



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

IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF JUNE 7, 2022

Members present: David Hurst, Tim Varlack, Brenda Dillon, Les Hosey, Brian Johnson, and Terry Hayes

Members absent: Steven Byrum-Bratsen

Others present: Dinh Ho, Robert Hemminger, Brad Sweitzer

MEETING- 7:00 P.M.

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

2. Administer the Oath of Office to newly appointed members. City Secretary, Kayleen Rosser administered the Oath of Office to newly appointed member Brenda Dillon.

3. Citizens Comments.

- Lawrence Jasso- Stated his concern with flooding and all the developments being built out here. He asked about the time frame for the development of the PUD.
- Susan Cottrell- Former Councilmember asked that Staff explain what a Planned Unit Development is for those in attendance.
- Romel Gaitan- Concerned about flooding on CR 63 on the west side of SH 288 as these properties are not in the city.
- John Celis- Concerned about flooding on CR 63 on the west side of SH 288 as these properties are not in the city.

4. PUBLIC HEARING

- Hold a public hearing to consider rezoning the following property from single family residential to Planned Unit Development: The Southern Star/Rally 288 East, LLC tract, which is a 132.15-acre tract of land generally located in the northeast quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 166982 and Geographic ID No. 0259-0001-000. Chairman David Hurst opened the public hearing at 7:15 P.M. Brad Sweitzer with EHRA Engineering on behalf of Castlerock Homes presented the Planned Unit Development plan. Clifford Guidry asked about County Road 63 and the effects this development will have on the residents on that street specifically the drainage impact. Robert Wall asked what Brazoria County's current requirement for lot size is. The response was a minimum lot size of 80ft wide. Chairman Hurst closed the public hearing at 8:33 P.M.
- Hold a public hearing to consider rezoning the following property from single family residential to Planned Unit Development: The Rally 288 West, LLC tract, which is a 259.43-acre tract of land generally located in the northwest quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 176233 and Geographic ID No. 0512-0032-000. Chairman David Hurst opened the public hearing at 7:32 P.M. Brad Sweitzer with EHRA Engineering on behalf of Beazer Homes presented the Planned Unit Development plan. Many surrounding property owners expressed their concern with the drainage impact that this development would have on the

surrounding areas including their properties, traffic impact, and the electric charging stations. Chairman Hurst closed the public hearing at 8:33 P.M.

5. Consider approval of the following Planning and Zoning Commission meeting minutes

- May 3, 2022

Tim Varlack made a motion to approve the minutes of May 3, 2022. Seconded by Terry Hayes. Approved with six ayes. Steven Byrum-Bratsen was absent.

6. Consideration and possible action for the Meridiana Section 57 Final Plat. The committee stated that there was a typo on the agenda. The item should have been; consideration and possible action for the Meridiana Section 56 Final Plat. The motion was made by Terry Hayes to recommend to approve the Meridiana Section 56 Final Plat as 57 was a typo. Seconded by Brenda Dillon. Approved unanimously with six ayes.

7. Consideration and possible action for the Iowa Heights Final Plat. Tim Varlack made a motion to recommend to approve the Iowa Heights Final Plat. Seconded by Les Hosey. Approved unanimously with six ayes.

8. Consideration and possible action to make a recommendation to City Council to consider rezoning the following property from single family residential to Planned Unit Development: The Southern Star/Rally 288 East, LLC tract, which is a 132.15-acre tract of land generally located in the northeast quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 166982 and Geographic ID No. 0259-0001-000. After discussion by the committee, Tim Varlack made a motion to recommend approval of the Southern Star/ Rally 288 East tract to City Council without the water amenity and per the recommendation by Staff with the added language in the memorandum provided by the City Attorney. Seconded by Les Hosey. Approved unanimously.

9. Consideration and possible action to make a recommendation to City Council to consider rezoning the following property from single family residential to Planned Unit Development: The Rally 288 West, LLC tract, which is a 259.43-acre tract of land generally located in the northwest quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 176233 and Geographic ID No. 0512-0032-000. After discussion, Brian Johnson made a motion to recommend approval to City Council for the Rally 288 West tract per Staff's recommendation with the additional language provided by the City Attorney. Seconded by Tim Varlack. Approved unanimously with six ayes.

10. Terry Hayes made a motion to adjourn. Seconded by Tim Varlack. Meeting was adjourned at 9:23 P.M.

APPROVED THIS 5th DAY OF JULY, 2022.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

Wednesday, June 29, 2022

Jackie Overton
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

**Re: Discovery Drive and Davenport Parkway Abbreviated Plat
 Letter of Recommendation to Approve
 City of Iowa Colony Project No. 1149
 Adico, LLC Project No. 16007-2-250**

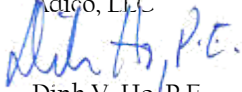
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of the abbreviated plat package for Discovery Drive and Davenport Parkway, received on or about June 27, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the plat as resubmitted on June 27, 2022. Please provide two (2) sets of mylars and ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, June 30, 2022, for consideration at the July 5, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC



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

Copy

Cc: Kayleen Rosser, COIC
 Robert Hemminger, COIC
 File: 16007-2-250

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, acting by and through Kazem Khonsari, President of BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, owner of the property subdivided in this plat, DISCOVERY DRIVE AND DAVENPORT PARKWAY ABBREVIATED PLAT, do hereby make subdivision of said property for and on behalf of said BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, has caused these presents to be signed by Kazem Khonsari, President of BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, thereunto authorized by this _____ day of _____, 2022.

OWNER
BAHAM INTERESTS LIMITED PARTNERSHIP
A TEXAS LIMITED PARTNERSHIP

BY: _____
Print Name: Kazem Khonsari
Title: President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Kazem Khonsari, President of BAHAM INTERESTS LIMITED PARTNERSHIP, a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet.

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Michael Byrum—Bratsen, Mayor

McLean Barnett, Council Member

Arnetta Hicks—Murray, Council Member

Marquette Greene—Young, Council Member

Wil Kennedy, Council Member

Chad Wilsey, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning and Zoning Commission

Les Hosey
Planning and Zoning Commission Member

Steven Byrum—Bratsen
Planning and Zoning Commission Member

Brian Johnson
Planning and Zoning Commission Member

Tim Variack
Planning and Zoning Commission Member

Brenda Dillon
Planning and Zoning Commission Member

Terry Hayes
Planning and Zoning Commission Member

Date

METES AND BOUNDS DESCRIPTION
BEING 2.858 ACRES
SITUATED IN THE
H.T. & B. R.R. COMPANY SURVEY, SECTION 49, ABSTRACT 259
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 2.858 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. COMPANY SURVEY, SECTION 49, ABSTRACT 259, BRAZORIA COUNTY, TEXAS; BEING OUT OF THE RESIDUE OF THAT CERTAIN TRACT OF LAND CONVEYED TO BAHAM INTERESTS LIMITED PARTNERSHIP BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.) 2012054324 (AS TO A CALLED 132.1854 ACRE TRACT OF LAND), SAID 2.858 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch iron rod called for and found for corner in the southerly right-of-way line of the existing County Road 64 (based on an approximate 56 foot width) at the intersection with the easterly right-of-way line of State Highway 288 (based on a width of 120 feet at this location) marking the most north northwesterly corner of the residue of the called 132.1854 acre tract;

(1) THENCE, North 87°23'47" East, along the southerly right-of-way line of said County Road 64 for a distance of 768.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the easterly right-of-way line of State Highway 288 (based on a width of 120 feet at this location) marking the most north northwesterly corner of that certain tract of land called 206.73 acres as described in the deed to Alvin Independent School District recorded under B.C.C.F. No. 2018061880;

THENCE, along the northwesterly lines of the called 206.73 acre tract as follows:

(2) THENCE, South 02°24'24" East, for a distance of 400.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

(3) THENCE, in a southwesterly direction with the arc of a non-tangent curve to the right having a radius of 584.74 feet, a central angle of 43°03'27", an arc length of 439.43 feet and a chord bearing of South 21°01'03" West, for a distance of 429.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for tangency;

(4) THENCE, South 43°12'40" West, for a distance of 467.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

(5) THENCE, in a southwesterly direction with the arc of a curve to the left having a radius of 551.00 feet, a central angle of 31°56'51", an arc length of 307.23 feet and a chord bearing of South 27°14'15" West, for a distance of 303.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

(6) THENCE, South 87°19'08" West, for a distance of 61.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a non-tangent curve from which a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the easterly right-of-way line of State Highway 288 marking the most west northwesterly corner of said 206.73 acre tract bears S 87°19'08" W, a distance of 1,004.97 feet;

(7) THENCE, in a northeasterly direction with the arc of a non-tangent curve to the right having a radius of 611.00 feet, a central angle of 33°20'25", an arc length of 355.54 feet and a chord bearing of North 26°32'27" East, for a distance of 350.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(8) THENCE, North 43°12'40" East, for a distance of 467.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

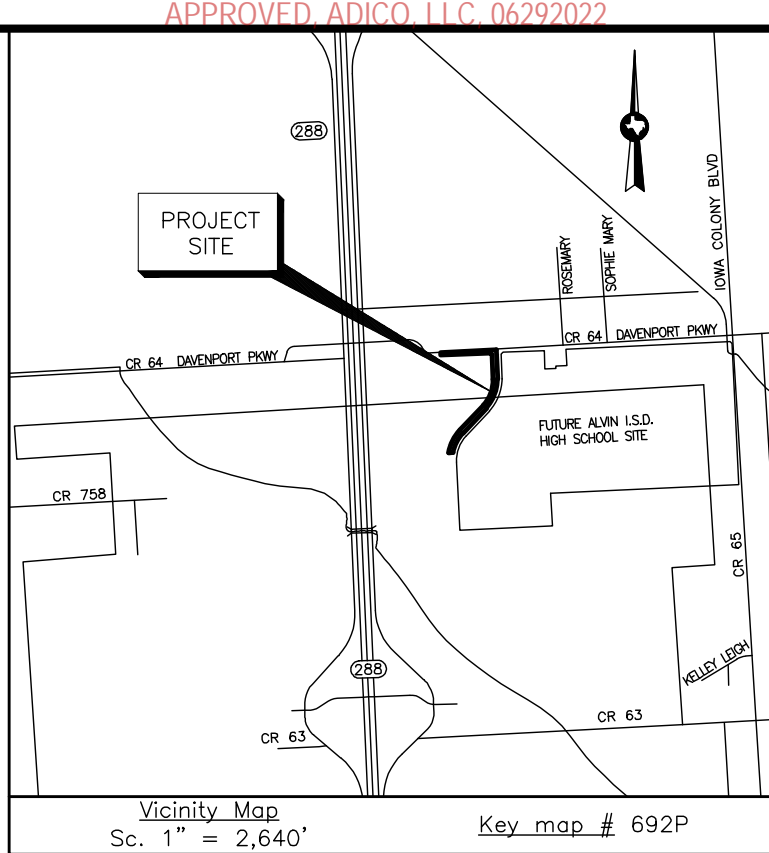
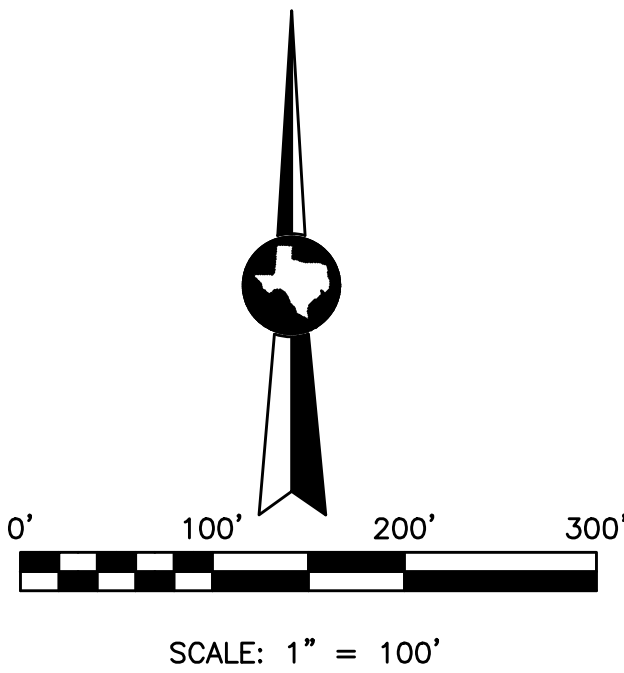
(9) THENCE, in a northeasterly direction with the arc of a curve to the left having a radius of 491.00 feet, a central angle of 45°37'04", an arc length of 390.93 feet and a chord bearing of North 20°24'08" East, for a distance of 380.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(10) THENCE, North 02°24'24" West, for a distance of 338.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(11) THENCE, North 47°24'24" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(12) THENCE, South 87°35'36" West, for a distance of 678.43 feet to a 3/4" iron rod found for corner;

(13) THENCE, North 02°36'19" West, for a distance of 34.29 feet to the POINT OF BEGINNING and containing 2.858 acres of land.



BENCHMARK:

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

DISCOVERY DRIVE AND DAVENPORT PARKWAY ABBREVIATED PLAT

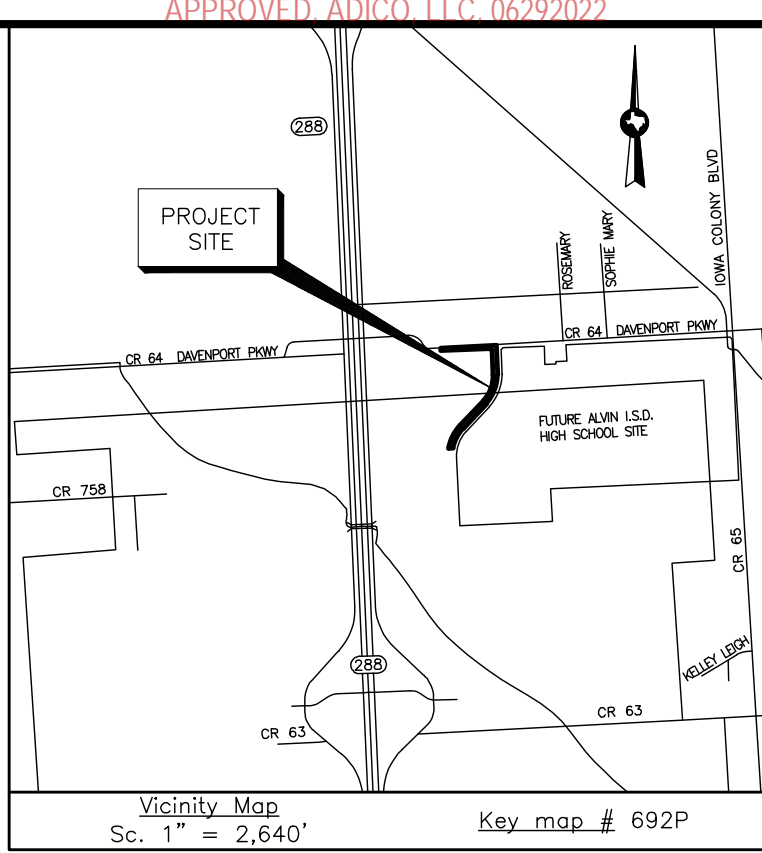
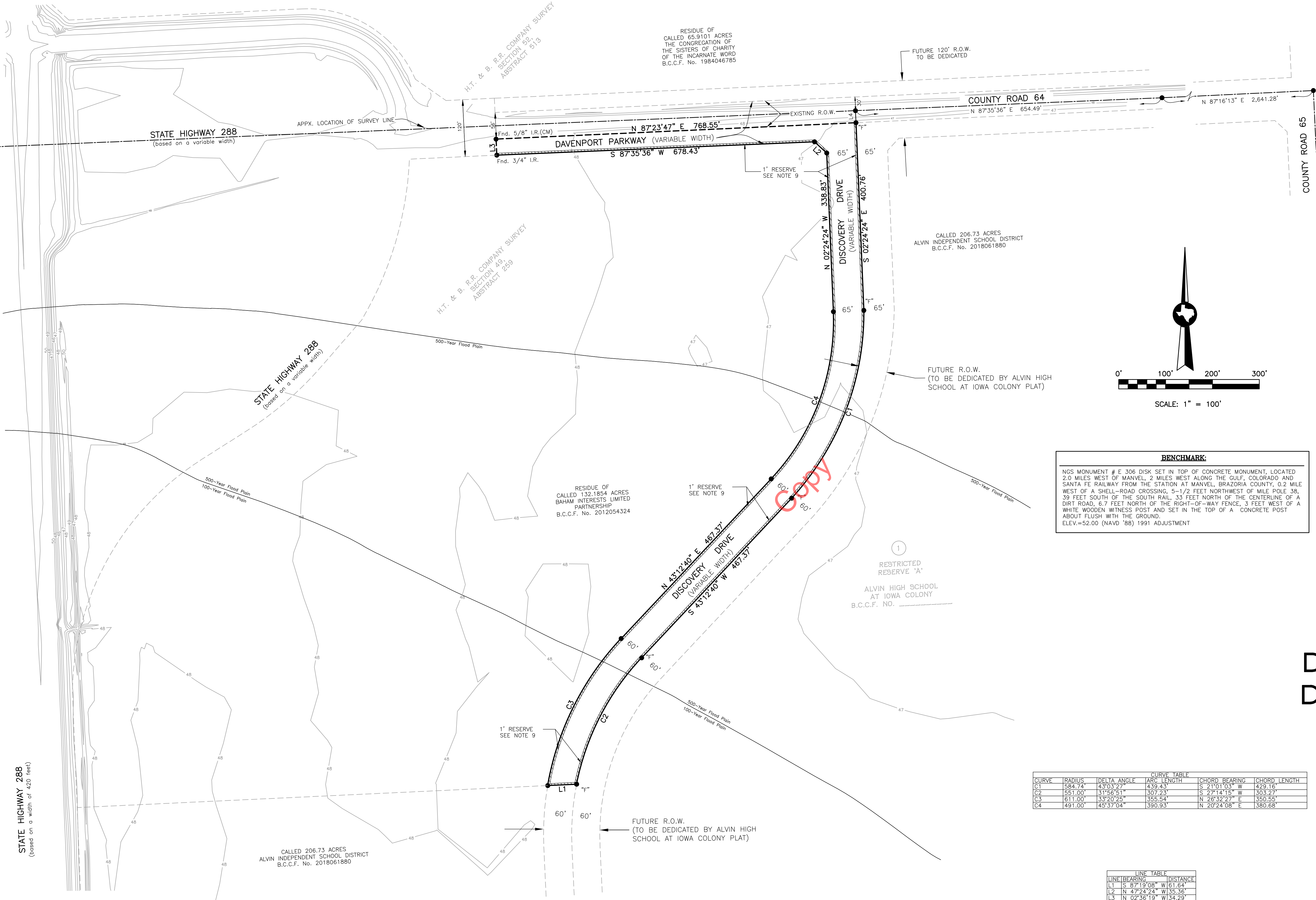
BEING A SUBDIVISION OF 2.858 ACRES OUT OF
THE H.T. & B. R.R. COMPANY SURVEY,
SECTION 49, ABSTRACT 259
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

OWNER
BAHAM INTERESTS LIMITED PARTNERSHIP
407 1/2 LAUREL DRIVE
FRIENDSWOOD, TEXAS 77546
(817)-412-9834
MAY, 2022

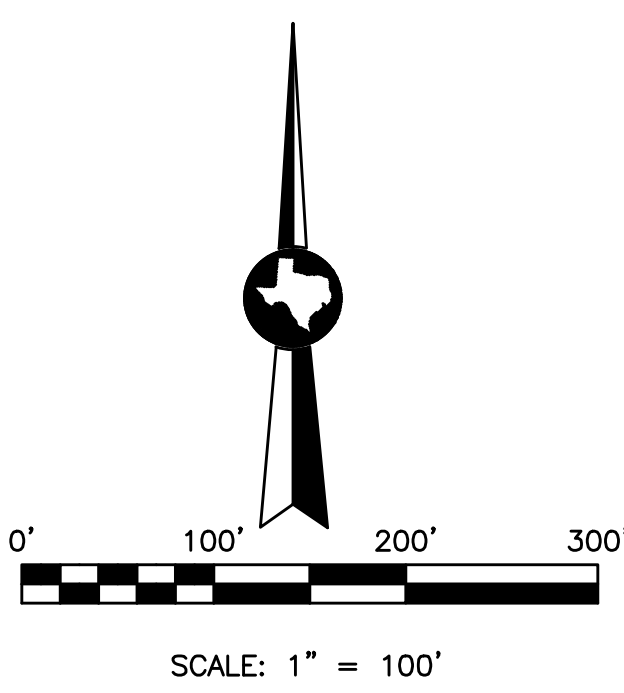


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

STATE HIGHWAY 288
(based on a width of 42.0 feet)



- GENERAL NOTES:**
- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
 - All boundary corners for the plat shown hereon are set 5/8-inch iron rods 36-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
 - AC, indicates Acres
B.C.C.F. indicates Brazoria County Clerk's File
B.C.D.R. indicates Brazoria County Deed Records
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
(CM) INDICATES Controlling Monument
FND, indicates Found
I.R. indicates Iron Rod
VOL. indicates Volume
PG. indicates Page
R.O.W. indicates Right of Way
SQ. FT. indicates Square Feet
"F" indicates a found 5/8-inch Capped Iron Rod
"EHRA 713-784-4500"
 - This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
 - The boundary for this plat has a closure in excess of 1:15,000.
 - The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. 55, and Brazoria County Drainage District #5 (B.D.D.#5).
 - Sidewalks will be required along all roadway frontage. Sidewalks shall be a minimum of 6' in width.
 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120K, dated December 30, 2020, portions of the subject property shown hereon lie within "Zone AE" (areas determined to be subject to the 1% annual flood with base flood elevations determined), portions of the property lies within shaded "Zone X" (areas determined to be subject to the 0.2% annual chance flood) and portions of the property lies within "Zone X" (areas determined to be outside of the 0.2% chance annual flood). This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
 - Contour lines shown hereon are based on the NGS Benchmark E-306 being noted hereon.
 - One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.
 - The property owner must construct the west half of Discovery Drive upon platting or development of the adjoining property.



BENCHMARK:

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

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	584.74'	43°03'27"	439.43'	S 21°01'03" W 429.16'
C2	551.00'	31°56'51"	307.23'	S 27°14'15" W 303.27'
C3	611.00'	33°20'25"	355.54'	N 26°32'27" E 350.55'
C4	491.00'	45°37'04"	390.93'	N 20°24'08" E 380.68'

LINE TABLE	
LINE BEARING	DISTANCE
L1 S 87°19'08" W	61.64'
L2 N 47°24'24" W	35.36'
L3 N 02°36'19" W	34.29'
L4 N 02°24'24" W	25.76'

DISCOVERY DRIVE AND DAVENPORT PARKWAY ABBREVIATED PLAT

BEING A SUBDIVISION OF 2.858 ACRES OUT OF
THE H.T. & B. R.R. COMPANY SURVEY,
SECTION 49, ABSTRACT 259
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

OWNER
BAHAM INTERESTS LIMITED PARTNERSHIP
407 1/2 LAUREL DRIVE
FRIENDSWOOD, TEXAS 77546
(817)-412-9834
MAY, 2022



EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

Thursday, June 30, 2022

Jackie Overton
EHRA Inc.
10011 Meadowglen Lane
Houston, TX 77042

**Re: Alvin ISD High School at Iowa Colony Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SFP 200810-0881
Adico, LLC Project No. 16007-2-168**

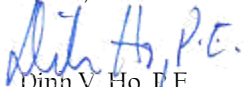
Dear Ms. Overton;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Alvin ISD High School at Iowa Colony Final Plat received on or about June 30, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the final plat as resubmitted on June 30, 2022. Please provide two (2) sets of mylars and ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, June 30, 2022, for consideration at the July 5, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, City Secretary, (krosser@cityofiowacolony.com)
Ron Cox, City Manager (rcox@rcoxconsulting.com)
File: 16007-2-168

STATE OF TEXAS:

COUNTY OF BRAZORIA:

We, Alvin Independent School District, acting by and through Carol Nelson, Superintendent, and Mary Anne McWhirter, Administrative Assistant to the Superintendent, being officers of Alvin Independent School District, Owner or owners hereinafter referred to as Owners of the property subdivided in this plat; sole owner of the land shown on this plat and whose name is described thereto and in person or through a duly authorized agent dedicates to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and consideration herein expressed. The owners do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, Alvin Independent School District, has caused these presents to be signed by Carol Nelson, Superintendent, thereunto authorized, attested by its Administrative Assistant to the Superintendent, Mary Anne McWhirter, this _____ day of _____, 2022.

