



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

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551) OF THE TEXAS GOVERNMENT CODE. THE PLANNING AND ZONING COMMISSION OF IOWA COLONY WILL HOLD A PUBLIC MEETING AT 7:00 P.M. ON TUESDAY, FEBRUARY 2, 2021, VIA VIDEOCONFERENCE, FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

Instructions:

Join Zoom Meeting

<https://us02web.zoom.us/j/82356673261?pwd=VFpDQW1lS3QxWDMwYUkrdz09>

Meeting ID: 823 5667 3261

Passcode: 138945

One tap mobile

*+13462487799,,82356673261#,,, *138945# US (Houston)*

Dial by your location

+1 346 248 7799 US (Houston)

Meeting ID: 823 5667 3261

Passcode: 138945

Find your local number: <https://us02web.zoom.us/u/kbH2U3YdB0>

MEETING- 7:00 P.M.

1. Call to Order.

2. Citizens Comments.

"An opportunity for the public to address Planning and Zoning 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 following meeting minutes

- December 1, 2020
- January 5, 2021

4. Discussion and possible recommendation to city council regarding amending the zoning ordinance on 24-hour business operations.

5. Consideration and possible action to amend the plan of development for Sierra Vista.
6. Consideration and possible action for Sierra Vista Section 8 Preliminary Plat, subject to approval of the plan of development.
7. Consideration and possible action for the Sanchez-Lagunas Abbreviated Plat.
8. Adjourn.

I hereby certify that the above notice of meeting of Iowa Colony Planning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code). The said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

Kayleen Rosser

KAYLEEN ROSSER, CITY SECRETARY



Copy



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IOWA COLONY PLANNING COMMISSION
MINUTES OF JANUARY 5, 2021

Members present: David Hurst, Steve Bradbery, Vince Patterson, and Steven Byrum Bratsen
Members absent: Les Hosey
Others present: Dinh Ho and Kent Marsh

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:00 P.M.
2. Citizens Comments. There were no comments from the public.

3. PUBLIC HEARINGS

- Hold a public hearing 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. Chairman Hurst opened the public hearing at 7:01 P.M. There were no comments regarding the public hearing. Chairman Hurst closed the public hearing at 7:20 P.M.
- Hold a public hearing 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.
Chairman Hurst opened the public hearing at 7:01 P.M. There were no comments regarding the public hearing. Chairman Hurst closed the public hearing at 7:20 P.M.

4. Consideration and possible action on amending the Zoning Ordinance and Unified Development Code concerning the Zoning Board of Adjustments, Planning and Zoning Commission, and various authorities and procedures. Steve Bradbery moved to recommend approval of the ordinance concerning the ZBOA to City Council with additions including the quorum of 75% for the ZBOA, including the authority of the ZBOA to include appeals from any city official's decisions under the zoning and UDC, and to generally coordinate the ZBOA

with Chapter 211 of the Texas Government Code. Seconded by Steven Byrum-Bratsen. Approved unanimously with four ayes. The item to generally amend the zoning ordinance and UDC on 24-hour business operations was deferred until staff can formulate a revision that 1. Continues the current ordinance requirement for no operation of businesses between midnight and 5 am unless a Specific Use Permit is obtained from the Planning and Zoning Commission and City Council. Conditions that would support a SUP include: Specific retail and emergency type uses (we will need to prepare a specific list of uses), location along Super Arterials of SH 288 and SH 6 and within 1/2 mile either side of these Super Arterials, and location with frontage along a Major Arterial, Minor Arterial or Major Collector as designated by the Major Thoroughfare Plan.

5. Consideration and possible action regarding a variance to the zoning ordinance allowing for 24-hour sales at the convenience store located at the northeast corner of the Highway 288 Access Road (Green Valley Drive) and Meridiana Parkway (former County Road 56), Brazoria County, Texas. Steven Byrum-Bratsen made a motion to recommend approval of the variance to the City Council. Seconded by Steve Bradbery. Approved unanimously with four ayes.

6. Consideration and possible action for a variance to the UDC regarding section 3.5.3.12 transparency and section 3.5.3.1 building setback lines for the building located at 2944 Meridiana Parkway. Steve Bradebery made a motion to recommend approval of the variance at 2942/2944 Meridiana Parkway. Seconded by Steven Byrum-Bratsen. Approved unanimously with four ayes.

7. Consideration and possible action to amend the plan of development for Sierra Vista. This item is deferred to the next Planning and Zoning Commission meeting.

8. Consideration and possible action for Sierra Vista Section 8 Preliminary Plat, subject to approval of the amendment to the plan of development. The applicant requested a deferral until the next Planning and Zoning Commission meeting.

9. The meeting was adjourned at 9:02 P.M. .

APPROVED THIS 2nd DAY OF FEBRUARY, 2021.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman



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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 2nd DAY OF FEBRUARY, 2021.

