



CITY OF IOWA COLONY

PLANNING AND ZONING COMMISSION MEETING

Tuesday, July 11, 2023
7:00 PM

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION OF IOWA COLONY** WILL HOLD A **PUBLIC MEETING AT 7:00 PM ON TUESDAY, JULY 11, 2023 AT IOWA COLONY CITY HALL, 12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

CALL TO ORDER

CITIZEN COMMENTS

An opportunity for the public to address the Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with 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 for a sign variance regarding the height and sign area for a temporary free standing sign at the Southwest corner of Crystal View Drive and County Road 48.

ITEMS FOR CONSIDERATION

2. Consider approval of the June 6, 2023, Planning and Zoning Commission meeting minutes.
3. Discussion on recent agreement with Kendig Keast Collaborative for Unified Development Code (UDC) updates and Planning services.
4. Consideration and possible action regarding a request for a variance to the sign ordinance for a temporary free-standing sign at the Southwest corner of Crystal View Drive and County Road 48.
5. Consideration and possible action for the Sierra Vista Plaza Final Plat.
6. Consideration and possible action for a variance request to section 36 of the subdivision ordinance for Caldwell Lakes.
7. Consideration and possible action for a variance request to section 33 of the subdivision ordinance for Caldwell Lakes.
8. Consideration and possible action for the Caldwell Lakes General Plan.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas

Government Code) on July 7, 2023.

Kayleen Rosser

Kayleen Rosser, City Secretary





**PLANNING AND ZONING
COMMISSION MEETING MINUTES**

Item 2.

**Tuesday, June 06, 2023
7:00 PM**

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

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

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

Members absent: None

Others present: Natasha Brooks, Jorge Reyna, and Robert Hemminger

CALL TO ORDER

Chairman Hurst opened the meeting at 7:05 P.M.

CITIZEN COMMENTS

There were no comments from the public.

PUBLIC HEARING

1. Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use:

Being approximately 5 acres of land being out of a called 73.94-acre tract as recorded in Volume 622, Page 129, Brazoria County Deed Records, out of a called 80-acre tract as recorded in Volume 98, Page 634, being the north half of southeast quarter of section 56 H.T.& B.R.R. Co. Survey, Abstract No. 515, Brazoria County, Texas, as shown on the Emigration Land Company Subdivision recorded under Volume 2, Page 113, Brazoria County Plat Records

Chairman Hurst opened the public hearing at 7:06 P.M.

Afsha Ali- Representative of the buyer of the proposed tract. She advocates for the rezoning of the property. She believes the rezoning will bring numerous benefits for the community by fostering economic growth,

Carolyn Bowen- Provided background on property to be rezoned. She is in favor of rezoning the property. She believes the development should be a quiet business such as a, tutoring facility, maybe an ice cream shop, somewhere that's family friendly.

The following attendees are in favor of rezoning the 5-acre tract from single family residential to mixed use but did not wish to address the council verbally.

Kay Kelly
Kimberly Kouba
Tyler Kelly

There were no further comments. Chairman Hurst closed the public hearing at 7:28 P.M.

ITEMS FOR CONSIDERATION

2. Consider approval of the May 2, 2023, Planning and Zoning Commission meeting minutes.

Motion made by Hosey to approve the Planning and Zoning meeting minutes of May 2, 2023, Seconded by Dillon.

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

3. Consideration and possible action to make a recommendation to City Council to consider rezoning the following property from Single Family Residential to Mixed Use:

Being approximately 5 acres of land being out of a called 73.94-acre tract as recorded in Volume 622, Page 129, Brazoria County Deed Records, out of a called 80-acre tract as recorded in Volume 98, Page 634, being the north half of southeast quarter of section 56 H.T.& B.R.R. Co. Survey, Abstract No. 515, Brazoria County, Texas, as shown on the Emigration Land Company Subdivision recorded under Volume 2, Page 113, Brazoria County Plat Records

Motion made by Hosey to table item, Seconded by Dillon.

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

4. Consideration and possible action to make a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code at 2320 Meridiana Parkway.

Motion made by Hosey to table item, Seconded by Dillon.

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

Motion made by Dillon to remove table, Seconded by Hayes.

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

Motion made by Dillon to authorize the Fire Marshall/Building Official and Police Chief to work out a requirement with the applicant and provide Planning and Zoning with a report of transparency requirement agreed upon, Seconded by Hayes.

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

5. Consideration and possible action for the Sierra Vista Sec 8B1 Final plat.

Motion made by Johnson to approve the Sierra Vista Sec 8B1 Final Plat, Seconded by Dillon.

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

6. Consideration and possible action for the Sierra Vista Plaza Final Plat.

This item was deferred per request from applicant.

7. Consideration and possible action for the Sierra Vista Center Preliminary Plat.

Motion made by Dillon to approve the Sierra Vista Center Preliminary Plat, Seconded by Hayes.

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

8. Consideration and possible action for Garza's Lots Abbreviated Plat.

Motion made by Hosey to approve the Garza's Lots Abbreviated Plat, Seconded by Hayes.

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

9. Consideration and possible action for the Sterling Lakes Retail Preliminary Plat.

Motion made by Johnson to approve the Sterling Lakes Retail Preliminary Plat, Seconded by Dillon.

