



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

**Tuesday, July 01, 2025
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, JULY 1, 2025 AT IOWA COLONY CITY HALL, 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 Mixed Use:

Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

ITEMS FOR CONSIDERATION

2. Consider approval of the June 3, 2025 Planning and Zoning Commission meeting minutes.
3. Consideration and possible action to provide a recommendation to the City Council concerning rezoning the following property from Single Family Residential to Mixed Use.

Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

4. Consideration and possible action to provide a recommendation to the City Council for a variance to the transparency requirements in the City's Unified Development Code for the Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold Drive.

- [5.](#) Consideration and possible action to provide a recommendation to the City Council for a variance to the build-to-line requirements in the City's Unified Development Code for the Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold Drive.
- [6.](#) Consider approval of the Caldwell Lakes Section 7 Preliminary Plat.
- [7.](#) Consider approval of the Karsten Boulevard Phase IIIA and Commercial Reserves Preliminary Plat.
- [8.](#) Consideration and possible action to provide a recommendation to the City Council regarding the proposed master signage plan for the Creekhaven Development.
- [9.](#) Consideration and possible action to provide a recommendation to the City Council regarding the proposed master signage plan for the Ellwood Development.
10. Discussion on recommendations to the City Council on revisions to the Unified Development Code.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of the 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 June 27, 2025.


Kayleen Rosser, City Secretary



**CITY OF IOWA COLONY NOTICE OF PUBLIC HEARING
ON REZONING**

Planning and Zoning Commission Public Hearing: **July 1, 2025, at 7:00 p.m.**

City Council Public Hearing: **July 21, 2025, at 7:00 p.m.**

City Council Chambers

3144 Meridiana Pkwy., Iowa Colony, Texas, 77583

The Iowa Colony **Planning and Zoning Commission** will hold a public hearing at 7:00 p.m. on July 1, 2025, and the Iowa Colony **City Council** will hold a public hearing at 7:00 p.m. on July 21, 2025, each in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Mixed Use:

Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

All interested persons may be heard concerning this matter. A copy of the application for action by the City of Iowa Colony and a map of the area subject to this action are available for inspection by any person upon a reasonable request to the City Secretary at the address herein stated or at krosser@iowacolonytx.gov.

Kayleen Rosser
City Secretary



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING MINUTES

Item 2.

**Tuesday, June 03, 2025
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: Terry Hayes, David Hurst, Brian Johnson, Les Hosey, Brenda Dillon, and Robert Wall

Members absent: Warren Davis

Others present: Natasha Brooks

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

PUBLIC HEARING

1. Hold a public hearing to consider rezoning the following property:

Approximately 1.13 acres of land at 2516 Cedar Rapids Parkway, A0289 H.T. & B.R.R.,
Tract 4B9, Brazoria County, Texas

Chairman Hurst opened the public hearing at 7:01 P.M. Brandon Ngo, representing the landowner, began to explain the rezoning request. However, there was a discrepancy between the submitted application and the information he was presenting. As a result, staff requested that he meet with them after the meeting to discuss available options. No action was taken at this time, as the notices and the information presented did not align, preventing the matter from moving forward. There were no further comments. Chairman Hurst closed the public hearing at 7:06 P.M.

ITEMS FOR CONSIDERATION

2. Consider approval of the May 6, 2025 Planning and Zoning Commission meeting minutes.

Motion made by Dillon to approve the May 6, 2025 Planning and Zoning Commission meeting minutes, Seconded by Hayes.

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

Voting Abstaining: Johnson

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

Approximately 1.13 acres of land at 2516 Cedar Rapids Parkway, A0289 H.T. & B.R.R.,
Tract 4B9, Brazoria County, Texas

No action was taken.

4. Consideration and possible action to provide a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code for the Mallabar Hills Shops at Creekhaven at 13532 Valley Vista Rd.

Motion made by Dillon to recommend to City Council to deny a variance to the transparency requirements in the City's Unified Development Code for the Mallabar Hills Shops at Creekhaven at 13532 Valley Vista Rd, Seconded by Hosey.

Voting Yea: Dillon, Hosey, Hayes, Wall

Voting Nay: Johnson, Hurst

5. Consideration and possible action to provide a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code for O'Reilly Auto Parts at the corner of Meridiana Parkway and Crystal View Drive.

No action was taken.

6. Consider approval of the Pena Estates Replat.

Motion made by Hosey to approve the Pena Estates Replat, Seconded by Dillon.

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

7. Discussion on changing the start time of the regularly scheduled Planning and Zoning meetings.

The Planning and Zoning Commission discussed moving the regularly scheduled meeting time from 7:00 P.M. to 6:30 P.M.

ADJOURNMENT

The meeting was adjourned at 7:35 P.M.

APPROVED THIS 1st DAY OF JULY 2025.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



**Permit #:** 6277**Permit Date:** 04/29/25**Permit Type:****Permit Type:** RE-ZONING**Residential or Commercial:** Residential**Flood Plain:****Owner Name:** ABUMUHOR RANCH LLC**Address:** 7710 IOWA COLONY BLVD**City, State, ZIP:** IOWA COLONY TX 77583**Owner Phone Number:** 9495108214**Applicant Email:** [REDACTED]**Description:** CHANGE FROM SINGLE FAMILY RESIDENTIAL TO MIXED-USE**Project Cost:** 0**Number of Bathrooms:** 0.0**Number of Bedroom:** 0**Number of Garage Bays:** 0**Number of Stories:** 0**Living Area SQF:** 0**Garage Area SQF:** 0**Total SQF:** 0**Parcel Address:** 7710 IOWA COLONY BLVD**Status:** Pending**Assigned To:****Property**

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
02810004000	7710 COUNTY ROAD 48	ABST - 281 Tract - 58	ISSA ABUMUHOR		

Fees

Fee	Description	Notes	Amount
ZONING CHANGE OVER 1 ACRE			\$2,000.00
		Total	\$2,000.00

Attached Letters

Date	Letter	Description
04/29/2025	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/29/2025	ABUMUHOR RANCH LLC		[REDACTED]	Rachel Patterson	\$2,000.00
				Outstanding Balance	\$0.00



CITY OF IOWA COLONY

Item 3.

Permit #: 6277

Permit Type:

Address: 7710 COUNTY ROAD 48

City: IOWA COLONY

State: TX

Zip: 77583

Owner: ISSA ABUMUHOR

Owner Address: 7710 IOWA COLONY BLVD

Owner City: IOWA COLONY

Owner State: TX

Owner Zip: 77583-3814

Owner Phone:

Owner Email:

Receipt #: 9541

Date: 04/29/2025

Paid By: ABUMUHOR RANCH LLC

Description:

Payment Type: Check

Payment Type Description: CHECK

Accepted By: Rachel Patterson

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
ZONING CHANGE OVER 1 ACRE	Building		0.00	2,000.00	2,000.00
				Total:	\$2,000.00

Form A
City of Iowa Colony

"Where We Make It Happen"

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

Name/Address Abumuhar Ranch LLC 770 CR 48 Rosham TX 77583
 Individual/Company/Corporation

Description of Amendment Proposed Change zoning from Residential to Multi use

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; n/a - Properties Adjacent are already zoned Mixed-use

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: [Signature]

Form approved: July 20, 2009

April 29, 2025

Application for amendment of zoning

7710 CR 48, Rosharon, Texas 77583

Currently zoned as residential

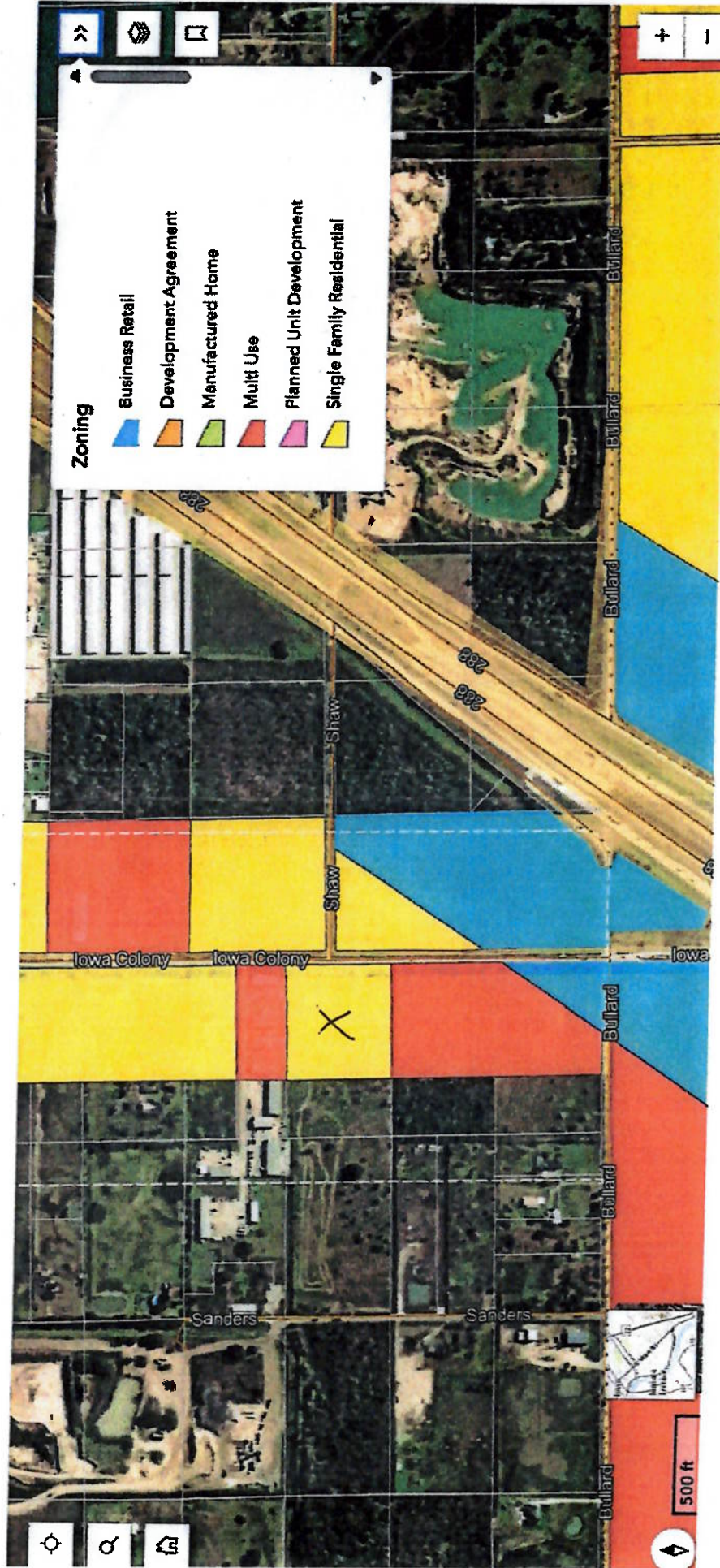
Proposed change to mixed use zoning

Property within .25 miles of new 288 interchange at CR 48

Proposed change requested to prepare for future activity on the property, yet to be determined.

Proposed change requested to increase the desirability for potential property purchasers.

Iowa Colony Public Web Map



X = Property as 7710 OR 48, Rosham, TX 77583
Change from Residential to mix-use zoning.

METES AND BOUNDS DESCRIPTION OF 19.8192 ACRES

A TRACT OR PARCEL OF LAND CONTAINING 19.8192 ACRES BEING THAT SO CALLED 20.00 ACRE TRACT AND BEING LOTS 48 AND 58 OF EMIGRATION LAND COMPANY SUBDIVISION, SECTION 67 RECORDED IN VOLUME 2, PAGE 81 OF THE PLAT RECORDS OF BRAZORIA COUNTY IN THE H. T. AND B. RAILROAD COMPANY SURVEY, ABSTRACT 281 IN BRAZORIA COUNTY, TEXAS, SAID 19.8192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 3/8 inch iron rod set with cap marking the Southeast corner of the herein described tract being in the Westerly right-of-way line of County Road No. 48 (70 ft. right-of-way) whence a 5/8 inch iron rod found bears North 84 degrees 51 minutes 57 seconds West-0.65 ft.;

THENCE South 87 degrees 12 minutes 42 seconds West with the Southerly boundary line of the herein described tract a distance of 1704.45 ft. to a 3/8 inch iron rod set with cap marking the Southwest corner of the herein described tract being in the East right-of-way line of Sanders Road (40 ft. right-of-way) whence a 3/4 inch iron pipe found bears South 30 degrees 22 minutes 34 seconds West-1.04 ft.;

THENCE North 02 degrees 46 minutes 23 seconds West with the Easterly right-of-way line of said Sanders Road a distance of 506.50 ft. to a 3/8 inch iron rod set with cap marking the Northwest corner of the herein described tract;

THENCE North 87 degrees 12 minutes 42 seconds East with the Northerly boundary line of the herein described tract a distance of 1704.53 ft. to a 3/8 inch iron rod set with cap at the Northeast corner of the herein described tract being in the West right-of-way line of said County Road No. 48;

THENCE South 02 degrees 45 minutes 49 seconds East with the Westerly right-of-way line of said County Road No. 48 a distance of 506.50 ft. to the PLACE OF BEGINNING and containing 19.8192 acres of land.

Monday, May 19, 2025

Mayor Wil Kennedy
c/o City Council
City of Iowa Colony
3144 Meridiana Parkway
Iowa Colony, TX 77553

Re: Abumchor Ranch LLC
Application for Amendment to the Official Zoning District Map
19.8192 acres of land of being Lots 48 and 58 of Emigration Land Company Subdivision
BCAD PID No. 167255
Letter of Recommendation to Approve the Zoning Amendment Application

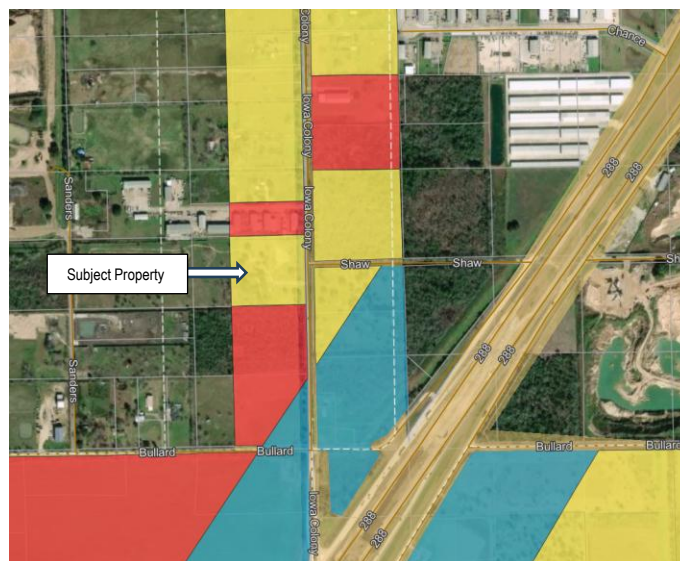
Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Application for Amendment to the Official Zoning District Map from Abumuhor Living Trust to rezone approximately +/-19.8192 acres on Iowa Colony Blvd. (FCR 48) (Lots 48&58).

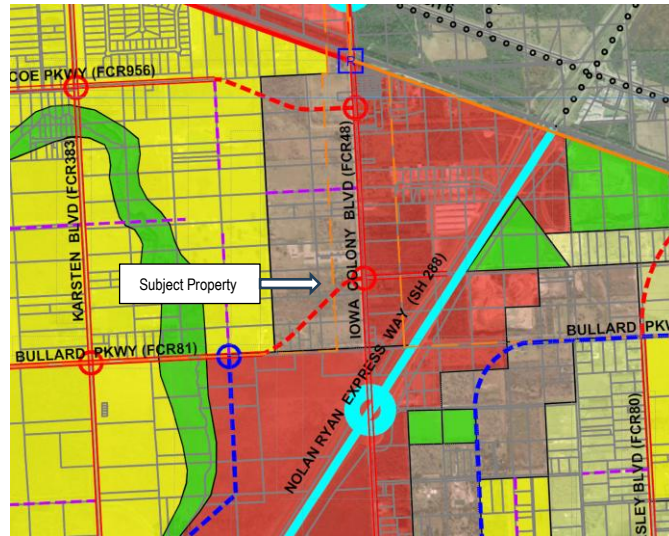
The applicant is requesting to rezone the approximately 20-acre tract, Property ID No. 167255. The property is currently zoned Single Family Residential District and seeking to change zoning to Mixed Use District (MUD). The Applicant has not provided a proposed use for this site.

