



CITY OF IOWA COLONY

PLANNING AND ZONING COMMISSION MEETING

Tuesday, March 05, 2024
7:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION OF IOWA COLONY** WILL HOLD A **PUBLIC MEETING AT 7:00 PM ON TUESDAY, MARCH 5, 2024** IN THE **IOWA COLONY CITY COUNCIL CHAMBERS**, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583 FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.

CALL TO ORDER

CITIZEN COMMENTS

An opportunity for the public to address the Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

PUBLIC HEARING

1. Hold a Public Hearing to consider rezoning the following property from Single Family Residential to Business and Retail:

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34-acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

ITEMS FOR CONSIDERATION

2. Consider approval of the February 6, 2024 Planning and Zoning Commission meeting minutes.
3. Consider approval of the Boyd's Rental Final Plat.
4. Consider approval of the Sierra Vista Section 8A Amending Plat No. 1.
5. Consider approval of the Ames Boulevard Phase 3 Street Dedication Abbreviated Plat.
6. Consideration and possible action to make a recommendation to City Council for a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Lakes Community.
7. Consideration and possible action to make a recommendation to City Council for a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Crossing Community.

8. Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential to Business Retail.

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34-acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on March 1, 2024.



Kayleen Rosser, City Secretary



NOTICE OF PUBLIC HEARINGS ON
REZONING

The Iowa Colony Planning and Zoning Commission and the City Council will hold public hearings at 7:00 p.m. on March 5, 2024 and March 11, 2024, respectively, at the Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583 pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a map of the property are available for inspection by any person upon a reasonable request made to the undersigned City Secretary at City Hall, telephone 281-369-2471 or at www.iowacolonytx.gov.

Kayleen Rosser, City Secretary
City of Iowa Colony, Texas



PLANNING AND ZONING COMMISSION MEETING MINUTES

Item 2.

Tuesday, February 06, 2024
7:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

Members present: Robert Wall, Brenda Dillon, Warren Davis, Terry Hayes, David Hurst, Les Hosey, and Brian Johnson

Members absent: None

Others present: Dinh Ho, Natasha Brooks, Robert Hemminger

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR CONSIDERATION

1. Consider approval of the January 2, 2024 Planning and Zoning Commission meeting minutes.
Motion made by Wall to approve the minutes of the January 2, 2024 Planning and Zoning Commission meeting minutes, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hayes, Wall, Davis
Voting Abstaining: Johnson, Hosey
2. Consider approval of the Sterling Lakes North Section 7A Preliminary Plat.
Motion made by Hosey to approve Sterling Lakes North Section 7A Preliminary Plat and Sterling Lakes North Section 8 Preliminary Plat, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
3. Consider approval of the Sterling Lakes North Section 8 Preliminary Plat.
The Sterling Lakes North Section 8 Preliminary Plat was approved per item no. 2.
4. Consider approval of the Ellwood Detention Reserve F Preliminary Plat.
Motion made by Dillon to approve the Ellwood Detention Reserve F Preliminary Plat, Seconded by Davis.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

ADJOURNMENT

Motion made by Dillon to adjourn the meeting at 7:15 P.M., Seconded by Hosey.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis



APPROVED THIS 5th DAY OF MARCH 2024.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair

Wednesday, February 21, 2024

Chris Rhodes
Civil-Surv Land Surveying
10590 Westoffice Drive
Houston, TX 77042
Email: chris@civil-surv.net

Re: Boyd's Rental Final Plat
Letter of Recommendation to Approve
COIC Project No. 3523
Adico, LLC Project No. 16007-2-346

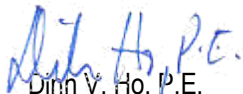
Dear Mr. Rhodes;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Boyd's Rental Final Plat package received on or about February 21, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the final plat as resubmitted on February 21, 2024. Please provide two (2) sets of signed mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later Wednesday, February 28, 2024, for consideration at the Tuesday, March 5, 2024, Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-346

STATE OF TEXAS
COUNTY OF BRAZORIA

WE, BOYD'S RENTAL PROPERTIES, LLC AND WE, REDFORD INDUSTRIES, LLC, ACTING BY AND THROUGH OUR OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE DESCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, GRASSY AREAS 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 STREET 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, REDFORD INDUSTRIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2024.

BY: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

WITNESS OUR HAND IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 2024.

IN TESTIMONY WHEREOF, REDFORD INDUSTRIES, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, THEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2024.

BY: _____

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

WITNESS OUR HAND IN THE CITY OF _____, TEXAS, THIS _____ DAY OF _____, 2024.

STATE OF TEXAS
COUNTY OF BRAZORIA
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH BOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME: _____

COMMISSION EXPIRES: _____

I, CHRIS RHODES, 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 CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS THAT HAVE A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

CHRIS RHODES, R.P.L.S.
TEXAS REGISTRATION NO. 6532



CITY OF IOWA COLONY APPROVAL

CITY COUNCIL APPROVAL

WIL KENNEDY, MAYOR

SYDNEY HARGRODER, COUNCIL MEMBER

ARNETTA HICKS-MURRAY, COUNCIL MEMBER

M'LEAN BARNETT, COUNCIL MEMBER

TIMOTHY VARLACK, COUNCIL MEMBER

MARQUETTE GREENE-SCOTT, COUNCIL MEMBER

KAREEM BOYCE, COUNCIL MEMBER

DINH HO, P.E., CITY ENGINEER

DATE

PLANNING AND ZONING COMMISSION APPROVAL

DAVID HURST, CHAIRMAN

LES HOSEY, MEMBER

BRENDA DILLON, MEMBER

BRIAN JOHNSON, MEMBER

TERRY HAYES, MEMBER

WARREN DAVIS JR., MEMBER

ROBERT WALL, MEMBER

DATE

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

THE FOLLOWING NOTES WILL APPEAR ON THE FINAL PLAT DRAWING. IF FINAL PLAT DRAWING IS NOT ISSUED THE CONSTRUCTION DRAWING(S) WILL CARRY NOTES AS SHOWN:

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

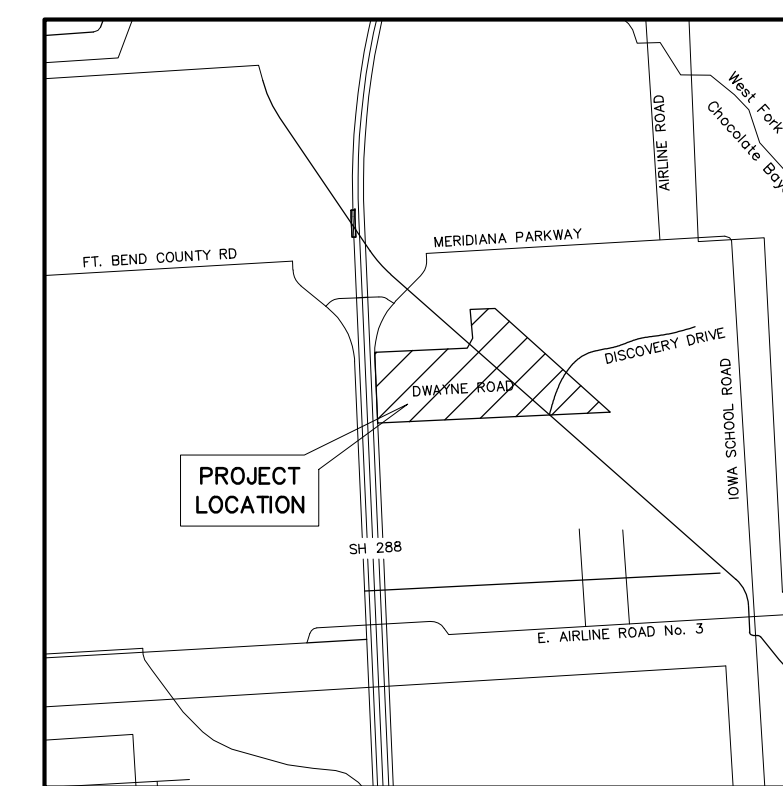
APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT # 5
REFERENCE ID #B230076

Lee Walden, P.E. Date Kerry Osburn Date
President Vice President

Brandon Middleton Date District Engineer Date
Secretary/Treasurer

NOTE: Project Field start-up will start within 365 calendar days from date shown hereon. Continuous od reasonable field site work is expected.

Table with 5 columns: RESERVE, USE, MIN. FF ELEVATION, DATUM. Rows include A (COMMERCIAL, 51.50, NAVD88, 2001 ADJUSTMENT), B (COMMERCIAL, 51.50, NAVD88, 2001 ADJUSTMENT), C (COMMERCIAL, 51.50, NAVD88, 2001 ADJUSTMENT), D (DETENTION, 51.50, NAVD88, 2001 ADJUSTMENT), E (DETENTION, 51.50, NAVD88, 2001 ADJUSTMENT).



VICINITY MAP
SCALE: 1" = 1/2 MI.

- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE FOLLOWING COMBINED SCALE FACTOR: 0.9999967107.
3. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RESUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
4. A DRAINAGE PLAN IS TO BE PROVIDED PRIOR TO FINAL PLAT APPROVAL.
5. THE 100 YEAR BASE FLOOD ELEVATION FOR THE SURVEYED PROPERTY IS 49.00 FEET.
6. THE SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS OF RECORD UNDER B.C.C.F. No. 03-040246 AS CORRECTED UNDER B.C.C.F. No. 04-001390.

METES AND BOUNDS DESCRIPTION OF 48.51 ACRES

Being a tract of land containing 48.51 acres, located in the H.T. & B. R.R. Co. Survey, Abstract-513, in Brazoria County, Texas; Said 48.51 acre tract being all of the remainder of a called 98.752 acre tract of land recorded in the name of Boyd's Rental Properties, LLC, in Brazoria County Clerk's File Number (B.C.C.F. No.) 04-001390; Said 48.51 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas coordinate System of 1983, South Central Zone):

BEGINNING, at a 5/8-inch iron rod found at the southwest corner of said remainder tract and the northwest corner of Lot 1, Block 1, of South Park Subdivision, a subdivision of record in Plat No. 200906341 of the Brazoria County Plat Records (B.C.P.R.), being on the east Right-of-Way line of State Highway 288 (width varies), for the southwest corner of the herein described tract;

THENCE, North 02 18' 21" West, with the line common to said remainder tract with said State Highway 288, a distance of 824.00 feet to a Texas Department of Transportation monument found at the southwest corner of a called 12,002 acre tract of land recorded in the name of Trinity Turbine Real Estate, LLC in B.C.C.F. No. 201501653, for the northwest corner of the herein described tract;

THENCE, with the lines common to said remainder tract with said 12,002 acre tract and a called 0.9196 acre tract of land recorded in the name of Trinity Turbine Real Estate, LLC in B.C.C.F. No. 2014041205, the following four (4) courses:

- 1. North 87' 21' 18" East, a distance of 1,074.81 feet to a point at the southeast corner of said 12,002 acre tract and the southerly corner of said 0.9196 acre tract;
2. North 28' 06' 37" East, a distance of 129.99 feet to an angle point;
3. North 04' 53' 28" West, a distance of 333.59 feet to an angle point;
4. North 87' 15' 51" East, a distance of 289.52 feet to a point at the easterly southeast corner of said 0.9196 acre tract, on the easterly line of said remainder tract and on the westerly line of Restricted Reserve 'E' of Meridiana Section 66, a subdivision of record in Plat No. 2018037315 of the B.C.P.R., for the northeast corner of the herein described tract;

THENCE, South 47' 58' 22" East, with the easterly line of said remainder tract and with the westerly lines of said Restricted Reserve 'E' and Restricted Reserve 'A', Block 1, of Meridiana Detention Reserve 'K', a subdivision of record in Plat No. 2018044965 of the B.C.P.R., a distance of 1,803.67 feet to a point at the southeast corner of said remainder tract, on the north line of a called 32.63 acre tract of land recorded in the name of Mind Hill and Misty McCendon in B.C.C.F. No. 2021029259, for the southeast corner of the herein described tract;

THENCE, with the south lines of said remainder tract and with the north lines of said 32.63 acre tract and aforesaid Lot 1, the following three (3) courses:

- 1. South 87' 16' 18" West, a distance of 354.18 feet to a 5/8-inch iron rod found at the northwest corner of said 32.63 acre tract and the northeast corner of said Lot 1;
2. South 87' 18' 57" West, a distance of 1,322.16 feet to an angle point;
3. South 87' 21' 18" West, a distance of 1,028.93 feet to the POINT OF BEGINNING and containing 48.51 acres of land.

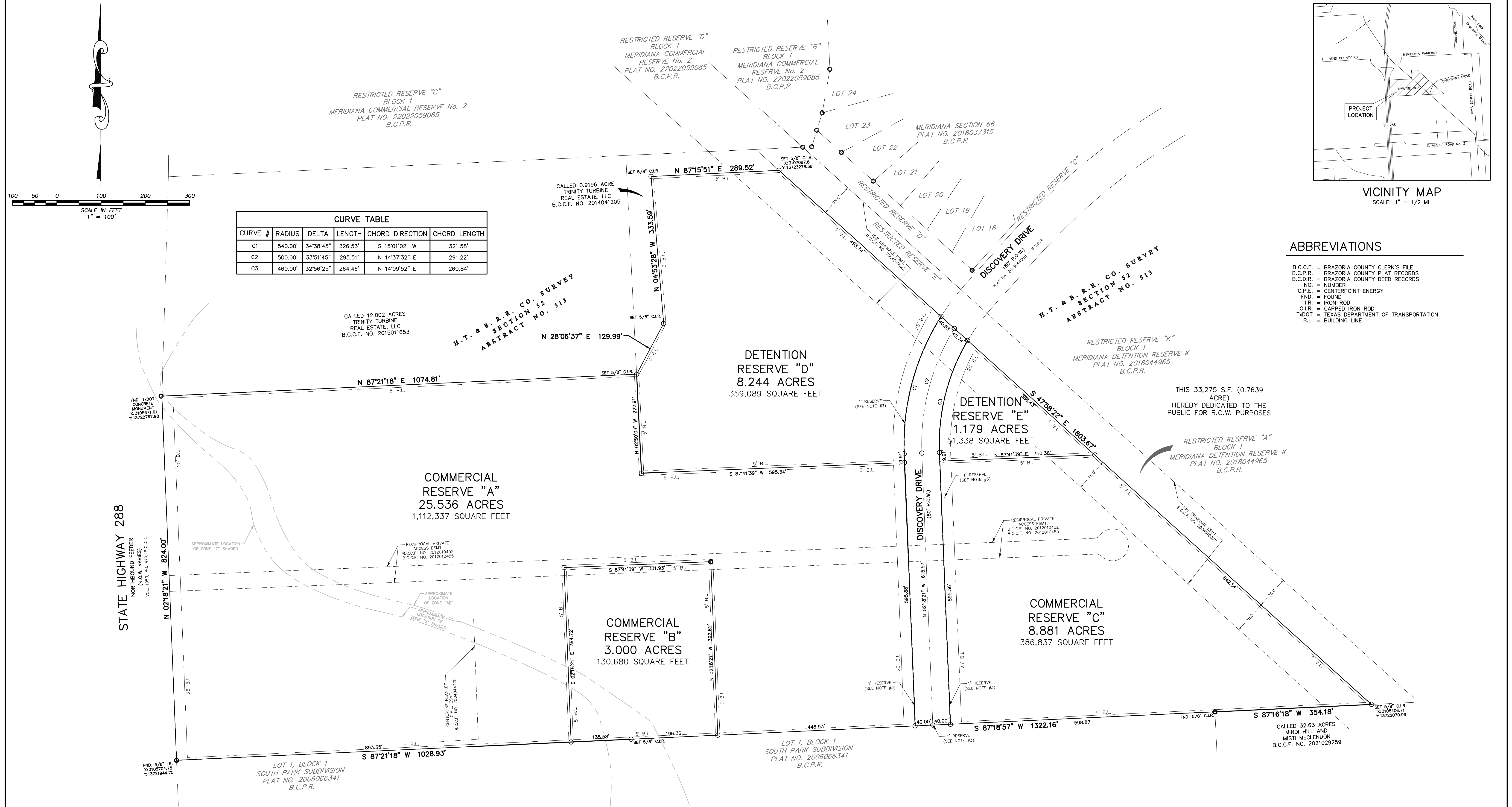
FINAL PLAT
BOYD'S RENTAL

A SUBDIVISION OF 48.51 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. Co. SURVEY, ABSTRACT-513, CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

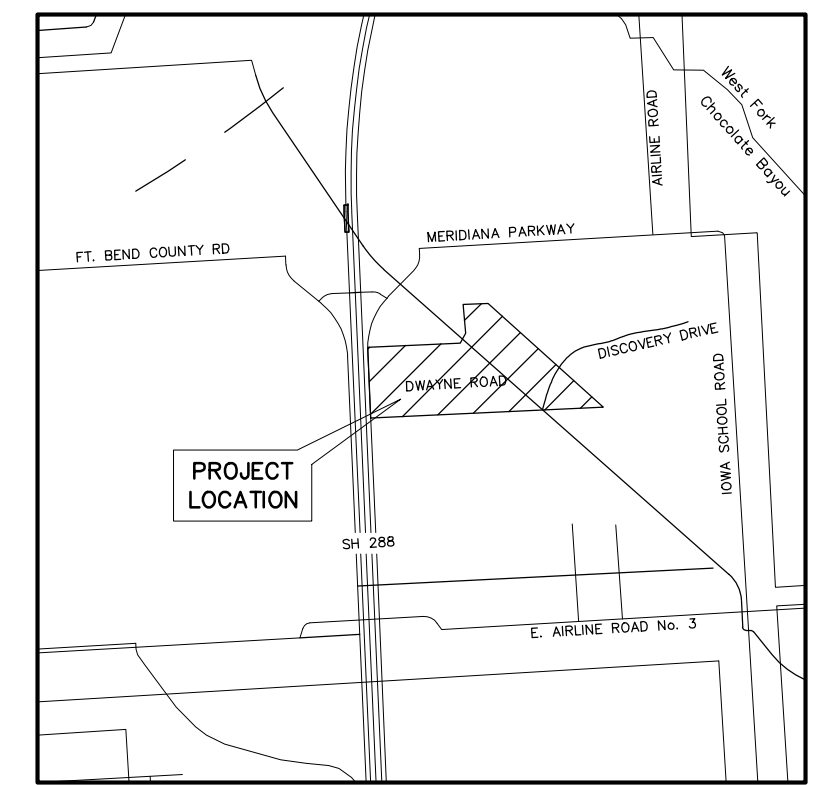
1 BLOCK 0 LOTS 5 RESERVES

DATE: FEBRUARY, 2024 JOB NO. 23070

OWNERS: BOYD'S RENTAL PROPERTIES, LLC AND REDFORD INDUSTRIES, LLC P.O. BOX 5104 LAKE CHARLES, LA 70606 4003 CHANCE LANE, ROSHARON TX 77583



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	540.00'	34°38'45"	326.53'	S 15°01'02" W 321.58'
C2	500.00'	33°51'45"	295.51'	N 14°37'32" E 291.22'
C3	460.00'	32°56'25"	264.46'	N 14°09'52" E 260.84'



- ABBREVIATIONS**
- B.C.C.F. = BRAZORIA COUNTY CLERK'S FILE
 - B.C.P.R. = BRAZORIA COUNTY PLAT RECORDS
 - B.C.D.R. = BRAZORIA COUNTY DEED RECORDS
 - NO. = NUMBER
 - C.P.E. = CENTERPOINT ENERGY
 - FND. = FOUND
 - I.R. = IRON ROD
 - C.I.R. = CAPPED IRON ROD
 - TxDOT = TEXAS DEPARTMENT OF TRANSPORTATION
 - B.L. = BUILDING LINE

COMMERCIAL RESERVE "A"
25.536 ACRES
1,112,337 SQUARE FEET

DETENTION RESERVE "D"
8.244 ACRES
359,089 SQUARE FEET

DETENTION RESERVE "E"
1.179 ACRES
51,338 SQUARE FEET

COMMERCIAL RESERVE "C"
8.881 ACRES
386,837 SQUARE FEET

COMMERCIAL RESERVE "B"
3.000 ACRES
130,680 SQUARE FEET

THIS 33,275 S.F. (0.7639 ACRE)
HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES

**FINAL PLAT
BOYD'S RENTAL**

A SUBDIVISION OF 48.51 ACRES OF LAND LOCATED IN THE H.T. & B. R.R. Co. SURVEY, ABSTRACT-513, CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS
1 BLOCK 0 LOTS 5 RESERVES
DATE: FEBRUARY, 2024 JOB NO. 23070
OWNERS: BOYD'S RENTAL PROPERTIES, LLC AND REDFORD INDUSTRIES, LLC
P.O. BOX 5104 LAKE CHARLES, LA 70606
4003 CHANCE LANE, ROSHARON TX 77583 SHEET 2 OF 2

FLOOD STATEMENT: THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY, TEXAS AND UNINCORPORATED AREAS, COMMUNITY NO. 485458, DATED DECEMBER 30, 2020, INDICATES THAT THIS TRACT IS WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE "X" UNSHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON MAP AND PANEL NO. 4803902020K. THIS DETERMINATION HAS BEEN MADE BY SCALING THE PROPERTY ON THE ABOVE REFERENCED MAP AND IS NOT THE RESULT OF AN ELEVATION SURVEY. WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BENCHMARK ELEV. 51.93'
2.0 MI W FROM MANVEL,
2.0 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, 9.8 METERS (32.2 FT) NORTH OF THE CENTER OF A TRACK ROAD, 1.9 METERS (6.2 FT) NORTHWEST OF A UTILITY POLE, AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
(NAVD 88)



Wednesday, February 28, 2024

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Suite 200
The Woodlands, TX 77381

Re: Sierra Vista Sec 8A Amending Plat No. 1
Letter of Recommendation to Approve
COIC Project No. 3575
ALLC Project No. 16007-2-351

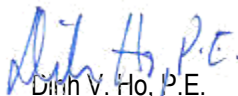
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sierra Vista Sec 8A Amending Plat No. 1, received on or about February 27, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

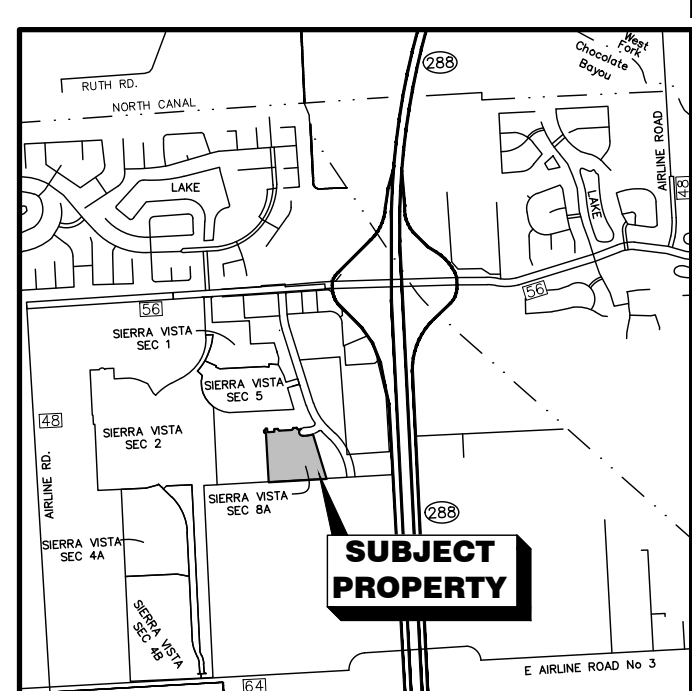
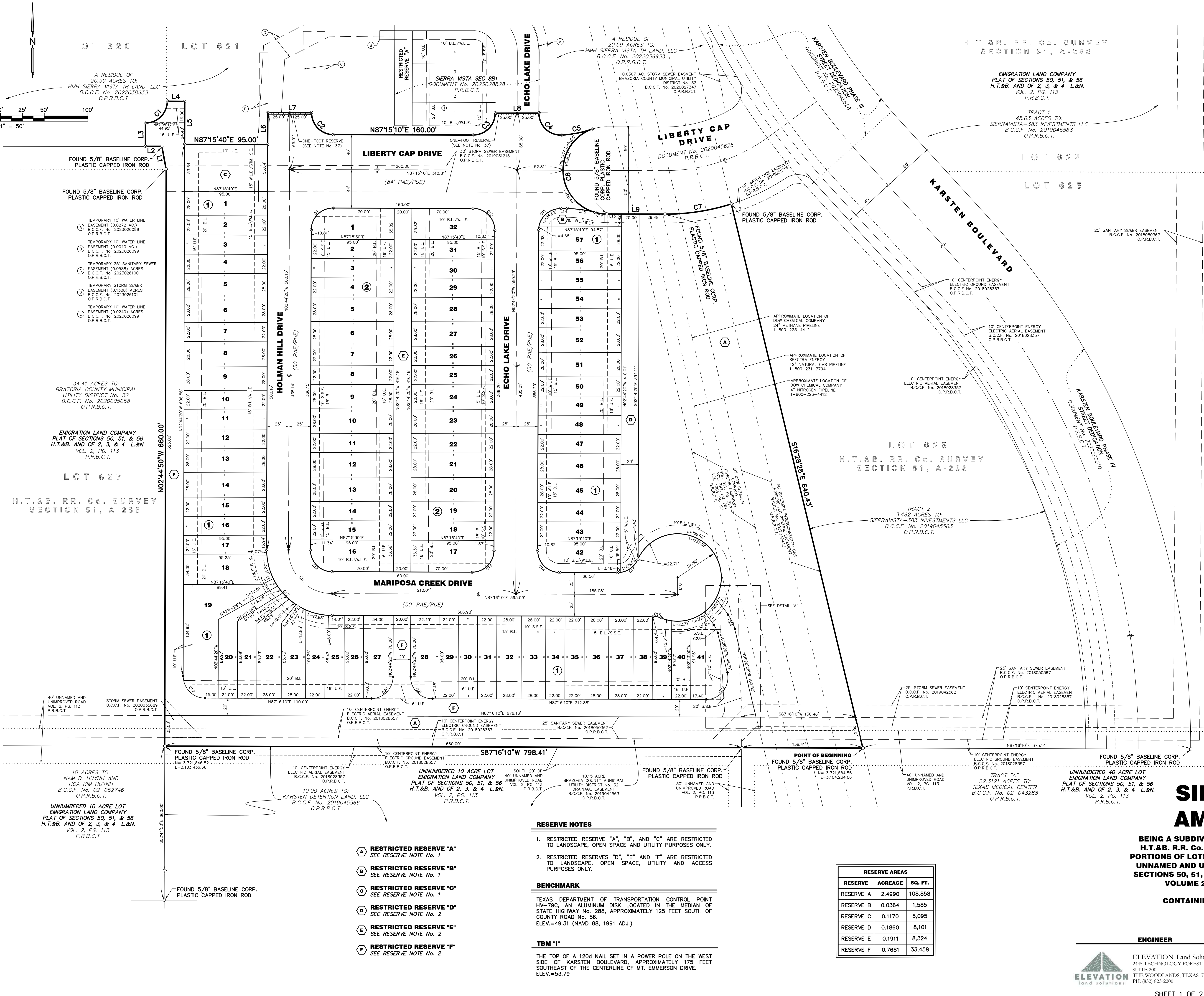
Based on our review, we have no objections to the amending plat as resubmitted on February 27, 2024. Please submit two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, February 28, 2024, for consideration at the March 5, 2024, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-351



