



# CITY OF IOWA COLONY

## PLANNING & ZONING COMMISSION MEETING

Tuesday, June 03, 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, JUNE 3, 2025 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

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

### CALL TO ORDER

### CITIZEN COMMENTS

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

### PUBLIC HEARING

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


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

### ITEMS FOR CONSIDERATION

2. Consider approval of the May 6, 2025 Planning and Zoning Commission meeting minutes.
3. Consideration and possible action to provide a recommendation to City Council concerning rezoning the following property from Single Family Residential to Business and Retail.  
Approximately 1.13 acres of land at 2516 Cedar Rapids Parkway, A0289 H.T. & B.R.R.,  
Tract 4B9, Brazoria County, Texas
4. Consideration and possible action to provide a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code for the Mallabar Hills Shops at Creekhaven at 13532 Valley Vista Rd.
5. Consideration and possible action to provide a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code for O'Reilly Auto Parts on Meridiana Parkway.
6. Consider approval of the Pena Estates Replat.
7. Discussion on changing the start time of the regularly scheduled Planning and Zoning Commission meetings.

## 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 May 29, 2025.

  
Kayleen Rosser, City Secretary



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

Planning and Zoning Commission Public Hearing: **June 3, 2025 at 7:00 p.m.**

City Council Public Hearing: **June 16, 2025 at 7:00 p.m.**

**City Council Chambers**

**3144 Meridiana Pkwy., Iowa Colony, Texas, 77583**

The Iowa Colony **Planning and Zoning Commission** will hold a public hearing at 7:00 p.m. on June 3, 2025 and the Iowa Colony **City Council** will hold a public hearing at 7:00 p.m. on June 16, 2025 each in the Iowa Colony City Council Chambers, 3144 Meridiana Pkwy., Iowa Colony, Texas, 77583, pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

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

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

Kayleen Rosser  
City Secretary



# CITY OF IOWA COLONY

## PLANNING & ZONING COMMISSION MEETING MINUTES

Item 2.

**Tuesday, May 06, 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, Brenda Dillon, Warren Davis, and Robert Wall

**Members absent:** Brian Johnson

**Others present:** Dinh Ho and Natasha Brooks

### CALL TO ORDER

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

### CITIZEN COMMENTS

There were no comments from the public.

### ITEMS FOR CONSIDERATION

1. Consider approval of the April 1, 2025 Planning and Zoning Commission meeting minutes.  
Motion made by Hosey to approve the April 1, 2025 Planning and Zoning Commission meeting minutes, Seconded by Dillon.  
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Davis
2. Consider approval of the Ellwood Section 1B Final Plat.  
Motion made by Dillon to approve the Ellwood Section 1B Final Plat, Seconded by Hayes.  
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Davis
3. Consider approval of the Meridiana Section 34C Preliminary Plat.  
Motion made by Davis to approve the Meridiana Section 34C Preliminary Plat, Seconded by Wall.  
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Davis
4. Consider approval of the Primrose School Meridiana Reserve Preliminary Plat.  
Motion made by Hosey to approve the Primrose School Meridiana Reserve Preliminary Plat, Seconded by Davis.  
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Davis
5. Consider approval of the Karsten Boulevard North Phase IV & Sterling Lakes Drive Street Dedication & Commercial Reserves Final Plat with conditions.  
Motion made by Hayes to approve the Karsten Boulevard North Phase IV & Sterling Lakes Drive Street Dedication & Commercial Reserves Final Plat with conditions including legal review for roadway agreement, Seconded by Dillon.  
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Davis

6. Discussion and possible action on providing Planning and Zoning Commission recommendations to City Council, including but not limited to written recommendations or appointment of members to present on behalf of the commission.

Motion made by Dillon to appoint a board member to present on behalf of the commission and provide Planning and Zoning Commission recommendations to City Council, including but not limited to written recommendations, Seconded by Hosey.

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

7. Consideration and possible action on providing a recommendation for amending large lot building lines.

Motion made by Hosey to recommend to City Council to provide a comprehensive study and get input from residents regarding large lot building lines, Seconded by Hayes.

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

### **ADJOURNMENT**

The meeting was adjourned at 7:37 P.M.

APPROVED THIS 3rd DAY OF JUNE 2025.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chair





Permit #: 6030

Permit Date: 03/25/25

Permit Type:

Permit Type: RE-ZONING

Residential or Commercial:

Flood Plain:

Owner Name: ANDY TRINH

Address: 2516 CEDAR RAPIDS PARKWAY

City, State, ZIP: IOWA COLONY TX 77583

Owner Phone Number:

Applicant Email:

Description: CHANGE ZONING FROM SFR TO BR

Project Cost: 0

Number of Bathrooms: 0.0

Number of Bedroom: 0

Number of Garage Bays: 0

Number of Stories: 0

Living Area SQF: 0

Garage Area SQF: 0

Total SQF: 0

Parcel Address: 2516 CEDAR RAPIDS PARKWAY

Status: Pending

Assigned To:

#### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
02890026110	2516 CEDAR RAPIDS PARKWAY	A0289 H T & B R R TRACT 4B9 ACRES 1.13	ANDY T TRINH		SFR - SINGLE FAMILY RESIDENTIAL

#### Fees

Fee	Description	Notes	Amount
RE-ZONING	Enter the Total Number of Acres.		\$2,000.00
Total			\$2,000.00

#### Attached Letters

Date	Letter	Description
03/25/2025		<a href="#">Invoice</a>
03/25/2025		<a href="#">Web Form - New Home Permits Application</a>

#### Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
04/01/2025	ANDY TRINH		CHECK # 3388	Rachel Patterson	\$2,000.00
Outstanding Balance					\$0.00

#### Uploaded Files

Date	File Name
03/25/2025	<a href="#">25065762-Iowa Colony Sketch 1.pdf</a>
03/25/2025	<a href="#">25065759-Form A - Application for Amendment to Regulations or to the official zoning - Signed 3.24.2025.pdf</a>

**Form A**  
**City of Iowa Colony**

"Where We Make It Happen"

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

Name/Address Andy Trinh / 2516 COUNTY ROAD 57 & Ruth Street

Individual/Company/Corporation

Description of Amendment Proposed Change address current zoning to business retail

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

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

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

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

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

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

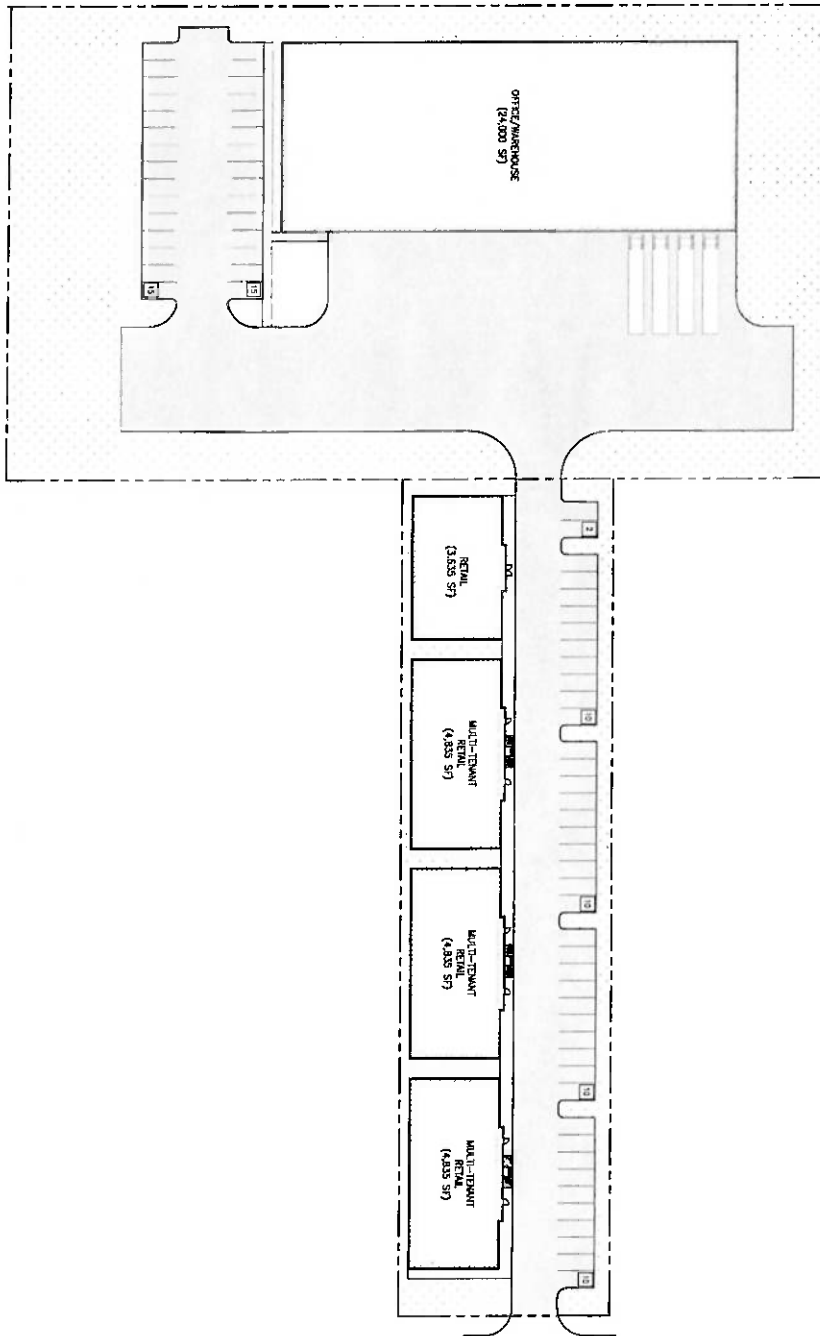
A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required: Andy Trinh  
Andy Trinh (Mar 23, 2002 5:18 PM)

Form approved: July 20, 2009

PRELIMINARY - FOR VISUAL REVIEW ONLY

PRELIMINARY - FOR VISUAL REVIEW ONLY



JULIFF MANVEL ROAD  
(50' ROW)



LEGEND

 PARKING COUNT

**IMPORTANT NOTE:**  
ANY ON-SITE DRAINAGE/EROSION  
CONTROL MEASURES SHALL BE  
UNDERGROUND OR BUILDINGS SHALL BE  
REDUCED/REMOVED TO ACCOUNT FOR A  
ON-SITE POND.

PRELIMINARY - FOR VISUAL REVIEW ONLY

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IOWA COLONY © HWY 288  
ROSHARON, TEXAS 77583

NOTICE: PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL.

SKETCH NUMBER

1.0



Monday, May 26, 2025

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

Re: Application for Amendment to the Official Zoning District Map  
+/-4.6 acres of land of being A0289 of the HT&BRR Tract 4B12  
BCAD PID No. 167523 & 167533, Andy Trinh Property  
Letter of Recommendation to Disapprove of Zoning Amendment Application

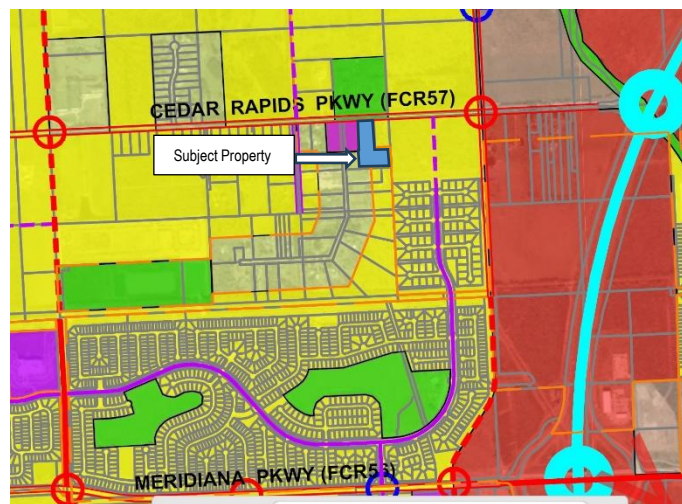
Dear Mayor Kennedy and City Council:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Application for Amendment to the Official Zoning District Map from Andy Trinh to rezone approximately +/-4.6 acres on Cedar Rapids Parkway (FCR 57).

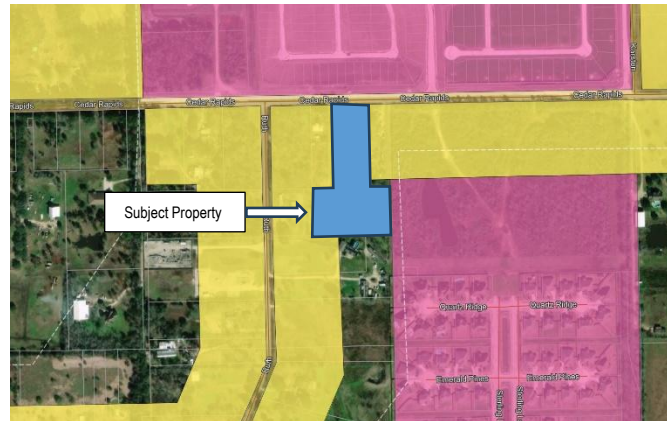
The applicant is requesting to rezone the approximately 4.6-acre tract, Property ID No. 167523 & 167533. The property is currently zoned Single Family Residential District and seeking to change zoning to Business Retail District (BR). The Applicant has provided a proposed use for this site.

