



CITY OF IOWA COLONY

PLANNING AND ZONING COMMISSION

Tuesday, October 03, 2023
7:00 PM

Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 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, OCTOBER 3, 2023 AT IOWA COLONY CITY HALL, 12003 IOWA COLONY BLVD., 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 the 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 A VARIANCE TO SECTION 8. OFFENSES A. IT SHALL BE UNLAWFUL TO CONSTRUCT TWO (2) SINGLE FAMILY DWELLINGS WHICH SHALL BE OCCUPIED ON A CONTINUAL BASIS ON A SINGLE LOT, PARCEL OR TRACT OF LAND AT 8315 COUNTY ROAD 79, IOWA COLONY, TEXAS 77583.
2. Hold a public hearing TO CONSIDER A VARIANCE TO SECTION 37. LOTS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL APPLY UNLESS A CONFLICT EXISTS BETWEEN THIS SECTION AND CITY'S ZONING ORDINANCE, IN WHICH CASE THE MORE RESTRICTIVE REQUIREMENTS OF THE TWO WILL CONTROL. A. ONE ACRE AND LARGER LOTS. 2. LOT DIMENSIONS. LOT DIMENSIONS SHALL BE A MINIMUM OF ONE HUNDRED TWENTY (120) FEET IN WIDTH AT THE BUILDING SETBACK LINE AND OF A DEPTH SO AS TO PROVIDE AN AREA NOT LESS THAN ONE (1) ACRE OR FORTY-THREE THOUSAND FIVE HUNDRED SIXTY (43,560) SQUARE FEET AT 4030 CEDAR RAPIDS PKWY, IOWA COLONY, TEXAS 77583.


ITEMS FOR CONSIDERATION

3. Consider approval of the September 5, 2023 Planning and Zoning Commission meeting minutes.
4. Consider approval of the Caldwell Lakes Section 1 Preliminary Plat.
5. Consider approval of the Sierra Vista Section 10 Preliminary Plat.
6. Consider approval of the Bullard Parkway and Karsten Boulevard Street Dedication Abbreviated Plat.

7. Consideration and possible action to make a recommendation to City Council for a variance to the City's Subdivision Ordinance at 8315 County Road 79.
8. Consideration and possible action to make a recommendation to City Council for a variance to the City's Subdivision Ordinance at 4030 Cedar Rapids Parkway.
9. Consideration and possible action to make a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code at 2002 Meridiana Parkway.

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 September 29, 2023.



Kayleen Rosser, City Secretary



NOTICE OF PUBLIC HEARINGS ON
VARIANCE

The Iowa Colony Planning and Zoning Commission and the City Council will hold public hearings at 7:00 p.m. on October 3, 2023, and October 16, 2023, respectively, at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard (County Road 65), Iowa Colony, Texas, pursuant to the City of Iowa Colony, Texas Subdivision Ordinance, as amended,

TO CONSIDER A VARIANCE TO SECTION 8. OFFENSES A. IT SHALL BE UNLAWFUL TO CONSTRUCT TWO (2) SINGLE FAMILY DWELLINGS WHICH SHALL BE OCCUPIED ON A CONTINUAL BASIS ON A SINGLE LOT, PARCEL OR TRACT OF LAND AT 8315 COUNTY ROAD 79, IOWA COLONY, TEXAS 77583.

All interested persons may be heard concerning the proposed action. A copy of the request for this action is 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

NOTICE OF PUBLIC HEARINGS ON
VARIANCE

The Iowa Colony Planning and Zoning Commission and the City Council will hold public hearings at 7:00 p.m. on October 3, 2023, and October 16, 2023, respectively, at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard (County Road 65), Iowa Colony, Texas, pursuant to the City of Iowa Colony, Texas Subdivision Ordinance, as amended,

TO CONSIDER A VARIANCE TO SECTION 37. LOTS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL APPLY UNLESS A CONFLICT EXISTS BETWEEN THIS SECTION AND CITY'S ZONING ORDINANCE, IN WHICH CASE THE MORE RESTRICTIVE REQUIREMENTS OF THE TWO WILL CONTROL. A. ONE ACRE AND LARGER LOTS. 2. LOT DIMENSIONS. LOT DIMENSIONS SHALL BE A MINIMUM OF ONE HUNDRED TWENTY (120) FEET IN WIDTH AT THE BUILDING SETBACK LINE AND OF A DEPTH SO AS TO PROVIDE AN AREA NOT LESS THAN ONE (1) ACRE OR FORTY-THREE THOUSAND FIVE HUNDRED SIXTY (43,560) SQUARE FEET AT 4030 CEDAR RAPIDS PKWY, IOWA COLONY, TEXAS 77583.

All interested persons may be heard concerning the proposed action. A copy of the request for this action is 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



**CITY OF
IOWA
COLONY**

**PLANNING AND ZONING
COMMISSION MEETING MINUTES**

Item 3.

**Tuesday, September 05, 2023
7:00 PM**

Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583

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

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

Members absent: None

Others present: Natasha Brooks, Dinh Ho and 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 August 1, 2023, Planning and Zoning Commission meeting minutes.
Motion made by Hosey to approve the minutes of the August 1, 2023 meeting minutes,
Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

2. Consider approval of the Cedar Rapids Parkway Phase II Street Dedication Final Plat.
Motion made by Dillon to approve the Cedar Rapids Parkway Phase II Street Dedication Final Plat, Seconded by Wall.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

3. Consider approval of the Sierra Vista Center Final Plat.
Motion made by Hosey to approve the Sierra Vista Center Final Plat, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

4. Consider approval of the Caldwell Crossing Section 5 Preliminary Plat.
Motion made by Johnson to approve the Caldwell Crossing Section 5 Preliminary Plat and the Caldwell Crossing Section 6 Preliminary Plat, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

5. Consider approval of the Caldwell Crossing Section 6 Preliminary Plat.
The Caldwell Crossing Section 6 Preliminary Plat was approved during the previous item.

- 6. Consider approval of the Sterling Lakes North Section 2 Final Plat.

Motion made by Hayes to approve the Sterling Lakes North Section 2 Final Plat, Sterling Lakes North Section 3 Final Plat, and Karsten Blvd. and Cedar Rapids Parkway Street Dedication Final Plat. Seconded by Hosey.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

- 7. Consider approval of the Sterling Lakes North Section 3 Final Plat.

The Sterling Lakes North Section 3 Final Plat was approved during item No. 6.

- 8. Consider approval of the Karsten Boulevard and Cedar Rapids Parkway Street Dedication Final Plat.

The Karsten Boulevard and Cedar Rapids Parkway Street Dedication Final Plat was approved during item No. 6.

ADJOURNMENT

The meeting was adjourned at 7:25 P.M.

APPROVED THIS 3rd DAY OF OCTOBER 2023.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Thursday, September 21, 2023

Abby Martinez
LJA Engineering
1904 W Grand Parkway N, Ste. 100
Katy, TX 77449
Email: amartinez@lja.com

Re: Caldwell Lakes Section 1 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2974
Adico, LLC Project No. 16007-2-318

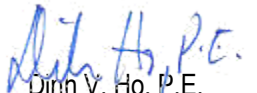
Dear Ms. Martinez;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Lakes Section 1 Preliminary Plat, received on or about September 20, 2023. The review of the preliminary 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 preliminary plat as resubmitted September 20, 2023. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 28, 2023, for consideration at the October 3, 2023, Planning and Zoning meeting.

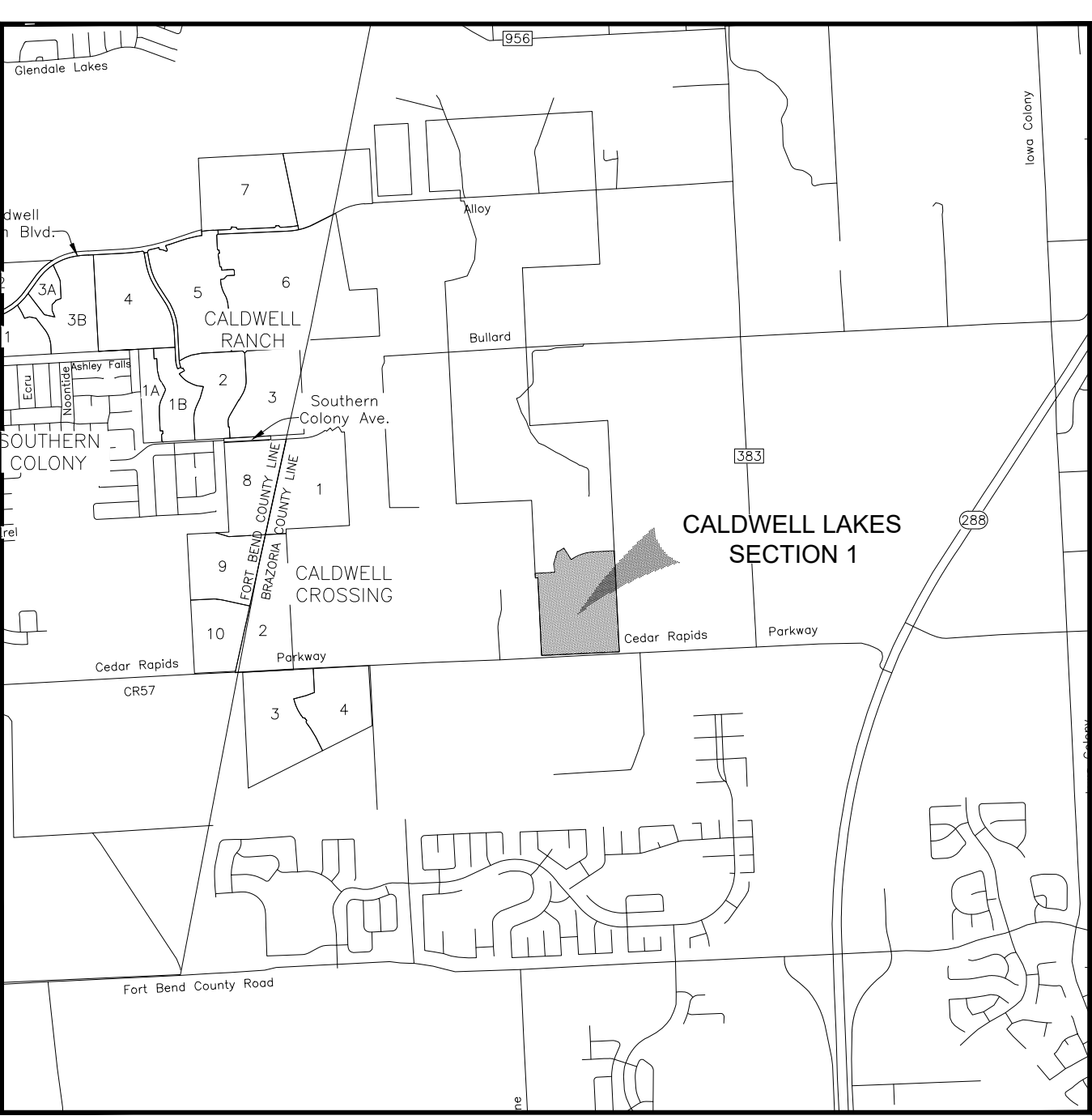
Should you have any questions, please do not hesitate to contact our office.

Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-318

- GENERAL NOTES:
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR 0.9998724707.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PLAN NO. 480360195K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
 - THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THE LOCATION OF THE FLOOD ZONE WAS DETERMINED BY SCALING FROM SAID FEMA MAP. THE ACTUAL LOCATION, AS DETERMINED BY ELEVATION CONTOURS, MAY DIFFER.
 - T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 58 INCH IRON ROD SET.
 - ELEVATION = 59.26; NAVD 88, GEOID 18.
 - THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD #7, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
 - PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK, OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS.
 - CONTOUR LINES SHOWN HEREON ARE BASED ON THE NGS BENCHMARK E 306 BEING NOTED HEREON.
 - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.
 - THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
 - DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
 - ONE FOOT RESERVE DEDICATED TO THE FINAL 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 IS SUBDIVIDED NO RE-SUBDIVISION IN A RECORD PLAT THE ONE FOOT RESERVE SHALL HEREOFOR BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 - OWNERS DO HEREBY CERTIFY THAT THEY ARE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF (NAME AND SECTION) 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 ACRES.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
 - ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
 - THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY; 258 COLONY INVESTMENTS, LTD.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.



Vicinity Map
1 inch = 1/2 mile

CALL 58.82 ACRES
McALISTER OPPORTUNITY FUND 2014, L.P.
McALISTER OPPORTUNITY FUND III, LP.
FILE No. 2017055969
O.P.R.B.C.

CALDWELL LAKES
FUTURE
DEVELOPMENT

CALDWELL LAKES
FUTURE
DEVELOPMENT

P.O.B.
X:3100362.01
Y:13732824.02

40-FOOT WIDE ESMT
BRAZORIA COUNTY M.U.D. No.31
FILE No.2014018228 O.P.R.B.C.

