



**CITY OF  
IOWA  
COLONY**

**PLANNING & ZONING COMMISSION  
MEETING**

**Tuesday, February 04, 2025  
7:00 PM**

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

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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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, FEBRUARY 4, 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.*

**ITEMS FOR CONSIDERATION**

1. Consider approval of the January 7, 2025 Planning and Zoning Commission meeting minutes.
2. Consideration and possible action to approve the Market at Creekhaven South Preliminary Plat.
3. Consideration and possible action to provide a recommendation to City Council for the Sierra Vista West Plan of Development Amendment No. 2.

**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 January 30, 2025.



*Kayleen Rosser*

Kayleen Rosser, City Secretary



**CITY OF  
IOWA  
COLONY**

**PLANNING & ZONING COMMISSION  
MEETING MINUTES**

Item 1.

**Tuesday, January 07, 2025  
7:00 PM**

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

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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

**Members absent:** None

**Others present:** Dinh Ho

**CALL TO ORDER**

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

**CITIZEN COMMENTS**

There were no comments from the public.

**ITEMS FOR CONSIDERATION**

1. Consider approval of the December 3, 2024 Planning and Zoning Commission meeting minutes.  
Motion made by Hosey to approve the minutes of the December 3, 2024 Planning and Zoning Commission meeting, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
2. Consider approval of the Market at Creekhaven North Preliminary Plat.  
Motion made by Hayes to approve the Market at Creekhaven North Preliminary Plat, Seconded by Dillon.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
3. Consider approval of the Ellwood Section 2 Preliminary Plat.  
Motion made by Dillon to approve the Ellwood Section 2 Preliminary Plat, the Ellwood Section 3 Preliminary Plat, the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat, the Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat, and the Ellwood Recreation Reserve Preliminary Plat, Seconded by Davis.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
4. Consider approval of the Ellwood Section 3 Preliminary Plat.  
The action was taken during item no. 3.
5. Consider approval of the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat.  
The action was taken during item no 3.
6. Consider approval of the Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat.  
The action was taken during item no. 3.
7. Consider approval of the Ellwood Recreation Reserve Preliminary Plat.

The action was taken during item no. 3.

- 8. Consider approval of the Caldwell Crossing Section 1 Amending Plat No. 1.

Motion made by Dillon to approve the Caldwell Crossing Section 1 Amending Plat No. 1 and the Caldwell Crossing Section 2 Amending Plat No. 1, Seconded by Hosey.

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

- 9. Consider approval of the Caldwell Crossing Section 2 Amending Plat No. 1.

The action was taken during item no. 8.

**ADJOURNMENT**

The meeting was adjourned at 7:30 P.M.

APPROVED THIS 4th DAY OF FEBRUARY 2025.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chair



Monday, January 20, 2025

Sean Conley  
Conley Land Services, LLC  
11003 Buttonwood Creek Trail  
Tomball, TX 77375  
[sean@conleyland.com](mailto:sean@conleyland.com)

Re: The Market at Creekhaven South Preliminary Plat  
Letter of Recommendation to Approve  
COIC Project No. 5399  
ALLC Project No. 16007-2-412

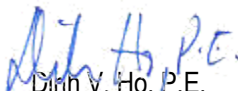
Dear Mr. Conley:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of The Market at Creekhaven South Preliminary Plat, received on or about January 16, 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 preliminary plat as resubmitted on January 16, 2025. Please provide ten (10) prints of the plat to Kayleen Rosser, City Secretary, by no later than Tuesday, January 28, 2025, for consideration at the February 4, 2025, Planning and Zoning Commission meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-2-412

STATE OF TEXAS  
 COUNTY OF BRAZORIA

WE, MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH PARVEZ MERCHANT, MANAGING MEMBER, AND MOUNANG DESAI, MANAGING MEMBER, OWNERS OF THE 4.707 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT CREEKHAVEN SOUTH, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LIENS, DEDICATIONS, RESTRICTIONS AND CONDITIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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 DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT, EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, MH CREEKHAVEN, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF THE MARKET AT CREEKHAVEN SOUTH, HAVE COMPLIED WITH, OR WILL COMPLY WITH, THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS.

IN TESTIMONY WHEREOF, THE MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY PARVEZ MERCHANT, MANAGING MEMBER, AND MOUNANG DESAI, MANAGING MEMBER, AND ITS COMMON SEAL HERETO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

MH CREEKHAVEN, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 PARVEZ MERCHANT, MANAGING MEMBER

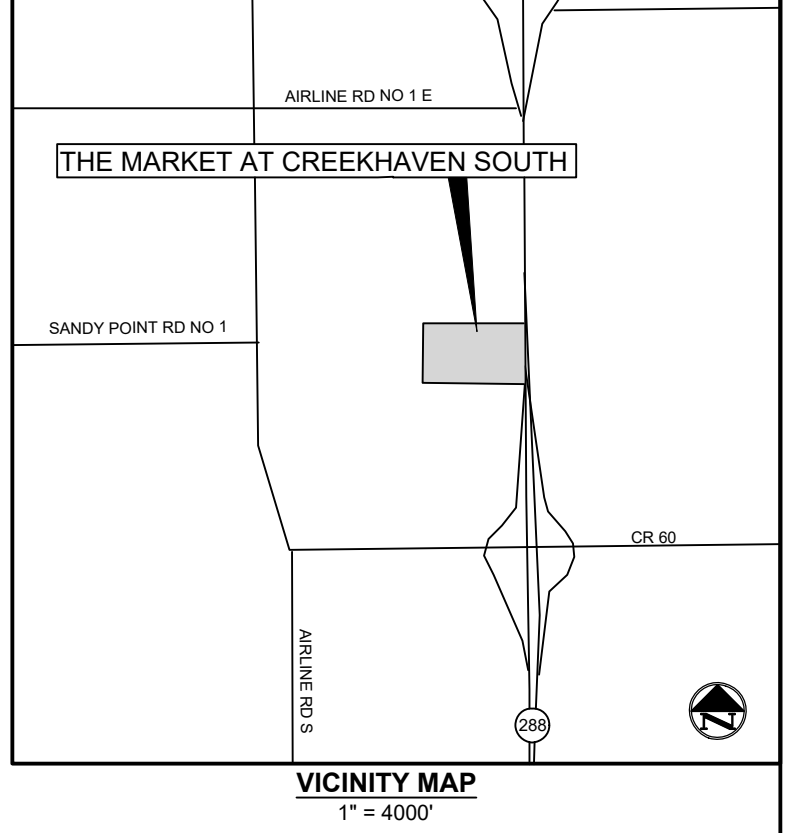
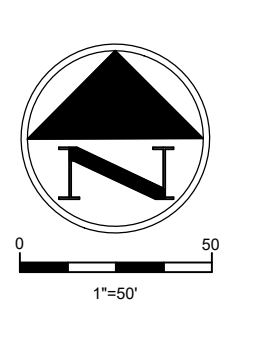
BY: \_\_\_\_\_  
 MOUNANG DESAI, MANAGING MEMBER

| CURVE | ARC LENGTH | RADIUS    | DELTA ANGLE | CHORD BEARING   | CHORD LENGTH |
|-------|------------|-----------|-------------|-----------------|--------------|
| C1    | 207.93'    | 2,060.00' | 5° 47' 00"  | S 89° 24' 11" E | 207.84'      |
| C2    | 54.98'     | 35.00'    | 90° 00' 00" | S 47° 17' 41" E | 49.50'       |

**BENCHMARK NOTE**

**PAM 88 ARP**

2" GALVANIZED STEEL PIPE LOCATED AT THE SOUTHEAST CORNER OF A WASTEWATER TREATMENT PLANT HAVING THE ADDRESS 9407 COPPER COVE LN, ROSHARON, TX 77583 ELEV. 63.20 NAVD88



- LEGEND**
- A.E. AERIAL EASEMENT
  - ALUM. ALUMINUM
  - B.C.C.F. NO. BRAZORIA COUNTY CLERKS FILE NUMBER
  - B.C.D.R. BRAZORIA COUNTY DEED RECORDS
  - B.L. BUILDING LINE
  - BRS. BEARS
  - DOC. DOCUMENT
  - ESMT. EASEMENT
  - FND. FOUND
  - I. IRON
  - ID. INSIDE DIAMETER
  - MON. MONUMENT
  - PG. PAGE
  - R.O.W. RIGHT OF WAY
  - SAN.S.E. SANITARY SEWER EASEMENT
  - SQ. FT. SQUARE FEET
  - STM.S.E. STORM SEWER EASEMENT
  - U.E. UTILITY EASEMENT
  - VOL. VOLUME
  - W.L.E. WATER LINE EASEMENT
  - (F) FND. 5/8" I. ROD WELPS CAP

STATE OF TEXAS  
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY 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 \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOUNANG DESAI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENT TO ME THAT THEY 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 \_\_\_\_\_, 202\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

