



12003 Iowa Colony Blvd.
Iowa Colony Tx. 77583
Phone: 281-369-2471
Fax: 281-369-0005
www.iowacolonytx.gov

IOWA COLONY PLANNING COMMISSION
MINUTES OF DECEMBER 1, 2020

Members present: David Hurst, Les Hosey, and Steven Byrum Bratsen

Members absent: Steve Bradbery and Vince Patterson

Others present: Dinh Ho

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:00 P.M.

2. Citizens Comments. No comments from the public.

"An opportunity for the public to address Planning Commission on agenda items or concerns not on the agenda. To comply with the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must observe a three-minute time limit."

3. Consider approval of the November 4, 2020 meeting minutes. Steven Byrum-Bratsen moved to approve the minutes. Seconded by Les Hosey. Approved unanimously.

4. Consideration and possible action for the Replat of Lots 20 and 21, Block 1 of Dalton Investment Industrial Complex on 288. Steven Byrum-Bratsen moved to approve the replat of Lots 20 and 21, Block 1 of Dalton Investment Industrial Complex on 288. Seconded by Les Hosey. Approved unanimously.

5. Meeting was adjourned by unanimous vote.

APPROVED THIS 5th DAY OF JANUARY, 2021.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

**NOTICE OF ELECTRONIC
PUBLIC HEARING ON
ZONING AND UNIFIED DEVELOPMENT ORDINANCES**

7:00 P.M., JANUARY 5, 2021

The **Iowa Colony Planning and Zoning Commission** will hold a public hearing at **7:00 p.m. on January 5, 2021, by videoconference**, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code to consider amending those ordinances concerning the Zoning Board of Adjustment, the Planning and Zoning Commission, and various authorities and procedures. All interested persons may be heard concerning this matter.

This hearing will be held by video conference, as authorized by the Governor of Texas in response to the COVID-19 pandemic.

Please join this meeting from your computer, tablet, or smartphone at this link:
<https://global.gotomeeting.com/join/475910549>

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/475910549>

You can also dial in using your phone.
United States (Toll Free): 1 877 568 4106
Access Code: 475-910-549

Kayleen Rosser
City Secretary

**NOTICE OF ELECTRONIC
PUBLIC HEARING ON
HOURS OF OPERATION**

7:00 P.M., JANUARY 5, 2021

The **Iowa Colony Planning and Zoning Commission** will hold a public hearing at **7:00 p.m. on January 5, 2021, by videoconference**; pursuant to the Comprehensive Zoning Ordinance to consider (1) generally amending the zoning ordinance to allow businesses to operate 24 hours per day and (2) granting a variance to allow a business to operate 24 hours per day on the following property:

The northeast corner of the Highway 288 Access Road (Green Valley Drive) and Meridiana Parkway (former County Road 56), Brazoria County, Texas.

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony is available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated.

This hearing will be held by video conference, as authorized by the Governor of Texas in response to the COVID-19 pandemic.

Please join this meeting from your computer, tablet, or smartphone at this link:
<https://global.gotomeeting.com/join/475910549>

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
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You can also dial in using your phone.

(For supported devices, tap a one-touch number below to join instantly.)

You can also dial in using your phone.

United States (Toll Free): 1 877 568 4106

Access Code: 475-910-549

Kayleen Rosser
City Secretary



APPLICATION FOR VARIANCE REQUEST or APPEAL

12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.CITYOFIOWACOLONY.COM

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.cityofiowacolony.com for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is \$1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ☐ ZONING ☐ UDC ☒ ZONING ORDINANCE ☐ SIGN ORDINANCE ☐ APPEAL

APPLICANT INFORMATION:

Name of Applicant: George Willett
Address of Applicant: 1207 ANTOINE DR. Phone: 713-961-0280
HOUSTON TX 77055 Email: gwillett@hscdevelopment.com
Name of Owner: LASCO ENTERPRISES LLC.
Address of Owner: 1207 ANTOINE DR Phone: 713-961-0280
HOUSTON TX 77055 Email: _____

PROPERTY INFORMATION:

Address Of Subject Property: Address Not Yet assigned
Legal Description Of Subject Property: NE corner of SH 288 + Meridiana Parkway + Sabers Power LN
Brazoria County Tax No(s): _____
Current Zoning: C Meridiana PUD Water and Sanitary Serviced by: MUD #5
Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: _____

VARIANCE REQUEST/APPEAL INFORMATION: Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.

List Ordinance or Code: #2006-15
Request and reason: 24 hr SABS for C-STORE

List Ordinance or Code: _____
Request and reason: _____

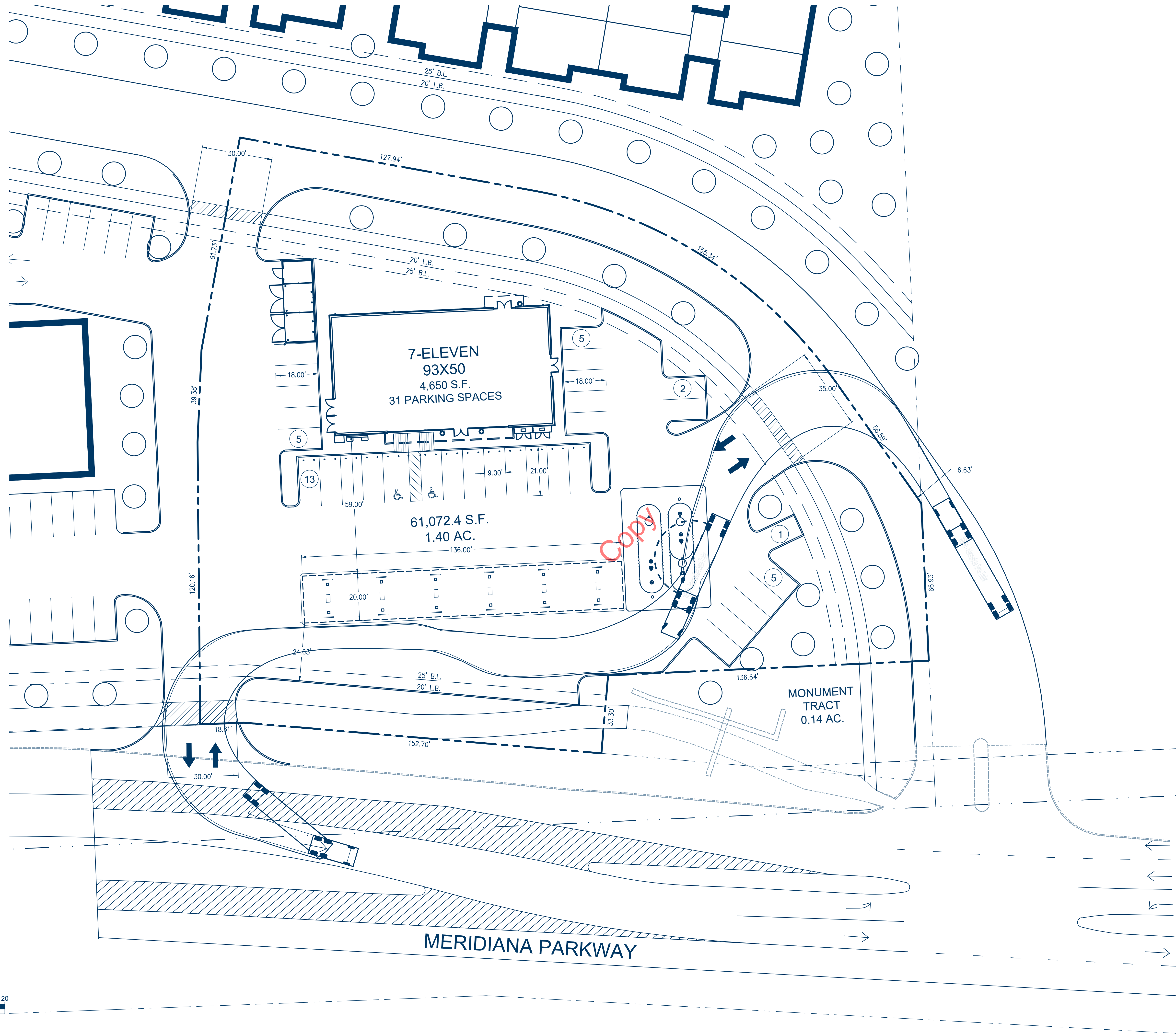
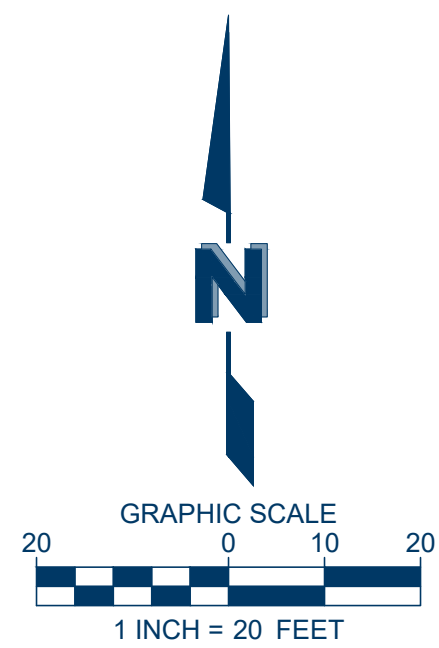
List of supplemental documentation provided: Site Plan

Planning Commission Date Requested: _____ City Council Date Requested: _____

Requestor Signature or Owner and Date: George Willett 10/27/20

FOR CITY USE ONLY: Application Received By: _____ Date Received: _____
Planning Commission Date: _____ Fee Received: _____
City Council Date: _____ Notifications Required: ☐ Published Notice ☐ Public Hearing
Date Approved or Denied: _____ ☐ Posting on Property (applicant responsibility) ☐ Personal Notice
☐ Written Notice of Decision

Drawing name: L:\SITE PLAN REQUEST\Meridiana Pkwy & Sh. 288, Rosharon, TX Meridiana Pkwy & Sh. 288, Rosharon, TX - CSP1.dwg Oct 08, 2020 - 9:47am



CONCEPTUAL SITE PLAN		REVISION DESCRIPTION		DATE	BY
MERIDIANA PARKWAY & S.H. 288 ROSHARON, TEXAS				#	
SHEET		CSP1			

THE

DIMENSION

GROUP

ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
LANDSCAPE ARCHITECTURE • PLANNING
TEL: 214.243.9400 www.DimensionGroup.com

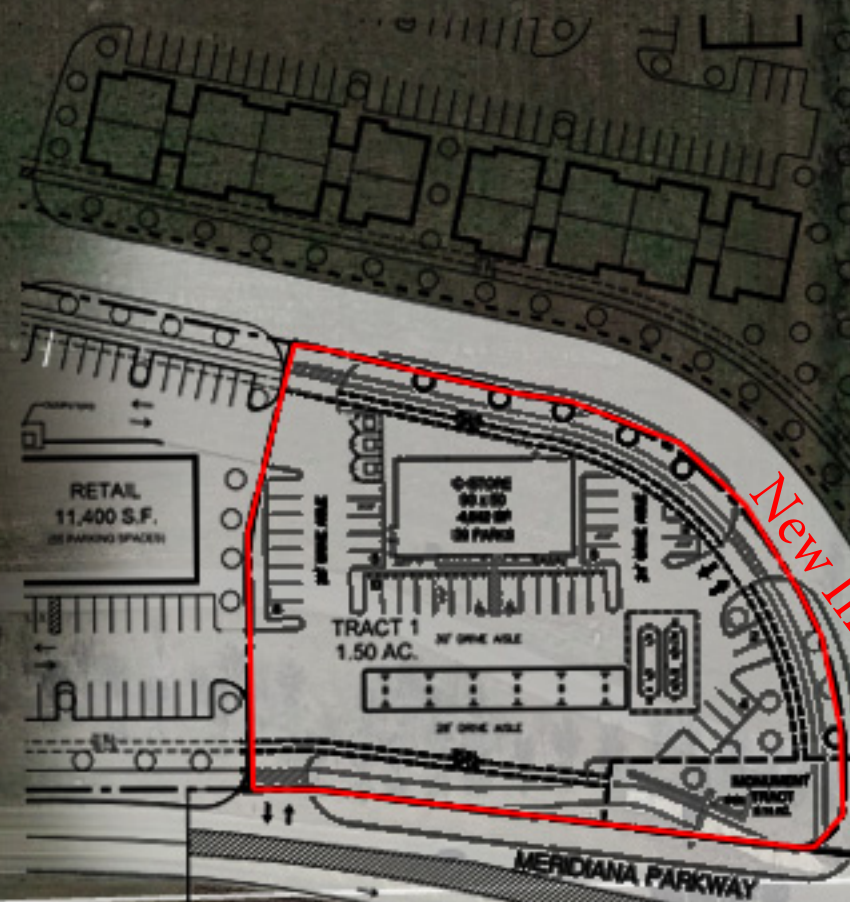
SH 288



MERIDIANA PKWY

Road to be abandoned

Copy



New Interior Road

56

December 29, 2020

LETTER OF RECOMMENDATION - Variance Request for Proposed 7/11 Retail on Meridiana Parkway (near 9841 Saber Power Lane)

Staff received a variance request application on October 16, 2020 from Mr. George Willett requesting a variance from the City of Iowa Colony Zoning Ordinance Sec 73 (a) to allow 24-hour operation of a business.

BACKGROUND

The variance request is for a proposed 7/11 convenience/gas station store to be located on the north side of Meridiana Parkway east of SH 288 and west of Saber Power Lane. The proposed site is within the Meridiana PUD and the approved Plan of Development indicates this site to be commercial. Proposed use north of the site is multi-family, to the east of the site is existing warehouses, to the south of the site is a proposed retail site, and to the west of the site is existing Saber Power, a light industrial use. The proposed site has frontage on Meridiana Parkway, a designated major arterial.

REVIEW

Sec 73 (a) indicates "No store or use shall be open for business at any time between midnight and 5:00 a. m. on any day of the week, unless a specific exception is granted by the Board of Adjustment." The City of Iowa Colony City Council acting as the Zoning Board of Adjustment will review and act upon this request.

The proposed commercial use is located within a designated commercial area of the Meridiana Plan of Development and is adjacent to a High-Density Mixed Use (HDMU) area of the City of Iowa Colony Comprehensive Plan. The City of Iowa Colony City Council is currently considering a change in the Zoning Ordinance that will allow 24-hour operation for business uses with frontage on major arterials.

Regardless of the outcome for the proposed change in the Zoning Ordinance, this site is correctly located for minimal impact to residential uses. This location at the intersection of a Super Arterial (S H 288) and a Major Arterial (Meridiana Parkway) will have significant 24-hour traffic and will best serve the region and the City of Iowa Colony by being open 24 hours a day.

RECOMMENDATION

Staff recommends that the City Council (Zoning Board of Adjustment) approve this request for 24-hour operation of the proposed retail use.

J. Kent Marsh, AICP CUD, Staff Planner for the City of Iowa Colony

DOAN & ASSOCIATES, LLC

11700 Southwest Freeway, Suite# 205. Houston, Texas 77031. Tel: (281) 564-2200 Fax: (281) 564-2700

DECEMBER 12 2020

Reference: SIERRA VISTA PLAZA
2944 Meridiana Pkwy
Rosharon, TX 77515

To whom it may concern:

This letter is to list all the reasons for the variance request:

Section 3.5.3.12 STORE FRONT

"Transparency – Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors."

Request: Glass area shall be 65% of linear feet of exterior wall facing the public street in lieu of 65% of areas of exterior wall on the side (see attached reasons)

Reason: Having the glass area to be 65% on the side for our design creates an issue where the end cap height produces a larger surface area. The glass area restricts the interior build-out from utilizing the space for programs which require all (4) wall to be enclosed or opaque such as kitchen, storage, restrooms, etc...

Section 3.5.3.1. BUILDING SETBACK

Request: 71' built-to-line setback line from the easement instead of property due to the 30' pipe line easement (see attached reasons)

Reasons: Due to the 30' pipeline easement at the frontage of Meridiana Pkwy, if the building is set at 71' from the property, there would be no space for parking and traffic path way (circulation, fire lane etc.) in front of the building and the site plan will not be functional. We request to have the 71' build-to-line setback line counting from the easement line instead of the property line.



APPLICATION FOR VARIANCE REQUEST or APPEAL

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.cityofiowacolony.com for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or usb drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is \$1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ☐ ZONING ☐ UDC ☐ ZONING ORDINANCE ☐ SIGN ORDINANCE ☐ APPEAL

APPLICANT INFORMATION:

Name of Applicant: JULIE DOAN
Address of Applicant: 11700 SOUTH WEST FWY, STE 205 Phone: 281-564-2200
HOUSTON, TX 77031 Email: doan@doanassociates.com
Name of Owner: SIERRA VISTA VENTURES, LLC - CONTACT: NIZAR ALI
Address of Owner: 800 BONAVENTURE WAY, STE 131 Phone: [REDACTED]
SUGAR LAND, TX 77479 Email: forefundersllc@gmail.com

PROPERTY INFORMATION:

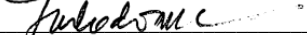
Address Of Subject Property: 2942 MERIDIANA PKWY, ROSHARON, TX 77583
Legal Description Of Subject Property: 2942 MERIDIANA PKWY, ROSHARON, TX 77583
Brazoria County Tax No(s): 02880011005
Current Zoning: ALL-2 Water and Sanitary Served by: BRAZORIA COUNTY MUD 32
Street Frontage Type (Circle One): Private ☐ or ☒ Public FIRM Map Panel Number: #48039C PANEL 0110H

VARIANCE REQUEST/APPEAL INFORMATION: Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.

List Ordinance or Code: Section 3.5.3.12 STORE FRONT
Request and reason: Request: Glass area shall be 65% of linear feet of exterior wall facing the public street in lieu of 65% of areas of exterior wall (see attached reasons)
List Ordinance or Code: Section 3.5.3.1. Setback
Request and reason: Request: 71' built-to-line setback line from the easement instead of property due to the 30' pipe line easement (see attached reasons)

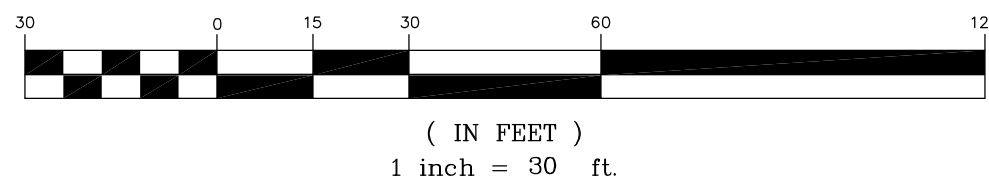
List of supplemental documentation provided: SITE PLAN, SURVEY, & BUILDING ELEVATIONS

Planning Commission Date Requested: 05-01-2021 City Council Date Requested: _____

Requestor Signature or Owner and Date:  12-10-2020

FOR CITY USE ONLY: Application Received By: _____ Date Received: _____
Planning Commission Date: _____ Fee Received: _____
City Council Date: _____ Notifications Required:
Date Approved or Denied: _____ ☐ Published Notice ☐ Posting on Property (applicant responsibility)
☐ Personal Notice ☐ Written Notice of Decision

GRAPHIC SCALE



LEGEND:

- AC - ACRES
A/C - AIR CONDITION
A.E. - AERIAL EASEMENT
B.L. - BUILDING LINE
BLDG. - BUILDING
BO. - BOLLARD
CB - CATCH BASIN
CONC. - CONCRETE
COV. - COVERED
CP - CRIMPED PIPE
DA - DUMPSTER AREA
ELEC. - ELECTRIC
ESMT. - EASEMENT
FC - FIRM CODE
FH - FIRE HYDRANT
FND. - FOUND
GM - GAS METER
BCCF - BRAZORIA COUNTY CLERKS FILE
BCDR - BRAZORIA COUNTY DEED RECORDS
BOMR - BRAZORIA COUNTY MAP RECORDS
HCPS - HANDICAP PARKING SPACE
HLAP - HOUSTON LIGHTING & POWER
I.P. - IRON PIPE
I.R. - IRON ROD
LP - LIGHT POST
MH - MANHOLE
MW - MONITORING WELL
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
PP - POWER POLE
PS - PARKING SPACES
PTP - PINCHED TOP PIPE
R.O.W. - RIGHT OF WAY
RR - RAILROAD
SAN. - SANITARY
SP - SERVICE POLE
SQ. FT. - SQUARE FEET
S.S.E. - SANITARY SEWER EASEMENT
STM. - STORM
STM.S.E. - STORM SEWER EASEMENT
SWBT - SOUTHWESTERN BELL TELEPHONE
TEL. - TELEPHONE
TLP - TRAFFIC LIGHT POLE
TSB - TRAFFIC SIGNAL BOX
U.E. - UTILITY EASEMENT
WM - WATER METER
WV - WATER VALVE
CONC. - CONCRETE
COVERED CONCRETE
WROUGHT IRON FENCE LINE
WOOD FENCE LINE
CHAIN LINK FENCE LINE
BARBED WIRE FENCE LINE
ELE - OVERHEAD UTILITY LINE
EDGE OF ASPHALT LINE

BENCHMARK:

BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NUMBER CB-2 IS A BRASS CAP STAMPED 'CB-2' SET IN THE NORTH SIDE OF COUNTY ROAD 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEYMAP 652X, NEAR UNIT CB100-00-00.

