

EXHIBIT B

Sorento Condominiums Regulating Plan

Land Use	
Type	SF-R Single Family Condominium
Lot Size	
Minimum Lot Area	N/A
Maximum Site Area	15% of preliminary plan
Building Placement and Size	
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Minimum Front Building Setback	25 feet (from right of way for Weiss Lane for the 17 acres and Jessie Bohls for the 30 acres)
Minimum Side Setback	10 feet
Building Separation	Minimum of 10 feet between buildings, measured from edge of slab to edge of slab. Bay windows, covered porches and eaves/overhangs may encroach into the 10 feet.
Minimum Rear Setback	10 feet
Maximum Lot Coverage	N/A
Minimum Dwelling Unit Living Area	1,050 sq. ft.
Maximum units per structure	1
Accessory units over detached garage	One (1) accessory "granny flat" unit is permitted over stand alone, detached garages.
Maximum Building length	N/A
Single Family Adjacency Vegetative Bufferyard	N/A
Maximum Building Height	Not exceeding two and one half stories except 2 story on front yard garages
Maximum Garage Apron for Alley garages	6 Feet
Architectural Elements	
Materials	On all residential units, a minimum of 40% of the street facing, front façade or street facing, side façade on a corner lot (excluding the area of windows and doors), will be masonry that is brick or stone. The Courtyard architectural product with detached, front yard garages shall have garages that consist of 100% brick or stone on the front facade of the garage, 60% brick or stone on the side elevations, and up to 100% hardie board on the rear side of the garage. See Attachment 2 for architectural elevations.
	<p>Cementitious siding may be utilized as a masonry material up to 60% (excluding the area of windows and doors) on a front or side, street facing façade (façade facing internal private street). This requirement shall not apply to interior side or rear elevations, which may be 100% cementitious siding.</p> <p>This requirement shall not apply to the Courtyard architectural product that contains detached, front yard garages. The Courtyard homes may be 100% cementitious siding.</p>
Elevation Pattern and Repetition	<p>Attachment 1 shall be the regulating guidelines for architectural articulation and plan repetition. Attachment 2 illustrates the elevations for the various housing types. Attachment 2 building elevations initially apply only to the 17 acre condominium site on Weiss Lane and may apply to the 30 acre site on Jesse Bohls road. Additional elevations may be incorporated in the future as long as the elevations comply with the development standards of this Sorento Condominium Regulating Plan. Attachment 3 illustrates a prototypical plan layout of the various product types for the 17 acre site.</p>
Detached, Alley Loaded Garage	Alley loaded, detached garages may include 100% cementitious siding on all garage elevations.
Front Yard, Stand Alone Garage	Detached, stand alone front served garages are permitted. Attachment 4 illustrates the front yard, detached garage product.
Roof Material	Painted or galvanized metal; clay or concrete tile; or 30 year dimensional shingles
Covered Porch or Patio	A covered porch, patio, or pergola shall be provided constituting a minimum of 100 square feet on any of the front, side or rear yards or a combination thereof.

Parking and Garage Treatment	
Garage	All homes shall have either a free standing 2 car garage or one attached to the home.
Parking Spaces per unit for attached front entry garage and detached front garage units	2 garage parking spaces per unit required (garage spaces shall count toward requirement if garage is a minimum of 20 feet x 20 feet) and two driveway parking spaces a minimum of 18 feet deep.
Parking Spaces per unit for alley loaded, rear entry garage units	2 garage parking spaces per unit required (garage spaces shall count toward requirement if garage is a minimum of 20 feet x 20 feet). One additional 9'x18' parking space per unit shall be required adjacent to the garage for alley loaded product (See Attachment 3 and 6 for prototypical treatment). No parking will be allowed in the alley drive and appropriate signage will be displayed in accordance with TMUTCD standards.
Streets	
Private, 30 foot wide, two way street	30 feet of pavement measured face of curb to face of curb. On street parking permitted on one side of street only.
One way alley	16 feet of pavement measured back of curb to back of curb. No parking allowed. One way and do not enter signage in accordance with TMUTCD standards.
Two way alley	25 feet of pavement measured back of curb to back of curb. No parking allowed.
Walls and Fencing	
Weiss Lane and Jessie Bohls	Minimum six foot tall masonry fence along Weiss Lane and Jesse Bohls Road, to be consistent with the existing perimeter masonry wall for Sorento.
Walls between detached, front yard garages	Cementitious walls will be provided between front yard, detached garage product. See Attachment C and Attachment D for wall configuration.
Adjacent to Existing Residential (eastern boundary)	Six (6) foot tall, two finished sides, stained cedar fence between condominium units and single family lots where directly adjacent to each other on east property line of the 17 acre site. Balance of other boundaries is to open space or Weiss Land and Jessie Bohls road.
Open Space	Ornamental metal view fencing preferred for units backing up to open space
Parks, Trails and Walkways	
Park Access	Trail access points on-site shall include six (6) foot concrete walkways extending to any offsite ten (10) foot public trails.
Trails	A ten (10) foot wide trail will be constructed with each condominium phase within the adjacent proposed public park consistent with the approved Preliminary Plan dated December 5, 2016.
Sidewalks	A four (4) foot wide sidewalk will be provided on both sides of internal private streets, excluding alleys. Sidewalks shall be located at the back of curb.