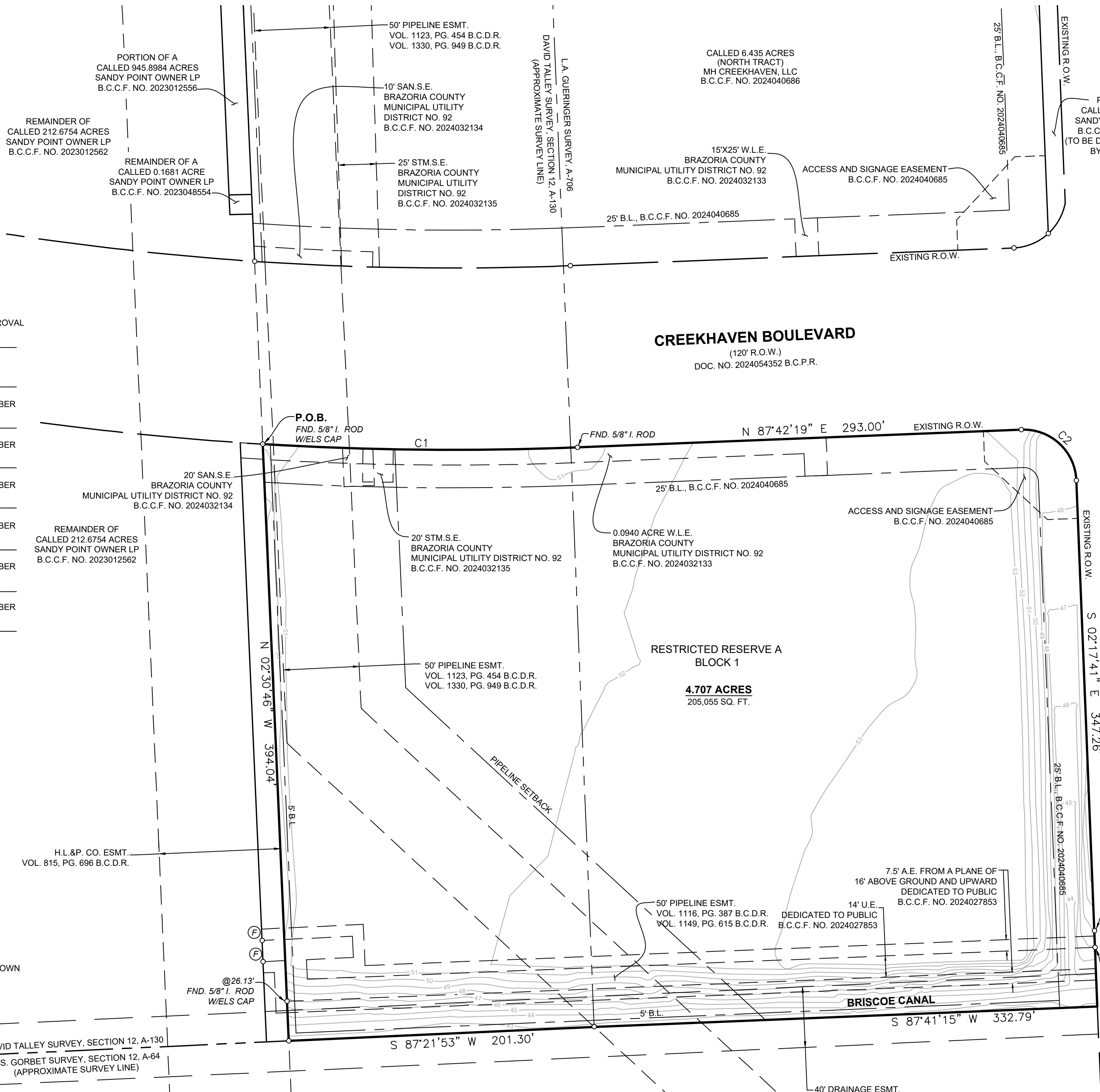
MY COMMISSION EXPIRES: \_\_\_\_\_

- CITY OF IOWA COLONY APPROVAL
- |  |   |
|--|---|
| CITY COUNCIL APPROVAL                  | PLANNING AND ZONING COMMISSION APPROVAL                   |
| WIL KENNEDY, MAYOR                     | DAVID HURST, CHAIRMAN<br>PLANNING AND ZONING COMMISSION   |
| MCLEAN BARNETT, COUNCIL MEMBER         | LES HOSEY<br>PLANNING AND ZONING COMMISSION MEMBER        |
| ARNETTA HICKS-MURRAY, COUNCIL MEMBER   | BRENDA DILLON<br>PLANNING AND ZONING COMMISSION MEMBER    |
| MARQUETTE GREENE-SCOTT, COUNCIL MEMBER | BRIAN JOHNSON<br>PLANNING AND ZONING COMMISSION MEMBER    |
| TIMOTHY VARLACK, COUNCIL MEMBER        | TERRY HAYES<br>PLANNING AND ZONING COMMISSION MEMBER      |
| SYDNEY HARGRODER, COUNCIL MEMBER       | ROBERT WALL<br>PLANNING AND ZONING COMMISSION MEMBER      |
| KAREEM BOYCE, COUNCIL MEMBER           | WARREN DAVIS JR.<br>PLANNING AND ZONING COMMISSION MEMBER |
| DINH HO, P.E., CITY ENGINEER           | DATE  |
| DATE                                   |   |

- APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5
- |  |      |
|--|------|
| LEE WALDEN, P.E. PRESIDENT                 | DATE |
| KERRY L. OSBURN VICE PRESIDENT             | DATE |
| BRANDON MIDDLETON SECRETARY/TREASURER      | DATE |
| DINH V. HO, P.E., C.F.M. DISTRICT ENGINEER | DATE |
- NOTE: PROJECT FIELD STARTUP WILL BEGIN WITHIN 365 CALENDAR DAYS FROM THE DATE SHOWN HEREON. CONTINUOUS AND REASONABLE FIELD SITE WORK IS EXPECTED.

I, SEAN CONLEY, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT ALL BEARINGS, DISTANCES, AND OTHER ASSOCIATED BOUNDARY INFORMATION ON THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET UNLESS OTHERWISE NOTED, AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

SEAN CONLEY, RPLS  
 TEXAS REGISTRATION NO. 6739



STATE HIGHWAY 288  
 (40' R.O.W.)  
 VOL. 1059, PG. 810 B.C.D.R.  
 VOL. 1078, PG. 443 B.C.D.R.

**NOTES**

- BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS.
- ALL BOUNDARY CORNERS FOR THE PLAT SHOWN HEREON ARE FOUND 5/8-INCH IRON RODS WITH CAP STAMPED 'ELS' UNLESS OTHERWISE NOTED.
- THE PROPERTY SUBDIVIDED IN THIS FOREGOING PLAT LIES WITHIN BRAZORIA COUNTY, THE CITY OF IOWA COLONY, BRAZORIA COUNTY MUD 92 AND BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL ALL STORM SEWER DRAINAGE IMPROVEMENTS IF ANY AND WHICH MAY INCLUDE DETENTION HAVE BEEN CONSTRUCTED.
- THE APPROVAL OF THE PRELIMINARY PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVAL UNLESS THE PRELIMINARY 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.
- ALL WATER AND WASTEWATER FACILITIES SHALL CONFORM TO THE CITY'S DESIGN CRITERIA.
- THIS PLAT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED UNDER B.C.C.F. NOS. 2024003961 AND 2024040685.
- SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREAS OUTSIDE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZORIA COUNTY UNINCORPORATED AREAS, MAP NUMBER 48039C0120K, DATED EFFECTIVE 12/30/2020.
- THE DEVELOPER/HOMEOWNERS ASSOCIATION/MUNICIPAL UTILITY DISTRICT SHALL BE RESPONSIBLE FOR MAINTENANCE OF OIL RESTRICTED RESERVES.
- PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS.
- CONTOUR LINES SHOWN HEREON ARE BASED ON GPS OBSERVATION AND REFERENCED TO NGS BENCHMARK PAM 88 ARP BEING NOTED HEREON.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF 949 SC SH288 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF IOWA COLONY AND HINES ACQUISITIONS, LLC.

**DESCRIPTION OF 4.707 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT 706 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS**

BEING 4.707 ACRES (205,055 SQUARE FEET) OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, SURVEY, ABSTRACT NO. 130 AND THE L.A. GUERINGER SURVEY, ABSTRACT 706, CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 4.707 ACRE TRACT OF LAND, DESIGNATED SOUTH TRACT, DESCRIBED IN AN INSTRUMENT TO MH CREEKHAVEN, LLC RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO. 1) 2024040686, SAID 4.707 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING BASED ON THE TEXAS COORDINATE SYSTEM ON 1983, SOUTH CENTRAL ZONE:

**BEGINNING** AT A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR THE NORTHWEST CORNER OF SAID 4.707 ACRE TRACT OF LAND AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH ITS CENTER BEARS N 03° 29' 19" E, A DISTANCE OF 2,060.00 FEET;

**TENCE**, WITH A CURVE TO THE LEFT, AN ARC LENGTH OF 207.93 FEET, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 05° 47' 00", AND A CHORD BEARING S 89° 24' 11" E, A DISTANCE OF 207.84 FEET TO A 5/8-INCH IRON ROD FOUND FOR POINT OF TANGENCY;

**TENCE**, N 87° 42' 19" E, A DISTANCE OF 293.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR THE NORTHEAST CORNER OF SAID 4.707 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

**TENCE**, WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 54.98 FEET, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND A CHORD BEARING S 47° 17' 41" E, A DISTANCE OF 49.50 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR POINT OF TANGENCY AND THE EASTERNMOST NORTHEAST CORNER OF SAID 4.707 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND, LYING ON THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288;

**TENCE**, S 02° 17' 41" E, WITH THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 288, AT A DISTANCE OF 297.26 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR REFERENCE, AT A DISTANCE OF 308.26 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 347.26 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 4.707 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, LYING WITHIN BRISCOE CANAL;

**TENCE**, S 87° 41' 15" W, A DISTANCE OF 332.79 FEET TO AN ANGLE POINT OF SAID 4.707 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

**TENCE**, S 87° 21' 53" W, A DISTANCE OF 201.30 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 4.707 ACRE TRACT AND THE HEREIN DESCRIBED TRACT OF LAND;

**TENCE**, N 02° 30' 46" W, AT A DISTANCE OF 28.13 FEET PASSING A 5/8-INCH IRON ROD WITH CAP STAMPED 'ELS' FOUND FOR REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 394.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.707 ACRES OR 205,055 SQUARE FEET OF LAND.

PRELIMINARY PLAT OF  
**THE MARKET AT CREEKHAVEN SOUTH**  
 BEING A SUBDIVISION OF 4.707 ACRES OF LAND SITUATED IN THE DAVID TALLEY SURVEY, SECTION 12, ABSTRACT 130 AND L.A. GUERINGER SURVEY ABSTRACT 706 CITY OF IOWA COLONY BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

OWNER  
 MH CREEKHAVEN, LLC  
 A TEXAS LIMITED LIABILITY COMPANY  
 5400 POINTE W. CIRCLE  
 RICHMOND, TX 77469

ENGINEER  
**ALJ Lindsey**  
 18635 N. ELDRIDGE PARKWAY, SUITE 200  
 TOMBALL, TX 77375

SURVEYOR  
**CONLEY LAND SERVICES, LLC**  
 11003 BUTTWOOD CREEK TRAIL  
 TOMBALL, TX 77375  
 TEL. (832) 728-4967  
 CONLEYLAND.COM  
 TELS.FRM.NO. 10194732

JOB NO. 24.087

## MEMORANDUM

**Date:** January 30, 2025  
**To:** Planning and Zoning Members  
Mayor Kennedy & City Council Members  
**From:** Dinh V. Ho, P.E.  
**RE:** Sierra Vista West – Plan of Development Amendment No. 2  
Staff’s Summary and Recommendations  
**CC:** Robert Hemminger Kayleen Rosser

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Quiddity Engineering, on behalf of Astro Vista, LP, submitted Amendment No. 2 for the Sierra Vista West Plan of Development.

The proposed amendment is as follow:

1. Reduction of 187 townhome lots (on approximately 22 acres)
2. Addition of 114 standard 50-foot wide lots on approximately 30.2 acres)
3. Reduction in acreage of the onsite recreational center site from 16.7 acres to 8.7 acres
4. Dedication of an additional +/-18 acres of land to the Regional Park site on Cedar Rapids Parkway. The developer previously was required to donate 40 acres to the park. The Regional Park site would encompass a total of +/-58 acres with this addition.

### Staff Recommendations:

*Based on staff review, staff recommends approval to the Sierra Vista West Plan of Development Amendment No. 2 based on the following:*

1. *The reduction in density from townhomes to 50’ wide lots reduce the total lot count by 73 units.*
2. *The 50’ wide lots would be consistent with the existing surrounding development.*
3. *The reduction of 8 acres from the recreation center site is compensated with an additional dedication of 18 acres to the Regional Park site on Cedar Rapids.*

**EXHIBIT B**  
**PLAN OF DEVELOPMENT**  
**Sierra Vista West**

**A. Introduction.**

1. The property is comprised of approximately 269.44 acres and is part of the 501.92 acres that is currently being developed as Sierra Vista West. Sierra Vista West, Sections One through Five, consisting of 232.48 acres have previously been approved by Brazoria County. This area contains a total of 886 lots, minimum fifty (50) feet wide and is identified as “vested property”, or “VP” on the exhibits and text included in the Plan of Development. The remaining 269.44 acres subject to this Plan of Development is planned for residential uses with community facilities featuring an 8.7 acre recreation reserve, resort style “lazy river” and other general recreational facilities such as parks, lakes, trails, open space.
2. This PD includes the following sections:
  - A. Introduction
  - B. General Provisions
  - C. Land Uses
  - D. Development Regulations
    - D1. Development Regulations for Single Family Lots
    - D2. Development Regulations for” For Rent” Single Family Residential
    - D3. Development Regulations for 50 feet Single Family Residential-Section 11.
  - E. Parks, Recreation and Trails
  - F. Landscape
  - G. School Site
  - H. Street Plan & Cross-Sections
  - I. Project Phasing

**B. General Provisions.**

1. The PD approved herein must be constructed, developed, and maintained in compliance with this Agreement, the Development Agreement dated November 2019 and other applicable ordinances of the City. In the event of discrepancies between the text of this document and the exhibits attached, the text shall prevail.

