights-of-way shall be irrigated. An automatic irrigation system must be designed to accompany all landscape plantings in medians and in rights-of-way. Irrigation systems shall be designed so as not to spray water onto adjacent roadways or to permit excessive run off from landscape areas onto pavement. The appropriate private property Owner must maintain all irrigation equipment. Equipment must be kept screened from view.

Planting Beds

Planting beds along and within R.O.W. may be located from back of curb to edge of sidewalk. Planting masses are encouraged and shall be tiered from ground cover to small shrubs no higher than 2' within visibility triangles of street intersections and driveways. Rocks are not permitted to replace small shrubs or groundcover. Decorative rocks should not exceed 10% of the aggregate planting area.

B. Percentage of Site Required

20% of the entire site not covered by buildings or 6% of the total site area, whichever is greater, shall be required as landscape areas. Detailed analysis to be provided to SPOA for review and approval.

C. Access Driveways

Extensive landscaping is required at all entries into a commercial parcel. Main access driveways must be divided by a landscaped median. For all entrances each access driveway median must incorporate annuals, low evergreen shrubs, groundcover or ornamental grasses. All entrances shall include a minimum of three (3) magnolias at a minimum of 65-gallon size on both sides of the access driveway. Note: Parcels under two acres are not required to construct divided access driveways

D. Transitional Buffer Yard Adjacent to Right-of-Way

Required Landscaping

All buffer yards along street frontages shall consist of landscaping meeting Type B screening requirements in the Missouri City Zoning Ordinance. Each Owner is encouraged to install a berm adjacent to the parking lot with a double row of evergreen shrubs. River rock is not permitted.

Irrigation

Required. Equipment must be kept screened from view.

E. Rear & Side Yard Landscaping

Building Requirements

Owner will install 3" caliper trees spaced every 30LF and staggered within the setback area meeting the minimum standards for landscaping.

Irrigation

Required. Equipment must be kept screened from view.

F. Parking Lot

Interior

One landscaped island required for every ten parking spaces or the total area required for landscaping within the parking lot shall be determined by multiplying the number of spaces by 20 SF. Size of island will be reviewed on a case by case basis but is typically 9' x 18'. The required landscaped areas must be distributed evenly throughout the parking lot so that shade is distributed evenly. Plant each island with one canopy tree from approved list. Low shrubs, grass, ornamental grasses, perennials, annuals or groundcover must be installed in addition to the canopy tree requirement. 100% grassed areas are not permitted.

No less than 50%, of the interior landscaping shall be provided to the front, rear and sides of buildings. (Pad sites are exempt).

End islands

Each bay of parking must be separated from the end aisles by a minimum 6' clear width landscaped island.

Medians

One planting strip is required for every five aisles as a means to interrupt expanses of paving. For every landscape strip median between five bay groups of parking, one canopy tree must be installed for every 20LF of landscape strip or fraction thereof. 25% @ 4" caliper, 25% @ 3" caliper, and 50% @ 2-1/2" caliper must be installed. Existing preserved trees will count towards the canopy tree requirement; however, trees must be located at least every 20LF of the median length. The planting median may be used to meet the minimum standard for interior parking lot landscaping. For parking spaces next to a median, the "one island for every ten spaces" standard does not have to be met as long as the minimum interior landscaped area requirement is met. A 5' sidewalk may be incorporated into medians allowing pedestrian access to site uses and buildings.

Irrigation

All landscape areas within a parking lot must be irrigated. Equipment must be kept screened from view.

G. Pad Sites

For pad sites with convenience stores having gas pumps or service stations, a 5' width landscape strip on each side is required along all shared parcel boundaries. Each landscape strip must be planted with a double hedgerow of evergreen shrubs. In addition, one canopy tree shall be planted for every 30LF of building perimeter. Canopy trees are encouraged to be clustered. For pad site buildings adjacent to setbacks, the required perimeter tree-planting requirement may be satisfied by the requirement for the installation of canopy trees in the street setback area.

H. Windowless Walls

Blank walls require landscaping. Evergreen canopy trees required and must be 12'-14' height at time of installation every 30LF. Trees must be planted 10'-20' from face of wall.

I. Monument Signs

Landscaping shall be installed adjacent to each monument sign in an amount equal to or greater than 200% of the face area of such sign.

J. Irrigation**General**

All landscaped and lawn areas must be effectively irrigated, including islands and medians in parking lots and divided access driveways. Sprinkler heads must be located so as to effectively water areas intended with minimal overthrow onto pavement, walks, etc. Provide 100% overlap ensuring effective

and even coverage. All irrigation systems must be designed and installed by a licensed irrigation contractor doing business in the State of Texas. In the event there is some pre-existing irrigation serving the common areas located on Owner's property, Owner shall coordinate with SPOA on removal of existing system. In no event shall Owner connect into the SPOA system.

Screening of Irrigation Equipment

All exposed mechanical equipment such as automatic controllers, backflow preventers, and vacuum breakers must be screened.

Standards

- A. Head to Head coverage of system providing 100% coverage.
- B. Swing joints on all heads should be used to avoid mechanical damage.
- C. Use hi-pop risers in beds next to walks and driveways keeping rigid risers away from street and driveway curbs to prevent damage from traffic.
- D. All pressure mains should be Schedule 40 PVC with slip joint connections.
- E. Backflow preventor should be placed out of sight in shrub mass when possible.
- F. Utilize separate valved sections for shrub and lawn areas, which have different water requirements.
- G. Automatic controllers are to be hidden from public view.
- H. Trenching should be avoided within drip line of existing trees.
- I. Do not design circuits for more than 75% of maximum pressure.
- J. Choose best head type for particular application.
- K. Irrigation by bubblers, drip and leaky pipe is appropriate for some situations. Maximize use of drip irrigation to conserve water.
- L. Moisture sensors, etc. are required to conserve water by not over watering.
- M. Drip Bubblers: Select a licensed contractor that has demonstrated experience with similar systems.
- N. Drip irrigation is required at all plant beds and trees.

K. Lawns

Grass

Cynodon dactylon (common Bermuda), St. Augustine – Shade tolerant St. Augustine

Method

All street setbacks, transitional buffer yards, rear setbacks and 8' sidewalk easements that are not landscaped must be sodded or hydro mulched with the permitted grass type. One row of sod shall be installed along back of curb and adjacent to sidewalks and driveways where lawns are installed.

L. Street Tree Guidelines

Goals

- A. Define pedestrian and vehicular space
- B. Provide a sense of visual unity
- C. Provide shade and limited noise abatement
- D. Reduce impact of pavement surface, thus reducing heat and glare
- E. Provide a palette of appropriate plant material for street tree planting
- F. Establish criteria for continued maintenance and mitigation of conflict with
 - Pavement
 - Utilities
 - Traffic Control Devices
 - Street Lighting
 - Vehicles
 - Visual Obstruction

Canopy Trees

The following is a list of trees considered to be appropriate for street tree planting in urban and residential environments. Minimum distances from curb and streetlights shall be followed as specified. Refer also to Appendix 4 and 4.1 for additional plant materials approved for use.

Common Name	Botanical Name	Min. Planting Distance from Street Light	Distance from Back of Curb Required without root barrier	Distance from Edge of Sidewalk Required without root barrier	Root Barrier Required
Baldcypress	<i>Taxodium distichum</i>	25'	10'	3'	If planted less than 10' from B.O.C. or 3' from sidewalk
Common Hackberry	<i>Celtis occidentalis</i>	30'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Chinese Elm	<i>Ulmus parvifolia</i>	25'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Drake Elm	<i>Ulmus parvifolia</i> 'Drake'	25'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Eastern Redcedar	<i>Juniperus virginiana</i>	8'	8'	3'	If planted less than 8' from B.O.C. or 3' from sidewalk
Ginkgo	<i>Ginkgo biloba</i>	15'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Green Ash	<i>Fraxinus pennsylvanica</i>	15'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Pecan	<i>Carya illinoensis</i>	40'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Red Maple	<i>Acer rubrum</i>	25'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
River Birch	<i>Betula nigra</i>	20'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Shagbark Hickory	<i>Carya ovata</i>	35'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Southern Magnolia	<i>Magnolia grandiflora</i>	15'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk
Bur Oak	<i>Quercus macrocarpa</i>	35'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Live Oak	<i>Quercus virginiana</i>	35'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Shumard Oak	<i>Quercus shumardii</i>	25'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Pin Oak	<i>Quercus palustris</i>	15'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Texas Red Oak	<i>Quercus texana</i>	30'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Willow Oak	<i>Quercus phellos</i>	20'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
High Rise Live Oak	<i>Quercus virginiana</i>	35'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk
Drummond Maple	<i>Acer rubrum</i> "Drummondii"	35'	4'	3'	If planted less than 4' from B.O.C. or 3' from sidewalk

Ornamental Trees

Common Name	Botanical Name	Min. Planting Distance from Street Light	Distance from Back of Curb Required without root barrier	Distance from Edge of Sidewalk Required without root barrier	Root Barrier Required
American Holly	<i>Ilex opaca</i>	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Callery Pear	<i>Pyrus calleryana</i>	5'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Chinese Pistache	<i>Pistacia chinensis</i>	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Golden Rain Tree	<i>Koelreuteria bipinnata</i>	5'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Chinese Fringe Tree	<i>Chionanthus virginicus</i>	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Crabapple	<i>Malus</i> spp.	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Crape Myrtle	<i>Lagerstroemia indica</i>	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Japanese Persimmon	<i>Diospyros kaki</i>	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Mexican Plum	<i>Prunus mexicana</i>	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Parsley Hawthorn	<i>Crataegus marshallii</i>	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Savannah Holly	<i>Ilex opaca</i> 'Savannah'	4'	3'	3'	If planted less than 3' from B.O.C. or 3' from sidewalk
Sweet Bay Magnolia	<i>Magnolia virginiana</i>	5'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk
Lily Magnolia	<i>Magnolia liliiflora</i>	5'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk
Saucer Magnolia	<i>Magnolia x soulangiana</i>	5'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk
Star Magnolia	<i>Magnolia stellata</i>	5'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk
Little Gem Magnolia	<i>Magnolia grandiflora</i> "Little Gem"	5'	6'	3'	If planted less than 6' from B.O.C. or 3' from sidewalk

Root Barriers

Root barrier installation shall be required as follows:

- A. If any type of tree is less than a 6' x 6' root area.
- B. If any type of tree is planted closer than 3' from sidewalk.
- C. No tree shall be planted closer than 3' from curb or 2' from sidewalk with or without root barrier.

Conflicts with Infrastructure

If a tree is damaged due to utility, street, or sidewalk repair, the City will not be held responsible for replacement of the tree or the tree's value. The Owner and/or Property Owners Association will not be reimbursed for damage to trees or for tree removal as necessary to facilitate infrastructure repair.

M. Maintenance

Maintenance Requirements

Attached residential Owners shall have the duty and responsibility to keep their properties in a well-maintained, safe, clean and attractive condition at all times to the street.

Owners are responsible for maintaining property to the curb. If, in the opinion of the SPOA, the Owner is failing in this duty, then the SPOA may give notice of such deficiency and if necessary, undertake the care and maintenance required to restore the property and/or building improvements to a safe, clean, and attractive condition.

All costs associated with such repair and maintenance shall be the responsibility of the attached residential Owner. SPOA will inspect quarterly and has the authority to require the Owner to comply with maintenance requirements.

Mowing (2-1/2" to 3" maximum height of grass), pruning and shaping, weed control, seasonal mulching, winter protection is required, replacement of dead or diseased plants, insects and disease control, fertilization and watering, warranty.

Enforcement

The SPOA has the right, but not the obligation, to assess any attached residential Owner for the amount of costs incurred by the SPOA to enforce the guidelines, restrictions or any rights granted to it by the Declaration or Supplements to the Declaration against any Attached Residential Owner. Such enforcement assessment, together with late fees and reasonable attorneys' fees, shall be a charge to the Owner and shall also constitute a lien imposed on the property. The charge shall be a personal obligation of the Owner and will be a continuing lien until paid.

N. Tree Preservation

General

- A. Preservation of specimen trees is encouraged.

Procedures

- A. Tree protection fencing must be placed around drip line of trees to prevent storing of machinery or equipment, which can cause soil compaction and mechanical damage. No materials or equipment of any sort may enter or be stored within the fenced protection area, or drip line of the tree; potentially toxic materials such as solvents, paints, gasoline, oil, etc. must not be poured on the ground near the drip line of the trees.
- B. Excessive pedestrian traffic must not occur within drip line of trees. Care should be taken when working in the vicinity of trees in order to prevent damage to trunks, branches and foliage.
- C. Soil must not be excavated, spread, spoiled or otherwise disposed of within drip line of trees.
- D. Trash fires will not be permitted.
- E. Existing trees should be verified by an arborist prior to any removal or construction work.
- F. Trenching or boring near protected trees should be avoided if at all possible. When necessary, care should be taken to avoid damaging the tree's root system by hand trenching or root pruning and use of root barrier.
- G. Placement of utilities within the drip line (outward extent of tree canopy) is detrimental to chances of survival on developed lot. In an effort to protect specimen trees, starting a bore outside of the drip line and tunneling under a tree preserves more of the root system, where keeping utility lines from within tree canopies is not possible.
- H. In close areas, where fencing to drip line is not possible, protect trunk by strapping (not nailing) a continuous shield of wood, 2" x 4" x 5', around the trunk and lay plywood on ground in drip line of tree to prevent compaction of soil by trucks or machinery, etc. is evident. No nails, bolts, ropes or guy wires shall be attached to any trees.
- I. Prune trees using horizontally accepted methods of compensate for any loss of root system.
- L. Install a polyethylene barrier for existing specimen trees near lime stabilized pavement.

Appendix 4.1 – Plant Materials

The following is a list of plant materials considered to be appropriate for Sienna. Other plant material may be used, but priority should be given to plants from this palette. Palm trees are considered to be out of character with the desired landscape effect. Arborvitae, Italian cypress, yucca, cactus and bamboo are not in character with the plant palette and are discouraged and may be cause for rejection of plans. Minimum sizes at time of planting are indicated. The planting of indigenous or native plants, particularly those plants are found in the tree preserve areas, is encouraged.

Botanical Name	Common Name	Remarks, Minimum Heights, Caliper and Spread
Acer rubrum “Drummondii”	Drummond Maple	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Acer rubrum var. drummondii	Red Maple	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Bumelia celastrina	Saffron Plum	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Carpinus caroliniana	American Hornbeam	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Carya illinoensis	Pecan	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Cercis Canadensis var. canadensis	Redbud	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Chionanthus virginica	Fringe Tree	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Diospyros texana	Texas Persimmon	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Fraxinus Americana	White Ash	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
F. berlandieriana	Mexican Ash	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Fraxinus pennsylvanica	Green Ash	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Ilex deciduas	Possumhaw Holly	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
I. opaca	American Holly	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
I. vomitoria	Yaupon	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Liquidambar styraciflua	Sweet Gum	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Magnolia grandiflora	Southern Magnolia	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
M. myrica cerifera	Southern Wax Myrtle	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
M. heterophylla	Evergreen Bayberry	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Nyssa sylvatica	Black Gum	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Ostrya virginiana	Eastern Hop Hornbeam	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Pistache chinensis	Chinese Pistache	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Plantanus occidentalis glabrata	Texas Sycamore	3” cal., 12’-14’ Ht., 6-7’ spr., full branching
Quercus macrocarpa	Burr Oak	3” cal., 13’-15’ Ht., 10-12’ spr., full branching
Q. phellos	Willow Oak	3” cal., 13’-15’ Ht., 10-12’ spr., full branching
Q. prinus	Chestnut Oak	3” cal., 13’-15’ Ht., 10-12’ spr., full branching
Q. Shumardii	Shumard Red Oak	3” cal., 13’-15’ Ht., 10-12’ spr., full branching
Q. virginiana	Coast Live Oak	3” cal., 13’-15’ Ht., 10-12’ spr., full branching

Quercus nuttallii	Nuttall Oak	3" cal., 12'-14' Ht., 6-7' spr., full branching
Quercus alba	White Oak	3" cal., 12'-14' Ht., 6-7' spr., full branching
Q. hemisphaerica	Coast Laurel Oak	3" cal., 12'-14' Ht., 6-7' spr., full branching
Q. laurifolia	Laurel Oak	3" cal., 12'-14' Ht., 6-7' spr., full branching
Quercus texana	Red Oak	3" cal., 12'-14' Ht., 6-7' spr., full branching
Quercus virginiana	Live Oak	3" cal., 13'-15' Ht., 10-12' spr., full branching
Taxodium distichum	Bald Cypress	3" cal., 13'-15' Ht., 10-12' spr., full branching
Ulmus parvifolia 'Drake'	Drake Elm	3-1/2" cal., 13'-15' Ht., 10'-12' spr., full branching

ORNAMENTAL TREES			
<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
Betula nigr	River Birch	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., full branching
Cercis Canadensis	Red Bud	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., full branching
Chionanthus virginica	Chinese Fringe Tree	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., full branching
Crateagus marshalli	Parsley Hawthorn	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., 4-6 canes full branching
Diospyros kaki	Japanese Persimmon	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., 4-6 canes full branching
Ilex opaca	American Holly	45 gal	8'-10' Ht., 5'-6' spr., full branching
Ilex opaca Savannah	Savannah Holly	45 gal	8'-10' Ht., 5'-6' spr., full branching
Lagerstroemia indica	Crape Myrtle	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., 4-6 canes full branching
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	30 gal	6'-7' Ht., 3'-4' spr., 2" cal.
Magnolia liliiflora	Lily Magnolia	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., 4-6 canes full branching
Magnolia soulangeana	Saucer Magnolia	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., 4-6 canes full branching
Magnolia stellata	Star Magnolia	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., 4-6 canes full branching
Magnolia virginiana	Sweet Bay Magnolia	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., 4-6 canes full branching
Prunus mexicana	Mexican Plum	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal., full branching
Pyrus calleryana 'Aristocrat' or 'Capitol'	Flowering Pears	30 gal	10'-12' Ht., 5'-6' spr., 2-2-1/2" cal. full branching

SHRUBS			
<i>Botanical Name</i>	<i>Common Name</i>	<i>Size</i>	<i>Remarks, Minimum Heights, Caliper and Spread</i>
A. fruticosa	False Indigo	3-5 gal	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
Aloysia gratissima	White Brush	3-5 gal	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.

<i>A. macrostachya</i>	Sweet Stem	3-5 gal	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Amorpha canescens</i>	Lead Plant	3-5 gal	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Apelia</i> spp.	Abelia	3-5 gal	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Asimina parviflora</i>	Dwarf Pawpaw	3-5 gal	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Atriplex acanthocarpa</i>	Armed Saltbush	3-5 gal	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Aucuba japonica</i>	Aucuba	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Azalea</i>	Azalea	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Berberis trifoliolata</i>	Agarita	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Buddleia davidii</i>	Butterfly Bush	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Buxus</i> spp.	Boxwood	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Caesalpinia phyllanthoids</i>		3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Calliandra conferta</i>	False Mesquite	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Callicarpa Americana</i> var. <i>americana</i>	American Beautyberry	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>C. a.</i> var. <i>lactea</i>	White American Beautyberry	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Callistemon citinus</i> 'Austraflora', 'Firebrand', 'Little John', 'Splendens	Dwarf Bottlebrush	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Callicarpa Americana</i>	American Beauty	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Camellia</i> spp.	Camellia	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Cassia corymbosa</i>	Flowery Senna	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Capsicum annuum</i>	Chilipiquin	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Cassia greggii</i>	Gregg Senna	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Ceanothus americanus</i>	Jersy-Tea	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Chaenomeles japonica</i>	Flowering Quince	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Clethra alnifolia</i>	Summersweet	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Clyera japonica</i>	Japanese Cleysera	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching
<i>Colubrina texensis</i>	Texas Snake-Wood	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Coursetia axillaries</i>	Texas Baby Bonnets	1 gal.	12"-18" Ht.,and 18"-24" spread
<i>Cuphea hyssopifolia</i>	Mexican Heather	1 gal.	12"-18" Ht.,and 18"-24" spread
<i>Dalea thyrisflora</i>	Low Dalea	1 gal.	12"-18" Ht.,and 18"-24" spread
<i>Elaeagnus macrophylla</i>	Elaeagnus Ebberingei	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Eleagnus fruitland</i>	Silverberry	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Erybotrya japonica</i>	Loquat	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Erythrina herbacea</i>	Coralbean	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Hydrangea macrophlla</i>	Hydrangea	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Hydrangea quercifolia</i>	Hydrangea	5 gal	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.

