



12003 Iowa Colony Blvd.
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www.iowacolonytx.gov

IOWA COLONY PLANNING COMMISSION
MINUTES OF JANUARY 4, 2022

Members present: David Hurst, Tim Varlack, McLean Barnett, and Steven Byrum-Bratsen

Members absent: Melanie Hampton and Les Hosey

Others present: Dinh Ho, Robert Hemminger, Stan Winters with Jones and Carter, Jeff Shehan with Land Tejas Amenities, Mike Christopher with Elevation Land Solutions, and Alec Luong.

WORKSESSION- 6:30 P.M.

1. Chairman David Hurst called the worksession to order at 6:38 P.M.
2. Discussion of amendments to the Plan of Development for Sierra Vista, Sierra Vista West, and Sterling Lakes. Stan Winter with Jones and Carter introduced himself as well as Jeff Shehan, Mike Christopher, and Alec Long who are all working on these projects. Stan discussed the amendments to the plan of developments and then Alec Luong presented a powerpoint regarding the development.
3. The worksession was adjourned at 7:35 P.M.

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:35 P.M.
2. Citizens Comments. David Finberg at 10909 Mendel Terrace Drive expressed his concerns regarding the lagoon and development in Sterling Lakes and surrounding areas by Land Tejas. Has tried calling the HOA and Land Tejas and receives no information. He feels as though the developers and builders are keeping the homeowners in the shadows. He is representing the residents that could not attend that evening. He also mentioned that the kids in the neighborhood do not have a park to play at and the one discussed is not close to them. He asked the Planning and Zoning Commission members to consider all these factors.
3. Consider approval of the following Planning and Zoning Commission meeting minutes
 - December 7, 2021

Steven Byrum-Bratsen made a motion to approve the meeting minutes from December 7, 2021. Seconded by Tim Varlack. Approved unanimously with four ayes.

4. Consideration and possible action for the Fakir Estates Final Plat. Steven Byrum-Bratsen made a motion to approve the Fakir Estates Final Plat. Seconded by McLean Barnett. Approved unanimously with four ayes.

5. Consideration and possible action for the Vega Estates Final Plat. Steven Byrum-Bratsen made a motion to approve the Vega Estates Final Plat. Seconded by Tim Varlack. Approved unanimously with four ayes.

6. Consideration and possible action to provide a recommendation to City Council for the Plan of Development for Sierra Vista West Amendment No.1. Tim Varlack made a motion to provide a recommendation to the City Council to approve Amendment No. 1 to the Plan of Development for Sierra Vista West. Seconded by McLean Barnett. Approved unanimously with four ayes.

7. Consideration and possible action to provide a recommendation to City Council for the Plan of Development for Sterling Lakes/Sierra Vista Amendment No. 2. Tim Varlack made a motion to recommend to City Council to approve the Plan of Development for Sterling Lakes/Sierra Vista Amendment No. 2 per staff's recommendation with the following additional conditions

- The developer provides a more detailed concept plan of Sierra Vista item # 2(b) Park and Recreational Space in the plan of development to City Council.
- Acceptance of the commercial district south of Meridiana Parkway with the town center to be 50ft lot residential plots

Seconded by Steven Byrum-Bratsen. Approved unanimously with four ayes.

8. The meeting was adjourned by a unanimous vote at 8:39 P.M.

APPROVED THIS 1st DAY OF FEBRUARY, 2022.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

MEMORANDUM

Date: February 1, 2022
To: Planning Commission Members
From: Dinh V. Ho, P.E.
RE: City of Iowa Colony Planning & Zoning Commission Meeting, February 2022
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

Below is a summary of the Engineer's recommendations for agenda items for Planning and Zoning Meeting on February 1, 2022.

1. **Alvin ISD Nichols – Mock Elementary School Variance Request to the Unified Development Code regarding the Build to Line.**
2. **Alvin ISD Nichols – Mock Elementary School Final Plat**
 - a. 15.465 acres located at Crystal View Dr and Davenport Pkwy.

Recommendation: Approve per Letter of Recommendation. Approval shall be contingent on Variance Request to the Unified Development Code regarding the Build to Line as noted above.
3. **Meridiana Section 55A Preliminary Plat**
 - a. 20.43 acres, 113 Lots, 5 Blocks and 7 Reserves, Typical Lot size 40' x 115'

Recommendation: Approve per Letter or Recommendation.
4. **Sierra Vista Section 9 Preliminary Plat**
 - a. 1.55 acres, Commercial

Recommendation: Approve per Letter of Recommendation.
5. **Sierra Vista West Section 8 Final Plat – Revised**
 - a. This plat was approved by Planning Commission and City Council in December 2021.
 - b. Construction plans were approved in October 2021.
 - c. The City is seeking a revised approval due to new ownership.

Recommendation: Approve per Revised Letter of Recommendation.
6. **Sierra Vista West Section 9 Final Plat**
 - a. This plat was approved by Planning Commission and City Council in December 2021.
 - b. Construction plans were approved in November 2021.
 - c. The City is seeking a revised approval due to new ownership.

Recommendation: Approve per Revised Letter of Recommendation.
7. **Sierra Vista – Mixed Use Commercial/Multifamily project**

- a. *Proposed +/-45 acre Mixed Use Development as part of the Sierra Vista/Sterling Lakes Plan of Development.*
- b. *Multi-family: 14.88 acres*
- c. *Commercial: +/-30 acres of Grocery Store and Retail Center.*

Recommendation: Approve per Letter of Recommendation.

Copy

Tuesday, January 25, 2022

Abraham Nimrooz
West Belt Surveying, Inc.
21020 Park Row Dr.
Katy, TX 77449

Re: AISD Nichols-Mock Elementary Final Plat
Letter of Recommendation to Approve with Conditions
City of Iowa Colony Project No. 568
Adico, LLC Project No. 16007-2-230

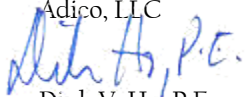
Dear Mr. Nimrooz;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for AISD Nichols-Mock Elementary final plat, received on or about January 25, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based on our review, we have no objections to the final plat as resubmitted. Final plat approval is contingent on the applicant being approved for a variance regarding the Build to Line.

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

Sincerely,
Adico, LLC



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

Copy

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-230

THE STATE OF TEXAS
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS

We, Alvin Independent School District, owner of the property being subdivided, in this plat of Alvin ISD Nichols-Mock Elementary, do hereby make subdivision of said property for and on behalf of Alvin Independent School District, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, 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 assigned to warrant and defend the title to the land so dedicated.

In Testimony, hereto, Alvin Independent School District, has caused these presents to be signed by Carol Nelson, Superintendent, thereunto authorized, and its common seal hereunto affixed, this _____ day of _____ 2022.

Alvin Independent School District

Carol Nelson, Superintendent

THE STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Carol Nelson, known to me to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this ___ day of _____, 2022.

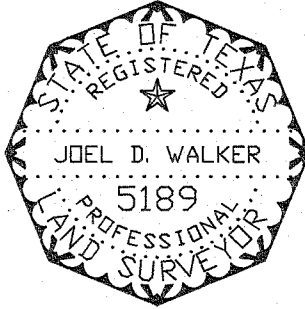
Notary Public in and for the State of Texas

(Print Name)

My Commission Expires:

I, Joel D. Walker, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

Joel D. Walker 1/25/22
Joel D. Walker Date
Texas Registration No. 5189



This plat is hereby APPROVED by the City of City of Iowa Colony City Council, this _____ day of _____, 20____.

Michael Byrum-Bratsen, Mayor

Sydney Hargroder

Arnetta Hicks-Murray

Marquette Greene-Young

Will Kennedy

Chad Wilsey

This plat is hereby APPROVED by the City of City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 20____.

David Hurst, Chairman

Melanie Hampton

Steven Byrum-Bratsen

Les Hosey

Brian Johnson

Timothy Varlack

McLean Barnett

NOTES:

1. THE PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF IOWA COLONY.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204, STATE PLANE COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE (LOCAL COORDINATES) BY DIVIDING THE DEPICTED COORDINATE BY THE FOLLOWING COMBINED SCALE FACTOR OF 0.999866036596 (X÷S.F.=SURFACE VALUE).
3. BEARINGS DEPICTED HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
4. ACCORDING TO F.I.R.M. MAP NO. 48039C0115K (COMMUNITY-PANEL NO. 4854580115K), MAP REVISED DATE: DECEMBER 30, 2020. THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THIS STATEMENT IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE ABOVE REFERENCED MAP. THIS INFORMATION IS TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

5. 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.

6. THIS TRACT LIES WITHIN THE BRAZORIA COUNTY MUD NO. 53.

7. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A DEDICATED EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.

7. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL HAVE A MINIMUM OF 24 INCHES ABOVE BASE FLOOD ELEVATION.

8. ALL MONUMENTS ARE OR 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.

9. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.

10. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.

11. A MINIMUM OF FIVE (5) FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG ALL STREETS AND SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.

12. SITEPLAN SHALL BE SUBJECT TO THE REQUIREMENTS OF CITY OF IOWA COLONY UNIFIED DEVELOPMENT CODE.

13. THE TRACT IS SUBJECT TO THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR SIERRA VISTA WEST BETWEEN THE CITY OF IOWA COLONY AND LAND TEJAS SIERRA VISTA WEST, LLC, AND AS AMENDED.