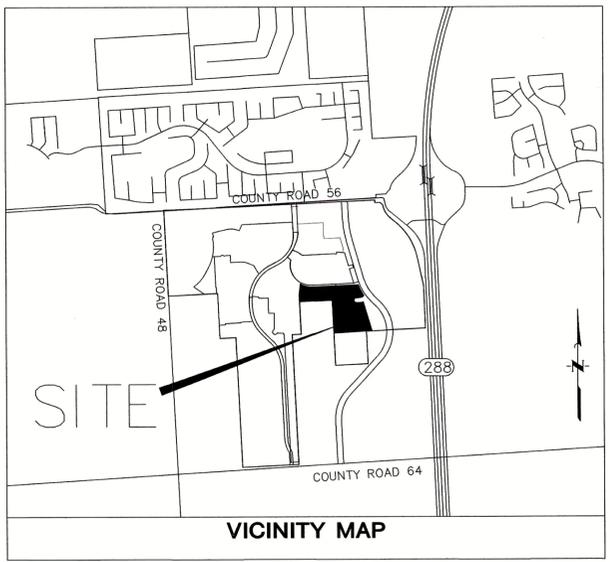
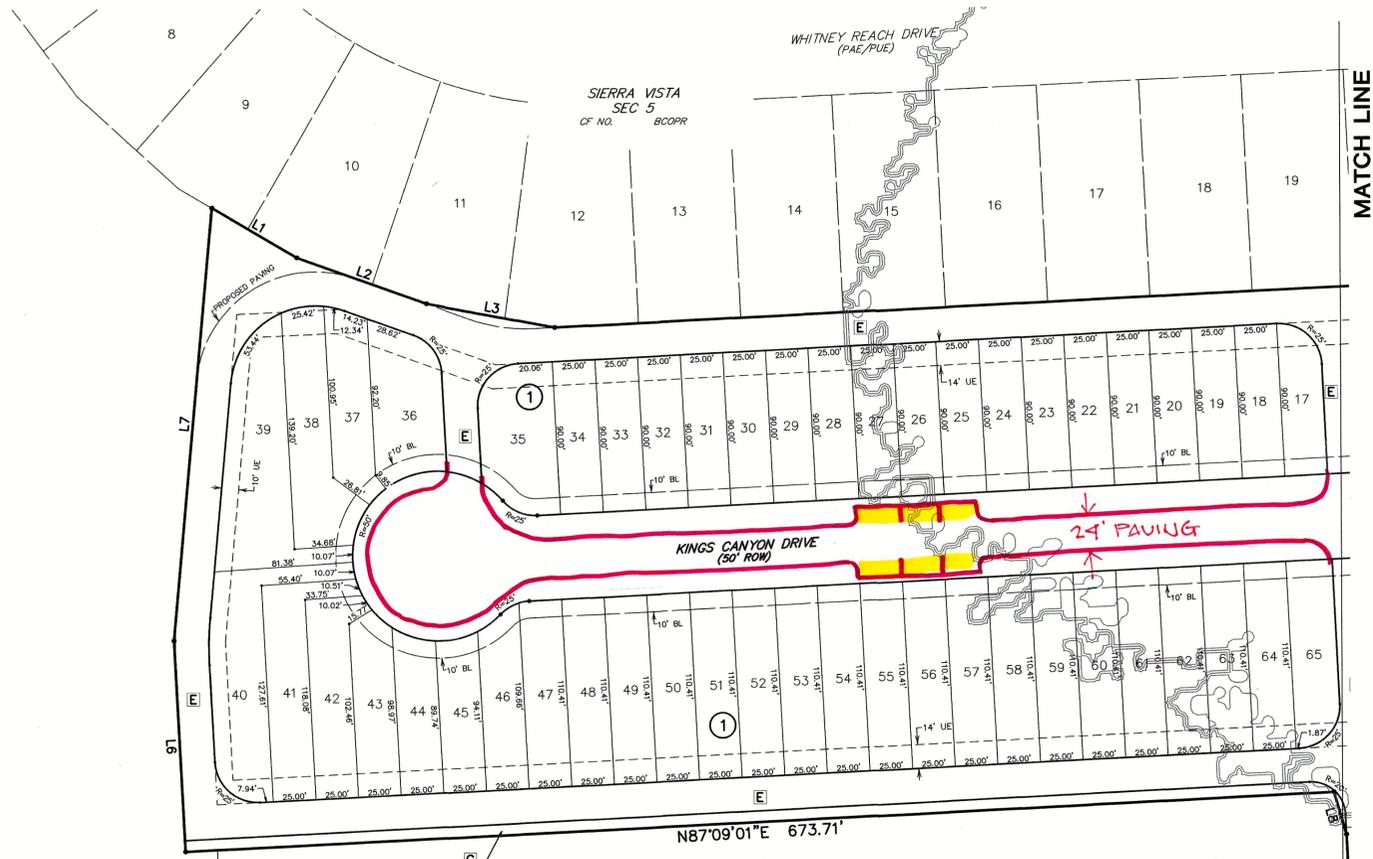
ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Copy

- 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



- 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 2
CF NO.2017-058181 BCOPR

Copy

CALLED 10 ACRES
TO NAM D HUYNH AND HOA KIM HUYNH
BY SPECIAL WARRANTY DEED
CF NO. 18-052746 BCOPR

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	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	860.00'	16°00'11"	240.20'	N26°22'20"W	239.42'	120.89'
C2	25.00'	91°36'27"	39.97'	N11°25'48"E	35.85'	25.71'
C3	150.00'	30°01'08"	78.59'	N72°14'36"E	77.69'	40.22'
C4	50.00'	180°00'00"	157.08'	N02°44'50"W	100.00'	INFINITY
C5	250.00'	17°40'45"	77.14'	S78°24'48"W	76.83'	38.88'

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:
McALISTER 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. 1-439
8700 New Footh Drive, Suite 200 - The Woodlands, Texas 77380
281.363.4039

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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IOWA COLONY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THIS CITY CONCERNING TWENTY-FOUR OPERATION OF CERTAIN COMMERCIAL USES; CONTAINING FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING FOR CONFLICTS IN TERMS; AND PROVIDING A SAVINGS CLAUSE, A SEVERANCE CLAUSE, AND AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

SECTION 1.

The City Council of the City of Iowa Colony, Texas (“the City”) makes the following findings of fact and conclusions of law:

a. After giving due regard to the nature and consideration of uses, structures, and the nature and condition of the City as a whole, and after considering all proper factors under applicable law, the City Council is of the opinion that this ordinance conforms to the requirements and intent of the City and the Comprehensive Plan of the City, and that this amendment will not constitute a nuisance or be detrimental to the public health, safety, morals, or welfare of the community.

b. The health, safety, morals, and general welfare of the people of the City of Iowa Colony will best be served by the adoption of this ordinance.

c. The Planning and Zoning Commission and the City Council each held a public hearing on this ordinance, and at least sixteen (16) days prior to the dates of those hearings, public notice of each such hearing was published once in the Alvin Sun, a newspaper of general circulation in and the official newspaper of the City, stating the date, time, place, and subject of those hearings.

d. Notice of those public hearings and of the meeting at which this ordinance was passed was given in compliance with the Texas Open Meetings Act and all applicable law.

e. All requirements of law have been satisfied concerning the passage and adoption of this ordinance.

SECTION 2.

The City Council hereby ratifies and confirms any and all actions taken by the Mayor, Mayor Pro-Tem, City Manager, City Attorney, City Secretary, or any other personnel or representatives of the City in connection with this ordinance, any public hearings hereon, the notice of any public hearings or meeting concerning this ordinance, and any procedures concerning this Ordinance.

SECTION 3.

Sections 91 through 93 of the Iowa Colony Zoning Ordinance, as previously amended (“the Zoning Ordinance”) are hereby amended ~~to read~~ as follows:

“Sec. 71 District MU (Mixed Use District), (a) Permitted uses:

“REMOVE “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 special exception is granted by the Board of Adjustment” and

“ADD “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 except any store or use may apply for a Specific Use Permit to be open for business at any time on any day of the week if the store or use complies with all of the following conditions:

1. The store or use is located and has property frontage on a Super Arterial or Major Arterial, as designated on the adopted City of Iowa Colony Major Thoroughfare Plan;
2. The store or use is located within 600 feet of the right-of-way line of a Super Arterial as designated on the adopted City of Iowa Colony Major Thoroughfare Plan;

3. The store or use is located within the High-Density Mixed-Use (HDMU) area as designated on the City of Iowa Colony Comprehensive Plan;
4. The store or use is generally associated with an urgency of need to operate between midnight and 5:00 a.m.;
5. The store or use will not create a disturbance of the general area around the location of the store or use;
6. The store or use is not located on property that shares a boundary line or is adjacent to single-family residential use either as an existing single-family use or as a proposed single-family use as indicated by either an adopted Plan of Development or by an adopted general plan indicating future land uses; and
7. The store or use is not one of the following uses:
 - a. A game room or video arcade;
 - b. A tattoo parlor;
 - c. A sexually oriented business;
 - d. A bar, tavern, restaurant or other place of business serving alcoholic beverages for consumption on site;
 - e. A gun shop;
 - f. A motel, hotel, or tourist court with room rentals for less than daily use;
 - g. A pawn shop, or
 - h. A freestanding, not mixed-use, restaurant, with either sit-down dining and/or drive-thru fast food pick-up.