ELEV. 56.51 FEET NAVD 1988, 2001 ADJUSTED.

NOTES:

- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
- SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
- FENCES DO NOT FOLLOW PROPERTY LINES AS SHOWN.

FLOOD NOTE:

SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE MAP # 48032C, PANEL 01101, DATED 08-05-1989. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

MERIDIANA PARKWAY

(A.K.A. C.R. 56 ~ RIGHT-OF-WAY WIDTH VARIES)

4.0639 ACRES
177,023 SQUARE FEET

LAND TEJAS STERLING LAKES SOUTH, LLC.,
TRACT 8
CALLED 2.356 ACRES
B.C.C.F. NO. 2017048393

McALISTER OPPORTUNITY FUND L.P.
RESIDUE OF
TRACT II
CALLED 240.9 ACRES
B.C.C.F. NO. 2013060096

LEGAL DESCRIPTION: 4.0639 ACRES (177,023 SQUARE FEET)

BEING A 4.0639 ACRE TRACT OF LAND SITUATED IN SECTION 51 OF THE H.T. & B. R.R. COMPANY SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 240.9 ACRE TRACT OF LAND DESIGNATED AS TRACT II AND DESCRIBED IN THE DEED TO MCALISTER OPPORTUNITY FUND 2012, L.P. RECORDED IN FILE NUMBER 2013060096, TOGETHER WITH ALL OF THAT CERTAIN 2.356 ACRE TRACT OF LAND DESIGNATED AS TRACT 8 AND DESCRIBED IN DEED TO LAND TEJAS STERLING LAKES SOUTH, L.L.C., BEING A PART OF LOT 603 OF EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51 & 56 H.T. & B. AND OF 2, 3 & 4 L&N, A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 4.0639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH CAPPED IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF SIERRA VISTA BOULEVARD (WIDTH VARIES) AS DEDICATED BY THE PLAT OF SIERRA VISTA, SECTION ONE, SUBDIVISION RECORDED IN DOCUMENT NO. 2017058170, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING THE SOUTHEAST CORNER OF SAID 2.356 ACRE TRACT;

THENCE, SOUTH 87 DEGREES 16 MINUTES 24 SECONDS WEST, 565.00 FEET ALONG THE SOUTH LINE OF SAID 2.356 ACRE TRACT, TO A 5/8 INCH CAPPED IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 02 DEGREES 43 MINUTES 36 SECONDS WEST, 313.52 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF MERIDIANA PARKWAY (A.K.A. COUNTY ROAD NO. 56-WIDTH VARIES), MARKING THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 87 DEGREES 16 MINUTES 24 SECONDS EAST, 540.11 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID MERIDIANA PARKWAY, COMMON WITH THE NORTH LINE OF THE TRACT HEREIN DESCRIBED, TO A 5/8 INCH CAPPED IRON ROD FOUND MARKING A POINT OF CURVATURE AT THE MOST NORTHERLY NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND THE BEGINNING OF CURVE TO THE RIGHT;

THENCE, WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 19 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.28 FEET AND A CHORD WHICH BEARS SOUTH 47 DEGREES 42 MINUTES 57 SECONDS EAST, 35.36 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIERRA VISTA BOULEVARD, MARKING A POINT OF TANGENCY AND THE MOST EASTERLY NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 02 DEGREES 42 MINUTES 17 SECONDS EAST, 288.51 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SIERRA VISTA BOULEVARD, COMMON WITH THE EASTERLY LINE OF THE TRACT HEREIN DESCRIBED TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 4.0639 ACRES OR 177,023 SQUARE FEET OF LAND AS SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY DATED NOVEMBER 8, 2018 AND FILED IN THE OFFICES OF ADVANCE SURVEYING INC., UNDER PROJECT NUMBER 109220-18-01.

SIERRA VISTA BOULEVARD
(RIGHT-OF-WAY WIDTH VARIES)

BOUNDARY AND TOPOGRAPHIC SURVEY OF
4.0639 ACRE TRACT OF LAND SITUATED IN SECTION 51 OF THE
H.T. & B. R.R. COMPANY SURVEY, ABSTRACT NO. 288, BRAZORIA
COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 240.9 ACRE
TRACT OF LAND DESIGNATED AS TRACT II AND DESCRIBED IN THE
DEED TO MCALISTER OPPORTUNITY FUND 2012, L.P. RECORDED IN
FILE NUMBER 2013060096, TOGETHER WITH ALL OF THAT CERTAIN
2.356 ACRE TRACT OF LAND DESIGNATED AS TRACT 8 AND
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS
AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

I, hereby certify that this survey was made on the ground and completed on this 19th day of October, 2018 and that this plat correctly represents the facts found at the time of survey showing any improvements. There are no encroachments apparent on the ground, except as shown. This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for Category 1A, Condition II Survey. Surveyor did not abstract property. Easements, building lines, etc., shown are as identified by:

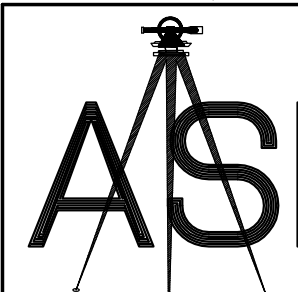
GP _____ N/A _____ of _____ N/A _____

HENRY M. SANTOS, Registered Professional Land Surveyor No. 5450

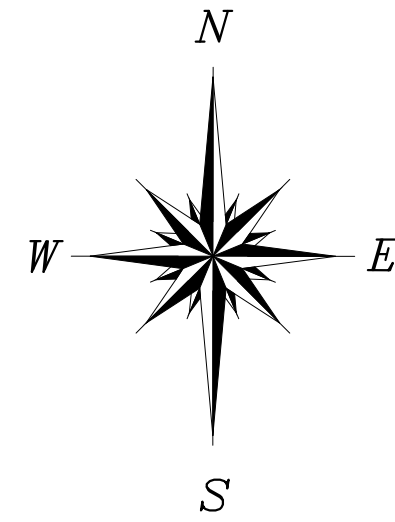
- ABSTRACTING BY TITLE COMPANY.
- ALL BEARINGS ARE BASED ON RECORDED PLAT OF SAID SUBDIVISION.
- COPYRIGHT 2018, Advance Surveying, Inc. (Email: advance_survey@asi23.com)

PURCHASER: -	SCALE: 1" = 30'
ADDRESS: 0 MERIDIANA PARKWAY (CR 56) ROSHARON, TEXAS 77583	FIELD WORK: 10-19-18/DB
LENDER: N/A	DRAFTING: 11-07-18/JG
TITLE CO.: N/A	FINAL CHECK: 11-07-18/AT
JOB NO.: 109220-18-01	REVISIONS:
G.F. NO.: N/A	
KEY MAP: -	

PHONE: 281 530-2939
FAX: 281 530-5464

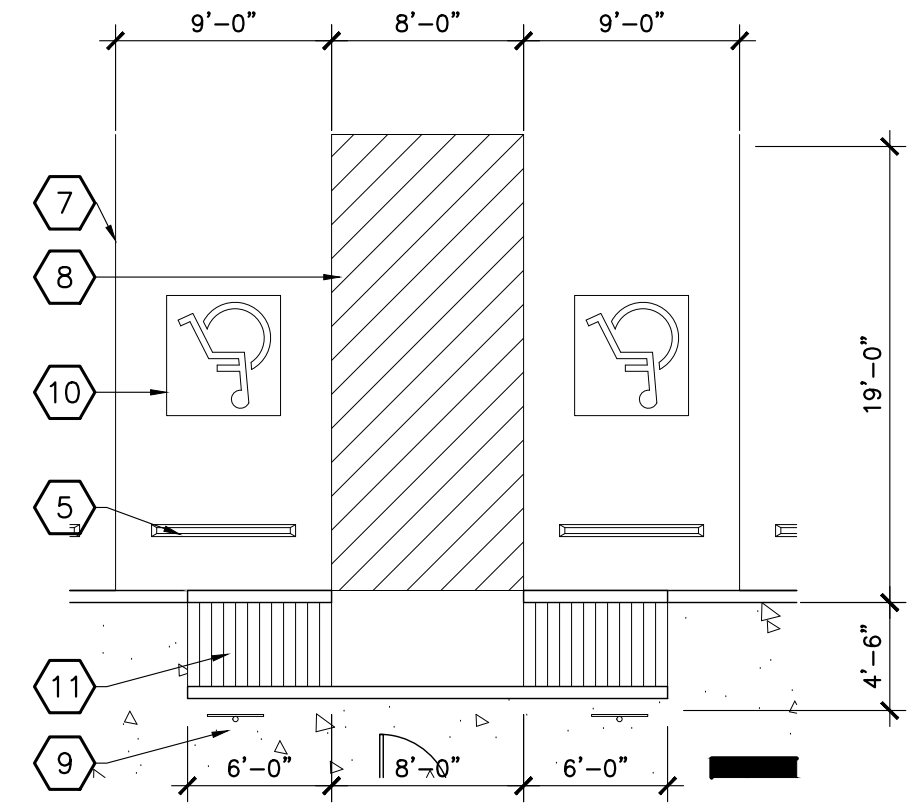


ADVANCE SURVEYING, INC.
10518 KIPP WAY SUITE A-2 • HOUSTON, TEXAS 77099 • TBPLS FIRM NO. 10099200



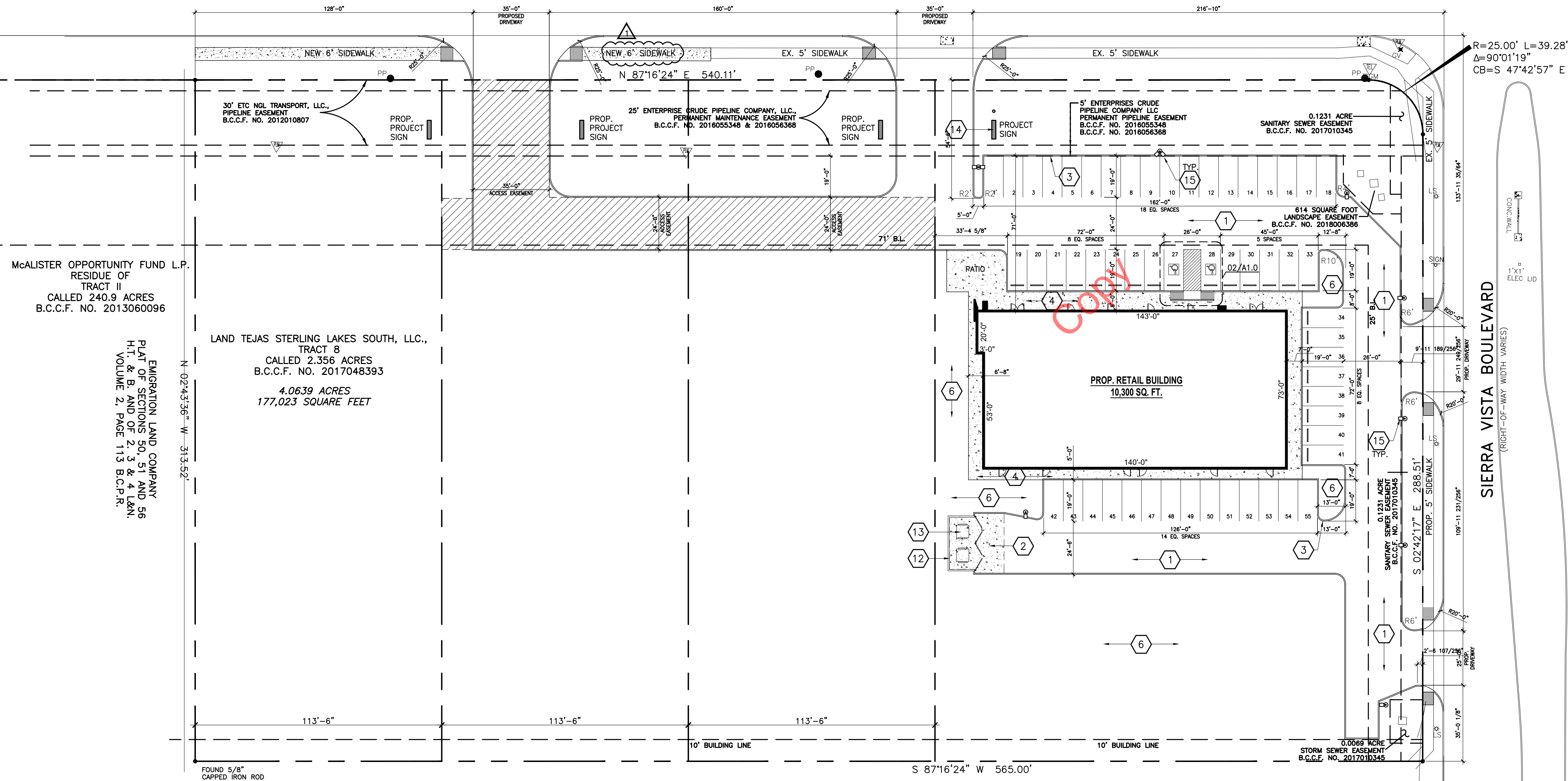
02 ADA DETAIL

SCALE: 1/8"=1'-0"



MERIDIANA PARKWAY

(A.K.A. C.R. 56 ~ RIGHT-OF-WAY WIDTH VARIES)



McALISTER OPPORTUNITY FUND L.P.
RESIDUE OF
TRACT II
CALLED 240.9 ACRES
B.C.C.F. NO. 2013060096

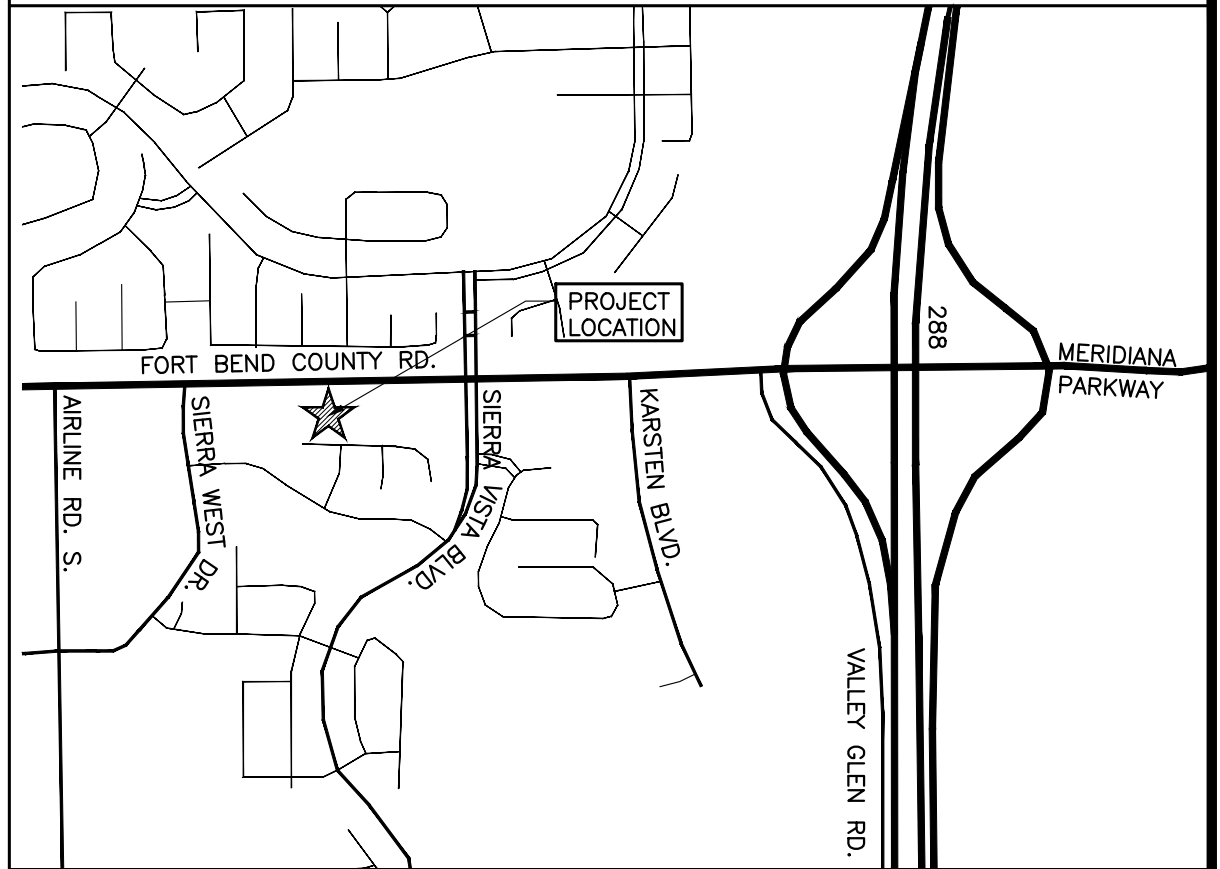
01 SITE PLAN

SCALE: 1"=30'-0"










VICINITY MAP

N.T.S.

KEY MAP #: 200-H



LEGEND:

	PROPERTY LINE	B.L.	BUILDING LINE
	WALL LINE	H.C.C.F.	HARRIS COUNTY CLERK'S FILE
	EASEMENT OR LOT DIVISION LINE	D.R.H.C.	DEED RECORDS OF HARRIS COUNTY
	MISC. IMPROVEMENTS	M.R.H.C.	MAP RECORDS OF HARRIS COUNTY
	COVERED CONCRETE	F.C.	FILM CODE
	EXISTING FENCE	L.S.	LIGHT STANDARD
	COVERED CONCRETE	SB	STEEL BOX
	UTILITY EASEMENT	EB	ELECTRIC BOX
	A.E.		AERIAL EASEMENT

PARKING ANALYSIS

OCCUPANCY	SQUARE FOOTAGE	RATIO	
TOTAL SF RETAIL	10,299 SF	4.0 PER 1,000 SQ. FT.	42
TOTAL REQUIRED PARKING SPACES:			42
TOTAL PROVIDED PARKING SPACES:		(INCLUDING 2 ADA P.S.)	55

KEYED NOTES:

- 6" THICK CONCRETE PAVING. REFER TO CIVIL DWG.
- 8" THICK CONCRETE PAVING
- 6" CONCRETE CURB. REFER TO DETAIL 01, 06, 19/A1.1
- CONCRETE SIDEWALK REFER TO DETAIL 11 & 16/A1.1
- CONCRETE WHEEL STOP. REFER TO DETAIL 02/A1.1
- GREEN AREA. REFER TO LANDSCAPING PLAN
- 4" WIDE STRIPES, PAINTED WHITE (TYP.)
- 4" WIDE STRIPES, PAINTED WHITE SPACING 2'-0" O.C. (TYP.)
- HANDICAP SIGN. REFER TO DETAIL 07/A1.1
- HANDICAP SYMBOL. REFER TO DETAIL 08/A1.1
- ACCESSIBLE RAMP. REFER TO DETAIL 12 & 13/A1.0
- DUMPSTER ENCLOSURE (SEE DETAIL - 05/A1.1)
- DUMPSTER (BY OTHERS)
- PROJECT SIGN (BY OTHERS); SIGN COMPANY SHALL COMPLY WITH CODES, REGULATIONS, ORDINANCES AND EASEMENTS WITH THE CITY/COUNTY DEPT. BEFORE PERFORMING THE WORK. PROJECT SIGN BY SEPARATE PERMIT
- PARKING LIGHT POLE (TYP.)