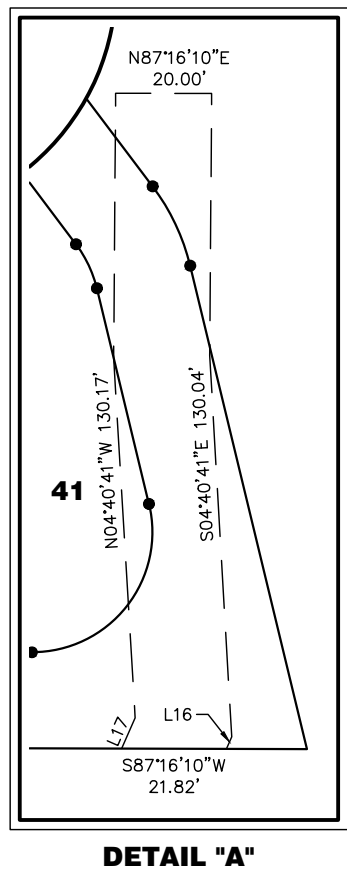
VICINITY MAP
1"=2,640'
KEY MAP: 692J

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD LENGTH
C1	25.00'	39.22'	89°53'07"	N42°12'13"E	35.32'
C2	25.00'	39.27'	90°00'30"	S47°44'35"E	35.36'
C3	25.00'	39.27'	89°59'30"	N42°15'25"E	35.35'
C4	25.00'	40.65'	93°10'05"	S49°19'23"E	36.32'
C5	125.00'	35.57'	16°18'12"	N75°56'29"E	35.45'
C6	50.00'	140.09'	160°32'10"	S12°28'43"E	98.56'
C7	250.00'	77.14'	17°40'45"	N78°24'48"E	76.83'
C8	50.00'	78.53'	89°59'30"	S47°44'05"E	70.71'
C9	25.00'	39.27'	89°59'30"	N42°15'25"E	35.35'
C10	25.00'	39.27'	90°00'30"	S47°44'35"E	35.36'
C11	25.00'	39.27'	90°00'30"	N42°15'40"E	35.36'
C12	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C13	25.00'	39.27'	90°00'30"	S42°15'55"W	35.36'
C14	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C15	25.00'	28.81'	66°01'46"	N54°15'17"E	27.24'
C16	25.00'	9.61'	22°01'06"	N81°43'17"W	9.55'
C17	75.00'	117.80'	89°59'30"	N47°44'05"W	106.06'
C18	50.00'	13.10'	15°00'38"	S85°14'31"E	13.06'
C19	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C20	25.00'	39.27'	90°00'30"	S42°15'55"W	35.36'
C21	25.00'	39.27'	89°59'30"	N47°44'05"W	35.35'
C22	25.00'	10.24'	23°27'59"	S28°12'27"E	10.17'
C23	25.00'	18.43'	15°00'08"	N85°14'16"W	18.30'
C24	45.00'	18.43'	15°00'08"	N85°14'16"W	18.30'
C25	125.00'	32.73'	15°00'08"	N85°14'16"W	32.64'

LINE DATA

LINE	BEARING	DISTANCE
L1	N13°26'02"W	26.75'
L2	S87°08'47"W	18.89'
L3	N02°51'13"W	26.59'
L4	N87°15'40"E	20.00'
L5	S02°44'20"E	49.29'
L6	N02°44'20"W	36.58'
L7	N87°15'40"E	50.00'
L8	N87°04'13"E	50.00'
L9	N87°15'10"E	66.66'
L10	N02°43'50"W	19.53'
L11	N39°56'27"W	22.96'
L12	S39°56'27"E	18.67'
L13	S59°20'31"W	15.01'
L14	N87°15'40"E	7.51'
L15	S87°15'10"W	17.19'
L16	S20°50'04"E	2.75'
L17	N20°50'04"W	6.97'



DETAIL "A"
SCALE: 1"=40'

RESERVE NOTES

- RESTRICTED RESERVE "A", "B", and "C" ARE RESTRICTED TO LANDSCAPE, OPEN SPACE AND UTILITY PURPOSES ONLY.
- RESTRICTED RESERVES "D", "E" and "F" ARE RESTRICTED TO LANDSCAPE, OPEN SPACE, UTILITY AND ACCESS PURPOSES ONLY.

BENCHMARK

TEXAS DEPARTMENT OF TRANSPORTATION CONTROL POINT HV-79C, AN ALUMINUM DISK LOCATED IN THE MEDIAN OF STATE HIGHWAY No. 288, APPROXIMATELY 125 FEET SOUTH OF COUNTY ROAD No. 56. ELEV.=49.31 (NAVD 88, 1991 ADJ.)

TBM "1"

THE TOP OF A 1204 NAIL SET IN A POWER POLE ON THE WEST SIDE OF KARSTEN BOULEVARD, APPROXIMATELY 175 FEET SOUTHEAST OF THE CENTERLINE OF MT. EMMERSON DRIVE. ELEV.=53.79

RESERVE AREAS

RESERVE	ACREAGE	SQ. FT.
RESERVE A	2.4990	108,858
RESERVE B	0.0364	1,585
RESERVE C	0.1170	5,095
RESERVE D	0.1860	8,101
RESERVE E	0.1911	8,324
RESERVE F	0.7681	33,458

SIERRA VISTA SEC 8A AMENDING PLAT No. 1

BEING A SUBDIVISION OF 11.18 ACRES OF LAND SITUATED IN SECTION 51 OF THE H.T.&B. R.R. Co. SURVEY, ABSTRACT No. 288, BRAZORIA COUNTY, TEXAS; BEING PORTIONS OF LOTS 620, 621, 625 AND 626, TOGETHER WITH PART OF A 40 FOOT WIDE UNNAMED AND UNIMPROVED ROAD, ALL OF EMIGRATION LAND COMPANY PLAT OF SECTIONS 50, 51, & 56 H.T.&B. AND OF 2, 3, & 4 L.&N., A SUBDIVISION RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS

CONTAINING: 2 BLOCKS WITH 89 LOTS AND 6 RESTRICTED RESERVES

THE REASON FOR THIS AMENDING PLAT IS TO CHANGE THE STREET NAME SEQUOIA DRIVE TO HOLLMAN HILL DRIVE

ENGINEER	LAND SURVEYOR	OWNER
 ELEVATION Land Solutions 2445 TECHNOLOGY FOREST BLVD SUITE 200 THE WOODLANDS, TEXAS 77381 PH: (832) 823-2200	 Baseline DCCM TxsSurv F-10030200 1750 Seams Dr, Ste 160 Houston, TX 77008 713.869.0155 BaselineSurveyors.net	HMM SIERRA VISTA TH LAND, LLC 7906 N. SAM HOUSTON PKWY. W., SUITE 102 HOUSTON, TX 77064 PH: (866) 419-1949

Wednesday, February 28, 2024

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Suite 200
The Woodlands, TX 77381

Re: Ames Boulevard Phase 3 Street Dedication Plat – Abbreviated Plat
Letter of Recommendation to Approve
COIC Project No. 3574
ALLC Project No. 16007-2-352

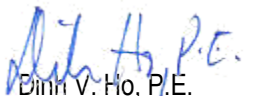
Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Ames Boulevard Phase 3 Street Dedication Plat – Abbreviated Plat, received on or about February 28, 2024. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

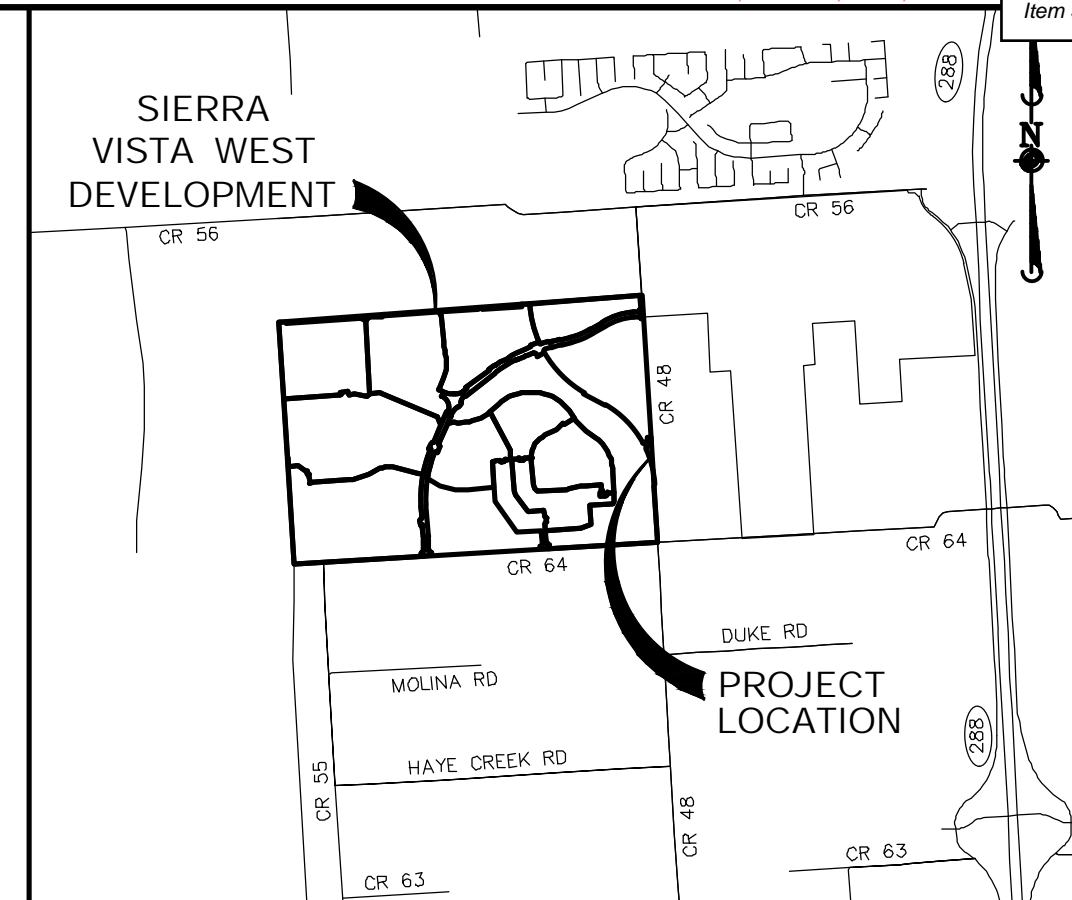
Based on our review, we have no objections to the abbreviated plat as submitted on February 28, 2024. Please submit two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, February 28, 2024, for consideration at the March 5, 2024, Planning and Zoning meeting.

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

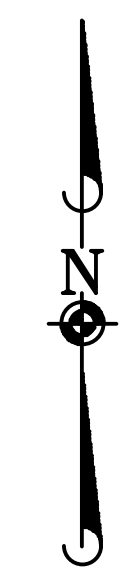
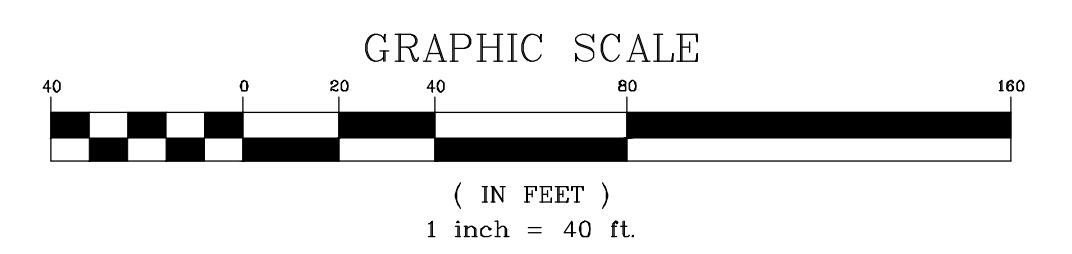
Sincerely,
Adico, LLC


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

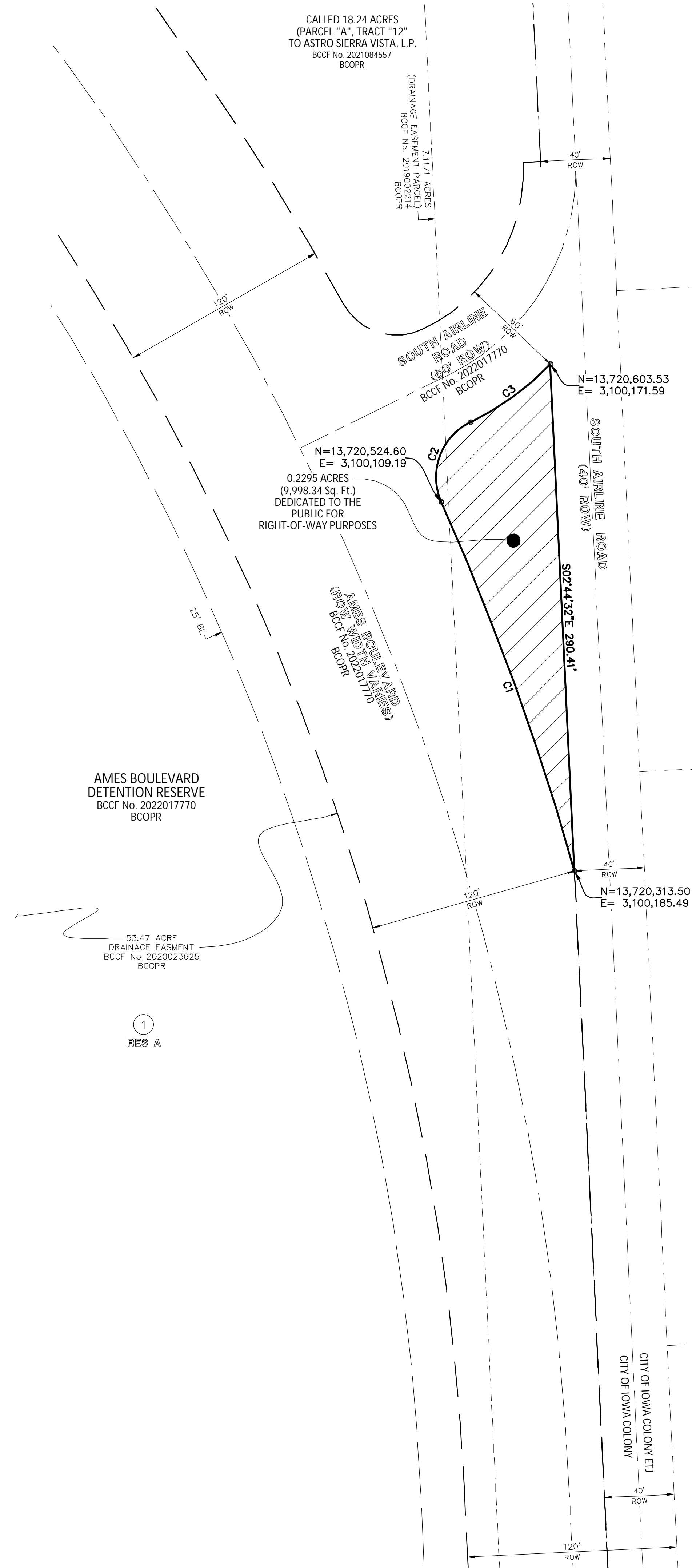
Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-352



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 691 M & R
SCALE: 1" = 2,640'



Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	224.89'	1560.00'	008°15'09"	224.50'	N19°52'17"W
C2	53.85'	35.00'	088°09'27"	48.70'	N20°04'52"E
C3	56.79'	160.00'	020°20'05"	56.49'	N53°59'33"E



- FINAL PLAT NOTES:
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 53 BOUNDARY.
 - 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.
 - BOUNDARY CLOSURE CALCULATIONS, THE MINIMUM OF WHICH SHALL BE 1:15,000.
 - 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.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
 - BENCHMARK SHOWN HEREON ARE BASED ON TXDOT MONUMENT HV-79C, LOCATED IN THE MEDIAN OF S.H. 288 APPROXIMATELY 125 FEET +/- SOUTH OF C.R. 56 WITH A PUBLISHED ELEVATION OF 49.31 FEET, NAVD 88, 1991 ADJUSTMENT.
 - THIS TRACT OF LAND LIES WITHIN UNSHADED ZONE "X", AREAS DEFINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0115K, DATED DECEMBER 30, 2020.
 - ALL BUILDING LINES (BL) ALONG THE RIGHT-OF-WAY ARE AS SHOWN HEREON.
 - ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - ALL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE INSTRUMENT PRIOR TO RECORDATION.
 - 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 REAR LOT LINES 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 SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THERE ARE NO PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION.
 - 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.
 - ALL PROPERTY SHALL DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
 - ALL STORM WATER DRAINAGE PIPES, CULVERTS, OR OTHER (INCLUDES DRIVEWAY CULVERTS) WILL BE A MINIMUM 24" I.D. OR EQUIVALENT.
 - ALL STORM SEWERS WILL BE MAINTAINED BY BRAZORIA COUNTY M.U.D. NO. 53.
 - THIS SUBDIVISION EMPLOYS A DRAINAGE SYSTEM, WHICH UTILIZES STREETS AND ADJACENT PROPERTIES WITHIN THE SUBDIVISION PLAT BOUNDARY TO STORE AND CONVEY STORM WATER. THUS, DURING STORM EVENTS, PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION.
 - NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, HAVE BEEN CONSTRUCTED.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - SIDEWALKS MUST BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
 - 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.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - OWNER WILL PROVIDE STREET NAME SIGNS AND TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - FINAL PLAT WILL EXPIRE TWO (2) YEARS AFTER FINAL APPROVAL BY COUNCIL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY COUNCIL.
 - THE PLAT IS SUBJECT TO THE REQUIREMENTS OF SIERRA VISTA DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND LAND TEXAS SIERRA VISTA WEST, LLC, AND AS AMENDED ON 01/10/2022.

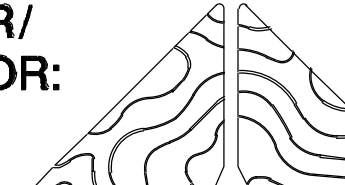
- ABBREVIATIONS
- AE= AERIAL EASEMENT
 - DE= DRAINAGE EASEMENT
 - PAE= PRIVATE ACCESS EASEMENT
 - PUE= PUBLIC UTILITY EASEMENT
 - SSE= SANITARY SEWER EASEMENT
 - SSM SE= STORM SEWER EASEMENT
 - UVE= UNOBSTRUCTED VISIBILITY EASEMENT
 - UE= UTILITY EASEMENT
 - WLE= WATER LINE EASEMENT
 - BL= BUILDING LINE
 - ROW= RIGHT-OF-WAY
 - BCCF= BRAZORIA COUNTY CLERK'S FILE
 - BCDR= BRAZORIA COUNTY DEED RECORDS
 - BCPR= BRAZORIA COUNTY PLAT RECORDS
 - BCOPR= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS
 - BCOPRRP= BRAZORIA COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - VOL., PG., No.= VOLUME, PAGE NUMBER
 - FND= FOUND
 - IRC= IRON ROD W/ CAP
 - 5/8" IRON ROD WITH CAP TO BE SET
 - STREET NAME CHANGE

**FINAL PLAT
STREET DEDICATION PLAT
AMES BOULEVARD
PHASE 3**

A SUBDIVISION OF 0.2295 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY,
SECTION 1, A-329
BRAZORIA COUNTY, TEXAS

FEBRUARY 2024

**OWNER/
DEVELOPER:** ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

**ENGINEER/
SURVEYOR:**  **ELEVATION**
land solutions
TBPB REGISTRATION NUMBER F-22671
10700 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 0.2295 acre (9,998 square feet) tract of land situated in the Lavaca Navigation Company Survey, Section 1, Abstract No. 329, in Brazoria County, Texas, being a portion of the remainder of a called 18.24 acre tract (Parcel "A", Tract "12") conveyed to Astro Sierra Vista, L.P., by deed recorded in Clerk's File No. 2021084557, Brazoria County Official Public Records; said 0.2295 acre (9,998 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:

COMMENCING at a 5/8-inch iron rod (with cap) found, being the southeast corner of Ames Boulevard Detention Reserve according to the plot thereof recorded in Clerk's File No. 2022017770, 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, North 02°44'32" West, along the east line of said Ames Boulevard Detention Reserve and along the west right-of-way line of said County Road No. 48, 1,245.34 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left and being the south corner and POINT OF BEGINNING of the herein described tract;

THENCE, along the east line of said Ames Boulevard Detention Reserve, the following three (3) courses and distances:

- 1. Along said curve to the left in a northerly direction, with a radius of 1,560.00 feet, a central angle of 08°15'09", an arc length of 224.69 feet, and a chord bearing North 19°52'17" West, 224.50 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the right;
2. Along said reverse curve to the right in a northerly direction, with a radius of 35.00 feet, a central angle of 88°09'27", an arc length of 53.85 feet, and a chord bearing North 20°04'52" East, 48.70 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a reverse curve to the left;
3. Along said reverse curve to the left in a northeasterly direction, with a radius of 160.00 feet, a central angle of 20°20'05", an arc length of 56.79 feet, and a chord bearing North 53°59'33" East, 56.49 feet to a 5/8-inch iron rod (with cap) found, being on the east line of said Ames Boulevard Detention Reserve and being on the west right-of-way line of said County Road No. 48;

THENCE, South 02°44'32" East, along the west right-of-way line of said County Road No. 48, 290.41 feet to the POINT OF BEGINNING, CONTAINING 0.2295 acres (9,998 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, ASTRO SIERRA VISTA, L.P., A Delaware Limited Partnership, acting by and through Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, its General Partner, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 0.2295 Acre tract described in the above and foregoing map of AMES BOULEVARD PHASE 3, 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 AMES BOULEVARD PHASE 3 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 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, Brazoria 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, the ASTRO SIERRA VISTA, L.P., a Delaware limited partnership, has caused these presents to be signed by Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware limited liability company, its General Partner, thereunto authorized this _____ day of _____, 20__.

ASTRO SIERRA VISTA, L.P.,
A Delaware limited partnership

By: ASTRO SIERRA VISTA GP, LLC,
a Delaware limited liability company,
its General Partner

By: Brian Stidham
Authorized Person

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

Wil Kennedy
Mayor

Arnetta Hicks-Murray

Tim Varlack

Kareem Boyce

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

David Hurst
Chairman

Les Hosey

Brenda Dillon

Terry Hayes

McLean Barnett

Marquette Greene-Scott

Sydney Hargroder

Warren Davis

Robert Wall

Brian Johnson

STATE OF TEXAS §
COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Person, being an officer of ASTRO SIERRA VISTA GP, LLC, a Delaware Limited Liability Company, 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 _____, 20__.

Notary Public in and for the State of Texas

Printed Name: _____

My Commission expires _____

I, Paul R. Bretherton, am authorized (or 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
Texas Registration No. 5977

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

Dinh V. Ho, P.E.

FINAL PLAT
STREET DEDICATION PLAT
AMES BOULEVARD
PHASE 3

A SUBDIVISION OF 0.2295 ACRES OF LAND
OUT OF THE
LAVACA NAVIGATION COMPANY SURVEY,
SECTION 1, A-329
BRAZORIA COUNTY, TEXAS

FEBRUARY 2024

OWNER/
DEVELOPER: ASTRO SIERRA VISTA, L.P.
A DELAWARE LIMITED PARTNERSHIP
C/O STARWOOD LAND ADVISORS
6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FLORIDA 34202

ENGINEER/
SURVEYOR:





Wednesday, February 28, 2024

Mayor Wil Kennedy
c/o City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Caldwell Lakes Development – Variance Request for Planting
Letter of Recommendation to Approve Variance Request
COIC Project No. Iworq No. 3648
Adico, LLC Project No. 16007-3-539

Dear Honorable Mayor and City Council;

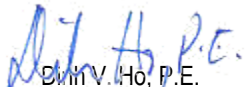
The City of Iowa Colony has received a variance request for plant materials for the Caldwell Lakes development (see attached). The variance request covers trees, shrubs and groundcovers not included within the current City of Iowa Colony Unified Development Code - Approved Tree and Shrub Plant Material Sections 3.1.3.12, 3.1.3.13, and 3.1.3.15.

City Staff has reviewed the proposed variance request and has no objections to the proposed plant materials.

Staff recommends the variance be granted for the requested plant materials as noted in the variance request for the entire Caldwell Crossing Development.

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

Sincerely,
Adico, LLC


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

cc: Kayleen Rosser
Robert Hemminger
File: 16007-3-340



APPLICATION FOR VARIANCE REQUEST or APPEAL

12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.CITYOFIOWACOLONY.COM

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.cityofiowacolony.com for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is \$1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ZONING UDC SUBDIVISION ORDINANCE SIGN ORDINANCE APPEAL

APPLICANT INFORMATION:

Name of Applicant: J.P.Epps

Address of Applicant: 24275 Katy Freeway, Suite 300 Phone: 281-646-1602
Katy, TX 77494 Email: jepps@kgadeforest.com

Name of Owner: D.R. Horton

Address of Owner: 6744 Horton Vista Dr. Phone: 832-302-6702
Richmond, TX, 77407 Email: drose@drhorton.com

PROPERTY INFORMATION:

Address Of Subject Property: Cedar Rapids Pkwy & Mount Fuji Dr.

Legal Description Of Subject Property: Caldwell Lakes

Brazoria County Tax No(s): _____

Current Zoning: Development Agreement Water and Sanitary Serviced by: City of Iowa Colony

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 498321

VARIANCE REQUEST/APPEAL INFORMATION: Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.

