

ORDINANCE NO. 2203

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FINAL DEVELOPMENT PLAN FOR 4.763 ACRES LOCATED ALONG GRANTS LAKE BOULEVARD IN THE GRANTS LAKE TEMPOS SECTION TWO TOWNHOME SUBDIVISION.

WHEREAS, Grants Lake Tempos Section Two was platted in 1982 by plat recorded in Volume 32, Page 4 of the Fort Bend County Official Public Records (Plat) and developed prior to annexation into the City limits in December 1991; and

WHEREAS, after its annexation into the City limits, the City applied the Standard Single-Family Residential (R-1) zoning district classification to Grants Lake Tempos Section Two, which is incompatible with its development as a townhome subdivision; and

WHEREAS, in November of 2018, a fire broke out in the neighboring property in Building 24 at the Grants Lake Tempos Section One townhome community; and

WHEREAS, while reviewing building permits to reconstruct the damaged building in Grants Lake Tempos Section One, City staff discovered an incompatibility between the existing zoning and the built environment, and moved forward with a City Initiated Planned Development (PD) District; and

WHEREAS, after the successful rezoning of Grants Lake Tempos Section One, and as authorized by Section 2-12 of the Development Code, the Planning Director has initiated rezoning of Grants Lake Tempos Section Two as a Planned Development (PD) District Final Development Plan to more closely match the development characteristics of the Plat and the townhome development; and

WHEREAS, the City Planning and Zoning Commission forwarded its final report to the City Council, recommending approval of the Planning Director's initiated rezoning; and

WHEREAS, the City Planning and Zoning Commission and the City Council have each conducted in the time and manner and after notice required by law and applicable ordinances, a public hearing on such requested zoning change; and

WHEREAS, the City Council finds that the Planning Director's initiated rezoning request complies with the City's comprehensive plan and now deems it appropriate to make such zoning change; NOW, THEREFORE:

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the facts and recitations set forth in the preamble of the ordinance are hereby declared true and correct.

Section 2. That the zoning district classification of 4.763 acres of land described in Exhibit A, attached to and incorporated into this ordinance by reference, is changed from Standard Single-Family Residential (R-1) zoning district classification to Planned Development (PD) District Final Development Plan zoning district classification under the comprehensive zoning ordinance of the City of Sugar Land, Texas.

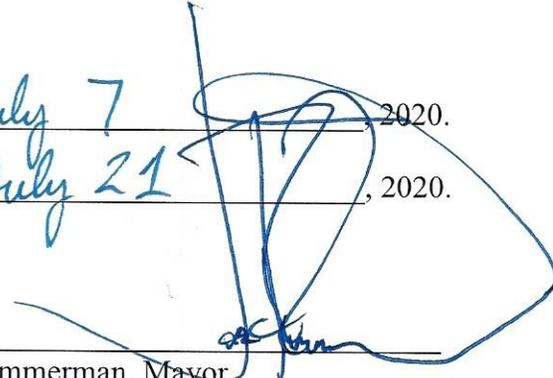
Section 3. That the City's official zoning map shall be amended to reflect this change in zoning district classification.

Section 4. That the following Exhibits are attached to and incorporated into this ordinance:

- Exhibit A: Legal Description
- Exhibit B: Final Development Plan
- Exhibit C: Recorded Plat
- Exhibit D: Site Plan Layout
- Exhibit E: Landscape & Pedestrian Circulation
- Exhibit F1: Exterior Elevations
- Exhibit F2: Exterior Elevations
- Exhibit G: Plant List

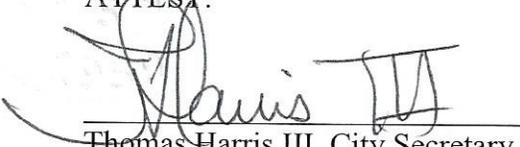
APPROVED on first consideration on July 7, 2020.

ADOPTED on second consideration on July 21, 2020.



Joe R. Zimmerman, Mayor

ATTEST:



Thomas Harris III, City Secretary

APPROVED AS TO FORM:


Dan Shea Smith

Attachments:

- Exhibit A: Legal Description
- Exhibit B: Final Development Plan
- Exhibit C: Recorded Plat
- Exhibit D: Site Plan Layout
- Exhibit E: Landscape & Pedestrian Circulation
- Exhibit F1: Exterior Elevations
- Exhibit F2: Exterior Elevations
- Exhibit G: Plant List

EXHIBIT A
(LEGAL DESCRIPTION)

Planned Development (PD) Final Development Plan encompasses the 4.763 acres platted as Grants Lake Tempos Section Two under Fort Bend County Plat Records Volume 32, Page 4 and platted in 1982, and located within the Elijah Alcorn League, A-1, Fort Bend County Texas

Note- Recorded Plat included as Exhibit C for reference within PD

EXHIBIT B FINAL DEVELOPMENT PLAN

A. Contents – This Final Development Plan includes the following sections:

- General Provisions
- Land Uses
- Development Regulations
- Landscape and Pedestrian Circulation Regulations
- Building Regulations
- Other Regulations

B. General Provisions –

1. The PD approved herein must be constructed, developed, and maintained in compliance with this ordinance and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in an R-3 (Townhouse Residential) zoning district is not contained in this ordinance, all the regulations contained in the Development Code applicable to the R-3 zoning district in effect on the effective date of this ordinance apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this ordinance.
2. Except as otherwise provided herein, the words used in this Final Development Plan have the meaning established by the Development Code. In this ordinance:

PD means the planned development district created by this ordinance.

