

MEMORANDUM

Date: May 1, 2024
To: Mayor & Councilmembers
From: Dinh V. Ho, P.E.
RE: Alliance Realty Partners, LLC, Sierra Vista – 383 Investments, LLC
Staff's Summary and Recommendations
CC: Robert Hemminger, Kayleen Rosser

Alliance Realty Partners, LLC is proposing development of a 13.51-acre tract, a multifamily development on the east side of Karsten Blvd., at Mt. Emerson Drive. The development is part of the previously approved mixed-use development agreement (Amendment to Development Agreement on Sterling Lakes and Sierra Vista), approved by City Council in August 2022.

The proposed development includes 13.51 acres of land situated in Section 51 of the H.T. & B.R.R. Co. Survey, Abstract No. 288, Brazoria County, Texas.

The development consists of 13.51 acres of the +/-45 acres mixed use development.

Proposed Multifamily Summary

- i) Total acreage: 13.51 acres (one tract)
- ii) Proposing a total of 297 units, mixture of Efficiency, 1BD and 2BD units.
- iii) Density: 22 units/acre – Consistent with Plan of Development
- iv) Apartments for the entire 13.51-acre tract

If City Council chooses to allow for multifamily, staff recommends approval subject to the following, in addition to the requirements of the Sierra Vista/Sterling Lakes Plan of Development.

- (1) The proposed development is the max 22 units/acre allowed in the Plan of Development, therefore consistent with the POD.
- (2) All surface parking lots shall be screened from view of any adjacent public streets with a min 3' berm or landscape edge per POD.
- (3) All fencing shall be masonry or wrought iron. Fencing shall be subject to final approval.
- (4) Provide façade requirements to include masonry (as defined as brick, stone or stucco) on one hundred percent (100%) of first floor of building(s) and total of 60% overall. The façade and architectural features shall be in uniform with the Sierra Vista Development.
- (5) Require 25% of all spaces to be covered parking.

**AMENDMENT TO DEVELOPMENT AGREEMENTS ON
STERLING LAKES AND SIERRA VISTA
August 15, 2022**

I. PARTIES

This **AMENDMENT TO DEVELOPMENT AGREEMENTS FOR STERLING LAKES AND SIERRA VISTA** (this “Amendment”), is agreed by the following parties, herein collectively called “the Parties”:

A. CURRENT PARTIES, herein collectively called the “Current Parties”:

CITY OF IOWA COLONY, TEXAS, a municipal corporation and home rule city of the State of Texas (the “City”);

STERLING LAKES IOWA ASSOCIATES, a Texas joint venture (“SLIA”);

IOWA COLONY STERLING LAKES, LTD., a Texas limited partnership (“ICSL”);

LAND TEJAS STERLING LAKES SOUTH, L.L.C., a Texas limited liability company (“LTSL”) (LTSL, SLIA, and ICSL are collectively called the “Developer” herein);

MCALISTER OPPORTUNITY FUND 2012, L.P., a Delaware limited partnership (“McAlister”);

B. ADDITIONAL PARTIES

ASTRO STERLING LAKES NORTH, L.P. (“Astro SLN”) a Delaware limited partnership; and

ASTRO SIERRA VISTA, L.P. (“Astro SV”), A Delaware limited liability company;

II. EXISTING AGREEMENTS. DEFINITIONS

Unless otherwise specified, the terms “Agreement,” “Agreements,” “Development Agreement,” or “Development Agreements” herein shall mean all Agreements described herein, all prior amendments to any of them, and this amendment.

This document amends two Development Agreements: the Sterling Lakes Development Agreement; and the Sierra Vista Development Agreement; as described below.

A. STERLING LAKES DEVELOPMENT AGREEMENT

The term “Sterling Lakes Development Agreement” herein means all of the following agreements and this further amendment:

1. The City and Land Tejas Companies entered into that certain Development Agreement dated November 12, 2003, (the "Initial Agreement"), relating to the development of a tract of land described more fully therein. The Initial Agreement additionally provided for the creation, operation and annexation of the District, and the District ratified and approved the terms of the initial Agreement after its creation.

2. Subsequently, SLIA and ICSL succeeded Land Tejas Companies in interest in the land. Then the City, SLIA, ICSL, the District, and Land Tejas Companies, entered into that certain First Amendment to Development Agreement effective June 17, 2013, to provide for an amended Plan of Development and certain other terms.

3. The City, SLIA, ICSL, and the District then entered into the Second Amendment to Development Agreement effective September 15, 2014.

4. The City, SLIA, ICSL, and the District then entered into a further Amendment to Development Agreement effective July 19, 2021.

5. The parties wish to further amend the Sterling Lakes Development Agreement as herein stated.

B. SIERRA VISTA DEVELOPMENT AGREEMENT

The term "Sierra Vista Development Agreement" herein means all of the following agreements and this further amendment:

1. The City, LTSLs, and McAlister entered into that certain Development Agreement effective February 15, 2016, (the "Agreement"), for the development of the property therein described and including a Plan of Development for Sterling Lakes and Sierra Vista.

2. The parties to the Sierra Vista Development Agreement amended it effective February 15, 2021.

3. The parties to the Sierra Vista Development Agreement then entered into a further Amendment to Development Agreement effective July 19, 2021.

4. Now the parties wish to further amend the Sierra Vista Development Agreement as herein stated.

III. RECITALS

1. After the Current Parties executed the Development Agreements, Astro Sterling Lakes North, L.P. and Astro Sierra Vista, L.P. each acquired ownership of some of the land subject to the Development Agreements, and the Parties wish to make Astro Sterling Lakes North, L.P. and Astro Sierra Vista, L.P. parties to the Development Agreements as additional Developers. Astro SLN and Astro SV shall each have the rights and obligations of a Developer under the Development Agreements, as to the land they now own, respectively, regardless whether they later convey any of that land. Astro Sterling Lakes North, L.P. now owns the land described in the deed

to Astro Sterling Lakes North, L.P. from Iowa Colony Sterling Lakes, Ltd., recorded at County Clerk's File No. 2021084511 in the Official Records of Brazoria County, Texas. Astro Sierra Vista, L.P. now owns the land in the deed to Astro Sierra Vista, L.P. from Land Tejas Sterling Lakes South, L.L.C., recorded at County Clerk's File No. 2021084558 in the Official Records of Brazoria County, Texas.

2. Now the Parties also wish to amend the Development Agreements as herein stated.

III. AMENDMENTS TO AGREEMENTS

1. Astro Sterling Lakes North, L.P. and Astro Sierra Vista, L.P. are hereby made parties to the Development Agreements, as Developers, as to the land each of them now owns, respectively, as described above.

2. Exhibit B attached hereto is hereby substituted in its entirety for the Plan of Development in the prior versions of the Development Agreements.

3. The following is added to each of the Development Agreements as the last section of those Agreements:

“Section ____ . Sales Tax. Except to the extent precluded by any existing contract, the Developer shall utilize, and cause its contractors to utilize, separated building materials and labor contracts for all taxable building materials related to the Development in the amount of One Thousand Dollars (\$1,000.00) or more, to site payment of the sales tax on building materials for the Development to the Property.”

4. The City of Iowa Colony, Texas makes the disclosures in this section.

- a. The landowner is not required to enter into this agreement.

- b. The City is authorized to annex the land in this document under Subchapter 43, C-3 of the Texas Local Government Code, subject to a request of the landowner, or pursuant to a strategic partnership agreement under Section 43.0751 of the Texas Local Government Code. The City already obtained such requests from the landowners at the times of the original Development Agreements, and the City already has such strategic partnership agreements.

- c. This paragraph is a plain-language description of the annexation procedures applicable to the land in this document, if the land is annexed by request of the landowner under Subchapter 43, C-3 of the Texas Local Government Code. If the land is taxed agriculturally, as wildlife habitat, or for timber production, then the City must offer a non-annexation agreement, and the annexation may not be completed unless the landowner rejects that offer. The City and the owner must make a municipal services agreement. The landowner must request the annexation in writing, which has already been done in connection with the original

Development Agreements. The City must hold a public hearing on the annexation, after giving notice of the hearing by publication in a newspaper and posting on the City's internet website. The City must also give notice of intent to annex to the school district with jurisdiction of the area to be annexed and to various public entities providing various services to the area to be annexed. The area may be annexed by a city ordinance at or after the conclusion of the public hearing.

d. This paragraph is a plain-language description of the annexation procedures applicable to the land in this document, if the land is annexed pursuant to a strategic partnership agreement under Section 43.0751 and Subchapter 43, C-1 of the Texas Local Government Code. The procedures are similar to those described above, except that the consent of the landowner is not required, and the City must make a municipal services plan instead of an agreement, and the annexation requires two public hearings instead of one.

e. The procedures for this annexation require either the landowner's consent or a strategic partnership agreement under Section 43.0751 of the Texas Local Government Code, and the City already has both.

f. This Agreement, if accepted by the landowner, constitutes a waiver of governmental immunity by the City for purposes of the enforcement of this Agreement.

4. The parties hereby reaffirm the Agreements in full, subject to the amendments herein, and the Agreements shall remain in full force and effect in accordance with their terms, subject to these amendments.

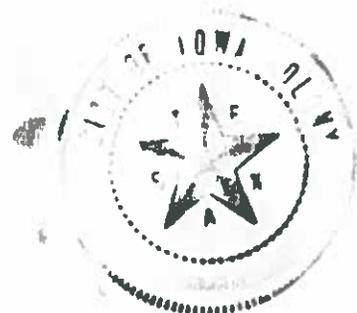
EXECUTED AND APPROVED to be effective as of **AUGUST 15, 2022**.

CITY OF IOWA COLONY

By: 
Michael Byrum-Bratsen, Mayor

ATTEST:


Kayleen Rosser, City Secretary

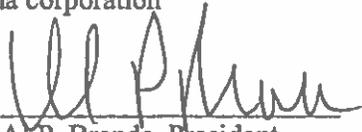


STERLING LAKES IOWA ASSOCIATES,
a Texas joint venture

By: Iowa Colony Sterling Lakes 274, Ltd.,
a Texas limited partnership,
Managing Joint Venture

GENERAL PARTNER:

L.T. MANAGEMENT, INC.
a Nevada corporation

By: 
Al P. Brende, President

LIMITED PARTNERS:


Al P. Brende, individually

L.T. PARTNERSHIP, LTD.
a Texas limited partnership

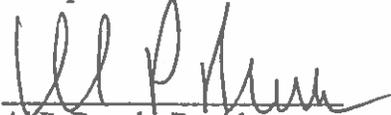
By: L.T. Management, Inc.
a Nevada corporation

By: 
Al P. Brende, President

Iowa Colony Sterling Lakes, Ltd,
a Texas limited partnership

GENERAL PARTNER:

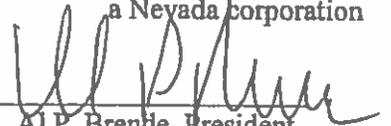
L.T. MANAGEMENT, INC.
a Nevada corporation

By: 
Al P. Brende, President

LIMITED PARTNERS:


Al P. Brende, individually

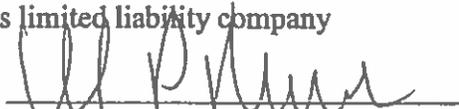
L.T. PARTNERSHIP, LTD.
a Texas limited partnership

By: **L.T. Management, Inc.**
a Nevada corporation

Al P. Brende, President

LAND TEJAS STERLING LAKES SOUTH, LLC,

a Texas limited liability company

By:


AMP. Brende, Sole Manager

**MCALISTER OPPORTUNITY FUND
2012, L.P.,**
a Delaware limited partnership

By: MOF 2012 GP, LLC
a Delaware limited liability
company,
as its General Partner

By: _____

Signature

Name: _____

Title: _____



Name: PAUL CONNOR
Title: Manager

Astro Sterling Lakes North LP

a Delaware limited partnership

By: Astro Sterling Lakes North GP LLC

a Delaware limited liability company

It's General Partner

By:

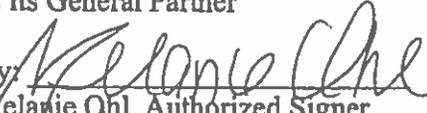
Name:

Title:

Melanie OHL
Melanie OHL
Authorized Signer

**ASTRO SIERRA VISTA, L.P., a
Delaware limited partnership**

By: Astro Sierra Vista GP, LLC,
a Delaware limited liability company,
as its General Partner

By: 
Melanie Ohl, Authorized Signer

ATTACHMENT:

AMENDED PLAN OF DEVELOPMENT FOR

STERLING LAKES

AND

SIERRA VISTA

EXHIBIT B
PLAN of DEVELOPMENT

Sterling Lakes at Iowa Colony
And
Sierra Vista

A. Introduction.

1. The property is comprised of 1,285.64 acres, consisting of residential and commercial uses with community facilities such as parks, lakes, trails, open space and other general public facilities.
2. This PD includes the following sections:
 - General Provisions
 - Land Uses
 - Development Regulations for Single Family Lots
 - Development Regulations for Townhouse residential, tri-plex and duplex units.
 - Development Regulations for Commercial Tracts not in the Town Center Sub-District
 - Development Regulations for Town Center
 - Parks, Recreation and Trails
 - School and Community Facility Sites
 - Landscape
 - Street Plan & Cross-Sections
 - Project Phasing
 - Architectural Entry / District Sign
 - Specific Conditions

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in District MU (Mixed Use District) is not contained in this Agreement, all the regulations contained in the Development Code applicable to District MU in effect on the effective date of this Agreement apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this Agreement. In the event that there are discrepancies between the text of this document and the exhibits attached, the text shall prevail.

2. The project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1:	<i>Boundary Exhibit</i>
Figure 1a:	<i>Jurisdiction Map</i>
Figure 2:	<i>General Development Plan</i>
Figure 2a:	<i>Town Center Sub-District</i>
Figure 3:	<i>Landscape and Open Space Plan</i>
Figure 4:	<i>Thoroughfare Exhibit</i>
Figure 5:	<i>Street cross section for Spine Road, (divided)</i>
Figure 6:	<i>Street cross section for Spine Road, (undivided)</i>
Figure 7:	<i>Pedestrian Cross Section and Detail</i>
Figure 8:	<i>Sterling Lakes North General Plan</i>
Figure 9:	<i>Phasing Plan of Development</i>

The project is located west of State Highway 288, between County Roads 573, Alloy Road and 64, Davenport Parkway. The property is within the William Pettus Survey, H.T. & B.R.R. Company Survey No. 68, 288, and 289, Brazoria County, Texas. As shown on [Figure 1a: Jurisdiction Map](#), parts of the proposed development lie within the City Limit, and part in the extra-territorial jurisdiction of the City of Iowa Colony.

3. A homeowners' association shall be established and made legally responsible to maintain all common areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
4. All future building permits shall be reviewed for conformance with this PD.
5. Access to Valley Glen Road (SH 288 frontage road) shall be limited to one public street or private non-exclusive driveway. The spacing of the intersection to Valley Glen Road shall be a minimum 1,200 feet apart and shall connect to another public street or an internal driveway network to provide mutual use, non-exclusive access to multiple users.

An additional driveway connection to Valley Glen Road may be permitted no closer than 600 feet apart with the approval of the Planning Commission upon review of a Traffic Impact Analysis, TIA, prepared specifically for the commercial use(s) proposed fronting on Valley Glen Road. The TIA shall:

- Clearly show and distinguish between all existing, proposed and future facilities on the site
- Clearly delineate and distinguish between all existing and proposed traffic improvements, including turn lanes
- Show all applicable traffic counts at all existing and proposed intersections and driveways
- Provide comparative analysis of ingress, egress and trip distribution pre and post development with and without the proposed driveway intersections on Valley Glen Road.

C. Land Uses.

1. Permitted land uses for tracts identified as Single Family Residential (SFR) on [Figure 2](#) shall be those uses permitted within District SFR of the Zoning Ordinance.
2. Permitted land uses for the Commercial tract on [Figure 2](#) shall be those uses permitted within District MU of the Zoning Ordinance. Commercial may include multi-family residential, subject to City Council approval at the time multi-family is proposed for development. Any other commercial or non-residential use may be allowed, but only if the city council exercises its discretion to grant appropriate approval for said use.
 - (a) Multi-Family use is limited to two separate projects with each project containing no more than 300 units.
 - (b) No building or structure shall exceed 3 stories or 45 feet, subject to Fire Marshall review and approval
 - (c) There shall be no more than 22 units per net platted acre. Except that if all required parking is provided within a parking garage that is screened from view of any public street, there shall be no limit on density as long as the total number of units do not exceed 300 units
 - (d) At least 50% of all required parking shall be covered parking.
 - (e) All surface parking lots shall be screened from view of any adjacent public streets with a minimum 3 foot berm or landscape hedge
 - (f) A minimum 6% of the gross area of the site shall be required as landscaping.
3. Permitted land uses for the tracts identified as "Townhouse" on [Figure 2](#) shall be townhouse residential, tri-plex and duplex units.
4. Permitted land uses for the tracts within the Town Center Sub-District shall be those uses shown in the following table. Certain land uses are permitted only when developed under specific conditions as established in the Notes section of the [Table 1.0: Permitted Uses](#).

Table 1.0 – Permitted Uses:

Land Uses Permitted	2.Towncenter	3.Townhouse	Notes
Residential Land Uses			
Dwelling, Single Family Attached	X	X	
Dwelling, Single Family Detached	X	X	
Public and Civil Land			

Uses			
Wedding Venue	X		
Recreation and Entertainment			
Amusement and Recreational Services	X		
Other Spectator Sports, incl. rental concessions	X		
Other Reservation Services	X		
Auditorium/ Indoor performance Venue	X		
Membership Sports and Recreation Club	X		
Medical Land Uses			
Clinic	X		
Medical, Dental & Optical Retail Sales	X		
Medical, Dental Office	X		
Optician Shop	X		
Motor Vehicle/Transportation			
Auto Service Station	X		
Bicycle Sales, Repairs & Hire	X		
Recreational Vehicle Rental	X		
Recreation Vehicle and Boat Sales	X		
Professional Services			
Bank, Savings and Loan Association, Financial Institution	X		Note 1.
Office, Business	X		
Office, Professional	X		
Office, Real Estate Development Tract or Field Office	X		
Commercial, Retail, Personal Services			
Antique Shop	X		
Apparel Alteration and Retail or Tailor Shop	X		

Art Gallery	X		
Arts, Crafts and Hobby Shop	X		
Bakery, Retail Confectionery	X		Note 3
Barbershop, Beauty Salon, other Personal Shop	X		
Catering Service	X		
Convenience Store, without Fuel Sales	X		
Convenience Store, with Fuel Sales	X		Note 7
Department Store	X		Note 4
Farmers' Market, Outdoor	X		
Furniture, Fixture & Appliance Store	X		
Gift Shop including Florist	X		
Grocery Store	X		
Grocery Store, with Fuel Sales	X		Note 7
Health Club	X		
Hobby Studio, Private	X		
Hotel, Motel	X		Note 8
Kiosk	X		
Laundry, Dry Cleaning Pickup & Receiving Station	X		Note 5
Liquor Store, Packaging Sales	X		
Meat Market (includes Seafood)	X		
Mobile Food Unit	X		
Music Store	X		
Office Supply Store	X		
Pet Shop	X		
Pharmacy	X		
Restaurant	X		
Restaurant, Drive-in/Drive-thru	X		
Restaurant, Refreshment Stand (temporary or	X		

Seasonal)			
Tanning Studio	X		
Tobacco Shop	X		
Manufacturing and Industrial			
Art & Craft Production	X		
Accessory Use			
Accessory Building	X	x	Note 9
Temporary uses during construction. Including a "sales trailer" or "construction office"	X	X	

Notes: Uses within the Town center sub-district must be developed in compliance with the following conditions:

1. Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code).
2. Subject to a maximum of 10,000 square feet gross leasable area per establishment.
3. Subject to a maximum of 20,000 square feet gross leasable area per establishment.
4. Subject to a maximum of 35,000 square feet of gross leasable area per establishment.
5. For Laundry, Dry Cleaning Pickup & Receiving Station, rear doors must be screened by masonry screening walls that are a minimum 6 feet in height.
6. Limited to office with no outdoor storage on site or overnight parking.
7. Conditions for Gasoline Sales:
 - (a) Recessed lighting under the pump station canopy and in fixtures throughout the site.
 - (b) There shall be no outdoor speakers, except those required by law at pump stations.

- (c) Fueling canopy columns shall be 100% of the following two materials: brick and/or stone.
- (d) Canopy roofs over the pump dispensers shall have a pitched roof.
- (e) Fueling canopy and columns may encroach into required pipeline setbacks up to 15' while fuel pumps must remain outside the pipeline setback.
- (f) At least one pump island shall include alternative fuel dispensing positions, including electrical vehicle charging station is required.
- (g) Minimum landscaping buffering to include:
 - i. Hedges of at least three feet in height at time of planting screening the entire parking lot perimeter.
 - ii. Trees of at least three inches in diameter and eight feet in height at the time of planting for every 50 feet of parking lot perimeter, except street trees.

8. Conditions for Hotel:

- (a) Entrance through exterior doors must be secured and accessible only to guests and employees.
- (b) Hotel management must be on-site 24 hours each day; Prohibit overnight parking of trucks with more than two axles and recreational vehicles in the hotel's parking lot and parking garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property.
- (c) Delivery service areas must be screened from the view of any right-of-way or residential area by masonry walls.

9. Accessory uses, include uses which are subordinate to and incidental to the principal uses, including:

- Private garage;
- Swimming pool;
- One storage building per residence, not exceeding 225 square feet in floor area or 12 feet in height;
- Cabana, pavilion or roofed area;
- Meeting, party and/or social rooms; and
- Tennis courts and other recreational facilities, as an accessory to the principal use.
- Paved automobile parking lots incidental to the principal use

- 5. Within the boundary of the proposed Plan of Development, a minimum 5% of the total project acreage (65 acres) will be required for Parks/Recreation/Open Space.

In addition, approximately 20 acres of land located outside the boundary of the Plan of Development shall be dedicated to the City as public park area. Land used for public park area shall have a minimum frontage of 60 feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the developer, such as hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum public park area requirement.

Contributing open space areas must be adjacent to and/or have frontage on public street right-of-way. Landscape buffers adjacent to public street right-of-way must be at least fifteen (15) feet wide and contain an average density of (1) tree, a minimum caliper of one and one-half inch (1-1/2") for every thirty (30') feet of street frontage, or portion thereof, measured along the street-facing lot line in order to count to contributing open space. The trees may be clustered or spaced linearly; they need not be placed evenly.

