



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING**

**Thursday, November 07, 2024
7:00 PM**

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

Phone: 281-369-2471

Fax: 281-369-0005

www.iowacolonytx.gov

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION OF IOWA COLONY** WILL HOLD A **PUBLIC MEETING AT 7:00 PM ON THURSDAY, NOVEMBER 7, 2024 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 the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.

ITEMS FOR CONSIDERATION

1. Consider approval of the October 1, 2024 Planning and Zoning Commission meeting minutes.
2. Consideration and possible action to make a recommendation to City Council for a specific use permit for a childcare facility in the Sierra Vista Town Center.

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 October 31, 2024.



Kayleen Rosser, City Secretary





**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING MINUTES**

Item 1.

**Tuesday, October 01, 2024
7:00 PM**

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

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

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

Members absent: Warren Davis and Les Hosey

Others present: Dinh Ho

CALL TO ORDER

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

CITIZEN COMMENTS

Robert Willis- 3414 Delta Drive: He mentioned at one time they were trying to put three story apartments behind the 711-gas station in Meridiana and the fire department did not have the necessary equipment to go beyond two stories, so the apartments were rejected. This developer wants to have four stories and they are asking for multiple variances. He stated that he is objecting entirely to the item regarding Cadence Creek.

PUBLIC HEARING

1. Hold a public hearing to consider rezoning the following property from Single Family Residential to Planned Unit Development:

Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Record's

Chairman Hurst opened the public hearing at 7:05 P.M. Todd Johnson with Caldwell Companies presented an overview of the project. He stated this project is not a multifamily project, it is an active adult living community. The community will be age restricted to age 55 plus. The product they are proposing is a 4-story building served by four elevators. They provide a generator that powers the elevators in the clubhouse. The clubhouse provides space for recreation, movie nights, fitness, and activities for the residents. The 4-story building will be surrounded by cottage style like houses. Board Member Brian Johnson asked if the project takes the whole parcel of property. Mr. Johnson stated that it does. Brian Johnson asked how they will handle the sewer and water. City Engineer Dinh Ho stated that this is still contingent on the city taking over MUD 55. The discussion tonight is strictly just to discuss zoning. They are aware that the requirement is not there yet and that when the city does take ownership, we will be able to extend services. Robert Wall asked how many stories the proposed building will be. Mr. Johnson stated that the building is being proposed as four stories. Brenda Dillon asked if the 4-story building has been discussed with the Fire Marshal. The Fire Marshal has reviewed it, and the recommendation is to require two sets of elevators on each of the building to be on backup generators. Terry Hayes asked what makes Caldwell Communities unique in the other communities that we have seen so far. Mr. Johnson stated that the vision statement is "We honor God by stewarding resources,

cultivating relationships, and creating extraordinary communities that enrich lives". Robert Wall has some reservations about the cottages backing up to the single-family residential area of the subdivision. Robert Wall asked how many units there are. Mr. Johnson stated there are 215 units. Chairman Hurst closed the public hearing at 7:35 P.M.

- 2. Hold a public hearing to consider rezoning the following property from Single Family Residential/ Business and Retail to Mixed Use:

Approximately 10 acres of land at the Intersection of County Road 48 and County Road 418 (Shaw Road), A0560 H.T. & B.R.R., Tract 162, Brazoria County, Texas

Chairman Hurst opened the public hearing at 7:30 P.M. Carolyn Bowen spoke in favor of rezoning the property and recommended that the city go ahead and rezone the whole area on CR 48 to SH 288 and SH 288 to Karsten as they should be commercial. She stated that instead of zoning the area one at a time we should go ahead and do it all at once. Brenda Dillon lives in the rural area. She stated that the rural people welcome development. David Hurst closed the public hearing at 7:35 P.M.

ITEMS FOR CONSIDERATION

- 3. Consider approval of the September 3, 2024 Planning and Zoning Commission meeting minutes.

Motion made by Johnson to approve the September 3, 2024 Planning and Zoning Commission meeting minutes, Seconded by Hayes.

