

## 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	
<b>TOTAL</b>	<b>801</b>	<b>724</b>	<b>253</b>	<b>790</b>	<b>5</b>	<b>91</b>	<b>86</b>	
	TOTAL TYPE 1 SEE NOTE 4	TOTAL TYPE 2 SEE NOTE 5	SEE NOTE 3	SEE NOTE 5	SEE NOTE 5	SEE NOTE 5	SEE NOTE 5	
	1,778	972	64.8%					
	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
<b>TOTAL</b>	<b>797.25</b>	<b>2,750</b>
		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.

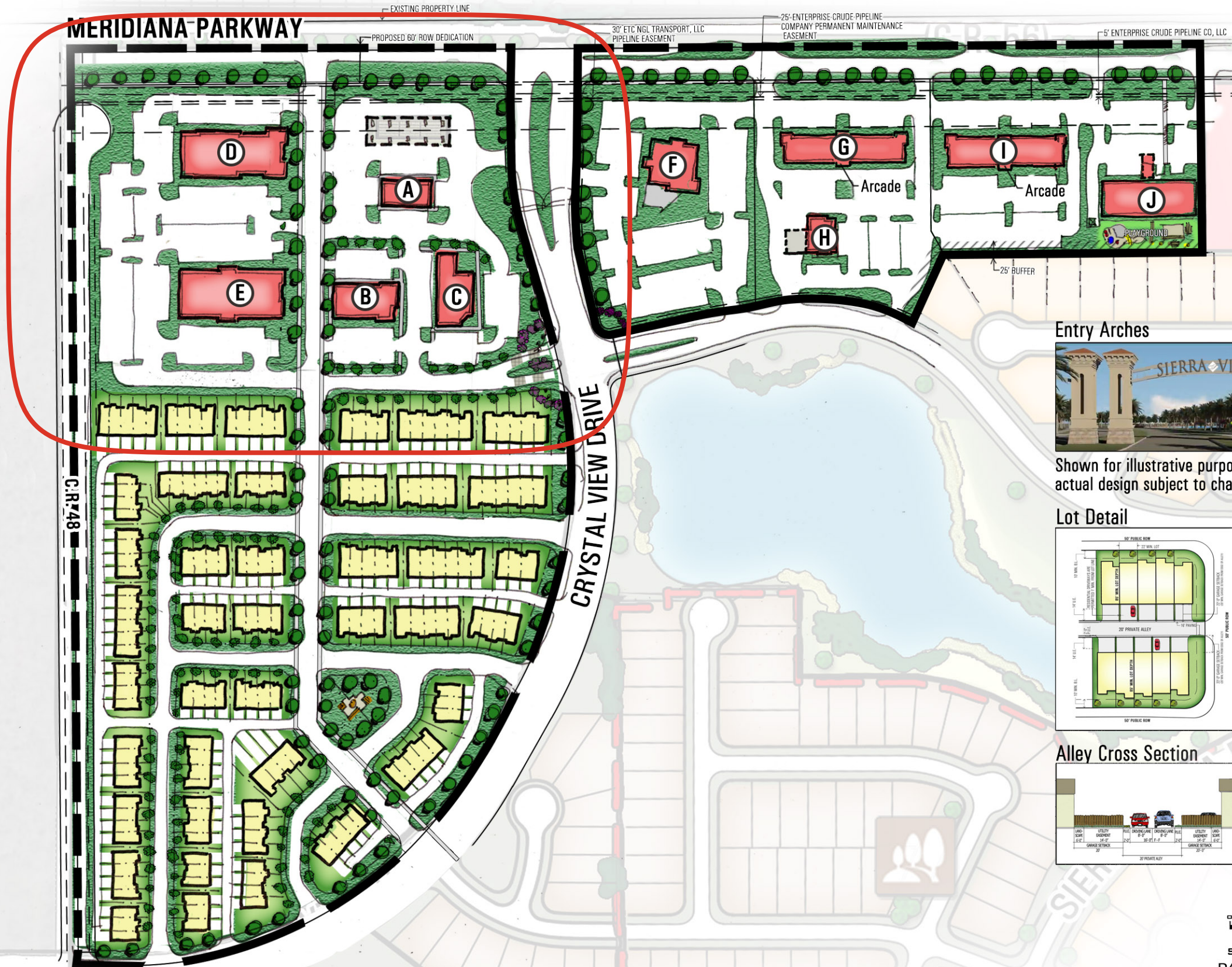
**SIERRA VISTA**  
and  
**STERLING LAKES**  
AT IOWA COLONY  
A CANYON GATE® COMMUNITY

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.
<b>TOTAL</b>			<b>39.4 AC.</b>

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.