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

10. Consideration and possible action for the Hayes Creek Estates Final Plat.

Motion made by Hosey to approve the Hayes Creek Estates Final Plat, Seconded by Johnson.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall

11. Consideration and possible action for the Magnolia Bend Estates Section 2 Final Plat.

This item was deferred per request from applicant.

ADJOURNMENT

The meeting was adjourned at 8:15 P.M.

APPROVED THIS 11TH DAY OF JULY 2023.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



Staff Report

Agenda Date: July 11, 2023
Agenda Item: Variance Request for freestanding sign, corner of Crystal View and C.R. 48.

Project Description: Variances to regulations of the Sign Ordinance 2016-19 Freestanding Sign Section 24 (C) Temporary Freestanding Sign.

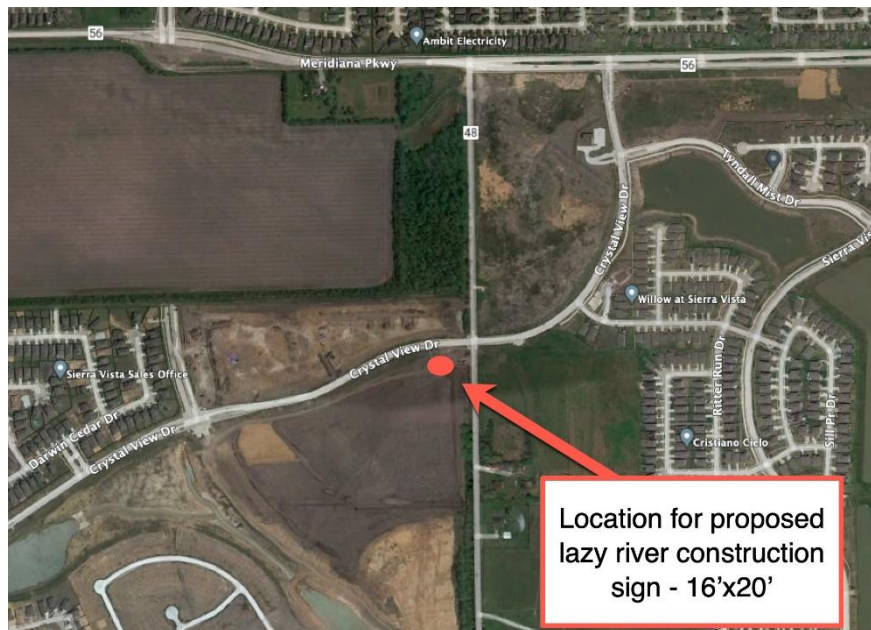
Zoning Designation: Residential Single Family

Building Official: Albert Cantu

SUMMARY

This request was made by Tim Johnson for a variance to The City of Iowa Colony Sign Ordinance 2016-19 Freestanding Sign Section 24 Temporary Freestanding Sign Subsection C Item 1 Size. The ordinance cited above requires that a temporary freestanding sign must have a maximum effective area of 32 sq-ft and a maximum height of 8ft.

This site is located at the SW corner of Crystal View Drive and County Road 48.



Variance Request:

Request to place a sign that is larger than 32 sq-ft. The proposed sign would be 16ft tall by 20ft wide. The purpose of this sign is to share an exhibit that shows people in the area the planned amenities for Sierra Vista and to notify them the amenity is now under construction. This sign would be placed at the Southwest Corner of Crystal View Drive and County Road 48. The sign would be removed once the amenity opens.

RECOMMENDATION

Staff feels that this sign is too large for this application. The adopted ordinance allows up to 32 sq-ft. The applicant is requesting a sign that is 320 sq-ft which is 10 times or 1000% larger than allowed by ordinance. The reason stated above, and application is not a reason for hardship that would warrant a billboard on this property.



Monday, May 22, 2023

Mariana Damian
Advance Surveying, Inc.
10518 Kipp Way, Ste. A-2
Houston, TX 77099

**Re: Sierra Vista Plaza Final Plat – REVISED
Letter of Recommendation to Approve
COIC Project No. SFP 210629-0863
Adico, LLC Project No. 16007-2-208**

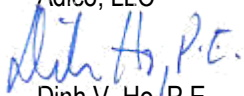
Dear Ms. Damian;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the fifth submittal of Sierra Vista Plaza final plat package received on or about May 22, 2023. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002 and as amended.

Based upon our review, we have no objections to the plat as resubmitted on May 22, 2023. This LOR to Approve replaces the previous LOR to Approve dated April 20, 2023. Please provide two (2) sets of mylars and ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later Tuesday, May 30, 2023, for consideration at the June 6, 2023, Planning and Zoning Meeting.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser
Robert Hemminger
File: 16007-2-208

July 3, 2023

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

**Re: Caldwell Lakes – General Plan
Variance Requests to Subdivision Ordinance
Letter of Recommendation
Adico, LLC Project No. 16007-3-433**

Dear Mayor Kennedy and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Application for Variances to the Subdivision Ordinance for the Caldwell Lakes General Plan as submitted by LJA Engineering, Inc.

Description:

The developer is seeking a variance for the allowance to exceed the maximum local block length requirement on the western boundary of the Caldwell Lakes subdivision.