OWNER

ALVIN INDEPENDENT SCHOOL DISTRICT

BY: _____ Attest: _____
Print Name: Carol Nelson Print Name: Mary Anne McWhirter
Title: Superintendent Title: Administrative Assistant to the Superintendent

STATE OF TEXAS }
COUNTY OF BRAZORIA }

BEFORE ME, the undersigned authority, on this day personally appeared Carol Nelson, Superintendent of Alvin Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

STATE OF TEXAS }
COUNTY OF BRAZORIA }

BEFORE ME, the undersigned authority, on this day personally appeared Gina Pierce, Administrative Assistant to the Superintendent of Alvin Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for the
State of Texas
My Notary Commission Expires _____

I, Robert Boelsche, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than five-eighths of one inch (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest street intersection.

Robert Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

Michael Byrum—Bratsen, Mayor

McLean Barnett, Council Member

Arnetta Hicks—Murray, Council Member

Marquette Greene—Young, Council Member

Wil Kennedy, Council Member

Chad Wilsey, Council Member

Dinh Ho, P.E., City Engineer

Date

PLANNING AND ZONING COMMISSION APPROVAL

David Hurst, Chairman
Planning Commission

Les Hosey
Planning Commission Member

Steven Byrum—Bratsen
Planning Commission Member

Brian Johnson
Planning Commission Member

Tim Varlack
Planning Commission Member

Brenda Dillon
Planning Commission Member

Terry Hayes
Planning Commission Member

Date

METES AND BOUNDS DESCRIPTION
ALVIN I.S.D. HIGH SCHOOL AT IOWA COLONY
BEING 182.32 ACRES SITUATED IN THE
H.T. & B.R.R. COMPANY SURVEY, SECTION 49, ABSTRACT 259
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 182.32 ACRE TRACT OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 49, ABSTRACT 259, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 206.73 ACRES CONVEYED TO ALVIN INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. No.), 2018061880, SAID 182.32 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a "X" in concrete marking the recognized northeasterly corner of the H.T. & B.R.R. Company Survey, Section 49, Abstract 259 and the said 206.32 acre tract, said point being located at the intersection of County Road 65 (also known as Iowa Colony Boulevard) and County Road 64 (also known as Davenport Parkway;

(1) THENCE, South 02°40'44" East, with the east line of said 206.32 acre tract along County Road 65 (based on a width of 80 feet as occupied and monumented) with the easterly line of the H.T. & B.R.R. Company Survey, Section 49, Abstract 259 for a distance of 2,025.25 feet to a "MAG" nail found in an asphalt road marking the southeasterly corner of the said 206.32 acre tract and the northeasterly corner of that certain tract of land called 20.00 acres as described by deed recorded under B.C.C.F. No. 2005001446;

(2) THENCE, South 87°19'46" West, along the common line between the said 206.32 acre tract and the called 20.00 acre tract for a distance of 2,640.84 feet to a 1/2-inch iron rod called for and found marking the northwesterly corner of the said 20.00 acre tract and an internal corner of the said 206.32 acre tract;

(3) THENCE, South 02°40'32" East, along the common line between the said 206.32 acre tract and the called 20.00 acre tract and of that certain tract of land called 14.00 acres as described by deed recorded under B.C.C.F. No. 2005002636 for a distance of 451.55 feet to a 5/8-inch iron rod called for and found marking the southeasterly corner of the said 206.32 acre tract and the northeasterly corner of that certain tract of land called 132.1854 acres as described by deed recorded to Rally 288 East, LLC under B.C.C.F. No. 2013040084;

(4) THENCE, South 87°19'08" West, along the common line between the said 206.32 acre tract and the called 132.1854 acre tract for a distance of 1,392.42 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner of the herein described tract of land;

(5) THENCE, North 02°40'52" West, for a distance of 936.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(6) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 611.00 feet, an angle of 12°33'07", a length of 133.85 feet and a chord bearing North 03°35'41" East, for a distance of 133.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of corner in the lower northerly line of the said 206.32 acre tract;

THENCE, along the northerly and westerly lines of the said 206.32 acre tract the following twelve (12) courses:

(7) THENCE, North 87°19'08" East, for a distance of 61.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a non-tangent curve;

(8) THENCE, in a northeasterly direction along the arc of a curve to the right having a radius of 551.00 feet, an angle of 31°56'51", a length of 307.23 feet and a chord bearing North 27°14'15" East, for a distance of 303.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of tangency;

(9) THENCE, North 43°12'40" East, for a distance of 467.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of curvature;

(10) THENCE, in a northeasterly direction along the arc of a curve to the left having a radius of 584.74 feet, an angle of 43°03'27", a length of 439.43 feet and a chord bearing North 21°01'03" East, for a distance of 429.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of tangency;

(11) THENCE, North 02°24'24" West, for a distance of 400.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the southerly right-of-way line of County Road 64 (based on a variable width);

(12) THENCE, North 87°23'47" East, along the southerly right-of-way line of County Road 64 for a distance of 655.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the westerly line of that certain tract of land called 1.1 acres as described by deed recorded under B.C.C.F. No. 2006002972;

(13) THENCE, South 02°40'44" East, along the westerly line of said 1.1 acre tract for a distance of 289.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southwesterly corner of the said 1.1 acre tract;

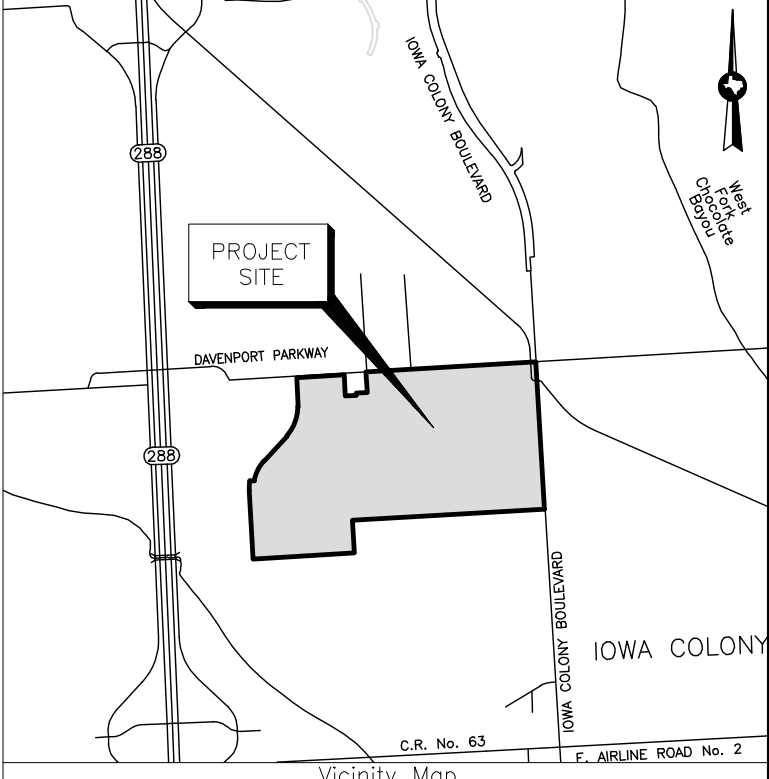
(14) THENCE, North 87°16'13" East, along the southerly line of said 1.1 acre for a distance of 150.00 feet to a 5/8-inch iron rod found for the southeasterly corner of the said 1.1 acre tract;

(15) THENCE, North 02°40'44" West, along the easterly line of said 1.1 acre tract for a distance of 29.05 feet to the southwesterly corner of that certain tract of land called 1.0 acre as described by deed recorded under B.C.C.F. No. 2011015007 from which a found 1/2-inch iron pipe bears N 86°11' W, a distance of 0.56 feet;

(16) THENCE, North 87°16'13" East, along the southerly line of said 1.0 acre tract for a distance of 150.00 feet to a 5/8-inch iron rod found for the southeasterly corner of the said 1.0 acre tract;

(17) THENCE, North 02°40'44" West, along the easterly line of said 1.0 acre tract for a distance of 283.63 feet to a "MAG" nail found in County Road 64 (an asphalt road) being in the recognized north line of the H.T. & B.R.R. Company Survey, Section 49, Abstract 259;

(18) THENCE, North 87°16'13" East, along County Road 64 (based on a variable width as monumented) with the northerly line of the H.T. & B.R.R. Company Survey, Section 49, Abstract 259 for a distance of 2,340.74 feet to the POINT OF BEGINNING and containing 182.32 acres of land.



BENCHMARK:

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

ALVIN I.S.D. HIGH SCHOOL AT IOWA COLONY

BEING A SUBDIVISION OF 182.32 ACRES OUT OF
THE H.T. & B. R.R. COMPANY SURVEY,
SECTION 49, A-259,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

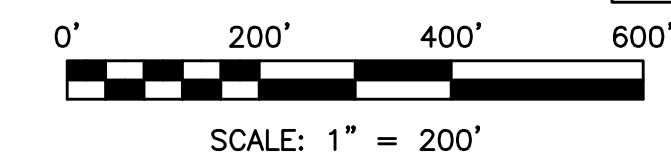
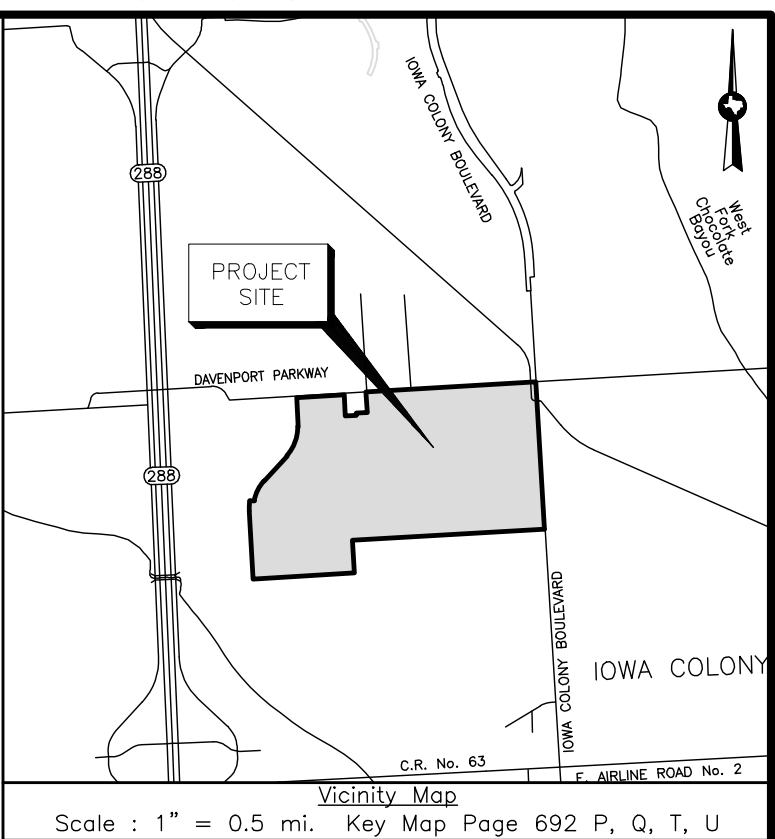
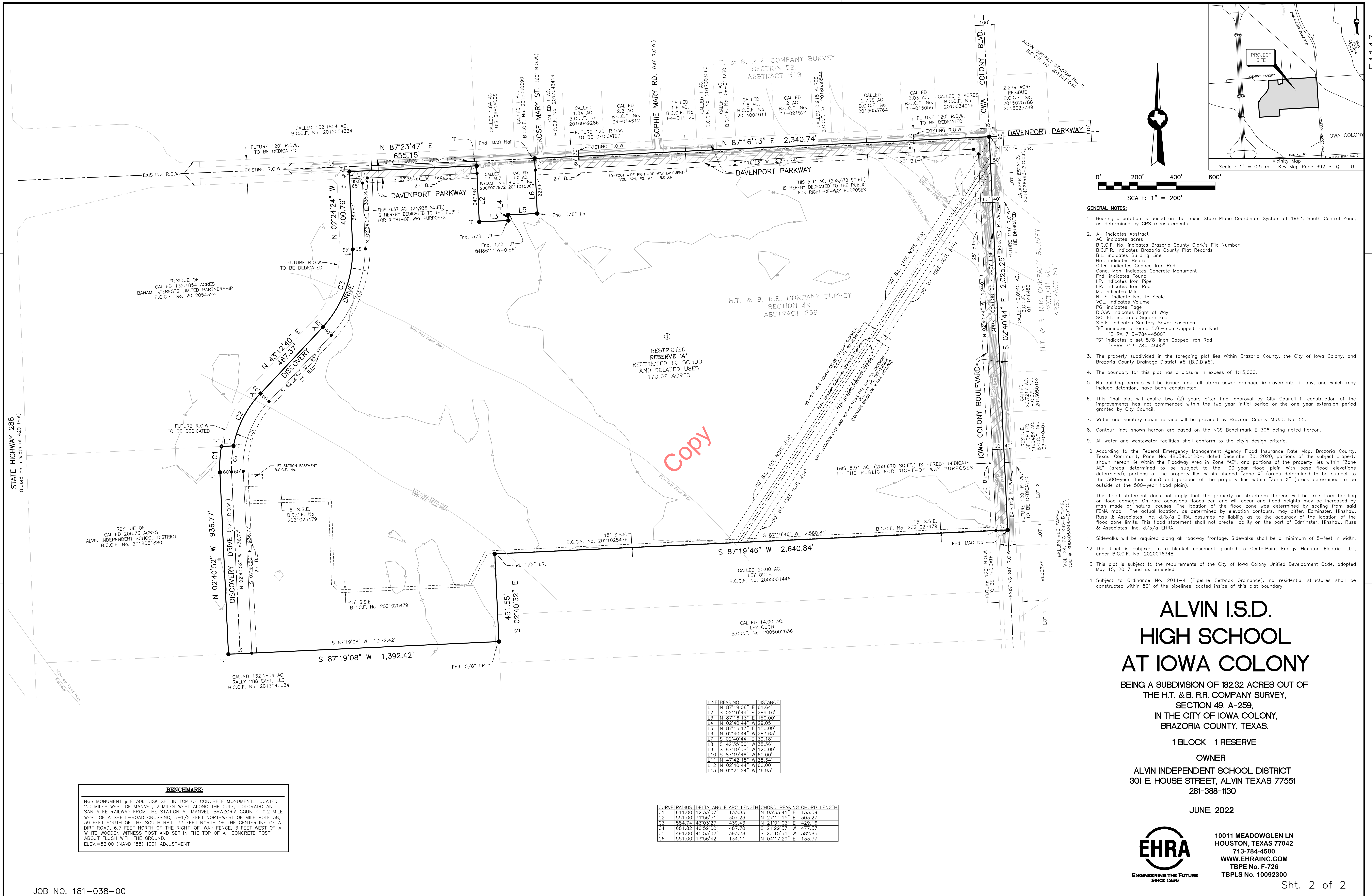
1 BLOCK 1 RESERVE

OWNER
ALVIN INDEPENDENT SCHOOL DISTRICT
301 E. HOUSE STREET, ALVIN TEXAS 77551
281-388-1130

JUNE, 2022



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- A- indicates Abstract
AC. indicates acres
B.C.C.F. No. indicates Brazoria County Clerk's File Number
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
Brs. indicates Bears
C.I.R. indicates Capped Iron Rod
Conc. Mon. indicates Concrete Monument
Fnd. indicates Found
I.P. indicates Iron Pipe
I.R. indicates Iron Rod
M. indicates Mile
N.T.S. indicate Not To Scale
VOL. indicates Volume
PG. indicates Page
R.O.W. indicates Right of Way
SQ. FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
"F" indicates a found 5/8-inch Capped Iron Rod
"EHRA 713-784-4500"
"S" indicates a set 5/8-inch Capped Iron Rod
"EHRA 713-784-4500"
- The property subdivided in the foregoing plat lies within Brazoria County, the City of Iowa Colony, and Brazoria County Drainage District #5 (B.D.D.#5).
- The boundary for this plat has a closure in excess of 1:15,000.
- No building permits will be issued until all storm sewer drainage improvements, if any, and which may include detention, have been constructed.
- This final plat will expire two (2) years after final approval by City Council if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by City Council.
- Water and sanitary sewer service will be provided by Brazoria County M.U.D. No. 55.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- All water and wastewater facilities shall conform to the city's design criteria.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0120H, dated December 30, 2020, portions of the subject property shown hereon lies within the Floodway Area in Zone "AE", and portions of the property lies within "Zone AE" (areas determined to be subject to the 100-year flood plain with base flood elevations determined), portions of the property lies within shaded "Zone X" (areas determined to be subject to the 500-year flood plain) and portions of the property lies within "Zone X" (areas determined to be outside of the 500-year flood plain).
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- Sidewalks will be required along all roadway frontage. Sidewalks shall be a minimum of 5'-feet in width.
- This tract is subject to a blanket easement granted to CenterPoint Energy Houston Electric, LLC, under B.C.C.F. No. 2020016348.
- This plat is subject to the requirements of the City of Iowa Colony Unified Development Code, adopted May 15, 2017 and as amended.
- Subject to Ordinance No. 2011-4 (Pipeline Setback Ordinance), no residential structures shall be constructed within 50' of the pipelines located inside of this plat boundary.

ALVIN I.S.D. HIGH SCHOOL AT IOWA COLONY

BEING A SUBDIVISION OF 182.32 ACRES OUT OF
THE H.T. & B. R.R. COMPANY SURVEY,
SECTION 49, A-259,
IN THE CITY OF IOWA COLONY,
BRAZORIA COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

ALVIN INDEPENDENT SCHOOL DISTRICT
301 E. HOUSE STREET, ALVIN TEXAS 77551
281-388-1130

JUNE, 2022



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINCO.COM
TBPE No. F-726
TBPLS No. 10092300

BENCHMARK:

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

LINE	BEARING	DISTANCE
L1	N 87°19'08" E	61.64'
L2	S 02°40'44" E	289.16'
L3	N 87°16'13" E	150.00'
L4	N 02°40'44" W	29.05'
L5	N 87°16'13" E	150.00'
L6	N 02°40'44" E	283.63'
L7	S 02°40'44" E	59.18'
L8	S 42°35'56" W	35.36'
L9	S 87°19'08" W	120.00'
L10	S 87°19'46" W	60.00'
L11	S 42°42'15" W	55.34'
L12	N 02°40'44" W	60.00'
L13	N 02°24'24" W	36.93'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	611.00'	12°33'07"	133.85'	N 03°35'41" E	133.59'
C2	551.00'	31°56'51"	307.23'	N 27°14'15" E	303.27'
C3	584.74'	43°03'27"	439.43'	N 21°01'03" E	429.16'
C4	681.82'	40°59'00"	487.70'	S 21°29'37" W	477.37'
C5	491.00'	45°53'32"	393.28'	S 02°15'54" W	382.85'
C6	551.00'	13°56'42"	134.11'	N 04°17'29" E	133.77'

Thursday, June 30, 2022

Travis Harrison, P.E.
Elevation Land Solutions
2445 Technology Forest Blvd., Suite 200
The Woodlands, TX 77381

**Re: Sierra Vista West Section 10 Final Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 410
Adico, LLC Project No. 16007-2-223**

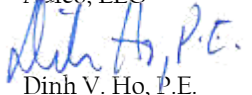
Dear Mr. Harrison,

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Sierra Vista West Section 10 final plat package received on or about June 29, 2022. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the plat as resubmitted on June 29, 2022. Please provide two (2) sets of mylars and ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, June 30, 2022, for consideration at the July 5, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


Dinh V. Ho, P.E.