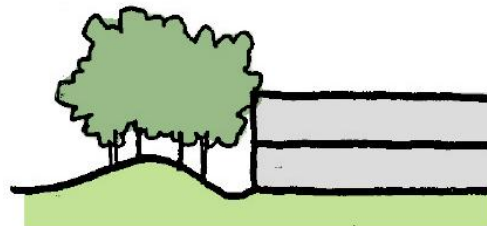
<i>Feuhia sekkiwuaba</i>	Pineapple Guava	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 48" o/c.
<i>Gardenia</i> spp.	Gardenia	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Ilex cornuta</i> 'Burfordii' compacta	Dwarf Burford Holly	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 48" o/c.
<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 30" o/c.
<i>Ilex vomitoria</i>	Yaupon	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Itea virginica</i>	Virginia Sweetspire	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Juniperus</i>	Juniper species	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Lagerstroemia indica</i> "dwarf"	Dwarf Crape Myrtle	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 48-54" o/c.
<i>Lantana horrida</i>	Texas Lantana	5 gal.	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>L. micropoda</i>	Desert Lantana	5 gal.	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Leucophyllum frutescens</i>	Cenizo	5 gal.	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Lippia graveolens</i>	Redbrush	5 gal.	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Ligustrum lucidum</i>	Glossy Privet	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 48-54" o/c.
<i>Ligustrum japonicum</i>	Wax Leaf Ligustrum	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 48-54" o/c.
<i>Lonicera fragrantissima</i>	Winter Honeysuckle	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Lyonia mariana</i>	Staggerbrush	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Malpighia galbra</i>	Barbados-Cherry	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Malvaviscus arboreus</i> var. <i>drummondii</i>	Drummond Wax-Mallow	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>M. a.</i> var. <i>mexicanus</i>	Mexican Wax-Mallow	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Myrica cerifera</i>	Southern Wax Myrtle	5 gal.	30"-36" Ht., 24"-36" spr. matching, full, 5' o/c
<i>Myrica pusilla</i>	Dwarf Wax-Mallow	5 gal.	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Myrica pussila</i>	Dwarf Wax Myrtle	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Nandina domestica</i>	Dwarf Nandina varieties	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 48" o/c.
<i>Nerium oleander</i>	Oleander	5 gal.	30"-36" Ht., 24"-36" spr. matching, full branching
<i>Nerium oleander</i>	Dwarf Oleander	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Pittosporum tobira</i> 'Wheeleri'	Dwarf Pittosporum	5 gal.	30"-36" Ht., 24"-36" spr. matching, full branching 48" o/c.
<i>Prunus Carolina</i>	Cherry Laurel	5 gal.	30"-36" Ht., 24"-36" spr. matching, full branching, 48" o/c.
<i>Prunus texana</i>	Texas Almond Cherry	5 gal.	24"-30" Ht., 30"-42" spr. matching, full branching, 5' o/c.
<i>Pyracantha crenato-serrata</i>	Dwarf Pyracantha	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Pyracantha fortuneana</i>	Pyracantha	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Raphiolepis indica</i>	Indian Hawthorn	5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Rhododendron indicum</i> 'Formosa'	Formosa Azalea	5 gal.	30"-36" Ht., 24"-36" spr. matching, full branching, 48" o/c.
<i>Spiraea prunifolia</i>	Bridal Wreath Spirea	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
<i>Spirea bumalda</i> or similar dwarf varieties	Spirea	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 48" o/c.
<i>Schaefferia cuneifolia</i>	Desert Yaupon	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.

Yucca arkansana	Arkansas Yucca	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
Y. constricta	Buckley Yucca	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
Y. louisianensis	Louisiana Yucca	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
Y. tenuistyla	Whiterim Yucca	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.
Zexmenia hispida	Orange Zexmenia	3-5 gal.	24"-30" Ht., 18"-24" spr. matching, full branching, 36" o/c.

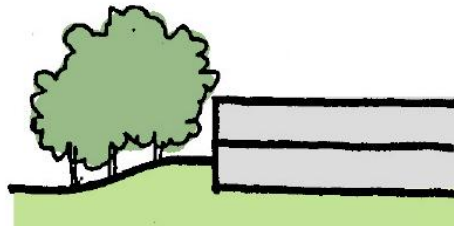
GROUNDCOVER AND VINES			
Botanical Name	Common Name	Size	Remarks, Minimum Heights, Caliper and Spread
Ajuga reptans	Carpet Bugle	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c.
Bignonia capreolata	Crossvine	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c.
Campsis radicans	Trumpet Creeper	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c.
Asparagus sprengeri	Sprengeri Fern	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c.
Carex morrowii	Japanese Sedge	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c.
Cuphea hyssopifolia	Mexican Heather	1 gal.	15"-18" Ht., 12"-15" spr., full, 18-24" o/c.
Dryopteris nomalis	Wood Fern	1 gal.	24"-30" Ht., full pot., well rooted, 24" o/c.
Festuca cinerea	Fescue	1 gal.	15"-18" Ht., 12"-15" spr., full 18" o/c.
Gelsimium sepervirens	Carolina Jasmine	1 gal.	Full, well-rooted
Hedera helix	English Ivy	Flat	Full, well-rooted, 9"-12" o/c.
Hemerocallis species	Daylily	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c., for dwarf varieties and 24"-30" for non-dwarf varieties
Juniperus horizontalis, conferta, and procumbens 'Nana'	Low growing junipers species	1 gal.	12" Ht., 15"-18" spr., full, 2' o/c.
Lantana camara 'Radiation'	Lantana	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c.
Liriope muscari	Liriope	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c.
Millettia reticulata	Evergreen Wisteria	1 gal.	Full, well-rooted
Ophiopogon jaburan	Giant Liriope	1 gal.	15"-18" Ht., 12"-15" spr., full, 24" o/c.
Ophiopogon japonicum	Monkey Grass	1 quart	15"-18" Ht., 12"-15" spr., full, 18" o/c.
Lonicera spp.	Honeysuckle	1 gal.	15"-18" Ht., 12"-15" spr., full, 24" o/c.
Parthenocissus quinquefolia	Virginia Creeper	1 gal.	15"-18" Ht., 12"-15" spr., full, 24" o/c.
Osteospermum fruticosum	African Daisy	1 gal.	24"-30" Ht., 18"-24" spr., matching, full branching, 36" o/c.
Portulaca grandiflora	Moss Rose	1 gal.	15"-18" Ht., 12"-15" spr., full, 24" o/c.
Sedum spp.	Sedum	1 gal.	15"-18" Ht., 12"-15" spr., full, 24" o/c.
Rose banksiae	Lady Bank's Rose	1 gal.	15"-18" Ht., 12"-15" spr., full, 24" o/c.
Santolina incana	Lavender	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c.

Trachelosperum asiaticum	Asian Jasmine	Flat	Full, well rooted, 9"-12" o/c.
Trachelosperum jasmonoide	Confederate Jasmine	Flat	Full, well rooted, 9"-12" o/c.
Vinca minor and major	Vinca	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c.
Veronica latifolia 'Scrophulariaceae' and 'Spicata'	Veronica	1 gal.	15"-18" Ht., 12"-15" spr., full, 18" o/c.

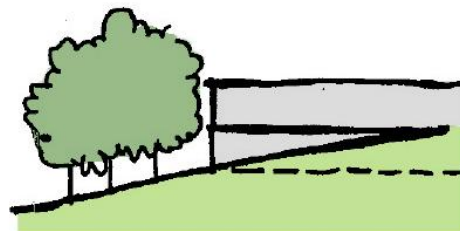
Appendix 4.2 – Landscape Illustrations



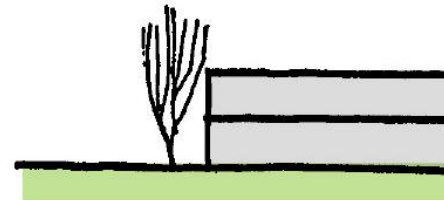
DENSE PLANTING AND BERM



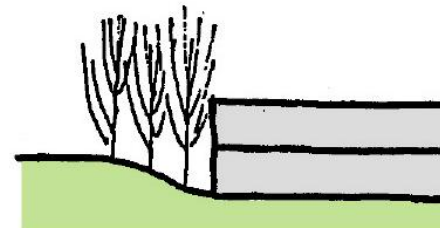
EARTH RAMPED ONTO STRUCTURE



STRUCTURE 'TUCKED INTO' GRADE



DENSE PLANTING



WATERPROOFED GARAGE AND
DENSE PLANTING

Figure 4.2-1: Parking Structure and Screening Methods

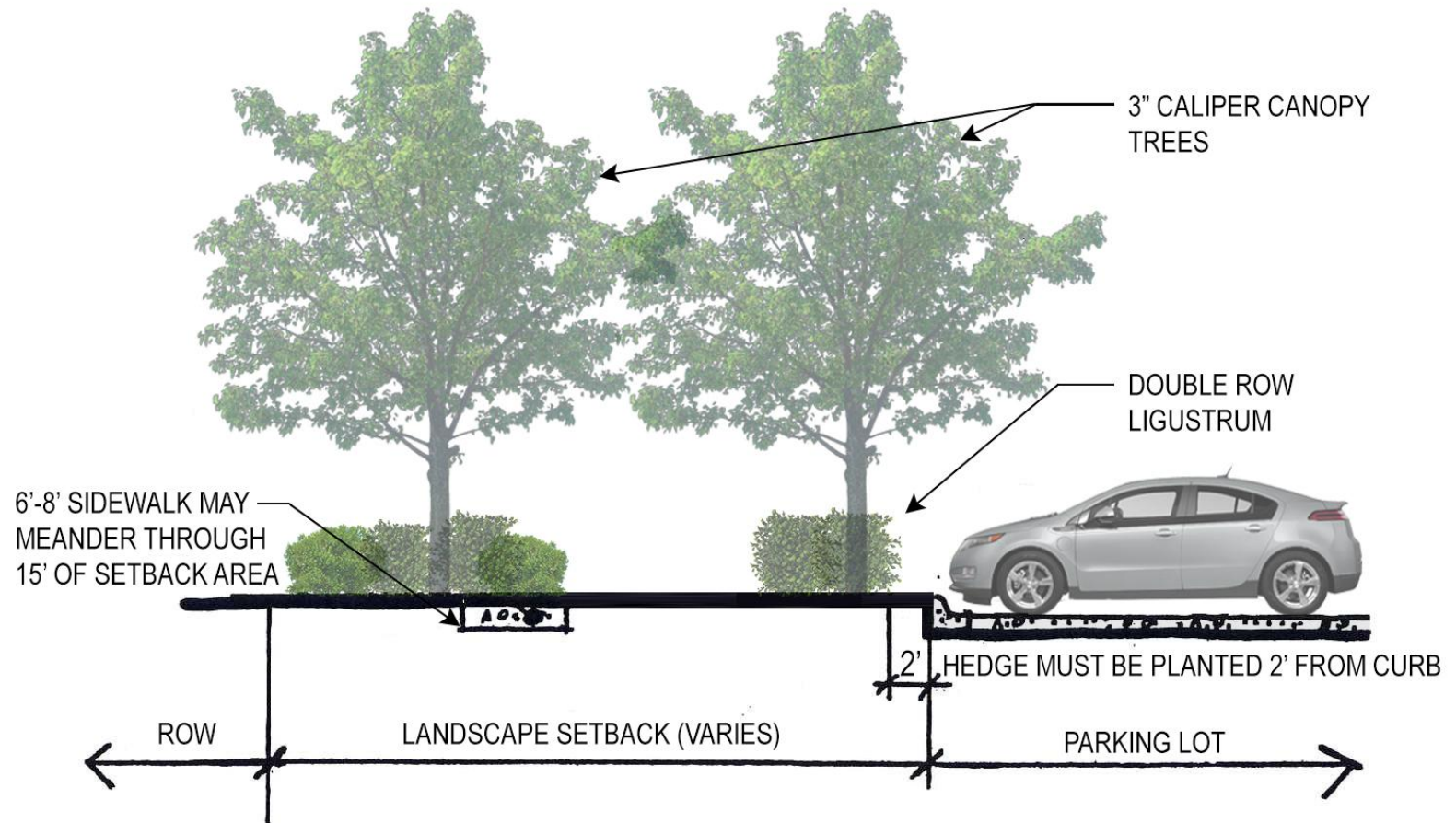


Figure 4.2-2: Setback Landscaping Requirements

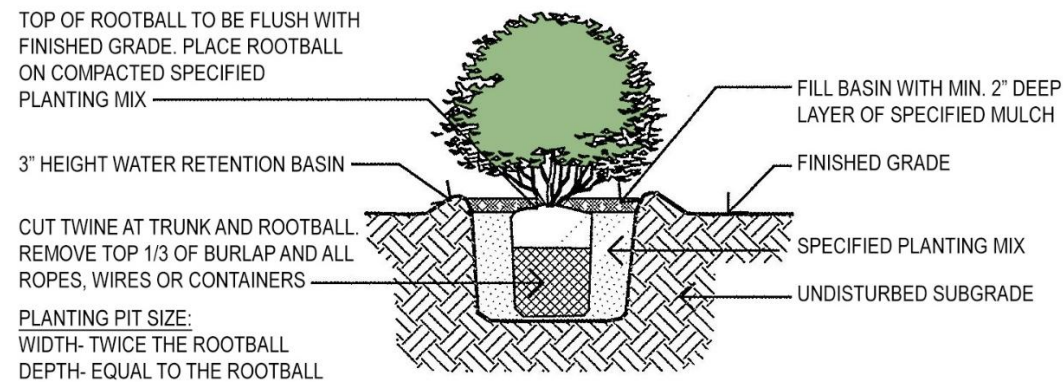


Figure 4.2-3: Shrub Pit Planting Detail

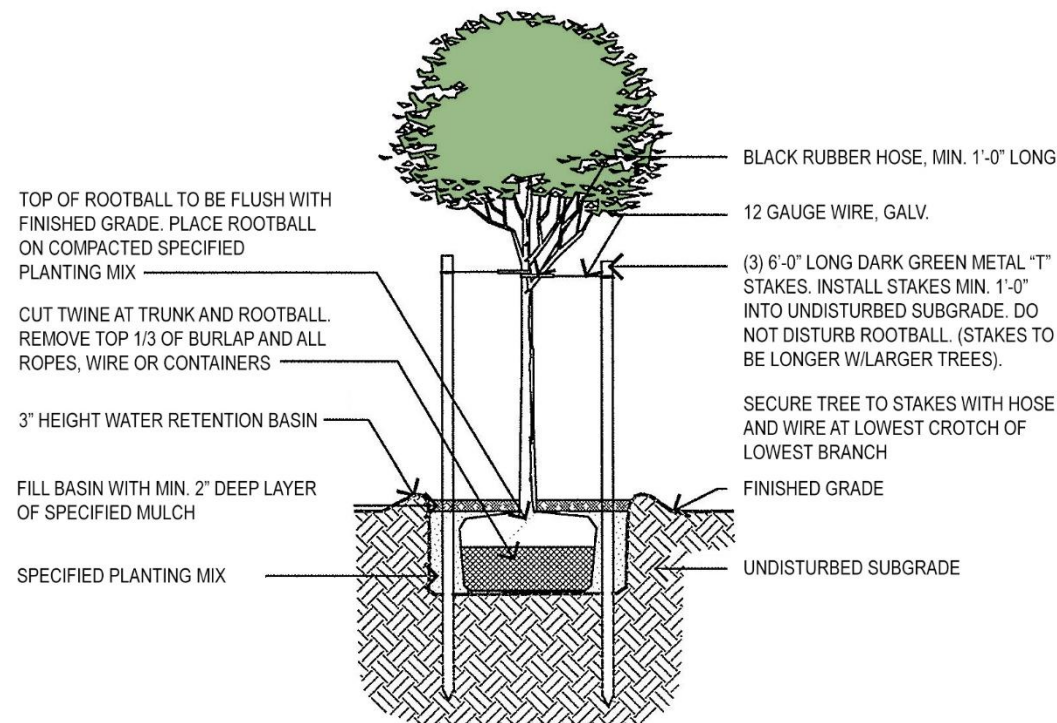


Figure 4.2-4: Tree Staking Detail

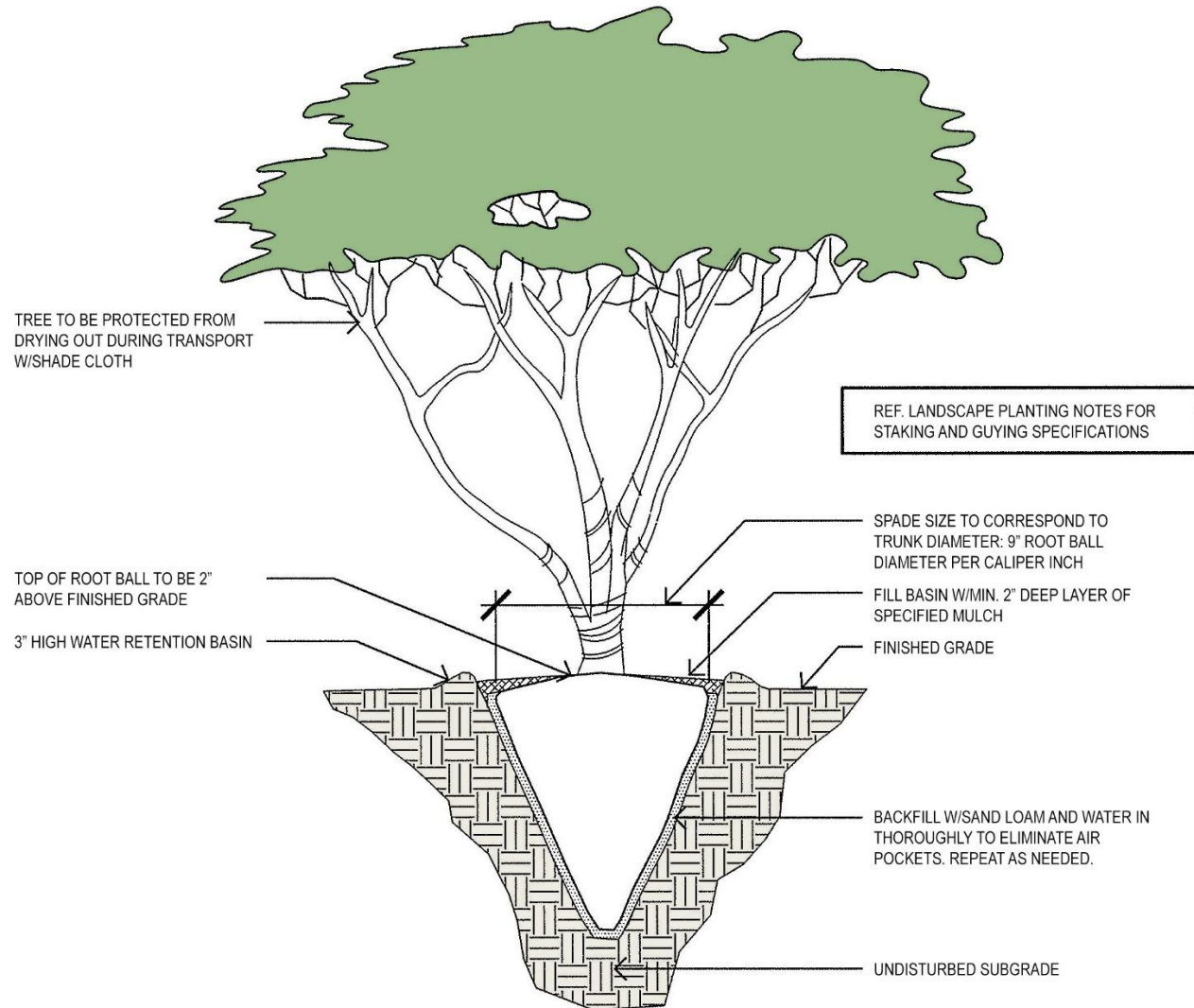
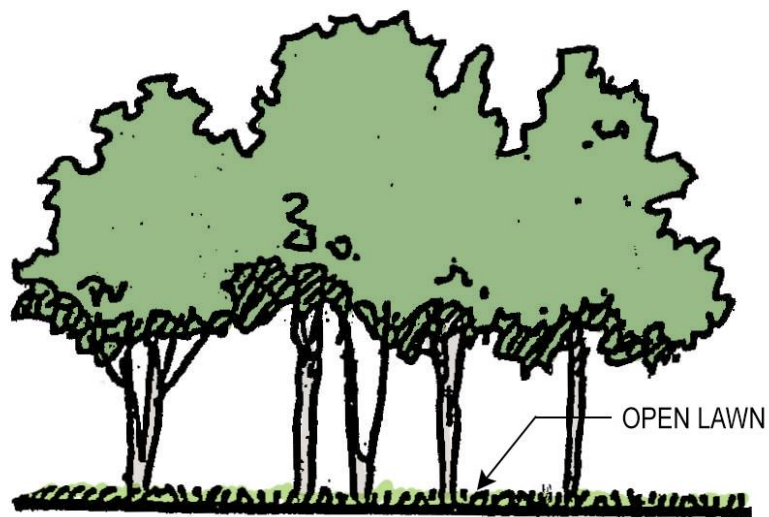
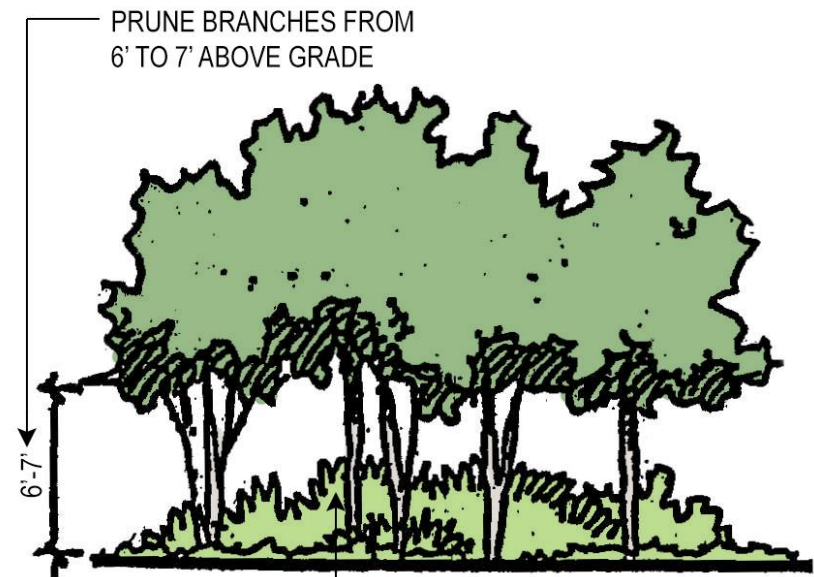


