



# CITY OF IOWA COLONY

12003 Iowa Colony Blvd.  
Iowa Colony Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
[www.iowacolonytx.gov](http://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=VFpDQWl-S3QxWDMwYUkrdz09>

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/j/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*

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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:

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Kayleen Rosser, City Secretary

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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.

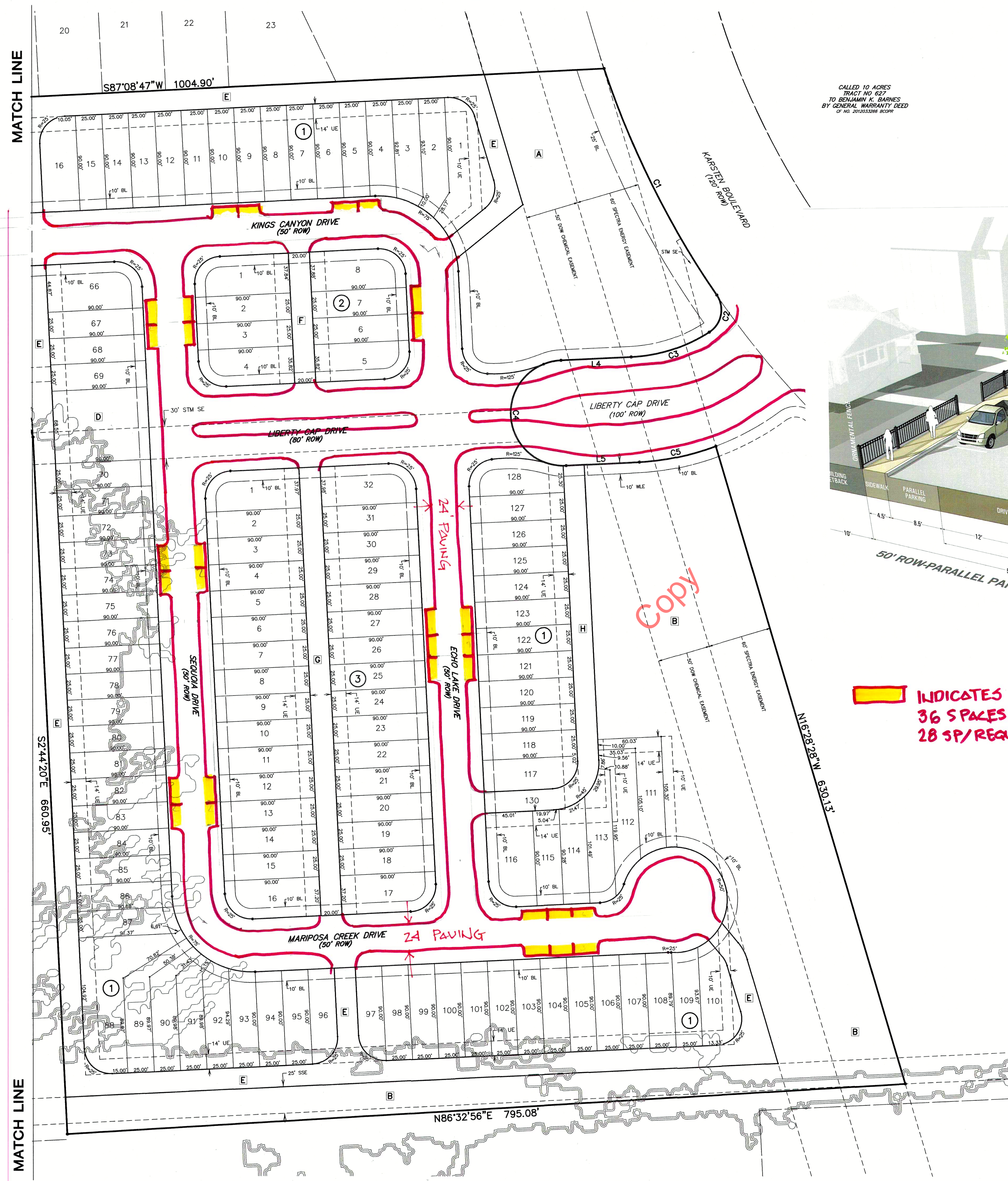
ATTEST:

\_\_\_\_\_  
Kayleen Rosser, City Secretary

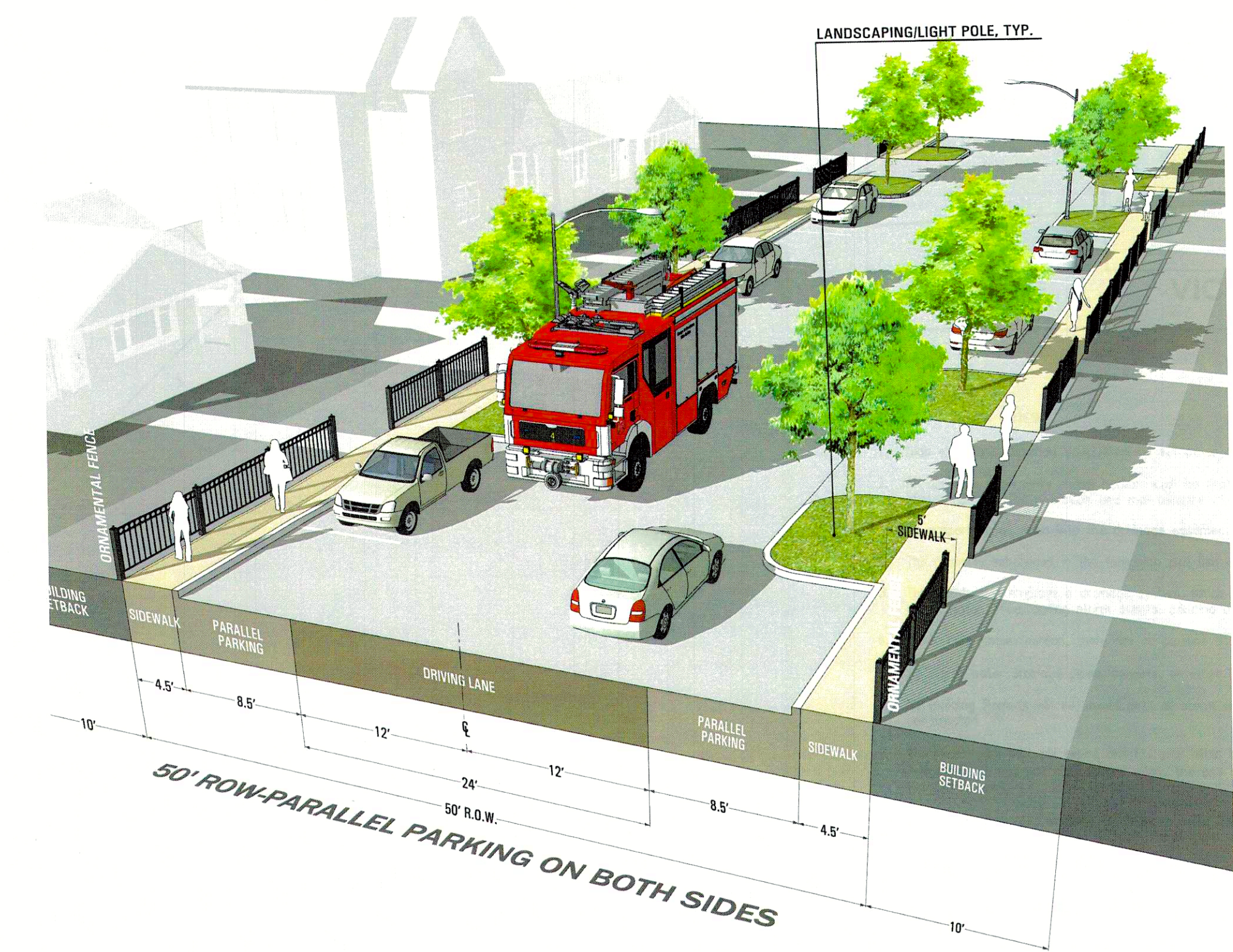
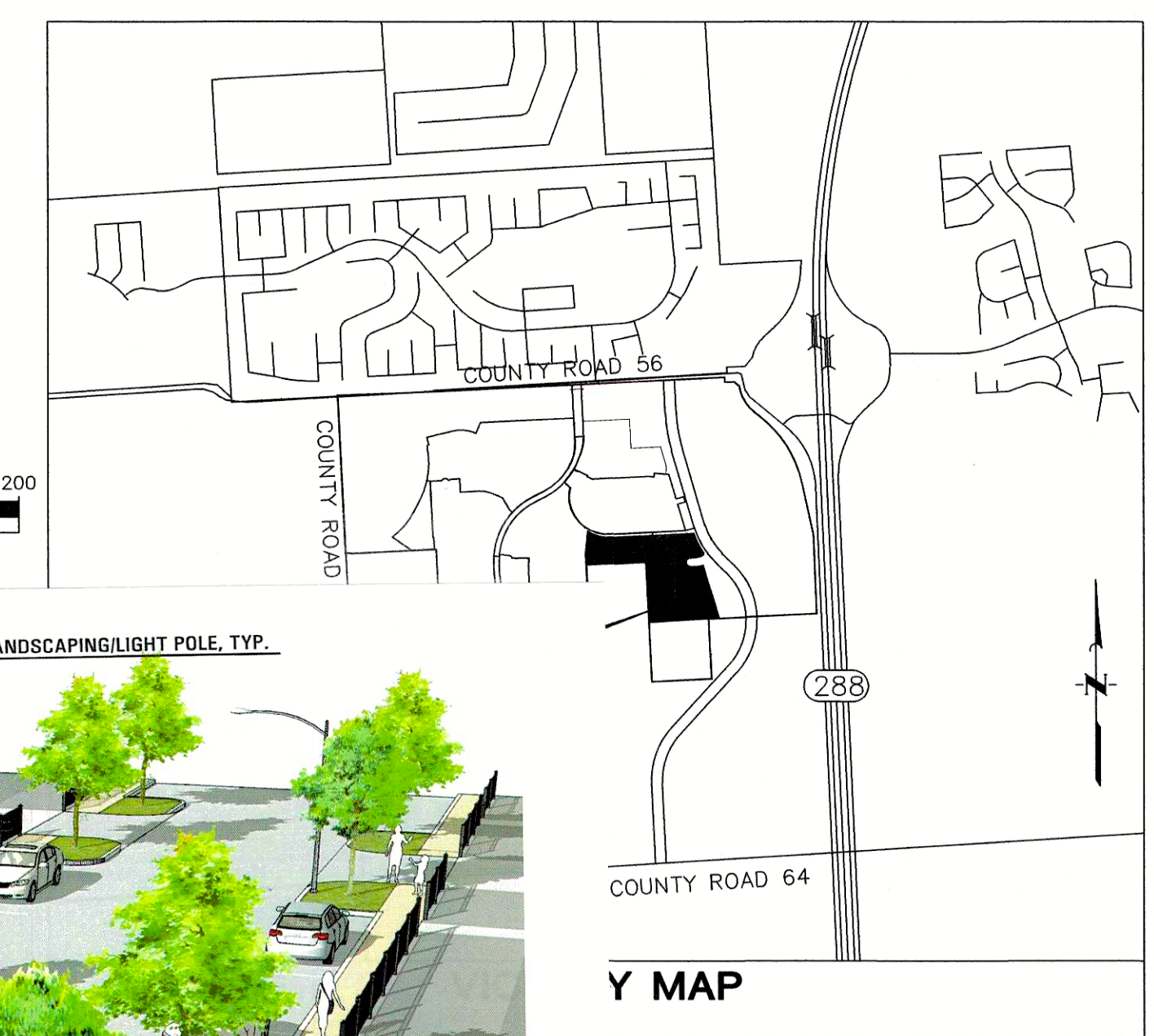
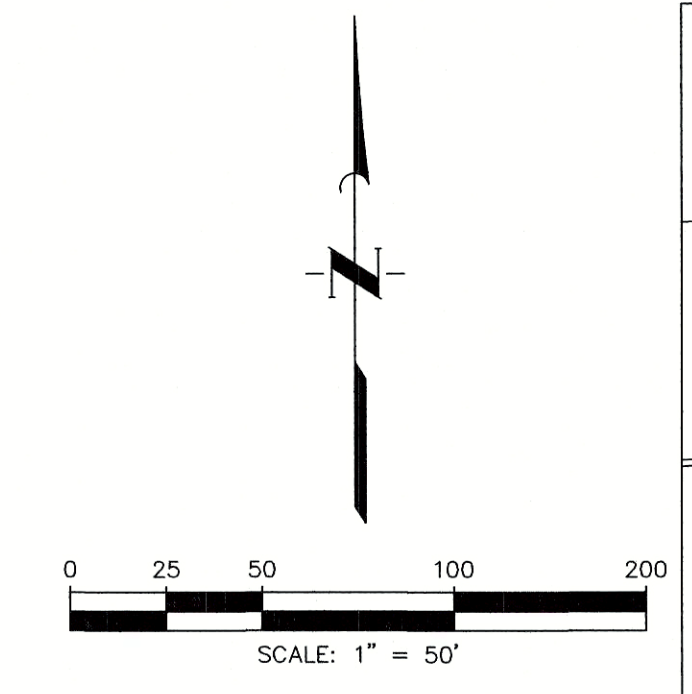
\_\_\_\_\_  
David Hurst, Chairman

Copy





CALL TO ACRES  
TRACT NO. 627  
TO BENJAMIN K. BARNES  
BY GENERAL WARRANTY DEED  
OF NO. 2012032049 BC00H



**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

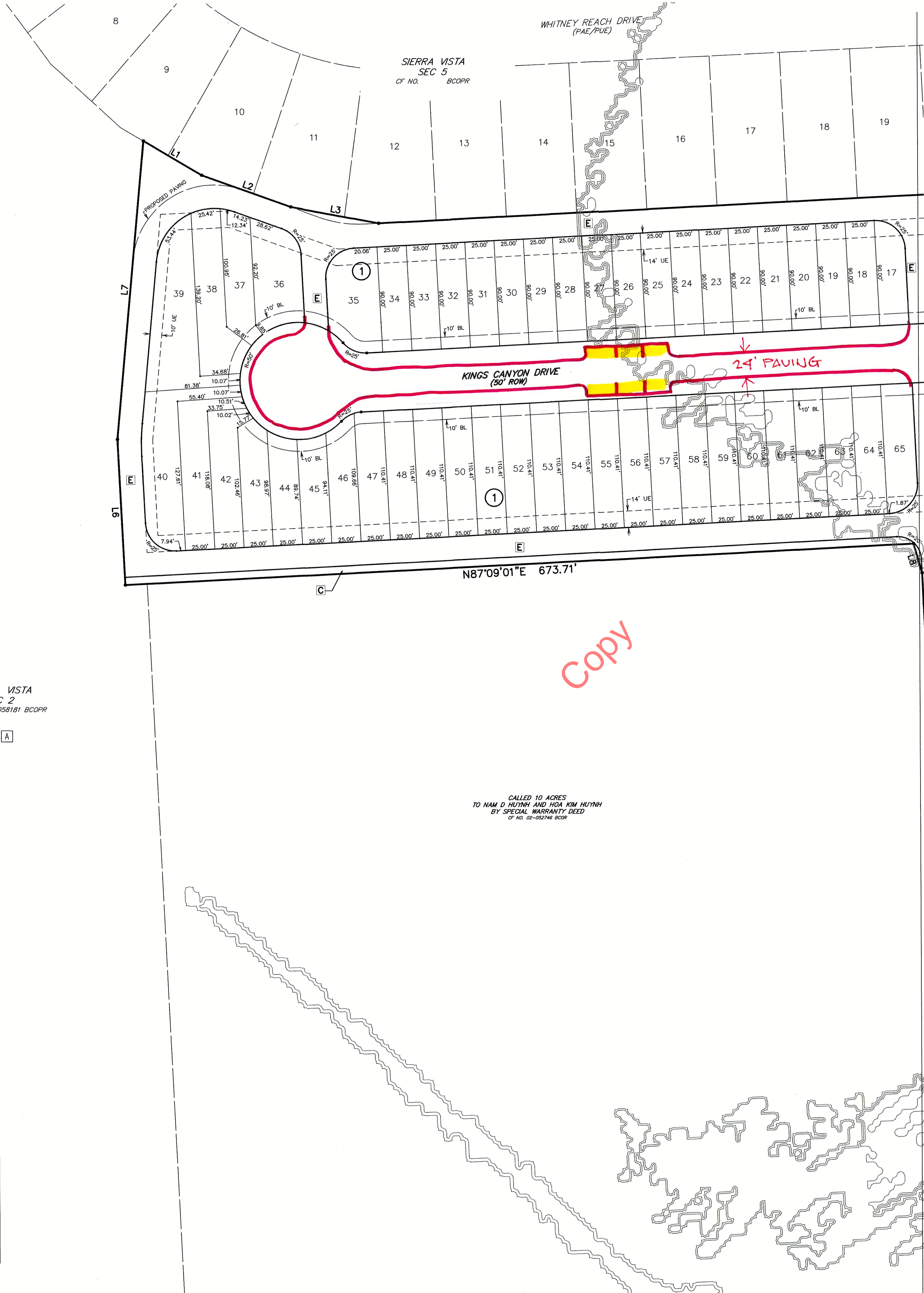
[A]