Landscaping	
Plant Palette	All landscaping for foundation plantings, trees and ground cover shall consist only of plants from Attachment E , the Sorento “Preferred Plant List”
Streetscape Yard	A twenty five (25) foot streetscape yard shall be required along Weiss Lane and Jesse Bohls Road.
Condominium Lot Landscape	A minimum of 30% of the condominium lot must be landscaped.
Individual Unit Landscape	Two (2) trees a minimum of three (3) inch caliper shall be provided for each unit. At least one of the trees must be planted in the front yard. Four (4), three (3) gallon shrubs shall be provided for each ten (10) feet of foundation facing a street, excluding the driveway. See Attachment F for prototypical planting plan for each unit type.
Corner Unit Landscape	Four (4) trees a minimum of three (3) inch caliper shall be provided for each corner unit. At least (1) one tree must be planted in the front yard and (2) two trees planted on the corner street side yard. Four (4), three (3) gallon shrubs shall be provided for each ten (10) feet of foundation facing a street, excluding the driveway. See Attachment F For prototypical planting plan for each unit type.
Buffer	No Landscape buffer under Code Section 11.10 shall be required between the condominium units and any adjacent single family detached homes
Landscape Design	All landscaping between the edge of the sidewalk and the front fence for the Front Yard Stand Alone Garage product shall be uniformly designed with a maximum of 60% xeriscape design, and installed by the builder. All landscape materials used in common open space areas or around the alley load parking areas shall comply with City standards.
Trees and Shrubs	Trees planted along Weiss Lane, Jessie Bohls Road, in common open spaces, or within yards shall be counted towards the requirements of Section 11.3C
Additional Requirements	
Impervious Cover	Maximum of 70% impervious cover over the combined area of the Single Family Condominium sites
Garbage Can Screening	Garbage storage for alley loaded product shall be on concrete pads in the side yard either behind fences or other acceptable screening at the front corner of the house.
Private Street Lighting	Street lights shall be required at intersections and end of cul de sacs or every 300 linear feet of street frontage, whichever requirement is more restrictive. All street lights shall have full cut off shields and the lighting intensity shall comply with City public streetlight standards. Alleys shall not have street lights
UDC Compliance	
UDC Compliance	Except as otherwise provided herein, the development of the Sorento Condominium project shall be in accordance with the Unified Development Code of the City of Pflugerville, as amended, or as approved by the Planning Director where the UDC does not properly reflect the Single Family Condominium configuration covered by this Regulating Plan.

Attachment 1 – Articulation and Plan Repetition Guidelines

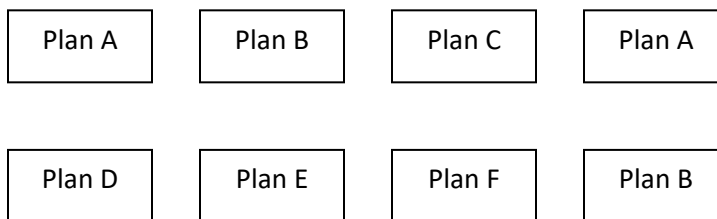
1. Plan Repetition:

The Sorento Condominiums shall have a variety of floor plans and elevations. Each plan is to have a minimum of 2 significantly different elevations.

In the interest of enhancing variety and the overall quality of the development, a minimum of 4 plans are required for each product type proposed. Additional plans may be required for more than 50 lots of any product type.

Articulation on the front face should be used to ensure a non-repetitive street scene and to provide interest in an individual home. Additional requirements concerning substantially similar plans or elevations constructed in proximity to each other include:

- *Plan can be repeated every third Unit (example: Plan A, Plan B, Plan C, and Plan A), although the elevation should be different on the two units.*



Across the Street: Same plan cannot be placed on a unit across the street or diagonal from any other plan (example above: Plan B).