Open Greenspace means the areas around buildings depicted as labeled on *Exhibit D Site Plan Layout* that are not part of the individual unit townhome lots. These areas include internal sidewalks and greenspace. While the parking and drive aisles are common areas, those are not included in this reference.

Townhome Unit Lots means the individual townhome units in multiple buildings on the property as shown on *Exhibit C Recorded Plat* and labeled in groups as follows: Building 1 (2 unit lots), 2 (4 unit lots), 3 (8 unit lots), 4 (4 unit lots), 5 (6 unit lots), 6 (6 unit lots), 7 (4 unit lots), 8 (4 unit lots), 9 (6 unit lots), 10 (6 unit lots), 11 (4 unit lots).

3. The PD shall be developed in accordance with the following exhibits that are attached to and made part of this Final Development Plan:

<i>Exhibit A:</i>	<i>Legal Description</i>
<i>Exhibit B:</i>	<i>Final Development Plan</i>
<i>Exhibit C:</i>	<i>Grants Lake Tempos Section Two (Recorded Plat)</i>
<i>Exhibit D:</i>	<i>Site Plan Layout</i>
<i>Exhibit E:</i>	<i>Landscape & Pedestrian Circulation</i>
<i>Exhibit F1:</i>	<i>Exterior Elevations</i>
<i>Exhibit F2:</i>	<i>Exterior Elevations</i>
<i>Exhibit G:</i>	<i>Plant List</i>

4. The PD encompasses 4.763 acres of property described as Grants Lake Tempos Section Two, recorded in the plat records of Fort Bend County in Volume 32, Page 4 in the Elijah Alcorn League, Abstract No. 1, as referenced in *Exhibit A Legal Description, and further illustrated on Exhibit C Recorded Plat.*

C. Land Uses – The property identified in the PD is to be used for townhome residential purposes only on the individual building unit lots shown on *Exhibit C Recorded Plat*, and accessory residential uses of parking and

shared Open Greenspace as shown in [Exhibit D Site Plan Layout](#). This PD has a maximum of 54 *Townhome Unit Lots* contained within the property as shown on [Exhibit C Recorded Plat](#).

D. Development Regulations – The PD consists of existing developed property described as Grants Lake Tempos Section Two. For repair or reconstruction, the property shall adhere to the following development regulations:

1. Maximum height of structures:
 - (a) *Townhome Unit Lots*- 2 story, not to exceed 30 feet in height, also as shown on [Exhibit F1 and Exhibit F2 Exterior Elevations](#).
 - (b) Accessory Carports and Other Amenity Structures- Maximum of 12 feet in height.
2. Building setbacks:
 - (a) Townhome building construction allowed within all property lines of the *Townhome Unit Lots* as defined in this PD, and further identified by building numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 on [Exhibit C Recorded Plat](#).
 - (b) Accessory Structures (covered parking, etc.) as shown on [Exhibit D Site Plan Layout](#)
 - a. Front along Grants Lake Boulevard: Minimum of 25 feet
 - b. Rear: Minimum of 10 feet
 - c. Side: Minimum of 10 feet
 - (c) Lot Coverage
 - a. Townhome building construction allowed to cover up to 100% within all property lines of the *Townhome Unit Lots* further identified by building numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 on [Exhibit C Recorded Plat](#).
 - b. Covered parking and existing parking areas as shown on [Exhibit D Site Plan Layout](#)
3. Parking areas:
 - (a) Parking areas and drive aisles as illustrated on [Exhibit C Recorded Plat and Exhibit D Site Plan Layout](#).
 - (b) A 25-foot minimum front parking setback is required along Grants Lake Boulevard for any parking reconstruction.
 - (c) A 5-foot minimum setback is required along all other property lines for any parking reconstruction.
4. Paving:
 - (a) All parking lots and drive aisles as illustrated on [Exhibit C Recorded Plat and Exhibit D Site Plan Layout](#) are constructed of concrete as of the date of this PD. Any repair or replacement must be made with concrete. This can also include stamped concrete with decorative patterns for enhancement of certain areas as approved by the Director of Planning.