Figure 4.2-5: Spaded Tree Detail



PERMITTED BUT NOT RECOMMENDED



PREFERRED

Figure 4.2-6: Tree Preservation

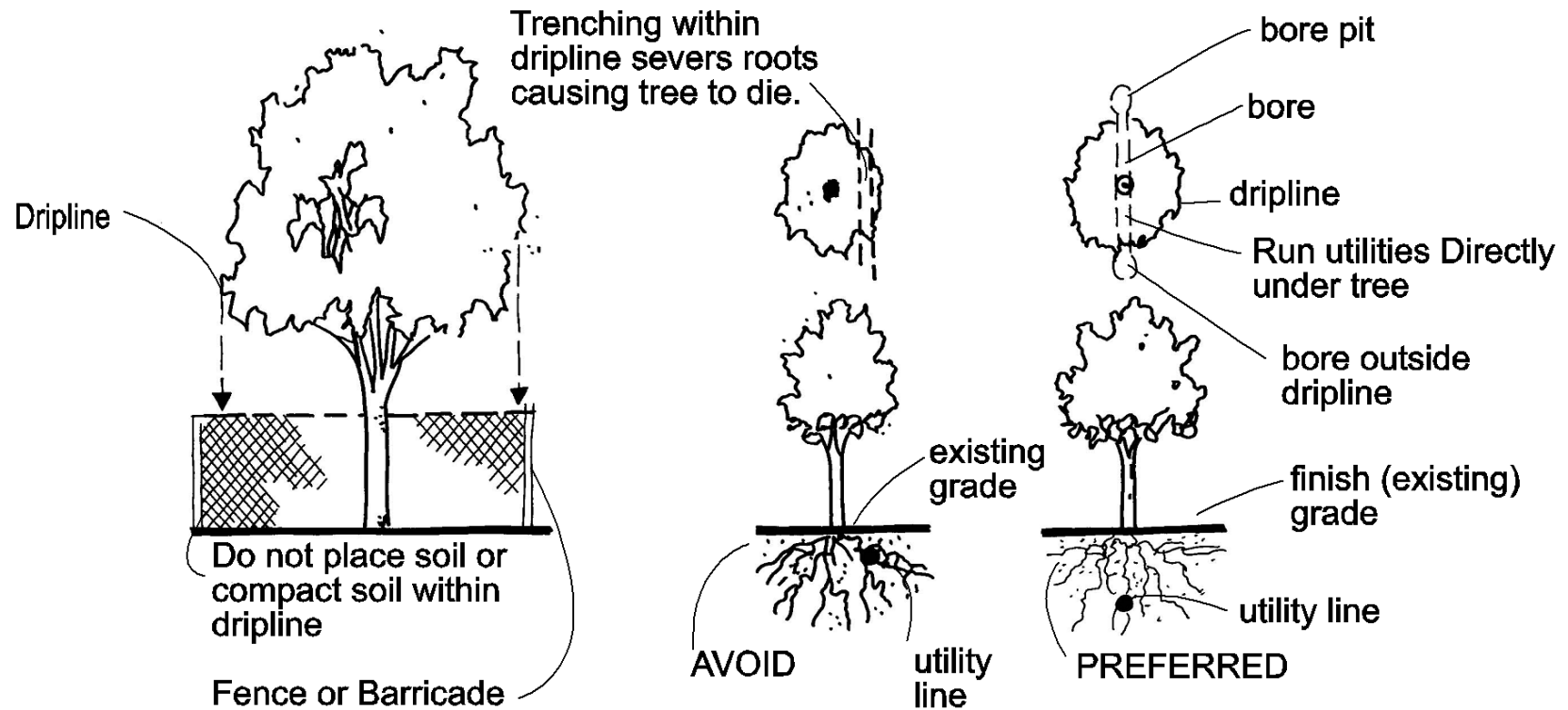


Figure 4.2-7: Tree Protection

5. Signage Criteria

The following section is the Sienna standards for permanent and temporary signage and seasonal signage/decorations. The maximum display area may be increased upon review and approval of the SPOA. The variance request for an increase in display area may not exceed the maximum display area permitted by the Missouri City Sign Ordinance. The measurements of the sign area defined in the Missouri City Ordinance is “the area of the smallest geometric shape around the sign face and the sign frame. The sign base and sign encasement of a monument sign shall not be included in the calculation of the sign area”.

The SPOA may limit the number of signs, when such limitation does not exceed City standards.

All Project ID signs shall be constructed according to the Sienna standard identified in this section. The bases and frames of all Sign Types B, D, D2, D3 and F shall consist of the approved Sienna brick, or project brick. Signs shall conform to the detail for signage identified in this section. The sign base must be landscaped on all four sides if space permits, but a minimum of 3 sides is required to be landscaped.

5.1 Monument Structure Signs

Sign Type A

No longer referenced.

Sign Type B

Sign Type B to be used by other retail/service tenants (main structure), Attached Residential and Assisted Living. Illumination to be lit from below with Sienna standard fixture. Street setbacks for the sign is 20' from HWY 6 or Fort Bend Parkway and 10' from all other streets. 100' minimum separation between signs is required. See Appendix 5, Figure 5-1.

Sign Type C

No longer referenced.

Sign Type D

Sign Type D to be used by Anchor or Major Retail Tenant, Service Station/Convenience Store, Movie Theater (as part of the main structure), Hotel/Motel/Inn, Attached Residential, Assisted Living, Office and Public/Quasi-Public. See Appendix 5, Figure 5-2.

Regionally or Nationally recognized franchises may use trademark font on monument signs, however logos are not permitted.

For Attached Residential and Assisted Living land use, one sign is allowed in the entry median. Sign information is limited to project name and address.

Sign Quantity and Placement by Land Use:

- Anchor or Major Retail Tenant: One sign allowed. Sign must be placed near main vehicular entry and 20' from HWY 6 or Fort Bend Pkwy
- Service Station/Convenience Store: One sign allowed per street.
- Movie Theater (as part of main structure): One or two signs are allowed near main vehicular entry depending on scale. Sign must be placed 25' from HWY 6 or Fort Bend Parkway, or 10' from other streets.
- Hotel/Motel/Inn: One sign allowed near main vehicular entry.
- Office: One sign allowed per building near vehicular entry. Sign must be 10' from Right of Way.
- Public/Quasi-Public: One or two signs are allowed near main vehicular entry depending on scale. Sign must be placed 25' from HWY 6 or Fort Bend Parkway or 10' from other streets.

Sign Type D2

Sign Type D2 to be used for retail, office, or service stations with two (2) tenants; one sign may be placed near main vehicular entry and offset 25' from HWY 6 or Fort Bend Parkway, or 10' from other streets. See Appendix 5, Figure 5-3.

Sign Type D3

Variation of Sign Type D2, the usage of which is on a case by case basis, and subject to approval by the SPOA. See Appendix 5, Figure 5-4.

Sign Type E

No longer referenced.

Sign Type F

Sign Type F to be used for multi-tenants. See Appendix 5, Figure 5-5.

5.2 Building Wall Signs

All tenant signage, fonts, logos and colors of logos are to be reviewed and approved on a case by case basis by SPOA. The SPOA will consider allowing display of established trademarking and logos for regional, national and international tenants on a case by case basis. Building Wall Signs shall be internally illuminated unless otherwise approved by the SPOA. Owner shall review and approve Tenant signage prior to submitting to the SPOA. Owner is responsible for ensuring installed signs comply with criteria.

All building identification signage must be as one of the following:

Option One: Sign letters must be dark bronze, non-translucent faces, backlit (halo) illuminated with min. 4000K LED (max. 5000K), reverse channel letters and shall be mounted directly to the building fascia. Channel letter interiors to be white. Returns must be dark bronze. This option may be reserved for regional/nationally recognized tenants only. Image for reference only.



Option Two: Sign letters must be internally illuminated with min. 4000K LEDs (max. 5000K), white translucent acrylic with dark bronze returns and trim caps. Channel letter interiors to be white. This option shall be reserved for non-franchise tenants. Image for reference only.



Free Standing Retail

Sign Height: Max. sign height (inclusive of any backer panels) shall be 24" for single line of copy. Max. height may be increased to 36" for stacked copy, inclusive of 6" separation between lines of copy.

Display Area: Sign length must not exceed 70% of demised premises.

Material and Color: White translucent letters with dark bronze returns and trim cap, unless otherwise approved by the SPOA. Tenant signage should be placed on a raceway or wireway that is painted to match the surface it is affixed to, unless otherwise approved by the SPOA. Placement of the sign on the wireway shall be consistent throughout the project. Color logos for regionally and nationally recognized franchise are permitted, subject to approval by the SPOA. Logo size must adhere to height requirements.

Side Signage: For buildings located on a corner site, Max. sign height shall be 18" and a single line of copy. Sign may only be tenant name and shall not include a logo.

Other Retail/Service Tenants (Main Structure)

Sign Height: Max. sign height (inclusive of any backer panels) shall be 24" for single line of copy. Max. height may be increased to 36" for stacked copy, inclusive of 6" separation between lines of copy.

Display Area: Sign length must not exceed 70% of demised premises.

Material and Color: White translucent letters with dark bronze returns and trim cap, unless otherwise approved by the SPOA. Tenant signage should be

placed on a raceway or wireway that is painted to match the surface it is affixed to, unless otherwise approved by the SPOA. Placement of the sign on the wireway shall be consistent throughout the project. Color logos for regionally and nationally recognized franchise are permitted, subject to approval by the SPOA. Logo size must adhere to height requirements.

Side Signage: Allowed on endcaps of multi-tenant retail buildings. Max. sign height shall be 18" and a single line of copy. Sign may only be tenant name and shall not include a logo.

Anchor or Major Retail Tenant

Sign Height: Max. sign height (inclusive of any backer panels) shall be 24" for single line of copy for tenants up to 49,999 SF of GLA. Max. height may be increased to 36" for stacked copy, inclusive of 6" separation between lines of copy. Max. sign height shall be 48" for tenants greater than 50,000 SF of GLA, inclusive of 6" separation between stacked lines of copy.

Display Area: Sign length must not exceed 70% of demised premises.

Material and Color: White translucent letters with dark bronze returns and trim cap, unless otherwise approved by the SPOA. Tenant signage may be placed on a raceway or wireway that is painted to match the surface it is affixed to, unless otherwise approved by the SPOA. If the sign is placed on a raceway or wireway, placement must be consistent throughout the project. Color logos for regionally and nationally recognized franchise are permitted, subject to approval by the SPOA. Logo size must adhere to height requirements.

Side Signage: Max. sign height shall be 18" and a single line of copy. Sign may only be tenant name and shall not include a logo.

Service Station/Convenience Store

Sign Height at Building: No greater than 24" with minimum of 6" of separation between lines of copy.

Sign Height at Fuel Canopy: No greater than 24" with minimum of 6" of space between sign and edge of canopy.

Material and Color: White letters only; material to relate to canopy and building.

Quantity and Placement: Two signs allowed facing streets on building and two signs allow facing streets on fuel canopy.

Movie Theater (as part of main structure)

Sign Height: 72" sign height, 6" between lines

Display Area: 72" maximum height

Material and Color: White translucent letters with dark bronze returns and trim cap, unless otherwise approved by the SPOA. Tenant signage may be placed on a raceway or wireway that is painted to match the surface it is affixed to, unless otherwise approved by the SPOA. If the sign is placed on a raceway or wireway, placement must be consistent throughout the project. Color logos for regionally and nationally recognized franchise are permitted, subject to approval by the SPOA. Logo size must adhere to height requirements.

Hotel/Motel/Inn

Sign Height: 36" sign height, 6" between lines

Display Area: 60" maximum height

Material and Color: White translucent letters with dark bronze returns and trim cap, unless otherwise approved by the SPOA. Tenant signage may be placed on a raceway or wireway that is painted to match the surface it is affixed to, unless otherwise approved by the SPOA. If the sign is placed on a raceway or wireway, placement must be consistent throughout the project. Color logos for regionally and nationally recognized franchise are permitted, subject to approval by the SPOA. Logo size must adhere to height requirements.

Institutional

Sign Height: 36" sign height, 6" between lines

Display Area: 60" maximum height

Material and Color: White translucent letters with dark bronze returns and trim cap, unless otherwise approved by the SPOA. Tenant signage may be placed on a raceway or wireway that is painted to match the surface it is affixed to, unless otherwise approved by the SPOA. If the sign is placed on a raceway or wireway, placement must be consistent throughout the project. Color logos for regionally and nationally recognized franchise are permitted, subject to approval by the SPOA. Logo size must adhere to height requirements.

5.3 Other Signs

A. Tenant Pedestrian Signs

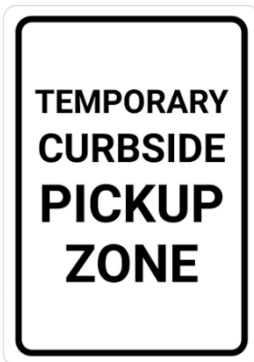
If desired, sign shall be a hanging arcade plaque and must not exceed 8 SF. Tenant name, material, color, font, logo and graphics to be reviewed and approved by SPOA. Sign must be suspended from soffit above door. Illumination to be lit from soffit.

B. Business Address

Sign to only list address number. Letters and numbers must be opaque and not exceed 12" in height. Font type and color to be consistent with center. One sign is allowed near the main building entrance.

C. Curbside Signage

Businesses are limited to a maximum of 3 curbside signs. Sign posts and sign backs shall be dark bronze. Sign fronts shall be black letters on white background or white letters on black background, and text shall read "TEMPORARY CURBSIDE PICKUP ZONE".



D. Window and Door Signs

Sign letters to be die-cut vinyl and not exceed 3" in height. Maximum size for door signage is 144 square inches, with dimensions of 12"x12" or 8"x18". Sign to only list address, hours, entrance and exit, no logos are allowed. Typography to be consistent with center. One sign is allowed near each building entry. Exposed neon OPEN signs must be placed a minimum of 5' from the interior face of the window. No other type of neon sign is permitted. Prohibited: window and door graphics, temporary sign, credit card information, alcohol and/or cigarette advertising.

E. Promotional Graphics

Sign to be used only by movie theater (as part of main structure) land use. Movie graphics to be scaled on a standard poster size. One poster is allowed per theater. Poster must be placed within building arcade.

F. Flags and Flagpoles

Flagpoles are permitted; however, no flagpole will be permitted at a project entrance. The display of flags and flagpoles shall comply with the requirements of Sienna and the City of Missouri City ordinances. Prohibited: advertising flags, banners and pennants. Only United States and Texas flags are permitted to be displayed.

G. Long-Term Leasing Signage

During and after the construction phase of a project, leasing signs are permitted with SPOA approval. Signs must be kept in good repair and resubmitted for approval every six months. Signs must be removed after initial occupancy. Signs should be two sided and installed perpendicular to the ROW. If a single-sided sign is installed, the back must be painted. All event or temporary signage must be approved and permitted by SPOA before installation. See Appendix 5, Figure 5-7.

H. Temporary Signs

During the construction phase of a project, temporary unlighted construction/leasing signs are permitted with SPOA approval. Signs must be kept in good repair and resubmitted for approval every six months. Signs must be removed after initial occupancy. Signs should be two sided and installed perpendicular to the ROW. If a single-sided sign is installed, the back must be painted. All event or temporary signage must be approved and permitted by SPOA before installation. See Appendix 5, Figure 5-6.

I. Political Signage

Pursuant to Texas Election Code §259.002 or its successor statute, political signs are approved as temporary signage on tracts for all local, state, or federal election purposes, provided that they meet the following criteria:

- One sign per candidate or measure is allowed on the individual tract;
- Maximum sign size may not exceed 4 feet by 6 feet;
- Signs must be ground-mounted. No sign may be mounted on any exterior part of the building;
- Signs may be posted not more than 90 days prior to the election date and must be removed within 10 days after the election date;
- Signs may not contain roofing material, siding, paving material, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
- No sign may be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
- No sign may involve the painting of architectural surfaces;
- No sign may threaten public health or safety or violate a law;
- No sign may contain language, graphics, or any display that would be offensive to the ordinary person;
- No sign may be accompanied by music or other sounds or by streamers or be otherwise distracting to motorists; and
- Political signs are prohibited on any Association controlled and maintained common areas or facilities, including any public or private street right of way utility easements.

The above restrictions are not applicable to early voting and Election Day voting locations. In the case of early voting and Election Day locations, candidates may place multiple signs on the tract, provided such signs are confined to the setback and tract. All local and state election rules must be abided by at all times.

J. LED Signs

LED-powered/ driven signage (above and beyond internally illuminated wall signs) will be considered for usage on a case-by-case basis by the SPOA and must meet the following criteria:

- Messages must utilize amber color lighting;
- No flashing or scrolling messages;
- Maximum letter height to be eight inches (8")
- Maximum letter width to be four inches (4")
- Signage usage shall be for information purposes only;
- Hours of operation may be designated based upon location of sign;
- No sale message or "For Sale" advertisements;
- Level of brightness shall not exceed 0.3 FC above ambient light conditions.

K. Commercial Winter Holiday Decorations Policy

All holiday decorations installed on the exterior of commercial buildings must be constructed of commercial grade materials intended for outdoor use. Permitted outdoor holiday décor items are as follows:

- Commercial grade dark green wreaths on doors or buildings;
- Commercial grade dark green garlands installed on the top of monument signs with commercial grade bows or other similar decorations;
- Commercial grade white colored lights may be installed on exterior rooftops only. Lights may be installed no earlier than November 15th but may not be lit prior to Thanksgiving Day;
- No inflatables are permitted;

- Holiday signage is permitted, provided, however, that the prior written approval of the Sienna ARC or the Commercial ARC, as applicable, of such holiday signage is required prior to installation, as set forth in detail in the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna (Sienna Property Owners Association);
- All décor items must be kept maintained at all times; and
- All decorations must be removed by January 10th.

Any other proposed exterior holiday décor must be submitted for approval at least 10 business days prior to proposed installation and will be considered on a case-by-case basis. The Single Item Submittal form, which can be found at www.siennaplantationpoa.com, must be submitted along with detailed plans for proposed decorations and all applicable fees. Submittal may be completed electronically via email to communitystandards@clubsienna.com or can be delivered to the Association's office.

L. Prohibited Signs

Prohibited Signs include but are not limited to banners (such as those announcing move-in specials), moving or flashing signs, portable signs, signage attached to the tubular steel fence or brick columns located along the Right of Way, vehicles used as signage, fluorescent or incandescent illumination, temporary signs after opening day, iridescent painted signs, and pylon signs are strictly prohibited. See Appendix 5, Figure 5-9.