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

- 4. Consider approval of the Replat of NE 1/2 of the NE 1/2 of the H.T. & B.R.R. Co. Survey 68.

Motion made by Johnson to approve the Replat of NE 1/2 of the NE 1/2 of the H.T. & B.R.R. Co. Survey 68, Seconded by Dillon.

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

- 5. Consider approval of the Meridiana Section 55C Preliminary Plat.

Motion made by Hayes to approve the Meridiana Section 55C Preliminary Plat, Seconded by Johnson.

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

- 6. Consider approval of the Sierra Vista Section 10 Amended Final Plat.

Motion made by Johnson to approve the Sierra Vista Section 10 Amended Final Plat, Seconded by Dillon.

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

- 7. Consider approval of the Caldwell Lakes Section 1 Final Plat.

Motion made by Hayes to approve the Caldwell Lakes Section 1 Final Plat and the Caldwell Lakes Section 2 Final Plat, Seconded by Wall.

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

- 8. Consider approval of the Caldwell Lakes Section 2 Final Plat.

The action was taken during item no. 7.

- 9. Consider approval of the Caldwell Crossing Section 3 Final Plat.

Motion made by Dillon to approve the Caldwell Crossing Section 3 Final Plat, the Caldwell Crossing Section 4 Final Plat, the Caldwell Crossing Section 5 Final Plat, and the Caldwell

Crossing Section 6 Final Plat, Seconded by Hayes.

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

10. Consider approval of the Caldwell Crossing Section 4 Final Plat.

The action was taken during item no. 9.

11. Consider approval of the Caldwell Crossing Section 5 Final Plat.

The action was taken during item no. 9.

12. Consider approval of the Caldwell Crossing Section 6 Final Plat.

The action was taken during item no. 9.

13. Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant No. 1 Final Plat.

Motion made by Hayes to approve the Brazoria County Municipal Utility District No. 57 Water Plant No. 1 Final Plat, Seconded by Dillon.

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

14. Consider approval of the Ellwood Detention Reserves "A" and "B" Final Plat.

Motion made by Dillon to approve the Ellwood Detention Reserves "A" and "B" Final Plat, the Ellwood Karsten Boulevard Phase 1 Final Plat, and the Ellwood Section 1A Final Plat, Seconded by Hayes.

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

15. Consider approval of the Ellwood Karsten Boulevard Phase I Final Plat.

The action was taken during item no. 14.

16. Consider approval of the Ellwood Section 1A Final Plat.

The action was taken during item no. 15.

17. Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential to Planned Unit Development.

Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Record's

Motion made by Johnson to recommend approval to City Council to rezone the property at 9816 Iowa Colony Blvd. from Single Family Residential to Planned Unit Development with the variance changes provided in the packet by the City Engineer, Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, Hayes

Voting Nay: Wall

18. Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential/Business Retail to Mixed Use.

Approximately 10 acres of land at the Intersection of County Road 48 and County Road 418 (Shaw Road), A0560 H.T. & B.R.R., Tract 162, Brazoria County, Texas

Motion made by Dillon to recommend to City Council to approve the rezone for approximately 10 acres of land on the corner of County Road 48 and County Road 418 from Single Family Residential to Mixed Use, Seconded by Johnson.

Voting Yea: Johnson, Hurst, Dillon, Hayes

Voting Nay: Wall

ADJOURNMENT

The meeting was adjourned at 8:03 P.M.

APPROVED THIS 7th DAY OF NOVEMBER 2024.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair



MEMORANDUM

Date: October 31, 2024
To: Mayor & Councilmembers
Planning and Zoning
From: Dinh V. Ho, P.E. *DVH*
RE: BDIM No. 2 LLC
Application for Specific Use Permit – Childcare Center
Staff’s Summary and Recommendations
CC: Robert Hemminger, Kayleen Rosser

BDIM No. 2, LLC is proposing development of an approximately 10,322 sf childcare facility, including playground and parking to accommodate a licensed capacity of 180-200 children. The property is located on a 1.325 acres tract of land being Reserve E out of the MH Sierra Vista Plat within the Sierra Vista Town Center Mixed Use Development.