Based on our review of the application and supporting documents, the proposed zoning change request is consistent with the City of Iowa Colony Comprehensive Plan adopted in June 2020.

The tract is located between two tracts to the north and south that is currently zoned MUD.



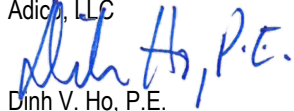
Mixed Use District should be located in the Medium to High Density Land Use as outlined in the Comprehensive Plan.



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

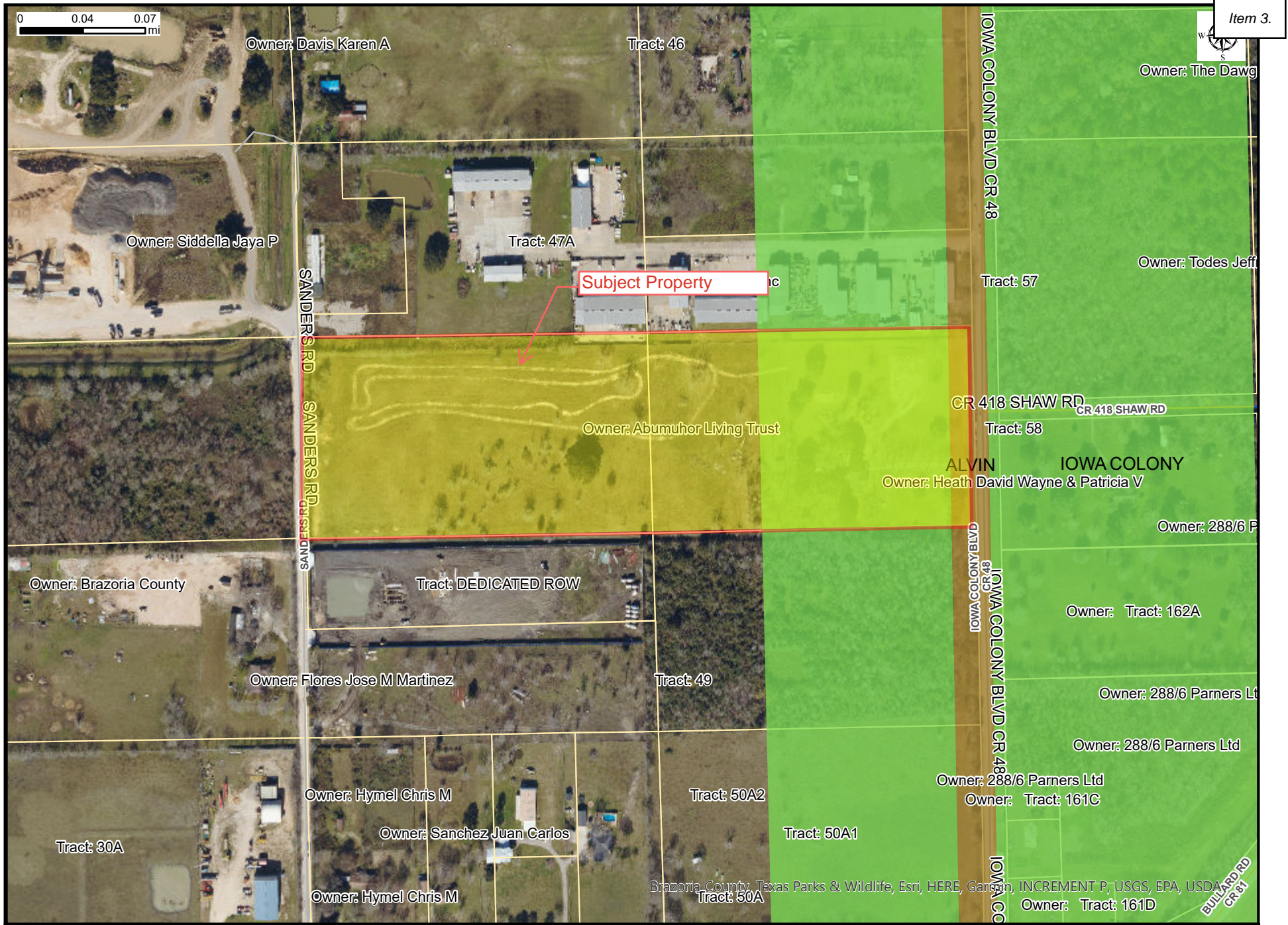
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Natasha Brooks-Anderson, COIC
File: 710-25-002-014



Item 3.



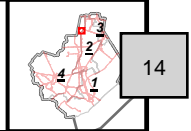
Brazoria County
Engineering
Date Printed:
May 18, 2025

Legend

ESD 4	County Roads	Private Street	BROOKSIDE VILLAGE ETJ	IOWA COLONY ETJ	PEARLAND ETJ	BROOKSIDE VILLAGE	IOWA COLONY	PEARLAND
State Hwys	City Street	ALVIN ETJ	HILLCREST VILLAGE ETJ	MANVEL ETJ	ALVIN	HILLCREST VILLAGE	MANVEL	

NOTE: This map has been generated for the convenience of the public. It is not intended to be an official depiction of the exact location or extent of any feature shown hereon. Any data depicted, such as a boundary line or an elevation, is for visual reference only and does not exclude obtaining official permits, surveys, or elevation certificates, when required.

City Limits ANGLETON



Brazoria CAD Property Search

Item 3.

Property Details

Account		
Property ID:	167255	Geographic ID: 0281-0004-000
Type:	R	Zoning: 3/19/2025 PPP
Property Use:		
Location		
Situs Address:	7710 IOWA COLONY BLVD TX 77583	
Map ID:		Mapsco:
Legal Description:	A0281 H T & B R R, TRACT 48-58, ACRES 20.000	
Abstract/Subdivision:	A0281	
Neighborhood:	(CIC) CITY OF IOWA COLONY	
Owner		
Owner ID:	1099782	
Name:	ABUMUHOR LIVING TRUST	
Agent:		
Mailing Address:	ABUMUHOR ISSA GEORGE & SHARON A 3135 HEREFORD CIR MANVEL, TX 77578-3273	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$260,170 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$660,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$920,170 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$36,802 (-)

Appraised Value: 🔒	\$0	Item 3.
Ag Use Value:		\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📌 Property Taxing Jurisdiction

Owner: ABUMUHOR LIVING TRUST **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$920,170	\$883,368	\$0.00	
CIC	CITY OF IOWA COLONY	0.519209	\$920,170	\$430,342	\$2,234.37	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.113276	\$920,170	\$883,368	\$1,000.64	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.077459	\$920,170	\$883,368	\$684.25	
GBC	BRAZORIA COUNTY	0.261625	\$920,170	\$883,368	\$2,311.11	
JAL	ALVIN COMMUNITY COLLEGE	0.155988	\$920,170	\$883,368	\$1,377.95	
RDB	ROAD & BRIDGE FUND	0.041921	\$920,170	\$883,368	\$370.32	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.170000	\$920,170	\$883,368	\$10,335.41	

Total Tax Rate: 2.339478

Estimated Taxes With Exemptions: \$18,314.05

Estimated Taxes Without Exemptions: \$21,527.16

METES AND BOUNDS DESCRIPTION OF 19.8192 ACRES

A TRACT OR PARCEL OF LAND CONTAINING 19.8192 ACRES BEING THAT SO CALLED 20.00 ACRE TRACT AND BEING LOTS 48 AND 58 OF EMIGRATION LAND COMPANY SUBDIVISION, SECTION 67 RECORDED IN VOLUME 2, PAGE 81 OF THE PLAT RECORDS OF BRAZORIA COUNTY IN THE H. T. AND B. RAILROAD COMPANY SURVEY, ABSTRACT 281 IN BRAZORIA COUNTY, TEXAS, SAID 19.8192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

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Permit #: 6370

Permit Date: 05/19/25

Permit Type:

Permit Type: Variance Request

Residential or Commercial:

Flood Plain:

Owner Name: ALVIN ISD

Address: SCHOOL TRANSPARENCY VARIANCE CR 81 & CR 383

City, State, ZIP: IOWA COLONY TX 77583

Owner Phone Number: 281-245-2459

Applicant Email:

Description: TRANSPARENCY VARIANCE FOR SCHOOL

Project Cost: 0

Number of Bathrooms: 0.0

Number of Bedroom: 0

Number of Garage Bays: 0

Number of Stories: 0

Living Area SQF: 0

Garage Area SQF: 0

Total SQF: 0

Parcel Address: SCHOOL TRANSPARENCY VARIANCE CR 81 & CR 383

Status: Pending

Assigned To:

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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Fees

Fee	Description	Notes	Amount
VARIANCE REQUESTS			\$1,000.00
		Total	\$1,000.00

Attached Letters

Date	Letter	Description
05/19/2025	Web Form - New Home Permits Application	

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
05/20/2025	Mark E Jackson	1255522			\$1,000.00
				Outstanding Balance	\$0.00

Uploaded Files

Date	File Name
05/19/2025	25998915- ColC Variance Request - Alvin ISD Elementary School 23.pdf



CITY OF IOWA COLONY

Item 4.

Permit #: 6370

Permit Type:

Address:

City:

State:

Zip:

Owner:

Owner Address:

Owner City:

Owner State:

Owner Zip:

Owner Phone:

Owner Email:

Receipt #: 9801

Date: 05/20/2025

Paid By: Mark E Jackson

Description: 1255522

Payment Type: IBX CC

Payment Type Description:

Accepted By:

Fees Paid

Fee Name	Fee Type	Description	Factor	Total Fee Amount	Amount Paid
VARIANCE REQUESTS	City Planning		0.00	1,000.00	1,000.00
				Total:	\$1,000.00



APPLICATION FOR VARIANCE REQUEST or APPEAL

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

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.iowacolonytx.gov 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 X UDC ZONING ORDINANCE SIGN ORDINANCE APPEAL

APPLICANT INFORMATION:

Name of Applicant:	Mark Jackson, Stantec Architects		
Address of Applicant:	910 Louisiana Street, Suite 2600	Phone:	713-504-8776
	Houston, TX 77002	Email:	[REDACTED]
Name of Owner:	Bill VanWagner, Alvin ISD		
Address of Owner:	2200 Stapp Maxwell, Building A	Phone:	281-245-2459
	Alvin, TX 77511	Email:	[REDACTED]

PROPERTY INFORMATION:

Address of Subject Property: (no address yet) County Road 383 & CR 81 Iowa Colony, TX 77583 (corner of Karsten and White Gold)

Legal Description of Subject Property: A0516 H T & B R R TRACT 5A1-5B-6-7A-7B ACRES 55.926

Brazoria County Tax No(s): 698961

Current Zoning: PUD Water and Sanitary Serviced by: Brazoria County MUD 31

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0110 H

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:	<u>Building Transparency</u>
Request and reason:	<u>The UDC requires 65% of the building to be transparent. This is not achievable for a school for the following reasons:</u>
	<u>School safety & limiting glass especially on the public non-secure sides, classrooms need more wall space on the interior.</u>
List Ordinance or Code:	<u>Building Setback</u>
Request and reason:	<u>A school needs to be set back farther for the following reasons: Safety buffer from roads, necessary parking at the entry points,</u>
	<u>and safe vehicle stacking space for parents and buses.</u>

List of supplemental documentation provided: See attached drawings.

Planning Commission Date Requested: As soon as possible

City Council Date Requested: As soon as possible

Requestor Signature or Owner and Date: 

FOR CITY USE ONLY: Application Received By: _____

Date Received: _____

Planning Commission Date: _____

Fee Received: _____

City Council Date: _____

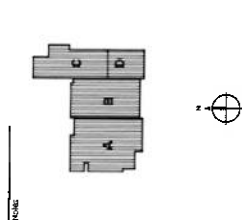
Notifications Required: ☐ Published Notice ☐ Public Hearing

Date Approved or Denied: _____

☐ Posting on Property (applicant responsibility) ☐ Personal Notice

Project No.: _____

☐ Written Notice of Decision



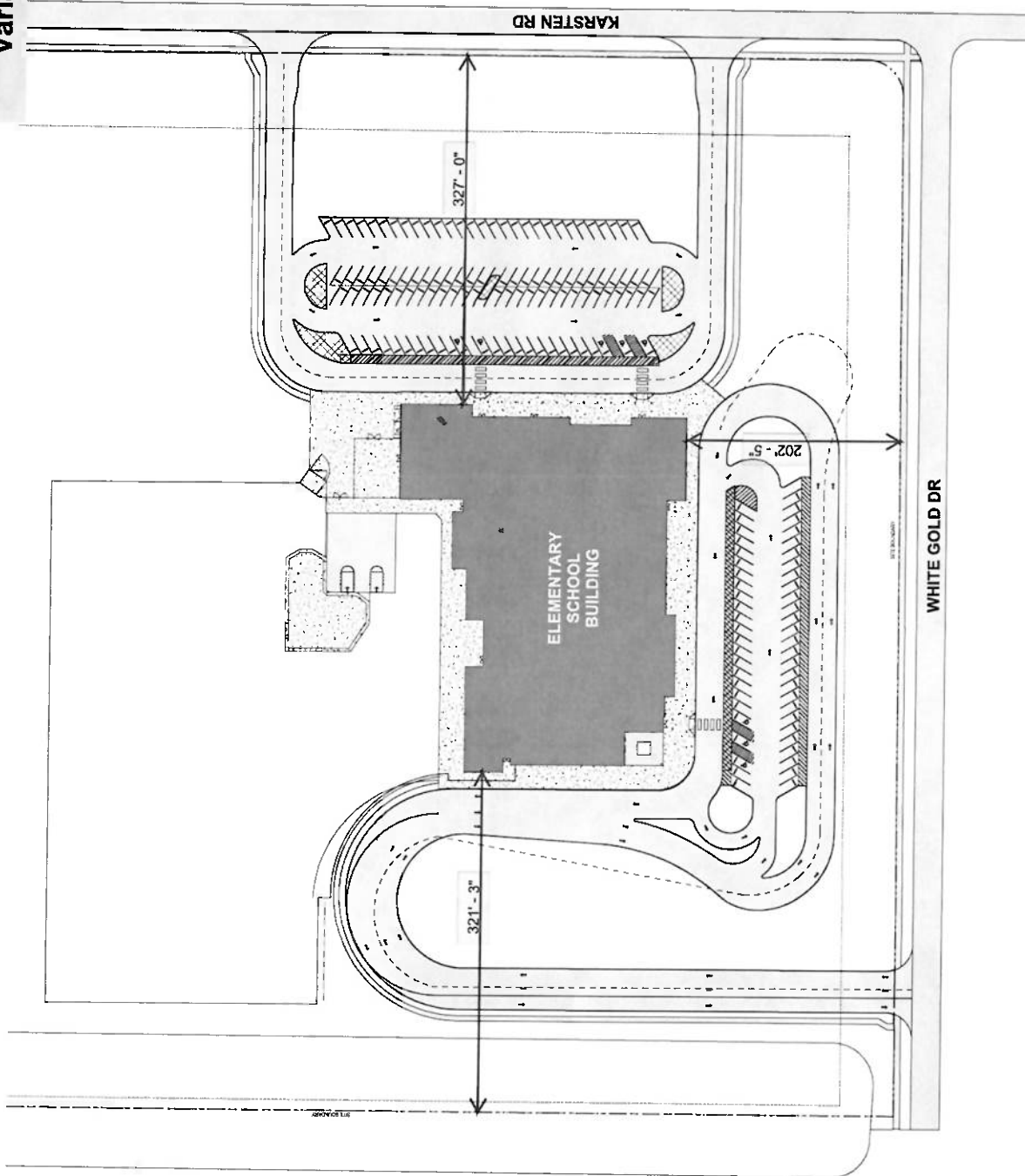
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10/11/88	10:00	1000	1000	1000	1000
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12/30/88	10:00	1000	1000	1000	1000
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**NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION**

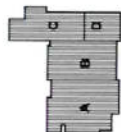


ALVIN ISD
Bemetary School No 23
2727 White Gold Drive
Saskatoon, Saskatchewan S7N 3J6
Saskatoon, Saskatchewan S7N 3J6

Project No. 21007 269	Scale 1" = 40'-0"	Item 4
Revision	Drawing No. ASV	



A1 **OVERALL SITE PLAN - VARIANCE**
ASV01 1" = 40'-0"

[illegible]

**NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION**



ALVIN TSO

Elementary School No 23

2727 White Gold Drive
Rosharon, Texas 77563

OVERALL EXTERIOR ELEVATIONS -
VARIANCE

Project No.	21-000-269
Grade	As indicated

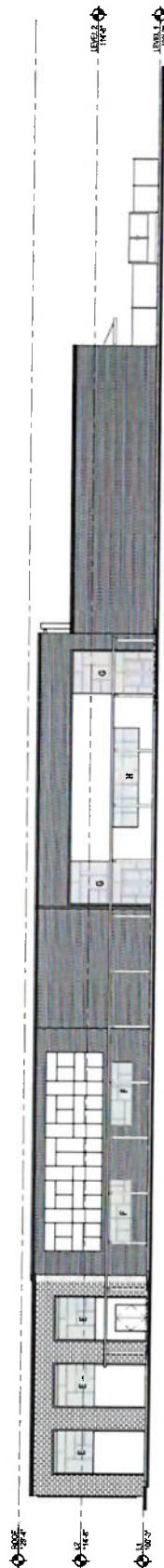
Item 4.