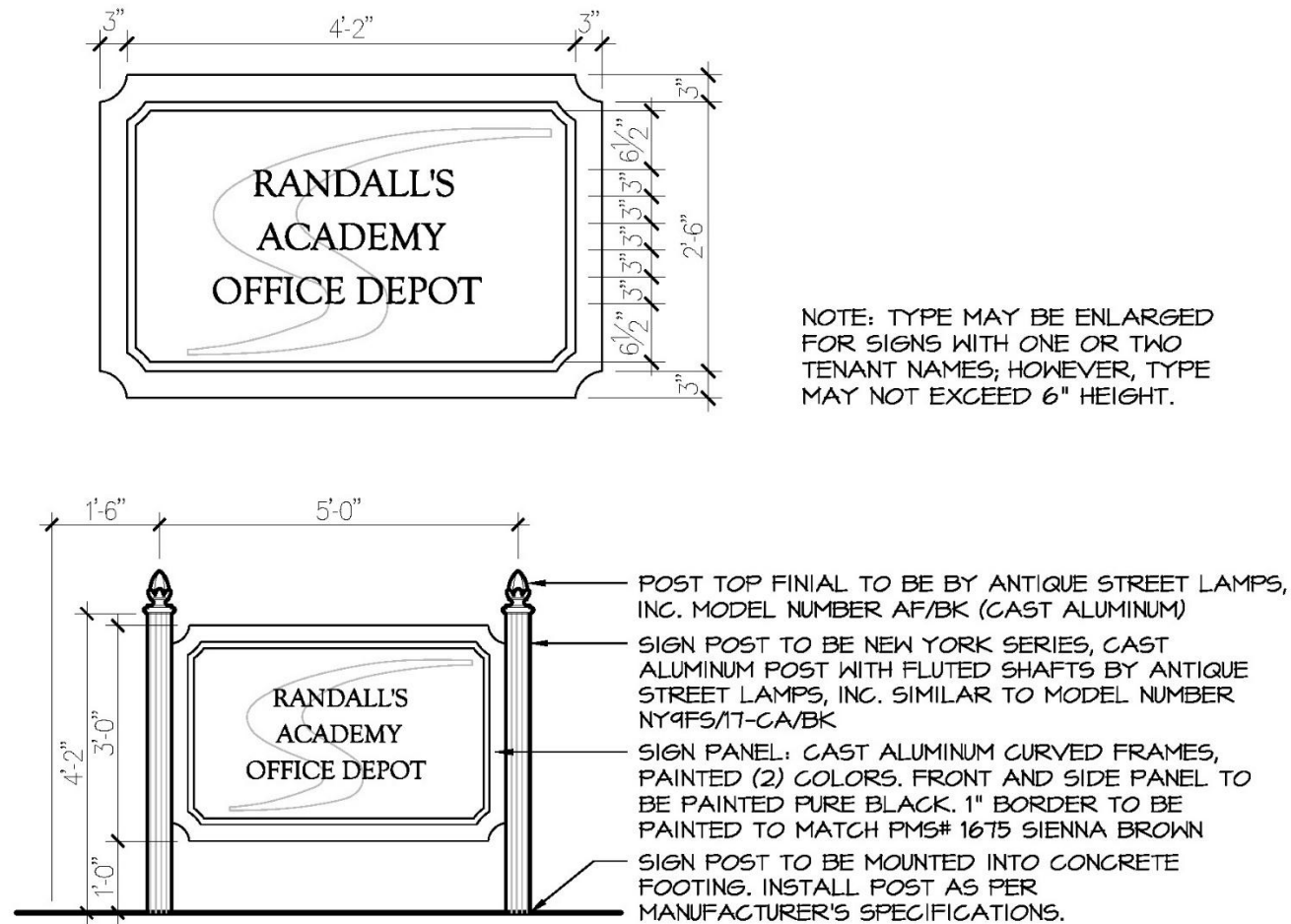
M. Temporary Banners

"Now Open" banners are permitted for a maximum of 2 weeks after opening. Banners must be a standard size (approximately 3'-0" x 6'-0") and have a white background with either dark blue or black letters. No additional logos or verbiage are permitted. Temporary banners must be professionally hung on storefront or building fascia using the banners grommets or pole pockets. Balloons, sale flags, inflatables, bandit signs, and other forms of advertising, including the use of vehicles and persons, are not permitted.



Now Open

Appendix 5 – Signage Illustrations



**Figure 5-1: Sign Type B – Major & Secondary Anchor Tenants,
Major Construction Project ID Sign**

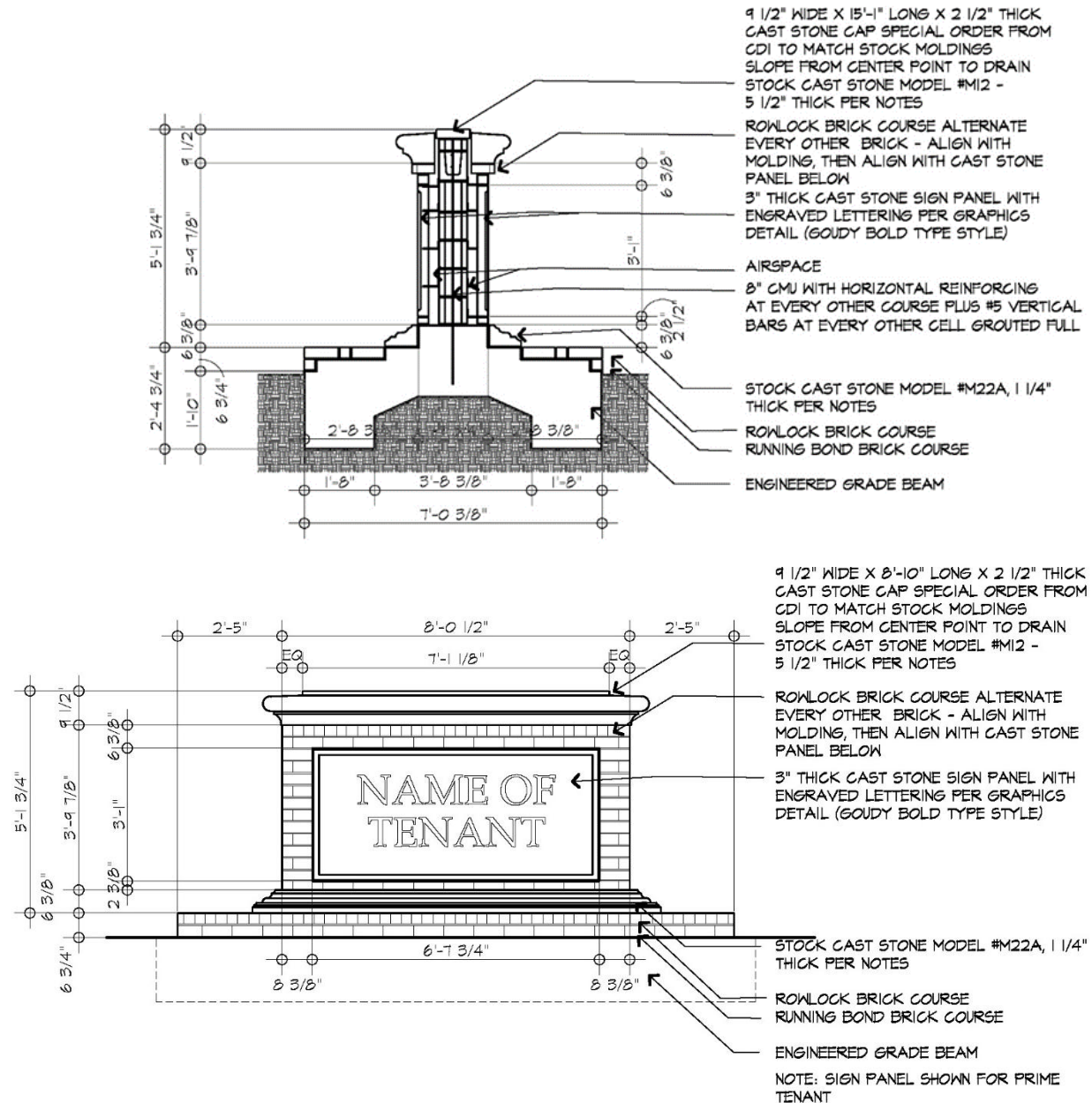
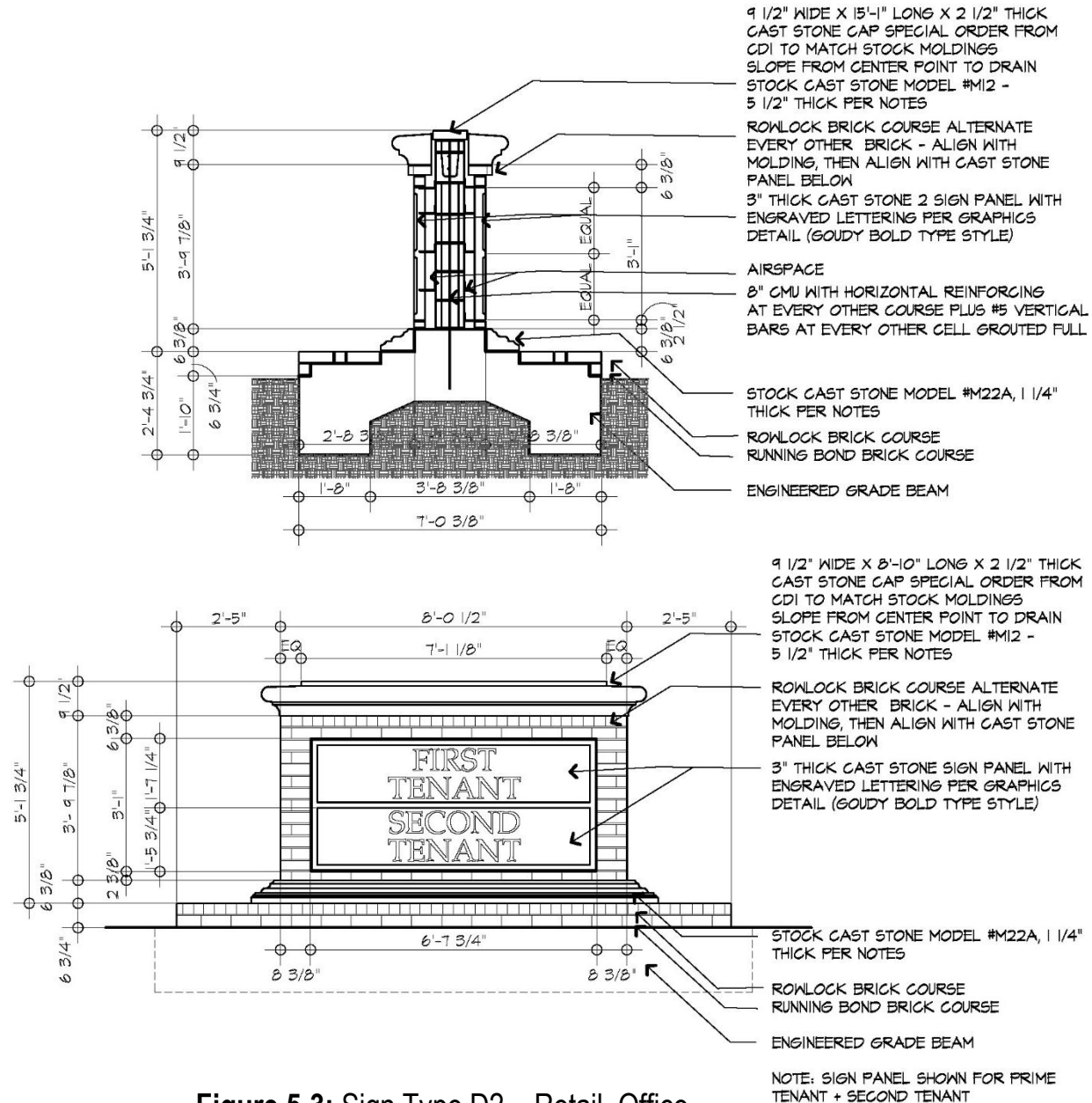
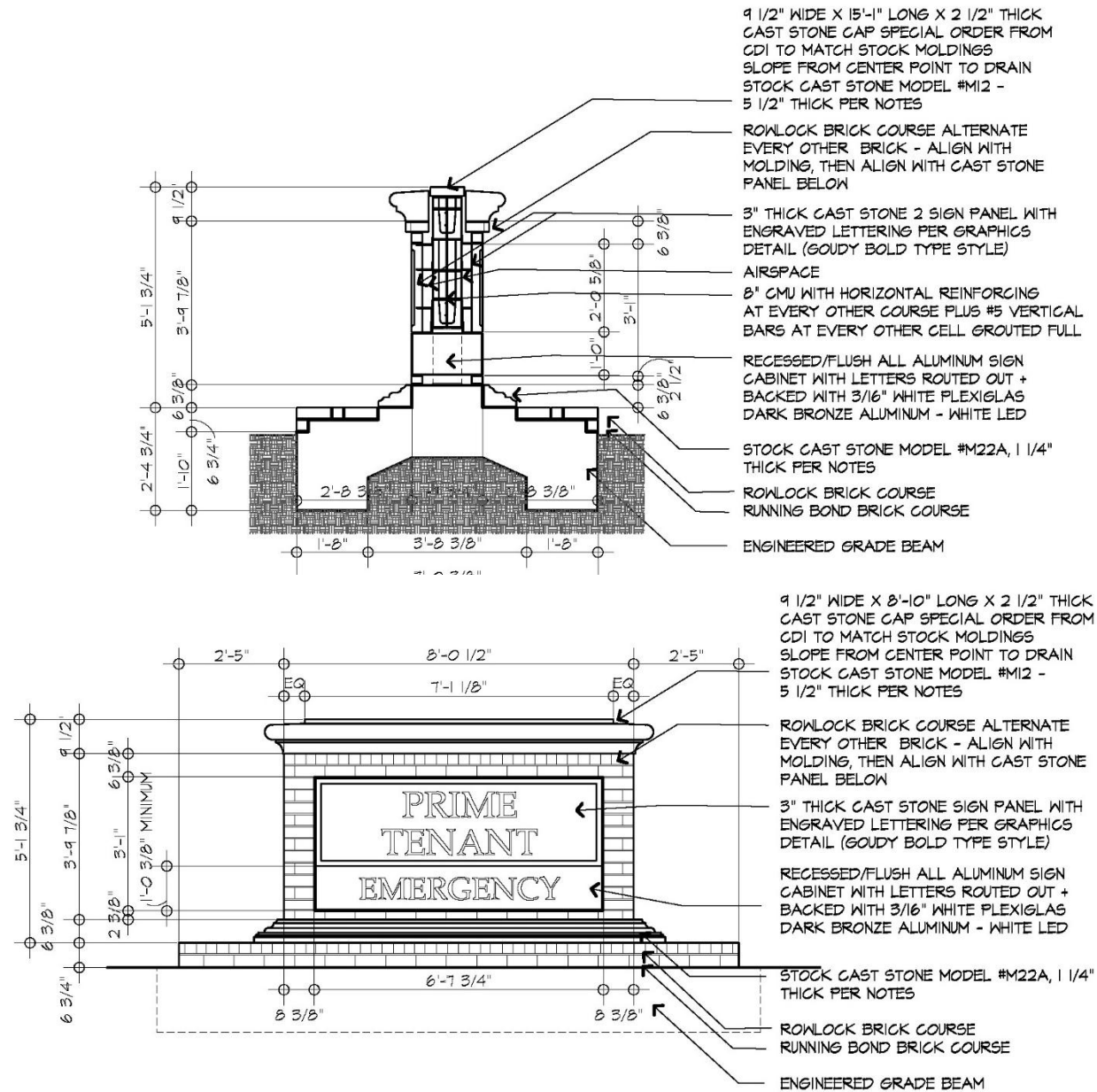
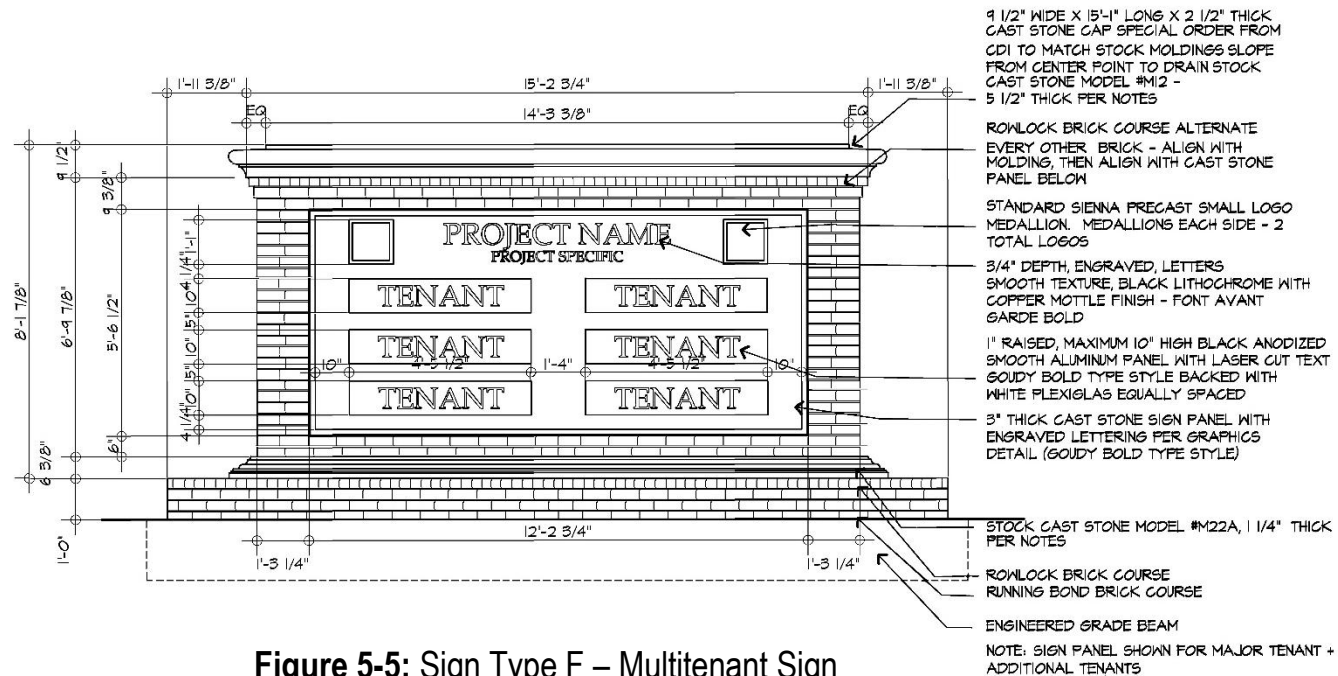
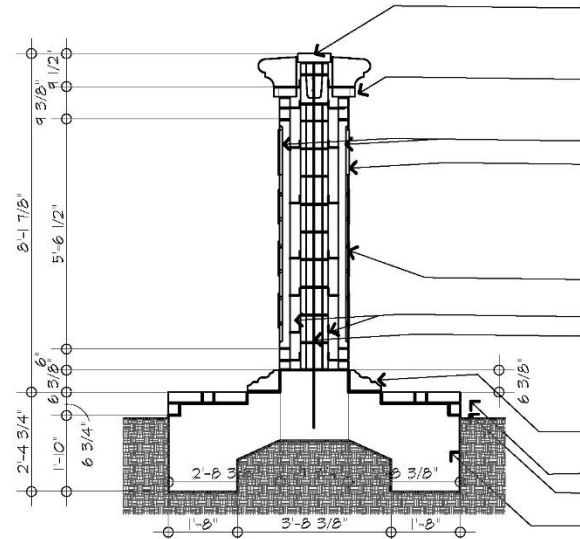


Figure 5-2: Sign Type D – Service Stations, Movie Theaters, Hotels/Inns and Office