CALL 10 ACRES  
TO NAM D HUYNH AND HOA KIM HUYNH  
BY SPECIAL WARRANTY DEED  
OF NO. 22-052746 BCOPR

Copy

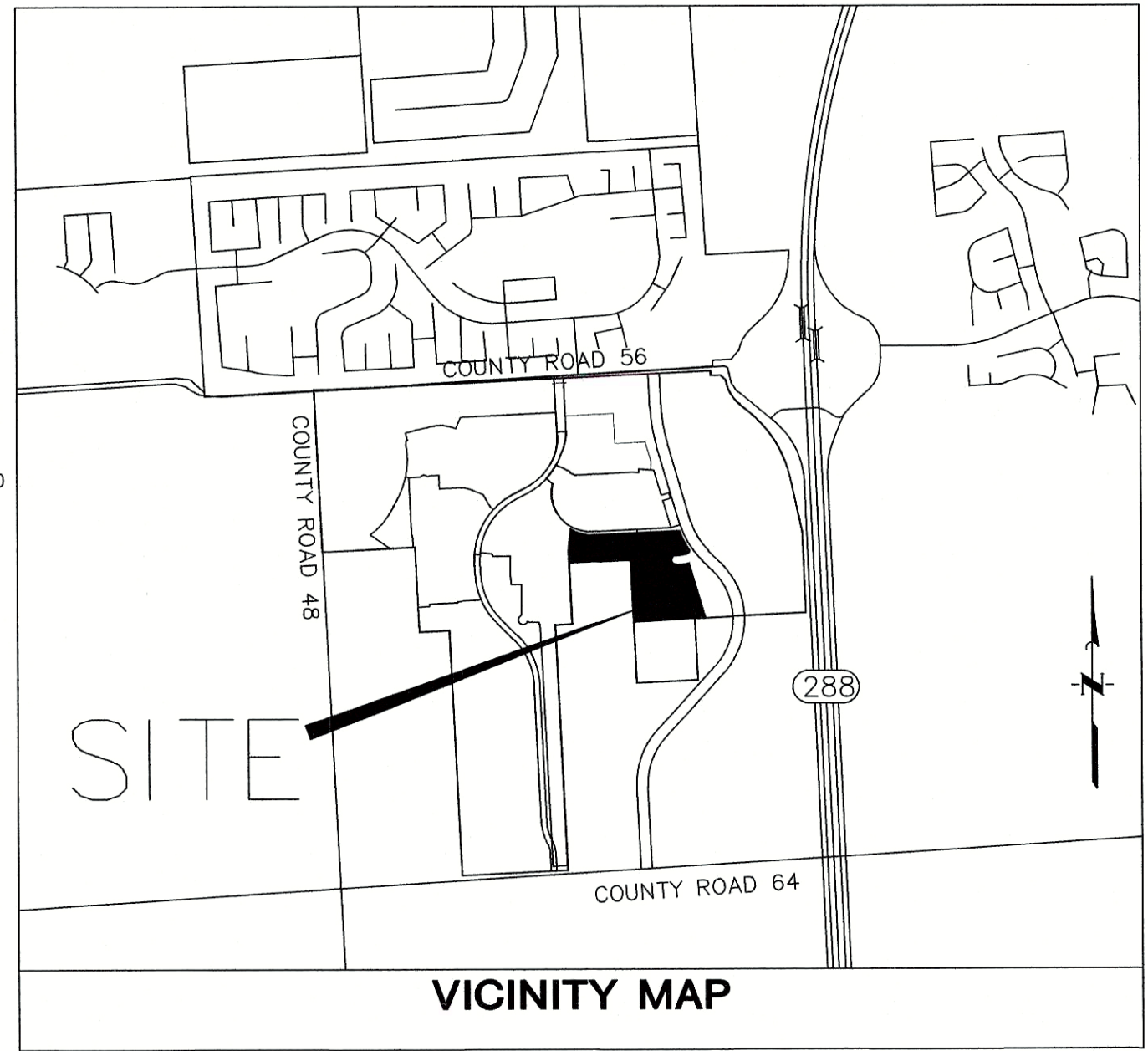
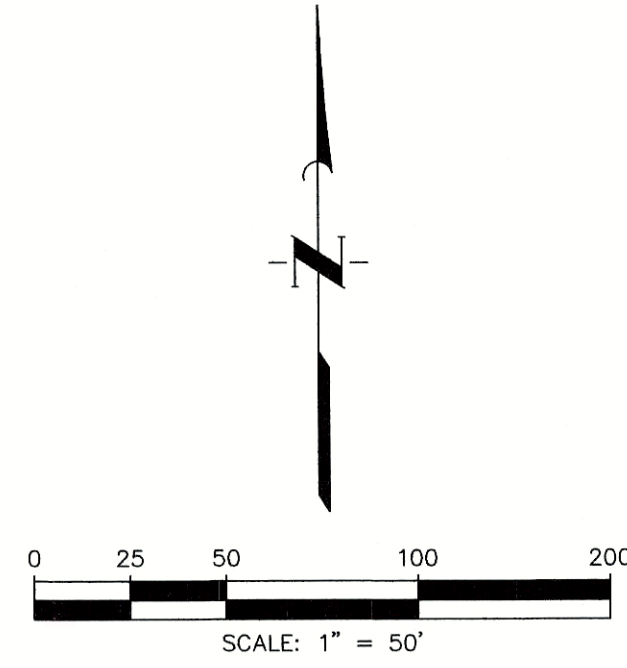
Line Table		
Line	Bearing	Distance
L1	N59°19'26"W	57.72'
L2	N70°16'22"W	80.63'
L3	N79°24'59"W	76.29'
L7	S05°13'35"W	255.62'
L6	S02°51'05"E	124.49'
L8	S16°05'29"E	25.99'
L5	S87°15'10"W	66.66'
L4	N87°15'10"E	66.66'

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'



MATCH LINE

MATCH LINE



- 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,  
BRAZORIA COUNTY, TEXAS  
168 LOTS      8 RESERVES      3 BLOCKS  
NOVEMBER 2020

ENGINEER:  
MAHWARD 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  
8701 New York 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.*

