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IOWA COLONY PLANNING COMMISSION
MINUTES OF MARCH 2, 2021

Members present: David Hurst, Steven Byrum-Bratsen, Vince Patterson, Les Hosey, and Melanie Hampton

Members absent: Steve Bradbery

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. Administer the Oath of Office to newly appointed members. Kayleen Rosser, City Secretary administered the Oath of Office to newly appointed member Melanie Hampton.
4. Discussion regarding open meeting requirements. Kayleen Rosser, City Secretary explained the open meeting requirements.
5. Consider approval of the February 2, 2021 meeting minutes. Steven Byrum-Bratsen made a motion to approve the February 2, 2021 meeting minutes. Seconded by Les Hosey. Approved unanimously.
6. Consideration and possible action for the Meridiana Commercial Reserves No. 1 Replat No. 1 Abbreviated Plat. Steven Byrum-Bratsen made a motion to approve the Meridiana Commercial Reserves No. 1 Replat No. 1 Abbreviated Plat. Seconded by Vince Patterson. Approved unanimously.
7. Consideration and possible action for the Meridiana Section 76B Preliminary Plat. Les Hosey made a motion to approve the Meridiana Section 76B Preliminary Plat. Seconded by Vince Patterson. Approved with three ayes and one opposed. Steven Byrum-Bratsen voted against the motion.
8. Consideration and possible action for the Meridiana Section 76A Final Plat. Vince Patterson made a motion to approve the Meridiana Section 76A Final Plat. Seconded by Steven Byrum-Bratsen. Approved unanimously.

9. Consideration and possible action for the Crystal View Drive Phase III Street Dedication Final Plat. Steven Byrum-Bratsen made a motion to approve the Crystal View Drive Phase III Street Dedication Final Plat with the revision that CR 64 is updated and listed as Davenport Parkway on the plat. Seconded by Les Hosey. Approved unanimously.

10. Consideration and possible action for the Sterling Lakes North Revised General Plan and Revised Dedication/Paving Phase Plan. Les Hosey made a motion to approve the Sterling Lakes North Revised General Plan and Revised Dedication/Paving Phase Plan based on recommendation from Marsh Darcy Partners and also adding two additional conditions as listed below.

- To provide Sterling Lakes North residents to have access through the private gates of Sterling Lakes Drive and Cedar Rapids Parkway to reach the crystal lagoon amenities.
- If the crystal lagoon is not completed within two years of the approval of the Sterling Lakes North General Plan, the developer shall provide a water amenity within the Sterling Lakes North Development.

Motion was seconded by Vince Patterson. Approved unanimously.

11. Consideration and possible action for an amendment to the Plan of Development for Sierra Vista. The developer requested that the item be pulled from agenda. No action taken.

12. Steven Byrum Bratsen made a motion to adjourn. Seconded by Les Hosey. The meeting was adjourned at 7:48 P.M.

APPROVED THIS 6th DAY OF APRIL, 2021.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

March 30, 2021

LETTER OF RECOMMENDATION

STERLING LAKES AT IOWA COLONY AND SIERRA VISTA PLAN OF DEVELOPMENT AMENDMENT #2

Staff received an amended Plan of Development on Friday March 19, 2021. The following is a Letter of Recommendation to the City of Iowa Colony Planning and Zoning Commission and the City Council.

The following sections were submitted for consideration of an amendment to the current Sterling Lakes and Sierra Vista Plan of Development. Most of the revised items relate to the potential addition/relocation of a possible school site in Sterling Lakes North, the modification of the northwest portion of Sierra Vista to include a Town Center and updates to the “Swing” area and the possible duplex/triplex units at the southeast portion of Sierra Vista.

- General Provisions
- Land Uses
- Development Regulations for Single Family Lots
- Development Regulations for Townhouse residential, tri-plex and duplex units within the tracts identified as “Swing”
- Development Regulations for Commercial not in the Town Center sub-District
- Development Regulations for the Town Center
- Parks, Recreation and Trails
- School and Community Facility Sites
- Landscape
- Street Plan and Cross-Sections
- Project Phasing
- Architectural Entry / District Sign
- Specific Conditions

Review of these sections is as follows:

B. General Provisions

B-3 Provide responsible party (POA?) for maintenance of commercial common areas, private streets, and all other non-building areas not dedicated to the public.

C. Land Uses

C-3 Provide additional note that all townhouse, duplex and tri-plex units shall only be allowed as individual for-sale with one lot per unit. Additionally, note that all exterior building and exterior site elements, including but not limited to streets, driveways, and landscaping will be maintained by an HOA. Single reserve projects under a single ownership of land is not allowed for these uses.

Table 1.0 Permitted Uses

Auto Service Station – add “without exterior auto storage”

Liquor Store, Packaging Sales – add Note “No on-site consumption and not located within 300 feet of a single family detached lot line”

Temporary uses during construction including a “sales trailer” or “construction office” – add Note “As related to single family residential sales or construction only if located within a non-residential area and for a maximum period of one year. Non-residential sales or construction office facilities require a Specific Use Permit approval by the City.”

Note 6 – add that a screening wall must be solid masonry

Note 10 (f) (ii) – add that all parking spaces shall be within 100 feet of a parking lot tree and that street trees are required per the UDC

Note 11 – add maximum height of 35 feet or 3 stories

Note 12 – private garage – add a detached garage shall have the same exterior material as the primary structure. One storage building: add shall have same exterior material as residence. Cabana, pavilion or roofed area: add shall be unenclosed. Meeting, party and/or social rooms: add shall have directly accessible restroom facilities. Paved automobile parking lots: add not allowed in single family detached use areas.

C-5 Provide a timeline for the dedication of the 20-acre public park area that will be triggered, in whole or in part on a pro rata developed proportion, with the beginning of any development north of Cedar Rapids Parkway.

D-1 Indicate maximum number of Type #1 lots to be 1,820 as per the General Plan table

E-1 Indicate that all townhouse, tri-plex and/or duplex development shall be for sale with individual lots per unit. A single reserve with a single owner will not be allowed. Also add that the exterior maintenance of all buildings and exterior site elements including but not limited to streets, driveways and landscape shall be provided by an HOA.

G-1 (f) Indicate that a minimum 20 feet building setback is required for garages along a rear access alley/share driveway

G-1 (l) Indicate that a ratio of 1 space/4 units of guest parking is required for developments without rear access alleys

G-1 (m) (i) Indicate the minimum 28 feet paving width includes the street curbs

G-1-(n) (ii) Indicate that a ratio of 1 space/4 units of guest parking is required for developments without rear access alleys

G (2) (e) Indicate the minimum front yard setback along Meridiana Parkway to be a build-to line of 55 feet from the existing pipeline easement

G (2) (k) Indicate the construction of any building with a height over 35 feet shall require the developer to donate a standard ladder truck to the Emergency Services District for use in residential, including multi-family, emergency evacuation

G (2) (n) Indicate the paved pedestrian access shall be public

G (2) (o) Add a title to the figure (Figure 1)

G (2) (r) Add that any enclosed corridor, including corridors with exit doors, shall be heated and cooled by a HVAC system

G (3) (d) Add that the minimum building setback shall be a build-to line along Meridiana Parkway a distance of 55 feet from the existing pipeline easement

G (3) (f) Add that the minimum building setback shall be a build-to line along Meridiana Parkway a distance of 55 feet from the existing pipeline easement

G (3) (k) Add including updates to the criteria published by the Urban Land Institute

E Building Regulations (page 17) – This category label (E) is already used for Development Regulations for townhouse residential, tri-plex and duplex units within the tracts identified as “swing” as shown on Figure 2 General Development Plan. Revise and re-categorize remainder of section E

E (2) (f) Add unfinished metal (except for window and door trim) as an excluded exterior building material

E (3) Remove Crystal Lagoon and beach area note as this Plan of Development does not include that area

E (3) (b) Add that this requirement is for retail and office uses that face or side on Meridiana Parkway and revise the percent of transparent area to a minimum of 65% to comply with the UDC. Also, add that an alternative criteria is allowable that indicates a minimum of 65% of the length of the building façade, with a minimum height of 8 feet of transparent area, for one story buildings

E (6) (b) Add that canopies may extend no more than 20 feet from the building wall

E (8) Label the photos as Exhibit B-11 Utility Screening

H Add that a pedestrian connector reserve a minimum of 20 feet in width with a minimum 12 feet wide concrete multi-use path be provided in Sterling Lakes North between Section 3 and Section 7 (or similar) to provide resident access to the amenities on both sides of the bayou

H (1) (b) Remove the reference to Crystal Lagoon which is not in the Plan of Development area

H (2) (f) Indicate the location of the 2 parks that include ball fields and the park that includes a dog park

H (5) Add that the allowance option for a single 6 feet wide sidewalk is not applicable on the spine road adjacent to the Town Center District

J (1) (b) Provide Figure 8, Perimeter Fencing and Screening exhibit

J (2) Trees - Add note that Palms and Crape Myrtles will be allowed but cannot be located within public right-of-way and will not count toward any street tree or parking lot tree requirement

K Add the Road Construction Sequence Plan to the criteria conditions and provide an exhibit for the Road Construction Sequence

M (c) Add that the Architectural Entry / District Sign shall not have any support structure within the public street right-of-way including not allowed within a median

M (g) Add that all district identity signs shall be shown on a Master Signage Plan to be reviewed and adopted by the City.

Figure 1A Jurisdiction Map – Correct map to indicate the area north of Bullard Parkway as within the ETJ if the area south of Bullard Parkway is within the city limit

Figure 2 General Development Plan – Add the total acreage of the Plan of Development on this exhibit and indicate why the current platted/existing lot count for Type #1 lots exceeds the maximum allowed of 65% (the numbers add up to 68%)

Figure 2a - Indicate the Build-to line along Meridiana Parkway. Remove individual lot line designations in the townhouse area

Figure 2b – Indicate the Build-to line along Meridiana Parkway at 55 feet from the existing pipeline easement and locate all buildings along Meridiana Parkway at that line. Rotate building D to indicate the long axis of the building to be parallel to Meridiana Parkway with parking behind the building

Figure 3 Contributing Landscape and Open Space Plan – Add a minimum 20 feet wide pedestrian reserve with a minimum 12 feet wide concrete multi-use path across the bayou between the residential area north and south of the bayou between Cedar Rapids Parkway and Bullard Parkway. Identify the exact location for the noted 2 parks with ball field facilities and the one park with a dog park

Figure 4 Thoroughfare Exhibit – Add a north/south minor collector connecting Cedar Rapids Parkway with Bullard Parkway just to the west of the west Sterling Lakes North property line.

Figure 5 Spine Road Divided – Add a note that in areas adjacent to the Town Center District, sidewalks will be required on both sides of the spine road

Figure 6 Spine Road Undivided – The Thoroughfare Exhibit does not indicate any 60 feet wide ROW. Change this ROW section to a minimum of 80 feet wide to conform to the Thoroughfare Exhibit.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve and recommend approval to the City Council for the Plan of Development of Sterling Lakes at Iowa Colony and Sierra Vista with the corrections and additions noted in the Staff LOR.

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

**CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARINGS ON APRIL 6 AND 19, 2021**

The Iowa Colony Planning and Zoning Commission will hold public hearings at **7:00 p.m. on April 6, 2021**, and the Iowa Colony City Council will hold public hearings at **7:00 p.m. on April 19, 2021**, each by videoconference, as authorized by the Governor of Texas in response to the COVID-19 pandemic, to consider amending the Unified Development Code and the Zoning Ordinance on: **(1) businesses in food trucks and other mobile units; and (2) regulations and procedures under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions.** All interested persons may be heard concerning these matters.

Planning and Zoning Commission Hearing:

Please join this meeting from your computer, tablet, or smartphone at this link:
<https://us02web.zoom.us/j/87399604768?pwd=cnlHamJrY2J6T0RMZXl0ckVoUGVhZz09>

Meeting ID: 873 9960 4768

Passcode: 373488

You can also dial in using your phone: +1 346 248 7799 US (Houston)

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

One tap mobile:

+13462487799,,87399604768#,,,*373488# US (Houston)

City Council Hearing:

Please join this meeting from your computer, tablet, or smartphone at this link:
<https://us02web.zoom.us/j/85357496994?pwd=LzRoNkQzZE02ZUITRFJlVWm1qT2FyZz09>

Meeting ID: 853 5749 6994

Passcode: 712570

You can also dial in using your phone: +1 346 248 7799 US (Houston)

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

One tap mobile:

+13462487799,,85357496994#,,,*712570# US (Houston)

Kayleen Rosser
City Secretary

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 **ZONING ORDINANCE** CONCERNING **BUSINESSES IN MOBILE UNITS**; PROVIDING REGULATIONS AND RELATED PROVISIONS; AND PROVIDING, THROUGH THE ZONING ORDINANCE, A FINE OF UP TO \$500 PER DAY PER VIOLATION.

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 Chapter 211 of the Texas Local Government Code and all applicable law, the City Council finds that this ordinance conforms to the requirements and intent of the City and the Comprehensive Plan of the City.

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

c. All requirements of law have been satisfied concerning the adoption of this ordinance.

SECTION 2. Subsection 5(70.5) of the Iowa Colony Zoning Ordinance, Ordinance No. 2000-08, as previously enacted and amended (“the Zoning Ordinance”) is hereby amended to read as follows:

“70.5. “Mobile Unit” or “Mobile Business Unit” shall mean any of the following: a HUD-code manufactured home, manufactured home, or mobile home, regardless whether such item is used as a home, and any travel trailer, motor vehicle, trailer, or other equipment that either is mobile or was designed or adapted to be mobile, regardless whether it is actually mobile at the time in question.”

SECTION 3. Section 59 of the Zoning Ordinance is hereby enacted to read as follows:

“Sec. 59 Businesses in Mobile Units

“No person shall conduct any business, in whole or in part, in or from a mobile unit in any district, except:

- “a. In compliance with the Food Truck Ordinance, Ordinance No. 2021-02, as it may be amended from time to time;
- “b. In compliance with a permit or authorization under any ordinance specifically authorizing that business in or from a mobile unit;
- “c. As a lawful accessory use within a mobile unit lawfully used as the main structure of a residence; or
- “d. In compliance with a specific use permit for that use.”

SECTION 4. Section 71(d), Mobile Units, is hereby amended to read as follows:

“(d) **Reserved.**”

SECTION 5. Section 73(c), Mobile Units, is hereby amended to read as follows:

“(c) **Reserved.**”

SECTION 6.

a. The Table of Contents of the Zoning Ordinance is hereby amended by adding the following after Section 58:

“Sec. 59 Businesses in Mobile Units V-____.”

The City Secretary is hereby authorized to fill in the correct page number in the Table of Contents.

b. The City Secretary is further authorized to correct the Table of Contents of the Zoning Ordinance for any changes in pagination resulting from the amendments in this ordinance.

SECTION 7.

a. Subject to the amendments herein stated, the Comprehensive Zoning Ordinance, Ordinance No. 2000-08, and all prior amendments thereto 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.

b. The Zoning Ordinance, as it existed immediately before the passage of this amendment, shall remain in full force and effect as to violations that accrued before this ordinance takes effect.

c. In the event any provisions of the Zoning Ordinance or any other ordinance of the City conflict with or overlap the provisions of this ordinance, then the more restrictive provision shall govern and control.

SECTION 8.

In the event any clause, phrase, provision, sentence, or part of this ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it 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 or unconstitutional; and the City Council declares that it would have passed each and every part of this ordinance notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 9.

This ordinance shall become effective immediately upon its passage by the City Council of the City of Iowa Colony, Texas.

PASSED AND ADOPTED ON FIRST AND FINAL READING this 19th day of APRIL, 2021.

CITY OF IOWA COLONY, TEXAS

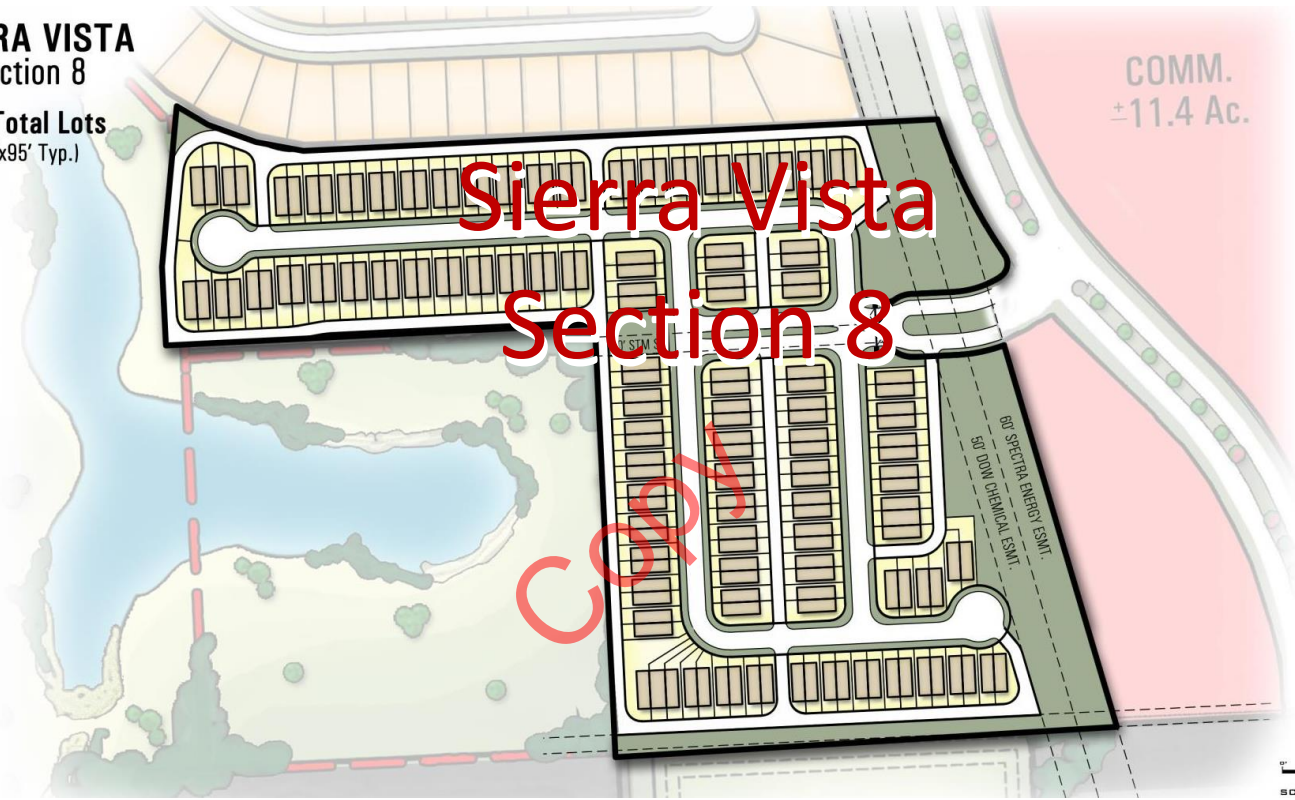
MICHAEL BYRUM-BRATSEN, MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

SIERRA VISTA
Section 8

168 Total Lots
(25'x95' Typ.)



City of Iowa Colony Planning Commission
02/02/2021

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 60' WIDE SHALL NOT BE PERMITTED SOUTH OF MERIDIANA PARKWAY (CR 66).				
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 LOTS PERMITTED	899 LOTS

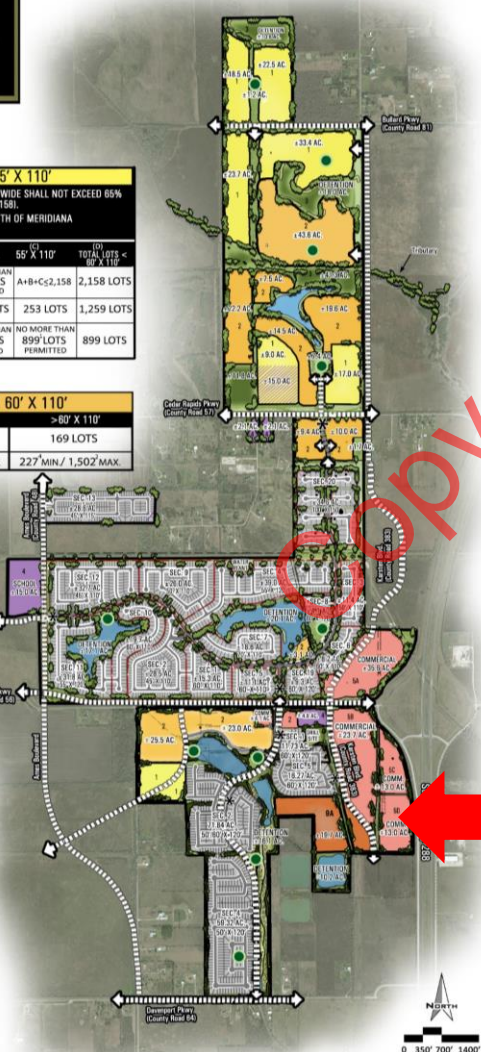
¹A + B + C ≤ 899

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 MIN / 1,275 MAX	227 MIN / 1,502 MAX

² 1,502 IF ALL PROPOSED LOTS WERE GREATER THAN 60' WIDE.
³ 1,275 MAXIMUM LOTS MINUS REQUIRED MINIMUM OF LOTS GREATER THAN 60' WIDE (1,502-227=1,275).
⁴ PER EXHIBIT D1, AT LEAST 4% OR 227 LOTS, WHICHEVER IS LESS, MUST BE GREATER THAN 60 FEET WIDE.
⁵ NUMBER LOTS 60 FEET WIDE REMAINING IF A MINIMUM OF 227 LOTS ARE REQUIRED GREATER THAN 60 FEET WIDE.
 (35% OF TOTAL+1,362)-227 = 995

- 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

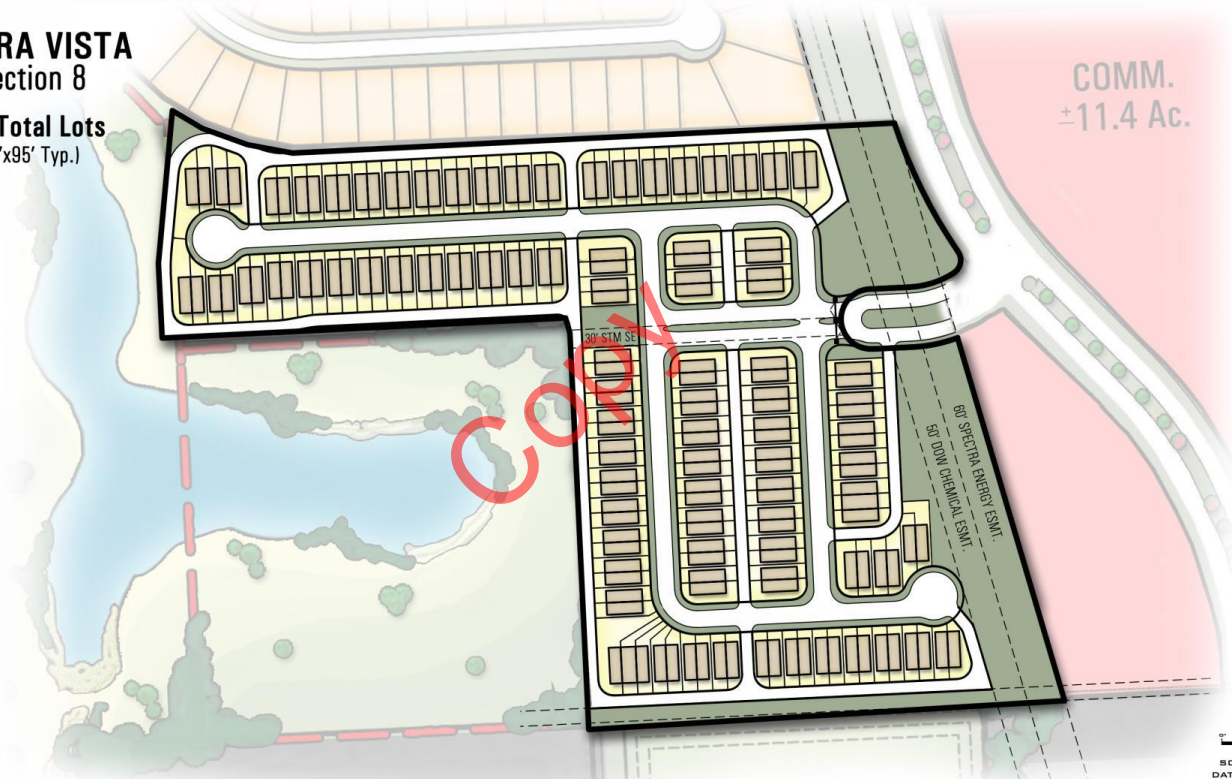


Revised General Development Plan

Sierra Vista Section 8

SIERRA VISTA Section 8

168 Total Lots
(25'x95' Typ.)



NORTH
1" = 150'
SCALE: 1"=150'
DATE: 02.02.2021

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE
PENDING A FURTHER SURVEY IS DONE. THE PLAN DOES NOT REPRESENT ANY ASSUMED OR
WARRANTED RESULTS OR CONDITIONS. THE PLAN IS FOR INFORMATION PURPOSES ONLY. ALL PLANS
AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

SIERRA VISTA Section 8

168 Total Lots
(25'x95' Typ.)

Revised Private Streets
with gated entry

COMM.
±11.4 Ac.



1" = 150'

SCALE: 1"=150'
DATE: 02.02.2021

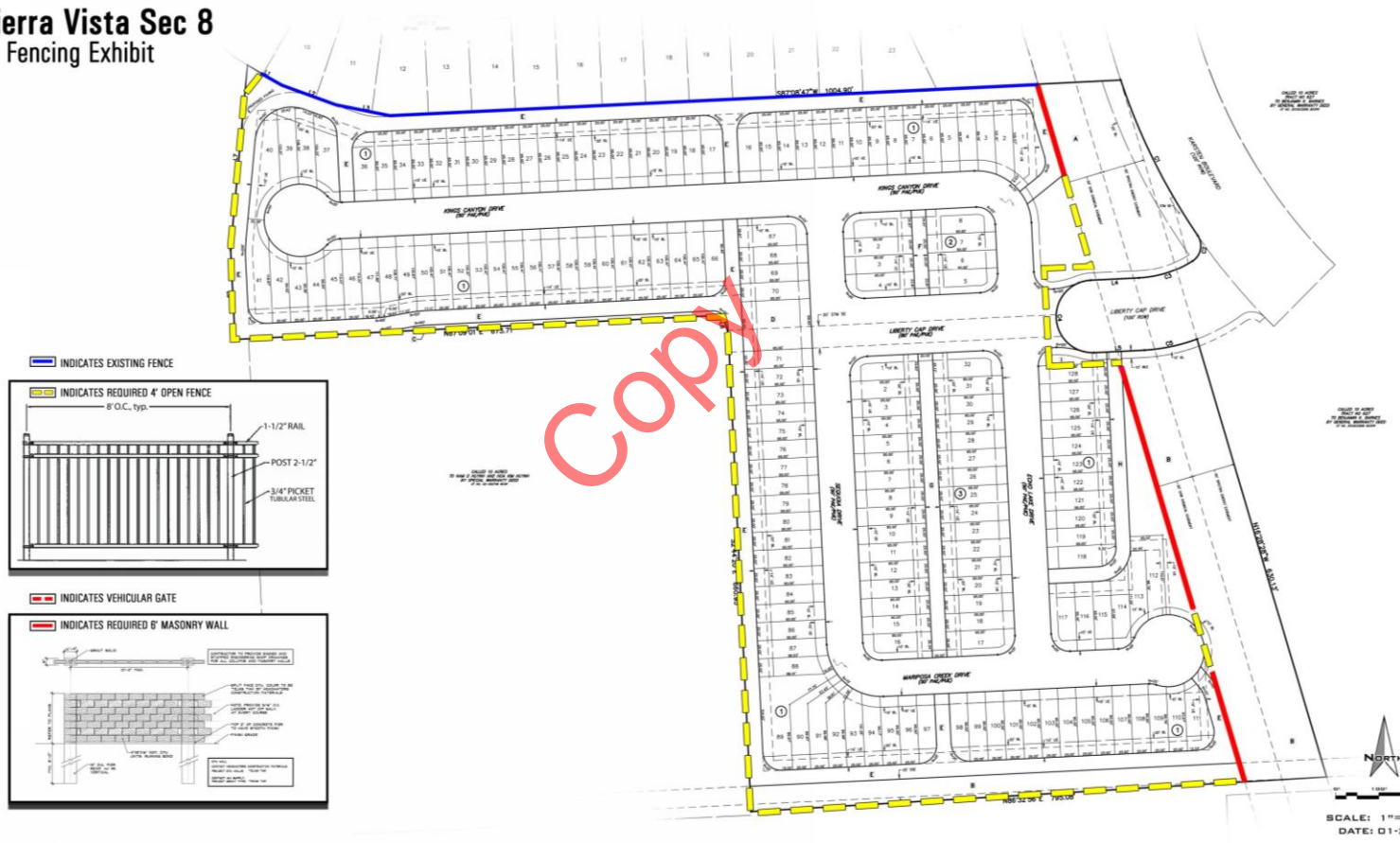
THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE
PENDING A FURTHER SURVEY IS DONE. THE PLAN DOES NOT BEHOLD ANY GUARANTEE OR
WARRANTY. THE PLANNING FIRM ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.
ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS
FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.



JONES | CARTER

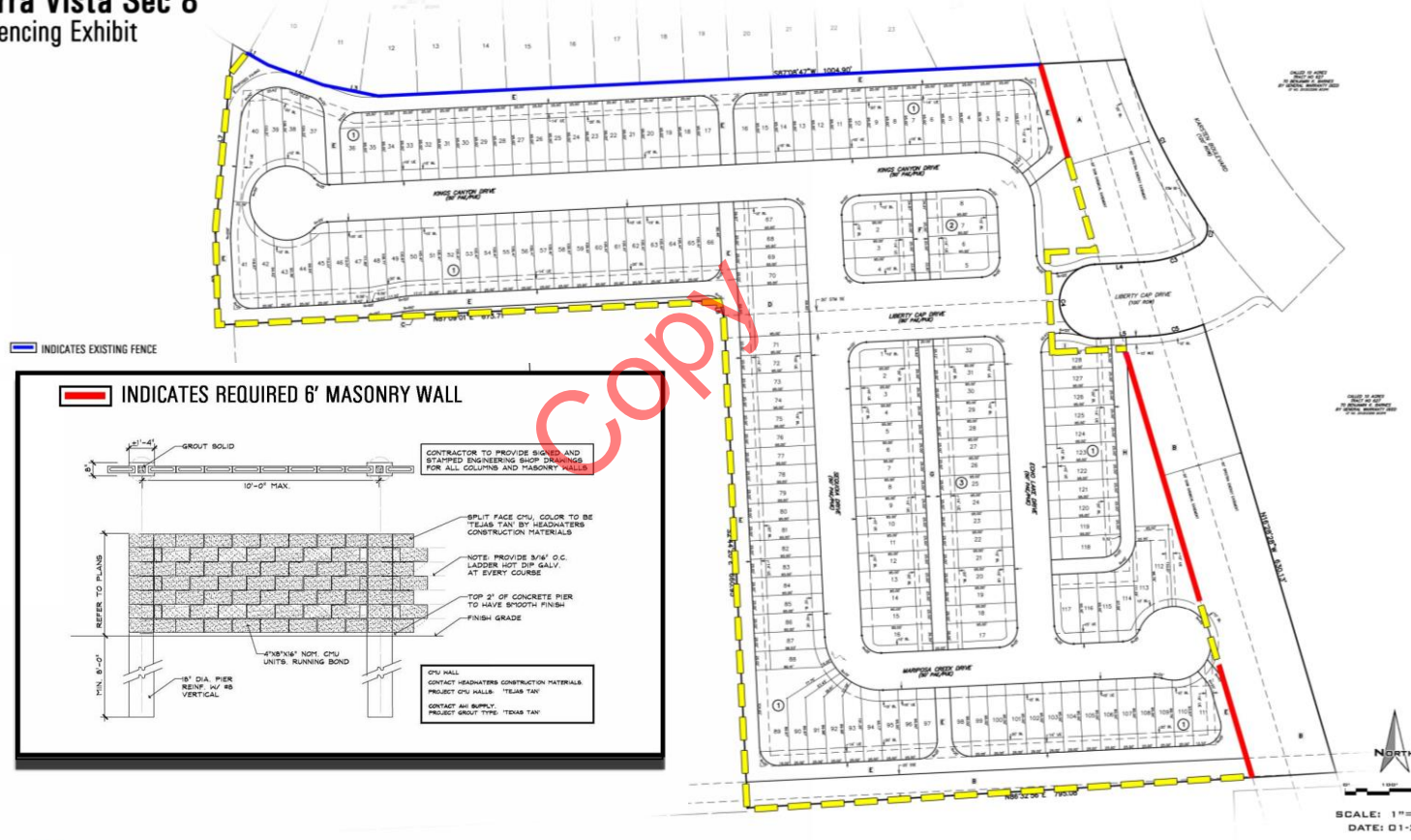
Fence Exhibit

Sierra Vista Sec 8 Fencing Exhibit



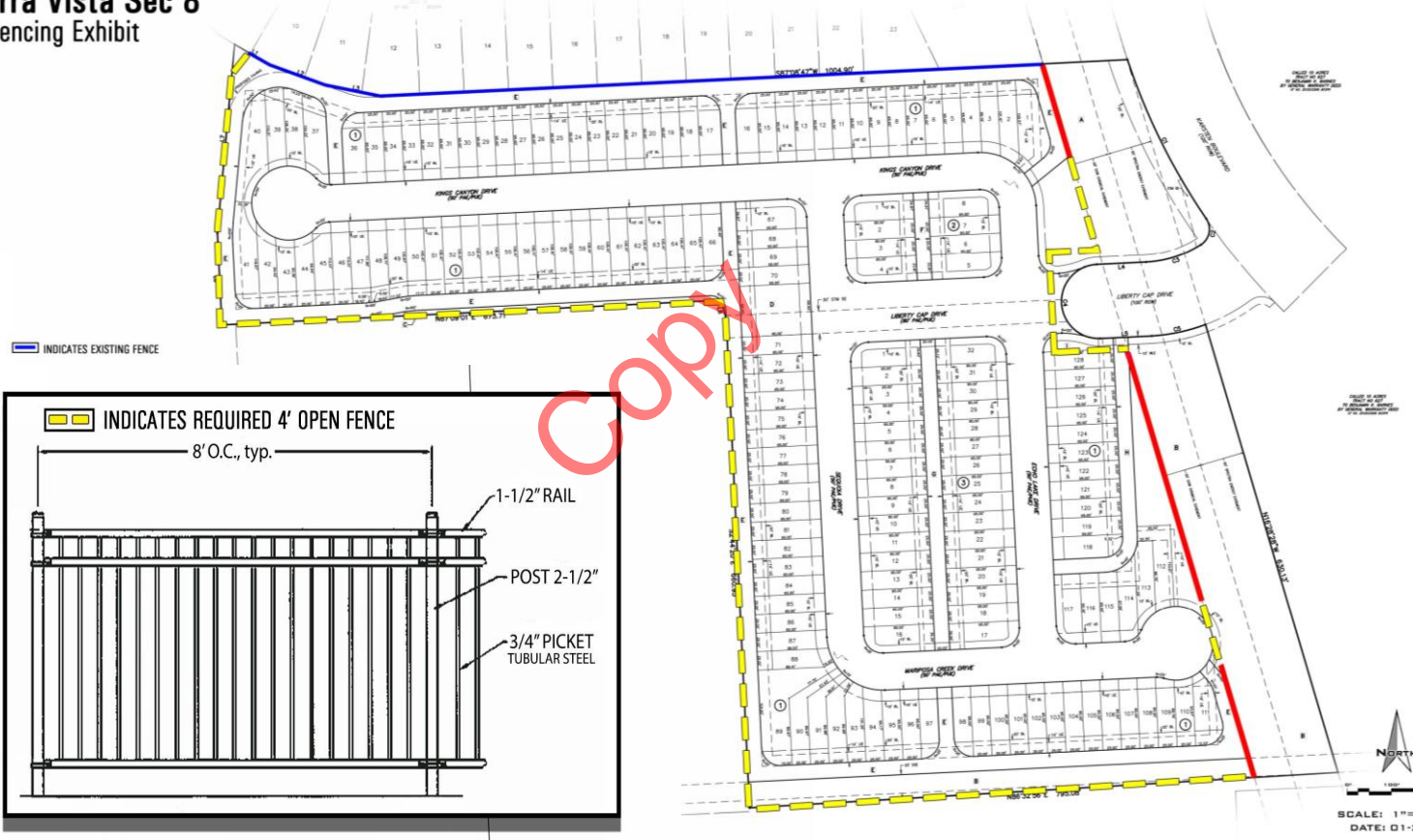
Fence Exhibit

Sierra Vista Sec 8 Fencing Exhibit

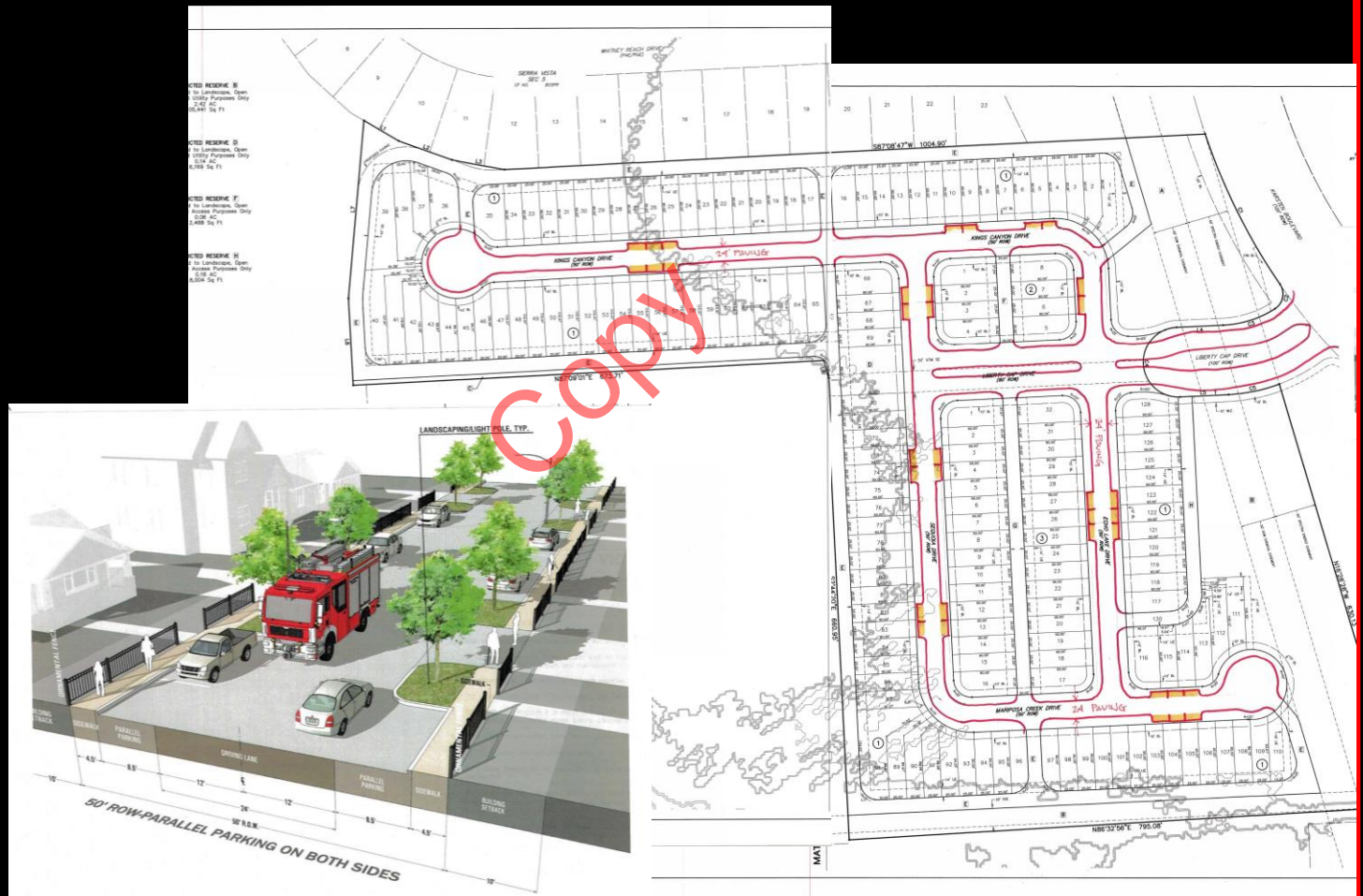


Fence Exhibit

Sierra Vista Sec 8 Fencing Exhibit



Guest Parking



Guest Parking - revised

Streets and parking reserves will be maintained by HOA.