The tract is subject to the Sterling Lakes & Sierra Vista Development Agreement.

The request is to allow for a specific use permit for a Childcare facility within the Plan of Development. This type of business is not listed within the Sierra Vista Town Center approved use (see attached).

Childcare Facility is an approved use within the City of Iowa Colony Business / Retail and Mixed Use Zoning District.

City staff has no objection to the Specific Use Permit and recommend approving the application.

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

General Development Plan

LEGEND

	AREA TYPE SF1				AREA TYPE SF2			
	45s	50s	55s	60s	65s	70s	100s	
STERLING LAKES	478	173	253	241	0	59	86	
STERLING LAKES NORTH	323	183	0	365	5	0	0	
SIERRA VISTA	0	368	0	184	0	32	0	
TOTAL	801	724	253	790	5	91	86	
	TOTAL TYPE 1 SEE NOTE 4		1,778 64.8%		TOTAL TYPE 2 SEE NOTE 5			972
	TOTAL > 60'							182 SEE NOTE 5

	Total Section Ac.	Total Number of Lots
STERLING LAKES	348.61	1290
STERLING LAKES NORTH	238.66	876
SIERRA VISTA	209.98	584
TOTAL	797.25	2,750 SEE NOTE 6

- Note 1: Maximum 808 Lots
- Note 2: Maximum 955 Lots
- Note 3: Maximum 1,663 Lots
- Note 4: Sum of area type #1 lots shall not exceed 65%
- Note 5: Total of type #2 lots greater than 60' - Min. 6%
- Note 6: Total maximum 2,800 Lots in SF1 & SF2

- 3 INDICATES PROPOSED DETENTION
- 4 INDICATES PROPOSED CIVIC
- 5 INDICATES PROPOSED COMMERCIAL
- 6 INDICATES PLATTED LOTS
- 7 INDICATES EXISTING LAKES/DETENTION
- 8 INDICATES PRIVATE STREET
- 9 INDICATES PROPOSED TOWNHOUSE
- 10 INDICATES PROPOSED TOWN CENTER
- * INDICATES PROPOSED GATED ENTRY
- INDICATES PROPOSED RECREATION SITE

TOTAL SF1 & SF2 LOTS	
PLATTED/ EXISTING LOTS	1,866 LOTS
PROPOSED MAX. LOTS-SF1&SF2	934 LOTS
TOTAL MAX SF1 & SF2 LOTS	2,800 LOTS
FUTURE TH LOTS	
MAX. FUTURE TH LOTS/UNITS	345 LOTS
TOTAL MAX LOTS/UNITS	3,145 LOTS

