



Wednesday, February 28, 2024

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

Re: Caldwell Crossing Development – Variance Request for Planting  
Letter of Recommendation to Approve Variance Request  
COIC Project No. Iworq No. 3649  
Adico, LLC Project No. 16007-3-538

Dear Honorable Mayor and City Council;

The City of Iowa Colony has received a variance request for plant materials for the Caldwell Crossing development (see attached). The variance request covers trees, shrubs and groundcovers not included within the current City of Iowa Colony Unified Development Code - Approved Tree and Shrub Plant Material Sections 3.1.3.12, 3.1.3.13, and 3.1.3.15.

City Staff has reviewed the proposed variance request and has no objections to the proposed plant materials.

Staff recommends the variance be granted for the requested plant materials as noted in the variance request for the entire Caldwell Crossing Development.

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

Sincerely,  
Adico, LLC

A handwritten signature in blue ink, appearing to read "Dimitri V. Ho, P.E.", written over the typed name.

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

cc: Kayleen Rosser  
Robert Hemminger  
File: 16007-3-340



# 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: J.P.Epps

Address of Applicant: 24275 Katy Freeway, Suite 300 Phone: 281-646-1602  
Katy, TX 77494 Email: jepps@kgadeforest.com

Name of Owner: D.R. Horton

Address of Owner: 6744 Horton Vista Dr. Phone: 832-302-6702  
Richmond, TX, 77407 Email: drose@drhorton.com

### PROPERTY INFORMATION:

Address Of Subject Property: Daily Crossing & Bayberry Dr.

Legal Description Of Subject Property: Caldwell Crossing

Brazoria County Tax No(s): \_\_\_\_\_

Current Zoning: Development Agreement Water and Sanitary Serviced by: City of Iowa Colony

Street Frontage Type (Circle One): Private or Public FIRM Map Panel Number: 702573

**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: Unified Development Code

Request and reason: Community Plant list approval

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

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

List of supplemental documentation provided: \_\_\_\_\_

Planning Commission Date Requested: \_\_\_\_\_ City Council Date Requested: \_\_\_\_\_

Requestor Signature or Owner and Date: \_\_\_\_\_

FOR CITY USE ONLY: Application Received By: Rachel Patterson

Date Received: 2/21/2024

Planning Commission Date: \_\_\_\_\_

Fee Received: ✓ # 16357

City Council Date: \_\_\_\_\_

Notifications Required:  Published Notice  Public Hearing

Date Approved or Denied: \_\_\_\_\_

Posting on Property (applicant responsibility)  Personal Notice

Written Notice of Decision

February 20, 2023

City of Iowa Colony

City Engineer

Re: Caldwell Crossing

To Whom It May Concern,

This letter is a request for a variance for the planting pallet for the Caldwell Crossing Community. The proposed plant pallet shall include the following selections:

Trees (items NOT in the UDC, Section 3.3.1 List are in red):

- Water Oak- *Quercus nigra*
- Cedar Elm- *Ulmus crassifolia*
- Vitex- *Vitex agnus-castus*
- Live Oak- *Quercus virginiana*
- Nuttall Oak- *Quercus nuttallii*
- Mexican Sycamore- *Platanus Mexicana*
- Crape Myrtle - White- *Lagerstroemia indica* 'Bashams Pink'
- Drummond Red Maple- *Acer rubrum drummondii*
- Savannah Holly- *Ilex x attenuata* 'Savannah' (Evergreen)
- Southern Wax Myrtle- *Myrica cerifera* (Evergreen)

Shrubs/Groundcovers (items NOT in the UDC, Section 3.3.1 List are in red):

- Coppertone Loquat – *Eriobotrya japonica* 'Coppertone' (Evergreen)
- Waxmyrtle- *Myrica cerrifera* (Evergreen)
- Drift Rose – 'Rosa 'Memirrote'
- Drift Rose- *Rosa* 'Meijocos'
- Variegated Flax Lily – *Dianella tasmanica* 'Variegata' (Evergreen)
- Red Knockout Rose- *Rosa x 'Radrazz'* (Evergreen)
- Gulf Muhly Grass- *Muhlenbergia capillaris* (Perennial)
- Petite Pink Oleander- *Nerium oleander* 'Petite Pink' (Evergreen)
- Morning Light Miscanthus- *Miscanthus sinensis* 'Morning Light'
- Lily Turf – *Liriope muscari* (Evergreen)
- Giant Lily Turf- *Liriope muscari* 'Evergreen Giant' (Evergreen)
- Dwarf Yaupon Holly – *Ilex vomitoria* 'Nana' (Evergreen)
- Foxtail Fern- *Asparagus meyeri* (Evergreen)
- Asian Jasmine- *Trachelospermum asiaticum* (Evergreen)
- Flax Lily- *Phormium tenax* 'Tiny Tiger' (Evergreen)
- Butterfly Iris- *Dietes grandiflora*
- Pineapple Guava- *Feijoa sellowiana* (Evergreen)
- Seasonally Appropriate – Seasonal Color Annuals

The current City Of Iowa Colony Unified Development Code, Section 3.1.3.1 Landscape Planting Appendix does not include the above plant material **noted in red**.

Sincerely,

J.P. Epps

KGA DeForest Design, LLC

Phone: 281-646-1602

Email: jepps@kgadeforest.com