6. Should the surface rights of any designated drill sites revert to the private land owner, and that land owner desires to sell that land, the City will have the first right-of-refusal to purchase the land formerly designated as drill site land at fair market value.

D. Development Regulations for Single Family Lots – Maximum 2,800 lots permitted. Lots less than 60 feet wide = maximum 65% of 2,800 lots or a maximum 1,820 lots. (Maximum 808 lots at 45 feet wide, maximum 955 lots at 50 feet wide) Lots 60 feet wide or greater = minimum of 35% of 2,800 lots or minimum 980 lots. Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Within the areas indicated as Area Type #1 on Figure 2;
The minimum lot width shall be 45 feet wide. Except: the maximum percentage of lots less than 60 feet wide shall not exceed 65 percent of the total maximum number of lots. (Maximum 1,850 lots)

No more than 808 lots shall be 45 feet wide.
No more than 955 lots shall be 50 feet wide.
2. No lots less than 50 feet wide shall be permitted south of County Road 56, Meridiana Parkway.
3. Within the areas indicated as Area Type #2 on Figure 2, the minimum lot width shall be 60 feet wide. A minimum 35 percent of the total maximum number of lots shall be 60 feet wide or greater and at least 6.0% of lots must be greater than 60 feet wide.
4. Minimum lot depth: 110 feet or 90 feet for lots fronting on the bulb portion of a cul-de-sac.

5. Maximum lot coverage: Sixty (60%) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.
6. Maximum height: Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
7. Minimum front yard building setback: 25 feet; 20 feet on cul-de-sac bulbs as measured from the front property / right-of-way line.
8. Minimum side yard building setbacks: 5 feet for interior, non-corner lots and the non-street side of corner lots; 10 feet exterior side yard for corner lots if a minimum fifteen (15) feet by fifteen (15) feet visibility triangle, as measured from the property line / street right-of-way line, that restricts the placement or maintenance of any vertical obstruction, either natural or man-made, within a vertical distance of between three (3) feet and eight (8) feet of the natural ground elevation, is provided on the platted lot subdivision at any street, public or private, intersection. A street side setback of twenty-five (25) feet minimum will be required for all lots siding on a designated major arterial, minor arterial or major collector.
9. Minimum rear yard building setback: 10 feet, except when the rear utility easement width is greater than ten (10) feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major or minor arterial, the minimum rear yard building setback is twenty –five (25) feet measured from the street right-of-way line and a minimum of ten (10) feet from the rear property line. When a residential lots backs to a designated major or minor arterial and a detached one-story garage is constructed on the residential lot, the rear yard between the detached one-story garage and the rear property line may be reduced to a minimum of three (3) feet if a minimum of twenty –five (25) feet is maintained between the rear of the one-story detached garage and the right-of-way line of the major or minor arterial.
10. All lots shall have a minimum of two (2) trees, planted in the front yard setback. The trees must be a minimum of one and one-half (1-1/2) inches in caliper width and a minimum height of six (6) feet as measured at the tree trunk from the ground as planted. The trees must be located between five (5) feet and fifteen (15) feet from a side lot line and between five (5) feet and twenty (20) feet from the front property line with a minimum of ten (10) feet between tree trucks.

E. Development Regulations for townhouse residential, tri-plex and duplex units within the tracts identified as “Townhouse” as shown on Figure 2 *General Development Plan* .

1. Townhouse, tri-plex and duplex residential is limited to no more than 168 units.
2. And all other regulations listed for town house residential listed in the Development Regulations for Town Center, G.1, listed below.

F. Development Regulations for Commercial Tracts (not in the Town Center Sub-District) Area regulations, yard requirements, and maximum lot coverage, height, and floor area per District MU in the Zoning Ordinance shall apply to the Commercial tract within the PD. At the time of the preliminary plat of any commercial land, a draft of the protective covenants whereby the Developer proposes to regulate the use of the land shall be submitted to the City. The restrictive covenants, conditions or limitations shall never be less than the minimum requirements of the City as specified in the City’s applicable ordinance(s).

G. Development Regulations for Town Center Sub-District: Land within the boundaries of the Town Center Sub-District as shown on Figure 2 *General Development Plan*, shall be developed in accordance with the following development regulations.

1. Townhouse:

2. Townhouse Residential: including tri-plex and duplex lots. One of a group of no less than two (2) nor more than eight (8) attached dwelling units, separated by a fire rated wall, each dwelling unit located on a separate lot.
2. Residential units shall be constructed of brick or masonry veneer exterior walls for one-hundred (100) percent of the exterior wall surface (exclusive of windows and doors) for one (1) story structures; and a minimum of sixty (60) percent of the exterior wall (exclusive of windows and doors) for two (2) story structures with the remaining maximum forty (40) percent being fiber cement board.
3. Front yards and all common areas within the townhouse development shall be maintained by a property owners association

1.

a.	The total number of units shall not exceed.	177 units
	The maximum permitted density	12 units per acre
b.	The minimum lot area	1,400 sq. ft.
c.	The minimum lot width	20 feet A 10' minimum lot width is permitted for flag lots. The "staff" portion of the flag lots shall be restricted to legal frontage only. No driveways or buildings shall be constructed on the portion of the lot that is less than 20 feet wide
d.	The minimum lot depth	70 feet
e.	The minimum front yard setback	20 feet / 15 feet if vehicular access is from a rear alley/shared driveway.
f.	The minimum rear yard setback	10 feet / 3 feet if vehicular access is from a rear alley.
g.	The minimum side yard setback	0 feet between units; 6 feet at the end of each building complex
h.	The minimum side yard of corner lots	10 feet on street side/ 5' if siding on

		"T" type or "L" Type turnaround (see below) minimum 25 foot side yard if the side street is a major thoroughfare
i.	The maximum lot coverage by structures	80 percent
j.	The maximum lot coverage by structures, driveways and parking	85 percent
k.	The maximum height.	35 feet Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
l.	Guest parking shall be provided on the site at a minimum 1 space per every 6 units	1 space/6 units

(m) Lot access: Access to lots may be from either a public or private street, a permanent access easement (PAE) or a courtyard. Lots may take driveway access from a private alley provided the lots also have adequate minimum frontage on either a public or private street, a permanent access easement or a common courtyard. Courtyards may not exceed 120 feet and must be a minimum 25 feet wide.

- i. The minimum right-of-way required for permanent access easement is 28 feet. The right-of-way width of a permanent access easement is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.
- ii. Sidewalks are not required adjacent or along a permanent access easement.
- iii. Intersections along permanent access easements shall be spaced a minimum of 65 feet apart and shall not intersect at less than an 80-degree angle.
- iv. When a permanent access easement intersects with another permanent access easement at a 90-degree angle, the

permanent access easement shall provide a 20-foot radius at the intersection.

- v. When a permanent access easement intersects with another permanent access easement at an angle of between 80 and 90 degrees each acute angle shall have a 25-foot radius at the intersection.
- vi. A permanent access easement may not be a direct straight-line extension of a public street.
- vii. Curves along a permanent access easement may have any centerline radius except that the centerline radius of a reverse curve shall not be less than 65 feet. Reverse curves shall be separated by a tangent of not less than 25 feet.
- viii. Dead end permanent access easements shall not exceed 100 feet or must provide an "L" type, or "T" type turn around.
- ix. The minimum right-of-way requirement for a private alley is 20'. The right-of-way width of a private alley is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.
- x. When a private alley intersects with a permanent access easement, or public street the alley shall provide a 20' radius at the intersection.
- xi. When a private alley intersects with another private alley the minimum radius shall be 10'.
- xii. An alley may not be a direct straight-line extension of a public street.
- xiii. Dead end alleys may not exceed 100'

(n) Parking for Townhouse Residential Use.

- i. Each subdivision providing for a townhouse residential use shall provide at least two off-street parking spaces per dwelling unit on each lot.
- ii. Each subdivision plat providing for a townhouse residential use on a permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. Each additional guest parking space shall conform to the following requirements:

- a. The guest parking space shall be placed within the boundaries of the subdivision plat, unless the guest parking space abuts a continuous curb along a public or private street that is adjacent to or within the plat boundary and that is not a major thoroughfare.
- b. For a subdivision plat where the lots abut a permanent access easement and take vehicular access only from a private alley, a guest parking space may be included within the permanent access easement.
- c. The guest parking space shall not be placed within a lot.
- d. The guest parking space shall not be placed where parking is prohibited by law; and
- e. The guest parking space shall be accessible to all residents of each dwelling unit of the subdivision plat.

2. Commercial and non-residential uses:

a.	<p>Front Yard Setback – Requirements of The Unified Development Code - Section 3.5.3.1. Setback and build to lines for Commercial/Retail/Office/Industrial Use Buildings.</p> <p>For School and Day-Care Use Buildings, additional parking bays may be constructed between the building and the front property line provided a pedestrian walkway is constructed to connect the front of the building to the sidewalk within the street right-of-way.</p>	<p>Minimum 50 feet from existing pipeline along Meridiana Parkway or approximately 85 feet from Meridiana Parkway. (Except fueling canopy and columns may encroach into the required pipeline setbacks up to 15' while fuel pumps must remain outside of the pipeline setback.)</p> <p>Minimum 10 feet from the Town Center commercial drive, (PAE).</p> <p>Minimum 25 feet from any other public or private street.</p>
b.	The minimum rear yard setback	30 feet if adjacent to any Residential Zone
c.	The minimum side yard setback	50 feet from existing pipeline along Meridiana Parkway or approximately 85 feet. Minimum 10 feet from the Town Center commercial

		drive, (PAE). 25 feet from any other public or private street 30 feet if adjacent to any Residential Zone.
d.	The minimum distance between detached structures	10 feet
e.	The maximum lot coverage by structures	65 percent
f.	The maximum lot coverage by structures, driveways and parking	90 percent
g.	The Maximum height.	35 feet Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
h.	Parking requirements. All development within the Town Center District will meet or exceed the minimum parking requirements specified in the City's Zoning Ordinance. In calculating the required number of parking spaces for each land use, the City Engineer may give credit for shared parking utilizing the Shared Parking criteria published by the Urban Land Institute. City Engineer shall determine and establish the parking requirements for each building in the PUD as part of the building permit issued for each building, in accordance with the requirements of the section	

H. Building Regulations – Non-residential Buildings within the Town Center Sub-District shall be developed in accordance with the following regulations: Requirements of The Unified Development Code - *Section 3.5.3. -Character Defining Elements*. do not apply to this Plan of Development.

1. Building façade design criteria:

- (a) Building facades shall include offsets, or changes in building materials, colors and textures, or other methods to break up the horizontal and vertical building planes.

- (b) Building facades shall incorporate architectural details that create shade and cast shadows to provide visual relief.
 - (c) Facades greater than 100 feet in length that face Crystal View Drive or Meridiana Parkway shall incorporate offsets having a minimum depth of at least 2 feet, and extending at least 20% of the length of the façade.
 - (d) No uninterrupted length of a façade shall exceed 100 feet.
2. Building façade finishes:
- (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), stucco and glass.
 - (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding.
 - (c) Primary Finishes shall comprise at least 70% of each facade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish. No single primary building finish material shall cover more than 80% of the front of any building.
 - (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
 - (e) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work.
 - (f) The following building materials shall not be used for a Primary or Secondary Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels.
 - (ii) Unfired or underfired clay, sand, or shale brick.
 - (iii) Smooth or untextured concrete surfaces.
3. Building façade features:
- (a) Canopies shall be provided at all building entrances facing Meridiana Parkway or Crystal View Drive. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
 - (b) The front façade (the side of the building facing the street or internal access easement) of the first floor of a retail building, shall be at least 60% transparent to permit visibility between the building occupants and outdoor pedestrians and motor vehicle drivers.
 - (c) Ground floor façades for retail buildings that face Meridiana Parkway or Crystal View Drive shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
4. All façades of an individual building and the façades of multiple buildings within a single reserve shall be of similar architectural design, color and materials where facing or siding to a public or private street or pedestrian walkway.