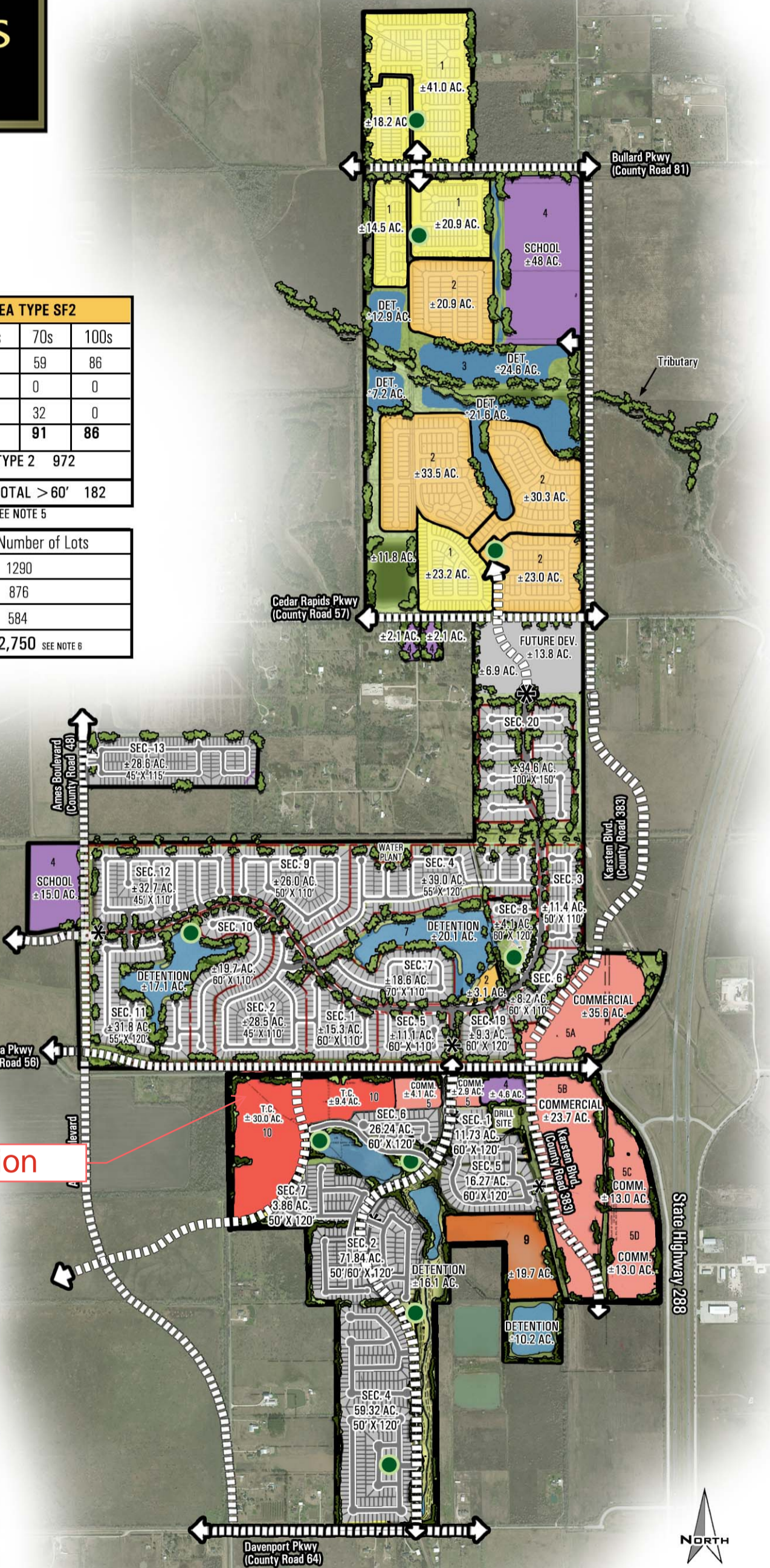


FIGURE 2

THIS PLAN WAS PREPARED USING REASONABLY RELIABLE SOURCES AND IS SUBJECT TO CHANGE PENDING A DETAILED BOUNDARY SURVEY. THIS PLAN HAS NOT BEEN REVIEWED BY ANY GOVERNMENTAL AGENCY. ADDITIONAL STREETS AND/OR DRAINAGE PROVISIONS MAY BE REQUIRED. THIS PLAN IS AN ARTIST'S CONCEPTION AND IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. ALL PLANS FOR FACILITIES OR LAND USES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