STERLING LAKES
NORTH
SECTION 1
FILE NO. _____

LINE	BEARING	DISTANCE
L1	N 07°28'24" W	144.73'
L2	S 77°06'38" E	14.14'
L3	N 57°53'22" E	115.00'
L4	N 57°53'22" E	70.00'
L5	N 63°51'39" E	75.20'
L6	N 69°08'31" E	69.79'
L7	N 74°28'30" E	69.79'
L8	N 79°48'29" E	69.79'
L9	N 85°04'05" E	68.70'
L10	S 87°34'02" W	41.50'
L11	N 02°50'05" W	78.90'
L12	N 32°06'38" W	60.51'
L13	S 27°32'49" E	54.67'
L14	N 87°08'55" E	71.74'
L15	N 87°08'55" E	94.69'
L16	N 87°08'55" E	107.41'
L17	S 87°15'58" E	27.46'
L18	S 27°32'49" E	51.83'
L19	N 79°35'19" E	29.98'
L20	N 22°07'24" W	77.35'
L21	S 75°46'26" W	65.14'
L22	N 87°34'26" E	71.67'
L23	S 77°59'45" E	42.28'
L24	N 12°35'53" W	86.14'
L25	N 02°25'34" W	44.35'
L26	N 22°07'24" W	77.58'
L27	N 20°52'57" W	37.40'
L28	S 55°36'02" E	20.00'
L29	N 51°39'35" E	16.28'
L30	N 27°32'49" W	16.81'
L31	N 17°49'21" W	86.80'
L32	N 04°07'16" W	61.24'
L33	N 02°51'05" W	142.80'
L34	N 87°08'55" E	2.65'
L35	N 12°35'53" W	4.36'
L36	N 02°25'34" W	101.39'
L37	N 03°42'47" E	46.20'
L38	N 03°42'47" E	115.00'
L39	N 87°12'07" E	29.83'
L40	S 86°17'13" E	90.75'
L41	S 20°30'56" E	55.14'
L42	S 02°47'53" E	65.12'
L43	S 69°24'27" W	95.28'
L44	N 86°09'41" E	5.00'
L45	N 14°54'09" W	41.69'
L46	S 69°24'27" W	95.51'
L47	S 73°46'59" W	29.67'
L48	N 54°32'03" W	12.40'
L49	N 10°05'44" W	65.57'
L50	N 02°51'05" W	53.20'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	870.00'	4°38'19"	70.43'	N 84°50'45" E	70.42'
C2	900.00'	24°42'44"	388.18'	N 74°48'33" E	385.18'
C3	400.00'	4°33'49"	31.86'	N 29°49'44" W	31.85'
C4	600.00'	24°41'44"	258.61'	N 74°48'03" W	256.61'
C5	300.00'	17°44'28"	92.89'	N 78°16'41" E	92.52'
C6	55.00'	90°00'00"	86.39'	N 42°08'55" E	77.78'
C7	300.00'	24°41'44"	129.31'	S 74°48'03" W	128.31'
C8	1200.00'	11°06'08"	232.52'	N 68°00'15" E	232.16'
C9	55.00'	76°21'12"	73.29'	S 35°22'43" W	67.99'
C10	55.00'	83°29'20"	80.14'	S 44°32'33" E	73.24'
C11	300.00'	6°33'52"	34.37'	S 89°34'09" E	34.35'
C12	300.00'	5°39'19"	29.61'	S 89°58'35" W	29.60'
C13	300.00'	24°41'44"	129.31'	N 15°11'57" W	128.31'
C14	300.00'	19°01'19"	99.60'	N 06°39'35" E	99.14'
C15	300.00'	38°17'38"	200.51'	S 02°58'35" E	196.80'
C16	300.00'	19°41'50"	103.13'	N 12°16'29" W	102.63'
C17	300.00'	11°48'00"	61.78'	N 81°40'26" E	61.68'
C18	55.00'	83°29'20"	80.14'	S 44°32'33" E	73.24'
C19	600.00'	14°07'28"	147.91'	N 86°39'03" E	147.54'
C20	600.00'	6°08'21"	64.29'	S 00°38'36" W	64.28'
C21	300.00'	14°25'49"	75.58'	S 85°12'39" E	75.36'
C22	300.00'	16°39'36"	87.24'	S 77°49'52" W	86.93'
C23	300.00'	12°03'04"	63.10'	N 08°52'37" W	62.98'

CALL 1.00 ACRE
TRACT 2
DELBERT LEE HUTCHINSON
AND WIFE DARLA JO HUTCHINSON
FILE No. 95-017047
O.P.R.B.C.

CALL 1.00 ACRE
TRACT 1
DELBERT LEE HUTCHINSON
AND WIFE DARLA JO HUTCHINSON
FILE No. 95-017047
O.P.R.B.C.

1.81 ACRES (60' IN WIDTH)
TO BE DEDICATED FOR PUBLIC
RIGHT-OF-WAY PURPOSE

1.81 ACRES (60' IN WIDTH)
TO BE DEDICATED FOR PUBLIC
RIGHT-OF-WAY PURPOSE

OAKMONT ESTATES
VOLUME 21 PAGES 307-308
B.C.P.R.

A PRELIMINARY PLAT OF CALDWELL LAKES SECTION 1

±49.65 ACRES
138 LOTS (60' x 120' TYP.) AND
24 RESTRICTED RESERVES IN 6 BLOCKS

OUT OF THE
WILLIAM PETTUS SURVEY, A-714
CITY OF IOWA COLONY ETJ, BRAZORIA COUNTY, TEXAS

OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

PLANNER:
LJA Planning +
Landscape
Architecture
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

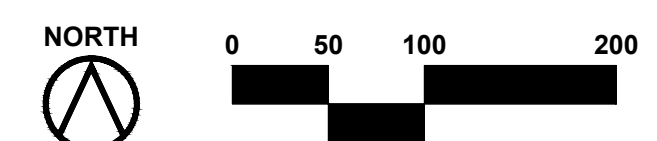
ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Pkwy S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10194382

RESERVE	ACREAGE	SQ.FT.	TYPE
A	2.008	87,490	RESTRICTED TO LANDSCAPE / OPEN SPACE / HOA PARK
B	0.026	1,151	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.416	18,102	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.474	20,637	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.035	1,508	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	5.298	230,760	RESTRICTED TO LANDSCAPE / OPEN SPACE / WWTP
G	0.190	8,295	RESTRICTED TO LANDSCAPE / OPEN SPACE / ACCESS
H	0.036	1,578	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.639	27,839	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.059	2,560	RESTRICTED TO LANDSCAPE / OPEN SPACE
K	0.734	31,968	RESTRICTED TO LANDSCAPE / OPEN SPACE
L	0.163	7,991	RESTRICTED TO LANDSCAPE / OPEN SPACE
M	0.184	8,031	RESTRICTED TO LANDSCAPE / OPEN SPACE
N	0.321	13,974	RESTRICTED TO LANDSCAPE / OPEN SPACE
O	0.058	2,520	RESTRICTED TO LANDSCAPE / OPEN SPACE
P	0.272	11,840	RESTRICTED TO LANDSCAPE / OPEN SPACE
Q	0.050	2,176	RESTRICTED TO LANDSCAPE / OPEN SPACE
R	0.028	1,223	RESTRICTED TO LANDSCAPE / OPEN SPACE
S	0.023	2,318	RESTRICTED TO LANDSCAPE / OPEN SPACE
T	0.083	3,595	RESTRICTED TO LANDSCAPE / OPEN SPACE
U	0.025	1,090	RESTRICTED TO LANDSCAPE / OPEN SPACE
V	0.024	1,059	RESTRICTED TO LANDSCAPE / OPEN SPACE
W	0.074	3,233	RESTRICTED TO LANDSCAPE / OPEN SPACE
X	0.026	1,119	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	5.169	225,164	RESTRICTED TO LANDSCAPE / OPEN SPACE

- LEGEND
- RES. INDICATES RESERVE
 - B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - B.C.P.R. INDICATES BRAZORIA COUNTY PUBLIC RECORDS
 - O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC NO. INDICATES DOCUMENT NUMBER
 - ▲ INDICATES STREETNAME CHANGE

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



Thursday, September 28, 2023

Mikalla Hodges
Quiddity Engineering
1575 Sawdust Road, Ste 400
The Woodlands, TX 77380
Email: mhodges@quiddity.com

Re: Sierra Vista Section Ten Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 2839
Adico, LLC Project No. 16007-2-317

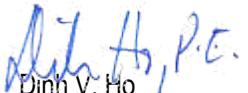
Dear Ms. Hodges;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal for Sierra Vista Section Ten Preliminary Plat received on or about September 26, 2023. 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 plat as resubmitted on September 26, 2023. Please submit ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than September 28, 2023, for consideration at the October 3, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


Dinh V. Ho
TBPE Firm No.16423

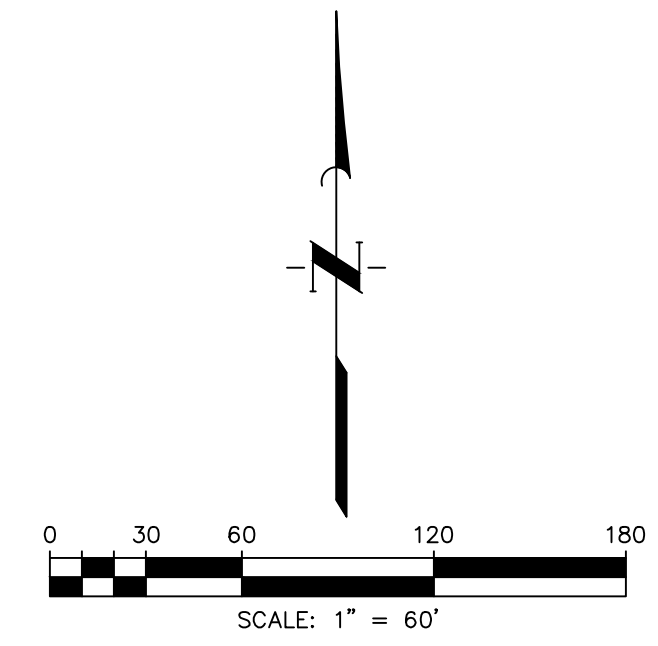
Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

RESTRICTED RESERVE A
 Restricted to Open Space,
 Landscape, Incidental Utility
 Purposes Only
 0.17 AC
 7,215 Sq. Ft.

RESTRICTED RESERVE B
 Restricted to Open Space,
 Landscape, Incidental Utility
 Purposes Only
 0.48 AC
 20,891 Sq. Ft.

RESTRICTED RESERVE C
 Restricted to Compensating Open
 Space, Guest Parking, Landscape,
 Incidental Utility Purposes Only
 0.47 AC
 20,609 Sq. Ft.

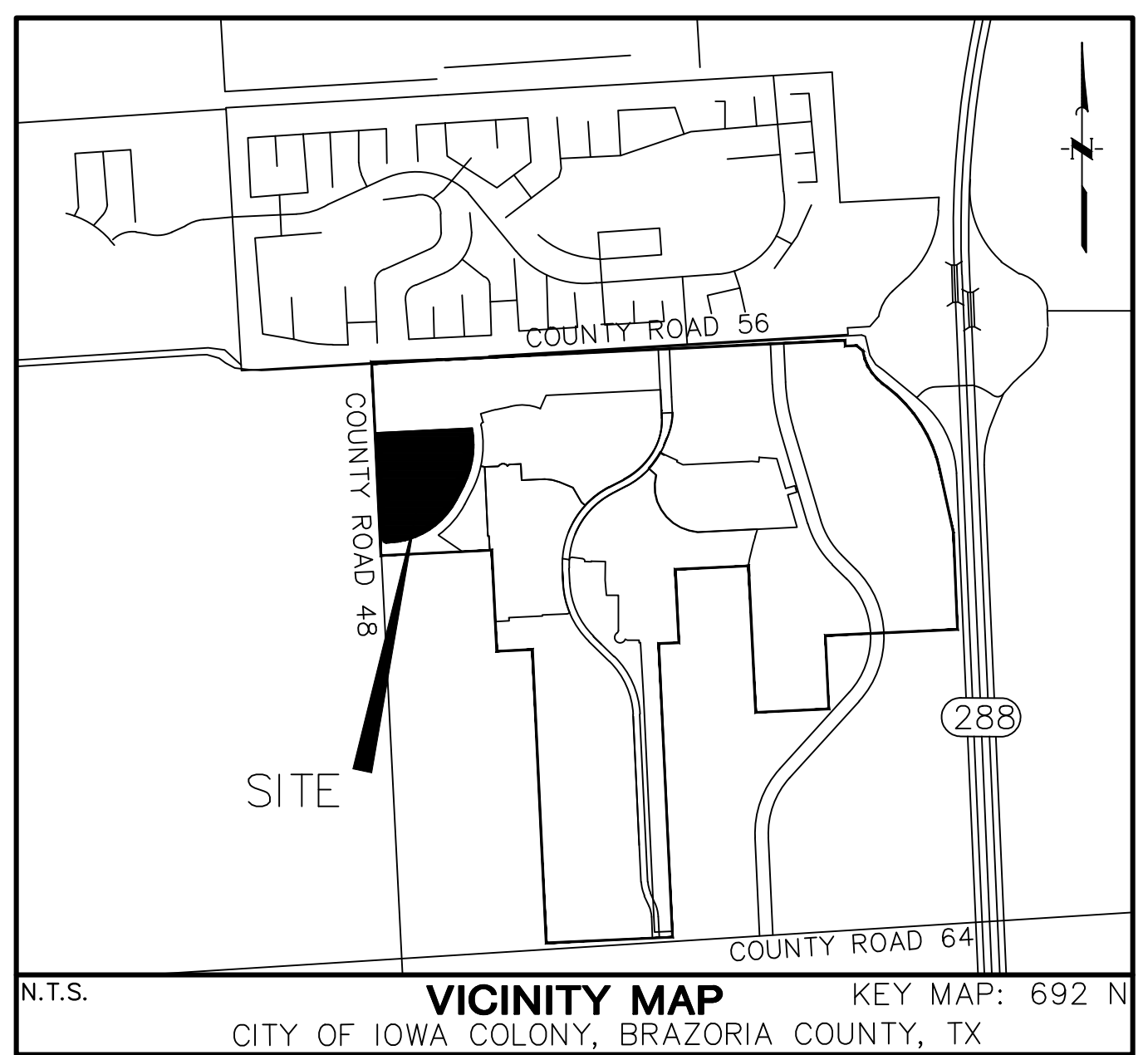
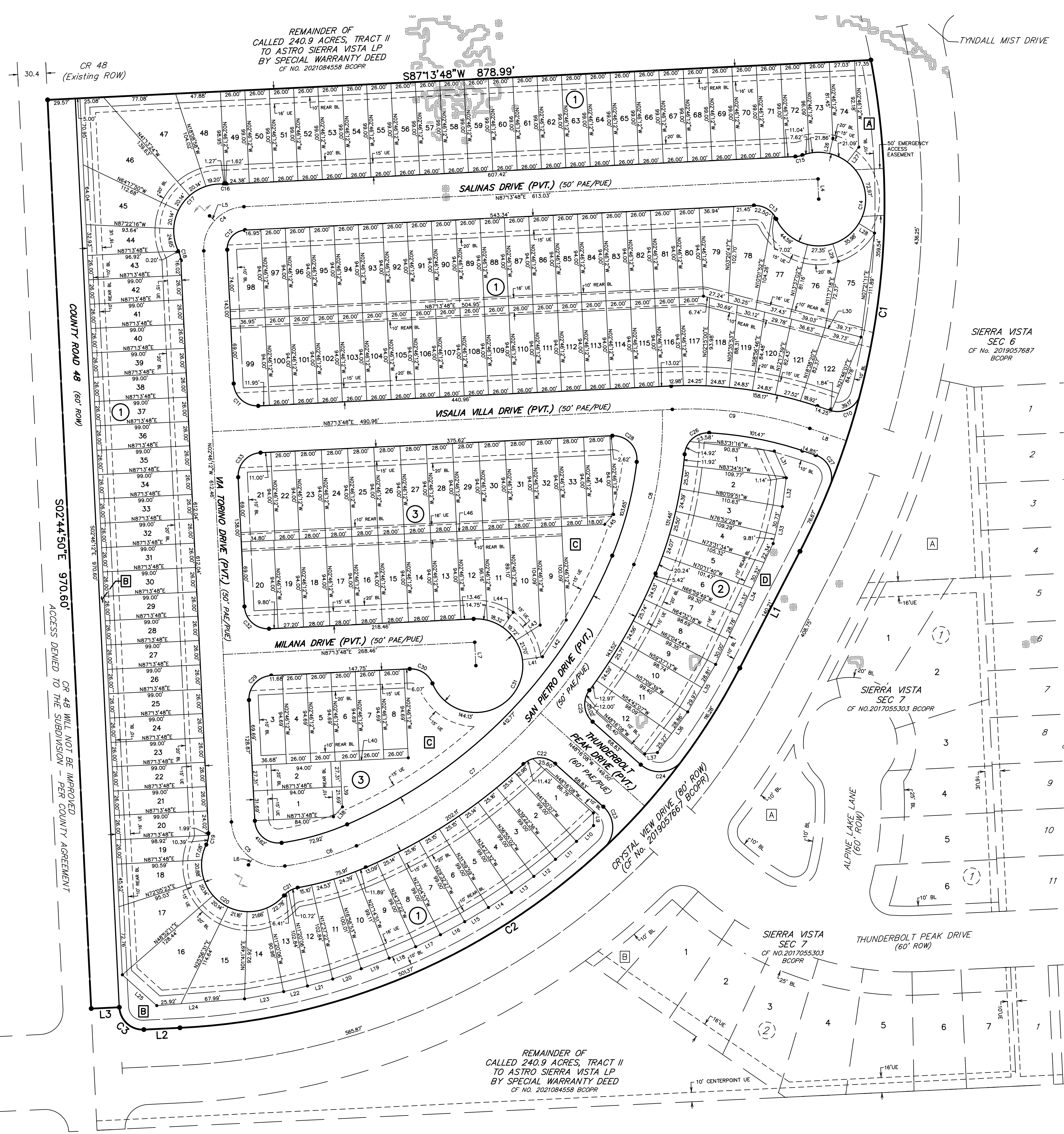
RESTRICTED RESERVE D
 Restricted to Open Space,
 Landscape, Incidental Utility
 Purposes Only
 0.32 AC
 13,762 Sq. Ft.