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

The tract is located south of Cedar Rapids, between Ruth Road and Sterling Lakes Drive.



The site is currently zoned Single Family Residential, consistent with the surrounding property.



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

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
Natasha Brooks-Anderson, COIC  
File: 710-25-002-016



Permit #: 6030

Permit Date: 03/25/25

Permit Type:

Permit Type: RE-ZONING

Residential or Commercial:

Flood Plain:

Owner Name: ANDY TRINH

Address: 2516 CEDAR RAPIDS PARKWAY

City, State, ZIP: IOWA COLONY TX 77583

Owner Phone Number:

Applicant Email: [REDACTED]

Description: CHANGE ZONING FROM SFR TO BR

Project Cost: 0

Number of Bathrooms: 0.0

Number of Bedroom: 0

Number of Garage Bays: 0

Number of Stories: 0

Living Area SQF: 0

Garage Area SQF: 0

Total SQF: 0

Parcel Address: 2516 CEDAR RAPIDS PARKWAY

Status: Pending

Assigned To:

#### Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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Form A  
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 "Where We Make It Happen"

APPLICATION FOR AMENDMENT TO REGULATIONS  
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Name/Address Andy Trinh / 2516 COUNTY ROAD 57 & Ruth Street

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

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

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

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

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

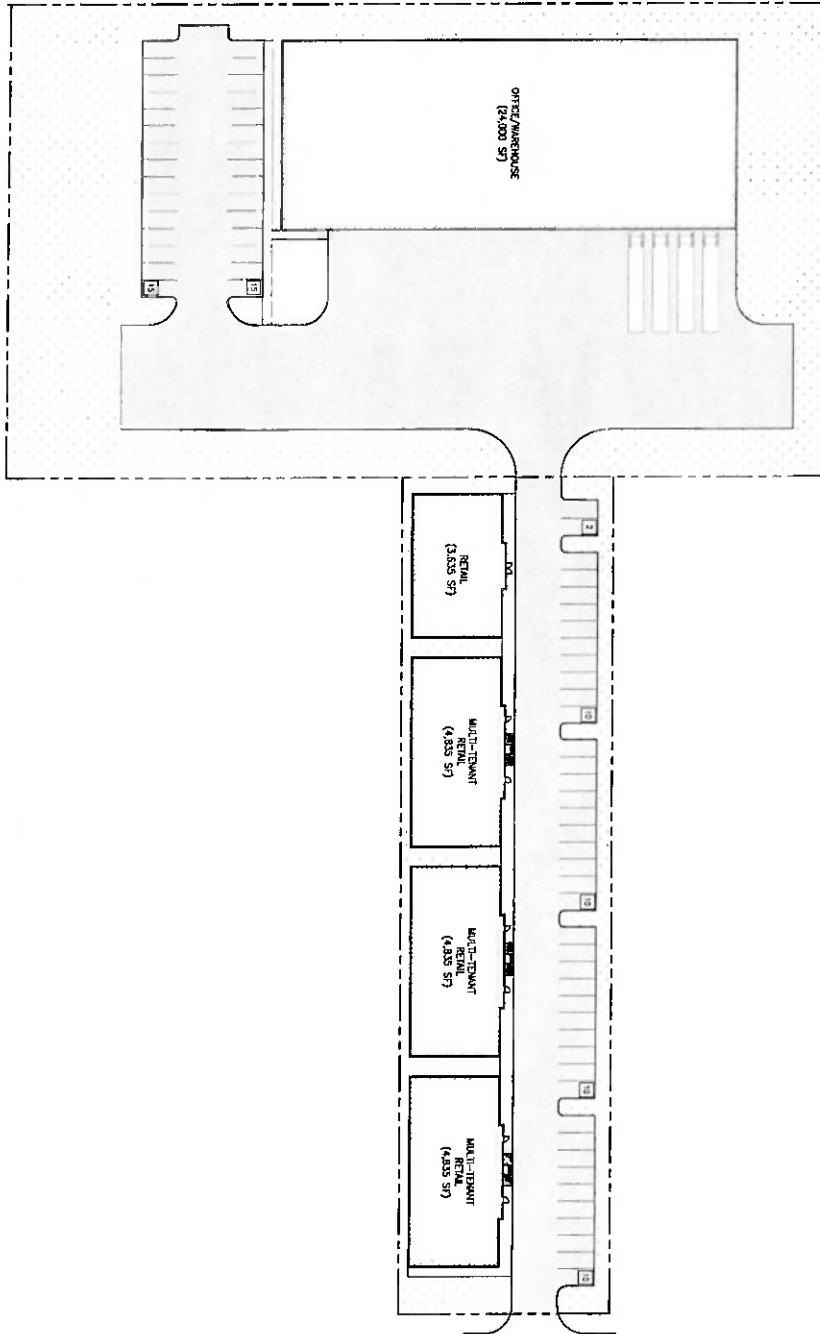
A non-refundable fee must accompany the application to defray the cost of notification and processing the application. Please refer to the fee schedule of the City of Iowa Colony for the fee for your particular zoning need.

Signature required: Andy Trinh  
Andy Trinh (Mar 24, 2025 15:38 CDT)

Form approved: July 20, 2009

PRELIMINARY - FOR VISUAL REVIEW ONLY

PRELIMINARY - FOR VISUAL REVIEW ONLY



JULIFF MANVEL ROAD  
(50' ROW)



LEGEND

PARKING COUNT

IMPORTANT NOTE:  
ANY ON-SITE DRAINAGE/RETENTION IS  
NOT SHOWN. EXISTING DRAINAGE  
UNDERGROUND OR BUILDING SHALL BE  
REDUCED/REMOVED TO ACCOUNT FOR A  
ON-SITE POND.

PRELIMINARY - FOR VISUAL REVIEW ONLY

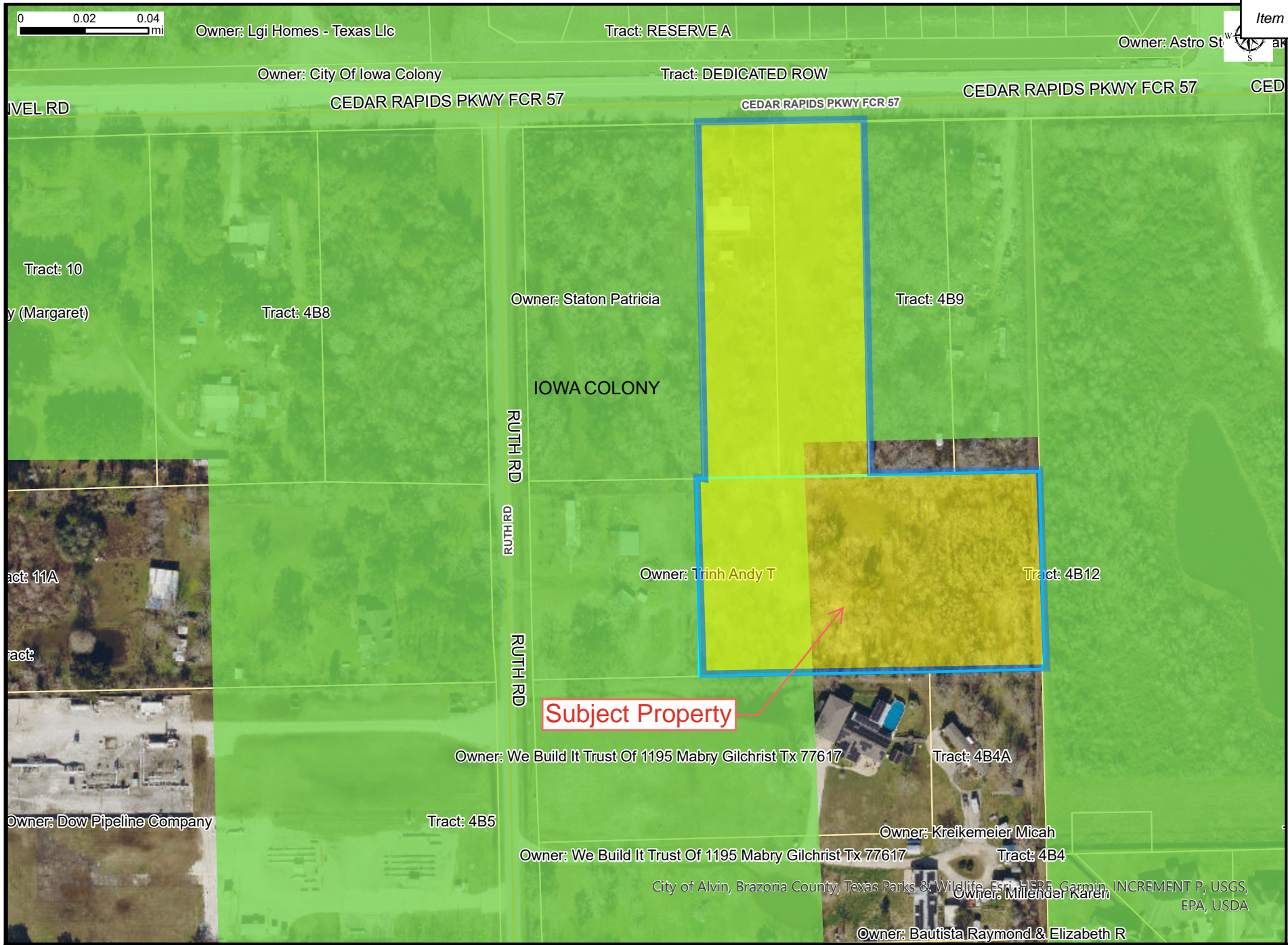
PRELIMINARY - FOR VISUAL REVIEW ONLY

IOWA COLONY © HWY 288  
ROSHARON, TEXAS 77583  
NOTICE: PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL.

SKETCH NUMBER

1.0





Brazoria County  
Engineering

Date Printed:  
May 18, 2025

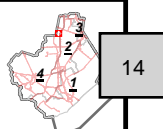
**Legend**

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

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

City Limits

ANGLETON





# APPLICATION FOR VARIANCE REQUEST or APPEAL

12003 IOWA COLONY BLVD., IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | [WWW.CITYOFIOWACOLONY.COM](http://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](http://www.cityofiowacolony.com) for Planning Commission and City Council scheduled meeting dates and all ordinances and development guidelines affecting the City. Provide hard copies and digital files (cd or flash drive) of application and any supporting documentation to the City Secretary. This application may be used for several requests but only one property or one section of a subdivision. The application fee for Variance Requests/Appeal is \$1,000, due at the time of submission and is non-refundable. Applications received without the required fee shall be considered incomplete.

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

## APPLICANT INFORMATION:

Name of Applicant: Identity Architecture  
 Address of Applicant: 111 Travis Street Phone: 346-772-4242  
Houston, TX 77002 Email: ghillsman@identityarchitects.com  
 Name of Owner: Malabar Hill Capital LLC  
 Address of Owner: 5400 Pointe W Circle Phone: 832-585-5016  
Richmond, TX 77469 Email: chris@noblemerchantproperties.com

## PROPERTY INFORMATION:

Address Of Subject Property: 13532 Valley Vista Road, Iowa Colony, TX 77583 - Building B  
 Legal Description Of Subject Property: A0235 H T & B R R TRACT 5A4 ACRES 1.2904  
 Brazoria County Tax No(s): 165997 / 0235-0007-111  
 Current Zoning: Planned Unit Development Water and Sanitary Served by: City of Iowa Colony  
 Street Frontage Type (Circle One): Private or ☒ Public FIRM Map Panel Number: \_\_\_\_\_

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

List Ordinance or Code: Section 3.5.3.12 Storefronts (B) - Transparency

Request and reason: We are requesting a variance to reduce the sixty-five (65) percent transparent material requirement for design needs

List Ordinance or Code: \_\_\_\_\_

Request and reason: \_\_\_\_\_

List of supplemental documentation provided: Building B Transparency Exhibit - Meets 65 Transparency, Proposed for Variance, Redesign of Original, Site Exhibits

Planning Commission Date Requested: May 6, 2025 City Council Date Requested: Next Date after

Requestor Signature or Owner and Date: Bernard Hillsman - 4/2/2025 Planning Commission meets

**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





# IOWA COLONY FIRE MARSHAL'S OFFICE

Item 4.

3144 Meridiana Parkway  
Iowa Colony, TX 77583

**Albert Cantu, CFM**

Office Phone: (346) 395-4551  
Email: [acantu@iowacolonytx.gov](mailto:acantu@iowacolonytx.gov)

Cell Phone: (346) 278-9218  
Website: [iowacolonytx.gov](http://iowacolonytx.gov)

February 6, 2025

Malabar Hills Shops at Creekhaven Building B  
13532 Valley Vista Road  
Iowa Colony, TX 77583

## Plan Review Notes

On Thursday February 6, 2025, a plan review was conducted. The plans were denied. See comments below.

If you have any questions, feel free to contact me.

## Notes:

1. Driveway around building shall withstand 75,000 lbs. as required in the 2018 IFC Appendix D.
2. Fire Sprinkler, and fire alarm is a separate fire permit with plans submitted for review.
3. A-201 Shall post address to the front of the building to be visible from the street. Shall post suite numbers to all front and rear doors,
4. S101 Shall bond foundation to meet NEC Section 250.
5. E1.2 Please verify photometric calculations.
6. E3.1 Post suite numbers to each electrical panel that it serves.
7. Sec. 3.5.3.12. - Storefronts The primary purpose of a storefront is to display merchandise or market services to the public, both pedestrian and vehicular. Modern storefronts often consist of simple metal tubing and glass. Storefronts shall either align with the building wall or be slightly inset behind the building wall but not project from the building wall into the pedestrian space.