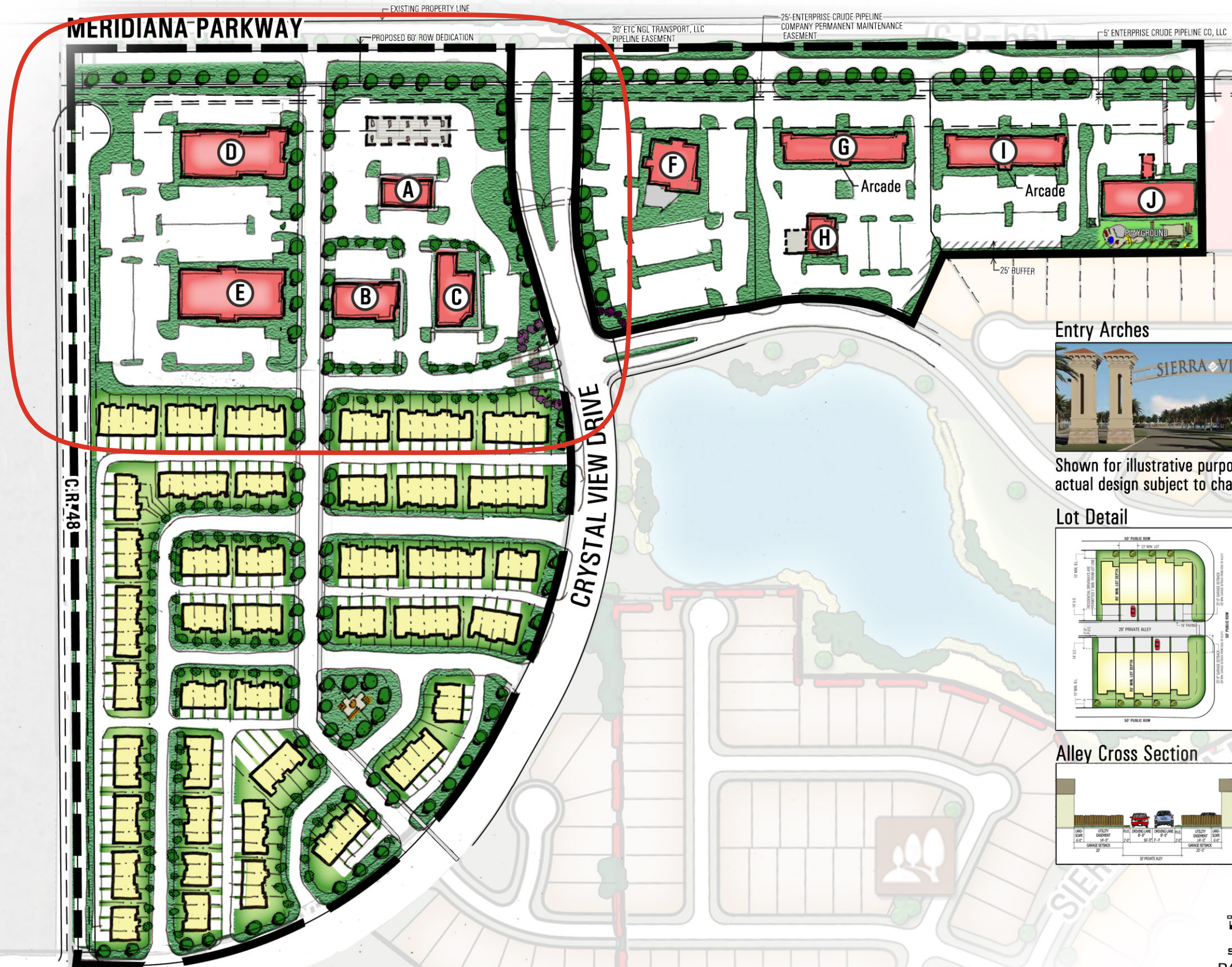
SIERRA VISTA
and
STERLING LAKES
AT IOWA COLONY
A CANYON GATE® COMMUNITY

Town Center Sub-District

LAND USE			
(A)	Convenience w/ gas	4,500 S.F.	2.9 AC.
(B)	Comm./ pizza, day spa, dentist, realtor	8,400 S.F.	1.0 AC.
(C)	Comm./ cleaners, nail salon, barber, sub shop/ restaurant	9,000 S.F.	1.3 AC.
(D)	Comm./ restaurant, broker, test prep, tutoring/ medical office/ automotive	10,500 S.F.	3.0 AC.
(E)	Comm./ restaurant, broker, test prep, tutoring/ medical office/ automotive	10,500 S.F.	2.8 AC.
(F)	Comm./ restaurant	7,600 S.F.	3.6 AC.
(G)	Comm./ restaurant, salon	21,500 S.F.	2.0 AC.
(H)	Bank	3,500 S.F.	1.3 AC.
(I)	Comm./ restaurant, salon	21,500 S.F.	2.4 AC.
(J)	Daycare/ School	14,000 S.F.	1.6 AC.
Total Commercial		41,900 S.F.	21.9 AC.
Townhouse			17.5 AC.
TOTAL			39.4 AC.