TBPE Firm No. 16423

Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-225**

1. THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON 08/17/2020
2. THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
3. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.00013789.
4. BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000
5. SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
6. ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER FINISH GRADING IS COMPLETE. CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
7. BENCHMARK SHOWN HEREON ARE BASED ON TUDOM MONUMENT HW-79C, LOCATED IN THE MEDIUM OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 46.31 FEET, NAVD 83, 1951 ADJUSTMENT.
8. THIS TRACT OF LAND LIES WITHIN UNSHED ZONE "C", AREAS DETERMINED TO BE UNPAVED AND NOT TO BE COVERED IN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48030C0115K, DATED DECEMBER 30, 2020.
9. ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY AS SHOWN HEREON.
10. ALL OFF-SITE UTILITY EASEMENTS TO BE DESIGNATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
11. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE RAIL LINE ARE PERMITTED, THEY TOO MAY BE REMOVED BY THE PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SADDLE WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
12. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
13. ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS FOR THE OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
14. SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE SET AT OR ABOVE THE MINIMUM SLAB ELEVATIONS DEFINED.
15. ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
16. ALL STORM WATER DRAINAGE, PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
17. ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
18. THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THIS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
19. NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
20. ADEQUATE WASTEWATER FACILITIES SHALL BE PROVIDED TO SERVICE ALL PROPOSED IMPROVEMENTS.
21. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
22. OFF-STREET PARKING SPACES ARE TO BE PROVIDED IN ACCORDANCE WITH THE APPROVED PLAN OF DEVELOPMENT FOR SIERRA VISTA WEST.
23. SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
24. A MINIMUM OF 5 FOOT WIDE SIDEWALKS SHALL BE REQUIRED ALONG STREETS AND SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
25. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
26. OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
27. FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL. IF ANY CONDITION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
28. THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LATA TEXAS SIERRA VISTA WEST, LLC, A TEXAS LIMITED LIABILITY COMPANY.
29. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE BEEN DEEDED TO THE PUBLIC OR ACCEPTED BY THE CITY OF IOWA COLONY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF IOWA COLONY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

ACREAGE
CALLED 190.484 ACRES TO
FNCFS PARTNERSHIP, LTD
BCCF No. 02 050042
BCCF No. 03 017762

**SIERRA
VISTA WEST
DEVELOPMENT**


PROJECT LOCATION

VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692 J & N
SCALE: 1" = 2,640'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STMSSE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT
BL=	BUILDING LINE
ROW=	RIGHT-OF-WAY
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCRC=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCPPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
___ PG. __=	VOLUME, PAGE NUMBER
FN=	FOUND
IRC=	IRON ROD W/ CAP SET
"S"=	
	STREET NAME CHANGE

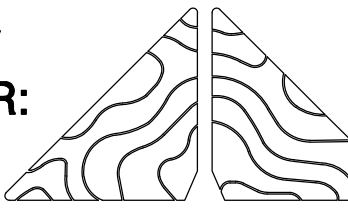
FINAL PLAT
SIERRA VISTA WEST
SEC 10

A SUBDIVISION OF 18.09 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

JUNE 2022

**OWNER/
DEVELOPER:** CWT SIERRA, LP,
A DELAWARE LIMITED PARTNERSHIP
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284

ENGINEER/
SURVEYOR

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UVE=	UNOBSTRUCTED VISIBILITY EASEMENT
UE=	UTILITY EASEMENT
WLE=	WATER LINE EASEMENT

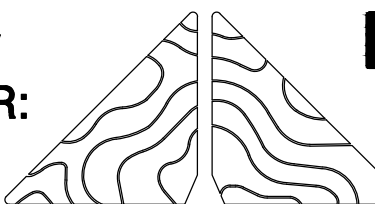
BCCF=	BRAZORIA COUNTY CLERK'S FILE
BCDR=	BRAZORIA COUNTY DEED RECORDS
BCPR=	BRAZORIA COUNTY PLAT RECORDS
BCOPR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
BCOPRR=	BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
VOL. <input type="text"/> PG. <input type="text"/>	VOLUME, PAGE
No.=	NUMBER
FND=	FOUND
IRC=	IRON ROD W/ CAP
"S"=	SET



STREET NAME CHANGE

A SUBDIVISION OF 18.09 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

JUNE 2022

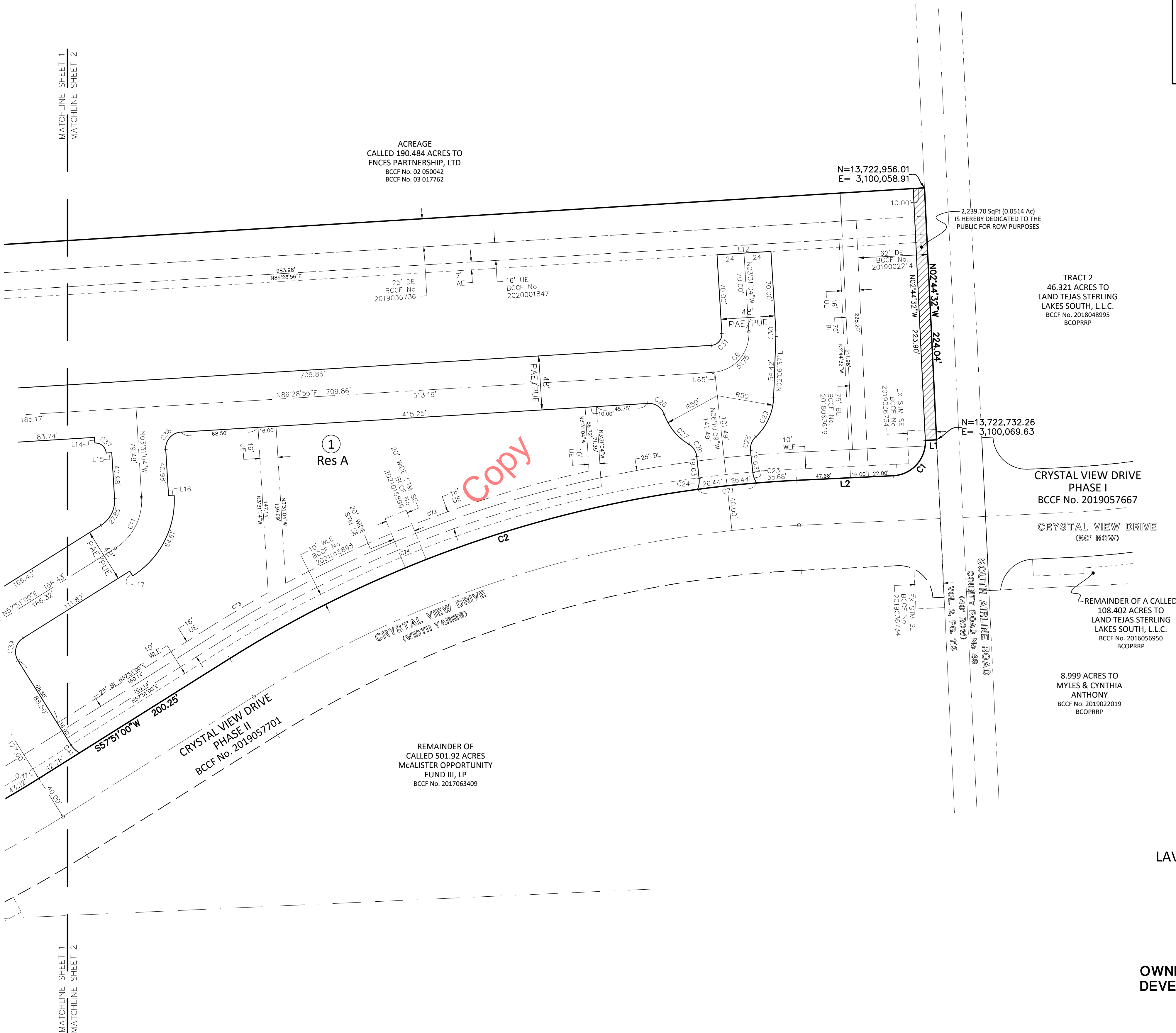
ENGINEER/
SURVEYOR

ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD	
C1	30.00'	47.12'	089°59'42"	S42°15'19"W	42.42'	
C2	1040.00'	533.70'	029°24'10"	S72°33'05"W	527.87'	
C3	960.00'	342.86'	0202°27'46"	S68°04'53"W	341.04'	
C4	500.00'	30.15'	0032°7'18"	S002°25'W	30.15'	
C5	500.00'	48.16'	005°31'07"	S79°00°31'W	48.14'	
C6	2550.00'	114.56'	002°34'27"	S74°57'44"W	114.55'	
C7	35.00'	50.74'	083°50'34"	N64°47'33"W	46.41'	
C8	1740.00'	627.79'	020°40'20"	N12°55'26"W	624.39'	
C9	34.00'	53.41'	090°00'00"	N41°28'56"E	48.08'	
C10	34.00'	53.41'	090°00'00"	S48°31°04'E	48.08'	
C11	50.00'	53.55'	061°22'03"	N27°09'58"E	51.03'	
C12	823.00'	293.93'	0202°27'46"	N68°04'53"E	292.32'	
C13	50.00'	75.08'	086°01'57"	S08°40'15"E	68.22'	
C14	34.00'	28.78'	083°30'02"	S58°35'44"W	27.93'	
C15	1380.00'	114.64'	004°45'35"	S13°16'29"E	114.61'	
C16	100.00'	12.88'	007°22'38"	S12°07'23"E	12.87'	
C17	50.00'	67.69'	077°34'09"	N54°43'59"W	62.64'	
C18	35.00'	19.63'	032°08'06"	S002°44'6"W	19.37'	
C19	50.00'	83.80'	096°01'32"	S38°28'10"W	74.33'	
C20	34.00'	28.87'	048°39'19"	S27°50'43"E	28.01'	
C21	1610.00'	171.73'	006°06'41"	S12°53'56"E	171.65'	
C22	200.00'	127.38'	036°29'30"	S02°35'28"W	125.24'	
C23	19.50'	9.85'	028°56'06"	N08°38'13"E	9.74'	
C24	19.50'	9.85'	028°56'07"	S027°1'55"E	9.74'	
C25	14.50'	13.50'	053°21'07"	S20°30'24"W	13.02'	
C26	14.50'	13.50'	053°21'07"	N32°50'42"W	13.02'	
C27	50.00'	35.09'	040°12'42"	S39°24'55"E	34.38'	
C28	14.50'	18.78'	0741°2'30"	N56°24'49"W	17.49'	
C29	50.00'	39.33'	045°04'21"	N24°38'47"E	38.33'	
C30	58.00'	5.70'	005°37'41"	N00°42'13"W	5.69'	
C31	10.00'	15.71'	090°00'00"	N41°28'56"E	14.14'	
C32	10.00'	15.71'	090°00'00"	S48°31°04'E	14.14'	
C33	58.00'	44.19'	043°39'11"	S25°20'39"E	43.13'	
C34	14.50'	12.92'	051°03'48"	N21°38'21"W	12.50'	
C35	50.00'	152.50'	1744°5'03"	S87°28'59"E	99.90'	
C36	14.50'	19.57'	077°20'27"	S43°48'43"W	18.12'	
C37	9.50'	14.92'	090°00'00"	N48°31°04"W	13.44'	
C38	14.50'	22.78'	090°00'00"	S41°28'56"W	20.51'	
C39	14.50'	22.78'	090°00'00"	S12°51°00"W	20.51'	
C40	14.50'	21.86'	086°22'50"	N75°20'25"W	19.85'	
C41	19.50'	10.50'	030°51'07"	S47°34'34"E	10.37'	
C42	19.50'	11.55'	033°55'57"	N51°11'02"W	11.38'	
C43	14.50'	23.49'	092°48'47"	S62°21'18"E	21.00'	
C44	9.50'	15.39'	092°48'47"	N30°27'29"E	13.76'	
C45	74.00'	20.91'	016°11'31"	N86°24'31"E	20.84'	
C46	14.50'	27.88'	110°09'34"	S39°25'30"E	23.78'	
C47	58.00'	46.77'	0461°2'19"	S07°26'53"W	45.52'	
C48	14.50'	15.68'	061°57'34"	N00°25'45"W	14.93'	
C49	74.00'	20.35'	015°45'15"	S23°31'54"E	20.28'	
C50	21.00'	31.53'	086°01'57"	S58°40'15"E	28.65'	
C51	9.50'	14.92'	090°00'00"	S41°28'56"W	13.44'	
C52	14.50'	22.78'	090°00'00"	N48°31°04"W	20.51'	
C53	26.00'	35.20'	077°34'09"	N54°43'59"W	32.57'	
C54	74.00'	40.82'	031°36'19"	N31°45'04"W	40.30'	
C55	14.50'	16.21'	064°02'03"	S15°32'12"E	15.37'	
C56	59.00'	33.09'	032°08'06"	N00°24'46"E	32.66'	
C57	6.00'	3.37'	032°08'06"	N00°24'46"E	3.32'	
C58	9.50'	11.61'	070°00'07"	S51°28'53"E	10.92'	
C59	74.00'	18.81'	014°33'58"	S79°11'57"W	18.76'	
C60	14.50'	26.46'	104°33'58"	S55°48'03"E	22.94'	
C61	58.00'	8.09'	007°59'46"	S87°30'57"E	8.09'	
C62	26.00'	43.57'	096°01'32"	S38°28'10"W	38.65'	
C63	14.50'	22.71'	089°43'47"	N33°21'04"E	20.46'	
C64	14.50'	22.44'	088°39'42"	S57°29'11"W	20.27'	
C65	19.50'	10.32'	03018°51"	S86°37'36"E	10.20'	
C66	19.50'	10.32'	03018°51"	S63°03'32"W	10.20'	
C67	224.00'	16.14'	004°07'38"	S13°35'28"W	16.13'	
C68	176.00'	61.31'	019°57'38"	N05°40'28"W	61.00'	
C69	24.50'	22.19'	051°53'04"	N30°14'53"E	21.44'	
C70	50.00'	216.17'	247°43'04"	S67°40'07"E	83.04'	
C71	1040.00'	52.87'	002°54'47"	S83°49'51"W	52.87'	
C72	1073.00'	288.11'	015°23'04"	N69°41'36"E	287.24'	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°55'28"W	10.00'
L2	S87°15'10"W	85.68'
L3	S81°46'16"W	113.71'
L4	N03°35'16"W	10.01'
L5	N02°31'04"W	24.36'
L6	N32°50'45"E	26.81'
L7	N03°31'04"W	50.60'
L8	N16°28'49"E	34.54'
L9	N51°39'17"W	39.25'
L10	N52°10'23"W	15.56'
L11	N69°09'47"E	6.00'
L12	N86°28'56"E	48.00'
L13	N86°28'56"E	48.00'
L14	N03°31'04"W	5.00'
L15	N86°28'56"E	5.00'
L16	N86°28'56"E	5.00'
L17	N32°09'00"W	5.00'
L18	N74°03'05"E	5.00'
L19	N13°08'08"W	5.00'
L20	N11°44'14"W	5.00'
L21	N74°20'43"E	5.00'
L22	N74°20'43"E	48.00'
L23	N86°28'56"E	5.00'
L24	N03°31'04"W	5.00'
L25	N74°20'43"E	48.00'
L26	N74°20'43"E	5.00'
L27	N16°28'49"E	4.28'
L28	N03°31'04"W	48.00'
L29	N86°28'56"E	48.00'
L30	N11°22'25"W	23.75'
L31	N11°22'25"W	23.22'
L32	N15°39'17"W	13.07'
L33	N15°39'17"W	12.51'
L34	N74°20'43"E	15.00'
L35	N02°28'19"W	36.11'
L36	N02°28'19"W	33.73'
L37	N74°20'43"E	20.54'
L38	N25°50'55"W	16.58'
L39	N25°50'55"W	12.73'
L40	N11°22'03"W	4.83'
L41	N11°22'03"W	24.21'
L42	N15°39'17"W	3.01'
L43	N15°39'17"W	3.01'

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage
A	785,605.31	18.0350	UNRESTRICTED RESERVE



STATE OF TEXAS §

COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 18.09 acre (787,845 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329 in Brazoria County, Texas, being all of a called 18.09 acre tract (Parcel "A", Tract "5") conveyed to Astro Sierra Vista, LP., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 18.09 acre (787,845 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83;

BEGINNING at a 5/8–inch iron rod (with cap) found, being the northeast corner of said called 18.09 acre tract, being the southeast corner of a called 190.484 acre tract conveyed to Fred and Norma Coogan Family Partnership, Ltd. by deed recorded in Clerk's File No. 2002050042, Brazoria County Official Public Records, and being on the west right-of–way line of County Road No. 48 (based on a width of 40 feet) recorded in Volume 2, Page 113, Brazoria County Deed Records;

THENCE, South 02°44'32" East, 224.04 feet to a 5/8–inch iron rod with cap found, being the northeast corner of Crystal View Drive Phase II according to the plat thereof recorded in Clerk's File No. 2019057701, Brazoria County Official Public Records;

THENCE, along the north line of said Crystal View Drive Phase II, the following courses and distances:

- South 87°15'28" West, 10.00 feet to a 5/8–inch iron rod with cap found, being the beginning of a curve to the right;
 - Along said curve to the right in a southwesterly direction, with a radius of 30.00 feet, a central angle of 89°59'42", an arc length of 47.12 feet, and a chord bearing of South 42°15'19" West, 42.42 feet to a 5/8–inch iron rod with cap found;
 - South 87°15'10" West, 85.68 feet to a 5/8–inch iron rod with cap found, being the beginning of a curve to the left;
 - Along said curve to the left in a westerly direction, with a radius of 1,040.00 feet, a central angle of 29°24'10", an arc length of 533.70 feet, and a chord bearing of South 72°33'05" West, 527.87 feet to a 5/8–inch iron rod with cap found;
 - South 57°51'00" West, 200.25 feet to a 5/8–inch iron rod with cap found, being the beginning of a curve to the right;
 - Along said curve to the right in a westerly direction, with a radius of 960.00 feet, a central angle of 20°27'46", an arc length of 342.86 feet, and a chord bearing of South 68°04'53" West, 341.04 feet to a 5/8–inch iron rod with cap found;
 - South 78°18'46" West, 164.81 feet to a 5/8–inch iron rod with cap found, being the beginning of a curve to the right;
 - Along said curve to the right in a westerly direction, with a radius of 500.00 feet, a central angle of 03°27'18", an arc length of 30.15 feet, and a chord bearing of South 80°02'25" West, 30.15 feet to a 5/8–inch iron rod with cap found;
 - South 81°46'04" West, 113.71 feet to a 5/8–inch iron rod with cap found, being the beginning of a curve to the left;
 - Along said curve to the left in a westerly direction, with a radius of 500.00 feet, a central angle of 05°31'07", an arc length of 48.16 feet, and a chord bearing of South 79°00'31" West, 48.14 feet to a 5/8–inch iron rod with cap found, being the beginning of a compound curve to the left;
 - Along said compound curve to the left in a westerly direction, with a radius of 2,550.00 feet, a central angle of 02°34'27", an arc length of 114.56 feet, and a chord bearing of South 74°57'44" West, 114.55 feet to a 5/8–inch iron rod with cap found, being the beginning of a reverse curve to the right;
 - Along said reverse curve to the right in a northwesterly direction, with a radius of 35.00 feet, a central angle of 83°03'54", an arc length of 50.74 feet, and a chord bearing of North 64°47'33" West, 46.41 feet to a 5/8–inch iron rod with cap found, being the beginning of a compound curve to the right;
 - Along said compound curve to the right in a northerly direction, at an arc length of 14.71 feet passing the southeast corner of Sierra Vista West Sec 1 according to the plat thereof recorded in Clerk's File No. 2019057715, Brazoria County Official Public Records, in all along said compound curve to the right with a radius of 1,740.00 feet, a central angle of 20°40'20", an arc length of 627.79 feet, and a chord bearing of North 12°55'26" West, 624.39 feet to a 5/8–inch iron rod with cap found;
- THENCE, North 02°35'16" West, along the east line of said Sierra Vista West Sec 1, 10.01 feet to a 5/8–inch iron rod with cap found, being on the south line of said called 190.484 acre tract;

THENCE, North 86°28'56" East, along the south line of said called 190.484 acre tract, 1,749.79 feet to the POINT OF BEGINNING, CONTAINING 18.09 acres (787,845 square feet) of land in Brazoria County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, CWT SIERRA, LP, A Delaware Limited Partnership, acting by and through John Cork, President, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 18.09 Acre tract described in the above and foregoing map of SIERRA VISTA WEST SEC 10, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of SIERRA VISTA WEST SEC 10 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'–0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Iowa Colony, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, CWT SIERRA, LP, A Delaware Limited Partnership,, has caused these presents to be signed by John Cork, President, thereunto authorized this _____ day of _____, 202__.

CWT SIERRA, LP,
A Delaware Limited Partnership

By: _____
John Cork
President

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 202__

Michael Byrum–Brasten
Mayor

McLean Barnett

Arnetta Hicks–Murray

Marquette Greene–Young

Wil Kennedy

Chad Wiley
Mayor Pro–Tem

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 202__

David Hurst
Chairman

Steven Byrum–Bratsen

Les Hosey

Terry Hayes

Brenda Dillon

Timothy Varlack

Brian Johnson

STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared John Cork, Authorized Person, being an officer of CWT SIERRA, LP, a Delaware Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ Day of _____, 2022

Notary Public in and for the State of Texas

My Commission expires _____

I, Paul R. Bretherton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Paul R. Bretherton, R.P.L.S.
Texas Registration No. 5977

This plat is hereby APPROVED by the City of Iowa Colony City Engineer, this
_____ day of _____, 202__

Dinh V. Ho, P.E.

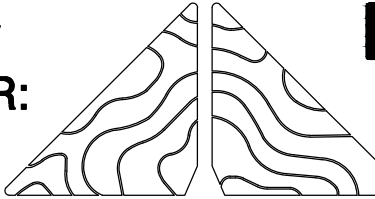
FINAL PLAT
SIERRA VISTA WEST
SEC 10

A SUBDIVISION OF 18.09 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY, A-329
BRAZORIA COUNTY, TEXAS

1 RESERVE 1 BLOCK

JUNE 2022

OWNER/
DEVELOPER: CWT SIERRA, LP,
A DELAWARE LIMITED PARTNERSHIP
8655 S. PRIEST DRIVE
TEMPE, ARIZONA 85284

ENGINEER/
SURVEYOR:  **ELEVATION**
land solutions
TBP# REGISTRATION NUMBER F-22671
2461 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBP#S REGISTRATION NUMBER 10194692

Wednesday, June 29, 2022

Katy Harris
LJA Engineering
1904 W. Grand Parkway N., Suite 100
Katy, Texas 77449

**Re: Caldwell Crossing General Plan
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1325
Adico, LLC Project No. 16007-2-254**

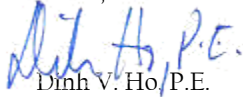
Dear Ms. Harris;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal of Caldwell Crossing General Plan, received on or about June 27, 2022. The review of the plan is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the plat as resubmitted on June 27, 2022. Please provide (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, June 30, 2022, for consideration at the July 5, Planning and Zoning meeting.

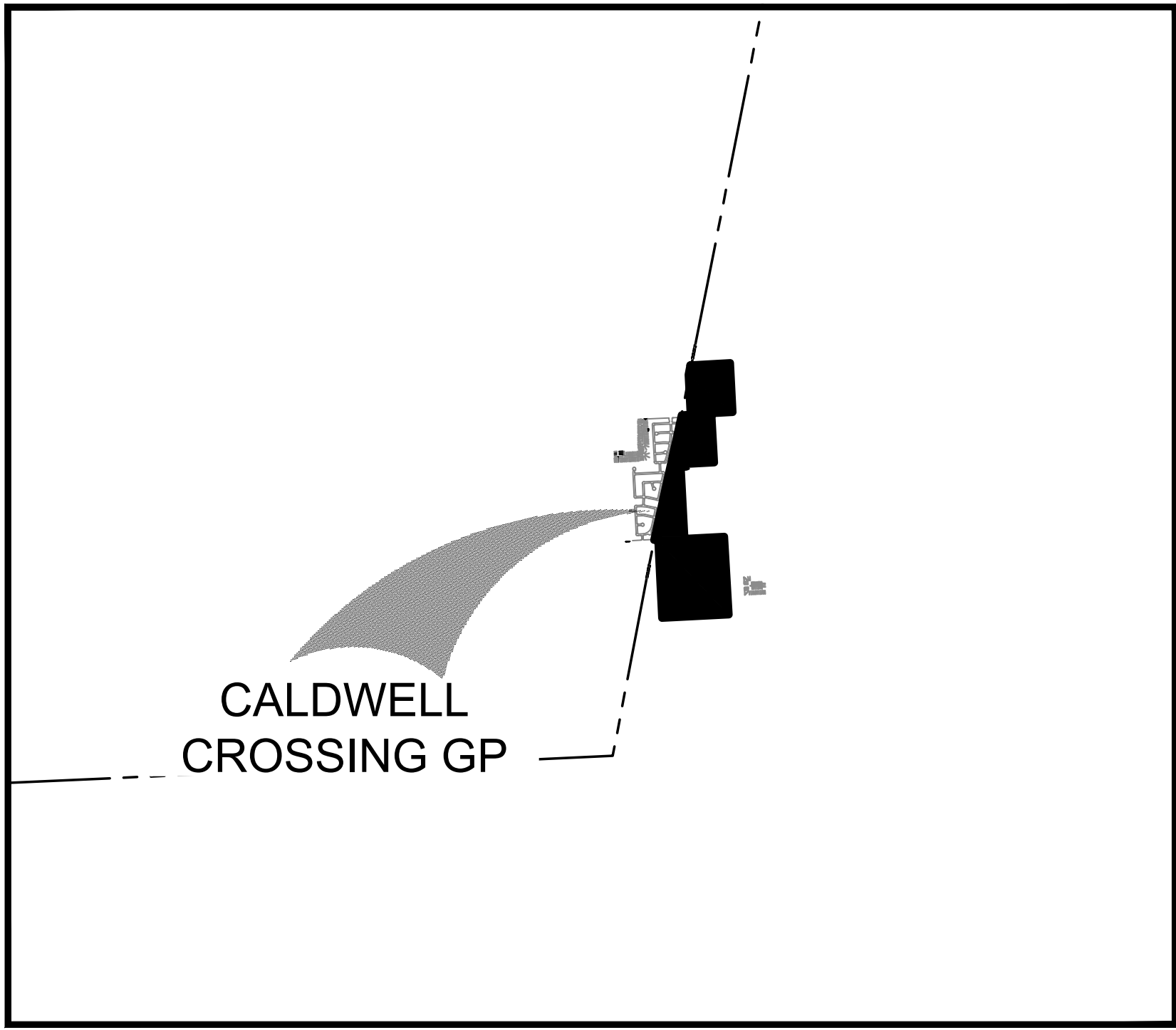
Should you have any questions, please do not hesitate to call me.