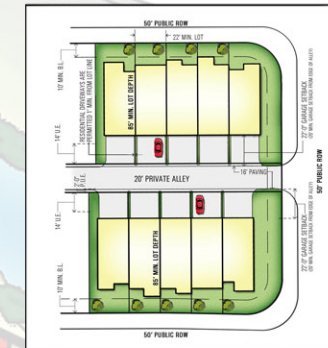


Entry Arches

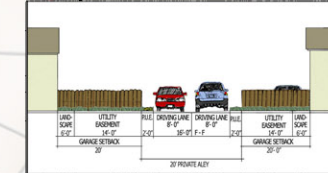


Shown for illustrative purposes only, actual design subject to change.

Lot Detail

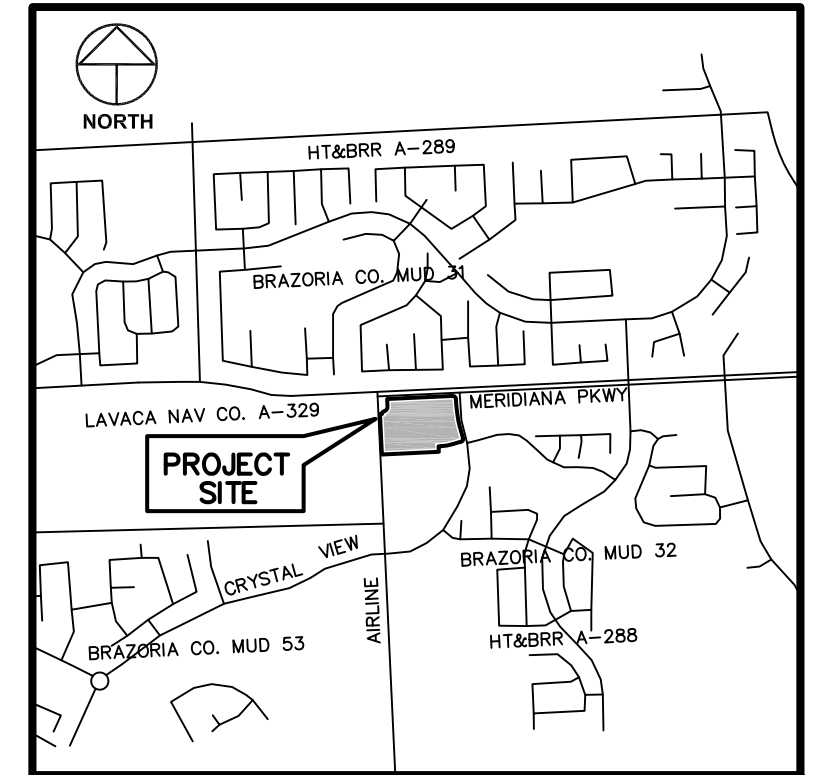


Alley Cross Section

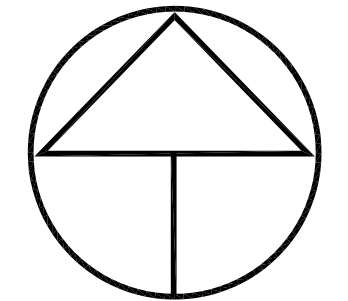


0' 50' 100' 200'

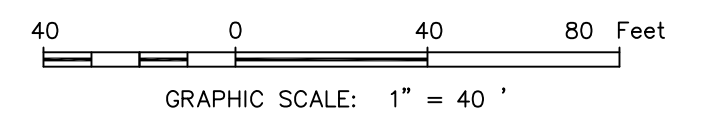
SCALE: 1"=200'  
DATE: 10.11.2021



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**

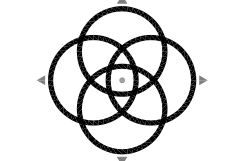
- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND. - FOUND
- B.C.C.F. - BRAZORIA COUNTY CLERKS' FILE
- B.C.D.R. - BRAZORIA COUNTY DEED RECORDS
- B.C.M.R. - BRAZORIA COUNTY MAP RECORDS
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - 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