NOTE: Building sites (S.F.) and site acreage (AC.) are shown for illustrative purposes only. Final plans are subject to change.

The PD shall substantially conform to the general layout, design concepts, and in accordance with the listed townhouse residential, commercial and office land uses shown here.



Entry Arches

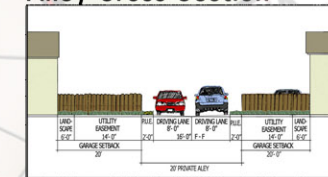


Shown for illustrative purposes only, actual design subject to change.

Lot Detail

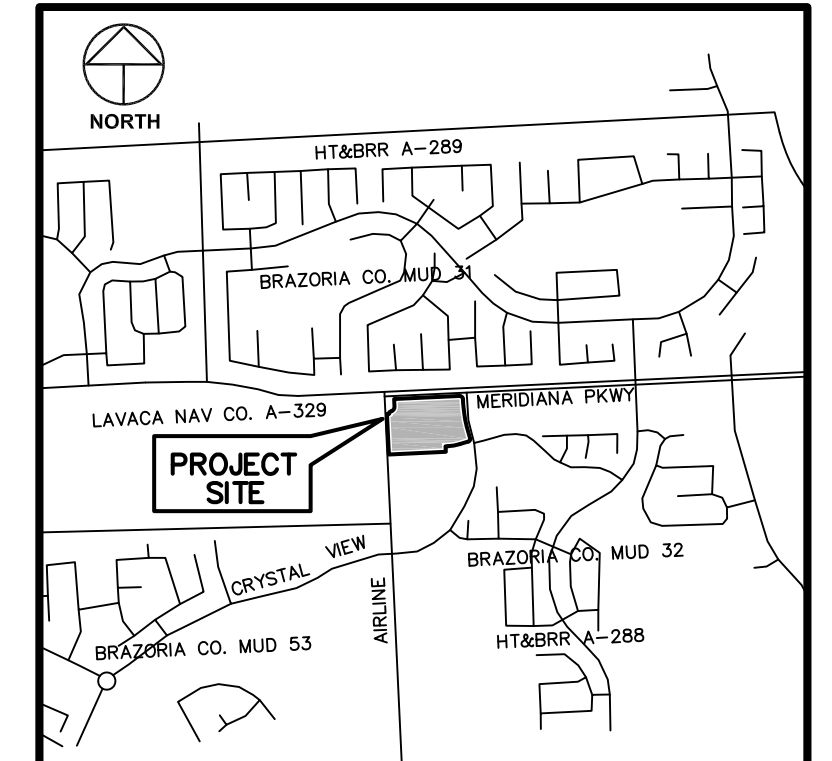
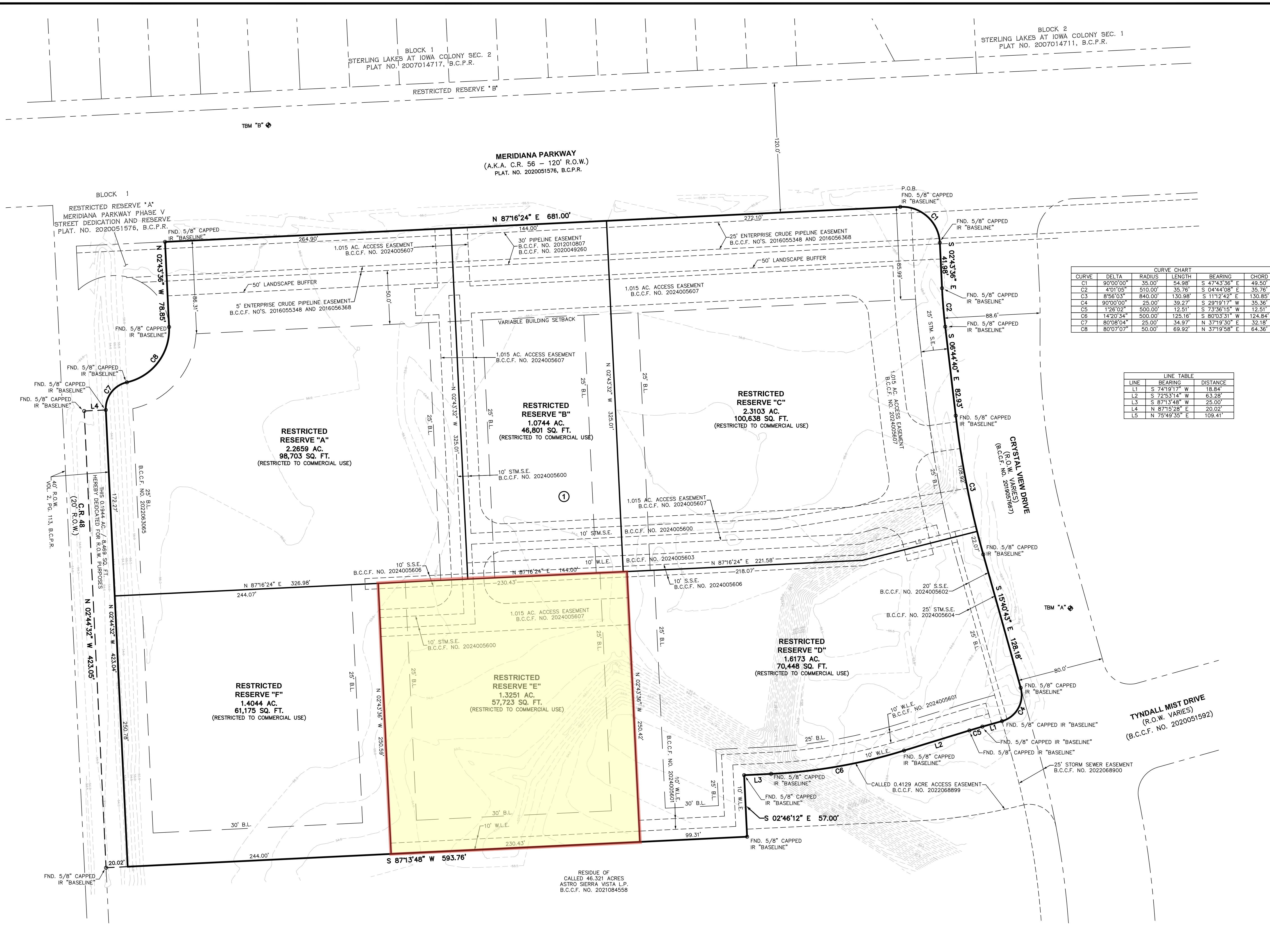