A20

OVERALL SOUTH ELEVATION AREA (SF)			HEIGHT (IN)		COUNT		AREA (SQ)	
PENETRATIONS			LENGTH (IN)					
A	162			400.5	1	486.56		
B	72			72	9	324.00		
C	108			108	12	360.00		
D	120			264	1	264.00		
TOTAL PENETRATION AREA (SF)					1980		1300.25	
%			% OF SOUTH ELEVATION		19.80			

OVERALL SOUTH ELEVATION AREA (SF)			HEIGHT (IN)		COUNT		AREA (SQ)	
PENETRATIONS			LENGTH (IN)					
E	120			156	3	260.00		
F	168			63	2	156.00		
G	138			227	2	573.00		
H	262			72	1	144.00		
TOTAL PENETRATION AREA (SF)					1060		1133.00	
%			% OF SOUTH ELEVATION		10.60			

C1 FENESTRATION AREAS



B1 OVERALL EAST ELEVATION



A1 OVERALL SOUTH ELEVATION

Staff Report

Agenda Date: June 27, 2025
Agenda Item: Variance Request Alvin ISD for transparency Corner of Karsten Blvd. and White Gold

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

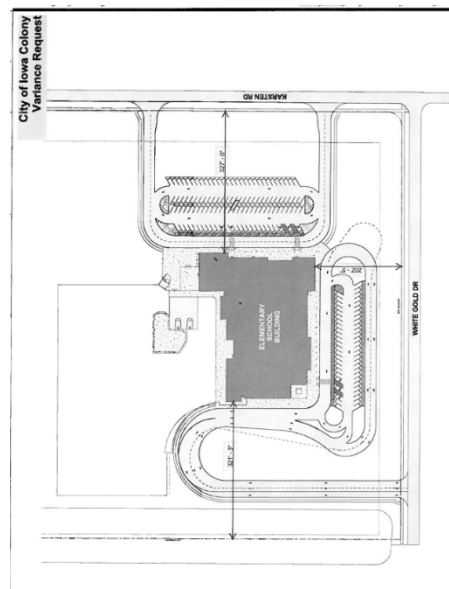
Building Official: Albert Cantu

SUMMARY

This request was made by Mark Jackson with Santec Architect 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 NW corner of Karsten Blvd. and White Gold. New construction of an Elementary School.

- 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.

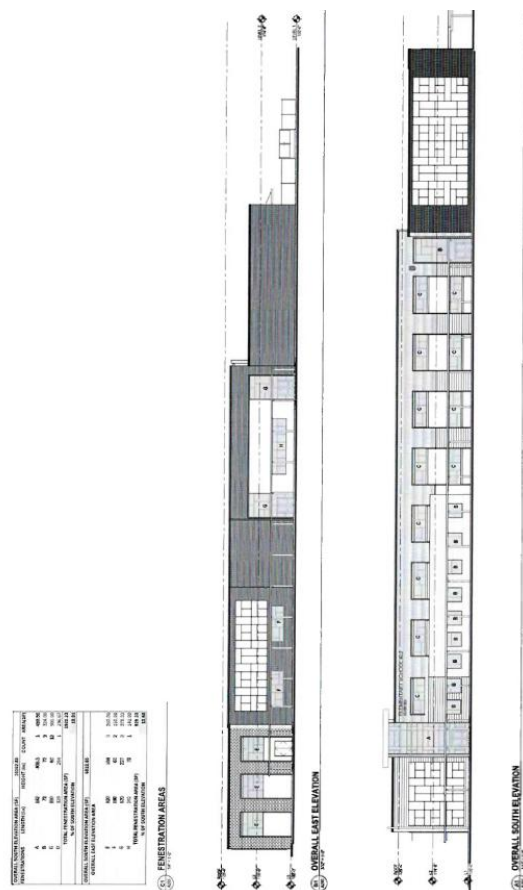


Variance Request:

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

In regard to the variance request at AISD Elementary School located at Karsten Blvd and White Oak we are requesting the transparency requirement of sixty-five (65%) as required by the UDC Section 3.5.3.12 Storefronts reduced for school safety and limited glass on the public non-secured side of the building. Classrooms need more wall space on the interior.

City of Iowa Colony
Variance Request



RECOMMENDATION

Staff recommend that they be granted the variance due to the safety of the students and limited wall space as indicated on the variance application.

Albert Cantu

Albert Cantu, Building Official

MEMORANDUM

Date: June 25, 2025
To: Planning and Zoning Members
From: Dinh V. Ho, P.E.
RE: Alvin ISD No. 23_ Variance for Building Line Setback
Staff's Summary and Recommendations
CC: Mayor Wil Kennedy, Natasha Brooks, Kayleen Rosser

Alvin ISD is proposing to develop a new Elementary School located at the northwest corner of Karsten Blvd. and White Gold Dr. within the Canterra Creek Subdivision.

Stantec Architects, on behalf of Alvin ISD, submitted a variance to the Unified Development Code (UDC) Section 3.5.3.1. Setback, Driveways, Sidewalks, and Parking for Commercial/Retail/Office/Industrial Use Buildings.

The variance request is to remove the requirements for front build to line as required by Section 3.5.3.1.(a)(4).

If both (i) property frontage is on a designated major arterial; and (ii) either (a) the tract size is two (2) acres or larger or (b) the proposed building size is greater than twenty-five thousand (25,000) square feet of Gross Leasable Area (GLA); then the front wall of the building shall be located on a build-to building setback line of seventy-one (71) feet from the ultimate right-of-way line of the street along the front of the property.

The applicant reasoning is as follow:

The school needs to be set back farther to provide a safety buffer from the roads, necessary parking at the entry points, and safe vehicle stacking spaces for parents and buses.

City staff recommend approval of the variance based on the following:

- The variance supports a critical public use, specifically for an education services to the community.
- The allowance for removal of the build to line provides additional buffers and parking areas unique to a school site.
- Building lines shall be subject to the Subdivision Ordinance:
 - Required front yard: Twenty-five feet (25')
 - 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
 - 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').

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | WWW.IOWACOLONYTX.GOV

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

Name of Applicant: Mark Jackson, Stantec Architects

Address of Applicant: 910 Louisiana Street, Suite 2600

Houston, TX 77002

Phone: 713-504-8776

Email:

Name of Owner: Bill VanWagner, Alvin ISD

Address of Owner: 2200 Stapp Maxwell, Building A

Phone: 281-245-2459

Email:

Address of Subject Property: (no address yet) County Road 383 & CR 81 Iowa Colony, TX 77583 (corner of Karsten and White Gold)

Legal Description of Subject Property: A0516 H T & B R R TRACT 5A1-5B-6-7A-7B ACRES 55.926

Brazoria County Tax No(s): 698961

Current Zoning: PUD

Water and Sanitary Serviced by: Brazoria County MUD 31

Street Frontage Type (Circle One): Private or Public

FIRM Map Panel Number: 48039C0110 H

List Ordinance or Code: Building Transparency

Request and reason: The UDC requires 65% of the building to be transparent. This is not achievable for a school for the following reasons:

School safety & limiting glass especially on the public non-secure sides, classrooms need more wall space on the interior.

List Ordinance or Code: Building Setback

Request and reason: A school needs to be set back farther for the following reasons: Safety buffer from roads, necessary parking at the entry points, and safe vehicle stacking space for parents and buses.

List of supplemental documentation provided: See attached drawings.

Planning Commission Date Requested: As soon as possible

City Council Date Requested: As soon as possible

Requestor Signature or Owner and Date:

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

Project No.:

☐ Written Notice of Decision



Stantec Architecture Inc.
1400 Stantec Centre Drive
Burlington, IL 61702-4714
Tel: 312.580.0200 www.stantec.com

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Consultant
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____
E-mail: _____



Revision	By	Date	Approved

Formal Seal

**NOT FOR REGULATORY
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CONSTRUCTION**
UNLESS INDICATED OTHERWISE



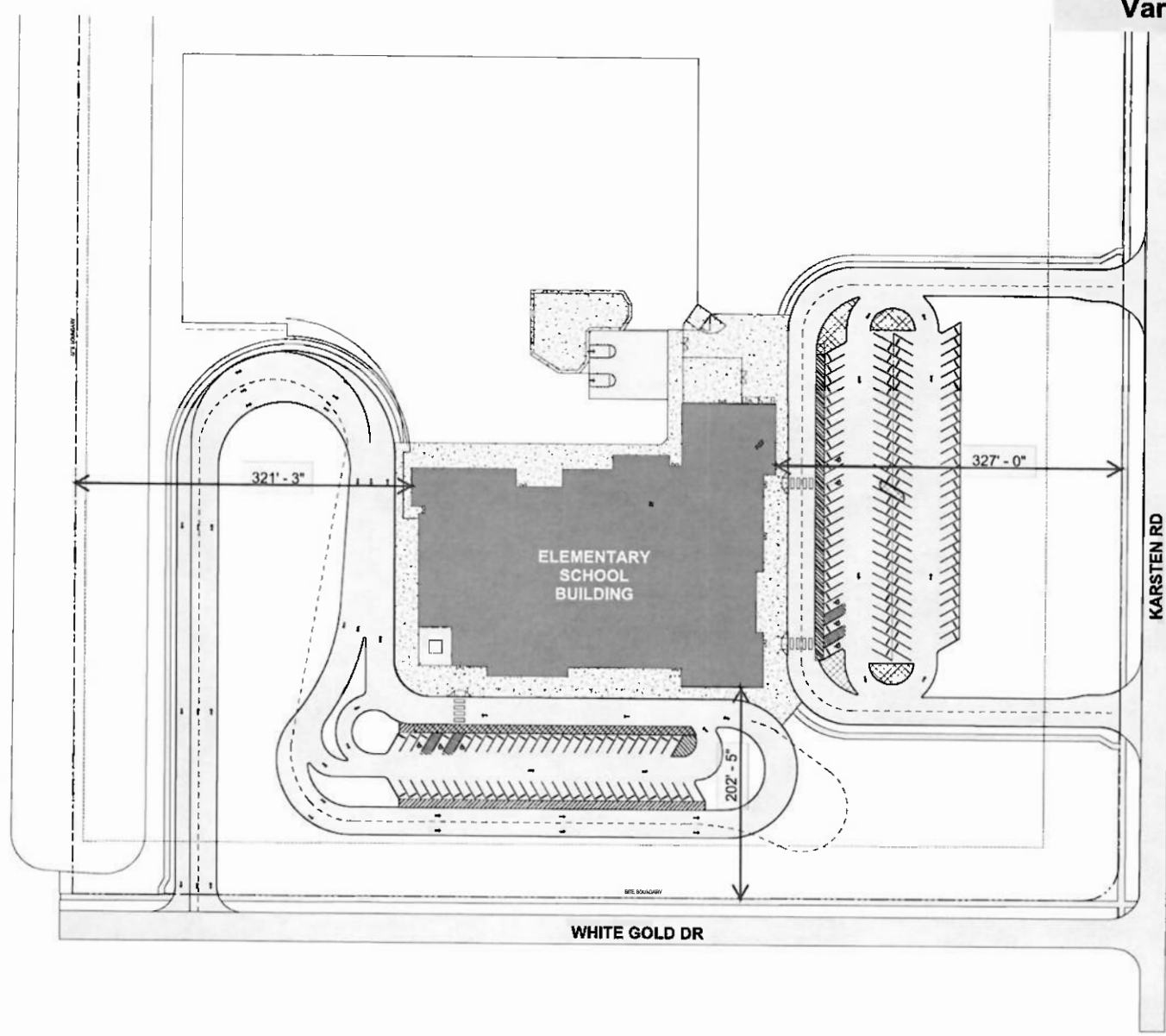
Client/Project
ALVIN USD

Elementary School No 23
2720 White Gold Drive
Batherton, IL 61731-7736
Site
**ARCHITECTURAL SITE PLAN -
VARIANCE**

Project No. 214027-007
Scale 1" = 40'-0"
Drawing No. _____
Revision _____

ASV

City of Iowa Colony Variance Request



A1 OVERALL SITE PLAN - VARIANCE
1" = 40'-0"

City of Iowa Colony Variance Request

Splinter Architecture Inc.
916 Louisiana Street Suite 2600
Houston, TX 77002-4916
Tel: 713 528-5700 • www.splinter.com

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for any purpose other than legal or official use. (Not to be sold)

OVERALL SOUTH ELEVATION AREA (SF)		10102.88	
PENETRATIONS	LENGTH (IN)	HEIGHT (IN)	COUNT AREA (SF)
A	182	406.5	1 459.50
B	72	72	9 324.00
C	100	60	12 900.00
D	100	204	1 284.00
TOTAL PENETRATION AREA (SF)			1822.50
% OF SOUTH ELEVATION			18.12
OVERALL SOUTH ELEVATION AREA (SF)		6822.65	
OVERALL EAST ELEVATION AREA			
E	120	104	3 260.00
F	180	60	2 150.00
G	120	227	2 378.33
H	204	72	1 440.00
TOTAL PENETRATION AREA (SF)			809.33
% OF SOUTH ELEVATION			11.88

C1 FENESTRATION AREAS



B1 OVERALL EAST ELEVATION



A1 OVERALL SOUTH ELEVATION

[illegible]

Formal Test

**NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION**



Client/Project
ALVIN ISD

Elementary School No 23

2727 White Gold Drive
Rosharon, Texas 77583

File
OVERALL EXTERIOR ELEVATIONS -
VARIANCE

Project No.	Scale
21400-269	As Indicated
Revision	Drawing No.