Sincerely,
Adico, LLC


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

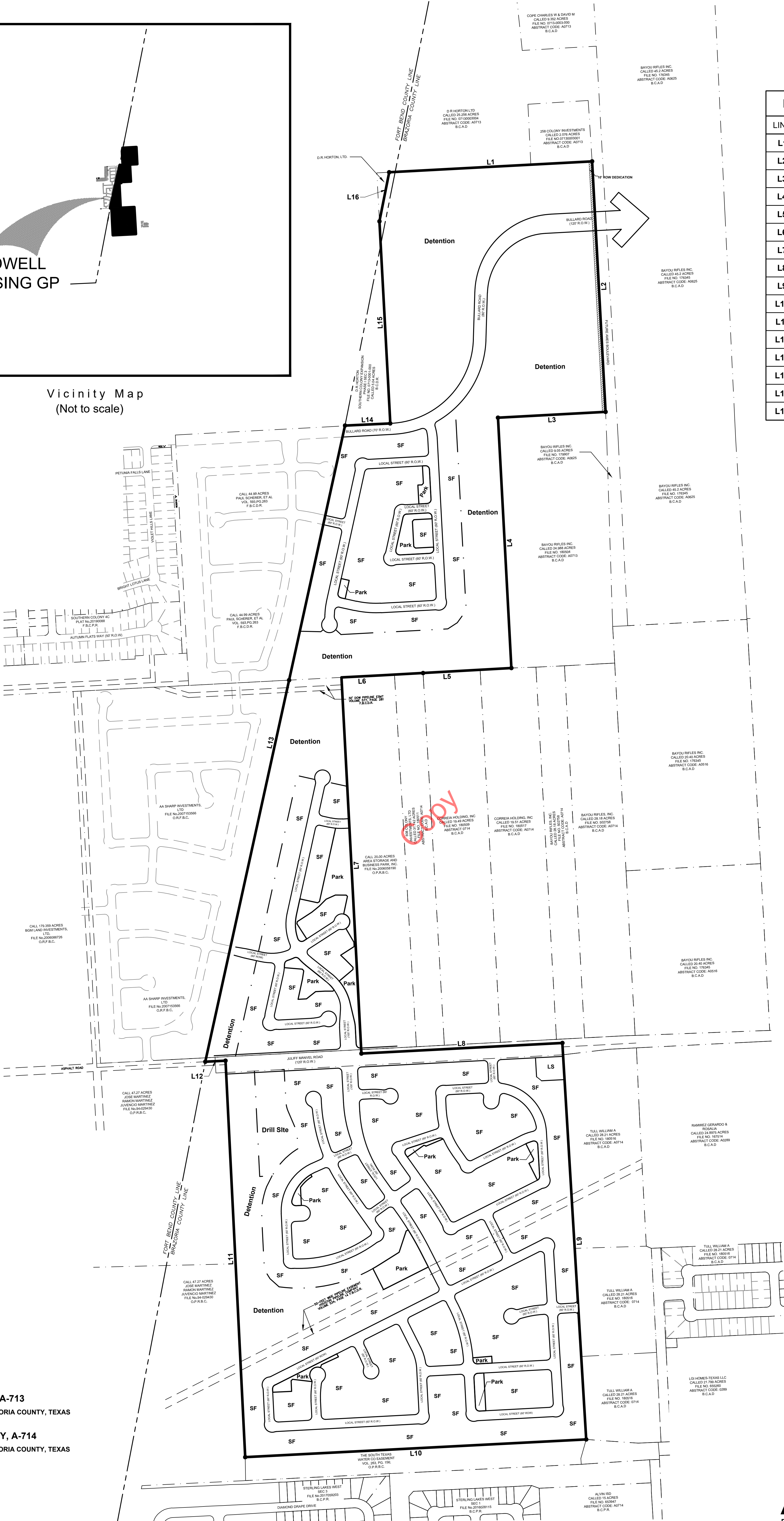
Copy

**Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-254**



Vicinity Map
(Not to scale)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°55'29" W	1290'
L2	N 03°04'56" W	1593'
L3	N 86°55'29" E	684'
L4	N 03°04'16" W	1592'
L5	N 86°48'07" E	821'
L6	N 86°59'33" E	259'
L7	N 03°01'57" W	2391'
L8	S 86°59'33" W	1277'
L9	N 03°26'36" W	2521'
L10	N 87°01'29" E	2168'
L11	S 02°50'48" E	2520'
L12	N 86°59'33" E	128'
L13	S 12°23'09" W	4135'
L14	S 87°21'26" W	288'
L15	S 03°04'56" E	1285'
L16	S 11°12'19" W	318'



OUT OF THE
WILLIAM HALL SURVEY, A-713
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS
AND OUT OF THE
WILLIAM PATTUS SURVEY, A-714
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

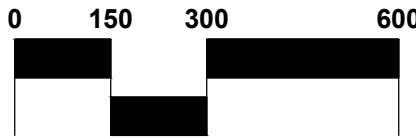
a General Plan for
CALDWELL CROSSING
253.9 ACRES
prepared for
D.R. HORTON

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06.27.2022

949 Ac SH 288 Plan of Development

Submitted to:

The City of Iowa Colony

June 2022

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Prepared for:

Hines Interests

Prepared by:



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I. INTRODUCTION

A. Summary

The Planned Unit Development District establishes comprehensive guidance and regulations for the 949 Ac SH 288 Tract. The tract is comprised of approximately 949 acres of privately owned land is partially within unincorporated Brazoria County and the extraterritorial jurisdictions (ETJ) of the City of Iowa Colony, the City of Sandy Point, and the City of Alvin with the intent of annexation into the City of Iowa Colony (the “City”).

The intent of this document is to provide a means by which development may occur in an orderly and responsible manner by establishing guidelines that ensure quality development and specifically address the goals of both the city and the developer.

B. Purpose of the Project

The Project will create a cohesive community atmosphere that will compliment and bring to life the City of Iowa Colony’s vision for the future of Iowa Colony. In planning this development, the developer reached out to the City for its goals for Iowa Colony and regionalization. The guidelines within this document will create regulations that will ensure the quality and character desired by both the City and developer.

C. Project Location

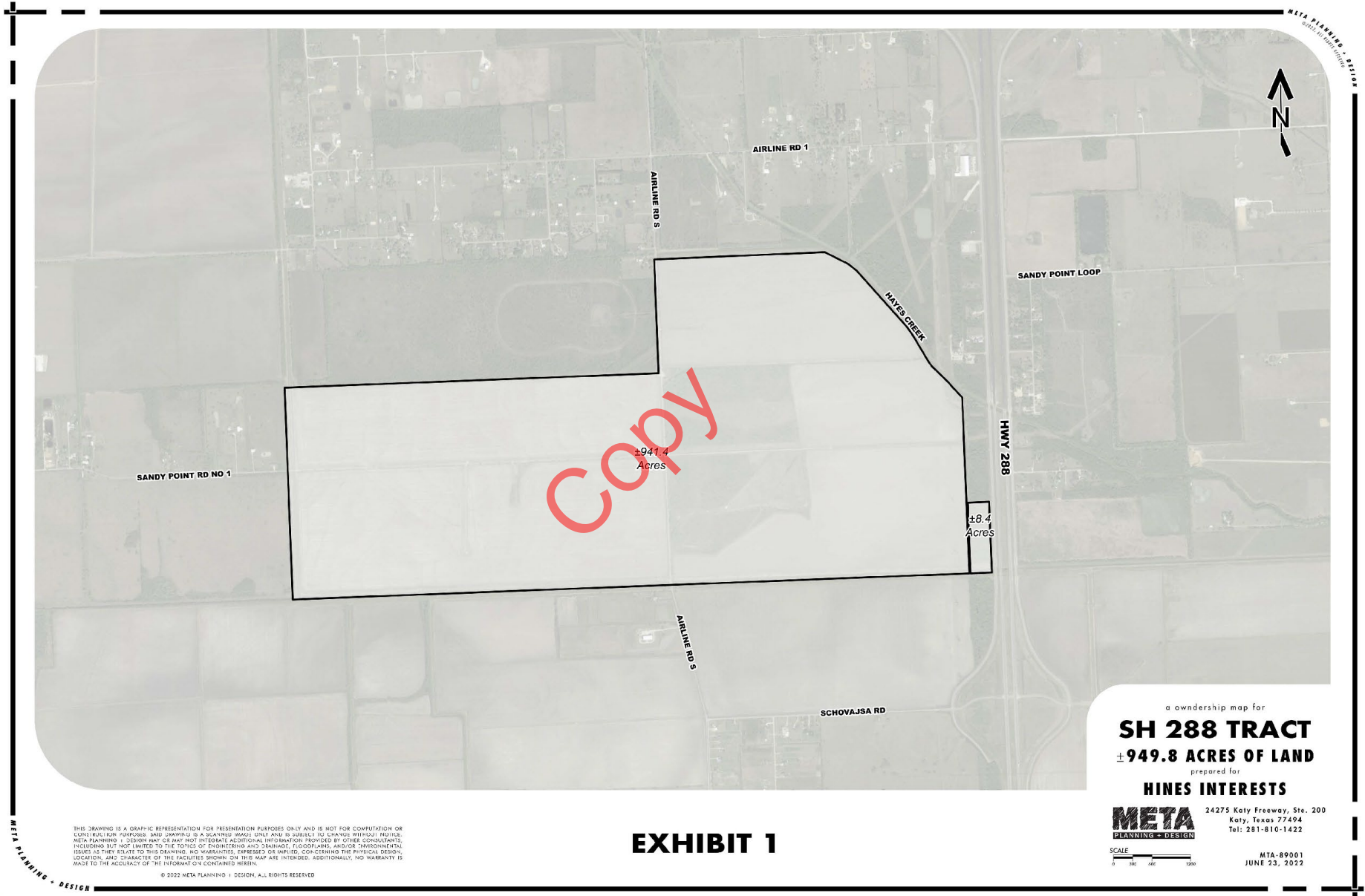
The Project Property is located generally west of State Highway 288 and in Brazoria County, south of the metro Houston area, between County Road 62 on the north and County Road 60 on the south.

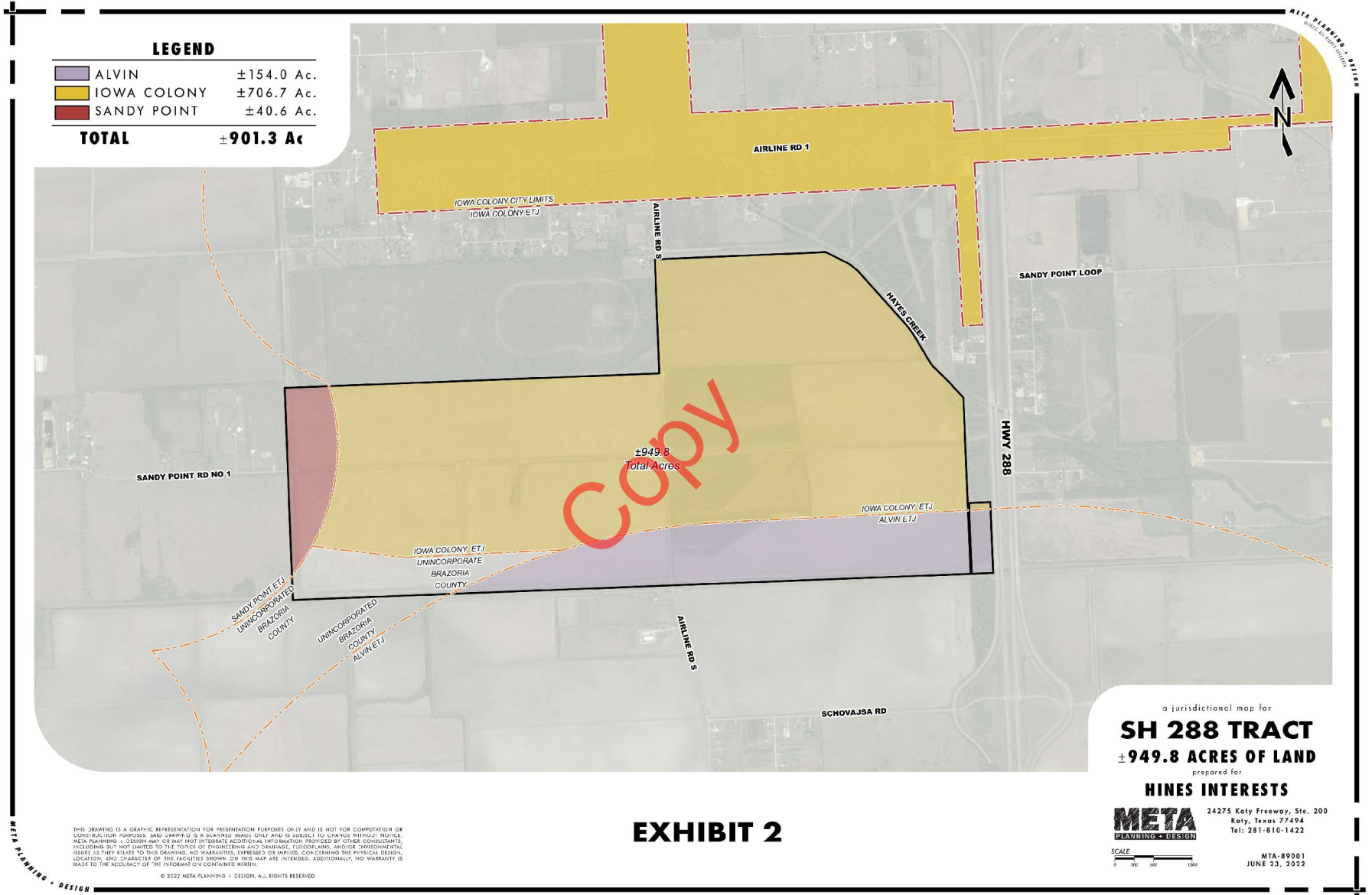
D. Surrounding Land Use

The majority of properties surrounding the Project Property are undeveloped with some existing large lot single family development in nearby areas.

F. Existing Site Conditions

The most notable natural feature of the site is Hayes Creek, which travels along the northern boundary of the Project Property from north to south. The areas adjacent to the creek are sparsely vegetated while the remainder of the site is mostly open pasture. A significant amount of the tract will be retained for open space, drainage, and mitigation areas as the Project is developed.





II. DEVELOPMENT PLAN

A. Purpose & Intent

The purpose of the Development Plan is to clarify planning considerations within the plan area and guide the implementation of the vision for the community. It will also establish a framework for the 949 Ac SH 288 Tract by identifying the type, general location, and projected density of the various land uses proposed within the development.

This document describes the goals, objectives, and policies of the Plan of Development, and it clearly illustrates the design principles of the community.

B. Goals & Objectives

The main goal of the 949 Ac SH 288 Tract Planned Unit Development District is to create a master planned community that features a mixture of uses and a variety of housing types that will encourage attractive and sustainable neighborhoods and attract investment to the area while preserving the existing natural environment.

Key objectives have been established in order to guide development and provide direction for the overall vision of the community. These objectives are as follows:

1. Establish a Strong Community Character

A strong community character will be created by the extensive open space system which will offer neighborhood connectivity within the community as well as access to daily activities, thus reducing dependency on vehicular travel and preserving the rural character of the area.

Strategically located public gathering areas will encourage community activities and enhance the City Council's vision for Iowa Colony's quality of life. A focus on the concept of wellness will be a guiding principle for development.

In addition, the implementation of a community theming plan will establish a strong sense of place by assuring design and visual continuity throughout the community.

2. Provide a Variety of Housing Types

Providing variation of housing types will create a community that attracts individuals from all stages of life. The establishment of this well-balanced population base is critical to the long-term sustainability of the 949 Ac SH 288 Tract and will enhance the social and economic base of the community and compliment all of Iowa Colony.

3. Ensure Quality Development

The 949 Ac SH 288 Tract Project will ensure the quality of development through the establishment of design guidelines for the community that regulate architectural standards, landscaping, signage, and other common elements of the development.

4. Provide for Orderly Growth

The 949 Ac SH 288 Tract Project will provide for orderly growth by being sensitive to the natural features of the site and selecting land uses that are appropriate based on-site characteristics. Buffering between different land uses will be achieved by parks, greenbelts, landscaping, streets, open space or drainage features.

In addition, the 949 Ac SH 288 Tract Project will help the City achieve a highly efficient and cohesive public infrastructure system to better serve Iowa Colony.

C. Zoning/Land Use Plan

1. Proposed Uses & Densities

Successful master planned communities provide a variety of uses and housing options in order to attract residents from all stages of life. The proposed land uses will help to achieve a variety of housing choices in order to create a sustainable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

To implement the conceptual land use plan, the 949 Ac SH 288 Tract will be designated a Planned Unit Development. The land uses within the Planned Unit Development will consist of Traditional Single-Family Residential (TSFR), Patio Home (PH), Townhome (TH), Quads (Q), Alley Products (AP), Multi-Family (MF), Commercial (C), Institutional (I), Mixed-Use (MU), and Parks & Open Space (POS). The various land uses will follow the development requirements for their assigned zoning districts as described in the Zoning Ordinance as of the Effective Date unless otherwise noted throughout this Plan of Development. The land uses may be relocated within the boundaries of the Plan of Development as necessary to address economic and market conditions or future modifications of roadway and drainage alignments. The following is a brief description of these proposed uses.

Traditional Single Family Residential - The Traditional Single-Family Residential category (TSFR) is intended for the development of detached, single family dwelling units. Lot sizes within the Traditional Single-Family Residential category are intended to range in size from 40-foot-wide lots to 70-foot-wide lots or larger with a minimum lot area of 4,600 square feet. Traditional single-family residential will be broken into three categories:

Type I: Type I traditional single-family residential lots will have a minimum lot width of 60-feet and a minimum square footage of 6,600.

Type II: Type II traditional single-family residential lots will have a minimum lot width of 50-feet and a minimum square footage of 6,000.

Type III: Type III traditional single-family residential lots will have a minimum lot width of 40-feet and a minimum square footage of 4,600.

Specialty product:

Patio Home – The Patio Home category (PH) provides for the development of single-family dwelling units. Patio homes may have a zero (0) foot side setback on one of the interior lot lines or five (5) feet side setbacks on both sides at the discretion of the developer, but all homes shall be separated by a minimum of ten (10) feet. Patio homes shall have a minimum lot width of 40 feet and a minimum lot area of 4,400 square feet.

Townhome – The Townhome category (TH) provides for the development of attached, single family dwelling units separated by a fire rated wall. Each of the buildings is expected to consist of a minimum of two (2) units with a maximum of eight (8) units and shall be separated by a minimum of ten (10) feet. Each townhome shall be platted on an individual lot and shall have a minimum lot width of 22 feet and a minimum lot area of 2,200 square feet.

Quads- The Quads category (Q) provides for the development of four (4) single-family dwelling units taking access from a shared drive. Each lot shall have street frontage, some of which may consist of flag lots overlapping the shared drive. Each lot within a quad shall have a minimum lot area of 3,500 square feet and the four-pack shall have a minimum width of 120 feet.

Alley Product-The Alley Products category (AP) provides for the development of single-family dwellings. The Alley Products may have street frontage and alley frontage taking garage access from the alley. Each Alley Product shall have a minimum lot area of 4,400 square feet and a minimum lot width of 42 feet.

Parks & Open Space – The Parks & Open Space category (P-OS) is intended to provide for the development of recreation and open space areas within the community.

Multi-Family – The Multi-Family category (MF) provides for medium to high density multi-family dwelling units such as apartments, detached units, and condominiums. The density in the MF category shall not exceed 30 dwelling units per gross acre. Buildings that exceed two stories in height shall require special approval from the City Fire Marshal.

Commercial – The Commercial category (C) is designed to meet the demand for commercial development along State Highway 288 and/or major thoroughfares or County Roads.

Institutional – The Institutional category (I) is intended to provide for the development of public and private uses that serve the community. Institutional

uses may include, but are not limited to, public and private schools, day care facilities, hospitals, churches or other places of worship, etc.

Mixed-use- Mixed-use lots (MU) is intended to provide flexibility through the design process. Permitted uses are multi-family, commercial, and institutional, and the regulations are as defined in the corresponding categories.

Land uses may be relocated within the boundaries of the Plan of Development, provided they are in compliance with the overall Plan of Development. The city will be notified of any changes to the Preliminary Land Use Plan. However, the total Parks and Open Space may not decrease more than ten (10) percent without approval of the Planning Commission and City Council. The Parks and Open Space Exhibit shall be the basis for establishing and calculating any changes to the parks and open space land use by future administrative approvals as described in the administrative section of this Plan of Development.

There shall be no greater than a 10% shift in any category of residential land use. Additionally, the density within the Plan of Development shall not exceed 3.16 units per gross acre. At a gross acreage of 949.8, this would result in a maximum of 3,000 allowed single-family and multi-family units. A maximum of 60 percent of the total allowed units or 1,800 single family lots may be equal to or less than 6,600 square feet.