Alley Cross Section

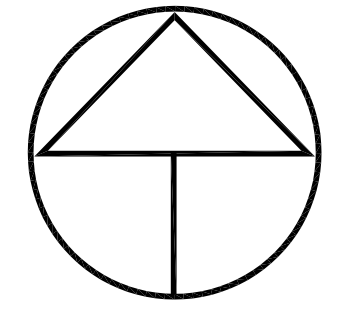


0' 50' 100' 200'

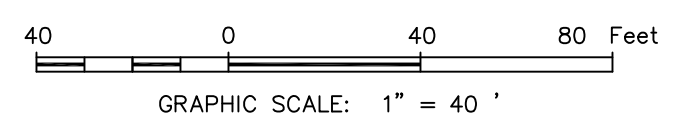
SCALE: 1"=200'
DATE: 10.11.2021



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



NORTH



CURVE CHART					
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	12°28'02"	500.00'	12.51'	S 73°36'15" W	12.51'
C6	14°20'34"	500.00'	125.16'	S 80°03'31" 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'

LINE TABLE		
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°49'35" E	109.41'

ABBREVIATIONS

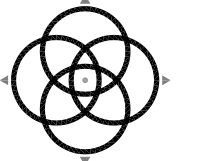
- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- B.C.C.F. - BRAZORIA COUNTY CLERKS' FILE
- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - 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 - IRON ROD
- (S) - SET 5/8" CAPPED IR "WINDROSE"

FINAL PLAT
MH SIERRA VISTA

A SUBDIVISION OF
 10.192 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 I PLATTING

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

Z:\0818-SIERRA VISTA\PLAT\20240717-PLAT-FINAL-SIERRA VISTA-8018-1123298.DWG - ARABUS - 07/17/24

CITY OF IOWA COLONY

"Where We Make It Happen"

APPLICATION FOR SPECIFIC USE PERMIT FORM 'B'

Item 2.