LINE	BEARING	DISTANCE
L1	N27°17'08"E	140.21'
L2	N87°15'10"E	38.57'
L3	N87°13'48"E	29.96'
L4	N02°46'12"W	21.50'
L5	S47°46'12"E	7.33'
L6	N33°17'52"E	7.75'
L7	N02°46'12"W	25.00'
L8	S71°26'46"E	41.15'
L9	N00°38'49"W	13.51'
L10	S47°07'26"W	24.89'
L11	S49°23'38"W	29.39'
L12	S51°51'11"W	29.40'
L13	S54°18'43"W	29.39'
L14	S56°46'15"W	29.40'
L15	S59°13'47"W	29.40'
L16	S61°41'20"W	29.40'
L17	S64°08'53"W	29.39'
L18	S66°39'56"W	30.81'
L19	S69°17'13"W	31.86'
L20	S70°11'45"W	32.31'
L21	S74°29'07"W	27.93'
L22	S76°44'18"W	26.01'
L23	S79°35'52"W	42.45'

LINE	BEARING	DISTANCE
L24	S85°36'46"W	93.91'
L25	N48°12'12"W	49.12'
L26	S12°25'16"W	16.62'
L27	S37°36'53"W	20.00'
L28	N58°18'19"W	19.70'
L29	N17°25'01"W	19.51'
L30	S75°25'47"E	173.68'
L31	S23°52'34"E	31.25'
L32	N07°40'01"E	30.94'
L33	N13°58'25"E	40.53'
L34	S25°27'43"W	142.77'
L35	S30°22'48"W	58.78'
L36	S36°42'03"W	54.13'
L37	S84°12'57"W	13.51'
L38	N42°13'48"E	14.14'
L39	N02°46'12"W	49.00'
L40	N87°13'48"E	166.68'
L41	N81°48'39"E	21.67'
L42	N32°56'31"E	46.59'
L43	N57°43'42"E	31.05'
L44	S34°39'16"W	19.46'
L45	N42°13'48"E	14.14'
L46	N87°13'48"E	388.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	810.00'	38°09'34"	539.46'	N08°12'22"E	529.55'	280.17'
C2	710.00'	59°58'02"	743.10'	N57°16'09"E	709.65'	409.65'
C3	25.00'	89°58'38"	39.26'	S47°45'31"E	35.35'	24.99'
C4	45.00'	90°00'00"	70.69'	S42°13'48"W	63.64'	45.00'
C5	50.00'	95°22'52"	83.24'	S50°27'38"E	73.95'	54.93'
C6	300.00'	15°11'31"	79.54'	N74°15'10"E	79.31'	40.01'
C7	561.00'	44°07'23"	432.02'	N44°35'43"E	421.43'	227.36'
C8	400.00'	24°13'12"	169.09'	N10°25'26"E	167.83'	85.83'
C9	400.00'	21°19'26"	148.87'	N82°06'29"W	148.01'	75.31'
C10	25.00'	93°59'44"	41.01'	N61°33'22"E	36.57'	26.81'
C11	25.00'	90°00'00"	39.27'	S47°46'12"E	35.36'	25.00'
C12	20.00'	90°00'00"	31.42'	S42°13'48"W	28.28'	20.00'
C13	25.00'	67°39'59"	29.53'	N58°56'13"W	27.84'	16.76'
C14	50.00'	26°51'42"	231.46'	N22°16'36"E	73.59'	54.34'
C15	25.00'	17°34'23"	7.67'	N78°28'37"E	7.64'	3.86'
C16	25.00'	6°37'11"	2.89'	S89°27'37"E	2.89'	1.45'
C17	50.00'	119°41'39"	104.45'	S34°00'09"W	86.47'	86.07'
C18	25.00'	23°04'28"	10.07'	N14°18'26"W	10.00'	5.10'
C19	25.00'	28°21'29"	12.37'	N11°24'33"E	12.25'	6.32'
C20	50.00'	164°48'52"	143.83'	S56°49'09"E	99.12'	375.10'
C21	25.00'	39°15'58"	10.07'	S60°24'23"W	16.80'	8.92'
C22	25.00'	84°50'08"	37.02'	S89°18'48"W	33.73'	22.84'
C23	30.00'	95°03'44"	49.77'	N00°44'16"W	44.26'	32.77'
C24	30.00'	95°03'44"	49.77'	N84°12'00"E	44.26'	32.77'
C25	25.00'	84°50'08"	37.02'	S05°51'04"E	33.73'	22.84'
C26	25.00'	88°14'21"	38.50'	S48°55'52"W	34.81'	24.24'
C27	25.00'	93°18'32"	40.71'	N24°47'32"W	36.36'	26.49'
C28	25.00'	99°28'00"	43.40'	N43°02'12"W	38.15'	29.51'
C29	25.00'	90°00'00"	39.27'	S42°13'48"W	35.36'	25.00'
C30	25.00'	70°31'44"	30.77'	N57°30'20"W	28.87'	17.68'
C31	50.00'	250°31'46"	218.63'	S32°29'39"E	81.65'	70.71'
C32	25.00'	90°00'00"	39.27'	S47°46'12"E	35.36'	25.00'
C33	25.00'	90°00'00"	39.27'	S42°13'48"W	35.36'	25.00'



- PRELIMINARY PLAT NOTES:
- Slab elevations (finished floor) shall be set at or above the minimum slab elevations defined in this plat.
 - All drainage easements shown hereon shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities.
 - All property shall drain into the drainage easement only through an approved drainage structure.
 - The property subdivided in the foregoing plat lies within Brazoria County Drainage District #5.
 - This subdivision employs a drainage system, which utilizes streets and adjacent properties to store and convey storm water. Thus, during storm events, ponding of water should be expected to occur in the subdivision.
 - Other than shown hereon, there are no pipeline easements, or pipelines within the boundaries of this plat.
 - All storm water drainage pipes, culverts, or other (includes driveway culverts) will be a minimum 24" I.D. or equal.
 - No Building Permits will be issued until all storm drainage improvements, which may include detention, have been constructed.
 - The Preliminary Plat will expire one (1) year after the final approval by the City Council if construction of the improvements has not commenced within the one (1) year period, or the one (1) year extension period granted by the City Council.
 - Subdivision is located in Zone "X", with no base flood base elevation required. This information is based on Brazoria County FIRI Community Map 485458, Panel 115H, dated June 5, 1989.
 - All bearings based on the Texas State Plane Coordinate System, South Central Zone.
 - All coordinates shown hereon are surface and may be converted to the Texas State Plane Coordinate System, South Central Zone, NAD 83 Grid Coordinates by applying the following scale factor: 0.999857950.
 - Monuments set as exterior boundary markers will be set with a minimum of five eights (5/8) inch iron rod or three quarters (3/4) inch iron pipe at least thirty six (36) inches long, encased in concrete for a minimum of eighteen inches below the surface of the ground.
 - All permanent reference monuments (PRM) will be set at all boundary line angle points, block corners, angle points, points of curvature, and at intervals not to exceed one thousand (1,000) feet. Permanent reference monuments shall conform to the Texas professional land surveying practices act and the general rules of procedures and practices.
 - All monuments will be set to the standard of the Texas society of professional land surveying practices act and the general rules of procedures and practices of the Texas board of professional land surveying and shall bear reference caps as indicated.
 - Interior lot corner monuments will be set with a minimum of five eights (5/8) inch iron rod at least thirty six (36) inches in length.
 - All streets shall be constructed in accordance with the city's design criteria.
 - All water and wastewater facilities shall conform to the city's design criteria.
 - A minimum of five (5) foot wide sidewalk shall be required along both spine roads, or a minimum of six (6) foot wide sidewalk shall be required along 1 side, and a minimum of four (4) foot wide sidewalks shall be required along streets within the residential section and shall conform to the city's design criteria.
 - Contributing open space areas shall include the area of the permanent water surface and the adjacent side slopes, at a maximum slope of 5:1, for detention reserves with a permanent lake with a minimum water depth of 6 feet beyond the slope transition.
 - All easements are centered on lot lines unless shown otherwise.
 - This plat is subject to the Development Agreement for Sierra Vista, as approved on February 15, 2016 and amended in June, 2018 and January 2022.

PRELIMINARY PLAT SIERRA VISTA SEC 10

A SUBDIVISION OF 16.61 ACRES OF LAND
 OUT OF THE
 SECTION 51, H.T. & B.R.R. CO. SURVEY, A-288,
 BRAZORIA COUNTY, TEXAS

168 LOTS 4 RESERVES 3 BLOCKS

SEPTEMBER 2023

ENGINEER:
ELEVATION LAND SOLUTIONS.
 9709 LAKESIDE BLVD
 STE 200
 THE WOODLANDS, TX 773801
 832-823-2200

OWNER:
ASTRO SIERRA VISTA L.P.
 a Delaware Limited Partnership
 2450 FONDREN, STE. 210
 HOUSTON, TX 77063
 713-783-6702

SURVEYOR/PLANNER:

QUIDDITY
 Quality Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration No. F-23290 & 30040100
 1575 Sawdust Road, Suite 404 • The Woodlands, TX 77380 • 281.363.4039

Wednesday, September 27, 2023

Merrett Huddleston
Elevation Land Solutions
2445 Technology Forest Blvd, Suite 200
Houston, TX

Re: Bullard Parkway and Karsten Boulevard Street Dedication Abbreviated Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. 1740
Adico, LLC Project No. 16007-2-268

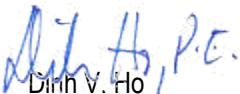
Dear Ms. Huddleston;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the third submittal for Bullard Parkway and Karsten Boulevard Street Dedication Abbreviated Plat received on or about August 28, 2023. The review of the abbreviated plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

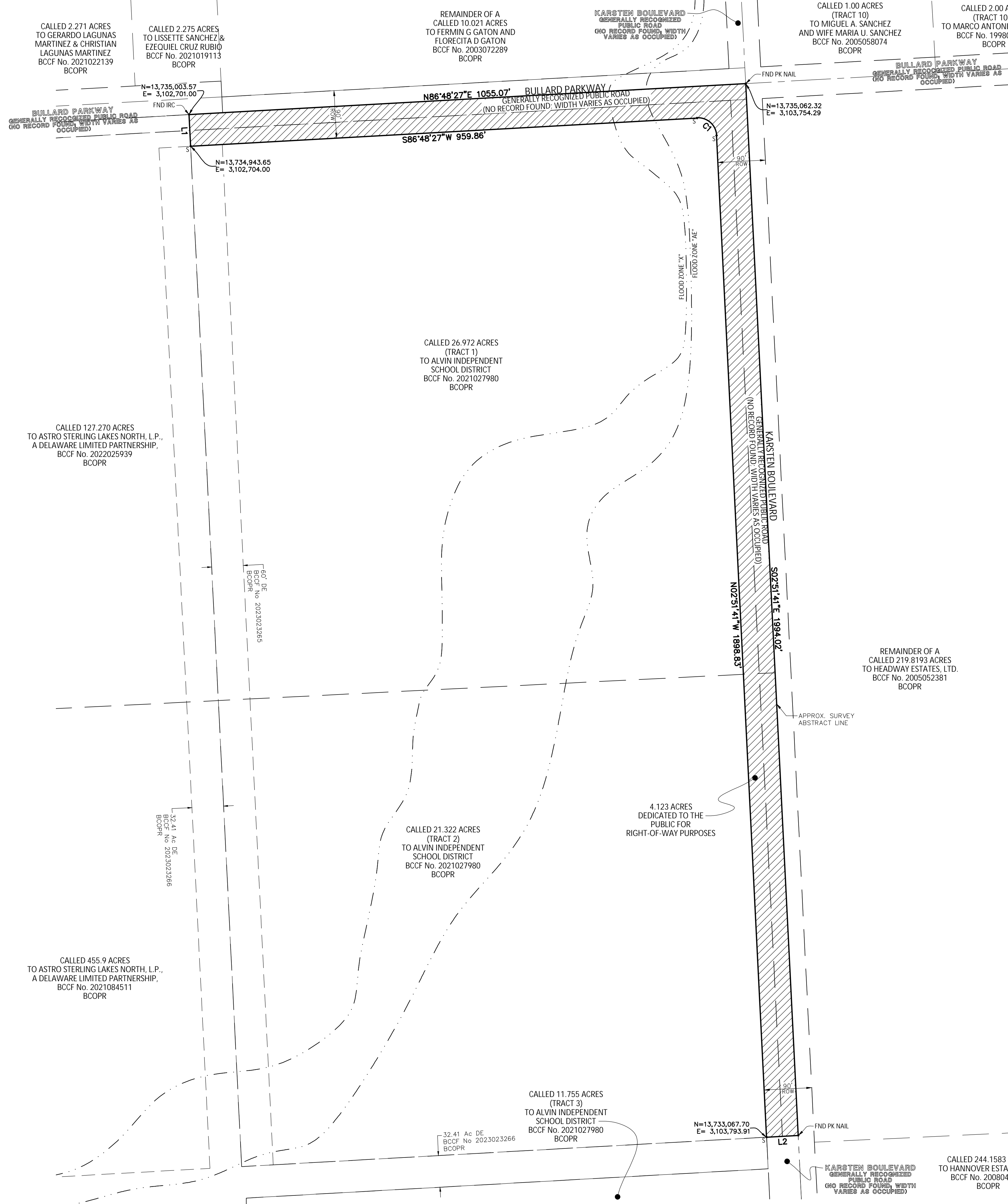
Based on our review, we have no objections to the plat as resubmitted on August 28, 2023. Please provide two (2) sets of mylars and ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than September 28, 2023, for consideration at the October 3, 2023, Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