LEGAL DESCRIPTION:

BEGINNING at a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the east line of a called 4.5169 acre tract (Tract 4) conveyed to Land Tejas Sierra Vista West, LLC, by deed recorded in Clerk's File No. 2019027076, Brazoria County Official Public Records, corrected by Clerk's File No. 2019029817, Brazoria County Official Public Records and being the northwest corner of the herein described tract, from which a 5/8-inch iron rod (with cap stamped "Manhard") found bears North 02°35'30" West, 24.30 feet, being on the east line of said called 4.5169 acre tract (Tract 4);

THENCE, North 87°23'17" East, 697.43 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a tangent curve to the right;

THENCE, along said tangent curve to the right in an easterly direction, with a radius of 20.00 feet, a central angle of 45°00'00", an arc length of 15.71 feet, and a chord bearing South 70°06'43" East, 15.31 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 47°36'47" East, 292.58 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a non-tangent curve to the right;

THENCE, along said non-tangent curve to the right in a southeasterly direction, with a radius of 20.06 feet, a central angle of 45°46'34", an arc length of 16.02 feet, and a chord bearing South 25°30'46" East, 15.60 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 02°36'37" East, 490.47 feet passing a 5/8-inch iron rod (with cap stamped "Manhard") set, continuing for a total distance of 530.48 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the south line of the remainder of said called 501.92 acre tract, being on the north right-of-way line of County Road No. 64 (based on a width of 40 feet) recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas, and being the southeast corner of the herein described tract, from which a 5/8-inch iron rod found bears North 87°24'30" East, 2,634.15 feet, being the southeast corner of the remainder of said called 501.92 acre tract, being on the north right-of-way line of said County Road No. 64, and being on the west right-of-way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Plat Records of Brazoria County, Texas;

THENCE, South 87°24'30" West, 884.79 feet to a 5/8-inch iron rod (with cap stamped "Manhard") found, being on the south line of the remainder of said called 501.92 acre tract, being on the north right-of-way line of said County Road No. 64, and being the southwest corner of the herein described tract, from which a 5/8-inch iron rod (with cap) found bears South 87°24'30" West, 2,165.08 feet, being the southwest corner of the remainder of said called 501.92 acre tract;

THENCE, North 02°35'30" West, 39.99 feet to a 5/8-inch iron rod (with cap stamped "Manhard") found, being the beginning of a non-tangent curve to the right;

THENCE, along said non-tangent curve to the right in a northwesterly direction, with a radius of 35.00 feet, a central angle of 90°00'00", an arc length of 54.98 feet, and a chord bearing North 47°35'30" West, 49.50 feet to a 5/8-inch iron rod (with cap stamped "Manhard") found;

THENCE, North 02°35'30" West, 56.67 feet to a 5/8-inch iron rod (with cap stamped "Manhard") found, being the beginning of a tangent curve to the left;

THENCE, along said tangent curve to the left in a northerly direction, with a radius of 500.00 feet, a central angle of 01°54'33", an arc length of 16.66 feet, and a chord bearing North 03°32'47" West, 16.66 feet to a 5/8-inch iron rod (with cap stamped "Manhard") found;

THENCE, North 04°30'03" West, 133.42 feet to a 5/8-inch iron rod (with cap stamped "Manhard") found, being the beginning of a tangent curve to the right;

THENCE, along said tangent curve to the right in a northerly direction, with a radius of 500.00 feet, a central angle of 01°54'33", an arc length of 16.66 feet, and a chord bearing North 03°32'47" West, 16.66 feet to a 5/8-inch iron rod (with cap stamped "Manhard") found, being on the east line of said called 4.5169 acre tract (Tract 4);

THENCE, North 02°35'30" West, 458.93 feet to the POINT OF BEGINNING, CONTAINING 15.47 acres (673,656 square feet) of land in Montgomery County, Texas filed in the office of Manhard Consulting, Ltd. in The Woodlands, Texas.

REFERENCE BENCHMARK:

TXDOT MONUMENT HV-79C - ELEVATIONS SHOWN HEREON ARE BASED ON THE TXDOT MONUMENT HV-79C LOCATED IN THE MEDIAN OF HIGHWAY 288 APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD 56. ELEVATION = 49.31' (NAVD 88, 2001 ADJ.)

TEMPORARY BENCHMARKS:

TBM"A1" - BOX CUT ON TOP OF "C" INLET LOCATED ON THE EAST SIDE OF CRYSTAL VIEW DRIVE ON THE FIRST "C" INLET NORTH OF DAVENPORT PARKWAY (COUNTY ROAD 64). ELEVATION = 58.68'

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

1. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 2 FEET ABOVE FINISHED GRADE.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
3. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
4. ALL DRAINAGE EASEMENTS AND DETENTION POND RESERVES SHOWN ON THIS PLAT, WILL BE MAINTAINED BY THE PROPERTY OWNERS AND/OR BUSINESS OWNERS; PROVIDED, HOWEVER, AND GOVERNMENTAL ENTITY HAVE JURISDICTION, INCLUDING, WITHOUT LIMITATION, BRAZORIA COUNTY, TEXAS AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER UPON THE DRAINAGE EASEMENTS TO PERFORM MAINTENANCE OPERATIONS AT ANY TIME AFTER THE DATE HEREOF.
5. THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
6. THIS RURAL COMMERCIAL SITE EMPLOYS A NATURAL DRAINAGE SYSTEM, WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SITE THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS, DURING LARGE STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR ON THE SITE TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT, BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
7. LAND USE WITHIN THE COMMERCIAL SITE IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 85 PERCENT. THE DRAINAGE AND /OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT, IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED, A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
8. OTHER THAN SHOWN HERON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
9. ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
10. DEDICATED DRAINAGE EASEMENT(S) GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 FOR DRAINAGE MAINTENANCE PURPOSES SHALL INCLUDE 45 FEET TOP OF BANK, PLUS THE SUM (FOOTAGE) OF BOTH DITCH SIDE SLOPES AND CHANNEL BOTTOM AND 45 FEET OF BANK ON THE OPPOSITE BANK.
11. DEDICATED INGRESS/EGRESS ACCESSSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5'S LOCK.
12. PROHIBITED USE OF 'METAL' PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
13. PROHIBITED USE OF 'RIP-RAP' IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
14. PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
15. ALL DEDICATED STORM WATER DRAINAGE AND/OR ACCESS EASEMENTS TO BE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BY THE PROPERTY OWNER WILL BE INITIATED AND RECORDED, AT PROPERTY OWNER'S EXPENSE, IN BRAZORIA COUNTY, TEXAS WITH A RECORDED DOCUMENT NUMBER AFFIXED TO SAID EASEMENT PRIOR TO FINAL PROJECT APPROVAL GRANTED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 BOARD OF COMMISSIONERS.
16. IT WILL BE THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY IF ANY BRAZORIA COUNTY DRAINAGE DISTRICT # 5 DEDICATED DRAINAGE EASEMENTS ARE ON OR CROSS THEIR PROPERTY. IF SO, THE PROPERTY OWNER WILL COMPLY AS STATED WITHIN THE RECORDED EASEMENT.
17. PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL SECTION 1, INTRODUCTION; SUB-SECTION 1.5. PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5

Lee Walden, P.E.
President

Date

Kerry Osburn
Vice President

Date

Brandon Middleton
Secretary/Treasurer

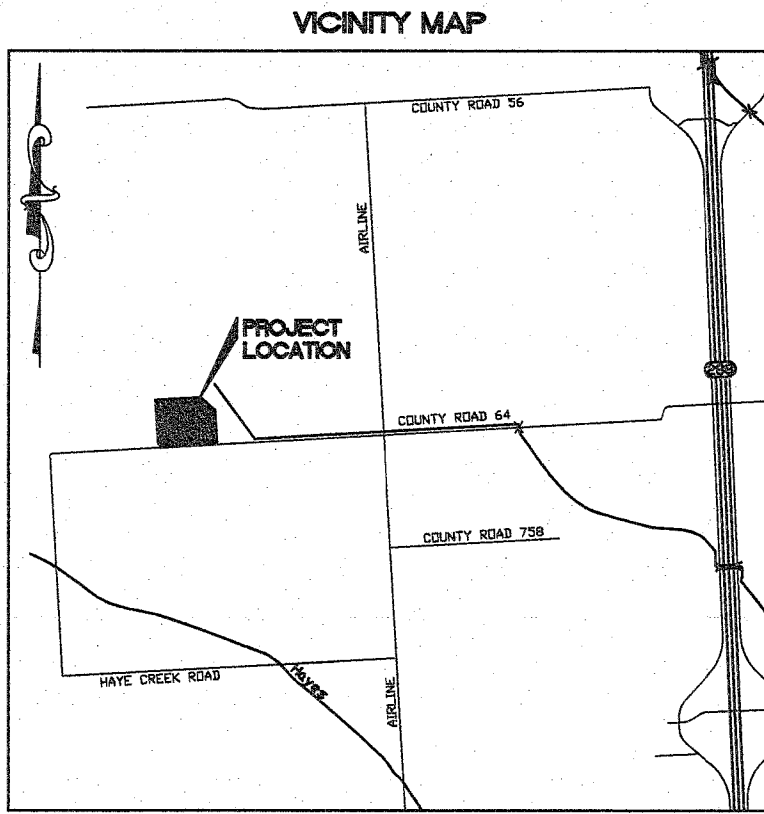
Date

Jarrod Aden
District Engineer

Date

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BDD05 Ref ID#: B210066



KEY MAP 691R
SCALE 1" = 3000'

**ALVIN ISD
NICHOLS - MOCK
ELEMENTARY**

A SUBDIVISION OF
15.465 ACRES
OUT OF THE
LAVACA NAVIGATION CO. SURVEY,
ABSTRACT NO. 329
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