List Ordinance or Code: Unified Development Code

Request and reason: Community Plant list approval

List Ordinance or Code: _____

Request and reason: _____

List of supplemental documentation provided: _____

Planning Commission Date Requested: _____ City Council Date Requested: _____

Requestor Signature or Owner and Date: _____

FOR CITY USE ONLY: Application Received By: Rachel Patterson

Date Received: 2/21/2024

Planning Commission Date: _____

Fee Received: Yes ✓ # 16361

City Council Date: _____

Notifications Required: Published Notice Public Hearing

Date Approved or Denied: _____

Posting on Property (applicant responsibility) Personal Notice

Written Notice of Decision

February 20, 2023

City of Iowa Colony

City Engineer

Re: Caldwell Lakes

To Whom It May Concern,

This letter is a request for a variance for the planting pallet for the Caldwell Lakes Community. The proposed plant pallet shall include the following selections:

Trees (items NOT in the UDC, Section 3.3.1 List are in red):

- Water Oak- *Quercus nigra*
- Cedar Elm- *Ulmus crassifolia*
- Vitex- *Vitex agnus-castus*
- Live Oak- *Quercus virginiana*
- Nuttall Oak- *Quercus nuttallii*
- Mexican Sycamore- *Platanus Mexicana*
- Crape Myrtle - White- *Lagerstroemia indica* 'Bashams Pink'
- Drummond Red Maple- *Acer rubrum drummondii*
- Savannah Holly- *Ilex x attenuata* 'Savannah' (Evergreen)
- Southern Wax Myrtle- *Myrica cerifera* (Evergreen)

Shrubs/Groundcovers (items NOT in the UDC, Section 3.3.1 List are in red):

- Coppertone Loquat – *Eriobotrya japonica* 'Coppertone' (Evergreen)
- Waxmyrtle- *Myrica cerrifera* (Evergreen)
- Drift Rose – 'Rosa 'Memirrote'
- Drift Rose- *Rosa* 'Meijocos'
- Variegated Flax Lily – *Dianella tasmanica* 'Variegata' (Evergreen)
- Red Knockout Rose- *Rosa* x 'Radrazz' (Evergreen)
- Gulf Muhly Grass- *Muhlenbergia capillaris* (Perennial)
- Petite Pink Oleander- *Nerium oleander* 'Petite Pink' (Evergreen)
- Morning Light Miscanthus- *Miscanthus sinensis* 'Morning Light'
- Lily Turf – *Liriope muscari* (Evergreen)
- Giant Lily Turf- *Liriope muscari* 'Evergreen Giant' (Evergreen)
- Dwarf Yaupon Holly – *Ilex vomitoria* 'Nana' (Evergreen)
- Foxtail Fern- *Asparagus meyeri* (Evergreen)
- Asian Jasmine- *Trachelospermum asiaticum* (Evergreen)
- Flax Lily- *Phormium tenax* 'Tiny Tiger' (Evergreen)
- Butterfly Iris- *Dietes grandiflora*
- Pineapple Guava- *Feijoa sellowiana* (Evergreen)
- Seasonally Appropriate – Seasonal Color Annuals

The current City Of Iowa Colony Unified Development Code, Section 3.1.3.1 Landscape Planting Appendix does not include the above plant material **noted in red**.

Sincerely,

J.P.Epps

KGA DeForest Design, LLC

Phone: 281-646-1602

Email: jepps@kgadeforest.com

CALDWELL LAKES COMMUNITY
PLANT PALETTE EXHIBIT
a presentation for
CITY OF IOWA COLONY
FEBRUARY 2024

UNAPPROVED TREES



WATER OAK



CEDAR ELM



VITEX AGNUS-CASTUS



WHITE CRAPE MYRTLE



SAVANNAH HOLLY

APPROVED TREES



LIVE OAK



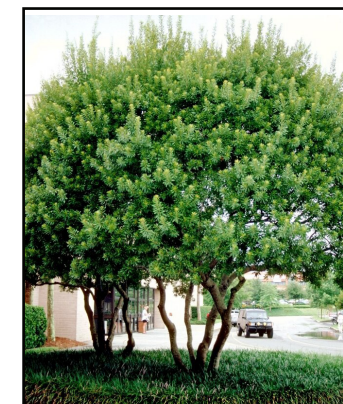
NUTTALL OAK



MEXICAN SYCAMORE

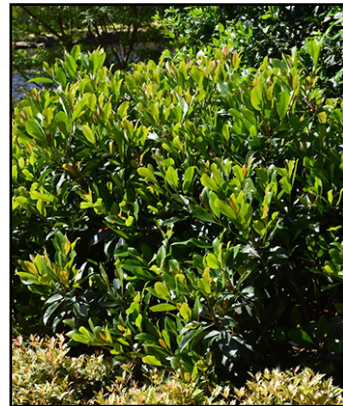


DRUMMOND RED MAPLE



SOUTHERN WAX MYRTLE

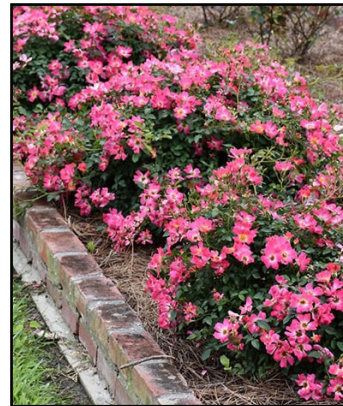
UNAPPROVED SHRUBS & GROUNDCOVERS



COPPERTONE LOQUAT



DRIFT ROSE-APRICOT



DRIFT ROSE-PINK



VAR. FLAX LILY



RED KNOCKOUT ROSE



GULF MUHLY GRASS



**MORNING LIGHT
MISCANTHUS**



LILY TURF



GIANT LILY TURF



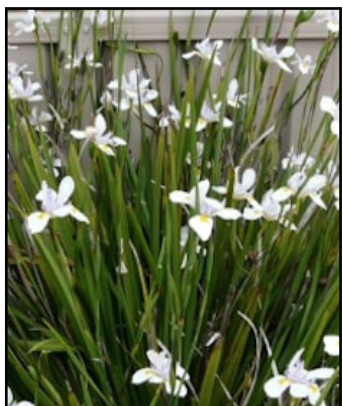
FOXTAIL FERN



ASIAN JASMINE



FLAX LILY-TINY TIGER



BUTTERFLY IRIS



PINEAPPLE GUAVA

APPROVED SHRUBS & GROUNDCOVERS



WAXMYRTLE



PETITE PINK OLEANDER

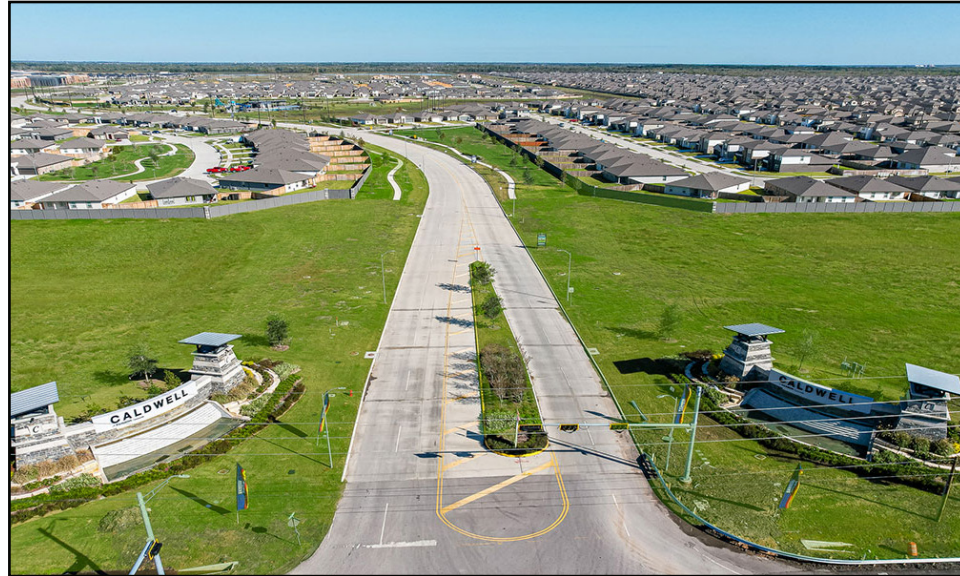


**DWARF YAUPON
HOLLY**



**SEASONALLY
APPROPRIATE
COLOR**

EXISTING CALDWELL COMMUNITY PLANTING CHARACTER



PRIMARY MONUMENT & LANDSCAPE



PRIMARY MONUMENT & LANDSCAPE



RECREATION CENTER & LANDSCAPE



LANDSCAPE NEAR SIDEWALK



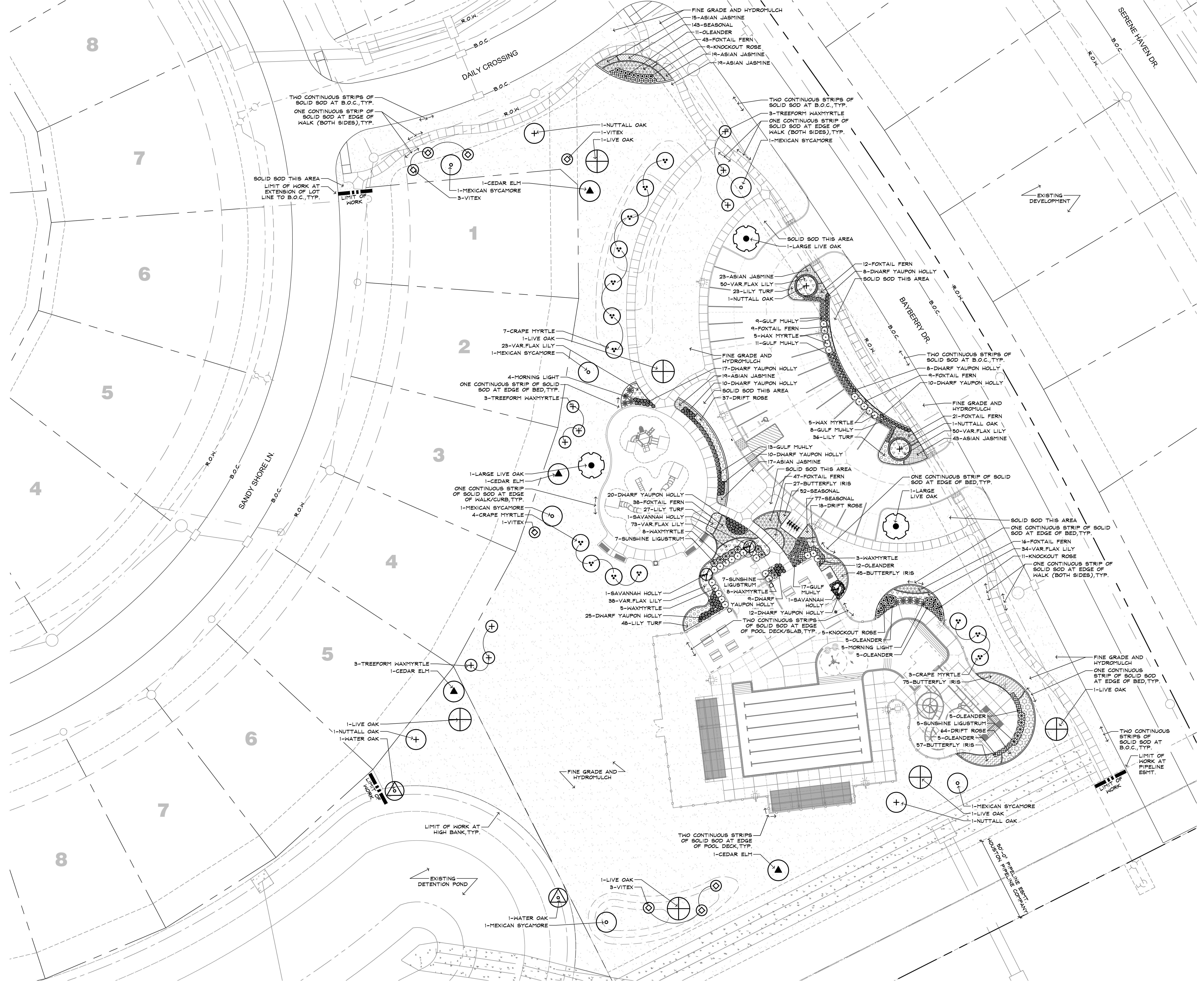
LANDSCAPE NEAR SIDEWALK



LANDSCAPE NEAR SIDEWALK

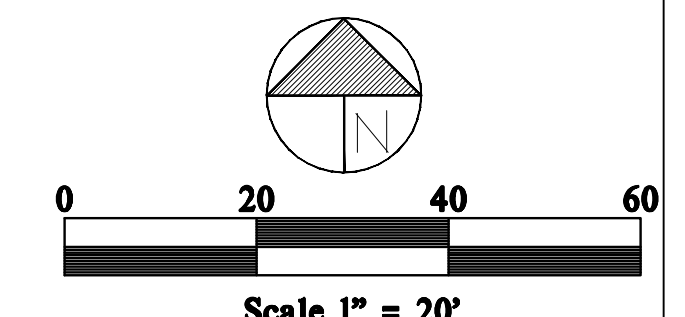


01/28/2024
"For regulatory approval. NOT for construction."



Caldwell Crossing Sharp 1 Tract Recreation Center

D.R. Horton
Iowa Colony, TX

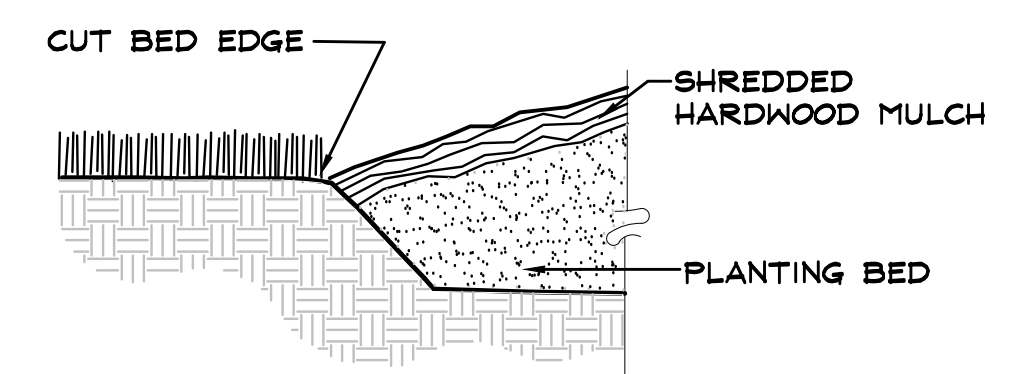


Landscape Plan

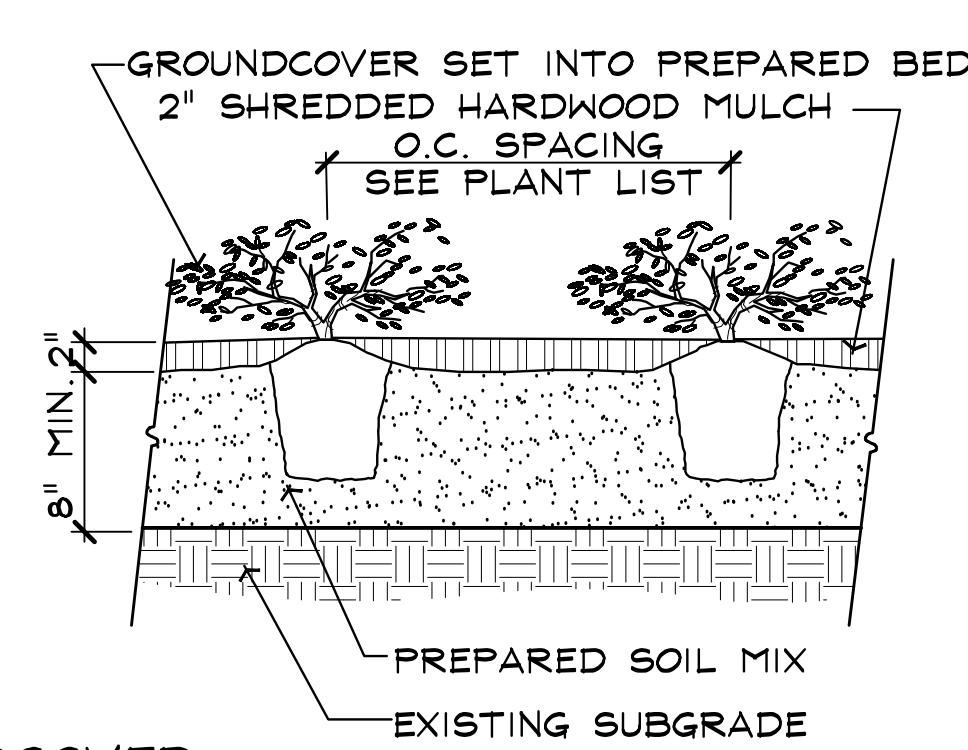
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Job No: 233-23-248
Revised:



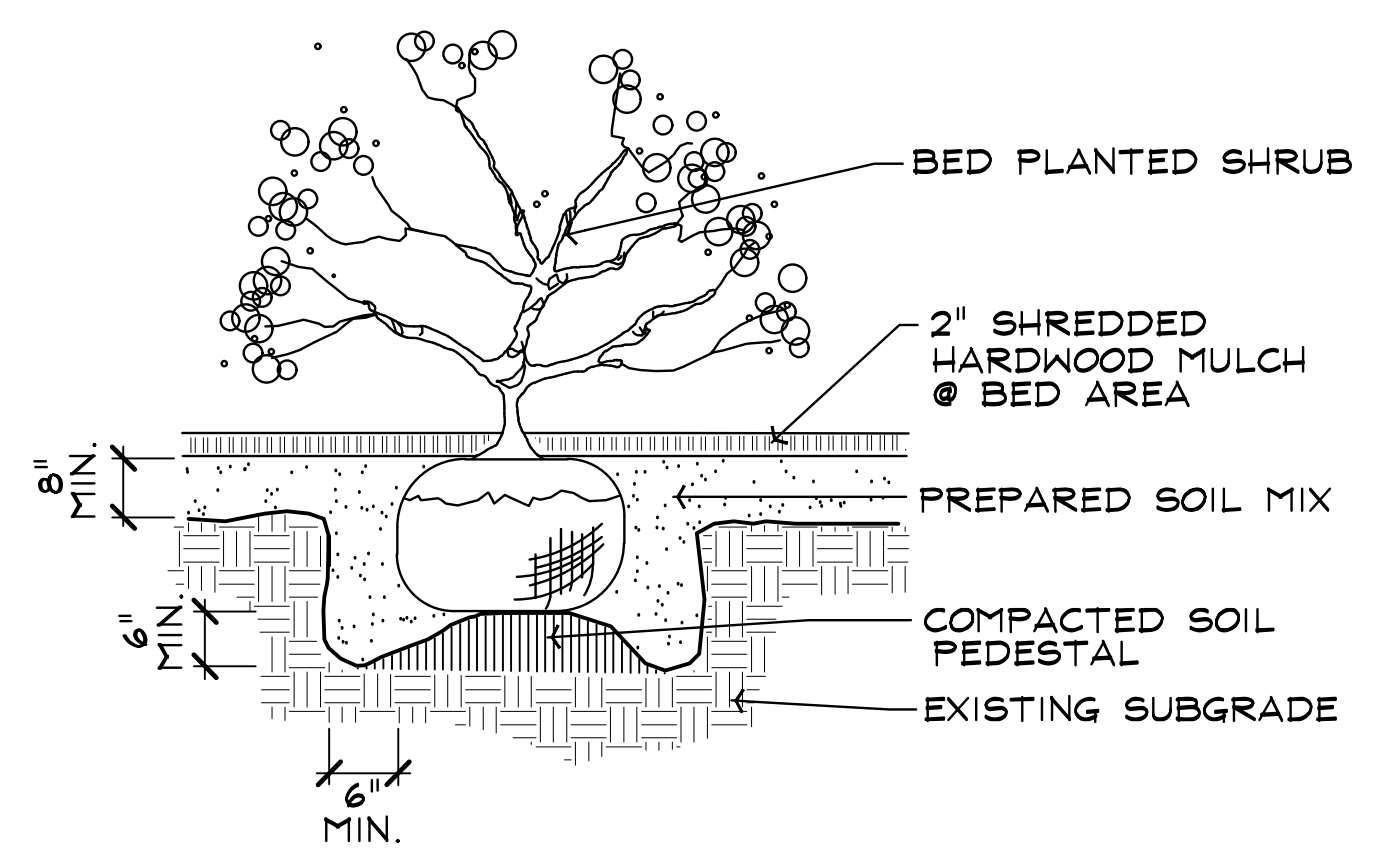
01/28/2024
"For regulatory approval. NOT for construction."