Dinh V. Ho
TBPE Firm No.16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC

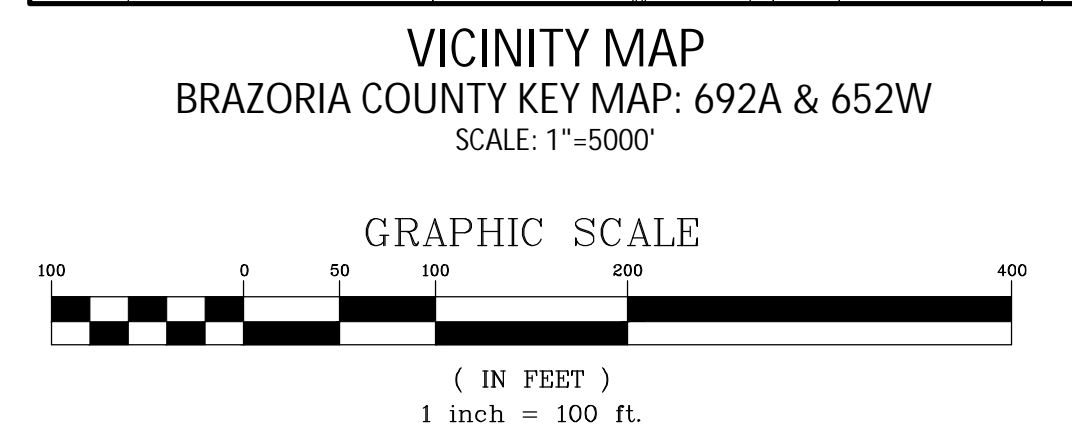
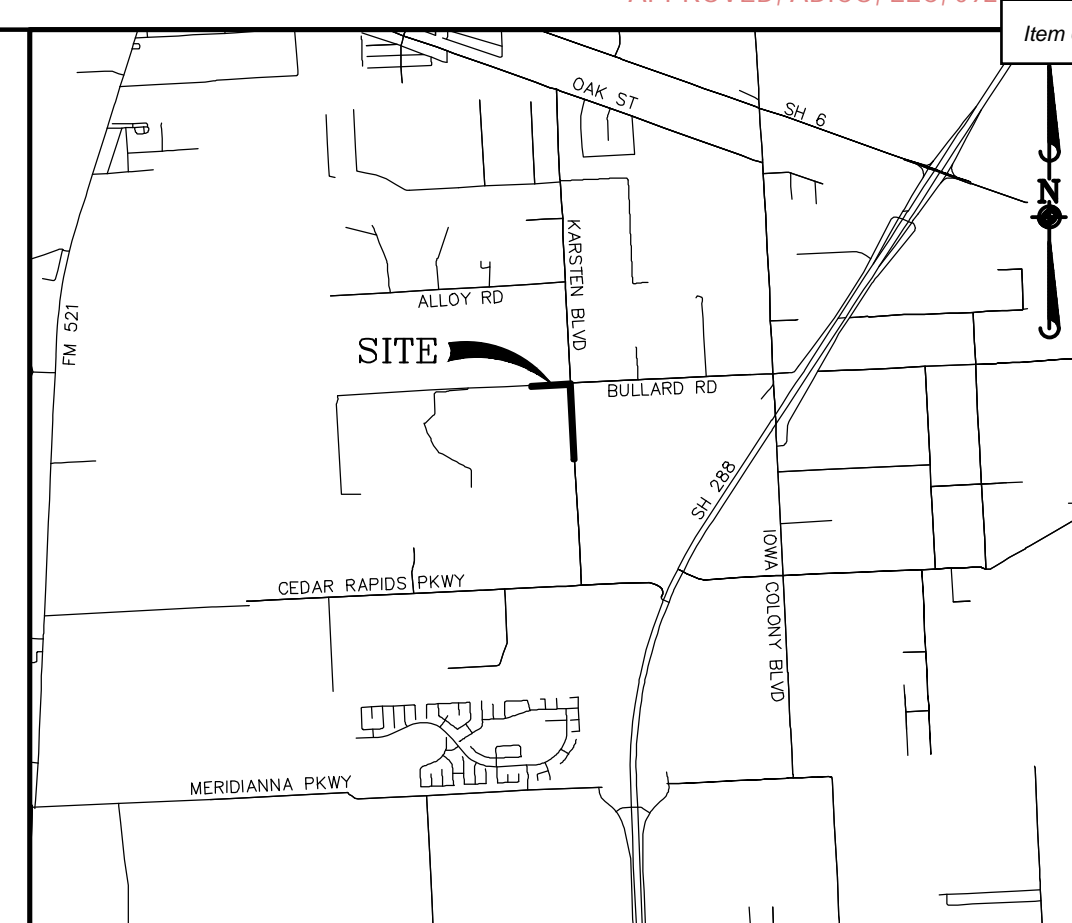


LINE TABLE

LINE	BEARING	LENGTH
L1	N02°51'45"W	60.00'
L2	S86°47'29"W	60.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	35.00'	55.18'	090°19'49"	N48°01'37"W	49.64'



- ABBREVIATIONS
- AE= AERIAL EASEMENT
 - DE= DRAINAGE EASEMENT
 - PAE= PRIVATE ACCESS EASEMENT
 - PUE= PUBLIC UTILITY EASEMENT
 - SSE= SANITARY SEWER EASEMENT
 - STM SE= STORM SEWER EASEMENT
 - UVE= UNOBSTRUCTED VISIBILITY EASEMENT
 - UE= UTILITY EASEMENT
 - WLE= WATER LINE EASEMENT
 - 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.= VOLUME, PAGE NUMBER
 - FND= FOUND
 - IRC= IRON ROD W/ CAP
 - S= 5/8" IRON ROD WITH CAP SET

- FINAL PLAT NOTES:
- 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 MEDIUM 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, SHADED ZONE "X", AREAS DETERMINED TO BE WITHIN THE 500-YEAR FLOODPLAIN, AND ZONE "AE" - AREAS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE ELEVATIONS DETERMINED ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0110K, DATED DECEMBER 30, 2020.
 - 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 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. 31.
 - ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF IOWA COLONY'S ENGINEERING DESIGN CRITERIA MANUAL.
 - 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.

**STREET DEDICATION PLAT
BULLARD PARKWAY AND
KARSTEN BOULEVARD**

A SUBDIVISION OF 4.123 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, 516
BRAZORIA COUNTY, TEXAS

AUGUST 2023

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

ENGINEER/
SURVEYOR: **ELEVATION
land solutions**
TBPB REGISTRATION NUMBER F-22671
10999 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 4.123 acre (179,612 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 516, in Brazoria County, Texas, being a portion of a called 26.972 acre tract (Tract 1) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records, and being a portion of a called 21.322 acre tract (Tract 2) conveyed to Alvin Independent School District by deed recorded in Clerk's File No. 2021027980, Brazoria County Official Public Records; said 4.123 acre (179,612 square feet) tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at a PK nail found, being the northeast corner of said called 26.972 acre tract, being on the centerline of Bullard Parkway, a generally recognized public road (no record found; 60 feet wide as occupied), and being on the centerline of Karsten Boulevard, a generally recognized public road (no record found; width varies as occupied);

THENCE, South 02°51'41" East, along the centerline of said Karsten Boulevard, at a distance of 1,116.9 feet passing a 5/8-inch iron rod with cap found, being the southeast corner of said called 26.972 acre tract and being the northeast corner of said called 21.322 acre tract, in all a total distance of 1,994.02 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of said called 21.322 acre tract, from which a PK nail found bears South 02°51'41" East, 3,286.14 feet, being on the centerline of Cedar Rapids Parkway, a generally recognized public road (no record found; 60 feet wide as occupied), and being on the centerline of said Karsten Boulevard;

THENCE, South 86°47'29" West, along the south line of said called 21.322 acre tract, at 30.00 feet passing the west right-of-way line of said Karsten Boulevard, continuing in all a total distance of 60.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the west right-of-way line of said Karsten Boulevard;

THENCE, over and across said called 21.322 acre tract and said called 26.972 acre tract, the following three (3) courses and distances;

1. North 02°51'41" West, 1,898.83 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a curve to the left;
2. Along said curve to the left in a northwesterly direction, with a radius of 35.00 feet, a central angle of 90°19'49", an arc length of 55.18 feet, and a chord bearing North 48°01'37" West, 49.64 feet to a 5/8-inch iron rod (with cap stamped "ELS") set;
3. South 86°48'27" West, 959.86 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the west line of said called 26.972 acre tract;

THENCE, North 02°51'45" West, along the west line of said called 26.972 acre tract, at 30.00 feet passing the south right-of-way line of said Bullard Parkway, continuing in all a total distance of 60.00 feet to a 5/8-inch iron rod (with cap) found, being on the centerline of said Bullard Parkway;

THENCE, North 86°48'27" East, along the centerline of said Bullard Parkway, 1,055.07 feet to the POINT OF BEGINNING, CONTAINING 4.123 acres (179,612 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, ALVIN INDEPENDENT SCHOOL DISTRICT, acting by and through CAROL NELSON, Superintendent, and GINA PIERCE, Administrative Assistant, being officers of ALVIN INDEPENDENT SCHOOL DISTRICT, owners of the property subdivided in this plat (hereinafter referred to as "Owner") of the 4.123 Acre tract described in the above and foregoing map of BULLARD PARKWAY AND KARSTEN BOULEVARD STREET DEDICATION PLAT, 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 BULLARD PARKWAY AND KARSTEN BOULEVARD STREET DEDICATION PLAT 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, ALVIN INDEPENDENT SCHOOL DISTRICT, has caused these presents to be signed by acting by and through CAROL NELSON, Superintendent, thereunto authorized, attested by Administrative Assistant, GINA PIERCE, this _____ day of _____, 20____.

By: ALVIN INDEPENDENT SCHOOL DISTRICT

By: _____
 Carol Nelson
 Superintendent

Attest: _____
 Gina Pierce
 Administrative Assistant

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Carol Nelson, Superintendent, being an officer of ALVIN INDEPENDENT SCHOOL DISTRICT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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 _____

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

Before me, the undersigned authority, on this day personally appeared Gina Pierce, Administrative Assistant, being an officer of ALVIN INDEPENDENT SCHOOL DISTRICT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that 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.

This plat is hereby APPROVED by the City of Iowa Colony City Council, this _____ day of _____, 2023

 Wil Kennedy
 Mayor

 McLean Barnett

 Arnetta Hicks-Murray

 Marquette Greene-Scott

 Tim Varlack

 Steven Byrum-Bratsen

 Sydney Hargroder

This plat is hereby APPROVED by the City of Iowa Colony Planning and Zoning Commission, this _____ day of _____, 2023

 David Hurst
 Chairman

 Warren Davis

 Les Hosey

 Robert Wall

 Brenda Dillon

 Brian Johnson

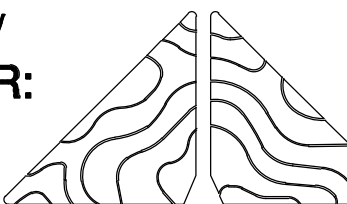
 Terry Hayes

**STREET DEDICATION PLAT
 BULLARD PARKWAY AND
 KARSTEN BOULEVARD**

A SUBDIVISION OF 4.123 ACRES OF LAND
 OUT OF THE
 W.H. DENNIS SURVEY, 516
 BRAZORIA COUNTY, TEXAS

AUGUST 2023

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

**ENGINEER/
 SURVEYOR:**  **ELEVATION**
 land solutions
 TBPE REGISTRATION NUMBER F-22671
 6709 LAKESIDE BLVD, SUITE 200
 THE WOODLANDS, TX 77381 832-823-2200
 TBPS REGISTRATION NUMBER 10194692

STAFF REPORT

Agenda Date: Planning and Zoning Meeting Date: October 3, 2023
Agenda Item: Variance Request for 8315 County Road 79

Project Description: Variance to Subdivision Ordinance
Zoning Designation: Single Family Residential

Building Official: Albert Cantu
City Engineer: Dinh V. Ho, P.E.

SUMMARY

On or about September 15, 2023, Noel and Crystal Pratts submitted a variance application for the property located at 8315 County Road 79. The property is on CR 79, approximately 550' north of County Road 78. The Pratts are requesting a variance to Subdivision Ordinance Section 8.A., to allow for construction of a second single-family dwelling on a lot that is zoned within the Single-Family Residential District. The second dwelling would be occupied by her mother-in-law.

SUBDIVISION ORDINANCE AFFECTED BY THE VARIANCE REQUEST:

Subdivision Ordinance: Section 8.A; Offenses

STAFF REVIEW FINDINGS

Below are city staff findings based on the variance application and supporting documentation provided.

1. Subdivision Ordinance 8.A. states that it is unlawful to construction two (2) single family dwellings which shall be on a continual basis on a single lot, parcel or tract of land.

STAFF RECOMMENDATION

City staff recommend the variance to be denied based on the following:

1. The proposed construction of a second single family residential dwelling is prohibited under Section 8.A of the Subdivision Ordinance.
2. Granting the addition of a second single-family dwelling would also constitute a violation of the Zoning Ordinance, which does not allow for multiple single-family dwellings within the Single-Family Residential Zoning District.
3. Staff recommends the denial of the variance of the proposed second single-family dwelling. The second dwelling could materially affect the well-being of the neighborhood in which the subject property is located.

ARTICLE VII ZONING DISTRICT REGULATIONS

Sec. 70 District SFR (Single-Family Residential Dwelling District)

District SFR is a low density single-family residential dwelling district and is subject to the City's most restrictive regulations in order to prevent the encroachment of incompatible uses. No building or land shall be used and no building or structure shall be erected, constructed, reconstructed, converted, enlarged, or structurally altered within District SFR except in accordance with the provisions of this Section.