2. The project shall be developed in accordance with the following figures that are attached to and made part of this PD:

|            |   |
|------------|---|
| Figure 1   | Boundary Exhibit  |
| Figure 1a  | Jurisdiction Map  |
| Figure 2   | General Development Plan  |
| Figure 2a  | 50' Lot Single Family Residential and Recreation Center               |
| Figure 3   | Contributing Landscape and Open Space Plan                            |
| Figure 4   | Thoroughfare Exhibit  |
| Figure 5   | Street cross section for Spine Road (Divided)                         |
| Figure 6   | Street cross section for Spine Road (Divided) with Shared Use Trail   |
| Figure 7   | Street cross section for Spine Road, (Undivided)                      |
| Figure 8   | Street cross section for Spine Road (Undivided) with Shared Use Trail |
| Figure 9   | Phasing Plan of Development   |
| Figure 10  | "For Rent" Single Family Residential Site Plan                        |
| Figure 11  | Perimeter Fencing and Screening                                       |
| Figure 12  | Contributing Landscape and Open Space Plan                            |
| Figure 13  | Amenity Center Site Plan  |
| Figure 13a | Amenity Center Views  |
| Figure 14  | Letter Of No Objection  |

The project is located west of State Highway 288, between County Roads 56, Meridiana Parkway and C.R. 64, Davenport Parkway. As shown on *Figure 1a: Jurisdiction Map*, parts of the proposed development lie within the City Limit, and parts lie within the City's extra-territorial jurisdiction.

3. A homeowners' association (HOA) shall be established and made legally responsible to maintain all communal areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.
4. All future building permits shall be reviewed for conformance with this PD.
5. Screening and Fencing will be provided along major thoroughfares, and along the perimeter boundaries as shown on *Figure 11: Perimeter Fencing and Screening*.
6. Construction of Phase 1 "Recreation Center" as shown on *Figure 2a: 50' Lot Single Family Residential and Recreation Center and Figure 13: Amenity Center Site Plan*, will commence immediately. The Recreation Center will consist of one lazy river, pool and event center.



**C. Land Uses.**

1. Permitted land uses for tracts identified as Single Family Residential (SFR) on *Figure 2* shall be those uses permitted within District SFR of the Zoning Ordinance. Single Family Residential (SFR) lots shall be a minimum 6,600 square feet and be a minimum sixty (60) feet wide.
2. Permitted land uses for the tracts identified as “For Rent” Single Family Residential on *Figure 2*, Shall include only “For Rent” Single Family Residential units as shown. *Figure 10: “For Rent” Single Family Residential Site Plan [See D2. (a) below]*
3. Permitted land uses for the tracts identified as “Utility” on *Figure 2* shall include municipal utility and drill site purposes.
4. Permitted land uses for the tracts identified as Single Family Residential-Section 11 and Recreation district are listed below in Table 1.0: Permitted Uses. Any use that is not expressly listed below and cannot be reasonably categorized as falling within the definition or common English interpretation of listed use, may be considered by Iowa Colony Planning Board as a Conditional Use or Specific Use. When considering the suitability of an unlisted use, Iowa Colony Planning Board shall have regard to the permissibility of similar land uses, the vision and objectives of the District, the potential amenity impacts associated with the use and whether allowing the use (with or without special conditions) is in the public interest.
5. The maximum number of single-family lots shall not exceed 484 lots. “For Rent” Single Family Residential shall not exceed 110 units. The total of all dwelling units combined shall not exceed 594 units.
6. Within the boundary of the proposed Plan of Development, land shall be dedicated for neighborhood park purposes, which area shall equal one (1) acre for each fifty-four (54) proposed dwelling units, based on 594 units equals ±11.0 -acre required neighborhood park. Land used for the public park area shall have a minimum frontage of sixty feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the developer, such as hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum public park area requirement.

**Table 1.0 – Permitted Uses:**

| Land Uses Permitted  | Recreation/Resort | Notes |
|--|-------------------|-------|
| Dwelling, Single-Family Attached   |                   |       |
| Dwelling, Single Family Detached   |                   |       |
| Wedding Venue  | X                 |       |
| Outdoor Stage, Performance Venue   | X                 |       |
| Community Center/ HOA amenities and club buildings                                       | X                 |       |
| Amusement and Recreational Services  | X                 |       |
| Other Spectator Sports, incl. rental concessions   | X                 |       |
| Other Reservation Services   | X                 |       |
| Performance Venue, Outdoor   | X                 |       |
| Membership Sports and Recreation Club  | X                 |       |
| Kiosk  | X                 |       |
| Mobile Food Unit   | X                 |       |
| Restaurant, Refreshment Stand (temporary or Seasonal)                                    | X                 |       |
| Accessory Building   | X                 |       |
| Temporary uses during construction. Including a “sales trailer” or “construction office” | X                 |       |

**D. Development Regulations**

D1. Development Regulations for Single Family Lots - Maximum 370 lots permitted. Single-family home sites within the PD shall be developed in accordance with the following regulations:

1. Minimum lot width: sixty (60) feet.
2. Minimum lot area: 6,600 square feet.
3. Minimum lot depth: One hundred and ten (110) feet or ninety (90) feet for lots fronting on the bulb portion of a cul-de-sac.
4. Maximum lot coverage: Sixty (60) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.
5. Maximum height: Two (2) stories. Roof gables, chimneys, and vent stacks may extend to a height not to exceed thirty-five (35) feet above the average level of the base of the foundation of the building. Height regulations prescribed herein shall not apply to satellite earth station antennas or any personal communication electronic facilities protected by the Federal Telecommunications Act of 1996.
6. Minimum front yard building setback: twenty-five (25) feet; twenty (20) feet on cul-de-sac bulbs as measured from the front property / right-of-way line.
7. Minimum side yard building setbacks: Five (5) feet for interior, non-corner lots and the non-street side of corner lots; ten (10) feet exterior side yard for corner lots if a minimum fifteen (15) feet by fifteen (15) feet visibility triangle, as measured from the property line / street right-of-way line, that restricts the placement or maintenance of any vertical obstruction, either natural or man-made, within a vertical distance of between three (3) feet and eight (8) feet of the natural ground elevation, is provided on the platted lot subdivision at any street, public or private, intersection. A street side setback of twenty-five (25) feet minimum will be required for all lots siding on a designated major arterial, minor arterial or major collector.
8. Minimum rear yard building setback: 10 feet, except when the rear utility easement width is greater than ten (10) feet, the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major or minor arterial right-of-way or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major or minor arterial, the minimum rear yard building setback is twenty –five (25) feet measured from the street right-of-way line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major or minor arterial and a detached one-story garage is constructed on the residential lot, the rear yard between the detached one-story garage and the rear property line may be reduced to a minimum of three ( 3) feet if a minimum of twenty –five (25) feet is maintained between the rear of the

one-story detached garage and the right-of-way line of the major or minor arterial.

9. All lots shall have a minimum of two (2) trees, planted in the front yard setback. The trees must be a minimum of one and one-half (1-1/2) inches in caliper width and a minimum height of six (6) feet as measured at the tree trunk from the ground as planted. The trees must be located between five (5) feet and fifteen (15) feet from a side lot line and between five (5) feet and twenty (20) feet from the front property line with a minimum of ten (10) feet between tree trunks.

D2. Development Regulations for “For Rent” Single Family Residential - At the time of the preliminary plat, a draft of the protective covenants whereby the Developer proposes to regulate the use of the land shall be submitted to the City. The restrictive covenants, conditions or limitations shall never be less than the minimum requirements of the City as specified in the City’s applicable ordinance(s) at the time of plat recordation.

1. “For Rent” Single Family Residential shall conform to and or be reasonable similar to the plat and site plan as shown on *Figure 10: “For Rent” Single Family Residential Site Plan*. The plan will feature 110 free standing units on a reserve totaling ±18.0 -acres.
2. Each unit shall have driveway frontage to a paved twenty eight (28) foot wide private access easement. (P.A.E.)
  - a) The minimum right-of-way width for a P.A.E. shall be twenty-eight (28) feet, which is coterminous with the pavement width measured from edge-to-edge across the surface of the pavement. The P.A.E. shall remain clear at all times for emergency vehicle access. No parking shall be allowed within the P.A.E.
  - b) At the option of an applicant, the right-of-way width of the P.A.E. may be comprised of two paving sections of not less than 20 feet each, separated by a curbed section of not less than five feet and not more than twenty (20) feet in width with a maximum length of one hundred (100) feet off a public street.
  - c) Intersections along a P.A.E. shall be a minimum of sixty-five (65) feet apart. When a P.A.E. intersects with another P.A.E. at a 90-degree angle, the P.A.E. shall provide twenty-five (25) foot radius at the intersection. When a P.A.E. intersects with another P.A.E. at an angle less than 90 degrees, but more than 80 degrees, the P.A.E. shall provide a twenty-five (25) foot radius at the intersection.
  - d) The centerline radius of a reverse curve on a P.A.E. shall not be less than sixty-five (65) feet. Reverse curves shall be separated by a tangent of not less than twenty-five (25) feet.
3. No building or structure shall exceed two (2) stories, or thirty-five (35) feet.

4. Buildings shall be a minimum of ten (10) feet apart.
  5. Minimum front yard building setback shall be twenty (20) feet. All buildings shall face internal private access easements.
  6. Minimum side yard building setback shall be ten (10) feet exterior side yard for corner lots. All buildings shall be set back a minimum twenty-five (25) feet from any other public street, Ames Boulevard, County Road 48, and Crystal View Drive, (Spine Road).
  7. Minimum rear yard building setback shall be twenty (20) feet. All buildings shall be set back a minimum twenty-five (25) feet from any other public street, Ames Boulevard, County Road 48, and Crystal View Drive, (Spine Road).
  8. Residential units shall be constructed of brick or masonry veneer exterior walls for one hundred (100) percent of the exterior wall surface (exclusive of windows and doors) for one (1) story structures; and a minimum of sixty (60) percent of the exterior wall (exclusive of windows and doors) for two (2) story structures with the remaining maximum forty (40) percent being fiber cement board.
  9. A management office shall be provided on-site, and all open areas, “yards” and all building exteriors shall be maintained by the “management company”.
  10. Compensation Open Space: Nine hundred (900) square feet of compensation open space shall be provided per each residential unit in accordance with the performance standards outlined in Section 74 (d)(iii)(A) of City of Iowa Colony Ordinance 2019-14A.
  11. Two (2) garage parking spaces and two (2) off-street parking spaces shall be provided for each residential unit. In addition, one (1) guest parking space for every four (4) units shall be provided throughout the site.
- D3. Development Regulations for 50’ Lots Single Family Residential (Section 11)
1. Minimum lot width: Fifty (50) feet.
  2. Minimum lot area: 5,500 square feet.
  3. Minimum lot depth: One hundred and ten (110) feet.
  4. For all related minimum standards regarding lot coverage, building height, building setbacks, and landscape requirements refer to Development Regulations- Section D1.
  5. Compensation Open Space: The ±8.7-acre recreation reserve and HOA amenities will satisfy the C.O.S. requirements for the single family residential in this District. Additionally, the developer will dedicate an additional ±18.0-acre of park land as identified in *Figure 12* of this document to the City of Iowa Colony. The park will be deeded to the city of Iowa Colony on the approval of Final Plats for the 50 feet Single Family Residential Section 11 by the City Council.