APPLICATION DATE: 10/9/2024


NAME OF APPLICANT: BDIM No.2, LLC

THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:

Restricted Reserve "E" consisting of 1.325 acres shown on the attached survey and recorded plat.

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED: An approximately 10,322 sf child care facility including playground and parking to accomodate a licensed capacity of 180-200 children.

THE ZONING DISTRICT IN WHICH THE SUBJECT PROPERTY IS LOCATED. CIRCLE ONE: **MU** (SFR) (MH) (BR)

THE SIGNED CONSENT OF THE OWNER OR OWNERS OF THE SUBJECT PROPERTY, IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY: 

THE APPLICANT'S INTEREST IN THE SUBJECT PRROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY. BDIM No.2, LLC currently has the property under contract.

SUCH OTHER INFORMATION OR DOCUMENTATION AS THE CITY COUNCIL OR ZONING ADMINISTRATOR MAY DEEM NECESSARY.
Please see attachments.

EACH APPLICATION FOR SPECIFIC USE PERMIT MUST BE ACCOMPANIE DBY A NON-REFUNDABLE FEE OF \$1,000.00 TO DEFRAY THE COST OF NOTIFICATION, ATTORNEY'S FEES OR PROCESSING TH APPLICATION.

NOTE: THIS APPLICATION EXPIRES IN 180 DAYS IF NOT SUBMITTED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS AND/ OR ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE REQUIRED: David J. Brewer, Manager

MERIDIANA PARKWAY & CRYSTAL VIEW DRIVE TRADE AREA INFORMATION

Homes:

Immediately Adjacent 7,484 Homes

Northwest of the Site 3,701 Homes

Total New Homes 11,185

2024 Population of Children 0-6 within 3 miles = 2,318

2024 Population of Children 0-6 within 5 miles = 4,246

2029 Estimated Population of Children 0-6 within 3 miles = 2,831

2029 Estimated Population of Children 0-6 within 5 miles = 5,057

Based upon industry statistics the area should accommodate a minimum of five (5) child care facilities with a Licensed Capacity of 180 children each.

There is an acute lack of child care facilities in the surrounding area. With so many homes built and to be built an upscale child care school is needed to accommodate the existing and incoming population. Total current Licensed Capacity for child care in the immediate area is 317 including an in-home provider.

The parcel we are intending to purchase is in the rear part of the overall center and not one that would be ideal for retail use given that the parcel has no frontage on Meridiana Parkway. The new child care school would accommodate approximately 200 children.

The school would be owned and operated by Learning Care Group, Inc., which is one of the largest, most well-known and respected child care providers in the United States. The school would be a flagship Children's Courtyard which is an upscale concept.

Child Care in the Area:

Riverstone Montessori School – Licensed Capacity -305 – 1 opening, wait list in place.

A Kid's Village is in a private home in the community adjacent to the center being developed.

Licensed Capacity is 12.

Future Explorers is located on the east side of SR 288 on an interior road within a neighborhood approximately 2.75 miles away. The Licensed Capacity is 181 children with only two openings coming up in November at the earliest. There is also a waiting list. Due to the proximity of where the Children's Courtyard would be located this would not be considered a direct competitor.



Item 2.



Glendale Lakes
Heritage Rose Elementary School
+/-963 Lots

Ferndell Henry Center For Learning

Almeta Crawford HS

Caldwell
+/-1,296 Lots

Southern Colony
+/-1,442 Lots




Sterling Lakes
+/-4,135 Lots

Bel Nafegar Sanchez Elementary School

48,988 VPD

56 TEXAS

Proposed Site 

Sierra Vista
+/-2,000 Lots

Sierra Vista West
+/-1,349 Lots



TODAY'S

15