(a) **Permitted uses:**

Single-family dwellings;
 Accessory residential uses;
 Governmental facilities;
 Home occupations;
 Private recreational facilities owned and operated for or on behalf of a residential subdivision;
 Public primary and secondary educational facilities;
 Servants' or caretakers' quarters;
 Construction offices relating to developments of permitted structures during such construction;
 Sales offices and model homes related to single-family residential subdivision development.
 Agricultural uses
 Public and private parks

However, HUD-code manufactured homes, manufactured homes, and mobile homes, are prohibited in District SFR.

(b) **Specific uses.** The following uses are permitted with District SFR subject to the granting of a specific use permit as prescribed in Article VIII of this Ordinance;

Churches or other places of religious worship;

Private or public educational institutions, including:
 Accredited elementary and secondary schools;
 Kindergartens and nursery schools; and
 Religious institutions.

(c) **Lot size requirements:**

- (1) Minimum lot area: One (1) acre
- (2) Minimum lot width: As would be required by the Subdivision Ordinance, if the property were being subdivided, regardless whether the property actually is being subdivided.



APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 7.

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: Noel and Crystal Pratts
Address of Applicant: 8315 County Road 79 Phone: 713-819-7060 + 713-922-1850
Email: _____
Name of Owner: same as above
Address of Owner: _____ Phone: _____
Email: _____

PROPERTY INFORMATION:

Address Of Subject Property: 8315 County Road 79
Legal Description Of Subject Property: A0517 HT + BRR TRACT 3A8 Acres 3.0
Brazoria County Tax No(s): 1138121
Current Zoning: Single Family Residential Water and Sanitary Served by: Well / Aerobic Septic
Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0110K

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: Subdivision Ordinance
Request and reason: see attached

List Ordinance or Code: _____
Request and reason: _____

List of supplemental documentation provided: _____

Planning Commission Date Requested: 10/3/2023 City Council Date Requested: 10/16/2023

Requestor Signature or Owner and Date: [Signature] - Crystal Futrell-Pratts 9/15/2023

FOR CITY USE ONLY: Application Received By: _____ Date Received: 9/15/23 [Signature]
Planning Commission Date: _____ Fee Received: 9/15/23 [Signature]
City Council Date: _____ Notifications Required: Published Notice Public Hearing
Date Approved or Denied: _____ Posting on Property (applicant responsibility) Personal Notice
 Written Notice of Decision

I would like to request a variance to the Subdivision Ordinance Item 7.
in Iowa Colony, Texas. I am requesting permission to have two liveable spaces on my property. One would be the primary home for my husband/self. The other would be for my mom. She would have a liveable space next to a shop. My mother moved here from Tennessee and essentially knows no one here in Texas. I am the only child and her sole care giver.

Providing a comfortable living space for her would allow me to offer her essential care and support, promoting her well-being and quality of life. It would enable her to age in place, while maintaining her independence and staying within a familiar community and environment. Living close to family will have a positive effect on her emotional and mental health, reduce feelings of isolation and loneliness. I will be better suited in taking care of and monitoring her healthcare needs by having her on the property.

Thank you for your consideration,

Crystal Pratts

STAFF REPORT

Agenda Date: Planning and Zoning Meeting Date: October 3, 2023
Agenda Item: Variance Request for 4030 Cedar Rapids Pkwy

Project Description: Variance to Subdivision Ordinance
Zoning Designation: Single Family Residential

Building Official: Albert Cantu
City Engineer: Dinh V. Ho, P.E.

SUMMARY

On or about September 13, 2023, Emma Moreno submitted a variance application for the property located at 4030 Cedar Rapids Pkwy, approximately 660' east of Iowa Colony Blvd. Ms. Moreno is requesting a variance to Subdivision Ordinance Section 37.A One Acre and Larger Lots.

The applicant plans on subdividing an existing 2.0795-acre tract. The proposed subdivision would result in two lots, one of which will have a lot width of less than 120'. Per the Subdivision Ordinance, a minimum width of 120' is the required lot width of lots that are not served by public sewer.

SUBDIVISION ORDINANCE AFFECTED BY THE VARIANCE REQUEST:

Subdivision Ordinance Section 37A One Acre and Larger Lots

Requests and Reason: Request variance to subdivide the existing 2.0795 acre tract. The proposed subdivision would result in two lots, one of which will have a lot width of less than 120', for lots not served by public sewer.

STAFF REVIEW FINDINGS

Below are city staff findings based on the variance application and supporting documentation provided.

1. The proposed subdivision would result in one of the two lots with frontage of 109'-8", or approximately 10'-4" less than the minimum required under Section 37.A.(1) of the Iowa Colony Subdivision Ordinance.
2. The tract includes a 25' roadway easement. Based on our review, the net area of the proposed lots within the subdivision would be less than the one-acre minimum required for lots not served by public sewer. In addition, Cedar Rapids Pkwy. is identified as a major arterial in the Iowa Colony Major Thoroughfare Plan, with ultimate rights-of-way of 120' width. An additional ROW dedication of 35' will be required as part of platting.

STAFF RECOMMENDATION

City staff recommend the variance to be denied based on the following:

1. Both lots can be subdivided to meet the minimum 120' width. The total frontage is 322.5', which allows both lots to meet that requirement.
2. If the Council chooses to allow for this variance, staff recommends the following conditions:
 - a. Provide a min 120' width for each lot.
 - b. Provide dedication of land for the ultimate ROW dedication (60' from north property line or CL of existing 50' Road Easement.) Note, this will result in lots that may not conform to the Subdivision Ordinance for large lots.
 - c. Provide individual septic and water well for each tract.

- B. Needs for convenient access, circulation, control and safety of street traffic.
- C. Limitations and opportunities of topography.
- D. No block shall exceed a length of one thousand two hundred (1,200) feet in residential or commercial developments.

Section 37. Lots. The following minimum requirements shall apply unless a conflict exists between this Section and City's Zoning Ordinance, in which case the more restrictive requirements of the two will control.

A. One Acre and Larger Lots.

1. Minimum front residential building setback lines shall be at least fifty (50) feet. Each corner lot shall have at least the minimum front residential building setback line on both streets. Lots abutting across walkways shall be treated as corner lots. Minimum commercial, business and industrial building setback lines shall be at least twenty five (25) feet, unless otherwise approved. Side lot building lines on interior lots shall be ten (10) feet. Minimum side lot building lines on commercial, business or industrial buildings shall be five (5) feet.
2. Lot dimensions. Lot dimensions shall be a minimum of one hundred twenty (120) feet in width at the building setback line and of a depth so as to provide an area not less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet.

3. Residential lots that are not served by public sewer shall be not less than one hundred twenty (120) feet in width at the building setback line and shall not have an area less than one (1) acre or forty three thousand five hundred sixty (43,560) square feet. Such lots shall be laid out with provision for the possibility of resubdivision at such time as sanitary sewers and/or water service becomes available.
4. Depth and width of properties reserved or laid out for business and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.
5. In an approved subdivision, lot sizes may be permitted to be increased in order to secure privacy within such lots or to allow improvement on such lots to conform to the building requirements. However, in no case shall lot size changes be permitted if they result in creating one or more lots of size less than the minimum area requirements of this Ordinance.
6. Access to public streets. The subdividing of the land shall be such as to provide each lot with satisfactory access to a public street.
7. Double and reverse frontage lots. Double frontage and reverse frontage lots should be avoided unless backing up to a major thoroughfare.
8. Side lot lines. Side lot lines shall be substantially at right angles or radial to street lines.



APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 8.

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 ZONING ORDINANCE SIGN ORDINANCE APPEAL

(V) Subdivision Ordinance

APPLICANT INFORMATION:

Name of Applicant: Emma E. Moreno
Address of Applicant: 4030 Cedar Rapids Pkwy. Rosharon, Tx. 77583 Phone: 832-814-4554
Name of Owner: Emma E. Moreno Email:
Address of Owner: 4030 Cedar Rapids Pkwy. Rosharon, Tx. 77583 Phone: 832-814-4554
Email:

PROPERTY INFORMATION:

Address Of Subject Property: 4030 Cedar Rapids Pkwy. Rosharon, Tx. 77583
Legal Description Of Subject Property: See attached metes + bounds of 2.0795 acres.
Brazoria County Tax No(s): 02860002000
Current Zoning: Single family Water and Sanitary Serviced by: Private Water Well
Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number:

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: Subdivision Ordinance
Request and reason: Variance

List Ordinance or Code:
Request and reason:

List of supplemental documentation provided: See Lists and copies attached w/drive.

Planning Commission Date Requested: City Council Date Requested:
Requestor Signature or Owner and Date: Emma Moreno 9-6-23

FOR CITY USE ONLY: Application Received By:
Planning Commission Date:
City Council Date:
Date Approved or Denied:

Date Received: 09/13/23 (EP)
Fee Received: 09/13/23 (EP)
Notifications Required: Published Notice Public Hearing
 Posting on Property (applicant responsibility) Personal Notice
 Written Notice of Decision

LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

A.E. = ADRIAL EASEMENT
B.L. = BUILDING LINE
BRS = BEARS
C.F.# = CLERK'S FILE NUMBER
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FND. = FOUND

M.P. = METAL POST
M.U.E. = MUNICIPAL UTILITY EASEMENT
P.A.E. = PERMANENT ACCESS EASEMENT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
P.P. = POWER POLE

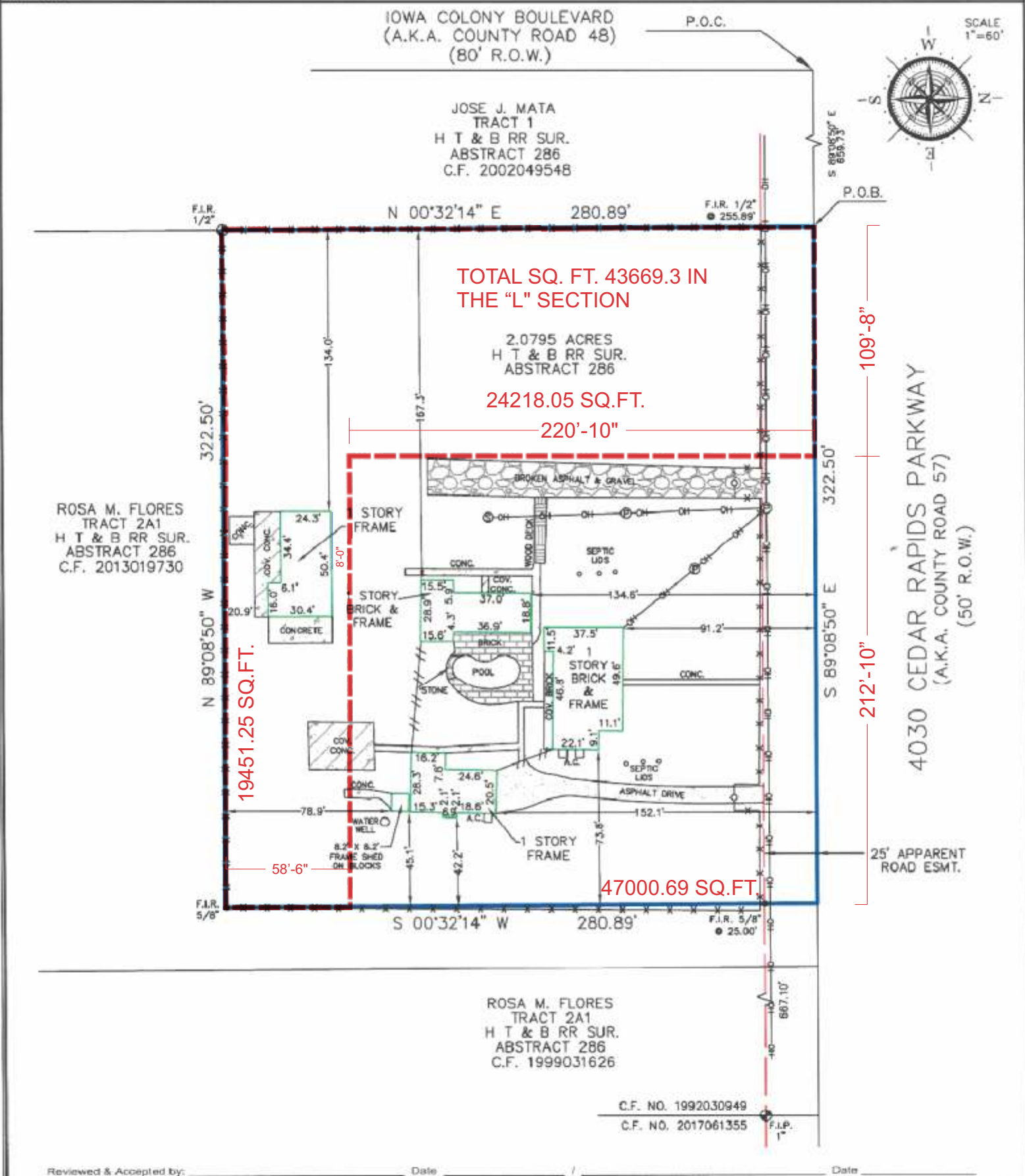
P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
P.U.E. = PUBLIC UTILITY EASEMENT
S.I.R. = SET IRON ROD
S.S.E. = SANITARY SEWER EASEMENT
S.M.S.E. = STORM SEWER EASEMENT
U.T.S. = UNABLE TO SET
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
W.P. = WOODEN POST
W.S.E. = WATER & SEWER EASEMENT

— NOT TO SCALE

⊙ = GUY ANCHOR
⊕ = POWER POLE
⊖ = SERVICE DROP
⊗ = CONTROL MONUMENT
● = PROPERTY CORNER

— OH — OH = OVERHEAD POWERLINES
— — — = PROPERTY LINE
— — — = EASEMENT LINE
— — — = BUILDING SETBACK LINE
— — — = BUILDING WALL

— W — = WOODEN FENCE
— X — = CHAIN LINK FENCE
— O — = METAL FENCE
— V — = WIRE FENCE
— V — = VINYL FENCE (HARDPLANK WALL)



Reviewed & Accepted by: _____ Date _____ / _____ / _____ Date _____

NOTES:
- BEARING BASIS: C.F. 2018046151
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY
- UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
- THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS
- SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES
- THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT/COMMITMENT, ADDITIONAL BUILDING SETBACK LINES, EASEMENTS OR RIGHTS-OF-WAY MAY APPLY
- PAGE 1 OF 2

LEGAL DESCRIPTION
2.0795 ACRES OF LAND, BEING OUT OF A 15.0 ACRE TRACT SHOWN AS TRACT 2, RECORDED IN VOLUME 852, PAGE 536, DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SITUATED IN THE HT&B RR COMPANY SURVEY NO. 55, ABSTRACT 286, BRAZORIA COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS ATTACHED:

EMMA MORENO	ADDRESS 4030 CEDAR RAPIDS PARKWAY
-------------	--------------------------------------

JOB # 2302307
DATE 3-20-2023
GF# N/A

PRO-SURV
P.O. BOX 1366, FRIENDSWOOD, TX 77549
PHONE: 281-996-1113 FAX: 281-996-0112
EMAIL: ORDERS@PROSURV.NET
T.B.P.E.L.S. FIRM #10119300
ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION

Request for Variance

Historical Background, Subdivision Ordinance and Amendments, Codes Affected, and Reasons for Granting Variance

Attached is the signed Request for Variance to the existing one acre (43,560 sq. feet) minimum lot size in Section 37 of the Subdivision Ordinance, as stated herein. .