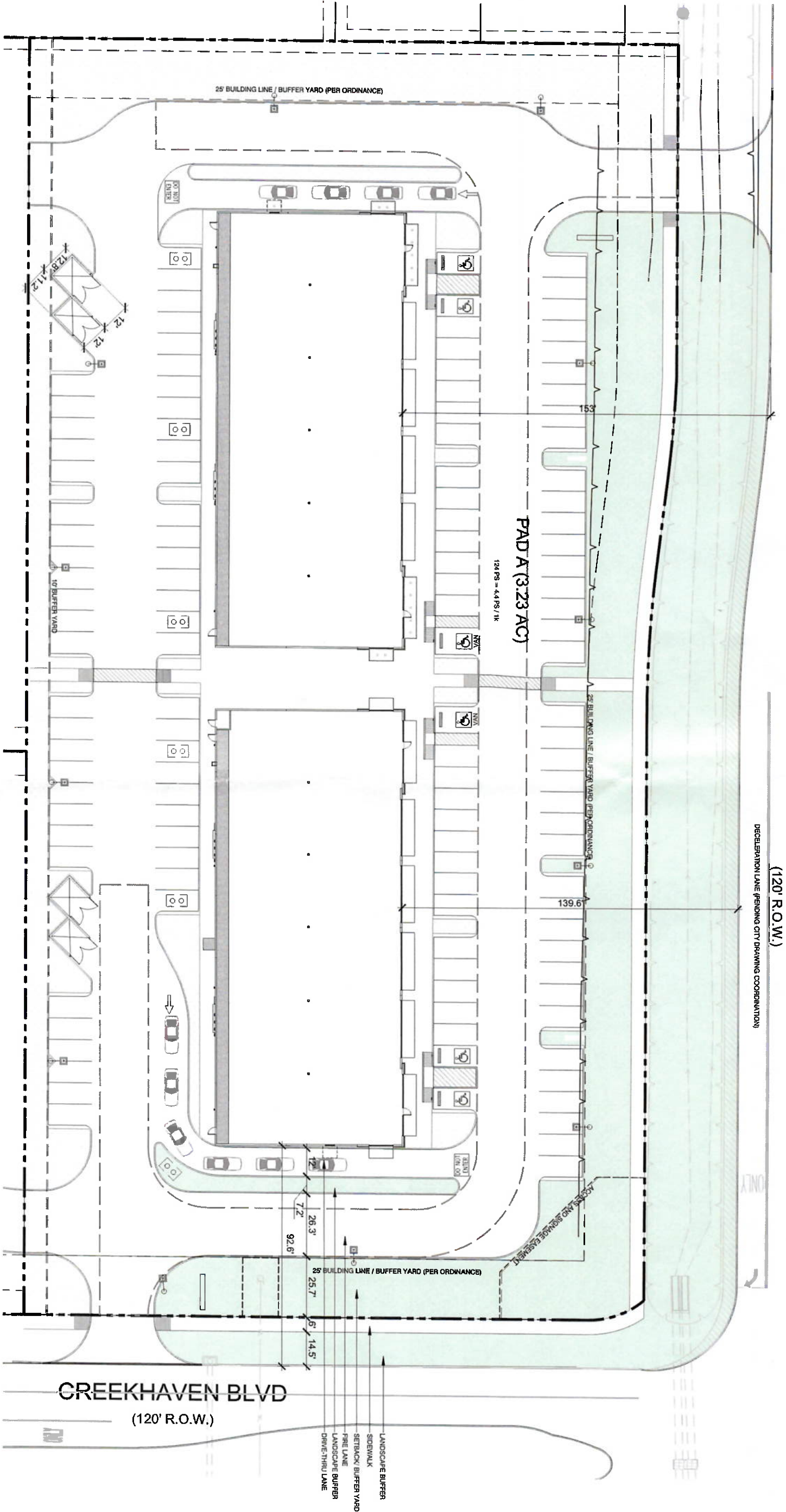
(b) Transparency. Each exterior wall of a commercial/retail/office building facing a public street must contain at least 65 percent transparent material to allow visual penetration of at least three feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.

Thanks,

*Albert Cantu*

Albert Cantu,  
Building Official/Fire Marshal





DATA TABLE:

SITE AREA	PAD A (+/- 3.23)   NORTH (+/- 6.44 AC)
JURISDICTION	IOWA COLONY, TEXAS
ZONING	DEVELOPMENT AGREEMENT

GENERAL NOTES :

1. PRELIMINARY DOCUMENTATION MAY BE APPROXIMATED.
2. FURTHER ORDINANCE / CODE STUDY NEEDED TO REASSURE CODE / ORDINANCE COMPLIANCE.
3. CLIENT TO CONFIRM DETENTION REQUIREMENTS, DETENTION SIZE AND LOCATION TO BE VERIFIED BY A CIVIL ENGINEER.

SCHEMATIC DRAWINGS

March 7, 2025

COMMERCIAL DEVELOPMENT  
VALLEY VISTA DR @ CREEKHAVEN BLVD  
IOWA COLONY, TX

24037-01\_SITE.dwg 3:11 AM

SCALE : 1" = 40'-0"



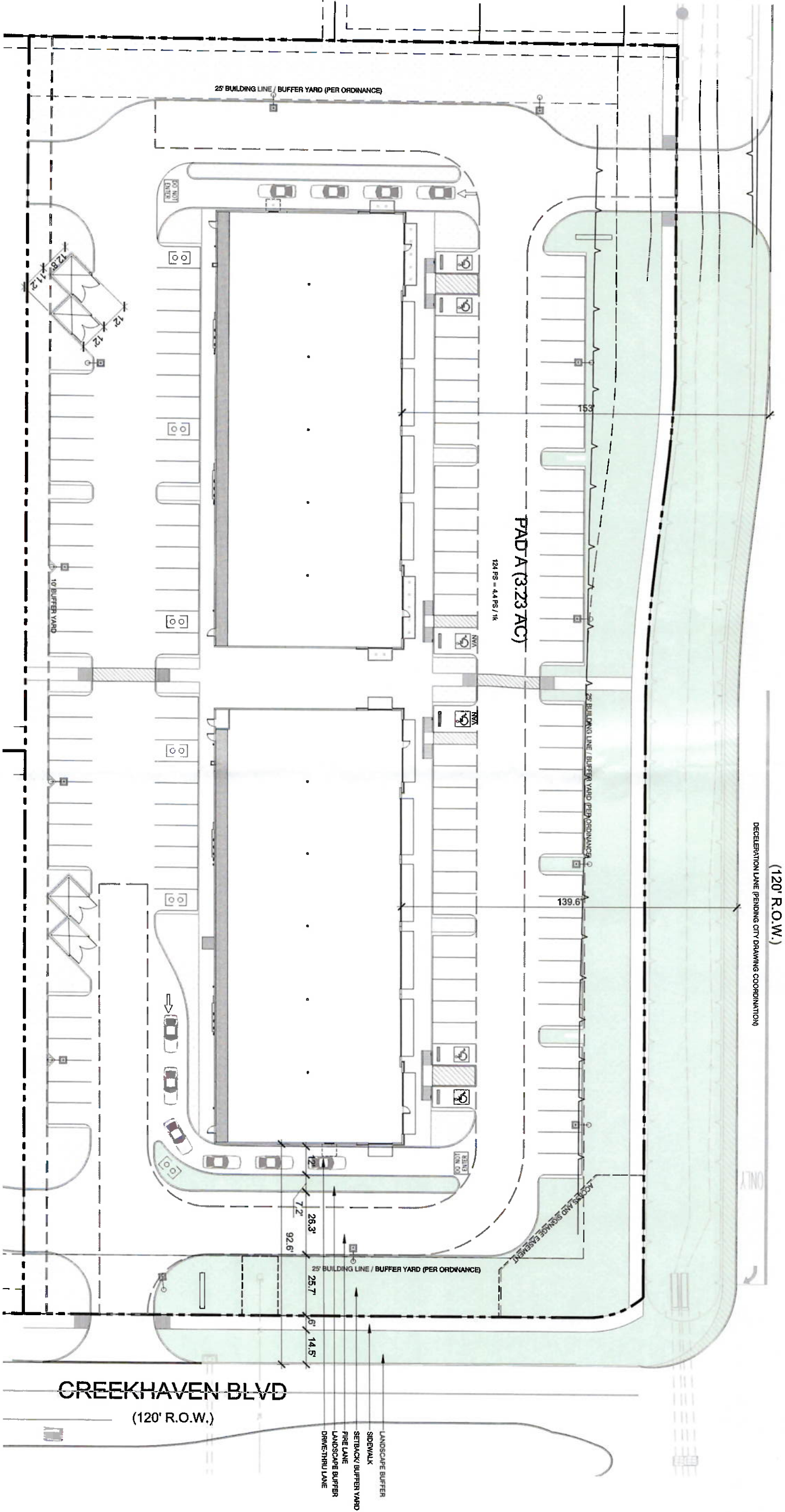
0 20' 40' 80'

identity  
ARCHITECTURE

111 TRAVIS STREET  
HOUSTON TX 77002  
713.595.2150

www.identityarchitects.com

THIS DRAWING IS THE PROPERTY OF IDENTITY ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF IDENTITY ARCHITECTS. ANY VIOLATION OF THIS AGREEMENT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. IDENTITY ARCHITECTS, 111 TRAVIS STREET, HOUSTON, TX 77002. 713.595.2150. WWW.IDENTITYARCHITECTS.COM



DATA TABLE:

SITE AREA	PADA (3.23 AC)   NORTH (4.44 AC)
JURISDICTION	IOWA COLONY, TEXAS
ZONING	DEVELOPMENT AGREEMENT

GENERAL NOTES :

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SCHEMATIC DRAWINGS

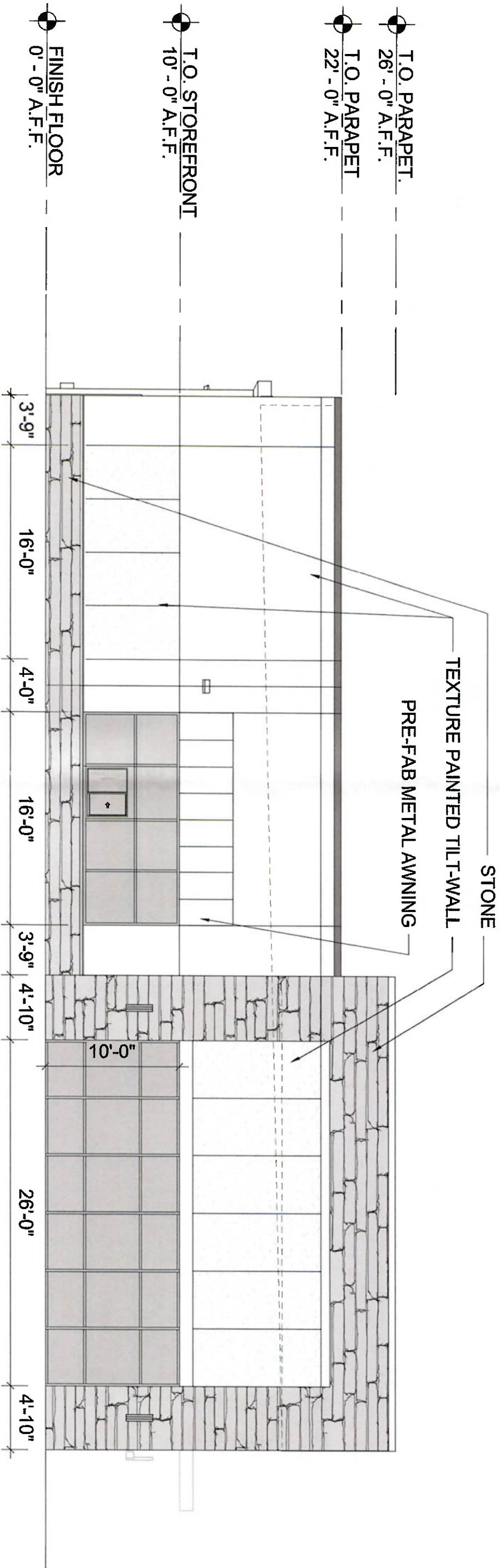
March 7, 2025  
COMMERCIAL DEVELOPMENT  
VALLEY VISTA DR @ CREEKHAVEN BLVD  
IOWA COLONY, TX  
24037-01\_SITE.dwg 3:11 AM

SCALE : 1" = 40'-0"