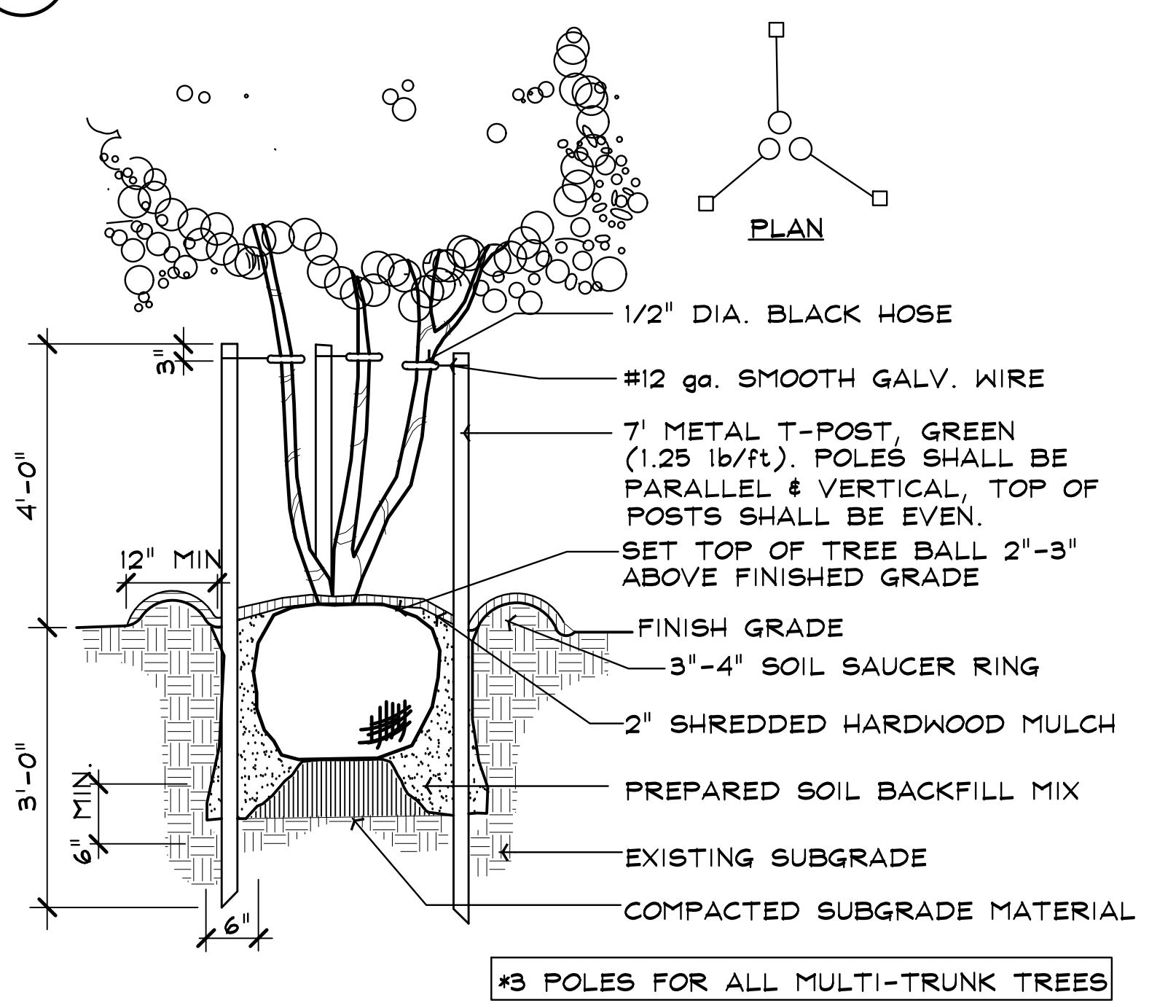
E SHOVEL CUT EDGE SCALE: NTS



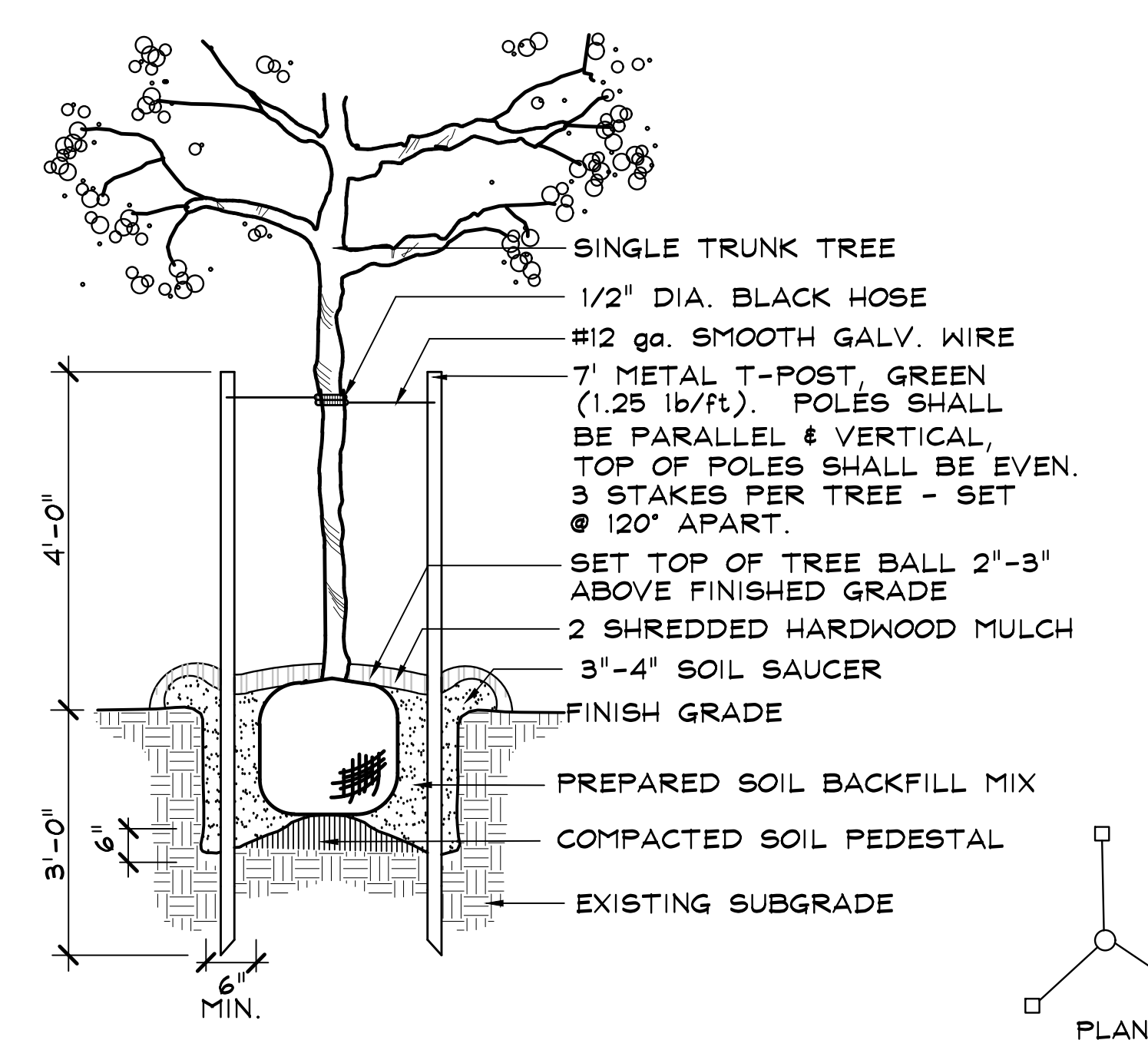
D GROUNDCOVER SCALE: NTS



C SHRUB BED SCALE: NTS



B MULTI-TRUNK STAKING SCALE: NTS



A SINGLE TRUNK STAKING SCALE: NTS

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES				
<i>Quercus Virginiana</i>	Large Live Oak	200 GAL.	Container	16'-18' HT., 9'-10' SPRD., 5"-6" CAL., Full, Straight Trunk
<i>Quercus Virginiana</i>	Live Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Quercus texana</i>	Nuttall Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Quercus nigra</i>	Water Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Ulmus crassifolia</i>	Cedar Elm	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Platanus Mexicana</i>	Mexican Sycamore	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Lagerstroemia indica 'Bashams Pink'</i>	Crape Myrtle	30 GAL.	Container	Single-Trunk, 8'-10' HT., 1 1/4"-1 1/2" CAL., 5'-6' SPRD., Matching
<i>Vitex agnus-castus</i>	Vitex	30 GAL.	Container	Multi-Trunk, 5'-6' HT., 4'-5' SPRD., 3-5 Canes, Full
<i>Ilex x attenuata 'Savannah'</i>	Savannah Holly	30 GAL.	Container	8'-10' HT., 4'-5' SPRD., 48" Clear Trunk, Straight Trunk
<i>Myrica cerifera</i>	Tree Form Waxmyrtle	30 GAL.	Container	Multi-Trunk, 5'-6' HT., 4'-5' SPRD., 3-5 Canes, Full
SHRUBS				
<i>Ligustrum sinense 'Sunshine'</i>	Sunshine Ligustrum	7 GAL.	Container	24"-30" HT., 20"-24" SPRD., Full Pot, 48" O.C.
<i>Myrica cerifera</i>	Waxmyrtle	7 GAL.	Container	42" HT., 36" SPRD., Full Pot, 5" O.C.
<i>Rosa x 'Radrazz'</i>	Red Knockout Rose	3 GAL.	Container	24"-30" HT., 20"-24" SPRD., Full Pot, 30" O.C., Red
<i>Muhlenbergia capillaris</i>	Gulf Muhly Grass	3 GAL.	Container	24" HT., 18"-24" SPRD., Full pot, Well-Rooted, 30" O.C.
<i>Nerium oleander 'Petite Pink'</i>	Petite Pink Oleander	3 GAL.	Container	18"-24" HT., 18"-24" SPRD., Full Pot, 30" O.C.
<i>Miscanthus sinensis 'Morning Light'</i>	Morning Light Miscanthus	3 GAL.	Container	30" HT., 12"-15" SPRD., Full Pot, Well-Rooted, 48" O.C.
<i>Rosa 'Meijocosa' Pink Drift Rose</i>	Pink Drift Rose	3 GAL.	Container	15" HT., 12" SPRD., Full Pot, 24" O.C.
<i>Ilex vomitoria 'Nana'</i>	Duf. Yaupon Holly	3 GAL.	Container	12"-15" HT., 12"-15" SPRD., Full Pot, Well-Rooted, 24" O.C.
<i>Asparagus meyeri</i>	Foxtail Fern	3 GAL.	Container	Full, 15"-18" Ht & sprd, 24" o.c.
GROUNDCOVER				
<i>Trachelospermum asiaticum</i>	Asian Jasmine	1 GAL.	Container	Full Pot, Well-Rooted, 5-7 Runners, 15"-18" SPRD., 18" O.C.
<i>Phormium tenax 'Tiny Tiger'</i>	Flax Lily	1 GAL.	Container	10"-12" HT., 10"-12" SPRD., Full Pot, 18" O.C.
<i>Liriope muscari 'Evergreen Giant'</i>	Giant Lilyturf	1 GAL.	Container	Full Pot, Well-Rooted, 15"-18" HT., 12"-15" SPRD., 18" O.C.
Seasonally Appropriate	Seasonal Color	4" Pot	Container	Full, well rooted, 9" o.c. (species as dictated by season)
SOD/SEED				
<i>Cynodon dactylon 'Celebration Bermuda'</i>	Solid Sod Bermuda			See plans for location of proposed sod strips, sod infill. To be used in patch & repair as needed for disturbed areas of existing turf.
<i>Cynodon dactylon 'Common Bermuda'</i>	Hydranulch Bermuda			See plans for location of proposed hydranulch areas

**Caldwell Crossing Sharp 1 Tract
Recreation Center**
D.R. Horton
Iowa Colony, TX

Landscape Details
Date: 01/28/2024
Scale: AS NOTED
Job No: 233-23-248
Revised:

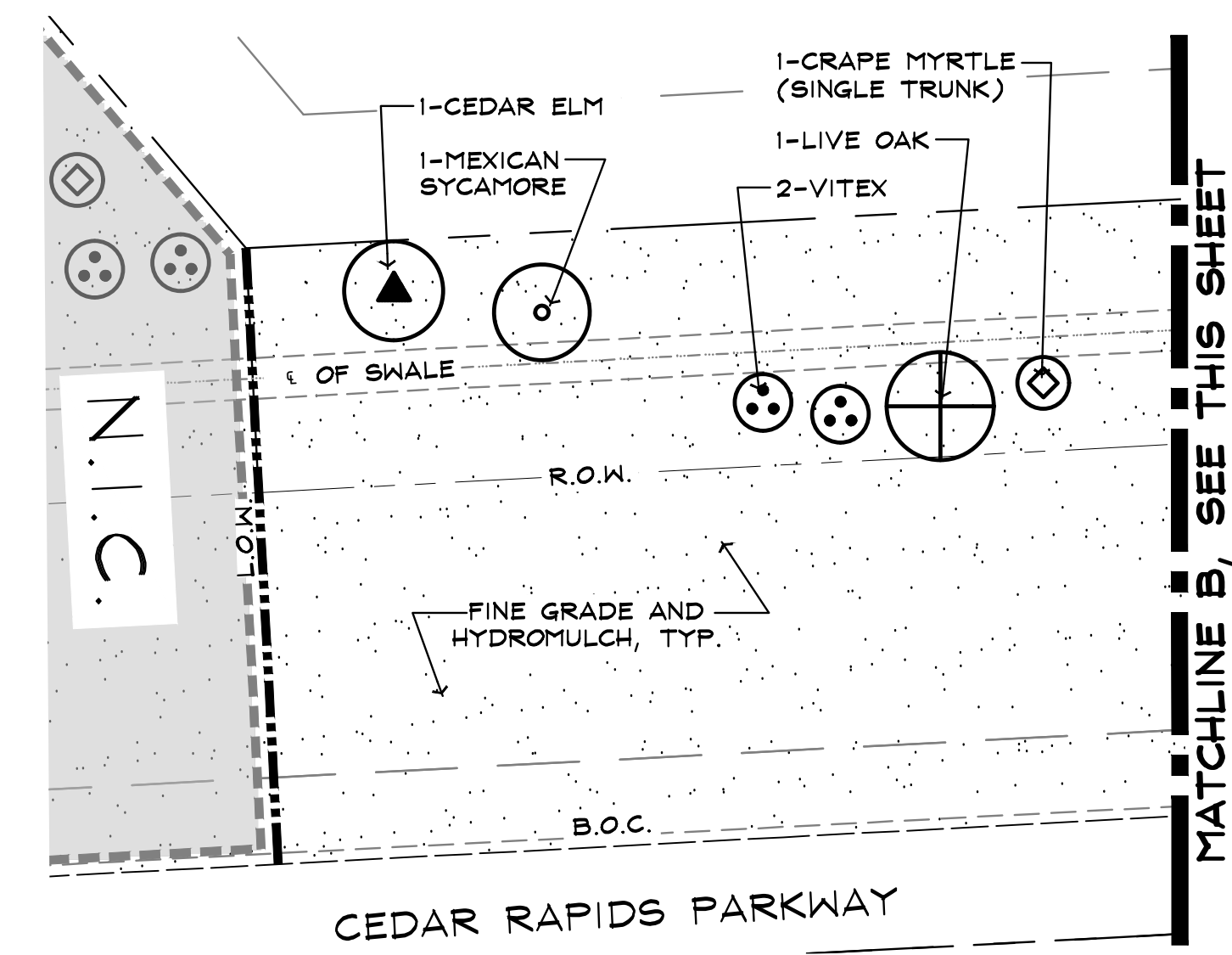
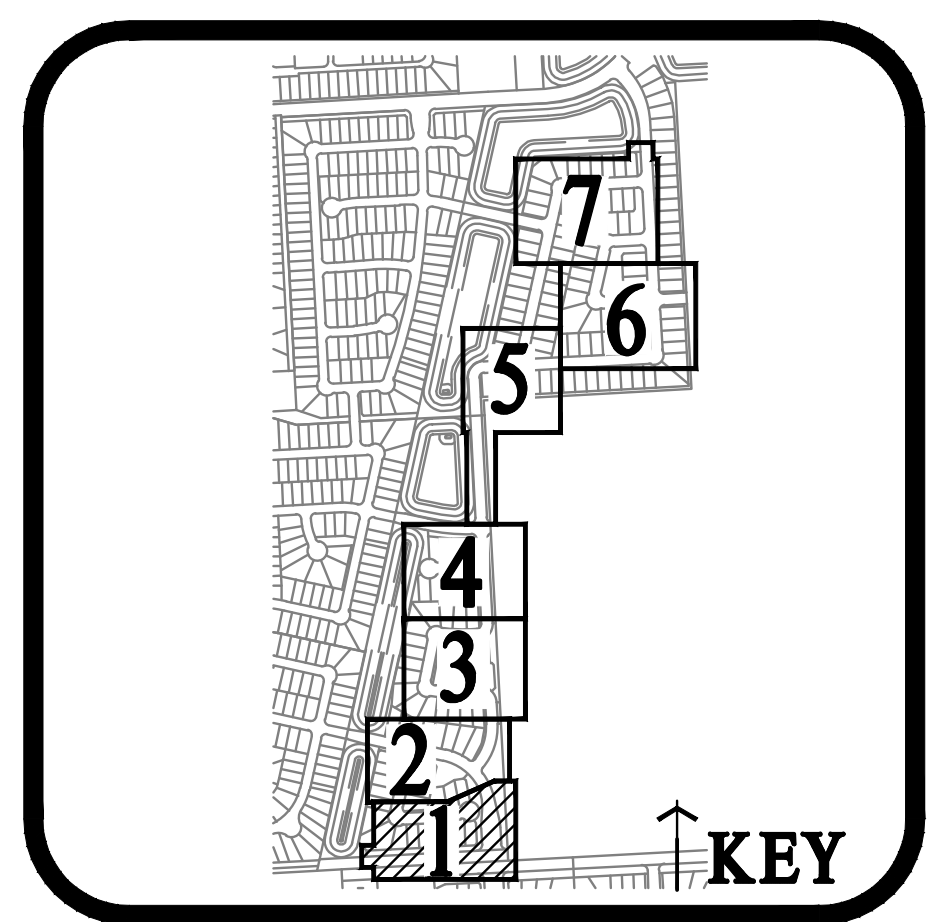


KGA DeForest
Landscape Architecture
24275 KATY FWY, #300 KATY, TX 77454
281.646.3932 KGADEFORREST.COM



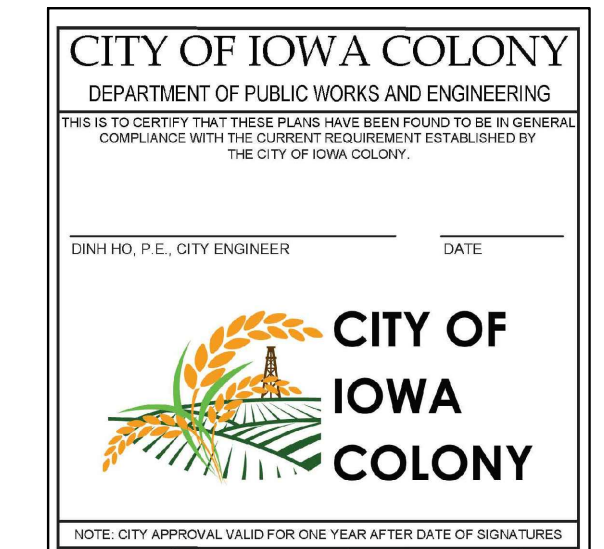
02/28/2024

"For regulatory approval.
NOT for construction."



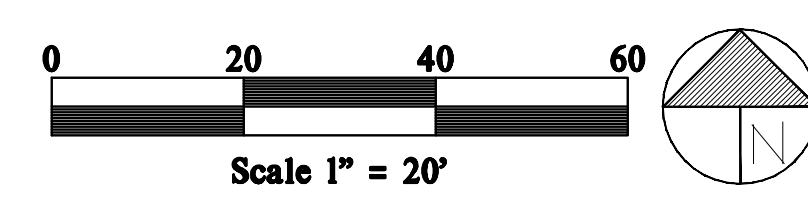
CALDWELL CROSSING SECTION 1 & 2 LANDSCAPE IMPROVEMENTS

D.R. Horton of Texas
Fort Bend County, TX

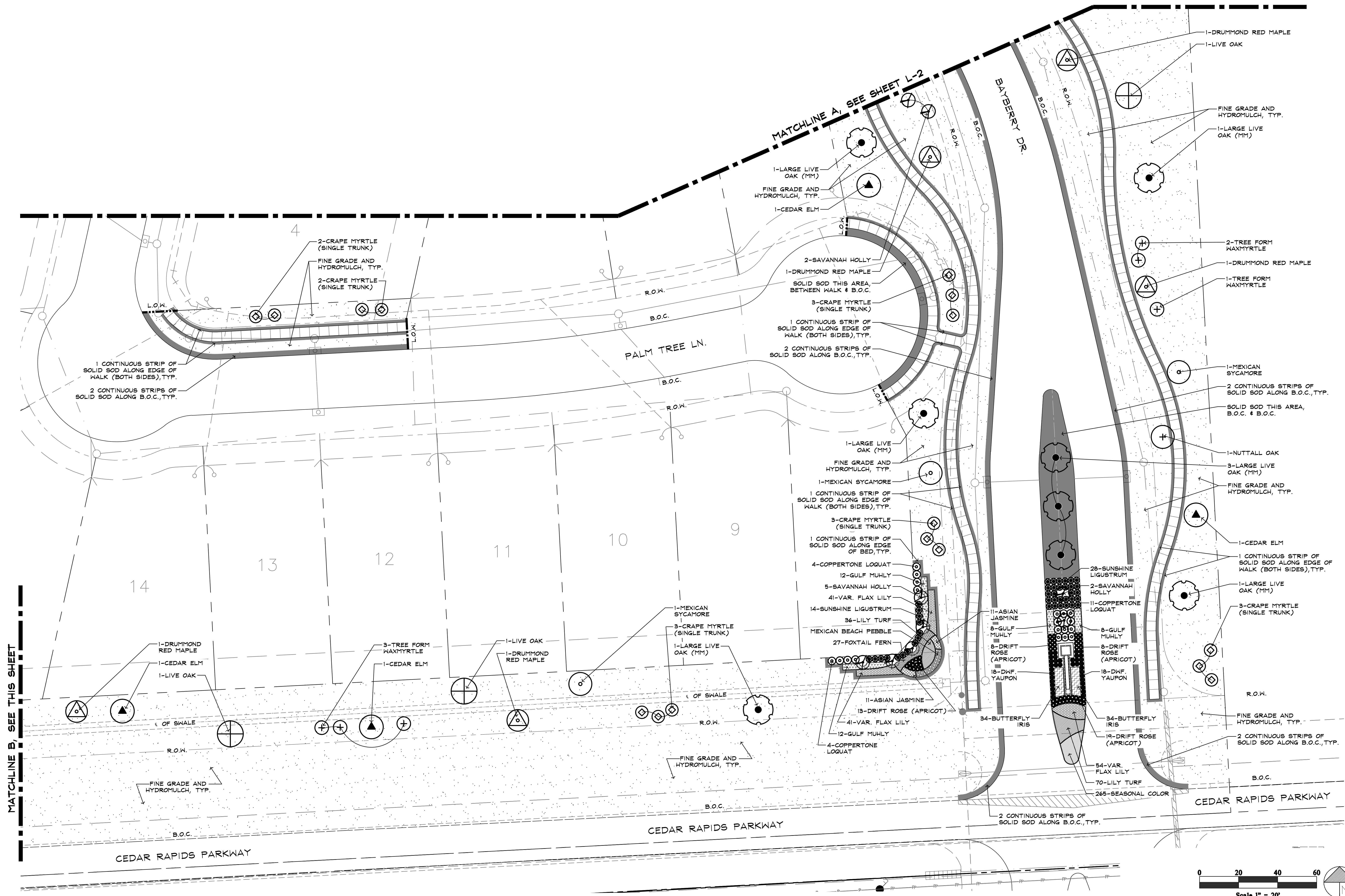


Landscape Plan

Date: 02/28/2024
Scale: 1"=20'-0"
Job No: 233-23-258
Revised:



L-1



MATCHLINE B, SEE THIS SHEET

MATCHLINE A, SEE SHEET L-2



KGA DeForest
Landscape Architecture
24275 KATY FWY, #300 KATY, TX 77454
281.646.3002 KGADEFORREST.COM



02/28/2024

"For regulatory approval.
NOT for construction."

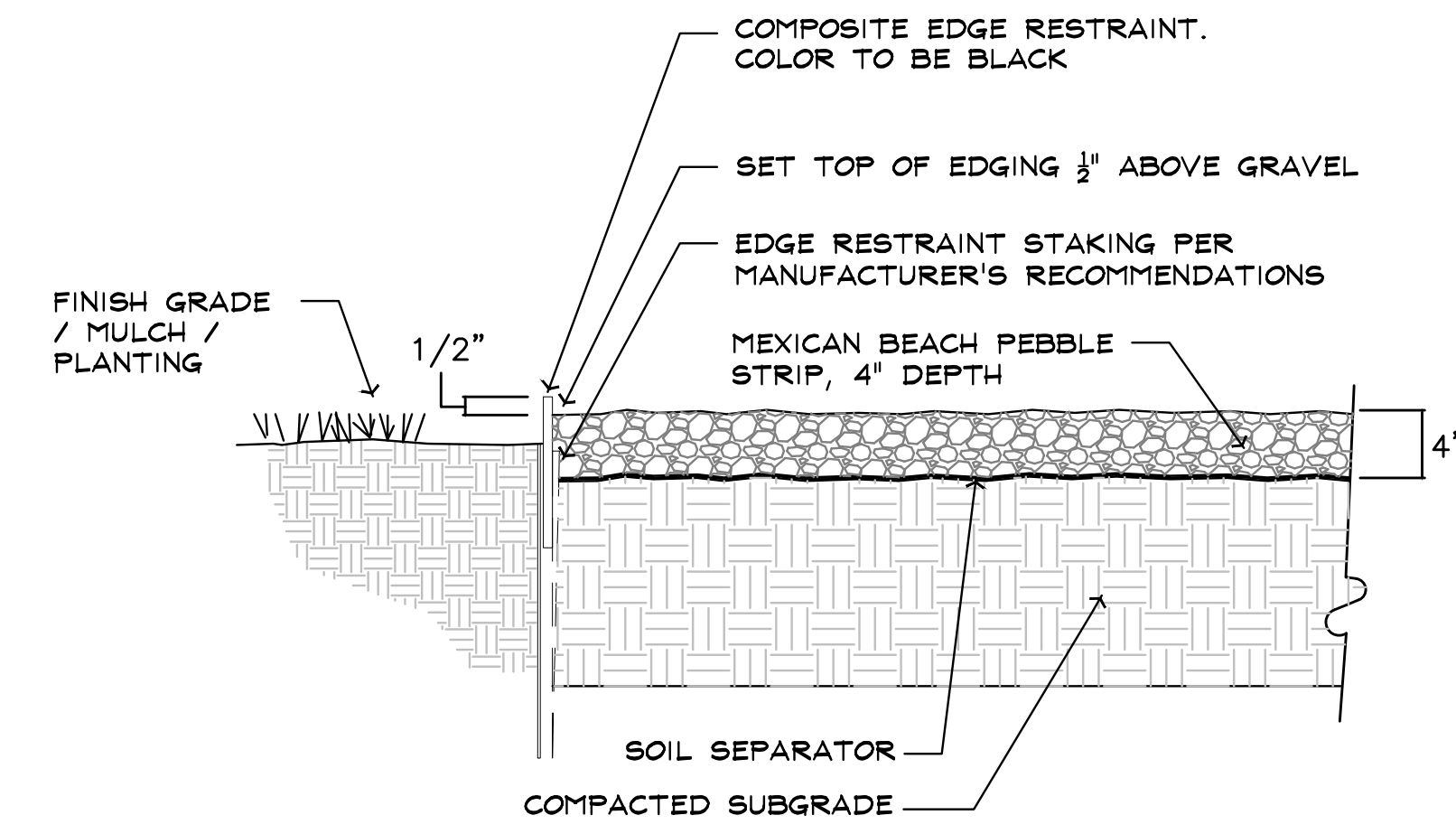
**CALDWELL CROSSING
SECTION 1 & 2 LANDSCAPE IMPROVEMENTS**
D.R. Horton of Texas
Fort Bend County, TX

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES				
Quercus virginiana	Large Live Oak	200 GAL.	Machine Moved	Min. 6" Cal., 16'-18' HT., Min. 9' Sprd., Full, Straight Trunk, Matching
Quercus virginiana	Live Oak	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., Full, straight trunk, matching
Ulmus crassifolia	Cedar Elm	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., Full, straight trunk, matching
Platanus mexicana	Mexican Sycamore	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., Full, straight trunk, matching
Quercus texana	Nuttall Oak	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., Full, straight trunk, matching
Acer rubrum drummondii	Drummond Red Maple	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., Full, straight trunk, matching
Myrica cerifer	Tree Form Waxmyrtle	30 GAL.	Container	Multi-trunk, 3-5 canes, 6' min. ht, 4' min. spread, full to ground
Lagerstroemia indica 'Muskogee'	Crape Myrtle (Single Trunk)	30 GAL.	Container	Single Trunk, 2" cal., 8'-10' ht., 4'-5' sprd., Full
Vitex agnus-castus	Vitex	30 GAL.	Container	Multi-trunk, 6' Min Ht., 48" Min sprd.
Ilex x attenuata 'Savannah'	Savannah Holly (Tree Form)	30 GAL.	Container	8'-10' HT., 4'-5' SPRD., 48" Clear Trunk, straight Single-Trunk
SHRUBS/GROUNDCOVERS				
Eriobotrya Japonica 'Coppertone'	Coppertone Loquat	7 GAL.	Container	36" min. ht. 30" sprd. full pot, well rooted, 48" o.c.
Myrica cerifera	Waxmyrtle	7 GAL.	Container	30"-36" Ht. 30" sprd., full to ground, well rooted, 48" o.c.
Ligustrum Sinense 'Sunshine'	Sunshine Ligustrum	7 GAL.	Container	24"-30" Ht., 18"-24" Sprd., Full Pot, 36" O.C.
Miscanthus sinensis 'Morning Light'	Miscanthus 'Morning Light'	3 GAL.	Container	24"-30" HT., 20"-24" Sprd., Full Pot, Well-Rooted, 48" O.C.
Nerium oleander 'petite pink'	Pink Dwarf Oleander	3 GAL.	Container	18"-24" Ht., 18" min sprd., full pot, 30" o.c.
Rosa x 'Radrazz'	Knockout Rose	3 GAL.	Container	18"-24" Ht., 18"-24" Sprd., Full Pot, 30" O.C., Pink
Rosa 'Meiminrata'	Drift Rose (Apricot Drift)	3 GAL.	Container	15" min. HT., 15" min. Sprd., Full Pot, Well-Rooted, 24" O.C.
Ilex vomitoria 'nana'	Dwarf Yaupon	3 GAL.	Container	15" min. HT., 15" min. Sprd., Full Pot, Well-Rooted, 24" O.C.
Muhlenbergia capillaris	Gulf Muhly	3 GAL.	Container	24"-30" HT., 20"-24" Sprd., Full Pot, Well-Rooted, 30" O.C.
Asparagus 'Meyeri'	Festall Fern	3 GAL.	Container	15" Ht. and Sprd., Full Pot, Well Rooted, 24" O.C.
Dietes grandiflora	Butterfly Iris	3 GAL.	Container	15"-18" Ht. 12" sprd., full pot, well rooted, 18" o.c.
Dianella Tasmanica 'Variegata'	Variegated Flax Lily	1 GAL.	Container	12"-15" Ht. and Sprd., Full Pot, Well Rooted, 18" O.C.
Trachelospermum asiaticum	Asian Jasmine	1 GAL.	Container	5-7 runners, 15"-18" spread, Full pot, well rooted, 18" o.c.
Liriope muscari	Lily Turf	1 GAL.	Container	6"-10" ht., 12" sprd., full pot, well rooted, 18" O.C.
Seasonally Appropriate	Seasonal Color	4"	Container	Full, well rooted, 9" o.c.
SOD/SEED				
Cynodon dactylon 'Celebration Bermuda'	Solid Sod			See plans for location of proposed sod strips, sod infill. To be used in patch & repair as needed for disturbed areas of existing turf.
Cynodon dactylon 'Common Bermuda'	Hydromulch			See plans for location of proposed hydromulch areas

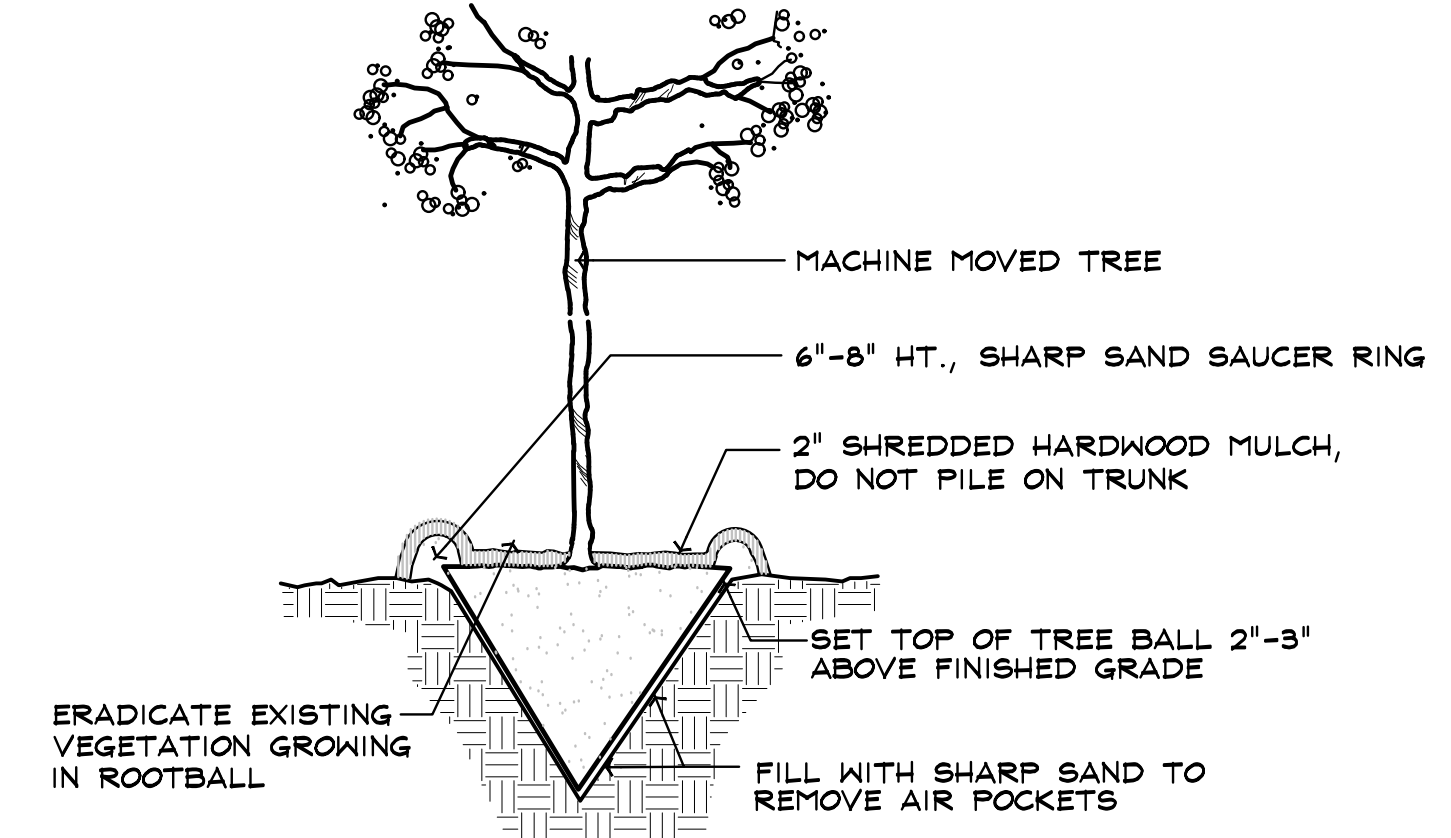
ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING AND WITHIN LIMITS SHOWN ON PLANS TO BE HYDROMULCHED WITH BERMUDA GRASS SEED
**** NOTE: ALL SOD TO BE BERMUDA GRASS.