Historical Background

The 2.0795 acre tract I purchased in 2002 had several single family residences and other improvements on the tract at that time. The tract was part of a 15 acre tract located at the top of survey 55 in Brazoria County. A 1911 conveyance of the 15 acre tract described a 50 foot dirt road centered on the north boundary of survey 55. The Mannings purchased the 15 acre tract in 1963.

In 1912, a subdivision had been formed containing property north of survey 55, and bordered on the north half of said 50 foot road. The 50 foot road continued to be developed. Drainage ditches were added onto both sides, the road was paved with asphalt, entrances to adjoining properties were added, and the roadway became a public thoroughfare.

The permanent dwellings and other improvements were added to the 15 acre tract, beginning in the 1940's. The main residence was constructed in 1948, and other improvements were added in the early 50's. None of the improvements constructed by Manning were located on any part of the 50 foot roadway.

In 1967, the 50 foot public roadway centered on the north boundary of survey 55 was added to the Brazoria County Road Map as County Road 57 by vote of the Brazoria County Commissioner's Court.

It is important for the city officials, both employed and elected, to be aware of the different ways the real property underneath County Road 57 have been described by metes and bounds. There were other conveyances of property in survey 55 east of the 15 acre tract owned by Manning, including two ten acre tracts, which had been part of a 100 acre tract. The conveyances of the ten acre tracts were completed in 1980, and contained metes and bounds which began at the boundary of the south half of County Road 57.

Conveyances were also made of property located north of Survey 55 in the subdivision created in 1912, and the metes and bounds of same began at the boundary of the north half of County Road 57. One such purchase of a 5 acre tract which bordered on the north half of County Road 57 was made by former Mayor Robert Wall in 1993.

The original 50 foot dirt road was centered on the north boundary of Survey 55. The first conveyance by Manning of a portion of the 15 acre tract contained a metes and bounds which began at the north boundary of survey 55 and the center of what was now County Road 57, a county public road..

The 2.0795 Acre Tract I Own

I learned too late at the time of my purchase that the metes and bounds to my 2.0795 acre tract included the south half of County Road 57. I learned from the title company that the owners title policy I received stated that “the 2.0795 acre tract I purchased included the south half of County Road 57.”

The description of the 2.0795 acre tract did not take into account the existence of the public road that was now County Road 57, but the metes and bounds began at the northwestern corner of the 15 acre tract include the 25 foot south half of what was now County Road 57.

The applicable Subdivision Ordinance, as amended, for which this variance is requested and made necessary, was enacted in August 2002. However, I purchased the 2.0795 acre tract, which contained the existing dwellings and other improvements, as well as additional vacant and undeveloped property, prior to that date, in February 2002.

Clearly, my purchase preceded the passage and application of the subdivision ordinance to my property.

I like Iowa Colony and I am very proud of my record as a good citizen. The property I purchased was largely developed with residential dwellings and other improvements, a private water well, and septic sewer. I lived in part of the property as a tenant earlier, and that's how I came to like Iowa Colony so much I always intended to live on the property and hold the undeveloped half for future development by me or some third party to assist with my financial future, and perhaps even my retirement. When I made the decision to buy the partly developed property, there was no reason why I could not do so.

In particular, the current subdivision platting requirements concerning the minimum one acre lot size, and total square footage of 43,560 sq. ft. prevents any sale or development of my property without a variance request.

The variance is required because although the total square footage of the property I want to sell is 43,699.3 square feet, and more than one acre, the reduced width of 109 feet at the setback line and the 30 foot

access to the public street is less than the current requirements of the ordinance.

In granting this request for variance the City shall take into account the nature of the use of the property to be sold and developed as a one lot subdivision containing 43,699.3 sq, ft.

FINDINGS OF FACT

In granting a variance, the Council shall prescribe those conditions it deems necessary or desirable to the public interest.

The council shall take into account the nature of the proposed use of the land for which this variance is requested, which is 43,699.03 sq. ft. Upon granting this variance, the City shall officially authorize me to advertise and sell the 43,699.03 square feet to a purchaser who may then proceed to develop the property by filing the necessary one lot subdivision plat and then to construct a single family residence thereon in full compliance with all other requirements of the Subdivision Ordinance.

See attached Exhibit containing the tentative survey of the 43,699.3 sq. feet.

A formal survey of said 43,699.03 sq. ft. will be prepared when the city has granted this variance.

The current occupants of the remainder of the 2.0795 will not be detrimentally affected by this variance, nor by the eventual platting of a one lot subdivision on said property, nor by the eventual construction of a single family residence on said lot.

The number of persons who will reside in a single family residence on said lot and the traffic to and from said additional single family residence shall not result in a detrimental increase of traffic, and the number of persons residing in the single family residence or visitors thereto will be no different than it would have been prior to this variance.

The granting of the variance will have no effect capable of calculation on the public health, safety, soundness, integrity, convenience or welfare of citizens residing in other parts of Iowa Colony or in the vicinity of the one lot subdivision to be sold and developed.

The variance shall provide the following change in the Subdivision Ordinance for a one lot subdivision plat prepared and filed for this property only.

Subdivision Ordinance, Section 37. Lots. A. 2. Lot dimensions. The sole lot to be created at the time of filing the one lot subdivision plat shall contain not less than 43,699.03 sq. ft., including one hundred nine (109) feet in width at the building setback line and 30 foot access to the street adjacent to the existing driveway in order to create a 30 ft. wide driveway on the new lot for the length of the current driveway. The private driveways shall be separated by a common fence.

This variance to the existing subdivision ordinance does not require any variance or special exception to the zoning ordinance. The provisions in the subdivision ordinance which made this variance necessary were not created by me, but by the passage of the subdivision ordinance after my purchase of the 2.0795 acres, and currently prevents any development of the remainder my property without this variance.

The minimal variance does not violate the original intent of the ordinance providing for the development of one lot subdivisions, and it will achieve substantial justice.

I sincerely request the prompt granting of this variance.

Sincerely,

/S/

Emma Moreno

CERTIFICATION AND SEAL
THIS DOCUMENT SET IS "NOT
INTENDED FOR
REGULATORY APPROVAL,
PERMITTING, PRICING, OR
CONSTRUCTION."
KEENON RAYNER
TX REG. # 16268

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ideas, compositions and arrangement of items delineated in this set of plans are
proprietary of Identity Architects. Unauthorized use of these plans can legally result in
the cessation of such construction or building being seized and traced.

OWNER:
Meador HR Capital LLC
6003 18th Vista Ct
Houston, TX 77041
Chris Merchant

CIVIL:
ALL LINSLEY, LLC
5629 FM 1960 West, Suite 314
Houston, TX 77069
Phone: (281) 301-5955
David Denton

STRUCTURE:
CJG Engineers
3200 Wilcrest Drive, Suite 305
Houston, TX 77042
Phone: (713) 780-3345
Fax: (713) 780-3172
Britt G. Gardner

MEP:
CMB Landscape Architecture, LP
18135 FM 382 Rd
Navasota, TX 77868
Phone: (832) 426-1209
Charles Bridge

LANDSCAPE:
ASEI Engineering
350 Glenborough Dr. Suite 270
Houston, TX 77057
Phone: (713) 300-9579, ext. 108
Eric Voss

identityARCHITECTS
111 Travis Street, Houston, Texas 77002
www.identityarchitects.com
713.595.2150

GENERAL NOTES

- A. CONTRACTOR TO NOTIFY TENANT, A MINIMUM OF TWO (2) WEEKS PRIOR TO SLAB POUR FOR COORDINATION.
- B. CONTRACTOR TO PROVIDE FOUNDATION VERIFY EXACT LOCATION, SPECIFICATIONS AND ANCHOR BOLT LAYOUTS WITH INTERIOR PACKAGE, SKIN VENDORS.
- C. FIRE HYDRANT WITHIN 400' OF ALL PORTIONS OF THE BUILDING.
- D. GENERAL CONTRACTOR SHALL DELIVER A LEVEL AND SMOOTH CONCRETE SLAB FREE OF LEVELING PRODUCTS WITH NOT MORE THAN ONE QUARTER (1/4") VARIATION IN TEN FEET (10'). ALL EXPANSION AND CONTROL JOINTS SHALL BE PROPERLY INSTALLED AND SHALL BE READY TO ACCEPT TENANT'S FLOOR FINISHES. FLOOR SLAB SHALL BE BROOM CLEAN, FREE OF TRASH AND DEBRIS.
- E. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS, AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- F. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM THE ARCHITECT.
- G. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, U.N.O. MAINTAIN DIMENSIONS MARKED CLEAR. ALLOW FOR THE THICKNESS OF FINISHES AS REQUIRED.
- H. ALL CONSTRUCTION TO COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES, REGULATIONS, AND CITY ORDINANCES.
- I. REFER TO SHEET A601 FOR DOOR/FRAME/HARDWARE TYPES AND SCHEDULES.
- J. ALL NEW DOORS TO HAVE TAS COMPLIANT LEVER HARDWARE SETS, U.N.O. REFER TO A601 FOR DOOR/HARDWARE SCHEDULES.
- K. CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXT. WINDOW FRAMES, CABINET WORK, AND CASEWORK W/ADJACENT MATERIALS EVEN THOUGH JOINT MAY NOT BE VISIBLE.
- L. GC TO PROVIDE HM DOORS AND FRAMES, AS NEEDED, ON REAR OF BUILDING; VERIFY WITH OWNER FOR DOOR LOCATIONS PRIOR TO INSTALL.
- M. REFER TO CIVIL DWGS FOR SIDEWALK AND CURB DIMENSIONS.

SITE PLAN KEYNOTES

1	LANDSCAPED AREA, RE: LANDSCAPE DWGS
2	EXISTING SIDE WALK
3	ACCESSIBLE ROUTE STRIPING, RE: D2/A031
4	ACCESSIBLE PARKING STALLS, RE: A1/031 AND A2/A031
5	4" WIDE STRIP, TYP. PAINT TRAFFIC WHITE, RE: D4/031
6	ROOF ACCESS LADDER, RE: A3/A314
7	PROPERTY LINE, TYP.
8	NEW CONCRETE SIDEWALK, RE: CIVIL
9	PREFABRICATED METAL CANOPY ABOVE, TYP., RE: SECTIONS
10	TRASH ENCLOSURE, RE: A1/A032
11	ADA RAMP, RE: D1/A031
12	FIRE RISER ROOM
13	ELECTRICAL GUTTER LOCATION, RE: ELECTRICAL DWGS FIRE RISER ROOM, RE: MEP FOR DETAILS
14	LIGHT POLE INSTALL 3'-0" BEHIND CURB, U.N.O., RE: STRUCTURAL AND MEP FOR SPECS AND FOUNDATION, RE: ELECTRICAL
15	PERGOLA RE: STRUCTURAL
16	WHEELSTOP, RE: C3/A031
17	TYPICAL 6" CONCRETE CURB & LANDING @ ADJACENT LANDSCAPE AREA, RE: CIVIL DWGS
18	TYPICAL 18" CONCRETE CURB & LANDING @ ADJACENT LANDSCAPE AREA, RE: CIVIL DWGS
19	POLE MOUNTED ACCESSIBILITY SIGN, RE: A4/A031
20	PROPOSED FIRE LANE RE: CIVIL
21	STAMPED CONCRETE
22	SCHEDULED PREFINISHED ROOF GUTTER & DOWNSPOUT, RE: B2 & C1/A521

DATA TABLE:

SITE	443957 SF (+/- 10.1 AC)		
JURISDICTION	IOWA COLONY, TEXAS		
ZONING	--		
PARKING SYNOPSIS			
	SF	PS REQ'D	PS PROVIDED
PAD D (2.35 AC) RETAIL (@4PS / 1K)	20,000 SF	80 PS	115 PS (@5.7 PS / 1K)