D. Benefits to the City of Iowa Colony

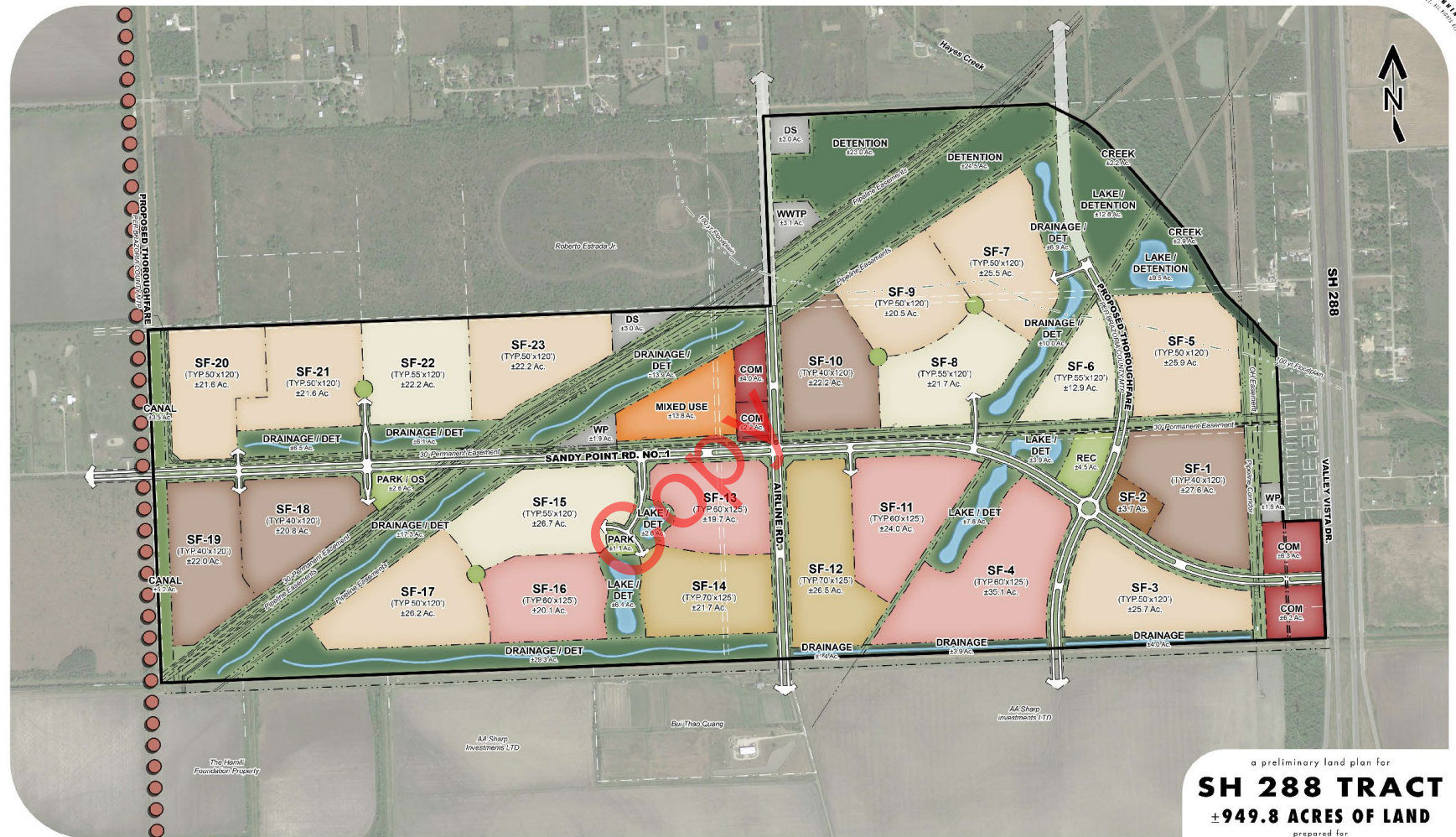
The 949 Ac SH 288 Tract Plan of Development will help meet the demand for quality residential and commercial development as the City of Iowa Colony continues to grow and will enable the City to achieve its vision for the future.

Master planned communities provide tremendous benefits for cities over traditional “piece-meal” development. Property values in master planned communities tend to be greater and more stable than property values outside of master planned communities, providing cities with a greater ability to plan and fund services. Additionally, residents of master planned communities typically call upon public services, including public safety, at a lower rate than in other areas that are not master planned, deed restricted, and managed by strong homeowner’s associations. Most importantly, master planned communities bring stability and predictability that facilitate a city’s long-range planning and financial objectives.

The incorporation of instructional uses and community recreation centers within the 949 Ac SH 288 Tract will enhance the quality of life in Iowa Colony by promoting community activities and involvement. The rural character of the area will be preserved by protecting and enhancing Hayes Creek and creating an extensive system of greenways and drainage corridors providing an extensive open space and trail network. By creating an environment that encourages people to form bonds and share experiences, 949 Ac SH 288 Tract will establish a cohesive community of people that blends with and preserves Iowa Colony’s values.

In addition, the 949 Ac SH 288 Tract Project will help create the “rooftops” necessary to drive the commercial development planned in Iowa Colony which will generate sales tax and personal property tax revenue for the City.

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EXHIBIT 3

a preliminary land plan for
SH 288 TRACT
± 949.8 ACRES OF LAND

prepared for

HINES INTERESTS

META
PLANNING + DESIGN

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SCALE
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MTA-89001
JUNE 23, 2021

E. Transportation

The 949 Ac SH 288 Tract Project will establish a transportation network consisting of streets and other forms of transportation designed to meet the mobility needs of the community and to compliment the development of Iowa Colony.

1. Existing Access

The 949 Ac SH 288 Tract currently lies along SH 288 and has access from Valley Vista Drive, CR 48/Airline Road, and Sandy Point Road 1/CR 53 to State Highway 288.

2. Street Hierarchy

The street system in the 949 Ac SH 288 Tract will consist of a hierarchy of streets ranging from major thoroughfares to alleys. The intent of the system is to establish a series of streets that are sized appropriately for the land uses that they serve and to direct traffic within the community to the collector streets and major thoroughfares while discouraging any negative impact on residential neighborhoods and surrounding properties. The following is a brief description of street types that may be implemented within the 949 Ac SH 288 Tract:

Major/Minor Arterials – Major Arterials are intended to serve as principal thoroughfares identified as Major Arterial Streets on the City's Thoroughfare Plan.

Major/Minor Collector Streets – Collector Streets are intended to help distribute traffic between major thoroughfares and other collector streets and are identified as Collector Streets on the City's Thoroughfare Plan.

Local Streets – Local Streets are designed to provide access to residential lots and shall have a 10' public utility easement on both sides of the right-of-way when the right-of-way is 50-feet in width.

Private Streets (Type 1) – Type 1 Private Streets will be privately maintained and may be gated. The right-of-way for Type 1 Private Streets shall be identified as a 50-foot-wide public utility easement in order to allow for public utility service. Any gates shall be equipped to provide for police, fire, and emergency access.

Private Streets (Type 2) – Type 2 Private Streets may be used in lieu of local streets to provide access to more dense types of housing such as patio homes, townhomes, or condominiums. Type 2 Private Streets will be privately maintained and may be gated. Any gates shall be equipped to provide for police, fire, and emergency access. Underground utilities may be designed and constructed under the pavement section but must be privately maintained.

Alleys – Alleys may be commercial or residential and are intended to provide vehicular access to the side or rear of buildings or properties that front on a local street, or type 1 or type 2 private street.

3. Minimum Right-of-Way Widths & Paving Sections

Streets within the 949 Ac SH 288 Tract shall conform to the following standards:

TABLE 1		
Minimum Right-of-Way Width & Paving Sections		
	Minimum Right-of- Way Width	Standard Paving Section (Measured from back of curb to back of curb)
Local Street	50 feet	28 feet
Private Street (Type 1)	50 feet	28 feet
Private Street (Type 2)	28 feet	28 feet
Private Alley	20 feet	14 feet ¹

1) Paving for alleys shall be measured from pavement edge to pavement edge, as curbs are not provided.

4. Street Design Criteria

Streets within the project shall conform to the following standards:

Cul-de-sacs: Cul-de-sacs within residential areas shall be measured along the centerline of the street from the nearest intersecting street to the center of the terminus bulb. The maximum length of cul-de-sacs in residential areas shall be determined by the number of vehicle trips generated per day, which shall not exceed 350. For the purposes of this requirement, the following standard shall apply:

Detached Units – 10 vehicle trips per day per unit (35 units)

Attached units – 8 vehicle trips per day per unit (44 units)

In no case shall cul-de-sacs exceed 800 feet in length.

Landscape “islands” having a maximum radius of sixteen (16) feet shall be permitted within cul-de-sac bulbs.

Cul-de-sacs in non-residential areas shall be considered on a case-by-case basis by the City’s Designated Official.

Intersections: Streets and alleys shall be designed to intersect as nearly as possible to right angles.

No street or alley shall intersect any other street at less than 70 degrees.

Right-of-way lines at intersections of major thoroughfares and collector streets shall transition with a 30-foot or 35-foot minimum radius curve. Right-of-way lines at intersections of neighborhood collector streets, local streets, type 1 private streets, and type 2 private streets shall transition with a 25-foot minimum radius curve.

Where alleys (either public or private) intersect with local streets, type 1 private streets, or type 2 private streets, property lines shall transition with a 15-foot minimum radius curve with a 15-foot minimum radius paving transition.

Curves: Curves along major thoroughfares shall be designed to meet or exceed minimum AASHTO standards. International Transportation Engineers (ITE) Context Sensitive Solutions shall be allowed.

Curves along collector streets shall have a minimum centerline radius of 300 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

Curves along local streets shall have a minimum centerline radius of 100 feet. Reverse curves shall be separated by a tangent distance of not less than 50 feet. This standard shall not apply to "L type" intersections. These types of intersections shall have a minimum centerline radius of 50 feet.

Block Length: Major thoroughfares shall have a maximum block length of 2,600 feet with the following exception:

Major thoroughfares that run parallel to drainage features having a minimum width of fifty (50) feet shall have a maximum block length of 4,000 feet.

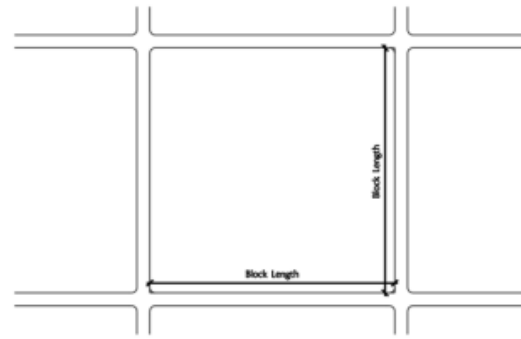
Collectors shall have a maximum block length of 1,800 feet and local streets shall have a maximum block length of 1,200 feet with the following exceptions:

Crossings of bayous or canals shall only be required by streets that are identified as major corridors on the City's Thoroughfare Plan and within the boundaries of the development.

The maximum block length along pipeline easements or drainage features having a minimum width of 50 feet shall be 2,000 feet.

The maximum block length along pipeline easements or drainage features having a minimum width of 225 feet shall be 4,000 feet.

Block length shall be measured between intersections from edge of right-of-way to edge of right-of-way.



Traditional Block Length Measurement



Curvilinear Block Length Measurement

In cases where multiple blocks may exceed 1,200 feet, a pedestrian crossing will be provided having a minimum width of twenty (20) feet, as such a connection would significantly improve overall pedestrian circulation within the development.

Points of Access: All subdivision sections containing more than thirty-five (35) lots shall have a minimum of two points of access. A divided or boulevard entry consisting of two (2) 20-foot-wide travel lanes separated by a median having a minimum width of 14 feet shall be acceptable in all circumstances and shall be considered two points of access for these purposes provided that the divided paving section extends to the first intersecting street that is not a cul-de-sac and continues to provide two points of access to all other parts of the subdivision except cul-de-sac streets. Parking along the divided entry shall be prohibited. A divided or boulevard entry with a loop shall be considered two points of access. If loop is not completed and there are over thirty-five (35) lots, a temporary emergency access easement shall be provided until such point that the loop has been completed.

All subdivision sections, regardless of the number of lots, will require a minimum of two points for emergency protection access. One of the points may be gated with a 911 emergency gate/KNOX lock box system for emergency protection personnel use only.

Lot Frontage: Each single-family residential unit as defined above shall have frontage on a local street, type 1 private street, type 2 private street or common area.

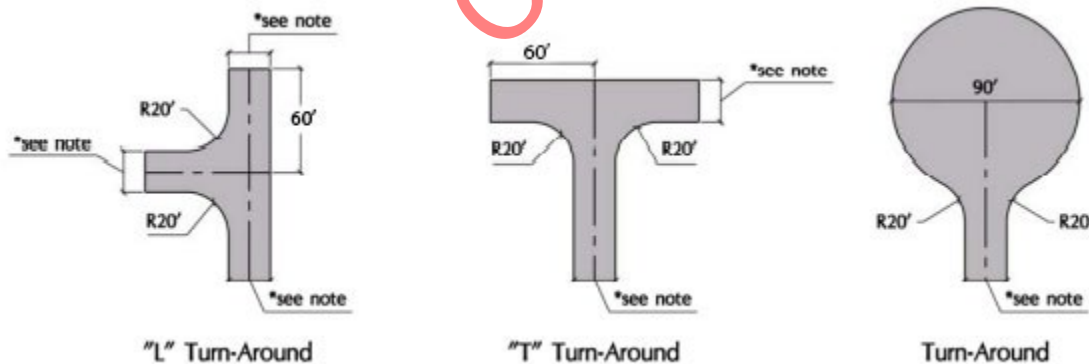
Lots that front on a common area must have vehicular access provided by a local street, type 1 private street, type 2 private street, or an alley. In addition, the common area must have a minimum dimension of twenty (20) feet.

Lots may not have direct vehicular access to a major thoroughfare or collector street unless the lot is one acre or greater in size and provides a turnaround that prohibits vehicles from backing onto the major thoroughfare or collector.

Dead-End Streets: Type 2 private streets may extend up to 200 feet without a turnaround. Dead-end Type 2 private streets that exceed 200 feet in length shall provide a turnaround in accordance with the diagram shown below. Dead-end streets other than Type 2 Private Streets shall be terminated with a cul-de-sac.

Dead-End Alleys: Residential alleys may extend up to 200 feet without a turnaround. Dead-end residential alleys that exceed 200 feet in length shall provide a turnaround in accordance with the diagram shown below. All other alleys may not dead-end.

TYPE 2 PRIVATE STREET & ALLEY TURNAROUND OPTIONS



*Dimension shall match the corresponding paving width

Any deviation from this section shall be considered on a case-by-case basis and shall require written approval from the City's Designated Official.

6. Street Sidewalks

Sidewalks shall be provided in accordance with the following schedule:

TABLE 2			
Sidewalk Requirements			
Street Type	Minimum Requirement		
Major Arterial	6-foot sidewalks shall be provided on both sides of the street	OR	An 8-foot sidewalk shall be provided on one side of the street
Major Collector	6-foot sidewalks shall be provided on both sides of the street	OR	An 8-foot sidewalk shall be provided on one side of the street
Minor Collector	6-foot sidewalks shall be provided on both sides of the street	OR	A 6-foot sidewalk shall be provided on one side of the street
Local Street	5-foot sidewalks shall be provided on both sides of the street		
Private Street (Type 1)	5-foot sidewalks shall be provided on both sides of the street		
Private Street (Type 2)	5-foot sidewalks shall be provided on both sides of the street		

* 6-foot sidewalks shall be provided at bridge crossings

Generally, sidewalks should be constructed within the right-of-way. However, sidewalks along Type 2 Private Streets shall be constructed on private property within a sidewalk easement located within 10 feet of the edge of paving. Sidewalks adjacent to open space areas and pipeline corridors may meander between the right-of-way and open space when desired. When trails exist or are proposed on an adjacent reserve of open space area, sidewalks shall not be required provided that the trail is constructed of concrete. If a sidewalk is provided on only one side of the street and it meanders outside the right-of-way, it must return to the right-of-way at least every 1,400 feet.

Deviations from the above schedule will be considered on a case-by-case basis, subject to approval by City's Designated Official.

F. Parks, Open Space & Trails

1. Parks & Open Space

Parks and Open Space are the central feature of the City's vision for Iowa Colony and the community. The 949 Ac SH 288 Tract Project will showcase the natural beauty of the existing creek and the planned adjacent greenbelt system that stretches throughout the community. The Project will also provide connectivity to other developments in Iowa Colony. At the heart of this system will be the Hayes Creek itself. In addition to the Hayes Creek, several mitigation areas and man-made detention basins will be created that will extend out into the community from the creek through trail connections and/or pedestrian/bicycle paths. These detention basins will be contoured and landscaped to resemble natural creeks, forming the backbone of the open space system and providing a common greenway core that binds the community together.

In addition to the greenway network, many active recreational facilities will be developed and built within the 949 Ac SH 288 Tract, ranging from small pocket parks to the larger neighborhood parks which will be connected through an extensive pedestrian trail system. This will provide ample areas for recreational activities. The Parks, Open Space, & Trails Plan illustrates the proposed parks and open space areas within the 949 Ac SH 288 Tract Project.

The City of Iowa Colony Zoning and Ordinance for planned unit development regulations require that 1 acre per 54 dwelling units be dedicated parkland and compensating open space (COS). Based on a total unit count of 3000 units, the projected requirement for the 949 Ac SH 288 Tract is 55.5 acres.

Approximately 352.4 acres of land within the Project is planned to be designated as parks and open space as shown in the proposed Parks Plan and will include passive parks, neighborhood parks, recreational centers, tot lots, pipeline easements corridors, drill sites, lakes, creeks, drainage channels, detention basins, and landscape and open space networks. The parks requirement will be fulfilled with the implementation of the Parks Plan. All land which is dedicated for the purpose of fulfilling the parkland/compensating open space requirements will be credited at 100% except for drainage/detention, creeks, and detention areas, which will be credited at 50%. The drainage and detention system within the Plan of Development will be amenitized and provide a significant amount of open space and trail connectivity between the different land uses and neighboring developments. The drainage and detention areas will not only enhance the aesthetic quality of the environment, and it will provide connectivity through the development and provide numerous opportunities for enjoyment by the residents.

The estimated Parks and Open Space requirement for this development and the projected 3,000 lots would be approximately 55 acres of parkland dedication and 10 acres of compensating open space.

The recreation and open space areas will also provide separation, buffer zones, and transitions between areas and types of development.

Parks will be owned and maintained by the City, District, or Home Owner's Association. Other than a few private areas, such as Recreation Centers and pools, all parks and open space areas will allow general public use. The trail system around and through the community will be accessible to the public along with any improvements to detention areas or other open space. Open space areas shall include pipeline and utility easements, drainage ways, and wet and dry detention areas.

The Parks, Open Space, & Trails Plan is preliminary in nature. The specific location of individual parks or open spaces may be moved or combined as the design and development of the 949 Ac SH 288 Tract Project moves forward. The parkland and compensating open space requirements will not be required within individual sections/neighborhoods as long as it is in accordance with the Parks and Open Space plan and will be considered for the overall project as a whole.

2. Trails

In addition to the required street sidewalks, the 949 Ac SH 288 Tract Project will feature an extensive trail system that will extend throughout the community providing access to the various destination centers, including commercial areas, recreation centers, schools, and parks. This system may be comprised of both paved and unpaved trails and will be linked to the required sidewalks throughout the community. The trail system within the 949 Ac SH 288 Tract will be maintained by the City, District, or Home Owner's Association.

The Parks, Open Space, & Trails Plan identifies the proposed location of trails within the 949 Ac SH 288 Tract. Trails may be paved or unpaved and constructed of materials that are appropriate for the specific application. The Parks, Open Space, & Trails Plan is preliminary in nature. The specific location of individual trails may be moved or combined as the design and development of the 949 Ac SH 288 Tract Project moves forward.

3. Tree Preservation

The subject property is largely agricultural fields, with only a few areas being partially wooded. Of these wooded areas, the majority of the vegetation appears to be new growth trees and brush, with none appearing to be significantly sized shade trees or being of any cultural significance that would cause any existing trees on the property to be designated as protected trees under the City's tree preservation guidelines.

As part of the development's landscape design, developer will implement an overall landscape plan to promote increased biodiversity, habitat creation, and naturalistic planting areas throughout the development for the added benefit and use of future residents and fauna. These plantings along with the Parks, Open Space, and Trails Plan will create strong pedestrian connections throughout the development and promote the creation of greenways and other trail systems similar to the idea of the Green Corridors as described in the City's UDC.

LEGEND - PARK SPACE

-  = REC CENTER / COMMUNITY PARK
-  = NEIGHBORHOOD PARKS
-  SIDEWALKS (6' WIDE)
-  NATURE TRAILS (5' WIDE)
-  1/4 MILE RADIUS SERVICE AREA



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EXHIBIT 4

a parks, open space, & trails plan for
SH 288 TRACT
± 949.8 ACRES OF LAND

prepared for

HINES INTERESTS

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 200 400 600

MTA-89001
JUNE 23, 2021

G. Infrastructure

1. Municipal Utility Districts

The 949 Ac SH 288 Tract also will be served by one or more municipal utility districts. These districts will be responsible for the design and construction costs of certain public water, storm, drainage and recreation facilities for the project. The City of Iowa Colony will assume the maintenance and operation of the public water and sanitary sewer, storm drainage lines and streets. The City and District will agree to which parks and open space facilities will be assumed by the City. The specific terms, conditions, and timing of any transfer of these facilities to the City will be the subject of a separate agreement to be executed with the City.

2. Water

Water service will be provided by one or more groundwater plants within the community. Water will be distributed by a central water distribution plan designed in accordance with the City of Iowa Colony's Infrastructure Design Manual.

3. Wastewater

Wastewater service will be provided by a temporary wastewater plant within the community until such time the City is able to provide permanent service from a regional wastewater treatment plant. The sewer collection system will be designed in accordance with the City of Iowa Colony's Infrastructure Design Manual and Brazoria County Drainage District Number 5.

4. Storm Drainage & Detention System

The storm drainage system will consist of a network of closed conduit storm sewers draining to surface swales, conveyance channels and detention ponds. The detention ponds will outfall to either an existing Brazoria County Drainage District No. 5 ditch or South Hayes Creek. The drainage system will be designed in accordance with the City of Iowa Colony's Infrastructure Design Manual.

5. Flood Plain Management

A portion of the tract lies within a defined floodplain by the FEMA FIRM maps. All development (if any) proposed in the floodplain will meet FEMA and the Floodplain Administrator's design criteria for development within the floodplain.

6. Other Utilities

Electrical service for the community will be provided by CenterPoint. Gas service will be provided in the community. High speed internet service will be provided in the community.

7. Schools

The 949 Ac SH 288 Tract is located within the Alvin Independent School District ("AISD"). The Developer is proposing an elementary school site within the development and will

coordinate with AISD and/or their brokers to contract for its development pending its necessity and available bonds for its construction. The exact size and location of this site is subject to change and will be coordinated with the school district and their representatives.

8. Homeowner's Association & Architectural Review Committee

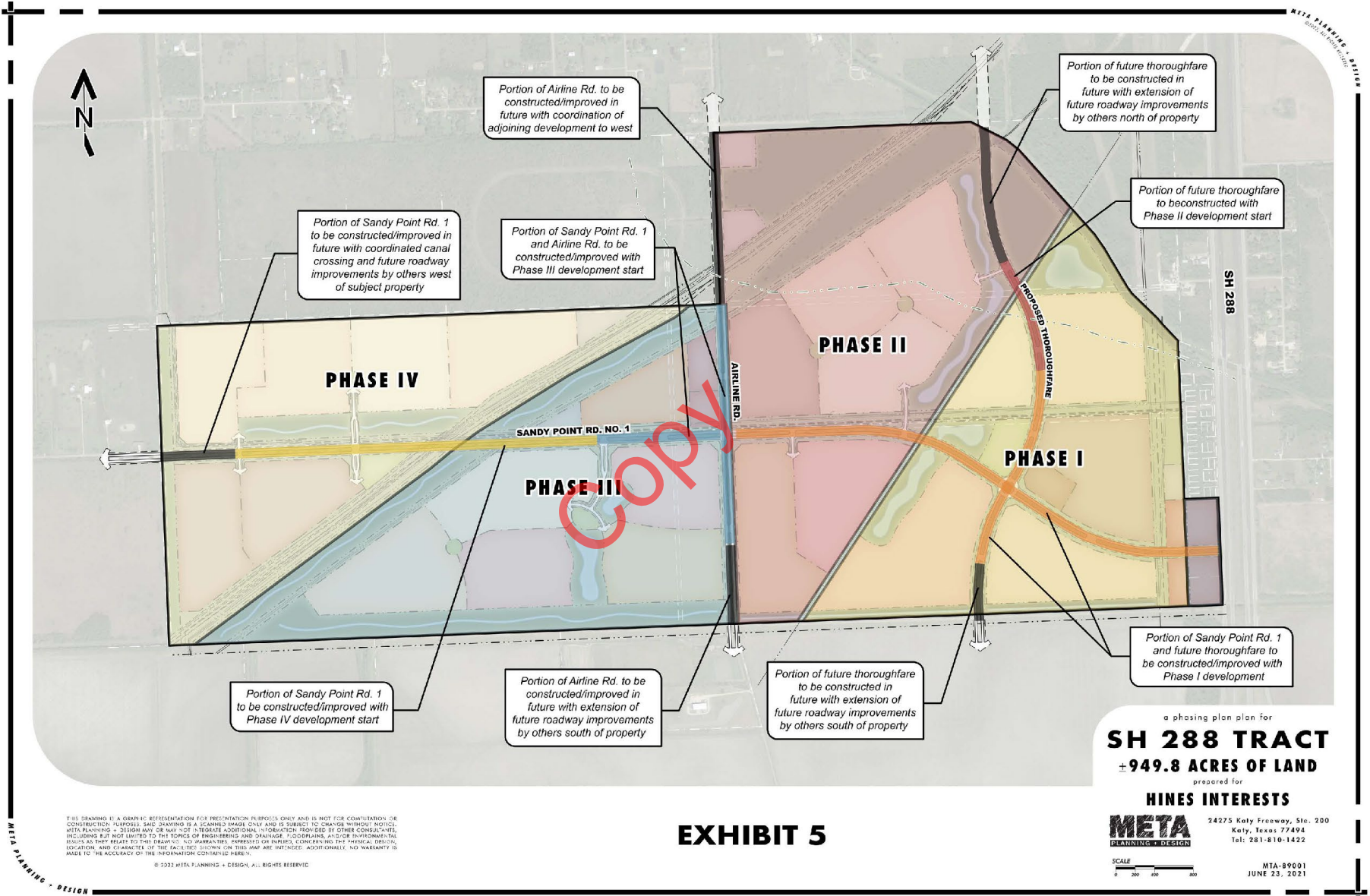
A Master Homeowner's Association (HOA) will be created to promote community involvement, maintain common areas, and to enforce deed restrictions and covenants. Copies of these restrictions and covenants will be provided to the City. The City of Iowa Colony will in no way be responsible for the enforcement of these private covenants.