E. Landscape and Pedestrian Circulation Regulations – The existing Grants Lake Tempos Section Two has specific landscape and pedestrian features within the property. For repairs/reconstruction within the PD the following regulations are required to be adhered to and in accordance with [Exhibit E Landscape & Pedestrian Circulation](#), and [Exhibit G Plant List](#):

1. Landscape buffers:
 - (a) 25-foot minimum buffer is required along Grants Lake Boulevard for any reconstruction
 - (b) 35-foot minimum buffer is required along Hwy 6 in front of the Buffer Sound Wall
 - (c) 5-foot minimum buffer is required along all other property lines

2. Tree Replacement Requirements- The PD has existing trees as indicated on [Exhibit E Landscape & Pedestrian Circulation](#). This includes protected hardwood trees of a caliper of not less than 8 inches as well as trees of smaller caliper. All existing trees have been documented in the Exhibit. If one protected tree is removed in the PD, one replacement hardwood tree of not less than 4-inch caliper and a minimum of 10 feet in height as measured from ground level shall be planted. If a tree not listed as protected in the Exhibit is removed in the PD, a replacement tree of not less than 2.5-inch caliper and not less than 7 feet in height at ground level shall be planted.
3. Shrub Requirements- The PD has existing shrubs as indicated on [Exhibit E Landscape & Pedestrian Circulation](#). This includes buffering along exterior property lines and along some parking spaces. If existing shrubbery is removed, it must be replaced with plantings that meet the height and size requirements as described in Chapter 2, Article XV of the Sugar Land Development Code. For reconstruction/replacement of parking areas visible from Grants Lake Boulevard, shrub screening along the street frontage per the same article is required
4. [Exhibit G Plant List](#) contains specific species of plants and shrubs for replacement planting within the PD.
5. Lighting- Pedestrian scale lighting of a height not greater than 7 feet is included along internal sidewalks between units in the majority of the Grants Lake Tempos Section Two development. If existing lighting along internal sidewalks is removed, replacement lighting with a height not greater than 7 feet and spacing not more than 25 feet between fixtures is required to be installed for enhancing pedestrian security and visibility. See *Picture 1* for reference on existing lighting:



Picture 1 - Examples of existing pedestrian scale lighting along internal sidewalks

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

1. Architectural Features for PD- As mentioned in Chapter 2, Article II Sec 2-130, specific building finish requirements are included in this PD in order to ensure the existing architectural character from construction in 1982 remains unchanged. Any reconstruction of *Townhome Unit Lots* shall adhere to [Exhibit F1 & F2 Exterior Elevations](#) for overall building architectural character, style, use of materials. Existing materials include brick masonry, glass, and wood siding for Townhome Unit Lots. Cement fiberboard siding may be utilized in place of wood siding. The intent of [Exhibits F1 & F2 Exterior Elevations](#) is to provide a general guide for repair or reconstruction of those buildings, with the understanding that those individual buildings may have some differences in the architectural features, distribution of exterior finishes, and design that can continue to be utilized for new reconstruction or repair. See *Picture 2* for existing materials example in the development.



Picture 2- Example of existing architectural features and materials at site including brick and siding

CHART 1: ELEVATION ORIENTATION COMPARED WITH SECTION ONE BUILDING 24

Grants Lake Tempos Section Two- Building Number	Exterior Elevations Orientation
Building 1	West of Building 1 will follow image, other directions are the same as Building 24
Building 2	Opposite of Building 24
Building 3	Opposite of Building 24
Building 4	North of Building 4 will follow image, other directions are opposite Building 24
Building 5	Same as Building 24
Building 6	Same as Building 24
Building 7	West of Building 7 will follow image, other directions are the same as Building 24
Building 8	Same as Building 24
Building 9	Same as Building 24
Building 10	Same as Building 24
Building 11	Same as Building 24

- Existing covered parking as noted on [Exhibit D Site Plan Layout](#) is constructed of metal columns and roof. Roof construction has a painted metal fascia on all four sides of each covered parking structure providing a vertical element enclosing the metal roof panels and painted to match existing building siding. For reconstruction or repair of any covered parking, metal fascia cladding shall be required on all four sides of the canopy as shown in *Picture 3* below for architectural compatibility with the existing development.



Picture 3- Example of existing covered parking picture with visible metal fascia along roof painted to match building siding

3. The Director may approve alternative finish materials not specified in this article if the Director determines that the alternative finish is substantially equal to or better than a specified finish material quality, durability, and appearance and the use thereof will not violate any provision of this article.

G. Other Regulations

1. Signs- All new or replacement signage shall comply with Chapter 4 of the Development Code for residential development.
2. Refuse Areas (existing)- Areas within the PD indicated as “Refuse Areas” on [Exhibit D Site Plan Layout](#)- If paving for parking or drive aisle areas adjacent to existing refuse areas is replaced/reconstructed, the refuse area is required to be screened with a solid enclosure, constructed with brick, stone, split-face block, or concrete panel, not less than 6 feet in height. Enclosure doors must have a steel frame and opaque doors made of wood, or factory-coated or painted metal.
3. Fencing- Per [Exhibit E Landscape & Pedestrian Circulation](#), specific existing fencing is shown for portions of the PD. This includes decorative brick fencing at certain entryways, a wood screening perimeter fence along the south property line, and a 10-foot masonry screening wall along the property line of Hwy 6. Any repair or replacement of existing fencing shall be of not less than the same minimum height and materials as noted in the Exhibit. However, wood screening perimeter fence may also be replaced with brick. *Picture 4* references an example of existing 10-foot buffer masonry fencing at site, while *Picture 5* represents the existing 6-foot wooden screening perimeter fence along the south property line with features of wooden cap and rot board at base:

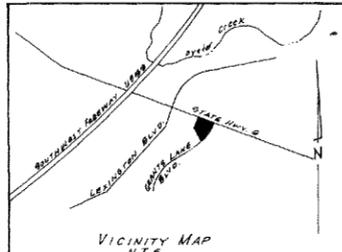


Picture 4- Example of buffer masonry fence



Picture 5- Example of wooden screening perimeter fence

GRANTS LAKE SECTION ONE
VOL. 28, Pg. 10 F.B.C.P.R.



STATE OF TEXAS
FORT BEND COUNTY

WE, W.E. Dalton, Jr., and Lucille Peverley, Vice-President and Assistant-Secretary, respectively, of Trendmaker Homes, Inc., owners of the property subdivided in the above and foregoing map of GRANTS LAKE TEMPOS, SECTION TWO, do hereby make subdivision of said property for and on behalf of Trendmaker Homes Inc., according to the lines, streets, lots, building lines and easements thereon shown and designate said subdivision as GRANTS LAKE TEMPOS, SECTION TWO, located in the Elijah Alcorn League A-1, Fort Bend County, Texas, and on behalf of Trendmaker Homes, Inc., we dedicate to public use as such the streets and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated or occasioned by the alteration of the surface of any portion of streets to conform to such grades; and do hereby bind ourselves, our successors to warrant and forever defend the title to the land so dedicated.

This is to certify that I, John W. Gilligan, a Registered Public Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all block corners, angle points and points of curve, are properly marked with 5/8" diameter rods, 3 feet long and that this plat correctly represents that survey made by me.

John W. Gilligan
John W. Gilligan, Registered Public Surveyor No. 224

This is to certify that the Mayor and City Council of the City of Sugarland, Texas, have approved this plat and subdivision of GRANTS LAKE TEMPOS, SECTION TWO, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Mayor and the City Secretary of the City of Sugarland, Texas, this 20 day of July, 1982.

Walter S. McMeans Mayor, Walter S. McMeans
Audrey Nichols City Secretary, Audrey Nichols

This is to certify that the City Planning Commission of the City of Sugarland, Texas, has approved this plat and subdivision of GRANTS LAKE TEMPOS, SECTION TWO, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Sugarland, Texas, this 23 day of July, 1982.

Norman Prasatik Norman Prasatik, Chairman
Marina Sukup Marina Sukup, Secretary

FURTHER, we do hereby certify that we have complied with or will comply with the regulations heretofore on file with the Fort Bend County Engineer and adopted by the Commissioner's Court of Fort Bend County, Texas.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the attached plat where building setback lines or public utility easements are to be established outside the boundaries of the attached plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in adjacent acreage.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Fort Bend County or any citizen thereof, by injunction, as follows:

1. That drainage of septic tanks into roads, streets, alleys, or other public ditches, either directly or indirectly is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without back-water, and shall have a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.
3. The top of all floor slabs shall be a minimum of 66.5 feet above mean sea level, in addition to this minimum, no floor slab shall be less than 1.5 feet above natural ground.

FURTHER, we hereby covenant and agree with the City of Sugarland and/or Fort Bend County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than seven thousand (7,000) square feet unless a sanitary sewer system meeting the approval of County and State Health Authorities shall first have been extended to the lot, plot or site.

FURTHER, we hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

IN TESTIMONY WHEREOF Trendmaker Homes Inc., has caused these presents to be signed by W.E. Dalton, Jr., and Lucille Peverley, Vice-President and Assistant-Secretary, respectively and its common seal hereunto affixed on this 30th day of July, 1982.

TRENDMAKER HOMES, INC.

By: *W.E. Dalton Jr.* W.E. Dalton, Jr., Vice-President
Attest: *Lucille Peverley* Lucille Peverley, Assistant-Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared W.E. Dalton, Jr., and Lucille Peverley, Vice-President and Assistant-Secretary, respectively of Trendmaker Homes Inc., known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30 day of July, 1982.