Minimum 10' wide "legal" street frontage, no driveways or building shall be permitted on the stem portion of the lot.

General Provisions

- All units will be corporately owned and managed by TBD Management, LLC. TBD is under the same umbrella as the building company and is part of Wan Bridge Group.

General Provisions

- Maintenance and service includes:
 - Front and back yard landscaping mowing and maintenance
 - High ceiling light bulb replacement
 - Air filter delivery
 - Plumbing and sewer service
 - Pest Control
 - Trash pick-up
 - Cabinet, window and door repair

General Provisions

- Management on-site, during normal business hours
- 24/7 video surveillance.

General Provisions

- Estimated rent: \$1,800.00/mo.
- Estimated assessed value:
\$250,000.00/unit.
- Total value added:
\$42,000,000.00

Building Elevations



Building Elevations



3191E



3191F

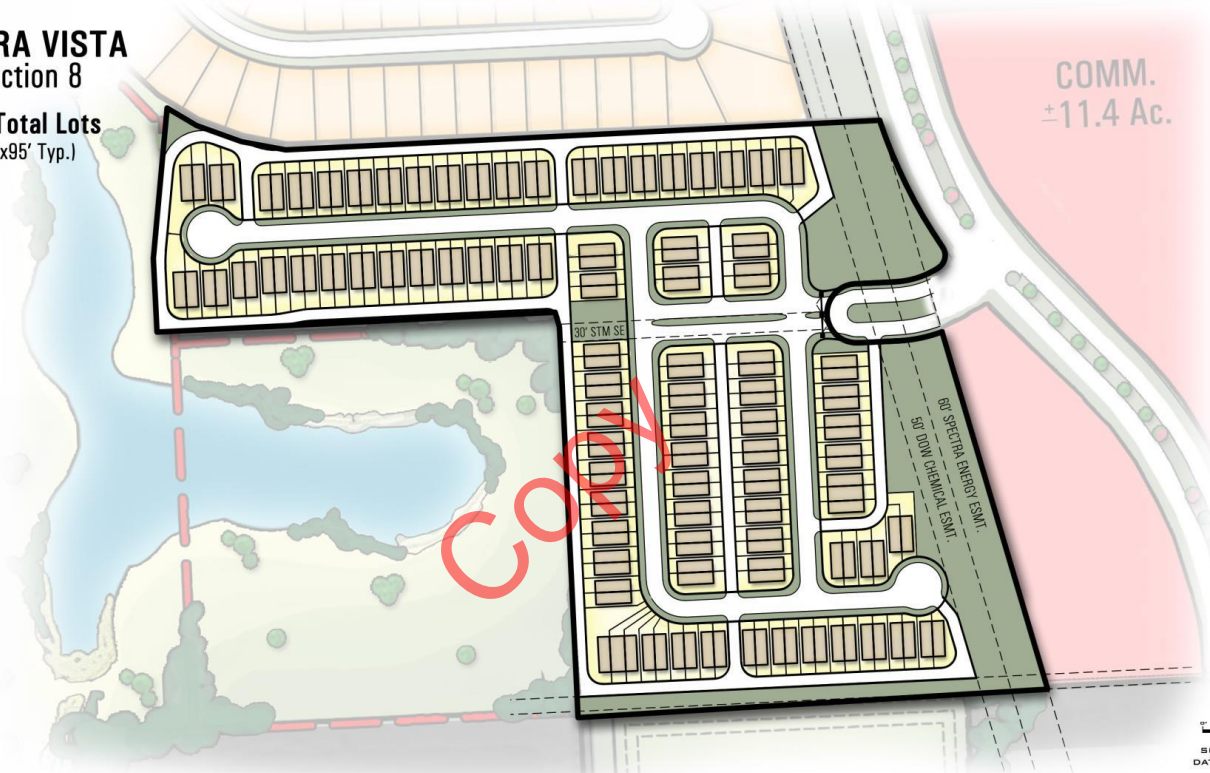
5 different elevations and a 3-plex elevation creates a varied street scene.

Building Elevations (photos – Balmoral)



SIERRA VISTA Section 8

168 Total Lots
(25'x95' Typ.)



NORTH
0' 150' 300'
SCALE: 1"=150'
DATE: 02.02.2021

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 STUDIES AND/OR BRIDGES PROVIDED MAY BE REQUIRED. THIS PLAN IS AN
ARTIST'S CONCEPTION. ALL FACILITIES AND LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

March 3, 2021 - REVISED LETTER OF RECOMMENDATION

Re: Sterling Lakes North Revised General Plan and Revised Street Dedication/Paving Phase Plan

Staff has received a Revised General Plan application for Sterling Lakes North along with a revised Road Construction Sequence Plan request on February 2, 2021. Staff has further received a revised General Plan dated 2-15-21 that has removed the proposed school site on the north side of Chocolate Bayou.

BACKGROUND

The subject tract is included within the last Sterling Lakes Amended Plan of Development date August 18, 2014. The total combined area is 931.81 acres including Sterling Lakes, Sterling Lakes North and an elementary school site west of Ames Boulevard. The subject land area includes the remainder of Land Tejas ownership north of the developed portion of Sterling Lakes and is composed of approximately 21.66 acres between the northern developed portion of Sterling Lakes and Cedar Rapids Parkway, 4.22 acres on the south side of Cedar Rapids Parkway, 294.07 acres between Cedar Rapids Parkway and Bullard Parkway, and 56.54 acres north of Bullard Parkway. Karsten Boulevard is along the east side of the 294.07 and 21.66-acre portions. Proposed land uses include various sizes of single family detached (45' wide to greater than 60' wide) lots totaling 1063 lots, an un-designated land use south of Cedar Rapids Parkway, a sewer treatment plant expansion site and drill site on the north side of Cedar Rapids Parkway, 3 neighborhood playground areas, a drill site on the east side fronting on Karsten Boulevard, both an east/west and north/south pipeline corridor, a storm water detention system, and a school site of approximately 48.3 acres. All streets are proposed to be public with a private gate entrance at the north end of existing Sterling Lakes development. An existing drainage bayou bisects the 294.07-acre tract in an east/west direction. The proposed development plan is divided into 12 sections. Previous plans for this area did not include a school site at the current proposed location but have included school sites in other locations along Cedar Rapids Parkway in the past. The current proposed plan includes a combination elementary/middle school site at the southwest corner of Bullard Parkway and Karsten Boulevard. After the recent conversion of Sterling Lakes to city jurisdiction and the allowable extra-territorial jurisdiction for a home-rule city greater than 5,000 in population, this general plan area is within the City of Iowa Colony jurisdiction. Iowa Colony requires new development to dedicate ultimate right-of-way and construct paving improvements for designated arterials within or adjacent to proposed development. Previous general plan iterations have indicated a north/south spine collector road crossing the east/west bayou. This version has removed that spine collector and there is no north/south circulation between Bullard Parkway and Cedar Rapids Parkway except Karsten Boulevard at the east side of the development.

GENERAL PLAN REVIEW

The proposed general plan street pattern is in general conformance with City of Iowa Colony block length standards. However, the east/west block length in the middle portion of the block between Bullard Parkway and Cedar Rapids Parkway is greater than 1200 feet but it is along a physical barrier (Chocolate Bayou) that would generally allow a longer block length for single-family use only. The City of Iowa Colony Major Thoroughfare Plan indicates a proposed north/south collector to the west of this development. Staff is aware of on-going negotiations with the Alvin ISD regarding a possible school site on Karsten Boulevard (County Road 383) at the intersection of Karsten Boulevard (County Road 383) and Bullard Parkway. As the Alvin ISD busing policy will require students within the Sterling Lakes North development to attend the proposed school at the east side of the development, traffic access to and from the school site would be very important. The purpose of a mid-block collector (between two parallel major arterials) is to provide area traffic circulation without mandating traffic use the adjacent major arterials. Without a north/south road crossing the bayou west of Karsten Boulevard (County Road 383), all single-family residential traffic south of the bayou will be required to use Cedar Rapids Parkway and Karsten Boulevard (County Road 383) to access the proposed school site. Likewise, all single-family residential traffic north of the bayou will be required to use Karsten Boulevard (County Road 383) to access any existing Sterling Lakes amenities or to access the existing commercial uses along Meridiana Parkway or with even more difficulty, to go east to SH 288 and use the freeway for local travel. This revised proposed general plan traffic pattern will be problematic should a school site be included without a north/south connector, other than Karsten Boulevard (County Road 383), between the north and south residential areas. Additionally, the ability to include a north/south collector across Chocolate Bayou, should a later plan include a school site, should be included in the current general plan for possible future use. There is no indication of the facilities that will be provided in the neighborhood parks, especially no indication of a swimming pool and outdoor water activities.

RECOMMENDATION

Staff recommends the proposed general plan be approved with the condition that a north/south street right-of-way with a minimum of 60 feet of width be dedicated as a restricted reserve for possible future street right-of-way to connect proposed Section 3 street system with proposed Section 7 street system to allow to allow north/south access should a proposed school site be later proposed to allow residents on the south side of the bayou to access Cedar a proposed school site on the north side of Chocolate Bayou without using Karsten Boulevard (County Road 383) as their only means of access. Adjacent driveway access to this north/south connection will be prohibited. This north/south connector must be dedicated with the current Sec 3 plat and remain available for construction until the development between Cedar rapids parkway and Bullard Parkway is complete. When development is complete between Cedar Rapids Parkway and Bullard Parkway and is only single-family use, this north/south connector reserve may be vacated by a future vacating plat. This north/south connector must be paved with a minimum 38 feet wide paving section should a school site or any other non-single-family use be platted north of Chocolate Bayou and south of Bullard Parkway. Additionally, Staff recommends that the general plan indicate that if the Crystal Lagoon project in Sierra Vista

West is not completed prior to beginning of construction of the first neighborhood park within Sterling Lakes North, that the first neighborhood park will include a swimming pool and outdoor splash pad as an amenity for Sterling Lakes North residents.

Staff recommends the City Council approve this revised general plan for Sterling Lakes North dated February 15, 2021 with the condition that a minimum 60 feet wide reserve restricted to future street right-of-way be platted with Sterling Lakes North Sec 3 between the street system in Sec 3 and the proposed street system in proposed Sec 7 and construction of a swimming pool and splash pad be included within the first neighborhood park in Sterling Lakes North, as indicated within the detailed Staff recommendation in the LOR.

ROAD CONSTRUCTION SEQUENCE PLAN REVIEW

The possible addition of a school site north of Chocolate Bayou to the general plan will require additional construction of both perimeter roadways and a north/south internal connector due to the unique traffic generation needs of the school site and the AISD busing policy that will require students be transported by non-bus methods. This additional need for traffic circulation in the general area of the school warrants the forward movement of construction of portions of both Karsten Boulevard (County Road 383) and Cedar Rapids Parkway (County Road 57). The same need also warrants the construction of a north/south connector west of Karsten Boulevard (County Road 383) crossing Chocolate Bayou.

RECOMMENDATION

Staff recommends the following Road Construction sequence be approved with the following modifications to the sequence notes of the following roadway sections:

1. All portions of Karsten Boulevard (County Road 383) between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81):" Plat and build any remaining non-constructed portion of Karsten Boulevard, west ½ (two lanes) of CR 383 between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81) with any school site construction. Any residential development north of Chocolate Bayou will require the dedication and construction of Karsten Boulevard (CR 383) (plat and build ½ boulevard, 2 west lanes) between the entry to section 2 and the first public street intersection north of Chocolate Bayou."
2. That section of Karsten Boulevard (County Road 383) between the first public street intersection north of Chocolate Bayou and Bullard Parkway for residential development only be modified as follows: "Plat and build west ½ (two lanes) of CR 383 from the first public street intersection north of Chocolate Bayou to Bullard Parkway with the platting of adjacent residential development."
3. That section of Cedar Rapids Parkway (County Road 57) between the east property line to boulevard entry with first section be modified as follows: "Plat and build ½ boulevard (2

north side lanes) of CR 57 from east property line to boulevard entry with first section developed north of CR 57.”

4. That section of spine road south of Cedar Rapids Parkway and Cedar Rapids Parkway (County Road 57) between the east property line and the west property line (south side of Cedar Rapids Parkway) be modified as follows: “Plat and build extension of spine road with adjacent plat and plat and build south ½ (two lanes) of CR 57 from east property line to west property line with first section of development north of CR 57.”

5. Add a section of connector road (60 feet wide right-of-way and 38 feet wide paving) between Section 3 and Section 7, crossing Chocolate Bayou with the note as follows: “Plat a 60 feet wide restricted reserve within Sec 3 and between Sec 3 and proposed Sec 7, restricted to future public street right-of-way, connecting Section 3 roadway system with future Section 7 roadway system and connecting directly with the future roadway along the south side of the school site. Replat the restricted reserve to street right-of-way and pave a minimum 38 feet wide paving with school site construction or submit an amending plat to remove the restricted reserve between Sec 3 and Sec 7 if the school site is not constructed.”

6. That section of Cedar Rapids Parkway (County Road 57) between the entry boulevard north from Cedar Rapids Parkway to the west property line be modified as follows: “Plat and build north ½ of CR 57 from entry boulevard to west property line with the adjacent plat of any residential lots.”

STAFF OVERALL RECOMMENDATION

As the Planning and Zoning Commission has approved and recommends approval to the City Council per this amended LOR, Staff recommends that the City Council approve the proposed revised general plan for Sterling Lakes North dated February 15, 2021 and road construction sequence plan, with the staff recommended conditions in the March 3, 2021 LOR, for both the revised general plan and the road construction sequence plan.

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

March 30, 2021

LETTER OF RECOMMENDATION

STERLING LAKES AT IOWA COLONY AND SIERRA VISTA PLAN OF DEVELOPMENT AMENDMENT #2

Staff received an amended Plan of Development on Friday March 19, 2021. The following is a Letter of Recommendation to the City of Iowa Colony Planning and Zoning Commission and the City Council.

The following sections were submitted for consideration of an amendment to the current Sterling Lakes and Sierra Vista Plan of Development. Most of the revised items relate to the potential addition/relocation of a possible school site in Sterling Lakes North, the modification of the northwest portion of Sierra Vista to include a Town Center and updates to the “Swing” area and the possible duplex/triplex units at the southeast portion of Sierra Vista.

- General Provisions
- Land Uses
- Development Regulations for Single Family Lots
- Development Regulations for Townhouse residential, tri-plex and duplex units within the tracts identified as “Swing”
- Development Regulations for Commercial not in the Town Center sub-District
- Development Regulations for the Town Center
- Parks, Recreation and Trails
- School and Community Facility Sites
- Landscape
- Street Plan and Cross-Sections
- Project Phasing
- Architectural Entry / District Sign
- Specific Conditions

Review of these sections is as follows:

B. General Provisions

B-3 Provide responsible party (POA?) for maintenance of commercial common areas, private streets, and all other non-building areas not dedicated to the public.

C. Land Uses

C-3 Provide additional note that all townhouse, duplex and tri-plex units shall only be allowed as individual for-sale with one lot per unit. Additionally, note that all exterior building and exterior site elements, including but not limited to streets, driveways, and landscaping will be maintained by an HOA. Single reserve projects under a single ownership of land is not allowed for these uses.

Table 1.0 Permitted Uses

Auto Service Station – add “without exterior auto storage”

Liquor Store, Packaging Sales – add Note “No on-site consumption and not located within 300 feet of a single family detached lot line”

Temporary uses during construction including a “sales trailer” or “construction office” – add Note “As related to single family residential sales or construction only if located within a non-residential area and for a maximum period of one year. Non-residential sales or construction office facilities require a Specific Use Permit approval by the City.”

Note 6 – add that a screening wall must be solid masonry

Note 10 (f) (ii) – add that all parking spaces shall be within 100 feet of a parking lot tree and that street trees are required per the UDC

Note 11 – add maximum height of 35 feet or 3 stories

Note 12 – private garage – add a detached garage shall have the same exterior material as the primary structure. One storage building: add shall have same exterior material as residence. Cabana, pavilion or roofed area: add shall be unenclosed. Meeting, party and/or social rooms: add shall have directly accessible restroom facilities. Paved automobile parking lots: add not allowed in single family detached use areas.

C-5 Provide a timeline for the dedication of the 20-acre public park area that will be triggered, in whole or in part on a pro rata developed proportion, with the beginning of any development north of Cedar Rapids Parkway.

D-1 Indicate maximum number of Type #1 lots to be 1,820 as per the General Plan table

E-1 Indicate that all townhouse, tri-plex and/or duplex development shall be for sale with individual lots per unit. A single reserve with a single owner will not be allowed. Also add that the exterior maintenance of all buildings and exterior site elements including but not limited to streets, driveways and landscape shall be provided by an HOA.

G-1 (f) Indicate that a minimum 20 feet building setback is required for garages along a rear access alley/share driveway

G-1 (l) Indicate that a ratio of 1 space/4 units of guest parking is required for developments without rear access alleys

G-1 (m) (i) Indicate the minimum 28 feet paving width includes the street curbs

G-1-(n) (ii) Indicate that a ratio of 1 space/4 units of guest parking is required for developments without rear access alleys

G (2) (e) Indicate the minimum front yard setback along Meridiana Parkway to be a build-to line of 55 feet from the existing pipeline easement

G (2) (k) Indicate the construction of any building with a height over 35 feet shall require the developer to donate a standard ladder truck to the Emergency Services District for use in residential, including multi-family, emergency evacuation

G (2) (n) Indicate the paved pedestrian access shall be public

G (2) (o) Add a title to the figure (Figure 1)

G (2) (r) Add that any enclosed corridor, including corridors with exit doors, shall be heated and cooled by a HVAC system

G (3) (d) Add that the minimum building setback shall be a build-to line along Meridiana Parkway a distance of 55 feet from the existing pipeline easement

G (3) (f) Add that the minimum building setback shall be a build-to line along Meridiana Parkway a distance of 55 feet from the existing pipeline easement

G (3) (k) Add including updates to the criteria published by the Urban Land Institute

E Building Regulations (page 17) – This category label (E) is already used for Development Regulations for townhouse residential, tri-plex and duplex units within the tracts identified as “swing” as shown on Figure 2 General Development Plan. Revise and re-categorize remainder of section E

E (2) (f) Add unfinished metal (except for window and door trim) as an excluded exterior building material

E (3) Remove Crystal Lagoon and beach area note as this Plan of Development does not include that area

E (3) (b) Add that this requirement is for retail and office uses that face or side on Meridiana Parkway and revise the percent of transparent area to a minimum of 65% to comply with the UDC. Also, add that an alternative criteria is allowable that indicates a minimum of 65% of the length of the building façade, with a minimum height of 8 feet of transparent area, for one story buildings

E (6) (b) Add that canopies may extend no more than 20 feet from the building wall

E (8) Label the photos as Exhibit B-11 Utility Screening

H Add that a pedestrian connector reserve a minimum of 20 feet in width with a minimum 12 feet wide concrete multi-use path be provided in Sterling Lakes North between Section 3 and Section 7 (or similar) to provide resident access to the amenities on both sides of the bayou

H (1) (b) Remove the reference to Crystal Lagoon which is not in the Plan of Development area

H (2) (f) Indicate the location of the 2 parks that include ball fields and the park that includes a dog park

H (5) Add that the allowance option for a single 6 feet wide sidewalk is not applicable on the spine road adjacent to the Town Center District

J (1) (b) Provide Figure 8, Perimeter Fencing and Screening exhibit

J (2) Trees - Add note that Palms and Crape Myrtles will be allowed but cannot be located within public right-of-way and will not count toward any street tree or parking lot tree requirement

K Add the Road Construction Sequence Plan to the criteria conditions and provide an exhibit for the Road Construction Sequence

M (c) Add that the Architectural Entry / District Sign shall not have any support structure within the public street right-of-way including not allowed within a median

M (g) Add that all district identity signs shall be shown on a Master Signage Plan to be reviewed and adopted by the City.

Figure 1A Jurisdiction Map – Correct map to indicate the area north of Bullard Parkway as within the ETJ if the area south of Bullard Parkway is within the city limit

Figure 2 General Development Plan – Add the total acreage of the Plan of Development on this exhibit and indicate why the current platted/existing lot count for Type #1 lots exceeds the maximum allowed of 65% (the numbers add up to 68%)

Figure 2a - Indicate the Build-to line along Meridiana Parkway. Remove individual lot line designations in the townhouse area

Figure 2b – Indicate the Build-to line along Meridiana Parkway at 55 feet from the existing pipeline easement and locate all buildings along Meridiana Parkway at that line. Rotate building D to indicate the long axis of the building to be parallel to Meridiana Parkway with parking behind the building

Figure 3 Contributing Landscape and Open Space Plan – Add a minimum 20 feet wide pedestrian reserve with a minimum 12 feet wide concrete multi-use path across the bayou between the residential area north and south of the bayou between Cedar Rapids Parkway and Bullard Parkway. Identify the exact location for the noted 2 parks with ball field facilities and the one park with a dog park

Figure 4 Thoroughfare Exhibit – Add a north/south minor collector connecting Cedar Rapids Parkway with Bullard Parkway just to the west of the west Sterling Lakes North property line.

Figure 5 Spine Road Divided – Add a note that in areas adjacent to the Town Center District, sidewalks will be required on both sides of the spine road

Figure 6 Spine Road Undivided – The Thoroughfare Exhibit does not indicate any 60 feet wide ROW. Change this ROW section to a minimum of 80 feet wide to conform to the Thoroughfare Exhibit.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve and recommend approval to the City Council for the Plan of Development of Sterling Lakes at Iowa Colony and Sierra Vista with the corrections and additions noted in the Staff LOR.

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

April 2, 2021

LETTER OF RECOMMENDATION

SIERRA VISTA WEST AMENDMENT #1 PLAN OF DEVELOPMENT

On Friday, March 19, 2021 staff has received a proposed amendment to the Plan of Development for Sierra Vista West. The following is a Letter of Recommendation to the City of Iowa Colony Planning and Zoning Commission and the City Council.

The following sections were submitted for consideration of an amendment to the current Sierra Vista West Plan of Development:

- A. Introduction
- B. General Provisions
- C. Land Uses
- D. Development Regulations
 - D1. Development Regulations for Single Family Lots
 - D2. Development Regulations for "For Rent" Single Family Residential
 - D3. Development Regulations for Townhouse Residential, Including tri-plex and duplex lots.
- E. Parks, Recreation and Trails
- F. Landscape
- G. School Site
- H. Street Plan & Cross-Sections
- I. Project Phasing

A. Introduction

The total Sierra Vista West development is comprised of 501.92 acres. Sections One through Five, consisting of 232.48 acres have been previously approved by Brazoria County and is "vested property". The remaining 269.44 acres is subject to this Plan of Development that now features a "Crystal Lagoon" and other related general recreational facilities not present in the current Plan of Development.

Staff comments are as follows:

B. General Provisions

B 2, Figure 2a: note that the proposal is to include the Crystal Lagoon and Beach as a sub district of the Sierra Vista West development.

3. Note that the Crystal Lagoon amenities will be owned and managed by a “third party” corporation. An indication should be made regarding the status of this corporation. Will it be a non-profit or will it be a for-profit business? If this is a for-profit business, the use is commercial.

C. Land Uses

2. Note that this identifies a current approved area as “For Rent” Single Family Residential per Figure 10.

4. All references to the Planning Board should be changed to Planning & Zoning Commission.

5. Note the maximum number of single family lots and townhouse residential has increased from 475 to 496. The new total residential that includes the “For Rent” units (110) has increased from 585 to 606.

6. Table 1.0 – Permitted Uses: All outdoor venues should include a limited hours of operation with no exterior operations allowed between the hours of 10 PM and 7 AM due to the proximity of surrounding residential uses. The temporary uses during construction use should have specific timeframes and removal triggers included.

D. Development Regulations

D3. The development regulations for townhouse residential: including tri-plex and duplex lots should be clarified to indicate that each unit will be on a separate lot.

D3 I. Guest Parking shall be provided on the site at a minimum 1 space per every 4 units.

D3 (n) ii Each subdivision plat providing from a townhouse residential use on a permanent access easement with six or more dwelling units shall provide one additional parking space for every four dwelling units. Each additional guest parking space shall conform to the following requirements:

f. Resident parking will not be allowed in guest parking spaces.

D3 (o) Since the Crystal Lagoon and its adjacent beaches and HOA amenities are being used to satisfy the compensating open space requirements for the townhouse residential in this District, a provision should be included in this Plan of Development that should the Crystal Lagoon be no longer able to viably function and declares bankruptcy, all property and buildings owned by the Crystal Lagoon shall automatically revert to ownership by the HOA.

E. Parks, Recreation and Trails

E 1 (b) A provision should be added that indicates: The Crystal lagoon, its beaches, recreational amenities and JHOA buildings will all be private with access only to residents and guests of Sterling Lake, Sterling Lake North, Sierra Vista, and Sierra Vista West. No public access, paid or free, will be allowed.

E4 A provision should be added that indicates land for a regional park will be dedicated by the developer upon request from the City of Iowa Colony in lieu of the \$450 per lot/unit of residential regional park fee.

F. Landscape

A provision should be added that requires street tree and parking lot landscaping along Meridiana Parkway to meet all the City of Iowa Colony UDC landscaping requirements.

F3 A provision should be added that allows palms and crape myrtles on private property but excludes those plants within public street right-of-way.

Figure 2 General Development Plan

The proposed “Swing” use should be changed to a specific land use. Swing use should not be allowed as it creates future conflict and confusion. If the developer desires to change a land use, he should submit a Plan of Development amendment for approval.

Figure 2a Crystal Lagoon and Beach Sub-District

A provision should be indicated that provides for a designated pedestrian cross-over access across Crystal Lagoon Drive between the Crystal Lagoon and Beach Area and the residential development on the north side of Crystal View Drive.

A note should be added that indicates no more than 35 townhouse units with one point of access to a public street will be allowed.

A note should be added that requires Fire Marshall approval for the proposed access routes within the Crystal Lagoon area.

Figure 6 Street Cross Section for Spine Road (divided) with Shared Use Trail

A note should be added that indicates pedestrian transition to sidewalks on both sides of the street will be made at a mid-block crossing.

Figure 8 Street Cross Section for Spine Road (undivided) with Shared Use Trail

A note should be added that indicates pedestrian transition to sidewalks on both sides of the street will be made at a mid-block crossing.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve and recommend approval to the City Council for Sierra Vista West Plan of Development Amendment #1 with the corrections and additions noted in the Staff LOR.

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

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March 30, 2021

LETTER OF RECOMMENDATION

STERLING LAKES AT IOWA COLONY AND SIERRA VISTA PLAN OF DEVELOPMENT AMENDMENT #2

Staff received an amended Plan of Development on Friday March 19, 2021. The following is a Letter of Recommendation to the City of Iowa Colony Planning and Zoning Commission and the City Council.

The following sections were submitted for consideration of an amendment to the current Sterling Lakes and Sierra Vista Plan of Development. Most of the revised items relate to the potential addition/relocation of a possible school site in Sterling Lakes North, the modification of the northwest portion of Sierra Vista to include a Town Center and updates to the “Swing” area and the possible duplex/triplex units at the southeast portion of Sierra Vista.

- General Provisions
- Land Uses
- Development Regulations for Single Family Lots
- Development Regulations for Townhouse residential, tri-plex and duplex units within the tracts identified as “Swing”
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- Development Regulations for the Town Center
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- School and Community Facility Sites
- Landscape
- Street Plan and Cross-Sections
- Project Phasing
- Architectural Entry / District Sign
- Specific Conditions

Review of these sections is as follows:

B. General Provisions

B-3 Provide responsible party (POA?) for maintenance of commercial common areas, private streets, and all other non-building areas not dedicated to the public.

C. Land Uses

C-3 Provide additional note that all townhouse, duplex and tri-plex units shall only be allowed as individual for-sale with one lot per unit. Additionally, note that all exterior building and exterior site elements, including but not limited to streets, driveways, and landscaping will be maintained by an HOA. Single reserve projects under a single ownership of land is not allowed for these uses.

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E (8) Label the photos as Exhibit B-11 Utility Screening

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J (1) (b) Provide Figure 8, Perimeter Fencing and Screening exhibit

J (2) Trees - Add note that Palms and Crape Myrtles will be allowed but cannot be located within public right-of-way and will not count toward any street tree or parking lot tree requirement

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M (g) Add that all district identity signs shall be shown on a Master Signage Plan to be reviewed and adopted by the City.

Figure 1A Jurisdiction Map – Correct map to indicate the area north of Bullard Parkway as within the ETJ if the area south of Bullard Parkway is within the city limit

Figure 2 General Development Plan – Add the total acreage of the Plan of Development on this exhibit and indicate why the current platted/existing lot count for Type #1 lots exceeds the maximum allowed of 65% (the numbers add up to 68%)

Figure 2a - Indicate the Build-to line along Meridiana Parkway. Remove individual lot line designations in the townhouse area

Figure 2b – Indicate the Build-to line along Meridiana Parkway at 55 feet from the existing pipeline easement and locate all buildings along Meridiana Parkway at that line. Rotate building D to indicate the long axis of the building to be parallel to Meridiana Parkway with parking behind the building

Figure 3 Contributing Landscape and Open Space Plan – Add a minimum 20 feet wide pedestrian reserve with a minimum 12 feet wide concrete multi-use path across the bayou between the residential area north and south of the bayou between Cedar Rapids Parkway and Bullard Parkway. Identify the exact location for the noted 2 parks with ball field facilities and the one park with a dog park

Figure 4 Thoroughfare Exhibit – Add a north/south minor collector connecting Cedar Rapids Parkway with Bullard Parkway just to the west of the west Sterling Lakes North property line.

Figure 5 Spine Road Divided – Add a note that in areas adjacent to the Town Center District, sidewalks will be required on both sides of the spine road

Figure 6 Spine Road Undivided – The Thoroughfare Exhibit does not indicate any 60 feet wide ROW. Change this ROW section to a minimum of 80 feet wide to conform to the Thoroughfare Exhibit.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve and recommend approval to the City Council for the Plan of Development of Sterling Lakes at Iowa Colony and Sierra Vista with the corrections and additions noted in the Staff LOR.

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

EXHIBIT B
PLAN of DEVELOPMENT
Sterling Lakes at Iowa Colony
And
Sierra Vista

A. Introduction.

1. The property is comprised of 1,285.64 acres, consisting of residential and commercial uses with community facilities such as parks, lakes, trails, open space and other general public facilities.
2. This PD includes the following sections:
 - General Provisions
 - Land Uses
 - Development Regulations for Single Family Lots
 - Development Regulations for Commercial Tract
 - Parks, Recreation and Trails
 - School and Community Facility Sites
 - Street Plan & Cross-Sections
 - Project Phasing
 - Specific Conditions

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement and other applicable ordinances of the City. If any provision or regulation of any City ordinance applicable in District MU (Mixed Use District) is not contained in this Agreement, all the regulations contained in the Development Code applicable to District MU in effect on the effective date of this Agreement apply to this PD as though written herein, except to the extent the City regulation or provision conflicts with a provision of this Agreement.
In the event that there are discrepancies between the text of this document and the exhibits attached, the text shall prevail.
2. The project shall be developed in accordance with the following figures that are attached to and made part of this PD:

Figure 1:	<i>Boundary Exhibit</i>
Figure 1a:	<i>Jurisdiction Map</i>
Figure 2:	<i>General Development Plan</i>
Figure 3:	<i>Landscape and Open Space Plan</i>
Figure 4:	<i>Thoroughfare Exhibit</i>
Figure 5:	<i>Street cross section for Spine Road, (divided)</i>
Figure 6:	<i>Street cross section for Spine Road, (undivided)</i>
Figure 7:	<i>Local Street – Alley Served</i>

Figure 8: *Phasing Plan of Development*

The project is located west of State Highway 288, between County Roads 573, Alloy Road and 64, Davenport Parkway. The property is within the William Pettus Survey, H.T. & B.R.R. Company Survey No. 68, 288, and 289, Brazoria County, Texas. As shown on [Figure 1a: Jurisdiction Map](#), parts of the proposed development lie within the City Limit, extra-territorial jurisdiction of the City of Iowa Colony, and part of the site is only within the jurisdiction of Brazoria County.

3. A homeowners' association shall be established and made legally responsible to maintain all common areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
4. All future building permits shall be reviewed for conformance with this PD.
5. Access to Valley Glen Road (SH 288 frontage road) shall be limited to one public street or private non-exclusive driveway. The spacing of the intersection to Valley Glen Road shall be a minimum 1,200 feet apart and shall connect to another public street or an internal driveway network to provide mutual use, non-exclusive access to multiple users.

An additional driveway connection to Valley Glen Road may be permitted no closer than 600 feet apart with the approval of the Planning Commission upon review of a Traffic Impact Analysis, TIA, prepared specifically for the commercial use(s) proposed fronting on Valley Glen Road. The TIA shall:

- Clearly show and distinguish between all existing, proposed and future facilities on the site
- Clearly delineate and distinguish between all existing and proposed traffic improvements, including turn lanes
- Show all applicable traffic counts at all existing and proposed intersections and driveways
- Provide comparative analysis of ingress, egress and trip distribution pre and post development with and without the proposed driveway intersections on Valley Glen Road.

C. Land Uses.

1. Permitted land uses for tracts identified as Single Family Residential (SFR) on [Figure 2](#) shall be those uses permitted within District SFR of the Zoning Ordinance.
2. Permitted land uses for the Commercial tract on [Figure 2](#) shall be those uses permitted within District MU of the Zoning Ordinance. Any other commercial or non-residential use may be allowed, but only if the city council exercises its discretion to grant appropriate approval for said use.
3. Permitted land uses for the tracts identified as "Swing" on [Figure 2](#) shall be either of those uses permitted in District SFR or District MU of the Zoning Ordinance, including multi-family, townhouse residential, tri-plex and duplex units.
 - a) Multi-Family Residential: Subject to City Council approval at the time multi-family is proposed for development.