In addition to the HOA, an Architectural Review Committee (ARC) will be established to ensure conformance to the development standards contained within the Plan of Development and enforce any additional design guidelines which shall be established separately.

There may be additional sub-homeowner associations, and Property Owner's Associations (POA) may be established for non-residential property owners for the same purposes as Homeowner's Associations.

H. Project Phasing

The phasing strategy for the 949 Ac SH 288 Tract Project provides a balanced approach relative to anticipated market demands. The Project Phasing Plan illustrates the proposed phasing plan for the 949 Ac SH 288 Tract Development. This plan is subject to change based on market demands, availability of infrastructure, physical encumbrances, or legal limitations. The City will be notified of any changes to the Phasing Plan but will not require a resubmittal of the initial proposed Phasing Plan in the exhibit below.



III. DEVELOPMENT REGULATIONS

A. Purpose & Intent

The purpose of the development regulations is to serve as the primary means of achieving the goals and objectives of the Development Plan.

They are designed to establish clear minimum development standards while providing a reasonable amount of flexibility in order to accommodate future needs.

B. General Provisions

1. Applicability

The regulations contained herein shall apply to all property located within the boundaries of the 949 Ac SH 288 Tract Plan of Development. Appendix 1 contains the legal description of the Property. All construction and development within the Plan of Development area shall comply with applicable provisions of the City of Iowa Colony codes and ordinances as they exist on the date of adoption of this Plan of Development and the laws of the State of Texas, except as modified within any mutually agreed amendments to this Plan of Development. Any future amendments by the City to their UDC, Zoning Ordinance, Plan of Development Ordinance or any other applicable ordinance governing the development of property will not be applicable to this development and will have this Plan of Development as its governing document.

If specific development standards are not established or if an issue, condition, or situation arises or occurs that is not clearly addressed or understandable in the Plan of Development, then those regulations and standards of the City of Iowa Colony codes and ordinances that are applicable for the most similar issue, condition, or situation shall apply as determined by the City's Designated Official. Appeal of any determination regarding applicability may be made to City Council.

This Plan of Development may be amended by the same procedure as it was adopted, by ordinance. Each amendment shall include all sections or portions of the Plan of Development that are affected by the change.

2. Additional Uses

In the event that a proposed use has not specifically been listed as being a permitted use in a particular land use category within the Plan of Development, it shall be the duty of the City's Designated Official to determine if said use is: 1) consistent with the intent of the land use category; and 2) compatible with other listed permitted uses.

3. Non-Conforming Land Uses

Where, at the adoption of this Plan of Development, a lawful use of land exists which would not be permitted by the regulations imposed by this Plan of Development, such use may continue so long as it remains otherwise lawful, provided:

- No non-conforming use shall be enlarged, increased, or extended to occupy a greater area of land than was originally occupied at the date of adoption of this Plan of Development.
- No non-conforming use shall be moved, in whole or in part, to any lot or parcel within the Plan of Development.
- If any non-conforming use ceases for a period of more than 180 days, any subsequent use of the land shall conform to the regulations established by this Plan of Development.
- No additional structures shall be erected in connection with any non-conforming use that does not conform to the regulations established by this Plan of Development.

4. Non-Conforming Structures

Where, at the adoption of this Plan of Development, a lawful structure exists which would not be permitted by the regulations imposed by this Plan of Development, such structure may continue to exist so long as it remains otherwise lawful, provided:

- No non-conforming structure shall be enlarged, increased or extended beyond its size at the date of adoption of this Plan of Development.
- In the event that any non-conforming structure or non-conforming portion of a structure is destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the regulations established by this Plan of Development.
- No non-conforming structure shall be moved, in whole or in part, to any lot or parcel within the Plan of Development.

5. Existing Utilities

Existing utilities and all uses allowed by existing easements shall continue to be permitted in all designations within the Plan of Development.

6. Drill Sites

Drill sites are currently planned within the Project and may be subject to change in size and location. Drilling activities on these sites shall be permitted provided that such activities comply with any and all state and local regulations.

7. General Development Plan

A general development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning Commission prior to or simultaneously with the application for the first preliminary subdivision plat. The General Development Plan shall show the following:

- The alignment of any major thoroughfares and collector streets in accordance with the City's Thoroughfare Plan.

- All recorded easements
- Other proposed streets that are necessary to demonstrate an overall circulation system for the development
- Proposed land uses and public facilities

The General Development Plan shall eliminate the requirement of a master preliminary plat set forth in the City of Iowa Colony Subdivision Ordinance. Preliminary plats shall be required for each section of development with the exception of minor plats as defined by state law.

Preliminary plats should generally conform to the General Development Plan. Any significant change, as determined by the City's Designated Official shall require the submittal of a revised general development plan for approval by the Planning Commission.

8. Mass Grading & Construction of Detention

The developer shall be permitted to commence construction of detention and mass grading of the property, including clearing and grubbing, in preparation of development and prior to preliminary or final plat approval. For road construction, grading may commence upon the submittal of construction drawings. However, prior to any grading activity a Storm Water Pollution Plan must be submitted, and any required City of Iowa Colony grading permits must be obtained. The City may issue the necessary permits prior to the approval of construction plans and plat recordation with the understanding that any grading performed under these circumstances shall be at the risk of the developer.

9. Temporary Uses

Temporary uses conducted in connection with the development of the property shall not require zoning permits from the city, but will require health and safety permits (electrical, plumbing, structural, HVAC, etc.). All temporary uses must be approved by the developer or the Architectural Review Committee. These uses may include, but are not limited to:

- Sales office
- Construction office
- Construction/storage yards
- Construction roads
- Fencing
- Water pumps and ponds
- Concrete batch plants or rock crushing operations and equipment for the processing of on-site materials provided such operations:

- a.) Maintain a 1,000-foot separation between all operations or storage and the nearest occupied residence;
- b.) Limit hours of operation to between 7:00 a.m. and dusk, Monday through Friday;
- c.) Do not include the import or export of materials except as to be used on the property or for off-site improvements related to the project; and
- d.) Are enclosed by a solid fence having a minimum height of six (6) feet.

10. Design Guidelines

Design guidelines will be created which will address site and building design within the 949 Ac SH 288 Tract. The purpose of these guidelines will be to preserve the character of 949 Ac SH 288 Tract Project by establishing high quality design standards for development. Copies of these guidelines will be provided to the City at a later date.

11. Lighting

All lighting within the 949 Ac SH 288 Tract Project will be subject to standards established in the project design guidelines. These standards will help to ensure that attractive, high-quality lighting is provided throughout the community.

12. Screening and Fencing

All screening and fencing within the 949 Ac SH 288 Tract Project will be subject to standards established in the project design guidelines. The screening and fencing standards will help to establish and maintain tasteful screening and fencing throughout the community that will withstand the pressures of time and nature.

13. Architectural Standards

The architectural standards within the 949 Ac SH 288 Tract Project will be subject to standards established in the project design guidelines. The architectural standards will help to assure that buildings within the community are of a high-quality and are aesthetically appealing.

C. Development Standards

1. Traditional Single Family Residential (TSFR)- Type I

Purpose: The Traditional Single-Family Residential category is intended for the development of detached, single family dwelling units and compatible uses. This district is designed to allow a variety of housing choices in order to create a viable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Permitted uses: Accessory structures
 Community centers

Drill sites
Entry features & monuments
Institutional uses
Minor utilities
Open space
Parks
Recreational facilities
Religious assembly
Single family homes
Temporary uses
Home Occupations

Minimum Lot Area: 6,600 square feet

Minimum Lot width: 60 feet at the building setback line

Minimum Setbacks:

Front: 20 feet
20 feet on cul-de-sacs and knuckles regardless of lot width
5 feet for lots that front on a common area
Rear: 10 feet**
Side: 5 feet**
Corner: 10 feet*

*Porches (if provided) may encroach into the front setback up to five (5) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet.

**One Story accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Two (2) stories or 35-feet. Three (3) stories may be allowed with fire marshal approval.

Parking Requirement: Shall comply with the parking standards established in this section.

2. Traditional Single Family Residential (TSFR)- Type II

Purpose: The Traditional Single-Family Residential category is intended for the development of detached, single family dwelling units and compatible uses. This district is designed to allow a variety of housing choices in order to create a viable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Permitted uses:	Accessory structures
	Community centers
	Drill sites
	Entry features & monuments
	Institutional uses
	Minor utilities
	Open space
	Parks
	Recreational facilities
	Religious assembly
	Single family homes
	Temporary uses
	Home Occupations
Minimum Lot Area:	6,000 square feet
Minimum Lot width:	50 feet at the building setback line
Minimum Setbacks:	
Front:	20 feet
	20 feet on cul-de-sacs and knuckles regardless of lot width
	5 feet for lots that front on a common area

Rear: 10 feet**
Side: 5 feet**
Corner: 10 feet*

*Porches (if provided) may encroach into the front setback up to five (5) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet.

**One Story accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Two (2) stories or 35-feet. Three (3) stories may be allowed with fire marshal approval.

Parking Requirement: Shall comply with the parking standards established in this section.

3. Traditional Single Family Residential (TSFR)- Type III

Purpose: The Traditional Single-Family Residential category is intended for the development of detached, single family dwelling units and compatible uses. This district is designed to allow a variety of housing choices in order to create a viable community while allowing for a reasonable amount of flexibility to accommodate ever-changing market demands.

Permitted uses:

- Accessory structures
- Community centers
- Drill sites
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space
- Parks

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Home Occupations

Minimum Lot Area: 4,600 square feet

Minimum Lot width: 40 feet at the building setback line

Minimum Setbacks:

Front: 20 feet

20 feet on cul-de-sacs and knuckles regardless of lot width

5 feet for lots that front on a common area

Rear: 10 feet**

Side: 5 feet**

Corner: 10 feet*

*Porches (if provided) may encroach into the front setback up to five (5) feet provided they have a minimum depth of six (6) feet. On corner lots, porches may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet.

**One Story accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement. Accessory structures greater than one story in height must comply with the minimum setback requirements.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Two (2) stories or 35-feet. Three (3) stories may be allowed with fire marshal approval.

Parking Requirement: Shall comply with the parking standards established in this section.

4. Patio Home (PH)

Purpose: The Patio Home category is intended for the development of detached, single family dwelling units. Patio homes may have a zero (0) foot side setback on one of the interior lot lines or five (5) feet side setbacks on both sides at the discretion of the developer, but all homes shall be separated by a minimum of ten (10) feet.

Permitted uses: Accessory structures

Community centers

Entry features & monuments

Institutional uses

Minor utilities

Open space

Parks

Patio homes

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Home Occupation

Minimum Lot Area: 4,400 square feet

Minimum Lot width: 40 feet at the building setback line

Minimum Setbacks:

Front: 20 feet*

5 feet for lots that front on a common area

Rear: 10 feet**

Side: Zero (0) feet on one side provided that there is a minimum of ten (10) feet between structures. A minimum of fifteen (15) feet is required between one (1) and three (3) story structures. Five (5) feet side setbacks are also acceptable provided that there is a minimum of ten (10) feet between structures.

Corner: 10 feet*

*Porches (if provided) may encroach into the front setback up to five (5) feet provided they have a minimum depth of six (6) feet. On corner lots, porches

may encroach into the side setback up to five (5) feet provided they have a minimum depth of six (6) feet. Where garages face directly onto a street with the garage door parallel to the street, the garage must meet the minimum setback requirement. Side-entry garages where the garage door is perpendicular to the street may be set back a minimum of ten (10) feet. (See lot diagram)

******Accessory structures may be setback three (3) feet from the rear or side property lines provided that they do not encroach into any utility easement.

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Two (2) stories or 35-feet. Three (3) stories may be allowed with fire marshal approval.

Parking Requirement: Shall comply with the parking standards established in this section.

Additional Requirements: Single family homes shall comply with the standards established in the Traditional Single-Family Residential category.

5. Townhome (TH)

Purpose: The Townhome category is intended for the development of attached single family dwelling units that are platted on individual lots and are owned fee simple.

Permitted uses: Attached single family dwelling units

Institutional uses

Entry features & monuments

Minor utilities

Open space

Parks

Patio homes

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Home occupation

Minimum Lot Area: 2,200 square feet

Minimum Lot Width: 22 feet at the building setback line

Minimum Setbacks:

Front:	20 feet if front loaded
	10 feet if rear loaded
	5 feet for lots that front on a common area
Rear:	5 feet
	20 feet for lots that front on a common area
Side:	Zero (0) foot side setbacks for units that are attached provided that there is a minimum of ten (10) feet between buildings. A minimum of fifteen (15) feet is required between one (1) and three (3) story structures.
Corner:	10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Three (3) stories or thirty-five (35) feet.

Parking Requirement: Shall comply with the parking standards established in this section.

Front loaded townhomes shall provide 0.25 off-street guest parking spaces per dwelling unit. Guest spaces may not be on townhome lots or streets and should be located within 300 feet of units.

Additional Requirements: Buildings shall consist of a minimum of two (2) units with a maximum of eight (8) units.

Buildings shall be separated by a minimum of ten (10) feet.

Each dwelling unit shall be platted on an individual lot.

Single family and patio homes shall comply with the standards established in their respective categories.

6. Quads (Q)

Purpose: The Quads category (Q) provides for the development of single-family dwelling units. Quads may consist of four (4) lots taking garage access from a shared driveway. Each lot shall have street frontage, and Quads shall have a minimum lot area of 3,500 square feet and a minimum lot width of 120 feet for the four-pack. The rear lots will have frontage through flag staffs which will have the shared driveway overlaid.

Permitted uses: Detached single family dwelling units
 Institutional uses

Entry features & monuments

Minor utilities

Open space

Parks

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Home occupation

Minimum Lot Area: 3,500 square feet

Minimum Lot Width: 120 feet at the building setback line for the four-pack

Minimum Setbacks:

Front:	20 feet if front loaded
	10 feet if access is from a shared drive
Rear:	5 feet
Side:	5 feet
Corner:	10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Two (2) stories or 35-feet. Three (3) stories may be allowed with fire marshal approval.

Parking Requirement: Shall comply with the parking standards established in this section.

Buildings shall be separated by a minimum of ten (10) feet.

Each dwelling unit shall be platted on an individual lot.

Single family and patio homes shall comply with the standards established in their respective categories.

7. Alley Product (AP)

*Purpose-*The Alley Products category (AP) provides for the development of single-family dwellings. The Alley Products may have street frontage and alley frontage with primary

garage access coming from the alley. Each Alley Product shall have a minimum lot area of 4,400 square feet and a minimum lot width of 42 feet.

Permitted uses: Detached single family dwelling units

Institutional uses

Entry features & monuments

Minor utilities

Open space

Parks

Patio homes

Recreational facilities

Religious assembly

Single family homes

Temporary uses

Home occupation

Minimum Lot Area: 4,600 square feet

Minimum Lot Width: 42 feet at the building setback line

Minimum Setbacks:

Front: 20 feet if front loaded

10 feet if rear loaded

5 feet for lots that front on a common area

Rear: 5 feet if front loaded

20 feet if rear loaded

20 feet for lots that front on a common area

Side: 5 feet

Corner: 10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Maximum Building Height: Two (2) stories or 35-feet.

Parking Requirement: Shall comply with the parking standards established in this section.

Buildings shall be separated by a minimum of ten (10) feet.

Each dwelling unit shall be platted on an individual lot.

Single family and patio homes shall comply with the standards established in their respective categories.

8. Multi-Family (MF)

Purpose: The Multi-Family category is intended for the development of medium to high density multi-family dwelling units such as apartments and condominiums.

Permitted uses:

- Attached multi-family dwelling units
- Attached single family dwelling units
- Detached single family dwelling units
- Detached multi family dwelling units
- Condominiums
- Institutional uses
- Entry features & monuments
- Minor utilities
- Open space
- Parks
- Patio homes
- Recreational facilities
- Religious assembly
- Single family homes
- Temporary uses
- Townhomes
- Home occupations

Minimum Setbacks:

Front:	25 feet from property line
Rear:	15 feet for habitable structures
	10 feet for accessory structures
Side:	10 feet for habitable structure

10 feet for accessory structures

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Parking Requirement: Shall comply with the parking standards established in this section.

Additional Requirements: Single family homes, patio homes and townhomes shall comply with the standards established in their respective categories.

9. Commercial (C)

Purpose: The Commercial District is intended for the development of service- oriented retail that meets the daily needs of the community.

Permitted uses:

- Abstract or title company
- Advertising agency
- Antique store
- Art gallery
- Arts and crafts store
- Automobile repair, minor, no outside work or storage
- Bakery
- Banks and financial institutions, including drive-through and outdoor ATM facilities
- Barber or beauty shop
- Bookstore
- Cafeteria
- Candy store
- Catering
- Cellular phone sales and repair store
- Childcare facilities
- Clothing store (no re-used clothing)
- Collection agency
- Computer sales and repair store
- Community centers

Convenience store with or without gasoline, liquor or beer and wine sales

Dance studio

Delivery service

Dental clinic

Department store

Drafting service

Drug store, with or without liquor or beer and wine sales

Dry cleaning storefront, but not dry-cleaning plant

Electronic sales and repair store

Entry features & monuments

Filling station or service station, including oil change and inspection services

Florist shop

Furniture store

Gift shop

Gun shop

Grocery store

Hardware store

Home appliance store

House wares and linens store

Ice retail distributing, but not manufacturing

Institutional uses

Insurance agency

Jewelry store

Laundry storefront, but not laundry plant

Locksmith

Medical clinic

Medical supply store

Minor utilities

Mixed use

Mortgage company

Motels and hotels

Motion picture theater, with or without food service, but not drive-in theater

Musical instrument store

Office supply and machinery store and repairs

Open space

Optician or optometrist

Parks

Personal services

Pharmacy

Professional office

Public Facilities

Public safety site

Radio sales and repair

Radio studio (excluding tower)

Record and tape store

Recreational Facilities

Religious assembly

Restaurants and taverns, with or without drive-through facilities

Shoe store and repair shop

Sporting goods store

Studio (art, music or photo)

Taxidermist

Tailor

Telecommunication towers

Temporary uses

	Toy store
	Travel agency
	Tree farms
	Video arcade
Non-Permitted uses:	Auction
	Billboards
	Cemeteries
	Feed store
	Kennel (commercial)
	Massage parlors
	Pawn shop
	Self-service car wash (automated car washes are allowed as accessory uses)
	Sexually oriented businesses
	Storage warehouse
	Swap meet
	Tattoo shop
	Taxidermist
	Upholstery shop
Minimum Lot Area:	6,000 square feet
Minimum Lot width:	80 feet
Max. Lot coverage:	85 percent
Minimum Setbacks:	
Front:	25 feet
Rear:	10 feet
Side:	10 feet
Corner:	10 feet

Architectural features may encroach into the setback area a maximum of three (3) feet.

Setbacks for commercial land uses will be considered minimum setbacks and allow for the siting of commercial structures anywhere within the unbounded, developable area of said tract.

Maximum Building Height: Thirty-five (35) feet unless otherwise approved by City Council. All building area above two (2) stories shall be non-habitable and built with non-combustible material unless approved by the Fire Marshall.

Parking Requirement: Shall comply with the parking standards established in this section.

Additional Requirements: Telecommunication towers may not exceed eighty (80) feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

Commercial building materials and transparency/materials coverage requirements will be dictated through separate commercial guidelines as developed and enforced by Developer and any Architectural Review Committee they or the HOA may establish to govern and enforce said guidelines.

Additional Conditions: Outdoor Display of Merchandise shall be allowed within ten (10) feet of the primary building but shall be limited to merchandise that is customarily sold inside the establishment.

10. Institutional (I)

Purpose: The Institutional category is intended to provide for the development of public and private uses that serve the community.

Permitted uses:

- Major utilities
- Minor utilities
- Not for profit hospitals
- Open space
- Parks
- Places of worship
- Public facilities
- Public safety site
- Recreational facilities
- Religious assembly
- Schools (public & private)
- Telecommunication towers
- Temporary uses
- Tree farms

Minimum Lot Area: 5,000 square feet

Minimum Lot width: 50 feet

Minimum Setbacks:

Front: 25 feet

Rear: 10 feet

Side: 5 feet

Corner: 5 feet

Architectural features may encroach into the setback area a maximum of three (3) feet.

Maximum Building Height: 60 feet. All building area above two (2) stories shall be non-habitable and built with non-combustible material unless approved by the Fire Marshall.

Parking Requirement: Shall comply with the parking standards established in this section.

Additional Requirements: Telecommunication towers may not exceed eighty (80) feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

Commercial building materials and transparency/materials coverage requirements will be dictated through separate commercial guidelines as developed and enforced by Developer and any Architectural Review Committee they or the HOA may establish to govern and enforce said guidelines.

11. Mixed-use (MU)

Purpose: Mixed-use lots (MU) is intended to provide flexibility through the design process. Permitted uses are multi-family, commercial, and institutional, and the regulations are as defined in the corresponding categories.

Permitted uses:

- Attached multi-family dwelling units
- Attached single family dwelling units
- Detached single family dwelling units
- Detached multi family dwelling units
- Condominiums
- Institutional uses
- Entry features & monuments
- Minor utilities
- Open space
- Parks

Patio homes
Recreational facilities
Religious assembly
Single family homes
Temporary uses
Townhomes
Home occupations
All commercial uses as defined above

Minimum Setbacks:

Front: 25 feet from property line
Rear: 15 feet for habitable structures
10 feet for accessory structures
Side: 10 feet for habitable structure
10 feet for accessory structures

Architectural features may encroach into the setback area a maximum of three (3) feet and may not extend more than five (5) feet above the principal structure.

Parking Requirement: Shall comply with the parking standards established in this section.

Additional Requirements: Single family homes, patio homes and townhomes shall comply with the standards established in their respective categories.