Subdivision Ordinance Reference:

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

Recommendations:

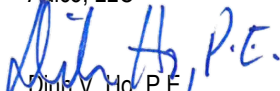
Staff is recommending approval of the variance to block length requirements along the western boundary of the Caldwell Lakes development as illustrated in the general plan.

The existing Bayou Gun Range extends north from Cedar Rapids approximately one mile (west of the development), creating a safety danger zone in this corridor. Requiring an east west collector would possibly create public safety issues.

Developer has provided a secondary east-west stub out just north of Cedar Rapids in addition to future extension of Bullard Parkway. As such, we are recommending approving the variance application for Caldwell Lakes.

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

Sincerely,
Adico, LLC



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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-3-433



APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 6.

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

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

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

APPLICANT INFORMATION:

Name of Applicant: Abigail Martinez / LJA Engineering, Inc.

Address of Applicant: 3600 W Sam Houston Pkwy, Ste. 600 Phone: 713-657-6008
Houston, TX 77042 Email: amartinez@lja.com

Name of Owner: Daniel Rose / D.R. Horton

Address of Owner: 6744 Horton Vista Dr. Phone: 281-566-2100
Richmond, TX 77407 Email: drose@drhorton.com

PROPERTY INFORMATION:

Address Of Subject Property: Generally located 1 mi west of SH 288 along Cedar Rapids Pkwy

Legal Description Of Subject Property: H.T. & B.R.R. Co Lot 68, A-561 and H.T. & B.R.R. Co Lot 58, A-516

Brazoria County Tax No(s): 0516-0002-105, 0516-0006-000, 0561-0015-000, 0561-0011-000, 0561-0006-000, 0561-0005-135

Current Zoning: Residential Single Family Water and Sanitary Serviced by: City

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0105K, Eff. Date 12/30/20

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

List Ordinance or Code: Subdivision Ordinance, Section 36. Blocks, Subsection D.

Request and reason: Please see the attached Variance Request Information Form.

List Ordinance or Code: Subdivision Ordinance, Section 33. Streets, Subsection E.

Request and reason: Please see the attached Variance Request Information Form.

List of supplemental documentation provided: _____

Planning Commission Date Requested: July 11, 2023 City Council Date Requested: July 17, 2023

Requestor Signature or Owner and Date: Abigail Martinez 6/7/23

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

Planning Commission Date: _____ Fee Received: _____

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

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

Written Notice of Decision

Variance Request Information Form

Plat Name: - Caldwell Lakes GP
Company Name: - LJA Engineering, Inc.
Date Submitted: - June 7, 2023

Specific variance is being sought and extent of variance:

To exceed the maximum local block length requirement on the western boundary of the Caldwell Lakes subdivision.

Subdivision Ordinance Reference:

Section 36. Blocks.

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

Statement of Facts:

(1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;

Caldwell Lakes is an approximately 386.3-acre residential community located west of SH 288, east of FM 521 Road, north of Cedar Rapids Parkway, and south of Alloy Road. The community includes several internal streets that traverse the development. The site is bounded on all sides by undeveloped acreage and some single-family residential homes to the west and Brazoria County MUD Site #31 to the east.

The project site is located along Cedar Rapids Parkway, about one mile west of SH 288. Approximately 1,000 feet to the west of the site is an existing rifle and pistol firing range, Bayou Rifles Gun Range. The western portion of the site is located directly behind the Bayou Rifles Gun Range and falls within a Safety Danger Zone, in which stray bullets and ricochets from the range can impact the land that would connect the Caldwell Lakes subdivision to the Caldwell Crossing subdivision. Due to the possibility of stray bullets from the gun range, it is not possible to connect Bullard Parkway to the west at this time. The developer, D.R. Horton, conducted a study with an authorized company to locate the Safety Danger Zone and will not locate any homes or right-of-way within this area for safety and liability purposes. This has resulted in a subdivision design with a longer block length along the western boundary of the project.

(2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;