[The City Council shall have discretion to grant or deny a specific use permit under this ordinance.](#)

“Sec. 73 District BR (Business and Retail Use), (a) Permitted uses:

“REMOVE “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 special exception is granted by the Board of Adjustment” and

“ADD “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 except any store or use may apply for a Specific Use Permit to be open for business at any time on any day of the week if the store or use complies with all of the following conditions:

1. The store or use is located and has property frontage on a Super Arterial or Major Arterial, as designated on the adopted City of Iowa Colony Major Thoroughfare Plan;

2. The store or use is located within 600 feet of the right-of-way line of a Super Arterial as designated on the adopted City of Iowa Colony Major Thoroughfare Plan;

3. The store or use is located within the High-Density Mixed-Use (HDMU) area as designated on the City of Iowa Colony Comprehensive Plan;

4. The store or use is generally associated with an urgency of need to operate between midnight and 5:00 a.m.;

5. The store or use will not create a disturbance of the general area around the location of the store or use;

6. The store or use is not located on property that shares a boundary line or is adjacent to single-family residential use either as an existing single-family use or as a proposed single-family use as indicated by either an adopted Plan of Development or by an adopted general plan indicating future land uses; and

7. The store or use is not one of the following uses:

- a. A game room or video arcade;
- b. A tattoo parlor;
- c. A sexually oriented business;
- d. A bar, tavern, restaurant or other place of business serving alcoholic beverages for consumption on site;
- e. A gun shop;
- f. A motel, hotel, or tourist court with room rentals for less than daily use;
- g. A pawn shop, or
- h. A freestanding, not mixed-use, restaurant, with either sit-down dining and/or drive-thru fast food pick-up.

[The City Council shall have discretion to grant or deny a specific use permit under this ordinance.](#)

SECTION 4.

The Table of Contents of the Iowa Colony Zoning Ordinance, as previously amended, is hereby amended to reflect the headings, captions, and subsections enacted herein, and to correct any page numbers that change as a result of this amendment.

SECTION 5.

Subject to the amendments herein stated, the Comprehensive Zoning Ordinance and all prior amendments shall remain in full force and effect. Subject to the amendments herein stated, this ordinance is cumulative of and in addition to all other ordinances of the City of Iowa Colony on the same subject and all such other ordinances are hereby expressly saved from repeal.

SECTION 6.

If any clause, phrase, provision, sentence, or part of this Ordinance, of whatever size, or the application of the same to any person or circumstance is ever for any reason adjudged invalid by a court of competent jurisdiction, then such invalidity shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid; and the City Council declares that it would have passed each and every part of this ordinance, notwithstanding the omission of any one or more such part or parts thus declared to be invalid.

SECTION 8.

This ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED on _____.

CITY OF IOWA COLONY, TEXAS

**By: _____
MICHAEL BYRUM-BRATSEN,
MAYOR**

ATTEST:

**_____
KAYLEEN ROSSER, CITY SECRETARY**

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.

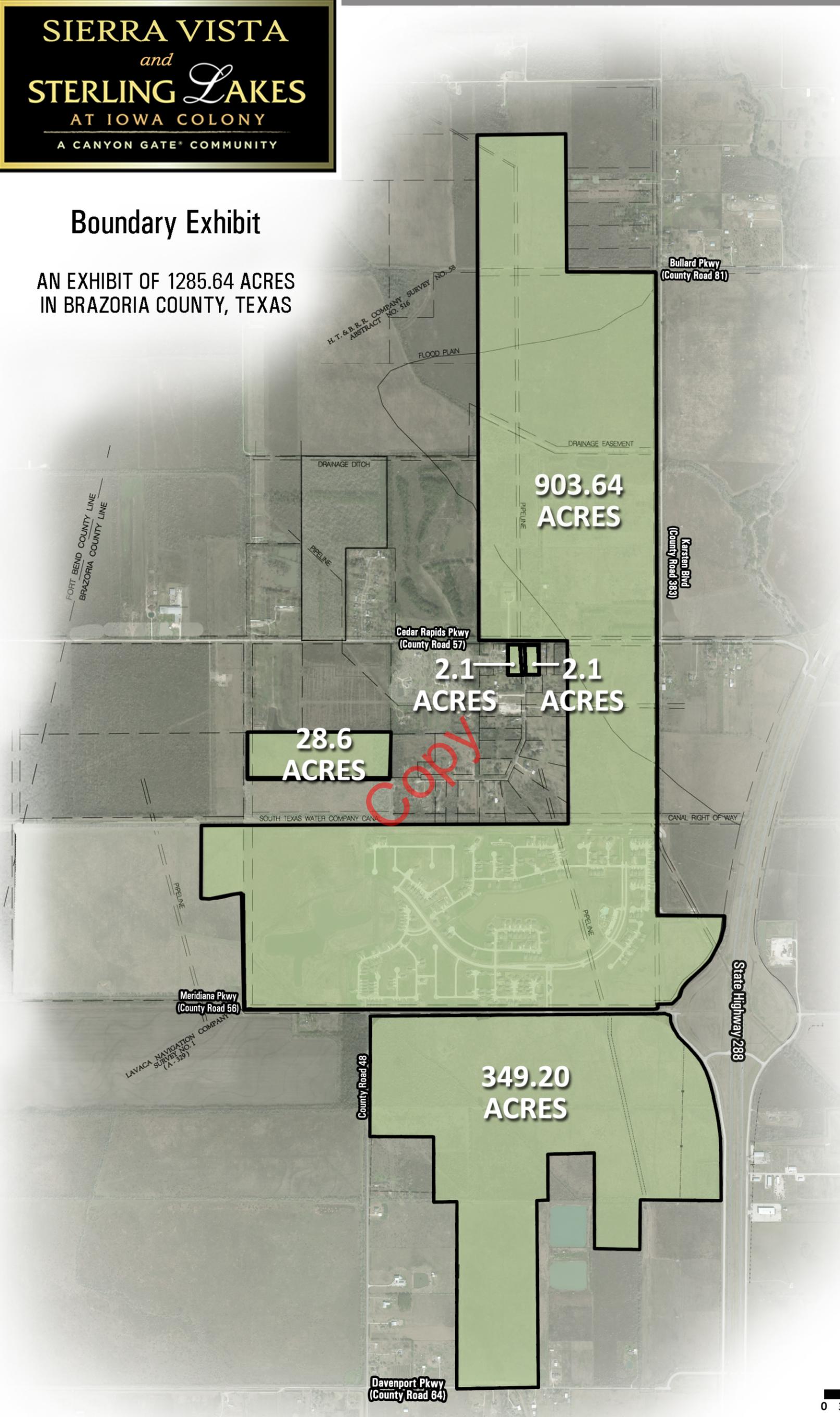
2. **Section 37 (B)(5):** *Access to Public Streets. The subdividing of land shall be such as to provide each lot with satisfactory access to a public street.*

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



COPY



0 350' 700' 1400'