1. Multi-Family use is limited to two separate projects with each project containing no more than 300 units.
 2. No building or structure shall exceed 3 stories or 45 feet.
 3. There shall be no more than 22 units per net platted acre. Except that if all required parking is provided within a parking garage that is screened from view of any public street, there shall be no limit on density as long as the total number of units do not exceed 300 units.
 4. At least 50% of all required parking shall be covered parking.
 5. All surface parking lots shall be screened from view of any adjacent public streets with a minimum 3 foot berm or landscape hedge.
 6. A minimum 6% of the gross area of the site shall be required as landscaping.
- b) Townhouse, tri-plex and duplex residential
1. Townhouse, tri-plex and duplex residential is limited to no more than 15 units to the acre
 2. No building or structure shall exceed 35 feet.
 3. Front Yard: minimum 20 feet
 4. Rear Yard: minimum 10 feet, with a minimum 25 foot rear yard if the lot is backing to a street that is a major thoroughfare
 5. Side Yard: there shall be no less than a ten-foot side yard on the street side of a corner lot, with a minimum 25 foot side yard if the side street is a major thoroughfare.
 6. The minimum lot width shall be 25 feet.
 7. The minimum lot area shall be 2,250 square feet.
 8. A minimum 6% of the gross area of the site shall be required as open space / landscaping. Off-street parking area, service drives, shall not be included in any calculation of the required open space.
 9. Guest parking shall be provided on the site at a minimum 1 space per every 6 units.
4. Within the boundary of the proposed Plan of Development, a minimum 5% of the total project acreage (65 acres) will be required for Parks/Recreation/Open Space. In addition, approximately 20 acres of land located outside the boundary of the Plan of Development shall be dedicated to the City as public park area. Land used for public park area shall have a minimum frontage of 60 feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the developer, such as hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum public park area requirement. Contributing open space areas must be adjacent to and/or have frontage on public street right-of-way. Landscape buffers adjacent to public street right-of-way must be at least fifteen (15) feet wide and contain an average density of (1) tree, a minimum caliper of one and one-half inch (1-1/2") for every thirty (30') feet of street frontage, or portion thereof, measured along the street-facing lot line in order to count to contributing open space. The trees may be clustered or spaced linearly; they need not be placed evenly.
5. Should the surface rights of any designated drill sites revert to the private land owner, and that land owner desires to sell that land, the City will have the first right-of-refusal to purchase the land formerly designated as drill site land at fair market value.

D. Development Regulations for Single Family Lots – Maximum 3,320 lots permitted. Lots less than 60 feet wide = maximum 65% of 3,320 lots or a maximum 2,158 lots. (Maximum 808 lots at 45 feet wide, maximum 955 lots at 50 feet wide and minimum 395 lots at 55 feet wide or greater) Lots 60 feet wide or greater = minimum of 35% of 3,320 lots or minimum 1,162 lots. (A minimum 935 lots at 60 feet wide and a minimum 227 lots shall be greater than 60 feet wide) Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Within the areas indicated as Area Type #1 on [Figure 2](#);
The minimum lot width shall be 45 feet wide. Except: the maximum percentage of lots less than 60 feet wide shall not exceed 65 percent of the total maximum number of lots.
(Maximum 2,158 lots)

No more than 808 lots shall be 45 feet wide.
No more than 955 lots shall be 50 feet wide.
2. No lots less than 50 feet wide shall be permitted south of County Road 56, Meridiana Parkway.
3. Within the areas indicated as Area Type #2 on Figure 2, the minimum lot width shall be 60 feet wide. A minimum 35 percent of the total maximum number of lots (Minimum 1,162 lots) shall be 60 feet wide or greater and at least 6.0% or 227 lots must be greater than 60 feet wide.
4. Minimum lot depth: 110 feet or 90 feet for lots fronting on the bulb portion of a cul-de-sac.
5. Maximum lot coverage: Sixty (60%) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.
6. Maximum height: Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed 35 feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
7. Minimum front yard building setback: 25 feet; 20 feet on cul-de-sac bulbs as measured from the front property / right-of-way line.
8. Minimum side yard building setbacks: 5 feet for interior, non-corner lots and the non-street side of corner lots; 10 feet exterior side yard for corner lots if a minimum fifteen (15) feet by fifteen (15) feet visibility triangle, as measured from the property line / street right-of-way line, that restricts the placement or maintenance of any vertical obstruction, either natural or man-made, within a vertical distance of between three (3) feet and eight (8) feet of the natural ground elevation, is provided on the platted lot subdivision at any street, public or private, intersection. A street side setback of twenty-five (25) feet minimum will be required for all lots siding on a designated major arterial, minor arterial or major collector.
9. Minimum rear yard building setback: 10 feet, except when the rear utility easement width is greater than ten (10) feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major or minor arterial, the minimum rear yard building setback is twenty-five (25) feet measured from the street right-of-way line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major or minor arterial and a detached one-story garage is constructed on the residential lot, the rear yard between the detached one-story garage and the rear property line may be reduced to a minimum of three (3) feet if a minimum of twenty-five (25) feet is maintained between the rear of the one-story detached garage and the right-of-way line of the major or minor arterial.
10. All lots shall have a minimum of two (2) trees, planted in the front yard setback. The trees must be a minimum of one and one-half (1-1/2) inches in caliper width and a minimum height of six (6) feet as measured at the tree trunk from the ground as planted. The trees must be located between five (5) feet and fifteen (15) feet from a side lot line and between five (5) feet

and twenty (20) feet from the front property line with a minimum of ten (10) feet between tree trucks.

E. Development Regulations for Commercial Tract – Area regulations, yard requirements, and maximum lot coverage, height, and floor area per District MU in the Zoning Ordinance shall apply to the Commercial tract within the PD. At the time of the preliminary plat of any commercial land, a draft of the protective covenants whereby the Developer proposes to regulate the use of the land shall be submitted to the City. The restrictive covenants, conditions or limitations shall never be less than the minimum requirements of the City as specified in the City’s applicable ordinance(s).

F. Parks, Recreation and Trails – As shown on [Figure 3](#), an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

1. A landscape buffer with a minimum 15-foot width shall be located along each side of the central spine road, as shown on [Figure 3](#), where lots side or rear to the spine road. The buffer is in addition to the minimum street right-of-way width and shall include trees, benches, plazas and landscape screening. No on-street parking will be allowed along the designated spine road.
2. Recreational sites will be strategically located along the central spine road, and shall include the following:
 - (a) A recreational site north of Meridiana Parkway (County Road 56) near the main project entry shall include water recreation i.e., “splash pad”, and a swimming pool with dressing rooms, playground and picnic facilities.
 - (b) A recreational site south of Meridiana Parkway (County Road 56) near the main project entry shall include a club building that provides a meeting place for the community, swimming pool with dressing rooms, playground and picnic facilities.
 - (c) A recreational site north of Cedar Rapids Parkway (County Road 57).
 - (d) Additional Recreation Sites, strategically located near the entries of various neighborhood pods, as shown on [Figure 2](#). A contributing park, recreation and/or open space area must be located a maximum of one-quarter (1/4) mile from all residential lots.
 - (e) A contributing park / recreation / open space area of a minimum area of one-quarter (1/4) acre must be contained within each private gated section.
 - (f) In addition to the three recreation sites identified above, six additional recreation sites shall be provided with the following minimum improvements.
 - Recreation sites shall provide a variety of recreation uses both passive and active. At a minimum, a recreation site shall include a paved plaza area a minimum of 500 square feet and shall include a decorative paving pattern.
 - Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycle parking. Bicycle parking shall include racks or other structures intended for parking bicycles, with a minimum of 4 spaces.
 - At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals.
 - At least 1 park shall include a fenced area with double gates for use as a dog park.
3. On-site storm water detention designed as permanent lakes will be provided within the project, providing additional open space with recreational amenities. A large lake will be located near the project entry.

Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for the permanent lake with a minimum water depth of six (6) feet beyond the slope transition. On-site storm water detention area that do not contain a permanent lake area or do not contain permanent man-made improvements, such as hike/bike trails with benches/structures, and that are not accessible with a minimum of one access point directly from a street (public or private) will not be included in the calculation for the minimum amount of required parks / recreation / open space.

- (a) A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of 60 feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is 20 feet. Views to the permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.
 - (b) View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least 4/5 the total length of the lake.
 - (c) A concrete pedestrian path a minimum of five (5) feet in width shall connect the required street sidewalk with the lake water edge.
4. Minimum 4-foot width sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with the City of Iowa Colony standard details and shall meet the State of Texas ADA standards.
 5. Minimum 5-foot width sidewalks shall be provided along both sides of major arterials, minor arterials, major collectors and the central spine road (as depicted in Figure 4 attached) within and adjacent to the property. At the discretion of the developer, a six-foot wide sidewalk may be constructed on only one side of the right-of-way in lieu of two 5 foot wide sidewalks on both sides of the right-of-way. In either case, the sidewalks may meander out of the right-of-way and into an adjacent landscape reserve if so provided.

G. School and Community Facility Sites

1. As shown on [Figure 2](#), in addition to the existing fifteen (15) acre elementary school site an additional fifteen (15) acre elementary school site shall be provided for purchase at the option of the Alvin Independent School District. If the AISD chooses not to purchase the site, the site is limited to the same uses as for tracts identified as Single Family Residential (SFR) on [Figure 2](#). In addition a 39 acre site located outside the proposed Plan of Development shall be provided by the Developer for purchase at the option of the Alvin Independent School district for a junior high school site.
2. At no cost to the City of Iowa Colony, a 4.66 acre site located south of CR 56, and west of CR 383 shall be provided to the City, for the purpose of an EMS / Fire Station Site. As the land adjacent to the 4.66 acres provided to the City become available for development, the land shall be offered to the City of Iowa Colony as a first right-of-refusal at fair market value.

H. Street Plan and Cross Sections.

1. Street improvements shall be built in phases as the project develops in accordance with the City's Engineering Design Criteria Manual, Developers Agreement, street plan and cross sections listed below.

- [Figure 4:](#) *Thoroughfare Exhibit*
- [Figure 5:](#) *Street cross section for the spine road (divided) and greenbelt*

- **Figure 6:** *Street cross section for the spine road (undivided) and greenbelt*
- **Figure 7:** *Local Street – Alley Served*

I. Project Phasing – **Figure 8** indicates the general time and location of the proposed development phasing. The precise dates of each phase is subject to change due to general economic variables and market demand.

J. Specific Conditions – Implementation of this master-planned community will require consideration of site conditions that necessitate granting the following variances from specific sections of the Subdivision Ordinance and Engineering Design Criteria Manual:

1. **Section 36 (D):** *No block shall exceed a length of one thousand two hundred (1,200) feet in residential or commercial developments.*

All streets within the gated areas shall be private and access will be limited to local residential traffic only. Entry points will be limited for security purposes. Consequently, streets will not be stubbed to adjacent acreage, resulting in external block lengths greater than 1,200 feet. Some internal blocks will exceed 1,200 feet, to a maximum distance of 2,600 feet, to accommodate detention lakes and reserves. This variance does not apply to areas of the development that do not include private residential streets.

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

All the streets in the gated portions of the community will be private with access limited to local traffic only. Gated private street neighborhoods will connect to public streets. All gated sections containing more than 35 lots shall have at least two connections to a public street. If a future second point of access is not yet constructed a temporary connection shall be provided until the permanent connection is constructed. All private streets will be constructed to the City's public street standards. A homeowners' association will assume all responsibility to repair and maintain the private streets. As such, the adherence to this requirement for the private street portions of the development will not be required.

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

Boundary Exhibit

AN EXHIBIT OF 1285.64 ACRES
IN BRAZORIA COUNTY, TEXAS

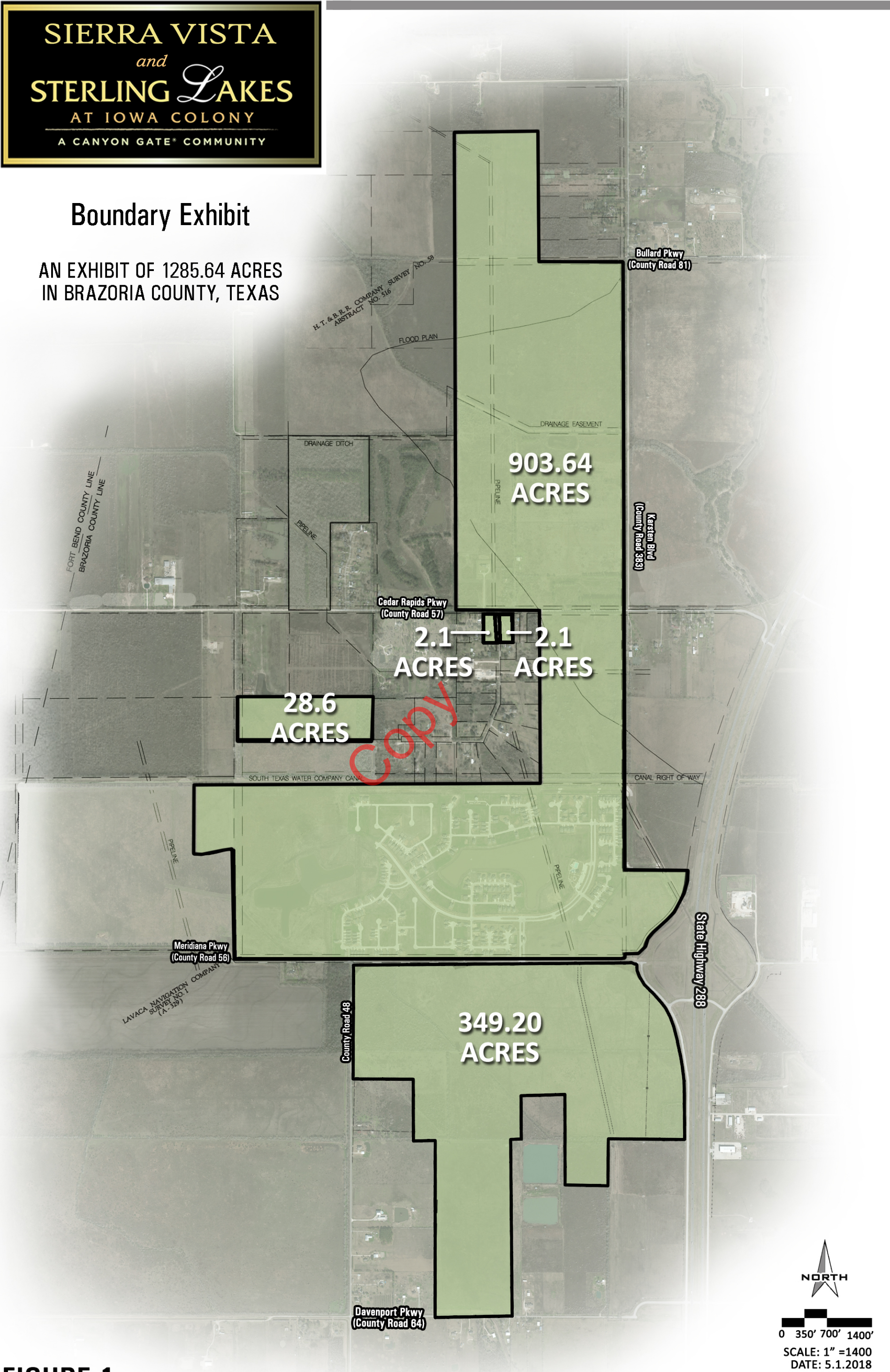


FIGURE 1

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

SIERRA VISTA

and

STERLING LAKES

AT IOWA COLONY

A CANYON GATE® COMMUNITY

Jurisdiction Map

LEGEND

- IOWA COLONY CITY LIMIT

IOWA COLONY ETJ

IOWA COLONY ETJ (BY PETITION)

ALVIN ETJ

ALVIN CITY LIMIT

ALL JURISDICTIONAL LINES ARE APPROXIMATE AND SUBJECT TO CHANGE

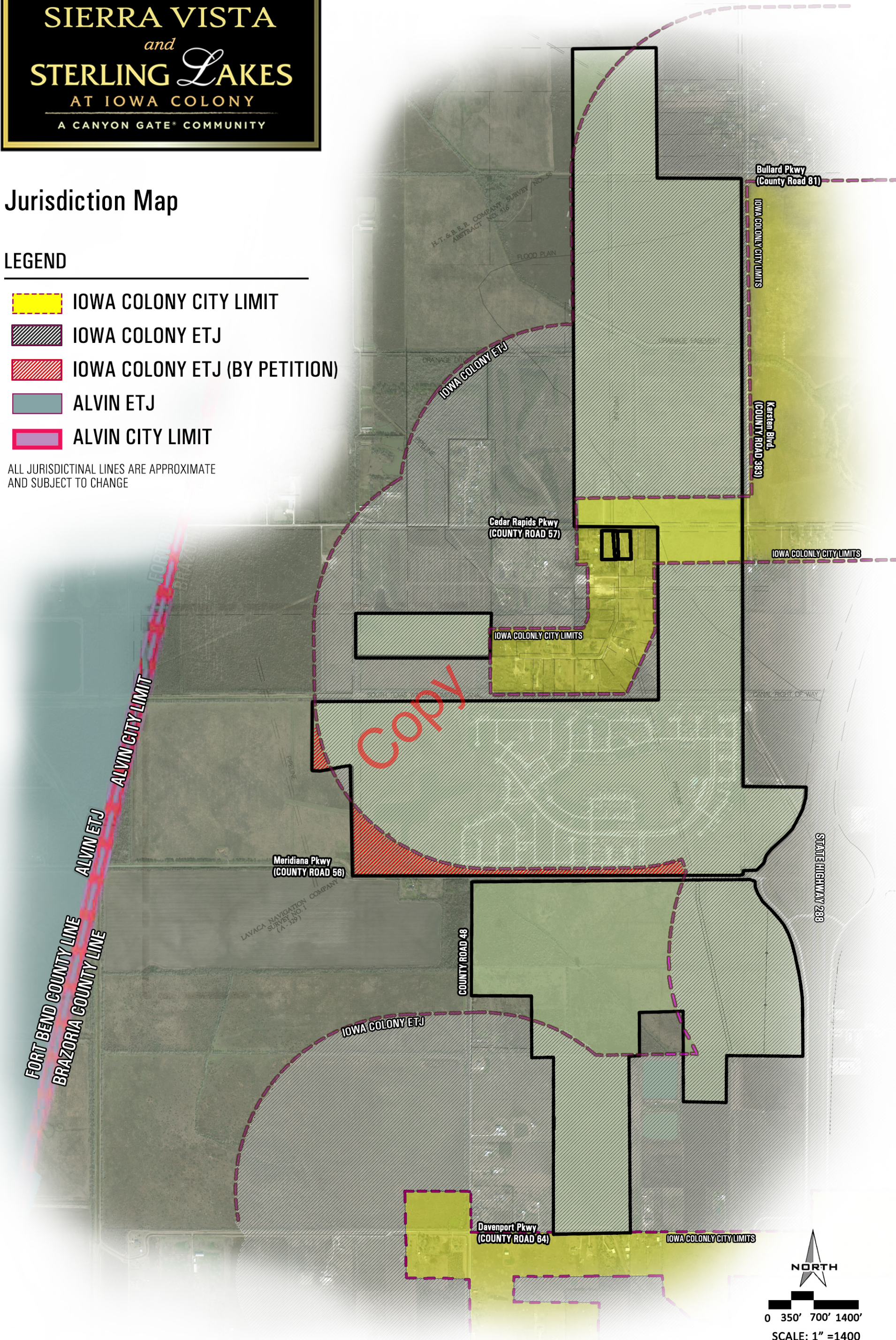


FIGURE 1A

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

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

General Development Plan

LEGEND

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

¹ A + B + C ≤ 899











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

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

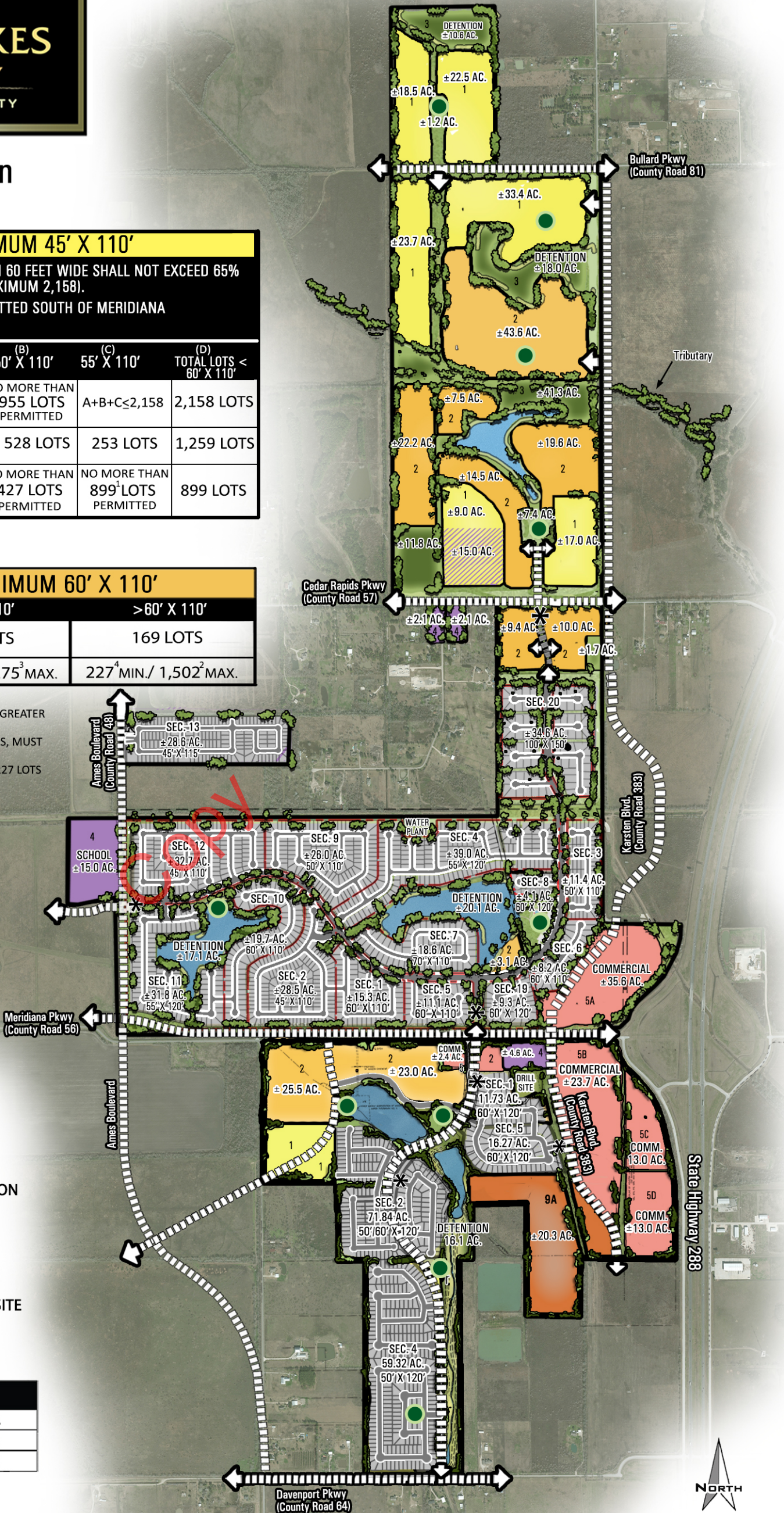
³ 1,275 MAXIMUM LOTS MINUS REQUIRED MINIMUM OF LOTS GREATER THAN 60' WIDE (1,502-227=1,275).

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

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

- 3  INDICATES PROPOSED DETENTION
- 4  INDICATES PROPOSED CIVIC
- 5  INDICATES PROPOSED COMMERCIAL
- 6  INDICATES PLATTED LOTS
- 7  INDICATES EXISTING LAKES/DETENTION
- 8  INDICATES PRIVATE STREET
- 9  INDICATES PROPOSED SWING
- 10  INDICATES PROPOSED GATED ENTRY
- 11  INDICATES PROPOSED RECREATION SITE
-  INDICATES OPTIONAL SCHOOL SITE

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



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

FIGURE 2

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

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

Contributing Landscape and Open Space Plan

LEGEND

	ACREAGE	TOTAL %
REQUIRED OPEN SPACE	65 ACRES	5%

OPEN SPACE INCLUDES LANDSCAPE BUFFERS, DETENTION AREAS, GREEN BELTS AND RECREATION SITES.
(CONTRIBUTING RECREATION SITES SHALL BE ACCESSIBLE FROM A PUBLIC STREET.)

- INDICATES PRIVATE NON-CONTRIBUTING RECREATION SITES
- INDICATES PROPOSED RECREATION SITE MINIMUM 1/4 AC. (SEE NOTE)
- 1/4 MILE RADIUS SERVICE AREA
- PROPOSED PUBLIC PARK NOT INCLUDED IN LANDSCAPE/OPEN SPACE AREA CALCULATIONS
- INDICATES 15' MINIMUM GREENBELT/ LANDSCAPE BUFFER WITH SIDEWALK
NOTE: 6' MINIMUM SIDEWALK REQUIRED ON ONE SIDE OF THE SPINE ROAD
- INDICATES MINIMUM 5' WIDE PUBLIC STREET SIDEWALK
 - LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:
MINIMUM 15' WIDE AND CONTAINING REQUIRED 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.)

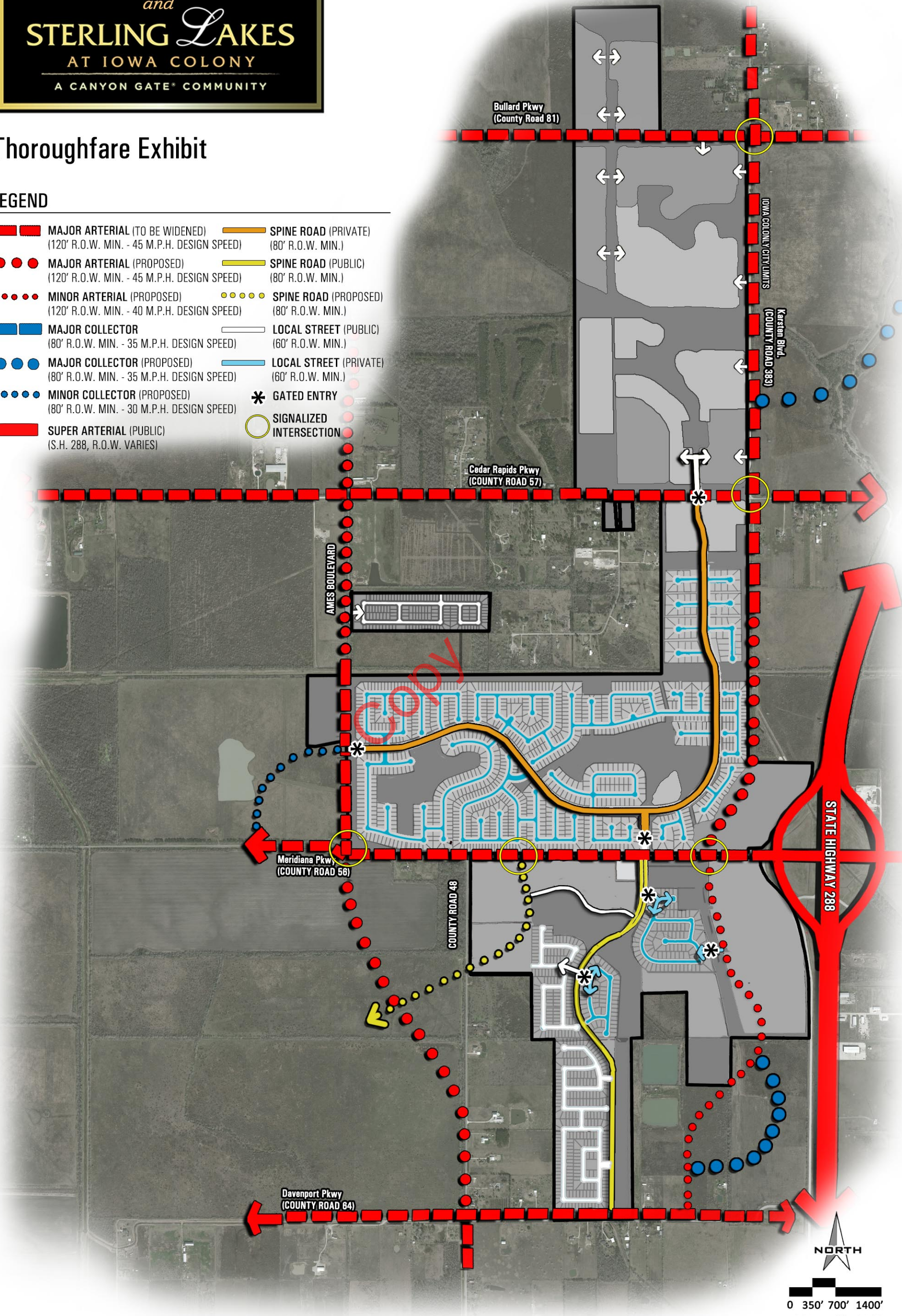
LOCAL STREET (PRIVATE)

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

*

GATED ENTRY

SIGNALIZED INTERSECTION



0 350' 700' 1400'
SCALE: 1" = 1400'
DATE: 05.30.2018

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 4

SPINE ROAD (DIVIDED) PROPOSED STREET CROSS SECTION

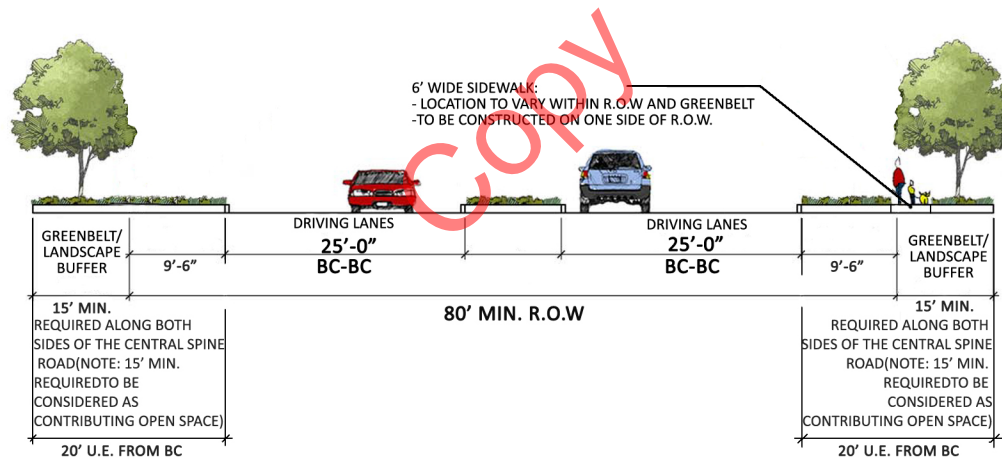


FIGURE 5

0' 5' 10' 15' 20'

SCALE 1" = 20'
DATE: 05.01.2018

SPINE ROAD (UNDIVIDED) PROPOSED STREET CROSS SECTION

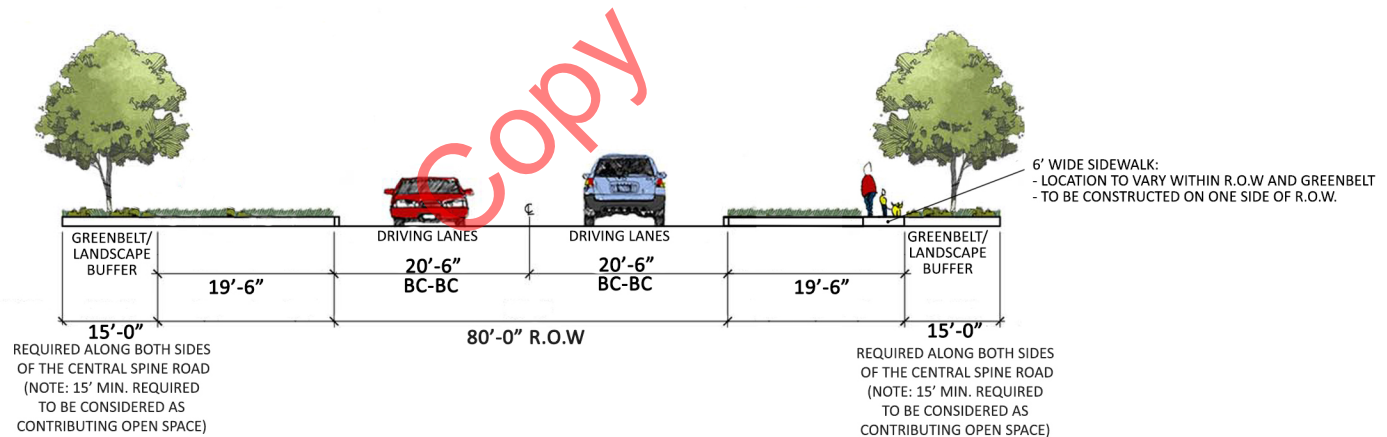


FIGURE 6

0' 5' 10' 15' 20'

SCALE 1" = 20'
DATE: 05.01.2018

LOCAL STREET

ALLEY SERVED LOTS ONLY

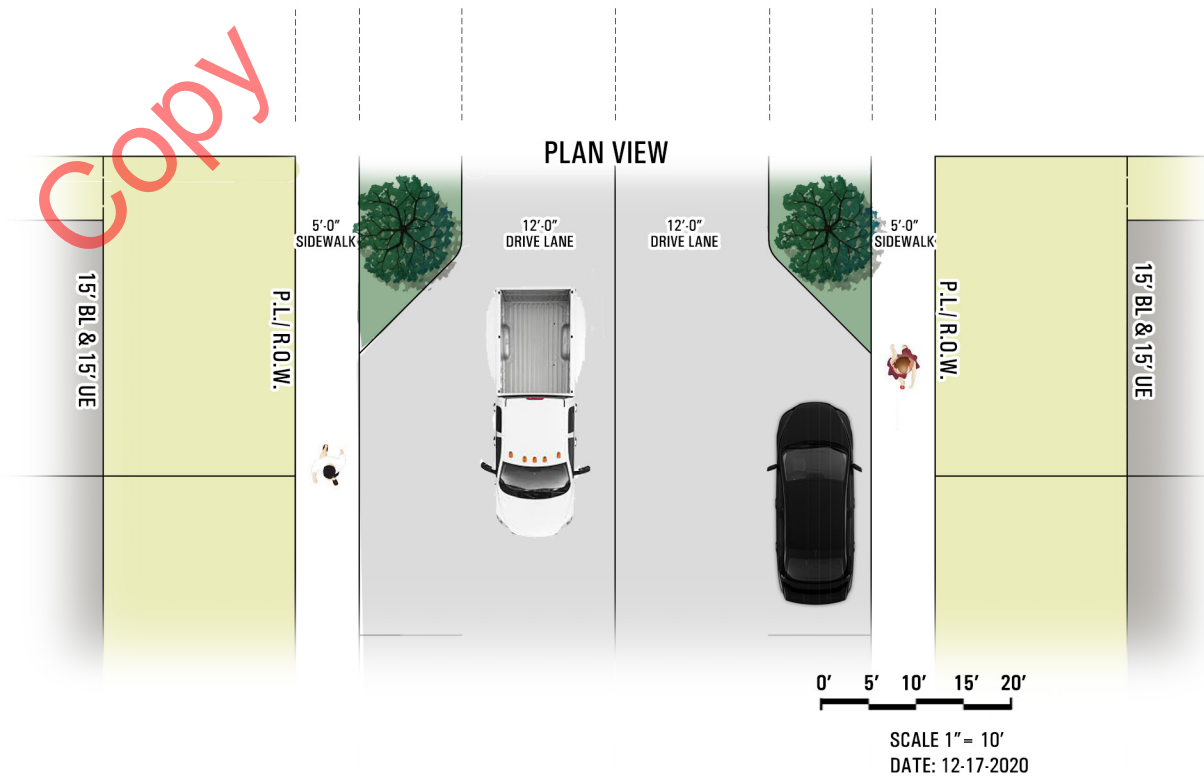
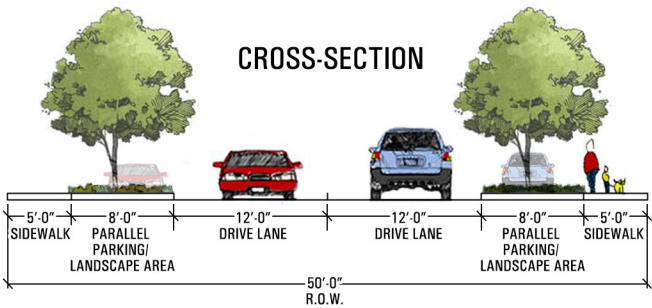
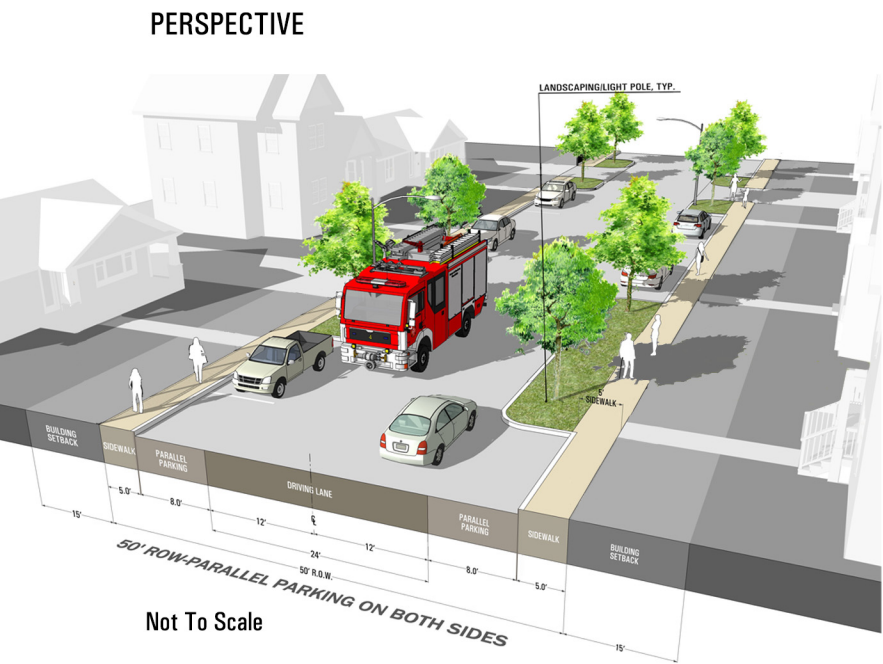


FIGURE 7

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)

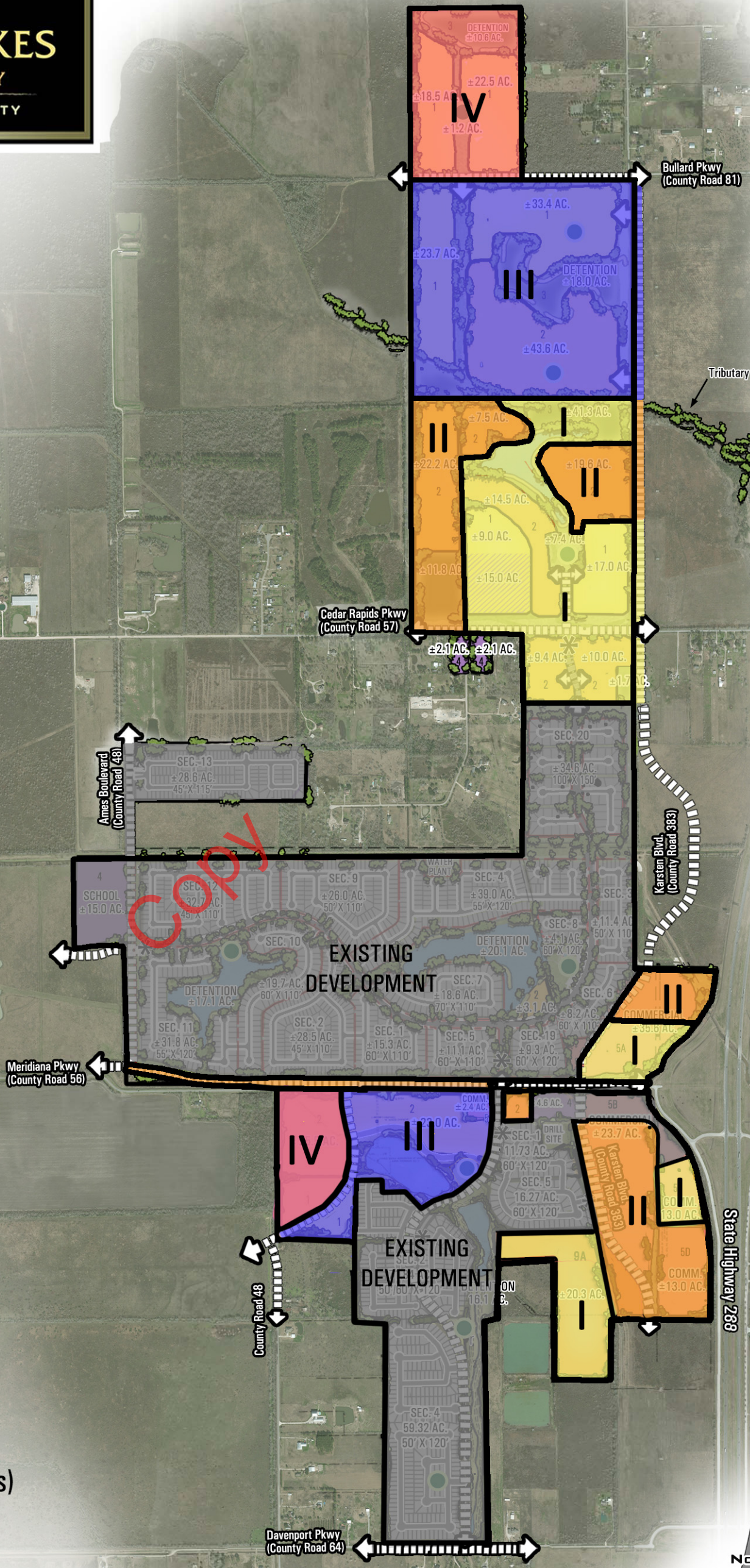


FIGURE 8

**AMENDMENT TO DEVELOPMENT AGREEMENT BY AND AMONG THE CITY OF
IOWA COLONY, TEXAS, LAND TEJAS STERLING LAKES SOUTH, L.L.C.
AND MCALISTER OPPORTUNITY FUND 2012, L.P.**

This Amendment to Development Agreement (the “Amendment”) is entered into effective **February 15, 2021**, by THE CITY OF IOWA COLONY, TEXAS, a municipality in Brazoria County, Texas, (the “City”); LAND TEJAS STERLING LAKES SOUTH, L.L.C., a Texas limited liability company (the “Developer”); and MCALISTER OPPORTUNITY FUND 2012, L.P., a Delaware limited partnership (“McAlister”).