12. Parks & Open Space (P-OS)

Purpose: The Parks & Open Space category is intended to provide for the development of recreation and open space areas within the community.

Permitted uses:

- Community centers
- Drainage ponds and channels
- Drill site
- Entry features & monuments
- Institutional uses
- Minor utilities
- Open space
- Parks

Pipeline easements
Public facilities, excluding major utilities
Recreational facilities
Telecommunication towers
Temporary uses
Tree farms

Minimum Lot Area: None

Minimum Lot width: None

Minimum Lot depth: None

Minimum Setbacks:

Along Major Thoroughfares: 25 feet

Along other streets: 10 feet

Rear: 10 feet

Side: 10 feet

Architectural features may encroach into the setback area a maximum of thirty-six (36) inches.

Max. Building Height: 35 feet. Maximum height may exceed 35 feet if approved by the Fire Chief.

Parking Requirement: Shall comply with the parking standards established in this section.

Additional Requirements: Telecommunication towers may not exceed eighty (80) feet in height and shall be set back from property lines a distance equal to or greater than the height of the tower.

13. Parking

Parking within the 949 Ac SH 288 Tract Plan of Development shall be provided according to the following schedule:

TABLE 3	
Parking Requirements	
Land Use	Minimum Requirement
Single family residential	2 enclosed spaces per unit
Patio home	2 enclosed spaces per unit
Townhome	2 enclosed spaces per unit 0.25 guest spaces per unit
Multi-Family	1.333 spaces per 1-bedroom unit
	1.666 spaces per 2-bedroom unit
	2.0 spaces per unit with 3 or more bedrooms
Office (non-medical)	1 space per 250 square feet of gross floor area
Medical office	4 spaces per 1000 square feet of gross floor area
Retail	Under 400,000 sf: 4 spaces per 1000 square feet of gross floor area
Restaurant	400,000 sf and over: 5 spaces per 1000 square feet
Tavern	1 space per 45 square feet of gross floor area
Hotel/Motel	1 space per room
Theater/Auditorium/Church/Assembly Hall	0.25 spaces per seat
Stadium	1 space per 4 stadium seats

Deviations from the above requirements shall be considered by the City's Designated Official on a case-by-case basis. Appeals to the Official's interpretation may be made to City Council within thirty (30) days of the date of the determination.

The City's Designated Official shall determine the minimum number of parking spaces required for any use not specified above. Appeals to the Official's interpretation may be made to City Council within thirty (30) days of the date of the determination.

Shared parking should be encouraged where appropriate. Adjustment of the minimum number of parking spaces required to serve a combination of occupancies shall be determined according to the following formula:

- 1) Determine the parking requirement for each occupancy as though it were a separate use;
- 2) Multiply each amount by the corresponding percentage for each applicable time period shown in the following schedule:

TABLE 4					
Shared Parking Table					
	Weekdays			Weekends	
Use	Night Midnight – 6 a.m.	Day 9 a.m. – 4 p.m.	Evening 6 p.m. - Midnight	Day 9 a.m. – 4 p.m.	Evening 6 p.m. - Midnight
Retail	5%	50%	90%	100%	70%
Hotel/Motel	80%	80%	100%	80%	100%
Office	5%	100%	10%	10%	5%
Restaurant / Tavern	10%	50%	100%	50%	100%
Entertainment / Recreation	10%	40%	100%	80%	100%
All Others	100%	100%	100%	100%	100%

- 3) Calculate the column total for each time period; and
- 4) The column with the highest value shall be the parking requirement.

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D. Definitions

Accessory structure – any above ground structure that is (1) incidental to and customarily associated with the main structure on the site, and (2) located on the same lot as the principle building. Accessory structures may include, but are not limited to detached garages and gazebos, but does not include utility or storage sheds.

Alley – a public or private right-of-way that provides vehicular access to buildings or properties that front on an adjacent street.

Architectural feature – an ornamentation or decorative feature attached to or protruding from the exterior wall of a building. Architectural features may include, but are not limited to, windows (e.g., bay windows), chimneys, columns, awnings, marquees, façade, or facia.

Attached housing – a building containing two or more dwelling units.

Banking or financial institution – a chartered financial institution that engages in deposit banking and closely related functions such as making loans, investments, and other fiduciary activities. Drive-up windows and drive-thru automated teller machines (ATM) are permitted as an accessory use.

Block length – the distance measured along a street between two intersecting streets.

Building – a structure used for or supporting any use or occupancy that requires a building permit.

Child care facility – a commercial or non-profit facility that provides shelter, care, activity, and supervision of children for periods of less than 24 hours a day and is licensed by the state.

Community center – a meeting place used by the community in which community members may gather for social, educational, recreational, or cultural activities. Uses include recreation, fitness center, meeting areas, and restaurants with or without alcohol sales. Community center use may be restricted to dues paying members.

Condominium – A single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

Convenience store – Any retail establishment offering for sale gasoline and a limited line of groceries and household items intended for the convenience of the neighborhood. Automotive washing is permitted as an accessory use. The sale of alcohol is permitted as an accessory use.

Council – Shall mean the City Council of the City of Iowa Colony.

Cul-de-sac - Any street with only one outlet that terminates in a vehicular turnaround.

Designated Official – The individual authorized by the City of Iowa Colony to provide direction and oversight and personally perform duties related to a comprehensive program to protect the

health and safety of citizens and the quality of life by ensuring that planning activities meet appropriate codes, standards and city ordinances.

Detached housing – A site-built building containing only one dwelling unit.

Drill site – A tract of land designated for the purpose of extracting oil or gas comprising a “spacing unit” or “proration unit” as determined by the State Railroad Commission.

District – One or more special water districts to be created on the Property which will operate under the authority of Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 54 of the Texas Water Code, and/or chapter 375 of the Local Government Code, together with all amendments and additions thereto. The term specifically shall include a municipal utility district or a municipal management district.

Dwelling unit - Any building or portion thereof which is designed or used exclusively for residential purposes.

Entry features – Primary points of vehicular entry into the Property that are enhanced with landscaping, water features, architectural treatments, and lighting.

Front loaded – Any dwelling unit that takes vehicular access from the street on which it fronts.

Frontage – Frontage shall mean that portion of any lot or tract that abuts a street or approved common area. A lot or tract abutting more than one street shall have frontage on only one street which shall be deemed to be the side having the shortest dimension unless otherwise indicated on the subdivision plat.

General development plan – A plan illustrating all contiguous property under one ownership, legal interest, or common control that identifies the major thoroughfares and collector streets that are necessary to demonstrate an overall circulation system for the property, any recorded easements that affect the property and proposed land use.

Grocery store – A retail establishment primarily selling prepackaged and perishable food as well as other convenience and household goods. The sale of alcohol is permitted as an accessory use.

Gross acreage – Gross acreage shall mean the total area of land inclusive of all encumbrances, including, but not limited to, rights-of-way, drainage ways, pipeline and utility easements, detention facilities, parks and open space areas.

Gross density – A measurement of density based on the calculation of the total gross acres within a subdivided area divided by the total number of dwelling units within that area.

Home occupation – An occupation or activity which is clearly incidental and secondary to use of the premises as a dwelling and which is carried on wholly or in part within a main building or accessory building by a member of the family who resides on the premises. A home occupation use shall not change the residential character of the property or the neighborhood and shall meet all applicable legal requirements. A home occupation may not display signage on the property. No more than one (1) employee may reside off-premises.

Home owner's association (HOA) – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a subdivision. All residential property owners within the subdivision shall be a member of the HOA for that subdivision.

Institutional use – A use designated for public facilities including, but not limited to major and minor utilities, public safety sites, libraries, schools (both public and private), hospitals, churches or other places of worship, and other civic uses.

Knuckle – The projection toward the outside corner of a bend in the right-of-way of that allows for adequate turning movements for emergency and other vehicles.

Landscaping – Planting and related improvements for the purpose of beautifying and enhancing a portion of land and for the control of erosion and the reduction of glare, dust and noise. Rocks and/or gravel, by itself shall not constitute landscaping.

Laundry services (including dry cleaning) – A facility that launders or dry cleans articles dropped off on the premises directly by the customers or where articles are dropped off, sorted, and picked up, but where laundering is done elsewhere.

Local street - A public street that is not a major thoroughfare or collector and conforms to the criteria established in this Plan of Development.

Lot – An undivided tract of land having frontage on a public or private street which is designated as a separate and distinct tract and identified by numerical identification on a duly and properly recorded subdivision plat.

Major arterial – A public street designated as a Major Arterial on the City's Thoroughfare Plan.

Major collector – A public street designated as a Major Collector Street on the City's Thoroughfare Plan.

Major utility – Uses or structures providing utility services that have a potential major impact by virtue of appearance, noise, size, traffic generation or other operational characteristics, which include, but are not limited to, transmission substations, wastewater treatment facilities, water reservoirs and pump stations, wastewater lift stations, and power plants. This use does not include private individual water supplies or septic tanks. See Minor Utilities.

Minor utility – Small scale facilities that are necessary to support development and that involve only minor structures. Minor utilities include, but are not limited to facilities such as power lines, water and sewer lines, storm drainage facilities, transformers, hydrants, switching boxes and similar structures.

Mixed-use – A tract of land, building, or structure developed for two or more different uses such as, but not limited to, residential, office, retail, public, or entertainment. The mix of uses may occur either on the same tract of land, but compartmentalized into separate buildings, or located within the same building (e.g., retail on the first floor and office or residential on the floors above the retail).

Neighborhood – A collection of compatible subdivisions.

Minor collector – A public street that is not a major arterial, or major collector street and is designed to help distribute traffic within residential areas.

Open space – A portion of land designated as open space on the Preliminary Land Use Plan. Open space areas shall include pipeline and utility easements, drainage ways, and wet and dry detention areas.

Patio home - A single-family residence which has a zero (0) foot side setback on one of the side lot lines.

Personal services – Establishments providing non-medical related services generally related to personal needs, including beauty and barber shops, day spas, garment and shoe repair shops, laundry services (including dry cleaning), photographic studios, dance studios, and health clubs. These uses may include the accessory retail sales of products related to the services provided.

Personal storage – An area used or intended for the storage of materials, vehicles or equipment not in service.

Private – Elements of the development that are not intended for public use and are operated and maintained by a private entity.

Private street - A street that is privately owned and maintained. Private streets may be gated.

Private utilities – Utilities other than water and wastewater. Other utilities may be public and/or private in nature and may include, but are not limited to electrical power, gas, telephone, wireless communication, internet and cable television.

Professional office - A room or group of rooms used for conducting the affairs of a business, medical, professional, or service industry.

Project/949 Ac SH 288 Tract Project – The development that is planned for the Project Property and is governed this Plan of Development.

Project Property/Property – The approximately 949 acres of land that constitutes the entire 949 Ac SH 288 Tract project which is the subject of this Plan of Development.

Property owner's association (POA) – A non-profit corporation, established for the purpose of managing and maintaining community property and services within a commercial development.

Public facilities – Any non-commercial land use (whether publicly or privately owned) which is to be used and/or allocated for the general good of the public. These uses include, but are not limited to, governmental offices, libraries, parks, and major and minor utilities.

Public safety site – A tract of land containing a building or structure that is designated for police, fire, or emergency services.

Public utilities – Any utilities that are provided by the city, county, or municipal utility district which may include, but are not limited to water and wastewater.

Quad – A specialty type residential land use/product that employs four single family residential units on reduced lot sizes centered on a shared drive. Garage access to these units will be taken

from the shared drive in order to reduce overall number of curb cuts/driveways within these sections and to promote a greater uninterrupted pedestrian realm for those residents.

Recreational facilities – Any structure or building intended for active recreational use.

Recreational uses shall include, but are not limited to clubhouses, tennis courts, basketball courts, sports fields, pools, playground equipment, bleachers, spray-grounds, dog parks, yard games, etc.

Religious assembly – A building or group of buildings used or proposed to be used for conducting organized religious services and accessory uses directly associated with the use.

Restaurant (including carry-out and drive-thru) – A commercial establishment where food and beverages are prepared for consumption either on or off the premises. The sale of alcohol is permitted.

Retail – Retail sales of any article, substance, or commodity within a building or structure.

School (public or private) – An institution for the teaching of children or adults including primary and secondary schools, colleges, professional schools, art schools, trade schools, and similar facilities.

Shared parking – The use of the same off-street parking stall or stalls to satisfy the off- street parking requirements for two or more individual land uses without significant conflict or encroachment.

Subdivision – The division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose of residential, industrial, office and business development or other uses.

Telecommunication tower – A structure on which there are electronic facilities for receiving or transmitting communication signals.

Temporary use – Any use allowed for a specific period of time. A use that is not of a permanent nature.

Theater – An outdoor or indoor area or building used for dramatic, operatic, motion pictures, or other performances.

Townhome - One (1), of a group of attached single family residences separated by a fire rated wall. Each dwelling unit shall be platted on an individual lot.

Wastewater treatment facilities – Any facility used for the treatment of commercial and residential wastewater for sewer systems and for the reduction and handling of solids and gasses removed from such wastes.

Water plant facilities – Any facility used for the collection, treatment, testing, storage, pumping, or distribution of water for a public water system.

IV. GENERAL ADMINISTRATION & AMENDMENTS

A. Purpose

This section establishes guidelines regarding the administration and future amendments to the Plan of Development.

B. Changes to the Code of Ordinance

The Development Regulations section of the Plan of Development addresses only those areas that differ from the existing City of Iowa Colony Code of Ordinances. In the event that an issue, condition or situation arises that is not specifically addressed in the Plan of Development, the City of Iowa Colony Code of Ordinances in place at the time of the adoption of this document shall be used by the City's Designated Official as the basis to resolve the issue.

C. Variances from the Subdivision Ordinance

The criteria established in this Plan of Development require variances from the City of Iowa Colony Subdivision Ordinance. These variances are necessary to achieve the community vision established for the 949 Ac SH 288 Tract Project. Table 5 describes the requested variances and their corresponding section of the subdivision ordinance. These variances shall apply to all property within the Plan of Development.

D. Variances from the Design Manual

The criteria established in this Plan of Development require variances from the City of Iowa Colony Design Manual. These variances are necessary to achieve the community vision established for the 949 Ac SH 288 Tract Project. Table 8 describes the requested variances and their corresponding section of the design manual. These variances shall apply to all property within the Plan of Development.

TABLE 5
949 Ac SH 288 Tract Subdivision Ordinance Variances

Ordinance Reference	Requirement	Proposed	Difference	Justification
Sec. 20 Master Preliminary Plat Procedure for a Large Tract (A)	Where the proposed subdivision constitutes a unit of a larger tract of land which is intended to be subsequently subdivided as additional units of the same subdivision, the subdivision plat shall be accompanied by a master preliminary plat showing the tentative proposed layout of the streets, blocks, and drainage of the entire are. The over-all layout, if approved by the council, shall be attached to and filed with a copy of the approved subdivision plat in the permanent files of the City. Thereafter, fractional final plats of subsequent units of each subdivision may be submitted without additional preliminary plat approval, provided no significant changes are made to the master preliminary plat. Any request to change the over-all layout must be submitted according to the procedures prescribed in Section 19, Preliminary Plat Process.	A General development plan illustrating all contiguous property under one ownership shall be submitted for approval of the Planning Commission prior to or simultaneously with the application for the first preliminary subdivision plat. The General Development Plan shall show the alignment of any major Thoroughfare Plan, all recorded easements, other proposed street that are necessary to demonstrate an overall circulation system for the development and proposed land uses and public facilities. This approval shall eliminate the requirement of the master preliminary plat set forth in Section 20 of the City of Iowa Colony Subdivision Ordinance. Preliminary Plats shall be required for each section of development with the exception of minor plats as defined by state law. Preliminary plats should generally conform to the General Development Plan. Any significant change shall require the submittal of a revised general development plan.	Rather than submit one “master” preliminary plat, a general development plan with be submitted which will establish the general framework for the development. Preliminary plats will be submitted for each section of development.	It is not feasible to provide the level of detail necessary to submit a preliminary plat for tract of land this size. The proposed General Development Plan meets the intent and general purpose of the requirement and by submitting preliminary plats for each section of the development, the city will be provided the same level of detail with less chance for error.
Sec. 22 Final Plat Procedure (31)	In the event the tract of land being subdivided fronts on a street or road that does not meet the city’s design specifications, the subdivider shall be required to improve the street or road to meet those specifications from a street or road that does meet the city’s requirements, to the farthestmost boundary of the subdivision.	The developer would dedicate any additional right- of-way required for adjacent streets or roads, but shall not be required to make any paving, drainage, or utility improvements along said roads. The MUD will carry the escrow to construct any future road segments within the development when a connecting roadway project is planned at the project boundaries.	Additional right-of-way will be dedicated for these facilities, but no improvements will be made at this time.	The cost to bring these roads up the city’s specifications would not be proportionate to the impact that this development will have on these facilities. In addition, it is not practical to only improve a small segment of a road. The necessary right-of-way will be dedicated so these facilities may be improved at the appropriate time.
Sec. 27 Planned Unit Developments (D)	The minimum size of a Plan of Development shall be 20 acres and not less than 5 percent of the total area shall be set aside as common landscaped areas. Utility easements, drainage easements, and detention basins shall not be included in calculating the 5 percent requirement.	Open spaces areas shall include pipeline and utility easements, drainage ways and wet and dry detention areas.	Open space areas shall include pipeline and utility easements, drainage ways and wet and dry detention areas.	Open space is a central theme of 949 Ac SH 288 Tract. Drainage ways, detention areas and easements will be utilized as greenbelts that connect the entire community and therefore, should be considered as an amenity.

Sec. 27 Planned Unit Developments (E)	The minimum lot width of all residential lots to be located within a Plan of Development shall be 60 feet.	<p>The minimum lot width for traditional single family lots shall be 40 feet.</p> <p>The minimum lot width for patio home lots shall be 40 feet.</p> <p>The minimum lot width for townhome lots shall be 19 feet.</p> <p>The minimum lot width for quad lots shall be 120 feet for the four-pack.</p> <p>The minimum lot width for alley product lots shall be 42 feet.</p>	<p>20-foot reduction in width for traditional single-family dwellings.</p> <p>15-foot reduction in width for patio homes</p> <p>41-foot reduction in width for townhomes.</p>	Allowing reductions in minimum lot width and area is necessary in order to achieve a variety of housing products which is an essential component of healthy and sustainable communities.
Sec. 33 Streets (Clarification)	The minimum right-of-way for local streets shall be 60 feet	Local streets shall have a minimum right-of-way of 50 feet	10-foot reduction in right-of-way width. 10-foot utility easements will be provided on both sides of the right-of-way. Paving section shall remain 28 feet.	The street paving section shall remain 28 feet and thus will have no effect on traffic circulation. 10-foot utility easements will be provided where necessary for utility maintenance. Reduction in right-of-way width allows for the preservation of more open space.
Sec. 33 Streets, Minimum right-of-way	The minimum right-of-way for residential streets shall be 60 feet.	Residential streets providing access to lots may have a right-of-way width of 50 feet.	10-foot reduction in right-of-way width. 10-foot utility easements will be provided on both sides of the right-of-way. Paving section shall remain 28 feet.	The street paving section shall remain 28 feet and thus will have no effect on traffic circulation. 10-foot utility easements will be provided where necessary for utility maintenance. Reduction in right-of-way width allows for the preservation of more open space.
Sec. 33 Streets, Minimum right-of-way	The minimum right-of-way for residential streets shall be 60 feet.	Type 1 Private Streets shall have a right-of-way of 50 feet.	10-foot reduction in right-of-way width. 10-foot utility easements will be provided on both sides of the right-of-way. Paving section shall remain 28 feet.	The street paving section shall remain 28 feet. Type 1 Private Streets will be privately maintained and may be gated. The right-of-way for Type 1 Private Streets shall be identified as a Public Utility Easement in order to allow for public utility service.
Sec. 33 Streets, Minimum right-of-way	The minimum right-of-way for residential streets shall be 60 feet.	Type 2 Private Streets shall have a right-of-way of 28 feet.	22-foot reduction in right-of-way width. Paving section shall remain 28 feet.	The street paving section shall remain 28 feet. Type 2 Private Streets will be privately maintained and may be gated. The right-of-way for Type 2 Private Streets shall be identified as a Public Utility Easement in order to allow for public utility service.

Sec. 33 Multiple Access Points (E) (clarification)	All subdivisions, except those with single dead-end streets, shall have a minimum of two access points to existing (or future) public streets.	All subdivisions shall provide a minimum of two points of access. A divided or boulevard entry shall be considered two points of access for these purposes provided that the divided paving section extends to the first intersecting street. A boulevard shall be acceptable where a second access is not available.	Clarification that a boulevard entry shall be considered two points of access in all cases.	N/A
Sec. 33 Right-of-way widths (K)	All street rights-of-way widths shall be not less than 60 feet.	50-foot local streets 50-foot private streets (Type 1) 28-foot private streets (Type 2)	10 feet R.O.W. reduction, no reduction in paving 10 feet R.O.W. reduction, no reduction in paving 22 feet R.O.W. reduction, no reduction in paving	949 Ac SH 288 Tract will feature a variety of street types that are designed to serve the variety of land uses and product types within the Project.
Sec. 33 Dead End Streets (M)	Dead-end streets, designated to be so permanently, shall not be longer than 1200 feet and shall be provided at the closed end with a turn- around having an outside roadway diameter of at least eighty (80) feet and a street property line diameter of at least one hundred (100) feet.	Type 2 private streets may extend up to 150 feet without a turnaround. Dead end Type 2 private streets that exceed 150 feet in length shall provide an adequate turnaround.	N/A	This requirement conforms with fire code regulations and is appropriate given the nature of the street type.
Sec. 33 Street Design (N)	The details of all street designs shall conform to the city's engineering standards and standard details.	The Plan of Development has established certain street criteria that will apply to streets within 949 Ac SH 288 Tract in addition to the city's standards.	Clarification that streets within 949 Ac SH 288 Tract shall be designed to meet both sets of criteria.	N/A
Sec. 34 Alleys (B)	The width of alleys within commercial and industrial districts shall be at least 20 feet. The width of alleys within residential districts shall be at least 20 feet where possible; however, a minimum width of 16 feet may be allowed.	In addition to public alleys, 949 Ac SH 288 Tract may contain private alleys. Private alleys shall have a minimum right-of-way width of 20 feet with a 14-foot paving section.	Any public alleys shall meet the minimum standard.	Private alleys shall be privately maintained.
Sec. 34 Alleys (D) (clarification)	Dead-end alleys shall be avoided where possible but when unavoidable, adequate turnaround facilities at such dead end shall be provided.	Dead-end alleys will be avoided but may be necessary or more desirable in certain circumstances. Dead-end alleys greater than 150 feet in length shall provide an adequate turnaround.	Clarification that a dead-end alley may be avoidable, but undesirable and therefore permitted provided that the dead-end does not exceed 150 feet in length.	The fire code allows for dead-end access without a turnaround up to 150 feet in length.