DOAN ASSOCIATES

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Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.

DATE ISSUED	REMARKS
2019-07-29	1st SUBMITTAL
2020-11-18	2nd SUBMITTAL

STAMP



PROJECT NAME

SIERRA VISTA PLAZA

2944 Meridiana Pkwy.
Rosharon, Texas 77583

DRAWING TITLE

MASTER SITE PLAN

PROJECT #	18-071
SCALE	AS SHOWN
DATE	11/03/2018
DRAWN BY	JD
CHECKED BY	JD
SHEET #	

A1.0



02 RENDERING
N.T.S.

EXTERIOR FINISH LEGEND	
#	DESCRIPTION
1	1" DOUBLE PANE, CLEAR TEMPERED GLASS IN ALUMINUM FRAME DARK BRONZE COLOR - REF. TO WINDOW SCHEDULE
2	GLASS STOREFRONT DOOR, DARK BRONZE ALUMINUM FRAME REF. TO DOOR SCHEDULE
3	HOLLOW METAL DOOR REF. TO DOOR SCHEDULE, PAINTED COLOR MATCH WITH WALL
4	ALUMINUM CANOPY ALUMINUM FASCIA FINISH ANODIZED IN COLOR #1, DARK BRONZE COLOR
5	ALUMINUM LOUVER SCREEN #1, DARK BRONZE COLOR
6	ALUMINUM LOUVER SCREEN #2, CLEAR ANODIZED ALUMINUM COLOR
7	G.C. TO PROVIDE 5/8" FIRE RETARDANT TREATED PLYWOOD SHEATHING IN LIEU OF DENGSLASS FOR SIGNAGE AS SHOWN
8	STORE LOGO SIGN BY OTHERS
9	ROOF LADDER, PRIMED AND PAINTED TO MATCH WALL COLOR
10	12" X 24" X 1.25" ADHERED CAST STONE VENEER TYPE 1 COLOR: CREAM
11	12" X 24" X 1.25" ADHERED CAST STONE VENEER TYPE 2
12	LONGBOARD SOFFIT & SIDING ALUMINUM CLADDING WOODGRAIN COLOR: ITALIAN ROSEWOOD
13	1/2" STUCCO REVEAL
14	METAL COPING PREFINISHED IN SILVER COLOR
15	METAL COPING PREFINISHED IN PARCHMENT
16	7/8" STUCCO FINISH, INTEGRAL PAINT
17	8"x8"x16" SPIT-FACE CMU, PREFINISHED
18	ROOF LINE BEYOND
19	WALL PACK LIGHT
20	SCUPPER & CONDUCTOR BOX DOWNSPOUTS PREFINISHED IN BUCKSKIN, CONNECT TO STORM LINE/SYSTEM REF TO CIVIL PLAN
21	OVERFLOW SCUPPER, PRE-FINISHED IN BUCKSKIN

COLOR CHART	
#1	SHERWIN WILLIAMS - SW 7004 SNOWBOUND
MATERIAL SPECIFICATIONS	
CMU	8"x8"x16" PREFINISHED SPLIT-FACE CMU, GREY BURNISHED W/ BLOCKGUARD SEALER
ALUMINUM CLADDING	VERTICAL CLADDING BY MAC, ARCHITECTURAL MAC Metal Architectural - MS14 - Silver Metallic
CAST STONE TYPE 1	12"x24"x1.25" (THK) CAST STONE PANEL BY ROCKCAST LATICRETE HI BOND ADHESIVE MORTAR TO CEMENT BACKER BOARD, REF. TO WALL SECTION DETAILS COLOR CREAM
CAST STONE TYPE 2	12"x24"x1.25" (THK) CAST STONE PANEL BY ROCKCAST LATICRETE HI BOND ADHESIVE MORTAR TO CEMENT BACKER BOARD, REF. TO WALL SECTION DETAILS COLOR VEL BLACK
CAST STONE ADHERED VENEER BY ACME BRICK COMPANY JOSH JAMES TEL: 281-989-2945	
NOTES: • COLOR SELECTIONS SUBJECT TO OWNER'S APPROVAL • ALL PAINT SHALL BE "SHERWIN WILLIAM" EXTERIOR TYPE WITH 2 COATS • THE COLORS NEED TO BE FINALIZED WITH THE OWNER, AND THE SAMPLE BOARD SHALL BE SUBMITTED FOR APPROVAL	

DOAN
ASSOCIATES

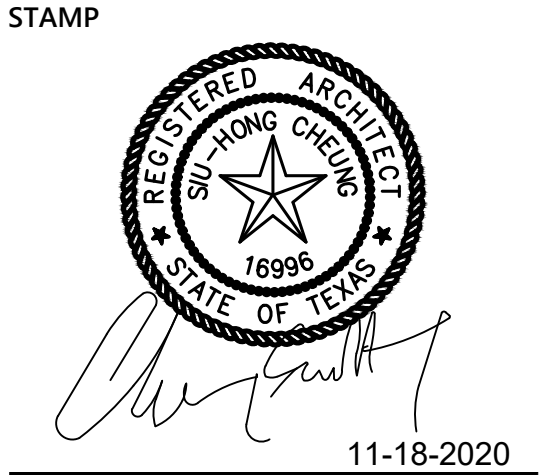
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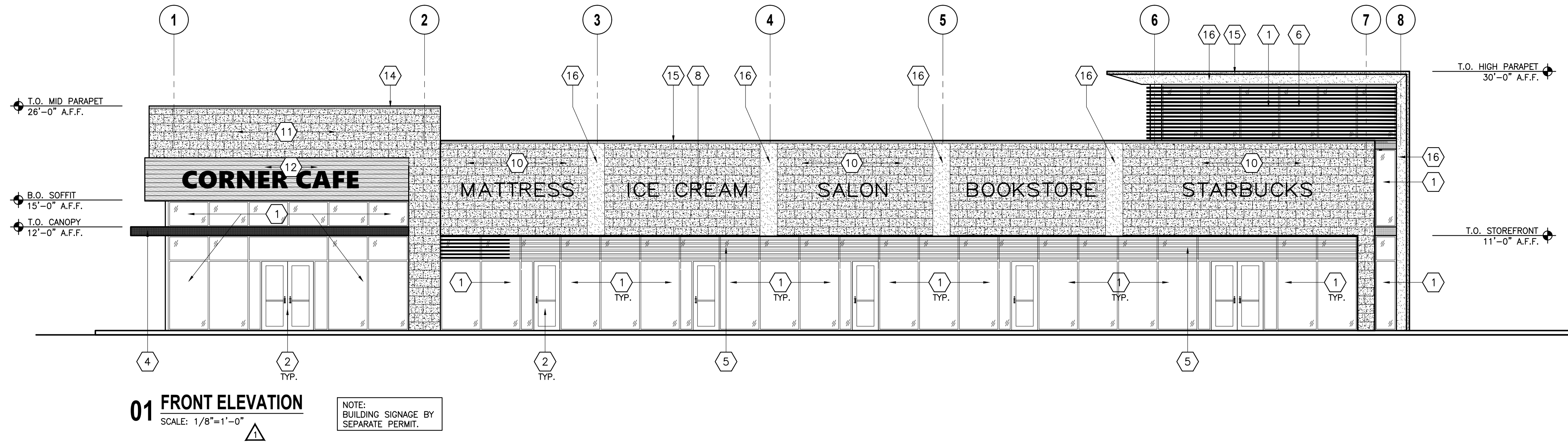
The designer shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work, for the acts or omissions of the contractor, subcontractors or any other persons performing ay of the work, or failure of any of them to carry out the work in accordance with the contract documents. Always use dimensions as shown. Drawings are not to be scaled.

Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.

DATE ISSUED	REMARKS
2019-07-29	1st SUBMITTAL
2020-11-18	2nd SUBMITTAL



PROJECT NAME
SIERRA VISTA PLAZA
2944 Meridiana Pkwy.
Rosharon, Texas 77583



DRAWING TITLE	
EXTERIOR ELEVATIONS	
PROJECT #	18-071
SCALE	AS SHOWN
DATE	11/03/2018
DRAWN BY	JD
CHECKED BY	JD
SHEET #	

A3.0

GENERAL NOTES

- A. STUCCO:
- THREE COAT (7/8 INCH) PLASTER ASSEMBLY OVER FRAMING:
- SILICONE CORE/FIBERGLASS FACE OR WOOD BASED SHEATHING (PER APA) EXTERIOR SHEATHING BOARD, WITH ONE SHEET OF A SELF-ADHERED FLASHING (SAF) APPLIED AT ALL HORIZONTAL SURFACES, UNDER TWO SHEETS OF BLACK GRADE "D" BUILDING (KRAFT) PAPER AS A WEATHER-RESISTIVE BARRIER, GALVANIZED PLASTER ACCESSORIES, METAL LATH, A CONVENTIONAL PLASTER SCRATCH AND BROWN COAT MEETING ASTM STANDARD C 926, WITH AN INTEGRALLY COLORED FINISH.
 - TWO-COAT (5/8 INCH) PLASTER OVER CMU SUBSTRATE: A 3/8" TO 1/2" ASTM C 926 BASECOAT DIRECTLY APPLIED TO PROPERLY-PREPARED CONCRETE MASONRY UNITS, WITH AN INTEGRALLY COLORED FINISH. A METAL LATH (NO WRB) IS REQUIRED FOR APPLICATIONS OVER 5/8 INCH THICK.
 - FINISH COAT: CEMENT, SMOOTH CEMENT FINISH SHALL BE PRE-BLENDED BASE MATERIAL WITH PRE-PACKAGED COLOR BOXES (IF REQUIRED). TEXTURE SHALL BE SMOOTH UNLESS NOTICE OTHERWISE.
- B. PAINTING OVER STUCCO
- TOPCOATS A-1000 EXTERIOR LATEX
PRIMER: ONE (1) COAT; FINISH COAT SHERWIN WILLIAMS DURATION SATIN, TWO (2) COATS.
 - EXTERIOR CMU & BLOCK AREAS (POROUS):
FLAT FINISH FILLER: LOXON BLOCK SURFACER, A24W200
1ST COAT: A-100 EXTERIOR LATEX FLAT, A6 SERIES
2ND COAT: A-100 EXTERIOR LATEX FLAT, A6 SERIES
 - EXTERIOR PLASTER/STUCCO/FINIS:
FLAT FINISH
PRIMER: LOXON CONCRETE & MASONRY PRIMER SEALER, 24WS300
1ST COAT: A-100 EXTERIOR LATEX FLAT, A6 SERIES
2ND COAT: A-100 EXTERIOR LATEX FLAT, A6 SERIES
- C. PAINTING OVER EXPOSED GALVANIZED STEEL:
- SURFACE PREPARATION ***IMPORTANT***
SSPC SP-1 SOLVENT CLEANING TO REMOVE OIL/GREASE CONTAMINATION.
 - PRIMER COAT: WATERBORNE ACRYLIC PRODUCTS DESIGNED FOR GALVANIZED SURFACES
SUCH AS MPI #134 - SHERWIN-WILLIAMS PRO INDUSTRIAL - PRO-CRYL UNIVERSAL ACRYLIC PRIMER - OFF WHITE - PRODUCT #B66N00310
 - TOP COAT (2 COATS): FINISH WITH SHER-CRYL HIGH PERFORMANCE ACRYLIC PAINT - MATTE FINISH
- D. RELATED ITEMS:
- SHEATHING: REFER TO SECTIONS FOR INFORMATION.
 - WATER-RESISTANT BARRIER (WRB) SHALL BE MINIMUM 60 MINUTE WATER RESISTIVE GRADE D AND COMPLY WITH FED. SPEC. UU-B-790A. ALTERNATE WRB MUST BE APPROVED BY THE ARCHITECT.
 - SELF ADHERED FLASHING (SAF) MUST BE COMPATIBLE WITH THE WRB, MINIMUM 22 MILS THICK, SELF SEALING AND WATERPROOF.
 - COLD-ROLLED CHANNEL (CRC): 1 1/2 INCH AND 3/4 INCH WITH A MINIMUM OF 33,000 PSI YIELD STRENGTH AND A MINIMUM OF .0538 INCH BARE STEEL THICKNESS, COMPLY WITH ASTM A 653. NOTE: FOR SUSPENDED SOFFITS AND CEILINGS USE 1 1/2 INCH CRC AS MAIN CARRYING CHANNELS AND 3/4 INCH CRC AS CROSS FURRINGS. REFER TO SECTIONS FOR DETAILS.
- LATH: TYPE AND STYLE APPROPRIATE USE. PAPER-BACKED LATH MUST BE APPROVED BY ARCHITECT PRIOR TO USE.
EXPANDED METAL: GALVANIZED DIAMOND MESH, 3.4 LBS/SY, SELF-FURRED, COMPLYING WITH ASTM C 847 (FOR METAL FRAMING, CONCRETE AND/OR MASONRY SUBSTRATES).
- ACCESSORIES:
FOUNDATION WEEP SCREDS: MINIMUM 26 GAGE GALVANIZED STEEL WITH A 3 1/2 INCH ATTACHMENT FLANGE, MUST BE TYPE THAT IS DESIGNED TO ALLOW MOISTURE TO WEEP OUT. INDUSTRY GENERIC NAME- #7 WEEP SCREED.
- CONTROL JOINTS: SINGLE-PIECE MINIMUM 26 GAGE GALVANIZED STEEL WITH A FLANGE DESIGNED TO ENGAGE PLASTER, GROUNDS TO PROVIDE FULL 7/8 INCH THICKNESS OF CEMENT PLASTER. INDUSTRY GENERIC NAME- XJ -15
EXPANSION JOINT: TWO-PIECE JOINT DESIGNED TO ALLOW FOR MOVEMENT IN MULTIPLE DIRECTIONS, MADE FROM ALUMINUM OR GALVANIZED STEEL. INDUSTRY GENERIC NAME- #40 2-PIECE JOINT. DRIP SCREED: MINIMUM 26 GAGE GALVANIZED STEEL WITH GROUND AND HOLES TO ALLOW FOR DRAINAGE. INDUSTRY GENERIC NAME #10 DRIP.
- CASING BEADS: MINIMUM 26 GAGE GALVANIZED STEEL WITH 7/8 INCH GROUNDS, EXPANDED FLANGE CASING BEADS. INDUSTRY GENERIC NAMES: MILCOR, J--MOLDOR #66.
REVEALS: SIZE, SHAPE AND PROFILE AS DESIGNATED ON DRAWINGS.
ALUMINUM REVEALS SHALL HAVE 4 WAY INTERSECTIONS SHALL BE FACTORY MITERED. CONTRACTOR TO USE INTERSECTION AND TERMINATION CLIPS AS SUPPLIED BY MANUFACTURER.
- APPROVED CORROSION-RESISTIVE FLASHING THAT EXTENDS TO THE SURFACE OF EXTERIOR WALL FINISH AND IS INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE.
- D. ROCKCAST THIN CAST STONE VENEER:
THIN ADHERED CALCIUM SILICATE MASONRY UNITS (THIN ADHERED CSMU) (GEORGIA): TO ASTM C73, GRADE SW; SOLID UNITS THAT HAVE BEEN PRESSURE FORMED AND AUTOCLAVED; AND THEN CUT TO [1 1/4] THICKNESS; SPECIAL SHAPES AS INDICATED; AND AS FOLLOWS:
1. MODULAR SIZE: AS SCHEDULED;
2. TEXTURE: SMOOTH FINISH ON EXPOSED FACES AND ENDS;
3. COLOR: AS SCHEDULED;FABRICATE CALCIUM SILICATE MASONRY UNITS TO THE FOLLOWING TOLERANCES:
4. UNIT LENGTH: PLUS OR MINUS 1/16".
5. UNIT HEIGHT: PLUS OR MINUS 1/16".
6. DEVIATION FROM SQUARE: PLUS OR MINUS 1/16", WITH MEASUREMENT TAKEN USING THE LONGEST EDGE AS THE BASE.
7. CUSTOM UNIT DIMENSIONS: PLUS OR MINUS 1/8" COMPLY WITH ASTM C73-10, STANDARD SPECIFICATION FOR CALCIUM SILICATE FACE BRICK.
- INSTALL IN ACCORDANCE WITH CURRENT VERSIONS OF AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI) 'A108 AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR INSTALLATION OF CERAMIC TILE AND TCNA 'HANDBOOK FOR CERAMIC TILE INSTALLATION APPLIED OVER LISTED SUBSTRATES. DESIGN SUBSTRATE FOR MAX ALLOWABLE DEFLECTION OF L/600 (L/720 PREFERRED). MAX THICKNESS 3/4" FOR ROCKED FINISHES, 1-3/8" FOR SMOOTH FINISHES
- SUBSTRATE FRAMING:
STEEL STUD/ CMU CEMENT BOARD
- BACKER BOARD: CEMENTITIOUS, WATER DURABLE, BOARD: SURFACED WITH FIBERGLAS REINFORCING MESH ON FRONT AND BACK; LONG EDGES WARRPED; AND COMPLYING WITH ANSI A118.9 AND ASTM C 1325
-SCREWS: HI-LO THREAD SCREWS (NO. 8) WAFER HEAD, CORROSION RESISTANT, COMPLYING WITH ASTM C 1002
JOINT TREATMENT
-TAPE: ALKALI-RESISTANT FIBERGLASS MESH TAPE INTENDED FOR USE WITH CEMENT BOARD
BONDING MATERIALS: LATEX-PORTLAND CEMENT MORTAR IN ACCORDANCE WITH ANSI A118.4
- INSTALLATION MATERIALS AND ACCESSORIES:
LATICRETE AIR&WATER BARRIER: THIN, COLD APPLIED, SINGLE COMPONENT LIQUID AND LOAD BEARING, WATERPROOF MEMBRANE TO BE NON-TOXIC, NON-FLAMMABLE, AND NON-HAZARDOUS DURING STORAGE, MIXING, APPLICATION AND WHEN CURED. INSTALL IN COMPLIANCE WITH CURRENT REVISIONS OF ANSI A108 AND ANSI 108.13
LATAPOXY WATERPROOF FLASHING MORTAR: TO BE 3 COMPONENT EPOXY, TROWEL APPLIED SPECIFICALLY DESIGNED TO BE USED UNDER ADHERED MASONRY VENEER:
LATEX-PORTLAND CEMENT MORTAR FOR LEVELING BEDS AND SCRATCH/PLAST COATS: LATICRETE PREMIUM MORTAR BED.
LATEX PORTLAND CEMENT MORTAR: LATICRETE HI BOND MASONRY VENEER MORTAR TO BE WEATHER, FROST, SHOCK RESISTANT, NON-FLAMMABLE.
LATEX PORTLAND CEMENT POINTING MORTAR/GROUT: LATICRETE HI PREMIUM MASONRY POINTING MORTAR TO BE WEATHER, FROST, AND SHOCK RESISTANT. INSTALL LATEX PORTLAND CEMENT MORTAR IN COMPLIANCE WITH CURRENT REVISIONS OF ANSI A108.02 (3.11), A108.1B AND ANSI A108.5
EXPANSION AND CONTROL JOINT SEALANT: LATICRETE LATAFIL, TO BE A ONE COMPONENT, NEUTRAL CURE, EXTERIOR GRADE SILICONE SEALANT.
SPOT BONDING EPOXY ADHESIVE: LATAPOXY 310 STONE ADHESIVE (STANDARD OR RAPID-GRADE) FOR INSTALLING ADHERED ADHERED MASONRY VENEER, BRICK AND STONE OVER VERTICAL AND OVERHEAD SURFACES SHALL BE HIGH STRENGTH, HIGH TEMPERATURE RESISTANT, NON-SAG
- E. ALUMINUM CANOPY
1. REFER TO STRUCTURAL FOR STEEL FRAME DETAIL. FINISH FASCIA SHALL BE ALUMINUM SHEET W/ PROFILE PER DESIGN. IF G.C. CHOOSES A CANOPY COMPANY TO INSTALL THE CANOPY AS A SEPARATE STRUCTURE, THE CANOPY DESIGN IS SUBJECT TO ARCHITECT'S APPROVAL. CANOPY COMPANY SHALL FOLLOW STRUCTURAL REQUIREMENTS REGARDING WIND LOAD RESISTANCE CRITERIA PER CITY/COUNTY CODE.
- F. ALUMINUM/METAL RAINSCREEN CLADDING
METAL WALL PANEL MATERIAL:
METALLIC-COATED STEEL FACE SHEET: COIL-COATED, ASTM A 755/A 755M.
ZINC-COATED (GALVANIZED) STEEL SHEET: ASTM A 653/A 653M, G90 (CLASS Z275), STRUCTURAL STEEL QUALITY.
- ALUMINUM-ZINC ALLOY-COATED STEEL SHEET: ASTM A 792/A 792M, CLASS A250 GRADE 50 (CLASS AZM150, GRADE 275), STRUCTURAL STEEL QUALITY.
- FACE SHEET: MINIMUM [(0.024 INCH/24 GAGE) (0.60 MM)] [(0.030 INCH/22 GAGE) (0.76 MM)] [(0.038 INCH/20 GAGE) (0.91 MM)] [(0.047 INCH/18 GAGE) (1.19 MM)] NOMINAL UNCOATED THICKNESS.
- SURFACE: SMOOTH, NON-DIRECTIONAL EMBOSSED
- ALUMINUM FACE SHEET: SMOOTH SURFACE COIL-COATED, ASTM B 209, 3003-H14 OR 5052-H32 ALLOY.
- FACE SHEET: [(0.032 INCH) (0.8 MM)] [(0.040 INCH) (1.0 MM)] [(0.050 INCH) (1.27 MM)] NOMINAL THICKNESS.
- SURFACE: SMOOTH; NON-DIRECTIONAL EMBOSSED
- METAL WALL PANEL ACCESSORIES, GENERAL
PROVIDE COMPLETE METAL WALL PANEL ASSEMBLY INCORPORATING TRIM, COPINGS, FASCIA, PARAPET CAPS, SOFFITS, SILLS, INSIDE AND OUTSIDE CORNERS, AND MISCELLANEOUS FLASHINGS. PROVIDE MANUFACTURER'S FACTORY-FORMED CLIPS, SHIMS, FLASHINGS, GASKETS, LAP TAPES, CLOSURE STRIPS, AND CAPS FOR A COMPLETE INSTALLATION.
- EXCLUDED TRIM
MANUFACTURER'S COMPLEMENTARY ALUMINUM EXTRUSIONS FOR HEAD, JAMB, SILL, BASE, FLUSH, REVEAL, INSIDE AND OUTSIDE CORNER, ENDWALL, AND EXPANSION JOINT DETAILS. FINISH TO MATCH METAL WALL PANELS.
- MITERED CORNERS
STRUCTURALLY-BONDED HORIZONTAL INTERIOR AND EXTERIOR TRIMLESS CORNERS MATCHING METAL WALL PANEL MATERIAL, PROFILE, AND FACTORY-APPLIED FINISH. FABRICATED AND FINISHED BY METAL WALL PANEL MANUFACTURER. WELDED, RIVETED, FASTENED, OR FIELD-FABRICATED CORNERS DO NOT MEET THE REQUIREMENTS OF THIS SPECIFICATION.
- FORMED FLASHING AND TRIM
MATCH MATERIAL, THICKNESS, AND COLOR OF METAL WALL PANEL FACE SHEETS.
- SEALANTS
TYPE RECOMMENDED BY METAL WALL PANEL MANUFACTURER FOR APPLICATION, MEETING REQUIREMENTS OF DIVISION 07 SECTION "JOINT SEALANTS."
- FLASHING TAPE
4-INCH WIDE SELF-ADHERING BUTYL FLASHING TAPE.
- FASTENERS, GENERAL
SELF-TAPPING SCREWS, BOLTS, NUTS, AND OTHER ACCEPTABLE FASTENERS RECOMMENDED BY PANEL MANUFACTURER. WHERE EXPOSED FASTENERS CANNOT BE AVOIDED FOR MISCELLANEOUS APPLICATIONS, SUPPLY CORROSION-RESISTANT FASTENERS WITH HEADS MATCHING COLOR OF METAL WALL PANELS BY MEANS FACTORY-APPLIED COATING.
- CONCEALED CLIPS
GALVANIZED STEEL (0.051 INCH/16 GA) (1.29 MM) THICK, DESIGNED TO ALLOW UNIMPURED THERMAL MOVEMENT OF PANEL AND CONFIGURED TO HOLD PANEL MINIMUM (1/2 INCH) (12.7 MM) FROM SUBSTRATE.
- G. PRE-FINISHED SINGLE WYTHE MASONRY WALL:
PRE-FINISHED CONCRETE MASONRY UNIT TO REFER TO ARCH ELEVATIONS FOR SPECIFICATION.
ALL UNITS SHALL BE SPECIFIED AND MANUFACTURED WITH AN INTEGRAL
- WATER REPELLENT.
REFER TO STRUCTURAL DRAWINGS FOR REBAR REINFORCEMENT & DETAILS FOR LOAD BEARING WALL.
PROVIDE GROUT THAT CONFORMS TO THE REQUIREMENTS OF ASTM C476. DO NOT USE ADMIXTURES UNLESS ACCEPTABLE.
MORTAR MATERIAL: PROVIDE INTEGRAL WATER-REPELLENT MORTAR ADMIX (KRETE BY KRETE INDUSTRIES, OR "BLOCKTITE" BY EUCLID CHEMICAL COMPANY, FOR ALL EXTERIOR WALLS. REFER TO ELEVATION FOR COLOR SPEC.
- STONE VENEER: 1 1/2" STONE VENEER;
ADHERED MANUFACTURED STONE VENEER (AMSV)
- REFER TO ELEVATION NOTES FOR TYPES
- INSTALL CULTURED STONE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S CULTURED STONE INSTALLATION INSTRUCTIONS USING GROUDED TIGHT FITTED JOINTS.
INSTALL ARCHITECTURAL TRIM PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S CULTURED STONE INSTALLATION INSTRUCTIONS.
INSTALL/APPLY RELATED MATERIALS SPECIFIED ABOVE IN ACCORDANCE WITH TYPE OF SUBSTRATE AND MANUFACTURED STONE CLADDING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
INSTALL WEATHER RESISTANT BARRIER IN ACCORDANCE WITH AS4200-1 PLIABLE BUILDING MEMBRANES AND UNDERLAYS - INSTALLATION REQUIREMENTS
- WATER RESISTIVE BARRIER:
MANUFACTURED IN ACCORDANCE WITH AS4200-1 PLIABLE BUILDING MEMBRANES AND UNDERLAYS - MATERIALS
- METAL LATH:
1.4 KG/M2 GALVANIZED EXPANDED METAL LATH SECURED TO EXTERIOR WALL SYSTEM.
- FASTENERS:
INTO TIMBER STUDS: 40MM GALVANISED CLOUTS OR SCREWS. MINIMUM LENGTH TO PENETRATE 25MM MINIMUM INTO THE TIMBER STUD. INTO METAL STUDS: MINIMUM 11.1 MM HEAD DIAMETER.
CORROSION-RESISTANT, SELF-DRILLING, SELF TAPPING, PANCAKE HEAD SCREWS OF SUFFICIENT LENGTH TO PENETRATE 10 MM MINIMUM INTO THE STUD.
- MORTAR:
MIXED FOLLOWING MANUFACTURED MASONRY MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- MORTAR COLOR:
IRON OXIDE PIGMENTS. TAN MORTAR WITH EARTH-TONE STONES
- WATERTABLES/SILLS PROVIDE A TRANSITION PIECE BETWEEN A STONE WAINGCOT AND OTHER EXTERIOR FINISHES AND FOR WATER RUNOFF. INSTALL USING GALVANIZED METAL SUPPORT BRACKETS (SIMPSON) STRONG TIE A-21 OR OTHER GALVANIZED RIGHT ANGLE BRACKET WITH HOLDING CAPACITY MINIMUM 5 LBS./L.F). FASTENED WITH GALVANIZED NAILS OR SCREWS PENETRATING STUDS 1" AT A MINIMUM OF 16" ON CENTER. CAULK AND FLASH AS REQUIRED AT WATERTABLE/SILL LOCATIONS USING AN APPROVED CORROSION-RESISTIVE FLASHING THAT EXTENDS TO THE SURFACE OF EXTERIOR WALL FINISH AND IS INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE.