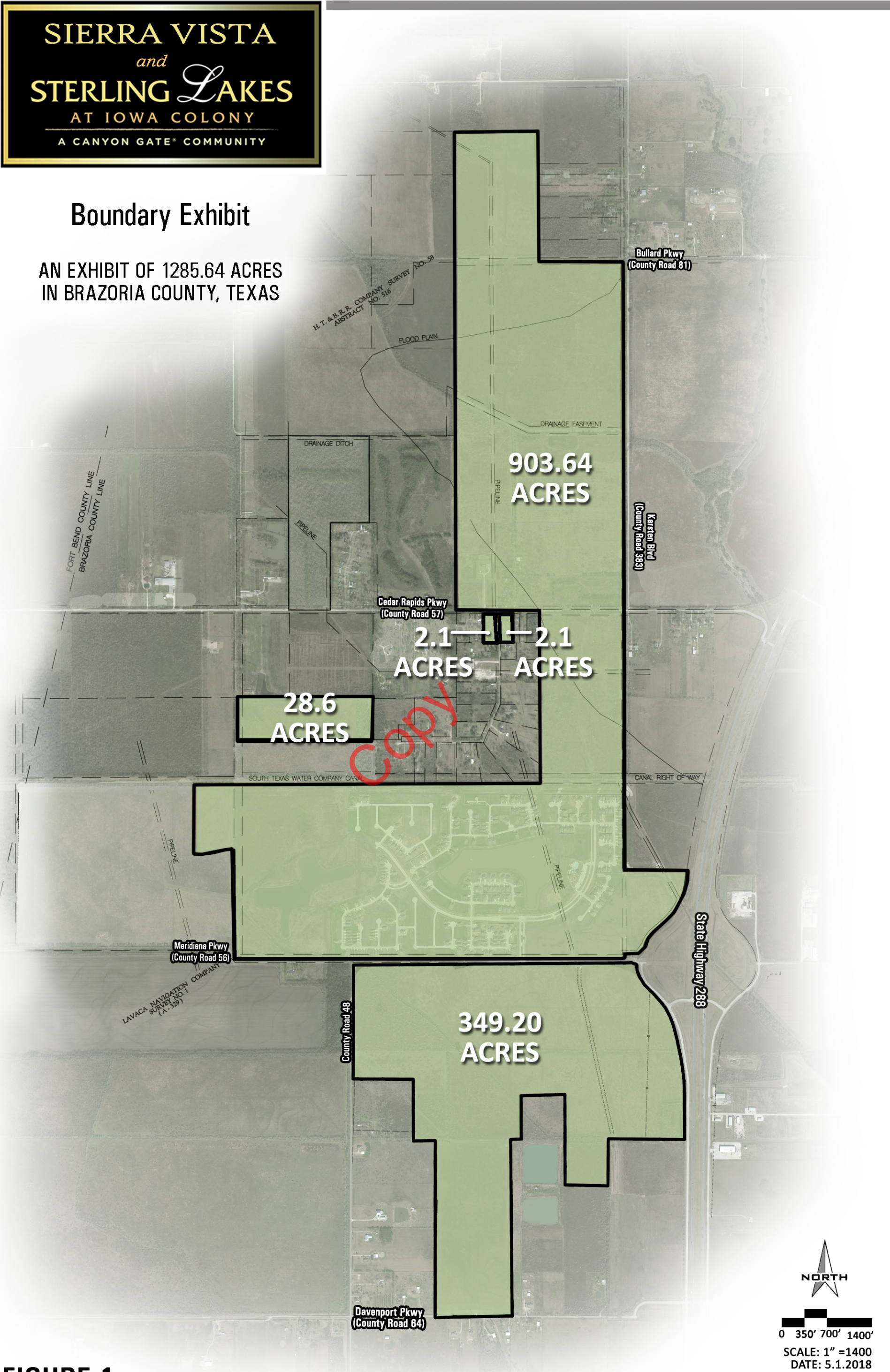
All the streets in the gated portions of the community will be private with access limited to local traffic only. Gated private street neighborhoods will connect to public streets. All gated sections containing more than 35 lots shall have at least two connections to a public street. If a future second 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





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

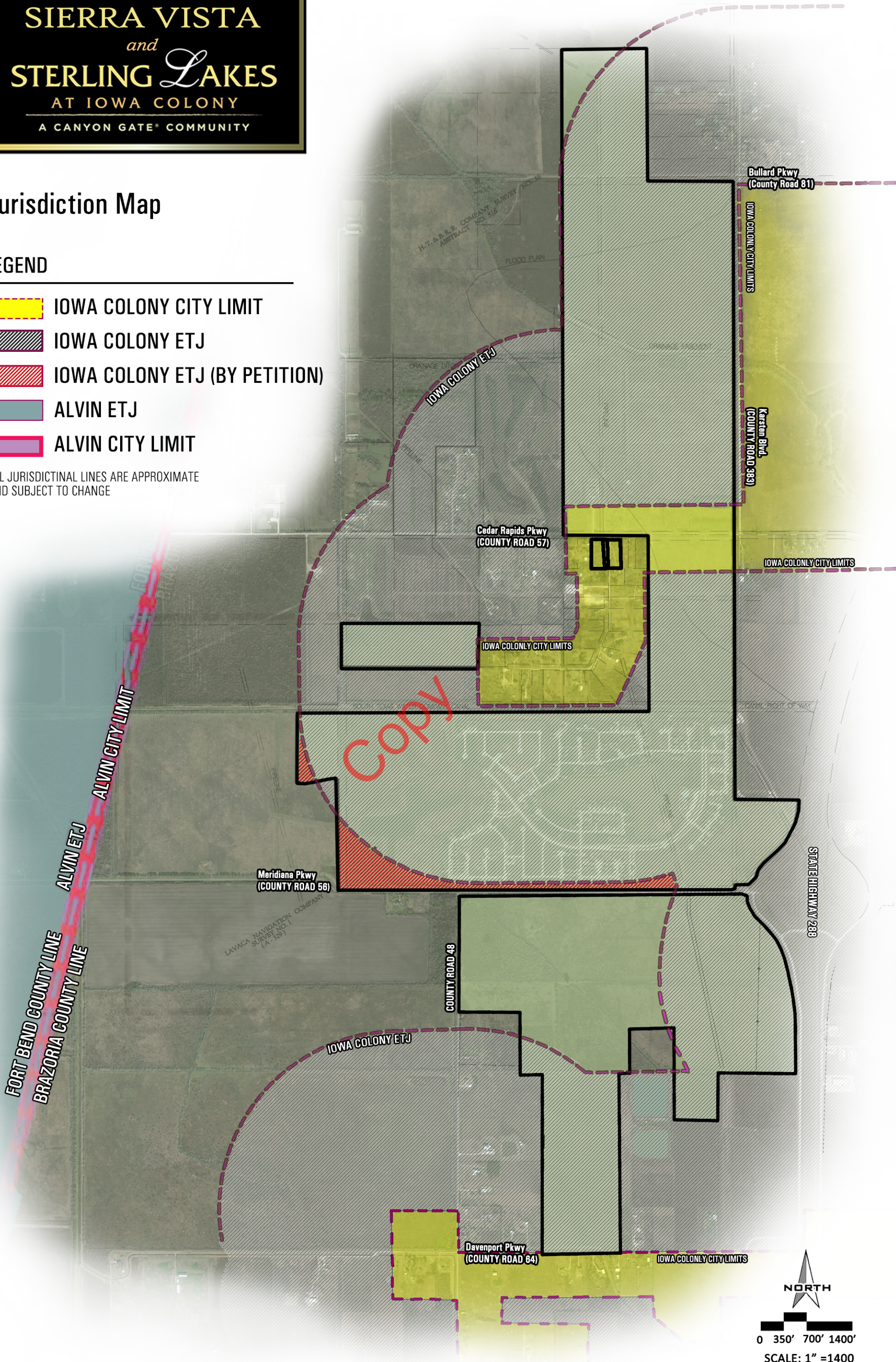


FIGURE 1A

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  
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 <sup>1</sup> LOTS PERMITTED	899 LOTS

<sup>1</sup> 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 <sup>5</sup> MIN./ 1,275 <sup>3</sup> MAX.	227 <sup>4</sup> MIN./ 1,502 <sup>2</sup> MAX.

<sup>2</sup> 1,502 IF ALL PROPOSED LOTS WERE GREATER THAN 60' WIDE.

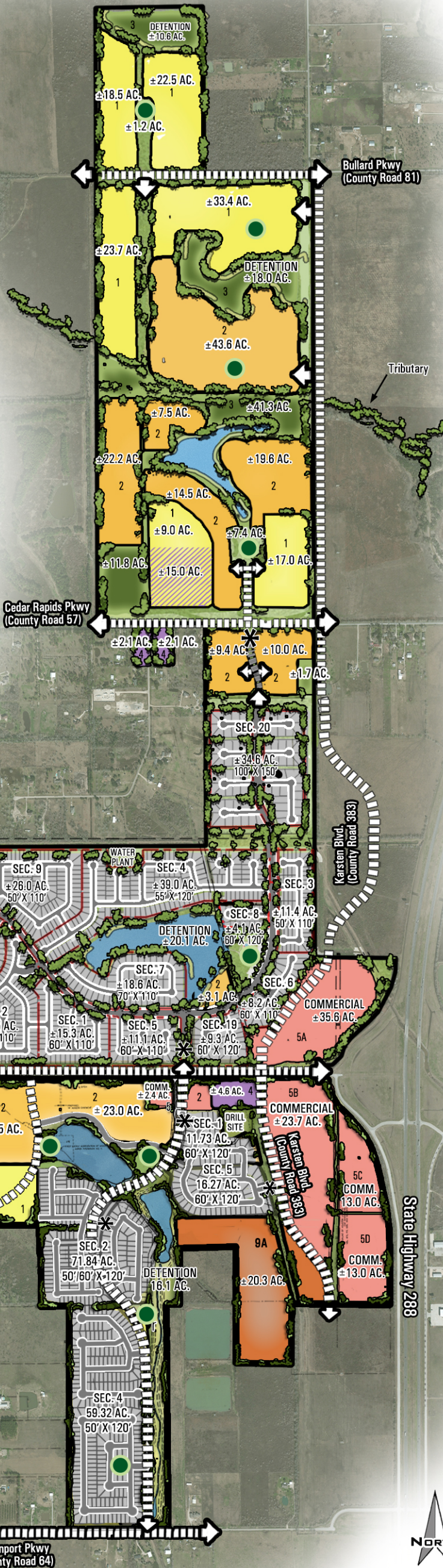
<sup>3</sup> 1,275 MAXIMUM LOTS MINUS REQUIRED MINIMUM OF LOTS GREATER THAN 60' WIDE (1,502-227=1,275).