0 20' 40' 80'

z



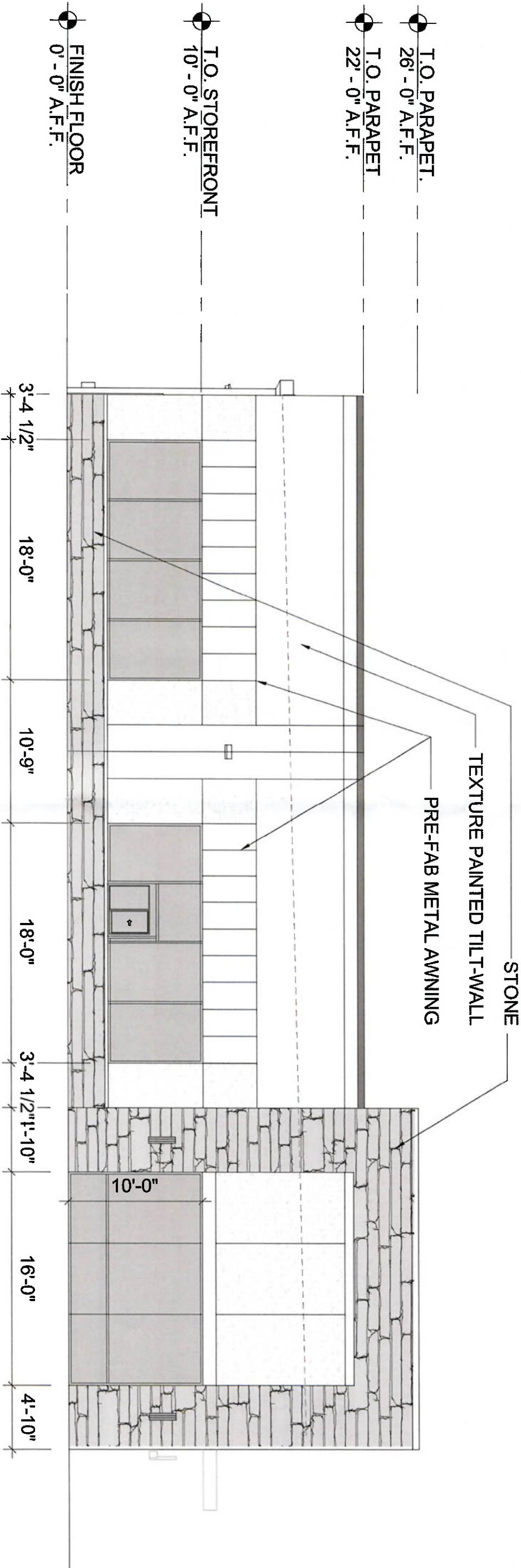


NOTES:

Exterior Wall Area: 79 LF  
Transparency Required: 65% = 51 LF  
Transparency Provided: 53% = 42 LF

CHALLENGES:

- Windstorm area
- Cost associated with additional glazing, steel and material to meet the requirement.
- Kitchen behind glass

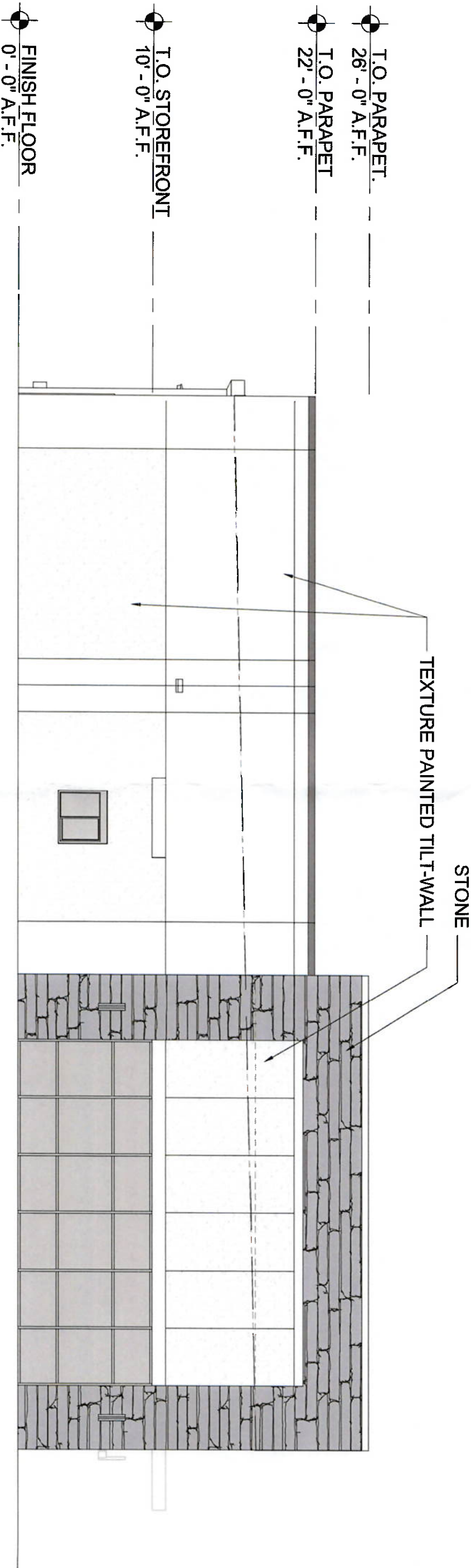


NOTES:

Exterior Wall Area: 79 LF  
Transparency Required: 65% = 51 LF.  
Transparency Provided: 65% = 52 LF.

CHALLENGES:

- Windstorm area
- Cost associated with additional glazing, steel and material to meet the requirement.
- Kitchen behind glass



NOTES:

- Exterior Wall Area: 79 LF
- Transparency Required: 65% = 51 LF.
- Transparency Provided: 38% = 30 LF.

*Staff Report*

**Agenda Date:** June 3, 2025  
**Agenda Item:** Variance Request 13532 Valley Vista Drive Building B

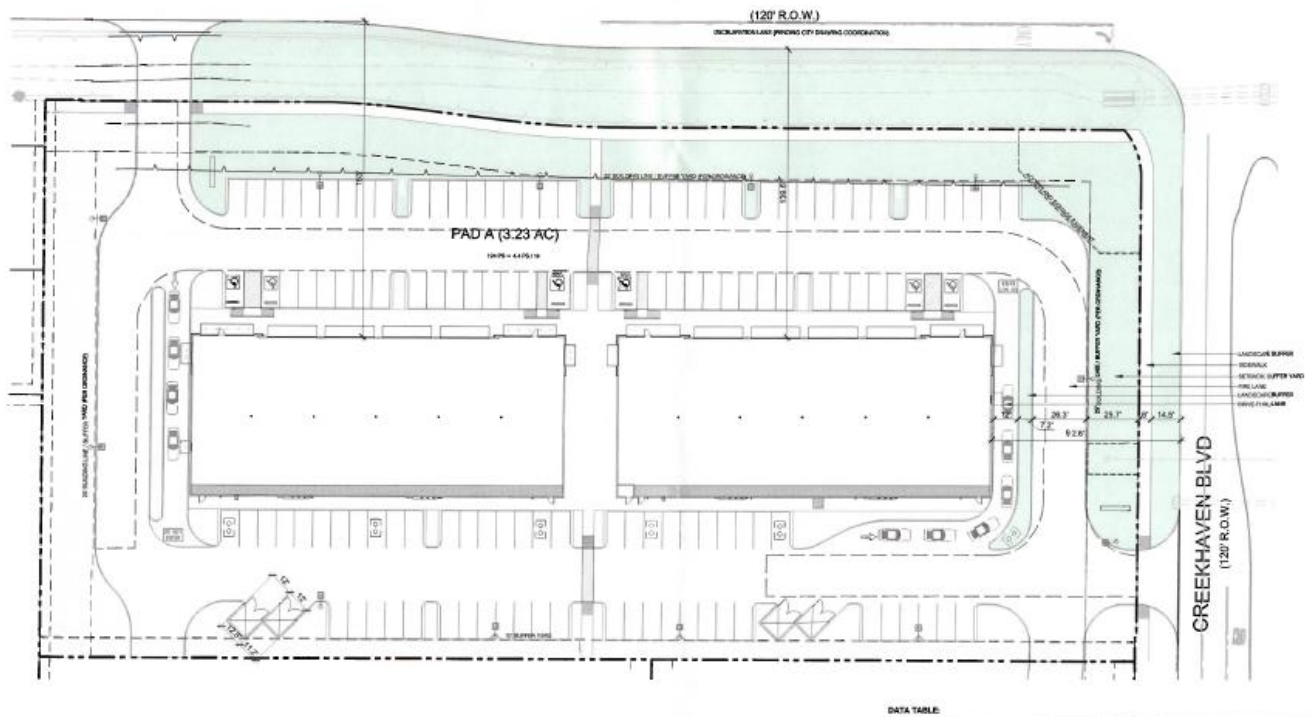
**Project Description:** Variances to regulations of the Unified Development Code pertaining to Master UDC Section 3.5.3.12- Storefront Code; Transparency.

**Zoning Designation:** Commercial

**Building Official:** Albert Cantu

**SUMMARY**

This request was made by Marcel Meijer for a variance to Master UDC Section 3.5.3.12 (b)-Storefront Code; Transparency. The ordinance cited above requires that "each exterior wall of a commercial/retail/office building facing a public street must contain 65% transparent material to allow visual penetration of at least three (3) feet into the building. This site is located at the SW corner of 288 South Access Road and Creekhaven Blvd. New construction of a retail center.





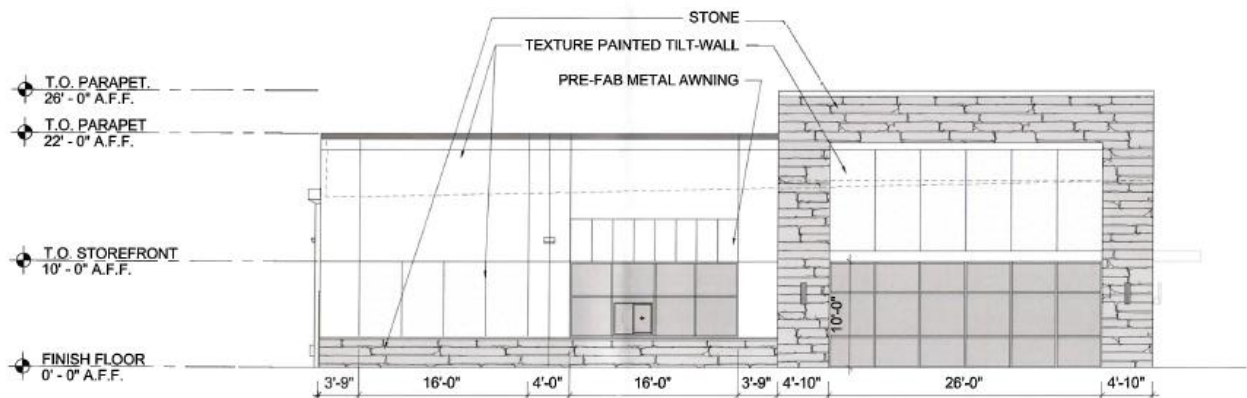
- Section 3.5.3.12. Storefronts Sub-section (b) Transparency

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

### Variance Request:

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

n regards to the variance request at 13532 Valley Vista Road - Building B , we are requesting to have the transparency requirement of sixty-five (65%) as required by the UDC Section 3.5.3.12 Storefronts reduced to from sixty-five (65%) to fifty - three (53%).



NOTES:

Exterior Wall Area: 79 LF  
Transparency Required: 65% = 51 LF  
Transparency Provided: 53% = 42 LF

### CHALLENGES:

- Windstorm area
- Cost associated with additional glazing, steel and material to meet the requirement.
- Kitchen behind glass



111 TRAVIS STREET  
HOUSTON TX 77002  
713.586.2180  
[www.identityarchitects.com](http://www.identityarchitects.com)

[www.100cityarchitects.com](http://www.100cityarchitects.com)

## BUILDING B - TRANSPARENCY EXHIBIT

March 7, 2025  
COMMERCIAL DEVELOPMENT  
VALLEY VISTA DR @ CREEPOWEN BLVD  
IOWA CITY, IA  
First Revision - Rishon2 (Tue 3:27 PM)

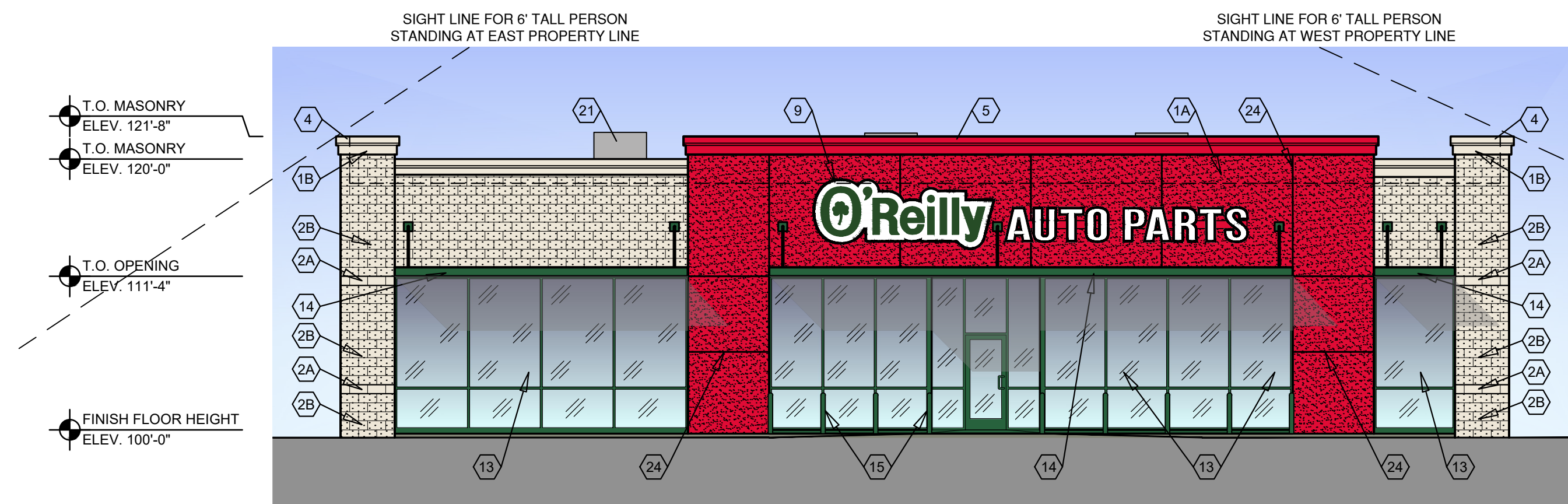
SCALE	10" = 1'-0"
-------	-------------

**RECOMMENDATION**

The purpose of this code is to ensure the security and welfare of the occupants which could be monitored from the street or right of way. Staff recommends that there be some type of transparency to the Southside of the building to meet the intent of the Unified Development Code.