EXTERIOR FINISH LEGEND

#	DESCRIPTION
1	1" DOUBLE PANE, CLEAR TEMPERED GLASS IN ALUMINUM FRAME DARK BRONZE COLOR - REF. TO WINDOW SCHEDULE
2	GLASS STOREFRONT DOOR, DARK BRONZE ALUMINUM FRAME REF. TO DOOR SCHEDULE
3	HOLLOW METAL DOOR REF. TO DOOR SCHEDULE, PAINTED COLOR MATCH WITH WALL
4	ALUMINUM CANOPY ALUMINUM FASCIA FINISH ANODIZED IN COLOR #1, DARK BRONZE COLOR
5	ALUMINUM LOUVER SCREEN #1, DARK BRONZE COLOR
6	ALUMINUM LOUVER SCREEN #2, CLEAR ANODIZED ALUMINUM COLOR
7	G.C. TO PROVIDE 5/8" FIRE RETARDANT TREATED PLYWOOD SHEATHING IN LIEU OF DENSGLASS FOR SIGNAGE AS SHOWN
8	STORE LOGO SIGN BY OTHERS
9	ROOF LADDER: PRIMED AND PAINTED TO MATCH WALL COLOR
10	12" X 24" X 1.25" ADHERED CAST STONE VENEER TYPE 1 COLOR: CREAM
11	12" X 24" X 1.25" ADHERED CAST STONE VENEER TYPE 2
12	LONGBOARD SOFFIT & SIDING ALUMINUM CLADDING WOODGRAIN COLOR: ITALIAN ROSEWOOD
13	1/2" STUCCO REVEAL
14	METAL COPING PREFINISHED IN SILVER COLOR
15	METAL COPING PREFINISHED IN PARCHMENT
16	7/8" STUCCO FINISH, INTEGRAL PAINT
17	8"x8"x16" SPIT-FACE CMU, PREFINISHED
18	ROOF LINE BEYOND
19	WALL PACK LIGHT
20	SCUPPER & CONDUCTOR BOX DOWNSPOUTS PREFINISHED IN BUCKSKIN. CONNECT TO STORM LINE/SYSTEM REF TO CIVIL PLAN
21	OVERFLOW SCUPPER, PRE-FINISHED IN BUCKSKIN

COLOR CHART

#1	SHERWIN WILLIAMS - SW 7004 SNOWBOUND	
2019-07-29	1st SUBMITTAL	
2020-11-18	2nd SUBMITTAL	

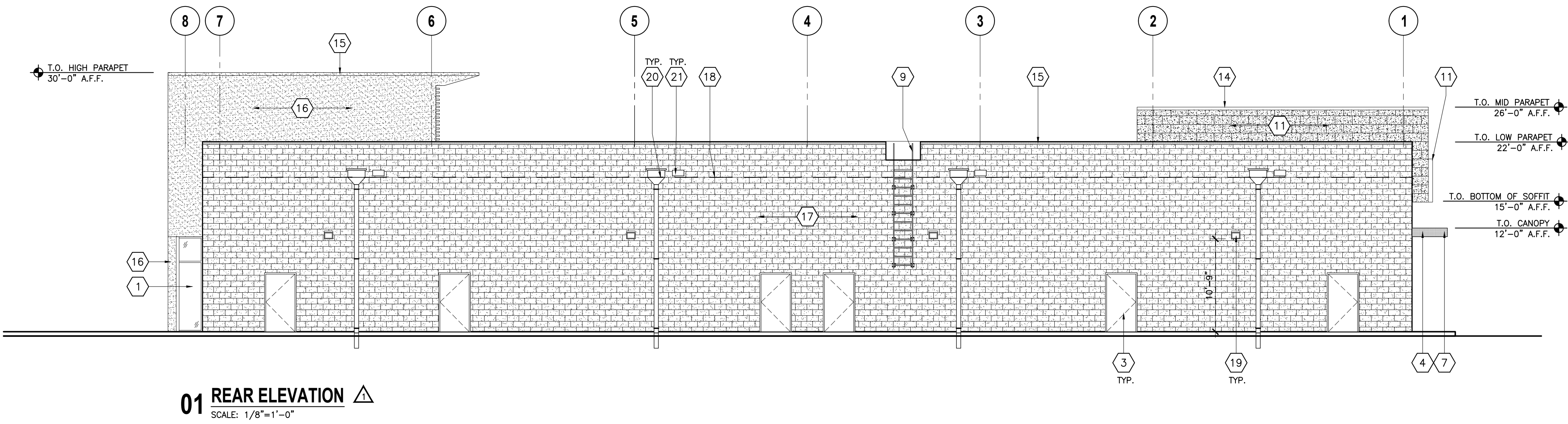
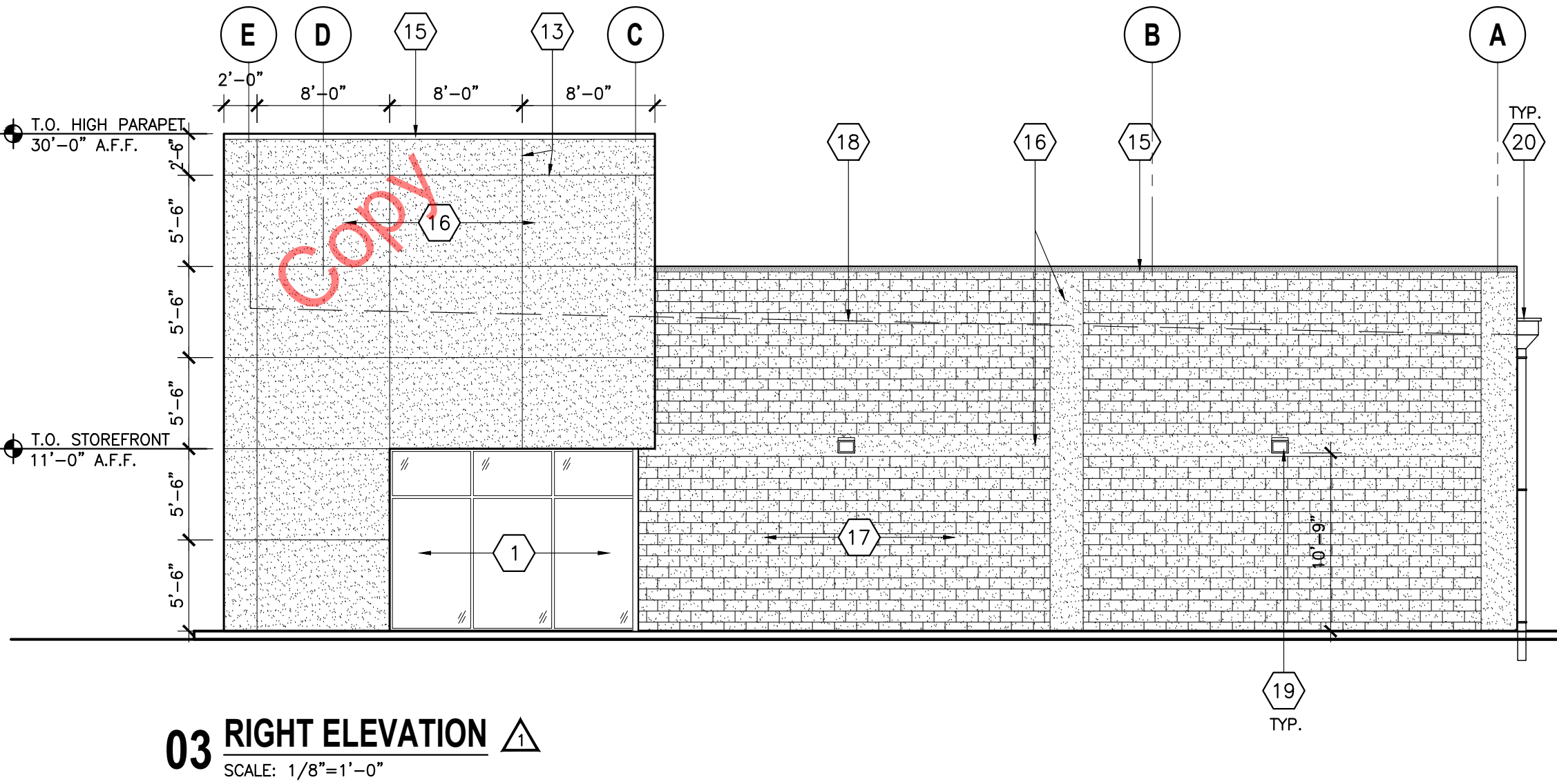
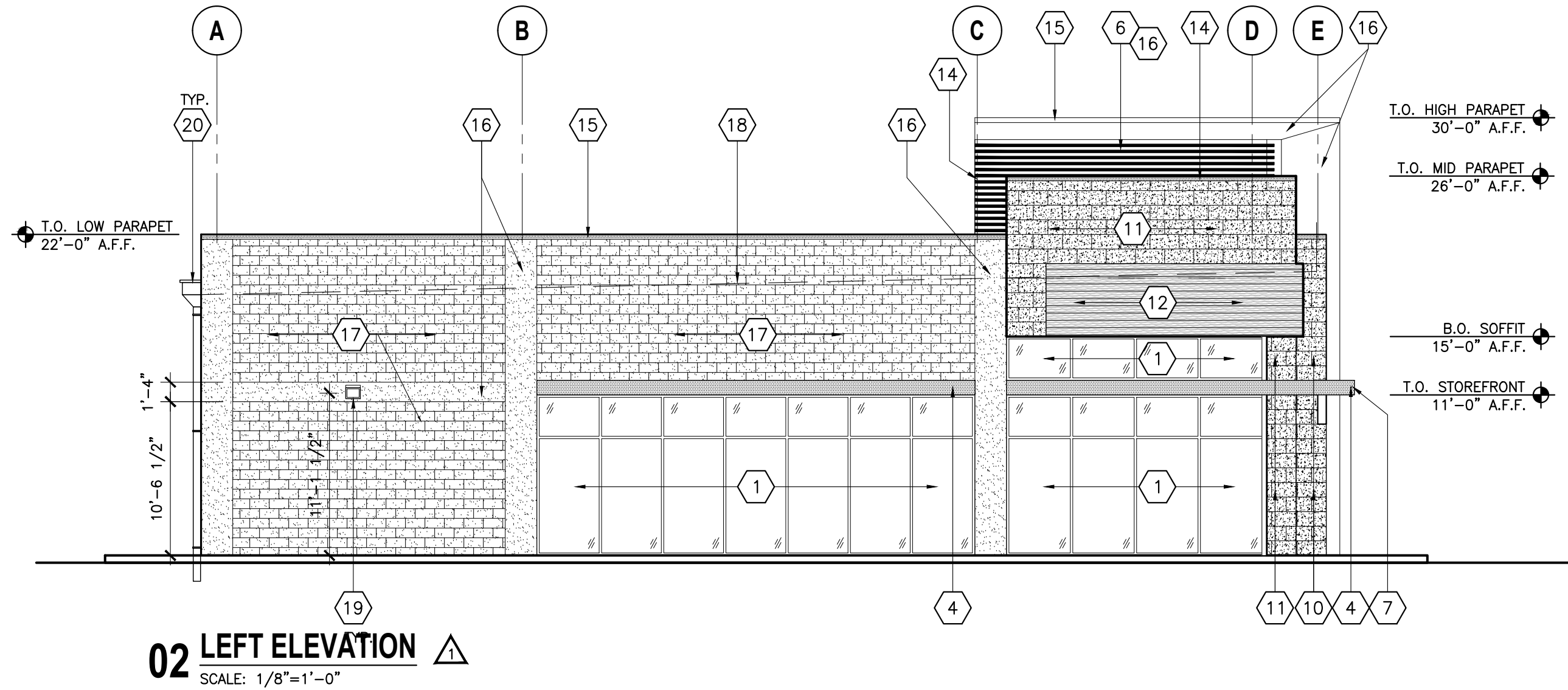
MATERIAL SPECIFICATIONS

CMU	8"x8"x16" PREFINISHED SPLIT-FACE CMU, GREY BURNISHED W/ BLOCKGUARD SEALER
ALUMINUM CLADDING	VERTICAL CLADDING BY MAC, ARCHITECTURAL MAC Metal Architectural - MS14 - Silver Metallic
CAST STONE TYPE 1	12"x24"x1.25" (THK) CAST STONE PANEL BY ROCKCAST LATICRETE HI BOND ADHESIVE MORTAR TO CEMENT BACKER BOARD. REF. TO WALL SECTION DETAILS COLOR CREAM
CAST STONE TYPE 2	12"x24"x1.25" (THK) CAST STONE PANEL BY ROCKCAST LATICRETE HI BOND ADHESIVE MORTAR TO CEMENT BACKER BOARD. REF. TO WALL SECTION DETAILS COLOR VEL BLACK

CAST STONE ADHERED VENEER BY ACME BRICK COMPANY
JOSH JAMES
TEL: 281-989-2945

NOTES:

- COLOR SELECTIONS SUBJECT TO OWNER'S APPROVAL.
- ALL PAINT SHALL BE "SHERWIN WILLIAM" EXTERIOR TYPE WITH 2 COATS
- THE COLORS NEED TO BE FINALIZED WITH THE OWNER, AND THE SAMPLE BOARD SHALL BE SUBMITTED FOR APPROVAL



DOAN
ASSOCIATES

11700 Southwest Fwy, Ste. 205
Houston, TX 77031
T 281 564 2200
F 281 564 2700
doan@doanassociates.com
www.doanassociates.com

This Drawing is an instrument of service and is the sole property of Doan & Associates, any use of this drawing without written consent by Doan & Associates is prohibited.