Ann L. Long
Notary Public in and for Harris County, Texas
My Commission expires 11-20-84

STATE OF TEXAS
COUNTY OF FORT BEND

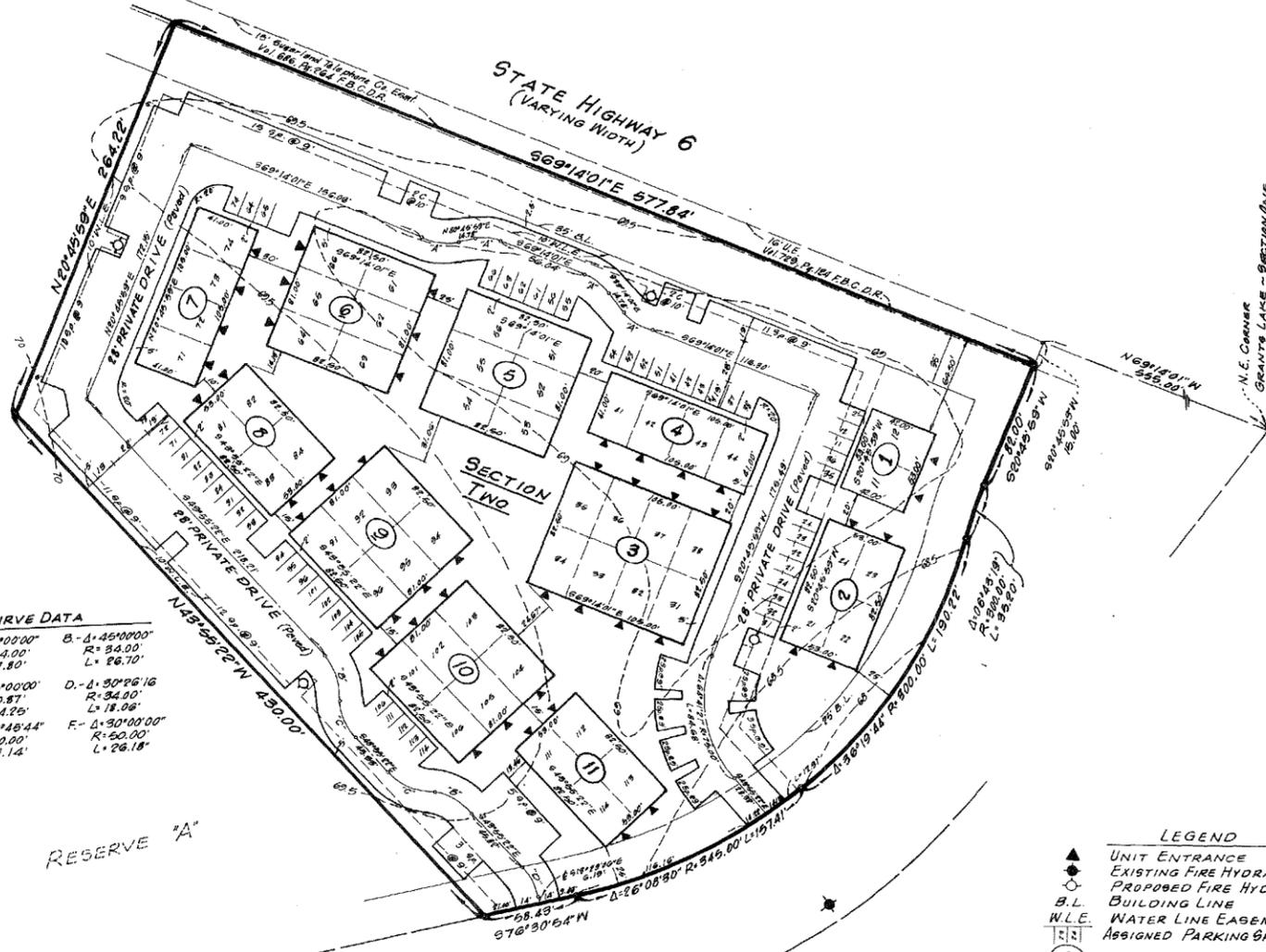
I, Pearl Ellett, Clerk of the County Court of Fort Bend County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on August 13, 1982, at 11 o'clock A.M., and duly recorded on August 13, 1982, at 11 o'clock A.M., in Volume 38, Page 4 of the Record of Plat Record for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Richmond, the day and date last above written.

Pearl Ellett (Yolande A. Vasquez - Deputy)
Pearl Ellett, Clerk, County Court, Fort Bend County, Texas

34526

FILED FOR RECORD
AUG 13 1982
Pearl Ellett
County Clerk, Fort Bend Co. Tex.



© CURVE DATA

A - Δ=30°00'00"	B - Δ=46°00'00"
R=34.00'	R=34.00'
L=17.80'	L=26.70'
C - Δ=46°00'00"	D - Δ=30°06'16"
R=30.87'	R=34.00'
L=24.26'	L=18.06'
E - Δ=10°46'44"	F - Δ=30°00'00"
R=50.00'	R=50.00'
L=11.14'	L=26.18'

- LEGEND
- ▲ UNIT ENTRANCE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - B.L. BUILDING LINE
 - W.L.E. WATER LINE EASEMENT
 - Assigned PARKING SPACES
 - 20 BUILDING NUMBER
 - 201 UNIT NUMBER

PARKING

1 BEDROOM	4 x 1,333 = 5.33
2 BEDROOM	33 x 1,666 = 54.98
3 BEDROOM	17 x 2,000 = 34.00
	34.31

54 UNITS 150 SPACES PROVIDED (54 ASSIGNED)

- NOTES:
1. All bearings are referenced to the Texas Coordinate System, South Central Zone.
 2. Elevations used for delineating contour lines are based upon U.S.C. & G.S. 1929 sea level datum, 1973 adjustment.
 3. There are no pipelines nor pipeline easements within the limits of the subdivision.
 4. Use of wood shingles within this project is strictly prohibited.