RECITALS

1. the parties to this Amendment entered into that certain Development Agreement effective February 15, 2016, (the “Agreement”), for the development of the property therein described.

2. Now the parties wish to amend the Plan of Development as herein stated.

NOW, THEREFORE, in consideration of the mutual agreements, covenants, and conditions contained herein, the above named parties hereby agree as follows:

1. Amendments. The Agreement is hereby amended by replacing the Plan of Development attached thereto as Exhibit “B” with the Plan of Development attached to this Amendment and incorporated herein in full.

2. Agreement in Effect. The Agreement shall remain in full force and effect, as previously amended and subject to this Amendment.

[EXECUTION PAGES FOLLOW]

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement effective as of the date first written above.

CITY OF IOWA COLONY, TEXAS,
a Texas municipality

By: _____
Michael Byrum-Bratsen, Mayor

ATTEST:

Kayleen Rosser, City Secretary

Copy

LAND TEJAS STERLING LAKES SOUTH, L.L.C.,
a Texas limited liability company

By: L.T. Management, Inc., a Nevada Corporation, as its Manager

By: _____
Al P. Brende, President

Copy

MCALISTER OPPORTUNITY FUND 2012, L.P.,
a Delaware limited partnership

By: MOF 2012 GP, LLC
a Delaware limited liability company,
as its General Partner

By: _____
Signature

Name: _____

Title: _____

Copy

Wednesday, December 30, 2020

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

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

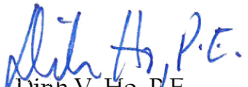
Dear Mr. Winter;

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

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

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

Sincerely,
Adico, LLC


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

Copy

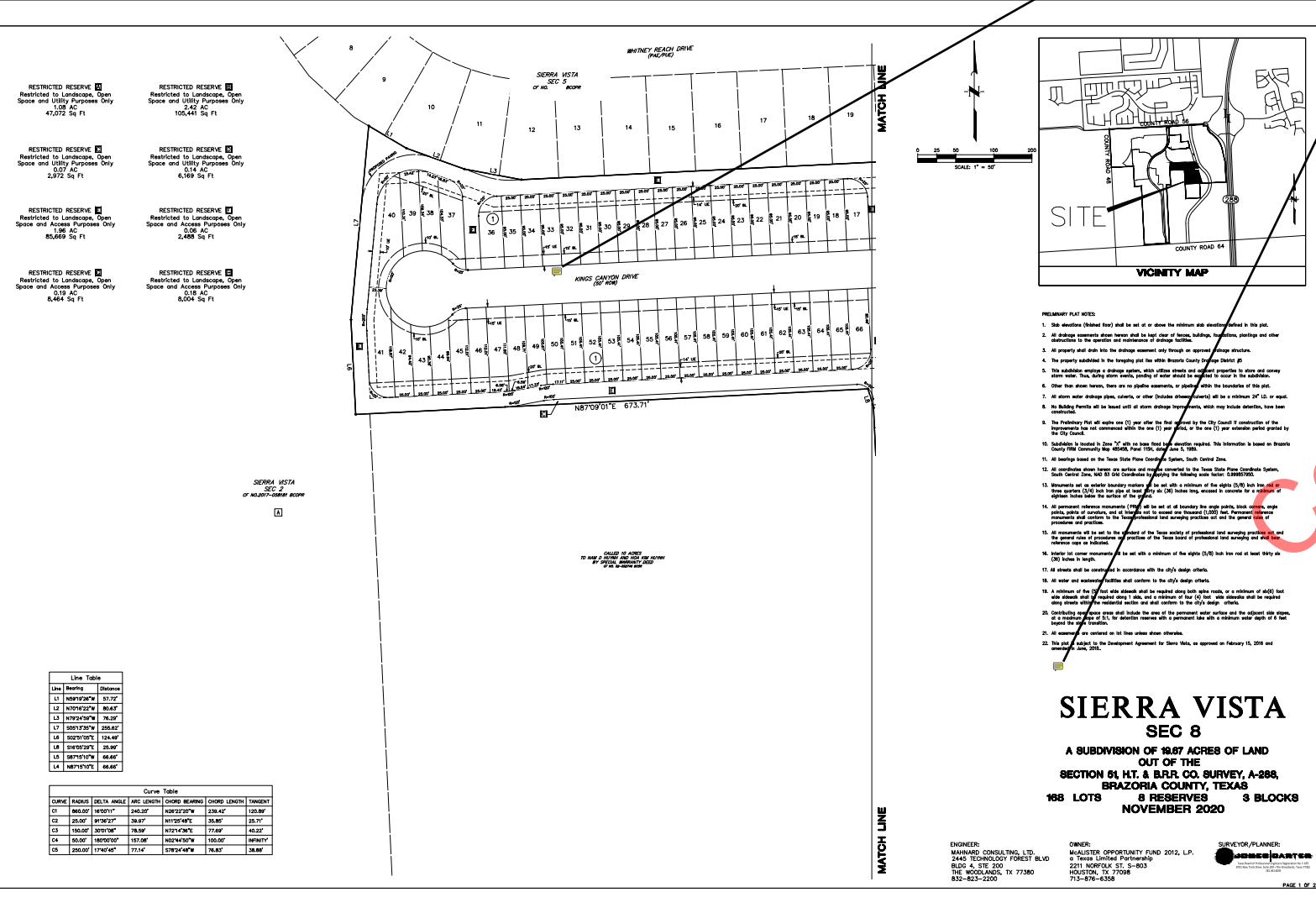
Cc: Kayleen Rosser, City Secretary (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-171

Author: Dinh Subject: Note Date: 2020-12-29 06:56:06

Locate all areas where off street parking is provided as a reserve. Parking shall be maintained by the HOA.

Author: Dinh Subject: Note Date: 2020-12-29 06:57:22

Add note, parking reserves shall be maintained by HOA.





MEMORANDUM

To: Mayor Michael Byrum-Bratsen and City Council

RE: Planning and Zoning Meeting February 2, 2021

- *Consider approval of the following meeting minutes*
December 1, 2020
January 5, 2021

Approved the meeting minutes of December 1st and January 5th.

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

Kent Marsh presented the amendments to the Zoning Ordinance. The Planning and Zoning Commission approved the amendments to the zoning ordinance also to include removing the letter "h" under section 7, removing the word restaurant from letter "d" section 7, and adding the additional wording to section 73 as provided by Larry Boyd, City Attorney. The Planning and Zoning Commission are recommending approval to City Council with the modifications as listed above.

- *Consideration and possible action to amend the plan of development for Sierra Vista.*

Recommending approval to the City Council to approve the Plan of Development with the removal of Multi Family.

- *Consideration and possible action for Sierra Vista Section 8 Preliminary Plat, subject to approval of the plan of development.*

Recommending approval of the Sierra Vista Section 8 preliminary plat subject to the recommendations by staff presented in the presentation and comments. The comments include that one company provides maintenance and operations of facility and grounds of the entire section, the city will require a copy of the deed restrictions prior to recording the plat, a 6-foot-high masonry fence along the front, and they provide an updated and modified preliminary plat before the council meeting.

- *Consideration and possible action for the Sanchez-Lagunas Abbreviated Plat.*

Recommend approval of the Sanchez-Lagunas Abbreviated Plat.

Approved and Signed by:


David Hurst, Chairman



MEMORANDUM

To: Mayor Michael Byrum-Bratsen and City Council

RE: Planning and Zoning Meeting March 2, 2021

- *Consider approval of the following meeting minutes
February 2, 2021*

Approved the meeting minutes of February 2, 2021.

- *Consideration and possible action for the Meridiana Commercial Reserves No. 1 Replat No. 1 Abbreviated Plat.*

The Planning and Zoning Commission recommend the approval of the Commercial Reserves No. 1 Replat No. 1 Abbreviated Plat to City Council.

- *Consideration and possible action for the Meridiana Section 76B Preliminary Plat.*

The Planning and Zoning Commission recommend approval of the Meridiana Section 76B Preliminary Plat to the City Council

- *Consideration and possible action for the Meridiana Section 76A Final Plat.*

The Planning and Zoning Commission recommend approval of the Meridiana Section 76A Final Plat to the City Council

- *Consideration and possible action for the Crystal View Drive Phase 3 Street Dedication Final Plat.*

The Planning and Zoning Commission recommend approval of the Crystal View Drive Phase 3 Street Dedication Final Plat with the revision made that CR 64 is updated and listed as Davenport on the plat.

- *Consideration and possible action for the Sterling Lakes North Revised General Plan and Revised Dedication /Paving Phase Plan.*

The Planning and Zoning Commission recommends approval of the Sterling Lakes North Revised General Plan and Revised Dedication /Paving Phase Plan with Staff recommendations as listed below in addition to the following conditions:

1. Mr. Stan Winter noted Sterling Lakes North will have access to the Crystal Lagoon amenities.
Condition 1: Provide Sterling North residents to have access through the private gates at Sterling Lakes Drive and Cedar Rapids to reach the Crystal Lagoon amenities.
Condition 2: If Crystal Lagoon is not completed with 2 years of the approval of the Sterling Lakes North General Plan, the Developer shall provide the water amenities within the Sterling Lakes North Development.

Staff recommends the following Road Construction sequence be approved with the following modifications to the sequence notes of the following roadway sections:

1. All portions of Karsten Boulevard (County Road 383) between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81):" Plat and build any remaining non-constructed portion of Karsten Boulevard, west ½ (two lanes) of CR 383 between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81) with any school site construction. Any residential development north of Chocolate Bayou will require the dedication and construction of Karsten Boulevard (CR 383) (plat and build ½ boulevard, 2 west lanes) between the entry to section 2 and the first public street intersection north of Chocolate Bayou."
2. That section of Karsten Boulevard (County Road 383) between the first public street intersection north of Chocolate Bayou and Bullard Parkway for residential development only be modified as follows: "Plat and build west ½ (two lanes) of CR 383 from the first public street intersection north of Chocolate Bayou to Bullard Parkway with the platting of adjacent residential development."
3. That section of Cedar Rapids Parkway (County Road 57) between the east property line to boulevard entry with first section be modified as follows: "Plat and build ½ boulevard (2 north side lanes) of CR 57 from east property line to boulevard entry with first section developed north of CR 57."
4. That section of spine road south of Cedar Rapids Parkway and Cedar Rapids Parkway (County Road 57) between the east property line and the west property line (south side of Cedar Rapids Parkway) be modified as follows: "Plat and build extension of spine road with adjacent plat and plat and build south ½ (two lanes) of CR 57 from east property line to west property line with first section of development north of CR 57."
5. Add a section of connector road (60 feet wide right-of-way and 38 feet wide paving) between Section 3 and Section 7, crossing Chocolate Bayou with the note as follows: "Plat a 60 feet wide restricted reserve within Sec 3 and between Sec 3 and proposed Sec 7, restricted to future public street right-of-way, connecting Section 3 roadway system with future Section 7 roadway system and connecting directly with the future roadway along the south side of the school site. Replat the restricted reserve to street right-of-way and pave a minimum 38 feet wide paving with school site construction or submit an amending plat to remove the restricted reserve between Sec 3 and Sec 7 if the school site is not constructed."
6. That section of Cedar Rapids Parkway (County Road 57) between the entry boulevard north from Cedar Rapids Parkway to the west property line be modified as follows: "Plat and build north ½ of CR 57 from entry boulevard to west property line with the adjacent plat of any residential lots."

- *Consideration and possible action for an amendment to the Plan of Development for Sierra Vista.*

Item was pulled by Developer. No action taken.

Approved and Signed by:



David Hurst, Chairman

RESOLUTION NO. _____

AN RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR STERLING LAKES NORTH; WITH RELATED PROVISIONS.

BY IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

1. The term "Development Agreement" herein means the Development Agreement effective November 12, 2003, between the City of Iowa Colony, Texas ("the City") and Land Tejas Companies, as previously amended.
2. All requirements of all applicable law have been satisfied concerning the passage of this resolution and the amendment of the Development Agreement.
3. The City hereby approves and authorizes the further amendment of the Development Agreement, as stated on the Plan of Development attached hereto as Exhibit "B", subject to following conditions:

a. General Plan

The City approves the proposed General Plan with the following conditions:

1. A north/south street right-of-way with a minimum of 60 feet of width must be platted and dedicated as a restricted reserve for possible future street right-of-way to connect proposed Section 3 street system with proposed Section 7 street system to allow to allow north/south access should a proposed school site be later proposed to allow residents on the south side of the bayou to access a proposed school site on the north side of Chololate Bayou without using Karsten Boulevard (County Road 383) as their only means of access. Adjacent driveway access to this north/south connection will be prohibited. This north/south connector must be dedicated with the current Sec 3 plat and remain available for construction until the development between Cedar rapids parkway and Bullard Parkway is complete. When development is complete between Cedar Rapids Parkway and Bullard Parkway and is only single-family use, this north/south connector reserve may be vacated by a future vacating plat.
2. The general plan must indicate that if the Crystal Lagoon project in Sierra Vista West is not completed prior to beginning of construction of the first neighborhood park within Sterling Lakes North, that the first neighborhood park will include a swimming pool and outdoor splash pad as an amenity for Sterling Lakes North residents, within the first neighborhood park in Sterling Lakes North.

3. The same conditions as herein provided for the road construction sequence plan shall also apply to the General Plan.

b. Road Construction Sequence Plan

1. All portions of Karsten Boulevard (County Road 383) between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81):” Plat and build any remaining non-constructed portion of Karsten Boulevard, west ½ (two lanes) of CR 383 between Cedar Rapids Parkway (CR 57) and Bullard Parkway (CR 81) with any school site construction. Any residential development north of Chocolate Bayou will require the dedication and construction of Karsten Boulevard (CR 383) (plat and build ½ boulevard, 2 west lanes) between the entry to section 2 and the first public street intersection north of Chocolate Bayou.
2. That section of Karsten Boulevard (County Road 383) between the first public street intersection north of Chocolate Bayou and Bullard Parkway for residential development only be modified as follows: “Plat and build west ½ (two lanes) of CR 383 from the first public street intersection north of Chocolate Bayou to Bullard Parkway with the platting of adjacent residential development.
3. That section of Cedar Rapids Parkway (County Road 57) between the east property line to boulevard entry with first section be modified as follows: “Plat and build ½ boulevard (2 north side lanes) of CR 57 from east property line to boulevard entry with first section developed north of CR 57.
4. That section of spine road south of Cedar Rapids Parkway and Cedar Rapids Parkway (County Road 57) between the east property line and the west property line (south side of Cedar Rapids Parkway) be modified as follows: “Plat and build extension of spine road with adjacent plat and plat and build south ½ (two lanes) of CR 57 from east property line to west property line with first section of development north of CR 57.
5. Add a connector for a bike/walking access easement (approximately 30 feet wide with a paved access of approximate 10 feet wide) between Section 3 and Section 7, crossing Chocolate Bayou with the note as follows: Plat a 30 feet wide restricted reserve within Section 4 and between Section 3 and proposed Section 7, restricted to future public right-of-way, connection Section 3 and proposed Section 7 and providing a path of access to the school site.
6. That section of Cedar Rapids Parkway (County Road 57) between the entry boulevard north from Cedar Rapids Parkway to the west property line be modified as follows: “Plat and build north ½ of CR 57 from entry boulevard to west property line with the adjacent plat of any residential lots.

7. The same conditions as herein provided for the General Plan shall also apply to the Construction Sequence Plan.
4. The Mayor and City Secretary are authorized and directed to execute such amendment.
5. If any part of this resolution, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this resolution shall remain in full force and effect.
6. This resolution shall be effective upon its passage and approval.

PASSED AND APPROVED on March 15, 2021

CITY OF IOWA COLONY, TEXAS

By: _____
MICHAEL BYRUM-BRATSEN,
MAYOR

ATTEST:

KAYLEEN ROSSER, CITY SECRETARY

RESOLUTION NO. _____

AN RESOLUTION OF THE CITY OF IOWA COLONY, TEXAS, APPROVING AN AMENDMENT TO THE SIERRA VISTA DEVELOPMENT AGREEMENT; WITH RELATED PROVISIONS.

BY IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:

1. The term "Development Agreement" herein means the Development Agreement effective February 15, 2016, as previously amended, between the City of Iowa Colony, Texas ("the City"); Land Tejas Sterling Lakes South, L.L.C.; and McAlister Opportunity Fund 2012, L.P.
2. All requirements of all applicable law have been satisfied concerning the passage of this resolution and the amendment of the Development Agreement.
3. The City hereby approves the attached Amendment to Development Agreement. The Mayor and City Secretary are authorized and directed to execute that Amendment.
4. If any part of this resolution, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this resolution shall remain in full force and effect.
5. This resolution shall be effective upon its passage and approval.

PASSED AND APPROVED on February 15, 2021

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 Townhouse residential, tri-plex and duplex units within the tracts identified as "Swing".
 - Development Regulations for Commercial Tracts not in the Town Center Sub-District
 - Development Regulations for Town Center
 - Parks, Recreation and Trails
 - School and Community Facility Sites
 - Landscape
 - Street Plan & Cross-Sections
 - Project Phasing
 - Architectural Entry / District Sign
 - 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 2a:	Town Center Sub-District
Figure 2b:	Town Center Commercial Sub-District
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 8-1 & 8-2:	<i>Street cross section for Town Center commercial drive, permanent access easement (PAE).</i>
Figure 9:	<i>Phasing Plan of Development</i>

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, and part in the extra-territorial jurisdiction of the City of Iowa Colony.

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, townhouse residential, tri-plex and duplex units.
4. Permitted land uses for the tracts within the Town Center Sub-District shall be those uses shown in the following table. Certain land uses are permitted only when developed under specific conditions as established in the Notes section of the [Table 1.0: Permitted Uses](#).

Table 1.0 – Permitted Uses:

Land Uses Permitted	1.Comm.	2.Towncenter	3. MF Age Restricted	4.Townhouse	Notes
Residential Land Uses					
Dwelling, Multifamily/Condominium			X		Note 1
Dwelling, Single-Family Attached			X	X	
Dwelling, Single Family Detached				X	
Public and Civil Land Uses					
Wedding Venue	X	X	X		
Parking Garage	X	X	X		
Recreation and Entertainment					
Amusement and Recreational Services	X	X	X		

Other Spectator Sports, incl. rental concessions		X	X		
Other Reservation Services		X	X		
Auditorium/ Indoor performance Venue		X	X		
Performance Venue, Outdoor		X	X		
Membership Sports and Recreation Club		X	X		
Medical Land Uses					
Clinic	X	X	X		
Medical, Dental & Optical Retail Sales	X	X	X		
Medical, Dental Office	X	X	X		
Optician Shop	X	X	X		
Motor Vehicle/Transportation					
Auto Service Station		X			
Bicycle Sales, Repairs & Hire	X	X			
Recreational Vehicle Rental	X	X			
Recreation Vehicle and Boat Sales	X	X			
Professional Services					
Accessory Banking	X	X	X		Note 2
Bank, Savings and Loan Association, Financial Institution	X	X	X		
Office, Business	X	X	X		
Office, Professional	X	X	X		
Office, Real Estate Development Tract or Field Office	X	X	X		
Commercial, Retail, Personal Services					
Antique Shop	X	X	X		
Apparel Alteration and Retail or Tailor Shop	X	X	X		
Art Gallery	X	X	X		
Arts, Crafts and Hobby Shop	X	X	X		
Bakery, Retail	X	X	X		Note

Confectionery					3
Barbershop, Beauty Salon, other Personal Shop	X	X	X		
Catering Service	X	X	X		
Convenience Store, without Fuel Sales	X	X	X		
Convenience Store, with Fuel Sales		X			Note 10
Department Store	X	X	X		Note 5
Farmers' Market, Outdoor	X	X	X		
Furniture, Fixture & Appliance Store	X	X	X		
Gift Shop including Florist	X	X	X		
Grocery Store	X	X	X		
Grocery Store, with Fuel Sales	X	X	X		Note 10
Health Club	X	X	X		
Hobby Studio, Private	X	X	X		
Hotel, Motel	X	X	X		Note 11
Kiosk		X			
Laundry, Dry Cleaning Pickup & Receiving Station	X	X	X		Note 6
Liquor Store, Packaging Sales		X	X		
Meat Market (includes Seafood)	X	X	X		
Mobile Food Unit		X			
Music Store	X	X	X		
Office Supply Store	X	X	X		
Pet Shop	X	X	X		
Pharmacy	X	X	X		
Restaurant	X	X	X		
Restaurant, Drive-in/Drive-thru	X				
Restaurant, Refreshment Stand (temporary or Seasonal)	X	X	X		
Tanning Studio	X	X	X		
Tavern, Bars & Nightclubs		X	X		Note 7

Tobacco Shop	X	X	X		
Manufacturing and Industrial					
Art & Craft Production	X	X	X		
Craft Brewery, Distillery or Winery	X	X	X		Note 9
Accessory Use					
Accessory Building	X	X	x	x	Note 12
Temporary uses during construction. Including a "sales trailer" or "construction office"	X	X	X	X	

Notes: Uses within the PD must be developed in compliance with the following conditions:

1. Condominium / Multi Family uses within the PD is limited to age restricted 55 and older. Maximum 200 units as defined below:
 - All residents of the facility must be 55 years of age or older, or the spouse of a resident who is 55 years of age or older.
 - The facility shall include a common food service area of not less than 3,000 square feet, to be located on the ground floor.
 - The facility shall provide optional housekeeping services for residents.
 - The facility shall provide optional transportation services for residents.
 - The facility shall provide physical fitness / wellness center.
2. Functions Closely Related to Banking excludes check cashing, credit access businesses, and motor vehicle title loans (as defined in Chapter 393 of the Texas Financial Code).
3. Subject to a maximum of 10,000 square feet gross leasable area per establishment.
4. Subject to a maximum of 20,000 square feet gross leasable area per establishment.
5. Subject to a maximum of 35,000 square feet of gross leasable area per establishment.

6. For Laundry, Dry Cleaning Pickup & Receiving Station, rear doors must be screened by masonry screening walls that are a minimum 6 feet in height.
7. Conditions for Tavern, Bars & Nightclubs - Drinking Places other than Micro-Brewery or BrewPub):
 - (a) Use not permitted within 300 feet of any single-family detached lot line.
 - (b) No Drinking Place shall be greater than 12,500 square feet per establishment.
8. Limited to office with no outdoor storage on site or overnight parking.
9. Conditions for Micro-Brewery, Brewpub:
 - (a) Use not permitted within 300 feet of any existing single family detached lot line.
 - (b) No Micro-Brewery or Brewpub shall be greater than 15,000 square feet per establishment.
10. Conditions for Gasoline Sales:
 - (a) Recessed lighting under the pump station canopy and in fixtures throughout the site.
 - (b) There shall be no outdoor speakers, except those required by law at pump stations.
 - (c) Fueling canopy columns shall be 100% of the following two materials; brick and/or stone.
 - (d) Canopy roofs over the pump dispensers shall have a pitched roof.
 - (e) Fueling canopy and columns may encroach into required pipeline setbacks up to 15' while fuel pumps must remain outside the pipeline setback.
 - (f) Minimum landscaping buffering to include:
 - i. Hedges of at least three feet in height at time of planting screening the entire parking lot perimeter.
 - ii. Trees of at least three inches in diameter and eight feet in height at the time of planting for every 50 feet of parking lot perimeter, except street trees.
11. Conditions for Hotel/Motel:
 - (a) Entrance through exterior doors must be secured and accessible only to guests and employees.
 - (b) Hotel management must be on-site 24 hours each day; Prohibit overnight parking of trucks with more than two axles and recreational vehicles in the

hotel's parking lot and parking garage, erect signs in compliance with Chapter 2308 of the Texas Occupations Code stating those vehicles will be towed from the hotel property.

- (c) Delivery service areas must be screened from the view of any right-of-way or residential area by masonry walls.

12. Accessory uses, include uses which are subordinate to and incidental to the principal uses, including:

- Private garage;
- Swimming pool;
- One storage building per residence, not exceeding 225 square feet in floor area or 12 feet in height;
- Cabana, pavilion or roofed area;
- Meeting, party and/or social rooms; and
- Tennis courts and other recreational facilities, as an accessory to the principal use.
- Paved automobile parking lots incidental to the principal use

5. 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.

6. 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 2,800 lots permitted. Lots less than 60 feet wide = maximum 65% of 2,800 lots or a maximum 1,820 lots. (Maximum 808 lots at 45 feet wide, maximum 955 lots at 50 feet wide) Lots 60 feet

wide or greater = minimum of 35% of 2,800 lots or minimum 980 lots. 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 1,850 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 shall be 60 feet wide or greater and at least 6.0% of 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 trunks.

E. Development Regulations for townhouse residential, tri-plex and duplex units within the tracts identified as “Swing” as shown on [Figure 2 General Development Plan](#) .

1. Townhouse, tri-plex and duplex residential is limited to no more than 168 units.
2. And all other regulations listed for town house residential listed in the Development Regulations for Town Center, G.1.b-n, listed below.

F. Development Regulations for Commercial Tracts (not in the Town Center Sub-District) 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).

G. Development Regulations for Town Center Sub-District: Land within the boundaries of the Town Center Sub-District as shown on [Figure 2 General Development Plan](#), shall be developed in accordance with the following development regulations.

1. Townhouse Residential: including tri-plex and duplex lots. One of a group of no less than two (2) nor more than eight (8) attached dwelling units, separated by a fire rated wall, each dwelling unit located on a separate lot.

a.	The total number of units shall not exceed.	105 units
	The maximum permitted density	12 units per acre
b.	The minimum lot area	1,400 sq. ft.
c.	The minimum lot width	20 feet A 10’ minimum lot width is permitted for flag lots. The “staff” portion of the flag lots shall be restricted to legal frontage only. No

		driveways or buildings shall be constructed on the portion of the lot that is less than 20 feet wide
d.	The minimum lot depth	70 feet
e.	The minimum front yard setback	20 feet / 15 feet if vehicular access is from a rear alley/shared driveway.
f.	The minimum rear yard setback	10 feet / 3 feet if vehicular access is from a rear alley.
g.	The minimum side yard setback	0 feet between units; 6 feet at the end of each building complex
h.	The minimum side yard of corner lots	10 feet on street side/ 5' if siding on "T" type or "L" Type turnaround (see below) minimum 25 foot side yard if the side street is a major thoroughfare
i.	The maximum lot coverage by structures	80 percent
j.	The maximum lot coverage by structures, driveways and parking	85 percent
k.	The maximum height.	35 feet The measurement shall be taken from the finished ground elevation to the mean roof height except as follows: Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
l.	Guest parking shall be provided on the site at a minimum 1 space per every 6 units	1 space/6 units

(m) Lot access: Access to lots may be from either a public or private street, a permanent access easement (PAE) or a courtyard. Lots may take driveway access from a private alley provided the lots also have adequate minimum frontage on either a public or private street, a permanent access easement or a common courtyard. Courtyards may not exceed 120 feet and must be a minimum 25 feet wide.

- i. The minimum right-of-way required for permanent access easement is 28 feet. The right-of-way width of a permanent access easement is coterminous with the pavement width and the terms are used interchangeably. The width shall be

measured from edge to edge across the surface of the pavement.

- ii. Sidewalks are not required adjacent or along a permanent access easement.
- iii. Intersections along permanent access easements shall be spaced a minimum of 65 feet apart and shall not intersect at less than an 80-degree angle.
- iv. When a permanent access easement intersects with another permanent access easement at a 90-degree angle, the permanent access easement shall provide a 20-foot radius at the intersection.
- v. When a permanent access easement intersects with another permanent access easement at an angle of between 80 and 90 degrees each acute angle shall have a 25-foot radius at the intersection.
- vi. A permanent access easement may not be a direct straight-line extension of a public street.
- vii. Curves along a permanent access easement may have any centerline radius except that the centerline radius of a reverse curve shall not be less than 65 feet. Reverse curves shall be separated by a tangent of not less than 25 feet.
- viii. Dead end permanent access easements shall not exceed 100 feet or must provide an "L" type, or "T" type turn around.
- ix. The minimum right-of-way requirement for a private alley is 20'. The right-of-way width of a private alley is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.
- x. When a private alley intersects with a permanent access easement, or public street the alley shall provide a 20' radius at the intersection.
- xi. When a private alley intersects with another private alley the minimum radius shall be 10'.
- xii. An alley may not be a direct straight-line extension of a public street.
- xiii. Dead end alleys may not exceed 100'

(n) Parking for Townhouse Residential Use.

- i. Each subdivision providing for a townhouse residential use shall provide at least two off-street parking spaces per dwelling unit on each lot.
- ii. Each subdivision plat providing for a townhouse residential use on a permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. Each additional guest parking space shall conform to the following requirements:
 - a. The guest parking space shall be placed within the boundaries of the subdivision plat, unless the guest parking space abuts a continuous curb along a public or private street that is adjacent to or within the plat boundary and that is not a major thoroughfare.
 - b. For a subdivision plat where the lots abut a permanent access easement and take vehicular access only from a private alley, a guest parking space may be included within the permanent access easement.
 - c. The guest parking space shall not be placed within a lot.
 - d. The guest parking space shall not be placed where parking is prohibited by law; and
 - e. The guest parking space shall be accessible to all residents of each dwelling unit of the subdivision plat.

2. Condominium/ Age Restricted Multi-Family Residential:

a.	The total number of units shall not exceed.	200 units
b.	The maximum Residential Density	N/A
c.	The minimum lot width	80 feet
d.	The minimum lot depth	100 feet
e.	The minimum front yard setback	50 feet from existing pipeline along Meridiana Parkway or approximately 85 feet. Minimum 10 feet from the Town Center commercial drive, (PAE).
f.	The minimum rear yard setback	20 feet
g.	The minimum side yard setback	20 feet
h.	The minimum distance between structures	20 feet

i.	The maximum lot coverage by structures	75 percent
j.	The maximum lot coverage by structures, driveways and parking	87.5 percent
k.	The maximum height.	60 feet or 4 stories (see l.)

l. Ornamental features, including but not limited to the following elements may be constructed up to 15 feet above the maximum height allowed:

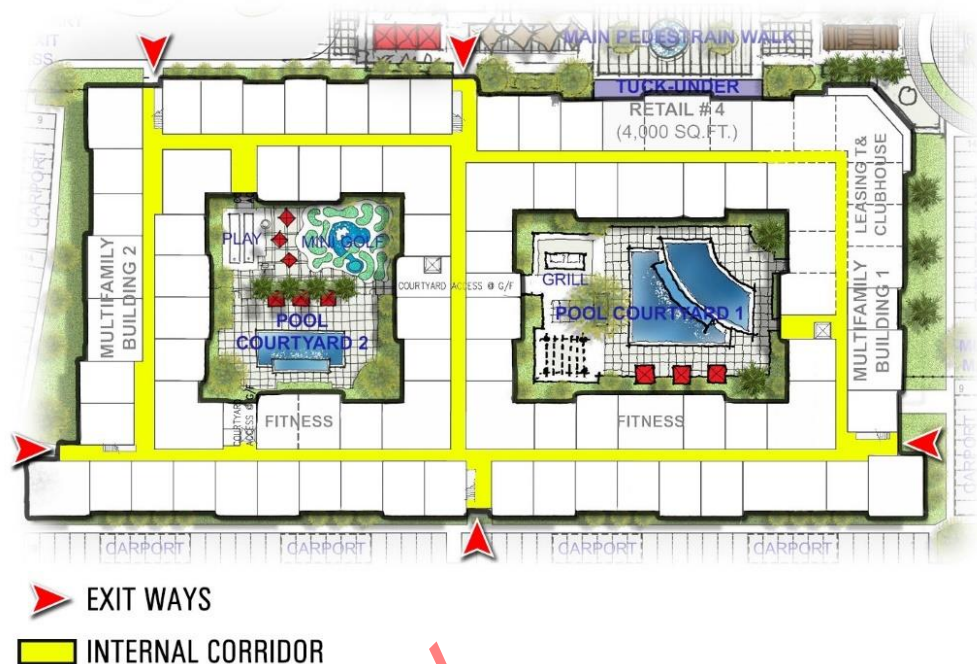
- Chimneys,
- Ornamental tower spires,
- Cooling towers,
- Elevator bulkheads,
- Roof gables,
- Parapet walls, and
- Mechanical equipment.

m. Multi-family developments larger than 1 acre are required to have more than one point of access to the development from public streets adjacent to the boundaries of the development.

n. Except as otherwise provided in this section, each multi-family residential development shall provide paved pedestrian access to the Crystal Lagoon amenity.

o. Multi Family uses within the PD shall be designed with units accessible to a temperature controlled interior corridor. No external corridors shall be permitted.

- Internal corridor means corridors located internal to the building complex and not along the building perimeter or adjacent to a public street or internal access easement. As shown on Figure 1.
- External corridor means a corridor that is located along the perimeter of the building complex and adjacent to a public street or internal access easement.
- “Exit ways” are openings from the internal corridors to the perimeter of the building complex. As shown on Figure 1.



- p) On the ground floor, “exit ways” from an interior corridor shall be enclosed with doors with controlled access.
- q) Corridors and or “exit ways” on the upper levels that open to the adjacent public street or internal access easements shall be screened from public view by the use of a decorative screen that will limit the view of any stairs.
- r) Temperature in the corridors shall be controlled by the use of a mechanical ventilation system to include at a minimum ceiling fans installed at regular intervals not to exceed 40 feet on center, automatically activated by a thermostat.
- s) Internal corridors shall include at least the following minimum architectural finishes:
 - Decorative and or recessed lighting fixtures.
 - Door frames and base boards of a contrasting color.