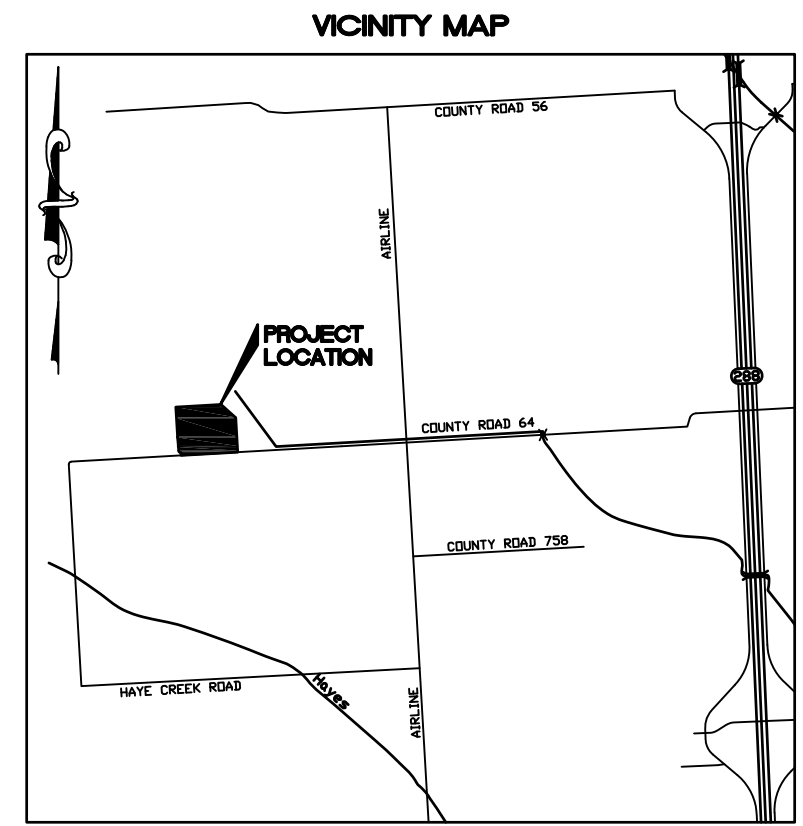
JANUARY 25, 2022

WEST BELT
SURVEYING, INC.

21020 PARK ROW
KATY, TEXAS 77449
PHONE: (281) 590-8288
FAX: (281) 492-0026
CERTIFIED FIRM NO. 10073800

ENGINEER:
S&G ENGINEERING CONSULTANTS, LLC
1700 AVENUE D, SUITE B
KATY, TEXAS 77403
(832) 437-7977

OWNER:
BILL VANWAGNER
ALVIN INDEPENDENT SCHOOL DISTRICT
301 E. TOLSON STREET
ALVIN, TEXAS 77511
(281) 388-1130



B.L.--BUILDING LINE
ESMT.--EASEMENT
FND.--FOUND
FT.--FEET
B.C.C.F.--BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.--BRAZORIA COUNTY DEED RECORDS
B.C.M.R.--BRAZORIA COUNTY MAP RECORDS
I.R.--IRON ROD
No.--NUMBER
PG.--PAGE
R.O.W.--RIGHT-OF-WAY
SQ.--SQUARE
VOL.--VOLUME

OWNER:
BILL VANWAGNER
ALVIN INDEPENDENT SCHOOL DISTRICT
301 E. HOUSE STREET
ALVIN, TEXAS 77511
(281) 388-1130

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°35'30"W	56.67'
L2	N04°30'03"W	133.42'
L3	S02°36'37"E	40.00'
L4	N02°35'30"W	40.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	54.98'	35.00'	90°00'00"	N47°35'30"W	49.50'
C2	16.66'	500.00'	1°54'33"	N03°32'46"W	16.66'
C3	16.66'	500.00'	1°54'33"	N03°32'46"W	16.66'
C4	15.71'	20.00'	45°00'00"	S70°06'43"E	15.31'
C5	16.03'	20.06'	45°46'34"	S25°30'46"E	15.60'

Wednesday, January 26, 2022

Brad Sweitzer
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

**Re: Meridiana Section 55A Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 515
Adico, LLC Project No. 16007-2-229**

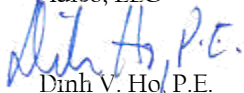
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 55A preliminary plat, received on or about January 26, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on January 26, 2022. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than January 27th for consideration at the February 1, 2022 Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-229**

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurement.
- The Coordinates shown herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
RES. indicates Reserve.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.

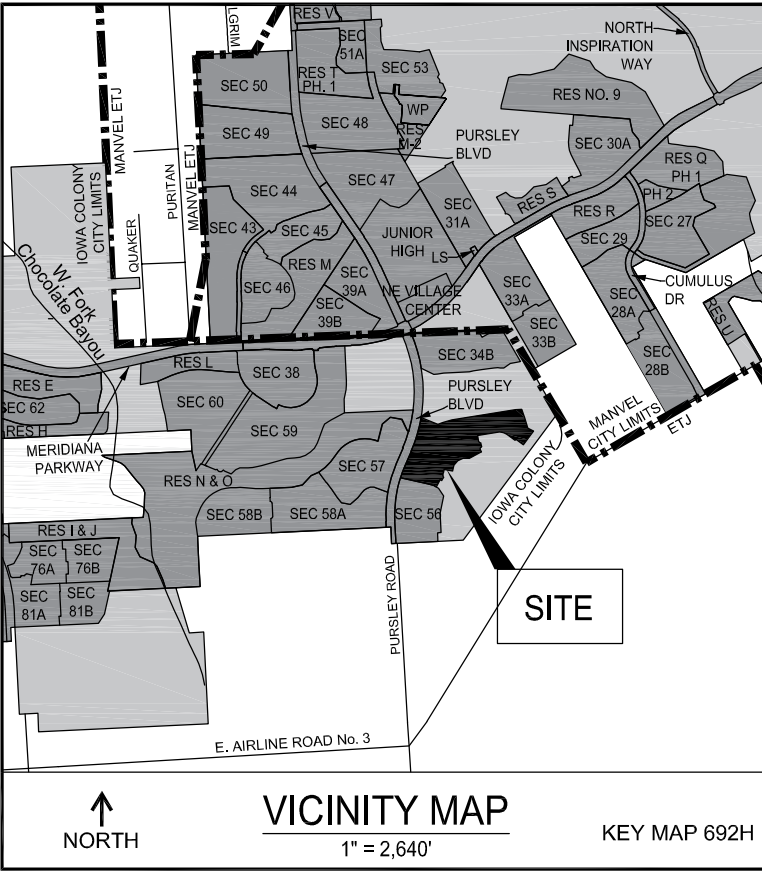
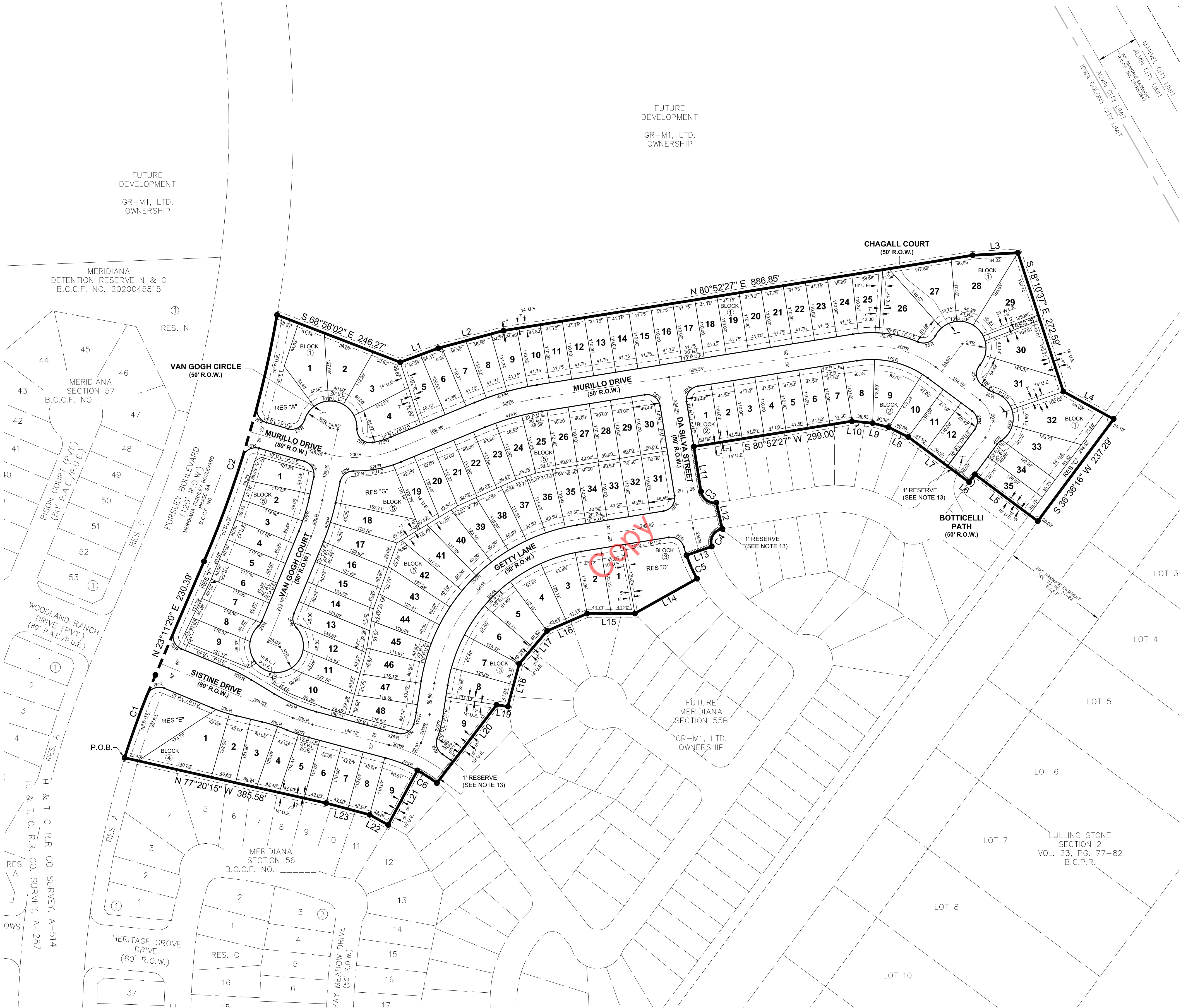
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 55, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association and Municipal Utility District shall be responsible for maintenance of all reserves.
- Contour lines shown herein are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 3.
- Drainage plans to be provided prior to final plat submittal.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 55A where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- All front lot maintenance within this section shall be performed by the Homeowners Association per Meridiana PUD Amendment No. 3 as approved January 23, 2017.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,748.53	0.27
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,108.49	0.03
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,718.09	0.11
D	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	12,501.34	0.29
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,214.31	0.26
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	17,639.47	0.40
G	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	9,296.94	0.21
TOTAL		68,227.17	1.57