#### E. Parks, Recreation and Trails

As shown on *Figure 3*, an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

1. A maximum of fifty percent (50) percent of the required area for neighborhood park land may be provided by private neighborhood park land consisting of the following.
  - (a) Several small “pocket parks”, recreation reserves of a minimum one-quarter (1/4) acre, strategically located near the entries of various neighborhood pods, as shown on *Figure 3*. A contributing park / recreation / open space area must be located a maximum of one-quarter (1/4) mile from all residential lots.
  - (b) The recreational amenities, including the ±8.7-acre recreation reserve and HOA buildings will contribute to the open space and park requirements for this District. as shown on *Figure 3, Contributing Landscape and Open Space Plan*. The recreational amenities are centrally located, consisting of 8.7 acres including water recreation, HOA building, playground, picnic areas and/or other active recreational uses.
  
2. A minimum of fifty percent (50%) – 5.6 acres of the required area for neighborhood park land shall be dedicated to, and accessible to the public. Public Park land shall conform to the criteria indicated in the UDC regarding parkland dedication. Section 3.2.1.5. Consisting of the following:
  - (a) Unencumbered landscape buffer, open space and trails.
  - (b) Land which is encumbered by detention areas, lake and drainage channel borders, or other similar characteristics shall qualify at a 50% credit but only if it complies with criteria listed below.
    - Land used for the public park area shall have a minimum frontage of sixty (60) feet on a public street. Contributing areas shall include hiking, biking, and all-weather paths, landscaping and sodding installed according to the construction standards of the City. Paths must also be connected to recreation areas as part of an open space system.
    - Areas along lake and drainage channel borders shall have an average minimum width of thirty (30) feet and a minimum width of twenty (20) feet; and
    - Side slopes for area used in credit not to exceed a five to one (5:1) ratio.
  - (c) A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of sixty (60) feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is twenty (20) feet. Views to the

permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.

- (d) View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least 4/5 the total length of the lake.
  - (e) A concrete pedestrian path a minimum of five (5) feet in width shall connect the required street sidewalk with the lake water edge.
3. Approximately ±18 acres as identified in *Figure 12* will be deeded to the City of Iowa Colony as a part of an integrated public park system upon approval of the final plats for the single-family residential unit development mentioned in D3.
  4. Minimum five (5) foot width sidewalks shall be provided along both sides of local public and private residential streets. Except, sidewalks are not required adjacent to twenty-eight (28) foot wide P.A.E. in the "For Rent" Single Family development. All sidewalks shall be constructed in accordance with the City of Iowa Colony standard details and shall meet the State of Texas ADA standards.
  5. Minimum six (6) foot width sidewalks shall be provided along both sides of major arterials, minor arterials, major collectors and the central spine road (as depicted in *Figure 4* attached) within and adjacent to the property. At the discretion of the developer, a twelve (12) foot wide joint use trail may be constructed on only one side of the right-of-way in lieu of two six (6) foot wide sidewalks on both sides of the right-of-way. In either case, the sidewalks or joint use trail may meander out of the right-of-way and into an adjacent landscape reserve if so provided.

#### F. **Landscape**

All development will meet or exceed the minimum landscape requirements specified in the City's Unified Development Code, Section 3.3.1 Screening, and shall meet the landscape requirements specified in the developer's commercial deed restrictions and development covenants except as listed below.

1. A landscape buffer with a minimum fifteen (15) foot width shall be located along each side of the Crystal View Drive, as shown on *Figure 3*, where lots side or rear to the spine road. The buffer is in addition to the minimum street right-of-way width and shall include trees, benches, plazas and landscape screening. No on-street parking will be allowed along the designated spine road.

## 2. Screening

- a) The existing trees and hedge row along existing CR 48 will meet the requirements of Section 3.3.1.2 without the need for additional plantings.
- b) Perimeter Fencing and Screening will be constructed as shown on *Figure 8, Perimeter Fencing and Screening*.

## 3. Plant List

Trees: Except palm trees to be placed within the recreation site only and not within the ROW as street trees.

- Little Gem – Magnolia grandiflora ‘Little Gem’ (Evergreen)
- Vitex – Vitex agnus-castus
- Pindo Palm- Butia capitata
- European Fan Palm- Chamaerops humilis cerifera
- Chinese Fan Palm- Livistona chinensis
- Mazari Palm- Nannorrhops ritchiana
- Canary Island Date Palm- Phoenix canariensis
- Medjool Date Palm- Phoenix dactylifera ‘Medjool’
- Sylvester Palm- Phoenix sylvestris
- Texas Sabal Palm- Sabal texana
- California Fan Palm- Washingtonia filifera
- Washingtonia Palm- Washingtonia robusta
- Eagleston Holly- Ilex x attenuate ‘Eagleston’
- Crape Myrtle - Red- Lagerstroemia x ‘Arapaho’
- Crape Myrtle – Pink- Lagerstroemia x ‘Sioux’

Shrubs/Groundcovers:

- Coppertone Loquat – Eriobotrya japonica ‘Coppertone’ (Evergreen)
- Morning Light Miscanthus – Miscanthus sinensis ‘Morning Light’ (Herbaceous)
- Dwarf Bottlebrush – Callistemon citrinus ‘Little John’ (Evergreen)
- Variegated Flax Lily – Dianella tasmanica ‘Variegata’ (Evergreen)
- Mexican Feather Grass – Nassella tenuissima (Herbaceous)
- New Gold Lantana – Lantana x hybrid ‘New Gold’ (Evergreen)
- Liriope – Liriope muscari (Evergreen)
- Gulf Muhly Grass - Muhlenbergia capillaris
- Drift Rose (Apricot) – Rosa ‘Meimirrot’
- Dwarf Firebush – Hamelia patens
- Summer Wisteria – Indigofera decora
- Hameln Grass – Pennisetumalopecuroides ‘Hameln’
- Sandy Leaf Fig – Ficus tikoua



- Purple Trailing Verbena – *Verbena canadensis* ‘Homestead Purple’
- Snow-N-Summer Jasmine – *Trachelospermum asiaticum* ‘Snow-N-Summer’
- Green Mound Juniper – *Juniperus procumbens* ‘Green Mound’
- Bicolor Iris – *Iris Bicolor* (Evergreen)
- Foxtail Fern – *Asparagus meyeri* (Evergreen)
- Japanese Blueberry – *Elaeocarpus decipiens* (Evergreen)
- Dwarf Palmetto- *Sabal minor*
- Shell Ginger- *Alpinia Zerumbet* ‘Variegata’
- Bat Faced Cuphea- *Cuphea llavea*
- Canna Lily- *Canna indica*
- Yellow Iris- *Iris pseudacorus*
- Knockout Rose- *Rosa* ‘Radrazz’
- Double Red Knockout Rose- *Rosa* x ‘Knockout’ TM
- Variegated Asian Jasmine- *Asiatic jasmine*
- Geyser Pink Gaura- *Gaura lindheimeri* ‘Geyser Pink’
- Geyser White Gaura- *Gaura lindheimeri* ‘Geyser White’
- Super Green Giant Liriope- *Liriope muscari* ‘Super Green Giant’
- Yellow-tip Ligustrum- *Ligustrum howardii*
- Sweet Viburnum - *Viburnum odoratissimum*
- Kaleidoscope Abelia- *Abelia x grandiflora* ‘Kaleidoscope’
- Rose Creek Abelia- *Abelia x grandiflora* ‘Rose Creek’
- Dwarf Schilling’s Holly- *Ilex vomitoria* ‘Schilling’s Dwarf’
- Lindheimer’s Muhly- *Muhlenbergia lindheimeri*
- Dwarf Nandina- *Nandina domestica*
- Switch Grass- *Panicum virgatum* ‘Shenandoah’
- Spring Bouquet Laurestinus- *Viburnum tinus* ‘Spring Bouquet’
- Sand Cord Grass- *Spartina bakeri*
- Variegated Confederate Jasmine- *Trachelospermum jasminoides* ‘Variegatum’

**G. School Site**

As shown of *Figure 2*, an elementary school site shall be provided for purchase at the option of the Alvin Independent School District. If the AISD chooses not to purchase the site, the site is limited to the same uses as for tracts identified as Single Family Residential (SFR) on *Figure 2*. The developer will reserve the land for purchase by Alvin ISD for a period of three (3) years after the date the land is acquired by the developer and for a period no earlier than the completion of a combined total of 600 homes within the vested property or Sierra Vista West PD. The Developer would require that the District have the land under contract and close within one (1) year of the Districts decision to purchase the land.

H. **Street Plan and Cross Sections.**

1. Street improvements shall be built in phases as the project develops in accordance with the City's Engineering Design Criteria Manual, Developers Agreement, street plan and cross sections listed below.

- Figure 4: Thoroughfare Exhibit
- Figure 5: Street cross section for the spine road (divided) and greenbelt
- Figure 6: Street cross section for the spine road (divided) with Shared Use Trail
- Figure 7: Street cross section for the spine road (undivided) and greenbelt
- Figure 8: Street cross section for the spine road (undivided) with Shared Use Trail

I. **Project Phasing**

*Figure 9* indicates the general time and location of the proposed development phasing. The precise dates of each phase is subject to change due to general economic variables and market demand.