5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.
6. Building canopies:
 - (a) Canopies shall be provided at all street facing building entrances intended for pedestrians.
 - (b) Canopies may be structural extensions of the building or constructed of fabric attached to the building.
 - (c) An individual canopy shall cover a ground area of at least 20 square feet.

7. Service and Equipment Areas, as shown on below.

- (a) Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
- (b) Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, and within 50 feet of building entrances.
- (c) Screening shall consist of wing walls, landscape screens, changes in building orientation, and/or other architectural elements that provide sufficient barrier.
- (d) Screening shall extend a minimum of 12 inches above the object being screened.
- (e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.



VISUAL BARRIER



LANDSCAPE SCREENING



BLENDED INTO FACADE MATERIALS

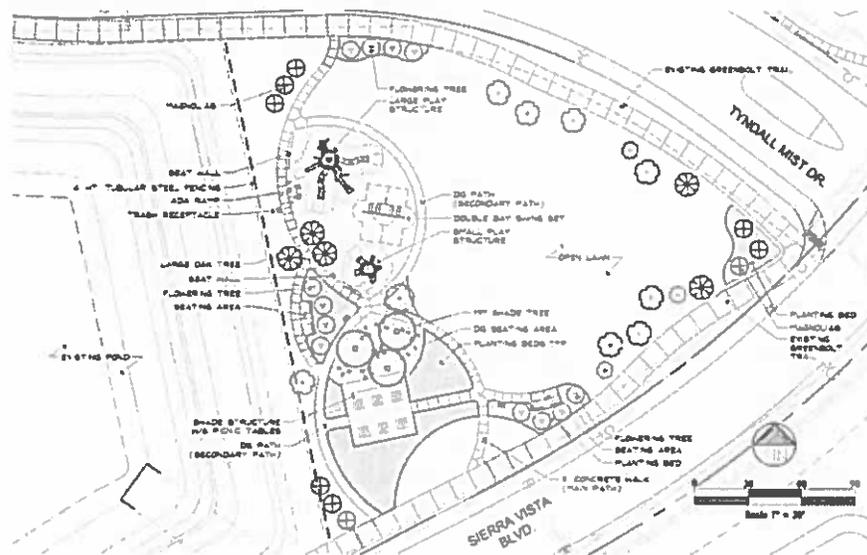
8. Mechanical and Utility Equipment Screening:

- (a) Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
- (b) Mechanical and Utility equipment shall be located internally within rear access drives and alongside rear-facing facades not consistent with the primary building façade or pedestrian access points.

- (c) Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
 - (d) Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
9. Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths

I. Parks, Recreation and Trails – As shown on Figure 3, an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

1. A landscape buffer with a minimum 15-foot width shall be located along each side of the central spine road, as shown on Figure 3, where lots side or rear to the spine road. The buffer is in addition to the minimum street right-of-way width and shall include trees, benches, plazas and landscape screening. No on-street parking will be allowed along the designated spine road.
2. Recreational sites will be strategically located along the central spine road, and shall include the following:
 - (a) A recreational site north of Meridiana Parkway (County Road 56) near the main project entry shall include water recreation i.e., “splash pad”, and a swimming pool with dressing rooms, playground and picnic facilities.
 - (b) A “pocket park” shall be constructed south of Meridiana Parkway along the central spine road, south of Section 6. The park shall include amenities and design like the concept plan illustrated below. A 16.7-acre recreation reserve and the construction of the resort style “lazy river” will replace the obligation to construct a recreation center in Sierra Vista per the agreement dated September 14, 2016.



- (c) A recreational site north of Cedar Rapids Parkway (County Road 57) shall include a swimming pool and splash pad, with dressing rooms, playground and picnic facilities.
 - (d) Additional Recreation Sites, strategically located near the entries of various neighborhood pods, as shown on Figure 3. A contributing park, recreation and/or open space area must be located a maximum of one-quarter (1/4) mile from all residential lots.
 - (e) A contributing park / recreation / open space area of a minimum area of one-quarter (1/4) acre must be contained within each private gated section.
 - (f) In addition to the three recreation sites identified above, six additional recreation sites shall be provided with the following minimum improvements.
 - Recreation sites shall provide a variety of recreation uses both passive and active. At a minimum, a recreation site shall include a paved plaza area a minimum of 500 square feet and shall include a decorative paving pattern.
 - Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycle parking. Bicycle parking shall include racks or other structures intended for parking bicycles, with a minimum of 4 spaces.
 - At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals.
 - At least 1 park shall include a fenced area with double gates for use as a dog park.
3. On-site storm water detention designed as permanent lakes will be provided within the project, providing additional open space with recreational amenities. A large lake will be located near the project entry.
- Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for the permanent lake with a minimum water depth of six (6) feet beyond the slope transition. On-site storm water detention area that do not contain a permanent lake area or do not contain permanent man-made improvements, such as hike/bike trails with benches/structures, and that are not accessible with a minimum of one access point directly from a street (public or private) will not be included in the calculation for the minimum amount of required parks / recreation / open space.
- (a) A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of 60 feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is 20 feet. Views to the permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.
 - (b) View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least 4/5 the total length of the lake.
 - (c) A concrete pedestrian path a minimum of five (5) feet in width shall connect the required street sidewalk with the lake water edge.

4. Minimum 4-foot width sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with the City of Iowa Colony standard details and shall meet the State of Texas ADA standards.
5. Minimum 5-foot width sidewalks shall be provided along both sides of major arterials, minor arterials, major collectors and the central spine road (as depicted in Figure 4 attached) within and adjacent to the property. At the discretion of the developer, a six-foot wide sidewalk may be constructed on only one side of the right-of-way in lieu of two 5 foot wide sidewalks on both sides of the right-of-way. In either case, the sidewalks may meander out of the right-of-way and into an adjacent landscape reserve if so provided.

J. Public School and Community Facility Sites

1. As shown on Figure 2, a forty-eight-point three (48.3) acre elementary and junior high school site shall be provided for purchase at the option of the Alvin Independent School District. If the AISD chooses not to purchase the site, the site is limited to the same uses as for tracts identified as Single Family Residential (SFR) on Figure 2.
2. At no cost to the City of Iowa Colony, a 4.66 acre site located south of CR 56, and west of CR 383 shall be provided to the City, for the purpose of municipal government/public safety purposes. As the land adjacent to the 4.66 acres provided to the City become available for development, the land shall be offered to the City of Iowa Colony as a first right-of-refusal at fair market value.

K. Landscape. All development within the Town Center District will meet or exceed the minimum landscape requirements specified in the City's Unified Development Code, Section 3.3.1 Screening, and shall meet the landscape requirements specified in the developer's commercial deed restrictions and development covenants except as listed below.

1. Screening
 - a) The existing trees and hedge row along existing CR 48 will meet the requirements of Section 3.3.1.2 without the need for additional plantings.
2. Plant List

Trees: Except palm trees to be placed within the recreation site only and not within the ROW as street trees.

 - Little Gem – Magnolia grandiflora 'Little Gem' (Evergreen)
 - Vitex – Vitex agnus-castus
 - Pindo Palm- Butia capitata
 - European Fan Palm- Chamaerops humilis cerifera
 - Chinese Fan Palm- Livistona chinensis
 - Mazari Palm- Nannorrhops ritchiana
 - Canary Island Date Palm- Phoenix canariensis
 - Medjool Date Palm- Phoenix dactylifera 'Medjool'

- Sylvester Palm- Phoenix sylvestris
- Texas Sabal Palm- Sabal texana
- California Fan Palm- Washingtonia filifera
- Washingtonia Palm- Washingtonia robusta
- Eagleston Holly- Ilex x attenuate 'Eagleston'
- Crape Myrtle - Red- Lagerstroemia x 'Arapaho'
- Crape Myrtle – Pink- Lagerstroemia x 'Sioux'
-

Shrubs/Groundcovers:

- Coppertone Loquat – Eriobotrya japonica 'Coppertone' (Evergreen)
- Morning Light Miscanthus – Miscanthus sinensis 'Morning Light' (Herbaceous)
- Dwarf Bottlebrush – Callistemon citrinus 'Little John' (Evergreen)
- Variegated Flax Lily – Dianella tasmanica 'Variegata' (Evergreen)
- Mexican Feather Grass – Nassella tenuissima (Herbaceous)
- New Gold Lantana – Lantana x hybrid 'New Gold' (Evergreen)
- Liriope – Liriope muscari (Evergreen)
- Gulf Muhly Grass - Muhlenbergia capillaris
- Drift Rose (Apricot) – Rosa 'Meimirrot'
- Dwarf Firebush – Hamelia patens
- Summer Wisteria – Indigofera decora
- Hameln Grass – Pennisetum alopecuroides 'Hameln'
- Sandy Leaf Fig – Ficus tikoua
- Purple Trailing Verbena – Verbena canadensis 'Homestead Purple'
- Snow-N-Summer Jasmine – Trachelospermum asiaticum 'Snow-N-Summer'
- Green Mound Juniper – Juniperus procumbens 'Green Mound'
- Bicolor Iris – Dietes Bicolor (Evergreen)
- Foxtail Fern – Asparagus meyeri (Evergreen)
- Japanese Blueberry – Elaeocarpus decipiens (Evergreen)
- Dwarf Palmetto- Sabal minor
- Shell Ginger- Alpinia Zerumbet 'Variegata'
- Bat Faced Cuphea- Cuphea llavea
- Canna Lily- Canna indica
- Yellow Iris- Iris pseudacorus
- Knockout Rose- Roba 'Radrazz'
- Double Red Knockout Rose- Rosa x 'Knockout' TM
- Variegated Asian Jasmine- Asiatic jasmine
- Geyser Pink Gaura- Gaura lindheimeri 'Geyser Pink'
- Geyser White Gaura- Gaura lindheimeri 'Geyser White'
- Super Green Giant Liriope- Liriope muscari 'Super Green Giant'
- Yellow-tip Ligustrum- Ligustrum howardii
- Sweet Viburnum - Viburnum odoratissimum
- Kaleidoscope Abelia- Abelia x grandiflora 'Kaleidoscope'

- Rose Creek Abelia- Abelia x grandiflora 'Rose Creek'
- Dwarf Schilling's Holly- Ilex vomitoria 'Schilling's Dwarf'
- Lindheimer's Muhly- Muhlenbergia lindheimeri
- Dwarf Nandina- Nandina domestica
- Switch Grass- Panicum virgatum 'Shenandoah'
- Spring Bouquet Laurestinus- Viburnum tinus 'Spring Bouquet'
- Sand Cord Grass- Spartina bakeri
- Variegated Confederate Jasmine- Trachelospermum jasminoides 'Variegatum'

L. Street Plan and Cross Sections.

Street improvements shall be built in phases as the project develops in accordance with the City's Engineering Design Criteria Manual, Developers Agreement, street plan and cross sections listed below.