A20a

Friday, June 20, 2025

Abigail Martinez
LJA Engineering, Inc.
3600 W. Sam Houston Pkwy., Ste. 600
Houston, TX 77042

Re: Caldwell Lakes Section 7 Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6445
Adico, LLC Project No. 710-25-002-023

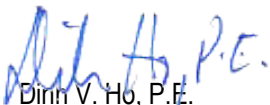
Dear Ms. Martinez:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Caldwell Lakes Section 7 Preliminary Plat received on or about June 20, 2025. 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 plat as resubmitted on June 20, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than June 24, 2025, for consideration at the July 1, 2025, 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: Rachel Patterson
Kayleen Rosser
File: 710-25-002-023

GENERAL NOTES:

1. 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 0.99868724707.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, BRAZORIA COUNTY, TEXAS, COMMUNITY PANEL NO. 48930C0185K DECEMBER 30, 2020 THE PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
- 2.1. 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.
3. T.B.M. INDICATES TEMPORARY BENCHMARK: TBM-171: 5.8 INCH IRON ROD SET.
4. ELEVATION = 59.26', NAVD 88, GEOID 18.
5. THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT LIES IN BRAZORIA COUNTY AND THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 87, AND BRAZORIA DRAINAGE DISTRICT NO. 5.
6. 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.
7. CONTOUR LINES SHOWN HEREON ARE BASED ON THE NGS BENCHMARK E 306 BEING NOTED HEREON.
8. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.
9. 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.
10. DRAINAGE PLANS TO BE PROVIDED PRIOR TO FINAL PLAT SUBMITTAL.
11. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT IS SUBDIVIDED RO RE-SUBDIVIDED IN A RECORD PLAT THE ONE FOR RESERVE SHALL HEREUPON 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.
12. 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 ACRESAGE.
13. ALL STREETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN CRITERIA.
14. ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
15. THIS PLAT IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT APPROVED BY CITY COUNCIL ON MAY 23, 2022 BETWEEN CITY OF IOWA COLONY; 288 COLONY INVESTMENTS, LTD.; 688 COLONY INVESTMENTS, LTD.; AND D.R. HORTON.
16. PER DOCUMENT NUMBER 200902899, THE 54.889 ACRE TRACT CONVEYED TO BAYOU RIFLES, INC. APPEARS TO BE 975-FEET (207 VARAS) WIDE, WHICH WOULD BE SHORT OF THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT. THE TRACT IS FENCED AND OCCUPIED BY BAYOU RIFLES UP TO THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT, BUT SURVEYOR COULD FIND NO EVIDENCE OF A RECORD DOCUMENT CONVEYING THE PORTION OF THE TRACT BETWEEN THE EASTERLY LINE OF THE CALL 54.889 ACRE TRACT AND THE EASTERLY LINE OF THE CANCELLED A.B. LANGERMANN PATENT.
17. FURTHER OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENT SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNED WITH AERIAL EASEMENTS (I.U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.
18. FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 (I.U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY EACH AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

LEGEND

- RES. INDICATES RESERVE
B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
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

A PRELIMINARY PLAT OF

CALDWELL LAKES SECTION 7

ENGINEER:

±81.7 ACRES
146 LOTS (60' x 120' TYP.) AND
18 RESTRICTED RESERVES IN 5 BLOCKS

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

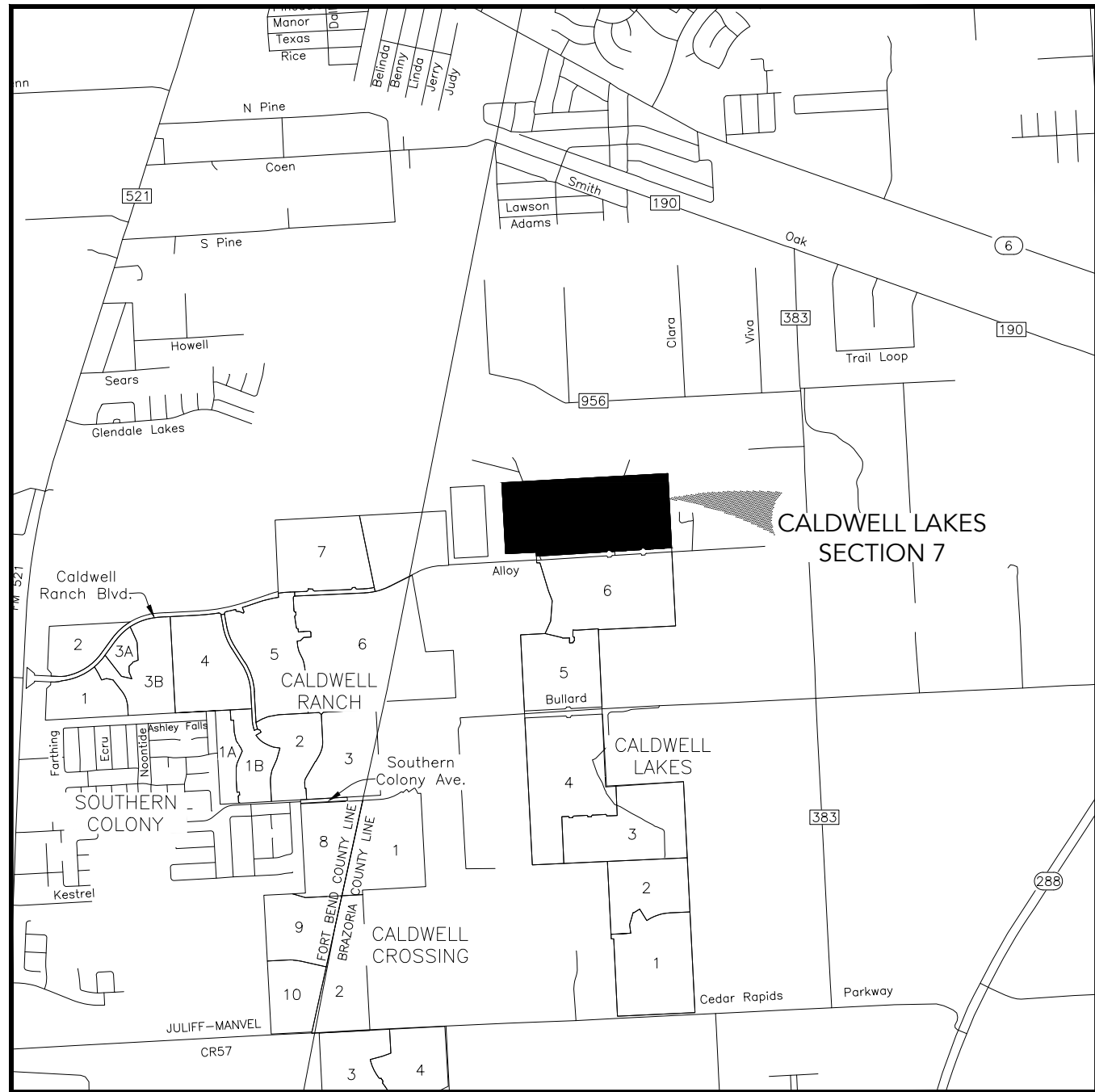
OWNER:
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TX 77407
281-566-2100

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

PLANNER:
LJA
PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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

NORTH
0 50 100 200
LJA# 1931-33001
PAGE 1 OF 2
06.20.2025



Vicinity Map
1 inch = 1/2 mile

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.036	1,567	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	4.415	192,315	RESTRICTED TO LANDSCAPE/ OPEN SPACE / PARK
C	0.451	19,659	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	3.029	131,932	RESTRICTED TO DRILL SITE
E	0.395	17,210	RESTRICTED TO LANDSCAPE/OPEN SPACE
F	37.735	1,643,722	RESTRICTED TO DETENTION
G	0.129	5,640	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	0.036	1,567	RESTRICTED TO LANDSCAPE/OPEN SPACE
I	0.206	8,958	RESTRICTED TO LANDSCAPE/OPEN SPACE
J	0.050	2,178	RESTRICTED TO LANDSCAPE/OPEN SPACE
K	0.052	2,283	RESTRICTED TO LANDSCAPE/OPEN SPACE
L	0.060	2,600	RESTRICTED TO LANDSCAPE/OPEN SPACE
M	0.207	8,996	RESTRICTED TO PARK
N	0.025	1,090	RESTRICTED TO LANDSCAPE/OPEN SPACE
O	0.029	1,244	RESTRICTED TO LANDSCAPE/OPEN SPACE
P	0.218	9,492	RESTRICTED TO PARK
Q	0.072	3,125	RESTRICTED TO LANDSCAPE/OPEN SPACE
R	0.072	3,125	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	47.217	2,056,704	

CALL 15.987 ACRES
258 COLONY INVESTMENTS, LLC
FILE NO. 2019127945
O.P.R.B.C.

CALL 1.320 ACRES STYLED TRACT V
BAKER PROCESS, INC. FILE NO. 2010007798
O.P.R.B.C.

CALL 10.04 ACRES
STYLED TRACT II
BAKER PROCESS, INC.
FILE NO. 2010007798
O.P.R.B.C.

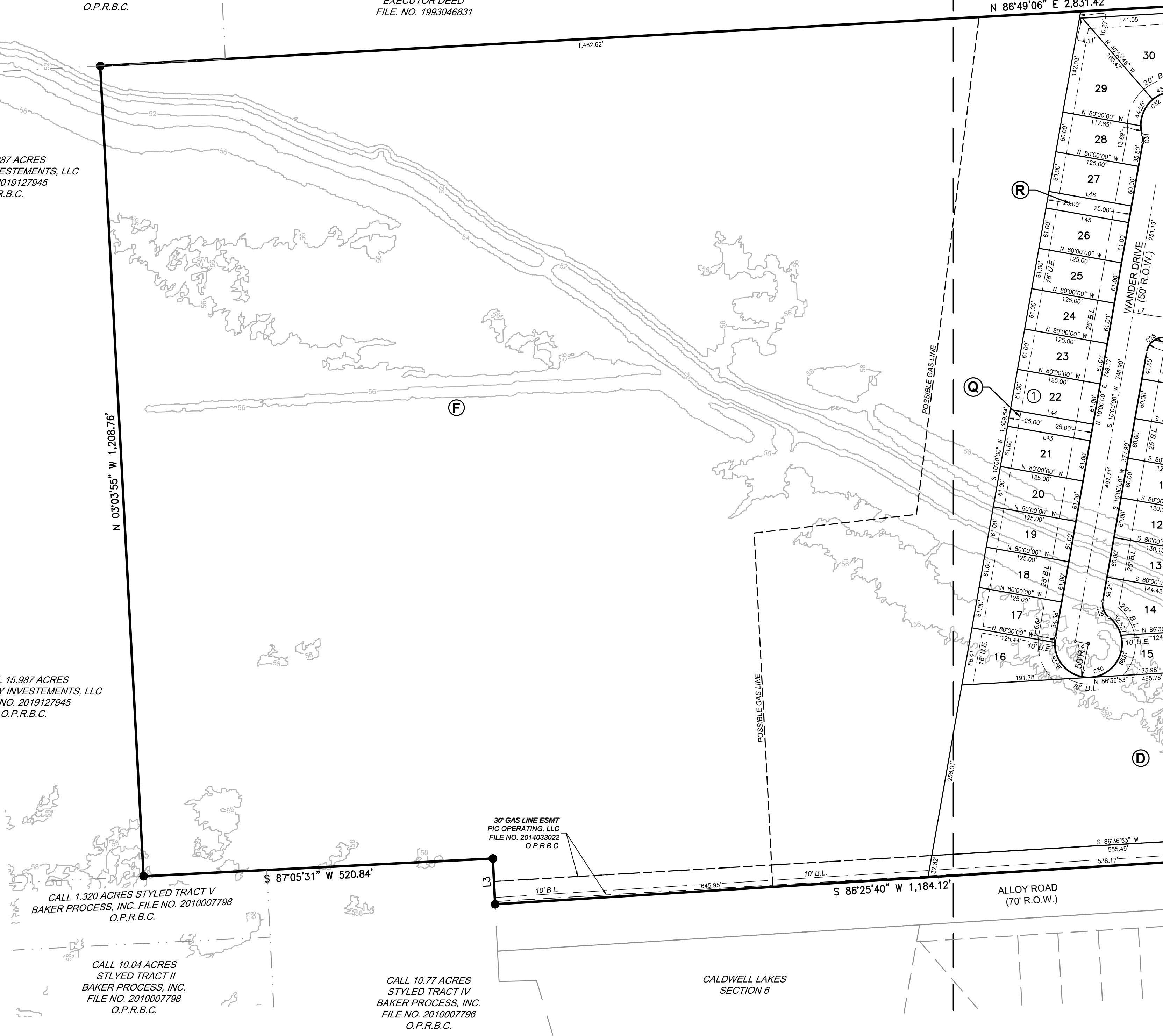
CALL 10.77 ACRES
STYLED TRACT IV
BAKER PROCESS, INC.
FILE NO. 2010007798
O.P.R.B.C.

CALL 26 ACRES
JEAN W. PAYNE TRUST
FILE NO. 1997040600
O.P.R.B.C.

CALL 80 ACRES
JOHN PRICE
VOLUME 287, PAGE 11
O.P.R.B.C.
EXECUTOR DEED
FILE. NO. 1993046831

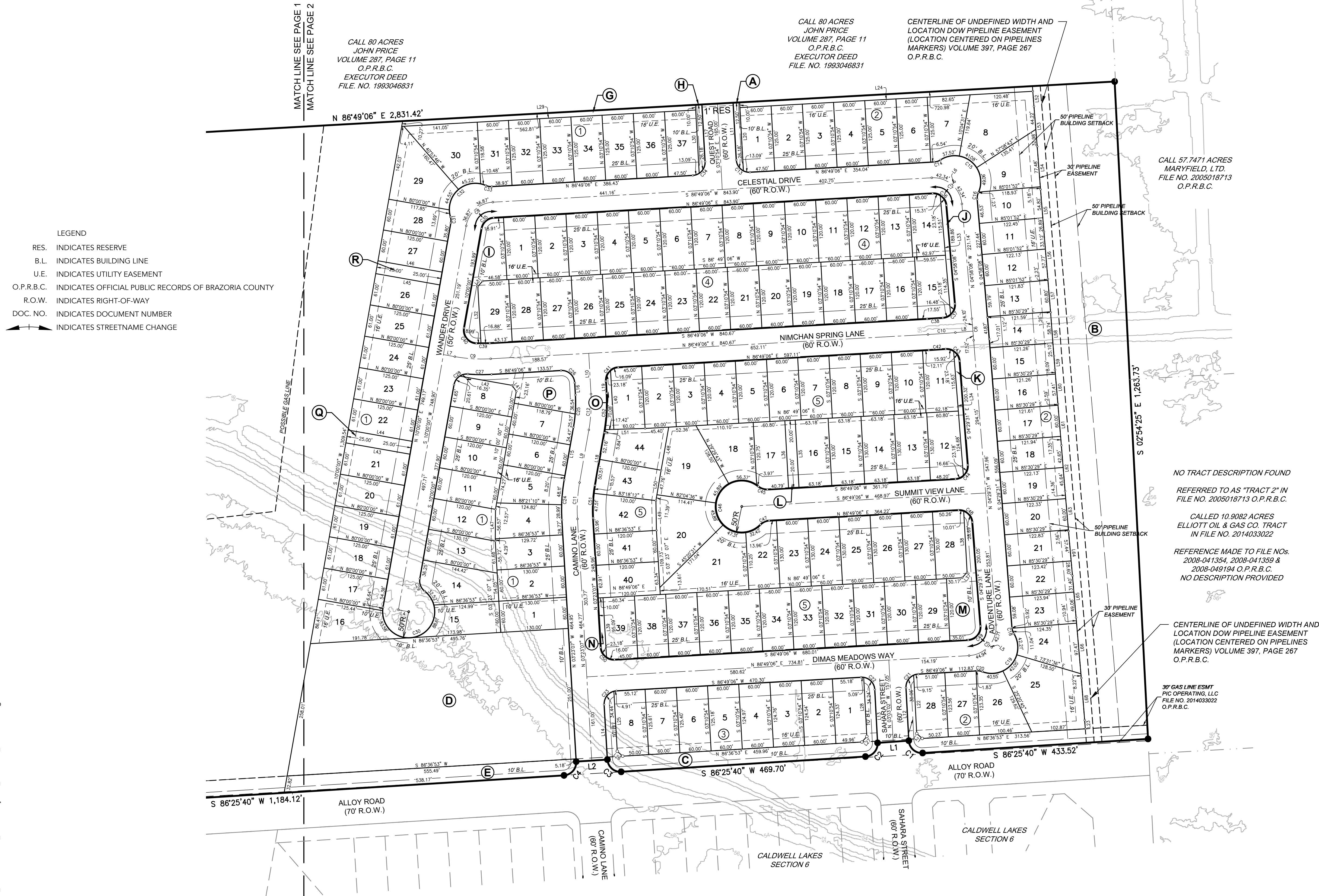
MATCH LINE SEE PAGE 1
MATCH LINE SEE PAGE 2

CALL 80 ACRES
JOHN PRICE
VOLUME 287, PAGE 11
O.P.R.B.C.
EXECUTOR DEED
FILE. NO. 1993046831



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 AFOREMENTIONED ORDINANCE 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.