MATERIAL SCHEDULE

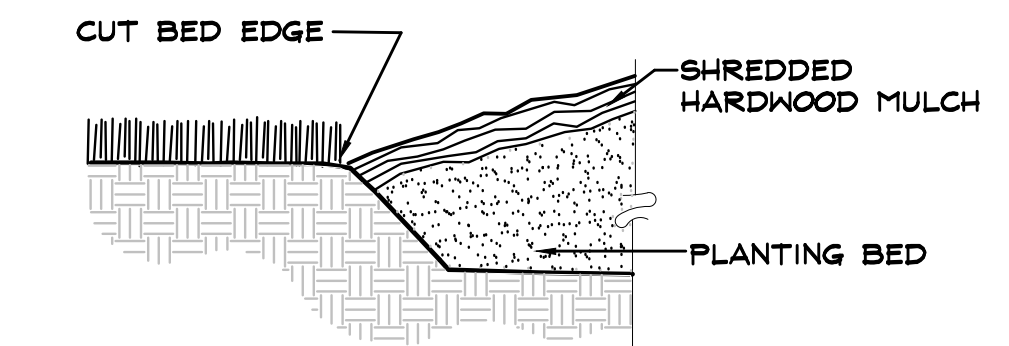
Item	Color	Finish / Pattern	Manufacturer / Local Representative	General Notes
GRAVEL	BLACK	MEXICAN BEACH PEBBLES SIZE: 2"-3"	SUPPLIER: ALAMO STONE CONTACT: HUGH ACHÉ PH: 281-240-4600	INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE COLOR SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO PURCHASE/FABRICATION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY VARIATION BETWEEN PLANS AND SITE CONDITIONS.
COMPOSITE EDGING	BLACK	-	-	REQUIRED AT ALL PERIMETER OF PEBBLE BEDS & WHEN SEPARATING 2 TYPES OF PEBBLE IN SAME BED. INSTALL PER MANUFACTURER'S SPECIFICATIONS. NOTIFY KGA DEFORREST IMMEDIATELY OF ANY VARIATION BETWEEN PLANS & SITE CONDITIONS.



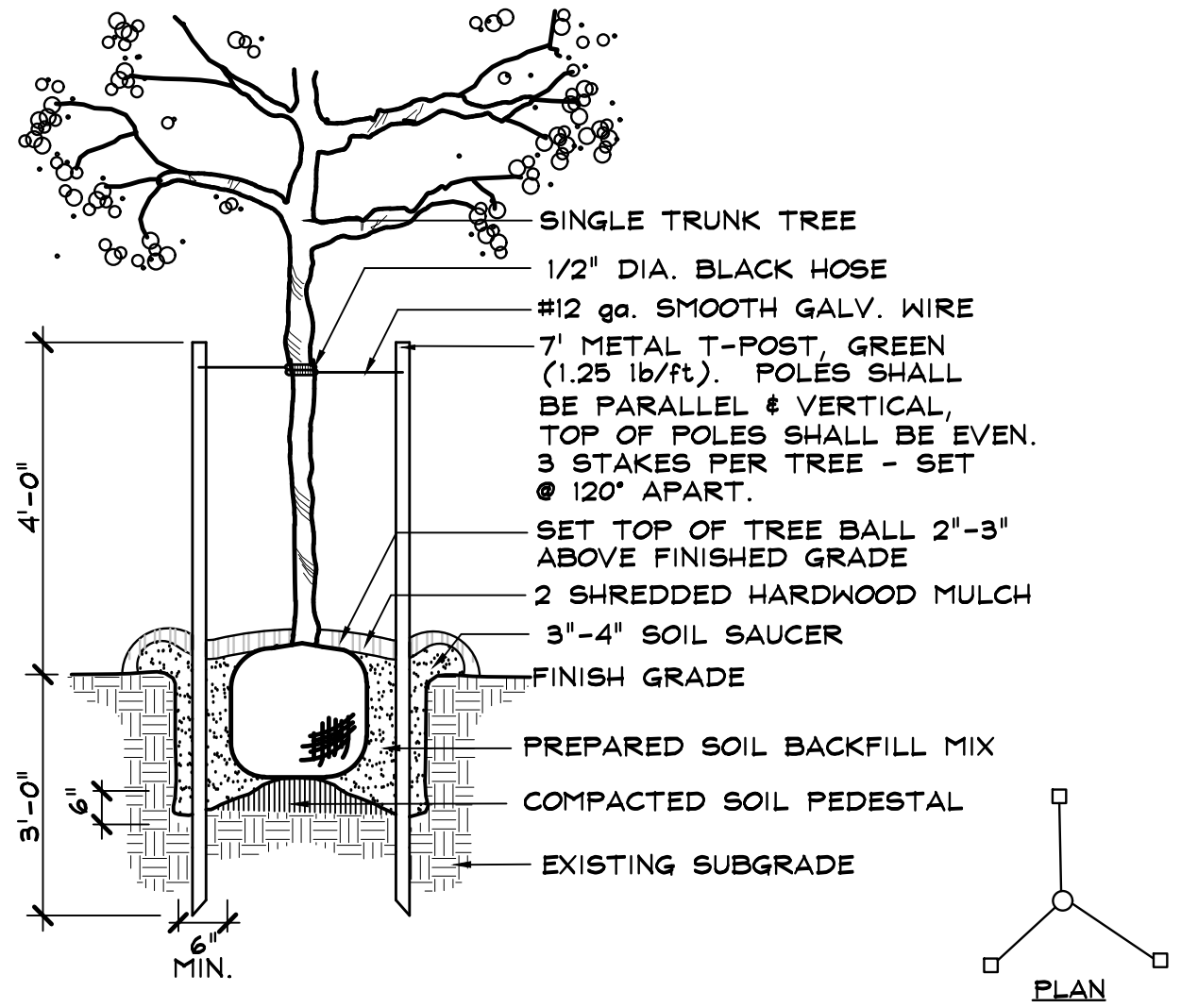
G COMPOSITE EDGING AT MEXICAN BEACH PEBBLE STRIP NTS



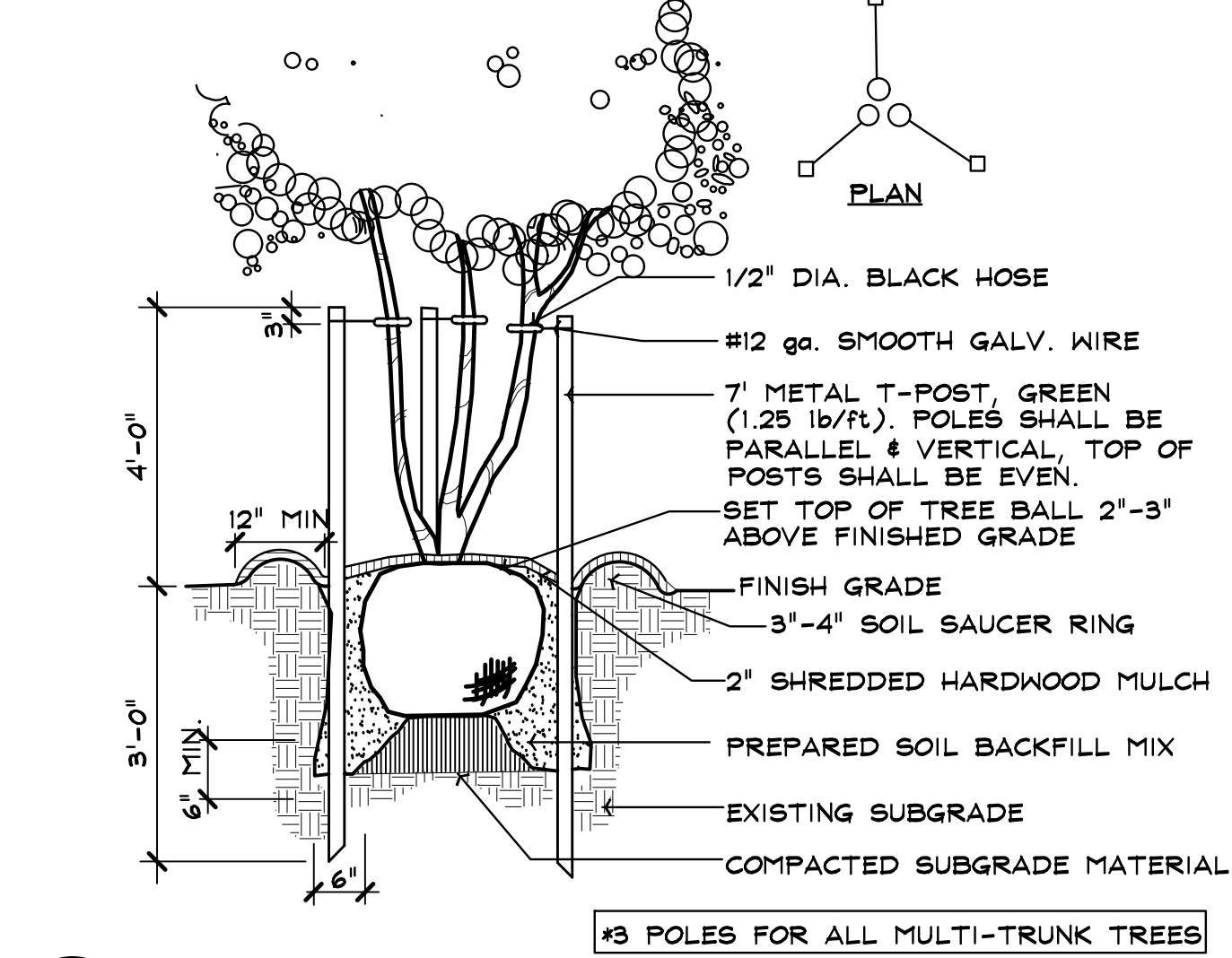
F MACHINE MOVED TREE NTS



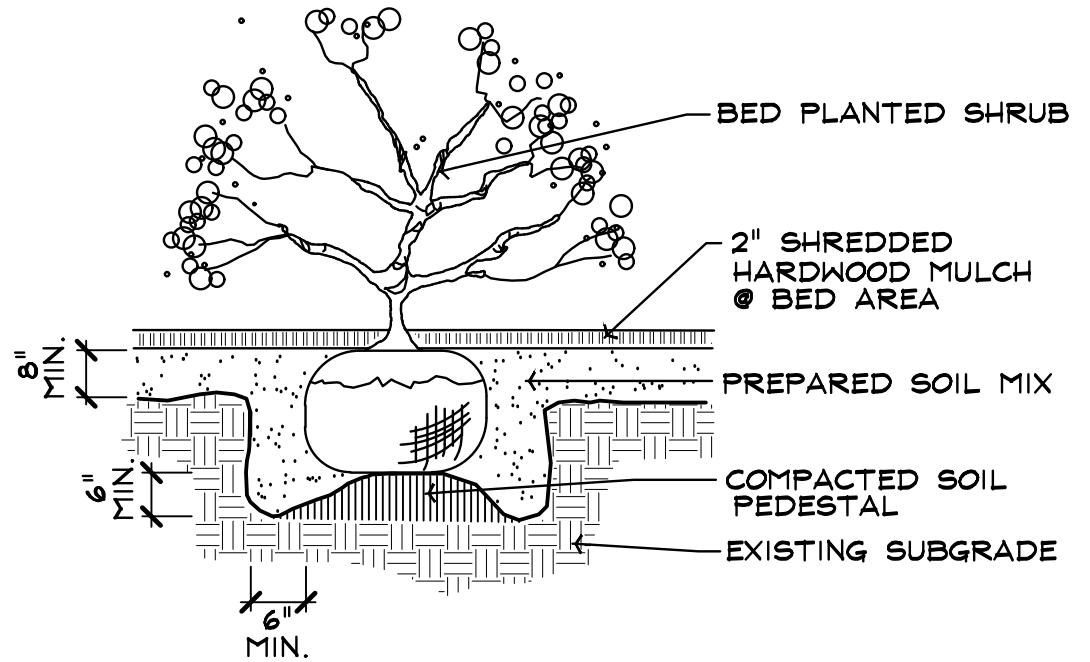
C SHOVEL CUT BED EDGE NTS



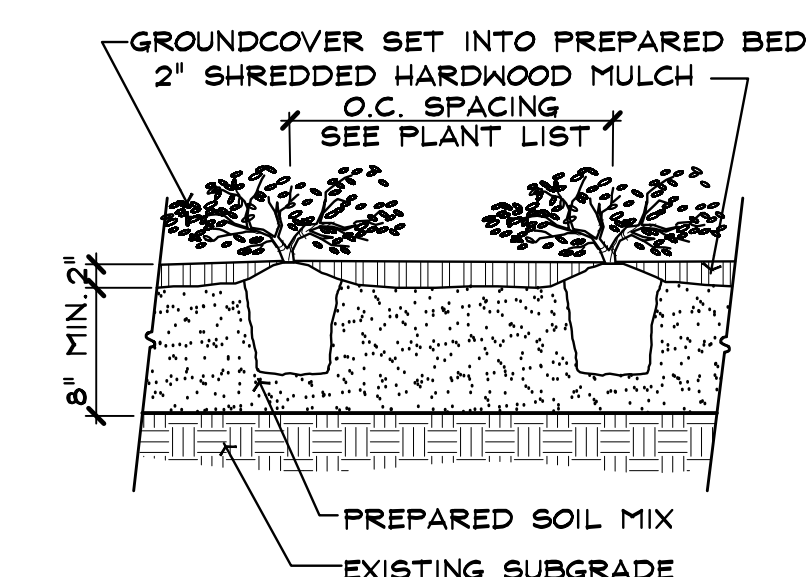
E STAKING DETAIL NTS



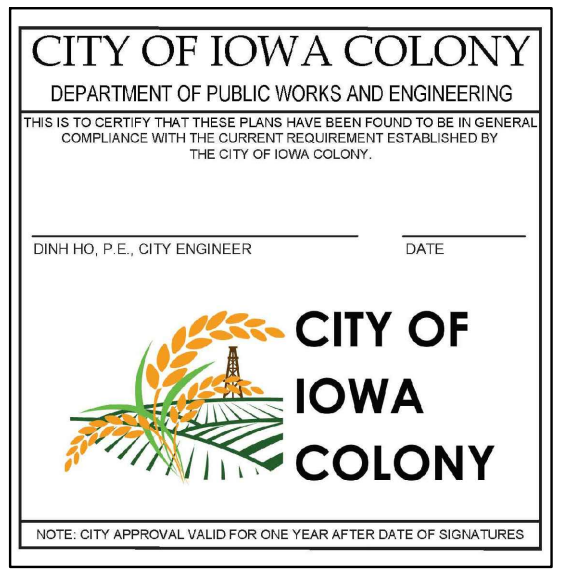
D MULTI TRUNK TREE STAKING NTS



B BED PLANTED SHRUB NTS



A GROUNDCOVER PLANTING NTS



Landscape Notes & Details

Date: 02/28/2024
Scale: AS SHOWN
Job No: 233-23-258
Revised:



Wednesday, February 28, 2024

Mayor Wil Kennedy
c/o City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Caldwell Crossing Development – Variance Request for Planting
Letter of Recommendation to Approve Variance Request
COIC Project No. Iworq No. 3649
Adico, LLC Project No. 16007-3-538

Dear Honorable Mayor and City Council;

The City of Iowa Colony has received a variance request for plant materials for the Caldwell Crossing development (see attached). The variance request covers trees, shrubs and groundcovers not included within the current City of Iowa Colony Unified Development Code - Approved Tree and Shrub Plant Material Sections 3.1.3.12, 3.1.3.13, and 3.1.3.15.

City Staff has reviewed the proposed variance request and has no objections to the proposed plant materials.

Staff recommends the variance be granted for the requested plant materials as noted in the variance request for the entire Caldwell Crossing Development.

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

Sincerely,
Adico, LLC

A handwritten signature in blue ink, appearing to read "Dimitri V. Ho, P.E.", written over the typed name.

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

cc: Kayleen Rosser
Robert Hemminger
File: 16007-3-340



APPLICATION FOR VARIANCE REQUEST or APPEAL

12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.CITYOFIOWACOLONY.COM

Please use this application to request a variance/appeal within the Subdivision Ordinance, Zoning Ordinance, Unified Development Code (UDC) and Sign Ordinance. An Application for Variance Request/Appeal shall be considered by Planning Commission and Planning Commission shall make a recommendation to City Council, who has the authority to grant or deny variance requests. Considerations are made at the monthly Planning Commission and City Council meetings. Refer to the www.cityofiowacolony.com for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is \$1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

TYPE OF VARIANCE REQUEST (SELECT ONE): ZONING UDC SUBDIVISION ORDINANCE SIGN ORDINANCE APPEAL

APPLICANT INFORMATION:

Name of Applicant: J.P.Epps

Address of Applicant: 24275 Katy Freeway, Suite 300 Phone: 281-646-1602
Katy, TX 77494 Email: jepps@kgadeforest.com

Name of Owner: D.R. Horton

Address of Owner: 6744 Horton Vista Dr. Phone: 832-302-6702
Richmond, TX, 77407 Email: drose@drhorton.com

PROPERTY INFORMATION:

Address Of Subject Property: Daily Crossing & Bayberry Dr.

Legal Description Of Subject Property: Caldwell Crossing

Brazoria County Tax No(s): _____

Current Zoning: Development Agreement Water and Sanitary Serviced by: City of Iowa Colony

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 702573

VARIANCE REQUEST/APPEAL INFORMATION: Requestor must identify specific Chapter and Section of the Subdivision Ordinance, Zoning Ordinance, Unified Development Code or Sign Ordinance that the Variance Request applies to. If additional space is needed, please attach to this application.

List Ordinance or Code: Unified Development Code

Request and reason: Community Plant list approval

List Ordinance or Code: _____

Request and reason: _____

List of supplemental documentation provided: _____

Planning Commission Date Requested: _____ City Council Date Requested: _____

Requestor Signature or Owner and Date: _____

FOR CITY USE ONLY: Application Received By: Rachel Patterson

Date Received: 2/21/2024

Planning Commission Date: _____

Fee Received: ✓ # 16357

City Council Date: _____

Notifications Required: Published Notice Public Hearing

Date Approved or Denied: _____

Posting on Property (applicant responsibility) Personal Notice

Written Notice of Decision

February 20, 2023

City of Iowa Colony

City Engineer

Re: Caldwell Crossing

To Whom It May Concern,

This letter is a request for a variance for the planting pallet for the Caldwell Crossing Community. The proposed plant pallet shall include the following selections:

Trees (items NOT in the UDC, Section 3.3.1 List are in red):

- Water Oak- *Quercus nigra*
- Cedar Elm- *Ulmus crassifolia*
- Vitex- *Vitex agnus-castus*
- Live Oak- *Quercus virginiana*
- Nuttall Oak- *Quercus nuttallii*
- Mexican Sycamore- *Platanus Mexicana*
- Crape Myrtle - White- *Lagerstroemia indica* 'Bashams Pink'
- Drummond Red Maple- *Acer rubrum drummondii*
- Savannah Holly- *Ilex x attenuata* 'Savannah' (Evergreen)
- Southern Wax Myrtle- *Myrica cerifera* (Evergreen)

Shrubs/Groundcovers (items NOT in the UDC, Section 3.3.1 List are in red):

- Coppertone Loquat – *Eriobotrya japonica* 'Coppertone' (Evergreen)
- Waxmyrtle- *Myrica cerrifera* (Evergreen)
- Drift Rose – 'Rosa 'Memirrote'
- Drift Rose- *Rosa* 'Meijocos'
- Variegated Flax Lily – *Dianella tasmanica* 'Variegata' (Evergreen)
- Red Knockout Rose- *Rosa x 'Radrazz'* (Evergreen)
- Gulf Muhly Grass- *Muhlenbergia capillaris* (Perennial)
- Petite Pink Oleander- *Nerium oleander* 'Petite Pink' (Evergreen)
- Morning Light Miscanthus- *Miscanthus sinensis* 'Morning Light'
- Lily Turf – *Liriope muscari* (Evergreen)
- Giant Lily Turf- *Liriope muscari* 'Evergreen Giant' (Evergreen)
- Dwarf Yaupon Holly – *Ilex vomitoria* 'Nana' (Evergreen)
- Foxtail Fern- *Asparagus meyeri* (Evergreen)
- Asian Jasmine- *Trachelospermum asiaticum* (Evergreen)
- Flax Lily- *Phormium tenax* 'Tiny Tiger' (Evergreen)
- Butterfly Iris- *Dietes grandiflora*
- Pineapple Guava- *Feijoa sellowiana* (Evergreen)
- Seasonally Appropriate – Seasonal Color Annuals

The current City Of Iowa Colony Unified Development Code, Section 3.1.3.1 Landscape Planting Appendix does not include the above plant material **noted in red**.