3. Commercial and non-residential uses:

a.	The minimum lot area	None
b.	The minimum lot width	None
c.	The minimum lot depth	None

d.	The minimum front yard setback – Requirements of The Unified Development Code - Section 3.5.3.1. Setback for Commercial/ Retail/Office/Industrial Use Buildings do not apply to this Plan of Development.	50 feet from existing pipeline along Meridiana Parkway or approximately 85 feet. Minimum 10 feet from the Town Center commercial drive, (PAE). 25 feet from any other public or private street.
e.	The minimum rear yard setback	30 feet if adjacent to any Residential Zone
f.	The minimum side yard setback	50 feet from existing pipeline along Meridiana Parkway or approximately 85 feet. Minimum 10 feet from the Town Center commercial drive, (PAE). 25 feet from any other public or private street 30 feet if adjacent to any Residential Zone.
g.	The minimum distance between detached structures	10 feet
h.	The maximum lot coverage by structures	65 percent
i.	The maximum lot coverage by structures, driveways and parking	90 percent
j.	The Maximum height.	35 feet The measurement shall be taken from the finished ground elevation to the mean roof height except as follows: Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.

k. Parking requirements. All development within the Town Center District will meet or exceed the minimum parking requirements specified in the City's Zoning Ordinance. In calculating the required number of parking spaces for each land use, the City Engineer may give credit for shared parking utilizing the Shared Parking criteria published by the Urban Land Institute. City Engineer shall determine and establish the parking requirements for each building in the

PUD as part of the building permit issued for each building, in accordance with the requirements of the section.

- E. Building Regulations** – Buildings within the Town Center Sub-District shall be developed in accordance with the following regulations: Requirements of The Unified Development Code - *Section 3.5.3. -Character Defining Elements*. do not apply to this Plan of Development.

1. Building façade design criteria:

- (a) Building facades shall include offsets, or changes in building materials, colors and textures, or other methods to break up the horizontal and vertical building planes.
- (b) Building facades shall incorporate architectural details that create shade and cast shadows to provide visual relief.
- (c) Facades greater than 100 feet in length that face Crystal View Drive or Meridiana Parkway shall incorporate offsets having a minimum depth of at least 2 feet, and extending at least 20% of the length of the façade.
- (d) No uninterrupted length of a façade shall exceed 100 feet.

2. Building façade finishes:

- (a) Primary Finish means an exterior finish consisting of brick, stone (natural, cast, or cultured-textured), stucco and glass.
- (b) Secondary Finish means an exterior finish consisting of wood, ceramic tiles, concrete masonry units (indented, hammered, or split face concrete), and fiber cement siding.
- (c) Primary Finishes shall comprise at least 70% of each facade. The remaining portion of an exterior wall that is not constructed of a Primary Finish must be constructed of a Secondary Finish. No single primary building finish material shall cover more than 80% of the front of any building.
- (d) Secondary Finishes shall comprise no more than 30% of the façade for any building.
- (e) Use of architectural metals is limited to canopies, parapet walls, roof systems, and miscellaneous trim work.
- (f) The following building materials shall not be used for a Primary or Secondary Finish:
 - (i) Vinyl siding, wood fiber hardboard siding, oriented strand board siding, plastic or fiberglass panels.
 - (ii) Unfired or underfired clay, sand, or shale brick.
 - (iii) Smooth or untextured concrete surfaces.

3. Building façade features: (not applicable to buildings within the Crystal Lagoon and beach area)

- (a) Canopies shall be provided at all building entrances facing Meridiana Parkway or Crystal View Drive. Canopies may be structural extensions of the building or constructed of fabric attached to the building. An individual canopy shall cover a ground area of at least 20 square feet.
 - (b) The front façade (the side of the building facing the street or internal access easement) of the first floor of a retail building, shall be at least 60% transparent to permit visibility between the building occupants and outdoor pedestrians and motor vehicle drivers.
 - (c) Ground floor façades for retail buildings that face Meridiana Parkway or Crystal View Drive shall have storefronts, canopies, arcades, display windows, entry areas, awnings or other features along at least 50% of their horizontal length.
4. All façades of an individual building and the façades of multiple buildings within a single reserve shall be of similar architectural design, color and materials where facing or siding to a public or private street or pedestrian walkway.
5. Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.
6. Building canopies:
- (a) Canopies shall be provided at all street facing building entrances intended for pedestrians.
 - (b) Canopies may be structural extensions of the building or constructed of fabric attached to the building.
 - (c) An individual canopy shall cover a ground area of at least 20 square feet.

7. Service and Equipment Areas, as shown on below.

- (a) Service and Equipment Areas must be oriented toward service drives and away from the public right-of-way unless adequately screened.
- (b) Service and Equipment Areas must be visually and acoustically screened from public streets, pedestrian gathering areas, and within 50 feet of building entrances.
- (c) Screening shall consist of wing walls, landscape screens, changes in building orientation, and/or other architectural elements that provide sufficient barrier.
- (d) Screening shall extend a minimum of 12 inches above the object being screened.
- (e) Screening walls, wing walls, columns, and similar building extensions and supports shall be of complementary architectural design, color and materials as the building or structure to which they are attached.



8. Mechanical and Utility Equipment Screening, as shown on [Exhibit B-11, Utility Screening](#):

- (a) Mechanical and Utility equipment must be placed in the most inconspicuous location possible.
 - (b) Mechanical and Utility equipment shall be located internally within rear access drives and alongside rear-facing facades not consistent with the primary building façade or pedestrian access points.
 - (c) Ground-mounted mechanical equipment must be hidden from public view or screened with architecturally integral wing walls and/or landscape planting, or another acceptable screening device.
 - (d) Where building mounted utility equipment cannot be placed behind screens or other barriers and is visible from the public right-of-way, it must be treated such that it blends into the context of the adjacent façade materials.
9. Utility boxes taller than 2 feet may not be placed in an intersection clear vision area or interfere with the use of streets, sidewalks or other pedestrian or vehicular paths

- H. 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 “Crystal Lagoon” shall be constructed south of Meridiana Parkway (County Road 56) in Sierra Vista West on Crystal View Drive and shall include a club building that provides a meeting place for the community, with dressing rooms, playground and picnic facilities.
 - (c) A recreational site north of Cedar Rapids Parkway (County Road 57) shall include a swimming pool and splash pad, with dressing rooms, playground and picnic facilities.
 - (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.

I. School and Community Facility Sites

1. As shown on [Figure 2](#), a forty-eight-point three (48.3) acre elementary and junior high 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](#).
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.

- I. **Landscape.** All development within the Town Center District will meet or exceed the minimum landscape requirements specified in the City's Unified Development Code, Section 3.3.1 Screening, and shall meet the landscape requirements specified in the developer's commercial deed restrictions and development covenants except as listed below.
1. Screening
 - a) The existing trees and hedge row along existing CR 48 will meet the requirements of Section 3.3.1.2 without the need for additional plantings.
 - b) Perimeter Fencing and Screening will be constructed as shown on [Figure 8, Perimeter Fencing and Screening](#).

2. Plant List

Trees:

- Little Gem – *Magnolia grandiflora* 'Little Gem' (Evergreen)
- Vitex – *Vitex agnus-castus*
- Pindo Palm- *Butia capitata*
- European Fan Palm- *Chamaerops humilis cerifera*
- Chinese Fan Palm- *Livistona chinensis*
- Mazari Palm- *Nannorrhops ritchiana*
- Canary Island Date Palm- *Phoenix canariensis*
- Medjool Date Palm- *Phoenix dactylifera* 'Medjool'
- Sylvester Palm- *Phoenix sylvestris*
- Texas Sabal Palm- *Sabal texana*
- California Fan Palm- *Washingtonia filifera*
- Washingtonia Palm- *Washingtonia robusta*
- Eagleston Holly- *Ilex x attenuate* 'Eagleston'
- Crape Myrtle - Red- *Lagerstroemia x 'Arapaho'*
- Crape Myrtle – Pink- *Lagerstroemia x 'Sioux'*
-

Shrubs/Groundcovers:

- Coppertone Loquat – *Eriobotrya japonica* 'Coppertone' (Evergreen)
- Morning Light Miscanthus – *Miscanthus sinensis* 'Morning Light' (Herbaceous)
- Dwarf Bottlebrush – *Callistemon citrinus* 'Little John' (Evergreen)
- Variegated Flax Lily – *Dianella tasmanica* 'Variegata' (Evergreen)
- Mexican Feather Grass – *Nassella tenuissima* (Herbaceous)
- New Gold Lantana – *Lantana x hybrid* 'New Gold' (Evergreen)
- Liriope – *Liriope muscari* (Evergreen)

- Gulf Muhly Grass - *Muhlenbergia capillaris*
- Drift Rose (Apricot) – *Rosa* ‘Meimirrot’
- Dwarf Firebush – *Hamelia patens*
- Summer Wisteria – *Indigofera decora*
- Hameln Grass – *Pennisetum alopecuroides* ‘Hameln’
- Sandy Leaf Fig – *Ficus tikoua*
- Purple Trailing Verbena – *Verbena canadensis* ‘Homestead Purple’
- Snow-N-Summer Jasmine – *Trachelospermum asiaticum* ‘Snow-N-Summer’
- Green Mound Juniper – *Juniperus procumbens* ‘Green Mound’
- Bicolor Iris – *Iris Bicolor* (Evergreen)
- Foxtail Fern – *Asparagus meyeri* (Evergreen)
- Japanese Blueberry – *Elaeocarpus decipiens* (Evergreen)
- Dwarf Palmetto- *Sabal minor*
- Shell Ginger- *Alpinia Zerumbet* ‘Variegata’
- Bat Faced Cuphea- *Cuphea llavea*
- Canna Lily- *Canna indica*
- Yellow Iris- *Iris pseudacorus*
- Knockout Rose- *Rosa* ‘Radrazz’
- Double Red Knockout Rose- *Rosa* x ‘Knockout’ TM
- Variegated Asian Jasmine- *Asiatic jasmine*
- Geyser Pink Gaura- *Gaura lindheimeri* ‘Geyser Pink’
- Geyser White Gaura- *Gaura lindheimeri* ‘Geyser White’
- Super Green Giant Liriope- *Liriope muscari* ‘Super Green Giant’
- Yellow-tip Ligustrum- *Ligustrum howardii*
- Sweet Viburnum - *Viburnum odoratissimum*
- Kaleidoscope Abelia- *Abelia x grandiflora* ‘Kaleidoscope’
- Rose Creek Abelia- *Abelia x grandiflora* ‘Rose Creek’
- Dwarf Schilling’s Holly- *Ilex vomitoria* ‘Schilling’s Dwarf’
- Lindheimer’s Muhly- *Muhlenbergia lindheimeri*
- Dwarf Nandina- *Nandina domestica*
- Switch Grass- *Panicum virgatum* ‘Shenandoah’
- Spring Bouquet Laurestinus- *Viburnum tinus* ‘Spring Bouquet’
- Sand Cord Grass- *Spartina bakeri*
- Variegated Confederate Jasmine- *Trachelospermum jasminoides* ‘Variegatum’

K. Street Plan and Cross Sections.

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*
- **Figure 8-1 & 8-2:** *Street cross section for Town Center commercial drive, permanent access easement (PAE).*
-

L. 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.

M. Architectural Entry / District Sign – An archway, freestanding project identification sign may be constructed subject to the following conditions and specifications:

- a. The sign shall be compatible with the architectural composition of the adjacent building(s) and the district.
- b. Sign finish materials shall consist of brick, stone, and metal.
- c. The architectural entry feature may span the public street right-of-way on Crystal View Drive. shown on **Figure 2a General Development Plan**. The entry feature may be located within a street right-of-way, including within a median, as long as the sign does not restrict visibility.
- d. The minimum height of the feature shall be 16 feet from the top of the curb to the bottom of the overhang structure. The maximum height of the feature shall be limited to 30 feet.
- e. The effective area shall be limited to a maximum of 210 square feet and is limited to identify only the project name, Sierra Vista and the project logo or logotype.
- f. The sign is exempt from any requirement that it be located a minimum distance from a property line.
- g. District identity signs, shall maintain a minimum 8 foot clearance between the lowest element of the sign and the grade below.

— ENTRY FEATURE (SEE EXHIBIT B.1 ARCHITECTURAL ENTRY/ DISTRICT SIGN)



N. 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.

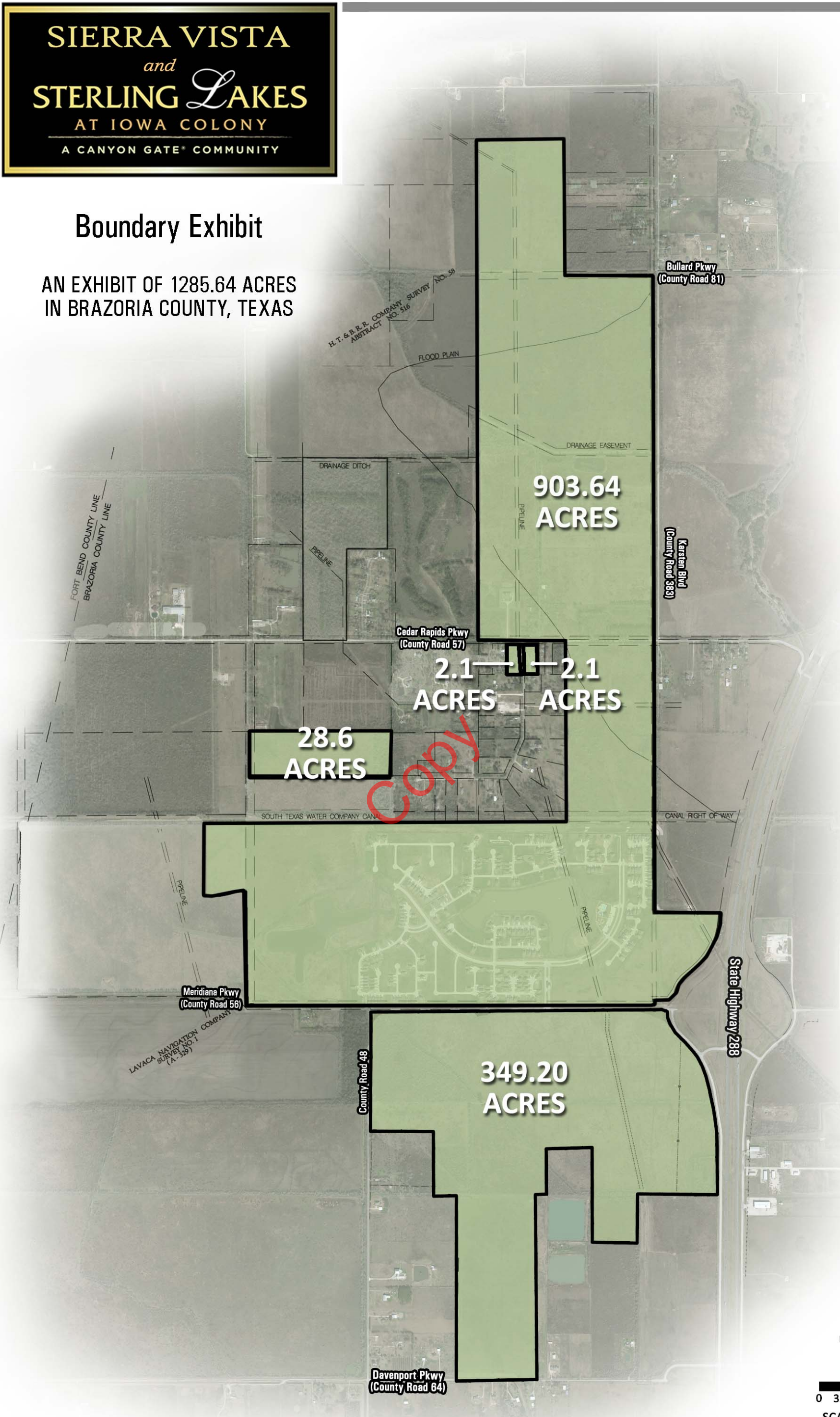
2. Section 37 (B)(5): *Access to Public Streets. The subdividing of land shall be such as to provide each lot with satisfactory access to a public street.*

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



0 350' 700' 1400'

SCALE: 1" = 1400'
DATE: 11.9.2015

FIGURE 1

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

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

Jurisdiction Map

LEGEND

- IOWA COLONY CITY LIMIT
- IOWA COLONY ETJ
- ALVIN ETJ
- ALVIN CITY LIMIT

ALL JURISDICTIONAL LINES ARE APPROXIMATE
AND SUBJECT TO CHANGE

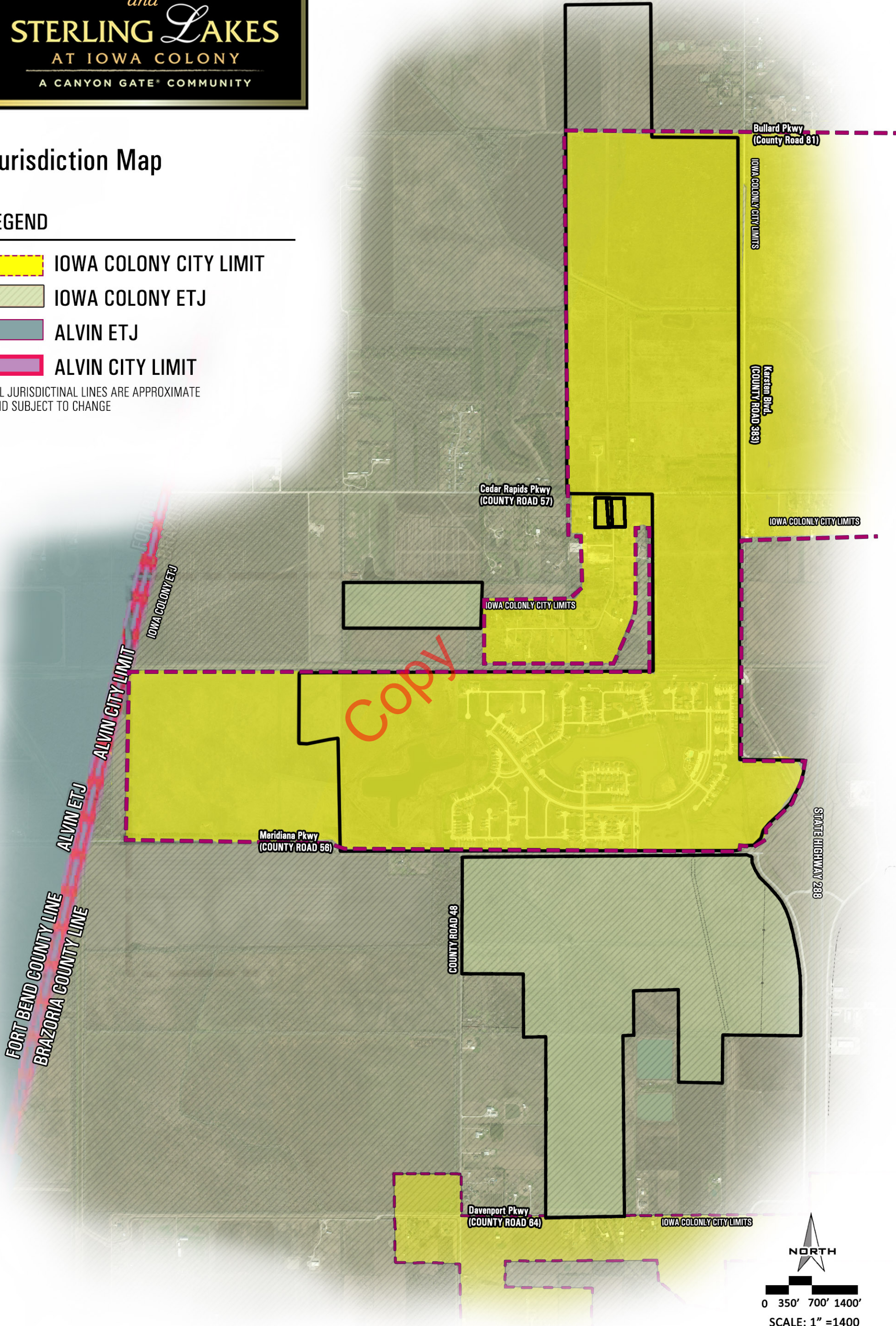


FIGURE 1A

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<1,820	1,820 Lots or 65% of Total Lots
PLATTED/EXISTING	478 LOTS	541 LOTS	253 LOTS	1,272 LOTS
MAXIMUM FUTURE LOTS	NO MORE THAN 330 LOTS PERMITTED	NO MORE THAN 414 LOTS PERMITTED	NO MORE THAN 548 ¹ LOTS PERMITTED	548 Lots or 65% of Total Lots

Note 1: A + B + C ≤ 548

2

AREA TYPE # 2 MINIMUM 60' X 110'		
LOT SIZE	60' X 110'	>60' X 110'
PLATTED/EXISTING	425 LOTS	169 LOTS
TOTAL MINIMUM	See Note 2	Min. 6% of Total Lots

Note 2: 60' wide lots + lots greater than 60' wide is equal or greater than 35% of total lots.

- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- INDICATES PROPOSED DETENTION
- INDICATES PROPOSED CIVIC
- INDICATES PROPOSED COMMERCIAL
- INDICATES PLATTED LOTS
- INDICATES EXISTING LAKES/DETENTION
- INDICATES PRIVATE STREET
- INDICATES PROPOSED SWING
- INDICATES PROPOSED GATED ENTRY
- INDICATES PROPOSED RECREATION SITE
- INDICATES TOWN CENTER AREA
- INDICATES TOWNHOUSE AREA
- INDICATES MF AGE RESTRICTED AREA
- INDICATES TOWN CENTER COMMERCIAL AREA

TOTAL LOTS	
PLATTED/ EXISTING LOTS	1,866 LOTS
PROPOSED MAX. LOTS	934 LOTS
TOTAL MAX LOTS	2,800 LOTS

FIGURE 2

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

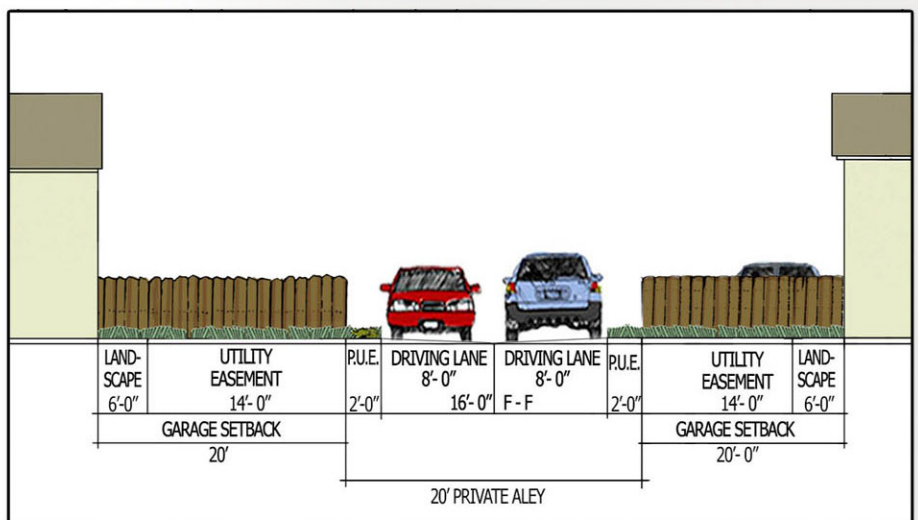
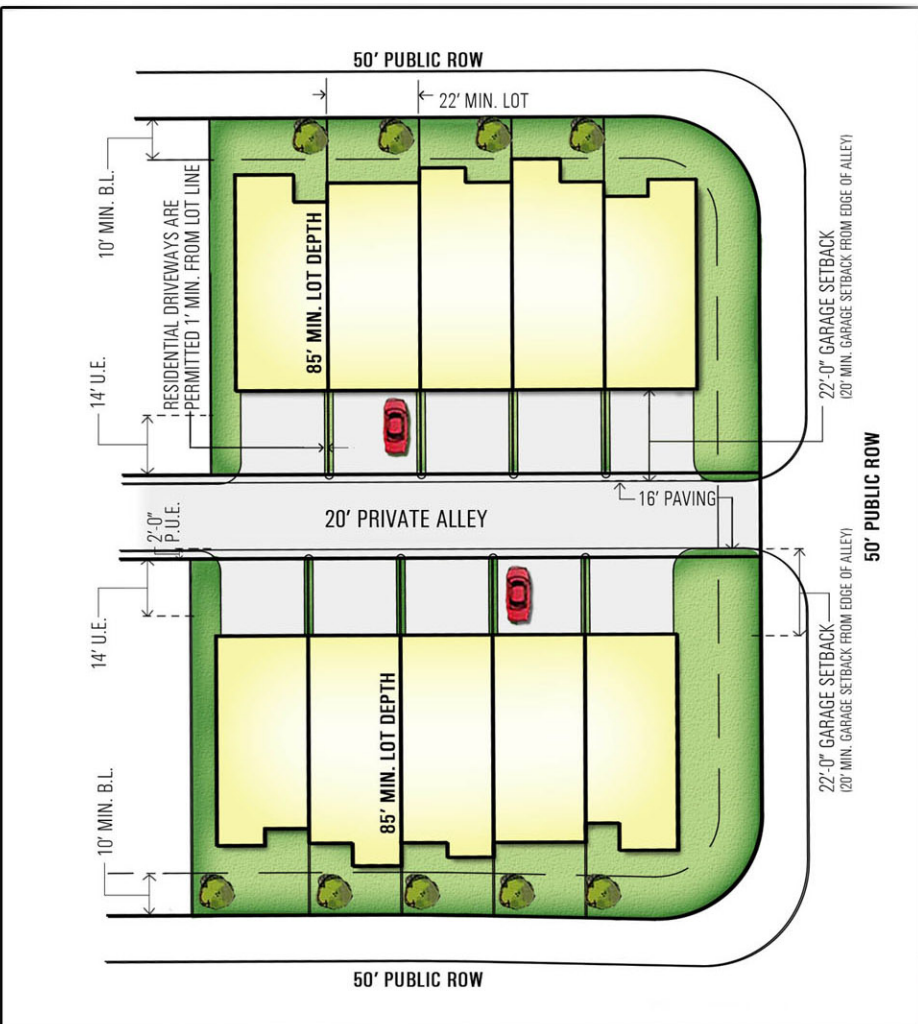
SIERRA VISTA
and
STERLING LAKES
AT IOWA COLONY
A CANYON GATE® COMMUNITY

SENIOR HOUSING

±5.9 Acres
200 Units

TOWNHOUSE

±8.7 Acres
105 Lots (12 DU./AC. Max.)



MERIDIANA PARKWAY

C.R. 48

CRYSTAL VIEW DRIVE

Entry Arches



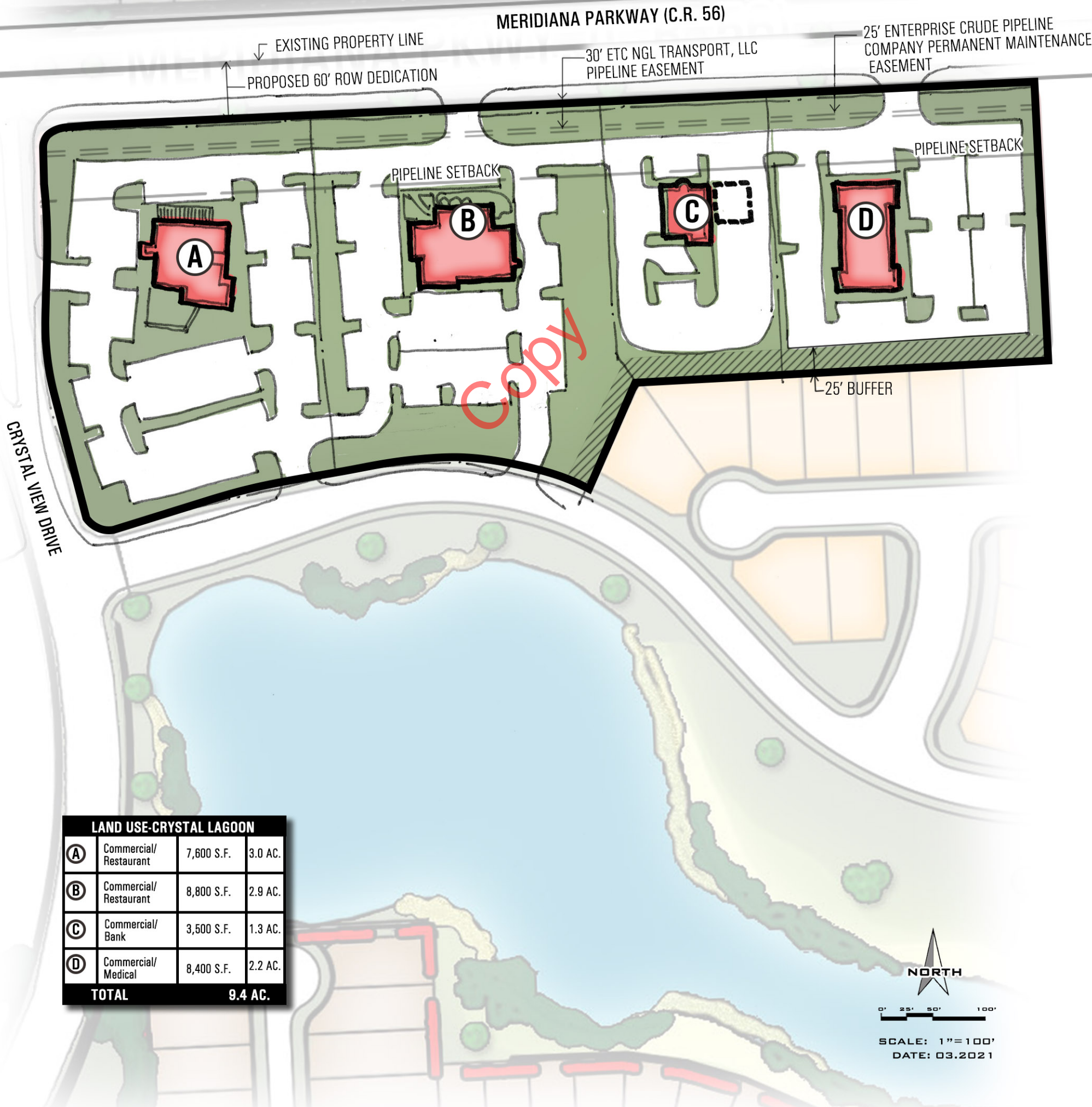
LAND USE			
(A)	Convenience w/ gas	4,500 S.F.	2.5 AC.
(B)	Comm./ pizza, day spa, dentist, realtor	8,400 S.F.	1.2 AC.
(C)	Comm./ cleaners, nail salon, barber, sub shop	9,000 S.F.	1.2 AC.
(D)	Comm./ restaurant, broker, test prep, tutoring	10,500 S.F.	2.2 AC.
(E)	Comm./ restaurant	9,700 S.F.	1.1 AC.
(F)	Comm./ restaurant	5,400 S.F.	0.5 AC.
(G)	Office	16,800 S.F.	3.0 AC.
Total Commercial		64,300 S.F.	11.7 AC.
Townhouse			8.7 AC.
Senior Housing			5.9 AC.
TOTAL			26.3 AC.

NOTE: Building sites (S.F.) and site acreage (AC.) are shown for illustrative purposes only. Final plans are subject to change.

FIGURE 2a

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

FIGURE 2b



LAND USE-CRYSTAL LAGOON			
A	Commercial/ Restaurant	7,600 S.F.	3.0 AC.
B	Commercial/ Restaurant	8,800 S.F.	2.9 AC.
C	Commercial/ Bank	3,500 S.F.	1.3 AC.
D	Commercial/ Medical	8,400 S.F.	2.2 AC.
TOTAL		9.4 AC.	

NORTH
0' 25' 50' 100'
SCALE: 1"=100'
DATE: 03.2021

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.