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD 88) 1991 ADJUSTMENT



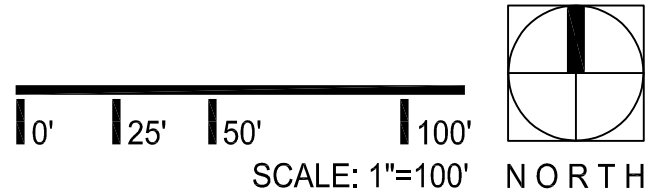
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 69°42'36" E	75.75'
L2	N 74°53'59" E	126.14'
L3	N 86°55'19" E	84.32'
L4	S 61°16'59" E	106.88'
L5	N 53°23'46" W	146.50'
L6	S 36°36'20" W	17.98'
L7	N 53°23'44" W	141.50'
L8	N 63°54'13" W	40.98'
L9	N 75°39'52" W	30.38'
L10	N 84°22'53" W	38.83'
L11	S 09°07'33" E	85.00'
L12	S 12°43'13" E	50.10'
L13	S 70°42'23" W	50.00'
L14	S 60°44'40" W	132.90'
L15	S 89°54'21" W	88.91'
L16	S 66°33'28" W	81.56'
L17	S 40°16'18" W	80.75'
L18	S 14°52'17" W	82.27'
L19	N 81°06'23" W	117.10'
L20	S 37°17'10" W	183.72'
L21	S 28°13'18" W	115.29'
L22	N 61°07'16" W	39.39'
L23	N 75°01'00" W	84.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,690.00'	165.09'	N 20°23'17" E	165.03'
C2	2,060.00'	480.92'	N 16°30'03" E	479.83'
C3	25.00'	39.27'	S 54°07'33" E	35.36'
C4	25.00'	43.71'	S 30°47'25" W	38.35'
C5	275.00'	47.81'	S 24°16'28" E	47.75'
C6	275.00'	43.51'	N 57°14'46" W	43.46'

OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162



Meridiana Section 55A

A Subdivision of 20.43 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-512, City of Iowa Colony, Brazoria County, Texas.

113 Lots, 5 Blocks and 7 Reserves

Owner: GR-M1, LTD., a Texas Limited Partnership

January 7, 2022



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINCC.COM
TBB#NO. F-726
TBP#NO. 10092300

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

EHRA JOB NO.
081-011-55-01

Thursday, January 27, 2022

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

**Re: Sierra Vista Section 9 Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SPP 210714-0910
Adico, LLC Project No. 16007-2-207**

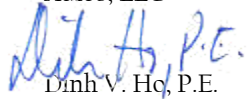
Dear Mr. Winter,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista Section 9 preliminary plat package received on or about January 25, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on January 25, 2022. Please provide Kayleen Rosser, City Secretary, with ten (10) folded copies of the plat by no later than January 27th for consideration at the February 1, 2022, Planning and Zoning meeting.

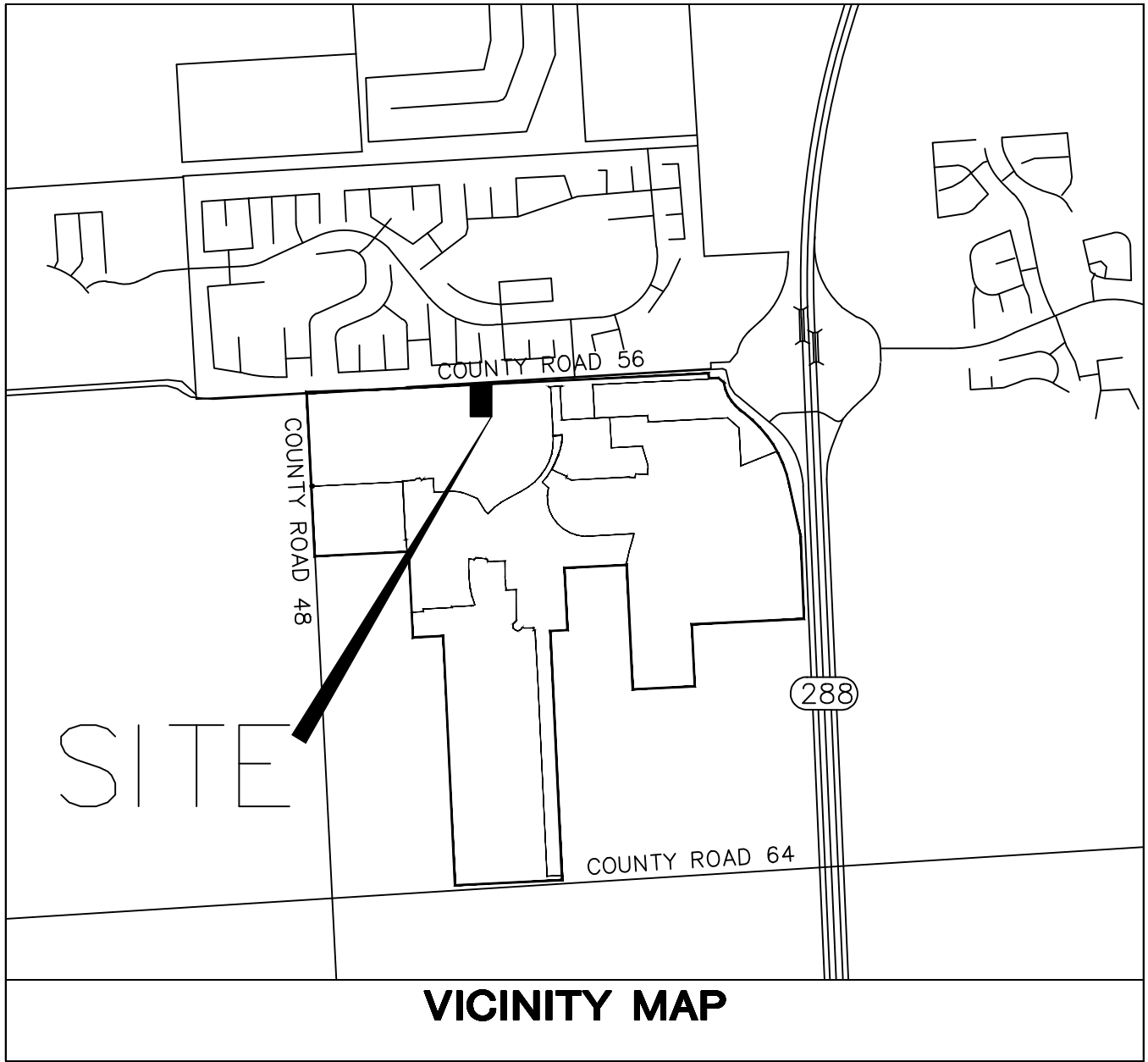
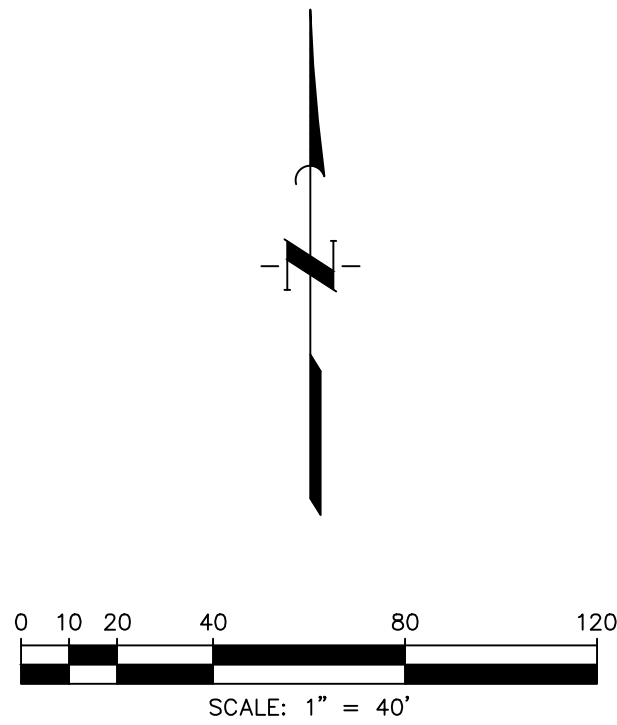
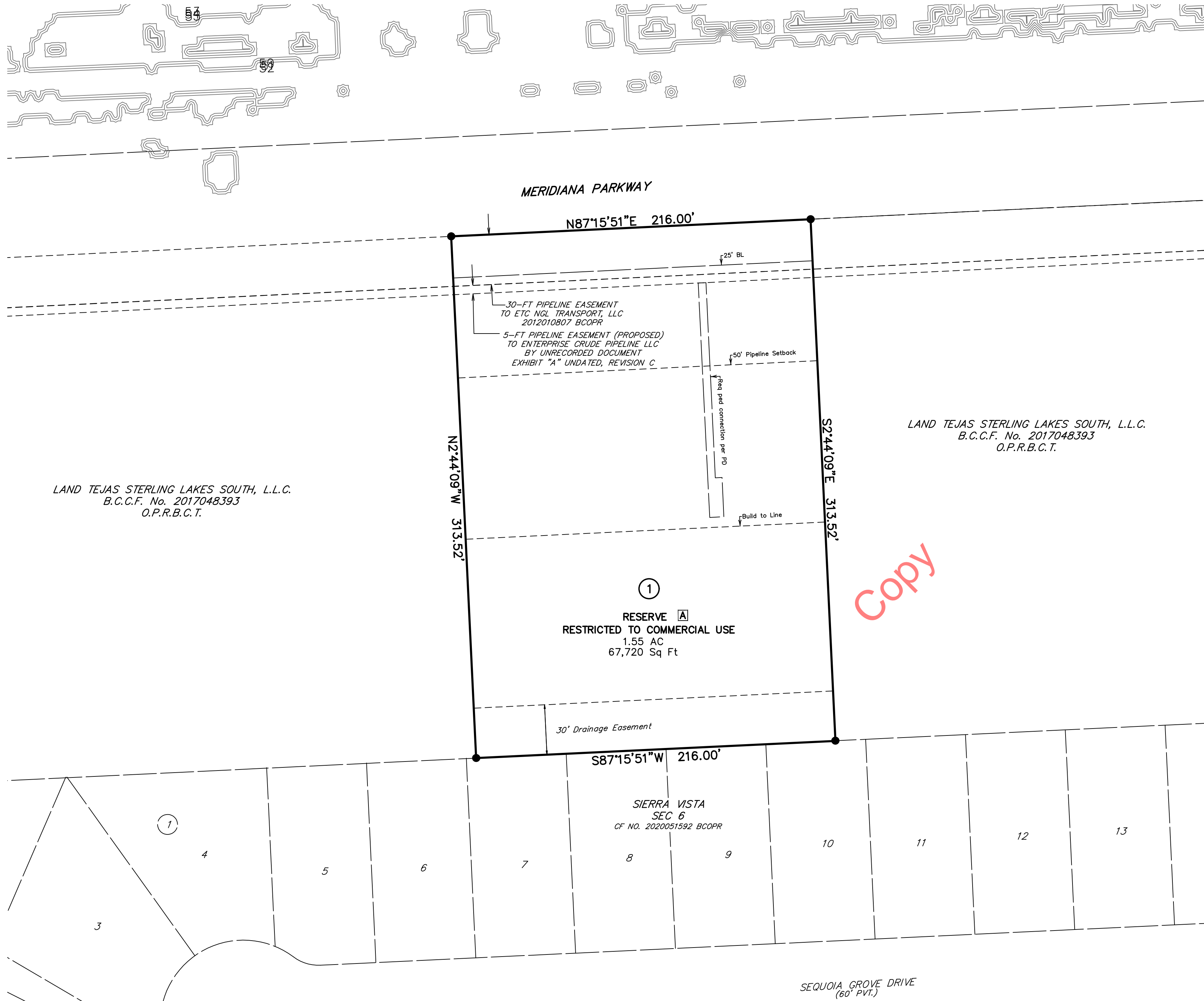
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC


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

Copy

**Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-207**



- 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 Final 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 (18) 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.
 - Street right-of-way dedicated for perimeter streets of at least sixty (60) feet in width or a minimum of one half (1/2) of the total required right-of-way, whichever is greater.
 - All water and wastewater facilities shall conform to the city's design criteria.
 - A minimum of five (5) foot wide sidewalks shall be required along streets and shall conform to the city's design criteria.
 - This property is subject to the Development Agreement and Plan of Development by the City of Iowa Colony, Texas and Land Tejas Sterling Lakes South, LLC and MacAllister for Sierra Vista dated February 15, 2016.

BENCHMARKS:
SOURCE BENCHMARK:
Elevations shown hereon are based on TXDOT Monument HV-79C located in the median of S.H. 288 approximately 125 feet +/- south of C.R. 56 with a published elevation of 49.31 feet, NAVD 99, 1991 adjustment.
TEMPORARY BENCHMARK:
TBM "B" being set 100'-0" nail in a power pole located east of the entrance to sterling lakes subdivision.
Elevation = 57.63 feet, NAVD 88, 1991 adjustment.

SIERRA VISTA

SEC 9

A SUBDIVISION OF 1.55 ACRES OF LAND
OUT OF THE
SECTION 51, H.T. & B.R.R. CO. SURVEY, A-288,
BRAZORIA COUNTY, TEXAS
1 RESERVE 1 BLOCK
JANUARY 2022

OWNER:
LAND TEJAS STERLING LAKES SOUTH, LLC
2450 FONDREN RD.
HOUSTON, TX 77063

ENGINEER:
MAHARD CONSULTING
BUILDING 4
2445 TECHNOLOGY FOREST BLVD STE 200
THE WOODLANDS, TX 77380

PLANNER:
J.C. JONES | CARTER
Texas Board of Professional Engineers Registration No. F-438
8702 New York Drive, Suite 200, The Woodlands, Texas 77380
281.963.4039

REVIEW ONLY

NOT FOR REGULATORY
APPROVAL,
PERMITTING OR CONSTRUCTION

MICHAEL GRAHAM, AIA
REGISTRATION NO. 19068

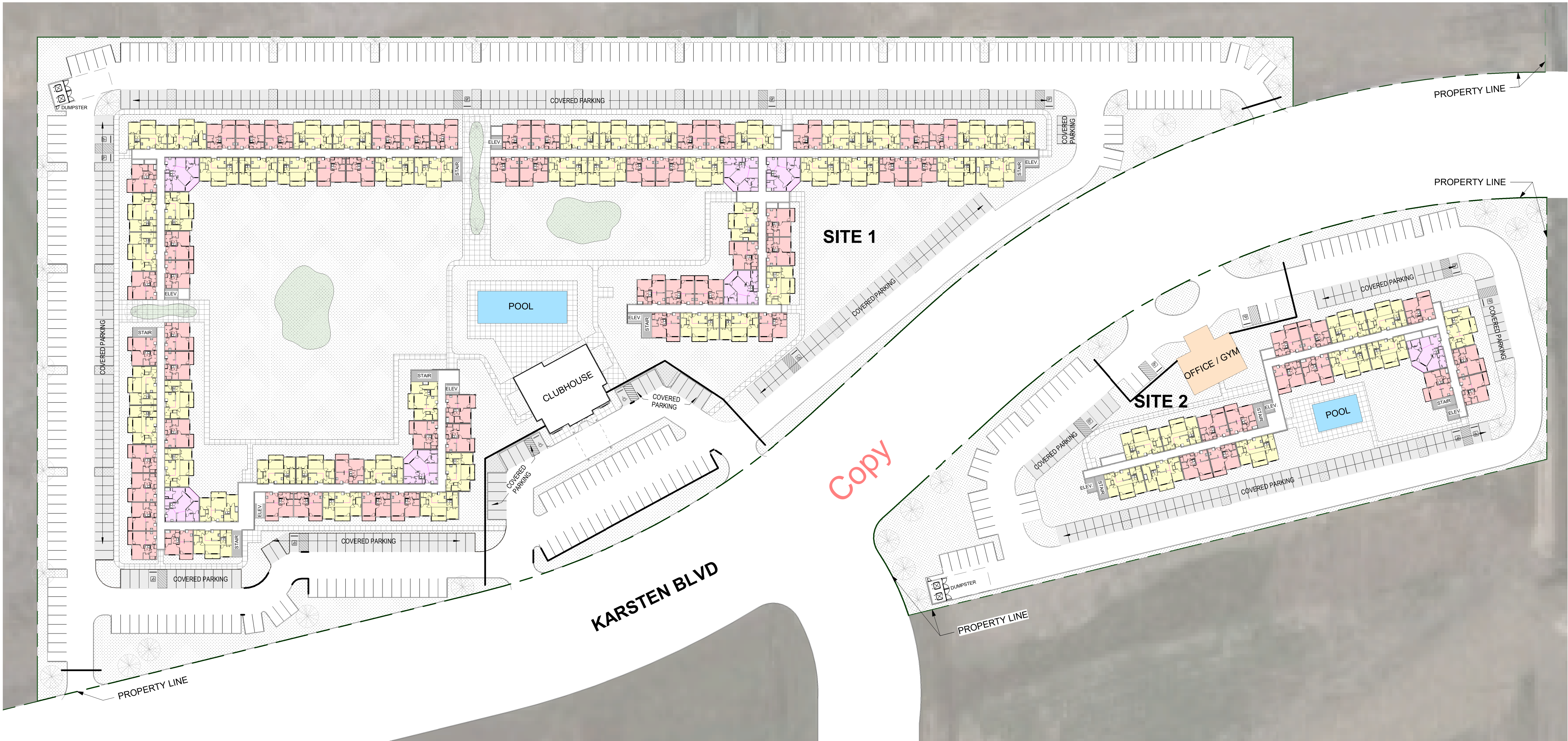
ROSHARON
DEVELOPMENT
OSIKA

SITE PLAN

Project number21105
Date2021/01/04
Drawn byLL / YC
Checked byChecker

SD-1

ScaleAs indicated



LOT INFORMATION:

ADDRESS: SIERRA VISTA 383, CITY OF ARCOLA, TEXAS

LOT SIZE:
LOT 1: 11.4 ACRES (496,584 SF)
LOT 2: 3.482 ACRES (151,675.92 SF)

UNITS LEGEND:

UNIT A1 / UNIT A1 ANSI: ■
UNIT B1 / UNIT B1 ANSI: ■
UNIT B2 / UNIT B2 ANSI: ■
CLUBHOUSE / OFFICE: ■

UNITS SCHEDULE - SITE 1

UNITS NAME	COUNT / FLOOR	UNITS AREA	TOTAL AREA	SITE
	21	632 SF	4,424 SF	SITE 1
	129	632 SF	26,544 SF	SITE 1
	18	883 SF	5,298 SF	SITE 1
	114	883 SF	34,437 SF	SITE 1
	6	942 SF	1,884 SF	SITE 1
	12	942 SF	3,768 SF	SITE 1
TOTAL UNITS / FLOOR	: 300		76,355 SF	