SCALE: 1" = 1400'
 DATE: 5.1.2018

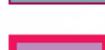
FIGURE 1

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

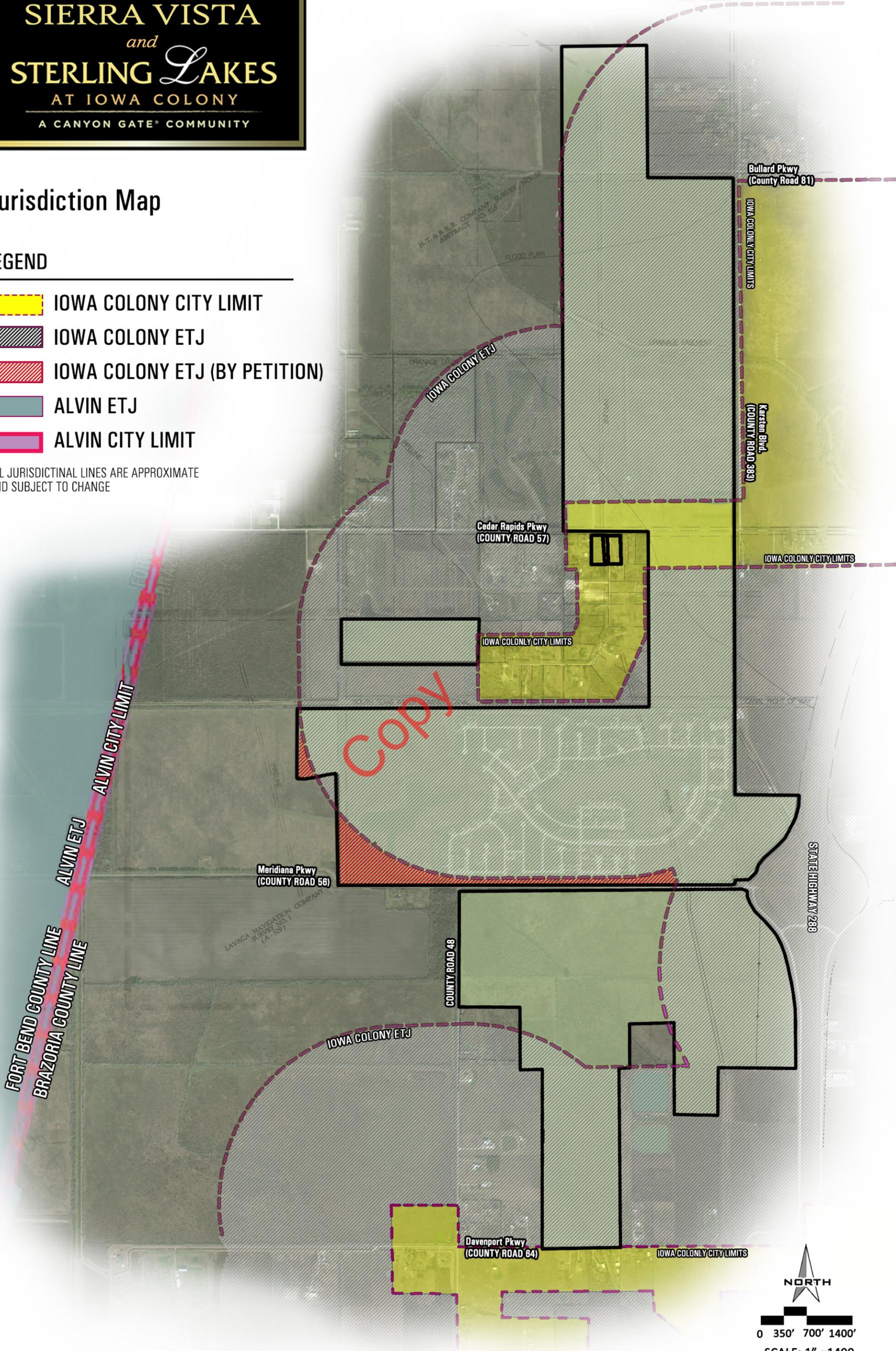


FIGURE 1A

NORTH

 0 350' 700' 1400'
 SCALE: 1" = 1400'
 DATE: 05.01.2018

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

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.

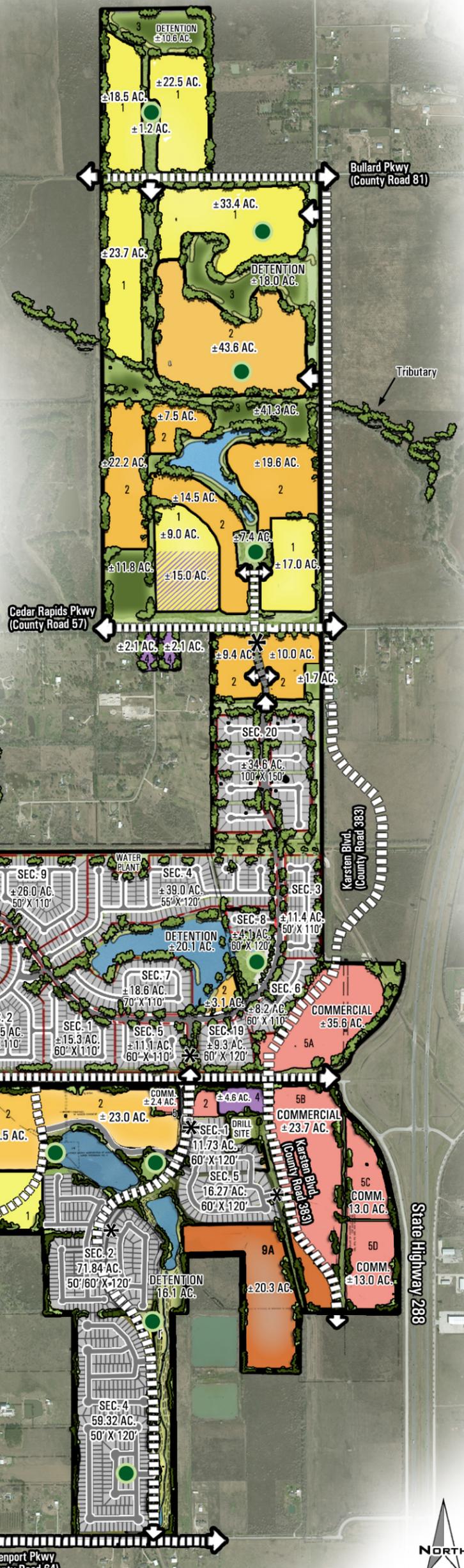
³ 1,275 MAXIMUM LOTS MINUS REQUIRED MINIMUM OF LOTS GREATER THAN 60' WIDE (1,502-227=1,275).