Sincerely,



J.P. Epps

CALDWELL CROSSING COMMUNITY
PLANT PALETTE EXHIBIT
a presentation for
CITY OF IOWA COLONY
FEBRUARY 2024

UNAPPROVED TREES



WATER OAK



CEDAR ELM



VITEX AGNUS-CASTUS



WHITE CRAPE MYRTLE



SAVANNAH HOLLY

APPROVED TREES



LIVE OAK



NUTTALL OAK



MEXICAN SYCAMORE



DRUMMOND RED MAPLE



SOUTHERN WAX MYRTLE

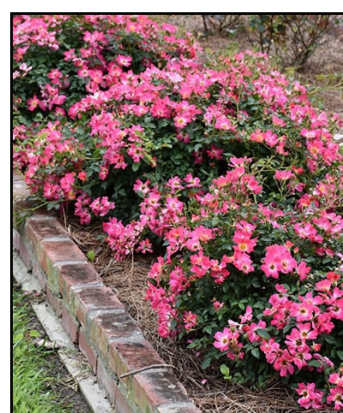
UNAPPROVED SHRUBS & GROUNDCOVERS



COPPERTONE LOQUAT



DRIFT ROSE-APRICOT



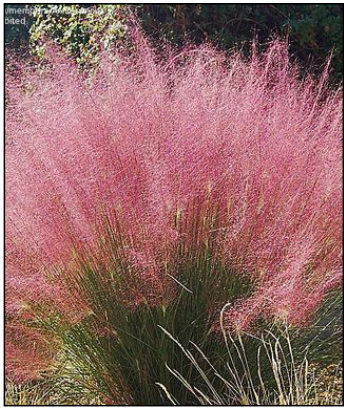
DRIFT ROSE-PINK



VAR. FLAX LILY



RED KNOCKOUT ROSE



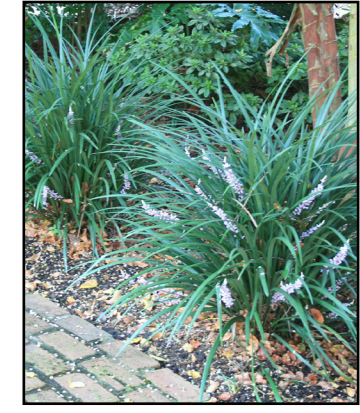
GULF MUHLY GRASS



**MORNING LIGHT
MISCANTHUS**



LILY TURF



GIANT LILY TURF



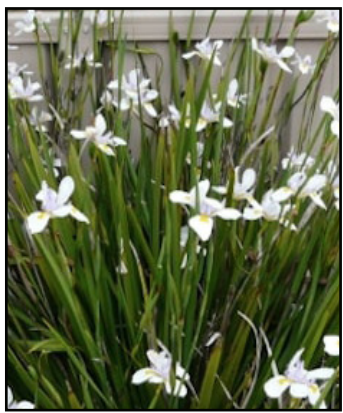
FOXTAIL FERN



ASIAN JASMINE



FLAX LILY-TINY TIGER



BUTTERFLY IRIS



PINEAPPLE GUAVA

APPROVED SHRUBS & GROUNDCOVERS



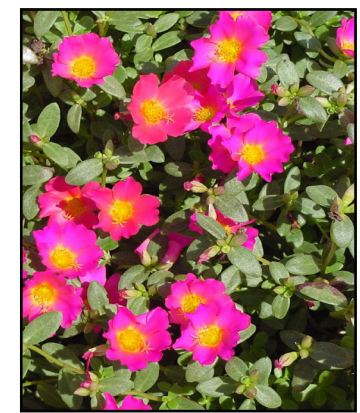
WAXMYRTLE



PETITE PINK OLEANDER

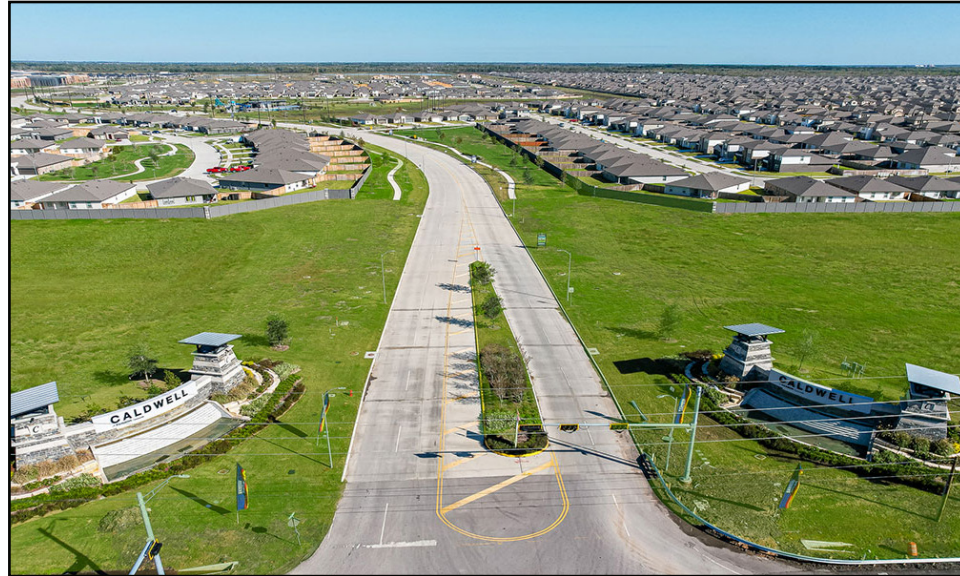


**DWARF YAUPON
HOLLY**



**SEASONALLY
APPROPRIATE
COLOR**

EXISTING CALDWELL COMMUNITY PLANTING CHARACTER



PRIMARY MONUMENTS & LANDSCAPE



PRIMARY MONUMENTS & LANDSCAPE



RECREATION CENTER & LANDSCAPE



LANDSCAPE NEAR SIDEWALK



LANDSCAPE NEAR SIDEWALK



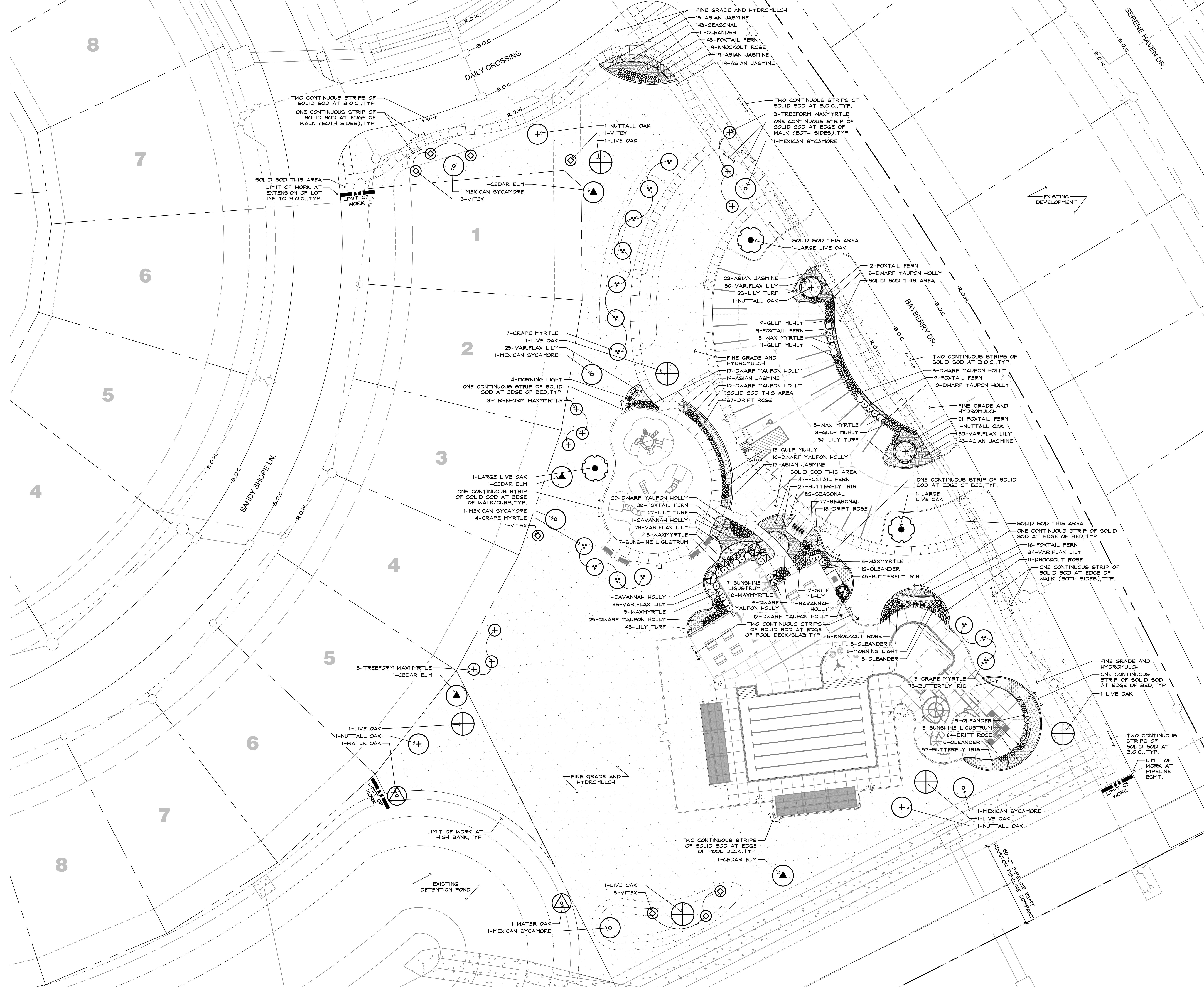
LANDSCAPE NEAR SIDEWALK



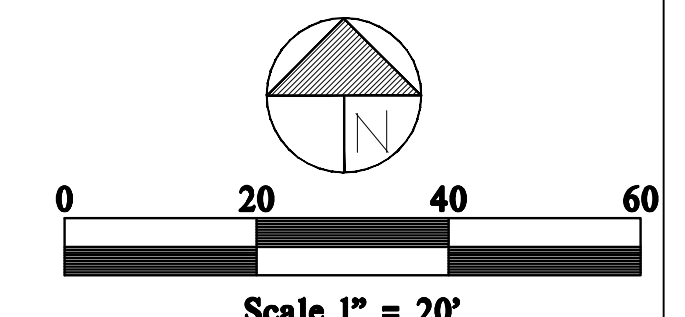
KGA DeForest
Landscape Architecture
24276 KATY FREEWAY SUITE 900
KATY, TEXAS 77454
281.644.1802 WWW.KGADFOREST.COM



01/28/2024
"For regulatory approval.
NOT for construction."



**Caldwell Crossing Sharp 1 Tract
Recreation Center**
D.R. Horton
Iowa Colony, TX



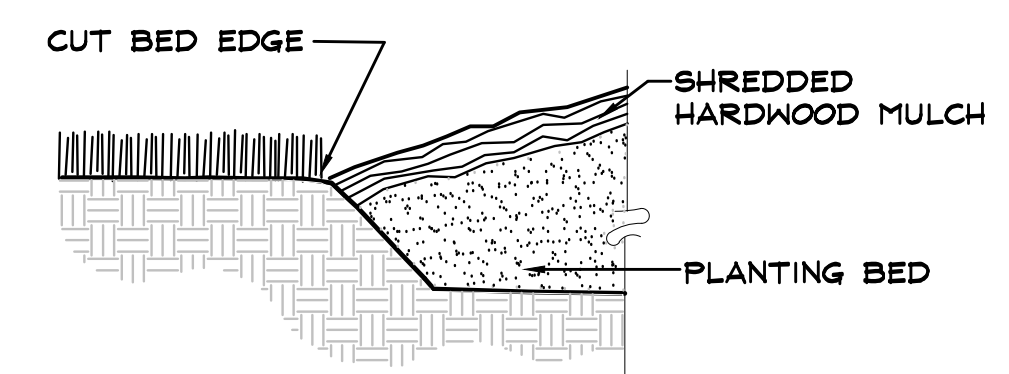
Landscape Plan
Date: 01/28/2024
Scale: 1"=20'-0"
Job No: 233-23-248
Revised:



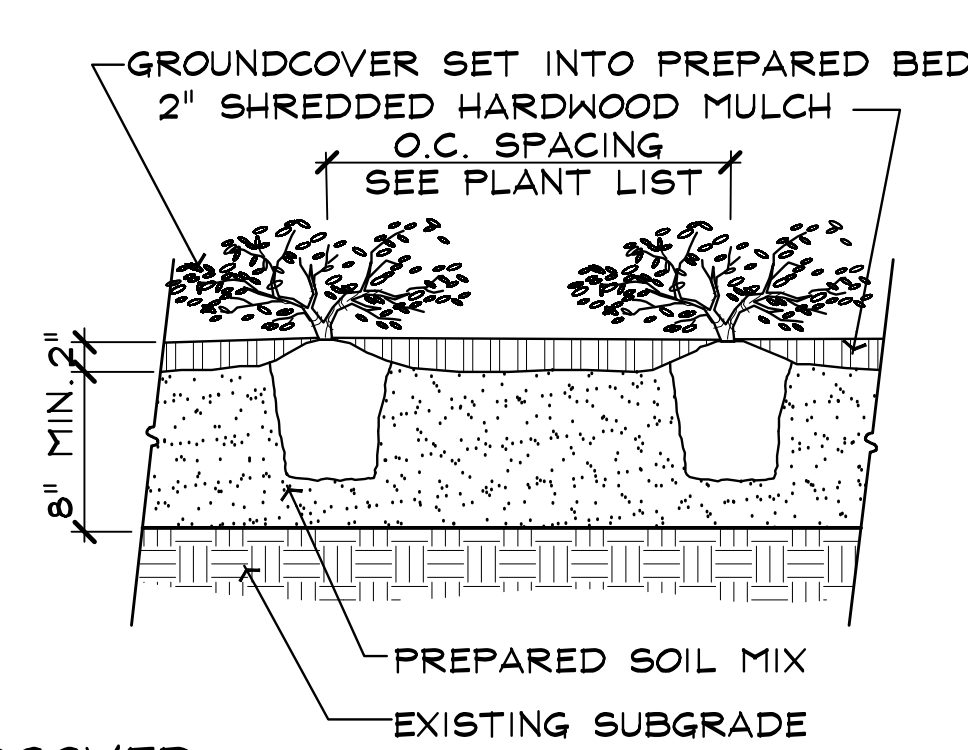
KGADeForest
Landscape Architecture
24276 KATY FREEWAY SUITE 900
KATY, TEXAS 77454
281-644-1802 WWW.KGADFOREST.COM



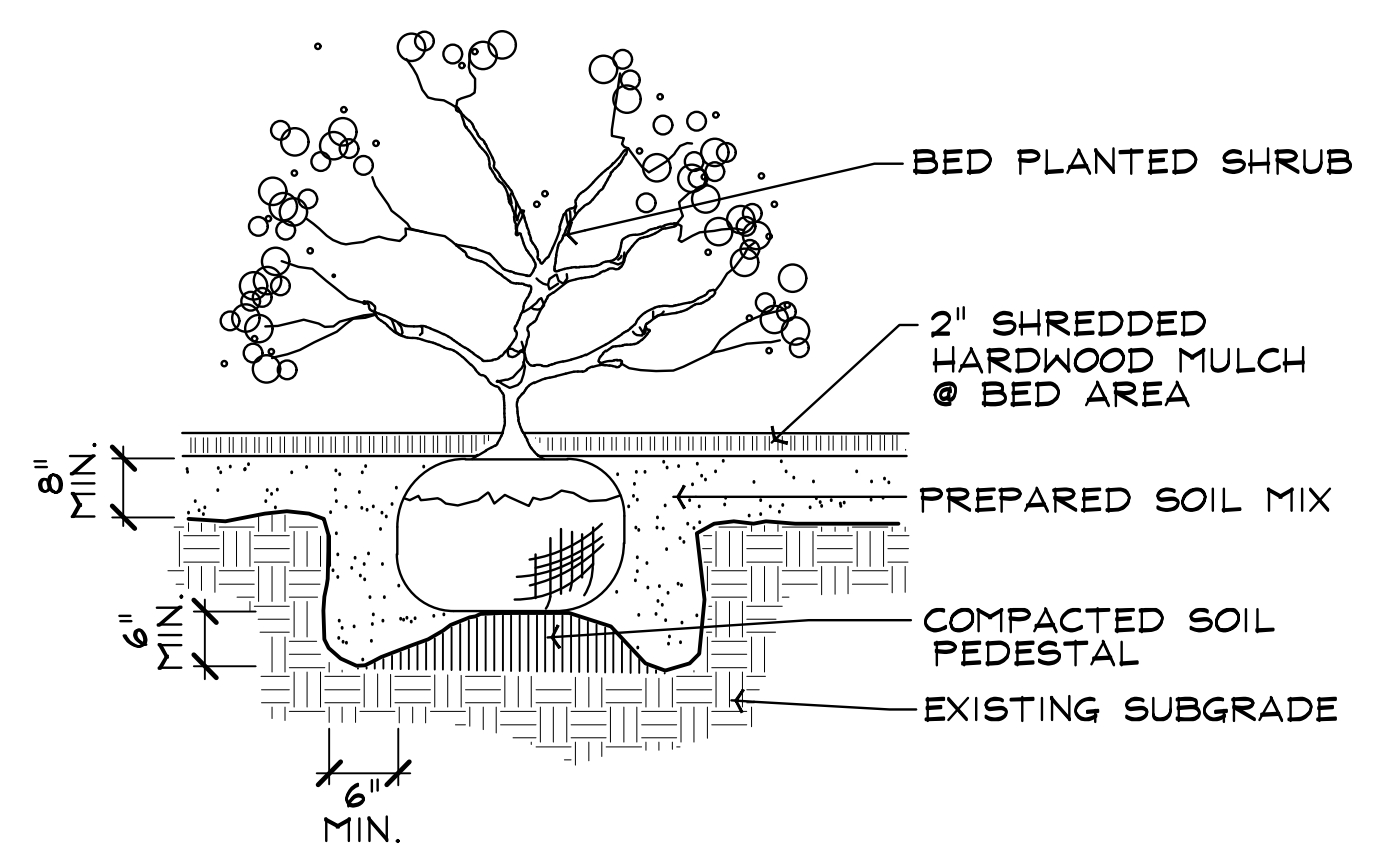
01/28/2024
"For regulatory approval.
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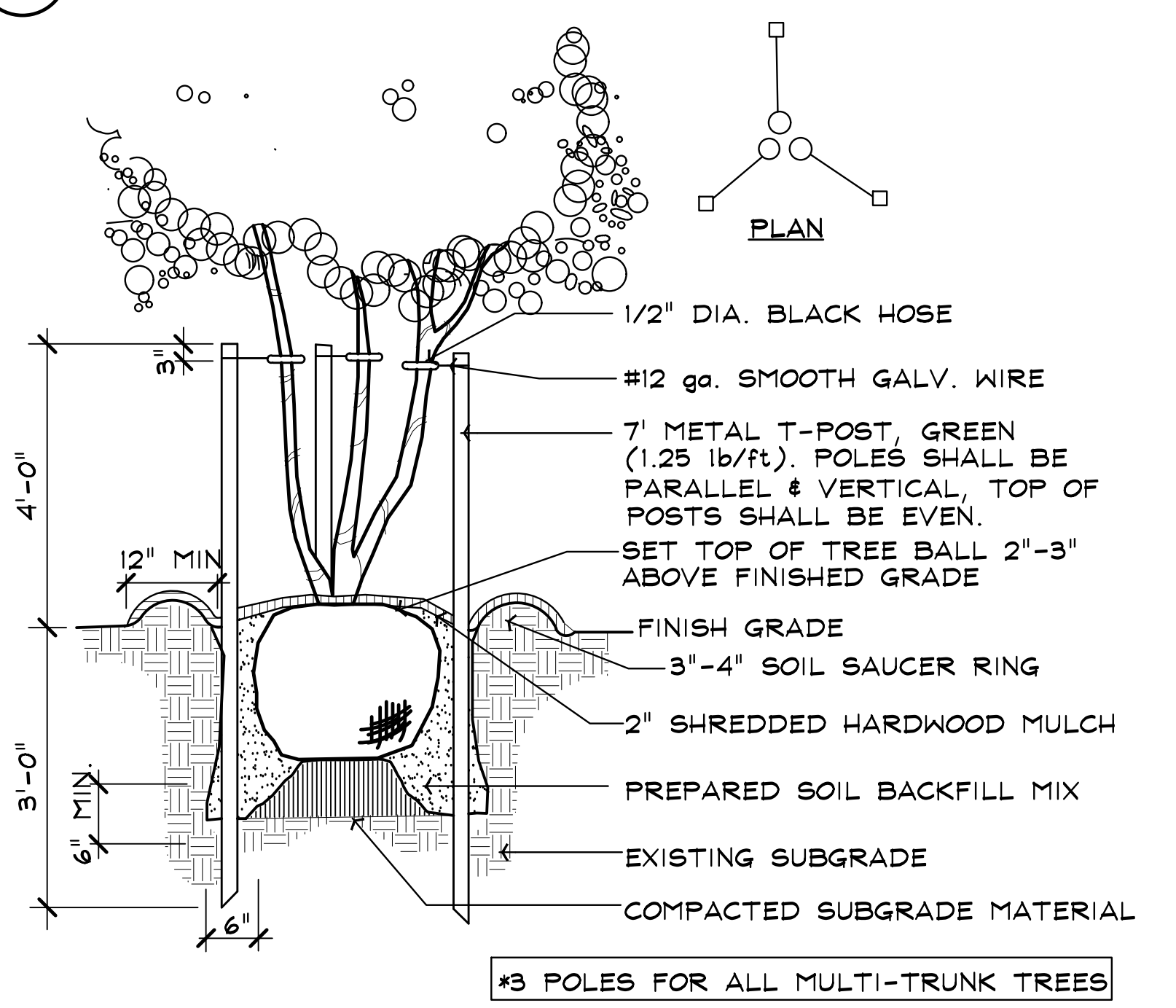
E SHOVEL CUT EDGE SCALE: NTS



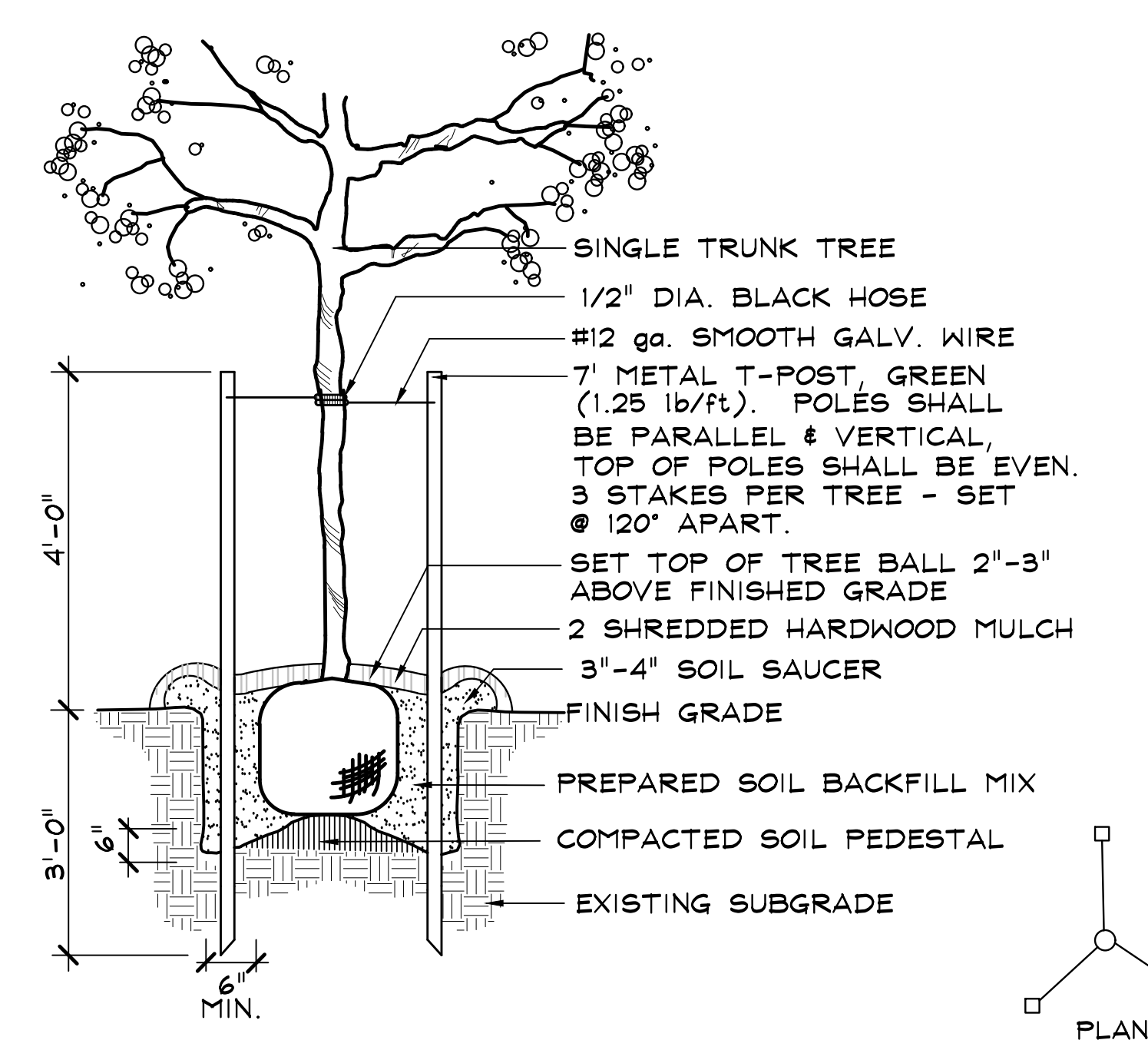
D GROUNDCOVER SCALE: NTS



C SHRUB BED SCALE: NTS



B MULTI-TRUNK STAKING SCALE: NTS



A SINGLE TRUNK STAKING SCALE: NTS

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES				
<i>Quercus Virginiana</i>	Large Live Oak	200 GAL.	Container	16'-18' HT., 9'-10' SPRD., 5"-6" CAL., Full, Straight Trunk
<i>Quercus Virginiana</i>	Live Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Quercus texana</i>	Nuttall Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Quercus nigra</i>	Water Oak	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Ulmus crassifolia</i>	Cedar Elm	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Platanus Mexicana</i>	Mexican Sycamore	65 GAL.	Container	12'-13' HT., 5'-6' SPRD., 2 1/2"-3" CAL., Full, Straight Trunk
<i>Lagerstroemia indica 'Bashams Pink'</i>	Crape Myrtle	30 GAL.	Container	Single-Trunk, 8'-10' HT., 1 1/4"-1 1/2" CAL., 5'-6' SPRD., Matching
<i>Vitex agnus-castus</i>	Vitex	30 GAL.	Container	Multi-Trunk, 5'-6' HT., 4'-5' SPRD., 3-5 Canes, Full
<i>Ilex x attenuata 'Savannah'</i>	Savannah Holly	30 GAL.	Container	8'-10' HT., 4'-5' SPRD., 48" Clear Trunk, Straight Trunk
<i>Myrica cerifera</i>	Tree Form Waxmyrtle	30 GAL.	Container	Multi-Trunk, 5'-6' HT., 4'-5' SPRD., 3-5 Canes, Full
SHRUBS				
<i>Ligustrum sinense 'Sunshine'</i>	Sunshine Ligustrum	7 GAL.	Container	24"-30" HT., 20"-24" SPRD., Full Pot, 48" O.C.
<i>Myrica cerifera</i>	Waxmyrtle	7 GAL.	Container	42" HT., 36" SPRD., Full Pot, 5" O.C.
<i>Rosa x 'Radrazz'</i>	Red Knockout Rose	3 GAL.	Container	24"-30" HT., 20"-24" SPRD., Full Pot, 30" O.C., Red
<i>Muhlenbergia capillaris</i>	Gulf Muhly Grass	3 GAL.	Container	24" HT., 18"-24" SPRD., Full pot, Well-Rooted, 30" O.C.
<i>Nerium oleander 'Petite Pink'</i>	Petite Pink Oleander	3 GAL.	Container	18"-24" HT., 18"-24" SPRD., Full Pot, 30" O.C.
<i>Miscanthus sinensis 'Morning Light'</i>	Morning Light Miscanthus	3 GAL.	Container	30" HT., 12"-15" SPRD., Full Pot, Well-Rooted, 48" O.C.
<i>Rosa 'Meijocas' Pink Drift Rose</i>	Pink Drift Rose	3 GAL.	Container	15" HT., 12" SPRD., Full Pot, 24" O.C.
<i>Ilex vomitoria 'Nana'</i>	Duf. Yaupon Holly	3 GAL.	Container	12"-15" HT., 12"-15" SPRD., Full Pot, Well-Rooted, 24" O.C.
<i>Asparagus meyeri</i>	Foxtail Fern	3 GAL.	Container	Full, 15"-18" Ht & sprd, 24" o.c.
GROUNDCOVER				
<i>Trachelospermum asiaticum</i>	Asian Jasmine	1 GAL.	Container	Full Pot, Well-Rooted, 5-7 Runners, 15"-18" SPRD., 18" O.C.
<i>Phormium tenax 'Tiny Tiger'</i>	Flax Lily	1 GAL.	Container	10"-12" HT., 10"-12" SPRD., Full Pot, 18" O.C.
<i>Liriope muscari 'Evergreen Giant'</i>	Giant Lilyturf	1 GAL.	Container	Full Pot, Well-Rooted, 15"-18" HT., 12"-15" SPRD., 18" O.C.
Seasonally Appropriate	Seasonal Color	4" Pot	Container	Full, well rooted, 9" o.c. (species as dictated by season)
SOD/SEED				
<i>Cynodon dactylon 'Celebration Bermuda'</i>	Solid Sod Bermuda			See plans for location of proposed sod strips, sod infill. To be used in patch & repair as needed for disturbed areas of existing turf.
<i>Cynodon dactylon 'Common Bermuda'</i>	Hydranulch Bermuda			See plans for location of proposed hydranulch areas