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 85°59'36" W	60.01'	L36	N 03°10'54" W	130.00'
L2	S 86°16'20" W	60.00'	L37	N 41°49'06" E	14.14'
L3	N 02°54'49" W	68.20'	L38	N 03°10'54" W	118.02'
L4	S 80°00'00" E	20.00'	L39	S 03°23'07" E	115.05'
L5	N 50°00'05" W	5.86'	L40	S 03°10'54" E	113.40'
L6	S 40°55'29" W	7.50'	L41	N 35°00'00" W	14.14'
L7	S 80°00'00" E	22.21'	L42	N 80°00'00" W	101.97'
L8	N 85°18'27" E	33.86'	L43	N 80°00'00" W	125.00'
L9	N 10°00'00" E	102.67'	L44	S 80°00'00" E	125.00'
L10	N 03°10'54" W	78.39'	L45	N 80°00'00" W	125.00'
L11	S 03°10'54" E	110.00'	L46	S 80°00'00" E	125.00'
L12	S 03°03'02" E	101.67'	L47	S 00°24'09" W	60.85'
L13	N 03°03'02" W	102.42'	L48	N 10°00'00" W	84.00'
L14	S 03°23'07" E	105.62'	L49	N 01°04'02" W	57.27'
L15	N 10°00'00" E	102.67'	L50	S 09°45'31" W	59.15'
L16	N 03°10'54" W	23.39'	L51	N 88°20'41" E	77.44'
L17	N 03°10'54" W	110.00'	L52	N 04°23'13" W	29.13'
L18	N 10°00'00" E	102.67'	L53	N 04°36'30" W	77.20'
L19	N 03°10'54" W	23.39'	L54	N 04°25'38" W	82.65'
L20	S 03°10'54" E	131.65'	L55	N 04°38'25" W	81.71'
L21	S 48°13'05" E	14.10'	L56	N 04°40'41" W	90.89'
L22	S 03°03'02" E	112.12'	L57	N 04°44'26" W	64.29'
L23	N 04°21'00" W	16.42'	L58	N 04°20'23" W	83.84'
L24	S 86°49'06" W	563.13'	L59	N 04°31'43" W	26.81'
L25	S 03°10'54" E	115.34'	L60	N 04°49'49" W	68.09'
L26	S 48°17'00" E	14.12'	L61	N 04°48'39" W	77.35'
L27	N 41°46'55" E	14.18'	L62	N 04°36'25" W	88.29'
L28	N 03°03'02" W	113.60'	L63	N 04°57'42" W	76.92'
L29	S 86°49'06" W	565.15'	L64	N 05°03'59" W	86.04'
L30	N 03°10'54" W	131.65'	L65	N 04°54'07" W	80.46'
L31	S 41°49'06" W	14.14'	L66	N 04°55'21" W	116.64'
L32	S 03°10'54" E	109.47'	L68	N 04°33'16" W	81.33'
L33	N 04°58'08" W	229.86'			
L34	N 04°29'31" W	240.32'			
L35	S 03°10'54" E	130.00'			

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°31'17"	39.50'	N 48°18'41" W	35.52'
C2	25.00'	89°28'43"	39.04'	S 41°41'19" W	35.19'
C3	25.00'	90°11'13"	39.35'	N 48°28'43" W	35.41'
C4	25.00'	89°48'47"	39.19'	S 41°31'17" W	35.30'
C5	55.00'	91°18'37"	87.65'	N 41°09'48" E	78.67'
C6	5,000.00'	0°28'37"	41.62'	N 04°43'49" W	41.62'
C7	55.00'	88°12'46"	84.68'	N 49°04'31" W	76.56'
C8	55.00'	76°49'06"	73.74'	S 48°24'33" W	68.34'
C9	300.00'	13°10'54"	69.02'	S 86°35'27" E	68.87'
C10	2,000.00'	1°30'40"	52.74'	N 86°03'46" E	52.74'
C11	300.00'	13°23'07"	70.09'	N 03°18'27" E	69.93'
C12	300.00'	13°10'54"	69.02'	N 03°24'33" E	68.87'
C13	25.00'	90°00'00"	39.27'	S 48°10'54" E	35.36'
C14	25.00'	29°44'21"	12.98'	N 71°56'56" E	12.83'
C15	50.00'	147°41'28"	128.88'	S 49°04'31" E	96.05'
C16	25.00'	29°44'21"	12.98'	S 09°54'03" W	12.83'
C17	5,030.00'	0°28'37"	41.87'	S 04°43'49" E	41.87'
C18	25.00'	76°49'06"	73.74'	S 18°11'35" E	11.84'
C19	50.00'	143°00'52"	124.80'	S 39°36'47" W	94.84'
C20	25.00'	241°18'07"	10.60'	N 81°01'50" W	10.52'
C21	25.00'	89°52'09"	39.21'	S 41°53'02" W	35.31'
C22	25.00'	90°07'51"	39.33'	N 48°06'58" W	35.40'
C23	25.00'	90°12'13"	39.36'	S 41°43'00" W	35.42'
C24	330.00'	13°23'07"	77.09'	N 03°18'27" E	76.92'
C25	270.00'	242°10'56"	211.34'	S 68°54'33" W	85.63'
C26	25.00'	26°52'13"	11.72'	N 03°26'07" W	11.62'
C27	330.00'	7°52'54"	45.39'	N 89°14'27" W	45.36'
C28	25.00'	84°42'00"	36.96'	S 52°21'00" W	33.68'
C29	25.00'	62°10'55"	27.13'	S 21°05'27" E	25.82'
C30	50.00'	242°10'56"	211.34'	S 68°54'33" W	85.63'
C31	25.00'	26°52'13"	11.72'	N 03°26'07" W	11.62'
C32	50.00'	130°33'33"	113.93'	N 48°24'33" E	90.84'
C33	25.00'	26°52'13"	11.72'	S 79°44'47" E	11.62'
C34	25.00'	90°00'00"	39.27'	N 41°49'06" E	35.36'
C35	25.00'	76°49'06"	33.52'	N 48°24'33" E	31.06'
C36	25.00'	88°12'46"	38.49'	S 49°04'31" E	34.80'
C37	25.00'	90°54'18"	39.66'	S 40°29'01" W	35.63'
C38	1,970.00'	0°52'56"	30.33'	S 86°22'38" W	30.33'
C39	270.00'	5°29'23"	25.87'	S 89°33'48" W	25.86'
C40	25.00'	97°41'30"	42.63'	N 38°50'45" W	37.65'
C41	25.00'	90°00'00"	39.27'	N 41°49'06" E	35.36'
C42	2,030.00'	0°55'02"	32.50'	N 86°21'35" E	32.50'
C43	25.00'	89°36'25"	39.10'	S 49°17'43" E	35.23'
C44	25.00'	91°18'37"	39.84'	S 41°09'48" W	35.76'
C45	25.00'	42°50'00"	18.69'	N 71°45'54" W	18.26'
C46	50.00'	265°40'01"	231.84'	S 03°10'54" E	73.33'
C47	25.00'	42°50'00"	18.69'	N 65°24'06" E	18.26'
C48	25.00'	88°41'23"	38.70'	S 48°50'12" E	34.95'
C49	25.00'	91°18'37"	39.84'	S 41°09'48" W	35.76'
C50	25.00'	89°47'47"	39.18'	N 48°17'00" W	35.29'
C51	270.00'	13°23'07"	63.08'	N 03°18'27" E	62.93'
C52	330.00'	13°10'54"	75.92'	N 03°24'33" E	75.75'

A PRELIMINARY PLAT OF

CALDWELL LAKES SECTION 7

ENGINEER:

±81.7 ACRES
146 LOTS (60' x 120' TYP.) AND
18 RESTRICTED RESERVES IN 5 BLOCKS

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

OWNER:

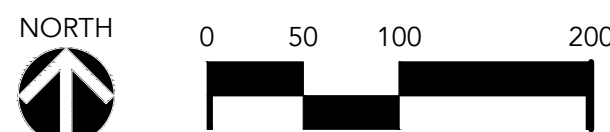
D.R. HORTON
6744 HORTON VISTA DR.
RICHMOND, TEXAS 77407
281-566-2100

PLANNER:



**PLANNING &
LANDSCAPE
ARCHITECTURE**

3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200



LJA# 1931-33001

PAGE 2 OF 2

06.20.2025

Wednesday, June 25, 2025

Merrett Huddleston
Elevation Land Solutions
9709 Lakeside Blvd., Ste. 200
The Woodlands, TX 77381
mhuddleston@elevationlandsolutions.com

Re: Karsten Boulevard North Phase IIIA and Commercial Reserves Preliminary Plat
Letter of Recommendation to Approve
COIC Project No. 6449
Adico, LLC Project No. 710-25-002-024


Dear Ms. Huddleston:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Karsten Boulevard North Phase IIIA and Commercial Reserves Preliminary Plat received on or about June 25, 2025. 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 plat as resubmitted on June 25, 2025. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Thursday, June 26, 2025, for consideration at the July 1, 2025, 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: Rachel Patterson
Kayleen Rosser
File: 710-25-002-024

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	14.14'	760.00'	001°03'57"	14.14'
C2	175.90'	460.00'	021°54'33"	174.83'
C3	19.38'	162.58'	006°49'52"	19.37'
C4	32.00'	20.50'	089°26'33"	28.85'
C5	1,452.36'	11,669.16'	007°07'52"	1451.42'
C6	7.06'	800.00'	000°30'21"	7.06'
C7	496.13'	500.00'	056°51'06"	476.02'
C8	404.03'	500.00'	046°17'54"	393.13'
				N25°55'10"W

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	1,123,762.25	25.80	COMMERCIAL RESERVE
B	31,667.15	0.7270	COMMERCIAL RESERVE
C	83,753.94	1.923	DRAINAGE RESERVE
D	3,950.71	0.0907	DRAINAGE RESERVE
TOTAL	1,243,134.05	28.54	

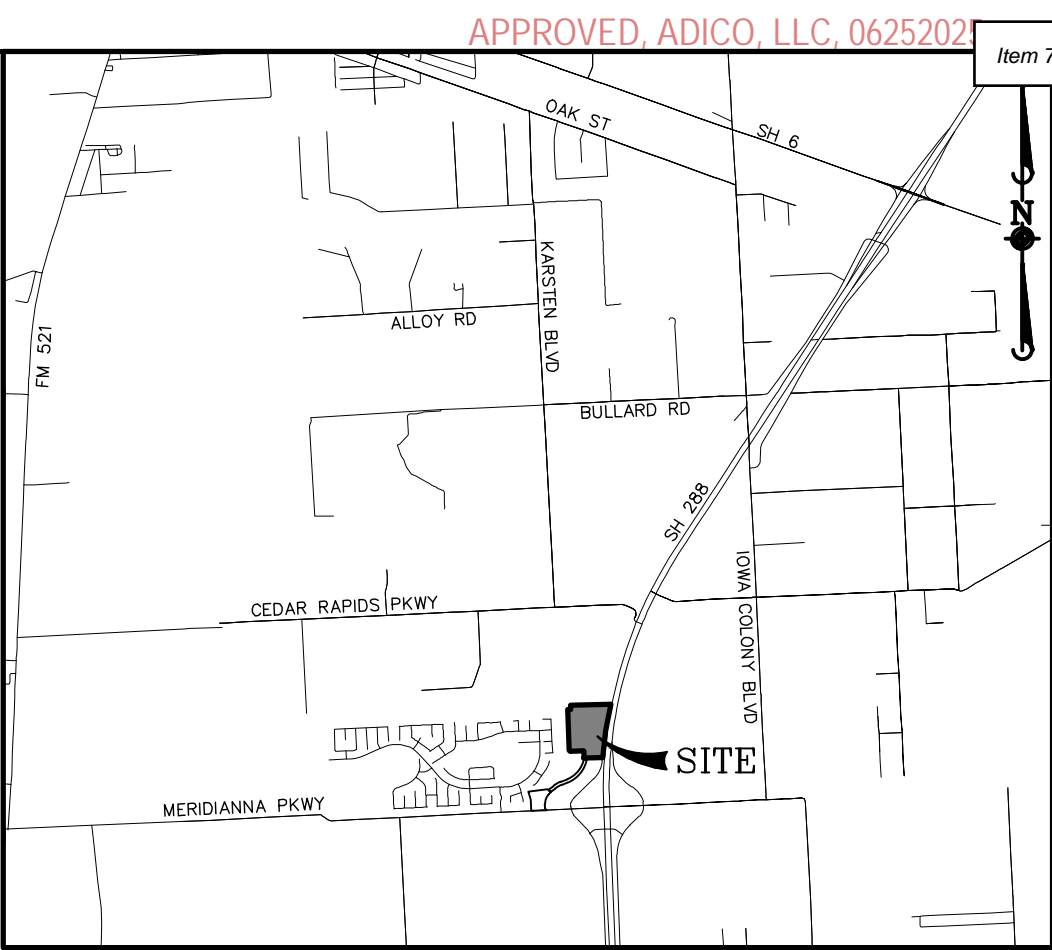
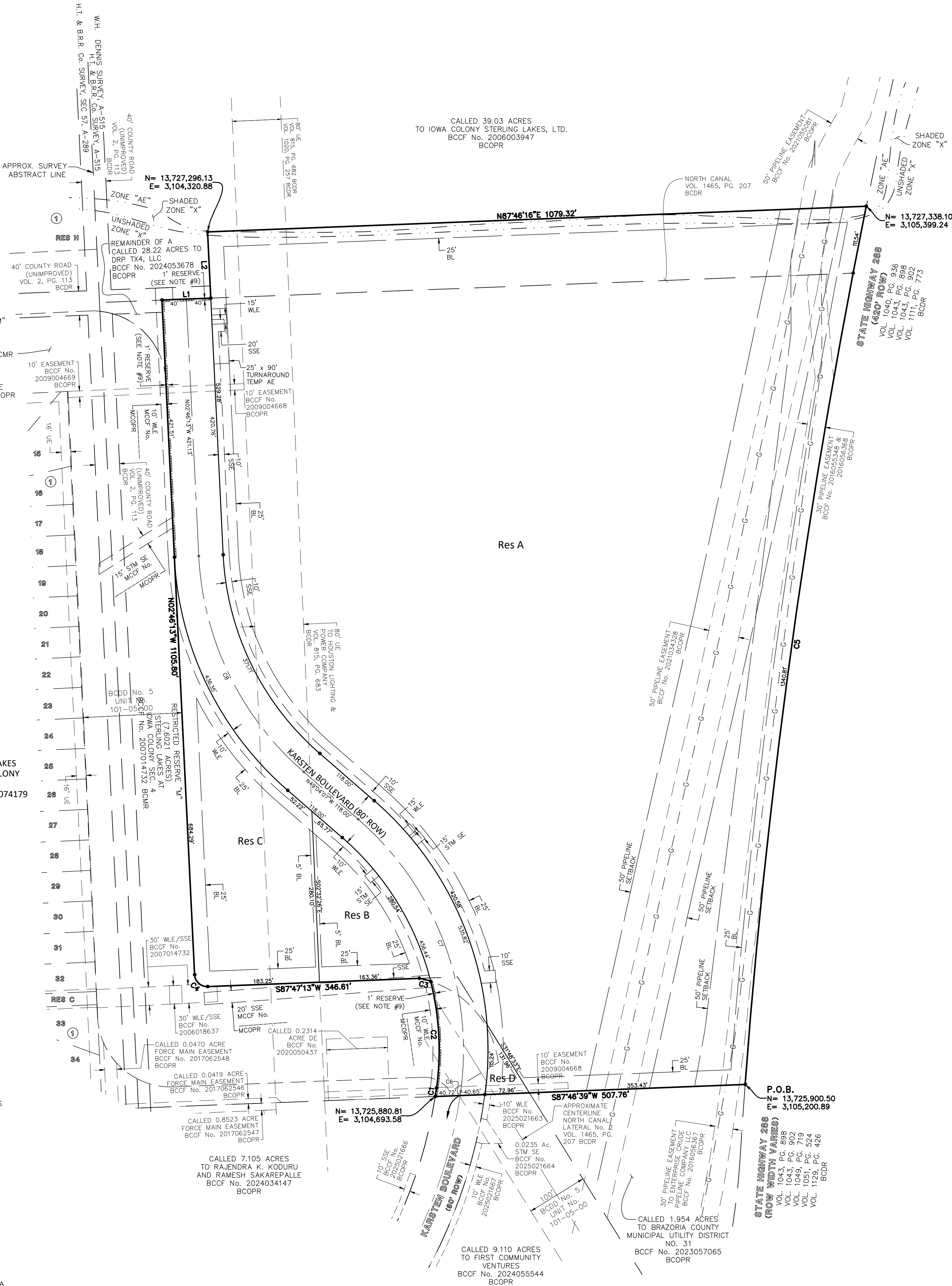
Line Table		
Line #	Length	Direction
L1	80.00'	N87°46'16"E
L2	108.52'	N02°46'13"W

FINAL PLAT NOTES:

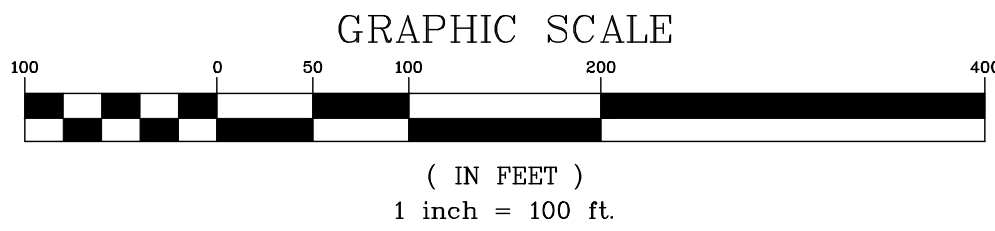
- THE PRELIMINARY PLAT WAS APPROVED BY CITY OF IOWA COLONY ON
- THIS PLAT LIES WITHIN THE BRAZORIA COUNTY M.U.D. NO. 32 BOUNDARY.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED 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.P. 58 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. 48039C010K, DATED DECEMBER 30, 2020.
- ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED 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 RECDATION.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL 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 PIPELINES OR PIPELINE EASEMENTS THROUGH THIS SUBDIVISION AND ARE SHOWN HEREON.
- 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. 32.
- 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.
- 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 TEJAS SIERRA VISTA WEST, LLC.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES

- SLAB ELEVATIONS (FINISHED FLOOR) SHALL BE A MINIMUM OF 12-INCHES ABOVE CROWN OF ROAD AND/OR 24-INCHES ABOVE BASE FLOOD ELEVATION.
- ALL DRAINAGE EASEMENTS SHOWN HEREON SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, 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.
- 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.
- THE PROPERTY IDENTIFIED IN THE FOREGOING PLAT LIES WITH BRAZORIA COUNTY DRAINAGE DISTRICT #5.
- OTHER THAN SHOWN HEREON, THERE ARE NO PIPELINE EASEMENTS OR PIPELINES WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL STORM WATER DRAINAGE PIPES, CULVERTS, TILES OR OTHER (INCLUDING DRIVEWAY CULVERTS) WILL BE MINIMUM 24" I.D. OR EQUAL.
- DEDICATED INGRESS/EGRESS ACCESSSES ARE GRANTED TO BRAZORIA COUNTY DRAINAGE DISTRICT # 5 (SEE DISTRICT RESOLUTION NO 2007-06 & NO 2007-07). ACCESS WILL BE GATED AND LOCKED WITH BRAZORIA COUNTY DRAINAGE DISTRICT # 5S LOCK.
- PROHIBITED USE OF "METAL" PIPE IN STORM WATER/SEWER APPLICATIONS (SEE DISTRICT RESOLUTION NO 2007-08).
- PROHIBITED USE OF "RIP-RAP" IN STORM WATER/SEWER APPLICATIONS (DISTRICT POLICY).
- PIPELINES, UTILITY LINES AND OTHER CROSSING UNDER ANY BRAZORIA COUNTY DRAINAGE DISTRICT #5 DITCH REQUIRE APPROVAL AND PERMITTING PRIOR TO CONSTRUCTION.
- 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.
- 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.
- PROJECT FIELD START-UP WILL START WITHIN 365 CALENDAR DAYS FROM DATE SHOWN HERE, CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED. SEE BRAZORIA COUNTY DRAINAGE CRITERIA MANUAL, SECTION 1, INTRODUCTION; SUB-SECTION 1.5, PLAT AND PLAN APPROVAL PROCESS, AND DRAINAGE ACCEPTANCE PROCEDURES; TIME LIMIT FOR APPROVAL AND BRAZORIA COUNTY DRAINAGE DISTRICT # 5 RESOLUTION 2011-1, ALLOWABLE TIME(S) AND PROCEDURES FOR STARTING-UP APPROVED PROJECTS.



VICINITY MAP
BRAZORIA COUNTY KEY MAP: 692F & 692K
SCALE: 1"=500'



ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE EASEMENT
PAE=	PRIVATE ACCESS EASEMENT
PUE=	PUBLIC UTILITY EASEMENT
SSE=	SANITARY SEWER EASEMENT
STM SE=	STORM SEWER EASEMENT
UV=	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
o S	5/8" IRON ROD WITH CAP TO BE SET

PRELIMINARY PLAT
KARSTEN BOULEVARD
NORTH PHASE III A
AND COMMERCIAL RESERVES

A SUBDIVISION OF 31.19 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-515
BRAZORIA COUNTY, TEXAS

0 LOTS 2 BLOCKS 3 RESERVES
JUNE 2025

OWNER/
DEVELOPER: IOWA COLONY STERLING LAKES, LTD.,
A TEXAS LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063

ENGINEER/
SURVEYOR:



STATE OF TEXAS §
COUNTY OF BRAZORIA §

A METES & BOUNDS description of a certain 31.19 acre (1,358,842 square feet) tract of land situated in the W.H. Dennis Survey, Abstract No. 515 (also known as the H.T.&B. R.R. Co. Survey, Section 56, Abstract No. 515), in Brazoria County, Texas, being a portion of a called 39.03 acre tract conveyed to Iowa Colony Sterling Lakes, Ltd. by deed recorded in Clerk's File No. 2006003947, Brazoria County Official Public Records, being a portion of Restricted Reserve "M", Block 4, of Sterling Lakes at Iowa Colony Sec. 4 according to the plat thereof recorded in Clerk's File No. 2007014732, Brazoria County Map Records, conveyed to Land Tejas Sterling Lakes South, LLC by deed recorded in Clerk's File No. 2017039909, Brazoria County Official Public Records, being a portion of a called 33.38 acre tract conveyed to Land Tejas Sterling Lakes South, L.L.C. by deed recorded in Clerk's File No. 2017048394, Brazoria County Official Public Records, and being a portion of a called 28.22 acre tract conveyed to DRP TX4, LLC by deed recorded in Clerk's File No. 2024053678, Brazoria County Official Public Records; said 31.19 acre (1,358,842 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83:

BEGINNING at a 5/8-inch iron rod (with cap) found, being the northeast corner of a called 1.954 acre tract conveyed to Brazoria County Municipal Utility District No. 31 by deed recorded in Clerk's File No. 2023057065, Brazoria County Official Public Records, being on the west right-of-way line of State Highway 288 (right-of-way width varies) recorded in Volume 1043, Page 898, Volume 1043, Page 902, Volume 1049, Page 719, Volume 1051, Page 524, and Volume 1129, Page 426, Brazoria County Deed Records, being the southeast corner of said called 28.22 acre tract, being the southeast corner of said called 33.38 acre tract, and being the southeast corner of the herein described tract;

THENCE, South 87°46'39" West, along the south line of said called 28.22 acre tract, along the south line of said called 33.38 acre tract, along the north line of said called 1.954 acre tract, along the north line of a called 9.110 acre tract conveyed to First Community Land Ventures, LLC by deed recorded in Clerk's File No. 2024055544, Brazoria County Official Public Records, and along the north line of a called 2.500 acre tract conveyed to the City of Iowa Colony by deed recorded in Clerk's File No. 2024032995, Brazoria County Official Public Records, 507.76 feet to a 5/8-inch iron rod (with cap) found, being on the south line of said called 33.38 acre tract, being the northwest corner of said called 2.500 acre tract, being the northeast corner of a called 7.105 acre tract conveyed to Rajendra K. Koduru and Ramesh Sakarepalle by deed recorded in Clerk's File No. 2024034147, Brazoria County Official Public Records, being the southwest corner of the herein described tract, and being the beginning of a curve to the left;

THENCE, over and across said called 33.38 acre tract and along said curve to the left in a northerly direction, with a radius of 760.00 feet, a central angle of 01°03'57", an arc length of 14.14 feet, and a chord bearing North 08°18'59" East, 14.14 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the beginning of a compound curve to the left;

THENCE, continuing over and across said called 33.38 acre tract, over and across said Restricted Reserve "M", and along said compound curve to the left in a northerly direction, with a radius of 460.00 feet, a central angle of 21°54'33", an arc length of 175.90 feet, and a chord bearing North 03°10'16" West, 174.83 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the east line of said Restricted Reserve "M" and being the beginning of a compound curve to the left;

THENCE, along the east line of said Restricted Reserve "M" and along said compound curve to the left in a westerly direction, with a radius of 162.58 feet, a central angle of 06°49'52", an arc length of 19.38 feet, and a chord bearing North 75°31'39" West, 19.37 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the east line of said Restricted Reserve "M" and being on the west line of said called 28.22 acre tract;

THENCE, continuing along the east line of said Restricted Reserve "M" and along the west line of said called 28.22 acre tract, the following three (3) courses and distances:

- South 87°47'13" West, 346.61 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the right;
- Along said curve to the right in a northwesterly direction, with a radius of 20.50 feet, a central angle of 89°26'33", an arc length of 32.00 feet, and a chord bearing North 47°29'30" West, 28.85 feet to a 5/8-inch iron rod (with cap) found;
- North 02°46'13" West, 1,105.80 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the north line of said called 28.22 acre tract, being on the north line of said called 33.38 acre tract, being on the south line of said called 39.03 acre tract, and being the westerly northwest corner of the herein described tract;

THENCE, North 87°46'16" East, along the north line of said called 28.22 acre tract, along the north line of said called 33.38 acre tract, and along the south line of said called 39.03 acre tract, 80.00 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the north line of said called 28.22 acre tract, being on the north line of said called 33.38 acre tract, and being on the south line of said called 39.03 acre tract;

THENCE, North 02°46'13" West, over and across said called 39.03 acre tract, 108.52 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being the northerly northwest corner of the herein described tract;

THENCE, North 87°46'16" East, continuing over and across said called 39.03 acre tract, 1,079.32 feet to a 5/8-inch iron rod (with cap stamped "ELS") set, being on the east line of said called 39.03 acre tract, being on the west right-of-way line of said State Highway 288, being the northeast corner of the herein described tract, and being the beginning of a curve to the left;

THENCE, along the east line of said called 39.03 acre tract, along the east line of said called 28.22 acre tract, along the east line of said called 33.38 acre tract, along the west right-of-way line of said State Highway 288, and along said curve to the left in a southerly direction, with a radius of 11,669.16 feet, a central angle of 07°07'52", an arc length of 1,452.36 feet, and a chord bearing South 07°51'20" West, 1,451.42 feet to the POINT OF BEGINNING, CONTAINING 31.19 acres (1,358,842 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, IOWA COLONY STERLING LAKES, LTD., acting by and through Brian Stidham, Authorized Signer, being an officer of ASTRO STERLING LAKES NORTH 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 31.19 Acre tract described in the above and foregoing map of KARSTEN BOULEVARD NORTH PHASE III A AND COMMERCIAL RESERVES 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 KARSTEN BOULEVARD NORTH PHASE III A AND COMMERCIAL RESERVES 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, the IOWA COLONY STERLING LAKES, LTD., has caused these presents to be signed by Brian Stidham, Authorized Signer, being an officer of ASTRO STERLING LAKES NORTH GP, LLC, a Delaware limited liability company, its General Partner

liability company, its General Partner, thereunto authorized this _____ day of _____, 20_____.

IOWA COLONY STERLING LAKES LTD.,
A Texas limited partnership

By: ASTRO STERLING LAKES NORTH GP, LLC,
a Delaware limited liability company,
its General Partner

By: _____
Brian Stidham, Authorized Signer

BRAZORIA COUNTY DRAINAGE DISTRICT #5 APPROVAL

President Date
Lee Walden, P.E.

Vice President Date
Kerry L. Osburn

Secretary/Treasurer Date
Brandon Middleton

District Engineer Date
Dinh V. Ho

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

David Hurst
Chairman

Warren Davis

Les Hosey

Robert Wall

Brenda Dillon

Brian Johnson

Terry Hayes

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 STERLING LAKES NORTH 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.

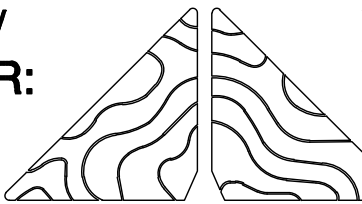
**PRELIMINARY PLAT
KARSTEN BOULEVARD
NORTH PHASE III A
AND COMMERCIAL RESERVES**

**A SUBDIVISION OF 31.19 ACRES OF LAND
OUT OF THE
W.H. DENNIS SURVEY, A-515
BRAZORIA COUNTY, TEXAS**

**0 LOTS 2 BLOCKS 3 RESERVES
JUNE 2025**

**OWNER/
DEVELOPER: IOWA COLONY STERLING LAKES, LTD.,
A TEXAS LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063**

**ENGINEER/
SURVEYOR:**



**ELEVATION
land solutions**
TBPB REGISTRATION NUMBER F-22671
10701 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPB REGISTRATION NUMBER 10194692

MEMORANDUM

Date: June 23, 2025
To: Planning and Zoning Members
From: Dinh V. Ho, P.E.
RE: Creekhaven Development - Master Signage Plan
Staff's Summary and Recommendations
CC: Mayor Wil Kennedy, Robert Hemminger Kayleen Rosser

META Planning and Design, on behalf of Starwood Land submitted a Master Signage Plan for the Creekhaven Development in accordance with the Ordinance No. 2016-19, Article III. Section 24.

The Creekhaven Development (formerly known as the Hines Tract) comprised of 949 acres of land, located within the SW portion of the City. The City of Iowa Colony approved the PUD for the development in July 2022.

The purpose of the Master Signage Plan (MSP) is to provide a coordinated and comprehensive plan for the management of signage within a planned development. Attached is the proposed Master Signage Plan for this development, including quantities, size and locations.

The MSP provides the following:

- The MSP consolidates multiple sign types into a cohesive plan that is consistent with Planned Unit Developments previously approved. Sign types, locations and sizes has been reviewed and supported by staff.
- The signage plan establishes a consistent visual theme (fonts, materials, colors, and lighting) across the development.
- Signs enhance the architectural character of the development and maintain harmony with building facades and landscaping.
- Primary and secondary signs are appropriately scaled for visibility from SH 288 and adjacent streets without contributing to visual clutter.
- The MSP provides a clear wayfinding system for vehicles and pedestrians.
- All signage is placed outside of sight visibility triangles and does not obstruct driveways, intersections, or public sidewalks.

City staff recommends approval of the submitted Master Signage Plan for Creekhaven Development, subject to the following conditions:

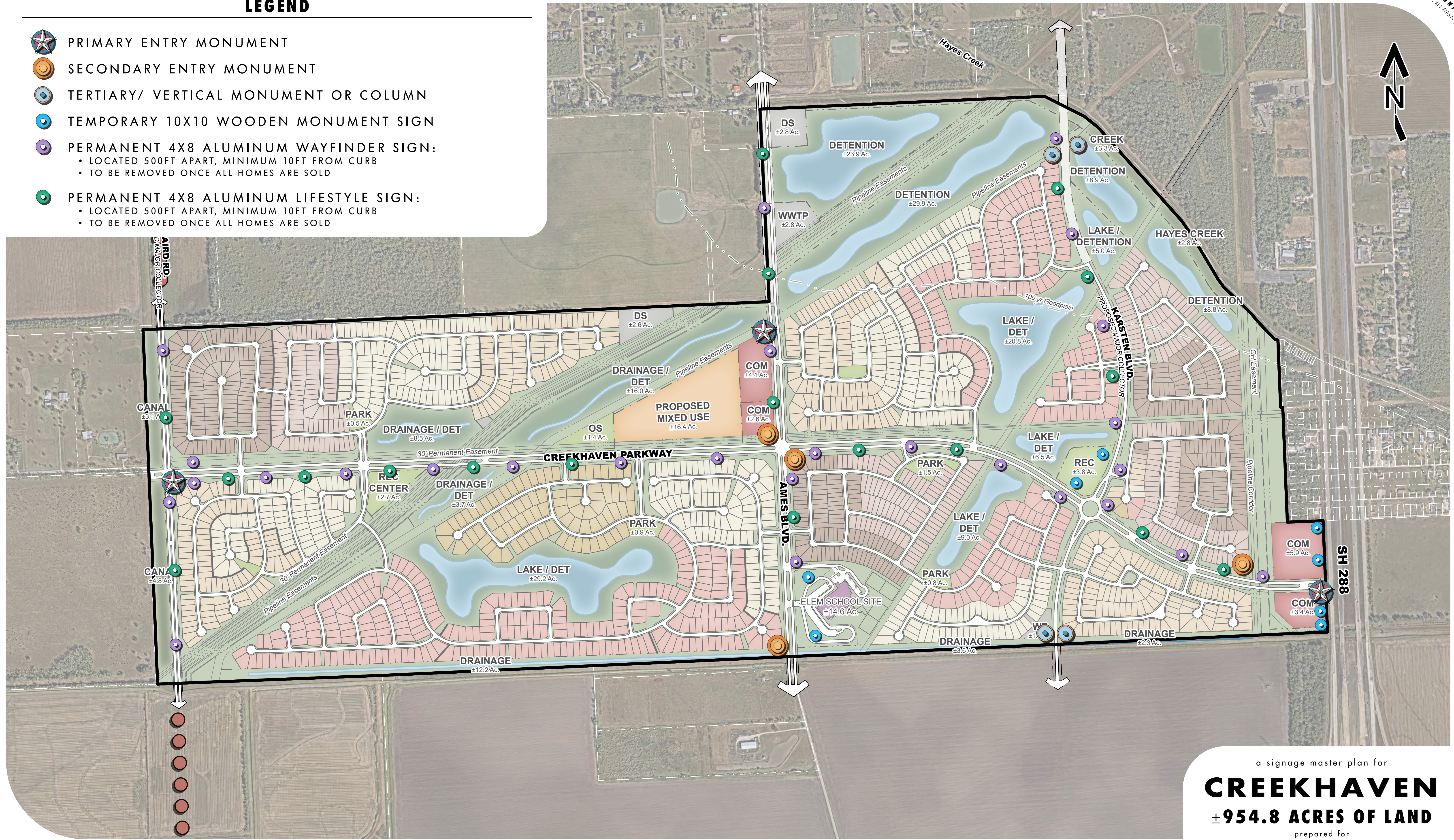
- No signage shall be located within the public rights-of-ways.
- All signage installations shall require separate permits and inspections for structural, electrical, and right-of-way compliance.
- Any deviation from the approved MSP shall be resubmitted to the City for review.
- All lighting is down-shielded, indirect, and does not cause glare or light trespass onto adjacent residential or public properties.
- Lighting complies shall comply with the city's dark sky illumination standards.