The designer shall not have control or charge of and shall not be responsible for construction means, methods, deviations, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work; for the acts or omissions of the contractor, subcontractors or any other persons performing ay of the work, or failure of any of them to carry out the work in accordance with the contract documents. Always use dimensions as shown. Drawings are not to be scaled.

Drawing scales as indicated are for reference only and are not intended to accurately depict actual or designed conditions. Written dimensions shall govern.

DATE ISSUED REMARKS

STAMP



11-18-2020

PROJECT NAME

SIERRA VISTA
PLAZA

2944 Meridiana Pkwy.
Rosharon, Texas 77583

DRAWING TITLE

EXTERIOR ELEVATIONS

PROJECT # 18-071

SCALE AS SHOWN

DATE 11/03/2018

DRAWN BY JD

CHECKED BY JD

SHEET #

A3.1

December 30, 2020

LETTER OF RECOMMENDATION

2942 Meridiana Parkway

Staff received a variance request for 2942 Meridiana Parkway on December 10, 2020. The variance request is for a reduction in the transparency area of a building wall facing a public street and a variance for the location of a 71 feet build-to line measurement.

BACKGROUND

This proposed development is to be located at 2942 Meridiana Parkway on the southwest corner of the intersection of Meridiana Parkway and Sierra Vista Boulevard. The overall tract size is 4.0639 acres. The current building is proposed at 10,300 square feet. The provided elevation indicates a second future building of approximately the same size. Strict interpretation of the transparency regulation in the Unified Development Code has been an issue in the past with standard retail building types and a variance has been granted to the CVS to allow the 65% measurement to be made as a linear distance of frontage rather than a total building face area. The build-to line regulation is applicable to all major arterials. Meridiana Parkway is unique in that it has parallel pipeline easements to the street right-of-way preventing development at the typical distance from the street. Also, a variance has been granted to CVS to allow the measurement of the build-to line to be from the pipeline easement rather than the street right-of-way. The Meridiana Parkway street right-of-way conforms with the ultimate requirement of 120 feet. Additional development along Meridiana Parkway before enactment of the UDC is also located, in most instances, farther away from the Meridiana Parkway right-of-way than the 71 feet build-to regulation.

REVIEW

The subject tract is located within the Sierra Vista PUD. The adopted General Plan of Development indicates this first phase of 2.3 acres to be commercial and is in conformance with the adopted General Plan of Development for Sierra Vista. Single family residential is indicated in the General Plan of Development along the south and west boundaries of this site. In the City of Iowa Colony Unified Development Code, Section 3.5.3.12 Storefronts, subsection (b) Transparency indicates “each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.” This development is on the corner of a street intersection so this regulation would be applicable to both the north and the east façade of the building. Proposed elevation exhibits (front elevation and left elevation) submitted with the variance application indicate a minimum of 65% of the total linear length of both the north and the east elevation individually are transparent for a height of approximately 10 to 11 feet.

In the City of Iowa Colony Unified Development Code, Section 3.5.3.1. Setback, Driveways, Sidewalks, and Parking for Commercial/Retail/Office/Industrial Use Buildings, subsection (a) (4) indicates "If both (i) property frontage is on a designated major arterial; and (ii) either (a) the tract size is two (2) acres or larger or (b) the proposed building size is greater than twenty-five thousand (25,000) square feet of Gross Leasable Area (GLA); then the front wall of the building shall be located on a build-to building setback line of seventy-one (71) feet from the ultimate right-of-way line of the street along the front of the property." The pipeline easements along Meridiana Parkway total thirty-five (35) feet in width. The proposed location of the building face will be one-hundred and six (106) feet from the Meridiana Parkway right-of-way with a remainder of seventy-one (71) feet between the pipeline easements and the building face.

SUMMARY AND RECOMMENDATION

The proposed development is in general conformance with the intent of the UDC regulations related to the requested variances. Granting of the variances would not be detrimental to the health, safety, and welfare of the public. STAFF RECOMMENDS THE PLANNING COMMISSION APPROVE AND RECOMMEND APPROVAL TO THE CITY OF IOWA COLONY CITY COUNCIL.

J. Kent Marsh, AICP CUD
Staff Planner for the City of Iowa Colony

Copy

SIERRA VISTA



DUPLEX ALTERNATIVE
19.7 ACRES

161 UNITS - 8.2 du/ac.

Phase II

3-PLEX

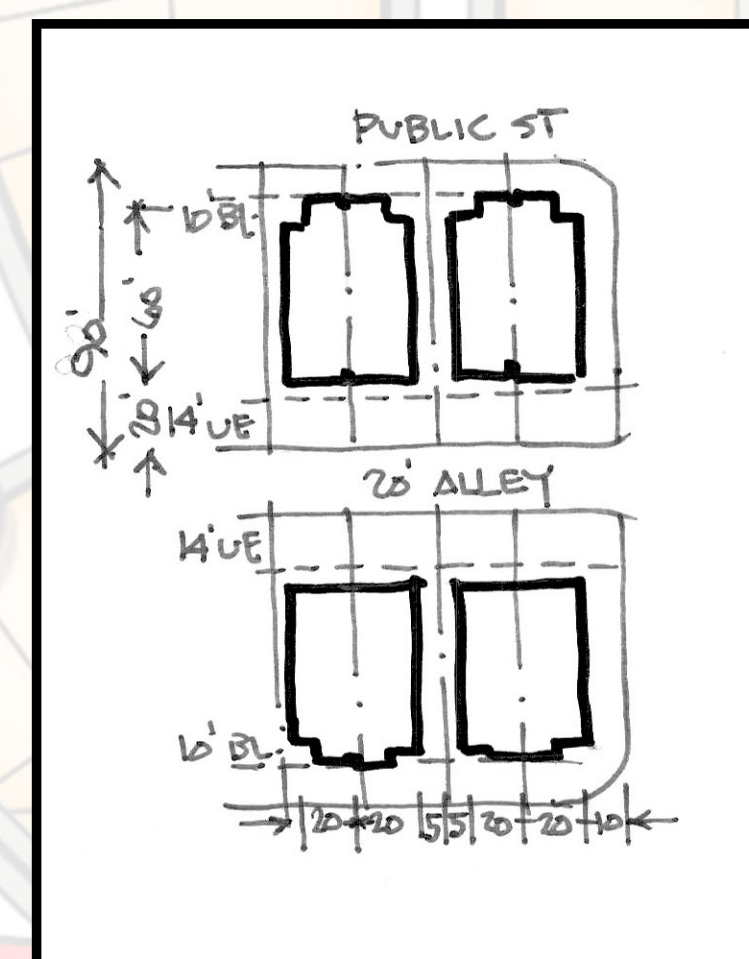
Sierra Vista
SEC. 1
35 Total Lots
11.73 Acres

COMM.
±11.4 Ac.

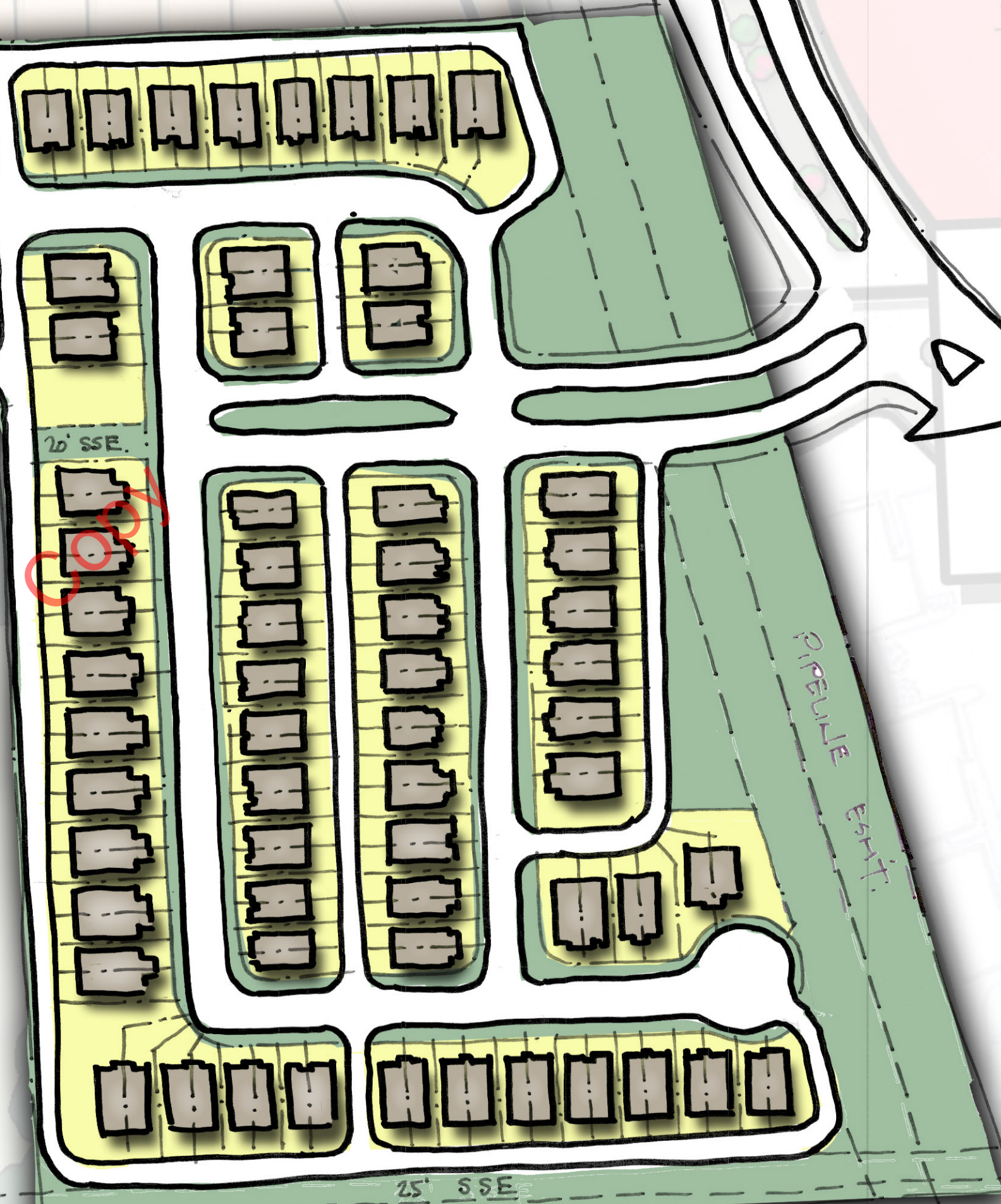
COMM.
±18.3 Ac.

Sierra Vista
SEC. 5
59 Total Lots
16.27 Acres

55 Lots
(60'-x-120')



Phase II



SCALE: 1"=200'
DATE: 10.13.2020

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



JONES CARTER

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 Commercial Tract
 - Parks, Recreation and Trails
 - School and Community Facility Sites
 - Street Plan & Cross-Sections
 - Project Phasing
 - 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 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>Local Street – Alley Served</i>

Figure 8: *Phasing Plan of Development*

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, extra-territorial jurisdiction of the City of Iowa Colony, and part of the site is only within the jurisdiction of Brazoria County.

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. 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.
3. Permitted land uses for the tracts identified as "Swing" on [Figure 2](#) shall be either of those uses permitted in District SFR or District MU of the Zoning Ordinance, including multi-family, townhouse residential, tri-plex and duplex units.
 - a) Multi-Family Residential: Subject to City Council approval at the time multi-family is proposed for development.

1. Multi-Family use is limited to two separate projects with each project containing no more than 300 units.
 2. No building or structure shall exceed 3 stories or 45 feet.
 3. 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.
 4. At least 50% of all required parking shall be covered parking.
 5. All surface parking lots shall be screened from view of any adjacent public streets with a minimum 3 foot berm or landscape hedge.
 6. A minimum 6% of the gross area of the site shall be required as landscaping.
- b) Townhouse, tri-plex and duplex residential
1. Townhouse, tri-plex and duplex residential is limited to no more than 15 units to the acre
 2. No building or structure shall exceed 35 feet.
 3. Front Yard: minimum 20 feet
 4. Rear Yard: minimum 10 feet, with a minimum 25 foot rear yard if the lot is backing to a street that is a major thoroughfare
 5. Side Yard: there shall be no less than a ten-foot side yard on the street side of a corner lot, with a minimum 25 foot side yard if the side street is a major thoroughfare.
 6. The minimum lot width shall be 25 feet.
 7. The minimum lot area shall be 2,250 square feet.
 8. A minimum 6% of the gross area of the site shall be required as open space / landscaping. Off-street parking area, service drives, shall not be included in any calculation of the required open space.
 9. Guest parking shall be provided on the site at a minimum 1 space per every 6 units.
4. 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.
5. 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 3,320 lots permitted. Lots less than 60 feet wide = maximum 65% of 3,320 lots or a maximum 2,158 lots. (Maximum 808 lots at 45 feet wide, maximum 955 lots at 50 feet wide and minimum 395 lots at 55 feet wide or greater) Lots 60 feet wide or greater = minimum of 35% of 3,320 lots or minimum 1,162 lots. (A minimum 935 lots at 60 feet wide and a minimum 227 lots shall be greater than 60 feet wide) 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 2,158 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 (Minimum 1,162 lots) shall be 60 feet wide or greater and at least 6.0% or 227 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 lot 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 Commercial Tract – 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).

F. 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 recreational site south of Meridiana Parkway (County Road 56) near the main project entry shall include a club building that provides a meeting place for the community, swimming pool with dressing rooms, playground and picnic facilities.
 - (c) A recreational site north of Cedar Rapids Parkway (County Road 57).
 - (d) Additional Recreation Sites, strategically located near the entries of various neighborhood pods, as shown on [Figure 2](#). 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.

G. School and Community Facility Sites

1. As shown on Figure 2, in addition to the existing fifteen (15) acre elementary school site an additional fifteen (15) acre elementary 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. In addition a 39 acre site located outside the proposed Plan of Development shall be provided by the Developer for purchase at the option of the Alvin Independent School district for a junior high school site.
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 an EMS / Fire Station Site. 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.

H. Street Plan and Cross Sections.

1. 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*
- Figure 7: *Local Street – Alley Served*

I. Project Phasing – Figure 8 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.

J. 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. Section 36 (D): *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. Section 37 (B)(5): *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

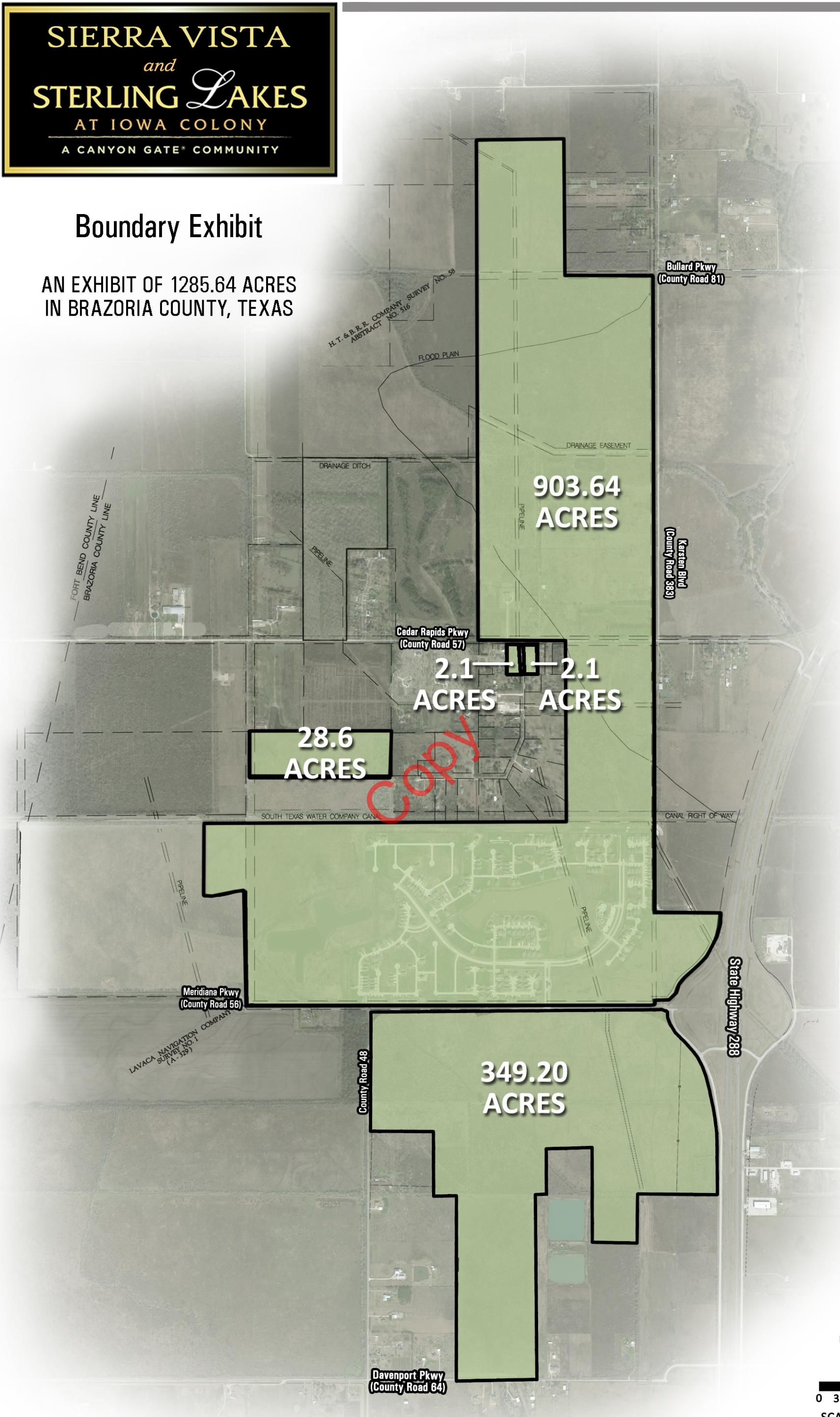


FIGURE 1

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES 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
- IOWA COLONY ETJ (BY PETITION)
- ALVIN ETJ
- ALVIN CITY LIMIT