2. Variations in the Homes

a) Plans with similar or identical styles shall not be placed next to each other but must be spread through the development, except as described in (b) below.

b) “Neighborhood clustering” may be created in which all plans are in the same architectural style with a variety of floor plans, a mix of one- and two-story homes, and differing elevations so that there are no discernible repetitions within the cluster. This could be applicable to cul-de-sac situations for example.

c) Plotting should encourage a mix of one- and two-story homes rather than all one or the other on a block. However, all homes may be two-story as long as some lower elements and setback variation are used as appropriate to vary the plotting within the development.

d) Use variations in stone, brick and Cementous based materials and color schemes to further differentiate elevations.

e) Variations in setbacks, especially front and rear setbacks including independent garages, are essential to create variety and interest.

f) Garage orientations are to be varied. Orientations that include: alley loaded detached garage, front yard detached garage, or front-facing and integrated in house form, are encouraged.

g) A variation in the range of colors and materials used on the viewable streetscape is encouraged to promote interest and variety. Generally, corner trim must be of similar or appropriately Block and stone products should be mixed on a streetscape.

Additional requirements concerning substantially similar paint, brick, stone, or masonry colors or materials constructed in proximity to each other include:

- *Similar paint, brick, stone, or masonry can be repeated every third lot (example: Plan A, Plan B, Plan C, and Plan A), although the plan should be different on the two lots.*

Brick A	Brick B	Brick C	Brick A
Brick D	Brick E	Brick F	Brick B

- *Across the Street: Same brick, stone, or masonry cannot be placed on a Lot across the street or diagonal from any identical brick, stone, or masonry (example above: Brick B).*

Attachment 2 - Courtyard Collection, Front Detached Garage

The Calabria Plan 41455



Front Elevation A



Front Elevation B

Attachment 2 - Courtyard Collection, Front Detached Garage

The Campania Plan 42111



Front Elevation A



Front Elevation B

Attachment 2 - Courtyard Collection, Front Detached Garage

The Lazio Plan 41309



Front Elevation A



Front Elevation B

Attachment 2 - Courtyard Collection, Front Detached Garage

The Milan Plan 41150



Front Elevation A



Front Elevation B

Attachment 2 - Courtyard Collection, Front Detached Garage

The Molise Plan 41597



Front Elevation A



Front Elevation B

Attachment 2 – Courtyard Collection, Front Detached Garage

Courtyard Collection

Garage Elevations



Garage Elevation A



Garage Elevation B



Garage Elevation C



Garage Elevation D



Garage Elevation E



Garage Elevation F



3/2016



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Attachment 2 – Craftsman Collection

The Cooper Plan 41374



Front Elevation A



Front Elevation B



Front Elevation C

Attachment 2 – Craftsman Collection

The Thatcher Plan 41252



Front Elevation A



Front Elevation B

3/2016

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HOMES
A QUALICO Company

Attachment 2 – Craftsman Collection

The Wright Plan 41679



Front Elevation A



Front Elevation B

3/2016

Pacesetter
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A QUALICO Company

Attachment 2 – Craftsman Collection

The Webber Plan 41533



Front Elevation A



Front Elevation B



Front Elevation C

Attachment 2 – Portico Collection, Rear Detached Garage



Attachment 2 – Portico Collection, Rear Detached Garage



Attachment 2 – Portico Collection, Rear Detached Garage



Attachment 2 – Portico Collection, Rear Detached Garage



Attachment 2 – Portico Collection, Rear Detached Garage



Attachment 2 – Portico Collection, Rear Detached Garage



ATTACHMENT 3 - PROTOTYPICAL PLAN LAYOUT AND FENCING



Attachment 4 – Detached, Front Yard Garage Courtyard Product



Attachment 5 – Sorento Preferred Plant List

Sorento Plant List

Bolded plants represent the “Preferred Plant List.” 25% of plant material in the front yards of all homes must come from this list.

Shade Trees

Mexican Sycamore	<i>Platanus mexicana</i>
Burr Oak	<i>Quercus macrocarpa</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>
Monterrey Oak	<i>Quercus polymorpha</i>
Shumard Oak	<i>Quercus shumardii</i>
Texas Red Oak	<i>Quercus texana</i>
Live Oak	<i>Quercus virginiana</i>
Bald Cypress	<i>Taxodium distichum</i>
Cedar Elm	<i>Ulmus crassifolia</i>
Chinese Elm	<i>Ulmus parvifolia</i>

Ornamental Trees

Texas Redbud	<i>Cercis Canadensis var. texensis</i>
Mediterranean Fan Palm	<i>Chamerops humilis</i>
Desert Willow	<i>Chilopsis linearis</i>
Mexican Olive	<i>Cordia boissieri</i>
Italian Cypress	<i>Cupressus sempervirens</i>
Possumhaw Holly	<i>Ilex decidua</i>
Yaupon Holly	<i>Ilex vomitoria</i>
Yaupon	<i>Ilex vomitoria</i>

Attachment 5 – Sorento Preferred Plant List

Crape Myrtle

Lagerstroemia indica

Wax Myrtle

Morella cerifera

Cherry Laurel

Prunus caroliniana

Mexican Plum

Prunus mexicana

Texas Mountain Laurel

Sophora secundiflora

Mexican Buckeye

Ungnadia speciosa

Shrubs

Glossy Abelia

Abelia grandiflora

Flame Acanthus

Anisacanthus quadrifidus var. wrightii

Japanese Barberry

Berberis thunbergii

Butterfly Bush

Buddleja davidii

Boxwood

Buxus spp.