J. **Recreation Area**

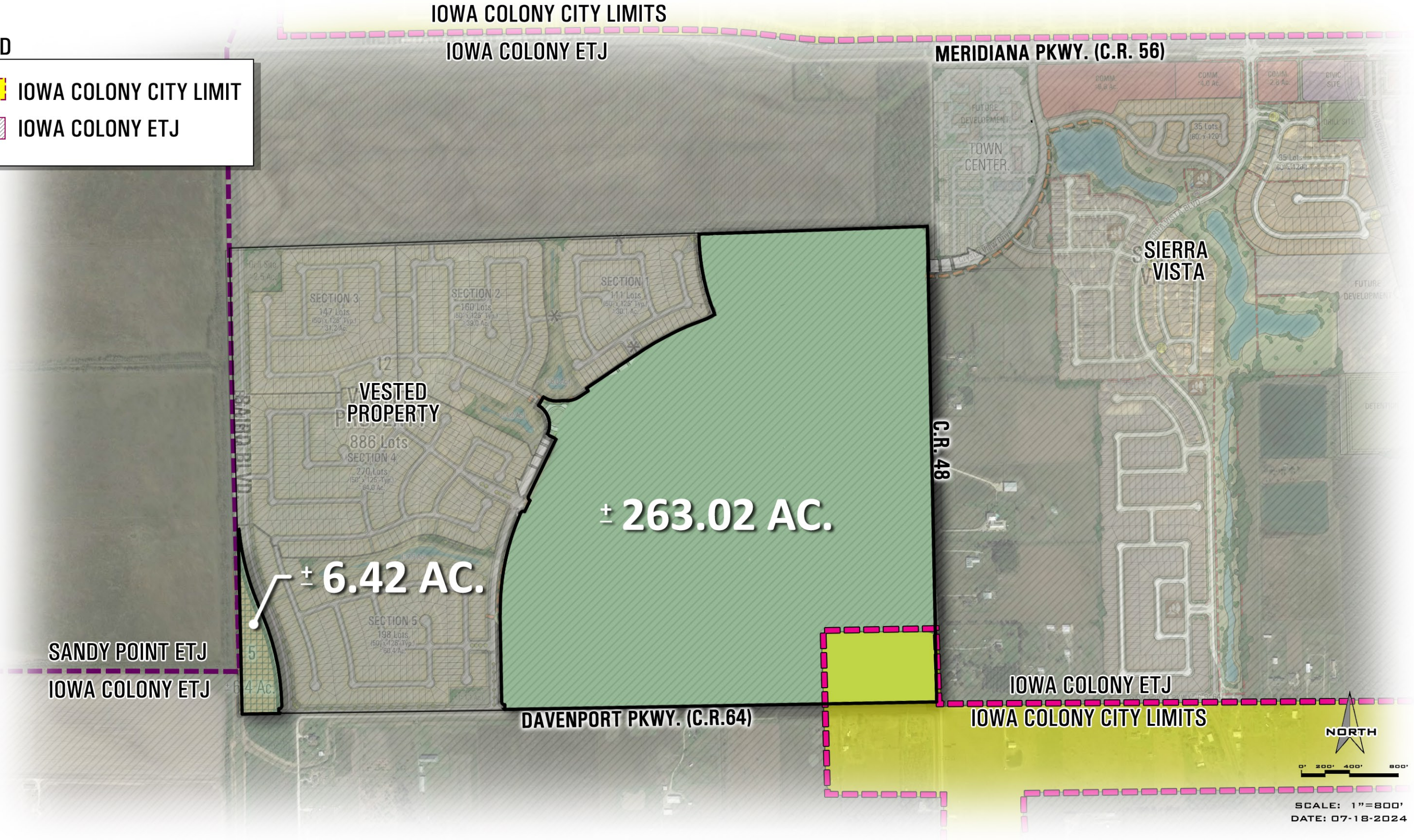
The recreation area will be built in general conformance with the City of Iowa Colony Engineering Design Criteria Manual effective June 20,2009 and as per the permitted plan set approved by the City of Iowa Colony, Adico LLC . Please see *Figure 14 – Letter of No Objection*. Also refer to *Figure 13* illustrating the recreation center site plan identifying a comprehensive list of amenities and *Figure 13 A* for the elevations and 3D view of the recreation center respectively.



# Sierra Vista West Jurisdiction Map

LEGEND

-  IOWA COLONY CITY LIMIT
-  IOWA COLONY ETJ

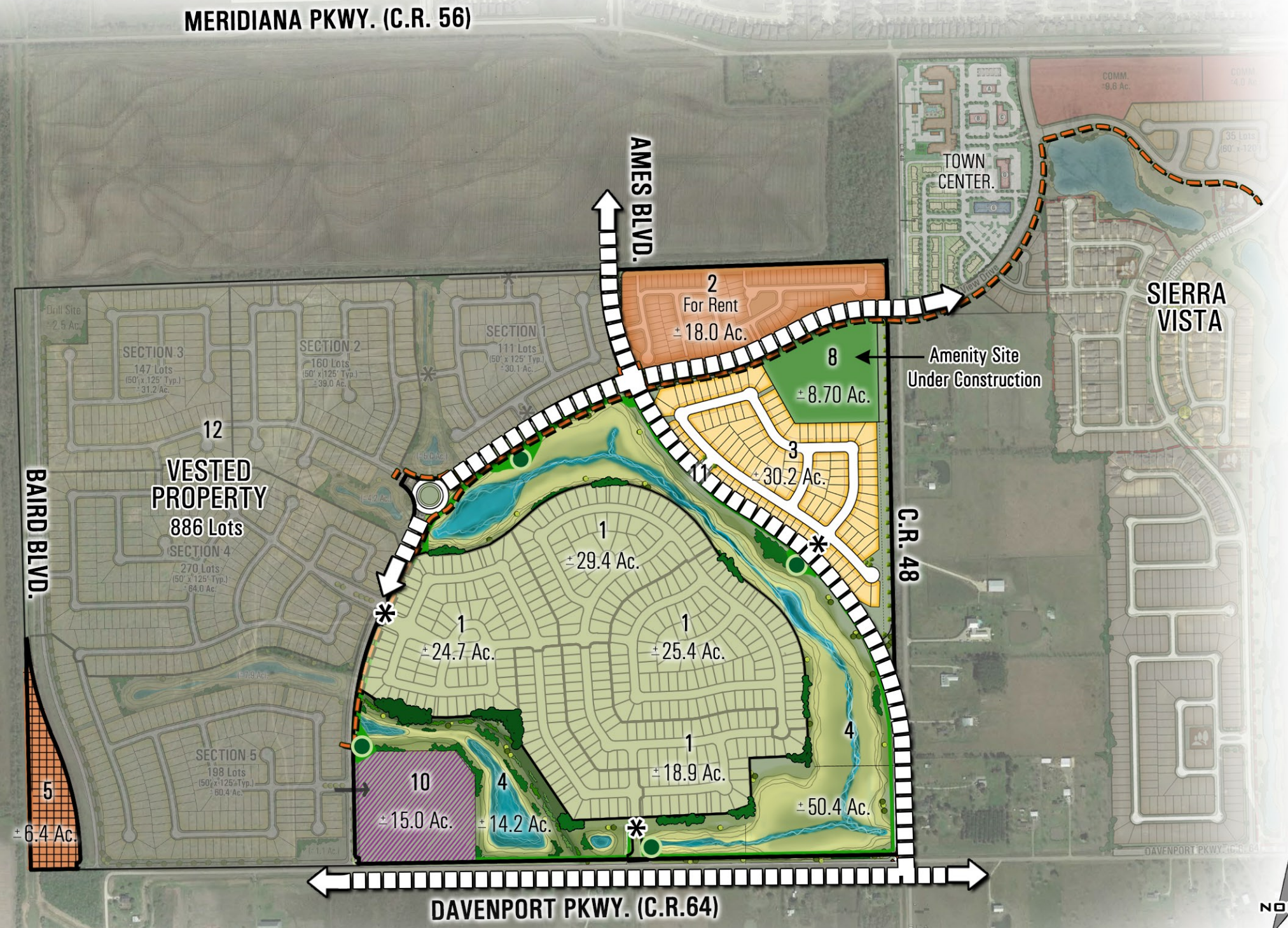


# Sierra Vista West General Development Plan

FIGURE 2

Item 3.

| LEGEND       |   |                  |
|--------------|---|------------------|
| 1            | <b>SF 1 - MAXIMUM 370 LOTS</b><br>- LOTS SHALL BE A MINIMUM OF 60' WIDE and 6,600 SF. | 98.4 AC.         |
| 2            | INDICATES PROPOSED SWING  | 18.0 AC.         |
| 3            | INDICATES PROPOSED 50' SF LOTS (114 lots)   | 30.2 AC.         |
| 4            | INDICATES PROPOSED DETENTION/RECREATION   | 63.0 AC.         |
| 5            | INDICATES PROPOSED UTILITY SWING  | 6.4 AC.          |
| 6            | * INDICATES PROPOSED GATED ENTRY/ PRIVATE STREET ONLY                                 | -                |
| 7            | ● INDICATES PROPOSED PUBLIC RECREATION SITE   | 5.4 AC.          |
| 8            | ● INDICATES PROPOSED PRIVATE RECREATION SITE  | 8.7 AC.          |
| 9            | — INDICATES OPTIONAL MULTI-USE TRAIL  | -                |
| 10           | ▨ INDICATES OPTIONAL SCHOOL SITE  | 15.0 AC.         |
| 11           | ▬ INDICATES PROPOSED R.O.W.   | 24.3 AC.         |
| 12           | ▭ INDICATES VESTED PROPERTY   | 232.5 AC.        |
| <b>TOTAL</b> |   | <b>501.9 AC.</b> |

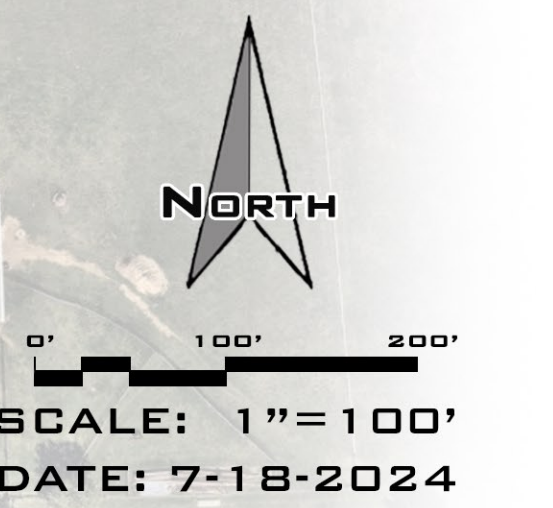


# Sierra Vista West

## 50' Lot Single Family Residential and Recreation Center (Section 11)



| LAND USE TABLE      |                 |                  |
|---------------------|-----------------|------------------|
| Residential         | Lot Count       | Acreage          |
| 50'x110' Typ        | 114 Lots        | ±19.79 Ac        |
| Rec Site            | -               | ±8.70 Ac         |
| Open Space/Reserves | -               | ±4.61 Ac         |
| ROW                 | -               | ±5.77 Ac         |
| Building Line       | -               | -                |
| Easements           | -               | -                |
| <b>Total</b>        | <b>114 Lots</b> | <b>±38.87 Ac</b> |



## Contributing Landscape and Open Space Plan

### LEGEND

#### REQUIRED NEIGHBORHOOD PARK

1 AC/54 UNITS @606 UNITS = 11.2 ACRES REQUIRED

- 50% PRIVATE PARK = 5.6 AC.
  - A) POCKET PARKS & CONTRIBUTING OPEN SPACE
  - B) MIN. 10 AC. CENTRALLY LOCATED PRIVATE RECREATION SITE
- 50% PUBLIC PARK = 5.6 AC.
  - A) UNENCUMBERED BUFFER, OPEN SPACE AND TRAILS
  - B) DETENTION AREAS SHALL QUALIFY AT A 25% CREDIT FOR PUBLIC PARK SUBJECT TO:
    - 5:1 MAXIMUM SIDE SLOPE
    - MIN. 60' FRONTAGE ON A PUBLIC STREET
    - ADDITIONAL MAN-MADE IMPROVEMENTS INCLUDING, TRAIL BENCHES, AND LANDSCAPE (LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO MINIMUM 15' WIDE AND CONTAINING REQUIRED 1 1/2" CALIPER TREES).