GRANTS LAKE TEMPOS
SECTION TWO
4.763 ACRES OF LAND

BEING ALL OF RESERVE "B" OF GRANTS LAKE SECTION ONE RECORDED IN VOLUME 28, PAGE 10 F.B.C.P.R. OUT OF THE ELIJAH ALCORN LEAGUE, A-1, FORT BEND COUNTY, TEXAS.

SCALE: 1"=60' APRIL, 1982

OWNER:
TRENDMAKER HOMES, INC.

PREPARED BY:

Community Development Consultants, Inc.
CONSULTING CIVIL ENGINEERS
13135 CHAMPIONS DRIVE
SUITE 106
HOUSTON, TEXAS 77069
713-440-9350

EXHIBIT C- RECORDED PLAT

LEGEND

- ▬ 6' Wood Fence
- ▬ 10' Masonry Buffer Fence
- R Refuse Area
- M Mailboxes/HOA News Board
- ▬ 4' Masonry Decorative Fence
- Concrete Paving (parking and drive aisle)
- ▬ Property Line

Legal Description

Grants Lake Tempos Section Two
 4.763 Acres
 Being all of Reserve "B" of Grants Lake
 Section One Recorded in Volume 32, Page
 4 F.B.C.P.R. Out of the Elijah Alcorn
 League, A-1, Fort Bend County, Texas



EXHIBIT D- SITE PLAN LAYOUT

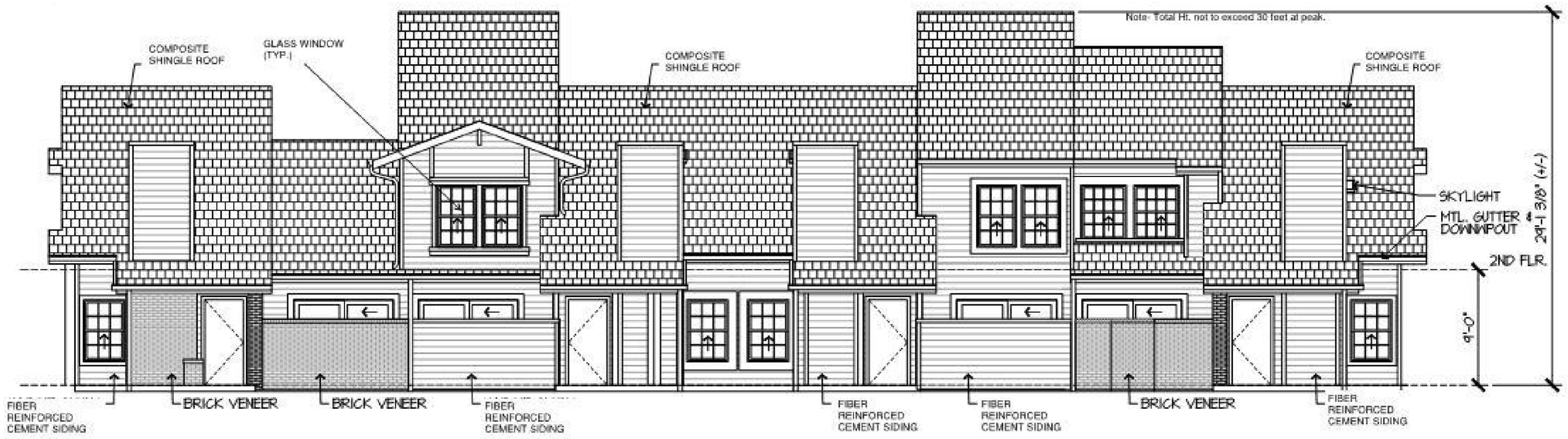
LEGEND

-  Existing Hedge
-  Protected Hardwood Tree
-  Ornamental Tree/Bush
-  4' Concrete Private Sidewalk
-  5' Concrete Public Sidewalk
-  Property Line

Legal Description
Grants Lake Tempos Section Two
4.763 Acres
Being all of Reserve "B" of Grants Lake
Section One Recorded in Volume 32, Page
4 F.B.C.P.R. Out of the Elijah Alcorn
League, A-1, Fort Bend County, Texas