Sec. 36 Blocks (D)	No block shall exceed 1,200 feet in length in residential or commercial developments.	The maximum block length for major thoroughfares shall be 2,600 feet except where the thoroughfare runs parallel to a drainage feature having a minimum width of 50 feet which may have a maximum block length of 4,000 feet. The maximum block length for collectors and neighborhood collectors shall be 1,800 feet and the maximum block length for local streets shall be 1,200 feet. Crossings of bayous or canals shall only be required by streets that are identified as major corridors on the City's Thoroughfare Plan. The maximum block length along pipeline easements and drainage features having a minimum width of 50 feet shall be 2,000 feet.	1,400 additional feet on major thoroughfares. 2,800 additional feet for major thoroughfares that run parallel to drainage features with a minimum width of 50 feet. 600 additional feet for collectors and neighborhood collectors. 800 additional feet along pipelines and drainage features.	Generally, intersections along major thoroughfares and collectors should be spaced farther apart than along local streets. This allows for more efficient traffic flow and limits pedestrian/auto conflicts. Pipelines and drainage features represent physical encumbrances that warrant additional spacing standards.
Sec. 37 Lots (B) Lots Smaller Than One Acre #1	Minimum front setback lines shall be at least twenty-five (25) feet. Each corner lot shall have at least the minimum front residential setback line on both streets.	The minimum front setback for all single-family lots and all cul-de-sacs and knuckles shall be 20 feet. Corner lots shall have a minimum side setback of 10 feet. Porches may encroach into the front setback up to 10 feet provided they have a minimum depth of 6 feet. On corner lots, porches may encroach into the side setback up to 5 feet provided they have a minimum depth of 6 feet. Where garages face directly onto a street, the garage must be setback a minimum of 20 feet. Side-entry garages must be set back a minimum of 10 feet.	5-foot reduction for front setbacks for lots. 10-foot reduction for porches having a minimum depth of 6 feet. 15-foot reduction for side-entry garages. 15-foot reduction for side setbacks on corner lots.	Reduced setbacks foster a pedestrian friendly environment and encourage neighbor interaction. Porches and varying building lines create interest along the street and help to achieve a more attractive street scene.
Sec. 37 Lots (B) Lots Smaller Than One Acre #6	Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.	Double and reverse frontage lots may be permissible on alley products and/or quads.	Double and reverse frontage lots may be permissible on alley products and/or quads.	A greater variety of housing products is a necessary component in achieving a healthy and sustainable community.
Sec. 37 Lots (B) Lots Smaller Than One Acre #8	Flag and key shaped lots. No flag or key-shaped lots are allowed.	Flag and/or key shaped lots are allowed in specialty product.		A greater variety of housing products is a necessary component in achieving a healthy and sustainable community.
Sec. 37 (B) Lots Smaller Than One Acre #2	Lot Dimensions. Regardless of any other provisions of this Ordinance, lot dimensions shall be a minimum of sixty (60) feet in width at the building setback line and of a depth so as to provide an area of not less than six thousand three hundred (6,300) square feet.	The minimum lot width for traditional single family lots shall be 40 feet with a minimum area of 4,600 s.f. The minimum lot width for patio home lots shall be 40 feet with a minimum area of 4,400 s.f. The minimum lot width for townhome lots shall be 19 feet with a minimum area of 1,900 s.f	20-foot reduction in width and 1,700 s.f. reduction in area (traditional single family) 20-foot reduction in width and 1,900 s.f. reduction in area (patio homes) 41-foot reduction in width and 4,400 s.f. reduction in area (townhomes)	Allowing reductions in minimum lot width and area is necessary in order to achieve a variety of housing products which is an essential component of healthy and sustainable communities.

		<p>The minimum lot width for quads shall be 120-feet for the four-pack with a minimum area of 3,500 s.f.</p> <p>The minimum lot width for alley products shall be 42 feet with a minimum area of 4,600 s.f.</p>	<p>N/A</p> <p>18-foot reduction in width and 1,700 s.f. reduction in area (alley product)</p>	
Sec. 37 (B) Lots Smaller Than One Acre #5	Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.	Each single-family lot shall have frontage on a local street, private street, or common area. When lots front on a common area, vehicular access must be provided by a local street, private street, or alley.	Lots will have satisfactory access by one of multiple means.	All lots shall have adequate access. Allowing for a variety of street "scenes" will enhance the overall "look and feel" of the community. The proposed means of access allow for safe and efficient vehicular and emergency access.
Sec. 40 Additional Street Requirements (B)	The developer shall be responsible for construction of all roadways within the development according to minor street standards. Where the major Thoroughfare Plan requires street widths over and above the local street requirements, the developer shall dedicate the right-of-way required for the larger street and construct up to a thirty-eight (38) foot wide pavement. If the City requires a pavement wider than the thirty-eight (38) feet, the City shall provide funding for the increased width subject to the availability of funds and within legal limitations.	The developer shall bear the cost of all streets within 949 Ac SH 288 Tract. The entire cost of thoroughfares, collectors, and local streets shall be eligible for reimbursement by the MUD.	The developer will build all necessary streets within 949 Ac SH 288 Tract and the city will not have to fund any street improvements.	The developer will build all necessary streets within 949 Ac SH 288 Tract and the city will not have to fund any street improvements.
Sec. 40 Additional Street Requirements (C)	The developer shall be responsible for construction of necessary improvements on all perimeter streets to bring the pavement and curbing up to minor street standards for the street abutting the development.	The developer would dedicate any additional right- of-way required for adjacent streets or roads, but shall not be required to make any paving, drainage, or utility improvements along said roads. The MUD will carry the escrow to construct any future road segments within the development when a connecting roadway project is planned at the project boundaries.	Additional right-of-way will be dedicated for these facilities, but no improvements will be made at this time.	The cost to bring these roads up the city's specifications would not be proportionate to the impact that this development will have on these facilities. In addition, it is not practical to only improve a small segment of a road. The necessary right-of-way will be dedicated so that these facilities may be improved at the appropriate time.
Sec. 42 Sidewalks	In large subdivisions, five (5) foot wide sidewalks shall be required and shall be constructed in accordance with the city's design criteria. If not constructed prior to issuance of a building permit, any sidewalks required by this article must be constructed as part of the issuance of a building permit for each tract.	Sidewalks adjacent to reserves or open space areas shall be constructed prior to the release of the construction maintenance bond for the appropriate section.	Sidewalks will be constructed prior to acceptance by the city rather than the issuance of building permits.	Sidewalks are frequently damaged during the home construction process. Allowing sidewalks to be put in after permitting is more efficient, avoids unnecessary damage and achieves the desired result.

TABLE 6
949 Ac SH 288 Tract Unified Development Code Variances

Unified Development Code Reference	Requirement	Proposed	Difference	Justification
Section 3.1.2.6.C	The planting scheme for street trees shall be such that no street tree is planted closer than twenty feet (20') to any other street tree (whether an existing tree or a tree planted hereunder) with the trees being spaced without extreme variation in distance across each block face frontage taking into account existing site conditions and driveway locations.	Closer than 20' feet	Closer than 20' feet	By diversity of street trees an increased biodiversity, habitat creation, and naturalistic planting areas will be created throughout the development for the added benefit and use of future residents and fauna.
Section 3.2.1.3.E	Identification of the required amount of parkland is to be indicated on an approved subdivision plat.	Identification of the required amount of parkland is to be indicated in this document.	Identification of the required amount of parkland is to be indicated in this document.	The parks, open space and trails plan will define the required parkland for the 949 Ac. SH 288 Tract.
Section 3.2.1.6	In addition to the provisions for neighborhood parks by dedication of land (public or private) or the payment of fees in lieu thereof as described above, a developer shall contribute an additional four hundred fifty dollars (\$450.00) per dwelling unit for the development of regional parks.	In lieu of monetary contribution, there will be the consideration of the possibility of dedicating land for the development of regional parks.	Parkland may be dedicated for regional purposes dependent upon further study by the City in their Master Parks Plan.	The open space and trails provide an exceptional amount of regional parkland that will be available for public use. Parkland may be dedicated for regional purposes dependent upon further study by the City in their Master Parks Plan.
Section 3.5.3.1.A.1	If the property frontage is not on a designated super arterial or major arterial, the front wall of the building shall be located on a build-to building setback line located ten (10) feet from the ultimate right-of-way line of the street along the front of the property	Commercial buildings shall be subject to setback lines only.	Commercial buildings shall be subject to setback lines only.	Allows for higher flexibility and more varying uses of commercial properties.
Section 3.5.3.1.A.2	If property frontage is on a designated super arterial, the front wall of the building shall be located on a build-to building setback line of seventy-one (71) feet from the ultimate right-of-way line of the street along the front of the property.	Commercial buildings shall be subject to setback lines only.	Commercial buildings shall be subject to setback lines only.	Allows for higher flexibility and more varying uses of commercial properties.
Section 3.5.3.7.A	Building height in Iowa Colony is restricted to a maximum of two (2) stories, but in no case more than thirty-five (35) feet from the natural ground elevation, as fire protection above that height is not now possible	Buildings height shall be a maximum of 3 stories.	Buildings height shall be a maximum of 3 stories.	Allows for higher flexibility and more varying uses of commercial properties.

TABLE 7
949 Ac SH 288 Tract Zoning Ordinance Variances

Ordinance Reference	Requirement	Proposed	Difference	Justification
Section 56.B.7 Table 5	A minimum of 6 parking spaces per 1,000 s.f. (medical office)	A minimum of 4 parking spaces per 1,000 s.f. (medical office)	A reduction in 2 parking spaces per 1,000 s.f. (medical office)	Allows for higher flexibility and more varying uses of commercial properties.
Section 74.d.iii.A.1	Compensating open space must be reasonably dry and flat with no more than twenty-five (25) percent of the total required compensating open space to be located within the one hundred (100) year floodplain and/or within a non-permanent wet location of a drainage detention area	Compensating open space must be reasonably dry and flat with no more than fifty (50) percent of the total required compensating open space to be located within the one hundred (100) year floodplain and/or within a non-permanent wet location of a drainage detention area	Increase total compensating open space allowed within one hundred (100) year flood plain to fifty (50) percent.	Allows for greater use of natural elements to be used to full potential. Utilizing natural floodways will allow residential sections to access trail network and greenway.
Section 74.d.iii.A.iv	Any area with single-family residential lots less than five thousand (5,000) square feet in a lot area shall provide a property owners association to maintain the front yard between the face of the front of the house structure and the front property line of each lot for the area containing single-family residential lots less than five-thousand (5,000) square feet in lot area	No Traditional Single Family Residential product shall have lots maintained by the HOA. However, townhomes and other specialty product lots shall have front lawn maintenance provided by the HOA.	Only townhomes and other specialty product lots shall have front lawn maintenance provided by the HOA	HOA will have set maintenance and landscape guidelines that will be enforced for Traditional Single Family Residential lots, and town homes and other specialty products shall have front lawn maintenance provided by the HOA.
Section 74.d.iii.A.vii	Any area with single-family residential lots less than sixty-six hundred (6,600) square feet in lot area shall have the primary residential structure constructed with the following minimum and maximum building floor area: Single-family lots, within a single-family residential lot area with lots less than sixty-six hundred (6,600) square feet in lot area, with a lot area between five thousand (5,000) square feet and sixty-six hundred (6,600) square feet require a minimum building floor area of twenty-four hundred (2,400) square feet (not including the attached garage area) and a maximum first floor building coverage of fifty (50) percent of the single-family residential lot area; single-family residential lots, within a single-family residential lot area with lots less than sixty-six hundred (6,600) square feet in lot area, between four thousand (4,000) square feet and five thousand (5,000) square feet require a minimum building floor area of twenty- five hundred (2,500) square feet (not including the attached garage area) and a	Traditional single family residential lots may have a maximum lot coverage of 60%. Patio Home residential lots may have a maximum lot coverage of 70%. Townhome residential lots may have a maximum lot coverage of 70%. Quad residential lots may have a maximum lot coverage of 70%. Alley residential lots may have a maximum lot coverage of 70%	Traditional single family residential lots may have a maximum lot coverage of 60%. Patio Home residential lots may have a maximum lot coverage of 70%. Townhome residential lots may have a maximum lot coverage of 70%. Quad residential lots may have a maximum lot coverage of 70%. Alley residential lots may have a maximum lot coverage of 70%	Allowing a greater variety of housing products and variation in maximum lot coverage is a necessary component to achieve a healthy and sustainable community.

	maximum first floor building coverage of fifty (50) percent of the single-family residential lot area; single-family residential lots, within a single-family residential lot area with lots less than sixty-six hundred (6,600) square feet in lot area, with a lot area between thirty-five hundred (3,500) square feet and four thousand (4,000) square feet require a minimum building floor area of twenty-five hundred (2,500) square feet and a maximum first floor building coverage of forty-five (45) percent.			
Section 74.d.iii.2.a	Any single-family residential lot, within a single-family residential lot area with less than sixty-six hundred (6,600) square feet in lot area, with a lot area less than sixty-six hundred (6,600) square feet in lot area but at least thirty-five hundred (3,500) square feet in lot area shall have a minimum twenty (20) feet building setback from the rear lot line unless the lot has rear alley access which shall require a minimum of twenty-four (24) feet between the face of the garage door and the opposing alley paving edge line or any other fence or structure and a minimum of three (3) feet rear building line for any other structure. If the driveway connection between the rear-loaded garage and the alley is to provide required on-site parking, the minimum rear building setback line for the garage is twenty (20) feet.	A traditional single-family residential lot shall have a minimum 10-foot rear building setback. Patio homes shall have a minimum 10-foot rear building setback. Townhomes shall have a minimum 5-foot rear building setback. Quads shall have a minimum 5-foot rear building setback. Alley product shall have a minimum 5-foot rear setback if front loaded and shall have a minimum 20-foot rear building setback if rear loaded.	A traditional single-family residential lot shall have a minimum 10-foot rear building setback. Patio homes shall have a minimum 10-foot rear building setback. Townhomes shall have a minimum 5-foot rear building setback. Quads shall have a minimum 5-foot rear building setback. Alley product shall have a minimum 5-foot rear setback if front loaded and shall have a minimum 20-foot rear building setback if rear loaded.	Allowing reductions in minimum lot setbacks is necessary in order to achieve a variety of housing products which is an essential component of healthy and sustainable communities.
Section 74.d.iii.1.1	The perimeter boundary of a single-family residential development having single-family residential lots less than sixty-six hundred (6,600) square feet in area shall be located no closer than thirteen hundred and twenty (1,320) feet to the perimeter boundary of another single-family residential development having single-family residential lots less than sixty-six hundred (6,600) square feet in area. No Plan of Development area may contain more than five hundred (500) single-family residential lots with a lot area less than sixty-six hundred (6,600) square feet in lot area.	The Plan of Development area may contain more than five hundred (500) single-family residential lots with a lot area less than sixty-six hundred (6,600) square feet in lot area.	The Plan of Development area may contain more than five hundred (500) single-family residential lots with a lot area less than sixty-six hundred (6,600) square feet in lot area.	Allowing an increase in maximum lots will allow for a greater variety of housing products which is a necessary component in achieving a healthy and sustainable community. This will also allow for a greater ad valorem tax base.

TABLE 8

949 Ac SH 288 Tract Engineering Design Criteria Manual Variances

Design Manual Reference	Requirement	Proposed	Difference	Justification
Chapter 6.3.1.D	Minimum width requirements for a right-of-way: Local streets: 60 feet.	Minimum width requirements for a right-of-way: Local streets: 50 feet with a 10-foot utility easement on each side.	A reduction of 10 feet of ROW width, but an overall increase in area available for the street and utilities from 60 feet to 70 feet.	The pavement width would remain unchanged at 28 feet, so there is no impact on vehicular accessibility. The ROW reduction allows additional property to be on the tax rolls rather than in non-taxable ROW.

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E. Interpretation

The City's Designated Official shall be responsible for interpreting the provisions of Plan of Development. Appeals to the Designated Official's interpretation may be made to City Council within thirty (30) days of the date of the interpretation.

F. Administrative Approval

Certain changes to the provisions may be made administratively by the City of Iowa Colony Designated Official, provided such changes are consistent with the intent and general purpose of the Plan of Development and do not result in the reduction of open space by more than ten (10) percent within the project or exceed the maximum number of dwelling units permitted.

Decisions by the Designated Official regarding administrative changes shall be subject to appeal by the City Council. The following categories shall be considered administrative changes, but are not limited to:

- The addition of new information to the Plan of Development, including maps or text that does not change or affect any of the regulations or guidelines contained therein. May include copies of the Developer's residential and commercial guidelines as applicable or any overall landscape plan and related tree/plant lists as may be developed through the course of this development, as well as any additional appendices that may be necessary to include and would not constitute a substantial change to the development as outlined below.
- Changes to the community infrastructure phasing and alignment, such as roads, drainage, water and sewer systems.
- Changes of land uses shown in the Land Use Plan within the Plan of Development, division of areas or combinations of areas provided there is not a net loss of open space and no net increase in the total of units allowed. Updated versions of the Land Use Plan may be provided over the course of this project in order to show current progress or developed areas.
- Changes or modifications in lot sizes and/or configuration, provided that the lots meet the minimum requirements established in within this Plan of Development for their respective land use.
- Changes to development regulations that are in the interest of the community and do not affect health or safety issues.
- Placement and/or construction of community identity or character features such as entry monuments, neighborhood signage, community art, mailboxes, etc.
- Relocation or modification of school, park sites, trails, or any other community feature.
- The creation of gated neighborhoods, private residential streets, or other modifications in common area assets to be maintained by a group of residential homeowners, provided the overall circulation of the project is maintained.
- The determination that a use may be allowed which is not specifically listed as a permitted use but may be determined to be analogous and/or accessory to a permitted use as determined by the City's Designated Official.

The City's Designated Official shall have the authority to make a determination whether an administrative approval is appropriate regarding any situations or circumstances that are not specifically listed here.

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G. Substantial Change

The Plan of Development may be substantially amended by submitting a Plan of Development Amendment to the City of Iowa Colony. A modification shall be considered a substantial change if the open space is reduced by more than 10% or there is a net increase in the total of units allowed.

H. Fees

This Plan of Development will be governing document for any future development ordinances passed that impact this. The developer acknowledges that the fee schedule may increase and will comply with increases in fees. All fees shall be fair and reasonable.

I. Expiration

The terms and regulations as outlined within this Plan of Development are intended to ensure adequate and predictable development regulations for the life of this project for the benefit of the City and the Developer. The terms of this Plan of Development shall constitute covenants running with the land comprising the Tract and shall be binding on all future developers and owners of any portion of the Tract, other than Ultimate Consumers. To that effect, this Plan of Development have an expiration date of fifteen years and will be the primary governing document for this property except as amended by necessity over the course of the project.

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MEMORANDUM

Date: June 30, 2022
To: Planning and Zoning Members
City Council Members
From: Dinh V. Ho, P.E.
RE: 949 Ac SH 288 Plan of Development
Staff's Summary and Recommendations
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

META Planning and Design, on behalf of Hines Interest, LLC submitted the 949 Ac SH 288 Plan of Development. The tract is comprised of 949 acres of land, located within the SW portion of the City ETJ, is to be developed for master planned community consisting of single family residential, commercial and mixed use development. Below is a summary of the proposed 949 Ac Sh 288 POD and Staff's recommendations.

Summary:

1. Total acreage: +/-949 acres. The tract is located at in the SW quadrant of the City and within Iowa Colony ETJ, Alvin ETJ and Sandy Point ETJ.
2. The proposal includes annexation into the City of Iowa Colony city limits.
3. The plan includes creation of a Municipal Utility District.
4. Land plan summary:
 - a. Single Family Residential:
 - i. Maximum 3,000 allowed singled-family and multi-family units allowed.
 - ii. 40% of the total allowable units or 1200 Single Family shall have lots greater than 6,600 SF.
 - b. Commercial: 18.80 acres
 - c. Mixed Use: 13.8 acres
 - d. Parks and Open Space: +/- 352.4 acres
- 5.
6. Major Roadway Improvements:
 - a. Sandy Point Rd. No.1.
 - b. Ames Blvd. (Major Arterial)
 - c. Karsten Blvd. (Major Arterial)
7. Parks & Open Space Plan:
 - a. Parks and Open Space: +/- 352.4 acres
 - b. Rec Center/Community Park: 3 total
 - c. Neighborhood Parks: +/-9 total
 - d. ¼ mile radius service area to cover all neighborhoods
 - e. Proposed Park amenities will include pool areas, recreational center and playground equipment.
 - f. Extensive network of sidewalks and pedestrian trail system.

Staff Recommendations:

Based on staff review, the proposed development is consistent the development of Single-Family Residential within nearby development.

Staff is recommending approval of the Hine 949 Ac SH 288 POD subject to the following conditions:

- 1) *Roadway Improvements: Exhibit 5, pg. 25*
 - a. *Major Arterial roadway improvements as shown on Exhibit No. 5 shall be addressed within the Development Agreement. This includes future connections that currently do not exist. Funds to be escrowed.*
 - b. *Baird Blvd. is defined as a Major Arterial per the Major Thoroughfare Plan. Provide rights-of-way dedication and improvements.*
 - c. *Relabel the Major Arterial name as follows:*
 - i. *Airline Road: Ames Blvd.*
 - ii. *Proposed Thoroughfare east of Ames Blvd.: Karsten Blvd.*
 - iii. *Sandy Point Road No. 1: Sandy Point Parkway*
- 2) *Development Regulations: Section III, pg. 26.*
 - a. *B.1. Regulations of the POD shall include applicable provisions of the City of Iowa Colony Development codes and ordinance as exists on the adoption of the POD with the following exception:*
 - i. *Engineering Design Criteria Manual*
 - ii. *Applicable codes as it regards to public safety ordinances*
 - b. *B.8. Mass Grading and Detention*
 - i. *The developer shall be permitted to commence construction of clearing and grubbing with approved plans and permits, without platting.*
 - ii. *Detention and Mass Grading can only be commence upon approval of drainage study, construction plans and permits.*
 - iii. *Roadway construction can only be commence upon approval of construction plans and permits. Preliminary plat approval shall be required.*
 - c. *B.10-13 Design Guidelines shall be submitted to the City for approval prior to submittal of plats that includes single family residential lots.*
- 3) *Subdivision Ordinance Variances: Table 5, Page 56*
 - a. *Sec.20 Master Preliminary Plat Procedure for Large Tract (A)*
 - i. *Developer shall submit a General Plan Development Plan for each Phase of development. The plan shall include street pattern detailing the connectivity as required. The conceptual plan provided within this POD only includes major arterial and thoroughfares.*
- 4) *Unified Development Code Reference: Table 6, Page 61*
 - a. *Section 3.1.2.6*
 - i. *The City may consider Regional Parkland land dedication in lieu of monetary contribution in the amount of \$450.00 per dwelling units. This agreement shall only be approved by the City Council.*
- 5) *Traffic Signalization: A Traffic Impact Analysis will be required to determine if traffic signals are warranted.*
 - a. *The Major Thoroughfare Plan has identified the intersections at Karsten Blvd. and Sandy Point No. 1 as a signalized intersection.*
 - b. *The Major Thoroughfare Plan has identified the intersections at Ames Blvd. (Airline Road) and Sandy Point Road No. 1 as a signalized intersection.*
 - c. *If it is determined a signalized intersection is warranted per the Engineering Design Criteria Manual, the Developer shall fully fund the traffic signal at both intersections.*
 - d. *If a traffic signal is not warranted, the Developer shall escrow 100% of costs Design and Construction for each intersection.*
 - e. *Escrowed funds for traffic signal improvements shall be due prior to platting of Phase III per the POD or as traffic is warranted.*
- 6) *Add the following language to the POD for Sales Tax Sourcing: The Developer shall utilize, or cause its contractors to utilize, Separated Building Materials and Labor Contracts for all taxable building material contracts related to the*

Development in the amount of One Thousand Dollars (\$1,000.00) or more, to site payment of the sales tax on building materials for the Development to the Property.

- 7) *Add the following language to the POD: Noncompliance of the PUD will result in withholding of building permits within the boundaries of the POD.*

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