SITE PLAN LEGEND

	PROPERTY LINE
	EASEMENTS
	FIRE LINE

NO.	DATE	REVISION	ISSUE

PROJECT NAME AND ADDRESS:
**SWC MERIDIANA CRYSTAL VIEW,
PAD D SIERRA VISTA**

MERIDIANA PKWY AND CRYSTAL VIEW DR.
IOWA COLONY, TX 77583
BRAZORIA COUNTY

DRAWN: MC,PG CHECKED: BC

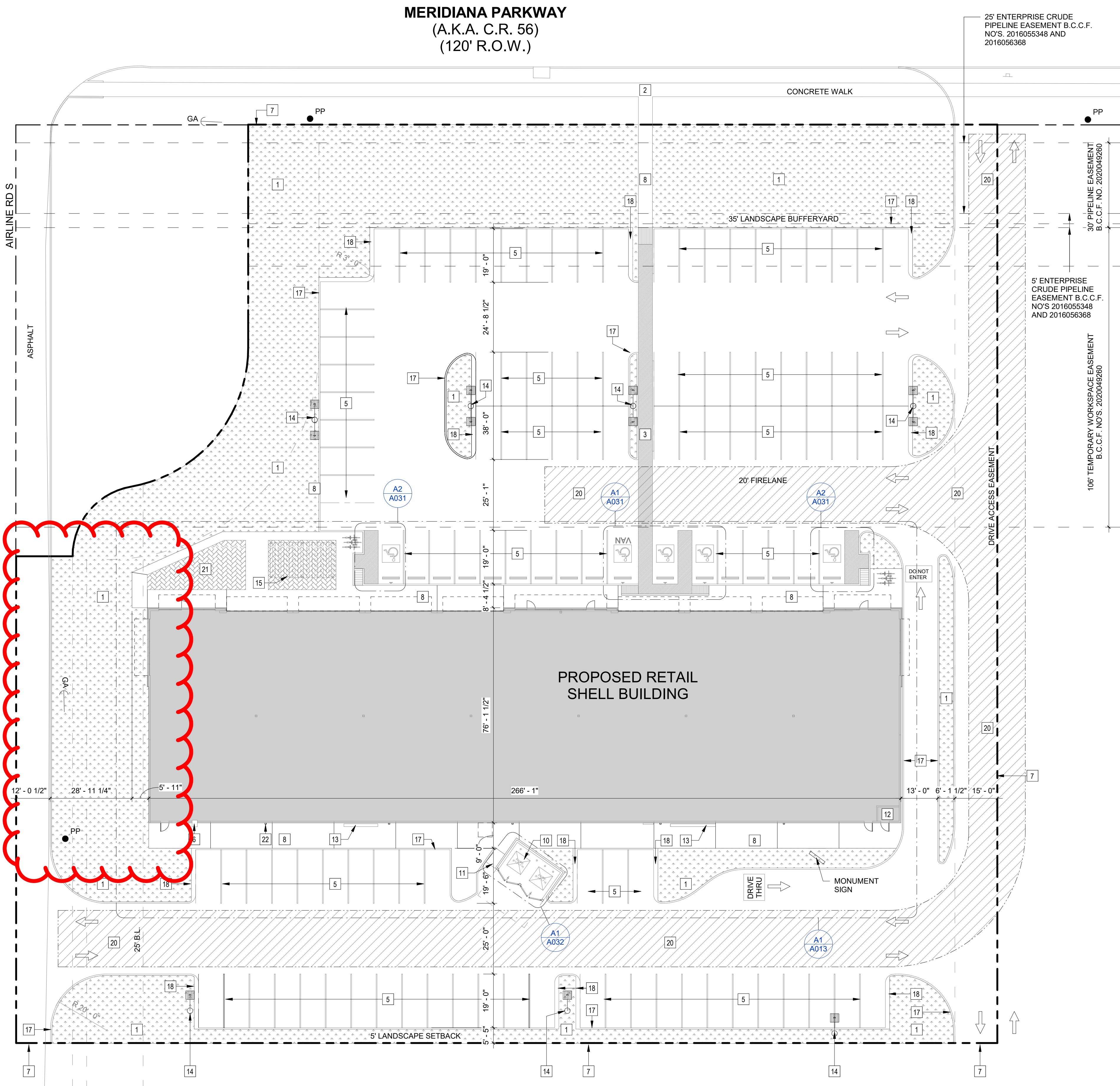
REFERENCE NUMBER: 22122-02

TITLE:
OVERALL SITE PLAN

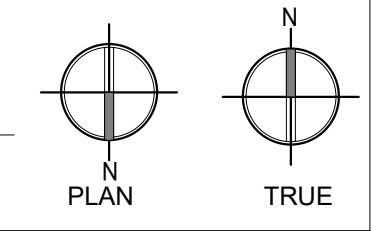
DRAWING NUMBER:

A011
30

**MERIDIANA PARKWAY
(A.K.A. C.R. 56)
(120' R.O.W.)**



A1 OVERALL SITE PLAN
1" = 20'-0"



EXTERIOR FINISH SCHEDULE

MATERIAL TAG	ITEM	MGF.	STYLE/COLOR
STONE-1			
METAL-1			DARK BRONZE
EIFS-1			
PAINT-1			
PAINT-2			

EXTERIOR ELEVATION KEYNOTES

1	ROOF LINE BEYOND (DASHED)
2	ELECTRICAL GUTTER, RE: ELECTRICAL DWGS
3	SCHEDULED PREFABRICATED CANOPY
4	SCHEDULED STOREFRONT WINDOW SYSTEM, RE: A601
5	SCHEDULED STOREFRONT DOOR SYSTEM, RE: A601
6	HOLLOW METAL DOOR AND FRAME, RE: A601. PAINT DOOR TO MATCH PAINT 2
7	WALL SCONCE MOUNTED O.C. AT 7'-0" A.F.F., RE: ELECTRICAL DWGS
8	NOT USED
9	TYPICAL TILT-WALL REVEAL, RE: B1/A511
10	ROOF ACCESS LADDER, RE: A3/A314
11	PREFINISHED METAL DOWNSPOUT, TIE-IN TO STORM DRAIN, RE: B2/A521 AND C1/A521 AND CIVIL DWGS
12	FULL BED STONE TO MATCH BRICK 1
13	WALL PACK RE: ELECTRICAL

GENERAL NOTES

- A. ALL BOXES AND CONDUIT SHALL BE PAINTED TO MATCH ADJACENT FINISH MATERIALS.
- B. PROVIDE SURFACE MOUNTED KNOX BOX PER CITY OF HOUSTON FIRE CODE REQUIREMENTS. COORDINATE WITH CITY OF HUMBLE FIRE MARSHALL.
- C. ALL COMMUNICATION AND ELECTRICAL SUPPORT EQUIPMENT (TRANSFORMERS, AMPLIFIERS, SWITCHING DEVICES, ETC.) NECESSARY TO SUPPORT UNDERGROUND INSTALLATION SHALL BE PEDESTAL OR PAD, OR PLACED UNDERGROUND.
- D. CLIENT TO APPROVE PAINT SELECTION MATCHES WITH EXISTING STRUCTURE.
- E. G.C. TO VERIFY MATERIAL SELECTION MATCHES WITH EXISTING STRUCTURE.
- F. MOCK-UP TO BE PROVIDED FOR VERIFICATION THAT MATERIAL MATCHES EXISTING STRUCTURE. APPROVAL OF BUILDING MATERIALS BY OWNER IS REQUIRED PRIOR TO ORDER MATERIALS.

CERTIFICATION AND SEAL

THIS DOCUMENT SET IS NOT INTENDED FOR REGULATORY APPROVAL, PERMITTING, PRICING, OR CONSTRUCTION.

HESEON RAYNER
TX REG. # 16268

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David Denton

STRUCTURE:

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Phone: (713) 780-3345
Fax: (713) 780-3112
Britt G. Gardner

MEP:

CMB Landscape Architecture, LP
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Navasota, TX 77868
Phone: (832) 426-1209
Charles Bridges

LANDSCAPE:

ASEI Engineering
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Phone: (713) 300-9579, ext. 108
Eric Voss

NO.	DATE	REVISION	ISSUE

PROJECT NAME AND ADDRESS:

**SWC MERIDIANA CRYSTAL VIEW,
PAD D SIERRA VISTA**

**MERIDIANA PKWY AND CRYSTAL VIEW DR.
IOWA COLONY, TX 77583
BRAZORIA COUNTY**

DRAWN: MC,PG

CHECKED: BC

REFERENCE NUMBER:

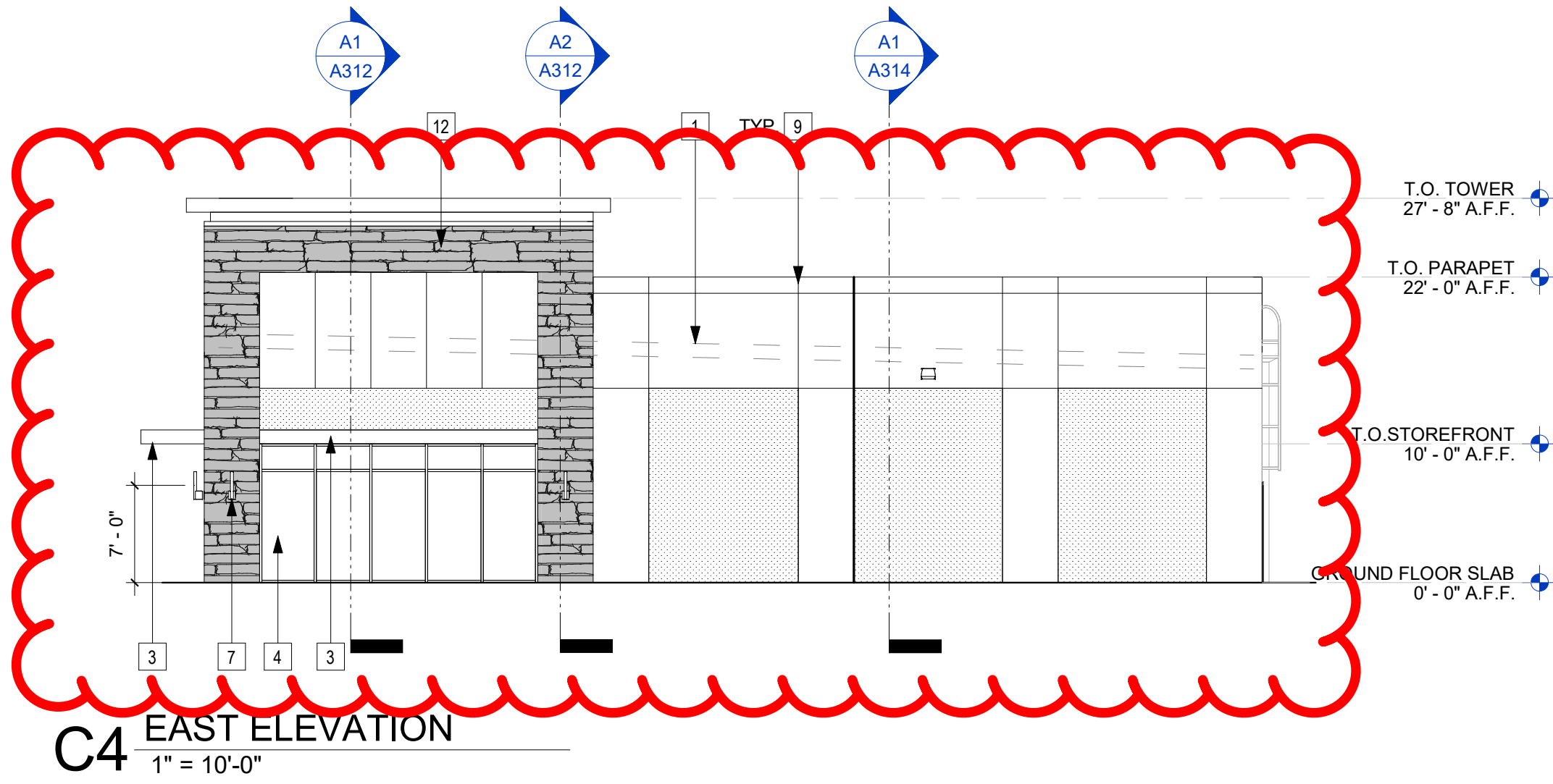
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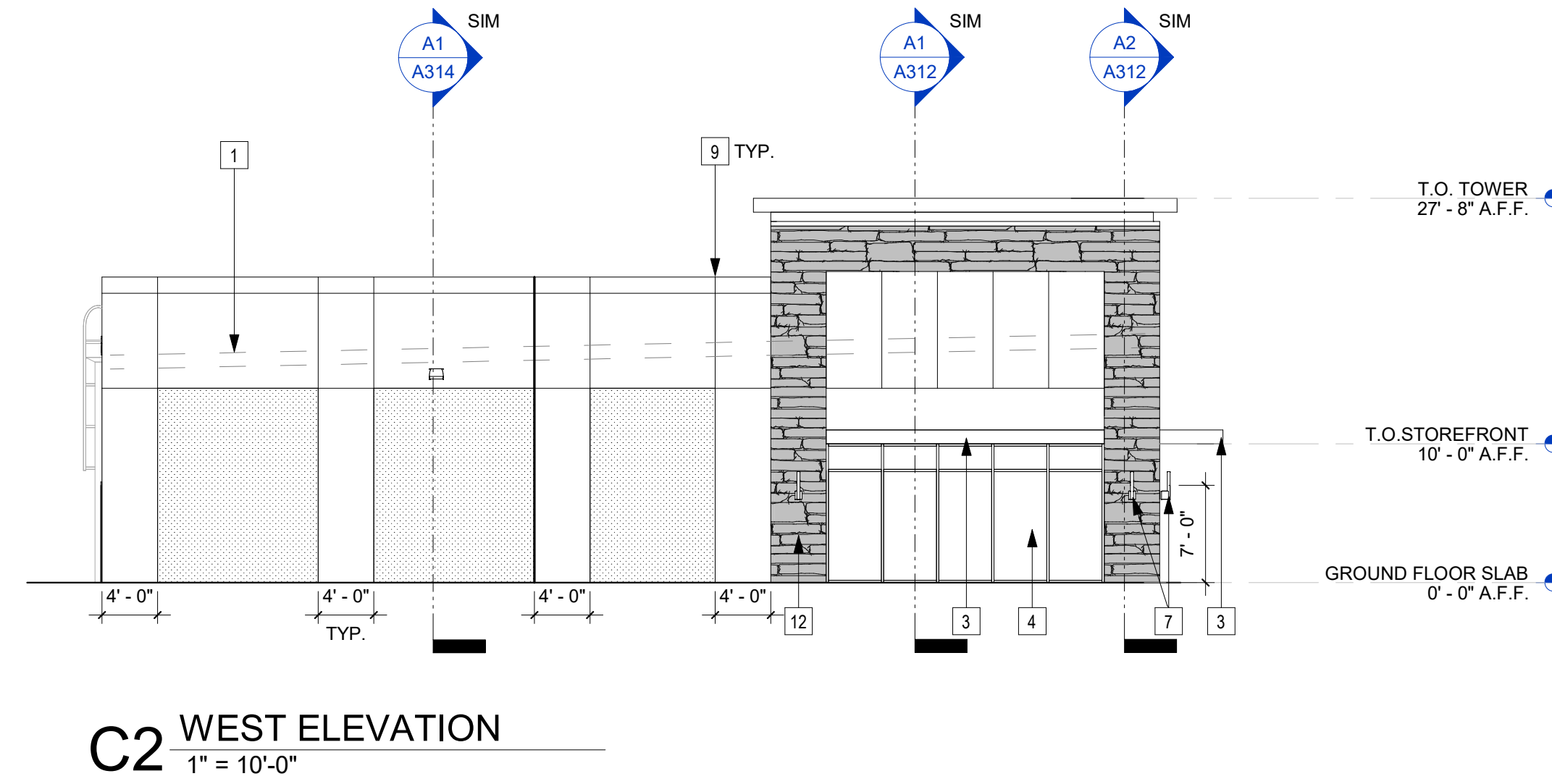
ELEVATIONS