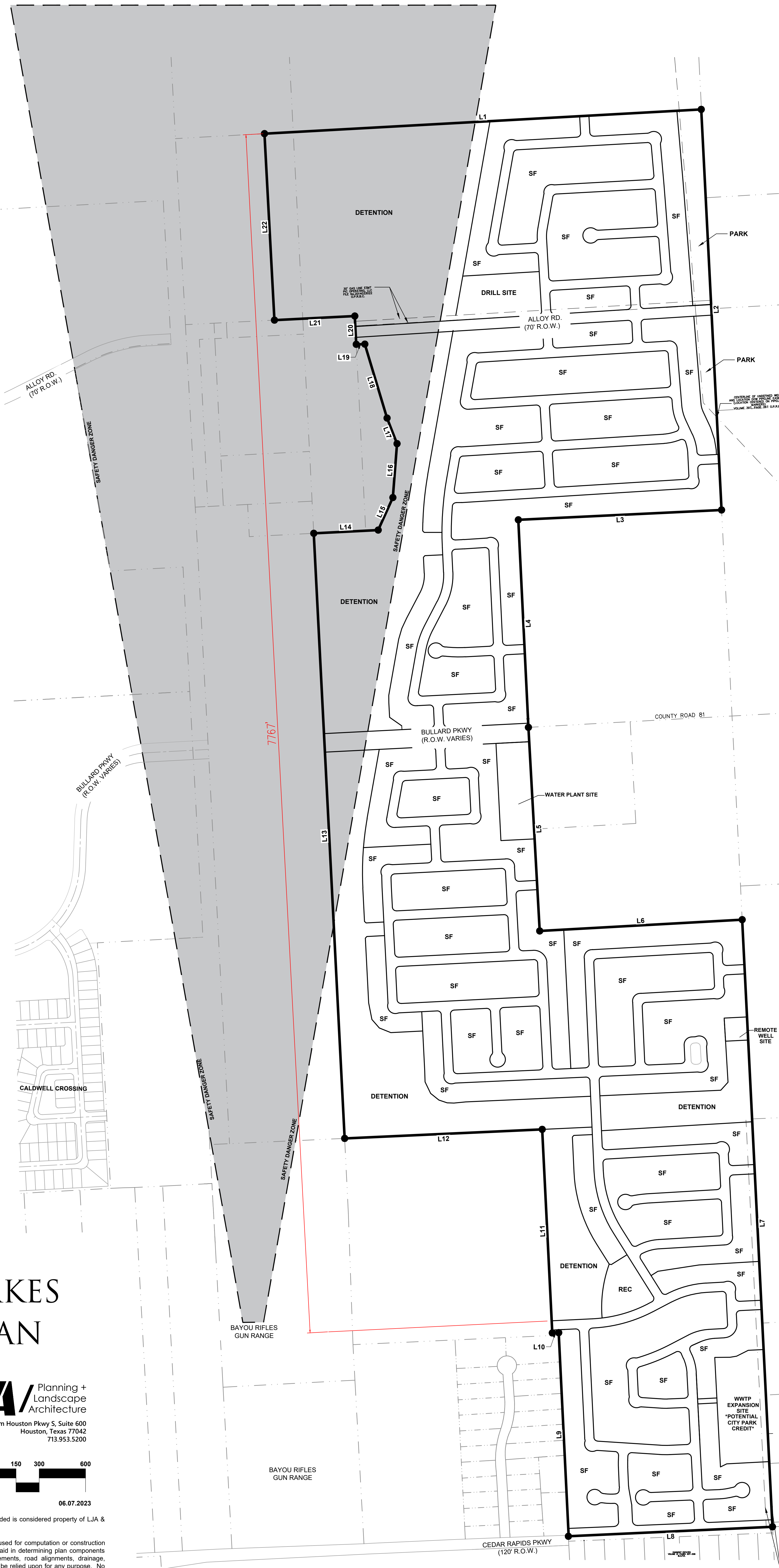
The existing conditions of the surrounding property, including the gun range, are not a hardship created or imposed by the applicant. The general purposes of this section within the Iowa Colony ordinances will continue to be observed and maintained.

(3) The intent of this article is preserved; and

The overall circulation of the area is upheld by the proposed street system, thereby preserving and maintaining this chapter's intent and general purposes.

(4) The granting of such a variance will not be injurious to the public health, safety, or welfare.

The granting of the variance will not impede adequate circulation within the development and will, therefore not be injurious to the public health, safety, or welfare. The variance will further improve public health, safety, and welfare, as homes and residents who drive through the area will be protected from the gun range's ricochet area. There will be sufficient connectivity and access throughout the site.



LEGEND

SAFETY DANGER ZONE

A BLOCK LENGTH VARIANCE EXHIBIT FOR

CALDWELL LAKES GENERAL PLAN

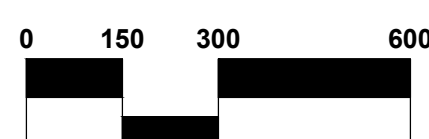
±386.35 ACRES

OUT OF THE
H.T. & B.R.R. CO. SURVEY, LOT 58, A-516
H.T. & B.R.R. CO. SURVEY, LOT 68, A-561
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

OWNER:
D.R. HORTON

PLANNER:

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



LJA# 1931-33001

06.07.2023

© Copyright 2023 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

40'-FEET WIDE STRIP
FOR 120'-R.O.W. SPACING
FOR 120'-R.O.W. SPACING

July 3, 2023

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

**Re: Caldwell Lakes – General Plan
Variance Requests to Subdivision Ordinance – Lot Access
Letter of Recommendation
Adico, LLC Project No. 16007-3-433**

Dear Mayor Kennedy and City Council;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Application for Variances to the Subdivision Ordinance for the Caldwell Lakes General Plan as submitted by LJA Engineering, Inc.

Description:

The developer is seeking a variance for the allowance to exceed the maximum local lot allowance (35 lots) for access points for the Caldwell Lakes subdivision.

Subdivision Ordinance Reference:

Per Section 33. Multiple Access Points: D. All subdivisions except single dead-end streets shall have a minimum of two access points to existing proposed public streets. This may be a boulevard where a second access is not available.

Recommendations:

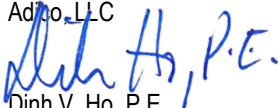
Staff is recommending approval of the variance to exceed the maximum local lot allowance per access points subject to the developer providing a secondary all weather emergency access road along Bullard Parkway as depicted on the General Plan. In addition, no lots north of Bullard Parkway will be allowed to be constructed until Bullard Parkway is complete.