**Caldwell Crossing Sharp 1 Tract
Recreation Center**
D.R. Horton
Iowa Colony, TX

**Landscape
Details**

Date: 01/28/2024
Scale: AS NOTED
Job No: 233-23-248
Revised:

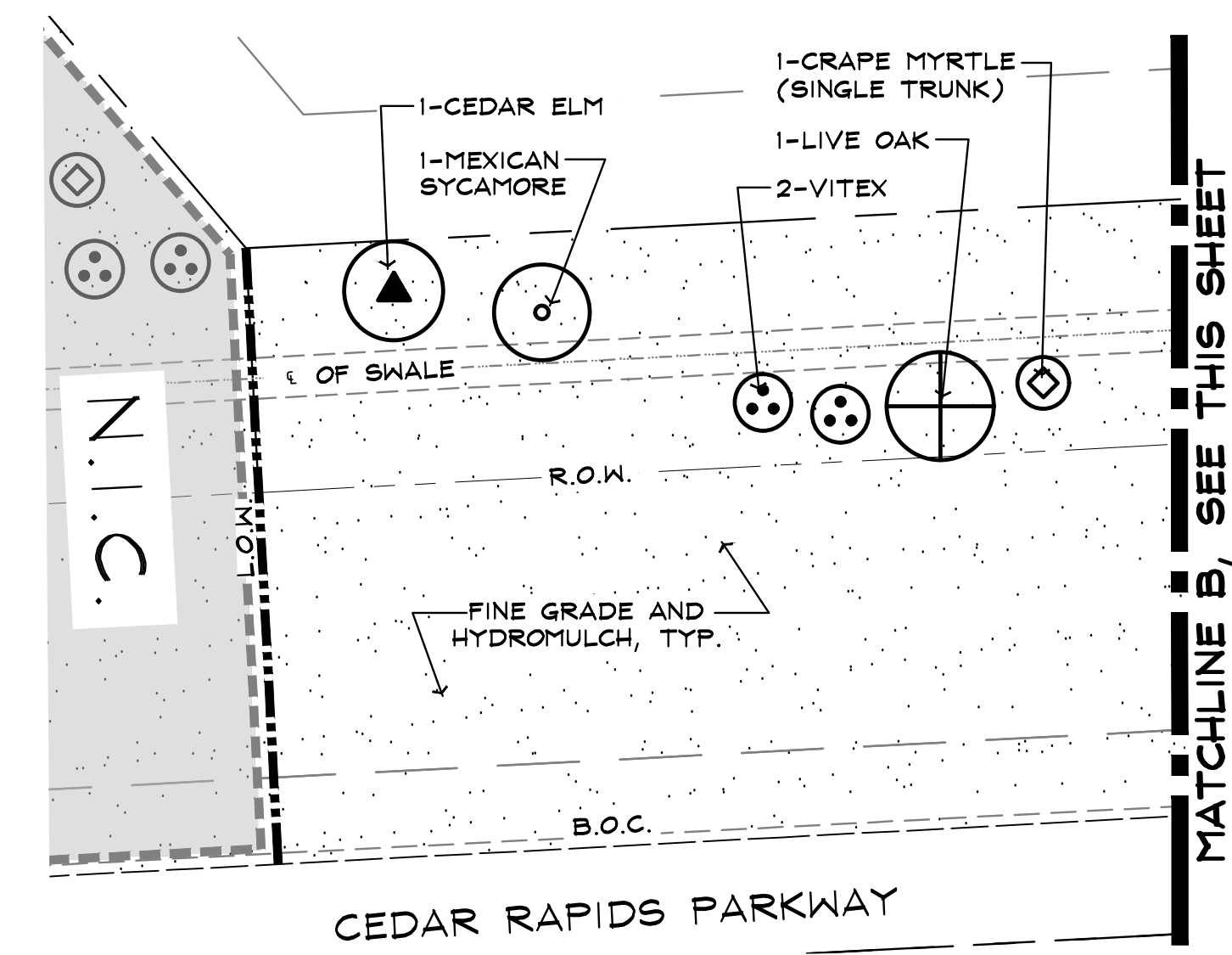
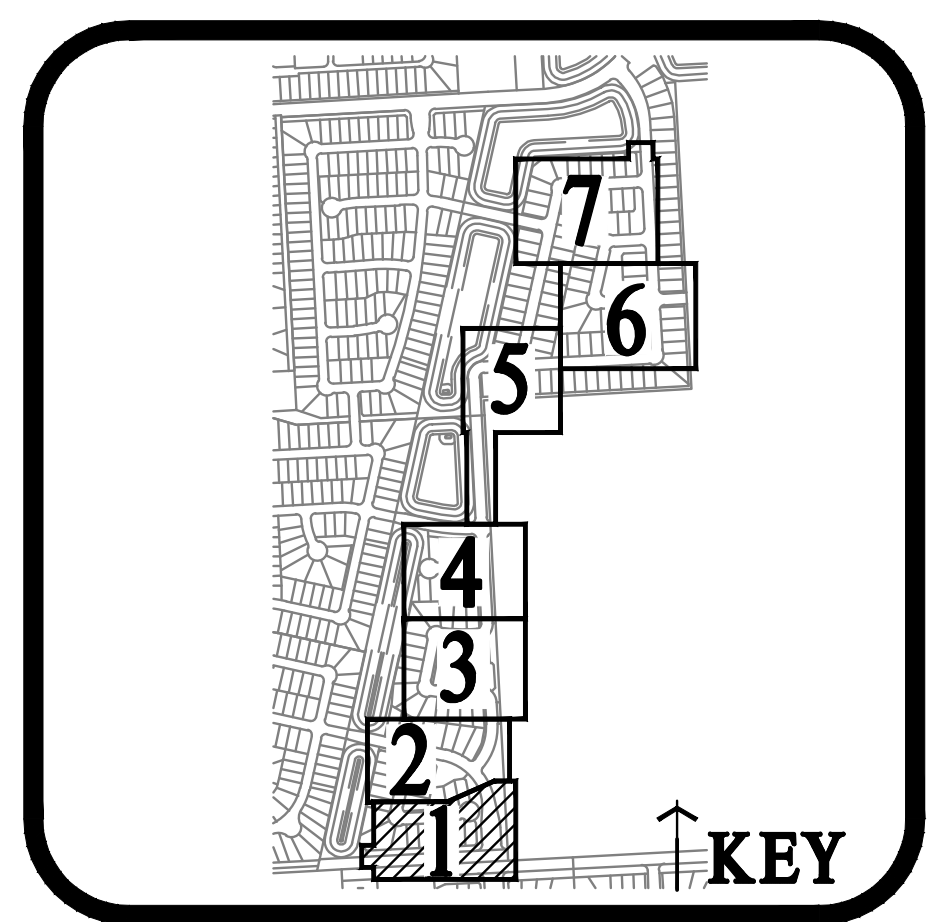


KGA DeForest
Landscape Architecture
24275 KATY FWY, #300 KATY, TX 77454
281.646.3932 KGADEFORREST.COM



02/28/2024

"For regulatory approval.
NOT for construction."



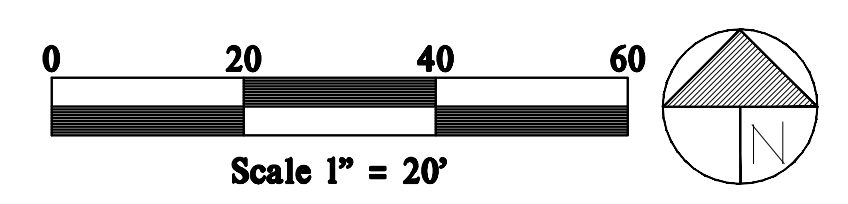
CALDWELL CROSSING SECTION 1 & 2 LANDSCAPE IMPROVEMENTS

D.R. Horton of Texas
Fort Bend County, TX

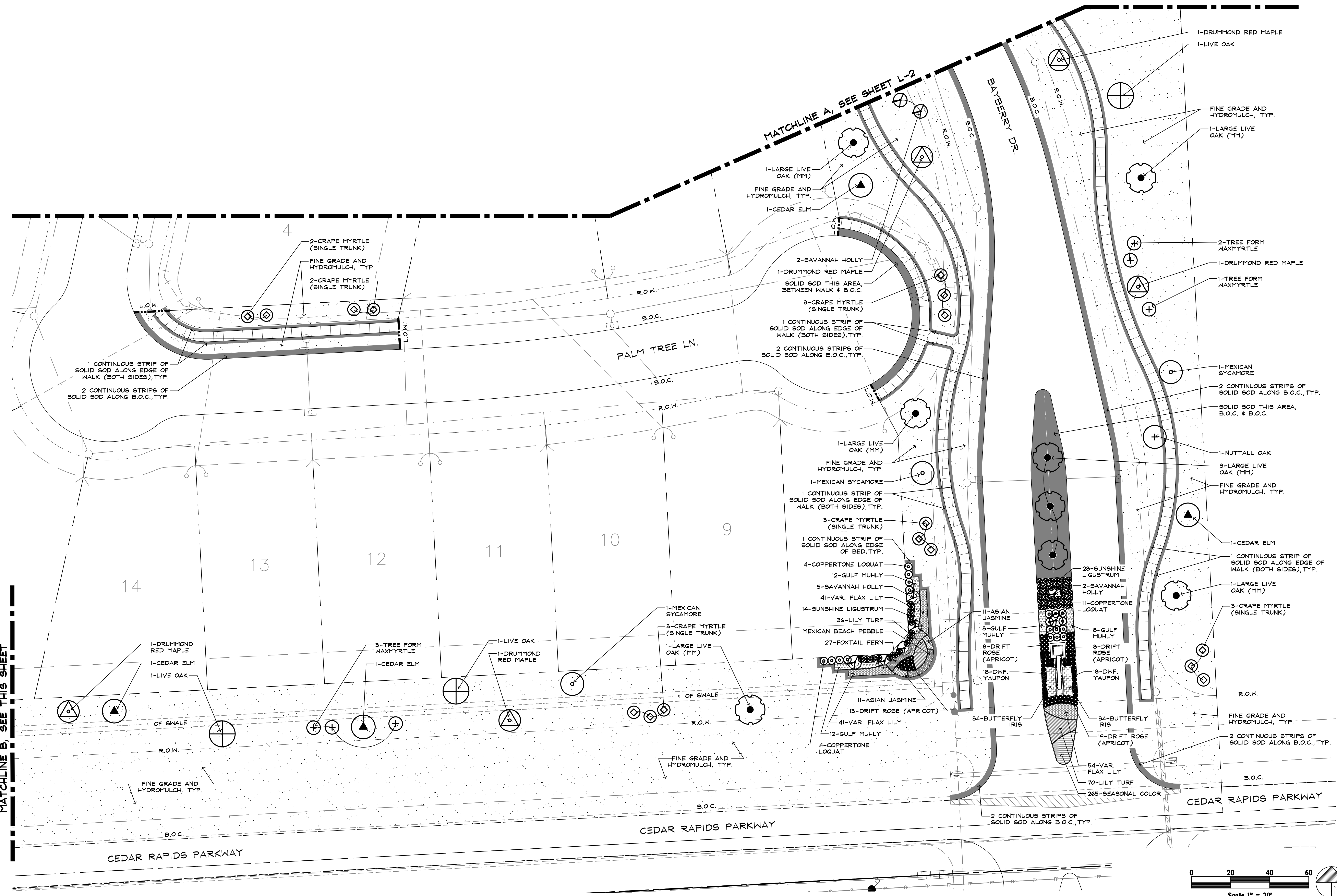
CITY OF IOWA COLONY
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
THIS IS TO CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE CITY OF IOWA COLONY.
DATE: _____
CITY OF IOWA COLONY
NOTE: CITY APPROVAL VALID FOR ONE YEAR AFTER DATE OF SIGNATURE

Landscape Plan

Date: 02/28/2024
Scale: 1"=20'-0"
Job No: 233-23-258
Revised:



L-1



MATCHLINE B, SEE THIS SHEET

MATCHLINE A, SEE SHEET L-2

MATCHLINE B, SEE THIS SHEET



KGA DeForest
Landscape Architecture
24275 KATY FWY, #300 KATY, TX 77454
281.646.3932 KGADEFORREST.COM



02/28/2024

"For regulatory approval.
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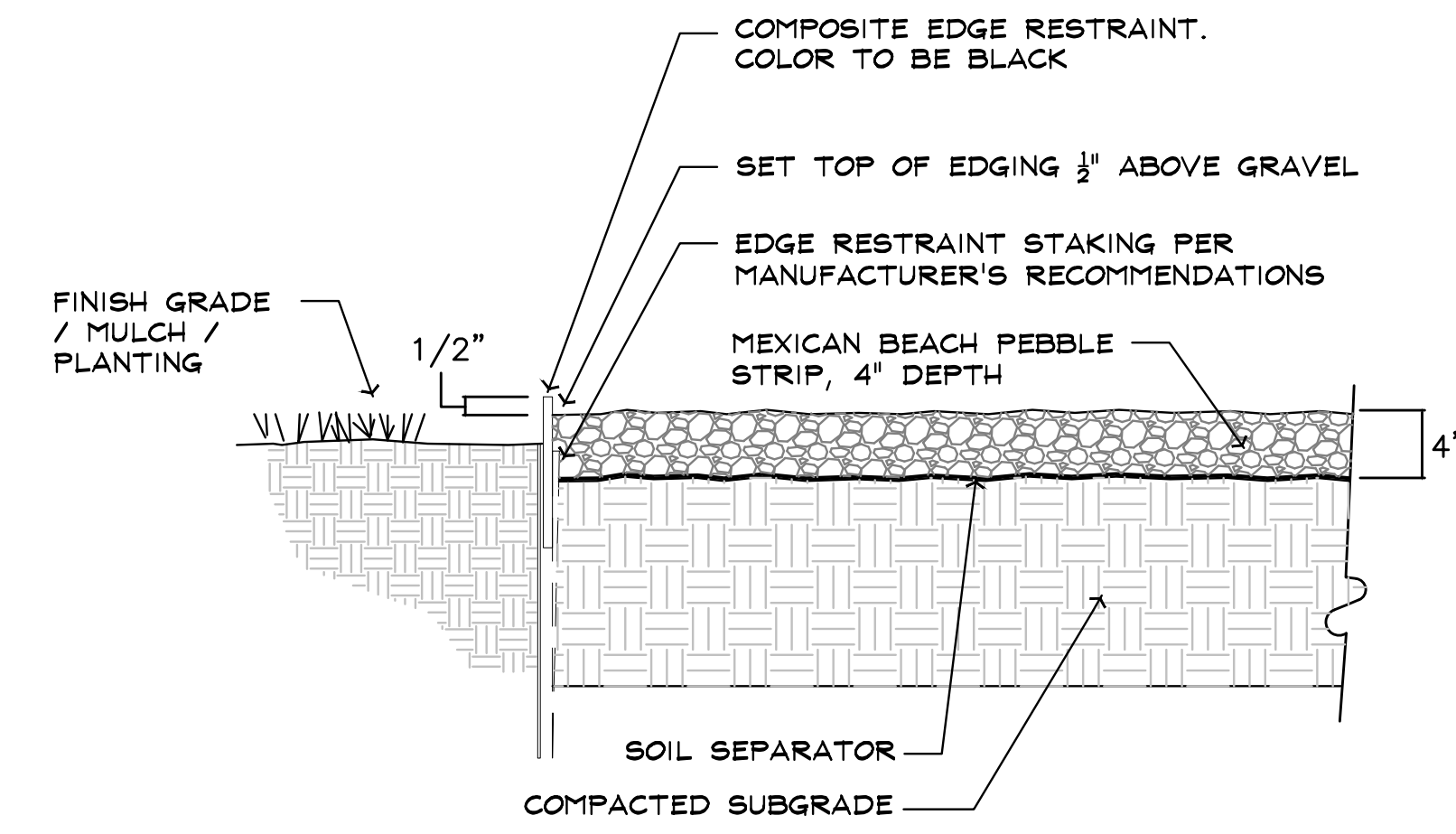
**CALDWELL CROSSING
SECTION 1 & 2 LANDSCAPE IMPROVEMENTS**
D.R. Horton of Texas
Fort Bend County, TX

BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES				
Quercus virginiana	Large Live Oak	200 GAL.	Machine Moved	Min. 6" Cal., 16'-18' HT., Min. 9' Sprd., Full, Straight Trunk, Matching
Quercus virginiana	Live Oak	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., Full, straight trunk, matching
Ulmus crassifolia	Cedar Elm	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., Full, straight trunk, matching
Platanus mexicana	Mexican Sycamore	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., Full, straight trunk, matching
Quercus texana	Nuttall Oak	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., Full, straight trunk, matching
Acer rubrum drummondii	Drummond Red Maple	65 GAL.	Container	3"-3 1/2" Caliper, 12'-14' Ht., 6'-7' sprd., Full, straight trunk, matching
Myrica cerifer	Tree Form Waxmyrtle	30 GAL.	Container	Multi-trunk, 3-5 canes, 6' min. ht, 4' min. spread, full to ground
Lagerstroemia indica 'Muskogee'	Crape Myrtle (Single Trunk)	30 GAL.	Container	Single Trunk, 2" cal., 8'-10' ht., 4'-5' sprd., Full
Vitex agnus-castus	Vitex	30 GAL.	Container	Multi-trunk, 6' Min Ht., 48" Min sprd.
Ilex x attenuata 'Savannah'	Savannah Holly (Tree Form)	30 GAL.	Container	8'-10' HT., 4'-5' SPRD., 48" Clear Trunk, straight Single-Trunk
SHRUBS/GROUNDCOVERS				
Eriobotrya Japonica 'Coppertone'	Coppertone Loquat	7 GAL.	Container	36" min. ht. 30" sprd. full pot, well rooted, 48" o.c.
Myrica cerifera	Waxmyrtle	7 GAL.	Container	30"-36" Ht. 30" sprd., full to ground, well rooted, 48" o.c.
Ligustrum Sinense 'Sunshine'	Sunshine Ligustrum	7 GAL.	Container	24"-30" Ht., 18"-24" Sprd., Full Pot, 36" O.C.
Miscanthus sinensis 'Morning Light'	Miscanthus 'Morning Light'	3 GAL.	Container	24"-30" HT., 20"-24" Sprd., Full Pot, Well-Rooted, 48" O.C.
Nerium oleander 'petite pink'	Pink Dwarf Oleander	3 GAL.	Container	18"-24" Ht., 18" min sprd., full pot, 30" o.c.
Rosa x 'Radrazz'	Knockout Rose	3 GAL.	Container	18"-24" Ht., 18"-24" Sprd., Full Pot, 30" O.C., Pink
Rosa 'Meiminrate'	Drift Rose (Apricot Drift)	3 GAL.	Container	15" min. HT., 15" min. Sprd., Full Pot, Well-Rooted, 24" O.C.
Ilex vomitoria 'nana'	Dwarf Yaupon	3 GAL.	Container	15" min. HT., 15" min. Sprd., Full Pot, Well-Rooted, 24" O.C.
Muhlenbergia capillaris	Gulf Muhly	3 GAL.	Container	24"-30" HT., 20"-24" Sprd., Full Pot, Well-Rooted, 30" O.C.
Asparagus 'Meyeri'	Festail Fern	3 GAL.	Container	15" Ht. and Sprd., Full Pot, Well Rooted, 24" O.C.
Dietes grandiflora	Butterfly Iris	3 GAL.	Container	15"-18" Ht. 12" sprd., full pot, well rooted, 18" o.c.
Dianella Tasmanica 'Variegata'	Variegated Flax Lily	1 GAL.	Container	12"-15" Ht. and Sprd., Full Pot, Well Rooted, 18" O.C.
Trachelospermum asiaticum	Asian Jasmine	1 GAL.	Container	5-7 runners, 15"-18" spread, Full pot, well rooted, 18" o.c.
Liriope muscari	Lily Turf	1 GAL.	Container	6"-10" ht., 12" sprd., full pot, well rooted, 18" O.C.
Seasonally Appropriate	Seasonal Color	4"	Container	Full, well rooted, 9" o.c.
SOD/SEED				
Cynodon dactylon 'Celebration Bermuda'	Solid Sod			See plans for location of proposed sod strips, sod infill. To be used in patch & repair as needed for disturbed areas of existing turf.
Cynodon dactylon 'Common Bermuda'	Hydromulch			See plans for location of proposed hydromulch areas

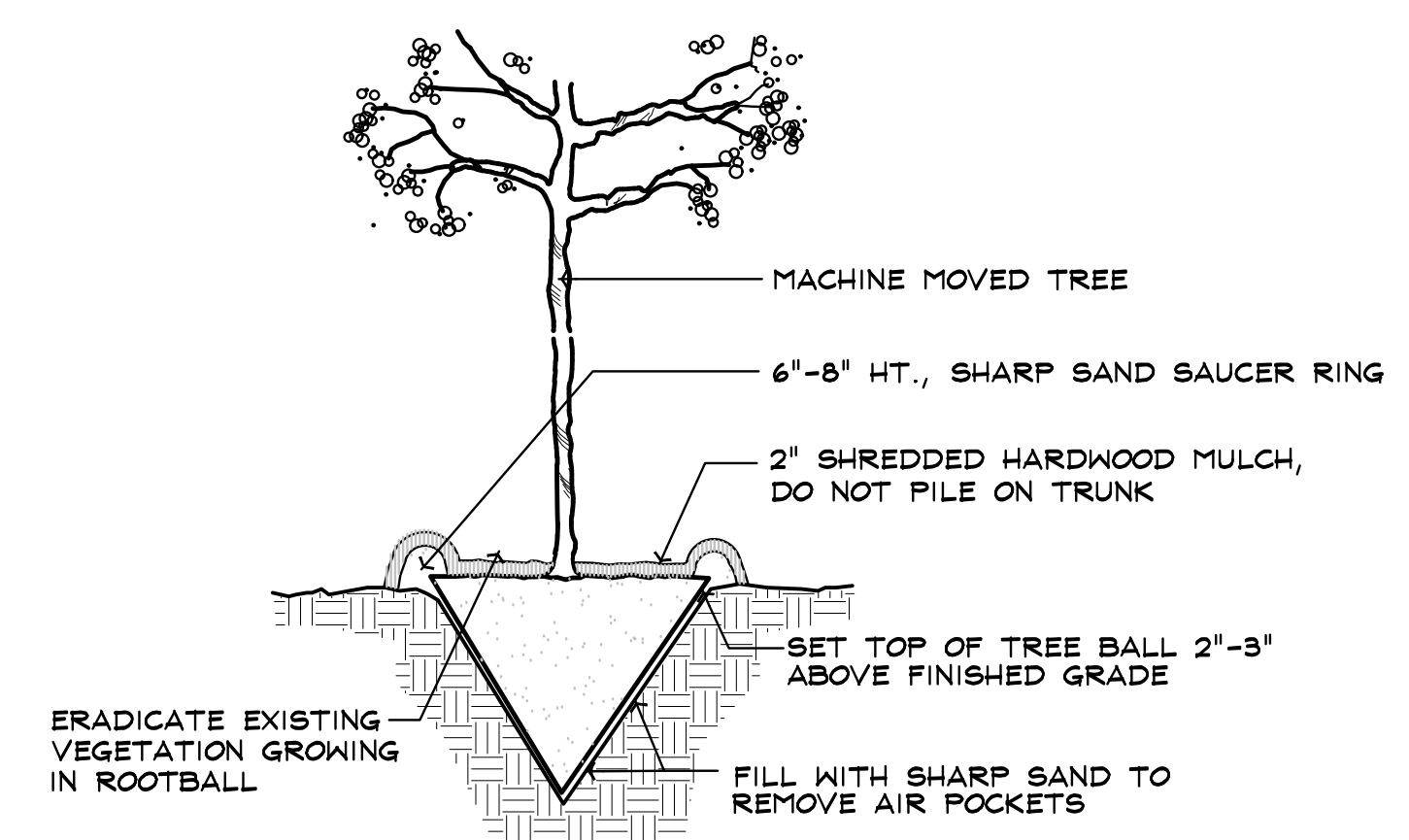
ALL DISTURBED AREAS NOT DESIGNATED FOR PLANTING AND WITHIN LIMITS SHOWN ON PLANS TO BE HYDROMULCHED WITH BERMUDA GRASS SEED
**** NOTE: ALL SOD TO BE BERMUDA GRASS.

MATERIAL SCHEDULE

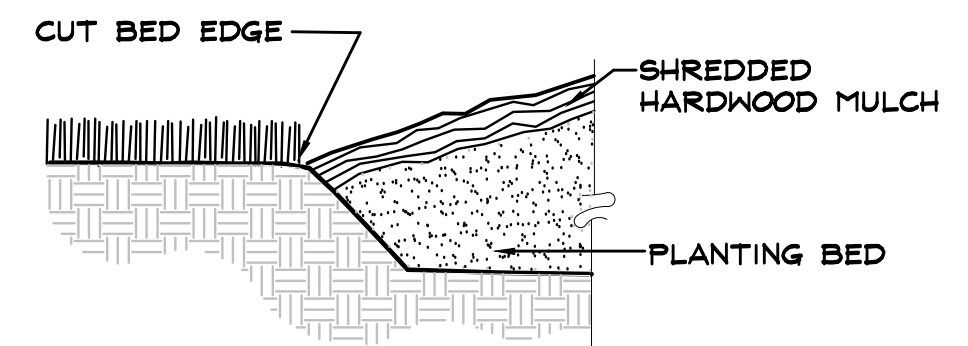
Item	Color	Finish / Pattern	Manufacturer / Local Representative	General Notes
GRAVEL	BLACK	MEXICAN BEACH PEBBLES SIZE: 2"-3"	SUPPLIER: ALAMO STONE CONTACT: HUGH ACHÉ PH: 281-240-4600	INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE COLOR SAMPLES TO LANDSCAPE ARCHITECT PRIOR TO PURCHASE/FABRICATION. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY VARIATION BETWEEN PLANS AND SITE CONDITIONS.
COMPOSITE EDGING	BLACK	-	-	REQUIRED AT ALL PERIMETER OF PEBBLE BEDS & WHEN SEPARATING 2 TYPES OF PEBBLE IN SAME BED. INSTALL PER MANUFACTURER'S SPECIFICATIONS. NOTIFY KGA DEFORREST IMMEDIATELY OF ANY VARIATION BETWEEN PLANS & SITE CONDITIONS.