**Figure 5-4: Sign Type D3 – Special Usage
(case by case basis)**



October 30, 2025

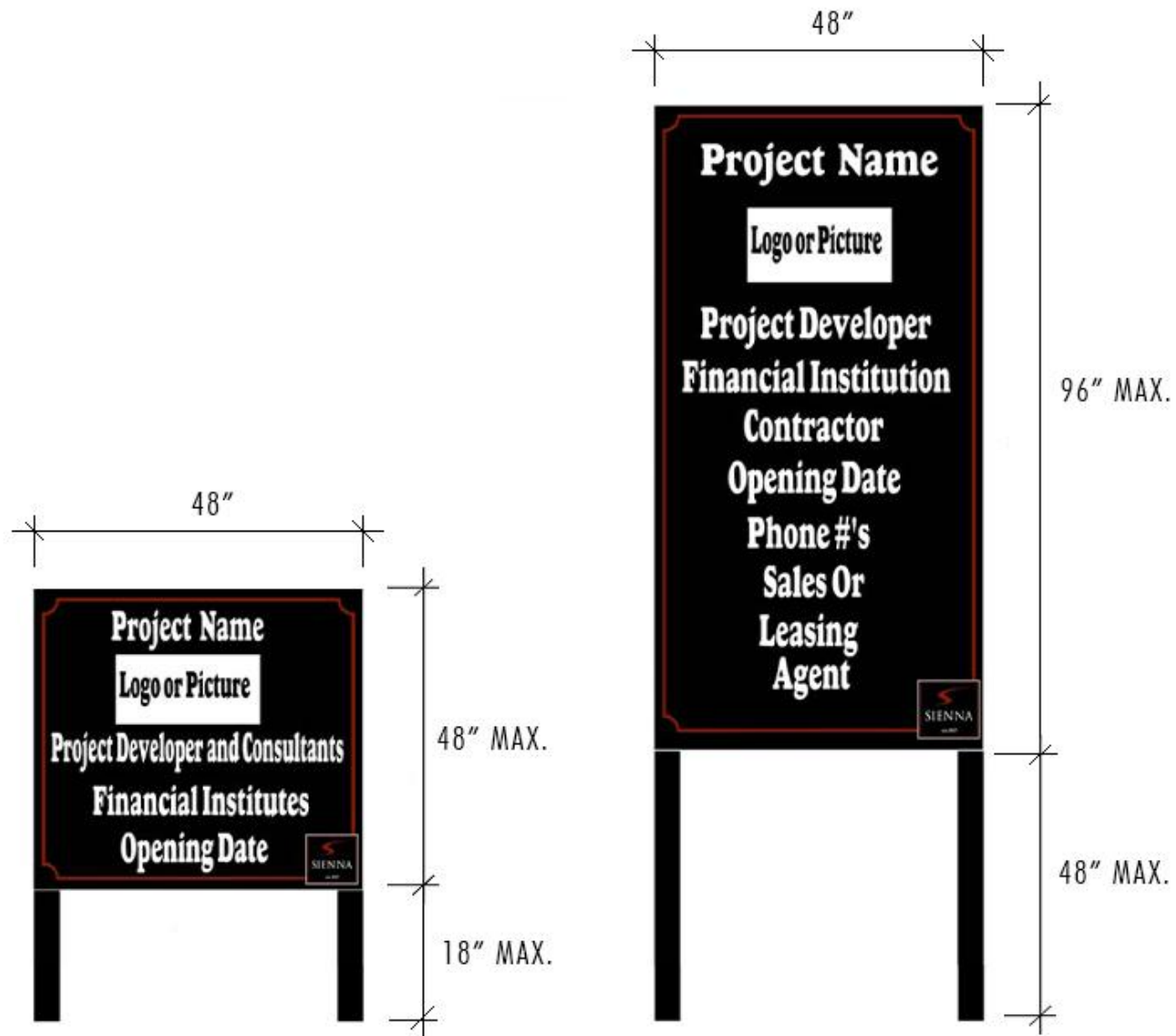


Figure 5-6: Temporary Signage

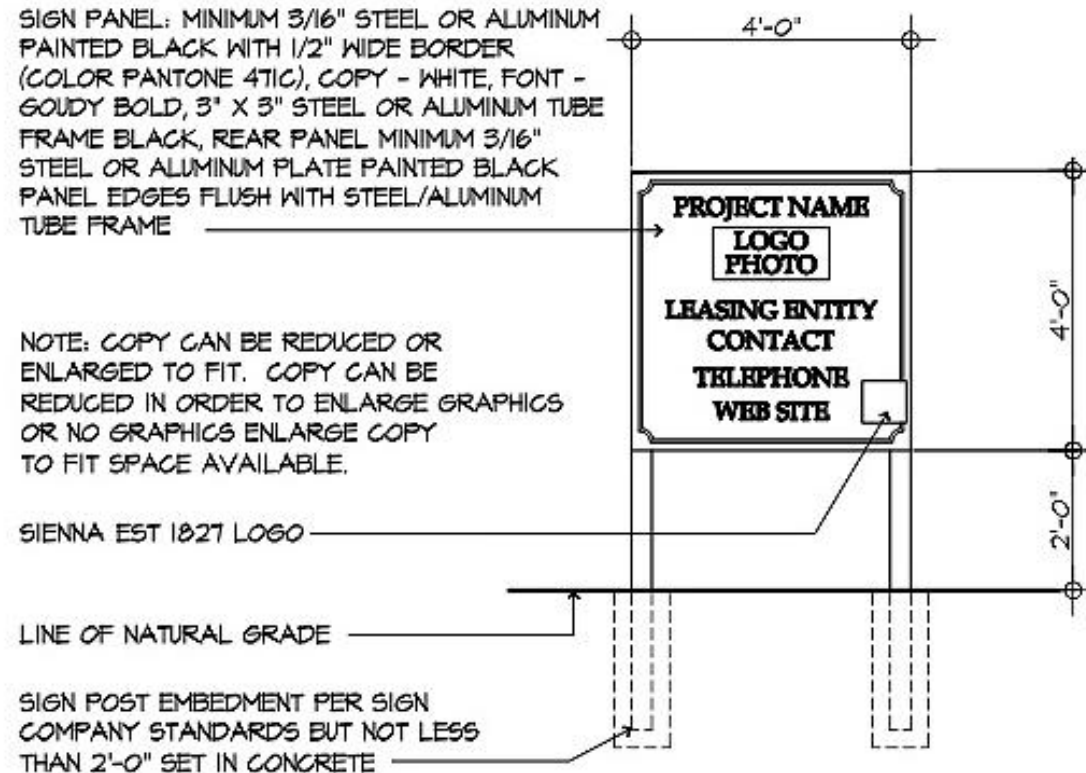


Figure 5-7: Leasing Signage

AREA LIGHTING
LFSQ



Standard Product Specifications

Materials:
20ga. G90 Galvanized Steel
Finish:
Powder Coated
Lens:
White Polycarbonate
LED:
Integrated LED Array

Listing:
Wet List to Meet UL 1598 Standard
Driver Info:
120/277V
Installation Information:
Install by Qualified Electrician
Warranty:
2 Years From Date of Shipment

DIMENSIONS:
LFSQ24 - 24"L x 5"H x 3"D
LFSQ36 - 36"L x 5"H x 3"D
LFSQ48 - 48"L x 5"H x 3"D
LFSQ72 - 72"L x 5"H x 3"D
LFSQ96 - 96"L x 5"H x 3"D



MODEL	FINISH	WATTAGE	KELVIN	OPTIONS
Model LFSQ24 LFSQ36 LFSQ48 LFSQ72 LFSQ96	Finish DB - Dark Bronze BL - Black AS - Anodized Silver WH- White CC - Custom Color	Wattage(LFSQ24) LED21 - 21W LED 2100 Lms LED36 - 36W LED 3600 Lms Wattage(LFSQ36) LED23 - 23W LED 2300 Lms LED46 - 46W LED 4600 Lms Wattage(LFSQ48) LED36 - 36W LED 3600 Lms LED64 - 64W LED 6400 Lms Wattage(LFSQ72) LED46 - 46W LED 4600 Lms LED84 - 84W LED 8400 Lms Wattage(LFSQ96) LED72 - 72W LED 7200 Lms LED128 - 128W LED 12800 Lms	Kelvin 30 - 30K 35 - 35K 40 - 40K 50 - 50K	Options DIM - 0-10V Dimmable PC - Photocell EM5 - 500 Lms Emergency EM12 - 1200 Lms Emergency

Divine Lighting Fabrication & Powder Coating, LLC.
Conroe, TX

<http://www.divinelighting.net>
customerservice@divinelighting.net

PH: 936-494-3900
FX: 936-494-3910

As led performance and lumen output becomes more efficient, specifications are subject to change without notice

REV 20823 1030 ACE

Figure 5-8: Permanent Monument Sign
Lighting Exhibit



Figure 5-9: Prohibited Signage Examples

6. Attached Residential Criteria

6.1 Site Planning Criteria

A. Definitions

Retirement Residential

Includes independent living, assisted living, and nursing home.

Townhouse or Rowhouse

Continuous rows of side by side dwelling units shaped to enclose an area. Usually this arrangement creates a high frequency of curb cuts or garage structures along the front or rear of units. Generally, these types of dwelling units require some form of collective ownership. Reference approved PD-8 Ordinance with Missouri City.

Duplex

An attached residential building containing two dwelling units designed for occupancy by not more than two families.

Fourplex, Sixplex and Eightplex

An attached residential building, other than apartment buildings, containing four, six or eight dwelling units designed for occupancy by not more than four, six, or eight families.

B. Setbacks

Refer to **Section 2.1 Setbacks and Building Heights**. In cases where provisions of codes or guidelines conflict with each other, the more stringent regulation shall apply.

C. Vehicular Access to Complex

All access to individual residences must be from an interior roadway or private street. No access is permitted to Hwy 6, Sienna Parkway, or Fort Bend Pkwy to individual residences. The attached residential complex may be granted access to Sienna Pkwy with SPOA approval only.

Roadways, driveways, including their widths and distances, in addition to off-street parking area paving depths, shall comply with applicable Missouri City Code of Ordinances, including the provisions of the Chapter 46, Infrastructure Standards, approved PD-8. Ordinance.

D. Parcel Entries

Width

Main: Divided with 12' minimum lanes and 10' landscape median

Secondary: 24'-30' width

Refer Missouri City Code of Ordinances Chapter 46, Infrastructure Standards, approved PD-8 Ordinance.

Radius at Curb

Refer to Missouri City Code of Ordinances Chapter 46, Infrastructure Standards, approved PD-8 Ordinance.

Materials

Majority or all of area minimum of 20' from ROW to Clubhouse to be special paving, approved PD-8 Ordinance.

E. Parking

Spaces Required

Missouri City Ordinance, Reference approved PD-8 Ordinance. Parking requirements may be met with tandem garages.

Compact Spaces

25% allowed and must be properly identified

Aisles

25' width

Stall Dimensions

Standard: 9' x 18'

Compact: 8' x 15'

Setbacks from Dwellings

15'

Layout

9' min. x 18' landscape island at every building entry; 10' min. landscape island between bays of parking. In addition, encourage one 9' min. x 18' island for every 12 spaces.

Materials

Concrete or decorative paving meeting Missouri City Standards, and Sienna requirements.

F. Building Orientation

General

Relate buildings to streets, common areas, tree reserves, and pool area.

Streets

The face of the buildings must be oriented parallel to streets. Parking between the building and the public street must be kept to a minimum.

Drainage Channels

Buildings must be oriented perpendicular to drainage channels when residential is located on the opposite side of the drainage channel or locate parking between drainage channel and building.

Distance Requirements

Face to Face: 40' min.

End to Face: 25' min.

End to End: 25' min.

G. Clubhouse

Location

Centrally located and visible from adjacent roadway. Clubhouses may be permitted at street intersections provided adequate access is available to the remainder of the attached residential development.

Minimum Standards

Each attached residential development with a minimum of 200 dwelling units must have a minimum of one clubhouse, pool and deck area large enough to satisfy the size of the population being served within the project. Clubhouses are encouraged to be raised above grade and provided with entry steps and a porch or arcade.

H. Driveways

Materials Permitted

Concrete or unit masonry, stamped or colored concrete (color subject to SPOA approval), exposed aggregate concrete, interlocking concrete pavers, brick pavers shall be subject to City depth standards, and shall be approved by the City on a case-by-case basis during the building permit application process,

and shall be located on private property. The property Owner shall assume responsibility for all maintenance.

Materials NOT PERMITTED

Asphalt paving, loose gravel and stone, timber borders

Construction Standards

Refer to Missouri City Ordinances.

I. Sidewalks Adjacent to Local and Private Streets

Each builder on a lot must construct a minimum 6' wide concrete sidewalk. No abrupt curves or sharp angles will be allowed. Manholes and valve boxes must be flush with the concrete paving to ensure pedestrian safety. Where sidewalks cross driveways with decorative paving, the standard sidewalk design does not have to be carried through the driveway. Where sidewalks cross a walkway with decorative paving, the standard sidewalk design must be carried through the walkway. All sidewalks must be ADA & TAS compliant.

J. Walkways

Width for Attached Units

Adjacent to Parking Lots: 5'

Through Open Space: 4'

Materials Permitted

Unit masonry, concrete, quarried stone set in mortar or sand dust, interlocking pavers, stamped concrete, concrete with brick edging and/or brick spacers.

K. Utility Easements

Encroachment of structures and the planting of trees in the utility easement are prohibited. The SPOA does not have the authority to approve placement of structures and trees in the utility easement.

L. Grading, Earth Berms and Drainage

All surface drainage to be collected on site and connected to underground storm drain structures. Berms used for screening or aesthetics may not exceed a maximum slope of 4:1, abrupt transitions in grade are not permitted. Curvilinear berms are encouraged, and rigid berms shaped like the edge of a cylinder are not permitted. No sites will be permitted to drain to adjacent streets. Grading, drainage, sediment and erosion control must be prepared by a registered engineer and approved by the SPOA prior to commencement of any site work. All sites should be graded for positive drainage with a slope of no less than 0.50% including drainage swales. All parking areas must be completely curbed, paved, and graded to drain into the internal underground drainage system. Areas that contribute to storm drain runoff shall not carry contaminants from those areas into the community storm drainage systems. If the SPOA determines that operations on any site could produce environmentally unacceptable effluent, such as, but not limited to, effluent containing unapproved levels of petroleum derivatives or hydrocarbons, the SPOA may require filtration through an appropriate system to remove or reduce the contaminants.

M. Lighting

General

All parking areas, building entrances, and walkways must be illuminated with LED lighting. Fixtures shall be pedestrian in scale, not exceeding a height of 12' and using one of the Sienna community lighting standards (unless otherwise approved). Landscape lighting is encouraged throughout the project and at the main parcel entry. Site lighting cut sheets and schedule must be submitted to the SPOA for review and approval. See Section 7 Architectural

Review for lighting plan requirements. Floodlights may not be mounted to the perimeter of buildings. Buildings shall be illuminated with a concealed, stationary shielded light source. Up lighting not permitted on buildings. Landscape areas around pool, clubhouse, vehicular entries along public rights-of-way, building entries, plazas and sitting areas shall have low level landscape lighting. “Moon lighting” in existing mature or semi-mature trees is encouraged along street rights-of-way.

NOT PERMITTED

Plastic lighting fixtures, colored lighting, exposed transformers and wiring, “spill over” lighting onto neighboring sites, streets or public spaces. Building mounted floodlights will not be permitted.

N. Walls and Fences

Masonry Construction

All masonry fencing constructed according to brick wall detail in Appendix 8.

Tubular Steel

All tubular steel fences must be 6’ and conform to the minimum standard detail as illustrated. A tubular steel fence may never be attached to a wood fence or brick wall. Stylized fencing befitting the architecture and character of the development is permitted and must be approved by the SPOA. Stone or brick pilasters matching building materials are required at a maximum spacing of 40’ on center.

Fencing Along ROWs

All fencing along street rights-of-way must be 6’ height tubular steel. Stylized fencing befitting the architecture and character of the development is permitted and must be approved by the SPOA. Fencing must consist of a stone or brick masonry pilasters at a maximum spacing of 40’ on center. Coordinate with Section 6.3 B for landscape requirements.

Fencing Along Adjacent Land Uses

Fencing to be a masonry wall constructed according to the standards identified in the Appendix 8.

Fencing Along Drainage Channels or Creeks

Fencing to be a masonry wall or tubular steel constructed according to the standards in the Appendix 8. Fencing with masonry pilasters may be tubular steel to permit views. Tubular steel fencing must be landscaped with a double row of evergreen shrubs maintained to a height of three feet.

Fencing Along 20’ Hike and Bike Easement

Fencing to be a minimum 6’ tubular steel fence with masonry pilasters or masonry wall meeting the community standard or a stylized tubular steel fence complementary to the architecture and approved by the SPOA.

O. Pedestrian Gates

Tubular Steel Gates

3’ wide tubular steel gates will be permitted along the rear lot lines of lake, greenbelt, park or common area lots. Gates larger than three feet in width are not permitted. No gates shall be permitted to be installed in the project brick wall. Gates must be self-closing and self-latching.

P. Trash Enclosures

Location

Must be completely enclosed and located in an inconspicuous but easily accessible area. Trash receptacles are not permitted in setback areas.

Construction

Enclosures must be constructed of 8’ high masonry walls matching the adjacent building. The collection area must be accessed through an opaque metal gate painted to match roofing or a trim color, as well as the surrounding wall color is encouraged. Wooden enclosures and gates are not permitted. When compactors are proposed, enclosures shall be tall enough to conceal equipment from pedestrian view.

Q. Common Areas

A common area is encouraged to be provided within a 500' radius of all living units. Common areas may be composed of benches, play equipment, shade structures, landscaping, garden, dog parks and shade trees, gazebos and pavilions, picnic tables and grilles, and tennis court(s). A pool area may be used to meet the common area requirement.

R. Utilities

All utility lines must be located underground including cable, water, telephone, and electricity. All meters must be enclosed in meter closets or panel boxes mounted on the ends of buildings and painted to match the exterior finish of the building.

S. Air Conditioners

All air conditioning units shall be placed on grade, connected to the outside of the building and screened by landscaping or other means. No air conditioning units shall be placed on rooftops, unless otherwise approved in writing by the SPOA.

T. Garages

Permitted Locations

Across the parking lot from the face of a building; Along adjoining commercial land uses; along a drainage channel; adjacent to non-Sienna property.

Garages for attached residential units are required to be located in the rear, end or side of building. Garage in front of the building incorporated into the architecture will be limited and require SPOA approval.

Off street parking for attached residential is required to be located in the rear of building.

Prohibited Locations

Directly in front of the face of a building, along adjacent roadways, facing a lake or common area.

6.2 Architectural Criteria

A. Building Massing

Length

Long uninterrupted expanses of building are prohibited. Porches and arcades are encouraged with detail emphasized at pedestrian level.

Height

Buildings may not exceed a height of three stories. Two-stories are preferred on the ends of buildings. Two-story buildings are required when they face a street and are located adjacent to residential areas.

Elevations

Solid, unarticulated vertical planes are not permitted. Articulation must occur through the use of jogs, projections or retreats in the building wall, windows, deep balconies, building openings and entryways, and bays.

B. Height and Area Regulations

Front Yard

20' to face of garage. Setback may be reduced to 10' when the garage is located at the rear of the unit. Setback may be reduced to 10' when the side of garage faces the street, or the side of the dwelling unit faces the street.

Rear Yard

20' Not applicable for back-to-back attached units.

Rear Yard on Lake

Specific to site and SPOA review and approval is required.

Side Yard

Not applicable but there shall be a minimum setback between attached groupings based on local fire separation standards.

Corner Side

10' minimum

Height

3 stories or 35' maximum (subject to City of Missouri City regulations).

Maximum Length of Group of Attached Units

200'

C. Optional Porches

Where appropriate, raise buildings off the ground and add entry steps with low sidewalks. Provide places for planters and urns with seasonal color. Accessibility features are designed such that they integrated into the style of the building. At walkways, porches, and building pediments, attempt to create a classical treatment of detail.

D. Materials

General

Integrate Sienna standard brick family. The use of two brick types or project brick and stucco on stone is encouraged. Exterior materials are limited to three.

% Masonry Requirement

100% masonry requirement: Brick, complementary brick, stucco or stone. Hardiplank may be used as long as 51% of the building is composed of the other listed forms of masonry. Elevations facing the public ROW must consist of 100% masonry.

Colors

Decorative elements such as canopies, doors, and trim shall be selected from earth tone colors such as beige, sepia, buff, terracotta, gray, sand, tan and

forest green. Accent colors shall conform to the above palette and primary colors shall not be used.

E. Roofs

Materials

Hardislate, slate, standing seam metal or 30-year warranty composition shingles; color approved by the SPOA.

Pitch

Minimum 6:12; shed roofs not permitted. Secondary roof shall be minimum 4:12. Roof pitches over porches must be 4:12 or greater; dormers may not be less than 3:12. Note: 6:12 pitch may be allowed on main roof on a case-by-case basis and as long as it befits the architectural style.

Feature Gables

Minimum 8:12 pitch.

Dormers

Dormers are encouraged on all roofs that do not have feature gables.

Exposed Roof Penetrations

All exposed roof penetrations must be located to the rear or side slopes of all buildings away from public rights of way and painted to match the roofing material.

F. Chimneys

General

Chimneys are encouraged on all attached residential buildings. Minimum dimension shall be 2' in length or width.

Exterior Walls

Must be brick, stone, stucco or Hardiplank siding to match materials used on building.

Interior

May be brick, stone, stucco or Hardiplank siding to match materials used on buildings.

Chimney Caps/Spark Arrestors

Must complement rooftops with a color and design approved by the SPOA.

G. Stairwells

Exposed stairwells are prohibited.

H. Railing

Railing may only be tubular steel to match the standard fence or approved stylized tubular steel to complement the architectural style. Wood railing is not permitted. Powder coat finishes are preferred.

I. Architectural Accents

Richness and detail must be incorporated into the architecture of all buildings. Lengthy expanses of unadorned and unarticulated buildings are not acceptable. Architectural accents may be accomplished with several of the following details: keystones, shutters, shutters with contrasting colors, glazed brick, quoins, stone columns, brick or stone rustication or banding, cupolas and dormers, well-articulated roof lines and multiple gables, stylized railing, deep balconies, archways, etc.

J. Architectural Features

Decorative elements and embellishments are considered architectural features and shall not be illuminated. Decorative elements and embellishments shall include, but not be limited to, sculptures, symbols, pediments, and pilasters. Architectural features shall be determined by the SPOA on a case-by-case basis.

K. Clubhouse

General

Required to have materials and architectural character similar to remainder of attached residential development. Hardiplank as a primary or secondary exterior material is acceptable, except when exposed to the public ROW. Brick should match Sienna standard brick family.

Roofs

Standing seam metal roofs, Hardislate, or slate.

L. Motor Court

Size

Minimum width: 40'; Maximum length: Attached units are dependent on the maximum length of a grouping of dwelling units (see below).