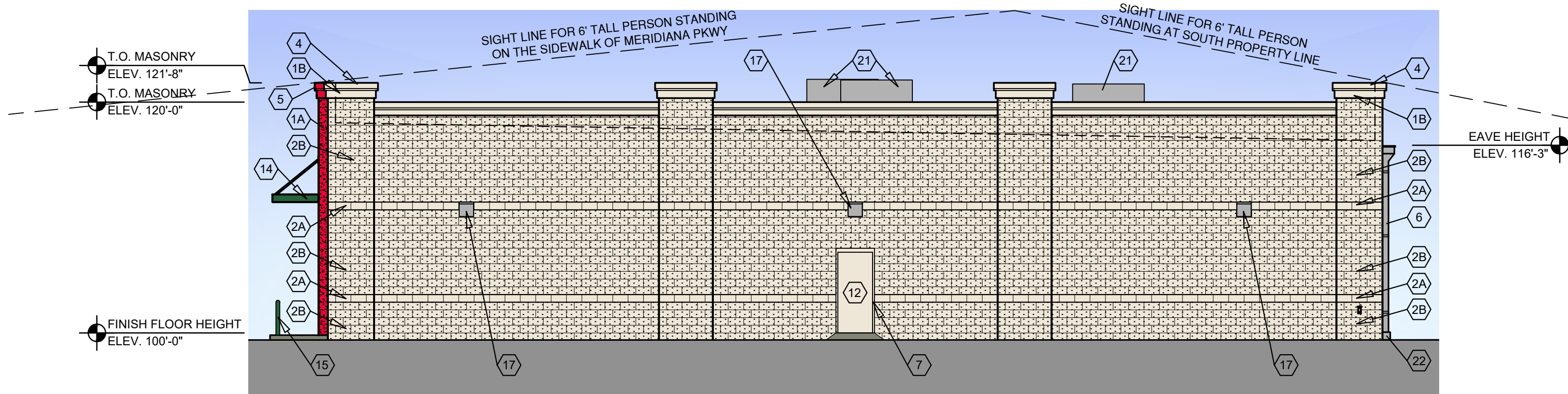
- Section 3.5.3.12. Storefronts Sub-section (b) Transparency Each exterior wall of a commercial/retail/office building facing a public street must contain at least sixty-five (65) percent transparent material to allow visual penetration of at least three (3) feet into the building. Transparency includes stationary glass, windows, and the glass area of doors.





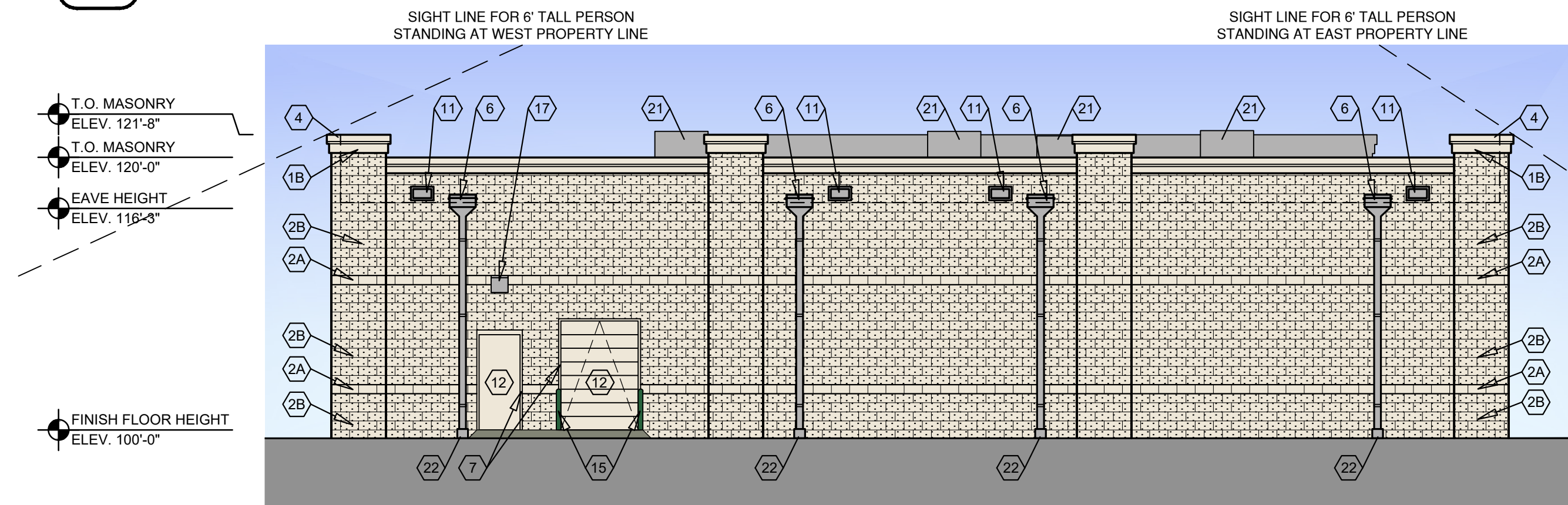
## 1 NORTH EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



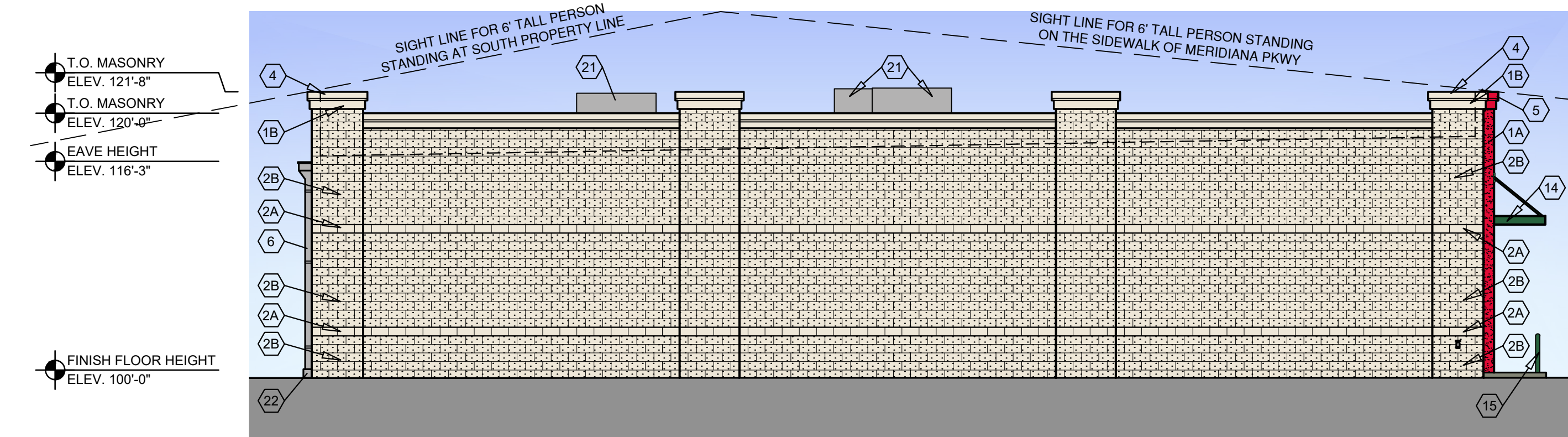
## 2 WEST EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



## 3 SOUTH EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"



## 4 EAST EXTERIOR ELEVATION

A2.1 SCALE: 1/8" = 1'-0"

## EXTERIOR FINISH SCHEDULE

### PORTLAND CEMENT STUCCO

#### KEY NOTE NO. 1A:

MFG: STO SPECIFIED. EQUAL BY DRYVIT OR MASTER BUILDERS (NO SUBSTITUTES)  
SERIES: STO POWERWALL  
TEXTURE: FINE  
COLOR: STUCCO TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS

### PORTLAND CEMENT STUCCO

#### KEY NOTE NO. 1B:

MFG: STO SPECIFIED. EQUAL BY DRYVIT OR MASTER BUILDERS (NO SUBSTITUTES)  
SERIES: STO POWERWALL  
TEXTURE: FINE  
COLOR: STUCCO TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "SOFTER TAN" SW6141

### UNIT MASONRY

#### KEY NOTE NO. 2A:

TYPE: CONCRETE MASONRY UNIT (CMU)  
MFG: (REFER TO PROJECT MANUAL)  
SIZE: 8"X8"X16" (NOM.)  
TEXTURE: SPLIT FACE  
COURSING: RUNNING BOND  
COLOR: UNIT TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "SOFTER TAN" SW6141  
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

#### KEY NOTE NO. 2B:

TYPE: CONCRETE MASONRY UNIT (CMU)  
MFG: (REFER TO PROJECT MANUAL)  
SIZE: 8"X8"X16" (NOM.)  
TEXTURE: SMOOTH FACE  
COURSING: RUNNING BOND  
COLOR: UNIT TO HAVE INTEGRAL COLOR MATCHING SHERWIN WILLIAMS "SOFTER TAN" SW6141  
NOTE: REFER TO "CONCRETE MASONRY UNIT SPECIAL SCHEDULE OF TREATMENTS" FOR ADDITIONAL REQUIREMENTS.

### FLASHING AND SHEET METAL

#### KEY NOTE NO. 3:

TYPE: STANDING SEAM ROOFING SYSTEM  
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)  
COLOR: GALVALUME

#### KEY NOTE NO. 4:

TYPE: CAP FLASHING AT MASONRY  
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)  
FINISH: PREFINISHED  
COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"

#### KEY NOTE NO. 5:

TYPE: CAP FLASHING AT STUCCO  
MFG: (REFER TO PRE-ENGINEERED METAL BUILDING SHOP DRAWINGS)  
FINISH: FACTORY PRIMED AND FIELD PAINT  
COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE

#### KEY NOTE NO. 6:

TYPE: PRE-ENGINEERED METAL BUILDING CONDUCTOR HEAD AND DOWNSPOUTS  
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)  
FINISH: GALVANIZED METAL

### DOORS AND WINDOWS

#### KEY NOTE NO. 12:

TYPE: STEEL DOORS AND FRAMES (DOORS NO. 2 AND 7)  
MFG: (OWNER FURNISHED / CONTRACTOR INSTALLED)  
FINISH: FACTORY PRIMED AND FIELD PAINTED  
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

#### KEY NOTE NO. 12:

TYPE: STEEL DOORS AND FRAMES (DOORS NO. 3)  
MFG: (REFER PROJECT MANUAL)  
FINISH: FACTORY PRIMED AND FIELD PAINTED  
COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)

#### KEY NOTE NO. 13:

TYPE: (REFER TO WINDOW SCHEDULE)  
MFG: EFCO, KAWNEER, OR OLD CASTLE (VISTA WALL), (NO SUBSTITUTES)  
COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"

### PRE-FABRICATED METAL CANOPY

#### KEY NOTE NO. 14:

TYPE: EXTRUDED ALUMINUM: WALL MOUNTED  
MFG: ARCHITECTURAL SHADE PRODUCTS  
FINISH: KYNAR FINISH  
COLOR: (MATCH WINDOW SYSTEM)

### PAINTING

#### KEY NOTE NO. 15:

TYPE: STEEL BOLLARDS (REFER TO CIVIL DRAWINGS)  
FINISH: FIELD PRIMED AND PAINTED  
COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)