Attached is the recommended signage sign and matrix for the Creekhaven Master Signage Plan.

Master Signage Plan Recommendations							
Sign Type	Max Length (ft)	Max Height (ft)	Max Total Area (sf)	Max Effective Text Area (sf)	Max Qty	Max Spacing	Notes:
Primary Monument Signage (along SH 288)	40	15	220	80	2	N/A	Location to be approved per MSP
Secondary Entry Monument Signage	20	8	80	40	see notes	N/A	Location and Quantity approved per MSP
Temporary Monument Signage	10	10	32	N/A	see notes	N/A	Location and Quantity approved per MSP
Temporary Marketing Signage	8	4	32	N/A	see notes	500'	
Temporary Site Specific Signage	8	8	64	N/A	1	500'	
Offsite Marketing Signage with PUD	16	20	100	N/A	1	2000'	Location and Quantity approved per MSP

LEGEND

- PRIMARY ENTRY MONUMENT
- SECONDARY ENTRY MONUMENT
- TERTIARY/ VERTICAL MONUMENT OR COLUMN
- TEMPORARY 10X10 WOODEN MONUMENT SIGN
- PERMANENT 4X8 ALUMINUM WAYFINDER SIGN:
 - LOCATED 500FT APART, MINIMUM 10FT FROM CURB
 - TO BE REMOVED ONCE ALL HOMES ARE SOLD
- PERMANENT 4X8 ALUMINUM LIFESTYLE SIGN:
 - LOCATED 500FT APART, MINIMUM 10FT FROM CURB
 - TO BE REMOVED ONCE ALL HOMES ARE SOLD



a signage master plan for
CREEKHAVEN
± 954.8 ACRES OF LAND
prepared for
STARWOOD

META
PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



MTA-89001A
JUNE 4, 2025

*LOCATION OF SIGNAGE IS APPROXIMATE AND MAY BE ADJUSTED DUE TO ON-SITE CONSTRAINTS.
*DEVELOPER IS NOT OBLIGATED TO CONSTRUCT ALL SIGNS AS SHOWN ON THE PLAN

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



PRIMARY ENTRY MONUMENT & SIGNAGE EXAMPLE



SECONDARY ENTRY MONUMENT & SIGNAGE EXAMPLE



TERTIARY / VERTICAL MONUMENT OR COLUMN & SIGNAGE EXAMPLE



(General depiction of scale and signage. Not final design.)



CREEKHAVEN | PERMANENT SIGNAGE EXHIBIT - MONUMENTS

Iowa Colony, TX | Prepared For: Starwood | May 09, 2025

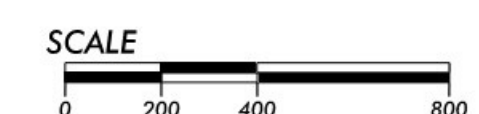
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a monument signage exhibit for
CREEKHAVEN
± 954.8 ACRES OF LAND
prepared for
STARWOOD



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



MTA-89001A
MAY 21, 2025

Monument signage is proposed through the development along SH 288, Baird Road, Ames Boulevard, and Creekhaven Parkway. Signage within the project shall comply with the requirements of the City of Iowa Colony, with the following deviations:

Item 8.

- **Primary Monuments**
 - a) Maximum number of signs: three (3)
 - b) Maximum length: forty-three (43) feet
 - c) Maximum height: thirteen (13) feet
 - d) Column element maximum height: thirty (30) feet
 - e) Maximum sign message area: seventy (70) square feet
 - i. This area shall be calculated by drawing a generally rectangular shape around the letters of the community name. It does not include logo signage or other non-lettered graphics.
- **Secondary Entry Monuments**
 - a) Maximum number of signs: four (4)
 - b) Maximum length: thirty (30) feet
 - c) Maximum height: ten (10) feet
 - d) Maximum sign message area: forty (40) square feet
 - i. This area shall be calculated by drawing a generally rectangular shape around the letters of the community name. It does not include logo signage or other non-lettered graphics.
- **Teritary/Vertical Monuments or Columns**
 - a) Maximum number of sign locations: two (2)
 - i. Each location of this type of monument shall include up to two (2) columns located on either side of the road.
 - b) Maximum length: four (4) feet square
 - c) Maximum height: twelve (12) feet
 - d) Maximum sign message area: nine (9) square feet.
 - i. This area shall be calculated by drawing a generally rectangular shape around the letters of the community name or logo.
- Up to nine (9) permanent monument type signs may be constructed within the project. However, the developer is not obligated to construct the maximum number of monument signs.
 - a) The location of the signs shown on Exhibit 6 is preliminary and subject to change. General locations and types shall be consistent, but exact location will be finalized at time of permit application.
- **Temporary Monument Signs**
 - a) Temporary monument signs are allowed prior to and for the duration of the construction of a permanent monument sign or amenity site. Temporary monuments must be removed within 30 days of completion of the permanent monument or amenity site.
 - i. Maximum number of signs: six (6)
 - ii. Maximum length: ten (10) feet
 - iii. Maximum height: ten (10) feet
 - iv. Allowed signage material: wood or aluminum
 - v. Allowed message materials: vinyl wrap

Wayfinding and Lifestyle signage is necessary for visitors and residents alike to navigate through the development and to desired destinations and amenities. These signs will be located within the project boundary along non-local roadways and shall comply with the requirements of the City of Iowa Colony, with the following deviations:

- **Wayfinding Signage**
 - a) Minimum spacing between sign of the same type: five hundred (500) feet
 - b) Maximum length: four (4) feet
 - c) Maximum height: eight (8) feet
 - d) Maximum sign message area: thirty-two (32) square feet
 - e) Allowed signage material: aluminum
- **Lifestyle Signage**
 - a) Minimum spacing between sign of the same type: five hundred (500) feet
 - b) Maximum length: four (4) feet
 - c) Maximum height: eight (8) feet
 - d) Maximum sign message area: thirty-two (32) square feet
 - e) Allowed signage material: aluminum

master signage plan

CREEKHAVEN

prepared for

STARWOOD

META
PLANNING • DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

NOT TO SCALE
00 00 000

MTA-8900
JUNE 23, 2020

39

M E M O R A N D U M

Date: June 26, 2025
To: Planning and Zoning Members
From: Dinh V. Ho, P.E.
RE: Ellwood Development - Master Signage Plan
 Staff's Summary and Recommendations
CC: Mayor Wil Kennedy, Robert Hemminger Kayleen Rosser

EHRA, Inc. , on behalf of Beazer Homes submitted a Master Signage Plan for the Ellwood Development in accordance with the Ordinance No. 2016-19, Article III. Section 24.

The Ellwood Development (formerly known as the Rally West Tract) comprised of 260 acres of land, located at the SWC of the Sh 288 and Davenport Parkway. The City of Iowa Colony approved the PUD for the development in July 2022.

The purpose of the Master Signage Plan (MSP) is to provide a coordinated and comprehensive plan for the management of signage within a planned development. Attached is the proposed Master Signage Plan for this development, including quantities, size and locations.

The MSP provides the following:

- The MSP consolidates multiple sign types into a cohesive plan that is consistent with Planned Unit Developments previously approved. Sign types, locations and sizes has been reviewed and supported by staff.
- The signage plan establishes a consistent visual theme (fonts, materials, colors, and lighting) across the development.
- Signs enhance the architectural character of the development and maintain harmony with building facades and landscaping.
- Primary and secondary signs are appropriately scaled for visibility from SH 288 and adjacent streets without contributing to visual clutter.
- The MSP provides a clear wayfinding system for vehicles and pedestrians.
- All signage is placed outside of sight visibility triangles and does not obstruct driveways, intersections, or public sidewalks.

City staff recommends approval of the submitted Master Signage Plan for Ellwood Development, subject to the following conditions:

- No signage shall be located within the public rights-of-ways.
- All signage installations require separate permits and inspections for structural, electrical, and right-of-way compliance.
- Any deviation from the approved MSP shall be resubmitted to the City for review.
- All lighting is down-shielded, indirect, and does not cause glare or light trespass onto adjacent residential or public properties.
- Lighting complies shall comply with the city's dark sky illumination standards.

Attached is the recommended signage sign and matrix for the Ellwood Master Signage Plan.

Master Signage Plan Recommendations							
Sign Type	Max Length (ft)	Max Height (ft)	Max Total Area (sf)	Max Effective Text Area (sf)	Max Qty	Max Spacing	Notes:
Primary Monument Signage (along SH 288)	40	15	220	80	2	N/A	Location to be approved per MSP
Secondary Entry Monument Signage	20	8	80	40	see notes	N/A	Location and Quantity approved per MSP
Temporary Monument Signage	10	10	32	N/A	see notes	N/A	Location and Quantity approved per MSP
Temporary Marketing Signage	8	4	32	N/A	see notes	500'	
Temporary Site Specific Signage	8	8	64	N/A	1	500'	
Offsite Marketing Signage with PUD	16	20	100	N/A	2	2000'	Location and Quantity approved per MSP

Rally 288 West Master Signage Plan

The City of Iowa Colony

Prepared for:

Beazer Homes Texas, LP

10235 West Little York, Suite 200

Houston, Texas 77040

Prepared by:



10011 Meadowglen Ln.
Houston, Texas 77042

EHRAinc.com | 713.784.4500

TBPE No. F-726 | TBPLS No. 10092300

TABLE OF CONTENTS

LETTER OF INTENT	3
A. Introduction to Signage	4
1. Primary Monument	4
2. Secondary Entry Monument	4
3. Section Monument	4
4. Temporary Marketing Stake Signs	5
EXHIBITS	
Exhibit 1 Monument Signage Plan	6
Exhibit 2 Monument Sign Elevations	7
Exhibit 3 Monument Sign Renderings	8
Exhibit 4 Temporary Marketing Sign Map	11
Exhibit 5 Temporary Marketing Sign Examples	12
TABLES	
Table 1 Sign Ordinance Variances	17



TBPE No. F-726
TBPLS No. 10092300

June 24, 2025

To Whom It May Concern
City Manager
City of Iowa Colony
3144 Meridiana Parkway
Iowa Colony, TX 77583

Re: Rally 288 West Master Signage Plan (Ellwood)

To Whom It May Concern,

On behalf of our client, Beazer Homes Texas, LP, the developer of Ellwood, I respectfully request to place a Master Signage Plan on the Planning and Zoning Commission agenda for 07/01/2025

- Present signage criteria for Rally 288 West Development (Ellwood) to regulate and allow subdivision entry, section monument signs, and temporary marketing stake signs.

If there are any questions or any additional support documentation is needed, please feel free to reach out to me and I would be happy to assist.

Thank you for your consideration,

Brad Sweitzer, PLA, AICP
Associate | Director of Planning and Visioning
EHRA

A. Signage

Signage plays a vital role in establishing the identity of a master planned community. These signs serve as the first point of visual contact for residents, visitors, and potential home buyers, creating a lasting impression that reflects the community's character and architectural style. Strategically designed and placed subdivision entry and neighborhood monuments enhance curb appeal and contribute to a sense of place and belonging. They also provide clear wayfinding and a sense of arrival. Well-executed entry monuments can significantly elevate the perceived value and desirability of the entire development. Refer to Table 10 for detailed list of variances requested from the code of ordinances.

1. Primary Monument

Two primary entry monuments are permitted: one (1) at the intersection of Davenport Parkway & State Highway 288 and one (1) at the intersection of Karsten Blvd. & Davenport Parkway. The secondary entry monument sign located at the intersection of Dubuque Parkway and State Highway 288 is subject to change to a primary monument per the developers needs. The signs are 14' (ft) tall, 220 square feet sign area. All seat walls, posts, and other built elements surrounding the primary monument sign wall are to be considered landscape elements for decorative purposes only. Landscape elements must stay within the height parameters mentioned above, but do not have any area constraints.

2. Secondary Entry Monument:

Two secondary entry monument signs are in the design as follows: one (1) along Davenport Parkway and one (1) at the intersection of Dubuque Parkway and State Highway 288. The signs are 8' (ft) tall, 80 square feet sign area. All seat, walls, posts, and other built elements surrounding the primary monument sign wall are to be considered landscape elements for decorative purposes only. Landscape elements must stay within the height parameters mentioned above, but do not have any area constraints.

3. Section Monument

A section monument sign may be located at each ingress/egress of a section. The sign shall not exceed six feet (6') in height above the surrounding finished grade level by forty feet (40') in width. The total sign area shall not exceed 32 square feet.

4. Temporary Marketing Stake Signs

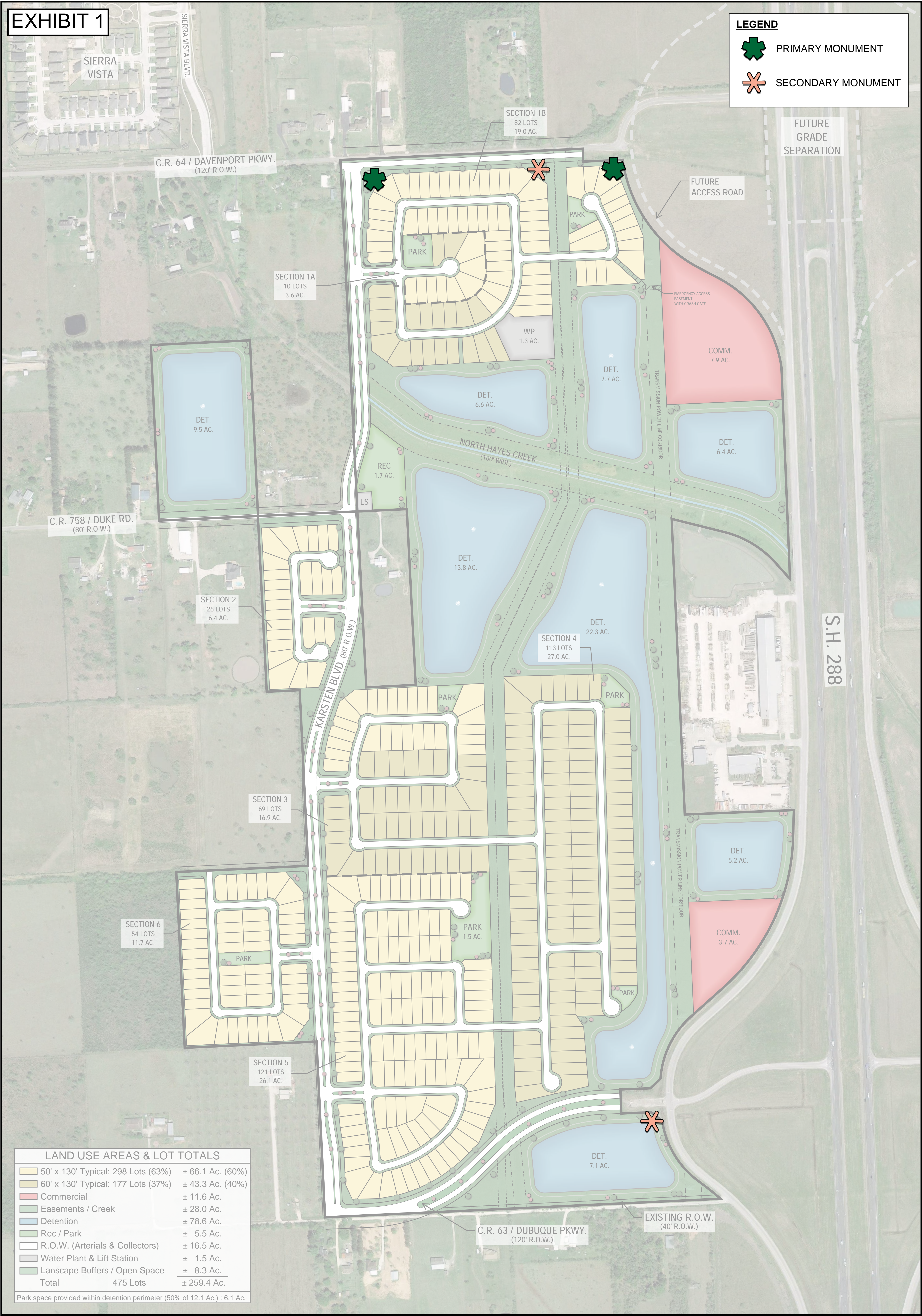
A temporary marketing stake sign shall be used to direct potential home buyers to model homes, or showcase any amenities affiliated with the development. These signs may remain in place for 1 year and shall be granted an extension of 1 year upon expiration, if requested by the developer. Temporary marketing signs along major thoroughfares, collectors and local streets shall have a maximum height of 8 ft and a maximum effective area of 64 square feet. Temporary marketing signs along a highway or highway access road shall have a maximum height of 20' and maximum effective area of 320 square feet.