PARKING ANALYSIS - SITE 1:

REQD. PARKING:
1.333 SPACES / 1 BEDROOM UNIT X 147 UNITS = 196
1.666 SPACES / 2 BEDROOM UNIT X 153 UNITS = 255

TOTLE REQD. SPACES: 451

PROVIDED SPACES:
TOTAL PROVIDED: 472

EXPOSED PARKING (STANDARD): 258
EXPOSED PARKING (ACCESSIBLE): 0
COVERED PARKING (STANDARD): 204
COVERED PARKING (ACCESSIBLE): 10

UNITS SCHEDULE - SITE 2

UNITS NAME	COUNT / FLOOR	UNITS AREA	TOTAL AREA	SITE
	9	632 SF	1,896 SF	SITE 2
	27	632 SF	6,320 SF	SITE 2
	6	883 SF	1,766 SF	SITE 2
	24	883 SF	7,064 SF	SITE 2
	3	942 SF	942 SF	SITE 2
TOTAL UNITS / FLOOR	: 69		17,988 SF	

PARKING ANALYSIS - SITE 1:

REQD. PARKING:
1.333 SPACES / 1 BEDROOM UNIT X 39 UNITS = 52
1.666 SPACES / 2 BEDROOM UNIT X 33 UNITS = 55

TOTLE REQD. SPACES: 107

PROVIDED SPACES:
TOTAL PROVIDED: 128

EXPOSED PARKING (STANDARD): 49
EXPOSED PARKING (ACCESSIBLE): 2
COVERED PARKING (STANDARD): 72
COVERED PARKING (ACCESSIBLE): 5

① SITE
1" = 50'-0"



DESIGN / MATERIAL CONCEPT



TYPICAL UNIT ELEVATION

Copy



CLUBHOUSE EXTERIOR CONCEPT



ElementArchitects.com

ARCHITECT
ELEMENT ARCHITECTS, LLC.
1250 WOOD BRANCH PARK DR, STE 480
HOUSTON, TX, 77079
(713) 874 0775
www.elementarchitects.com

REVIEW ONLY

NOT FOR REGULATORY
APPROVAL,
PERMITTING OR CONSTRUCTION
MICHAEL GRAHAM, AIA
REGISTRATION NO: 19068

ROSHARON
DEVELOPMENT
OSIKA

EXTERIOR
ELEVATION
CONCEPT

Project number 21105
Date 2021/01/04
Drawn by YC
Checked by Checker

SD-2

Scale

Sierra Vista Development



SUMMARY OF CONTENT

PRESENTATION OVERVIEW

Master-Planned Community

Project Information: Phases I-III

Demographics

Salaries

Master Planned Comparables

Copy

PRESENTED TO:



IOWA COLONY AND MERIDIANA PARKWAY AERIAL



Sterling Lakes
±5,000 Homes
(Planned)

Meridiana
±5,500 Homes
(Planned)

Sierra Vista
±2,000 Homes
(Planned)

OVERALL SIERRA VISTA DEVELOPMENT



SIERRA VISTA MIXED-USE SITE PLAN



SIERRA VISTA MIXED-USE PROJECT PHASE I: MULTIFAMILY





Sierra Vista Living



SIERRA VISTA LIVING RENDERING



TYPICAL UNIT ELEVATION



CLUBHOUSE EXTERIOR CONCEPT

DESIGN / MATERIAL CONCEPT



SIERRA VISTA LIVING SITE PLAN



LOT INFORMATION:

ADDRESS: SIERRA VISTA 383, CITY OF ARCOLA, TEXAS

LOT SIZE:
LOT 1: 11.4 ACRES (496,584 SF)
LOT 2: 3.482 ACRES (151,675.92 SF)

UNITS LEGEND:

UNIT A1 / UNIT A1 ANSI: ■
UNIT B1 / UNIT B1 ANSI: ■
UNIT B2 / UNIT B2 ANSI: ■
CLUBHOUSE / OFFICE: ■

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6	942 SF	1,884 SF		SITE 1
12	942 SF	3,768 SF		SITE 1
TOTAL UNITS / FLOOR	300		76,355 SF	
TOTAL LEVELS:	3			
TOTAL UNITS:	100 X 3 = 300			

PARKING ANALYSIS - SITE 1:

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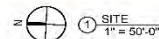
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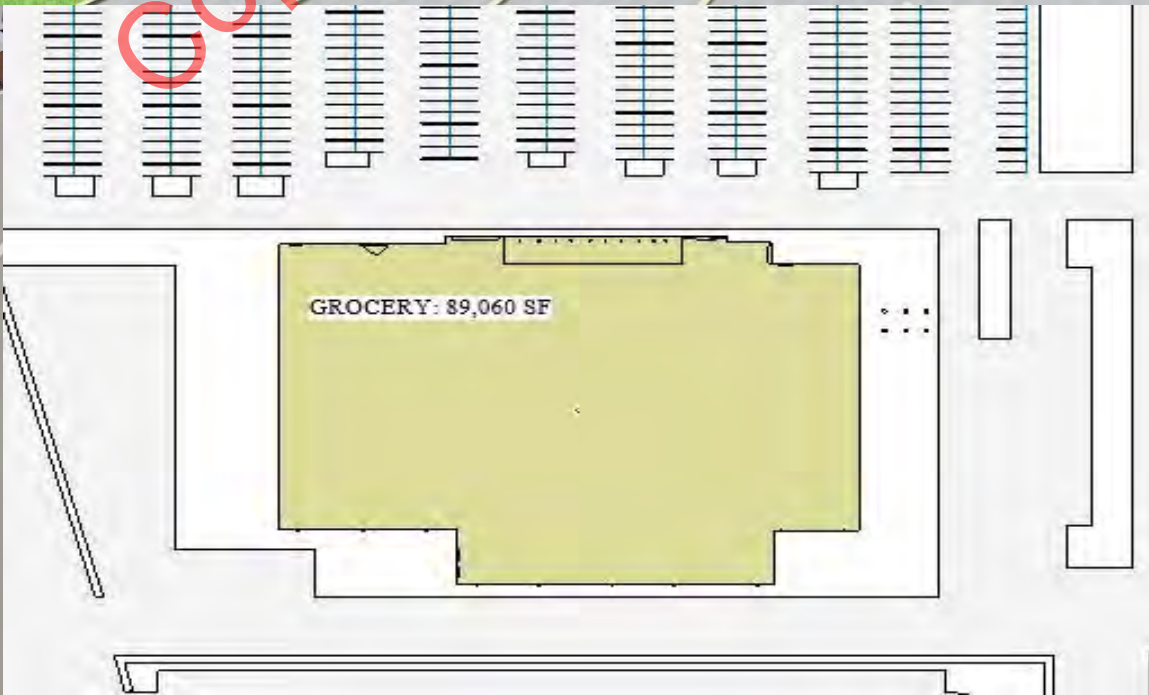
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COVERED PARKING (ACCESSIBLE): 5



SIERRA VISTA MIXED-USE PROJECT

PHASE II: GROCERY





SIERRA VISTA GROCERY

SIERRA VISTA MIXED-USE PROJECT

PHASE III: RETAIL





SIERRA VISTA RETAIL

DEMOGRAPHICS

POPULATION	1 MILE		3 MILES	
2021 Estimated Population	3,651		12,590	
2021-2026 Projected Annual Growth	903	4.9%	-	
2010-2021 Historical Annual Growth	3,400	123.1%	-	

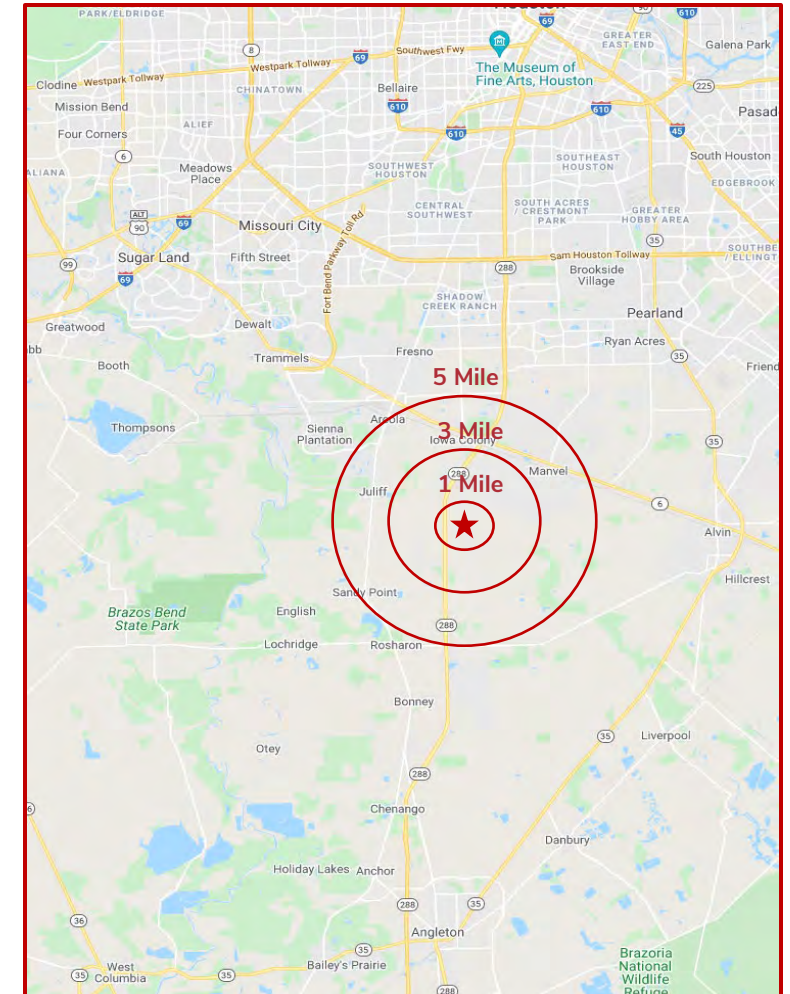
HOUSEHOLDS	1 MILE		3 MILES	
2021 Estimated Households	1,346		4,408	
2026 Projected Households	1,704		5,502	
2021 Total Housing Units	1,463		4,787	
2010-2021 Historical Annual Growth	1,019	20.9%	3,237	19.0%
2021 Estimated Average Household Income	\$52,562		\$64,228	