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

<sup>5</sup> 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

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.

FIGURE 2



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

Contributing Landscape and Open Space Plan

LEGEND

REQUIRED OPEN SPACE

ACREAGE	TOTAL %
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 bicycleparking. Bicycle parking shall include racks or other structures intendedfor 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)

MAJOR ARTERIAL (PROPOSED)

(120' R.O.W. MIN. - 45 M.P.H. DESIGN SPEED)

MINOR ARTERIAL (PROPOSED)

(120' R.O.W. MIN. - 40 M.P.H. DESIGN SPEED)

MAJOR COLLECTOR

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

MAJOR COLLECTOR (PROPOSED)

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

MINOR COLLECTOR (PROPOSED)

(80' R.O.W. MIN. - 30 M.P.H. DESIGN SPEED)

SUPER ARTERIAL (PUBLIC)

(S.H. 288, R.O.W. VARIES)
- SPINE ROAD (PRIVATE)

(80' R.O.W. MIN.)

SPINE ROAD (PUBLIC)

(80' R.O.W. MIN.)

SPINE ROAD (PROPOSED)

(80' R.O.W. MIN.)

LOCAL STREET (PUBLIC)

(60' R.O.W. MIN.)

LOCAL STREET (PRIVATE)

(60' R.O.W. MIN.)