This requirement satisfies temporary connectivity and emergency access until Bullard Parkway is constructed.

Developer has provided a interim secondary access point along Bullard Parkway connection to Karsten Blvd. As such, we are recommending approving the variance application for Caldwell Lakes.

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
Robert Hemminger, COIC
File: 16007-3-433



APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 7.

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

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

APPLICANT INFORMATION:

Name of Applicant: Abigail Martinez / LJA Engineering, Inc.

Address of Applicant: 3600 W Sam Houston Pkwy, Ste. 600 Phone: 713-657-6008
Houston, TX 77042 Email: amartinez@lja.com

Name of Owner: Daniel Rose / D.R. Horton

Address of Owner: 6744 Horton Vista Dr. Phone: 281-566-2100
Richmond, TX 77407 Email: drose@drhorton.com

PROPERTY INFORMATION:

Address Of Subject Property: Generally located 1 mi west of SH 288 along Cedar Rapids Pkwy

Legal Description Of Subject Property: H.T. & B.R.R. Co Lot 68, A-561 and H.T. & B.R.R. Co Lot 58, A-516

Brazoria County Tax No(s): 0516-0002-105, 0516-0006-000, 0561-0015-000, 0561-0011-000, 0561-0006-000, 0561-0005-135

Current Zoning: Residential Single Family Water and Sanitary Served by: City

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0105K, Eff. Date 12/30/20

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

List Ordinance or Code: Subdivision Ordinance, Section 36. Blocks, Subsection D.

Request and reason: Please see the attached Variance Request Information Form.

List Ordinance or Code: Subdivision Ordinance, Section 33. Streets, Subsection E.

Request and reason: Please see the attached Variance Request Information Form.

List of supplemental documentation provided: _____

Planning Commission Date Requested: July 11, 2023 City Council Date Requested: July 17, 2023

Requestor Signature or Owner and Date: Abigail Martinez 6/7/23

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

Planning Commission Date: _____ Fee Received: _____

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

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

Written Notice of Decision

Variance Request Information Form

Plat Name: - Caldwell Lakes GP
Company Name: - LJA Engineering, Inc.
Date Submitted: - June 7, 2023

Specific variance is being sought and extent of variance:

To exceed the maximum local lot allowance per access points requirement for the Caldwell Lakes subdivision to allow lot development north of the intersection to the south right-of-way line of Bullard Parkway, given temporary emergency access to Bullard Parkway is provided while the connection to Sterling Lakes is constructed.

Subdivision Ordinance Reference:

Section 33. E. Multiple Access Points: All subdivisions except single dead-end streets shall have a minimum of two access points to existing proposed public streets. This may be a boulevard where a second access is not available.

Statement of Facts:

(1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;

Caldwell Lakes is an approximately 386.3-acre residential community located west of SH 288, east of FM 521 Road, north of Cedar Rapids Parkway, and south of Alloy Road. The community includes several internal streets that traverse the development. The site is bounded on all sides by undeveloped acreage and some single-family residential homes to the west and Brazoria County MUD Site #31 to the east.

The project site is located along Cedar Rapids Parkway, about one mile west of SH 288. There are currently two points of access off Cedar Rapids Parkway, which would permit development of 150 lots up to the intersection approximately 1,500 feet north of Cedar Rapids Parkway, adjacent to the proposed Recreation Center. Please refer to the Lot Access Variance Exhibit. Due to the presence of Bayou Rifles Gun Range and the Safety Danger Zone (SDZ) not allowing the connection of Bullard Parkway to the west, the development of lots past that point is hindered due to lack of dedicated right-of-way (ROW) at the time of construction.

The conditions and standards of this division would deprive the development due to the existence of the SDZ. However, the requested variance, if approved, would maintain the chapter's standards. A variance is needed to exceed the 35 lots per one point of access and also to provide the opportunity for construction to the south side of the Bullard right-of-way with the provision that emergency access is provided until a permanent connection is made to Bullard Parkway and where it connects to the Sterling Lakes development to the east.

(2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;