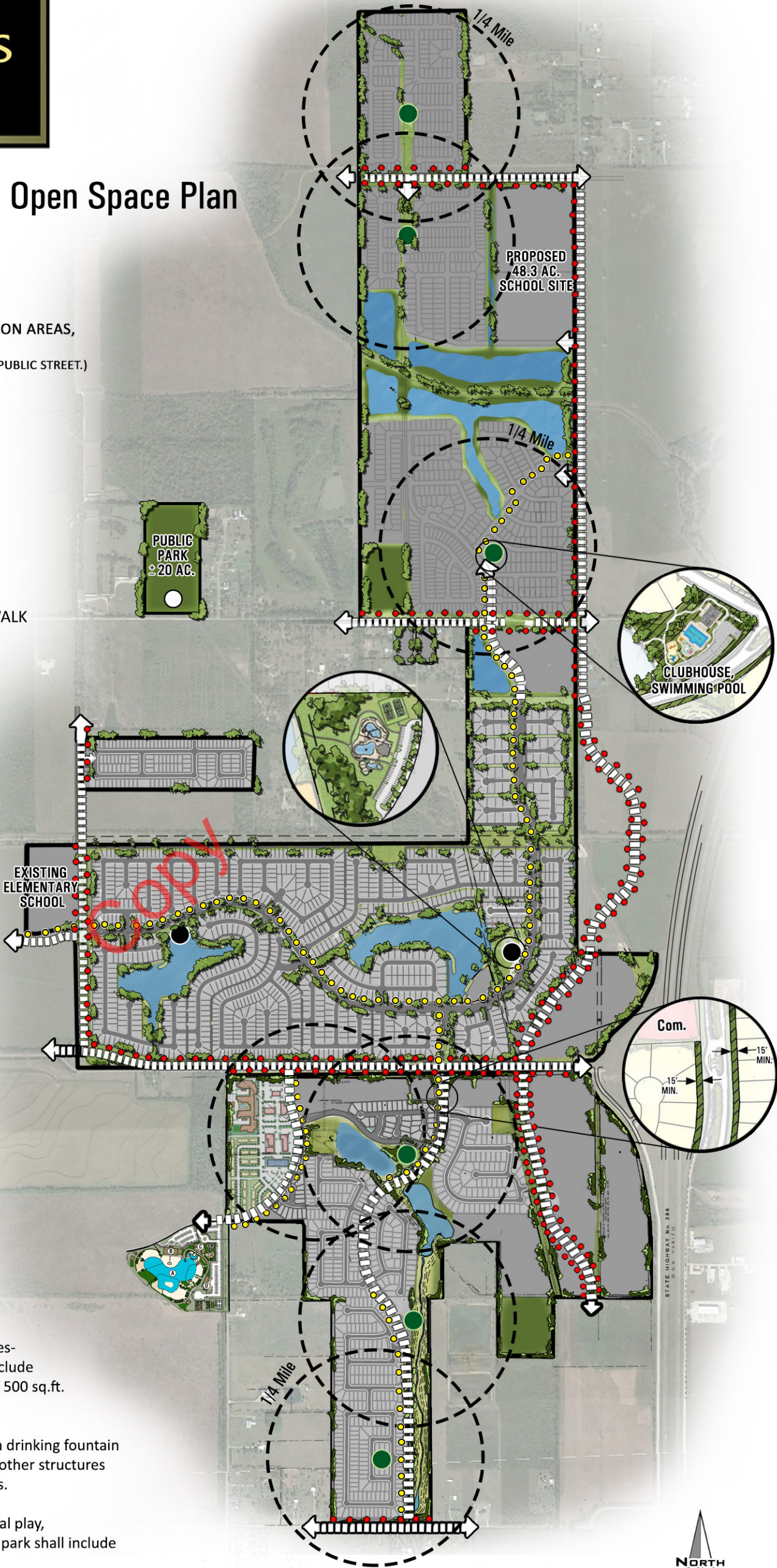


FIGURE 3

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

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

Thoroughfare Exhibit

LEGEND

- MAJOR ARTERIAL (TO BE WIDENED)

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

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

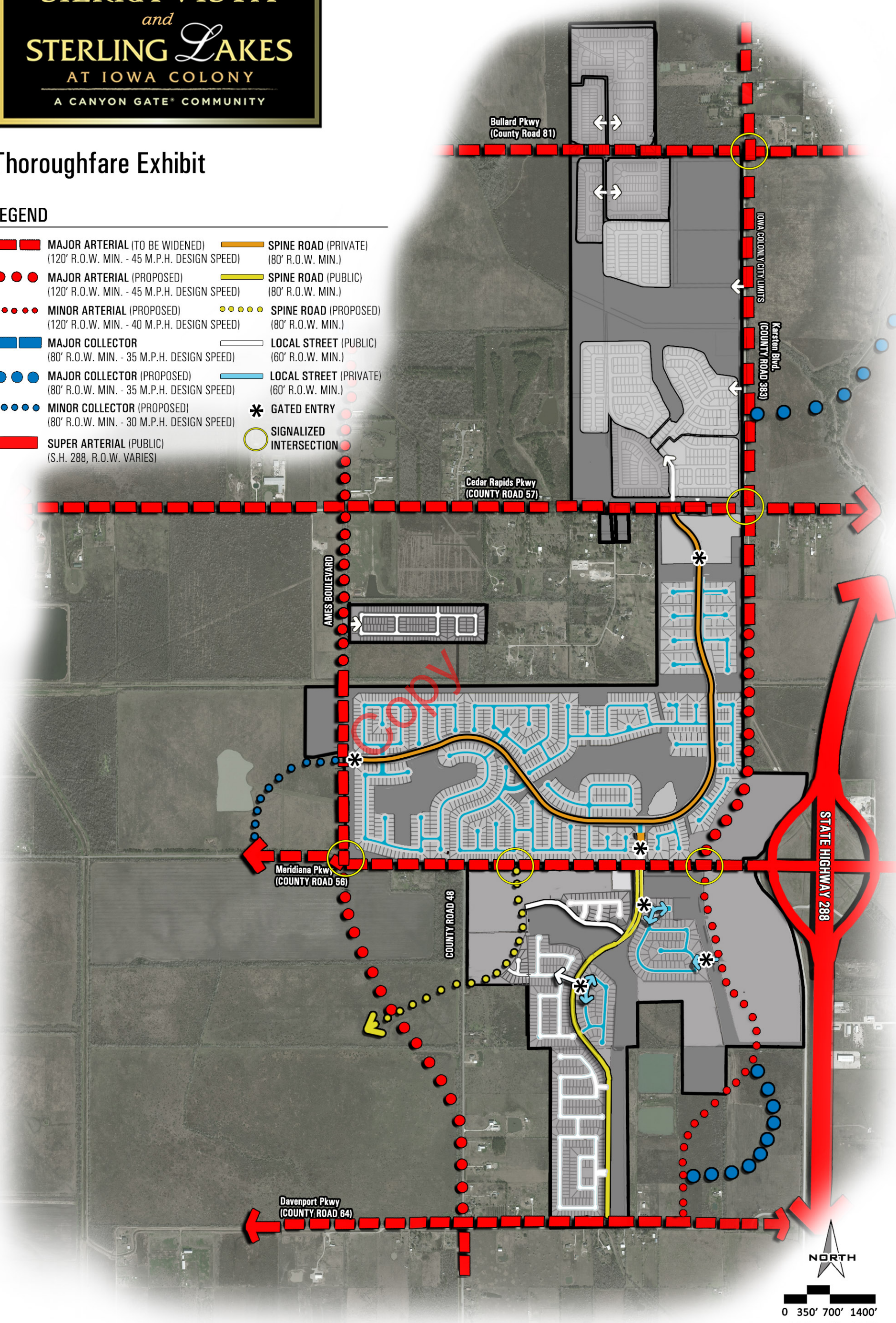


FIGURE 4

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

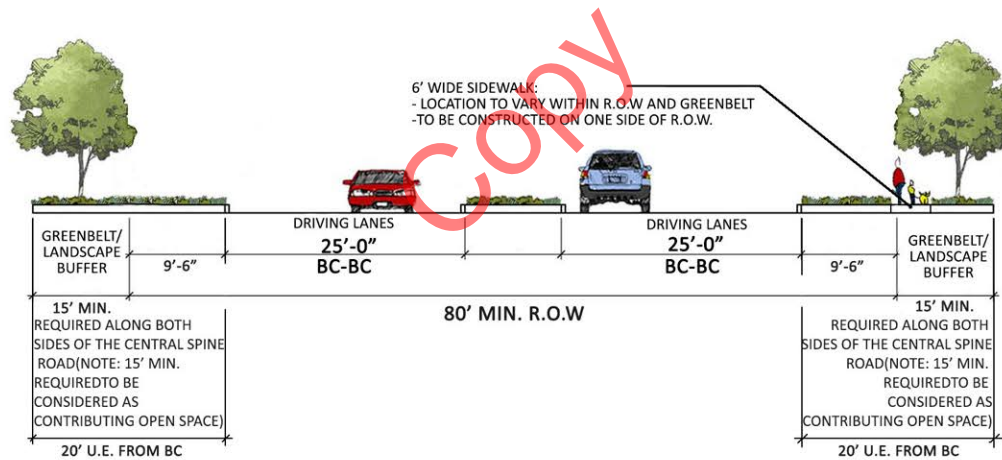


FIGURE 5

0' 5' 10' 15' 20'

SCALE 1" = 20'
DATE: 11.20.2015

SPINE ROAD (UNDIVIDED) PROPOSED STREET CROSS SECTION

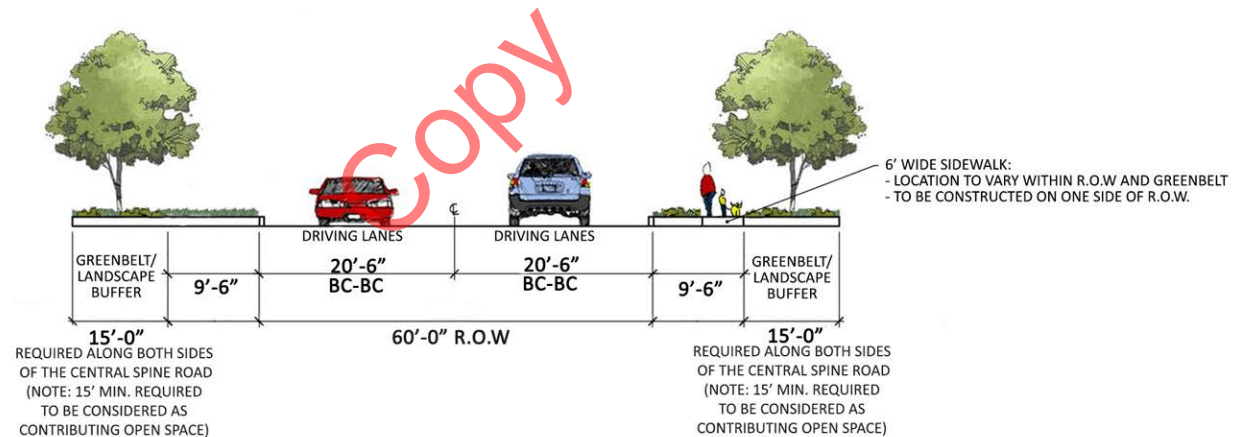


FIGURE 6

0' 5' 10' 15' 20'

SCALE 1" = 20'
DATE: 11.20.2015

LOCAL STREET

ALLEY SERVED LOTS ONLY

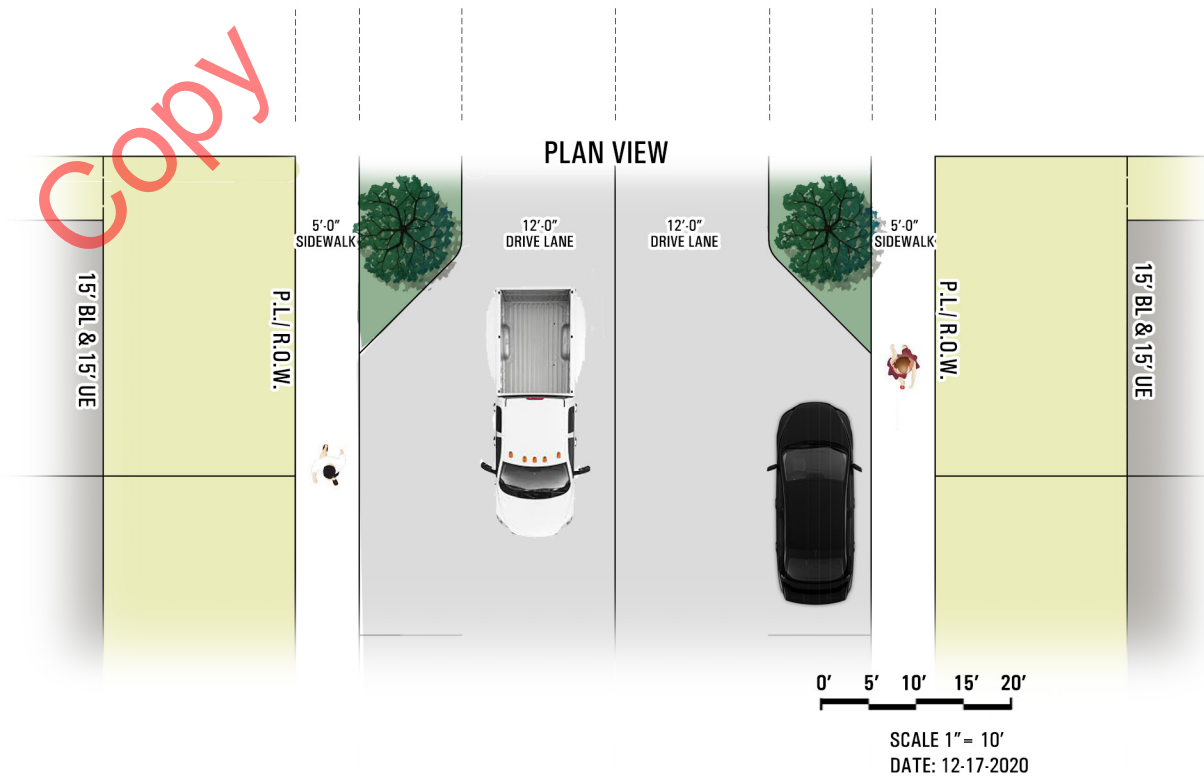
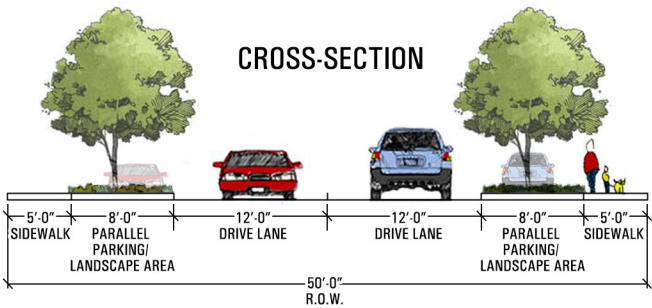
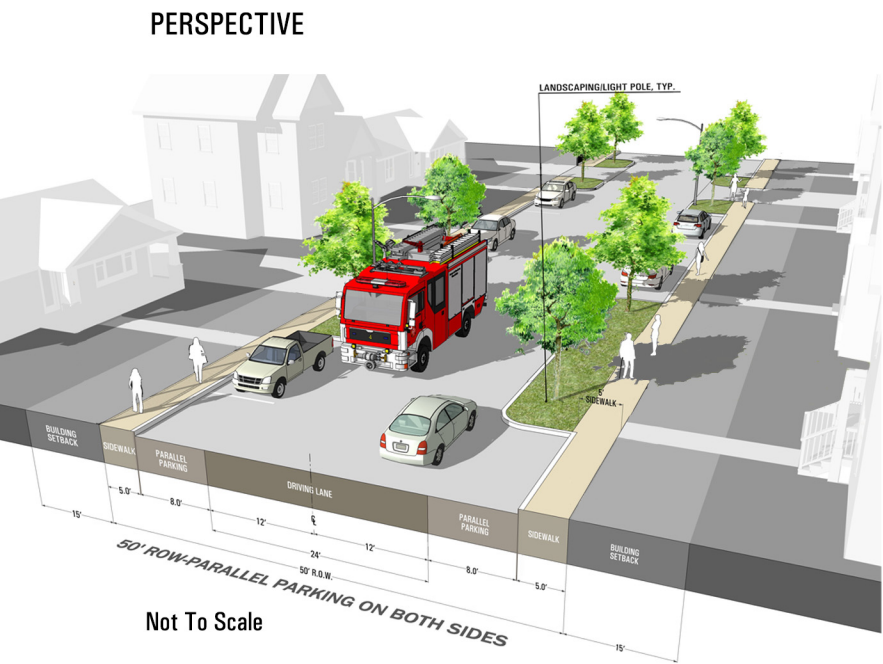
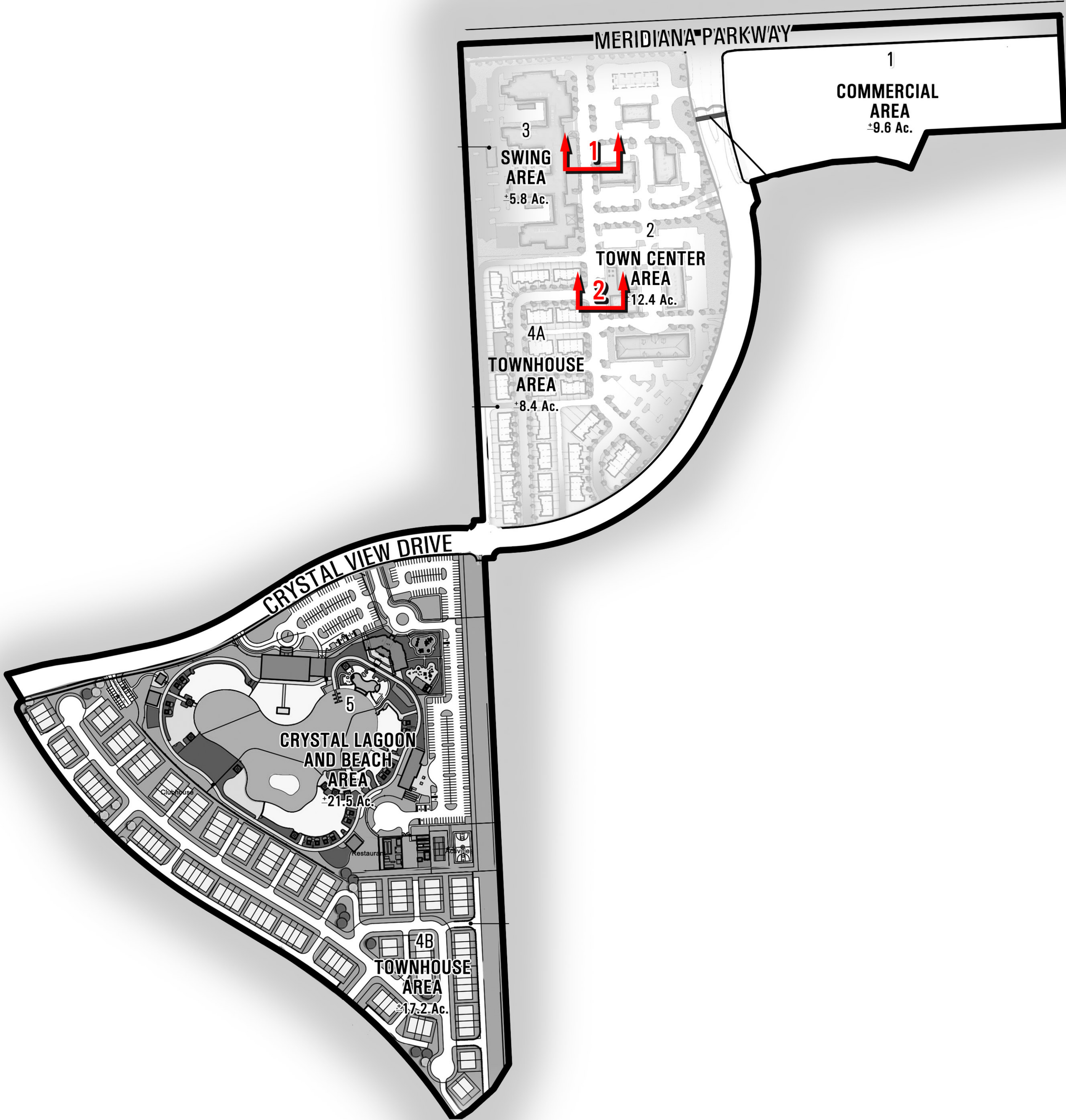
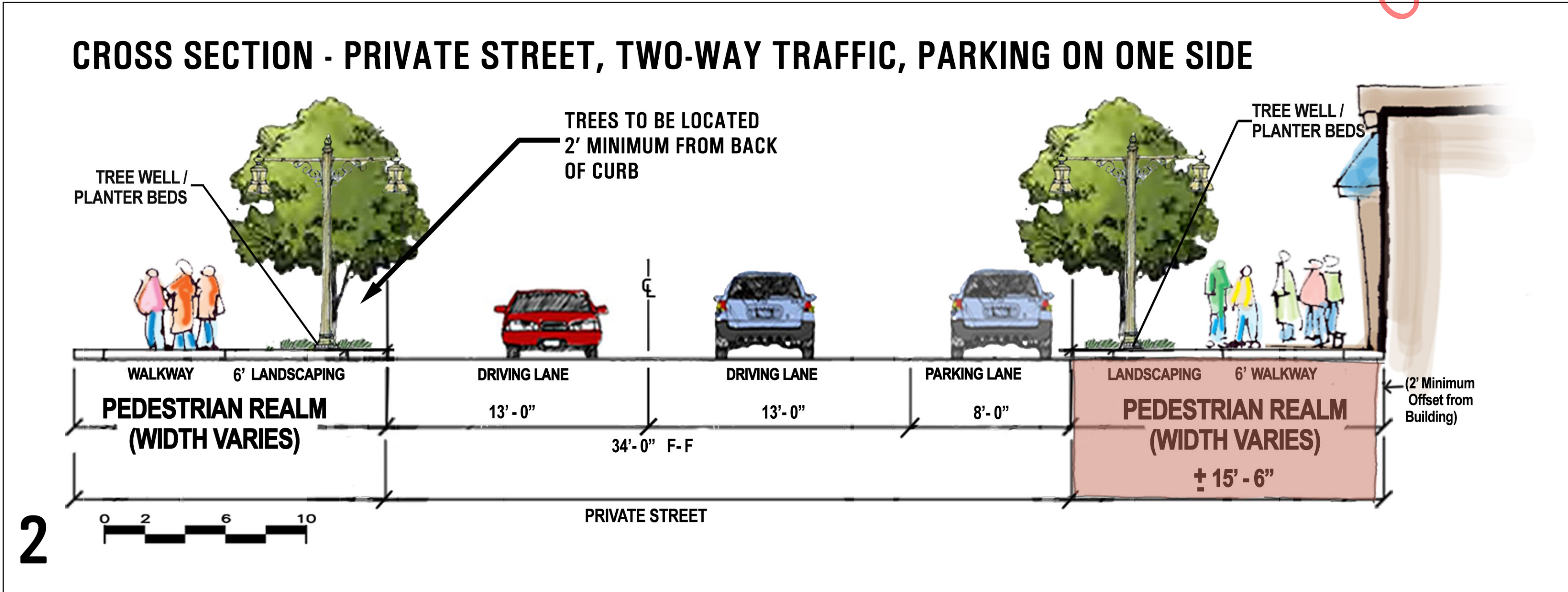
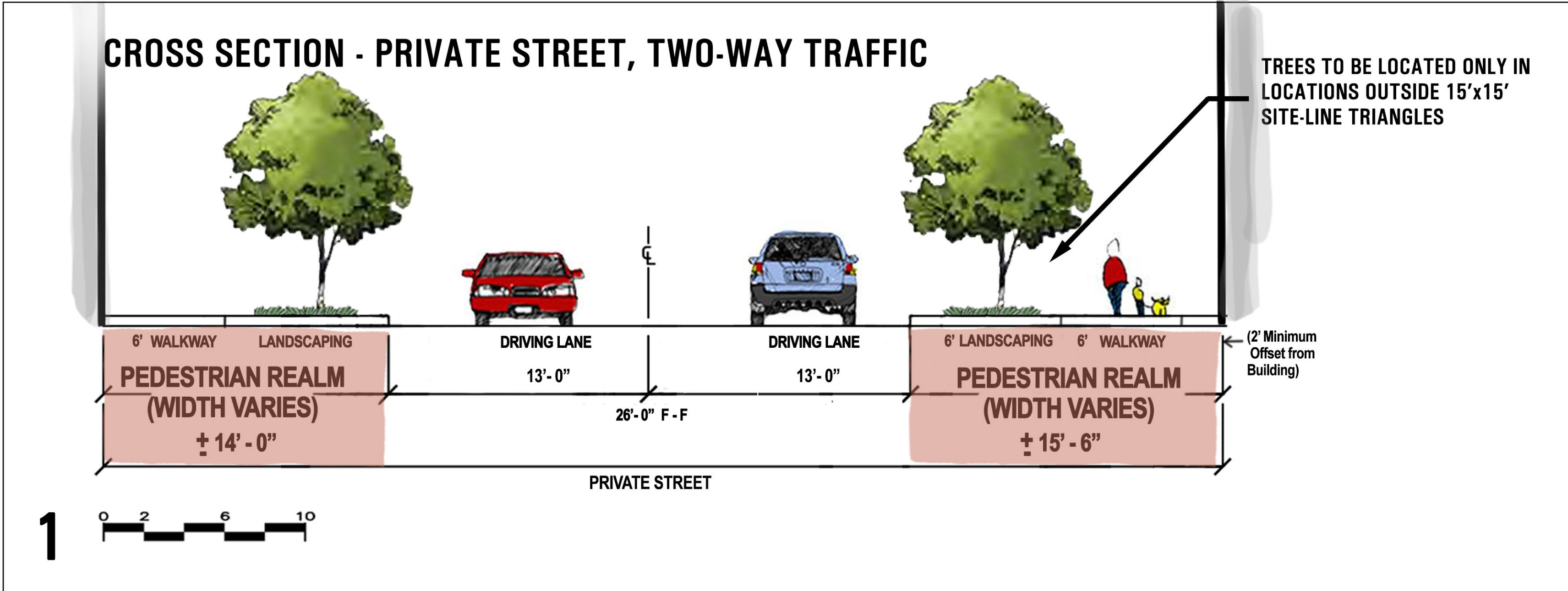
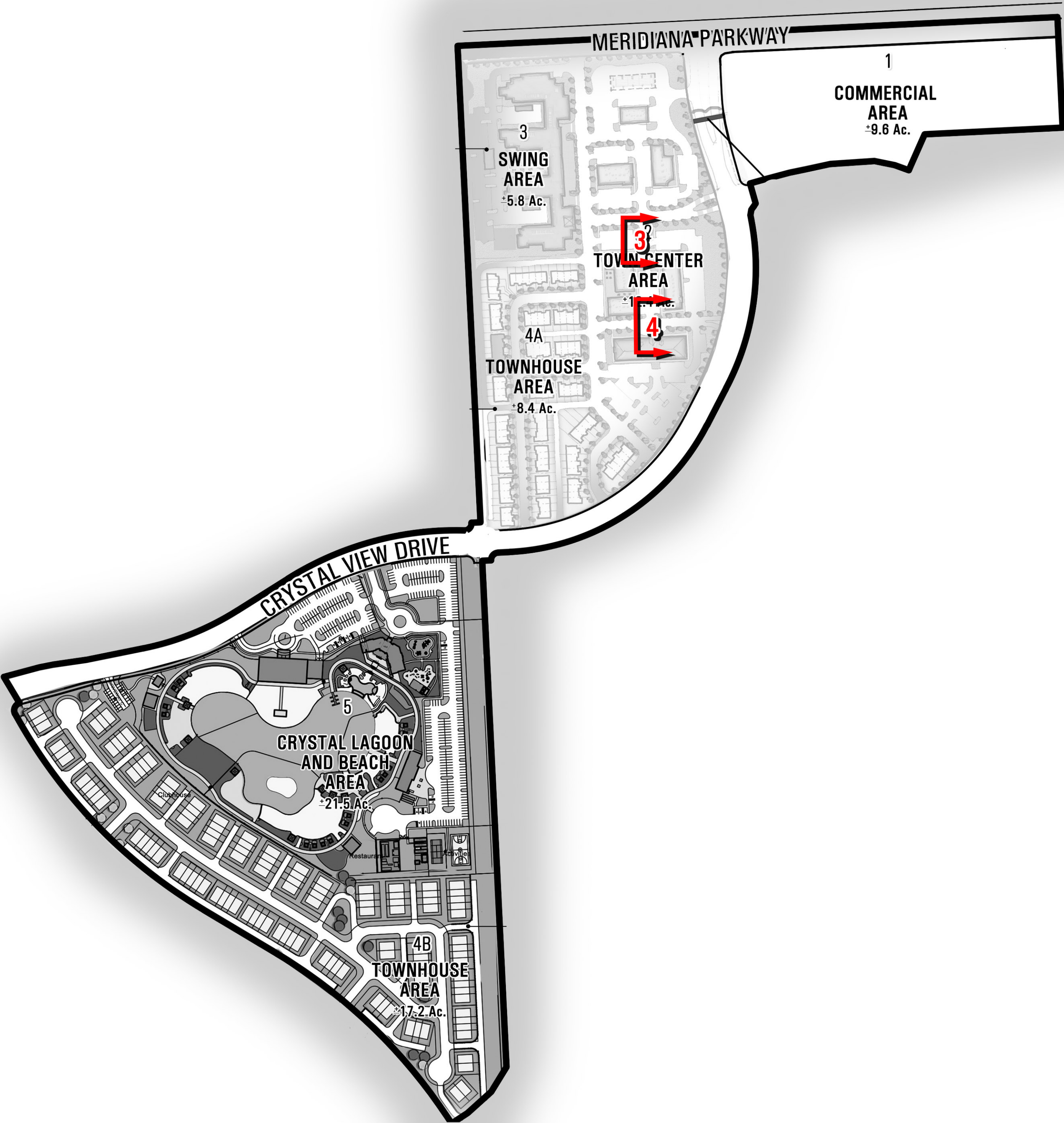
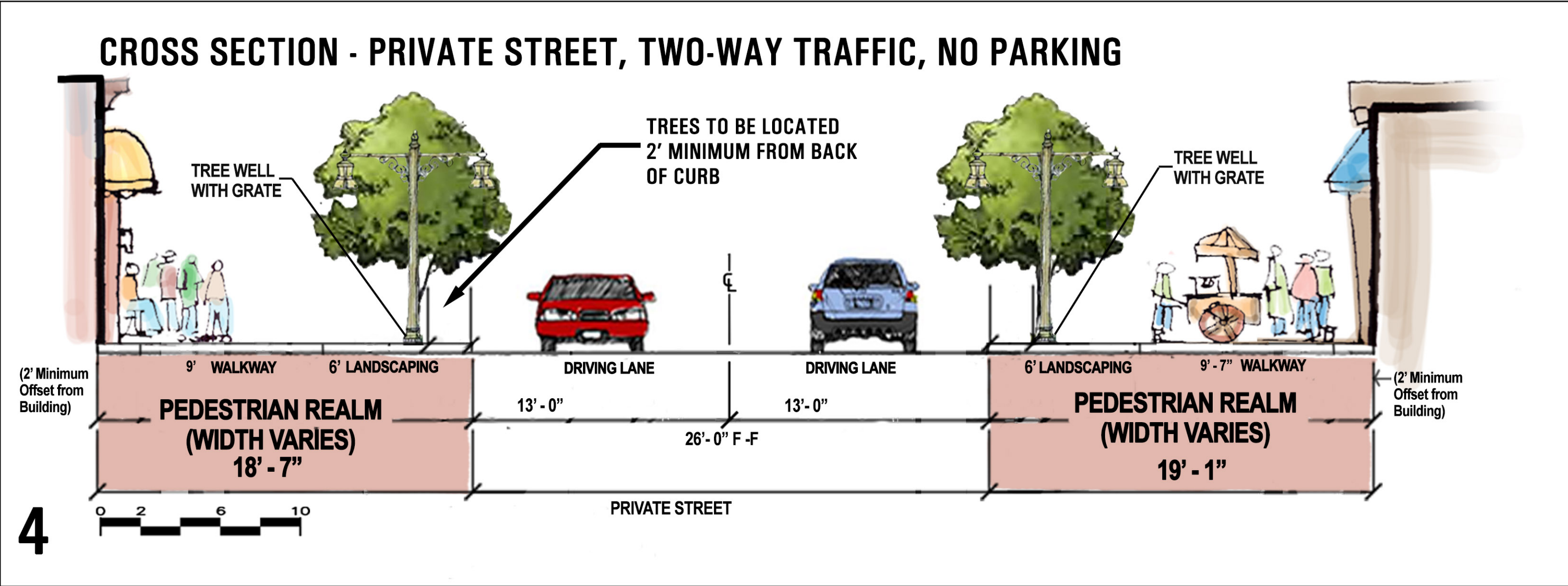
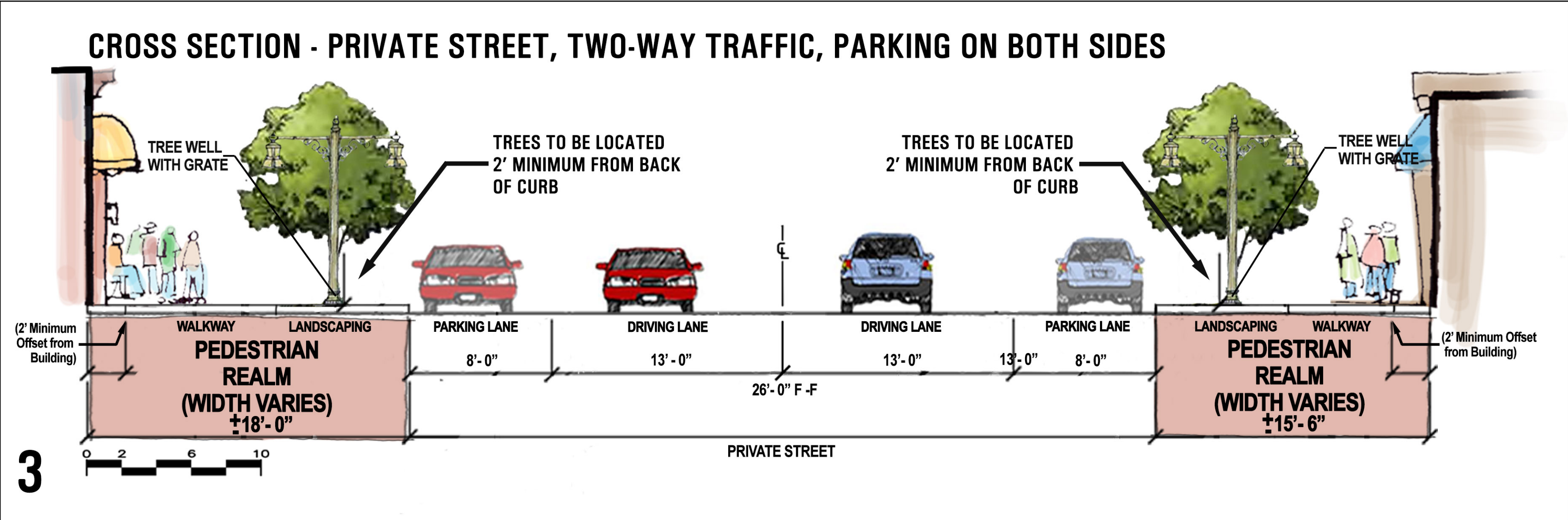


FIGURE 7





SIERRA VISTA and STERLING LAKES AT IOWA COLONY

A CANYON GATE® COMMUNITY

Phasing Plan

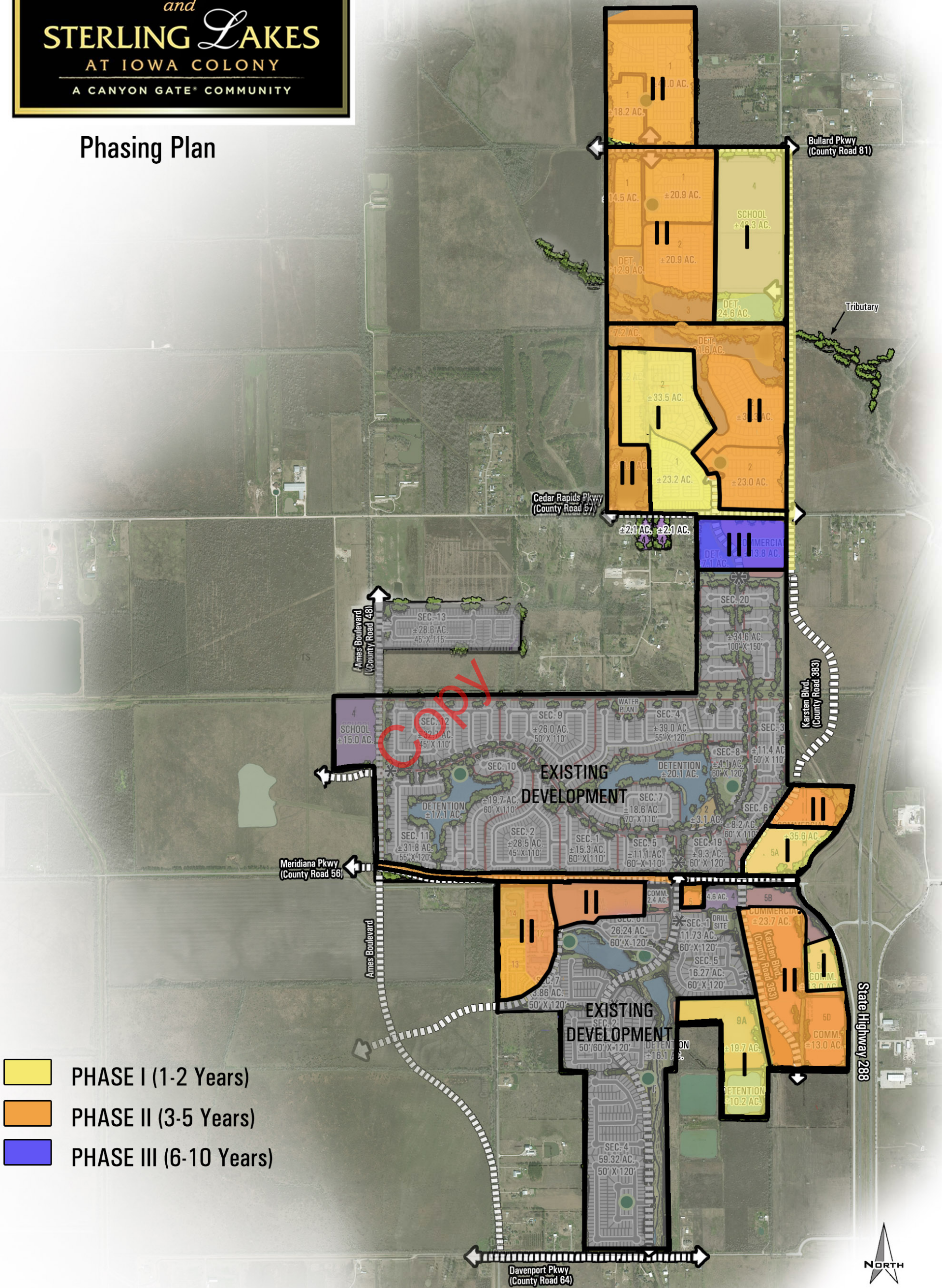


FIGURE 9

SIERRA VISTA



DUPLEX ALTERNATIVE
19.7 ACRES

161 UNITS - 8.2 du/ac.

Phase II

3-PLEX

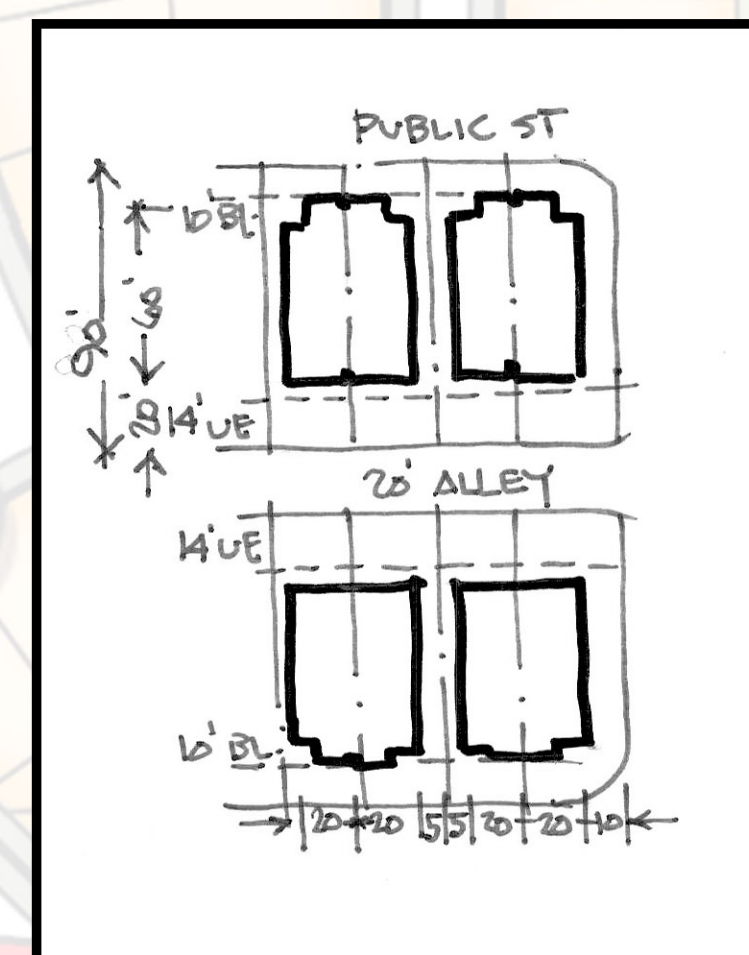
Sierra Vista
SEC. 1
35 Total Lots
11.73 Acres

COMM.
±11.4 Ac.