- Figure 4: *Thoroughfare Exhibit*
- Figure 5: *Street cross section for the spine road (divided) and greenbelt*
- Figure 6: *Street cross section for the spine road (undivided) and greenbelt*

M. Project Phasing – Figure 9 indicates the general time and location of the proposed development phasing. The precise dates of each phase is subject to change due to general economic variables and market demand.

N. Architectural Entry / District Sign – An archway, freestanding project identification sign may be constructed subject to the following conditions and specifications:

- a. The sign shall be compatible with the architectural composition of the adjacent building(s) and the district.
- b. Sign finish materials shall consist of brick, stone, and metal.
- c. The architectural entry feature may span the public street right-of-way on Crystal View Drive. shown on Figure 2a *General Development Plan*. The entry feature may be located within a street right-of-way, including within a median, as long as the sign does not restrict visibility.
- d. The minimum height of the feature shall be 16 feet, or as recommended by the Fire Marshall, from the top of the curb to the bottom of the overhang structure. The maximum height of the feature shall be limited to 30 feet.
- e. The effective area shall be limited to a maximum of 210 square feet and is limited to identify only the project name, Sierra Vista and the project logo or logotype.
- f. The sign is exempt from any requirement that it be located a minimum distance from a property line.

- g. District identity signs, shall maintain a minimum 8 foot clearance between the lowest element of the sign and the grade below.

— **ENTRY FEATURE (SEE EXHIBIT B.1 ARCHITECTURAL ENTRY/ DISTRICT SIGN)**

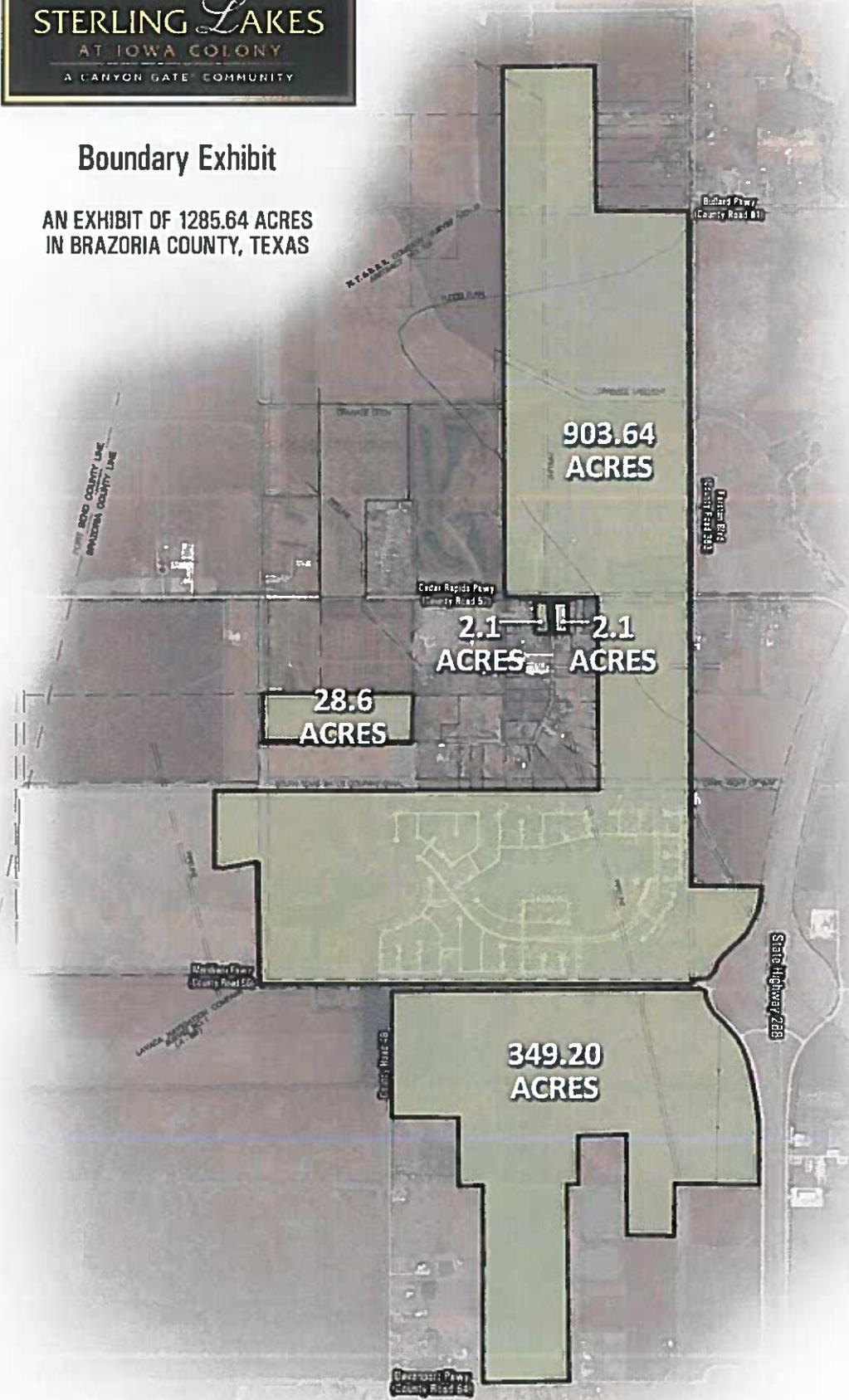


- O. **Specific Conditions** – Implementation of this master-planned community will require consideration of site conditions that necessitate granting the following variances from specific sections of the Subdivision Ordinance and Engineering Design Criteria Manual:
 - 1. *No block shall exceed a length of one thousand two hundred (1,200) feet in residential or commercial developments.*
All streets within the gated areas shall be private and access will be limited to local residential traffic only. Entry points will be limited for security purposes. Consequently, streets will not be stubbed to adjacent acreage, resulting in external block lengths greater than 1,200 feet. Some internal blocks will exceed 1,200 feet, to a maximum distance of 2,600 feet, to accommodate detention lakes and reserves. This variance does not apply to areas of the development that do not include private residential streets.
 - 2. *Access to Public Streets. The subdividing of land shall be such as to provide each lot with satisfactory access to a public street.*
All the streets in the gated portions of the community will be private with access limited to local traffic only. Gated private street neighborhoods will connect to public streets. All gated sections containing more than 35 lots shall have at least two connections to a public street. If a future second point of access is not yet constructed a temporary connection shall be provided until the permanent connection is constructed. All private streets will be constructed to the City's public street standards. A homeowners' association will assume all responsibility to repair and maintain the private streets. As such, the adherence to this requirement for the private street portions of the development will not be required.

SIERRA VISTA
and
STERLING LAKES
 AT IOWA COLONY
 A CANYON GATE COMMUNITY

Boundary Exhibit

**AN EXHIBIT OF 1285.64 ACRES
 IN BRAZORIA COUNTY, TEXAS**



NORTH

0 350' 700' 1400'

SCALE: 1" = 1400'
DATE: 11.9.2015

FIGURE 1

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PLAN HAS NOT BEEN VERIFIED BY ANY SURVEYING PROFESSIONAL. ADDITIONAL STREETS AND/OR UTILITIES MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR THIS PROJECT ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SIERRA VISTA
and
STERLING LAKES
 AT IOWA COLONY
 A CANYON GATE COMMUNITY

Jurisdiction Map

LEGEND

- IOWA COLONY CITY LIMIT
- IOWA COLONY ETJ
- ALVIN ETJ
- ALVIN CITY LIMIT

ALL JURISDICTIONAL LINES ARE APPROXIMATE AND SUBJECT TO CHANGE

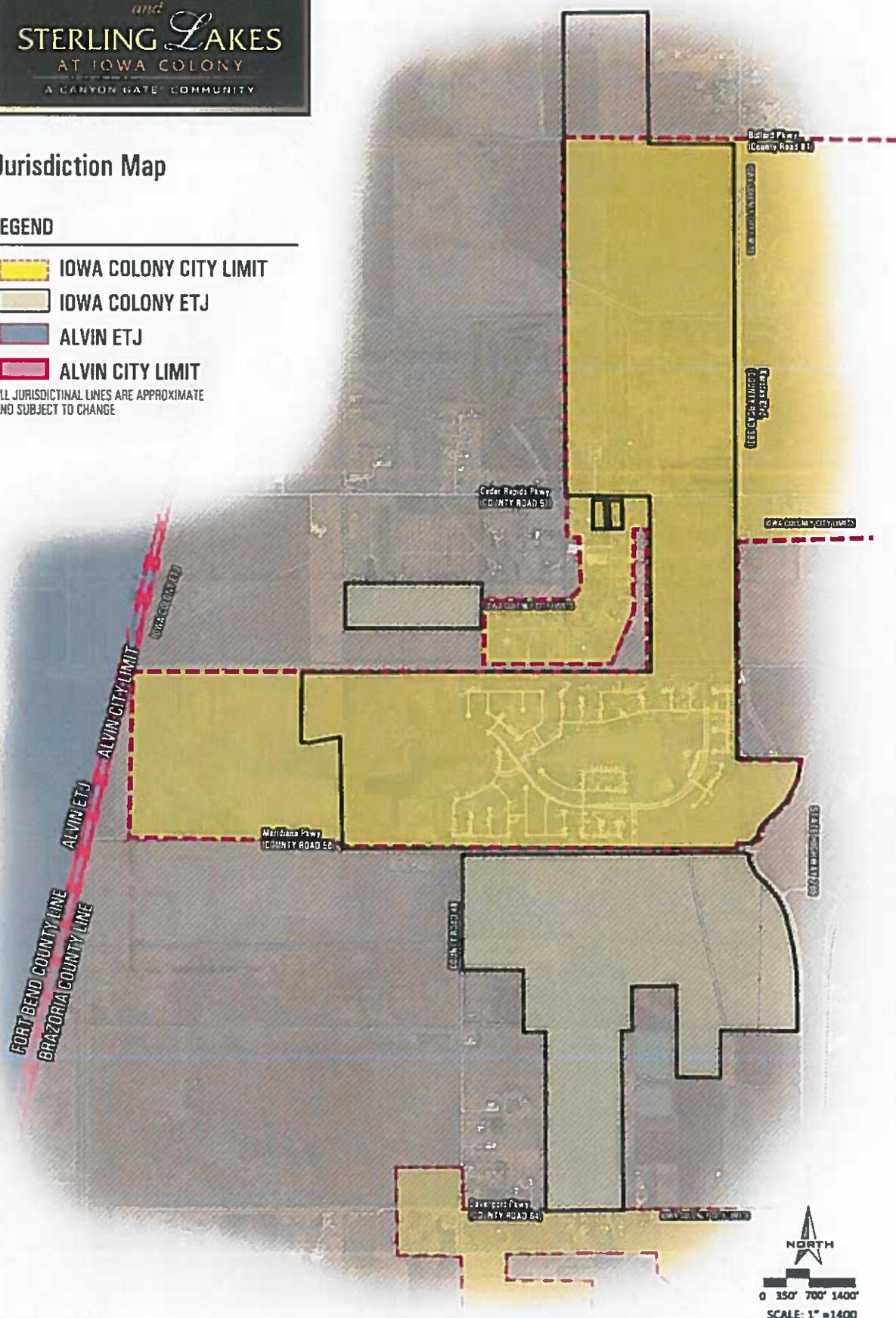


FIGURE 1A

THIS PLAN WAS PREPARED WITH REASONABLY RELIABLE DATA AND IS SUBJECT TO CHANGE. THE PLAN HAS BEEN PREPARED BY AN ENGINEER AND IS SUBJECT TO CHANGE. THE PLAN IS AN APPROXIMATE REPRESENTATION OF THE PROPERTY AND IS NOT TO BE USED FOR CONSTRUCTION. ALL RIGHTS ARE RESERVED BY JONES & CARTER. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT REVIEW.