Material

Motor courts must consist of one or more of the following accent materials: patterned concrete, concrete pavers, stone or cultured stone. Concrete paving is permitted with accents, any special paving or decorative pavers shall be subject to city depth standards and shall be approved by the city on a case-by-case basis during the building permit application process and shall be located on private property. The property Owner shall assume responsibility for all maintenance.

M. Garages

Length

A maximum of 8-car single bays is permitted.

Elevations

All sides visible to the public must match the buildings.

Roofs

Pitched roofs with a minimum roof pitch of 4:12 are required. Roofing material must be the same as the material used on the main buildings.

Garage Doors

Metal, paneled construction.

N. Covered Parking

Car covers are encouraged to reflect the materials and architecture of the buildings. 4:12 pitch Hardislate, slate, 30-year composition shingles, standing seam metal roofs are required. Columns on ends or corners of car covers shall be brick, stone or stucco and protected with auto bumpers. Car covers shall be located within the site such that they are not visible from the ROW.

O. Utility Meters

No exposed utility meters are permitted. Meters must be enclosed in meter closets or panels. Panels must be painted to match the exterior of the building. Panels must be screened with evergreen landscaping.

P. Mailboxes

All mailboxes to be located in pavilions having the same architectural character and materials as the main buildings or as a component of the clubhouse.

6.3 Landscape Criteria

A. Main Parcel Entry

Extensive landscaping is required at the main entry into an attached residential parcel. A minimum of three magnolias is required on either side of the entry drive.

B. Landscape Adjacent to Property Lines

Front

Landscaping shall be installed according to the same standards for Nonresidential Use as identified in Section 4. In addition, one double staggered row of evergreen shrubs (wax leaf ligustrum, 5 gal.) shall be installed along the exterior of fencing.

Side and Rear

One evergreen shade tree shall be planted every 40' on center. In addition, one double staggered row of evergreen shrubs shall be installed along the exterior of fencing exposed to a street or common area, or water ways or drainage channels.

C. Parking Areas

Interior Islands

One minimum 9' x 18' curbed landscaped island is required for each 10 parking stalls located along the centerline of each head to head parking layout. Size will be reviewed on a case by case basis. One 3" caliper shade tree shall be planted in each island.

At Building Entries

One minimum 10' x 18' landscaped island shall be located as an extension from each building entry and provided with a 5' width sidewalk and low evergreen shrubs, ornamental grasses or perennials.

Islands at Ends of Bays

Ends of bays must not end in parking spaces. Planting islands (6' minimum width) must be located at both ends of parking bays. A min of one canopy tree (3" caliper) must be planted for each 18 LF of island.

Medians

A minimum 10' width landscaped median must be constructed between bays of parking. A min. of one canopy tree (3" caliper) must be installed for each 20LF of median or one ornamental tree (30 gal.) for each 15LF of median (see Figure 2-1).

D. Buildings

Foundations

Evergreen plantings must occur along the foundations of all buildings.

Entries

Building entries must be identified with a denser display of landscaping than other areas around the building.

Patios

First floor patios must be provided with a landscaped hedge not to exceed a height of 3' and one small tree (30 gal.) to provide shade and some privacy.

Between Ends of Buildings

The area between ends of buildings must never be an empty space void of landscaping and utilized solely for meters and air-conditioning units. The area must be well landscaped and in certain instances where appropriate, utilized for sitting areas and/or walkways to other areas of the site.

E. Screening

The following areas must be completely screened with landscaping: meter box panels, gas meters, air conditioning units, utility pedestals, irrigation controls, transformer pads, and mechanical equipment.

F. Fencing

There shall be a double row of evergreen shrubs planted 3' o/c. for screening and buffering placed on the exterior side of fences on all side and rear property lines or as approved by the SPOA. The SPOA shall have the right to determine which property setbacks are side and rear.

G. Garage

Garages must be separated from concrete parking areas by a minimum 3' width-planting strip with a minimum evergreen hedge (5-gal.)

H. Irrigation

All lawns and landscaped areas including rights-of-way for tracts adjacent to a street must be effectively, properly, and evenly irrigated by underground automatic irrigation systems of approved design with minimal overthrow onto paved areas using current standards and designed and installed by licensed irrigation contractors doing business in the State of Texas. All exposed mechanical equipment such as automatic controllers, backflow preventer, and vacuum breakers must be screened. Drip irrigation systems will be permitted where appropriate. Irrigation sleeves must be provided to all parking lot islands and medians.

I. Lawns

Grass

Cynodon dactylon/Common Bermuda, St. Augustine for semi-shade tolerant areas.

Method

Hydro mulch or sod. One row of sod must be installed along back of curb and adjacent to all sidewalks and driveways.

J. Landscape Standards

All plant material shall be sound, healthy specimens typical of their species, with well-formed tops and roots, and shall be free from all injurious insects, insect eggs or larvae, diseases, serious injuries to bark, root or foliage, broken branches, or any other types of disfigurement. Plant proportions shall be those recognized as normal for a well-grown plant of that species and size, as recommended by the American Standard for Nursery Stock. Installation of all plants must conform to the standards of the American Association of Nurserymen. All plants that fail to make new growth from a dormant condition, decline or die shall be replaced. A plant is considered dead if at least 50% of its growth is dead. All replacements shall conform to the original intent of the planting design. The SPOA reserves the right to require the Builder to replace plants that do not meet these requirements. Rock is not permitted in lieu of groundcover or shrubs.

K. Maintenance

Maintenance Requirements

Attached residential Owners shall have the duty and responsibility to keep their properties in a well-maintained, safe, clean and attractive condition at all times.

Owners are responsible for maintaining property to the street. If, in the opinion of the SPOA, the Owner is failing in this duty, then the SPOA may give notice of such deficiency and if necessary, undertake the care and maintenance required to restore the property and/or building improvements to a safe, clean and attractive condition.

All costs associated with such repair and maintenance shall be the responsibility of the attached residential Owner. SPOA will inspect quarterly and has the authority to require the Owner to comply with maintenance requirements.

Mowing (2-1/2" to 3" maximum height of grass), pruning and shaping, weed control, seasonal mulching, winter protection is required, replacement of dead or diseased plants, insects and disease control, fertilization and watering, warranty.

Enforcement

The SPOA has the right, but not the obligation, to assess any attached residential Owner for the amount of costs incurred by the SPOA to enforce the guidelines, restrictions or any rights granted to it by the Declaration or Supplements to the Declaration against any Attached Residential Owner. Such enforcement assessment, together with late fees and reasonable attorneys' fees, shall be a charge to the Owner and shall also constitute a lien imposed on the property. The charge shall be a personal obligation of the Owner and will be a continuing lien until paid.

6.4 Signage Criteria

A. ID Signage

Primary or Entry Signage

See Sign Type D in Section 5. Limited to one sign located in entry median or two signs on either side of entrance. Information limited to project name, address, management company, and phone number.

Secondary Signage

See Sign Type D in Section 5. Information limited to project name, address, management company, and phone number.

B. Directional and Information Signage

See Sign Type D in Section 5.

C. Flags and Flagpoles

Advertising flags, banners, and pennants are not permitted. Flagpoles are permitted near the clubhouse or leasing office only. No flagpoles will be permitted at the entrance to a project. The display of flags and flagpoles shall comply with the requirements of Sienna and the City of Missouri City. Only United States and Texas flags are permitted to be displayed.

Appendix 6 – Attached Residential Illustrations

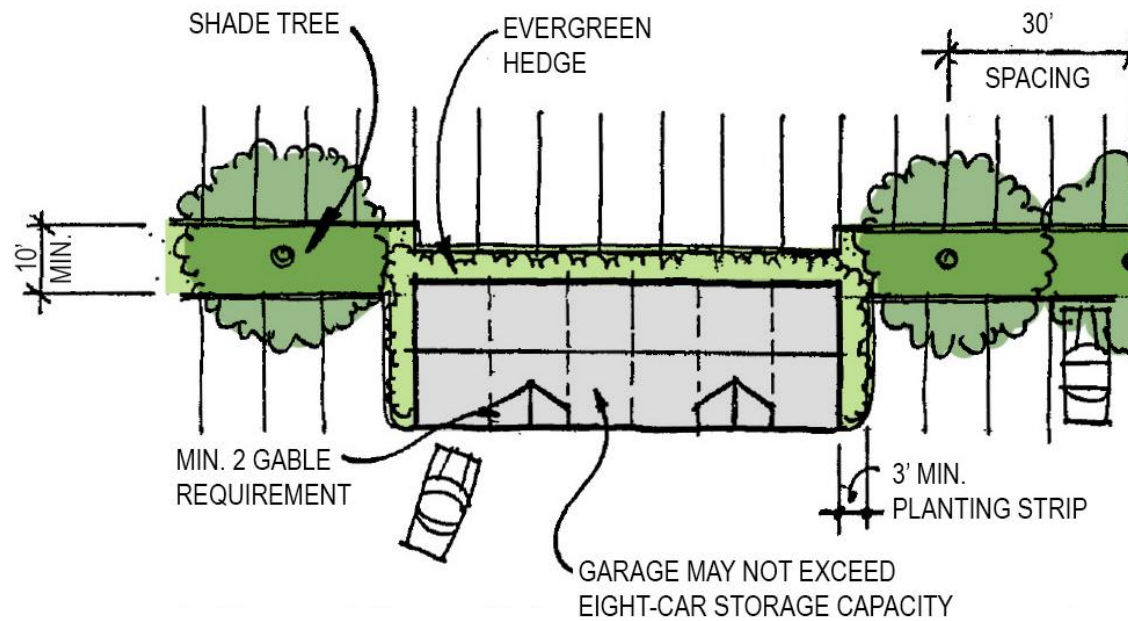


Figure 6-1: Attached Residential Parking Design

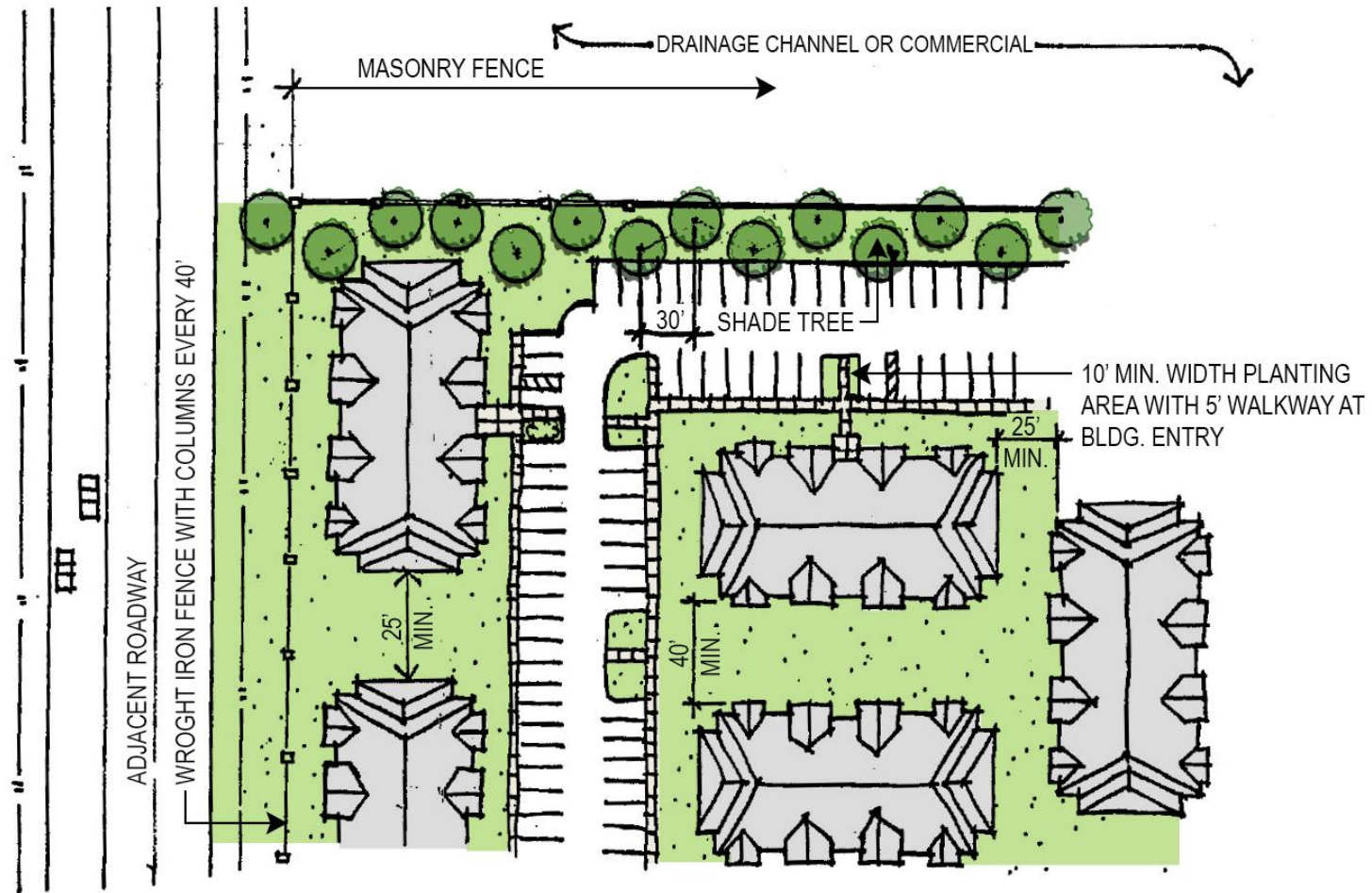


Figure 6-2: Attached Residential Site Planning Requirements

7. Architectural Review

The official submittal of plans and specifications to the SPOA is to provide a review process for conformance to the Guidelines, adopted by the SPOA. The end result is to impart a visual character and a sense of community through controlled architecture, landscaping, and other design elements identified in these Guidelines.

All new construction, subsequent construction, remodeling with exterior exposure, expansion, and demolition of structures shall be reviewed and approved concurrently by the Sienna Commercial SPOA and the City of Missouri City prior to the submittal of a building permit application and prior to commencement of any on-site building or construction activity including grading. The approval process can be facilitated if complete and high-quality submittal documentation is provided to the SPOA.

The SPOA reserves the right to alter the review process in order to ensure an adequate review of all submissions while accommodating the needs of builders.

The site plan, architecture and landscape plan must be reviewed and approved concurrently in writing by the SPOA and the City before construction can begin. The SPOA is committed to a high level of design quality within our communities by reviewing design and plotting submissions and working with our builders to achieve this goal.

Compliance with these Guidelines is paramount, but the SPOA will review requests from builders for modifications from these Guidelines on a case-by-case basis. See variances this section. Submittals shall be delivered/sent to the attention of the SPOA, care of:

Sienna Architectural Review Committee

Sienna Property Owners Association, Inc.
9600 Scanlan Trace
Missouri City, Texas 77459

Phone: 281-778-0778
Email: architecturalreview@clubsienna.com

The Building/Owner is required to submit complete and accurate design and construction documents to be examined by the SPOA and to Missouri City. Minimum submittal requirements are as follows (additional information is encouraged):

OPTIONAL CONCEPTUAL REVIEW IN ELECTRONIC FORMAT:

Please provide the following to the **SPOA** via the conceptual review form:

- One (1) conceptual site plan
- Signage design indicating sign types and locations
- Sections, elevations and details as necessary to illustrate design intent
- Non-refundable consultation fee

PHASE I SUBMITTAL:

Please provide an electronic submittal to the **SPOA** :

- Perspective color rendering and material sample board.
- Survey indicating location tree preserve areas
- Building setbacks, easements and R.O.W. identification (survey)
- Utility service locations
- Siting of improvements
- Overall site drainage plan
- Section through site indicating the relation of the proposed building to existing improvements.
- Floor plans @ 1/4" = 1'-0" scale (min) or 1/8" = 1'-0"
- Building exterior elevations @ 1/4" = 1'-0" scale (min) or 1/8" = 1'-0"
- Signage design indicating sign types and locations and Development Signage Criteria.
 - Required prior to Phase II approval.
- Outline specifications describing all materials to be used in the project.
- Contact SPOA for fees. SPOA has the right to exceed the maximum fee in certain projects whose complexity or positioning within the community may require more architectural review than normal.

Re-review fee is required.

Half sheets should be provided only at the request of the **SPOA**.

PHASE II SUBMITTAL:

Please provide the following to both **SPOA** and:

Architectural Review

Email: architecturalreview@clubsienna.com

Phone: 281-778-0778

- Response narrative to Phase I
- Final Architectural Plans of drawings indicated at Phase I review.
- Site plot plan, drainage and grading plans, mechanical/electrical/plumbing plans.
- Final Survey (Note: All buildings, structures, parking, and site improvements must be fully dimensional from all property lines and street rights-of-way).
- Final Specifications.
- Landscape Planting Plan (minimum size of plant material noted), fencing locations, locations of any landscaping elements such as fountains, seat walls, etc. and associated construction details.
- Lighting plan shall depict the design layout and illustrate a point to point candle lighting level on the site. The type, size and style of the lighting fixtures shall also appear on the lighting plan. Min./max ratio shall not exceed 8:1; average maintained foot candles shall be no less than 3 but preferably 4 to 5 for retail and 4 to 5 for office and other uses, unless otherwise approved by the SPOA. Lighting shall comply with all applicable city and county ordinances. Foundation and parking lot design certifications by a registered, professional engineer.
- Location of all mechanical equipment and screening methods.

Re-review fee is required. Please contact SPOA office for exact amount. Construction deposit is due prior to the Pre-Construction meeting.

Only complete submittals will be reviewed. The Builder will have complete responsibility for compliance with all governing codes and ordinances.

TIMING

The SPOA shall review and approve in writing, each formal submittal or recommend revisions to those aspects of the plans that are inconsistent with the builder

Guidelines. The SPOA generally meets to review submittals on the 2nd and 4th Wednesday of each month. Submittals received the Thursday prior to a scheduled SPOA meeting will be reviewed and comments returned before the subsequent SPOA meeting (For example: a complete submittal received within the above timeline will typically receive comments prior to the next scheduled SPOA meeting). More timely responses will require a verbal or written request at the time of submittal.

PRE AND POST CONSTRUCTION REQUIREMENTS

A Pre-Construction meeting must be scheduled with SPOA prior to the commencement of construction. The Owner and Builder/Contractor to be present at Pre-Construction meeting. The following must be submitted for review:

- All conditions of Phase II approval must be met and submitted for review prior to the Pre-Construction meeting.
- Any other changes to SPOA approved Phase II plans must be submitted to SPOA for review prior to the pre-construction meeting.
- Contractor/Owner must submit a site plan with proposed trailer/equipment locations marked. Provide specifications/photos of proposed trailer/equipment.
- An electronic copy of the final construction plans must be submitted at this meeting.
- An electronic copy of the recorded plat
- A construction deposit is due prior to Pre-Construction meeting. Please contact SPOA office for exact amount.
- Meeting request form and fee information available from the SPOA website. Provide Owner and Builder contact information on forms. Fees for meeting must be paid prior.

A Mid-Construction on site meeting is required during construction.

A Post-Construction site inspection is required when the project is complete. A Certificate of Compliance report will be issued after the inspection noting any discrepancies from the approved plans. Request form and fee information can be obtained at the SPOA office. Owner must request refund of deposit once all items area addressed.

Owner must request refund of deposit once all times addressed.

SPOA will advise in writing whether variance request has been approved or denied.

SINGLE ITEM SUBMITTAL

Single item submittals, such as modifications to existing structures or signage approval, are reviewed within the same timetable as Phase submittals. A fee is due along with the submittal request form and required supporting documents. Contact the SPOA for fees.

Apply for changes during construction prior to installation.

ONGOING REVIEW

Construction shall proceed only after approval of the final set of drawings and specifications and after the issuance of a building permit by the City. Changes that occur during actual construction that differ from approved drawings will require alterations at the Builder/Owner's expense to restore compliance with approved drawings. No drawings or changes at the time of construction are considered approved unless the SPOA approves them in writing. Changes during construction must be submitted to SPOA for approval prior to installation. Construction may not commence without written permission by the SPOA.

A final letter of compliance will be issued by the SPOA after the completion of construction. A site inspection will be conducted by the SPOA to review the architectural exterior, site lighting, landscape, and irrigation. A letter will be provided to the Owner for any items that are not in compliance. Fines will be incurred for changes that were constructed without approval and for items that require a variance after construction.

VARIANCES

Reasonable variances may be granted as authorized in the Sienna Property Owners Association Declaration of Covenants, Conditions and Restrictions upon written request as long as the variance shall be in keeping with the overall intent of the master plan for the improvement and development of the property as well as the preservation of existing natural features. Variances may be granted with conditions for approval, which would alleviate the impact that granting the request may have. All applicants must comply with the conditions for approval that may be imposed on a variance. Each builder must address the variance requested in writing and the reason(s) why the request should be granted.

CITY BUILDING PERMITS

In addition to the submittal requirements for the SPOA, those Sienna projects located within Missouri City shall also comply with Missouri City requirements for the Building Permit Review Process.