ALL JURISDICTIONAL LINES ARE APPROXIMATE
AND SUBJECT TO CHANGE

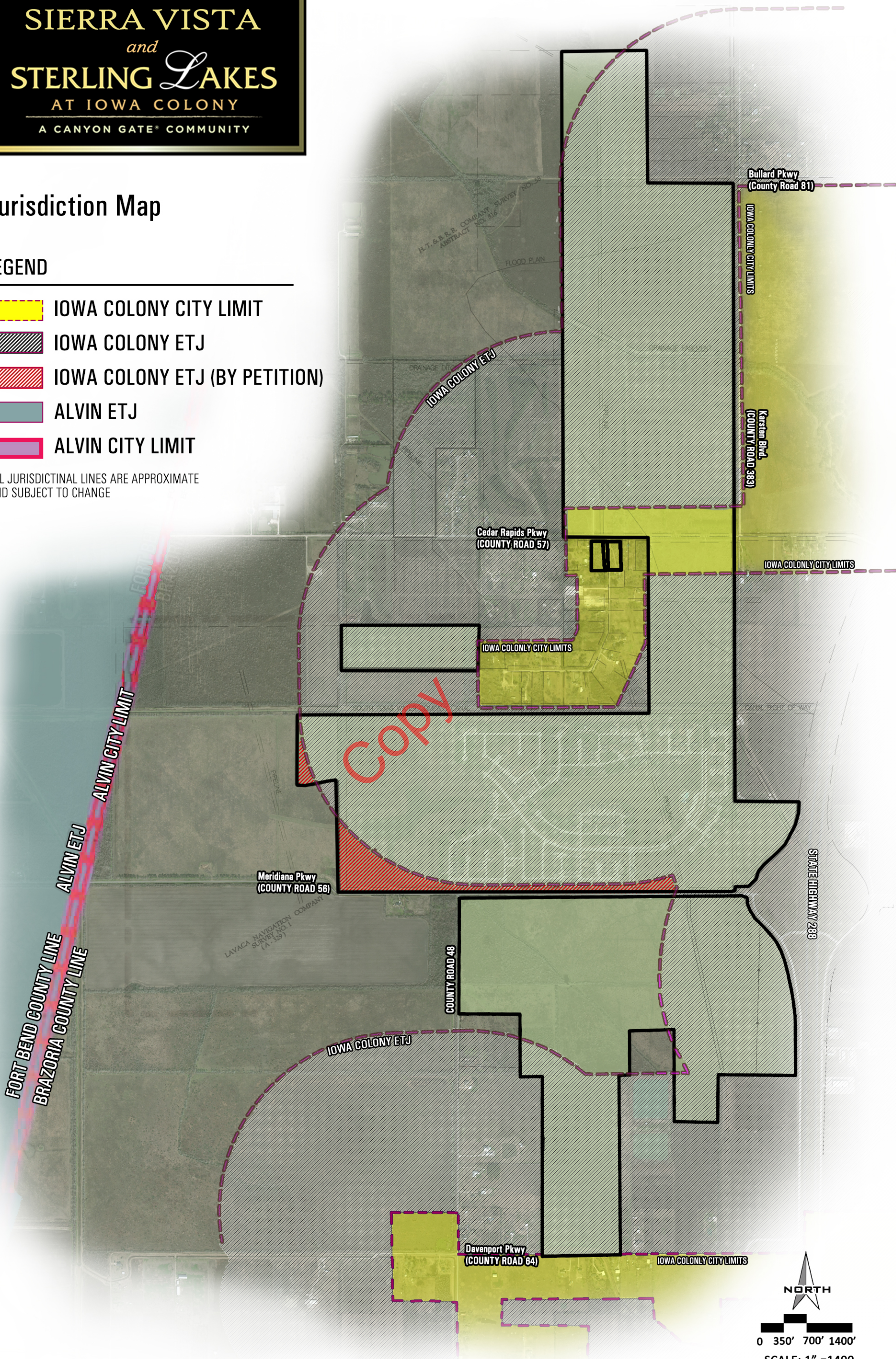


FIGURE 1A

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE
PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL
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SIERRA VISTA
and
STERLING LAKES
AT IOWA COLONY
A CANYON GATE® COMMUNITY

General Development Plan

LEGEND

1	AREA TYPE # 1 MINIMUM 45' X 110'				
	- THE MAXIMUM PERCENTAGE OF LOTS LESS THAN 60 FEET WIDE SHALL NOT EXCEED 65% OF THE TOTAL MAXIMUM NUMBER OF LOTS (MAXIMUM 2,158).				
	- LOTS LESS THAN 50' WIDE SHALL NOT BE PERMITTED SOUTH OF MERIDIANA PARKWAY (CR 56).				
	LOT SIZE	(A) 45' X 110'	(B) 50' X 110'	(C) 55' X 110'	(D) TOTAL LOTS < 60' X 110'
	TOTAL LOTS PERMITTED	NO MORE THAN 808 LOTS PERMITTED	NO MORE THAN 955 LOTS PERMITTED	A+B+C≤2,158	2,158 LOTS
	PLATTED/EXISTING	478 LOTS	528 LOTS	253 LOTS	1,259 LOTS
	MAXIMUM FUTURE LOTS	NO MORE THAN 330 LOTS PERMITTED	NO MORE THAN 427 LOTS PERMITTED	NO MORE THAN 899 ¹ LOTS PERMITTED	899 LOTS

¹ A + B + C ≤ 899











2	AREA TYPE # 2 MINIMUM 60' X 110'		
	LOT SIZE	60' X 110'	>60' X 110'
	PLATTED/EXISTING	390 LOTS	169 LOTS
	TOTAL MIN./MAX.	935 ⁵ MIN./ 1,275 ³ MAX.	227 ⁴ MIN./ 1,502 ² MAX.

² 1,502 IF ALL PROPOSED LOTS WERE GREATER THAN 60' WIDE.

³ 1,275 MAXIMUM LOTS MINUS REQUIRED MINIMUM OF LOTS GREATER THAN 60' WIDE (1,502-227=1,275).

⁴ PER EXHIBIT D3, AT LEAST 6% OR 227 LOTS, WHICHEVER IS LESS, MUST BE GREATER THAN 60 FEET WIDE.

⁵ NUMBER LOTS 60 FEET WIDE REMAINING IF A MINIMUM OF 227 LOTS ARE REQUIRED GREATER THAN 60 FEET WIDE. (35% OF TOTAL=1,162): 1162 - 227 = 935

- 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 SWING
- 10  INDICATES PROPOSED GATED ENTRY
- 11  INDICATES PROPOSED RECREATION SITE
-  INDICATES OPTIONAL SCHOOL SITE

TOTAL LOTS	
PLATTED/ EXISTING LOTS	1,818 LOTS
PROPOSED MAX. LOTS	1,502 LOTS
TOTAL MAX LOTS	3,320 LOTS

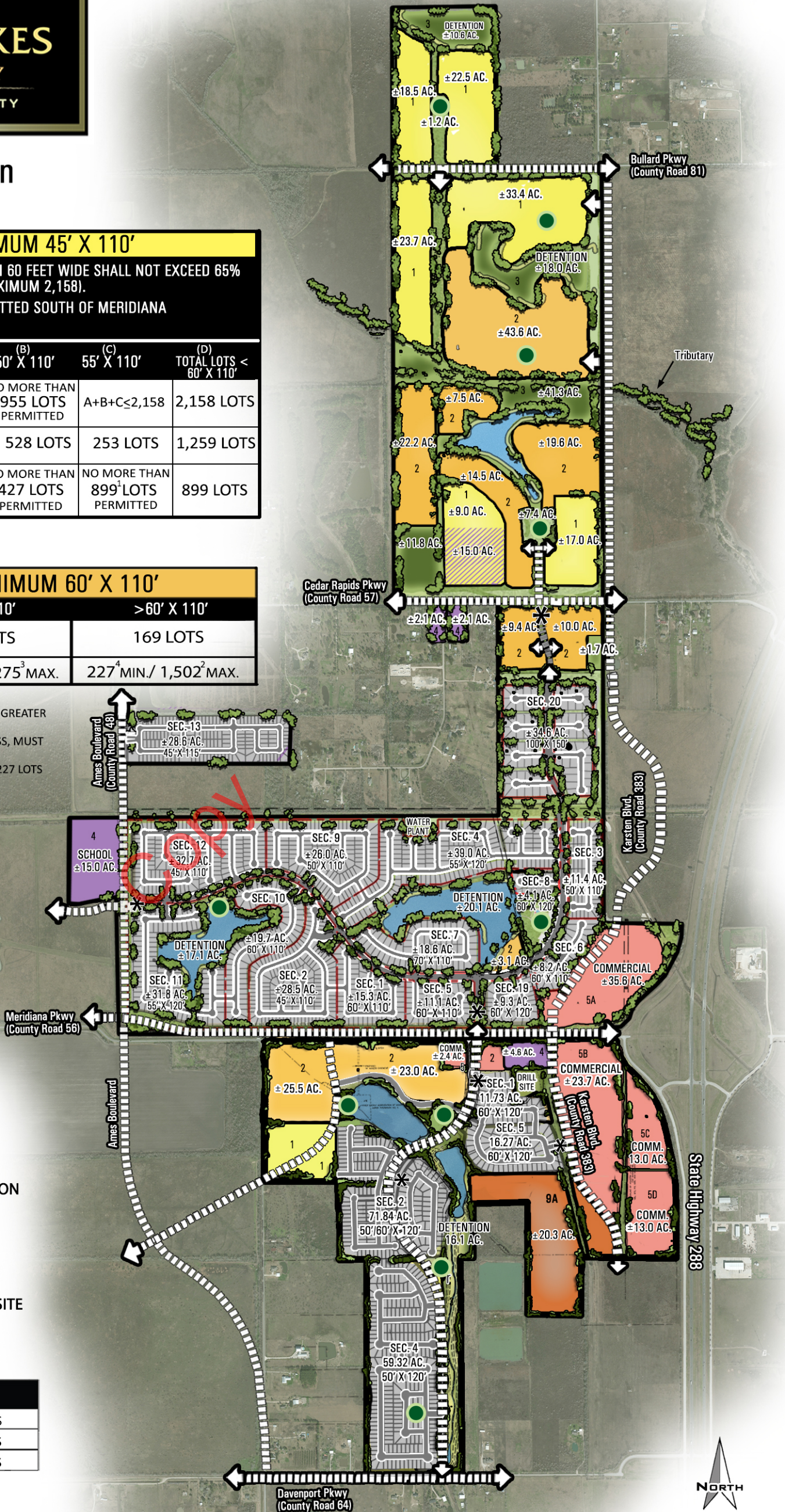


FIGURE 2

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: 6' 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 1½" 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

and

STERLING LAKES

AT IOWA COLONY

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

(80' R.O.W. MIN. - 35 M.P.H. DESIGN SPEED)
- LOCAL STREET (PUBLIC)

(60' R.O.W. MIN.)
- MAJOR COLLECTOR (PROPOSED)

(80' R.O.W. MIN. - 35 M.P.H. DESIGN SPEED)
- LOCAL STREET (PRIVATE)

(60' R.O.W. MIN.)
- MINOR COLLECTOR (PROPOSED)

(80' R.O.W. MIN. - 30 M.P.H. DESIGN SPEED)
- GATED ENTRY
- SIGNALIZED INTERSECTION
- SUPER ARTERIAL (PUBLIC)

(S.H. 288, R.O.W. VARIES)

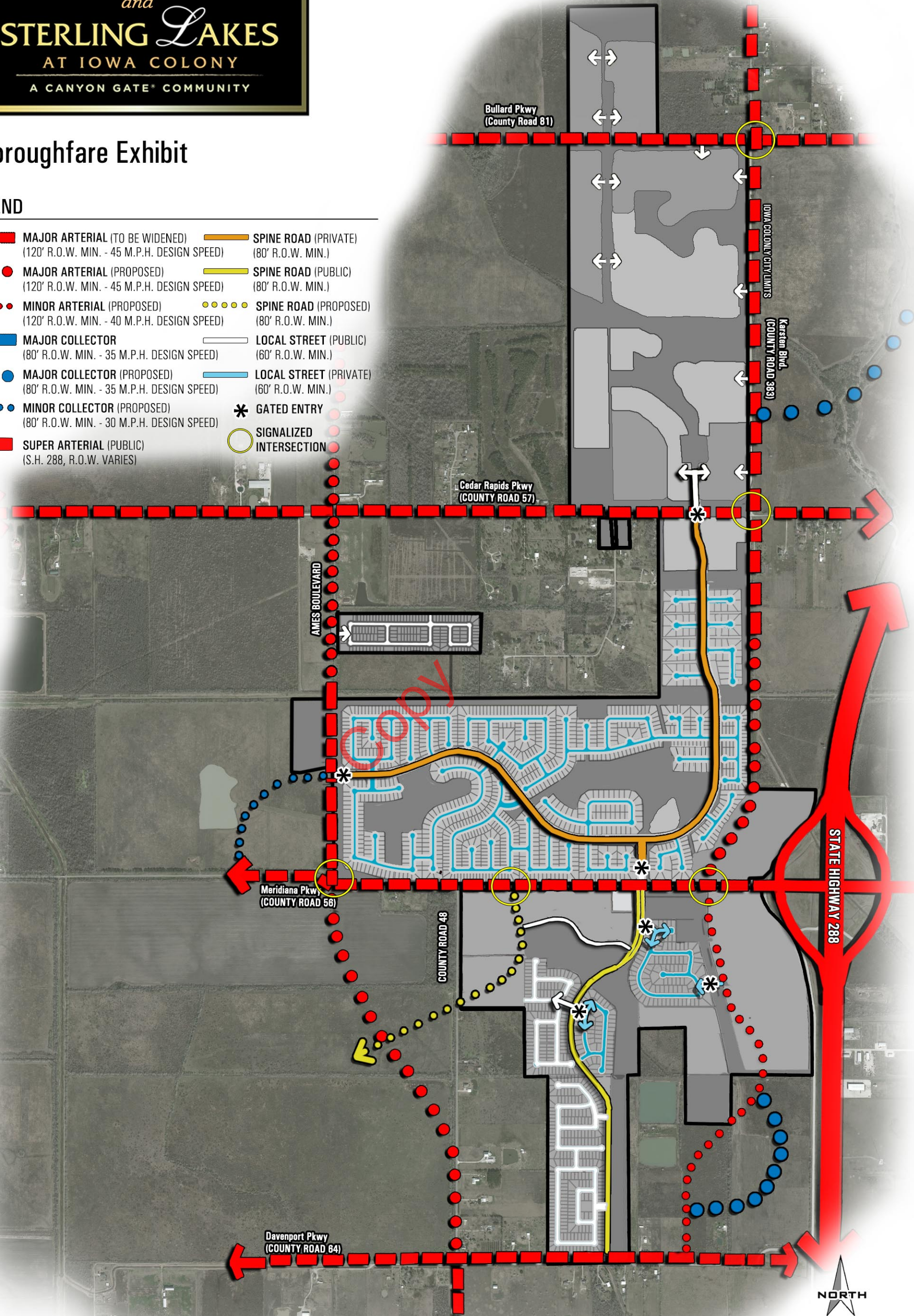


FIGURE 4

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SPINE ROAD (DIVIDED) PROPOSED STREET CROSS SECTION

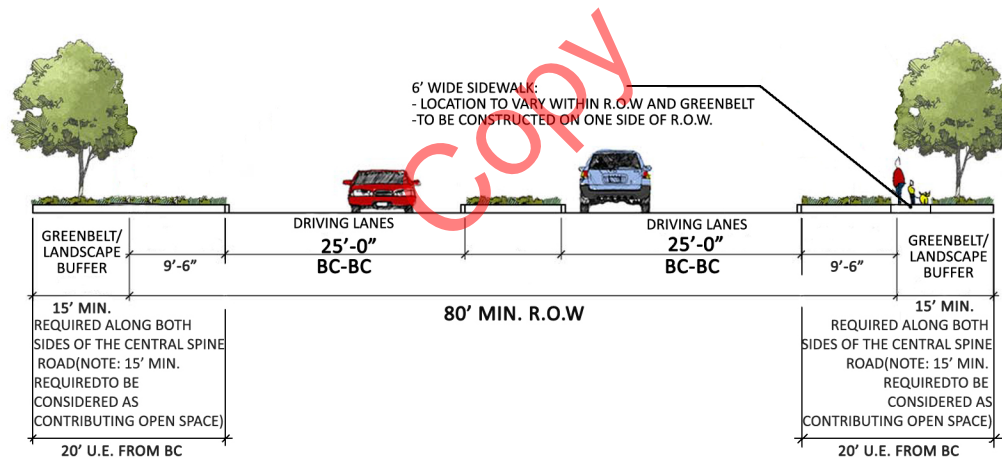


FIGURE 5

0' 5' 10' 15' 20'

SCALE 1" = 20'
DATE: 05.01.2018

SPINE ROAD (UNDIVIDED) PROPOSED STREET CROSS SECTION

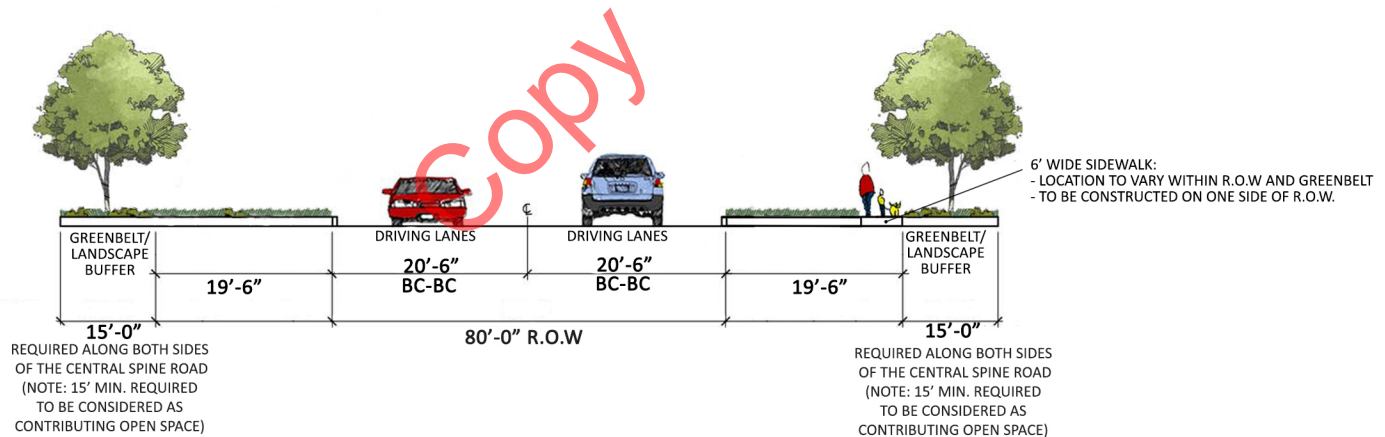


FIGURE 6

0' 5' 10' 15' 20'