SIERRA VISTA and STERLING LAKES AT IOWA COLONY A CANYON GATE COMMUNITY

General Development Plan

LEGEND

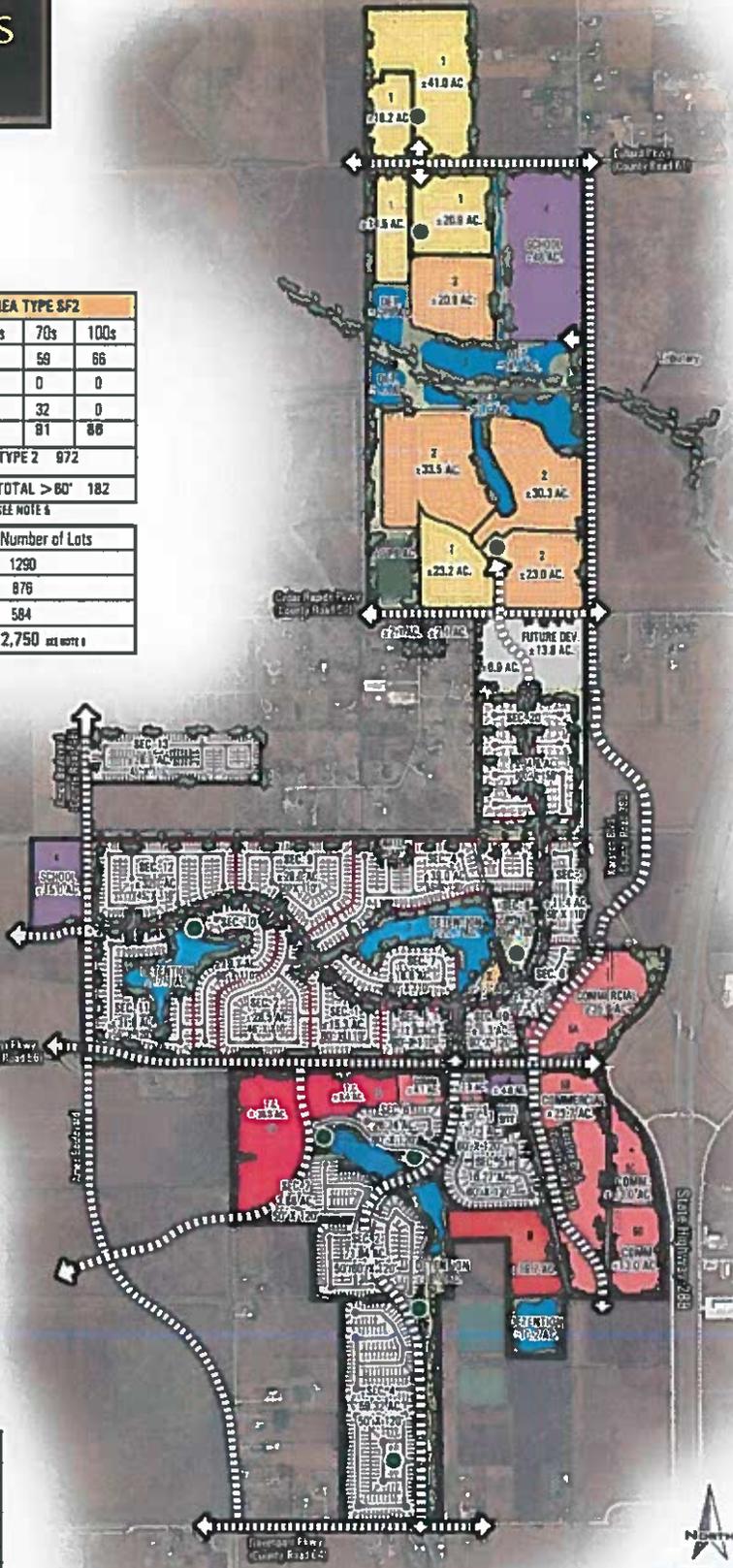
	AREA TYPE SF1			AREA TYPE SF2			
	45s	50s	55s	60s	65s	70s	100s
STERLING LAKES	478	173	253	241	0	59	66
STERLING LAKES NORTH	323	183	0	365	5	0	0
SIERRA VISTA	0	368	0	184	0	32	0
TOTAL	801	724	253	790	5	91	66
	TOTAL TYPE 1 1,778 <small>SEE NOTE 4</small>			TOTAL TYPE 2 972 <small>SEE NOTE 5</small>			
	TOTAL > 60' 182 <small>SEE NOTE 6</small>						

	Total Section Ac.	Total Number of Lots
STERLING LAKES	348.61	1290
STERLING LAKES NORTH	238.66	876
SIERRA VISTA	209.98	584
TOTAL	797.25	2,750

- Note 1: Maximum 808 Lots
- Note 2: Maximum 955 Lots
- Note 3: Maximum 1,683 Lots
- Note 4: Sum of area type #1 lots shall not exceed 85%
- Note 5: Total of type #2 lots greater than 60' - Min. 0%
- Note 6: Total maximum 2,800 Lots in SF1 & SF2

- 3 ■ INDICATES PROPOSED DETENTION
- 4 ■ INDICATES PROPOSED CIVIC
- 5 ■ INDICATES PROPOSED COMMERCIAL
- 8 ■ INDICATES PLATTED LOTS
- 7 ■ INDICATES EXISTING LAKES/DETENTION
- 8 ■ INDICATES PRIVATE STREET
- 9 ■ INDICATES PROPOSED TOWNHOUSE
- 10 ■ INDICATES PROPOSED TOWN CENTER
- * INDICATES PROPOSED GATED ENTRY
- INDICATES PROPOSED RECREATION SITE

TOTAL SF1 & SF2 LOTS	
PLATTED/ EXISTING LOTS	1,866 LOTS
PROPOSED MAX. LOTS-SF1&SF2	934 LOTS
TOTAL MAX SF1 & SF2 LOTS	2,800 LOTS
FUTURE TH LOTS	
MAX. FUTURE TH LOTS/UNITS	345 LOTS
TOTAL MAX LOTS/UNITS	3,145 LOTS



0 350' 700' 1400'
SCALE: 1" = 1400'
DATE: 10.2021

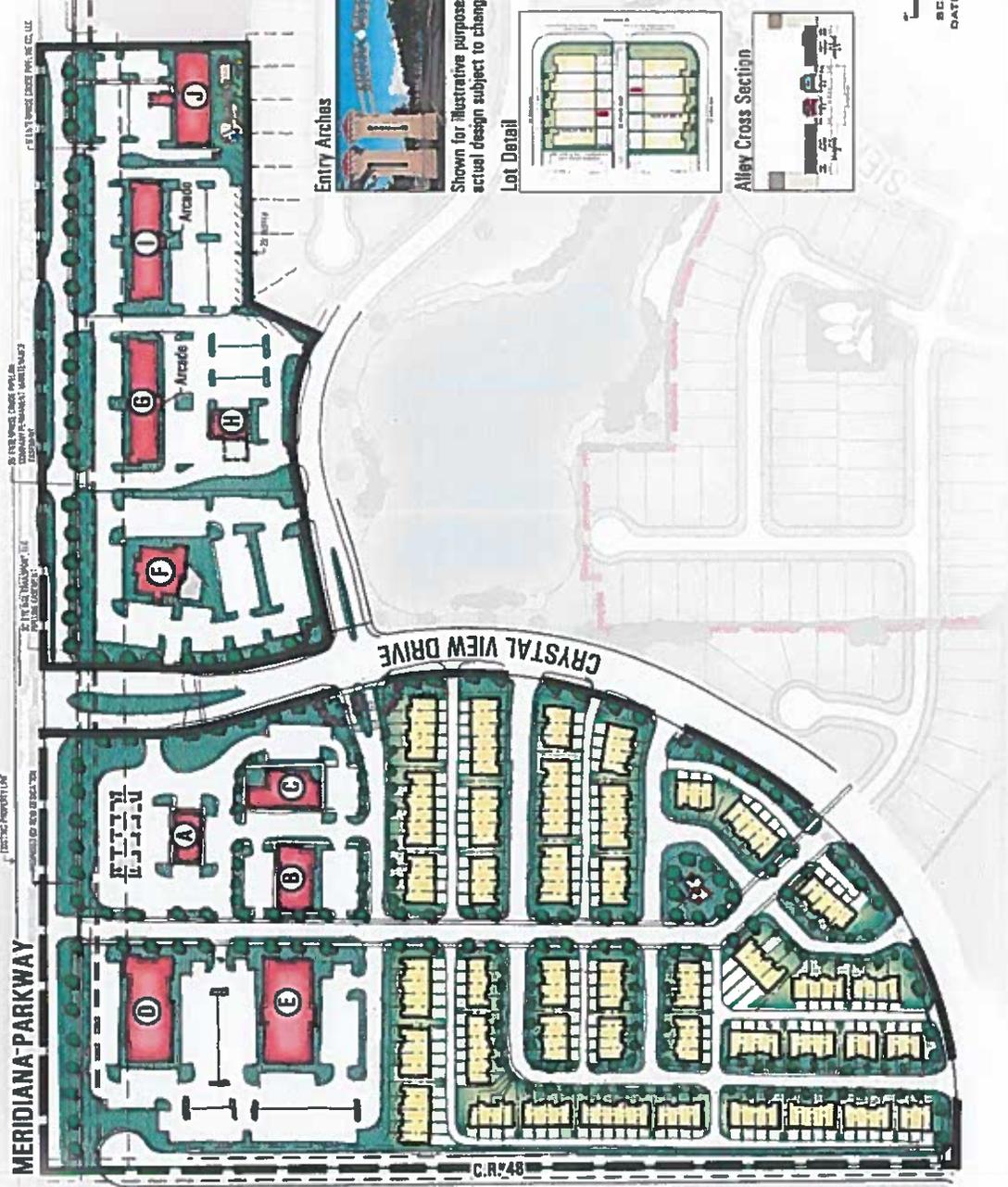
FIGURE 2

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PLANNING AND DESIGN SERVICES PROVIDED BY JONES & CARTER ARE LIMITED TO THE SERVICES SPECIFICALLY LISTED IN THE SCOPE OF WORK. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

FIGURE 2a

SIERRA VISTA
and
STERLING LAKES
 AT IOWA COLONY
 A CANYON GATE COMMUNITY

Town Center Sub-District



LAND USE	4,500 S.F.	2.8 AC.
A Convenience w/ gas	4,500 S.F.	2.8 AC.
B Comm./ pizza, dry spa, dentist, restat	6,400 S.F.	1.0 AC.
C Comm./ cleaners, nail salon, barber, spa, day restaurant	8,000 S.F.	1.3 AC.
D Comm./ restaurant, breakez, test prep, tutoring/ medical office/ automotive	10,500 S.F.	3.0 AC.
E Comm./ restaurant, breakez, test prep, tutoring/ medical office/ automotive	10,500 S.F.	2.8 AC.
F Comm./ restaurant	7,800 S.F.	3.8 AC.
G Comm./ restaurant, salon	21,500 S.F.	2.0 AC.
H Bank	3,500 S.F.	1.3 AC.
I Comm./ restaurant, salon	21,500 S.F.	2.4 AC.
J Daycare/ School	14,000 S.F.	1.8 AC.
Total Commercial	41,800 S.F.	21.9 AC.
Townhouse		17.5 AC.
TOTAL		39.4 AC.