8. Construction Requirements

Construction Signage

One sign per street until project completion. Information displayed must be limited to builder name and logo, consultants, contractor(s), financial institution if applicable, opening date, phone number, leasing agent, name of project, project rendering/elevation, and Sienna name and logo. Black background with Sienna in white lettering, Sienna logo centered at top of sign, user logos are permitted. Refer to Temporary Signage in Section 5 for allowed sign size. Requires SPOA approval prior to installation.

Address Plaque

Construction sites are allowed one address plaque. Banner material is preferred, and the sign must be attached to the fencing/construction screening. Information displayed shall be limited to the address and, optionally, the project name. The maximum size of the sign shall be 12' x 24". Letters should be in Arial or Goudy Bold. Letters should be black on a white background or white on a black background.



Building Construction Activity and Site Maintenance

There are no dumpsites in Sienna. All material shall be removed from the premises during construction and completion of construction. Each builder will be required to maintain a dumpster on site during construction. This dumpster should be emptied periodically whenever debris reaches the rim of the dumpster. Each Friday, all construction sites are to be cleaned so as to facilitate a pleasing environment to visitors and homeowners of the community. Construction materials shall be kept out of the street rights-of way and setback areas at all times. All streets are to be free from dirt, debris, and spilled concrete. Each builder shall be responsible for street cleaning on a daily basis. "Wash-out" areas for concrete trucks must be provided on all construction

sites. Builders shall be responsible for the repair and/or replacement of trees, plants, sidewalks, fencing, signage, lights, irrigation, etc. damaged during construction.

Sediment Control

As soon as earthwork commences, sediment control methods shall be installed in such a way as to filter all storm water run-offs from the tract into the public street. The sediment control system must remain in place and in good repair until construction is complete, landscaping is installed, and lawns are established. Builders shall conform to all regulatory agencies' rules, regulating standards, and criteria governing sediment control to include, but not limited to, EPA-NPDES and Fort Bend County Drainage District Pollution Prevention Plan. Builders shall be responsible for filling and securing all necessary permits.

Temporary Buildings / Construction Offices

Permitted during construction on case by case basis, subject to SPOA approval. Activities limited to construction offices, security offices, storage of tools and equipment, and toilets. The SPOA must approve the location, design and general appearance of all temporary buildings. All temporary buildings must be placed in minimum of 30' from the street rights-of-way. No temporary buildings may be located in a landscape setback or be visible to adjacent single-family residential uses. Since on-street parking is not permitted on any thoroughfares throughout Sienna, each builder must provide an area of off-street parking for construction crews.

Construction Hours

Monday – Friday: 6:30 AM – 30 min. after sunset, but no later than 8:00 PM.
Wknds/Holidays: 7:30 AM – 30 min. after sunset, but no later than 8:00 PM.
No later than 2:00 PM on Sundays.

Exceptions to these hours may be granted by the SPOA on a case by case basis.

Lane closures along Sienna Parkway can only occur between 9:00am-3:30pm Monday – Friday. Written approval from the SPOA and/or COMC must be obtained for closures outside these hours.

Appendix 8 – Construction Details

MATERIALS SCHEDULE					
BRICK					
**CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. **CONTRACTOR TO PROVIDE MOCKUP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. **BRICK TO MATCH EXISTING SIENNA BRICK. **LATEX MORTAR JOINTS BETWEEN ALL BRICK AND CAST STONE CAPS.					
KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
	GLEN-GERY SIOUX CITY BRICK; BUILDER'S SPECIAL	WILLIAMSBURG OLD HERITAGE	SMOOTH BACK	COMPANY: ACME BRICK CONTACT: STEVE COX PHONE: (713) 502-7044	
METAL					
**CONTRACTOR TO SUBMIT COLOR SAMPLES, CUT SHEETS AND SHOP DRAWINGS FOR ALL MATERIALS, FINISHES, AND CONNECTION DETAILS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO FABRICATION.					
KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
	TUBE STEEL	BLACK	SATIN	COMPANY: PPG PAINTS PHONE: (281) 491-3545	- HOT-DIPPED GALVANIZED AFTER FABRICATION, PER NOTES, THEN PAINTED AFTER FABRICATION
STONE					
**CONTRACTOR TO SUBMIT CUT SHEET, COLOR SAMPLES AND SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. IF SUBSTITUTE PRECAST COMPANY IS APPROVED, COLOR SAMPLE MUST BE APPROVED IN-FIELD WITH OWNER. **CONTRACTOR TO FIELD VERIFY BUILT WALL AND COLUMN DIMENSIONS PRIOR TO ORDERING STONE. **LATEX MORTAR JOINTS BETWEEN ALL BRICK AND CAST STONE CONNECTIONS.					
KEY	DESCRIPTION /MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
	PRECAST CONCRETE	SIENNA STANDARD COLOR (20-447)		COMPANY: STONE CASTLE INDUSTRIES PHONE: (713) 440-6224	PRECAST COLOR TO MATCH EXISTING SIENNA PRECAST COLOR; CONTRACTOR TO SUBMIT SAMPLE & SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.

Figure 8-1a: Classic Brick Wall Material Schedule

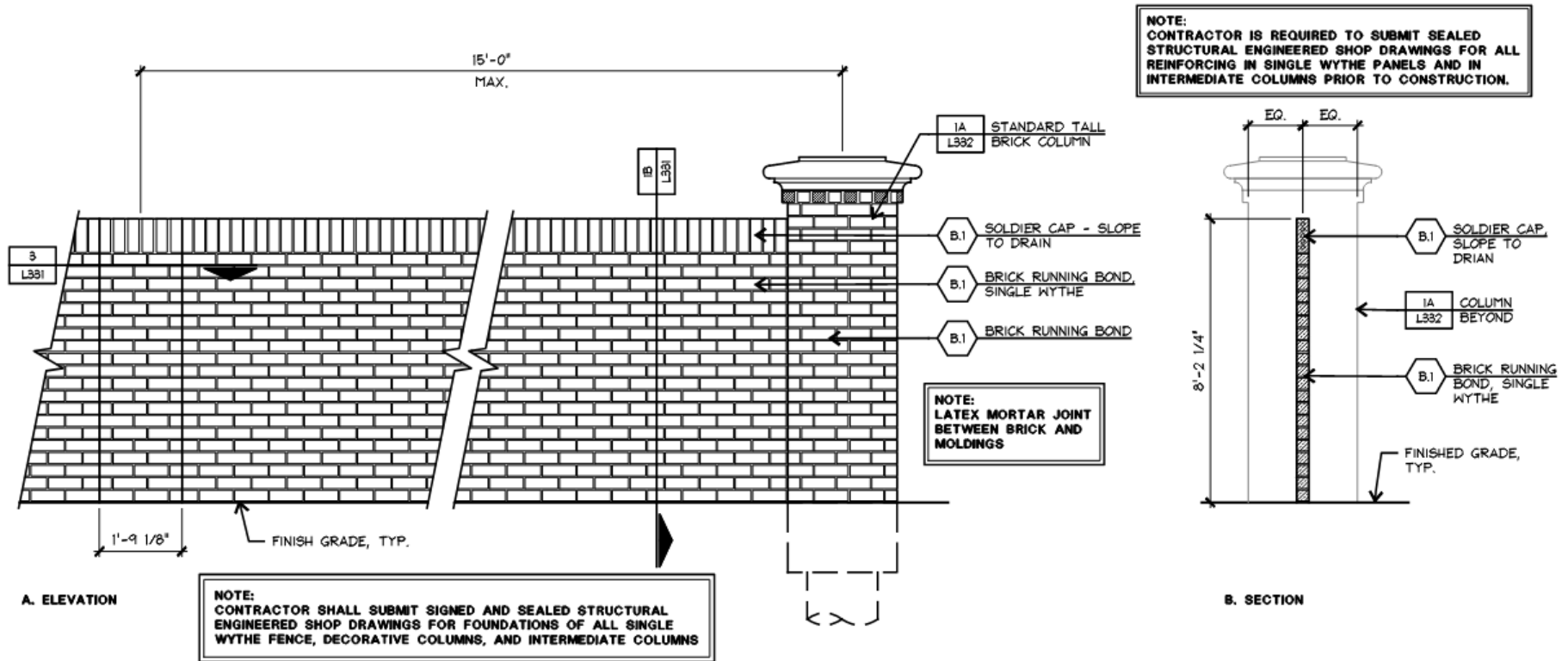


Figure 8-1b: Classic Brick Wall Detail



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MATERIALS SCHEDULE					
BRICK					
--CONTRACTOR TO SUBMIT SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. --CONTRACTOR TO PROVIDE PROOF FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. --BRICK TO MATCH EXISTING SIENNA BRICK. --LATEX MORTAR JOINTS BETWEEN ALL BRICK AND CAST STONE CAPS.					
KEY	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
B.1	GLD-GRY SKW CITY BRICK - BUILDER'S SPECIAL - CORED BRICK	WILLIAMSBURG BRADFORD	SMOOTH BACK	COMPANY: ACHIE BRICK CONTACT: STEVE COX PHONE: (718) 502-7044	
B.2	GLD-GRY SKW CITY BRICK - BUILDER'S SPECIAL - SOLID CORE BRICK	WILLIAMSBURG BRADFORD	SMOOTH BACK	COMPANY: ACHIE BRICK CONTACT: STEVE COX PHONE: (718) 502-7044	
B.3	ACHIE BRICK - BUILDER'S SPECIAL - CORED BRICK	COPPERHALL CHOCOLATE	SMOOTH BACK	COMPANY: ACHIE BRICK CONTACT: STEVE COX PHONE: (718) 502-7044	
B.4	ACHIE BRICK - BUILDER'S SPECIAL - SOLID CORE BRICK	COPPERHALL CHOCOLATE	SMOOTH BACK	COMPANY: ACHIE BRICK CONTACT: STEVE COX PHONE: (718) 502-7044	
B.5	CONCRETE MASONRY UNIT	750 (CREAM)	SPLIT FACE	COMPANY: REVELS BLOCK & BRICK CO. INC. PHONE: (718) 728-0560	
B.6	8" BOND BEAM	750 (CREAM)	SPLIT FACE	COMPANY: REVELS BLOCK & BRICK CO. INC. PHONE: (718) 728-0560	
STONE					
--CONTRACTOR TO SUBMIT CUT SHEET, COLOR SAMPLES AND SHOP DRAWINGS FOR CAST STONE FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. IF SUBSTITUTE CAST STONE COMPANY IS APPROVED, COLOR SAMPLE MUST BE APPROVED IN-FIELD WITH OWNER. --CONTRACTOR TO FIELD VERIFY BUILT WALL AND COLUMN DIMENSIONS PRIOR TO ORDERING STONE. --LATEX MORTAR JOINTS BETWEEN ALL BRICK AND CAST STONE CONNECTIONS.					
KEY	DESCRIPTION / MODEL NUMBER	COLOR	FINISH	CONTACT	REMARKS
S.1	CAST STONE CONCRETE	SIENNA STANDARD COLOR (20-447) IF SUBSTITUTE CAST STONE COMPANY IS APPROVED, COLOR SAMPLE MUST BE APPROVED IN-FIELD W/ OWNER.	FINISH TO MATCH EXISTING SIENNA CAST STONE FINISH	COMPANY: STONE CASTLE INDUSTRIES PHONE: (718) 440-6224	CONTRACTOR TO SUBMIT SAMPLE & SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
S.2	BUILDER STONE	CHEYENNE BLEND	ROUGHLY RECTANGULAR, LONG EDGE DOWNHANGING	COMPANY: ALAMO STONE PHONE: (201) 240-4600	3'-6" DEEP
S.3	BUILDER STONE	CHEYENNE BLEND LEDGE	LEDGE	COMPANY: ALAMO STONE PHONE: (201) 240-4600	3" DEEP

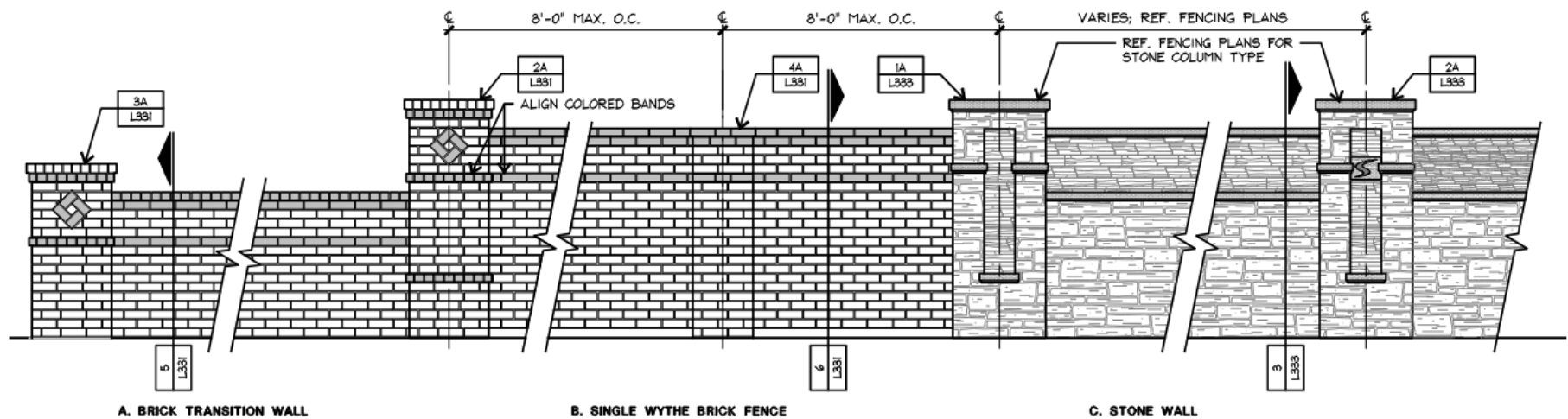


Figure 8-2a: Vintage Brick Wall Detail*
* Vintage Brick Wall Detail to only be used in MUD 7

