

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			

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

General Development Plan

LEGEND

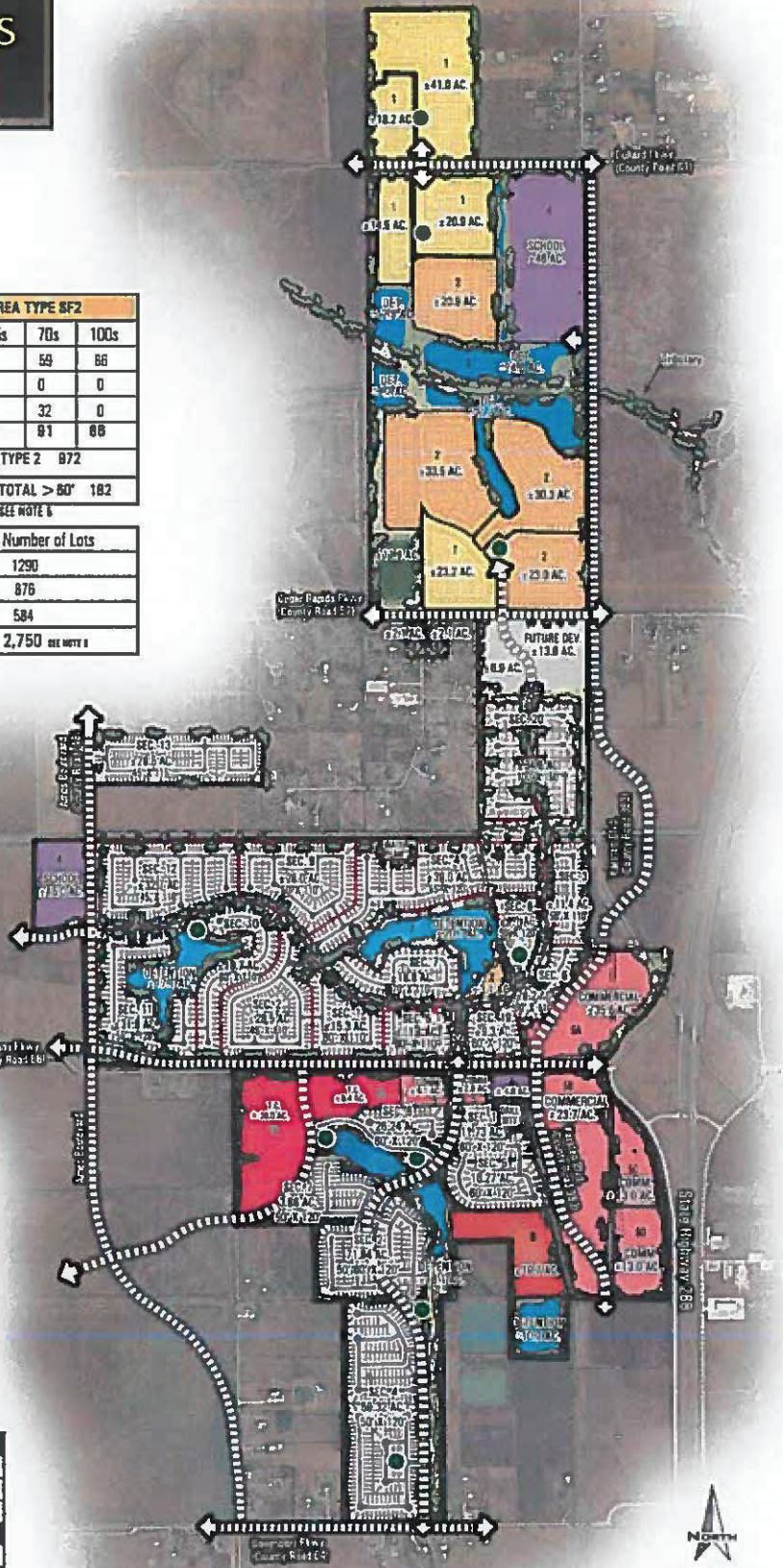
	AREA TYPE SF1			AREA TYPE SF2			
	45s	50s	55s	60s	65s	70s	100s
STERLING LAKES	478	173	253	241	0	59	86
STERLING LAKES NORTH	323	183	0	365	5	0	0
SIERRA VISTA	0	368	0	184	0	32	0
TOTAL	801	724	253	790	5	91	86
	TOTAL TYPE 1 801 LOTS @ 64.9%		TOTAL TYPE 2 872 LOTS @ 79%		TOTAL TYPE 2 872		
	TOTAL > 60' 182 SEE NOTE 6						

	Total Section Ac.	Total Number of Lots
STERLING LAKES	348.81	1290
STERLING LAKES NORTH	238.66	876
SIERRA VISTA	209.98	584
TOTAL	797.25	2,750 SEE NOTE 8

- 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. 8%
- Note 6: Total maximum 2,000 Lots in SF1 & SF2

- 3 ■ INDICATES PROPOSED DETENTION
- 4 ■ INDICATES PROPOSED CIVIC
- 5 ■ INDICATES PROPOSED COMMERCIAL
- 6 ■ 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



NORTH
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 INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLANNING AND DESIGN INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE PLANNING AND DESIGN INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.