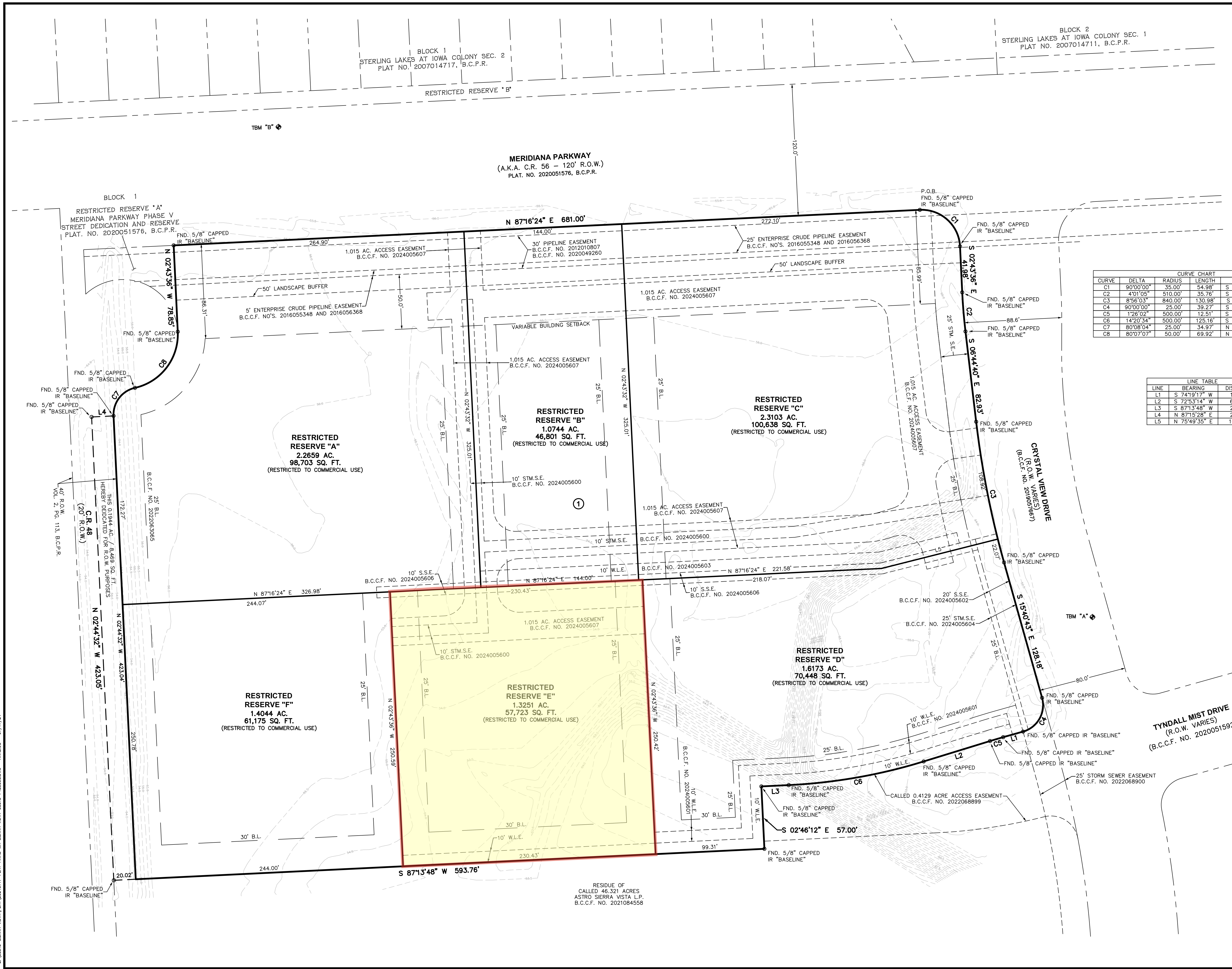
1 BLOCK 6 RESERVES  
JULY 2024  
Owner  
MH SIERRA VISTA HOLDINGS, LLC  
6003 ISLA VISTA CT  
HOUSTON TX 77041  
832 858-5016

Surveyor



**WINDROSE**  
LAND SURVEYING I, PLLC

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'

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.