NOTE: Building sites (S.F.) and site acreage (AC.) are shown for illustrative purposes only. Final plans are subject to change.

The PD shall substantially conform to the general layout, design concepts, and in accordance with the listed townhouse residential, commercial and office land uses shown here.



Entry Arches
 Shown for illustrative purposes only. actual design subject to change.

Lot Detail



Alley Cross Section



SCALE: 1"=20'
 DATE: 10.11.2021

SIERRA VISTA
and
STERLING LAKES
 AT IOWA COLONY
 A CANYON GATE COMMUNITY

Contributing Landscape and Open Space Plan

LEGEND	ACREAGE	TOTAL %
REQUIRED OPEN SPACE	65 ACRES	5%

OPEN SPACE INCLUDES LANDSCAPE BUFFERS, DETENTION AREAS, GREEN BELTS AND RECREATION SITES.
 (CONTRIBUTING RECREATION SITES SHALL BE ACCESSIBLE FROM A PUBLIC STREET.)

- INDICATES PRIVATE NON-CONTRIBUTING RECREATION SITES
- INDICATES PROPOSED RECREATION SITE MINIMUM 1/4 AC. (SEE NOTE)
- 1/4 MILE RADIUS SERVICE AREA
- PROPOSED PUBLIC PARK NOT INCLUDED IN LANDSCAPE/OPEN SPACE AREA CALCULATIONS
- INDICATES 15' MINIMUM GREENBELT/ LANDSCAPE BUFFER WITH SIDEWALK
 NOTE: 8' MINIMUM SIDEWALK REQUIRED ON ONE SIDE OF THE SPINE ROAD
- INDICATES MINIMUM 5' WIDE PUBLIC STREET SIDEWALK
- LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:
 MINIMUM 15' WIDE AND CONTAINING REQUIRED 1 1/2" CALIPER TREES
- DETENTION LAKE TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:
 5:1 MAXIMUM SIDE SLOPE, PERMANENT WATER SURFACE AND MINIMUM 6" WATER DEPTH

Note:
 Recreation sites shall provide a variety of recreational uses- passive and active. At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq. ft. and shall include a decorative paving pattern.

Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycle parking. Bicycle parking shall include racks or other structures intended for parking bicycles, with a minimum of 4 spaces.

At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals. At least 1 park shall include a fenced area with double gates for use as a dog park.

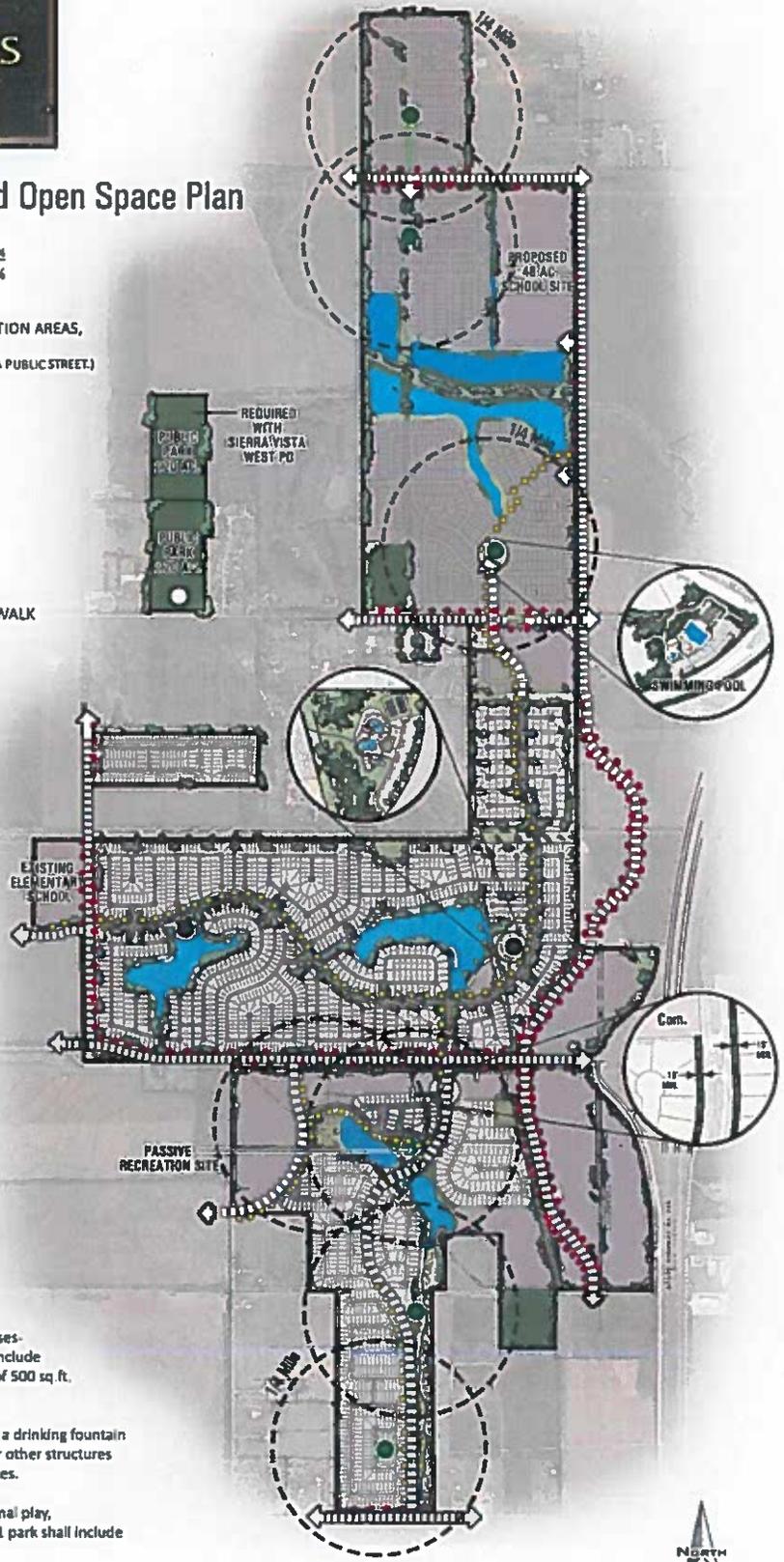


FIGURE 3

SIERRA VISTA
near
STERLING LAKES
 AT IOWA GEOSLOPI
 A CANYON GATE COMMUNITY

Thoroughfare Exhibit

LEGEND

- | | | | |
|--|---|--|---|
| | MAJOR ARTERIAL (TO BE WIDENED)
(120' R.O.W. MIN. - 45 M.P.H. DESIGN SPEED) | | SPINE ROAD (PRIVATE)
(80' R.O.W. MIN.) |
| | MAJOR ARTERIAL (PROPOSED)
(120' R.O.W. MIN. - 45 M.P.H. DESIGN SPEED) | | SPINE ROAD (PUBLIC)
(80' R.O.W. MIN.) |
| | MINOR ARTERIAL (PROPOSED)
(120' R.O.W. MIN. - 40 M.P.H. DESIGN SPEED) | | SPINE ROAD (PROPOSED)
(80' R.O.W. MIN.) |
| | MAJOR COLLECTOR
(180' R.O.W. MIN. - 35 M.P.H. DESIGN SPEED) | | LOCAL STREET (PUBLIC)
(60' R.O.W. MIN.) |
| | MAJOR COLLECTOR (PROPOSED)
(180' R.O.W. MIN. - 35 M.P.H. DESIGN SPEED) | | LOCAL STREET (PRIVATE)
(60' R.O.W. MIN.) |
| | MINOR COLLECTOR (PROPOSED)
(180' R.O.W. MIN. - 30 M.P.H. DESIGN SPEED) | | GATED ENTRY |
| | SUPER ARTERIAL (PUBLIC)
(S.H. 288, R.O.W. VARIES) | | SIGNALIZED INTERSECTION |

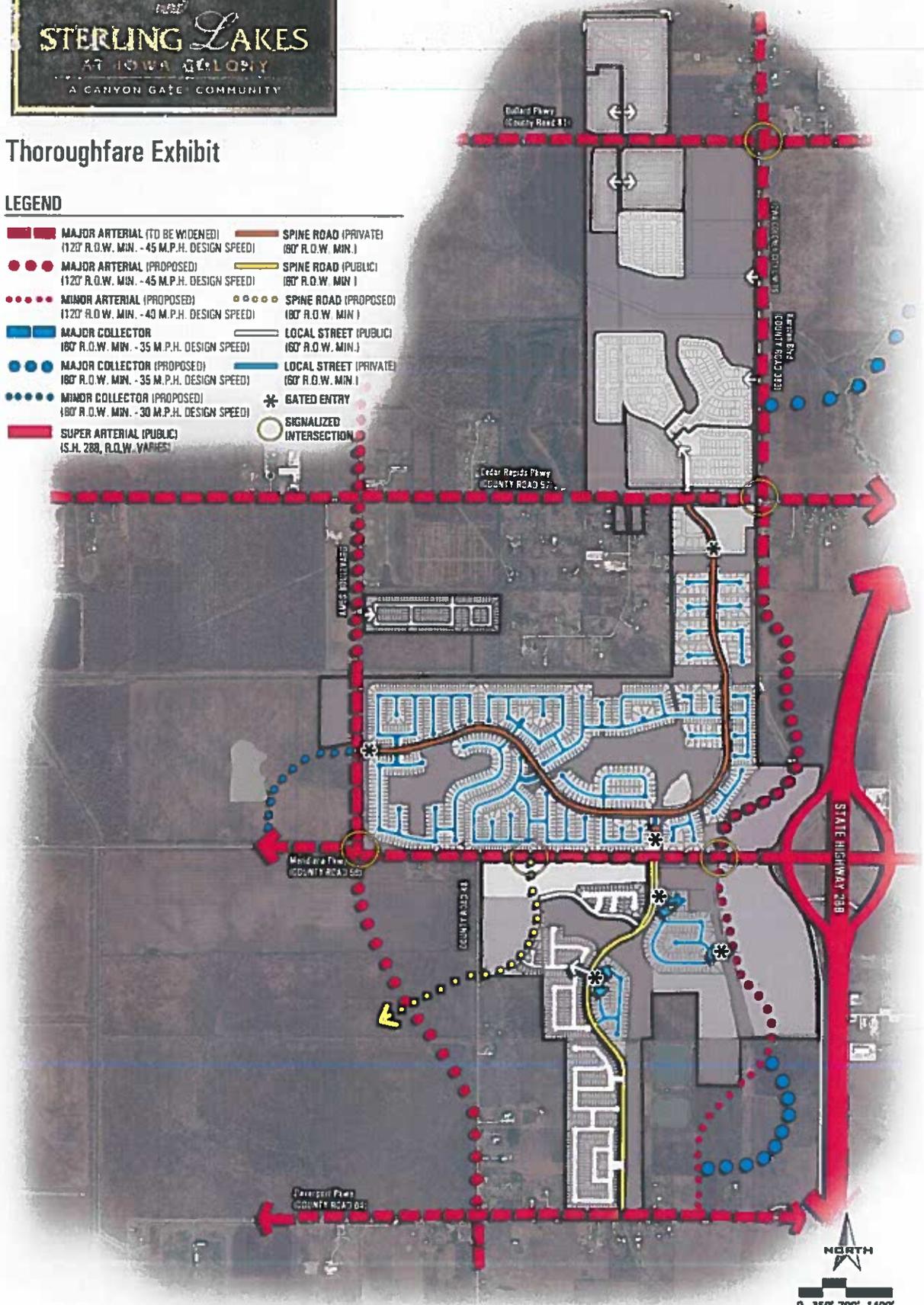
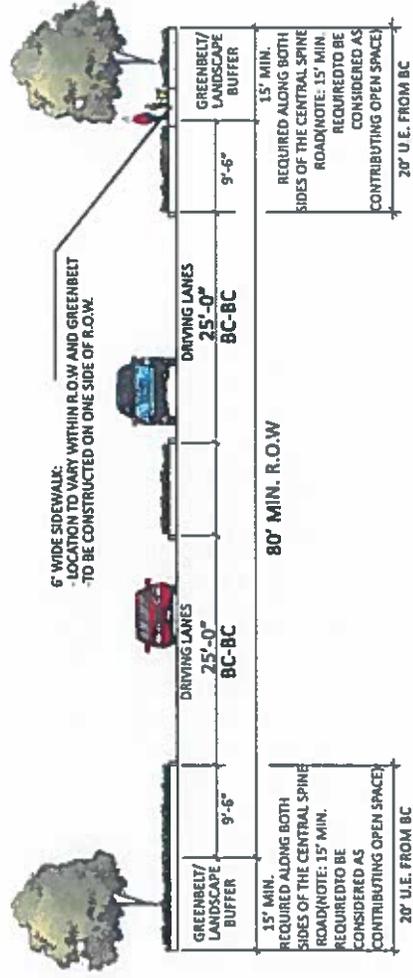