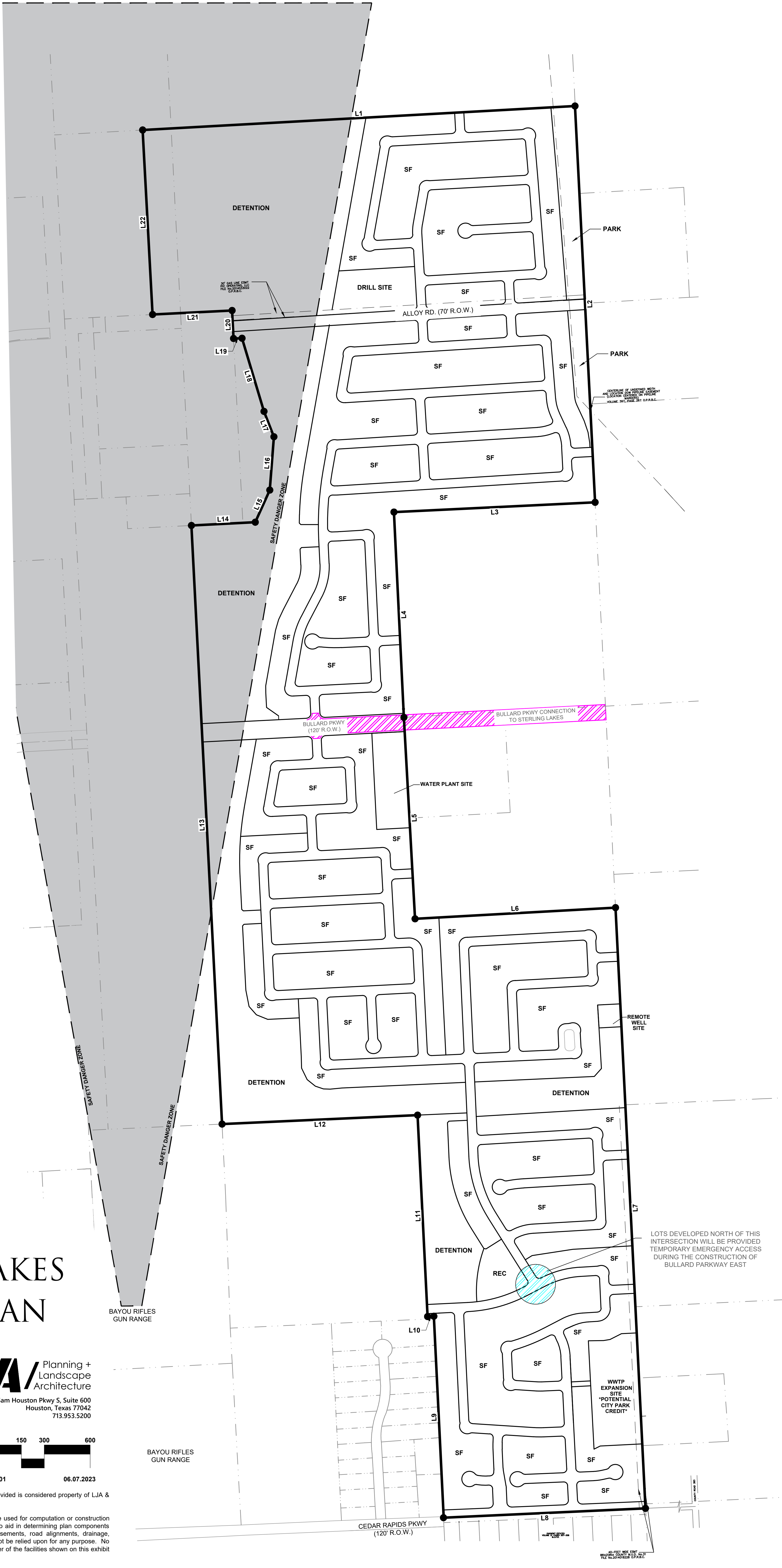
The existing conditions of the surrounding property, including the gun range, is not a hardship created or imposed by the applicant. The general purposes of this section within the Iowa Colony ordinances will continue to be observed and maintained as temporary emergency access would be provided to any lots under construction as Bullard Parkway is being constructed to the east.

(3) The intent of this article is preserved; and



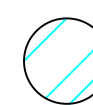
The overall circulation and access of the area is upheld by the proposed street system and phasing of road construction. The construction of Bullard Parkway would begin five months prior to pulling permits for the development of lots exceeding 150 lots. These lots would be provided temporary emergency access north to Bullard Parkway to ensure the intent and general purposes of this article is preserved.

(4) The granting of such a variance will not be injurious to the public health, safety, or welfare.

The granting of the variance will not impede adequate circulation within the development and will therefore not be injurious to the public health, safety, or welfare. The variance will further improve public health, safety, and welfare, as homes and residents who drive through the area will be protected from the Safety Danger Zone. Safe emergency access and regulations as sufficient connectivity and access throughout the site will remain. The number of lots beyond 150 up to the southern ROW of Bullard Parkway will be provided with temporary emergency access to continue protecting public health, safety, and welfare.



LEGEND

-  SAFETY DANGER ZONE
-  BULLARD CONNECTION EAST
-  TEMPORARY ACCESS PROVIDED NORTH OF THIS INTERSECTION

A LOT ACCESS VARIANCE EXHIBIT FOR

CALDWELL LAKES GENERAL PLAN

±386.35 ACRES

OUT OF THE
H.T. & B.R.R. CO. SURVEY, LOT 58, A-516
H.T. & B.R.R. CO. SURVEY, LOT 68, A-561
CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS

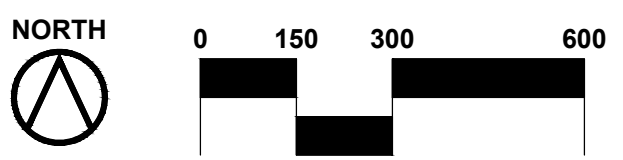
OWNER:
D.R. HORTON

PLANNER:



Planning +
Landscape
Architecture

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



LJA# 1931-33001 06.07.2023

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LOTS DEVELOPED NORTH OF THIS INTERSECTION WILL BE PROVIDED TEMPORARY EMERGENCY ACCESS DURING THE CONSTRUCTION OF BULLARD PARKWAY EAST

NO PART OF THIS DRAWING TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF LJA ENGINEERING, INC.