EXHIBIT E- LANDSCAPE & PEDESTRIAN CIRCULATION



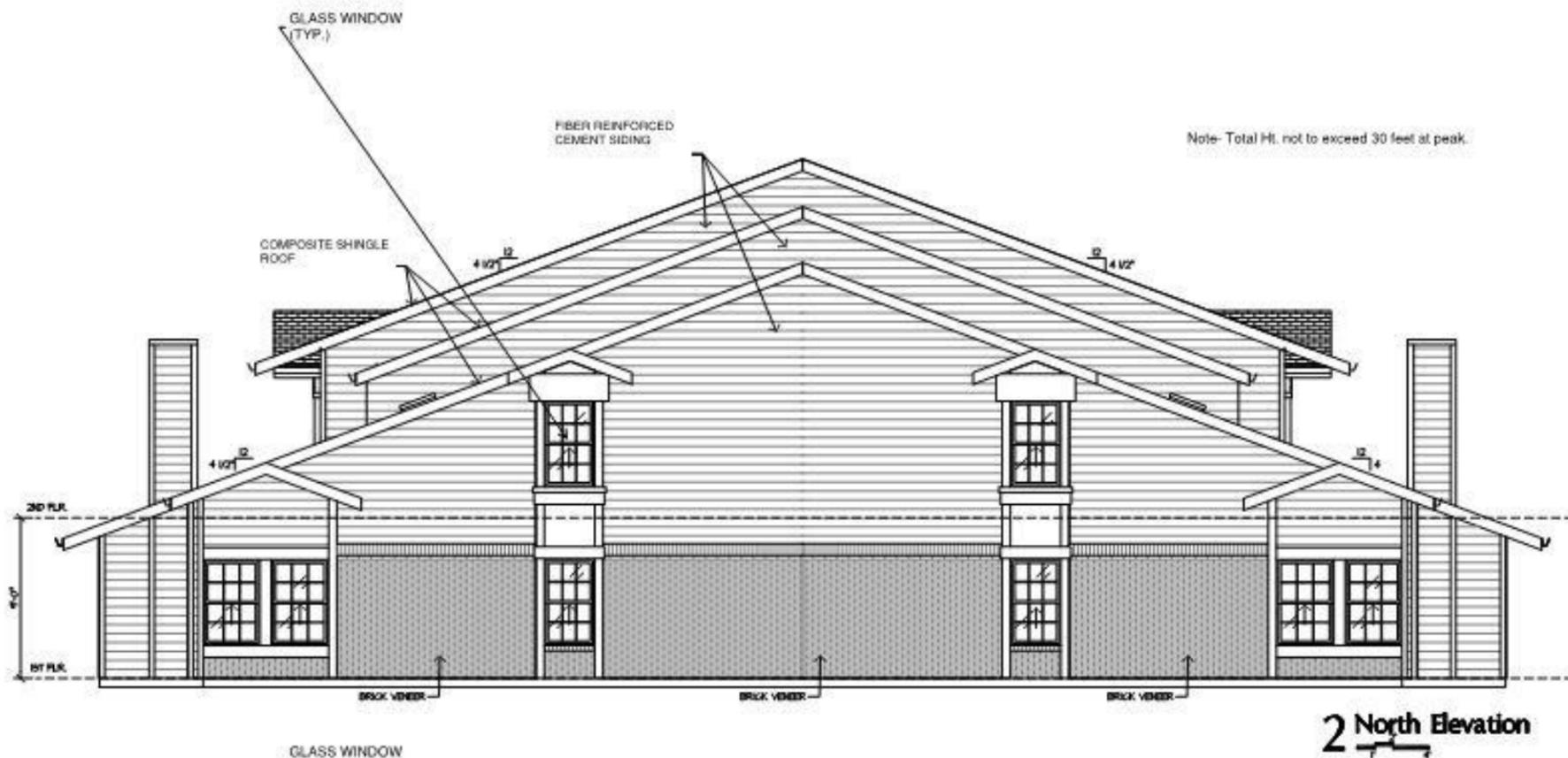
2 East Elevation



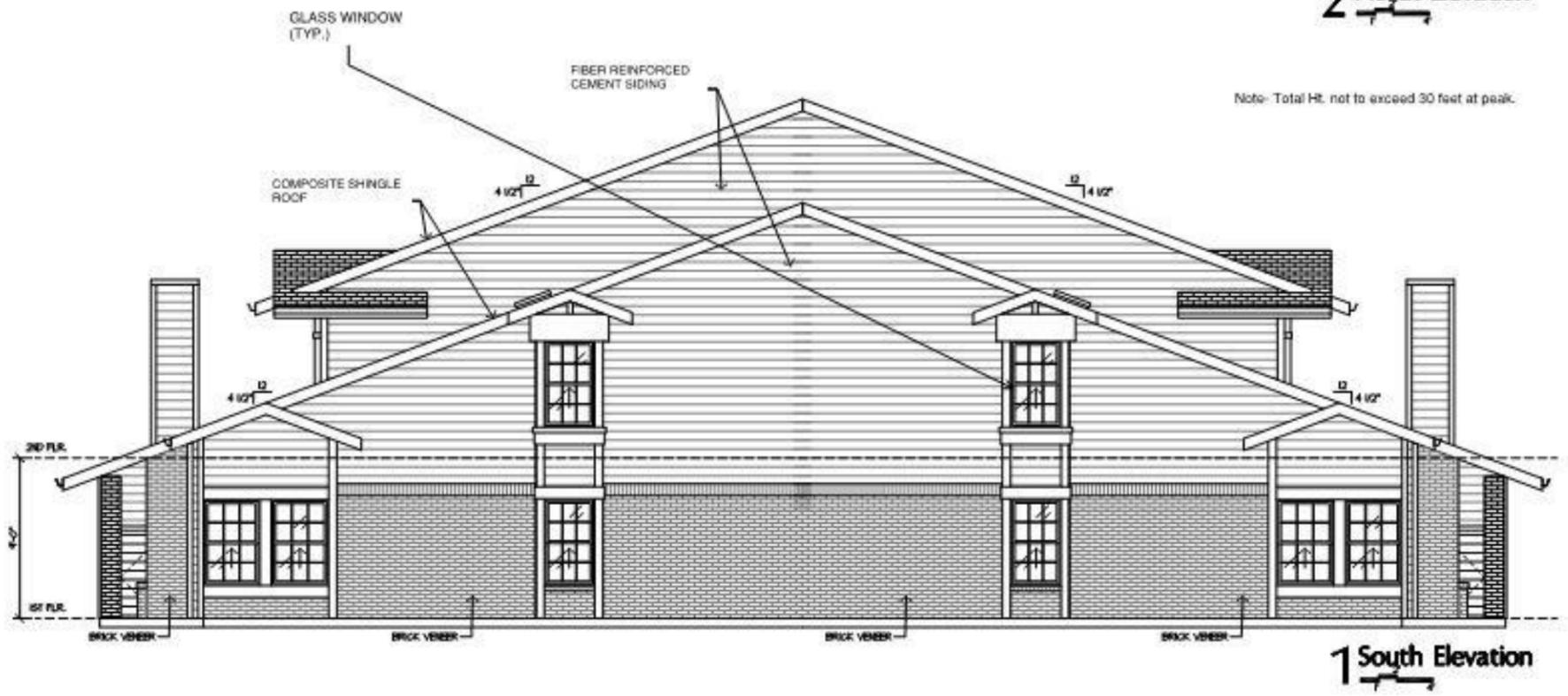
1 West Elevation

EXHIBIT F1- EXTERIOR ELEVATIONS

**See Exhibit F2 for Special Note



2 North Elevation



1 South Elevation



Buildings with only one row of units (Bldgs. 1, 4, & 7) need to comply with the photo above taken 02/06/2020 of the rear of Building 7 as labeled on Exhibit C-Recorded Plat. The materials are to be made of Fiber Reinforced Cement Siding on the upper areas, brick veneer around the bottom, and windows made of glass.

**Special note- exterior elevations shown on [Exhibit F1 & F2 Exterior Elevation](#) as "North, South, East, and West Elevations" relate specifically to Section One Building 24 as shown in Ordinance 2169 including the building's cardinal direction orientation.. The intent of [Exhibit F1 & F2](#) is to provide a general guide for repair or reconstruction of those buildings which are not Building 24, with the understanding that those individual buildings may have some differences in the architectural features, distribution of exterior finishes, and design that can continue to be utilized for new reconstruction or repair. Those buildings may also have differences in directional orientation depending on location in the overall 4.80-acre property, see Exhibit B Chart 1 for coordination of cardinal directions. Materials for exterior finishes should be generally consistent with the use of brick, glass, and siding. Fiber reinforced cement siding products may be utilized in place of wood siding.

EXHIBIT F2- EXTERIOR ELEVATIONS