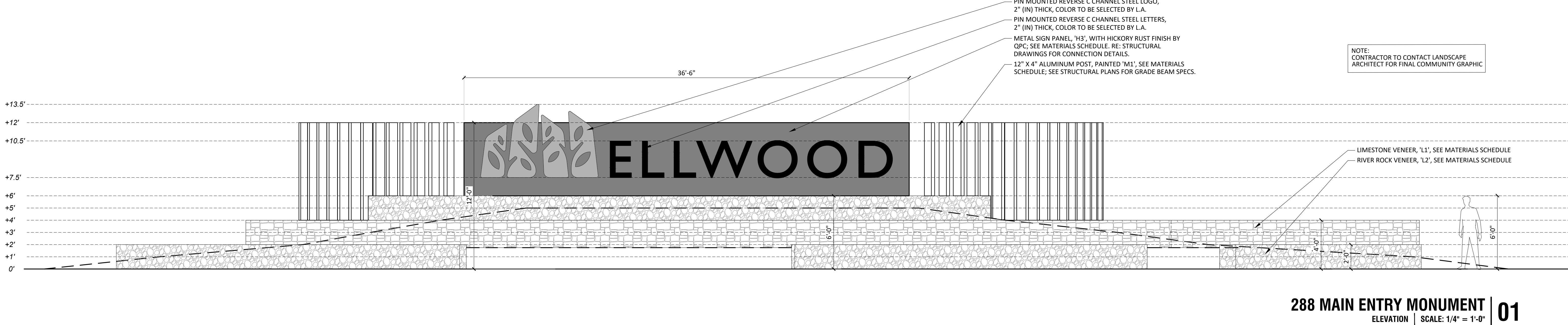
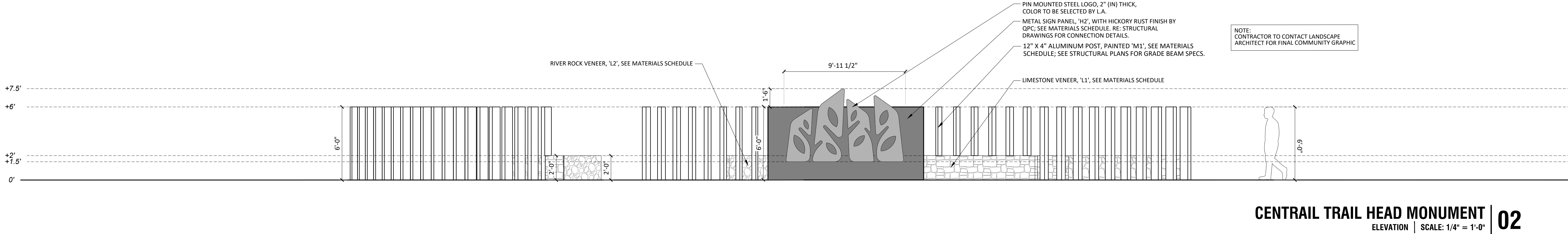
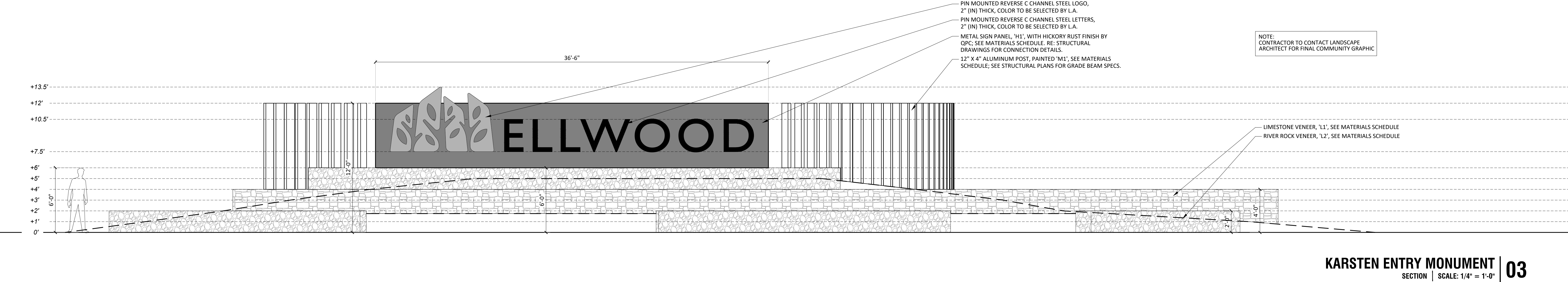
EXHIBIT 1

LEGEND

PRIMARY MONUMENT

SECONDARY MONUMENT







SUBJECT TO MINOR DEVIATION



SUBJECT TO MINOR DEVIATION



EXHIBIT 4



± 259.4 Acres located in the City of Iowa Colony, Brazoria County, Texas.

0' 100' 200' 400'
SCALE: 1"=200'
NORTH

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRTEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO. 221-022-00	No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.
----------------------------	--

TEMPORARY MARKETING SIGN EXAMPLES

Item 9.

8' x 8'

COMING SOON

BEAZER HOMES

SUNRISE COVE
JOIN OUR **VIP LIST**
409-359-2461
BEAZER.COM

dr SIGNS, LLC
EST. 2002
HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

8' x 8' MDO Sign with digital print and graphics as shown.
Installed on 4x4 wooden posts painted to match.

12999 MURPHY RD STE J • STAFFORD, TX 77477 • 281-988-9995 • DR-SIGNS.NET

EXHIBIT 5

8' x 8'



4' x 4'



8' x 4'

BEAZER HOMES

ARABELLA 45'

**MODEL
COMING
SOON**

281-215-5164

BEAZER.COM

dr EST. 2002 **SIGNS, LLC**
HOUSTON • AUSTIN • DALLAS • SAN ANTONIO

8' x 4' MDO Sign with digital print and graphics as shown.
Installed on 4x4 wooden posts painted to match.

12999 MURPHY RD STE J • STAFFORD, TX 77477 • 281-988-9995 • DR-SIGNS.NET

16' x 20'

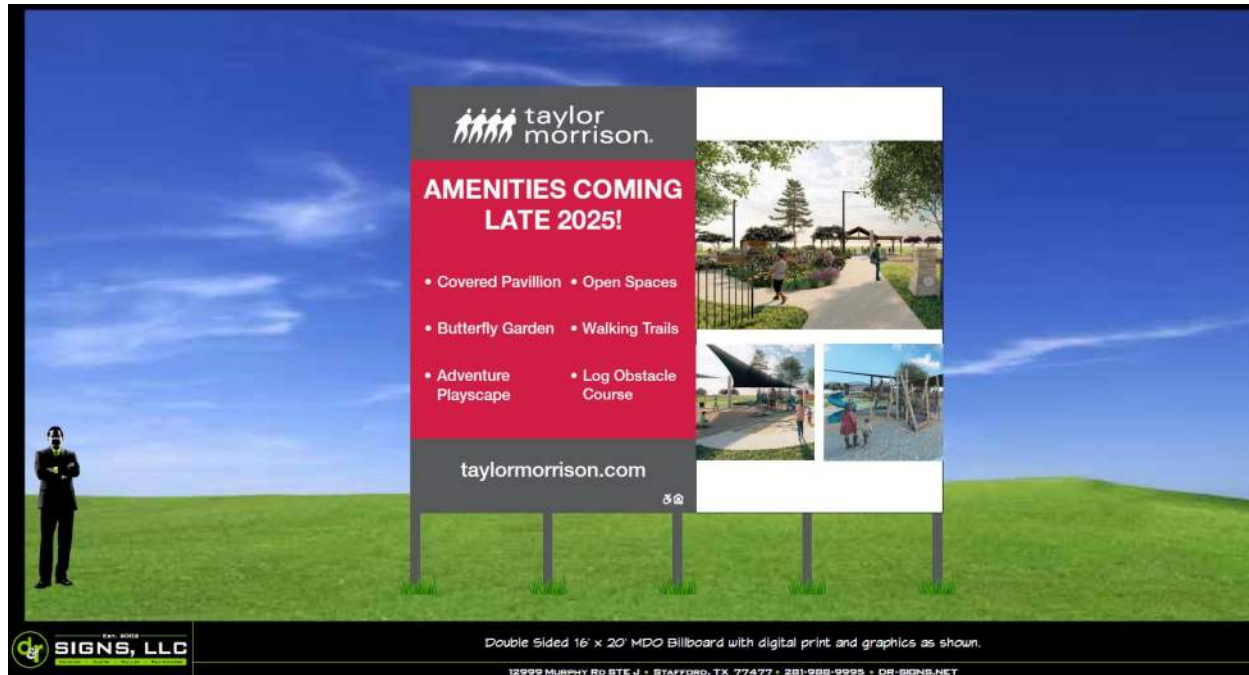


TABLE 1
Rally 288 West Sign Ordinance Variances

Design Manual reference	Requirement	Proposed	Difference	Justification
Sign Ordinance Article III Regulations Sec 30-62 (a)(1) b	Manner of Measurement - Size: subdivision entrance signs are measured by the length and height of the sign face or display area only, not including the measurements of the support structure.	Manner of Measurement - Size: subdivision and neighborhood/section entrance signs are measured by the overall height of the sign face or display area, including the measurements of the base or support structure.	Allows the effective area measurement to include the entirety of the monument including the object of which the sign is mounted upon.	Entrance signs for Master Planned Communities serve as both wayfinding monuments and decorative features. The base and support stucures are often incorported into the sign face in creative ways, making determination of the sign face only subject to interpretation and highly variable. Measuring the sign height as proposed simplifies the regulation.
Sign Ordinance Article III Table 30-62 Requirements For Monument Signs (Effective Area/Height)	Maximum effective area 36 sq.ft. for residential use. Maximum height 4 ft. for residential use.	Primary subdivision entrance monument signs shall have a maximum effective area of 220 sq.ft. and a maximum height of 14 ft, secondary subdivision entrance monument signs shall have a maximum effective area of 80 sq.ft. and maximum height of 8 ft, neighborhood/section entrance monument signs shall not exceed a height of 6 ft. The height measurement for subdivision and neighborhood/section entrance monument signs shall be measured from ground level and include the base or support stucture.	The difference in effective area ranges from 44 sq.ft. to 184 sq.ft. The difference in height ranges from 2 ft. to 10 ft., depending on the type of entrance monument sign. Note that the manner of measurement includes the base and support strcutures.	The effective area and height of the monument signs for Rally 288 West is crucial to wayfinding for future residents and emergency services. The proximity of the subdivision to highway access roads and major thoroughfares justifies an increased primary and secondary entrance sign height due to the increased travel speeds and widths of rights of way. The increased height for neighborhood/section entrance signs is justified due to the alternative manner of measurement that includes the base and suport structures, which are normally not included in the height measurement.
Sign Ordinance Article III Table 30-62 Requirements For Monument Signs (Number/Location)	1 sign per 500 feet of frontage	1 sign per 400 feet of frontage, including primary and secondary entrance monuments	100 feet	The primary and secondary entrance monuments are designed for different end users - the primary monuments will be seen by vehicular users on the major thoroughfare and highway access road, whereas the secondary monument will be seen by both vehicular traffic users and pedestrians - it serves a trailhead with a connection to walking paths. The primary monuments would meet the frontage requirement in the ordinance, but the addition of the secondary monument, which serves a different end user and different function, requires a lower standard of 1 monumnent per 400 feet.
Sign Ordinance Article III Sec. 30-65 -Stake Signs (b)(1) Size	A stake sign may not have an effective area in excess of nine square feet or a height in excess of 4 ft.	Temporary marketing stake signs along major thoroughfares, collectors, and local streets, or within amenity or park reserves shall have a maximum height of 8 ft and a maximum effective area of 64 square feet. Temporary marketing stake signs along a highway or highway access road shall have a maximum of height of 20' and a maximum effective area of 320 square feet.	The difference in height ranges 4 ft. to 16 ft., depending on location, and the increased effective area ranges from 55 to 311 square feet depending on location.	Master Planned Communities typically have temporary marketing signs to direct homebuyers to model homes and amenities throughout the community. The current ordinance does not have a category for temporary signs of this nature that serve residential uses. The allowance of temporary marketing signs is a reasonable request for this PUD.

Sign Ordinance Article III Sec 30-65 - Stake Signs (b)(2) Location	A stake sign may not be located within the right of way of a public street or within a railroad right-of-way and a minimum of 20 feet from the curbline. A stake sign may not be located on State Highway 288 frontage	Temporary marketing stake signs may be located outside of all right-of-way of the Rally 288 West Development and a minimum of 20 feet from the curb. Temporary marketing signs may be located on State Highway 288 frontage on private property placement within state right of way is prohibited.	Location of temporary marketing signs shall be located outside of the right-of-way of several streets internal to the boundary of Rally 288 West and a minimum of 20 feet from the curb line, and along State Highway 288 frontage on private property.	The proposed location of the temporary marketing signs are vital to the success of the Rally 288 West development. The signs will advertise to future residents, visitors, and will also help emergency services navigate throught the site as construction continues.
Sign Ordinance Article III Sec 30-65 - Stake Signs (b)(3) Materials	A stake sign may include materials such as wood or metal stakes with a wood, plastic or metal sign face.	Temporary marketing stake signs may include materials such as wood or metal stakes with a wood, plastic, metal, or vinyl graphic sign face.	Additional material of vinyl graphic allowed.	Vinyl graphic is a commonly used material for temporay marketing signs which is easy to maintain and durable year-round.
Sign Ordinance Article III Sec 30-65 - Stake Signs (b)(4) Number	No more than two stake signs are allowed on nonresidential property at any time. Stake signs may not be located within 25 feet of another sign on the same premises or on an adjacent permises. However, every property is allowed at least one stake sign	1 temporary marketing stake sign per 500 ft of frontage along major thoroughfares, collectors, and local streets within the boundaries of Rally 288 West Development. Each reserve for amenity or park may have 1 temporary marketing sign. No more than 2 temporary marketing signs shall be allowed along State Highway 288 frontage.	The number of temporary marketing stake signs is increased from a maximum of 2 total to not exceed 1 per 500 of frontage along public rights of way within the Rally 288 West Development, Except only 2 signs shall be allowed along State Highway 288..	The proposed number of the temporary marketing signs are vital to the success of the Rally 288 West development and is consistent with other Master Planned Community marketing efforts.