DEMOGRAPHICS

HOME VALUES	1 MILE		3 MILES	
\$500,000 to \$749,999	87	6.8%	224	5.3%
\$400,000 to \$499,999	123	9.6%	281	6.7%
\$300,000 to \$399,999	220	17.2%	841	20.0%
\$250,000 to \$299,999	145	11.3%	526	12.5%
\$200,000 to \$249,999	236	18.4%	755	18.0%

- ◆ 70% OF HOMES WITHIN A THREE (3) MILE RADIUS ARE OVER \$200,000, WITH 50% OF THOSE HOMES BEING \$300,000 OR HIGHER.
- ◆ HOME PRICES ARE INCREASING AT A RATE HIGHER THAN THE AVERAGE PAY. A STARTER HOME IN 2021, IS \$250,000 TO \$350,000 WITH AN AVERAGE MORTGAGE OF \$2,000 TO \$3,000.
- ◆ MULTIFAMILY RENT IN PEARLAND AREA AVERAGES BETWEEN \$1,100 TO \$1,800 PER MONTH.



MEDIAN NEW HOME PRICE OVER FIVE YEARS

2021

Median New Home: \$352,888

2020

Median New Home: \$307,984

2019

Median New Home: \$290,574

2018

Median New Home: \$309,574

2017

Median New Home: \$304,086

2016

Median New Home: \$290,556

2011

Median New Home: \$146,988



ALVIN ISD – HISTORICAL AVERAGE TEACHER SALARY

* A TEACHER'S SALARY CAN AFFORD \$1,400 OR LESS IN MONTHLY RENT/MORTGAGE

2018-2019

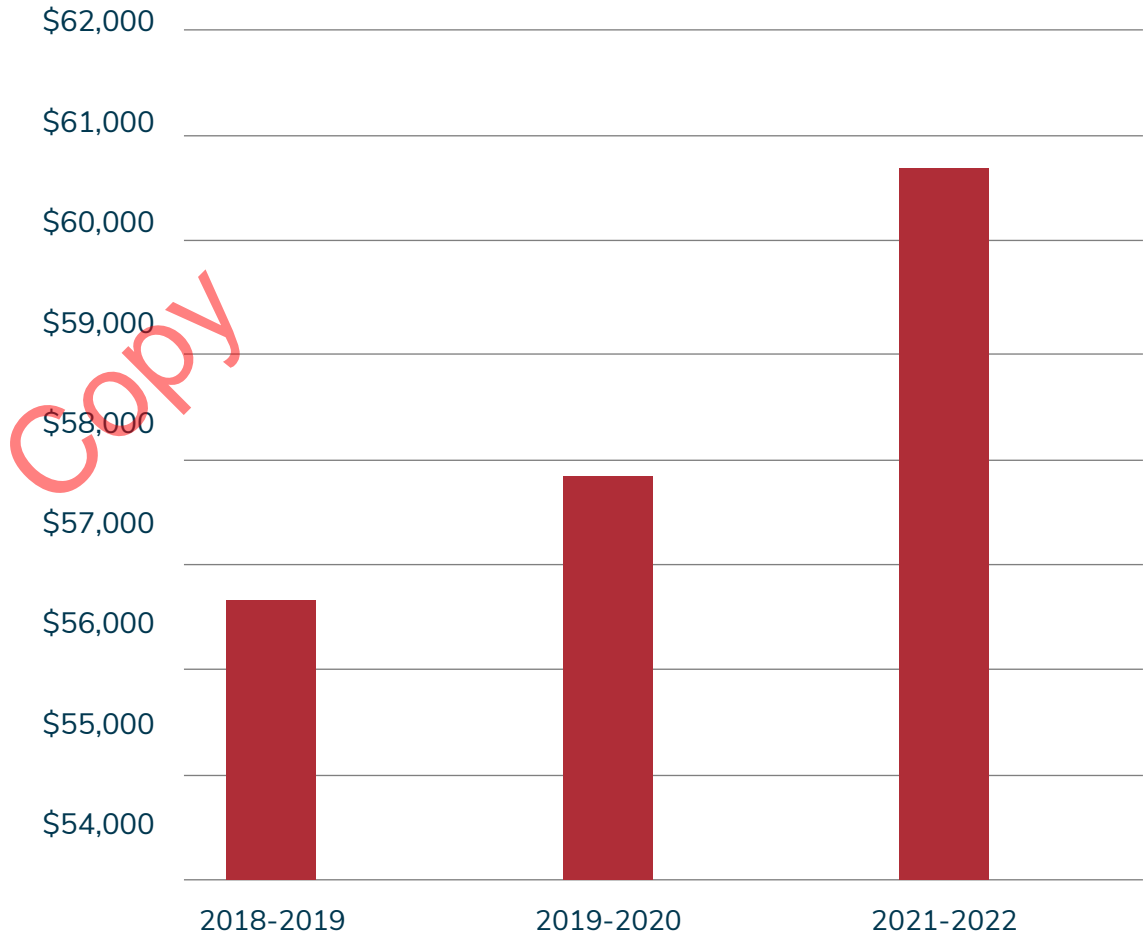
AVG Salary: \$56,675

2019-2020

AVG Salary: \$57,775

2021-2022

AVG Salary: \$60,725



AVERAGE PUBLIC SAFETY WAGES BY DEPARTMENT



HOUSTON POLICE OFFICER
AVG Salary: \$58,785 - \$70,847
Equals \$1,200 to \$1,800 per Month



BRAZORIA COUNTY PATROL DEPUTY
AVG Salary: \$48,701
Equals \$1,000 per Month



TEXAS STATE TROOPER
AVG Salary: \$59,715
Equals \$1,200 to \$1,800 per Month



HOUSTON FIRE DEPARTMENT FIREFIGHTER
AVG Salary: \$46,124
Equals \$1,200 to \$1,000 per Month



PEARLAND FIRE DEPARTMENT
AVG Salary: \$52,836
Equals \$1,100 to \$1,300 per Month

FAIRFIELD COMMUNITY AERIAL

FAIRFIELD



1. AVENUES AT CYPRESS
 - 240 UNITS
 - 93% OCCUPANCY
2. FAIRFIELD RANCH
 - 29 UNITS
 - 98% OCCUPANCY
3. FAIRFIELD CREEK ESTATES
 - 143 UNITS
 - 100% OCCUPANCY

