

Friday, September 20, 2024

Hayden Dobbs
Caldwell Companies
9955 Barker Cypress Road, Suite 250
Cypress, TX 77433
hdobbs@caldwellcos.com

Re: Cadence Creek – Caldwell 55+Active Adult Community
Planned Unit Development with Specific Use Permit for Active Adult Rental Community
Adico, LLC Project No. 16007-2B-262

Dear Mr. Dobbs:

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the Cadence Creek PUD Variance Request, located at 9618 Iowa Colony Boulevard received on or about August 26, 2024.

Based on our review, below are comments and staff recommendations:

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 recommends 6' masonry fencing along Iowa Colony Blvd. This is consistent with all SFR developments.

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

Recommendation: Staff recommend denying this request. The fee is for the acquisition and development of regional parks per the adopted Master Park Plan within the Iowa Colony. The current fee is \$1,147 per dwelling unit for Regional Parkland 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 variance.*

Recommendation: Staff recommend approval subject the following conditions:

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

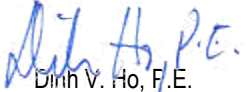
9. *Request for separate access points on major thoroughfare variance.*

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

Please provide a written response to our comments and send digital files in .pdf format for further review.

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

Sincerely,
Adico, LLC



Dinh V. Ho, F.E.
TBPE Firm No. 16423

Cc: Kayleen Rosser, COIC
Robert Hemminger, COIC
File: 16007-2-262