Flowering Senna

Cassia corymbosa

Cotoneaster

Cotoneaster spp.

Pineapple Guava

Feijoa sellowiana

Dwarf Burford Holly

Ilex cornuta 'Burfordii'

Dwarf Yaupon Holly

Ilex vomitoria 'Nana'

Nellie R. Stevens Holly

Ilex x

Texas Sage

Leucophyllum frutescens

Barbados Cherry

Malpighia glabra

Turk's Cap

Malvaviscus arboreus

Knockout Rose

Rosa 'Knock Out'

Rose

Rosa spp.

Rosemary

Rosmarinus officinalis

Attachment 5 – Sorento Preferred Plant List

Texas Dwarf Palmetto

Sabal minor

Perennials

Yarrow

Achillea spp.

Artemisia

Artemisa 'Powis Castle'

Fall Aster

Aster oblongifolium

Bulbine

B. frutescens

Pride of Barbados

Caesalpinia pulcherrima

Calylophus

Calylophus berlandieri

Damianita

Chrysactinia mexicana

Bicolor Iris

Dietes bicolor

Purple Coneflower

Echinacea purpurea

Gaura

Gaura lindheimeri

Firebush

Hamelia patens

Perennial Hibiscus

Hibiscus moscheutos

Trailing Lantana

Lantana montevidensis

Texas Lantana

Lantana urticoides

Lantana

Lantana x hybrida

Rock Rose

Pavonia lasiopetala

Russian Sage

Perovskia atriplicifolia

Jerusalem Sage

Phlomis fruticosa

Plumbago

Plumbago auriculata

Mexican Oregano

Polioanthus longiflora

Black-eyed Susan

Rudbeckia hirta

Ruellia

Ruellia brittoniana

Attachment 5 – Sorento Preferred Plant List

Cherry Sage	<i>Salvia greggii</i>
Indigo Spires	<i>Salvia 'Indigo Spires'</i>
Mexican Bush Sage	<i>Salvia leucantha</i>
Pink Skullcap	<i>Scutellaria suffrutescens</i>
Copper Canyon Daisy	<i>Tagetes lemmonii</i>
Mexican Mint Marigold	<i>Tagetes lucida</i>
Esperanza	<i>Tecoma stans</i>
Verbena	<i>Verbena spp.</i>
Skeletonleaf Goldeneye	<i>Viguiera stenoloba</i>

Succulents

Century Plant	<i>Agave americana</i>
Squid Agave	<i>Agave bracteosa</i>
Blue Agave	<i>Agave tequilana</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Softleaf Yucca	<i>Yucca recurvifolia</i>
Twistleaf Yucca	<i>Yucca rupicola</i>

Ornamental Grasses

Inland Sea Oats	<i>Chasmanthium latifolium</i>
Adagio Maiden Grass	<i>Miscanthus sinensis</i>
Gulf Muhly	<i>Muhlenbergia capillaris</i>
Bamboo Muhly	<i>Muhlenbergia dumosa</i>
Big Muhly	<i>Muhlenbergia lindheimeri</i>
Deer Muhly	<i>Muhlenbergia rigens</i>

Attachment 5 – Sorento Preferred Plant List

Mexican Feathergrass

Nassella tenuissima

Dwarf Fountain Grass

Pennisetum alopecuroides

Vines and Groundcovers

Crossvine

Bignonia capreolata

Trumpet Vine

Campsis radicans

Berkeley Sedge

Carex flacca

Leadwort Plumbago

Ceratostigma plumbaginoides

Silver Ponyfoot

Dichondra argentea

Fig Vine

Ficus pumila

Hacienda Creeper

Gregg Dalea

Liriope

Liriope muscari

Coral Honeysuckle

Lonicera sempervirens

Mondo Grass

Ophiopogon japonicus

Mountain Pea

Orbexilum sp. nov.

Virginia Creeper

Parthenocissus quinquefolia

Passion Vine

Passiflora incarnata

Trailing Rosemary

Rosmarinus officinalis var. prostratus

Sedum

Sedum spp.

Purple Heart

Setcreasea pallida

Wooly Stemodia

Stemodia lanata

Asian Jasmine

Trachelospermum asiaticum

ATTACHMENT 6 - COURTYARD COLLECTION
PROTOTYPICAL LANDSCAPE



ATTACHMENT 6 - CRAFTSMAN COLLECTION
PROTOTYPICAL LANDSCAPE



ATTACHMENT 6 - PORTICO COLLECTION
PROTOTYPICAL LANDSCAPE