● INDICATES PRIVATE NEIGHBORHOOD PARK MINIMUM 1/4 AC. (SEE NOTE)

● INDICATES PUBLIC NEIGHBORHOOD PARK

○ 1/4 MILE RADIUS SERVICE AREA

— INDICATES OPTIONAL 12' WIDE SHARED USE TRAIL

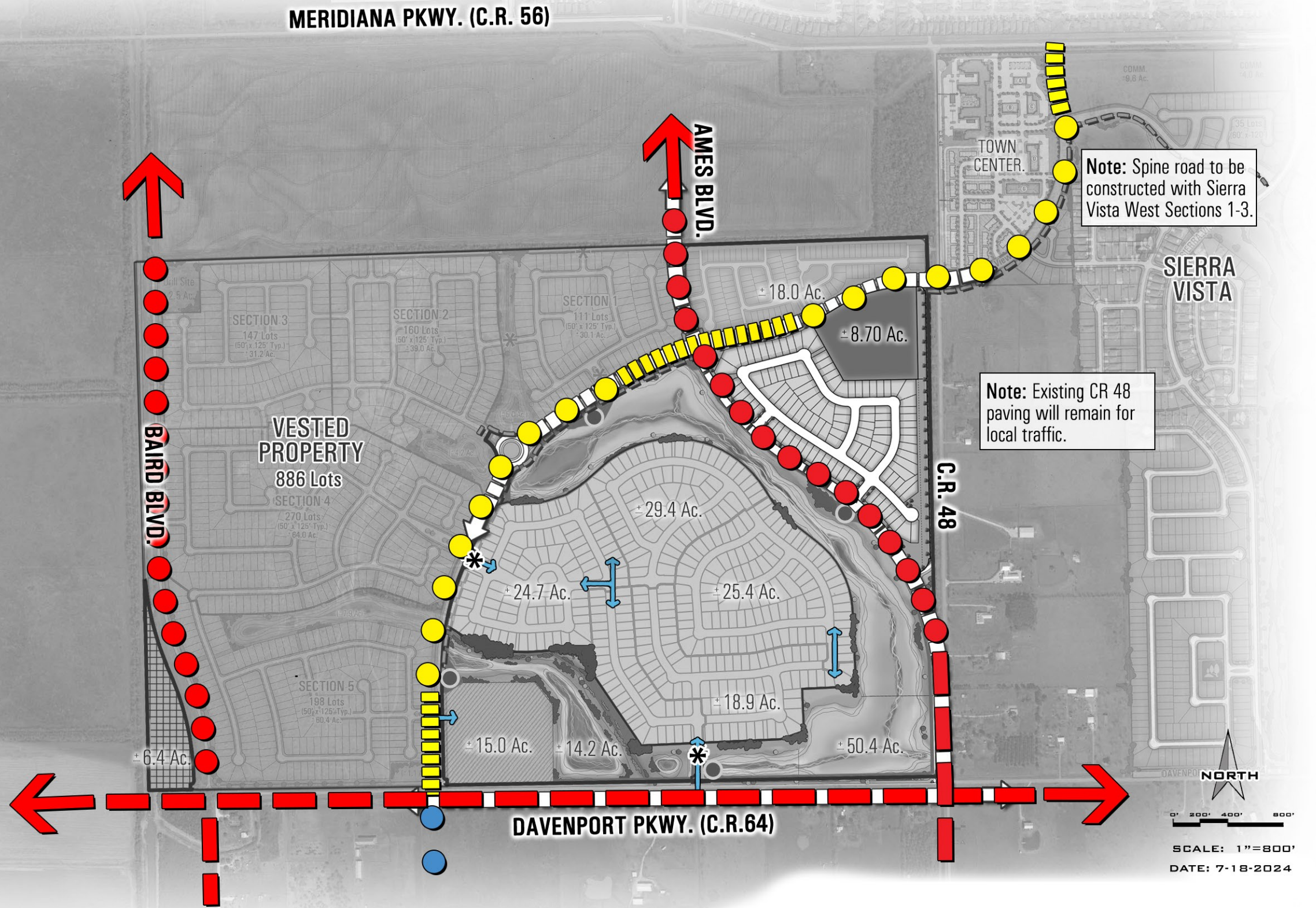
NOTE: 6' MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF THE SPINE ROAD OR A 10' SHARED USE TRAIL ON ONE SIDE OF THE SPINE ROAD.

● Note:  
Recreation sites shall provide a variety of recreational uses—passive and active. At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq. ft. and shall include a decorative paving pattern. Each site shall include at least 2 benches, 2 shade trees and a drinking fountain.



### LEGEND

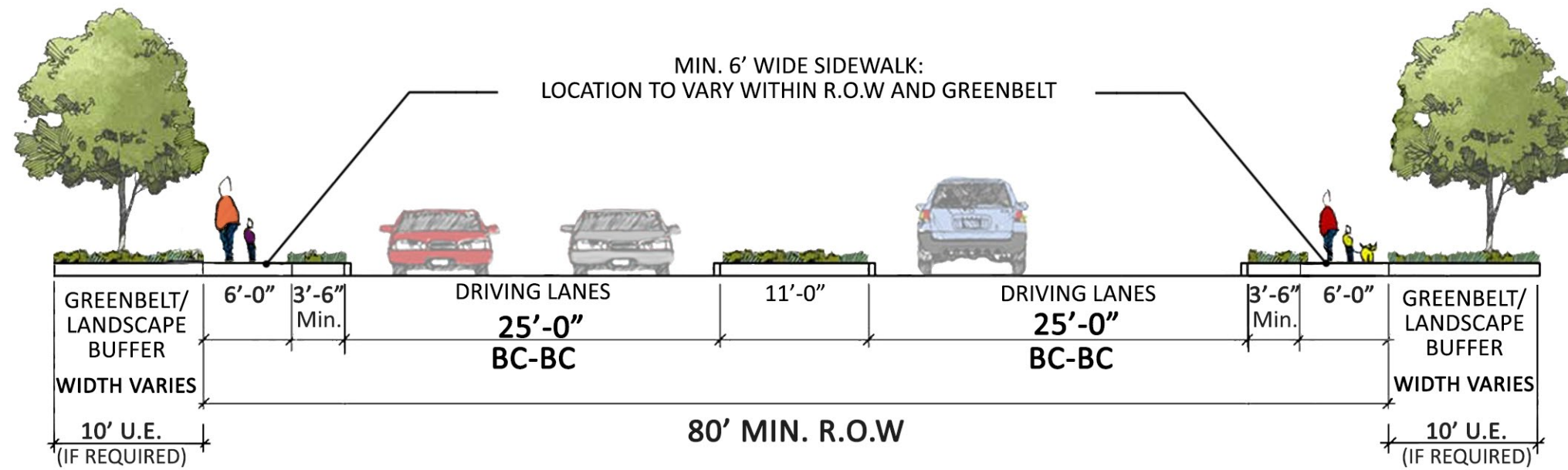
- MAJOR ARTERIAL (TO BE WIDENED)  
(120' R.O.W. MIN.)
- MAJOR ARTERIAL (PROPOSED)  
(120' R.O.W. MIN.)
- MINOR COLLECTOR (PROPOSED)  
(80' R.O.W. MIN.)
- SPINE ROAD - UNDIVIDED (PUBLIC)  
(80' R.O.W. MIN.)
- ▬ SPINE ROAD - DIVIDED (PUBLIC)  
(80' R.O.W. MIN.)
- LOCAL STREET (PRIVATE)  
(60' R.O.W. MIN.)
- \* GATED ENTRY/ PRIVATE STREET





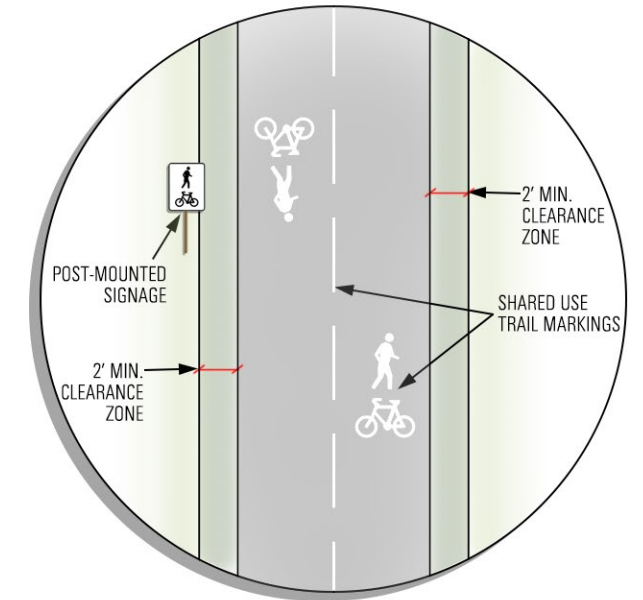
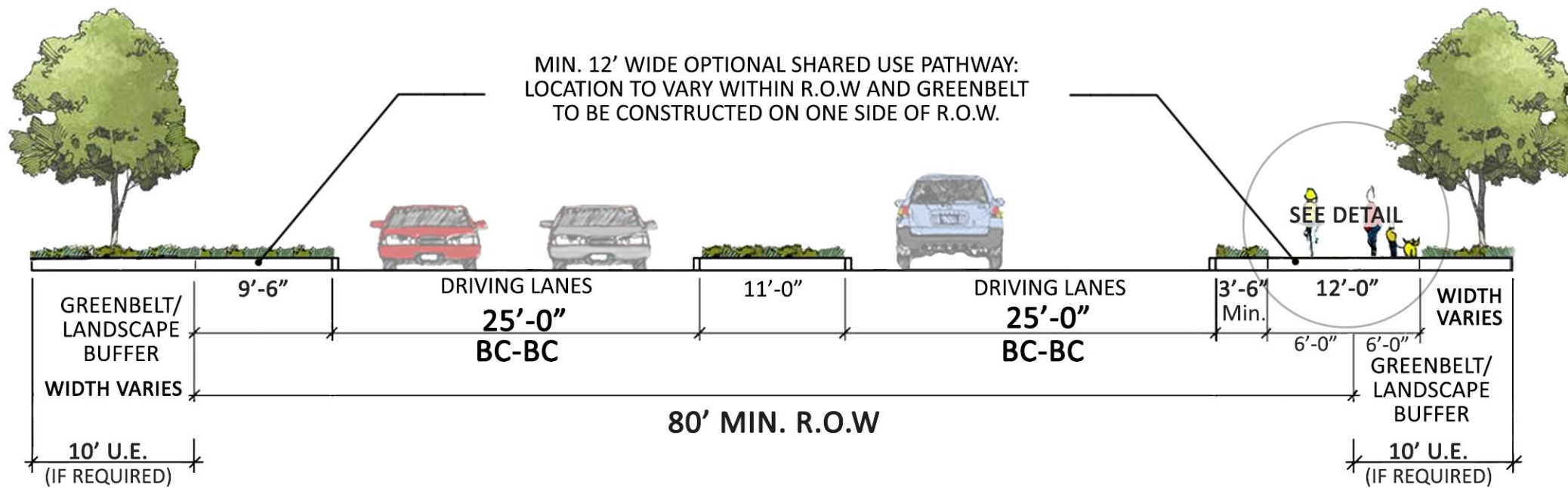
## Street Cross Section for Spine Road (Divided)