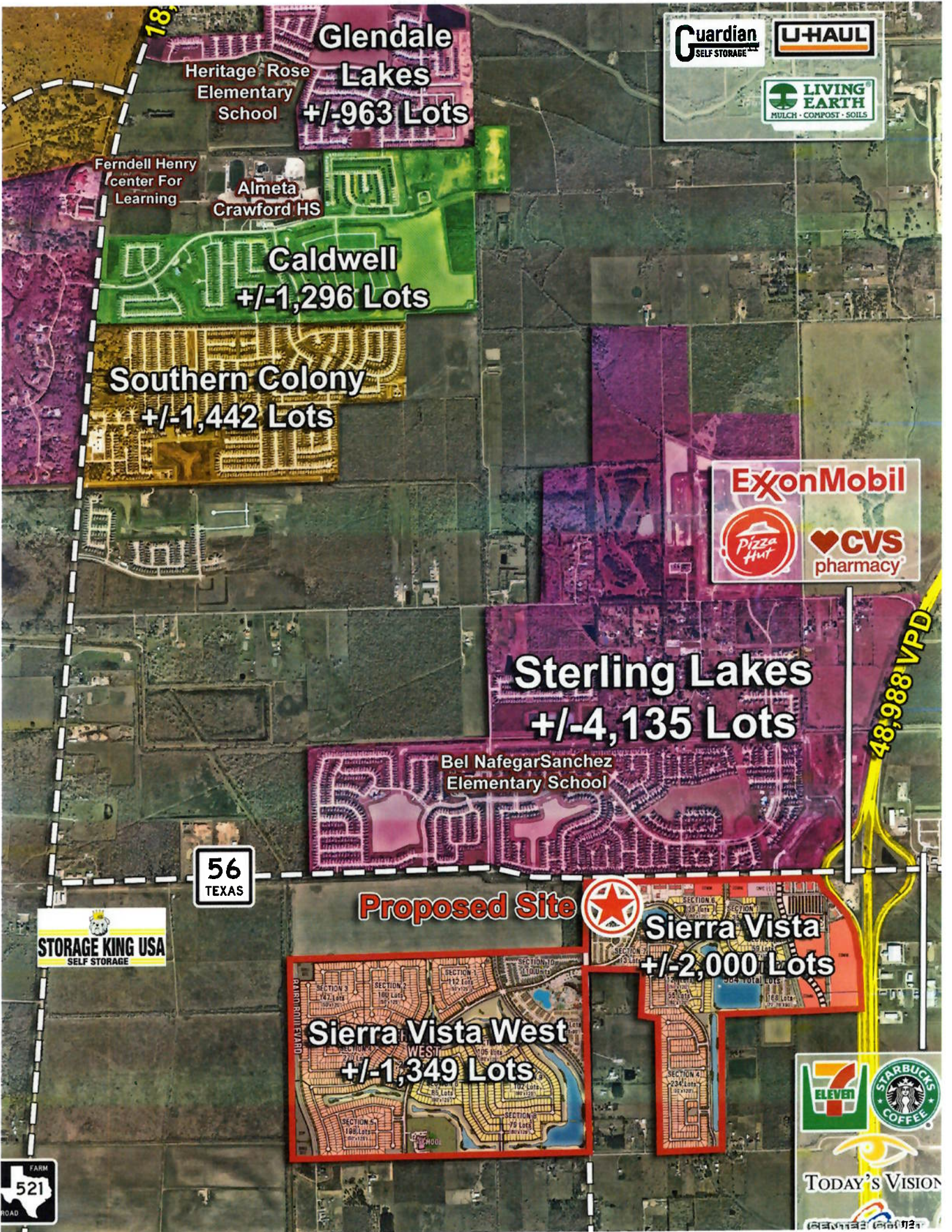
### Child Care in the Area:

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.



**Glendale Lakes**  
Heritage Rose Elementary School  
+/-963 Lots

**Guardian** SELF STORAGE  
**U-HAUL**  
**LIVING EARTH** MULCH · COMPOST · SOILS

Ferndell Henry Center For Learning  
Almeta Crawford HS  
**Caldwell**  
+/-1,296 Lots

**Southern Colony**  
+/-1,442 Lots

**ExxonMobil**  
**Pizza Hut**  
**CVS pharmacy**

**Sterling Lakes**  
+/-4,135 Lots

Bel Nafegar Sanchez Elementary School

**56**  
TEXAS

**Proposed Site**



**Sierra Vista**  
+/-2,000 Lots

**Sierra Vista West**  
+/-1,349 Lots



**48,988 VPD**

**STORAGE KING USA**  
SELF STORAGE

**521**  
FARM ROAD

**7-ELEVEN**  
**STARBUCKS COFFEE**  
**TODAY'S VISION**