SIENNA COMMUNITY AERIAL



COPY

1. THE HUNTINGTON AT SIENNA RANCH

- 149 UNITS
- 100% OCCUPANCY

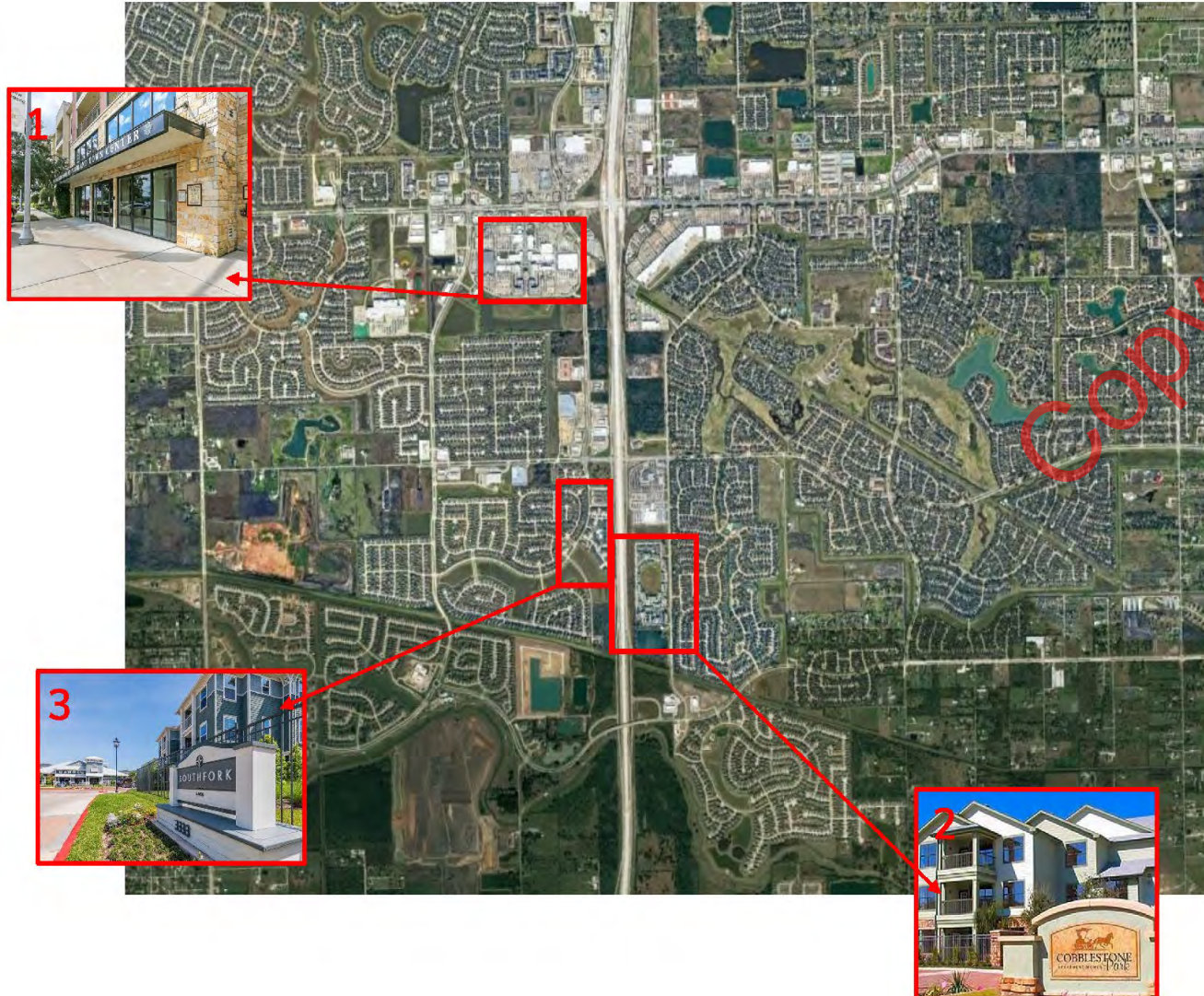
2. BROADSTONE SIENNA

- 330 UNITS
- 96% OCCUPANCY

3. THE HUNTINGTON

- 132 UNITS
- 96% OCCUPANCY

PEARLAND COMMUNITY AERIAL



COMMUNITY AERIAL

1. RESIDENCES AT PEARLAND TOWN CENTER
 - 234 UNITS
 - 98% OCCUPANCY
2. COBBLESTONE
 - 562 UNITS
 - 98% OCCUPANCY
3. SOUTHFORK LAKE APARTMENTS
 - 328 UNITS
 - 94% OCCUPANCY



Copy

PRESENTED BY

NAI PARTNERS
ALEX MAKRIS
ZACH LEGER

BUILDPRO CONSTRUCTION SERVICES
RICHARD OSIKA
ABBIE VALDEZ

SIERRA VISTA – 383
SURI PULLEMLA

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

General Development Plan

LEGEND

	AREA TYPE SF1				AREA TYPE SF2			
	45s	50s	55s	60s	65s	70s	100s	
STERLING LAKES	478	173	253	241	0	59	86	
STERLING LAKES NORTH	323	183	0	365	5	0	0	
SIERRA VISTA	0	368	0	184	0	32	0	
TOTAL	801	724	253	790	5	91	86	
	SEE NOTE 1	SEE NOTE 2	SEE NOTE 3					
	TOTAL TYPE 1		1,778	TOTAL TYPE 2		972		
	SEE NOTE 4		64.8%	SEE NOTE 5				
				TOTAL > 60'		182		
				SEE NOTE 5				

	Total Section Ac.	Total Number of Lots
STERLING LAKES	348.61	1290
STERLING LAKES NORTH	238.66	876
SIERRA VISTA	209.98	584
TOTAL	797.25	2,750 SEE NOTE 6

Note 1: Maximum 808 Lots
Note 2: Maximum 955 Lots
Note 3: Maximum 1,663 Lots
Note 4: Sum of area type #1 lots shall not exceed 65%
Note 5: Total of type #2 lots greater than 60' - Min. 6%
Note 6: Total maximum 2,800 Lots in SF1 & SF2

- 3 INDICATES PROPOSED DETENTION
- 4 INDICATES PROPOSED CIVIC
- 5 INDICATES PROPOSED COMMERCIAL
- 6 INDICATES PLATTED LOTS
- 7 INDICATES EXISTING LAKES/DETENTION
- 8 INDICATES PRIVATE STREET
- 9 INDICATES PROPOSED TOWNHOUSE
- 10 INDICATES PROPOSED TOWN CENTER
- * INDICATES PROPOSED GATED ENTRY
- INDICATES PROPOSED RECREATION SITE

TOTAL SF1 & SF2 LOTS	
PLATTED/ EXISTING LOTS	1,866 LOTS
PROPOSED MAX. LOTS-SF1&SF2	934 LOTS
TOTAL MAX SF1 & SF2 LOTS	2,800 LOTS
FUTURE TH LOTS	
MAX. FUTURE TH LOTS/UNITS	345 LOTS
TOTAL MAX LOTS/UNITS	3,145 LOTS

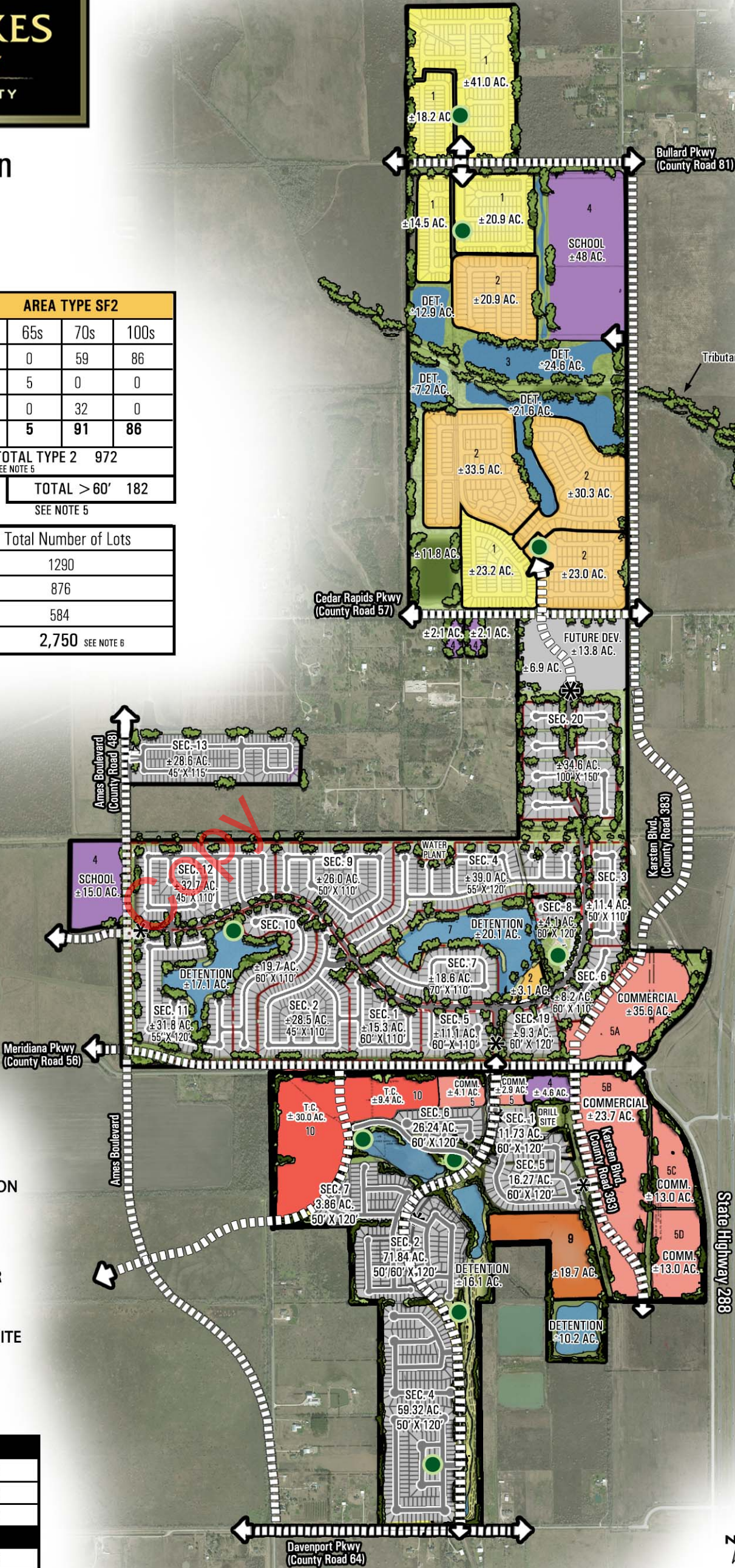


FIGURE 2

MEMORANDUM

Date: January 27, 2022
To: Planning and Zoning Committee
City Councilmembers
From: Dinh V. Ho, P.E.
RE: Sierravista- 383 – Mixed Use Project
Staff's Summary and Recommendations
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

The Commercial Developer for Sierra Vista, Sierravista – 383, in conjunction with NAI Partners Development and Weiner Whitestone Development is proposing a Mixed Use Development within Sierra Vista between Karsten Blvd. and SH 288.

The Developer presented the plan to City Council in workshop at the December 20th, 2021 City Council Meeting.

The proposed development includes portions of Tract 5B, Tract 5C and 5D as identified in the Sierra Vista/Sterling Lakes General Development Plan (approximately 45 acres). The permitted land uses for the Commercial tract shall be those uses permitted within District MU of the Zoning Ordinance. Commercial may include multi-family residential, subject to City Council Approval at the time multi-family is a proposed development.

1) Proposed Commercial

- a) Grocery Store – Approximately 89,060 SF
- b) Strip Center along SH 288 frontage road

Staff recommends approval subject to the requirements of the Plan of Development.

2) Proposed Multifamily

- i) Total acreage: 14.882 acres (two tracts)
- ii) Proposing a total of 372 units on two projects.

If City Council chooses to allow for multifamily, staff recommends approval subject to the following, in addition to the requirements of the Sierra Vista/Sterling Lakes Plan of Development.

- (1) Multi-family use limit to 300 units per project (per the POD).
- (2) Limit to 22 units per net acres per the POD, unless parking garage is provided. (Currently proposed as 25 units/net acres)
- (3) All surface parking lots shall be screened from view of any adjacent public streets with a min 3' berm or landscape edge per POD.
- (4) All fencing shall be masonry or wrought iron. Fencing shall be subject to final approval.
- (5) Provide façade requirements to include masonry (as defined as brick, stone or stucco) on all first floor of building and total of 60% of the entire façade. The façade and architectural features shall be in uniform with the Sierra Vista Development.