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



0 350' 700' 1400'
SCALE: 1" = 1400'
DATE: 05.01.2018

FIGURE 2

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

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 1 1/2" CALIPER TREES
- DETENTION LAKE TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:
5:1 MAXIMUM SIDE SLOPE, PERMANENT WATER SURFACE AND MINIMUM 6' WATER DEPTH



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

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

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

FIGURE 3

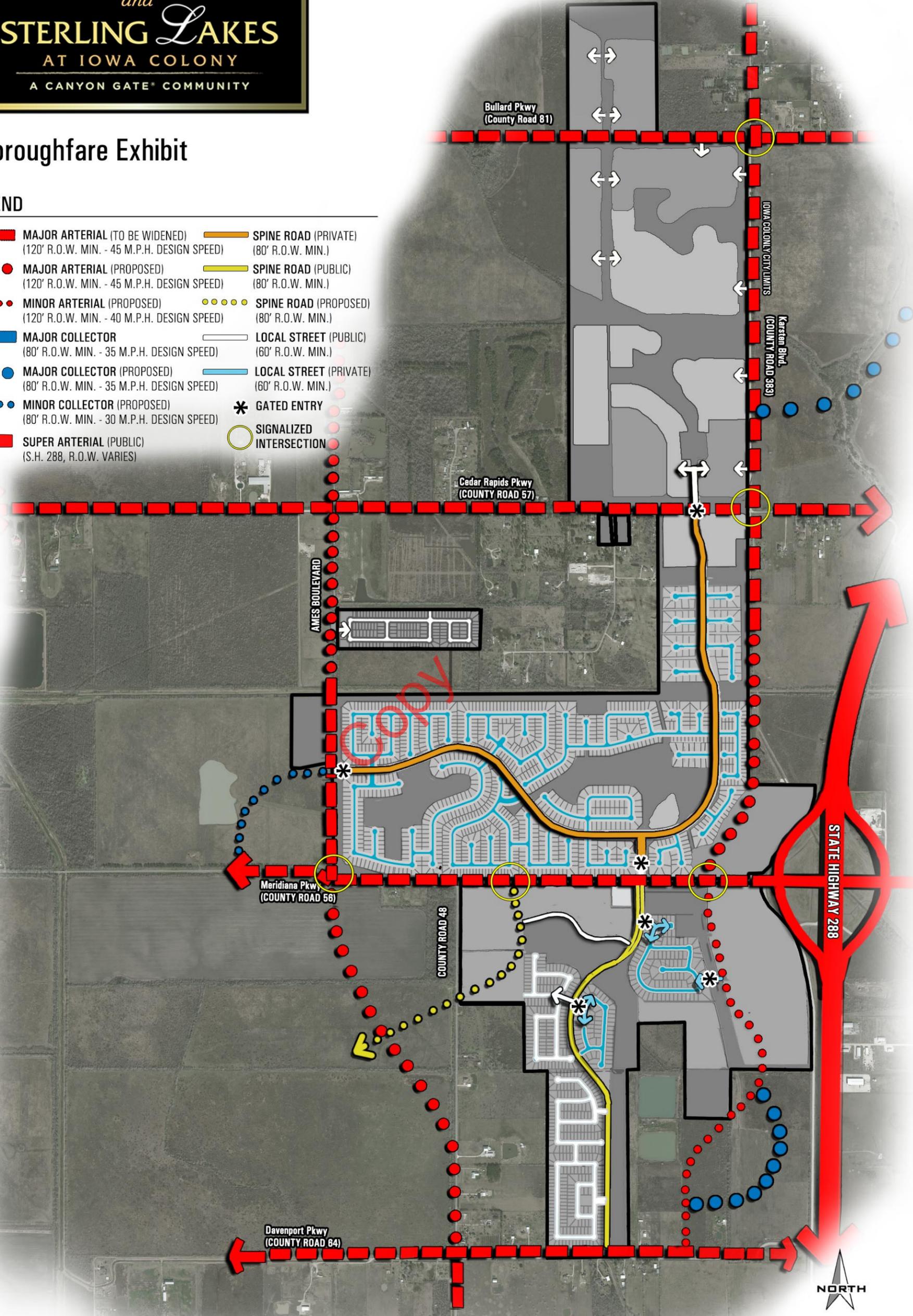
THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL 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

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 |
| | SUPER ARTERIAL (PUBLIC)
(S.H. 288, R.O.W. VARIES) | | SIGNALIZED INTERSECTION |



NORTH

0 350' 700' 1400'

SCALE: 1" = 1400'

DATE: 05.30.2018

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

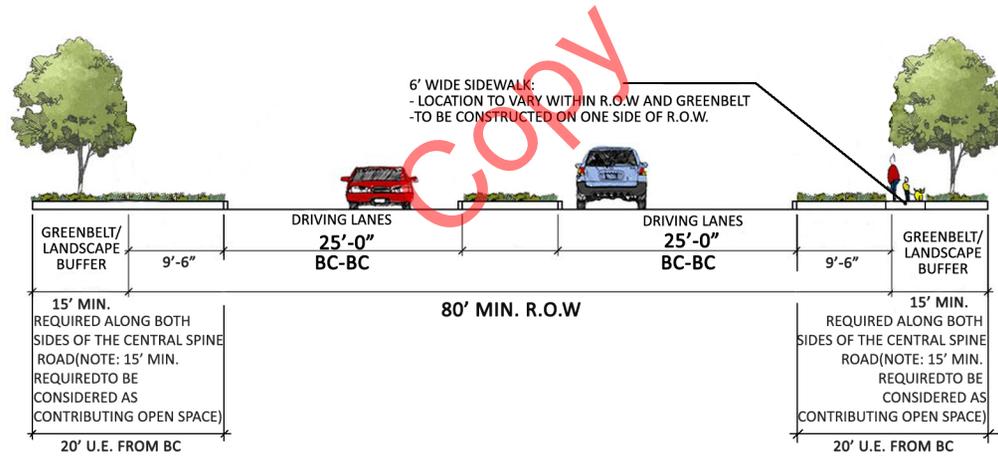


FIGURE 5

0' 5' 10' 15' 20'

SCALE 1" = 20'
 DATE: 05.01.2018

SPINE ROAD (UNDIVIDED) PROPOSED STREET CROSS SECTION

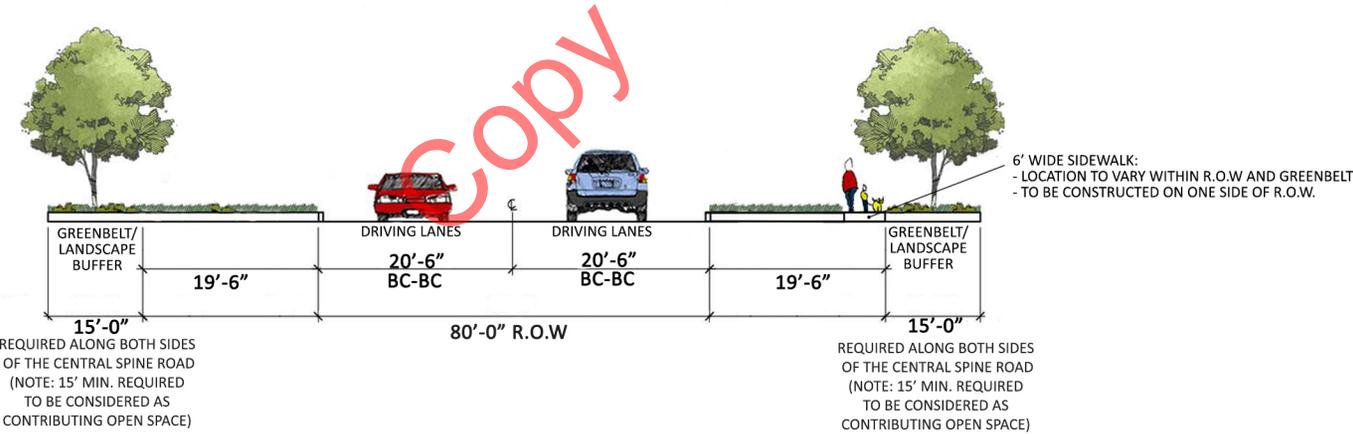
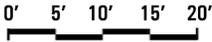