## KEY NOTES

- 1A PORTLAND CEMENT STUCCO AT ENTRY TOWER
- 1B PORTLAND CEMENT STUCCO CORNICE AT PERIMETER OF BUILDING
- 2A CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (ACCENT COURSE). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- 2B CONCRETE MASONRY UNIT (CMU) EXTERIOR WALL CONSTRUCTION (FIELD). REFER TO PLANS, SECTIONS, AND DETAILS FOR ADDITIONAL REQUIREMENTS.
- 3 (NOT USED).
- 4 PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT STUCCO CORNICE)
- 5 PRE-ENGINEERED METAL BUILDING SHEET METAL FLASHING (AT STUCCO ENTRY TOWER)
- 6 PRE-ENGINEERED METAL BUILDING SHEET METAL CONDUCTOR HEAD AND DOWNSPOUT SYSTEM.
- 7 CONCRETE MASONRY UNIT (CMU) CORNER FINISHED JAMB UNIT.
- 8 LINE OF ROOF BEYOND WITH 1/4":12" SLOPE MINIMUM.
- 9 SURFACE MOUNTED SIGN OWNER FURNISHED AND INSTALLED. PROVIDE BACKING FOR MOUNTING AND ROUGH-IN ELECTRICAL. COORDINATE REQUIREMENTS WITH OWNER. REFER TO SHEET S62.1.
- 10 BUILDING ADDRESS NUMBERS IN 6" HIGH HELVETICA WHITE VINYL ADHERED TO EXTERIOR FACE OF GLAZING.
- 11 PRE-ENGINEERED METAL BUILDING THRU WALL SCUPPER SYSTEM.
- 12 EXTERIOR DOOR AND FRAME SYSTEM. REFER TO FLOOR PLAN AND DOOR SCHEDULE FOR TYPES.
- 13 EXTERIOR WINDOW SYSTEM. REFER TO FLOOR PLAN AND WINDOW SCHEDULE FOR TYPES.
- 14 PRE-FABRICATED METAL CANOPY SYSTEM. REFER TO EXTERIOR FINISH SCHEDULE AND WALL SECTIONS FOR DETAILS.
- 15 STEEL BOLLARDS, REFER TO CIVIL AND STRUCTURAL DRAWINGS.
- 16 HOSE BIB, REFER TO PLUMBING DRAWINGS.
- 17 LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS.
- 18 (NOT USED).
- 19 MECHANICAL ROOF TOP UNIT, REFER TO MECHANICAL DRAWINGS.
- 20 MECHANICAL WALL PENETRATIONS, REFER TO MECHANICAL DRAWINGS. PROVIDE FRAMING, FLASHING, AND SEALANT AS REQUIRED. INSTALL RESTROOM EXHAUST FANS 12" MINIMUM ABOVE INTERIOR CEILING FRAMING.
- 21 ROOFTOP UNIT.
- 22 CONNECT EACH DOWNSPOUT TO UNDERGROUND STORM SEWER SYSTEM.
- 23 MASONRY CONTROL JOINT. REFER TO STRUCTURAL DRAWINGS. PROVIDE SEALANT OVER 1/2" DIAMETER FOAM BACKER ROD.
- 24 RUSTICATION JOINT, REFER TO DETAIL 6/A3.2.

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
OR PERMIT

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ALL OTHER PLANS, SPECIFICATIONS  
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ENGINEERING  
ARCHITECTURE  
615 Fisher's Run Victor, NY 13584  
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other need for additional dimensions or clarifications.

PROJECT:  
**NEW O'REILLY AUTO PARTS STORE**  
**CR 56 and Crystal View**  
**Iowa Colony, TX 77583**

**EXTERIOR ELEVATIONS**

**O'Reilly** AUTO PARTS

CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
(417) 862-2674 TELEPHONE

DRAWN BY:

CB

DATE:

XX/XX/25

REVISION:

PROJECT NUMBER:

25-0167A

SHEET NUMBER

**A2.1**





# APPLICATION FOR VARIANCE REQUEST or APPEAL

Item 5.

3144 MERIDIANA PKWY, IOWA COLONY, TEXAS 77583 | PHONE: 281-369-2471 | FAX: 281-369-0005 | [WWW.IOWACOLONYTX.GOV](http://WWW.IOWACOLONYTX.GOV)

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

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

## APPLICANT INFORMATION:

Name of Applicant: APD Engineering & Architecture  
Address of Applicant: 615 Fishers Run Phone: 585-742-2222  
Victor, NY 14564 Email: cbattista@apd.com  
Name of Owner: O'Reilly  
Address of Owner: 233 South Patterson Phone: 417-862-2674  
Springfield, MO 65802 Email: zamora49@oreillyauto.com

## PROPERTY INFORMATION:

Address of Subject Property: MH Sierra Vista Reserve B Meridiana Parkway (C.R. 56)  
Legal Description of Subject Property: See sheet 1 of 2 on the attached plat for MH Sierra Vista for legal description.  
Brazoria County Tax No(s): 2021084558  
Current Zoning: PD Planned Development Water and Sanitary Served by: City of Iowa Colony  
Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 48039C0115K

**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: 3.5.3.12 (b)  
Request and reason: We are only able to provide 41% transparent material at the front elevation. This building has a small front presence and the remainder of the elevation needs to be non-transparent materials to provide structural stability and conceal the roof support structure.  
List Ordinance or Code: \_\_\_\_\_  
Request and reason: \_\_\_\_\_

List of supplemental documentation provided: Proposed colored exterior elevations sheet A2.1 and survey.

Planning Commission Date Requested: \_\_\_\_\_ City Council Date Requested: \_\_\_\_\_  
Requestor Signature or Owner and Date: Clint Battista

**FOR CITY USE ONLY:** Application Received By: RP Date Received: 04/01/25  
Planning Commission Date: \_\_\_\_\_ Fee Received: check # VU090  
City Council Date: \_\_\_\_\_ Notifications Required: ☐ Published Notice ☐ Public Hearing  
Date Approved or Denied: \_\_\_\_\_ ☐ Posting on Property (applicant responsibility) ☐ Personal Notice  
Project No.: 6099 ☐ Written Notice of Decision



STATE OF TEXAS  
COUNTY OF BRAZORIA

WE, MH SIERRA VISTA HOLDINGS, LLC, ACTING BY AND THROUGH MALABAR HILL CAPITAL, LLC, ITS GENERAL PARTNER, HERINAFTER REFERRED TO AS THE OWNERS OF THE PROPERTY SUBDIVIDED IN THIS PLAT OF MH SIERRA VISTA, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, MH SIERRA VISTA HOLDINGS, LLC, ACTING BY AND THROUGH MALABAR HILL CAPITAL, LLC, ITS GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PARVEZ MERCHANT AND MOUNANG DESAI, THEREUNTO AUTHORIZED THIS THE 29th DAY OF July, 2024

MH SIERRA VISTA HOLDINGS, LLC  
BY: MALABAR HILL CAPITAL, LLC, ITS GENERAL PARTNER

BY: [Signature]  
PARVEZ MERCHANT

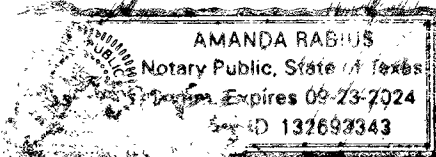
BY: [Signature]  
MOUNANG DESAI

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PARVEZ MERCHANT AND MOUNANG DESAI OF MALABAR HILL CAPITAL, LLC, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE THIS

THE 29th DAY OF July, 2024  
[Signature]  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS



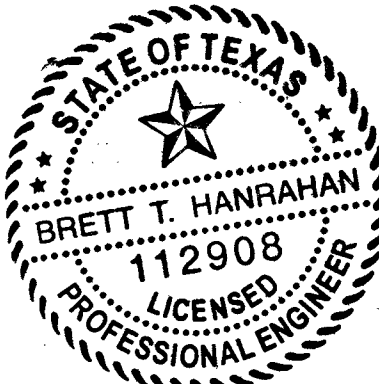
9-23-24  
MY COMMISSION EXPIRES:

THIS IS TO CERTIFY THAT I, LUCAS G. DAVIS, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION NO. 6599, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION, THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDEATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.



[Signature]  
LUCAS G. DAVIS  
Registered Professional Land Surveyor  
Texas Registration No. 6599

Brett T. Hanrahan is registered under the laws of the State of Texas to practice the profession of Engineering, do hereby certify that this plat meets all requirements of Brazoria County, Texas, to the best of my knowledge.



[Signature]  
Name: Brett T. Hanrahan  
Texas Registration No. 112908

APPROVED BY THE CITY ENGINEER OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THE 12th DAY OF August, 2024  
[Signature]  
CITY ENGINEER  
DINA V. HO, P.E.

APPROVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THE 29th DAY OF August, 2024  
[Signature]  
MAYOR  
WIL KENNEDY  
COUNCIL POSITION 1  
[Signature]  
COUNCIL POSITION 2  
[Signature]  
COUNCIL POSITION 3  
[Signature]  
COUNCIL POSITION 4  
TIM VARLAC  
COUNCIL POSITION 5  
KAREN BOYCE  
COUNCIL POSITION 6  
SYDNEY HARGROD  
COUNCIL POSITION 7  
MARQUETTE GREENE SCOTT

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS, ON THIS

THE 6th DAY OF August, 2024  
[Signature]  
DAVID HURST, CHAIRMAN  
MEMBER  
BRIAN JOHNSON  
MEMBER  
TERRY HAYES  
MEMBER  
WARREN DAVIS JR.  
MEMBER  
KES HOSEY  
MEMBER  
BRENDA DILLON

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT #5 ON THIS

THE 9th DAY OF September, 2024  
[Signature]  
LEE WALDEN, P.E.  
PRESIDENT  
[Signature]  
BRANDON MIDDLETON  
VICE PRESIDENT  
SECRETARY/TREASURER  
DATE: 9/1/24  
DATE: 9/1/24  
DATE: 9/1/24

BCDD #5 Reference No.: B240014  
Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

#### DESCRIPTION

A TRACT OR PARCEL CONTAINING 10.192 ACRES OR 443,957 SQUARE FEET OF LAND SITUATED IN THE H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 288, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THE RESIDUE OF A CALLED 46.321 ACRES DESCRIBED IN DEED TO ASTRO SIERRA VISTA L.P. AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER (NO.) 2021084558, WITH SAID 10.192 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF MERIDIANA PARKWAY (A.K.A. C.R. 56) (120' R.O.W.) AND THE WEST R.O.W. LINE OF CRYSTAL VIEW DRIVE (R.O.W. VARIES) AS RECORDED UNDER B.C.C.F. NO. 2019057667, MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG THE WEST R.O.W. LINE OF SAID CRYSTAL VIEW DRIVE, THE FOLLOWING COURSES AND DISTANCES;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 54.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47 DEG. 43 MIN. 36 SEC. EAST - 49.50 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 02 DEG. 43 MIN. 36 SEC. EAST, A DISTANCE OF 41.88 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 04 DEG. 01 MIN. 05 SEC., AN ARC LENGTH OF 35.76 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 04 DEG. 44 MIN. 08 SEC. EAST - 35.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND TO A POINT OF TANGENCY;

SOUTH 06 DEG. 44 MIN. 00 SEC. EAST, A DISTANCE OF 82.83 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 08 DEG. 58 MIN. 03 SEC., AN ARC LENGTH OF 130.98 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 11 DEG. 12 MIN. 42 SEC. EAST - 130.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 15 DEG. 40 MIN. 43 SEC. EAST, A DISTANCE OF 128.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, OVER AND ACROSS THE RESIDUE OF SAID 46.321 ACRES, THE FOLLOWING COURSES AND DISTANCES;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00 MIN. 00 SEC., AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 29 DEG. 19 MIN. 17 SEC. WEST - 45.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 74 DEG. 13 MIN. 17 SEC. WEST, A DISTANCE OF 18.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 01 DEG. 26 MIN. 02 SEC., AN ARC LENGTH OF 12.51 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 73 DEG. 36 MIN. 15 SEC. WEST - 12.51 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 72 DEG. 53 MIN. 14 SEC. WEST, A DISTANCE OF 63.28 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 14 DEG. 20 MIN. 34 SEC., AN ARC LENGTH OF 125.16 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 80 DEG. 03 MIN. 31 SEC. WEST - 124.84 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

SOUTH 87 DEG. 13 MIN. 48 SEC. WEST, A DISTANCE OF 25.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 02 DEG. 46 MIN. 12 SEC. EAST, A DISTANCE OF 57.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 87 DEG. 13 MIN. 48 SEC. WEST, A DISTANCE OF 593.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE CENTERLINE OF COUNTY ROAD 48 (40' WIDE) AS RECORDED UNDER VOLUME (VOL.) 2, PAGE (PG.) 113 AND VOL. 3, PG. 66, OF THE BRAZORIA COUNTY DEED RECORDS (B.C.D.R.), MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 44 MIN. 32 SEC. WEST, ALONG THE CENTERLINE OF SAID COUNTY ROAD 48, A DISTANCE OF 423.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE SOUTHWEST CORNER OF RESTRICTED RESERVE "A", BLOCK 1, MERIDIANA PARKWAY PHASE V STREET DEDICATION AND RESERVE AS RECORDED UNDER PLAT NO. 202005176, BRAZORIA COUNTY PLAT RECORDS, MARKING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EAST LINE OF SAID RESTRICTED RESERVE "A", THE FOLLOWING COURSES AND DISTANCES;

NORTH 87 DEG. 15 MIN. 28 SEC. EAST, A DISTANCE OF 20.02 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80 DEG. 08 MIN. 04 SEC., AN ARC LENGTH OF 34.97 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 19 MIN. 20 SEC. EAST - 32.18 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