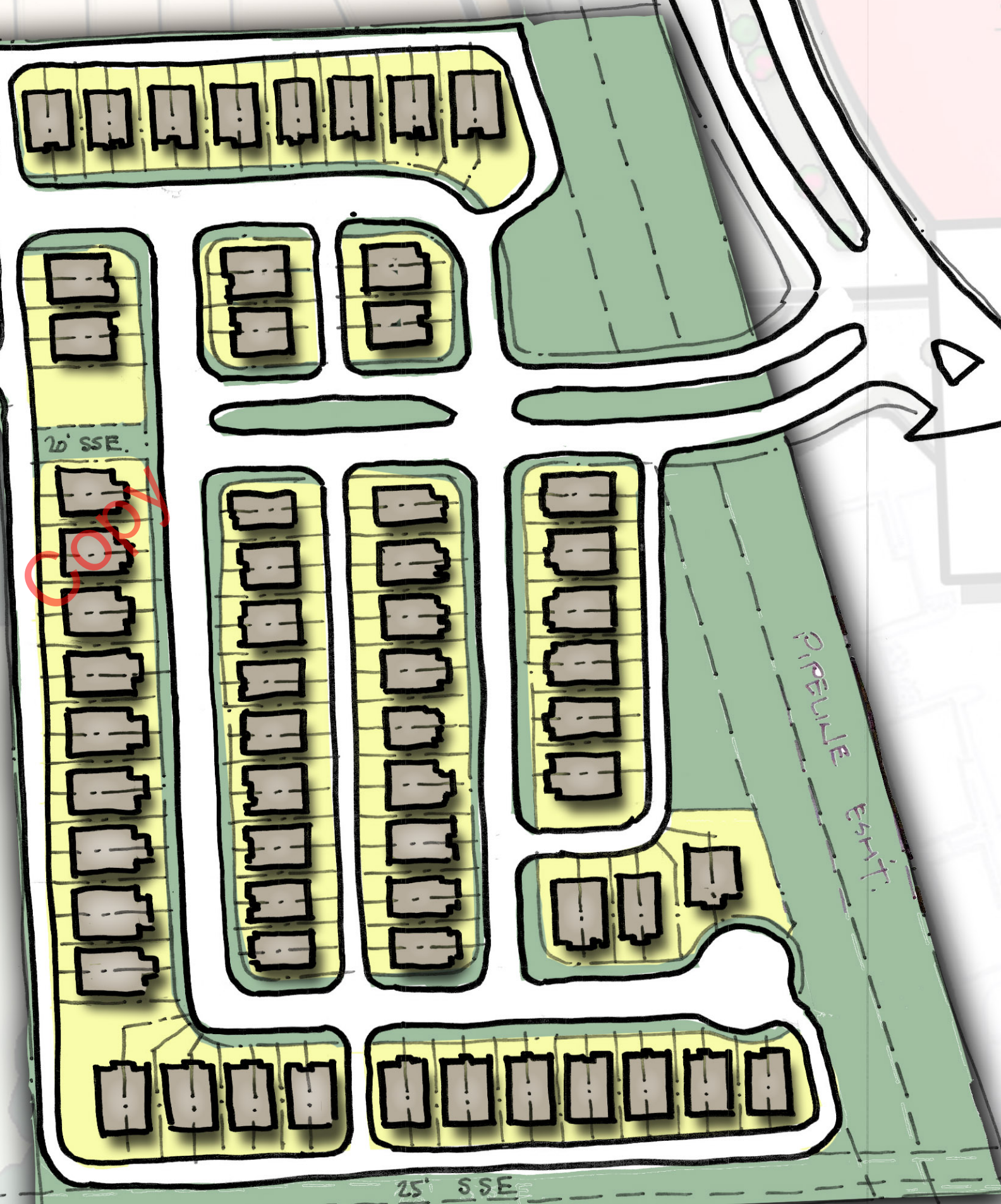
COMM.
±18.3 Ac.

Sierra Vista
SEC. 5
59 Total Lots
16.27 Acres

55 Lots
(60'-x-120')



Phase II



0' 100' 200'

SCALE: 1"=200'
DATE: 10.13.2020

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JONES CARTER

EXHIBIT B
PLAN of DEVELOPMENT
Sierra Vista West

A. Introduction.

1. The property is comprised of approximately 269.44 acres, and is part of the 501.92 acres that is currently being developed as Sierra Vista West. Sierra Vista West, Sections One through Five, consisting of 232.48 acres have previously been approved by Brazoria County. This area contains a total of 886 lots, minimum 50 feet wide and is identified as “vested property”, or “VP” on the exhibits and text included in the Plan of Development. The remaining 269.44 acres subject to this Plan of Development is planned for residential uses with community facilities featuring a “Crystal Lagoon” and other general recreational facilities such as parks, lakes, trails, open space.
2. This PD includes the following sections:
 - A. Introduction
 - B. General Provisions
 - C. Land Uses
 - D. Development Regulations
 - D1. Development Regulations for Single Family Lots
 - D2. Development Regulations for “For Rent” Single Family Residential
 - D3. Development Regulations for Townhouse Residential, including tri-plex and duplex lots.
 - E. Parks, Recreation and Trails
 - F. Landscape
 - G. School Site
 - H. Street Plan & Cross-Sections
 - I. Project Phasing

B. General Provisions.

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement, the Development Agreement dated November, 2019 and other applicable ordinances of the City. 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: Boundary Exhibit

Figure 1a:	Jurisdiction Map
Figure 2:	General Development Plan
Figure 2a:	Crystal Lagoon and Beach sub district
Figure 3:	Contributing Landscape and Open Space Plan
Figure 4:	Thoroughfare Exhibit
Figure 5:	Street cross section for Spine Road, (divided)
Figure 6:	Street cross section for Spine Road, (divided) with Shared Use Trail
Figure 7:	Street cross section for Spine Road, (undivided)
Figure 8:	Street cross section for Spine Road, (undivided) with Shared Use Trail
Figure 9:	Phasing Plan of Development
Figure 10:	"For Rent" Single Family Residential Site Plan
Figure 11:	Perimeter Fencing and Screening

The project is located west of State Highway 288, between County Roads 56, Meridiana Parkway and C.R. 64, Davenport Parkway. As shown on Figure 1a: Jurisdiction Map, parts of the proposed development lie within the City Limit, and parts lie within the City's extra-territorial jurisdiction.

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. The Crystal Lagoon amenities will be owned and managed by a "third party" corporation, Crystal Lagoons of Texas. 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. Screening and Fencing will be provided along major thoroughfares, and along the perimeter boundaries as shown on Figure 11: Perimeter Fencing and Screening.

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. Single Family Residential (SFR) lots shall be a minimum 6,600 square feet and be a minimum 60 feet wide.
2. Permitted land uses for the tracts identified as "For Rent" Single Family Residential on Figure 2, Shall include only "For Rent" Single Family Residential units as shown. Figure 10: "For Rent" Single Family Residential Site Plan (See D2.(a) Below)
3. Permitted land uses for the tracts identified as "Utility Swing" on Figure 2 shall include municipal utility and drill site purposes.

4. Permitted land uses for the tracts identified as Crystal Lagoon and Beach sub-district are listed below in Table 1.0: Permitted Uses. Any use that is not expressly listed below and cannot be reasonably categorized as falling within the definition or common English interpretation of listed use, may be considered by Iowa Colony Planning Board as a Conditional Use or Specific Use. When considering the suitability of an unlisted use, Iowa Colony Planning Board shall have regard to the permissibility of similar land uses, the vision and objectives of the District, the potential amenity impacts associated with the use and whether allowing the use (with or without special conditions) is in the public interest.
5. The maximum number of single family lots and townhouse residential shall not exceed 496 lots. "For Rent" Single Family Residential shall not exceed 110 units; The total of all dwelling units combined shall not exceed 606 units.
6. Within the boundary of the proposed Plan of Development, land shall be dedicated for neighborhood park purposes, which area shall equal one (1) acre for each fifty-four (54) proposed dwelling units, based on 606 units equals 11.2 acres required neighborhood park. 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.

Table 1.0 – Permitted Uses:

Land Uses Permitted	Townhouse	Lagoon/Beach	Notes
Residential Land Uses			
Dwelling, Single-Family Attached	X		
Dwelling, Single Family Detached	X		
Public and Civil Land Uses			
Wedding Venue		X	
Outdoor Stage, Performance Venue		X	
Community Center/		X	

HOA amenities and club buildings			
Recreation and Entertainment			
Amusement and Recreational Services		X	
Other Spectator Sports, incl. rental concessions		X	
Other Reservation Services		X	
Performance Venue, Outdoor		X	
Membership Sports and Recreation Club		X	
Kiosk		X	
Mobile Food Unit		X	
Restaurant, Refreshment Stand (temporary or Seasonal)		X	
Accessory Use			
Accessory Building	x	X	
Temporary uses during construction. Including a "sales trailer" or "construction office"		X	

D. Development Regulations

D1. Development Regulations for Single Family Lots – Maximum 371 lots permitted. Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Minimum lot width: 60 feet.

2. Minimum lot area: 6,600 square feet.
3. Minimum lot depth: 110 feet or 90 feet for lots fronting on the bulb portion of a cul-de-sac.
4. Maximum lot coverage: Sixty (60%) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.
5. 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.
6. Minimum front yard building setback: 25 feet; 20 feet on cul-de-sac bulbs as measured from the front property / right-of-way line.
7. 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.
8. 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.
9. 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 trunks.

D2. Development Regulations for “For Rent” Single Family Residential –. At the time of the preliminary plat, 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) at the time of plat recordation.

1. “For Rent” Single Family Residential shall conform to and or be reasonable similar to the plat and site plan as shown on Figure 10: “For Rent” Single Family Residential Site Plan. The plan will feature 110 free standing units on a reserve totaling 18.04 acres.
2. Each unit shall have driveway frontage to a paved twenty eight foot (28’) wide private access easement.(p.a.e.)
 - a. The minimum right-of-way width for a p.a.e. shall be 28 feet, which is coterminous with the pavement width measured from edge-to-edge across the surface of the pavement. The p.a.e. shall remain clear at all times for emergency vehicle access. No parking shall be allowed within the p.a.e.
 - b. At the option of an applicant, the right-of-way width of the p.a.e. may be comprised of two paving sections of not less than 20 feet each, separated by a curbed section of not less than five feet and not more than 20 feet in width with a maximum length of 100 feet off of a public street.
 - c. Intersections along a p.a.e. shall be a minimum of 65 feet apart. When a p.a.e. intersects with another p.a.e. at a 90-degree angle, the p.a.e. shall provide a 25-foot radius at the intersection. When a p.a.e. intersects with another p.a.e. at an angle less than 90 degrees, but more than 80 degrees, the p.a.e. shall provide a 25-foot radius at the intersection.
 - d. The centerline radius of a reverse curve on a p.a.e. shall not be less 65 feet. Reverse curves shall be separated by a tangent of not less than 25 feet
3. No building or structure shall exceed two (2) stories, or thirty-five (35) feet.
4. Buildings shall be a minimum 10 feet apart.
5. Minimum front yard building setback: 20 feet. All buildings shall face internal private access easements.
6. Minimum side yard building setback: 10 feet exterior side yard for corner lots. All buildings shall be setback a minimum 25 feet from any other public street, Ames Boulevard, County Road 48, and Crystal View Drive, (Spine Road).
7. Minimum rear yard building setback: 20 feet. All buildings shall be setback a minimum 25 feet from any other public street, Ames Boulevard, County Road 48, and Crystal View Drive, (Spine Road).

8. Residential units shall be constructed of brick or masonry veneer exterior walls for one-hundred (100) percent of the exterior wall surface (exclusive of windows and doors) for one (1) story structures; and a minimum of sixty (60) percent of the exterior wall (exclusive of windows and doors) for two (2) story structures with the remaining maximum forty (40) percent being fiber cement board.
9. A management office shall be provided on-site, and all open areas, "yards" and all building exteriors shall be maintained by the "management company".
10. Compensation Open Space: 900 square feet of compensation open space shall be provided per each residential unit in accordance with the performance standards outlined in Section 74 (d)(iii)(A) of City of Iowa Colony Ordinance 2019-14A.
11. Two (2) garage parking spaces and two (2) off-street parking spaces shall be provided for each residential unit. In addition, one (1) guest parking space for every 4 units shall be provided throughout the site.

D3. Development Regulations for Townhouse Residential: including tri-plex and duplex lots. One of a group of no less than two (2) nor more than twelve (12) attached dwelling units, separated by a fire rated wall, each dwelling unit located on a separate lot.

a.	The total number of units shall not exceed.	125 units
	The maximum permitted density	8 units per acre
b.	The minimum lot area	1,400 sq. ft.
c.	The minimum lot width	20 feet A 10' minimum lot width is permitted for flag lots. The "staff" portion of the flag lots shall be restricted to legal frontage only. No driveways or buildings shall be constructed on the portion of the lot that is less than 20 feet wide
d.	The minimum lot depth	70 feet
e.	The minimum front yard setback	20 feet / 15 feet if vehicular access is from a rear alley/shared driveway.
f.	The minimum rear yard setback	10 feet / 3 feet if vehicular access is from a rear alley.
g.	The minimum side yard setback	0 feet between units; 6 feet at the end of each building complex
h.	The minimum side yard of corner lots	10 feet on street side/ 5' if

	(m)	siding on "T" type or "L" Type turnaround (see below) minimum 25 foot side yard if the side street is a major thoroughfare
i.	The maximum lot coverage by structures	80 percent
j.	The maximum lot coverage by structures, driveways and parking	85 percent
k.	The maximum height. c c e s s : A c c e s s t	35 feet The measurement shall be taken from the finished ground elevation to the mean roof height except as follows: Chimneys, ornamental tower spires, cooling towers, elevator bulkheads, fire towers, stacks, roof gables, parapet walls, and mechanical equipment may extend an additional Height not to exceed 15 feet above the maximum Height allowed for the Structure to which it is affixed.
l.	Guest parking shall be provided on the site at a minimum 1 space per every 6 units	1 space/6 units

o

ts may be from either a public or private street, a permanent access easement (PAE) or a courtyard. Lots may take driveway access from a private alley provided the lots also have adequate minimum frontage on either a public or private street, a permanent access easement or a common courtyard. Courtyards may not exceed 120 feet and must be a minimum 25 feet wide .

- i. The minimum right-of-way required for permanent access easement is 28 feet. The right-of-way width of a permanent access easement is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.

- ii. Sidewalks are not required adjacent or along a permanent access easement.
- iii. Intersections along permanent access easements shall be spaced a minimum of 65 feet apart and shall not intersect at less than an 80-degree angle.
- iv. When a permanent access easement intersects with another permanent access easement at a 90-degree angle, the permanent access easement shall provide a 20-foot radius at the intersection.
- v. When a permanent access easement intersects with another permanent access easement at an angle of between 80 and 90 degrees each acute angle shall have a 25-foot radius at the intersection.
- vi. A permanent access easement may not be a direct straight-line extension of a public street.
- vii. Curves along a permanent access easement may have any centerline radius except that the centerline radius of a reverse curve shall not be less than 65 feet. Reverse curves shall be separated by a tangent of not less than 25 feet.
- viii. Dead end permanent access easements shall not exceed 100 feet or must provide an "L" type, or "T" type turn around.
- ix. The minimum right-of-way requirement for a private alley is 20'. The right-of-way width of a private alley is coterminous with the pavement width and the terms are used interchangeably. The width shall be measured from edge to edge across the surface of the pavement.
- x. When a private alley intersects with a permanent access easement, or public street the alley shall provide a 20' radius at the intersection.
- xi. When a private alley intersects with another private alley the minimum radius shall be 10'.
- xii. An alley may not be a direct straight-line extension of a public street.

- xiii. Dead end alleys may not exceed 100'
- (n) Parking for Townhouse Residential Use.
 - i. Each subdivision providing for a townhouse residential use shall provide at least two off-street parking spaces per dwelling unit on each lot.
 - ii. Each subdivision plat providing for a townhouse residential use on a permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. Each additional guest parking space shall conform to the following requirements:
 - a. The guest parking space shall be placed within the boundaries of the subdivision plat, unless the guest parking space abuts a continuous curb along a public or private street that is adjacent to or within the plat boundary and that is not a major thoroughfare;
 - b. For a subdivision plat where the lots abut a permanent access easement and take vehicular access only from a private alley, a guest parking space may be included within the permanent access easement;
 - c. The guest parking space shall not be placed within a lot;
 - d. The guest parking space shall not be placed where parking is prohibited by law; and
 - e. The guest parking space shall be accessible to all residents of each dwelling unit of the subdivision plat.
- (o) Compensation Open Space: The Crystal Lagoon and its adjacent beaches and HOA amenities will satisfy the c.o.s. requirements for townhouse residential in this District.

- E. 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 maximum of fifty percent (50%) of the required area for neighborhood park land may be provided by private neighborhood park land consisting of the following;
 - (a) Several small “pocket parks”, recreation reserves of a minimum one-quarter (1/4) acre, strategically located near the entries of various neighborhood pods, as shown on Figure 3. A contributing park / recreation / open space area must be located a maximum of one-quarter (1/4) mile from all residential lots.
 - (b) The Crystal Lagoon, its beaches, recreational amenities and HOA buildings will contribute to the open space and park requirements for this District. as shown on Figure 3, Contributing Landscape and Open Space Plan. The Crystal Lagoon, its beaches, recreational amenities are centrally located, consisting of 21.5, (21.5) acres including water recreation, HOA building, playground, picnic areas and/or other active recreational uses.
 2. A minimum of fifty percent (50%) – 5.6 acres of the required area for neighborhood park land shall be dedicated to, and accessible to the public. Public park land shall conform to the criteria indicated in the UDC regarding parkland dedication. Section 3.2.1.5. Consisting of the following:
 - (a) Unencumbered landscape buffer, open space and trails.
 - (b) Land which is encumbered by detention areas, lake and drainage channel borders, or other similar characteristics shall qualify at a 50% credit but only if it complies with criteria listed below.
 - Land used for public park area shall have a minimum frontage of 60 feet on a public street. Contributing areas shall include hike, bike, and all weather paths, landscaping and sodding installed according to the construction standards of the City. Paths must also be connected to recreation areas as part of an open space system. .
 - Areas along lake and drainage channel borders shall have an average minimum width of thirty feet (30') and a minimum width of twenty feet (20'); and
 - Side slopes for area used in credit not to exceed a five to one (5:1) ratio.
 - (c) 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.
 - (d) 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.

(e) A concrete pedestrian path a minimum of five (5) feet in width shall connect the required street sidewalk with the lake water edge.

3. Minimum 5-foot width sidewalks shall be provided along both sides of local public and private residential streets. Except, sidewalks are not required adjacent to 28' wide p.a.e. in the "For Rent" Single Family development. All sidewalks shall be constructed in accordance with the City of Iowa Colony standard details and shall meet the State of Texas ADA standards.

4. Minimum 6-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 twelve (12) foot wide joint use trail may be constructed on only one side of the right-of-way in lieu of two 6 foot wide sidewalks on both sides of the right-of-way. In either case, the sidewalks or joint use trail may meander out of the right-of-way and into an adjacent landscape reserve if so provided.

F. Landscape. All development will meet or exceed the minimum landscape requirements specified in the City's Unified Development Code, Section 3.3.1 Screening, and shall meet the landscape requirements specified in the developer's commercial deed restrictions and development covenants except as listed below.

1. A landscape buffer with a minimum 15-foot width shall be located along each side of the Crystal View Drive, 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. Screening

a) The existing trees and hedge row along existing CR 48 will meet the requirements of Section 3.3.1.2 without the need for additional plantings.

b) Perimeter Fencing and Screening will be constructed as shown on Figure 8, Perimeter Fencing and Screening.

3. Plant List

Trees:

- Little Gem – Magnolia grandiflora 'Little Gem' (Evergreen)
- Vitex – Vitex agnus-castus
- Pindo Palm- Butia capitata
- European Fan Palm- Chamaerops humilis cerifera

- Chinese Fan Palm- *Livistona chinensis*
- Mazari Palm- *Nannorrhops ritchiana*
- Canary Island Date Palm- *Phoenix canariensis*
- Medjool Date Palm- *Phoenix dactylifera* 'Medjool'
- Sylvester Palm- *Phoenix sylvestris*
- Texas Sabal Palm- *Sabal texana*
- California Fan Palm- *Washingtonia filifera*
- Washingtonia Palm- *Washingtonia robusta*
- Eagleston Holly- *Ilex x attenuate* 'Eagleston'
- Crape Myrtle - Red- *Lagerstroemia x 'Arapaho'*
- Crape Myrtle – Pink- *Lagerstroemia x 'Sioux'*
-

Shrubs/Groundcovers:

- Coppertone Loquat – *Eriobotrya japonica* 'Coppertone' (Evergreen)
- Morning Light Miscanthus – *Miscanthus sinensis* 'Morning Light' (Herbaceous)
- Dwarf Bottlebrush – *Callistemon citrinus* 'Little John' (Evergreen)
- Variegated Flax Lily – *Dianella tasmanica* 'Variegata' (Evergreen)
- Mexican Feather Grass – *Nassella tenuissima* (Herbaceous)
- New Gold Lantana – *Lantana x hybrid* 'New Gold' (Evergreen)
- Liriope – *Liriope muscari* (Evergreen)
- Gulf Muhly Grass - *Muhlenbergia capillaris*
- Drift Rose (Apricot) – *Rosa* 'Meimirrot'
- Dwarf Firebush – *Hamelia patens*
- Summer Wisteria – *Indigofera decora*
- Hameln Grass – *Pennisetum alopecuroides* 'Hameln'
- Sandy Leaf Fig – *Ficus tikoua*
- Purple Trailing Verbena – *Verbena canadensis* 'Homestead Purple'
- Snow-N-Summer Jasmine – *Trachelospermum asiaticum* 'Snow-N-Summer'
- Green Mound Juniper – *Juniperus procumbens* 'Green Mound'
- Bicolor Iris – *Iris Bicolor* (Evergreen)
- Foxtail Fern – *Asparagus meyeri* (Evergreen)
- Japanese Blueberry – *Elaeocarpus decipiens* (Evergreen)
- Dwarf Palmetto- *Sabal minor*
- Shell Ginger- *Alpinia Zerumbet* 'Variegata'
- Bat Faced Cuphea- *Cuphea llavea*
- Canna Lily- *Canna indica*
- Yellow Iris- *Iris pseudacorus*

- Knockout Rose- Roba 'Radrazz'
- Double Red Knockout Rose- Rosa x 'Knockout' TM
- Variegated Asian Jasmine- Asiatic jasmine
- Geyser Pink Gaura- Gaura lindheimeri 'Geyser Pink'
- Geyser White Gaura- Gaura lindheimeri 'Geyser White'
- Super Green Giant Liriope- Liriope muscari 'Super Green Giant'
- Yellow-tip Ligustrum- Ligustrum howardii
- Sweet Viburnum - Viburnum odoratissimum
- Kaleidoscope Abelia- Abelia x grandiflora 'Kaleidoscope'
- Rose Creek Abelia- Abelia x grandiflora 'Rose Creek'
- Dwarf Schilling's Holly- Ilex vomitoria 'Schilling's Dwarf'
- Lindheimer's Muhly- Muhlenbergia lindheimeri
- Dwarf Nandina- Nandina domestica
- Switch Grass- Panicum virgatum 'Shenandoah'
- Spring Bouquet Laurestinus- Viburnum tinus 'Spring Bouquet'
- Sand Cord Grass- Spartina bakeri
- Variegated Confederate Jasmine- Trachelospermum jasminoides 'Variegatum'

G. School Site

As shown of Figure 2, an 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. The developer will reserve the land for purchase by Alvin ISD for a period of three (3) years after the date the land is acquired by the developer and for a period no earlier than the completion of a combined total of 600 homes within the vested property or Sierra Vista West PD. The Developer would require that the District have the land under contract and close within one (1) year of the Districts decision to purchase the land.

F. Street Plan and Cross Sections.

4. 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 (divided) with Shared Use Trail
 - Figure 7: Street cross section for the spine road (undivided) and greenbelt

- Figure 8: Street cross section for the spine road (undivided) with Shared Use Trail

H. Project Phasing – Figure 9 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.

Copy

Sierra Vista West

Boundary Exhibit

AN EXHIBIT OF
± 269.44 ACRES
IN BRAZORIA COUNTY,
TEXAS

FIGURE 1

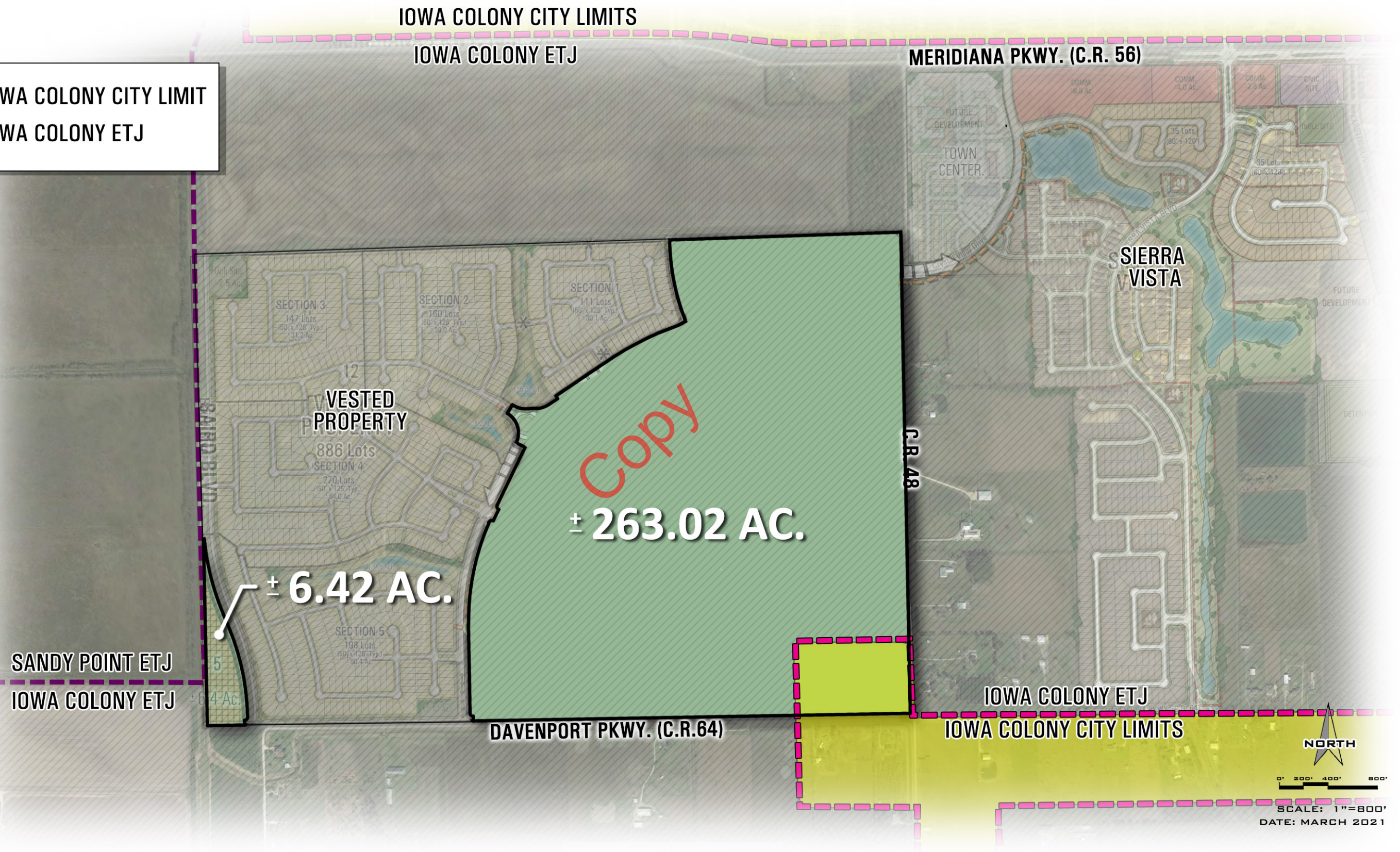


Sierra Vista West Jurisdiction Map

FIGURE 1A

LEGEND

-  IOWA COLONY CITY LIMIT
-  IOWA COLONY ETJ

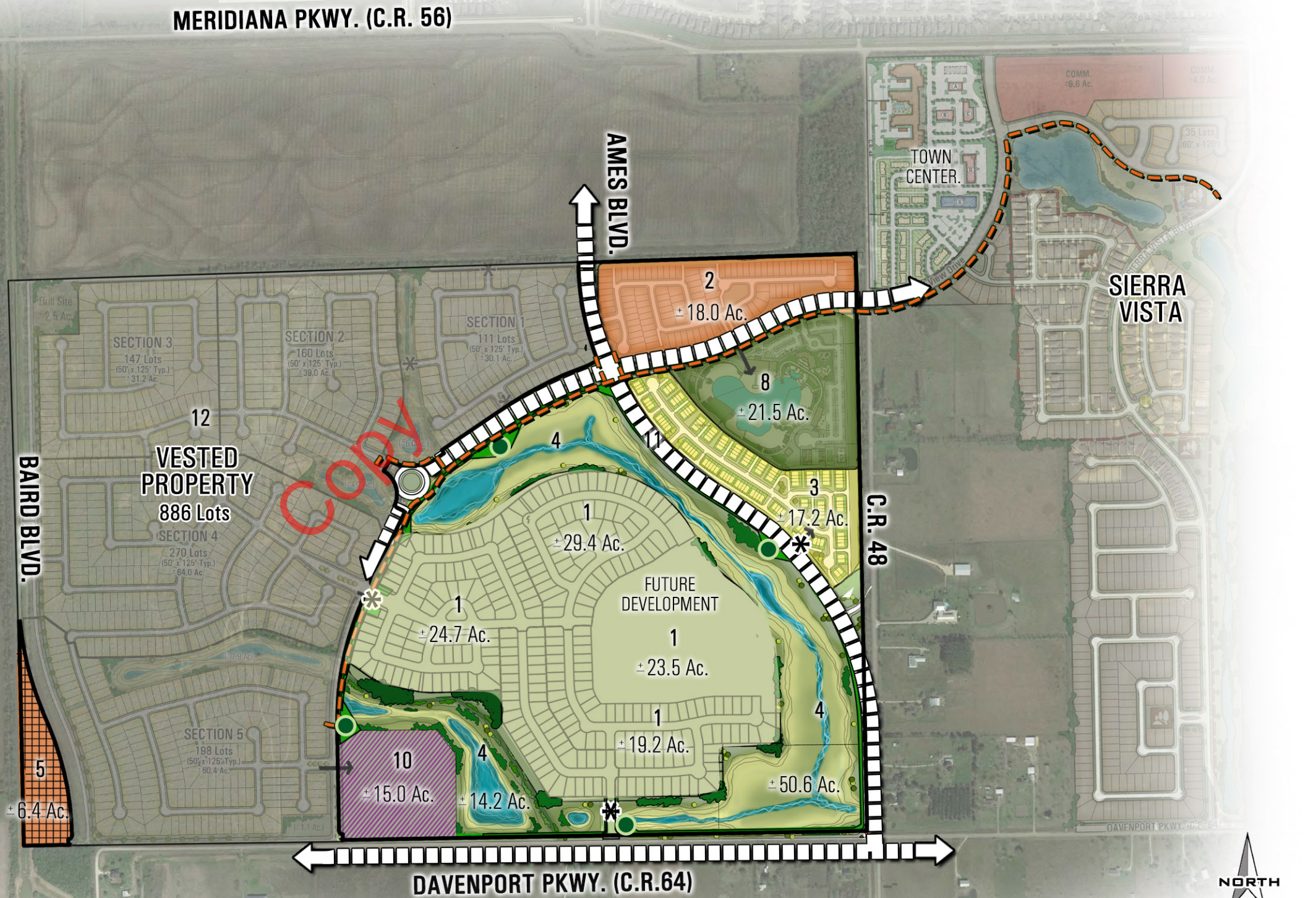


Sierra Vista West

General Development Plan

FIGURE 2

LEGEND		
1	SF 1 - MAXIMUM 371 LOTS - LOTS SHALL BE A MINIMUM OF 60' WIDE AND 6,600 SF.	96.8 AC.
2	INDICATES PROPOSED SWING	18.0 AC.
3	INDICATES PROPOSED TOWNHOUSE LOTS	17.2 AC.
4	INDICATES PROPOSED DETENTION/RECREATION	64.8 AC.
5	INDICATES PROPOSED UTILITY SWING	6.4 AC.
6	* INDICATES PROPOSED GATED ENTRY/ PRIVATE STREET ONLY	-
7	● INDICATES PROPOSED PUBLIC RECREATION SITE	5.4 AC.
8	● INDICATES PROPOSED PRIVATE RECREATION SITE	21.5 AC.
9	- - - INDICATES OPTIONAL MULTI-USE TRAIL	-
10	▨ INDICATES OPTIONAL SCHOOL SITE	15.0 AC.
11	▤ INDICATES PROPOSED R.O.W.	24.3 AC.
12	▦ INDICATES VESTED PROPERTY	232.5 AC.
TOTAL		501.9 AC.



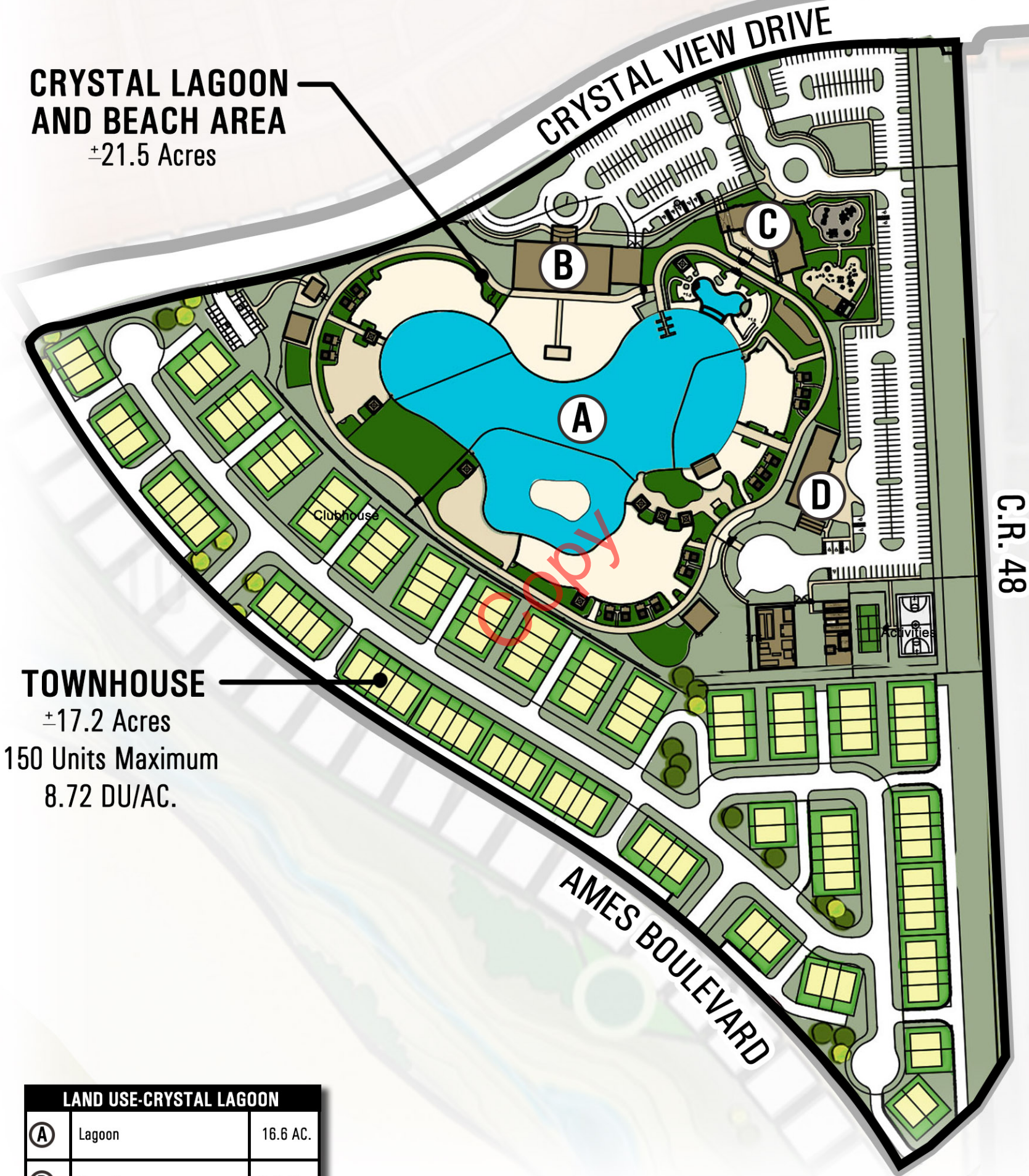
Sierra Vista West

Crystal Lagoon and Beach Sub-District

FIGURE 2a

AREA
+8.4 Ac.

125 Townhouse
Units Maximum



CRYSTAL LAGOON
AND BEACH AREA
±21.5 Acres

TOWNHOUSE
±17.2 Acres
150 Units Maximum
8.72 DU/AC.

LAND USE-CRYSTAL LAGOON		
A	Lagoon	16.6 AC.
B	Event Center	2.3 AC.
C	Residential Clubhouse	0.9 AC.
D	Residential Access Building	1.7 AC.
TOTAL		21.5 AC.



DATE: 03.2021



JONES | CARTER

Contributing Landscape and Open Space Plan

LEGEND

REQUIRED NEIGHBORHOOD PARK

1 AC/54 UNITS - @606 UNITS = 11.2 ACRES REQUIRED

• 50% PRIVATE PARK = 5.6 AC.

- A) POCKET PARKS & CONTRIBUTING OPEN SPACE
- B) MIN. 10 AC. CENTRALLY LOCATED PRIVATE RECREATION SITE

• 50% PUBLIC PARK = 5.6 AC.

- A) UNENCUMBERED BUFFER, OPEN SPACE AND TRAILS
- B) DETENTION AREAS SHALL QUALIFY AT A 25% CREDIT FOR PUBLIC PARK SUBJECT TO:
 - 5:1 MAXIMUM SIDE SLOPE
 - MIN. 60' FRONTAGE ON A PUBLIC STREET
 - ADDITIONAL MAN-MADE IMPROVEMENTS INCLUDING, TRAIL BENCHES, AND LANDSCAPE (LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO MINIMUM 15' WIDE AND CONTAINING REQUIRED 1 1/2" CALIPER TREES).