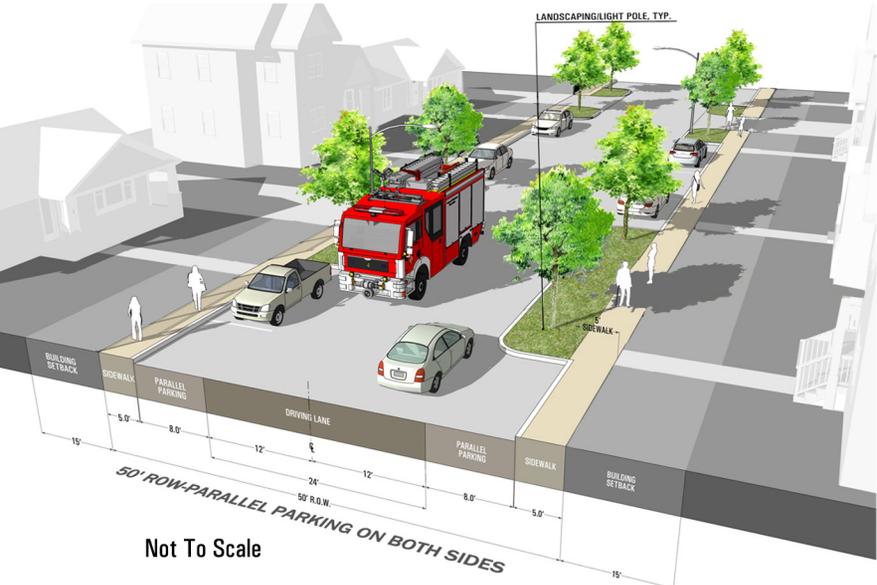
FIGURE 6



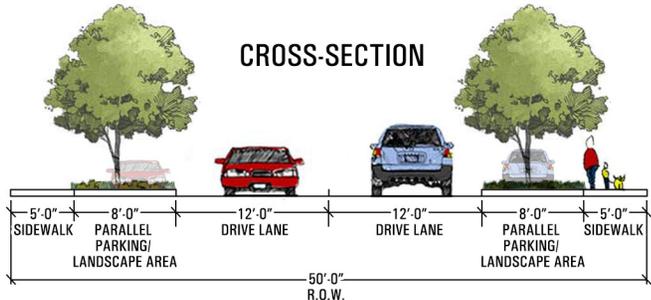
SCALE 1" = 20'
 DATE: 05.01.2018

LOCAL STREET
 ALLEY SERVED LOTS ONLY

PERSPECTIVE



CROSS-SECTION



Copy

PLAN VIEW

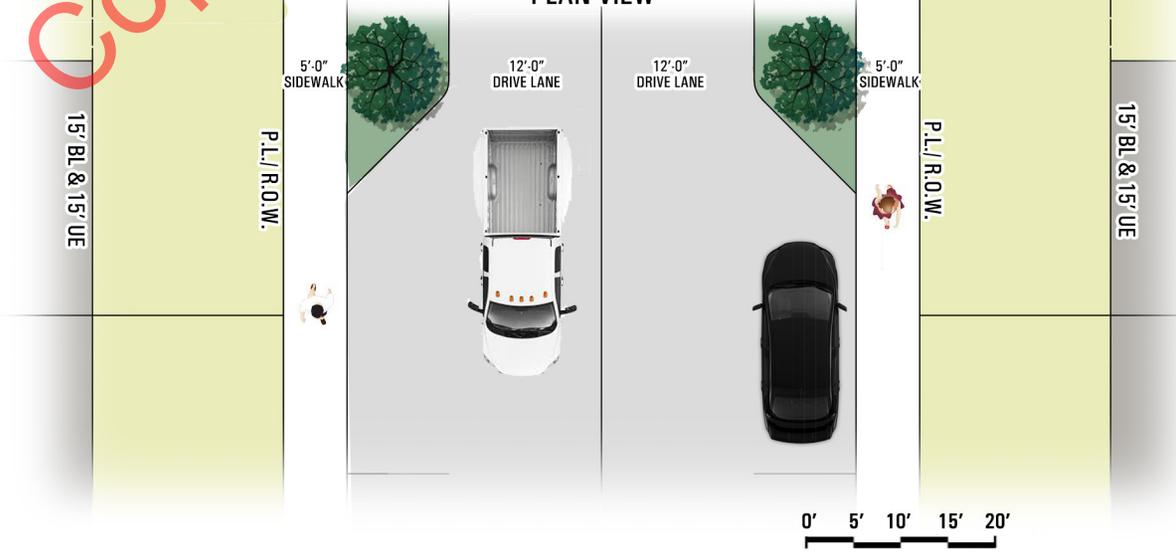


FIGURE 7

SCALE 1" = 10'
 DATE: 12-17-2020

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)