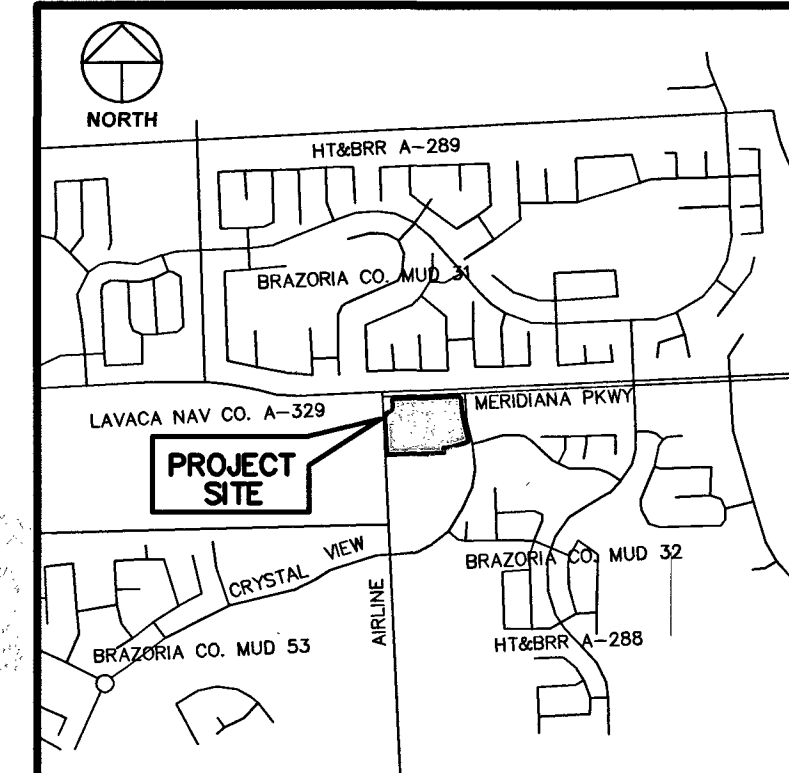
WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 80 DEG. 07 MIN. 07 SEC., AN ARC LENGTH OF 69.92 FEET, A CHORD BEARING AND DISTANCE OF NORTH 37 DEG. 19 MIN. 20 SEC. EAST - 64.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND MARKING A POINT OF TANGENCY;

NORTH 02 DEG. 43 MIN. 36 SEC. WEST, A DISTANCE OF 78.85 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "BASELINE" FOUND ON THE SOUTH R.O.W. LINE OF SAID MERIDIANA PARKWAY MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

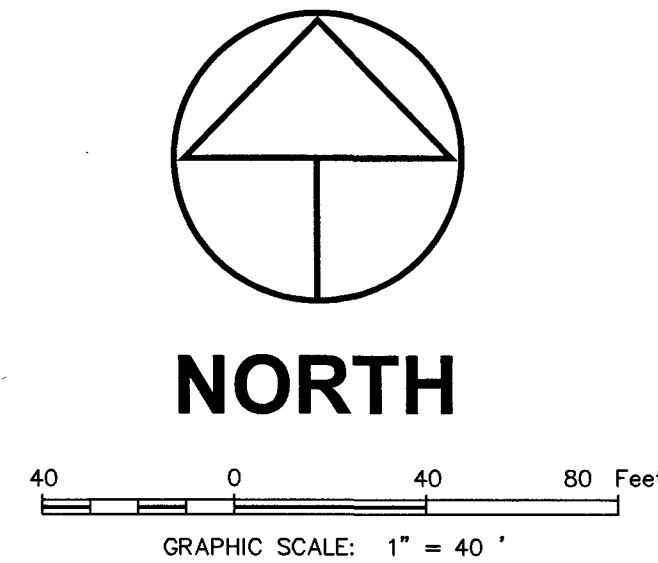
THENCE, NORTH 67 DEG. 16 MIN. 24 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID MERIDIANA PARKWAY, A DISTANCE OF 681.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.192 ACRES OR 443,957 SQUARE FEET OF LAND.

#### ABBREVIATIONS

A.E. - AERIAL EASEMENT  
D.E. - DRAINAGE EASEMENT  
E.S.M. - EASEMENT  
FND - FUND  
B.C.C.F. - BRAZORIA COUNTY CLERK'S FILE  
B.C.D.R. - BRAZORIA COUNTY DEED RECORDS  
B.C.M.R. - BRAZORIA COUNTY MAP RECORDS  
IP - IRON PIPE  
IR - IRON ROD  
NO. - NUMBER  
PG. - PAGE  
R.O.W. - RIGHT-OF-WAY  
AC. - ACRES  
SQ. FT. - SQUARE FEET  
VOL. - VOLUME  
B.L. - BUILDING LINE  
W.L. - WATER LINE EASEMENT  
S.S.E. - SANITARY SEWER EASEMENT  
U.E. - UTILITY EASEMENT  
IRC - IRON ROD  
(S) - SET 5/8" CAPPED IR "WINDROSE"



IOWA COLONY, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 200'



BENCHMARK PUBLISHED ELEVATION - 55.75  
ELEVATIONS HEREON ARE BASED UPON A NGS OPUS SOLUTION DERIVED FROM ON-SITE STATIC GPS OBSERVATIONS CONDUCTED AT THE TIME OF SURVEY, ACCORDING TO THE NGS OPUS REPORT, THE FOLLOWING CORPUS STATIONS WERE USED: PID DH3614 DESIGNATION TXLM, PID DG6956 DESIGNATION QW1, AND PID DE5999 DESIGNATION ADKS. THE NEAREST NGS PUBLISHED CONTROL POINT IS PID AW4037 DESIGNATION C692. (NAD83, COMPUTED USING GEOID18)

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

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

## FINAL PLAT MH SIERRA VISTA

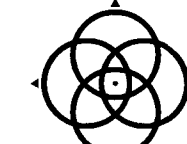
A SUBDIVISION OF  
10.19 ACRES / 443,957 SQ. FT.  
SITUATED IN THE  
H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 288  
IOWA COLONY, BRAZORIA COUNTY, TEXAS

1 BLOCK 6 RESERVES

JULY 2024

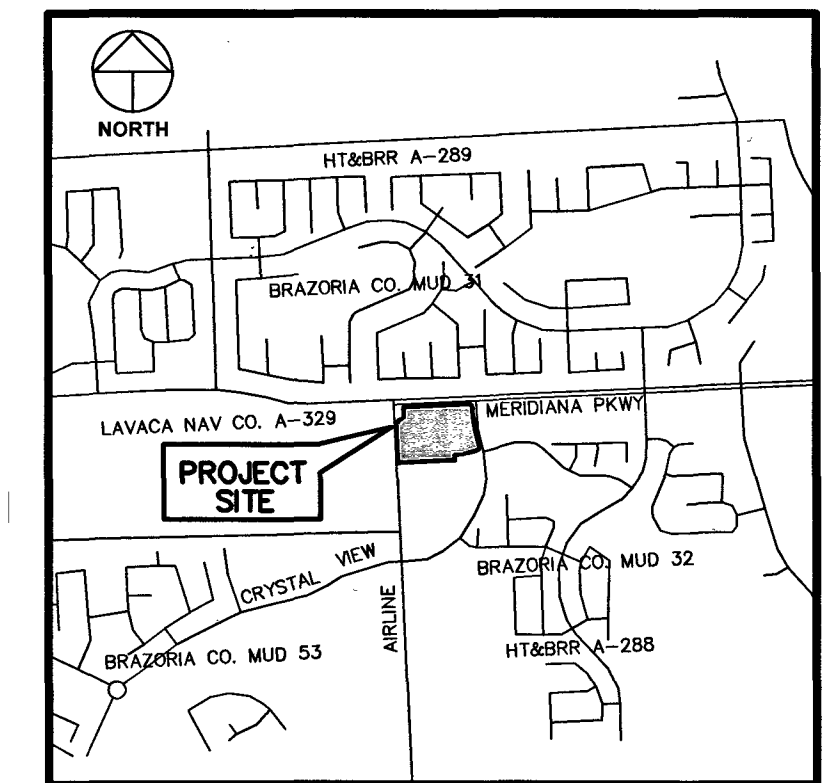
Owner  
MH SIERRA VISTA HOLDINGS, LLC  
6003 ISLA VISTA CT  
HOUSTON TX 77041  
832 858-5016

Surveyor

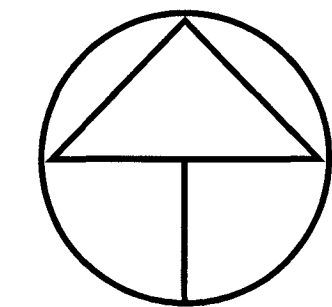


**WINDROSE**  
LAND SURVEYING | PLATTING  
FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041





IOWA COLONY, BRAZORIA COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2000'



**NORTH**

40 0 40 80 Feet  
GRAPHIC SCALE: 1" = 40'

**ABBREVIATIONS**

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT - EASEMENT
- FND - FOUND
- B.C.C.F. - BRAZORIA COUNTY CLERKS' FILE
- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
- IRC - CAPPED IRON ROD
- (S) - SET 5/8" CAPPED IR "WINDROSE"

LINE	BEARING	DISTANCE
L1	S 74°19'17" W	18.84'
L2	S 72°53'14" W	63.28'
L3	S 87°13'48" W	25.00'
L4	N 87°15'28" E	20.02'
L5	N 75°49'55" E	109.41'

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	35.00'	54.98'	S 47°43'36" E	49.50'
C2	4°01'05"	510.00'	35.76'	S 04°44'08" E	35.76'
C3	8°56'03"	840.00'	130.98'	S 11°12'42" E	130.85'
C4	90°00'00"	25.00'	39.27'	S 29°19'17" W	35.36'
C5	126°02'	500.00'	12.51'	S 73°36'15" W	12.51'
C6	14°20'34"	500.00'	125.16'	S 80°33'31" W	124.84'
C7	80°08'04"	25.00'	34.97'	N 37°19'30" E	32.18'
C8	80°07'07"	50.00'	69.92'	N 37°19'58" E	64.36'

**FINAL PLAT**  
**MH SIERRA VISTA**

A SUBDIVISION OF  
10.19 ACRES / 443,957 SQ. FT.  
SITUATED IN THE  
H. T. & B. RR. CO. SURVEY, ABSTRACT NO. 288  
IOWA COLONY, BRAZORIA COUNTY, TEXAS

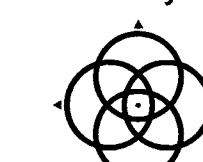
1 BLOCK 6 RESERVES

JULY 2024

Owner

MH SIERRA VISTA HOLDINGS, LLC  
6003 ISLA VISTA CT  
HOUSTON TX 77041  
832 858-5016

Surveyor



**WINDROSE**  
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N. SUITE 150, HOUSTON TX 77041

2024041256 Conformed Copy  
Brazoria County - Joyce Hudman, County Clerk  
09/25/2024 09:07 AM  
Page: 2  
Fee: 222.00

2:US0008-SIERRA VISTA PLAT 20240722-PLAT-FINAL-MH SIERRA VISTA-58516-212333610W - P. ANSWER - 07/29/24

Tuesday, May 27, 2025

Jorge Amaro  
Texas Land Maps  
2205 San Felipe Street  
Houston, TX 77056  
[jorge@texaslandmaps.com](mailto:jorge@texaslandmaps.com)

Re: Pena Estates Replat  
Letter of Recommendation to Approve  
COIC Project No. 6267  
Adico, LLC Project No. 710-25-002-013


Dear Mr. Amaro:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Pena Estates Replat, received on or about May 27, 2025. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance dated August 2002, and as amended.

Based on our review, we have no objection to the plat as resubmitted on May 27, 2025. Please provide two (2) sets of mylars and ten (10) folded prints of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, May 28, 2025, for consideration at the June 3, 2025, Planning and Zoning meeting.

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

Sincerely,  
Adico, LLC

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

Cc: Kayleen Rosser, COIC  
File: 710-25-002-013



METES AND BOUNDS:

A 0.3696 ACRES TRACT OF LAND LOCATED IN THE H.T.&B. R.R. CO. SURVEY, ABSTRACT NO. 280, BEING THE EAST 40 FEET OF LOT 12 AND ALL OF LOT 13, BLOCK 8, OF BRAEBEND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGES 23 AND 24 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 0.3696 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found for the intersection of the South limit of Kathy Street (based on a 60 foot wide public right-of-way) and the West limit of Jan Drive (based on a 60 foot wide public right-of-way);

THENCE South 86°43'11" West, along the said South limit of Kathy Street, a distance of 49.28 feet to a 1/2 inch iron rod with cap found for the Northeast corner of said Lot 13 and the POINT OF BEGINNING of the herein described tract of land;

THENCE South 03°16'49" East, along the East line of said Lot 13, a distance 115.00 feet to a galvanized iron pipe found for the Southeast corner of said Lot 13 and the herein described tract of land;

THENCE South 86°43'11" West, along the South line of said Lot 13 and Lot 12, a distance of 140.00 feet to 1/2 inch iron rod with cap found in the South line of said Lot 12 for the Southwest corner of the herein described tract of land;

THENCE North 03°16'49" West, over and across said Lot 12, a distance of 115.00 feet to a 1/2 inch iron rod with cap found in the said South limit of Kathy Street for the Northwest corner of the herein described tract of land;

THENCE North 86°43'11" East, along the said South limit of Kathy Street, a distance of 140.00 feet to the POINT OF BEGINNING of the herein described tract of land and containing within these calls, 0.3696 acres or 16,100 square feet of land.

STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS THAT:

I, JOSE LUIS, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PENA ESTATES REPLAT, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF 1 RESERVE, BEING A SUBDIVISION OF 0.3696 ACRES IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

JOSE LUIS

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared JOSE LUIS, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_, 20\_\_

Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS THAT:

I, SANTOS PENA, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PENA ESTATES REPLAT, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, AND EASEMENTS SHOWN HEREON AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS FOR THEIR USE FOREVER AND DESIGNATE SAID SUBDIVISION AS THE PLAT OF 1 RESERVE, BEING A SUBDIVISION OF 0.3696 ACRES IN THE CITY OF IOWA COLONY, BRAZORIA COUNTY, TEXAS AND DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WITNESS OUR HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

SANTOS PENA

STATE OF TEXAS  
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared SANTOS PENA, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_, 20\_\_

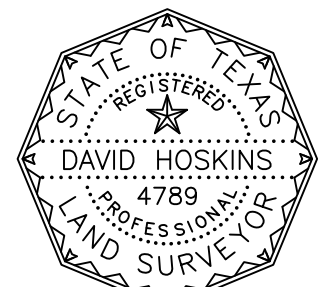
Notary Public in and for the State of Texas

My Commission expires: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID HOSKINS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.



DAVID HOSKINS  
Texas Registration No. 4789

B.D.D.4. SPECIAL NOTES:

1. ANY GOVERNMENTAL BODY FOR PURPOSES OF DRAINAGE WORK MAY USE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT, ACCESS EASEMENT, OR FEE STRIP.
3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR AT LEAST FORTH-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM, AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS, AND GUIDELINES.
8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS, AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES' PROPERTIES FOR PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AS CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
11. AN AS-BUILT CERTIFICATE AND AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEViate. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

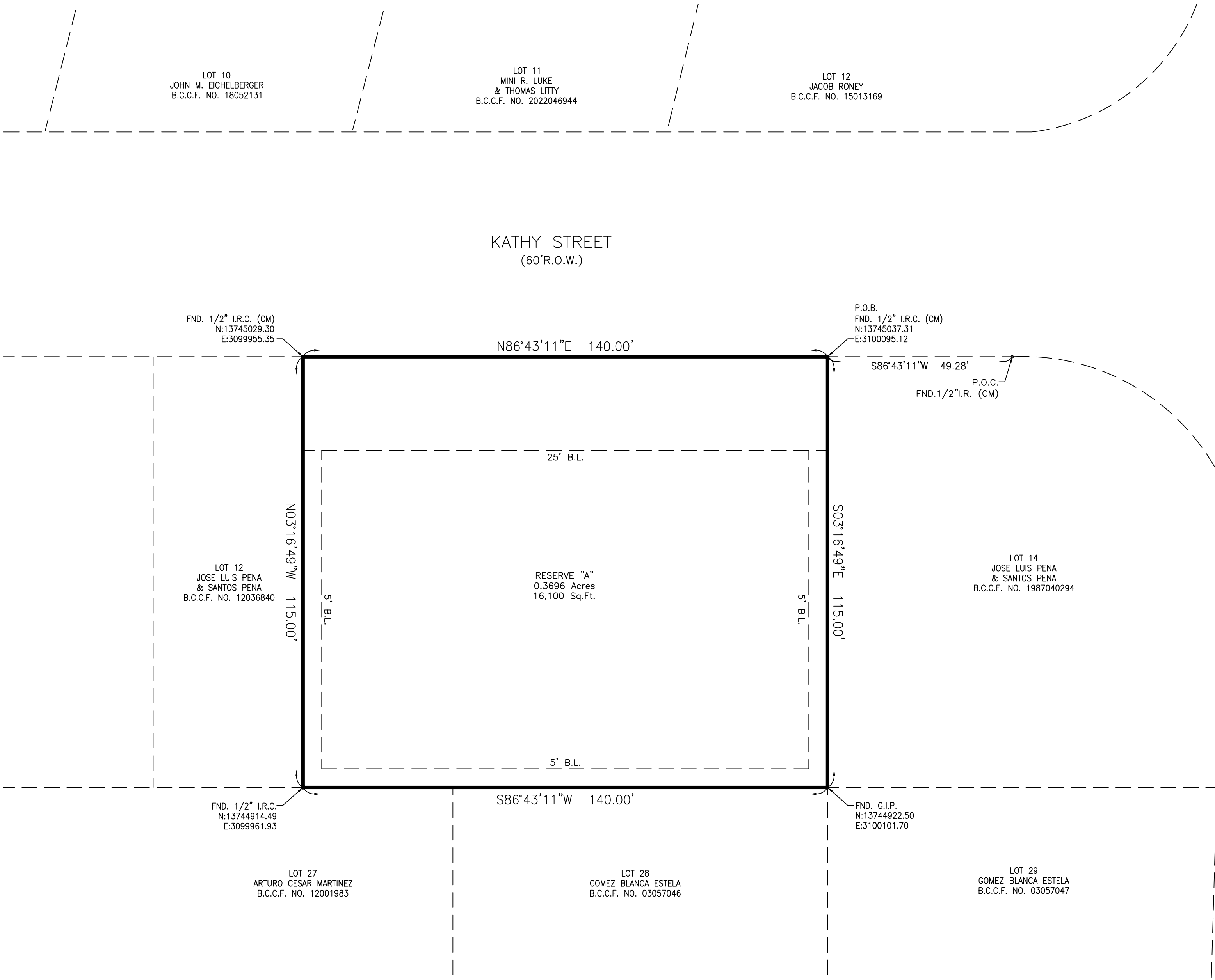
APPROVED BY THE BOARD OF COMMISSIONERS ON \_\_\_\_\_

Brazoria Drainage District No. 4

District Engineer

The above have signed these plans and/or plat based on the recommendation of the DISTRICT'S Engineer who has reviewed all sheets provided and found them to be in general compliance with the DISTRICT'S "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. In the event of any conflict or inconsistency between the DISTRICT'S "Rules, Regulations and Guidelines" and these approved drainage plans and/ or plat, the DISTRICT'S "Rules, Regulations & Guidelines" shall govern and prevail. Any approved variances shall be itemized on the cover sheet and placed on the appropriate sheet where applicable. Plans submitted have been prepared, signed and sealed by a Professional Engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a Registered Professional Land Surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

BDD4 Ref. ID #: \_\_\_\_\_



CITY COUNCIL APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT BEING PENA ESTATES REPLAT WAS APPROVED

THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BY THE CITY COUNCIL OF IOWA COLONY, TEXAS.

WIL KENNEDY, MAYOR

CITY ENGINEER

NIKKI BROOKS,  
COUNCIL POSITION 1

ARNETTA HICKS-MURRAY,  
COUNCIL POSITION 2

MARQUETTE GREENE-SCOTT,  
COUNCIL POSITION 3

TIMOTHY VARLACK,  
COUNCIL DISTRICT A

KAREEM BOYCE,  
COUNCIL DISTRICT B

SYDNEY HARGRODER,  
COUNCIL DISTRICT C

PLANNING AND ZONING COMMISSION APPROVALS

I CERTIFY THAT THE ABOVE AND FOREGOING PLAT BEING PENA ESTATES REPLAT WAS APPROVED

THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BY THE PLANNING AND ZONING COMMISSION OF IOWA COLONY, TEXAS.

DAVID HURST, CHAIRMAN

LES HOSEY, MEMBER

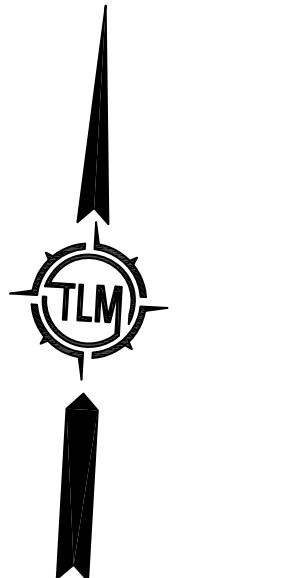
BRENDA DILLON, MEMBER

BRIAN JOHNSON, MEMBER

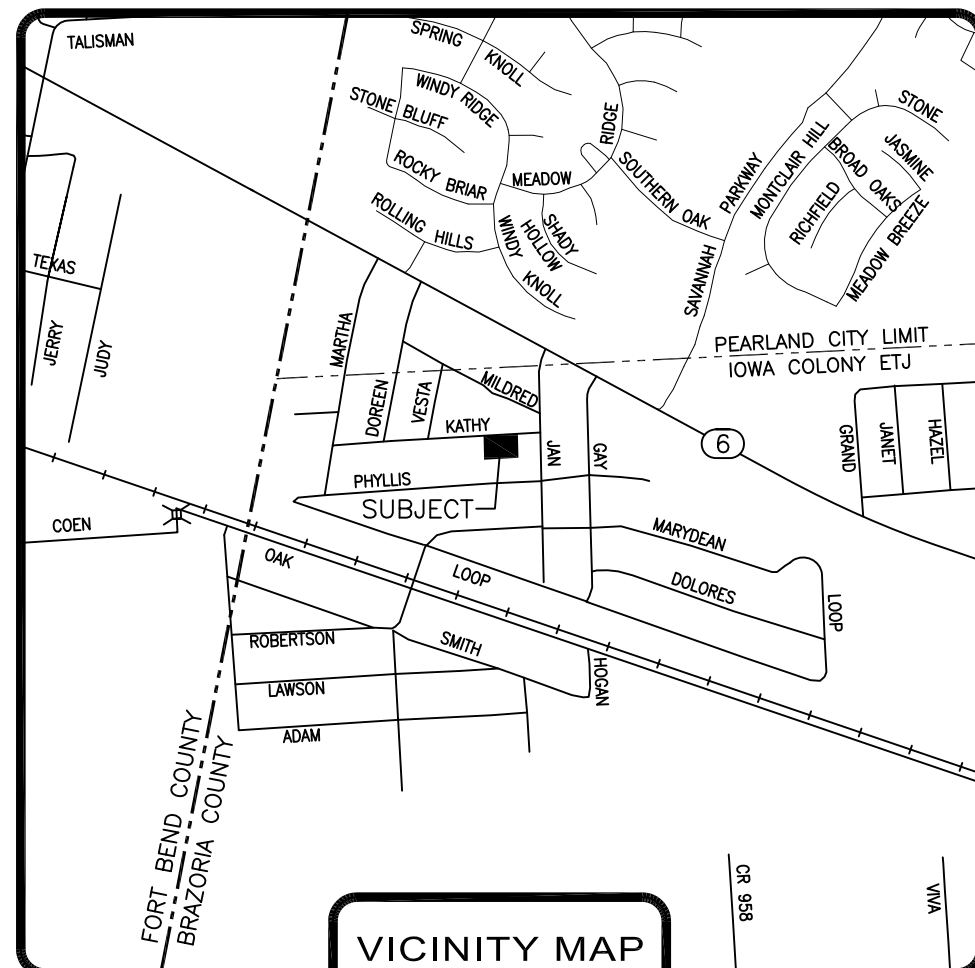
TERRY HAYES, MEMBER

ROBERT WALL, MEMBER

WARREN DAVIS, MEMBER



GRAPHIC SCALE : 1"= 20'



SURVEYORS NOTES:

1. THIS PLAT LIES WITHIN THE ETJ OF THE CITY OF IOWA COLONY.
2. THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48039C0105K, WITH AN EFFECTIVE DATE OF DECEMBER 30, 2020.
3. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
4. THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY PATTEN TITLE COMPANY, ISSUE DATE APRIL 23, 2025, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS, OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN HEREON.
5. THE REASON FOR THIS PLAT IS TO REPLAT THE SUBJECT TRACT INTO 1 RESERVE.
6. DETENTION WILL BE REVIEWED/PROVIDED FOR AT TIME OF PERMITTING.
7. THE APPROVAL OF THE PLAT SHALL EXPIRE TWELVE (12) MONTHS AFTER CITY COUNCIL APPROVES UNLESS THE FINAL PLAT HAS BEEN SUBMITTED FOR FINAL APPROVAL DURING THAT TIME. AN EXTENSION OF TIME MAY BE GIVEN AT THE DISCRETION OF THE CITY COUNCIL FOR A SINGLE EXTENSION PERIOD OF SIX (6) MONTHS.
8. BOUNDARY CLOSURE CALCULATIONS IS WITHIN A MINIMUM OF 1:15,000.

## PENA ESTATES REPLAT

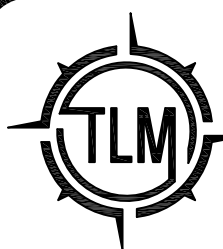
A SUBDIVISION OF 0.3696 ACRES OF LAND  
LOCATED IN THE H.T.&B. R.R. CO. SURVEY,  
ABSTRACT NO. 280, BEING A REPLAT OF THE EAST  
40 FEET OF LOT 12 AND ALL OF LOT 13, BLOCK 8,  
OF BRAEBEND ESTATES, ACCORDING TO THE MAP  
OR PLAT THEREOF RECORDED IN VOLUME 7,  
PAGES 23 AND 24 OF THE MAP RECORDS OF  
BRAZORIA COUNTY, TEXAS.

REASON TO REPLAT:  
CREATE 1 COMMERCIAL RESERVE

DATE: MAY, 2025 SCALE: 1"=20'

OWNERS:  
JOSE LUIS AND SANTOS PENA

SURVEYOR:  
TEXAS STAR SURVEYING  
P.O. BOX 890433  
HOUSTON, TX 77289  
FIRM NO. 10137800



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