SCALE 1" = 20'
DATE: 05.01.2018

LOCAL STREET

ALLEY SERVED LOTS ONLY

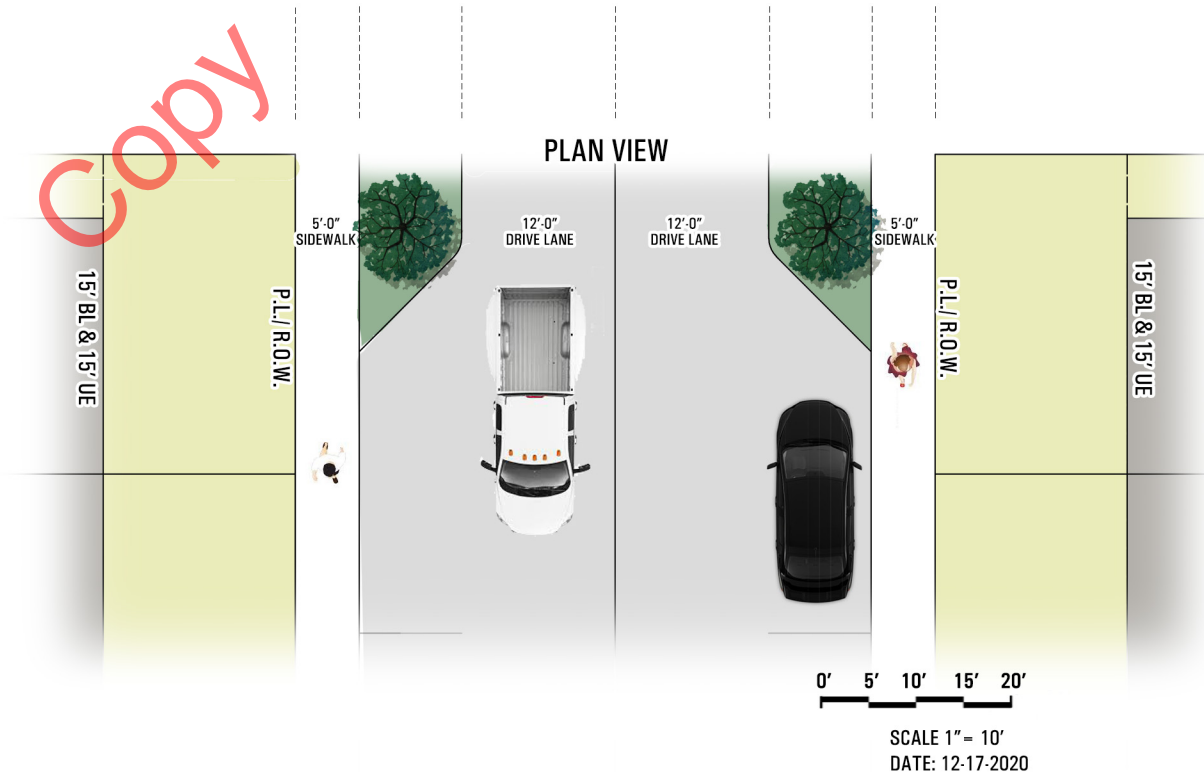
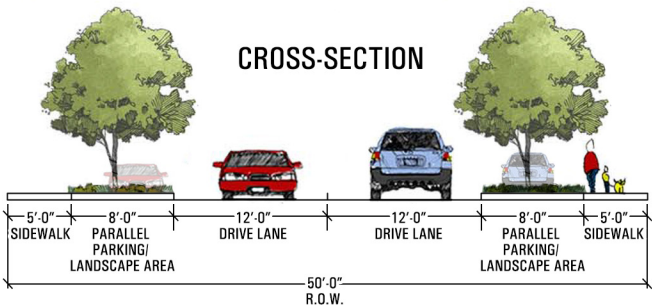
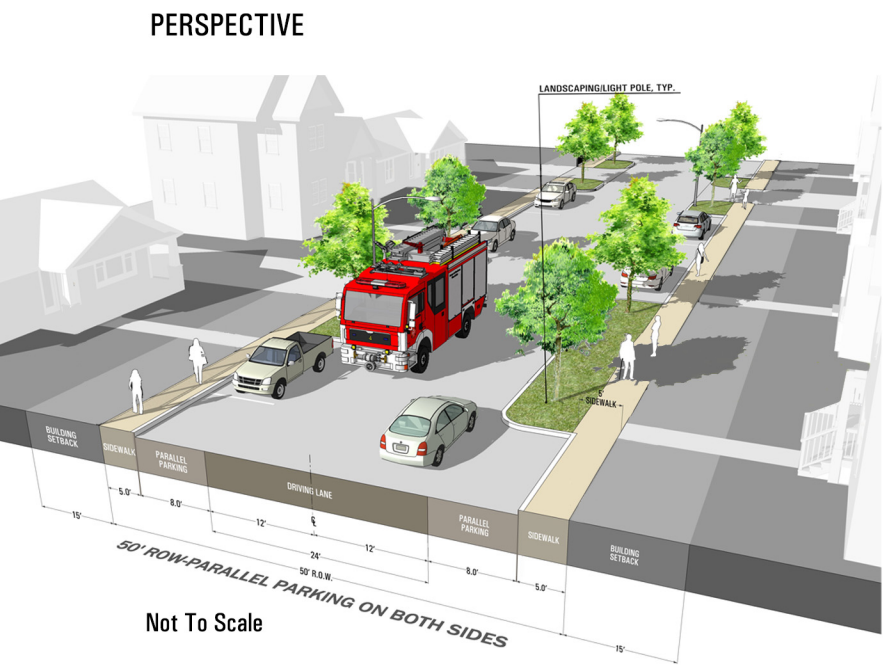


FIGURE 7

SIERRA VISTA and 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)
- PHASE IV (11-20 Years)

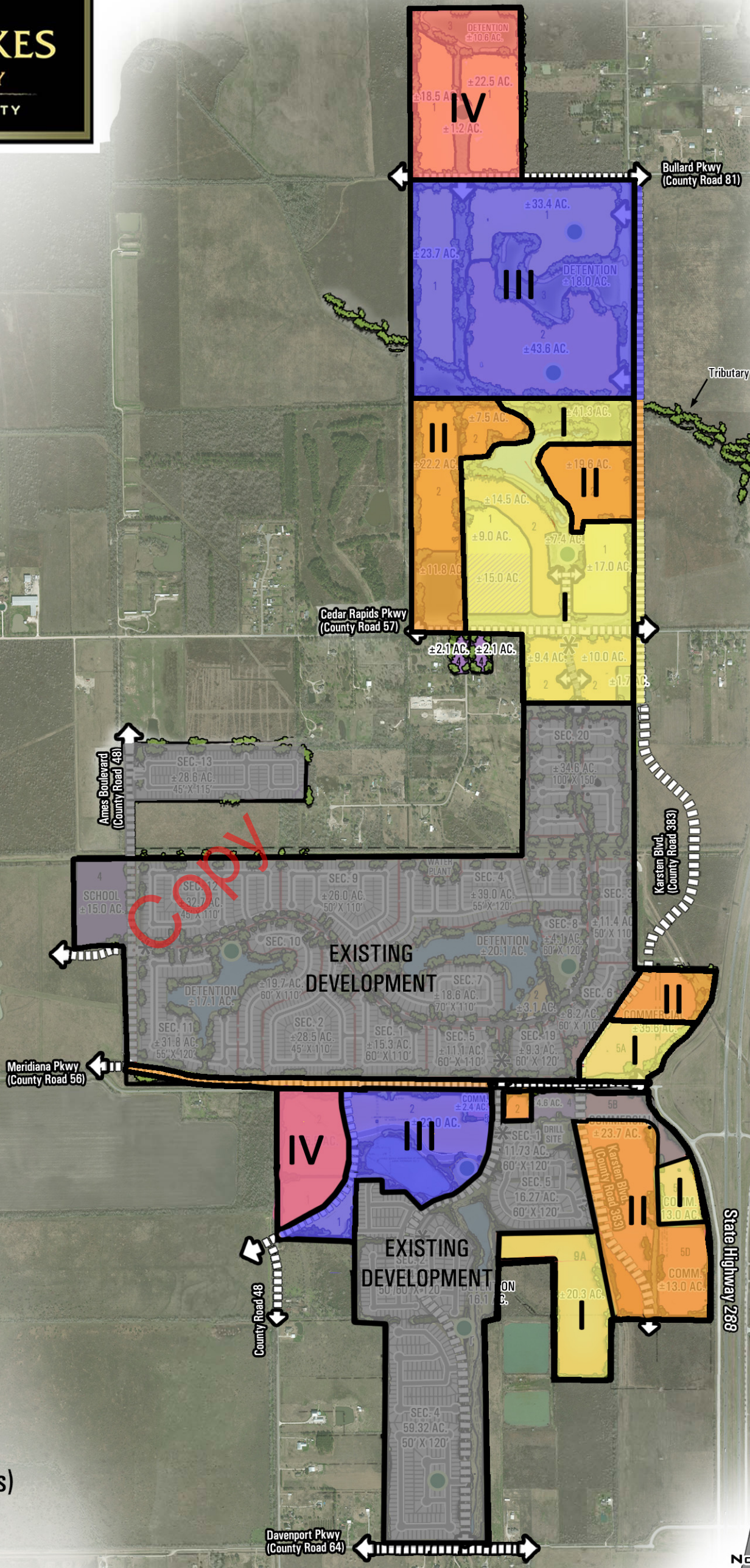


FIGURE 8

December 30, 2020 REV 2

LETTER OF RECOMMENDATION

Sierra Vista Section 8 and Amended Plan of Development

Staff received a request to approve a preliminary plat for Sierra Vista Sec 8 on November 6, 2020. Staff noted that the proposed preliminary plat did not conform to the current Sierra Vista Plan of Development regarding the proposed duplex units. A submission that included a proposed Amendment of the Sierra Vista Plan of Development with a revised preliminary plat drawing was received on December 17, 2020. Staff review of the Sierra Vista Amended Plan of Development and the proposed preliminary plat of Sierra Vista Sec 8 is as follows:

LOT WIDTH: Note that this building type will be a duplex/triplex unit that is attached along a common lot line (the middle unit of a triplex will be attached on both sides and the outside units will be attached only on one side. The Amended Plan of Development indicates in Sec C, 3, b that the minimum lot width for townhouse, duplex, and triplex lots shall be 25 feet. Portions of lots (generally the "flag" lots on the outside of 90 degree angle streets and at the end of cul-de-sacs) are less than 25 feet. The Amended Plan of Development should reflect this difference. Staff recommends a minimum of 10 feet for the staff portion of flag lots taking legal, but not driveway access, to a public street. No driveways or building shall be allowed on the portion of the front of the lot that is less than 25 feet wide.

PERIMETER FENCING: City of Iowa Colony regulations require a minimum 8 feet high masonry fence along Karsten Boulevard. This requirement should be addressed when civil/landscape plans are submitted for this section. It is Staff understanding from the Plan of Development exhibits, that the remainder of adjacent property to the west and south will be future detention use. As such, no fence is required along the common boundary of detention areas and the Section 8 plat boundary. However, as garages will be facing the detention areas, it is recommended that either a minimum 6 feet high solid wood fence be constructed along this boundary condition or a minimum 6 feet high vegetative buffer be placed within the detention pond area along the common boundary of the detention areas with Section 8 plat boundary to provide a visual buffer.

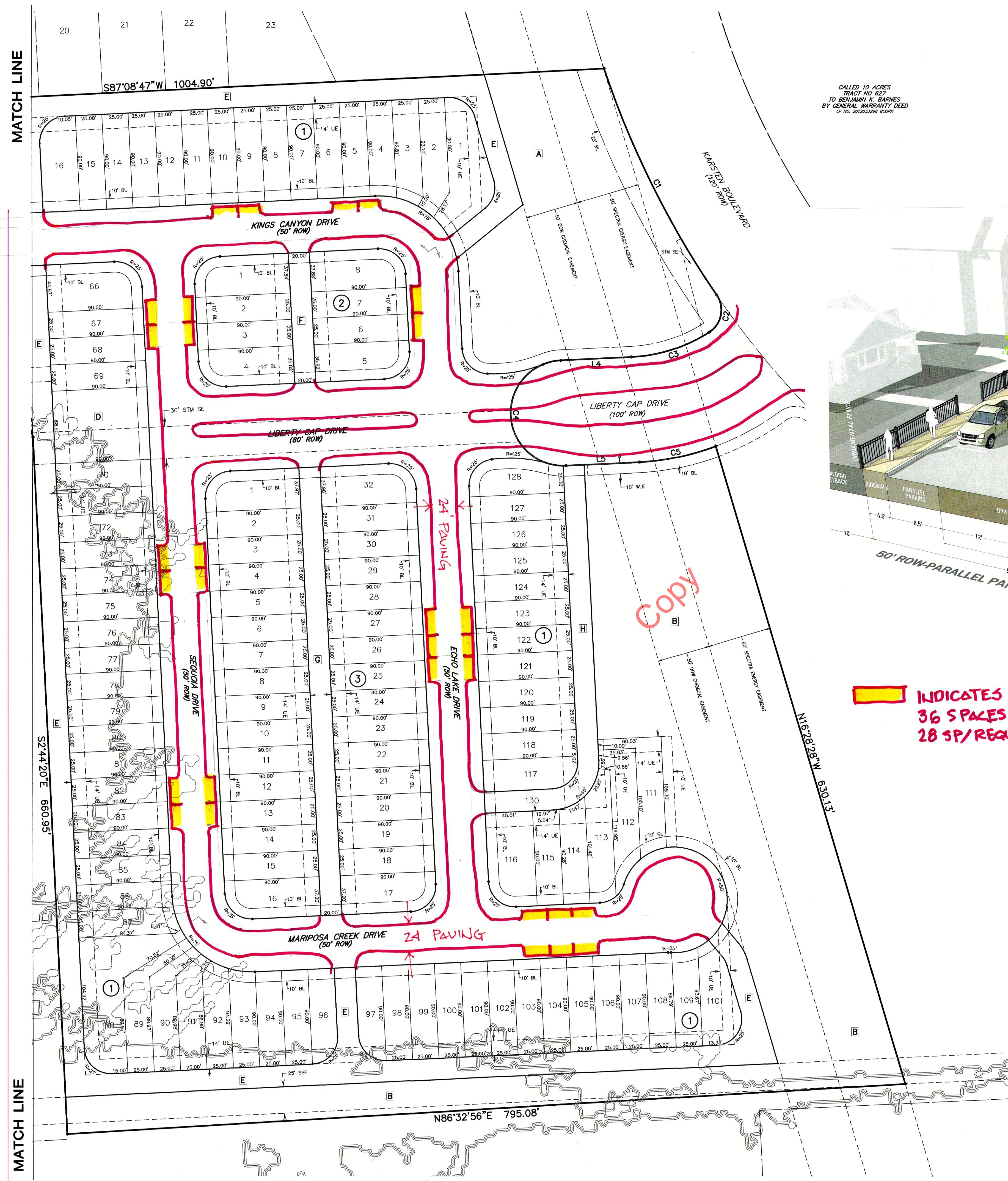
FRONT BUILDING LINE: The Amended Plan of Development indicates (C, 3, b, 3) the minimum front building setback line to be 20 feet. The proposed preliminary plat indicates a 15 feet front building setback line. Since there will be no driveway access to the front of the lots and garage access will be by rear public alley, Staff supports the reduced building line to 15 feet but the Amended Plan of Development should reflect this reduced setback for townhouse/duplex/triplex lots that have rear public alley garage access.

SUMMARY AND RECOMMENDATION: Staff is in support of this proposed development type that will provide a wider range of housing opportunity in Iowa Colony. The added visual protection to the public street side by not having driveways along the front property line and the benefit for parallel parking bays to be located in pods along the public street travel-way as a result of rear loaded garages with minimum 20 feet deep driveways along the public alley will allow for guest parking both at the rear of lots and along the street side.