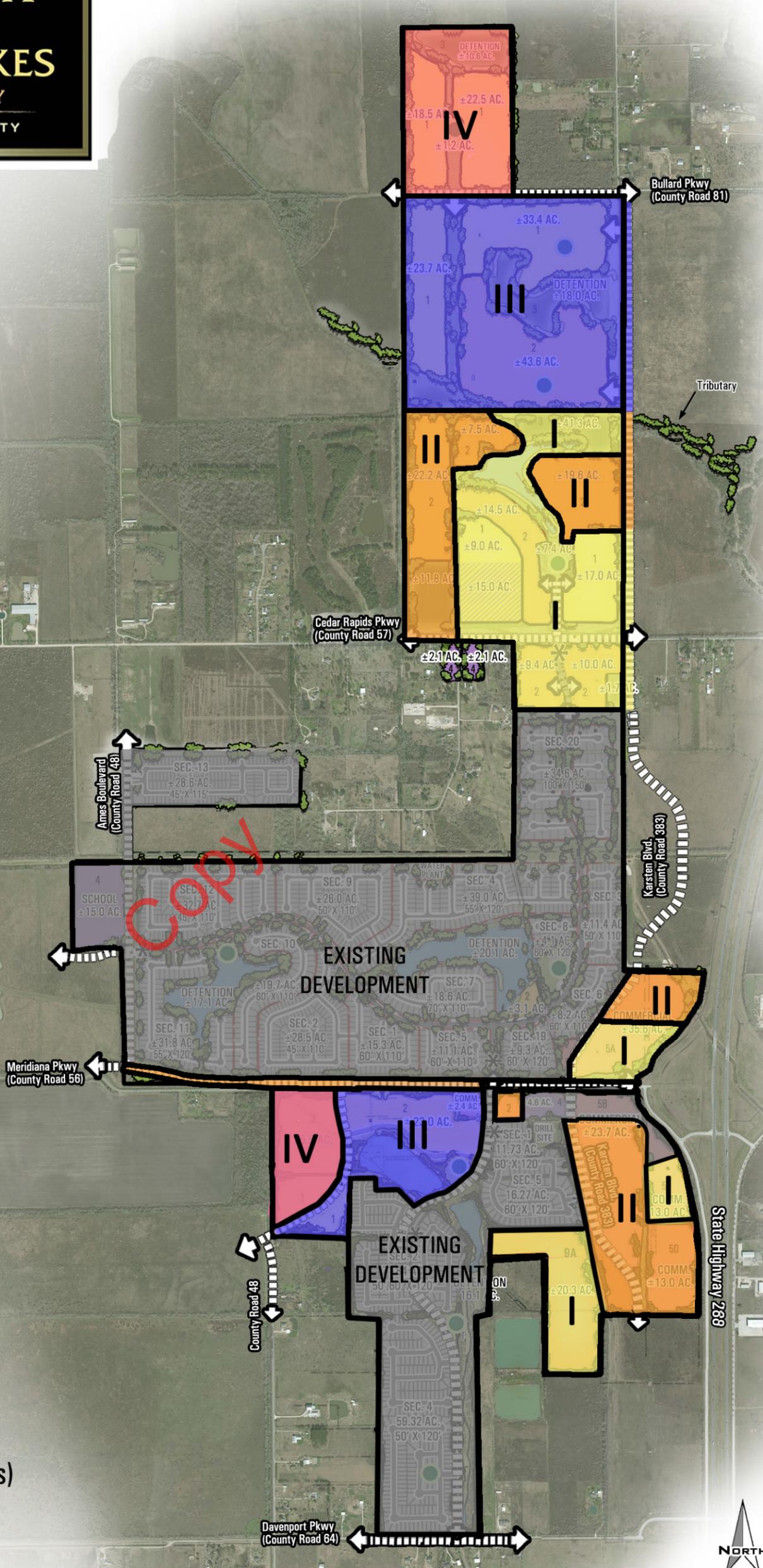


FIGURE 8

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.


 0 350' 700' 1400'
 SCALE: 1" = 1400'
 05.01.2018

Tuesday, January 26, 2021

Cathy Fontenot
Survey 1, Inc.
PO Box 2543
Alvin, TX 77511

Re: Sanchez-Lagunas Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. SMAP 201102-1263
Adico, LLC Project No. 16007-2-172

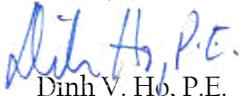
Dear Ms. Fontenot,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sanchez-Lagunas Abbreviated plat received on or about January 26, 2021. The review of the replat is based on the City of Iowa Colony Subdivision Ordinance, dated August 2002 and amended April 17, 2015 by Ordinance No. 2015-09.

Based upon our review, we have no objections to the plat as resubmitted on January 26, 2021. Please provide Kayleen Rosser, City Secretary, with ten (10) print copies and two (2) sets of mylars for signature before January 28, 2021 for placement on the February 2, 2021 Planning and Zoning Commission agenda.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

COPY

Cc: Kayleen Rosser, City Secretary (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-174

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, MIGUEL SANCHEZ, AND SPOUSE, MARIA U. SANCHEZ, OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF (INSERT COMPLETE NAME OF PLAT), 5.00 ACRES OUT OF THE H.T. & B. R.R. SURVEY, A-561, BRAZORIA COUNTY, TEXAS, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID (PARTNERSHIP, CORPORATION, OR INDIVIDUAL), ACCORDING TO THE LINES, LOTS, STREETS, ALLEYS, RESERVES, PARKS, AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND IN _____ COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

MIGUEL SANCHEZ, OWNER

MARIA U. SANCHEZ, OWNER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL SANCHEZ, AND SPOUSE, MARIA U. SANCHEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES _____

THIS IS TO CERTIFY THAT I, RICHARD FUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4148, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

RICHARD FUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR #4148

WE CERTIFY THAT THE ABOVE AND FOREGOING MINOR PLAT OF SUBDIVISION NAME, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IOWA COLONY, TEXAS, THIS _____ DAY OF _____, 20____.

DAVID HURST STEVEN BYRUM-BRATSEN

LESS HOSEY

STEVEN BRADBERRY VINCE PATTERSON

WE CERTIFY THAT THE ABOVE AND FOREGOING MINOR PLAT OF SUBDIVISION NAME, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, THIS _____ DAY OF _____, 20____.

MICHAEL BYRUM-BRATSEN SYDNEY HARGRODER
MAYOR COUNCIL POSITION 1

ARENETTA HICKS-MURRAY ROBIN BRADBERRY
COUNCIL POSITION 2 COUNCIL POSITION 3

KACY SMAJSTRLA CHAD WILSEY
COUNCIL POSITION 4 COUNCIL POSITION 5

APPROVED BY THE CITY ENGINEER THIS _____ DAY OF _____, 20____.

DIHN V. HO, P.E.

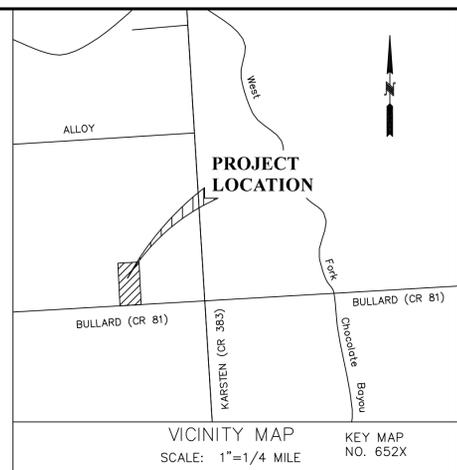
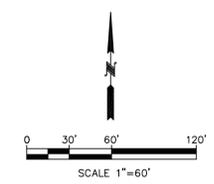
STATE OF TEXAS
COUNTY OF BRAZORIA

I, JOYCE HUDMAN, COUNTY CLERK, BRAZORIA COUNTY, TEXAS DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WITH ITS AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 20____ AT _____ O'CLOCK _____ M. IN DOCUMENT NUMBER _____ BRAZORIA COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT ANGLETON, BRAZORIA COUNTY, TEXAS, THE DAY AND DATE LAST WRITTEN ABOVE.