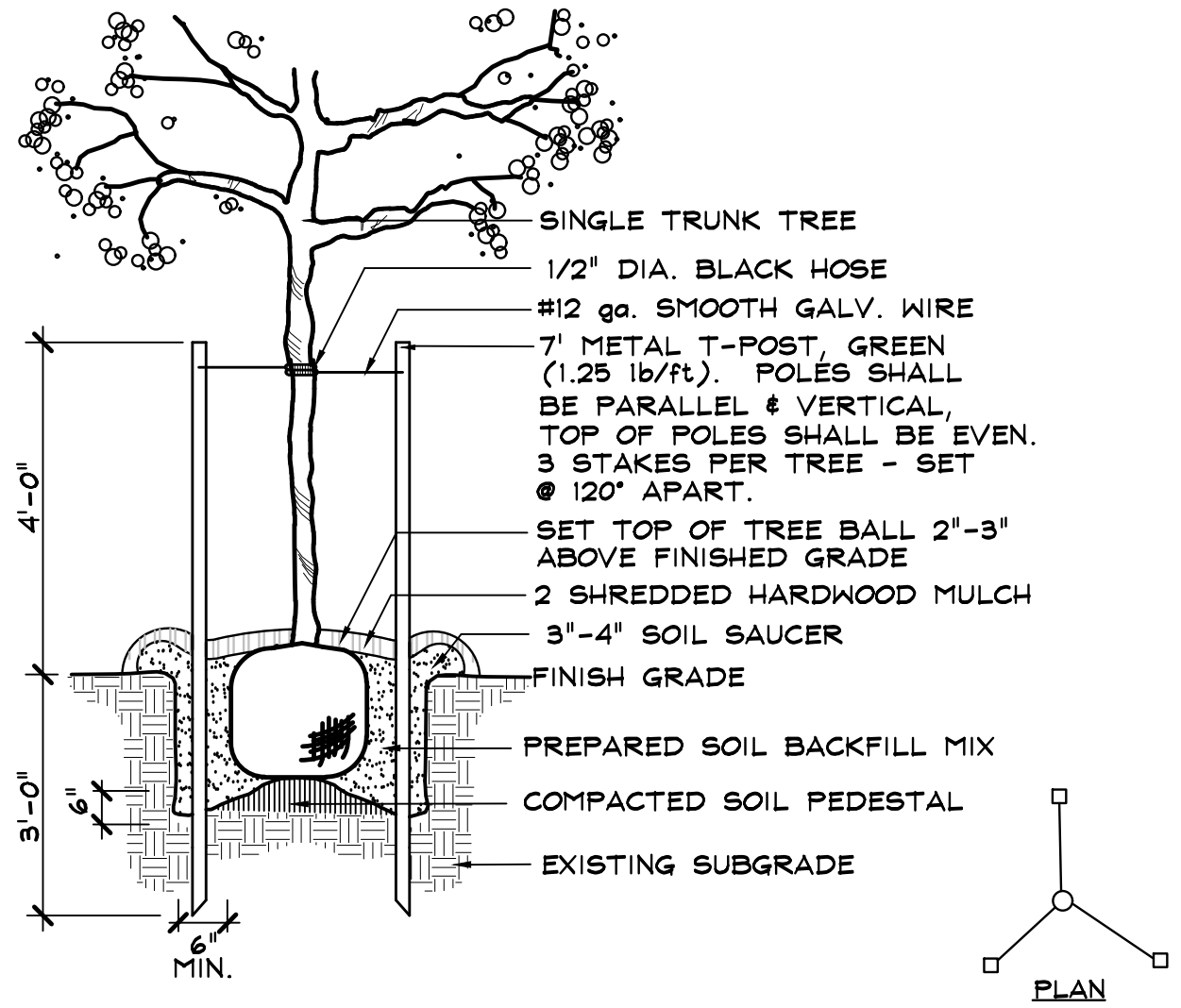
G COMPOSITE EDGING AT MEXICAN BEACH PEBBLE STRIP NTS



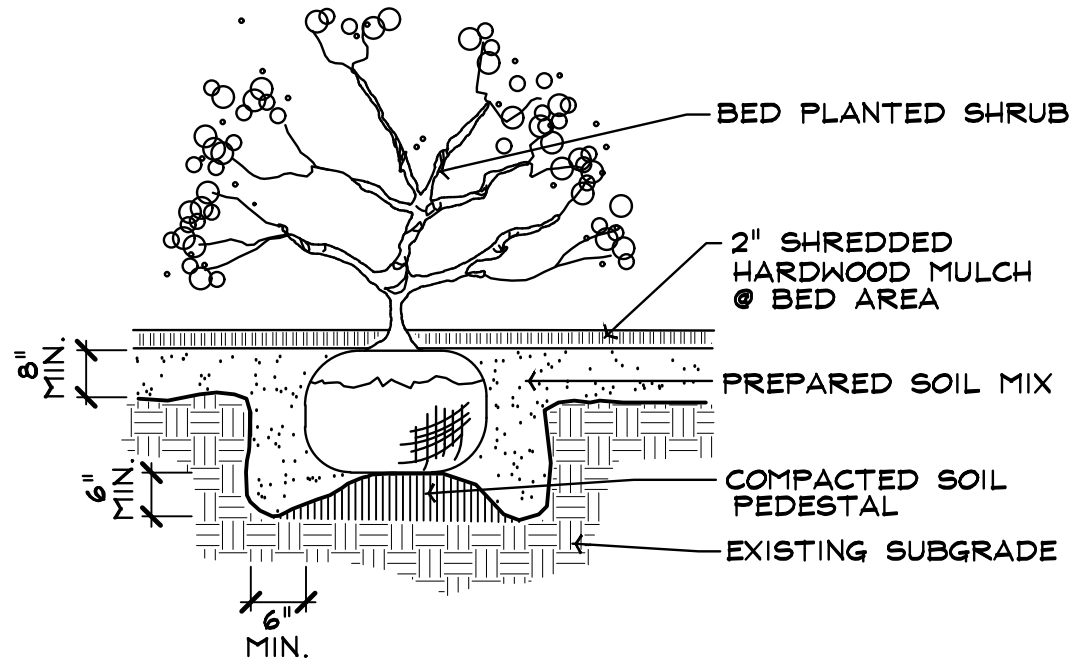
F MACHINE MOVED TREE NTS



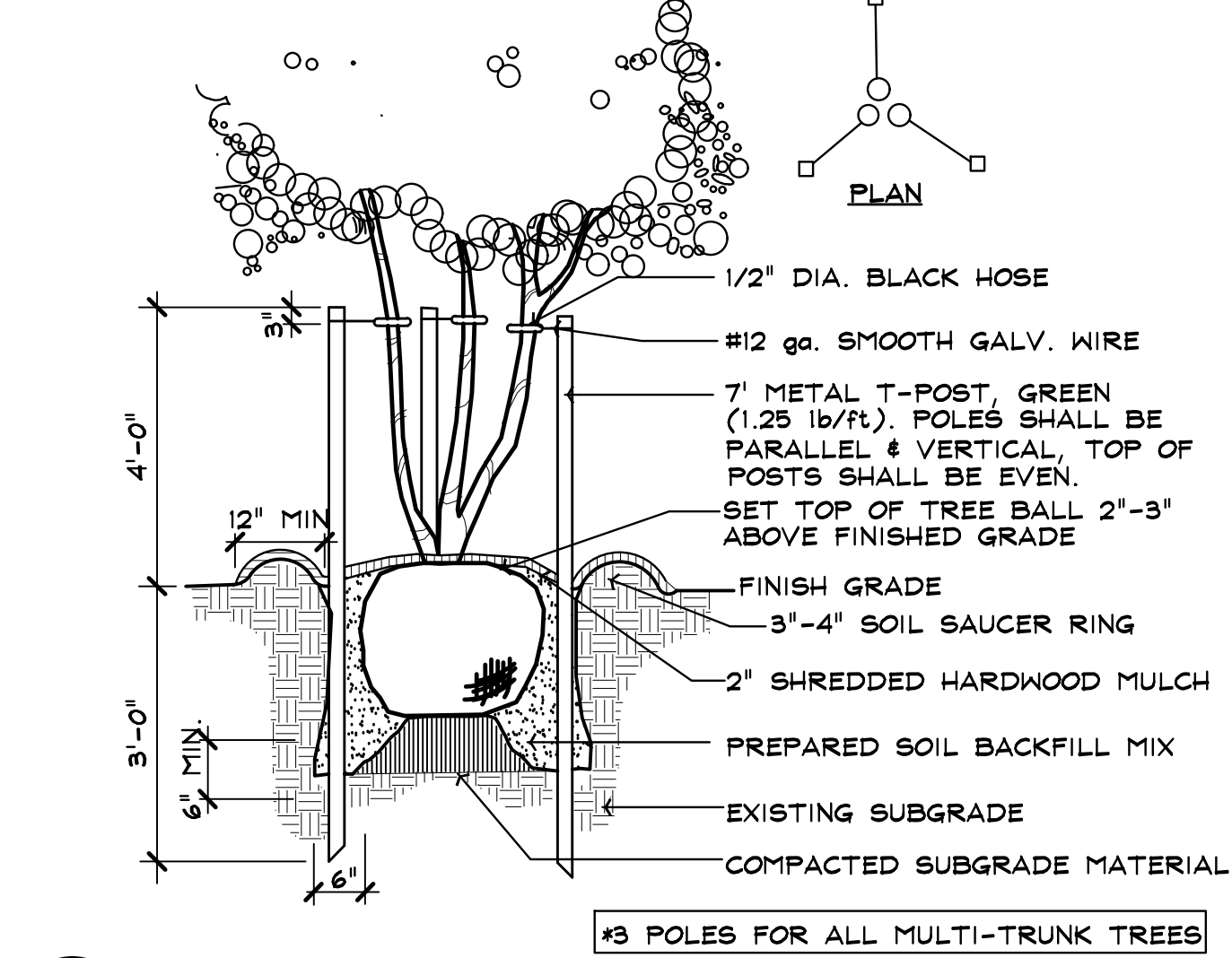
C SHOVEL CUT BED EDGE NTS



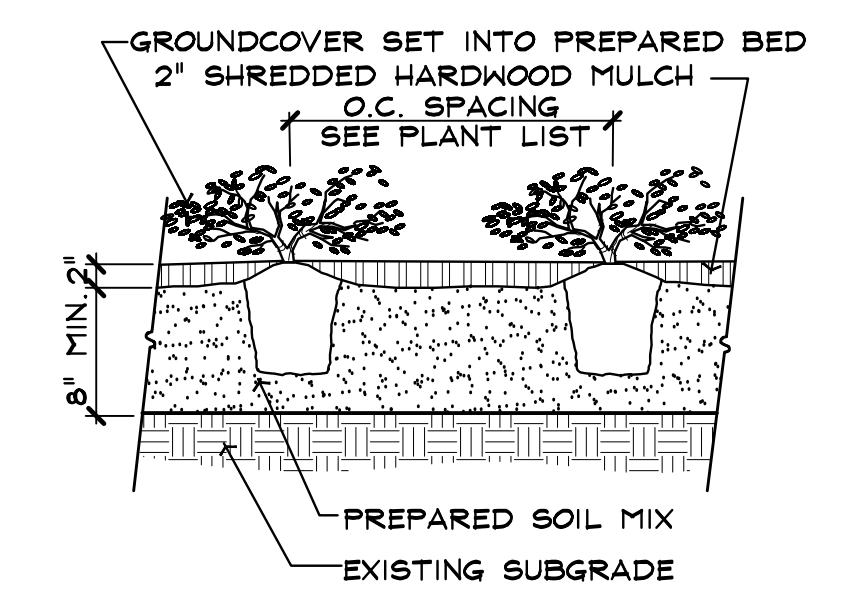
E STAKING DETAIL NTS



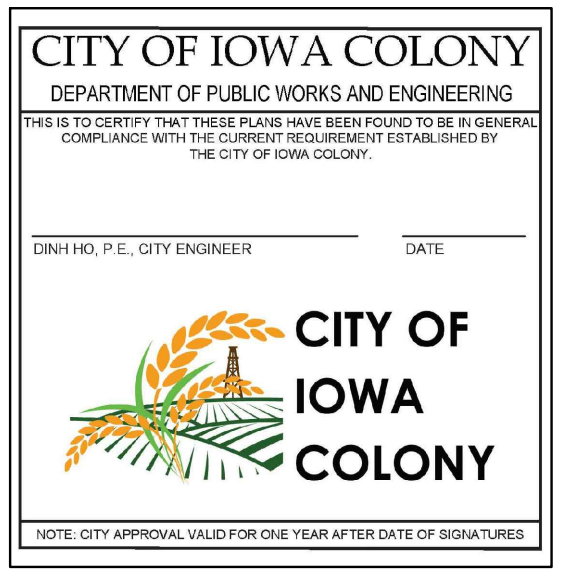
B BED PLANTED SHRUB NTS



D MULTI TRUNK TREE STAKING NTS



A GROUNDCOVER PLANTING NTS



Landscape Notes & Details

Date: 02/28/2024
Scale: AS SHOWN
Job No: 233-23-258
Revised:

Form A
City of Iowa Colony

"Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS
OR TO THE OFFICAL ZONING DISTRICT MAP

Name/Address 2602 CR 62, Iowa Colony, TX 77583
Allan Capao
Individual/Company/Corporation

Description of Amendment Proposed Rezone from Residential to
Commercial

Statement of need or justification for said amendment, including its consistency with the zoning policies and purposes set forth in this Ordinance and/or its consistency with the City's most current comprehensive planning document or documents. (Use separate sheet of paper for your statement).

The legal description and address of the property affected and the proposed boundaries of said property;

The signed consent of the property owner or owners whose property would be affected by the proposed amendment;

The applicant's interest in the subject property if the applicant is not the property owner of all or a portion of the subject property;

The present zoning classification and existing uses of the property proposed to be reclassified; and

Such other information or documents as the City Council and Zoning Administrator may deem necessary.

A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required: *Allan Capao*

Form approved: July 20, 2009



NOTICE OF PUBLIC HEARINGS ON
REZONING

The Iowa Colony Planning and Zoning Commission and the City Council will hold public hearings at 7:00 p.m. on March 5, 2024 and March 11, 2024, respectively, at the Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583 pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a map of the property are available for inspection by any person upon a reasonable request made to the undersigned City Secretary at City Hall, telephone 281-369-2471 or at www.iowacolonytx.gov.

Kayleen Rosser, City Secretary
City of Iowa Colony, Texas

FILED and RECORDED

Instrument Number: 2019040491

Filing and Recording Date: 08/20/2019 02:24:21 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman", is written over a horizontal line.

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-april

THIS DOCUMENT HAS BEEN ELECTRONICALLY RECORDED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 20, 2019

Grantor: Dennis Westerman and Suzie Westerman

Grantor's Mailing Address: 2602 County Road 62 (including county) Rosharon, Brazoria County, TX 77583

Grantee: Allan Capao and spouse, Maria Capao acting herein by and through her Agent and Attorney-in-Fact, Allan Capao

Grantee's Mailing Address: 3434 Ashton Springs Lane (including county) Pearland, Brazoria County, TX 77584

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of One Hundred Eighty Thousand and no/100 DOLLARS (\$180,000.00) executed by Grantee payable to the order of TEXAS DOW EMPLOYEES CREDIT UNION. The note is secured by a vendor's lien retained in favor of TEXAS DOW EMPLOYEES CREDIT UNION in this deed and by a deed of trust of even date from Grantee to Michael Fritz Baird, Trustee.

Property (including any improvements):

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 474476

Being a 5.34 acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co.'s Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas and being more fully described by metes and bounds as follows: (All bearings based on the North line of the 5.34 acre tract - being East.)

BEGINNING at a point in the centerline of County Road 62 for the Northeast corner of a called 5.34 acre tract conveyed to Jeffery N. and Donna J. Harrington recorded in County Clerk's File No. 2000-027472 of the Official Records of Brazoria County, Texas and the Northwest corner and TRUE PLACE OF BEGINNING of the herein described tract, said point bears East - 759.50 feet from a point for the Northeast corner of Lot 1, Block 1 conveyed to Kasey J. Wilson recorded in County Clerk's File No. 2012-009094 of the Official Records of Brazoria County, Texas and the Northwest corner of a called 10.00 acre tract conveyed to David P. and Roxy Vann recorded in County Clerk's File No. 1998-041740 of the Official Records of Brazoria County, Texas;

THENCE East [Reference Bearing] - 264.50 feet along the centerline of County Road 62 to a point at the intersection of the centerline of County Road 62 with a platted 40' right-of-way for the Northwest corner of a called 5 acre tract conveyed to John A. Toscano recorded in County Clerk's File No. 2009-017133 of the Official Records of Brazoria County, Texas and the Northeast corner of the herein described tract, said point bears West - 247.85 feet from a point for the Northeast corner of the 5 acre tract and the Northwest corner of a second 5 acre tract conveyed to Paulo P. Saucedo and Paula O. Martinez recorded in County Clerk's File No. 2017-040286 of the Official Records of Brazoria County, Texas;

THENCE South - 880.00 feet along the centerline of the 40' R.O.W. to a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" (a 3/4" iron rod found bears South 08° 40' 58" East - 1.18 feet for reference from said point) for the intersection of the Southwest corner of the Toscano 5 acre tract, the Northwest corner of a called 15 acre tract conveyed to Allan C. and Maria Capo recorded in County Clerk's File No. 2016-048004 of the Official Records of Brazoria County, Texas, the Northeast corner of a called 7.5228 acre tract conveyed to Allan and Maria Capao recorded in County Clerk's File No. 2017-018719 of the Official Records of Brazoria County, Texas and the Southeast corner of the herein described tract, said rod bears West - 21.0 feet from a 1/2" iron rod found for reference;

THENCE West, along the North line of the 7.5228 acre tract at 20.0' pass a 1/2" iron rod set marked with a plastic cap labeled "PINPOINT RPLS 6086" on-line and continue for a total distance of - 264.50 feet to a 1/2" iron rod found for the Southeast corner of the Harrington 5.34 acre tract and the Southwest corner of the herein described tract;

THENCE North, along the West line of the Harrington 5.34 acre tract at 849.82 feet pass a 1/2" iron rod found on-line and continue for a total distance of - 880.00 feet to the PLACE OF BEGINNING and containing 5.34 acres of land, more or less.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

WARRANTY DEED WITH VENDOR'S LIEN

Date: August 20, 2019

Grantor: Dennis Westerman and Suzie Westerman

Grantor's Mailing Address: 2602 County Road 62
(including county) Rosharon, Brazoria County, TX 77583

Grantee: Allan Capao and spouse, Maria Capao acting herein by and through her Agent and Attorney-in-Fact,
Allan Capao

Grantee's Mailing Address: 3434 Ashton Springs Lane
(including county) Pearland, Brazoria County, TX 77584

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and a note of even date in the principal amount of One Hundred Eighty Thousand and no/100 DOLLARS (\$180,000.00) executed by Grantee payable to the order of TEXAS DOW EMPLOYEES CREDIT UNION. The note is secured by a vendor's lien retained in favor of TEXAS DOW EMPLOYEES CREDIT UNION in this deed and by a deed of trust of even date from Grantee to Michael Fritz Baird, Trustee.

Property (including any improvements):

Being a 5.34 acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co.'s Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas; said 5.34 acre tract of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made subject to any easements, conditions, mandatory homeowners assessments and/or restrictions of record affecting the title to the hereinbefore described property ; including but not limited to any reservation or conveyance of all oil, gas and other mineral interests recorded in Volume (85) 171, Page 814 and under Clerk's File No(s). 99-018430, 2006029528 and 2005057573; all of the Official Records of Brazoria County, Texas.

Revised 10-83
BD-00460-000002-0000

(5-92)

STEWART TITLE BRAZORIA
4744 16/11/10

**NOTICE OF PUBLIC HEARINGS
ON PROPOSED REZONING FROM SINGLE FAMILY
RESIDENTIAL TO BUSINESS/RETAIL**

7:00 P.M., MARCH 5, 2024

**by Iowa Colony Planning and Zoning Commission and
7:00 P.M., MARCH 11, 2024 by City Council**

**Iowa Colony City Council Chambers
3144 Meridiana Parkway
Iowa Colony, Texas**

**The public is invited. For information contact
Applicant: (346) 256-0907
or City Secretary: (346) 395-4526**

February 28, 2024

Mayor Wil Kennedy
c/o City Council
City of Iowa Colony
12003 Iowa Colony Blvd.
Iowa Colony, TX 77553

Re: Allan Capao
Application for Amendment to the Official Zoning District Map
5.34 acres out of out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the
Lavaca Navigation Co's Survey, Abstract 328
Letter of Recommendation to Disapprove Zoning Amendment Application

Dear Mayor Kennedy and City Council;

On behalf of the City of Iowa Colony, Kendig Keast Collaborative has reviewed the Application for Amendment to the Official Zoning District Map from Allan Capao to rezone approximately 5.34 acres on County Road 62 (between Nolan Ryan Expressway and Ames Boulevard).

The applicant requests to rezone the subject property from Single-Family Residential to Business and Retail. The applicant has not indicated in writing what the proposed use is. The attached pages show the permitted uses in the requested zoning district.

Based on our review of the application, this project is inconsistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020. The Future Land Use Plan designates the property and its surroundings as Low Density Single Family Residential. Retail/Mixed Use Centers are recommended to be located at/near intersections of major thoroughfares and collectors. County Road 62 is a future Major Collector on the Future Land Use Plan.

As such, we are recommending disapproving the Application for Amendment to the Official Zoning District Map.

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

www.kendigkeast.com

Mayor Wil Kennedy
February 28, 2024
Page 2 of 5

Sincerely,

A handwritten signature in cursive script that reads "Brian Mabry". The signature is fluid and includes a large, sweeping flourish at the end of the name.

KENDIG KEAST COLLABORATIVE
Brian Mabry, AICP
Vice President

Sec. 73. District BR (Business and Retail Use).

District BR is established to accommodate business and retail uses through the strict enforcement of performance standards that will encourage quality development and redevelopment of commercial properties.

(a) Permitted uses: In the BR District, no buildings or land shall be used and no building shall be erected or converted to any use other than the following; provided, however, that any sales of goods or merchandise included in the following list shall be retail only, not wholesale:

- (1) Abstract or title company;
- (2) Accountant;
- (3) Advertising agency;
- (4) Agricultural uses;
- (5) Animal feed store;
- (6) Antique store;
- (7) Appraisers;
- (8) Architect;
- (9) Art gallery;
- (10) Arts and craft store;
- (11) Automatic laundry;
- (12) Automobile parking lots;
- (13) Automobile parts store;
- (14) Bakery, employing no more than five (5) persons;
- (15) Bank;
- (16) Barber and beauty shop;
- (17) Bookkeeper;
- (18) Bookstore;
- (19) Cafeteria;
- (20) Candy store;
- (21) Catering;
- (22) Child care center;
- (23) Clinic for treatment of humans;
- (24) Clothes store;
- (25) Collection agency;
- (26) Commercial billboard or advertising signs not to exceed thirty-two (32) square feet in area per sign;
- (27) Computer store and repairs;
- (28) Convenience store;
- (29) Credit counselor;
- (30) Dance studio;
- (31) Delivery service;
- (32) Dental clinic;
- (33) Department store;
- (34) Doctor;

- (35) Drafting service;
- (36) Drug store;
- (37) Engineer;
- (38) Filling station or service station, but without a wrecker service;
- (39) Financial consultant;
- (40) Flea market, maximum one (1) acre including parking;
- (41) Florist shop;
- (42) Furniture store;
- (43) Gift shop;
- (44) Gun shop;
- (45) Grocery store;
- (46) Hardware store;
- (47) Home appliance store;
- (48) Ice retail distributing, but not manufacturing;
- (49) Insurance agency;
- (50) Jewelry store;
- (51) Laundry storefront, dry cleaning storefront, or laundry plant, but not drycleaning plant;
- (52) Lawyer;
- (53) Locksmith;
- (54) Medical supply store;
- (55) Mortgage company;
- (56) Motels and tourists courts;
- (57) Motion picture theater, but not drive-in theater;
- (58) Musical instrument store;
- (59) Notary public;
- (60) Office supply and machinery store and repairs;
- (61) Optician or optometrist;
- (62) Pawnshops that have been duly licensed to transact business by the Consumer Credit Commissioner under the Texas Pawnshop Act (Article 5069-51.01 et seq., Vernon's Texas Civil Statutes);
- (63) Plant nursery;
- (64) Radio repair and sales;
- (65) Radio studio (excluding tower);
- (66) Real estate agent;
- (67) Record and tape store;
- (68) Restaurants and taverns;
- (69) Shoe store and repair shop;
- (70) Sporting goods store;
- (71) Stockbroker;
- (72) Studio (art, music or photo);
- (73) Taxidermist;
- (74) Tailor;
- (75) Toy store;
- (76) Travel agency;

- (77) Video arcade; and
- (78) Washateria.

No store or use shall be open for business at any time between midnight and 5:00 a.m. on any day of the week, unless a specific exception is granted by the Board of Adjustment.

- (b) **Specific Uses and Permits:** Any other commercial, nonresidential, or public or private park use may be allowed, but only if the city council exercises its discretion to grant a specific use permit. However, regardless of any other provision, no specific use permit shall be available for the following uses, and such uses are hereby prohibited in the BR District: any use that is noxious or offensive by reason of emission of odors, soot, dust, gas, fumes, vibrations, electrical or magnetic emissions, noise, or other emissions onto the land of another person.
- (c) **Mobile Units:** No person shall conduct any business, in whole or in part, in or from a mobile unit located in the BR District, without a specific use permit for such use of such mobile unit. The term "mobile unit" shall mean a HUD-code manufactured home, manufactured home, or mobile home, even though such item is not used as a home, and any travel trailer, motor vehicle, trailer, or other equipment that either is mobile or was designed or adapted to be mobile, regardless whether it is actually mobile at the time in question.
- (d) **Area regulations - nonresidential:**
 - Lot size requirements.
 - (1) Minimum lot area: 8,000 square feet;
 - (2) Minimum lot width: 80 feet; and
 - (3) Minimum lot depth: 100 feet.
- (e) **Yard requirements:**
 - (1) Required front yard: Twenty-five feet (25')
 - (2) Required side yard: Ten feet (10') for side yards; provided, however, a side yard adjacent to a side street shall have a yard of not less than twenty feet (20'); and
 - (3) Required rear yard: Twenty feet (20'); provided, however, a rear yard adjacent to a street shall have a yard of not less than thirty feet (30').