\*

GATED ENTRY

SIGNALIZED INTERSECTION

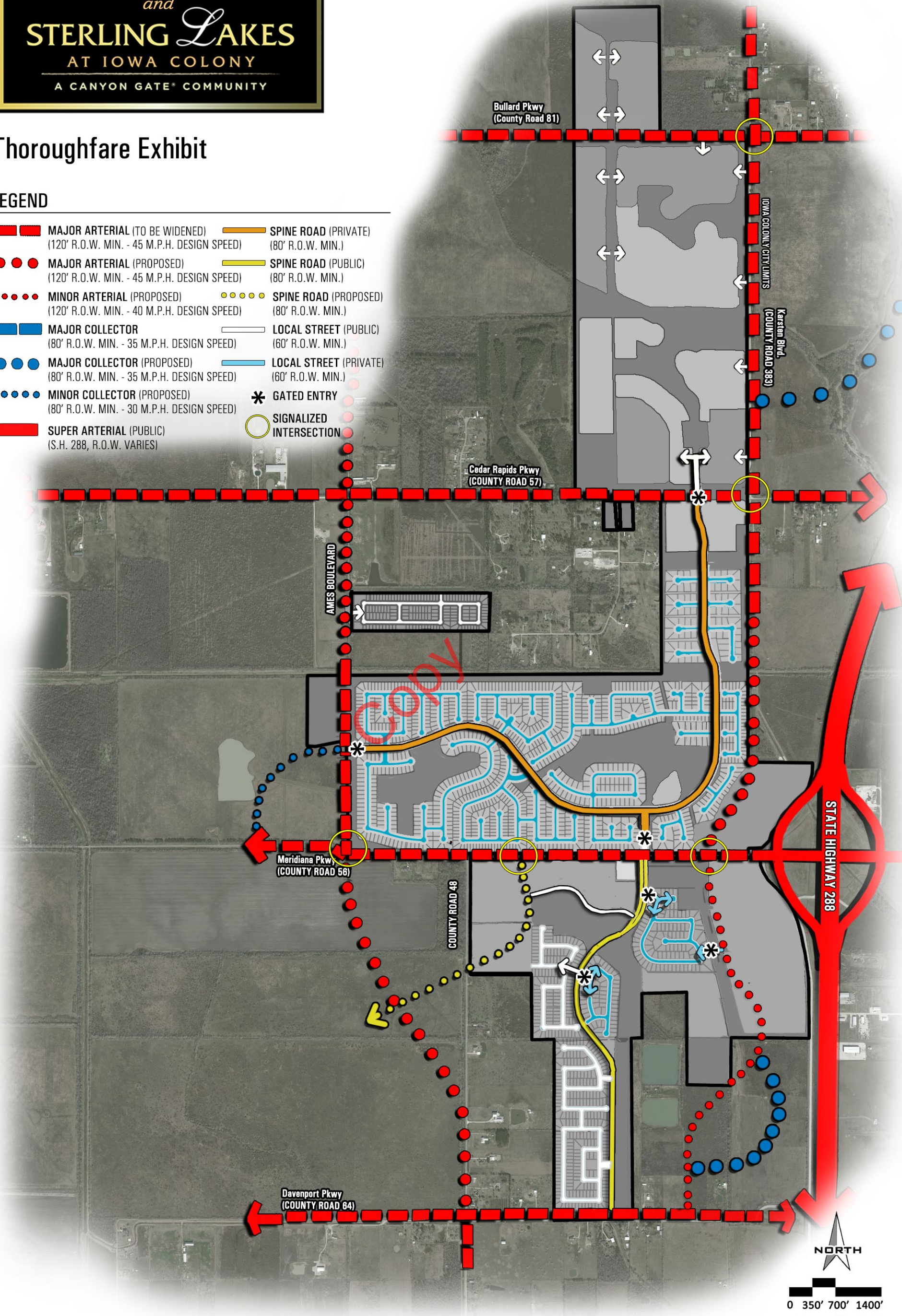


FIGURE 4

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

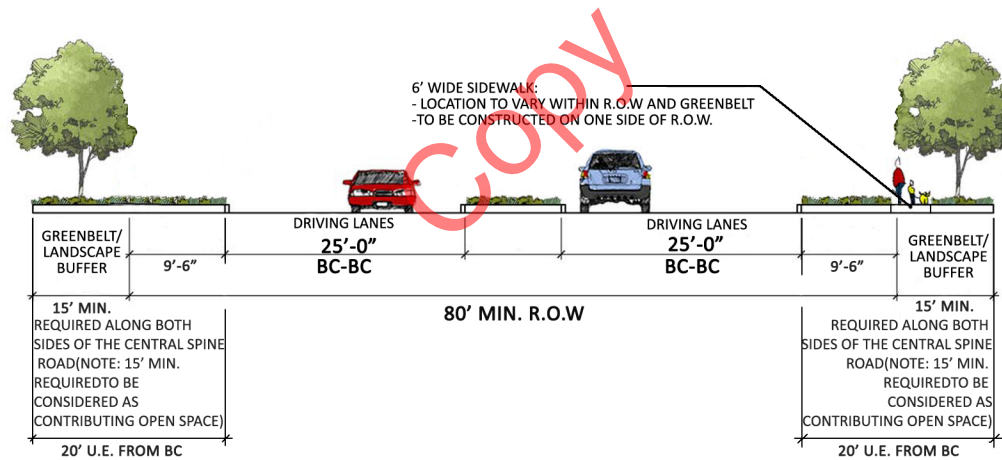


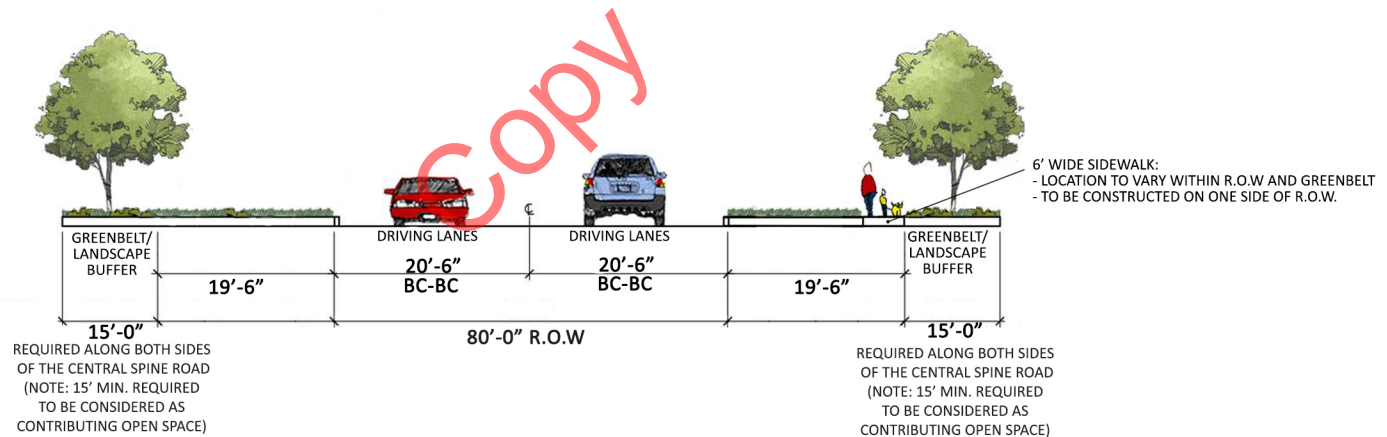
FIGURE 5

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

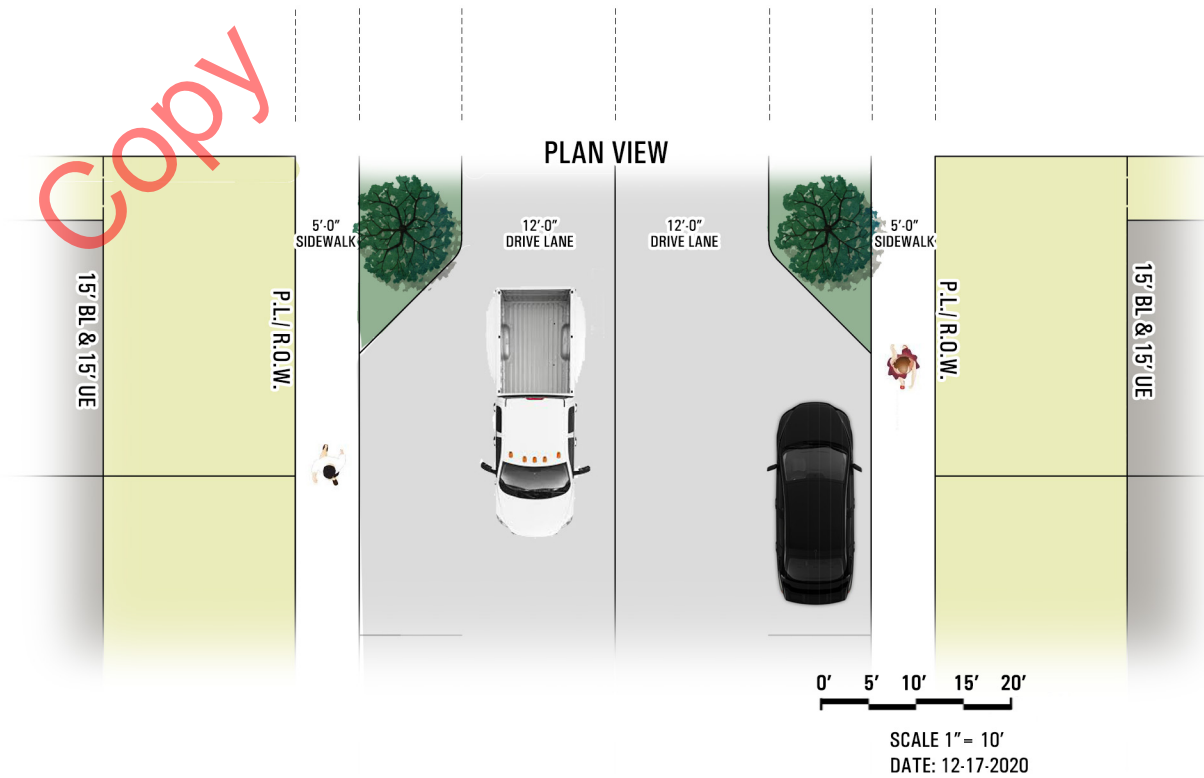
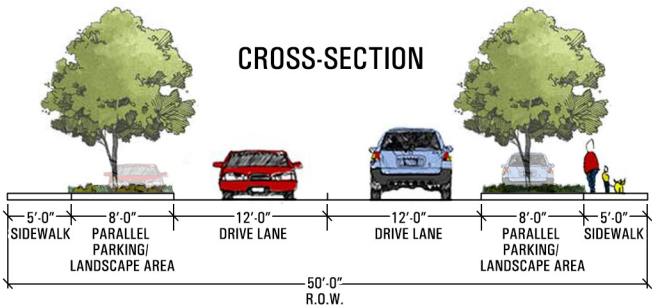
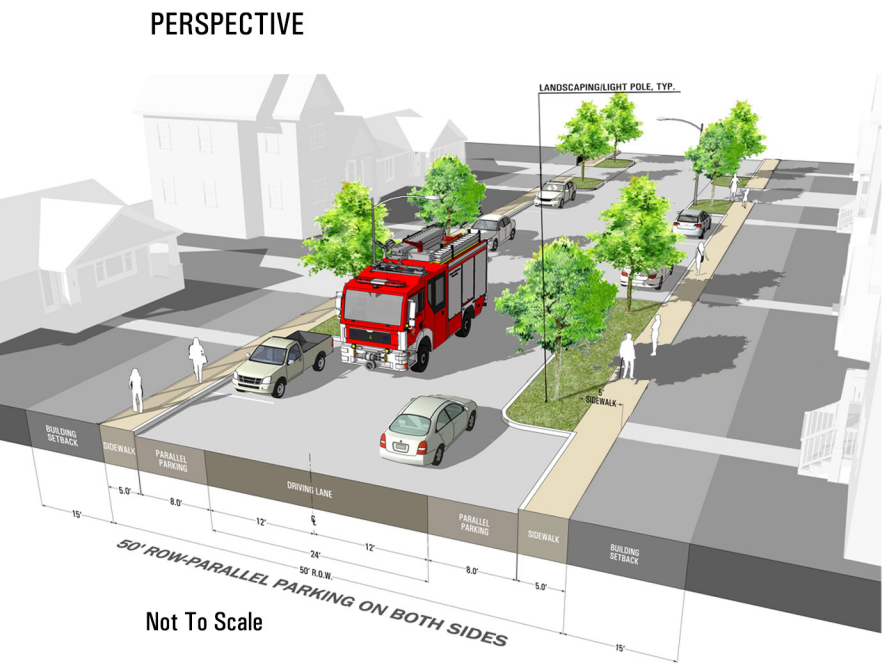