● INDICATES PRIVATE NEIGHBORHOOD PARK MINIMUM 1/4 AC. (SEE NOTE)

● INDICATES PUBLIC NEIGHBORHOOD PARK

○ 1/4 MILE RADIUS SERVICE AREA

--- INDICATES OPTIONAL 12' WIDE SHARED USE TRAIL

NOTE: 6' MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF THE SPINE ROAD OR A 10' SHARED USE TRAIL ON ONE SIDE OF THE SPINE ROAD.

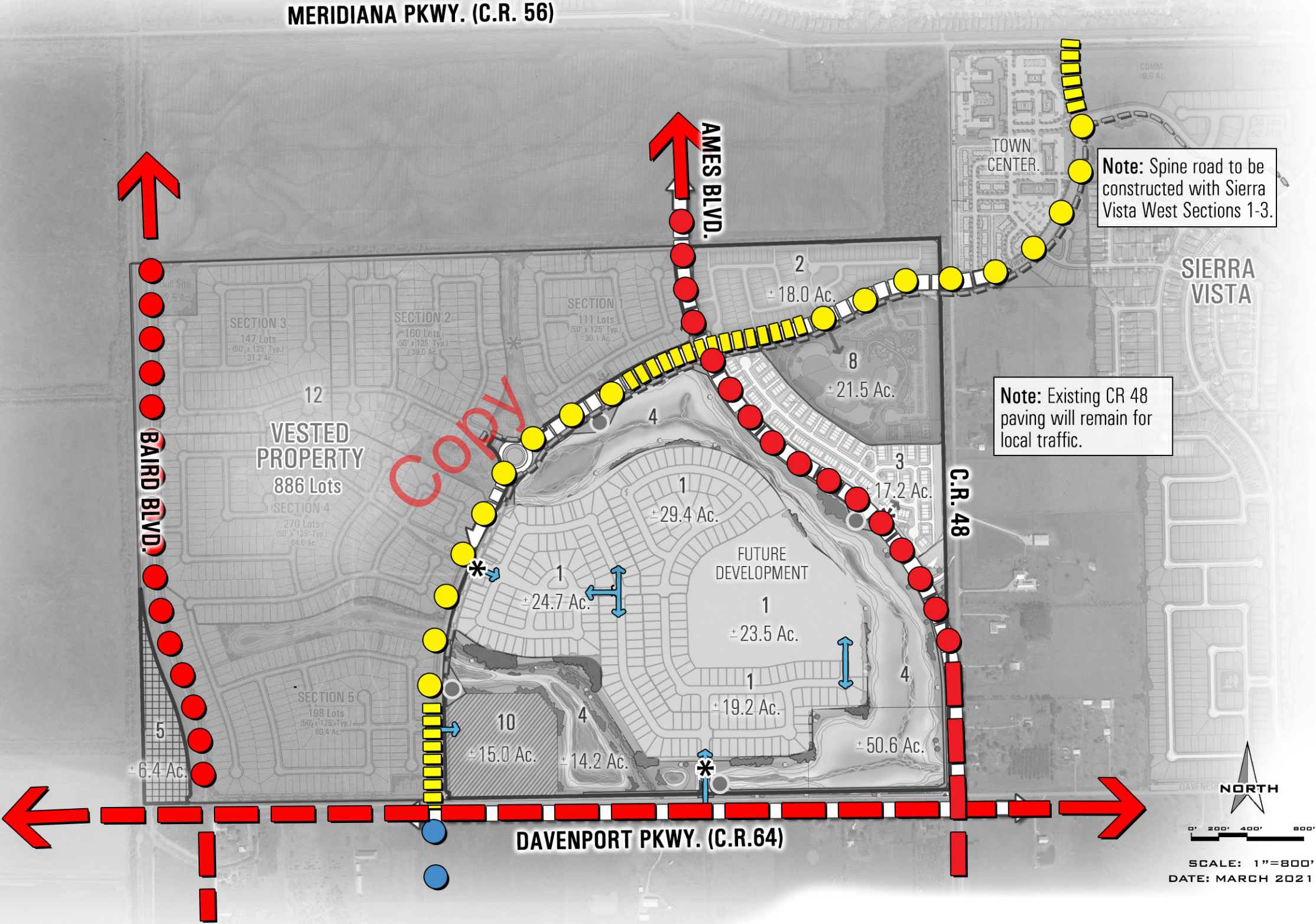
● Note:
Recreation sites shall provide a variety of recreational uses- passive and active. At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq.ft. and shall include a decorative paving pattern. Each site shall include at least 2 benches, 2 shade trees and a drinking fountain.



Sierra Vista West

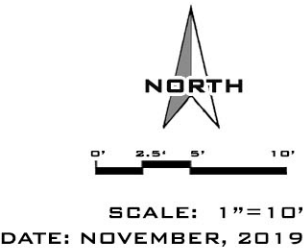
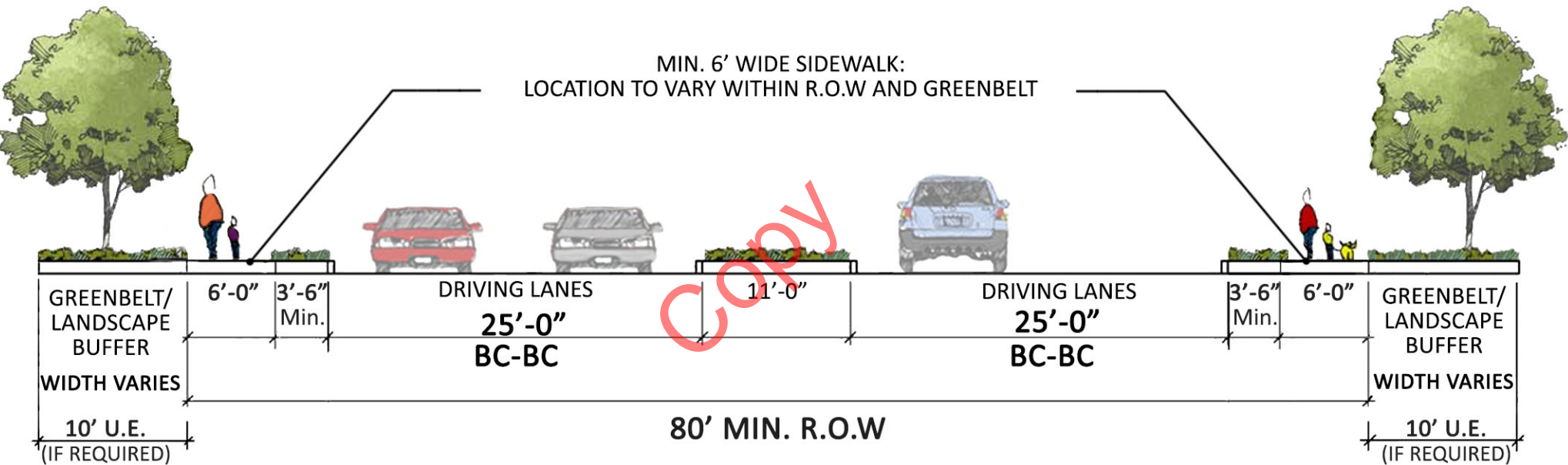
Thoroughfare Exhibit

FIGURE 4



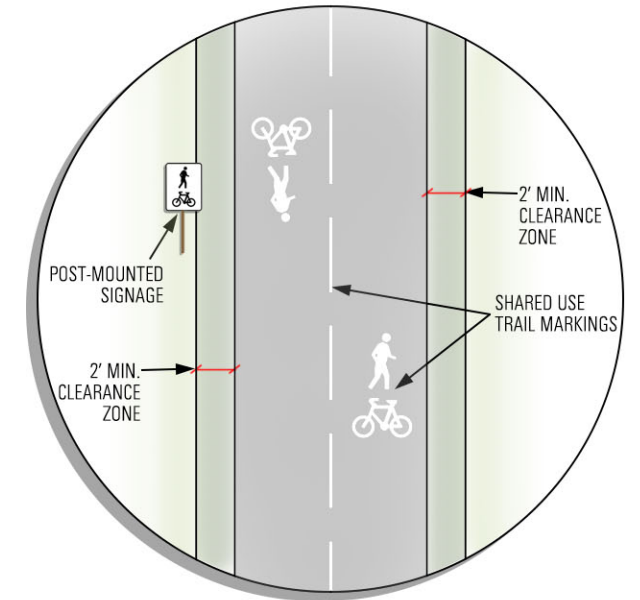
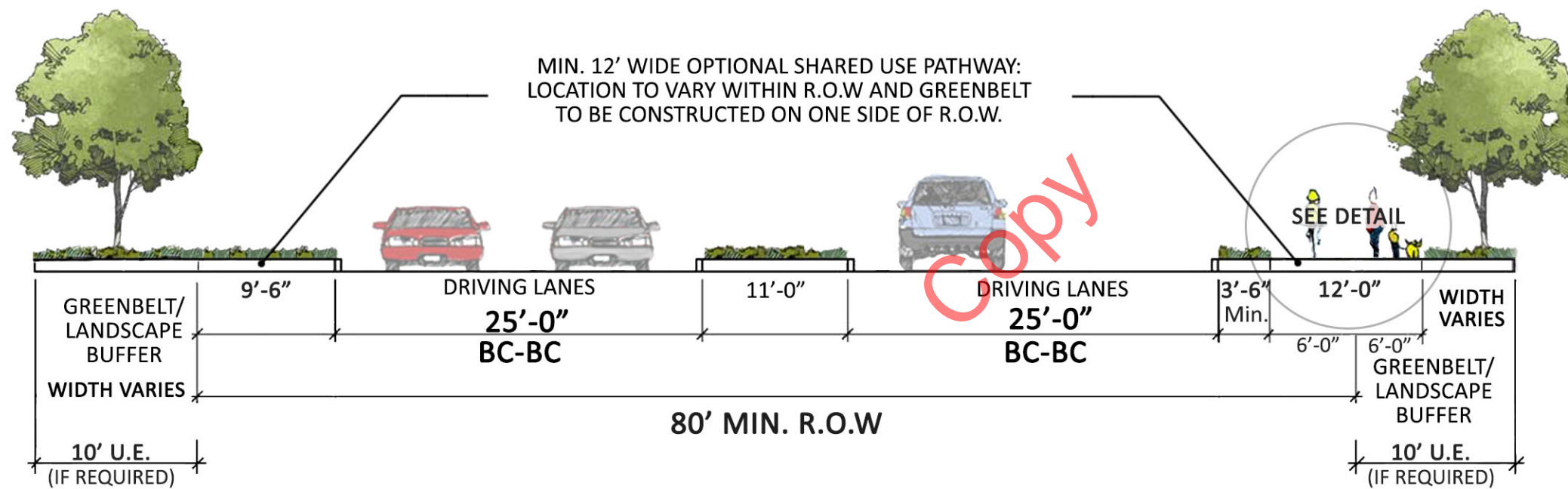
Street Cross Section
for Spine Road (Divided)

PROPOSED STREET CROSS SECTION
SPINE ROAD (DIVIDED)



Street Cross Section for Spine Road (Divided) with Shared Use Trail

PROPOSED STREET CROSS SECTION SPINE ROAD (DIVIDED) SHARED USE TRAIL



SHARED USE TRAIL DETAIL:

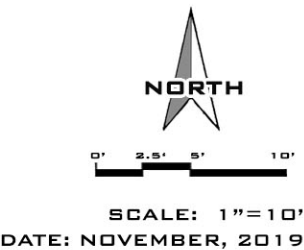
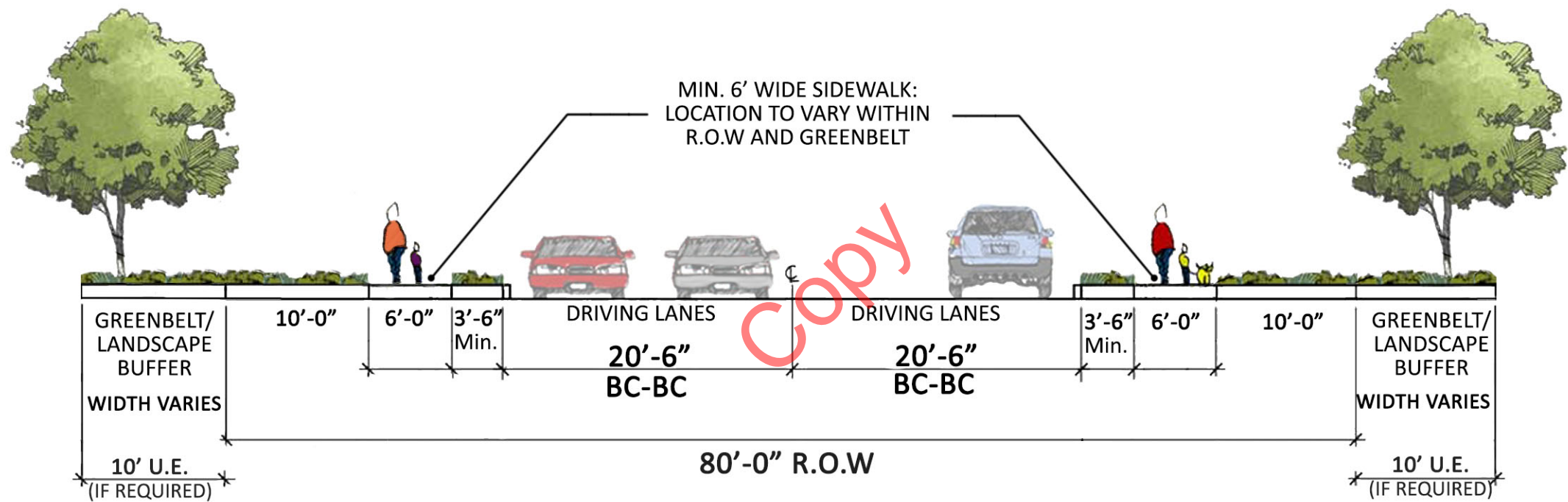
- 12' MINIMUM TRAIL
- POST-MOUNTED SIGNAGE
OUTSIDE OF CLEARANCE ZONE
AND 4' MINIMUM HEIGHT
- 8' MINIMUM TREE CLEARANCE
- 2' CLEARANCE ZONES



SCALE: 1"=10'
DATE: NOVEMBER, 2019

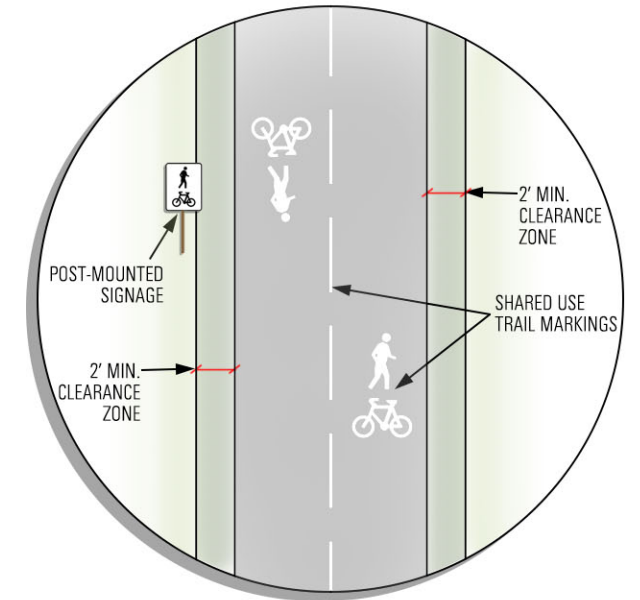
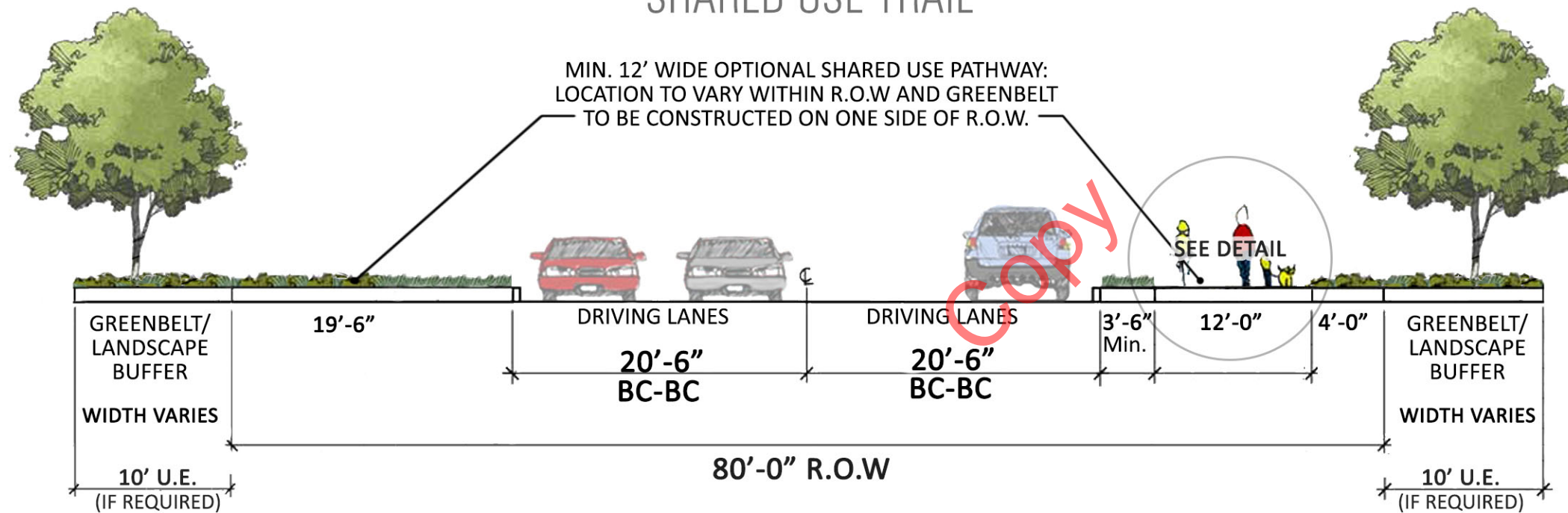
Street Cross Section
for Spine Road (Undivided)

PROPOSED STREET CROSS SECTION
SPINE ROAD (UNDIVIDED)



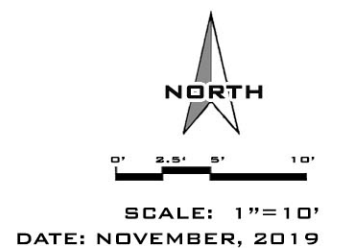
Street Cross Section for Spine Road (Undivided) with Shared Use Trail

PROPOSED STREET CROSS SECTION SPINE ROAD (UNDIVIDED) SHARED USE TRAIL



SHARED USE TRAIL DETAIL:

- 12' MINIMUM OPTIONAL TRAIL
- POST-MOUNTED SIGNAGE
OUTSIDE OF CLEARANCE ZONE
AND 4' MINIMUM HEIGHT
- 8' MINIMUM TREE CLEARANCE
- 2' CLEARANCE ZONES



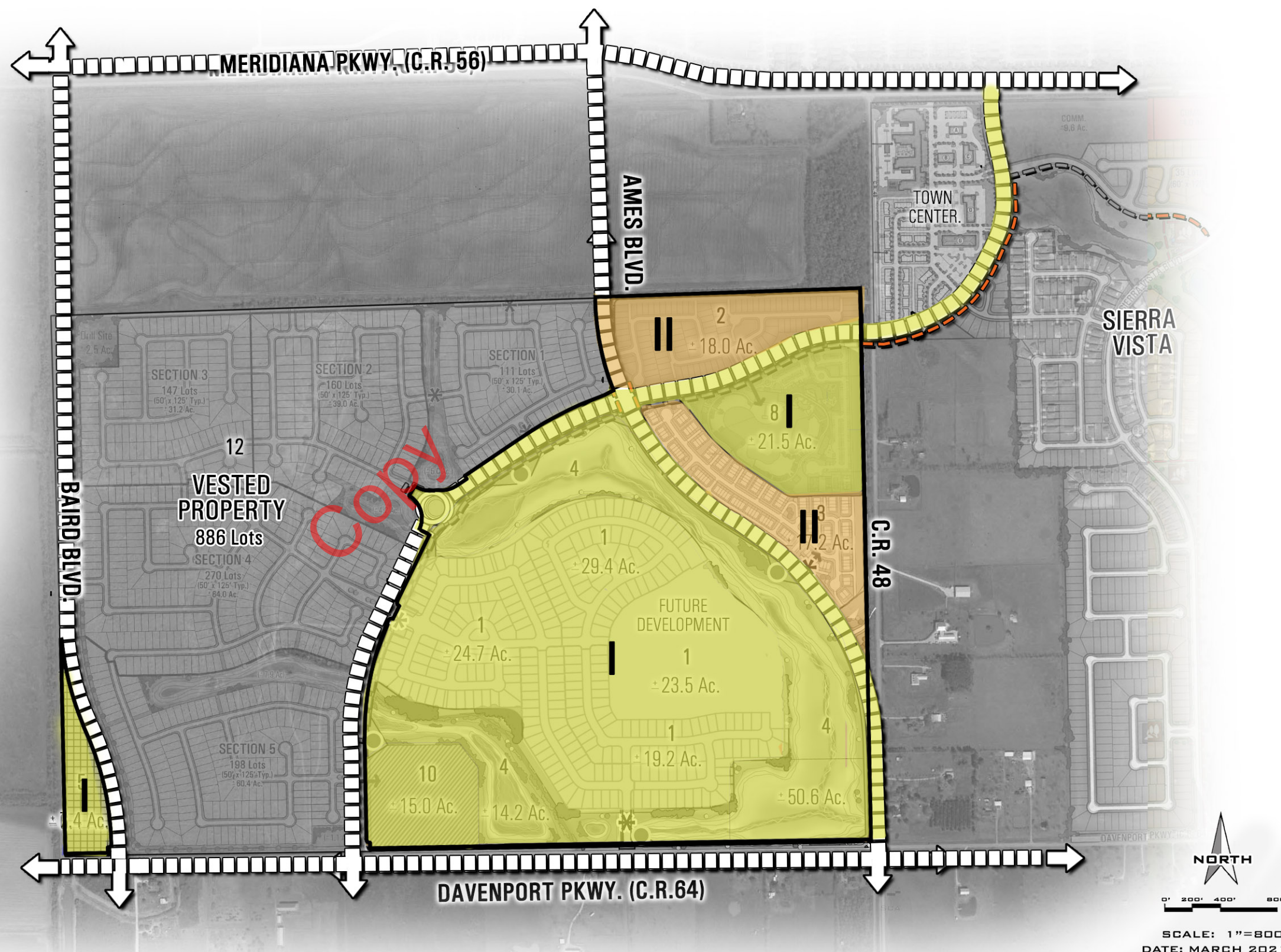
Sierra Vista West

Phasing Plan of Development

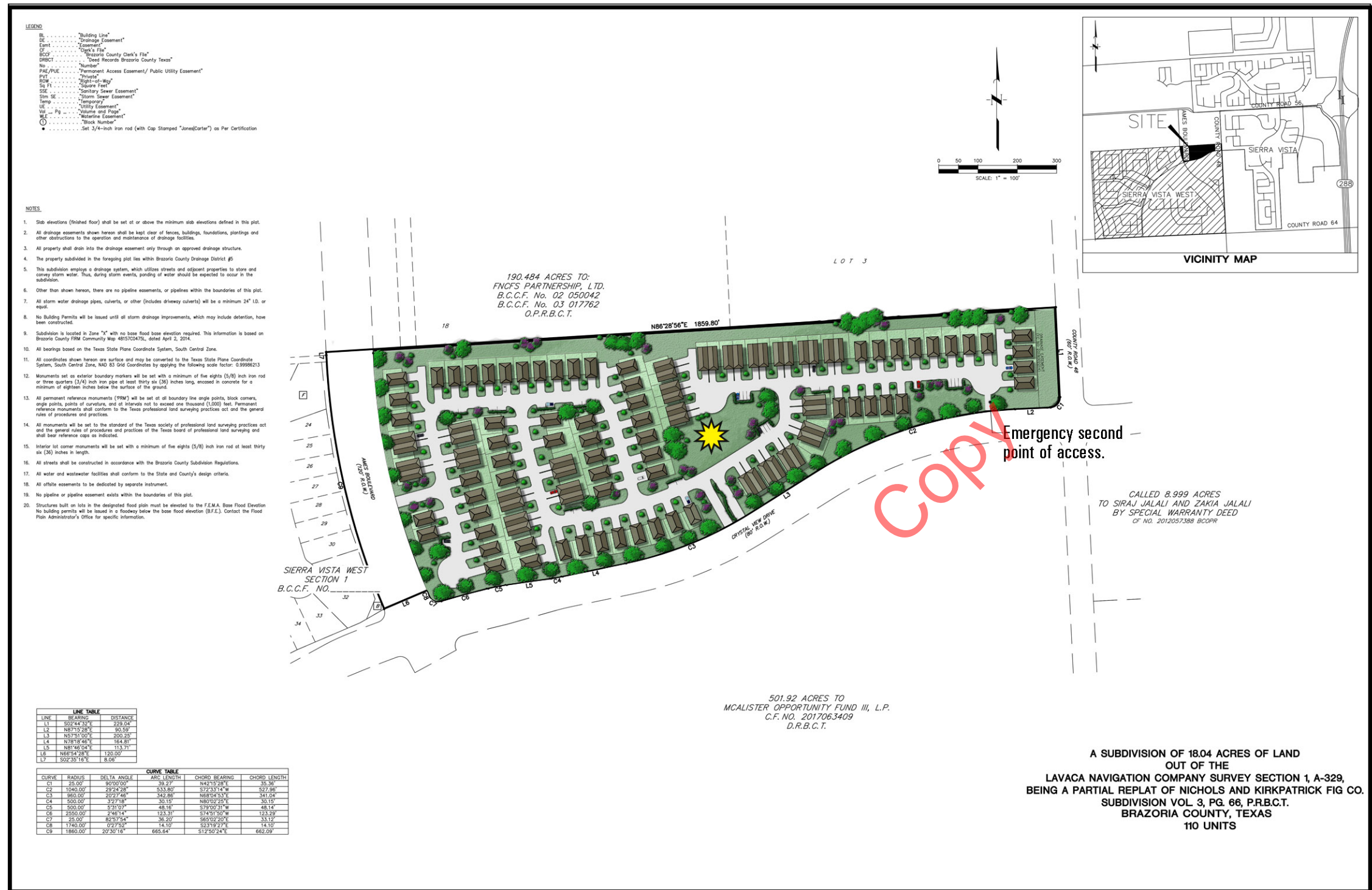
FIGURE 9

- PHASE I (1-2 Years)*
- PHASE II (3-5 Years)*
- PHASE III (6-10 Years)*

*THE PHASE DATES OF EACH PHASE IS SUBJECT TO CHANGE DUE TO GENERAL ECONOMIC VARIABLES AND MARKET DEMAND.



"For Rent" Single-Family Residential Site Plan



110 TOTAL UNITS

Density: 6.09 DU/AC

Setbacks:

Front Yard: Minimum 20', all buildings shall face internal PAE

Side Yard:

- a. Minimum 10' between buildings
- b. Minimum 10' on the street side of a corner unit.
- c. Minimum 25' if the unit is backing to any other public street (i.e. CR 48, Crystal View Drive, Ames Boulevard).

Rear Yard:

- a. Minimum 20' from perimeter property line
- b. Minimum 25 feet if the unit is backing to a street that is a major arterial or major collector.

Lot Size*: 3,600 SF Typical 40'x90'

*This site will not be subdivided into single-family lots. All land and residential units will be owned and maintained by a single corporate entity.

Maximum Height: 2 Stories - 35'

Parking:

- a. 2 garage spaces and 2 on-site spaces provided with each unit.
- b. 1 additional guest parking space per 4 units. (28 total) provided throughout the site.

Open Space:

- a. 146,522 SF Open Space Provided (99,000 SF Req.)
- b. 1,332 SF Open Space per unit provided (900 SF Min.)

Location of On-site Management Offices: 

Materials:

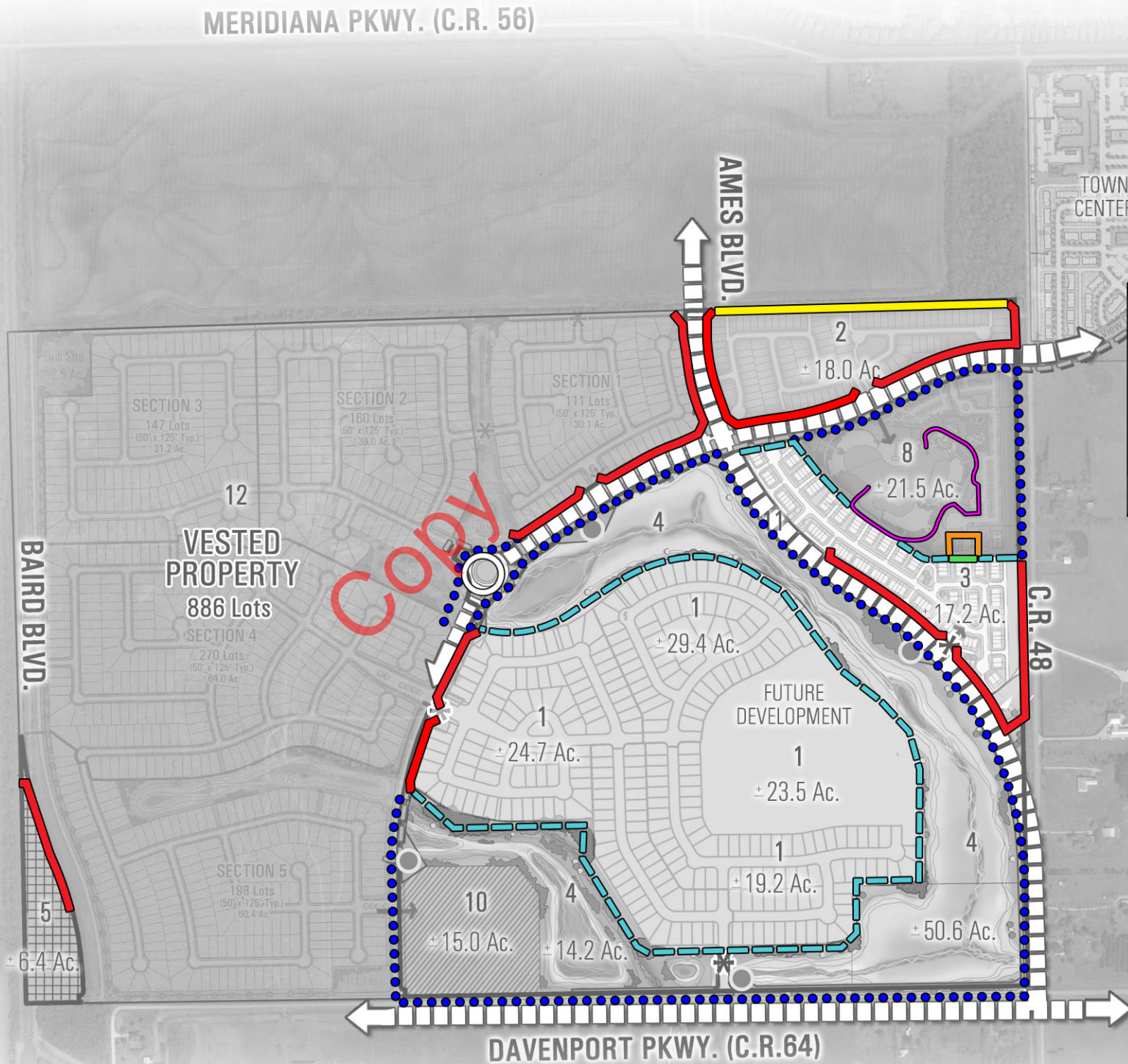
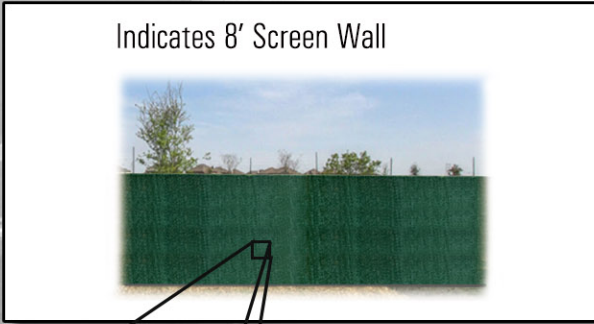
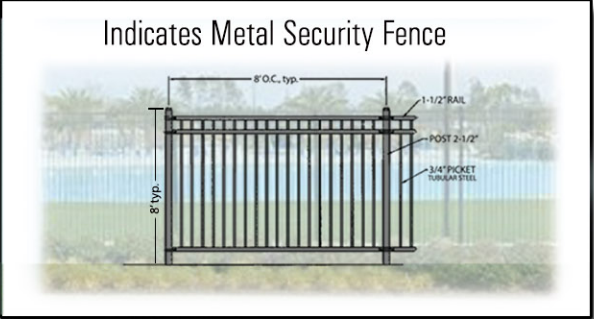
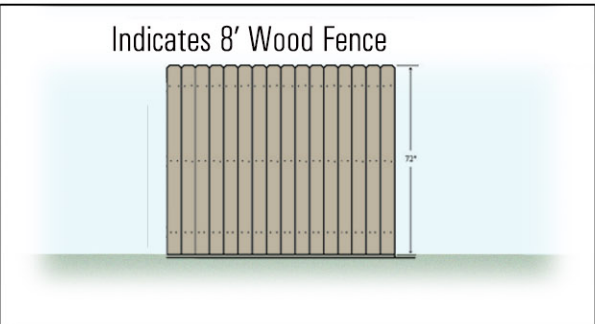
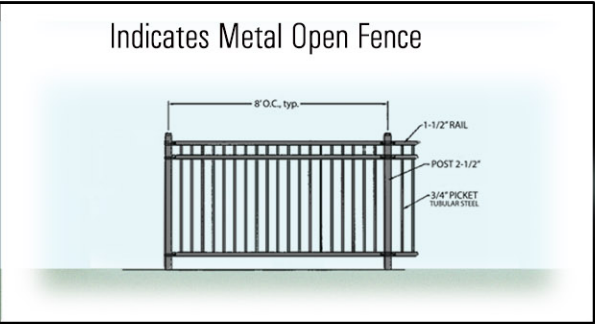
- 100% brick - 1 story structures
- 60% brick - 2 story structures

Sierra Vista West

Perimeter Fencing and Screening

FIGURE 11

- Indicates 6' high masonry wall
- Indicates 8' high wood fence
- Indicates 8' high masonry wall
- Indicates 6' metal open fence
- Indicates security fence
(security fence location subject to change pending final site plan approval)
- Indicates 8' screen wall
- Indicates no fence required




SCALE: 1"=800'
DATE: MARCH 2021


Sterling Lakes North

LOT TABLE						
	45's	50's	55's	60's	>60'	TOTAL
Section 1	49					49
Section 2				96	8	104
Section 3				114		114
Section 4	42					42
Section 5	54					54
Section 6	55					55
Section 7				83		83
Section 8a				56		56
Section 8b		121				121
Section 9				76		76
Section 10	58					58
Section 11	68					68
Section 12		183				183
TOTAL	326	304	0	425	8	1063


LEGEND




FUTURE LOTS



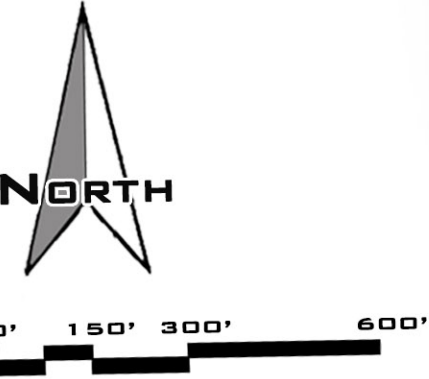
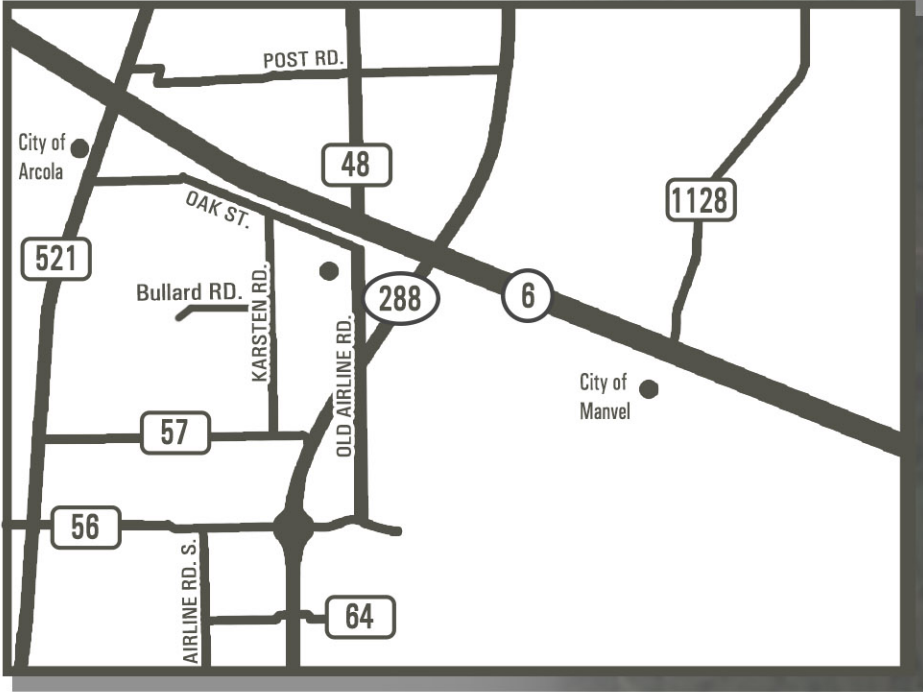
CIVIC



GATED ENTRY



NEIGHBORHOOD PLAYGROUND



SCALE: 1"=300'
DATE: 02.15.2021



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