JOYCE HUDMAN
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

BY _____ DEPUTY



- GENERAL NOTES
1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, IOWA COLONY, AND BRAZORIA COUNTY.
 2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY FIRST AMERICAN TITLE COMPANY. (GUARANTEE FILE) G.F. NO. 2578268-099, EFFECTIVE DATE 12/09/2020.
 3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE 4204 (NAD 83). COORDINATES ARE GRID AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR 0.99986759909220. POINTS (A) & (B) WERE HELD FOR HORIZONTAL CONTROL.
 4. FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
 5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48039C0110K WITH THE EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOODPLAIN.
 6. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
 7. ALL MONUMENTS SHALL BE SET TO THE STANDARDS OF THE CITY OF IOWA COLONY'S SUBDIVISION ORDINANCES.
 8. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 9. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 10. THE OWNER WILL PROVIDE EASEMENTS FOR POWER LINES WHERE SUCH ARE REQUIRED, EITHER AS SHOWN ON THE PLAT OR BY SEPARATE INSTRUMENT DEDICATION.
 11. THE OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 12. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
 13. MONUMENTS SET AS EXTERIOR BOUNDARY MARKERS SHALL BE SET WITH A MINIMUM OF FIVE EIGHTHS (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 (18) INCHES BELOW THE SURFACE OF THE GROUND.
 14. ALL PERMANENT REFERENCE MONUMENTS ("PRM") SHALL 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. THIS SITE WILL REQUIRE A PRIVATE WATER WELL AND SEPTIC SYSTEM FOR EACH LOT.
 16. THIS PLAT CLOSES WITHIN THE ALLOTTED AREA (1:15,000).
 17. THE FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
 18. ALL SITE AND DRAINAGE PLANS FOR THE FUTURE DEVELOPMENT OF THIS PROPERTY SHALL BE SUBMITTED TO THE CITY OF IOWA COLONY AND BRAZORIA COUNTY DRAINAGE DISTRICT 4 FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 19. DETENTION WILL BE REQUIRED FOR EACH INDIVIDUAL LOT AT THE TIME OF PERMITTING.

DESCRIPTION OF A TRACT OF LAND CONTAINING 5,000 ACRES (217,800 SQUARE FEET) SITUATED IN THE HT & B RR COMPANY SURVEY, SECTION 68 ABSTRACT 561 BRAZORIA COUNTY, TEXAS

BEING A TRACT OF LAND CONTAINING 5,000 ACRES (217,800 SQUARE FEET), SITUATED IN THE HT & B RR COMPANY SURVEY, SECTION 68 ABSTRACT 561, BRAZORIA COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED UNTO MARIA U. SANCHEZ AND MIGUEL A. SANCHEZ BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2020038756 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, BEING OUT OF "TRACT 3 (CALLED 10,016 ACRES) RECORDED IN VOLUME 997, PAGE 187 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND "TRACT 4" (CALLED 10,021 ACRES) RECORDED IN COUNTY CLERK'S FILE NO. 2003072289 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 40,072 ACRE TRACT RECORDED IN COUNTY CLERK'S FILE NO. 85219 (595) OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 5,000-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID "TRACT 3" AND THE SOUTHEAST CORNER OF "TRACT 2" RECORDED IN VOLUME 997, PAGE 187 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, BEING THE CENTERLINE OF COUNTY ROAD 383 (60 FEET WIDE) AND THE EAST LINE OF SAID ABSTRACT 561;

THENCE SOUTH 86°42'46" WEST, ALONG THE COMMON LINE OF SAID "TRACT 2" AND "TRACT 3" A DISTANCE OF 992.06 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 02°53'32" EAST, PASSING A FOUND 1/2-INCH IRON ROD IN THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 81 (ALSO KNOWN AS BULLARD ROAD), (40.00 FEET WIDE) AT A DISTANCE OF 640.26 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 660.26 FEET TO THE SOUTHEAST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 86°41'52" WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 81 A DISTANCE OF 329.55 FEET TO THE SOUTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 02°56'45" WEST, PASSING A POINT IN THE NORTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 81 (FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS SOUTH 21°18' WEST, A DISTANCE OF 1.5 FEET), AND CONTINUING FOR A TOTAL DISTANCE OF 660.34 FEET TO A FOUND 1/2-INCH IRON ROD FOR THE NORTHWEST CORNER OF THE SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 86°42'46" EAST, A DISTANCE OF 330.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 5,000 ACRES (217,800 SQUARE FEET), MORE OR LESS.

- LEGEND:
- B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - A.E. = AERIAL EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - D.R.B.C. = DEED RECORDS OF BRAZORIA COUNTY
 - P.R.B.C. = PLAT RECORDS OF BRAZORIA COUNTY
 - R.O.W. = RIGHT OF WAY
 - VOL. = VOLUME
 - P.G. = PAGE
 - ⊙ = SET 1/2" IR W/CAP MARKED "SURVEY 1"
 - P.O.B. = POINT OF BEGINNING
 - I.R. = IRON ROD
 - I.P. = IRON PIPE

MINOR PLAT OF
SANCHEZ-LAGUNAS

A SUBDIVISION OF 5,000 ACRES (217,800 SQ FT)
IN THE HT & B RR SURVEY, SECTION 68, A-561
BRAZORIA COUNTY, TEXAS

1 BLOCK 2 LOT
JANUARY 6, 2020

OWNER:
MIGUEL SANCHEZ
AND SPOUSE, MARIA U. SANCHEZ
7921 CR 383
ROSHARON, TX 77583

www.survey1inc.com
survey1@survey1inc.com
Survey 1, Inc.
Your Land Survey Company
Firm Registration No. 100758-00
P.O. Box 2543 | Acker, TX 77512 | (281)393-1382
PROJECT NO. 10-90098-20

Wednesday, December 30, 2020

Stan Winter
Jones Carter
1575 Sawdust Road, Suite 400
The Woodlands, TX 77380

**Re: Sierra Vista Section 8 Preliminary Plat
Letter of Recommendation to Approve with Conditions
CIOC Project No. SPP 201116-1306
ALLC Project No. 16007-2-173**

Dear Mr. Winter;

On behalf of the City of Iowa Colony, Adico, LLC has received the second submittal for Sierra Vista Section 8 Preliminary Plat received on or about December 7, 2020. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance, dated August 2002 and amended April 17, 2015 by Ordinance No. 2015-09.

Based on our review, we recommend to Approve with Conditions the Sierra Vista Section 8 Preliminary Plat. The conditions are noted on the attached review comments.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.
TBPE Firm No. 16423

Copy

Cc: Kayleen Rosser, City Secretary (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-171

Summary of comments: Plat_Sierra Vista Sec 8-rev-Layout1_DVH Commens.pdf

Page:1

Author: Dinh Subject: Note Date: 2020-12-29 06:54:25

Author: Dinh Subject: Note Date: 2020-12-29 06:51:57
Update Floodplain data to December 2020.

Author: Dinh Subject: Note Date: 2020-12-29 06:53:29
Add note, subject to approval of amendment to Development Agreement, January __, 2021/

Author: Dinh Subject: Note Date: 2020-12-29 07:02:15
These lots does not comply with minimum lot width at building lines. The subdivision ordinance does not allow for "flag lots".

Author: Dinh Subject: Note Date: 2020-12-29 07:04:17
What type of fencing is proposed? Address in the Plan of Development.