FIGURE 4

NORTH
 0 350' 700' 1400'
 SCALE: 1" = 1400'
 DATE: 10.2021

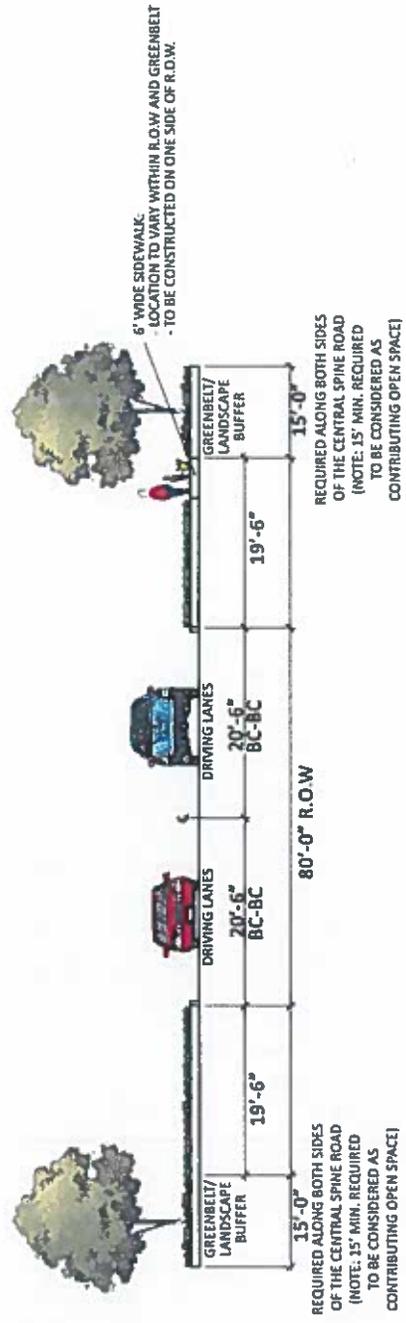
SPINE ROAD (DIVIDED) PROPOSED STREET CROSS SECTION



0' 5' 10' 16' 20'
 SCALE 1" = 20'
 DATE: 05.01.2018

FIGURE 5

SPINE ROAD (UNDIVIDED) PROPOSED STREET CROSS SECTION



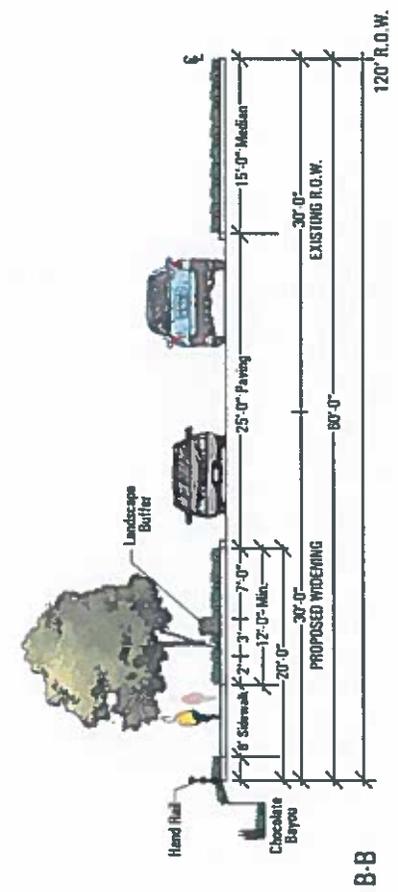
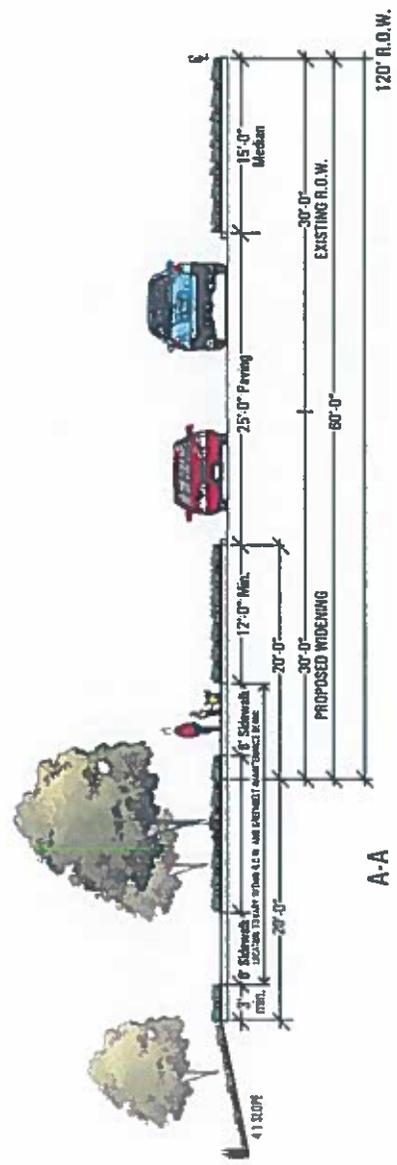
0' 5' 10' 16' 20'
 SCALE 1" = 20'
 DATE: 05.01.2018

FIGURE 6

Sierra Vista West

Pedestrian Cross-Section and Detail

FIGURE 7



JONES CARTER

Sterling Lakes North



FIGURE 8

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PRIOR TO A DETAIL SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL PRELIMINARY SURVEY DATA MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR PUBLIC USE ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SIERRA VISTA
2012
STERLING LAKES
 AT IOWA COLONY
 A CANYON GATE COMMUNITY

Phasing Plan

- PHASE I (1-2 Years)
- PHASE II (3-5 Years)
- PHASE III (6-10 Years)

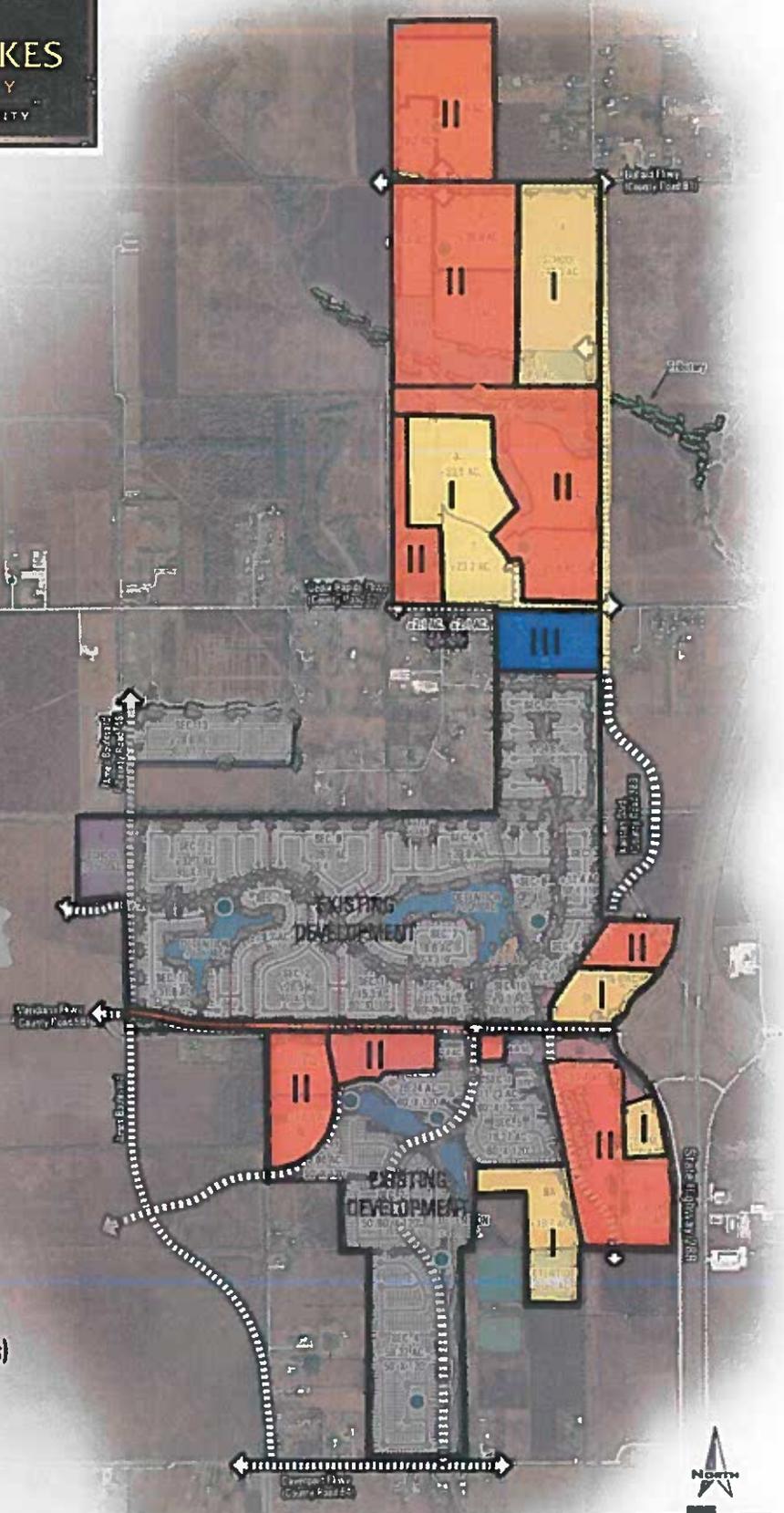


FIGURE 9

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE PLANNING AND DESIGN PROFESSIONALS MAY BE REQUESTED TO PROVIDE ADDITIONAL STUDY AND/OR REVISIONS. THE PLAN IS AN APPROXIMATE REPRESENTATION AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. ALL PHASES ARE SUBJECT TO LAND USES AS SHOWN WITHOUT NOTICE.