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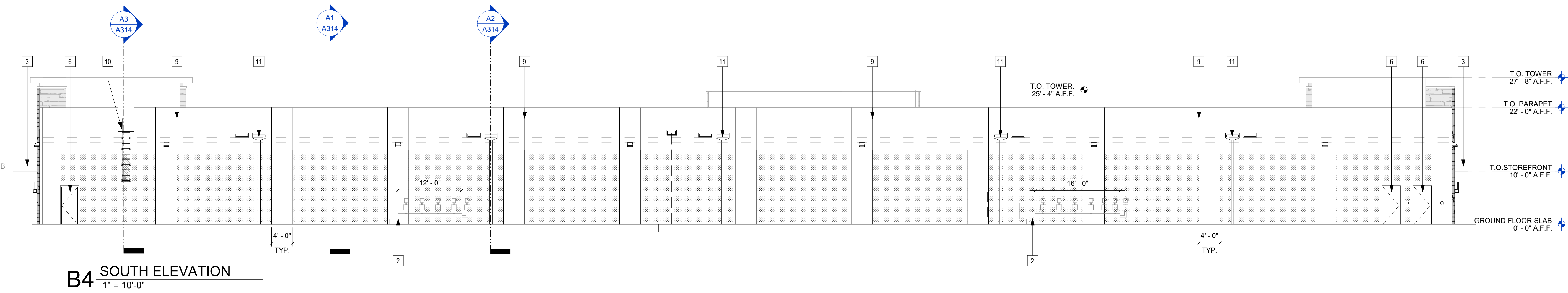
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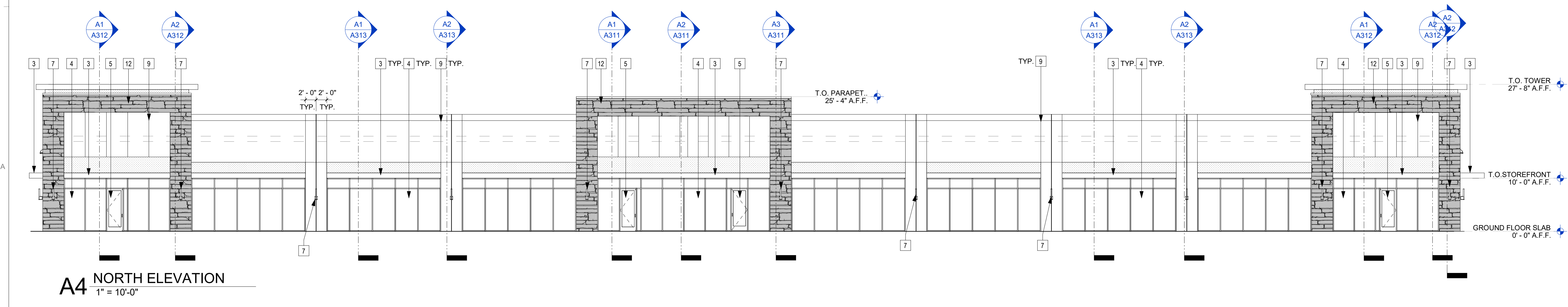
C4 EAST ELEVATION
1" = 10'-0"



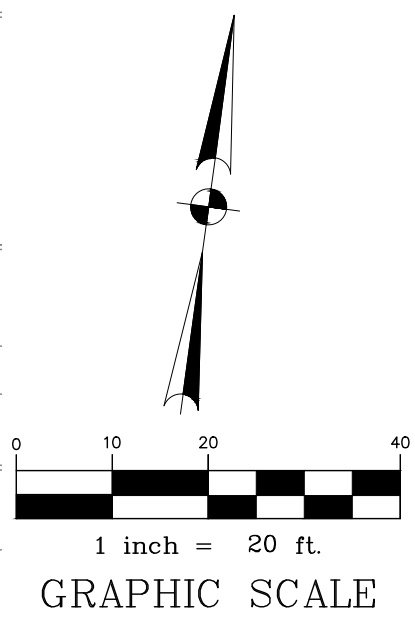
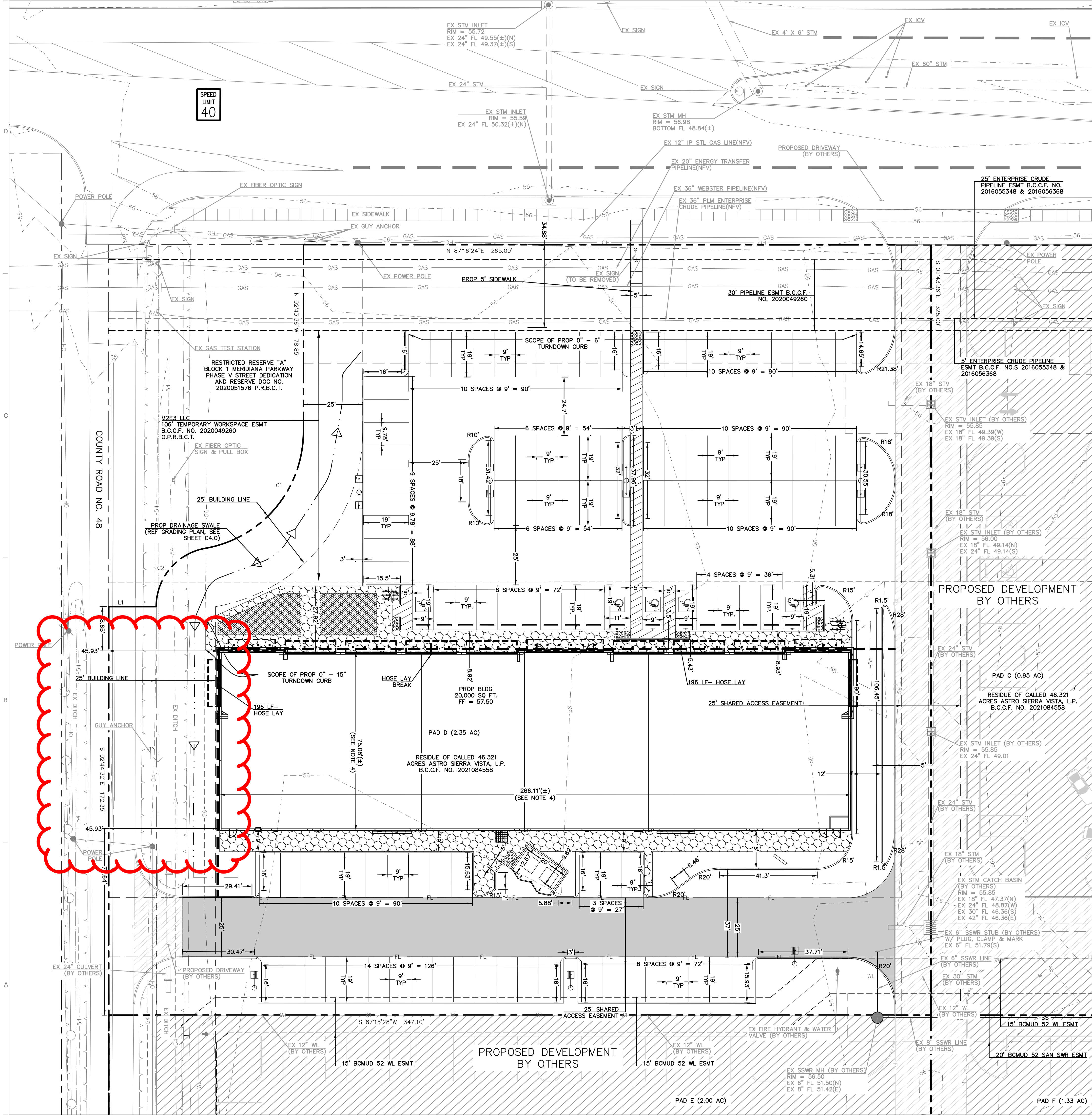
C2 WEST ELEVATION
1" = 10'-0"



B4 SOUTH ELEVATION
1" = 10'-0"



A4 NORTH ELEVATION
1" = 10'-0"



BENCHMARK: PUBLISHED ELEVATION: 55.75
 ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY. ACCORDING TO THE NGS OPUS REPORT, THE FOLLOWING CORS STATIONS WERE USED: PID DH3614 DESIGNATION TXLM, PID DG6956 DESIGNATION QW11, AND PID DE 5999 DESIGNATION ADKS; THE NEAREST NGS PUBLISHED CONTROL POINT IS PID AW4037 DESIGNATION C692. (NAVD88, COMPUTED USING GEOID18)

TEMPORARY BENCHMARK "A": ELEVATION: 51.62
 TBM "A" BEING A CUT BOX ON CONCRETE INLET LOCATED APPROXIMATELY ± 380 FEET ON A SOUTHERLY DIRECTION FROM THE INTERSECTION OF THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE AND THE SOUTH R.O.W. LINE OF MERIDIANA PARKWAY.

TEMPORARY BENCHMARK "B": ELEVATION: 55.69
 TBM "B" BEING A CUT BOX ON CONCRETE INLET LOCATED APPROXIMATELY ± 615 FEET ON A WESTERLY DIRECTION FROM THE INTERSECTION OF THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE AND THE NORTH R.O.W. LINE OF MERIDIANA PARKWAY.

LEGEND

	EXISTING FIRE LANE (RED STRIPING)
	PROPOSED DEVELOPMENT (BY OTHERS)
	PROPOSED FIRE LANE (RED STRIPING)
	PROPOSED BUILDING PERIMETER SIDEWALK
	PROPOSED CURB RAMP
	EX. MANHOLE
	EX. STORM SEWER
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	EX. OVERHEAD POWER LINE
	EX. UNDERGROUND GAS LINE
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR

- GENERAL NOTES**
1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
 2. RADII ARE 3" UNLESS OTHERWISE NOTED.
 3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
 4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

- FIRE LANE MARKING NOTES**
- CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE-TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

- BY OTHERS NOTE**
1. FOR DEVELOPED "BY OTHERS", REFERENCE PLANS TITLED "SIERRA VISTA DRIVEWAYS AND UTILITY EXTENSIONS" PREPARED BY IDENTITY ARCHITECTS (JOB NO. 22122-02)

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 72 HOURS NOTICE BEFORE YOU DIG, DRILL
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Brett Hanrahan

 BRETT T. HANRAHAN
 REGISTERED PROFESSIONAL ENGINEER
 11 JULY 2023

NO.	DATE	REVISION	ISSUE
05.11.23	05.11.23	50% CLIENT REVIEW	
06.07.23	06.07.23	90% CLIENT REVIEW	
07.10.23	07.10.23	PERMIT ISSUE	

PROJECT NAME AND ADDRESS:
SIERRA VISTA PAD D
 MERIDIANA PKWY AND CRYSTAL VIEW DR.
 IOWA COLONY, TX 77583
 BRAZORIA COUNTY

DRAWN: _____ **CHECKED:** _____
REFERENCE NUMBER: 22122-02

TITLE:
DIMENSION CONTROL PLAN

DRAWING NUMBER: _____
C1.0



22122-02

Staff Report

Agenda Date: September 27, 2023
Agenda Item: Variance Request 2002 Meridiana

Project Description: Variances to regulations of the Unified Development Code pertaining to Master UDC Section 3.5.3.12- Storefront Code; Transparency.

Zoning Designation: Commercial

Building Official: Albert Cantu

SUMMARY

This request was made by Clifford Robinson for a variance to Master UDC Section 3.5.3.12 (b)-Storefront Code; Transparency. The ordinance cited above requires that "each exterior wall of a commercial/retail/office building facing a public street must contain 65% transparent material to allow visual penetration of at least three (3) feet into the building. This site is located at the SE corner of Mariana Parkway and currently Airline Road (CR48). New construction of a retail center.



- Section 3.5.3.12. Storefronts Sub-section (b) Transparency

Transparency – Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.

Variance Request:

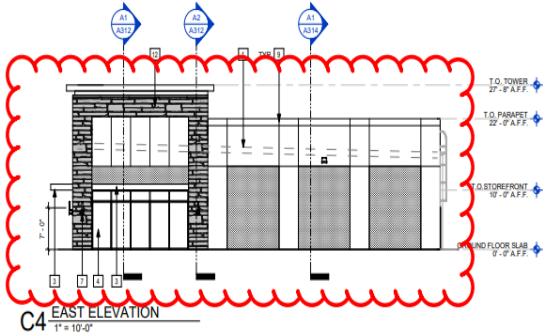
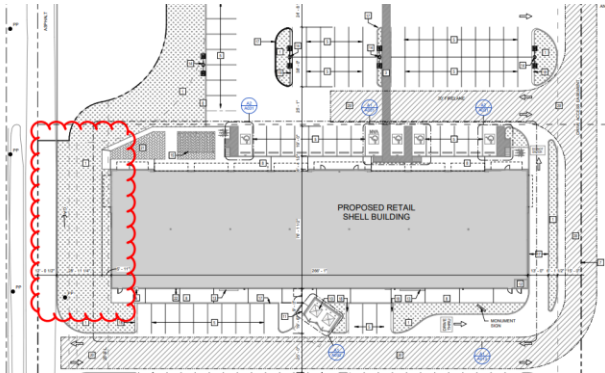
Master UDC Section 3.5.3.12 (b)- Storefront Code; Transparency

- For a multi-tenant retail center, the applicant would like to change the façade of 65% transparency to approximately 33% on the Westside of the building facing the currently named Airline Road (CR48) to allow a tenant that has a large restaurant.
- If the Variance is denied this change would expose the back of restaurant for future tenant.
- Furthermore, this side of the building is 25+ ft away from the road with no public pedestrian access or path.

RECOMMENDATION

Staff recommend approval of the following variance.

- Section 3.5.3.12. Storefronts Sub-section (b) Transparency Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.
- Allow approximately thirty-three (33) percent transparency as requested on the Westside of the building only. The staff anticipates Airline Road (CR48) changing from a public road to a private drive. See future Major Thoroughfare Map.





APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 9.

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: Clifford Robinson / Identity Architects

Address of Applicant: 111 Travis St. Phone: 111 Travis St.
Houston, Texas 77053 Email: _____

Name of Owner: Chris Merchant / MH Sierra Vista Retail LLC

Address of Owner: 6003 Isla Vista Ct. Phone: 832-858-5016
Houston, Texas 77041 Email: _____

PROPERTY INFORMATION:

Address Of Subject Property: 2002 Meridiana Parkway Iowa Colony, Texas 7758

Legal Description Of Subject Property: Multi Tenant Shell Building

Brazoria County Tax No(s): 710235

Current Zoning: 01-19-23 RA Water and Sanitary Serviced by: MUD NO. 32

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: N/A

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 Section 3.5.3.12

Request and reason: For our multi-tenant building, this façade would likely go to a tenant that has a large restaurant. This change would expose the back of house for future tenant. Furthermore, this side of the building is 25+' away from the road with no public pedestrian access or path.

List Ordinance or Code: _____

Request and reason: _____

List of supplemental documentation provided: Site plan, Rendering, & Elevations

Planning Commission Date Requested: October 3, 2023 City Council Date Requested: October 16, 2023

Requestor Signature or Owner and Date:  8/23/2023

FOR CITY USE ONLY: Application Received By: _____ Date Received: _____

Planning Commission Date: _____ Fee Received: _____

City Council Date: _____ Notifications Required: Published Notice Public Hearing

Date Approved or Denied: _____ Posting on Property (applicant responsibility) Personal Notice

Written Notice of Decision