Monday, July 3, 2023

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

**Re: Caldwell Lakes General Plan
Letter of Recommendation to Approve
City of Iowa Colony Project No. 433
Adico, LLC Project No. 16007-03-433**

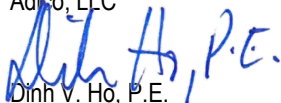
Dear Ms. Martinez;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the submittal of the Caldwell Lakes General Plan, received on or about June 6, 2023. The review of the general is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

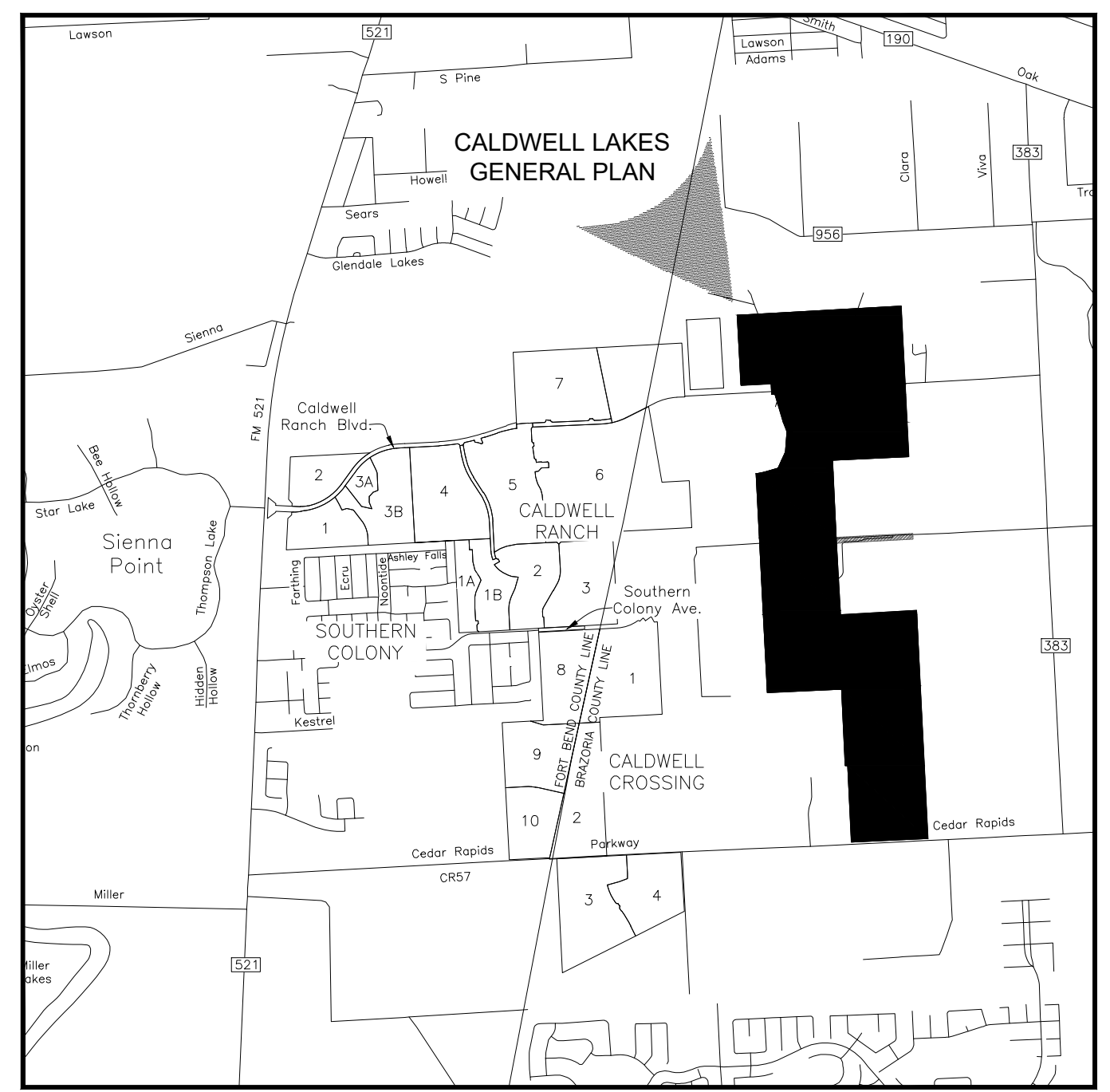
Based upon our review, we have no objections to the general plan subject to the approval of the Variance Requests for Block Length Requirements and Lot Access. Please provide ten (10) prints to Kayleen Rosser, City Secretary, by no later than Thursday, July 6, 2023, for consideration at the July 11, 2023, Planning and Zoning meeting.