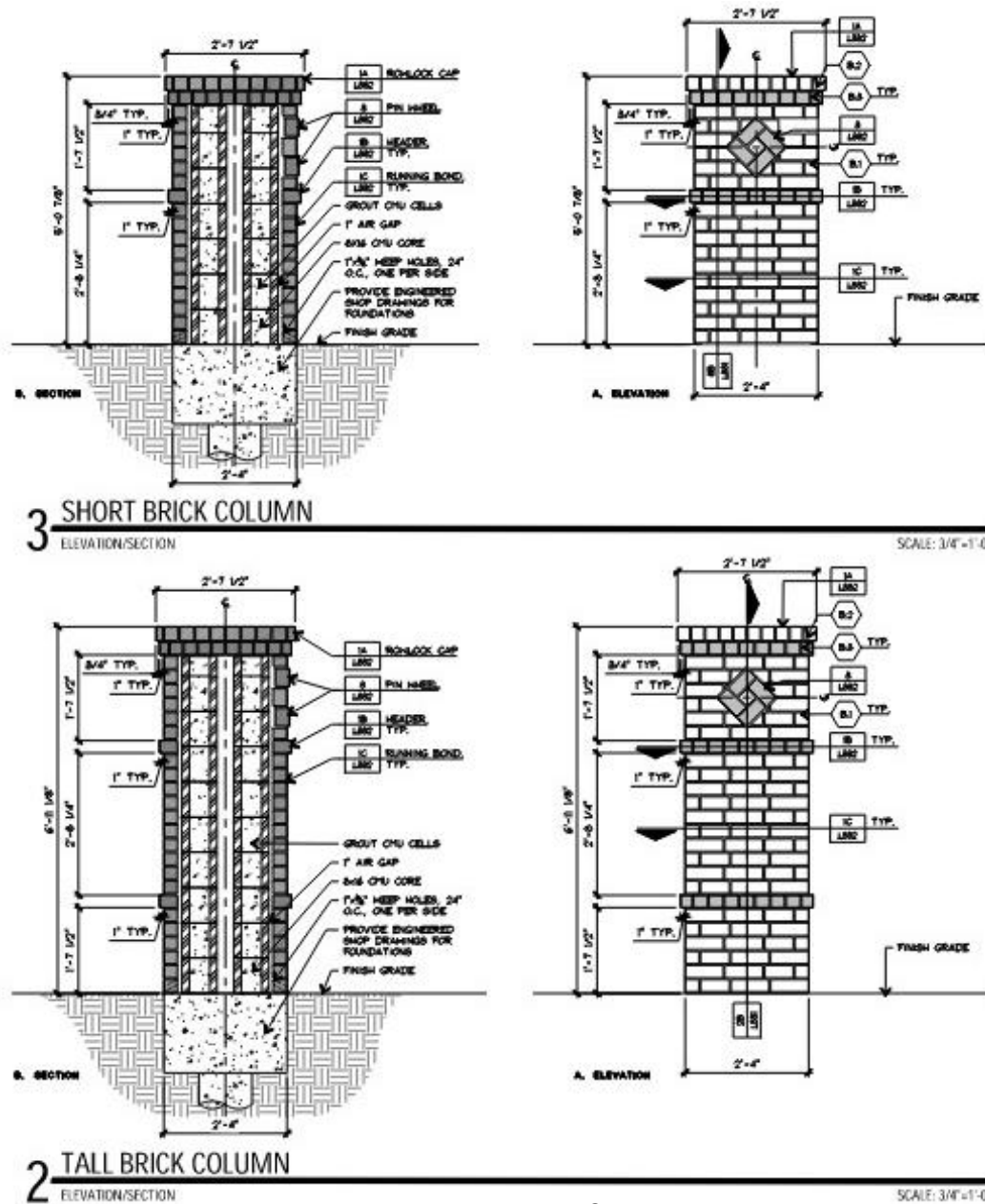


Figure 8-2b: Vintage Brick Column Detail

* Vintage Brick Wall Detail to only be used in MUD 7

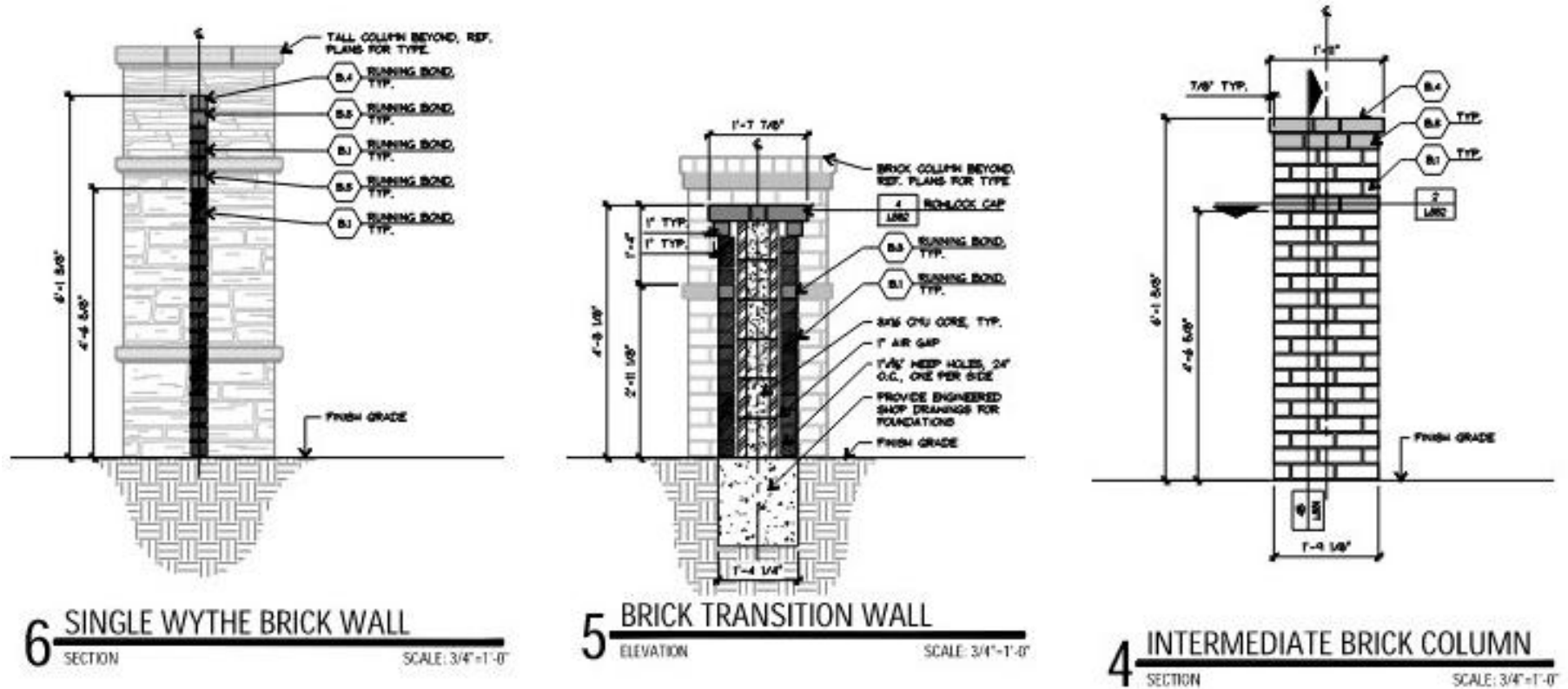


Figure 8-2c: Vintage Brick Column Detail

** Vintage Brick Wall Detail to only be used in MUD 7*

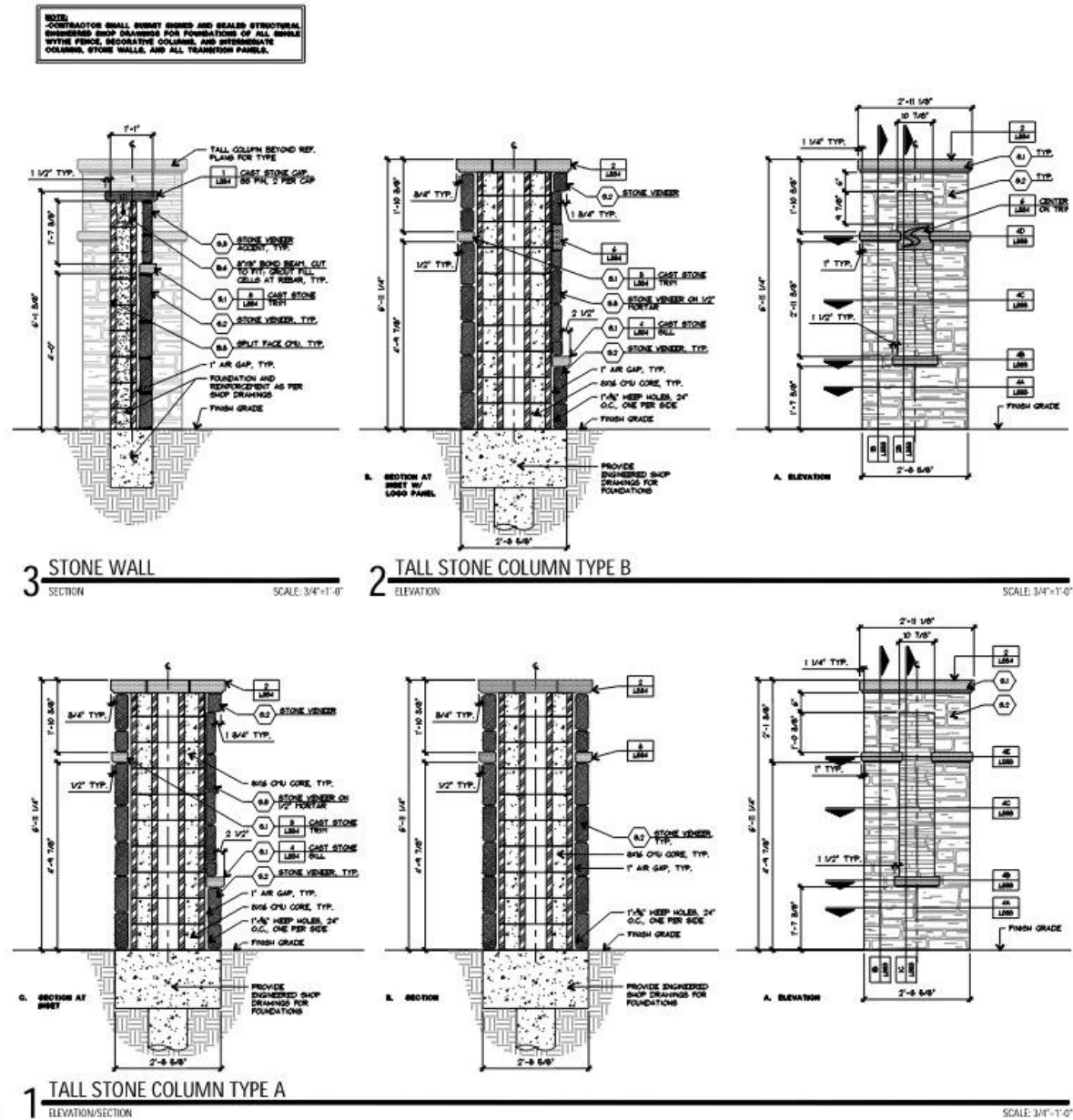


Figure 8-2d: Vintage Brick Column Detail

* Vintage Brick Wall Detail to only be used in MUD 7

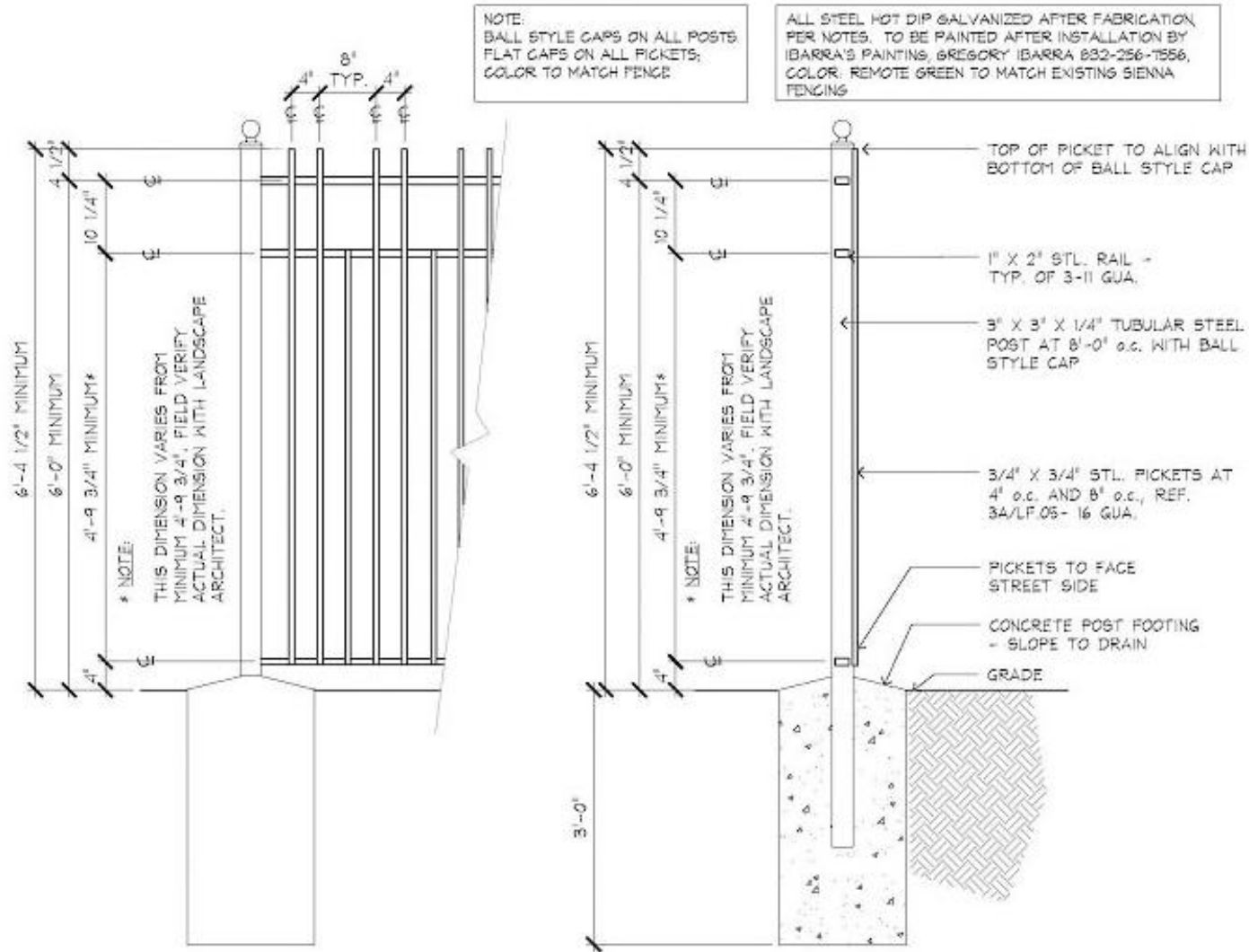


Figure 8-3: Tubular Steel Fence Detail

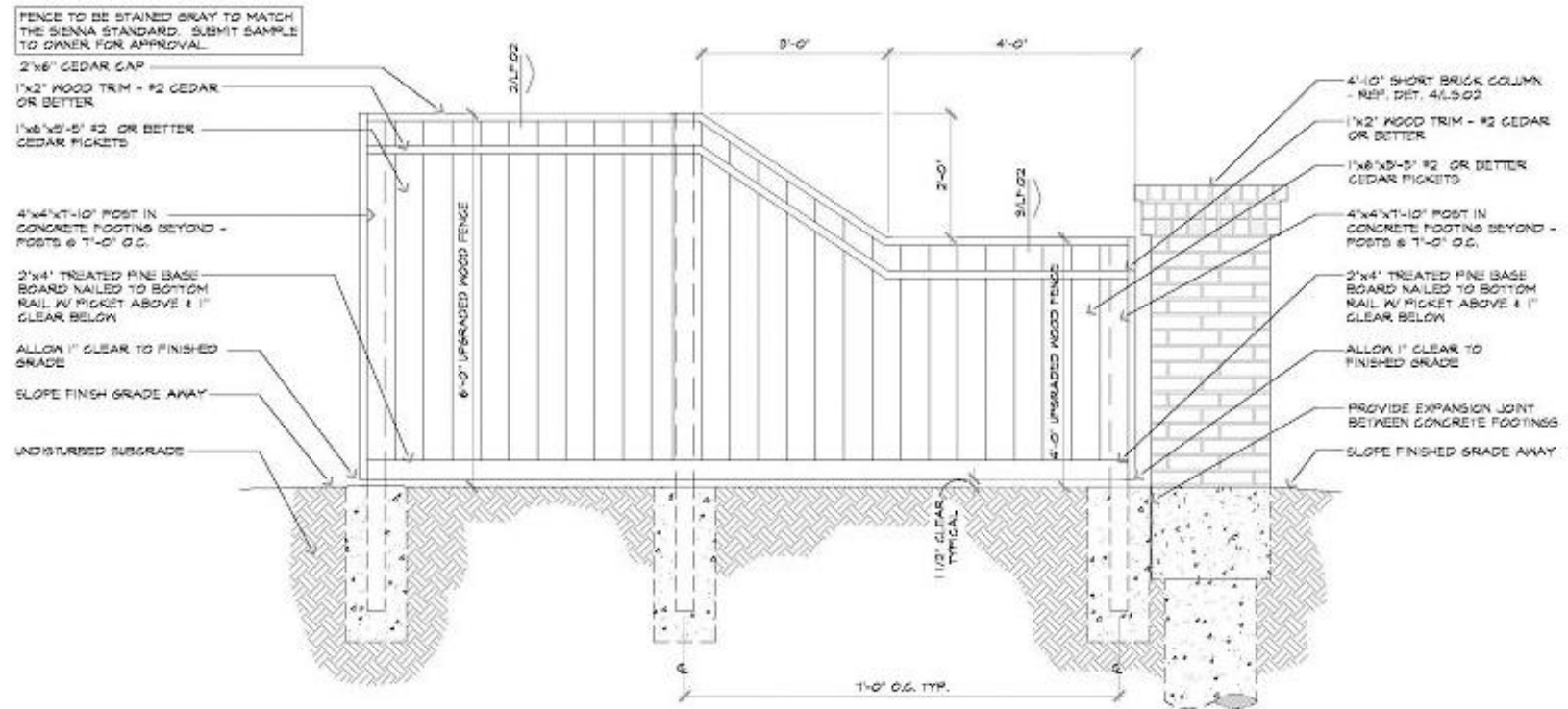


Figure 8-4: Upgraded Wood Fence with Cap Detail

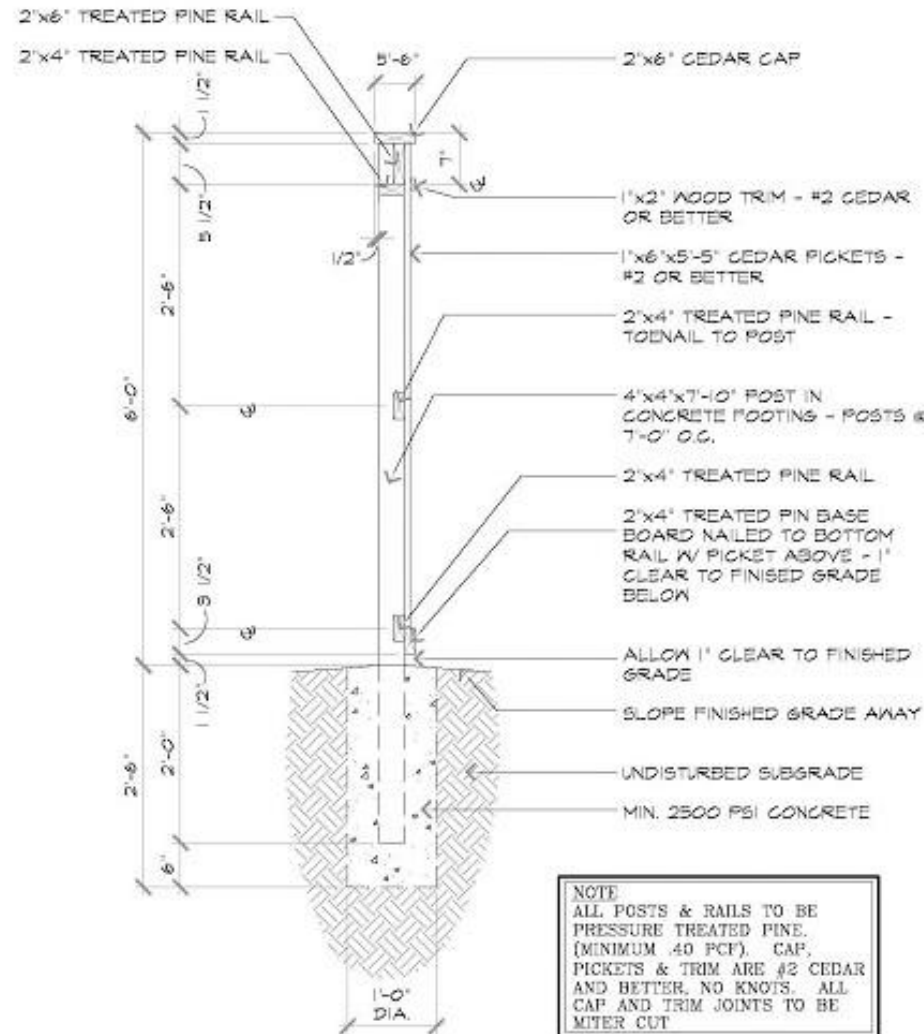


Figure 8-5: Upgraded Wood Fence with Cap Detail (contd.)

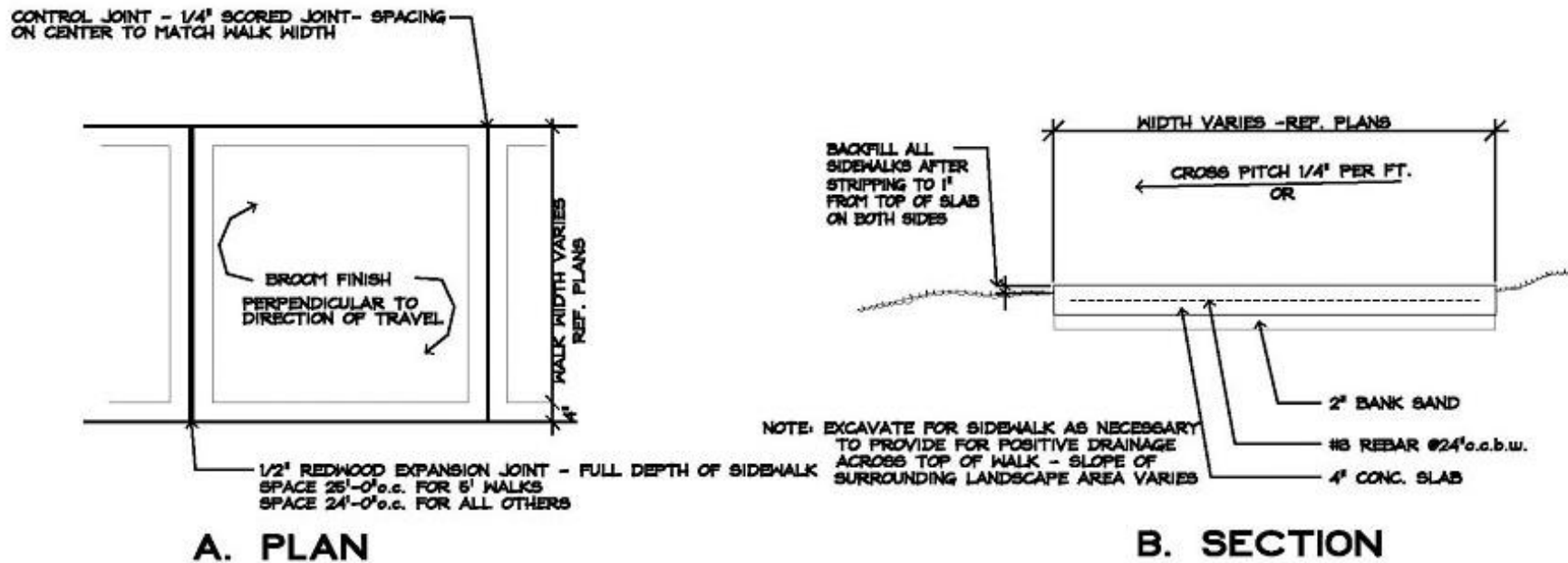


Figure 8-6: Sidewalk Detail*

* Picture framing on sidewalks is not allowed along major drives in the SBA (Southern part of community) such as Waters Lake, Sienna Parkway, and Scanlan Trace. Picture framing is permitted in SPOA and will be allowed by the ARC for new sidewalks that connect to existing ones.

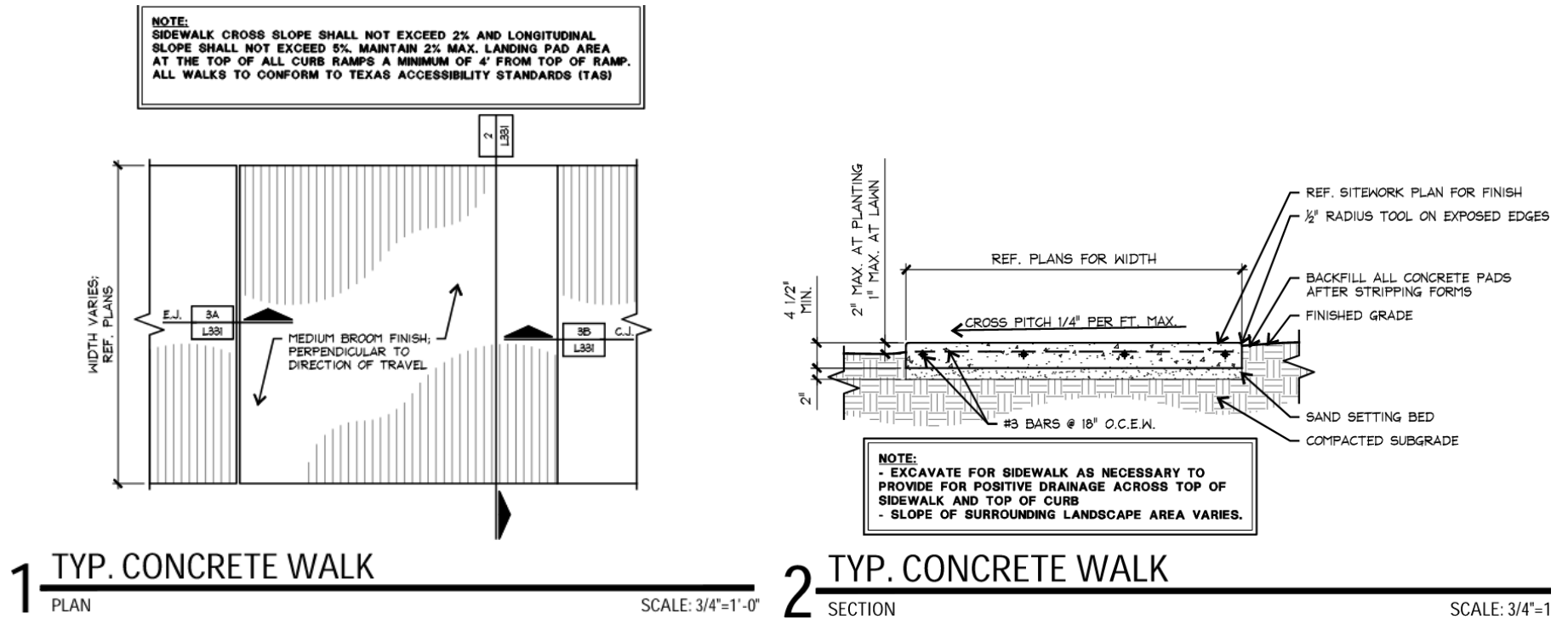


Figure 8-7: Sidewalk Detail

9. Town Center Guidelines

Town Center Guidelines to be incorporated at a later date, and in a separate document.