



City Council Agenda Item Request Form

Item 11.

This form is required to be completed by the applicable deadline for placement of an item on the City Council Agenda.

Date: 10/3/2024

Department Making Request: 35 - Community Development

Person Making Request: Dinh Ho, P.E.

Item Type: Action (other)

Budgeted? Y / N / n/a Cost: 0

If budgeted, identify account:

Short Description:

Caldwell Companies submitted the Cadence Creek Plan Unit Development for the property located at 9618 Iowa Colony Blvd. on August 26, 2024.
The Planned Unit Development is proposed to develop the site to be an Age Restricted 55+ Active Adult Community.

Explanation/Justification Details:

Caldwell Companies submitted the Cadence Creek Plan Unit Development for the property located at 9618 Iowa Colony Blvd. on August 26, 2024.

The tract is comprised of approximately +/-20 acres of land, located across of Meridiana Elementary School.

The plan is to for the tract to be as an Age Restricted 55+ Active Adult Community with a mix of cottage homes and a 4-story and apartment facility.

Staff has reviewed the PUD and recommend approvals subject to the conditions as outlined in the report.

P&Z approved the Cadence Creek PUD with staff recommendations with a vote of 4-1.

Requestor Signature:

Dinh Ho, P.E.

This section to be completed by City Secretary, City Attorney, and City Manager's Office only:

Legal Review is complete, legal documents are prepared:

City Attorney

Item is approved for placement on Council Agenda:

City Manager

Item is scheduled for placement on the

Council Agenda.

City Secretary

MEMORANDUM

Date: October 3, 2024
To: City Council Members
From: Dinh V. Ho, P.E.
RE: Cadence Creek PUD – Active Adult Community
 Staff's Summary and Recommendations
CC: Mayor Wil Kennedy, Robert Hemminger, Natasha Brooks, Kayleen Rosser

Caldwell Companies submitted the Cadence Creek Plan Unit Development for the property located at 9618 Iowa Colony Blvd. on August 26, 2024. The tract is comprised of approximately +/-20 acres of land, located across of Meridiana Elementary School. The plan is to for the tract to be as an Age Restricted 55+ Active Adult Community with a mix of cottage homes and a 4-story apartment facility.

Attached is the proposed application with variance requests from the current City development ordinances.

Summary:

1. ***Request to buffer the development as single family adjacent to single family and not multi-family adjacent to single-family.***

Recommendation: Staff have no objections to this request.

2. ***Request for side, rear, and front screening requirements.***

Recommendation: Staff recommend to require 6' masonry fencing along Iowa Colony Blvd. This is consistent with all SFR development.

3. ***Request to waive Neighborhood and Regional Parkland fees.***

Recommendation: Staff recommend denying this request. The Regional Park fee is for the acquisition and development of regional parks per the adopted Master Park Plan within the Iowa Colony.

Neighborhood Fees: "Private Neighborhood Parks" (Section 3.2.1.5) and can meet up to 50% of the required park land dedicated acreage. Developer shall be responsible for the balance if no public dedication.

4. ***Request for Building set back along Arterial frontage.***

Recommendation: Staff recommend setbacks to be min 25' along Iowa Colony, consistent with SFR development.

5. ***Request for Building Height to allow for 4-story variance.***

Recommendation: Staff recommend approval subject the following conditions:

1. Two sets of elevators be provided on each side of the building.
2. Backup generator to be provided onsite for emergency backup for operation of the both sets of elevators.

6. Request for Approval Building Materials

Recommendation: Staff have no objections to this request.

7. Request for variance of masonry percentage

Recommendation: Staff agrees with the proposed masonry percentage. The development will be gated, therefore visual impact will be negligible from the public roadway.

8. Request for PUD boundary variance

Recommendation: Staff have no objections to this request.

9. Request for separate access points on major thoroughfare variance.

Recommendation: Staff is recommending a 2nd point of access point based on the density of this development.

Staff recommends approval of the Cadence Creek PUD subject to the recommendations as noted above.

Planning and Zoning approved the Cadence Creek PUD with staff recommendations on October 1, 2024.

CITY OF IOWA COLONY

"Where We Make It Happen"

Item 11.