### PROPOSED STREET CROSS SECTION SPINE ROAD (DIVIDED)



Street Cross Section  
for Spine Road (Divided)  
with Shared Use Trail

PROPOSED STREET CROSS SECTION  
SPINE ROAD (DIVIDED)  
SHARED USE TRAIL



SHARED USE TRAIL DETAIL:

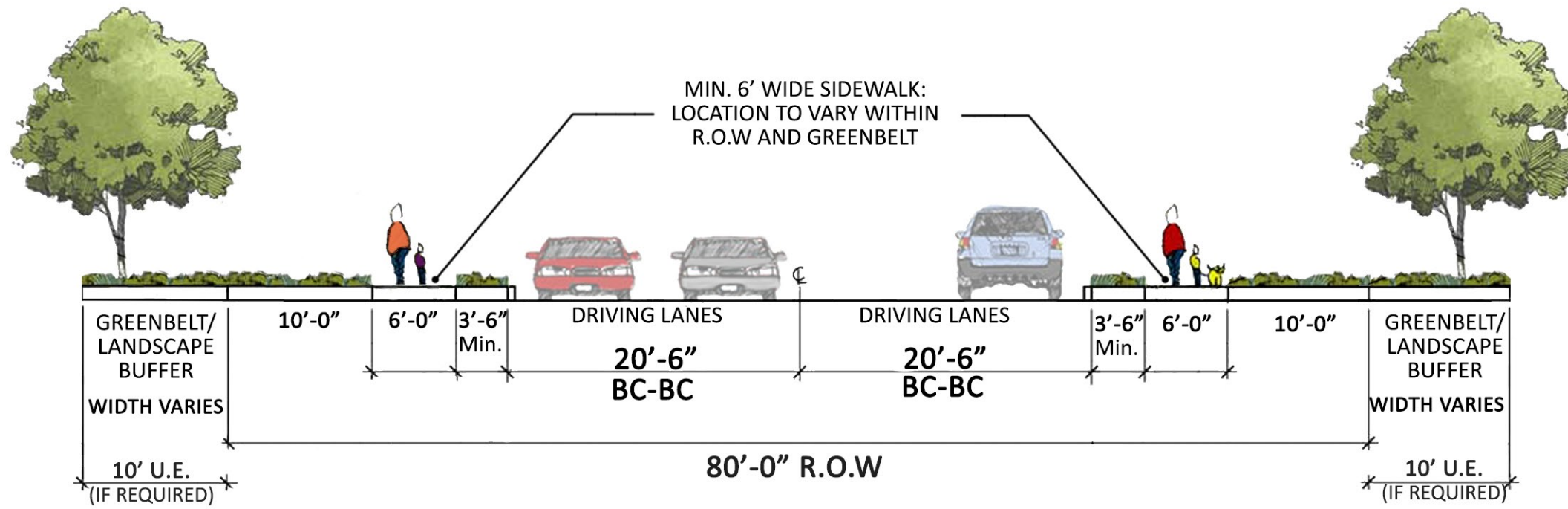
- 12' MINIMUM TRAIL
- POST-MOUNTED SIGNAGE  
OUTSIDE OF CLEARANCE ZONE  
AND 4' MINIMUM HEIGHT
- 8' MINIMUM TREE CLEARANCE
- 2' CLEARANCE ZONES



SCALE: 1"=10'  
DATE: 07-18-2024

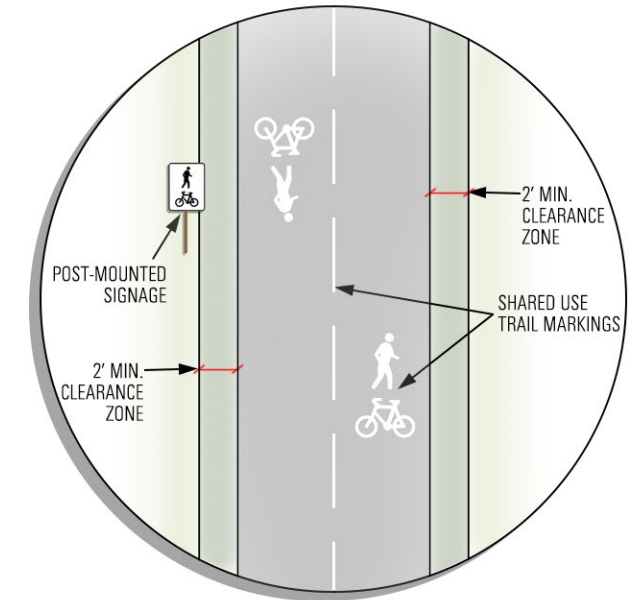
## Street Cross Section for Spine Road (Undivided)

### PROPOSED STREET CROSS SECTION SPINE ROAD (UNDIVIDED)



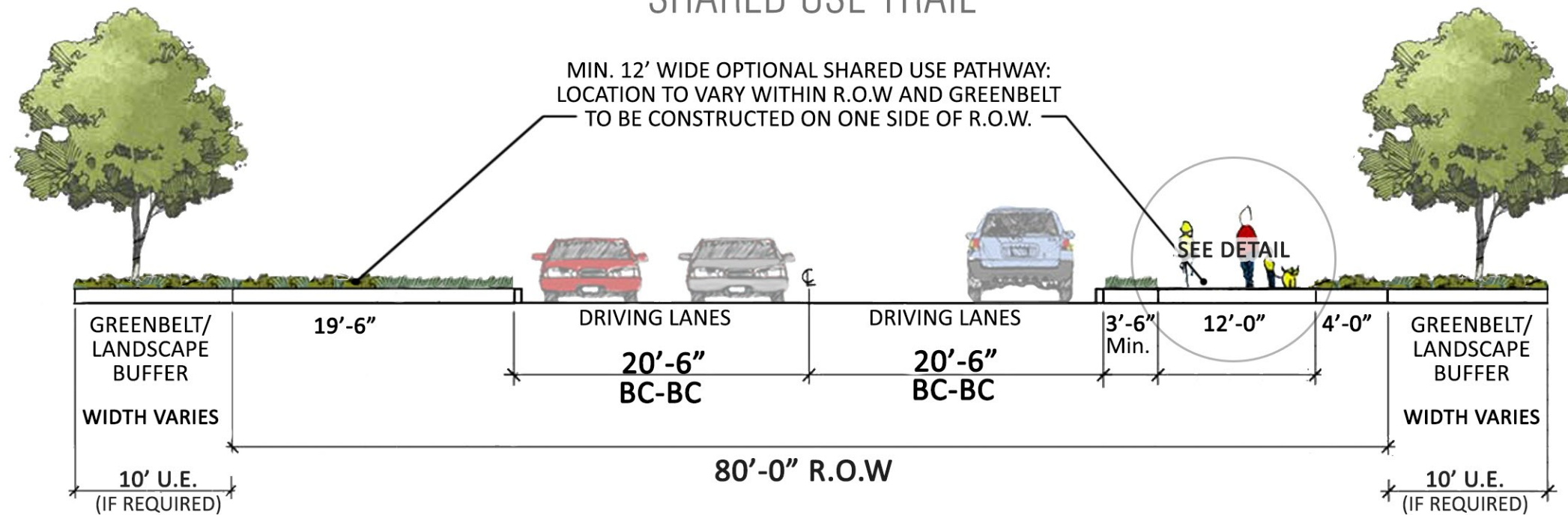
## Street Cross Section for Spine Road (Undivided) with Shared Use Trail

### PROPOSED STREET CROSS SECTION SPINE ROAD (UNDIVIDED) SHARED USE TRAIL



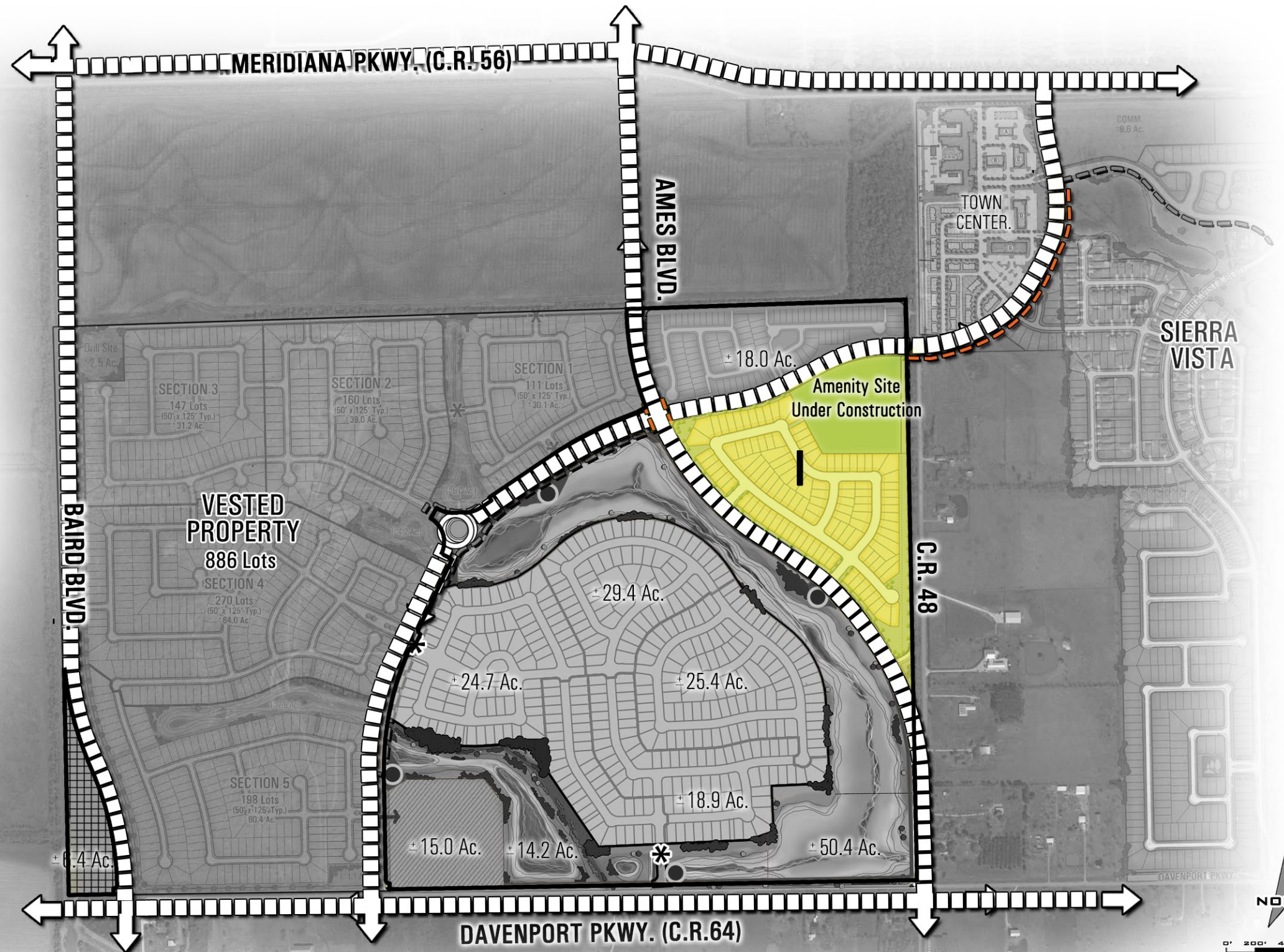
#### SHARED USE TRAIL DETAIL:

- 12' MINIMUM OPTIONAL TRAIL
- POST-MOUNTED SIGNAGE OUTSIDE OF CLEARANCE ZONE AND 4' MINIMUM HEIGHT
- 8' MINIMUM TREE CLEARANCE
- 2' CLEARANCE ZONES



## Phasing Plan of Development





 PHASE I (1-2 Years)\*

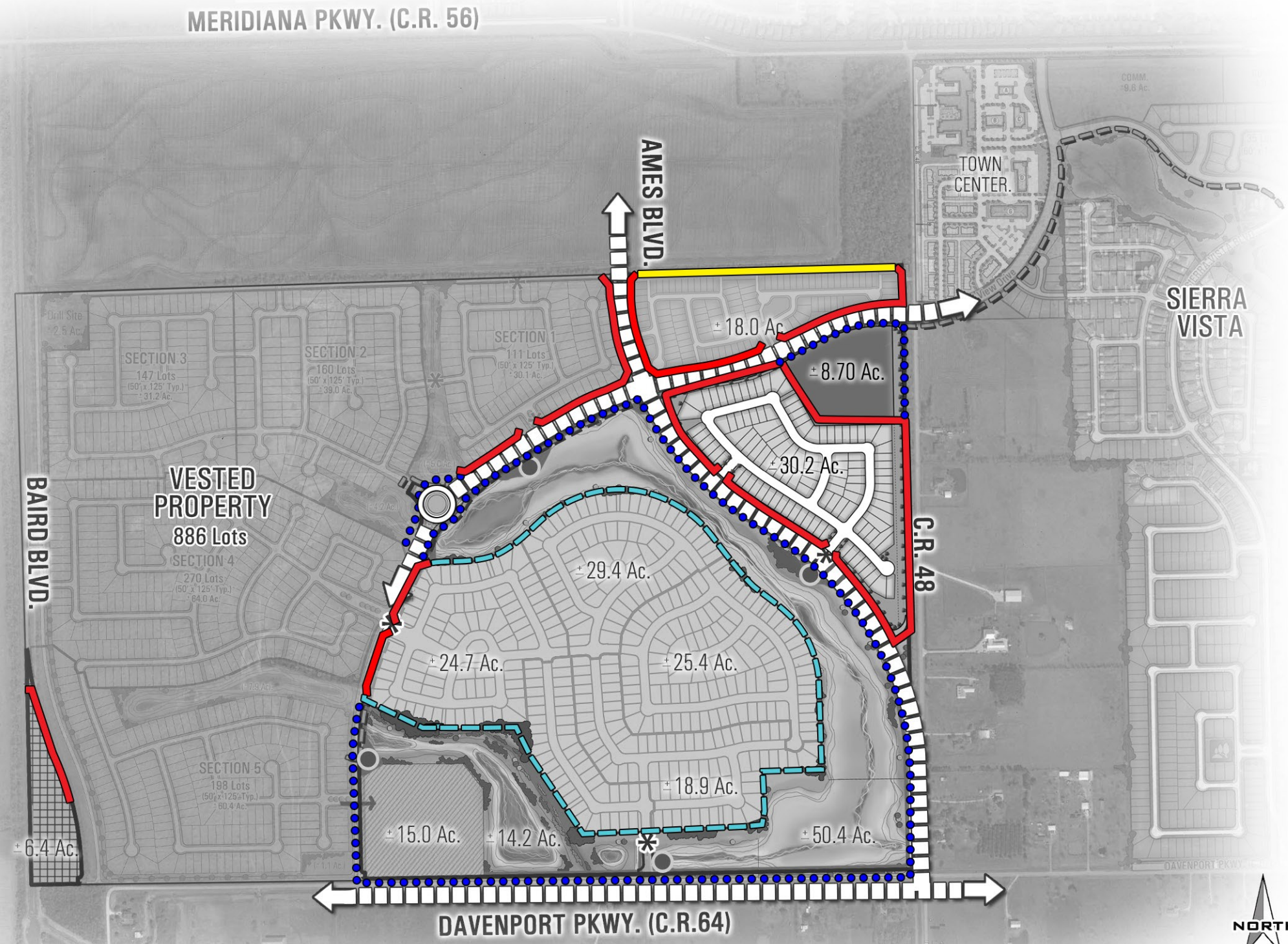
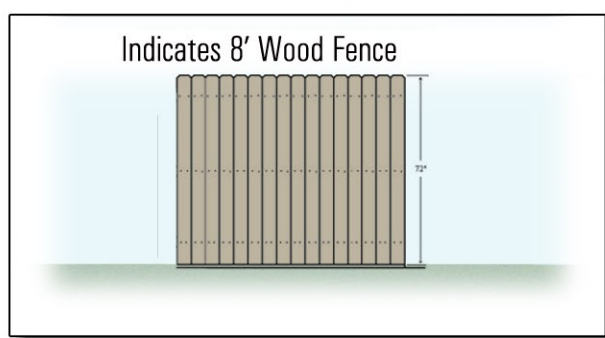
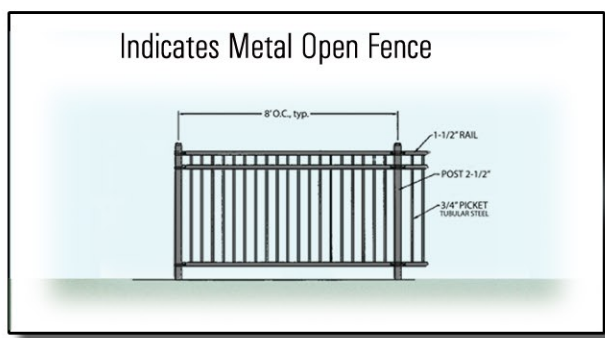


\*THE PHASE DATES OF EACH PHASE IS SUBJECT TO CHANGE DUE TO GENERAL ECONOMIC VARIABLES AND MARKET DEMAND.





-  Indicates 6' high masonry wall
-  Indicates 8' high wood fence
-  Indicates 6' metal open fence
-  Indicates no fence required



**SIERRA VISTA**  
and  
**STERLING LAKES**  
AT IOWA COLONY  
A CANYON GATE® COMMUNITY

**Contributing Landscape and Open Space Plan**

**LEGEND**

|                            | ACREAGE  | TOTAL % |
|----------------------------|----------|---------|
| <b>REQUIRED OPEN SPACE</b> | 65 ACRES | 5%      |

OPEN SPACE INCLUDES LANDSCAPE BUFFERS, DETENTION AREAS, GREEN BELTS AND RECREATION SITES.  
(CONTRIBUTING RECREATION SITES SHALL BE ACCESSIBLE FROM A PUBLIC STREET.)

- INDICATES PRIVATE NON-CONTRIBUTING RECREATION SITES
- INDICATES PROPOSED RECREATION SITE MINIMUM 1/4 AC. (SEE NOTE)
- 1/4 MILE RADIUS SERVICE AREA
- PROPOSED PUBLIC PARK NOT INCLUDED IN LANDSCAPE/OPEN SPACE AREA CALCULATIONS
- INDICATES 15' MINIMUM GREENBELT/ LANDSCAPE BUFFER WITH SIDEWALK  
NOTE: 6' MINIMUM SIDEWALK REQUIRED ON ONE SIDE OF THE SPINE ROAD
- INDICATES MINIMUM 5' WIDE PUBLIC STREET SIDEWALK
- LANDSCAPE BUFFERS TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:  
MINIMUM 15' WIDE AND CONTAINING REQUIRED 1½" CALIPER TREES
- DETENTION LAKE TO COUNT AS REQUIRED OPEN SPACE SUBJECT TO:  
5:1 MAXIMUM SIDE SLOPE, PERMANENT WATER SURFACE AND MINIMUM 6' WATER DEPTH

**Note:**  
Recreation sites shall provide a variety of recreational uses-passive and active. At minimum, a recreation site shall include a paved plaza area. The plaza area shall be a minimum of 500 sq.ft. and shall include a decorative paving pattern.

Each site shall include at least 2 benches, 2 shade trees, a drinking fountain and bicycle parking. Bicycle parking shall include racks or other structures intended for parking bicycles, with a minimum of 4 spaces.

At least 2 parks shall include ball field facilities for informal play, including baseball back stops and soccer goals. At least 1 park shall include a fenced area with double gates for use as a dog park.

WILL BE DEEDED TO THE CITY OF IOWA COLONY ON THE APPROVAL OF FINAL PLATS FOR THE SINGLE-FAMILY RESIDENTIAL UNIT DEVELOPMENT ON THE CONVERTED TOWNHOME TRACT.



NORTH  
0 350' 700' 1400'  
SCALE: 1" = 1400'  
DATE: 07-18.2024





# SIERRA VISTA

## Conceptual Amenity Exhibit

a project developed for  
Astro Sierra Vista L.P.

### LEGEND

- 1- CLUBHOUSE PAD SITE
- 2- PLAYGROUND
- 3- SPLASH PAD
- 4- RESTROOM/PAVILION
- 5- TENNIS COURT
- 6- BASKETBALL COURT
- 7a- PARKING LOT
- 7b- GOLF CART PARKING
- 8- OASIS POOL
- 9- LAZY RIVER
- 10- SHADE
- 11a- ENTRY FEATURE
- 11b- SECONDARY ENTRANCE
- 12- POOL DECKING
- 13- BEACH WALK IN
- 14- ACCESS BRIDGE
- 15- PICKLEBALL COURT
- 16- BOCCIE BALL COURT
- 17- SAND BEACH
- 18- HAMMOCK AREA
- 19- CABANA
- 20- SIDEWALK
- 21- POOL EQUIPMENT ROOM
- 22- RETAINING WALL
- 23- SPORTS/OPEN SPACE
- 24- 20' WIDE FIRE LANE



THIS DRAWING DEPICTS CONCEPTUAL LANDSCAPE IMPROVEMENTS  
FOR ILLUSTRATIVE PURPOSES ONLY.  
FINAL DESIGN SOLUTIONS ARE SUBJECT TO CHANGE.



0' 200' 400' 800'  
SCALE: 1"=800'  
DATE: 7-18-2024

# Sierra Vista West Amenity Center Views



Kimley»Horn



Landscape Architecture



Thursday, January 12, 2023

Mitchell Mayard, P.E.  
Kimley-Horn  
11700 Katy Freeway, Suite 800  
Houston, TX 77079

Re: Sierra Vista West – Amenity Village Civil Site Improvements  
10305 Crystal View Drive  
Letter of No Objection  
COIC Project No. 1789  
Adico, LLC Project No. 16007-3-384

Dear Mr. Mayard:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Sierra Vista West – Amenity Village Civil Site Improvements construction plans received on or about December 22, 2022. The project has been reviewed in accordance with the City of Iowa Colony Engineering Design Criteria Manual effective June 20, 2009 and as amended.

Based upon our review, we have no objections to the plans as resubmitted on December 22, 2022. Attached are the signed plans for your files.

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

Sincerely,  
Adico, LLC

A handwritten signature in blue ink that reads "Dinh V. Ho, P.E.".

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

Cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-3-384