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

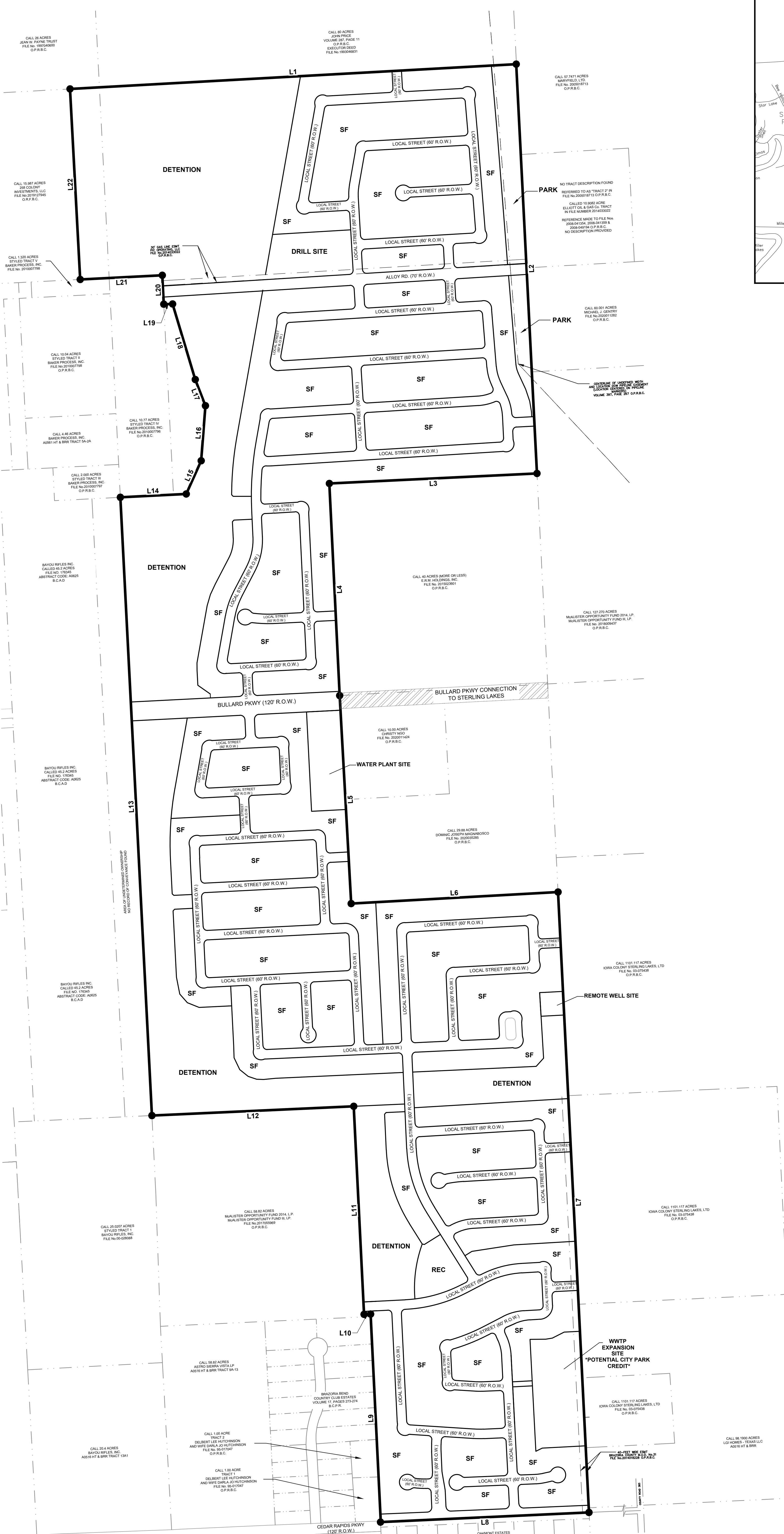
Sincerely,
Adico, LLC


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

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-3-433



Vicinity Map
1 inch = 1/2 mile



LINE	BEARING	DISTANCE
L1	N 86°49'06" E	2831'
L2	S 02°54'25" E	2596'
L3	S 87°13'46" W	1317'
L4	S 02°46'33" E	1345'
L5	S 03°10'06" E	1320'
L6	N 86°48'25" E	1313'
L7	S 02°51'05" E	3935'
L8	S 87°21'05" W	1320'
L9	N 02°47'53" W	1319'
L10	S 87°34'02" W	41'
L11	N 02°50'05" W	1320'
L12	S 87°22'47" W	1280'
L13	N 02°55'29" W	3922'
L14	N 87°04'52" E	418'
L15	N 24°18'27" E	231'
L16	N 04°23'35" E	350'
L17	N 21°17'16" W	178'
L18	N 16°42'03" W	500'
L19	S 88°38'11" W	56'
L20	N 02°54'49" W	183'
L21	S 87°05'31" W	521'
L22	N 03°03'55" W	1209'

LEGEND

- O.P.R.B.C. INDICATES OFFICIAL PUBLIC RECORD OF BRAZORIA COUNTY
- B.C.P.R. INDICATES BRAZORIA COUNTY PUBLIC RECORD
- B.C.A.D. INDICATES BRAZORIA COUNTY APPRAISAL DISTRICT
- ESMT. INDICATES EASEMENT
- R.O.W. INDICATES RIGHT-OF-WAY

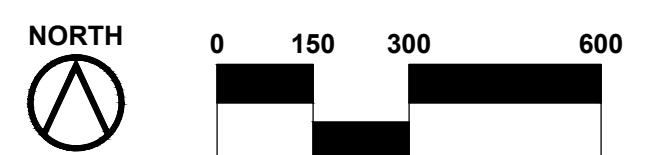
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