

To: Mr. Robert Hemminger  
City Manager  
City of Iowa Colony, Texas  
12003 Iowa Colony Boulevard  
City of Iowa Colony, Texas

From: Emily L. Drake, PLA  
Kimley-Horn and Associates, Inc.

Date: May 31, 2023

Subject: **Comment / Response letter – Crystal Center Entertainment District PoD**

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The Applicant and Owner are submitting this letter in response to comments from the Council Worksession held May 13, 2024.

1. What is the anticipated overall capacity of the lagoon?

- The regular maximum capacity of the lagoon is set at 1500 people. This capacity is directly related to the number of restroom and shower facilities provided on site per state code. There are considerations for additional capacity for larger event days which would require additional restroom facilities to be brought in for those events.

2. What is the parking capacity for the facility?

- For the capacity of 1500 people at a rate of 3.2 people per car, the number of user parking spaces anticipated is 470 spaces. In the first phase of the development, there will be between 500 and 600 spaces provided for the lagoon itself with additional on site parking provided for uses within the Lagoon District but outside the secure lagoon facility. As the additional program elements come on line, additional parking for overflow will be provided north of the lagoon in the undeveloped parcel. For large events it is anticipated that overflow parking will occur in undeveloped parking to the north of the lagoon to support the facility.

3. What impacts will there be on traffic – in particular the service road backing up and meridiana parkway.

- The TIA has been submitted and reviewed with the city reviewer and additional information has been provided for the peak capacity demands. A traffic management plan could be provided by the operator for larger capacity events that may impact traffic flows.

4. Karsten BLVD. adjacency to residential.

- The distance between the back of yard and edge of Karsten Boulevard ROW varies. At it's widest point it is approximately 550' (South end of parcel) at its narrowest it is 160' (north end of parcel). A section will be provided during the next Council meeting to show the condition more clearly.

5. Status of Drainage plans for the future Town Center parcel.

- The DIA can be ready to submit to Brazoria County DD No. 5 Drainage district within the next 3 months. The expected acceptance time frame of 6 months after the submittal. If any re-mapping of the flood plane is required that would need to go to FEMA (not the corps) – that time frame is unknown.

- Since the proposed development in that area is envisioned to be less impervious and the fill requirements are less than if it were a lagoon in that location, we buildings less restrictive as far as the size the civil engineer for the overall development does not foresee much of an obstacle in building on this tract.

6. A request was made to see the anticipated mix of occupancy rates within the allowable living units.

- The maximum number of units is 650 and this can be all of one type or a mix of multi-family, town home or condominium. An image study and presentation will be made to council at the next session to show example multi-family projects and provide a discussion of performance standards that could be looked at.

- To note, the typical size of a multifamily phase or project ranges between 250 – 350 units.

- Townhome and condominium product will be limited to market demand with no maximum quantity within the allowable 650 total units.

7. Comercial Tract South is technically within the current City zoning and will be removed from the PoD.

- The applicant will remove the commercial south portion of the project from this PD.

Please feel free to contact me with questions regarding this application or information provided in support of this application.

Sincerely,



Emily L. Drake, PLA  
Kimley-Horn and Associates, Inc.