FIGURE 7



# 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)

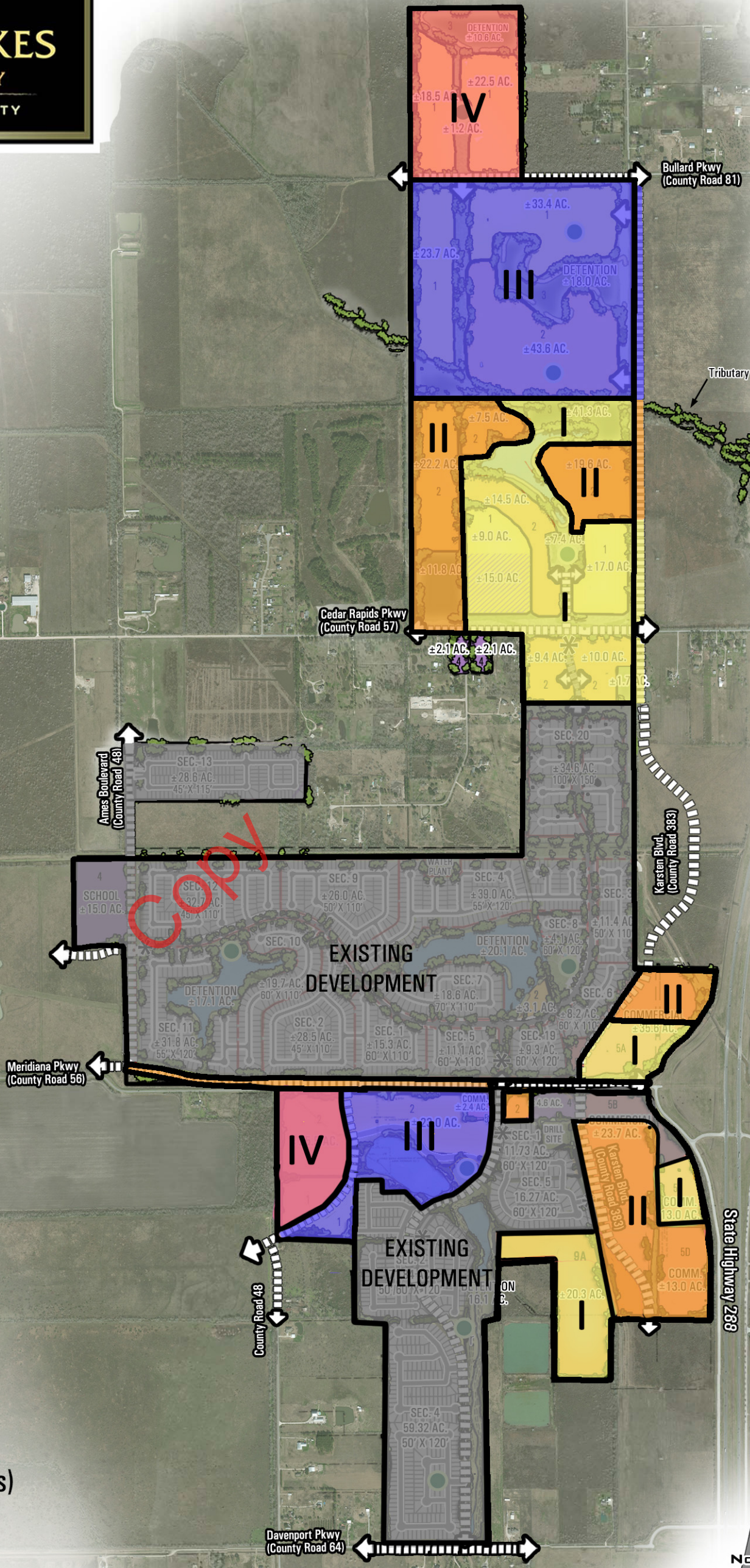


FIGURE 8



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

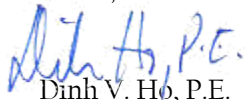
Dear Ms. Fontenot,

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

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



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  
CIOOC Project No. SPP 201116-1306  
ALLC Project No. 16007-2-173

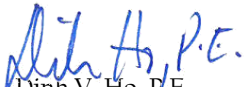
Dear Mr. Winter;

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](mailto:krosser@cityofiowacolony.com))  
Ron Cox, City Manager ([rcox@rcoxconsulting.com](mailto:rcox@rcoxconsulting.com))  
File: 16007-2-171



# Summary of comments: Plat\_Sierra Vista Sec 8-rev-Layout1\_DVH Commens.pdf

Page:1

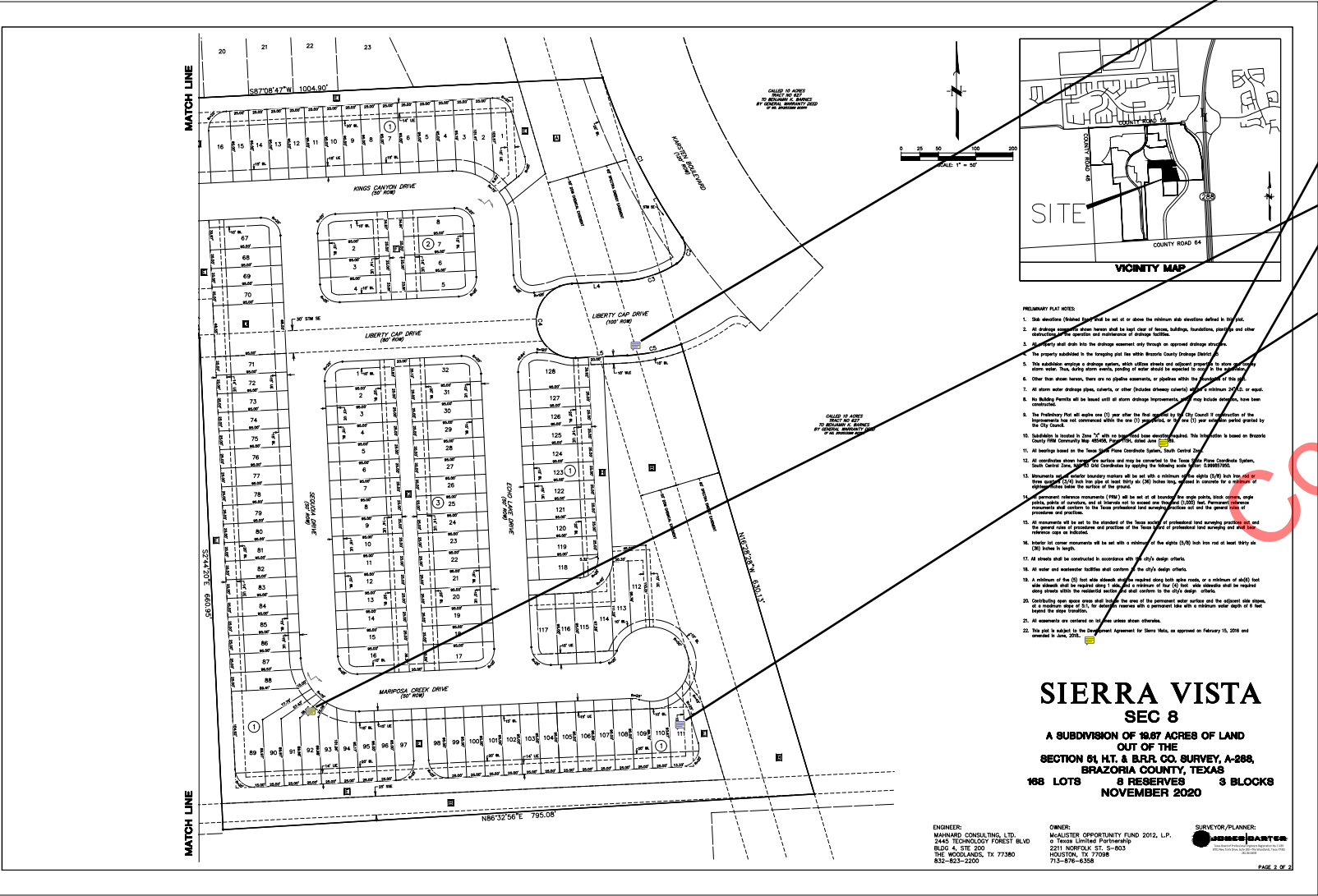
Author: Dinh Subject: Note Date: 2020-12-29 06:54:25

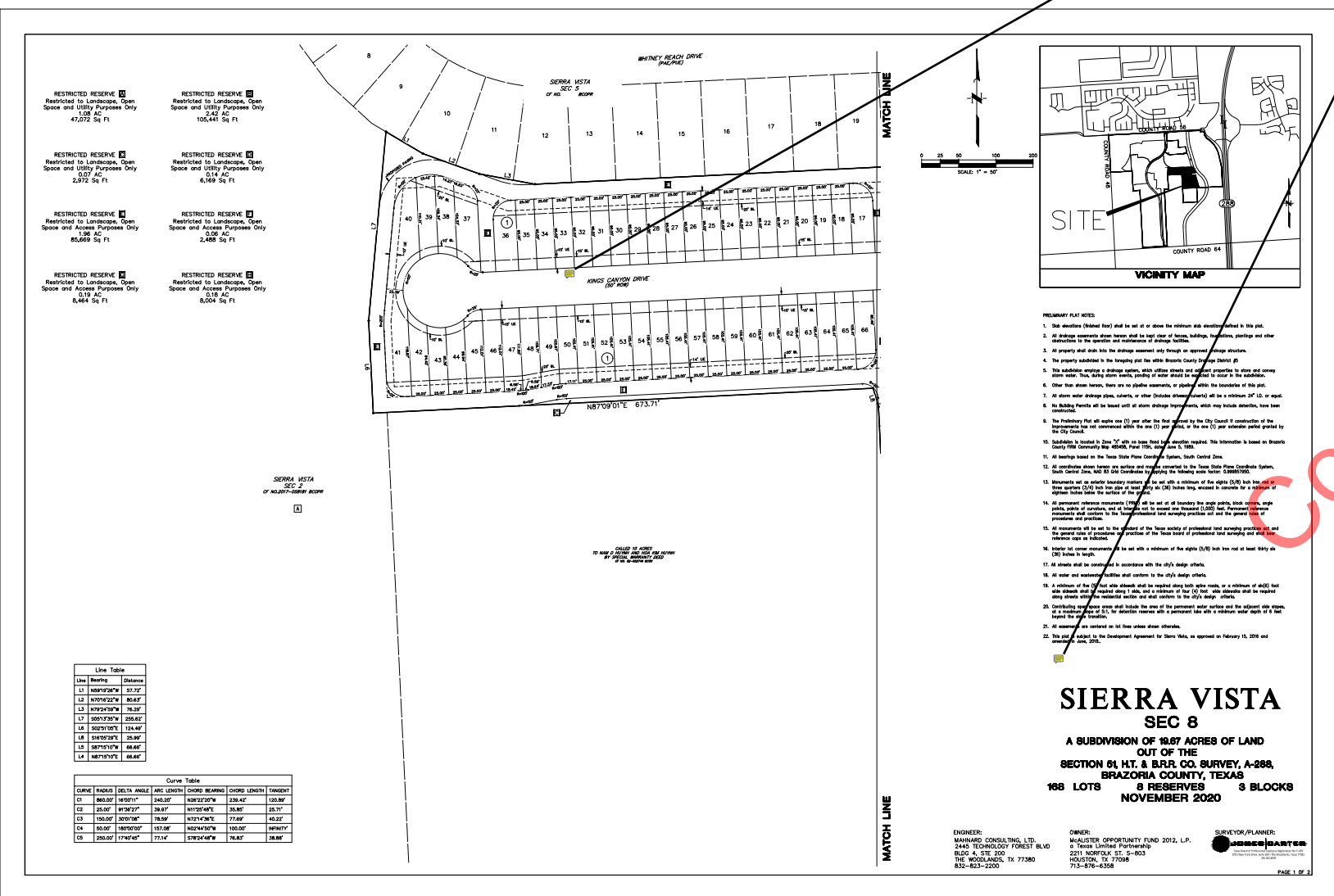
Author: Dinh Subject: Note Date: 2020-12-29 06:51:57  
Update Floodplain data to December 2020.