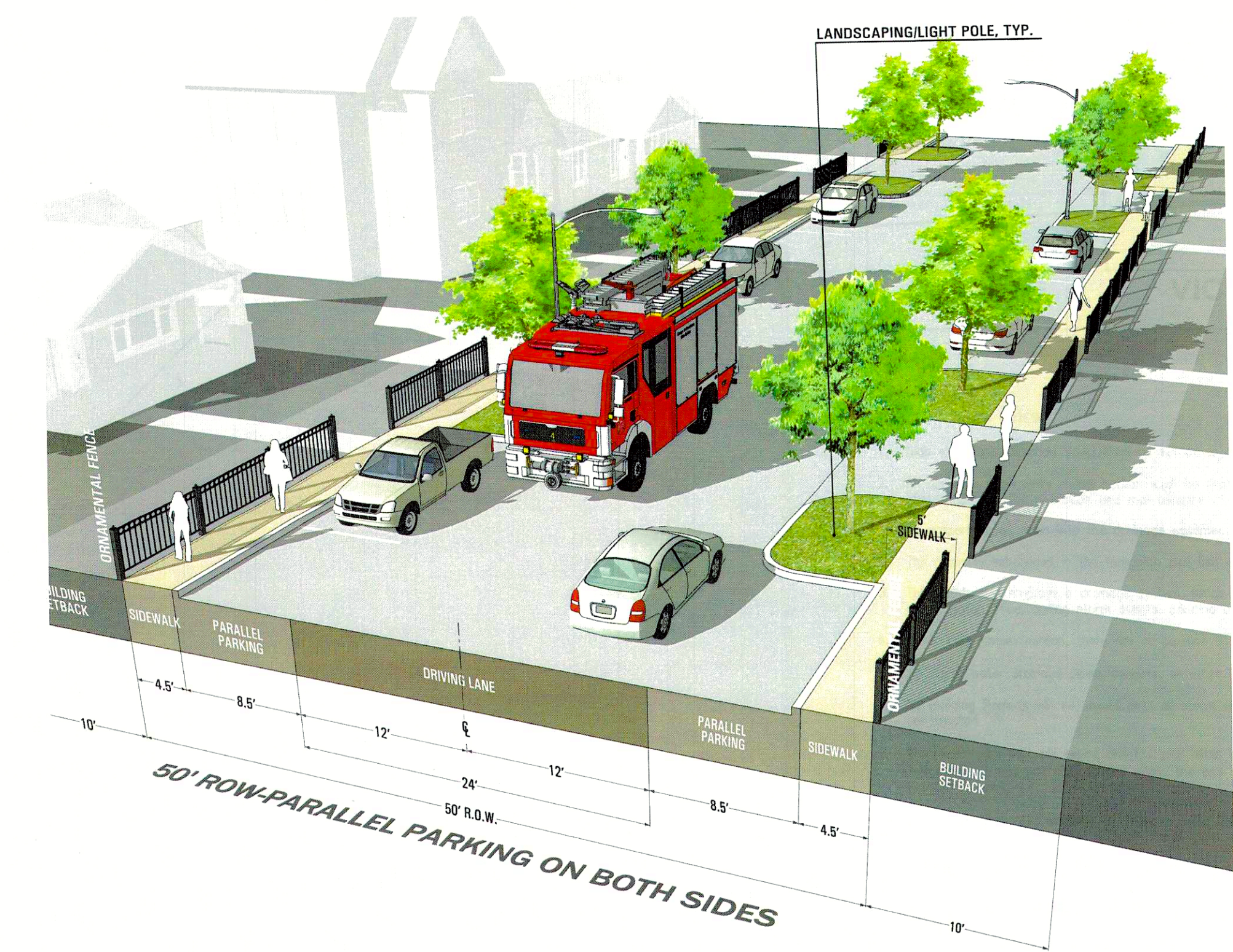
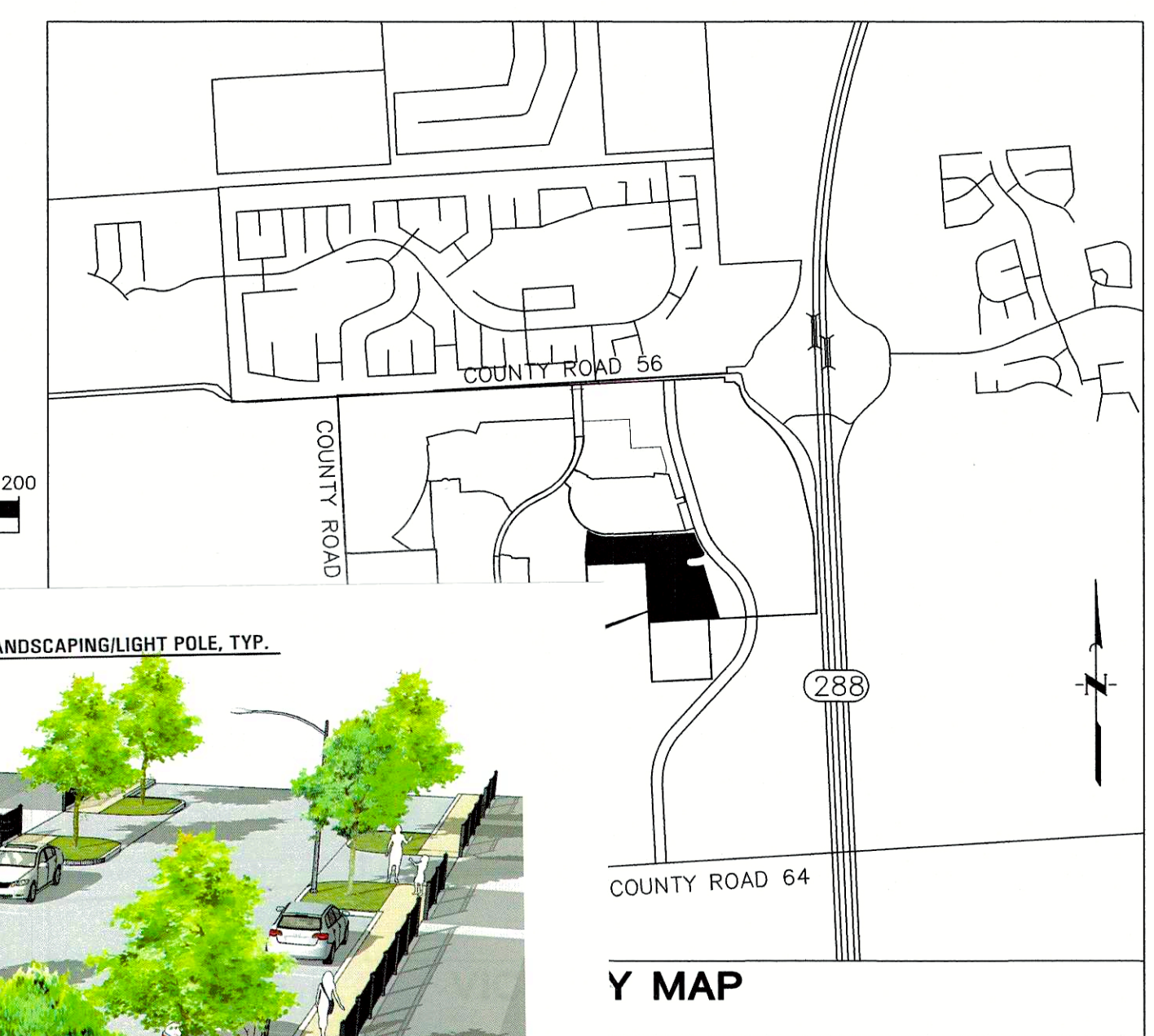
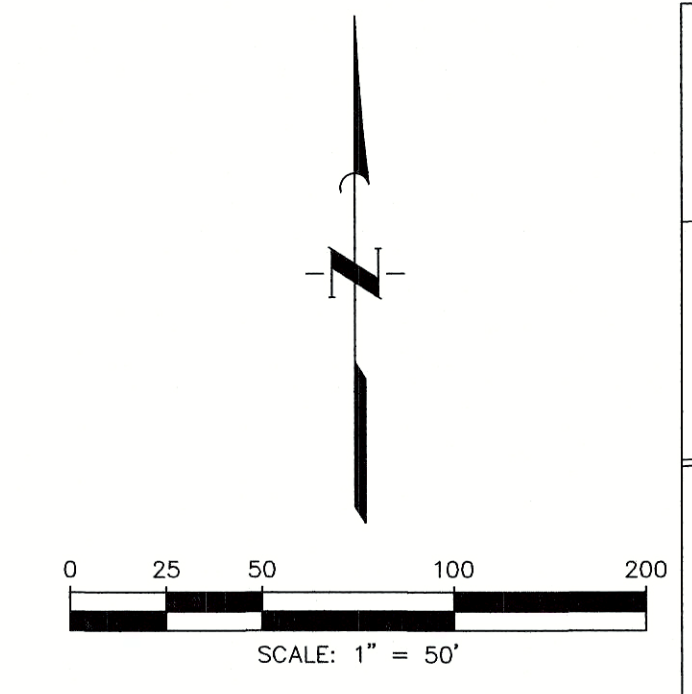
STAFF RECOMMENDS THAT THE PLANNING COMMISSION APPROVE AND RECOMMEND CITY COUNCIL APPROVAL OF THE PROPOSED SIERRA VISTA SECTION 8 PRELIMINARY PLAT AND AMENDED PLAN OF DEVELOPMENT SUBJECT TO THE STAFF RECOMMENDED MODIFICATIONS TO THE AMENDED PLAN OF DEVELOPMENT.

J. Kent Marsh, AICP CUD
Staff Planner for the City of Iowa Colony

Copy



CALL TO ACRES
TRACT NO. 627
TO BENJAMIN K. BARNES
BY GENERAL WARRANTY DEED
OF NO. 201203204 BC004



**INDICATES GUEST PARKING
36 SPACES PROVIDED
28 SP/REQUIRED (1:6 UNITS)**

- minimum slab elevations defined in this plat.
- fences, buildings, foundations, plantings and other facilities.
- ugh an approved drainage structure.
- oria County Drainage District #5
- reets and adjacent properties to store and convey would be expected to occur in the subdivision.
- or pipelines within the boundaries of this plat.
- riwayway culverts) will be a minimum 24" I.D. or equal.
- provements, which may include detention, have been
- approval by the City Council if construction of the
- eriod, or the one (1) year extension period granted by
- levation required. This information is based on Brazoria
- ± 5, 1989.
- ern, South Central Zone.
- ted to the Texas State Plane Coordinate System,
- following scale factor: 0.999857950.
- a minimum of five eights (5/8) inch iron rod or
- ches long, encased in concrete for a minimum of

- 14. All permanent reference monuments ("PRM") will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
- 15. All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
- 16. Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
- 17. All streets shall be constructed in accordance with the city's design criteria.
- 18. All water and wastewater facilities shall conform to the city's design criteria.
- 19. A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six(6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
- 20. 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 detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
- 21. All easements are centered on lot lines unless shown otherwise.
- 22. This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended in June, 2018.

SIERRA VISTA SEC 8

A SUBDIVISION OF 19.67 ACRES OF LAND
OUT OF THE
SECTION 51, H.T. & B.R.R. CO. SURVEY, A-288,
BRAZORIA COUNTY, TEXAS
168 LOTS 8 RESERVES 3 BLOCKS
NOVEMBER 2020

ENGINEER:
MAHARD CONSULTING, LTD.
2445 TECHNOLOGY FOREST BLVD
BLDG 4, STE 200
THE WOODLANDS, TX 77380
832-823-2200

OWNER:
McAUSTER OPPORTUNITY FUND 2012, L.P.
a Texas Limited Partnership
2211 NORFOLK ST. S-803
HOUSTON, TX 77098
713-876-6358

SURVEYOR/PLANNER:
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
8702 New Trails Drive, Suite 200 - The Woodlands, Texas 77380
281.363.4039

RESTRICTED RESERVE A
Restricted to Landscape, Open
Space and Utility Purposes Only
1.08 AC
47,072 Sq Ft

RESTRICTED RESERVE B
Restricted to Landscape, Open
Space and Utility Purposes Only
2.42 AC
105,441 Sq Ft

RESTRICTED RESERVE C
Restricted to Landscape, Open
Space and Utility Purposes Only
0.10 AC
4,485 Sq Ft

RESTRICTED RESERVE D
Restricted to Landscape, Open
Space and Utility Purposes Only
0.14 AC
6,169 Sq Ft

RESTRICTED RESERVE E
Restricted to Landscape, Open
Space and Access Purposes Only
1.89 AC
82,475 Sq Ft

RESTRICTED RESERVE F
Restricted to Landscape, Open
Space and Access Purposes Only
0.06 AC
2,488 Sq Ft

RESTRICTED RESERVE G
Restricted to Landscape, Open
Space and Access Purposes Only
0.19 AC
8,464 Sq Ft

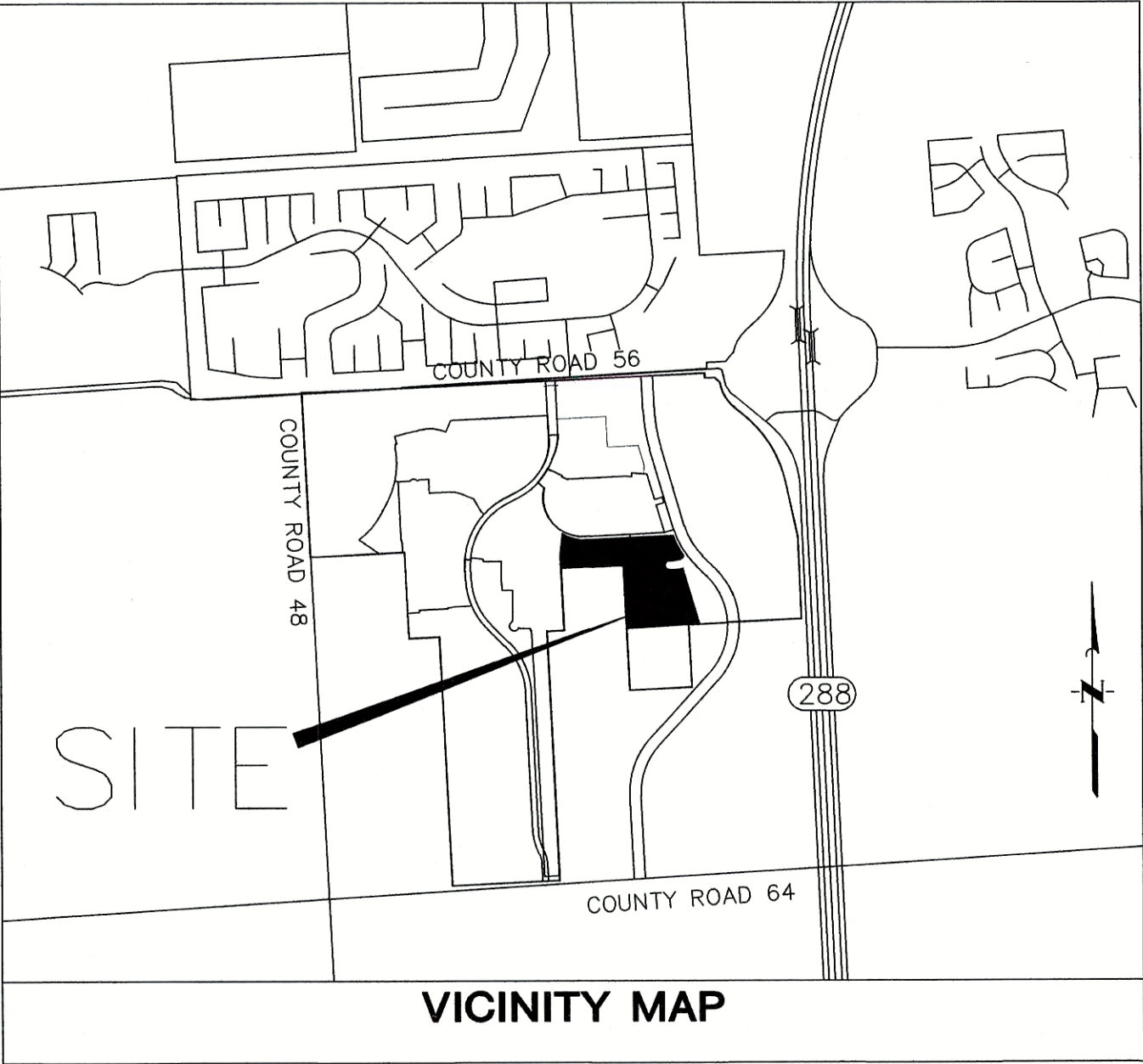
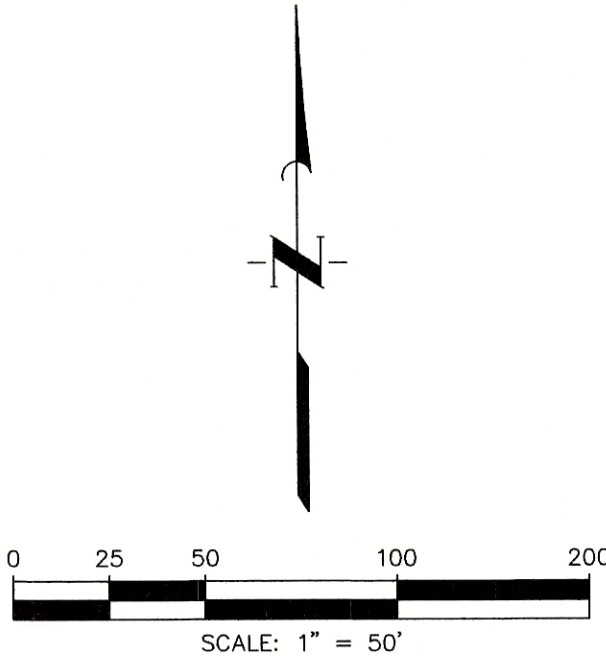
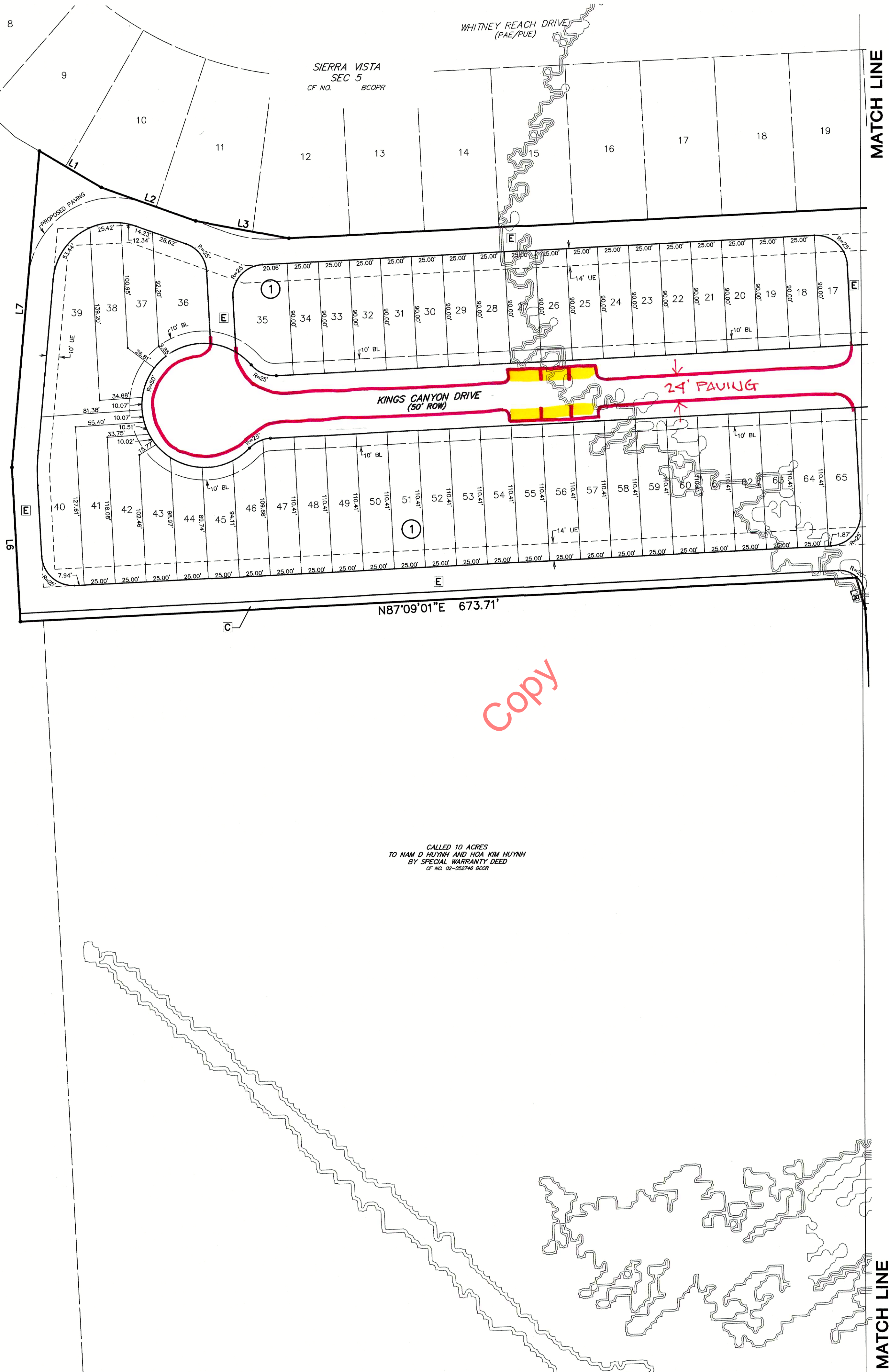
RESTRICTED RESERVE H
Restricted to Landscape, Open
Space and Access Purposes Only
0.18 AC
8,004 Sq Ft

SIERRA VISTA
SEC 2
OF NO.2017-058181 BCOPR

A

Line Table		
Line	Bearing	Distance
L1	N59°19'26"W	57.72'
L2	N70°16'22"W	80.63'
L3	N79°24'59"W	76.29'
L7	S05°13'35"W	255.62'
L6	S02°51'05"E	124.49'
L8	S16°05'29"E	25.99'
L5	S87°15'10"W	66.66'
L4	N87°15'10"E	66.66'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	860.00'	16°00'11"	240.20'	N26°22'20"W	239.42'
C2	25.00'	91°36'27"	39.97'	N11°25'48"E	35.85'
C3	150.00'	30°01'08"	78.59'	N72°14'36"E	77.69'
C4	50.00'	180°00'00"	157.08'	N02°44'50"W	100.00'
C5	250.00'	17°40'45"	77.14'	S78°24'48"W	76.83'



- PRELIMINARY PLAT NOTES:
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5.
 - This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
 - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
 - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - The Preliminary Plat will expire one (1) year after the final approval by the City Council if construction of the improvements has not commenced within the one (1) year period, or the one (1) year extension period granted by the City Council.
 - Subdivision is located in Zone "X" with no base flood base elevation required. This information is based on Brazoria County FIRM Community Map 485458, Panel 115H, dated June 5, 1989.
 - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
 - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
 - Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
 - All permanent reference monuments ("PRM") will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
 - All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
 - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
 - All streets shall be constructed in accordance with the city's design criteria.
 - All water and wastewater facilities shall conform to the city's design criteria.
 - A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six(6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
 - 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 detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
 - All easements are centered on lot lines unless shown otherwise.
 - This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended in June, 2018.

SIERRA VISTA SEC 8

A SUBDIVISION OF 19.67 ACRES OF LAND
OUT OF THE
SECTION 51, H.T. & B.R.R. CO. SURVEY, A-288,
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168 LOTS 8 RESERVES 3 BLOCKS
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713-876-6358

SURVEYOR/PLANNER:
JONES CARTER
Texas Board of Professional Engineers Registration No. 1-439
8701 New York Drive, Suite 200 - The Woodlands, Texas 77380
281.363.4039

MEMORANDUM

Date: January 4, 2021
To: Planning Commission Members
From: Dinh V. Ho, P.E.
RE: City of Iowa Colony Planning Commission Meeting, January 2021
CC: Mayor Michael Byrum-Bratsen, Ron Cox, Kayleen Rosser

1. Sierra Vista Section 8 Preliminary Plat
 - a. 19.67 acres, 167 Lots, 3 Reserves

Recommendation: Approve with Conditions Sierra Vista Section 8 Preliminary Plat. The Approval with Conditions is subject to approval of proposed Amendment to the Sierra Vista Plan of Development.

Copy