EXHIBIT G

PLANT LIST (Grants Lake Tempos Section Two)

The following is a list of approved trees and shrubs for the Planned Development District. Alternative plants not specified in this list may be approved by the Director of Planning if determined that an alternative is substantially equal to or better than a specified material and the use will not violate any provision of the PD.

Shade Trees:

Live Oak	<i>Quercus virginiana</i>
Shumard Oak	<i>Quercus shumardii</i>
Bur Oak	<i>Quercus macrocarpa</i>
Water Oak	<i>Quercus nigra</i>
Texas Red Oak	<i>Quercus buckleyi</i>
Pecan	<i>Carya illinoensis</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Bald Cypress	<i>Taxodium distichum</i>
Cedar Elm	<i>Ulmus Crassifolia</i>
Bosque or Drake Elm	<i>Ulmus parvifolia</i> 'Bosque' or 'Drake'

Small & Ornamental Trees:

Texas Redbud	<i>Cercis canadensis</i> 'var. <i>texensis</i> '
Yaupon Holly	<i>Illex vomitoria</i>
Crepe Myrtle	<i>Lagerstroemia indica</i> 'Basham's Pink', 'Natchez', 'Muskogee'
Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'

Shrubs:

Dwarf Buford Holly	<i>Illex cornuta</i> 'Burfordii Nana'
Chinese Holly	<i>Illex cornuta</i> 'Rotunda'
Dwarf Crepe Myrtle	<i>Lagerstroemia indica</i> 'Nana'
Ligustrum	<i>Ligustrum japonicum</i>
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Indian Hawthorn	<i>Raphiolepis indica</i> 'Clara'
Oleander	<i>Nerium oleander</i>