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.







# SIERRA VISTA



DUPLEX ALTERNATIVE  
19.7 ACRES

161 UNITS - 8.2 du/ac.

Phase II

3-PLEX

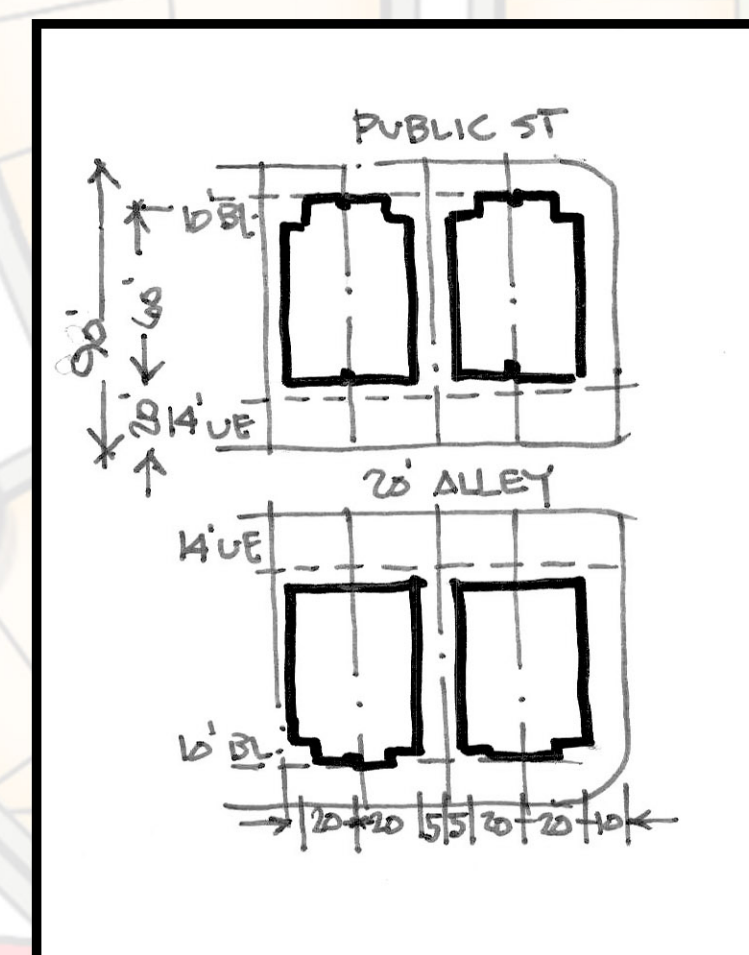
Sierra Vista  
SEC. 1  
35 Total Lots  
11.73 Acres

COMM.  
±11.4 Ac.

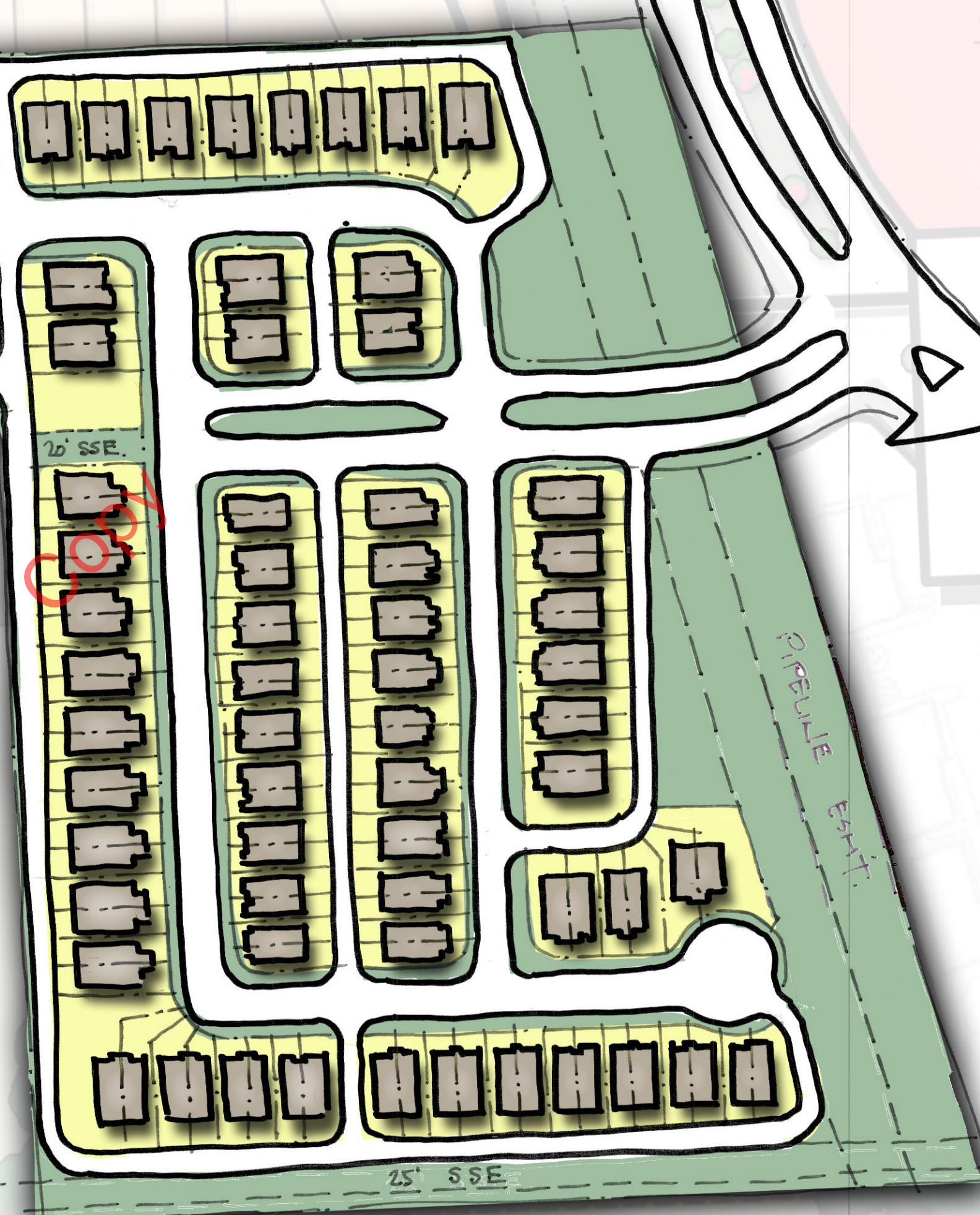
COMM.  
±18.3 Ac.

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