APPLICATION FOR SPECIFIC USE PERMIT FORM 'B'

APPLICATION DATE: 8/26/2024

NAME OF APPLICANT: Hayden Dobbs

THE LEGAL DESCRIPTION AND THE ADDRESS OF THE PROPERTY THAT IS SUBJECT OF THE APPLICATION FOR SPECIFIC USE:
Address: 9618 Iowa Colony Blvd, TX 77583

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; said 20,00 acres of land being more particularly described on the attached Metes and Bounds Description.

A DETAILED DESCRIPTION OF THE SPECIFIC USE PERMIT THAT IS PROPOSED:

Details in the attached Variance Request. In short, an active adult (55+) rental community with a mix of 1 multistory multifamily building, with single story cottages along the perimeter. This PUD would potentially include a commercial component as well.

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: This request is subject to purchase.

THE APPLICANT'S INTEREST IN THE SUBJECT PROPERTY IF THE APPLICANT IS NOT AN OWNER OF ALL OR PART OF THE PROPERTY. The applicant's company currently has the subject under contract to purchase.

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

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

**METES AND BOUNDS DESCRIPTION
BEING 20.00 ACRES OF LAND SITUATED IN
THE H.T. & B. R.R. CO. SURVEY, SECTION 56, ABSTRACT 515,
BRAZORIA COUNTY, TEXAS**

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 (VOL.) 987, PAGES (PG.) 519, 521, 523 AND 525 OF THE BRAZORIA COUNTY DEED RECORD'S (B.C.D.R.); SAID 20.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a "MAG-NAIL" set marking the southeast corner of the said 73.94 acre tract, the southwest corner of a called 37.02 acre tract recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 2018045191, the northwest corner of The Abbreviated Plat of Meridiana Elementary School as per plat recorded under B.C.C.F. NO. 2015000499 and the northeast corner of a called 40.00 acre tract recorded under B.C.C.F. NO. 2006041926, being located in the recognized Survey Line between the said H.T. & B. R.R. CO. Survey, A-515 and H.T. & B. R.R. CO. Survey, A-286 and generally located in County Road 48 (50-foot wide) as per the plat of Emigration Land Subdivision Section 56 recorded under Vol. 2, Pg. 113 of the Brazoria County Plat Record's (B.C.P.R.);

- (1) **THENCE**, South 87°22'50" West, along the south line of the said 73.94 acre tract common to said 40.00 acre tract, passing at a distance of 40.1 feet an obliterated 3/4-inch iron pipe found for reference, passing at a distance of 170.10 feet a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of Lot 9, Block 1 of Meridiana Section 5 Partial Replat No. 1 as per plat recorded under B.C.C.F. NO. 2016039871, and continuing in common therefrom for a total distance of 714.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a northerly corner of Lot 3, Block 1 of said Meridiana Section 5 being in the east line of Lot 16, Block 1 of Meridiana Section 6 Partial Replat No. 1 as per plat recorded under B.C.C.F. NO. 2016001689;
- (2) **THENCE**, North 02°44'45" West, along the said east line of Meridiana Section 6 for a distance of 1,219.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeast corner of Lot 1, Block 1 of said Meridiana Section 6, being in the north line of the said 73.94 acre tract common to a called 6.06 acre tract recorded under Vol. 261, Pg. 461 B.C.D.R.;
- (3) **THENCE**, North 87°22'50" East, along the common line of said 73.94 acre tract and said 6.06 acre tract for a distance of 714.43 feet to a "MAG-NAIL" set marking the northeast corner of the said 73.94 acre tract and the northwest corner of the aforementioned 37.02 acre tract, being located in the aforementioned common Survey Line generally located in the aforementioned County Road 48;
- (4) **THENCE**, South 02°44'45" East, along the common line of said 73.94 acre tract and said 37.02 acre tract with the said common Survey Line for a distance of 1,219.44 feet to the **POINT OF BEGINNING** and containing 20.00 acres of land. This description accompanies a Land Title Survey prepared by Edminster, Hinshaw, Russ and Associates, Inc. (24150700V-PBLT.dwg) dated July 16, 2024.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: July 16, 2024
Job No: 241-507-00
File No: R:\2024\241-507-00\Docs\Description\Boundary\24150700V-PBLT-MB.doc