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IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF JUNE 1, 2021

Members present: David Hurst, Les Hosey, Steven Byrum-Bratsen, Vince Patterson, Tim Varlack, and McLean Barnett

Members absent: Melanie Hampton

Others present: Larry Boyd, Dinh Ho, Kent Marsh, Ron Cox, Stan Winters, and Mike Christopher

WORKSESSION-6:30 P.M.

1. Chairman Hurst called the work session to order at 6:30 P.M.
2. Discussion and possible action regarding Development Ordinances including the Unified Development Code, Subdivision Ordinance, and Zoning Ordinance. Kent Marsh, Consultant City Planner presented a PowerPoint regarding the development ordinances and changes that are needing to be made. Steven Byrum-Bratsen commented that we need to take a look at the variances that have been reoccurring with the same underlying issue. He also wants Staff to look at the 20ft setback on side yard as presented the month before. Les Hosey wants staff to make sure we capture those that have been grandfathered since the changes to these ordinances. Tim Varlack commented on section 37 of the subdivision ordinance regarding zone density. The Planning and Zoning Commission prioritized the ordinances for Staff to start addressing, starting with the Sign Ordinance, Unified Development Code, Zoning Ordinance, then the Subdivision Ordinance.
3. The work session was adjourned by a unanimous vote at 7:12 P.M.

MEETING- 7:00 P.M.

1. Chairman Hurst called the meeting to order at 7:12 P.M.
2. Consideration and possible action to administer the Oath of Office to the newly appointed members. Kayleen Rosser, City Secretary administered the oath of office to the newly appointed members; Tim Varlack and McLean Barnett.
3. Citizens Comments. No comments from the public.
4. Consider approval of the May 11, 2021 meeting minutes. Steven Byrum-Bratsen made a motion to approve the minutes of May 11, 2021. Seconded by Vince Patterson. Approved unanimously.
5. Consideration and possible action for the Meridiana Commercial Reserve No. 2 Preliminary Plat. Steven Byrum-Bratsen made a motion to approve the Meridiana Commercial Reserve No. 2 Preliminary Plat. Seconded by Les Hosey. Approved unanimously.

6. Consideration and possible action for the Meridiana General Development Plan. Les Hosey made a motion to accept the Meridiana General Plan of Development. Seconded by Tim Varlack. Approved unanimously.
7. Consideration and possible action for the Meridiana Pursley Boulevard Phase 6A Preliminary Plat. Steven Byrum-Bratsen made a motion to approve the Meridiana Pursley Boulevard Phase 6A Preliminary Plat. Seconded by Vince Patterson. Approved unanimously.
8. Consideration and possible action for the Meridiana Detention Reserve P Preliminary Plat. Les Hosey made a motion to approve the Meridiana Detention Reserve P Preliminary Plat. Seconded by Steven Byrum-Bratsen. Approved unanimously.
9. Consideration and possible action for the Meridiana Section 58A Preliminary Plat. Vince Patterson made a motion to approve the Meridiana Section 58A Preliminary Plat. Seconded by Steven Byrum-Bratsen. Approved unanimously.
10. Consideration and possible action for the Sierra Vista West Section 11 Preliminary Plat. Steven Byrum-Bratsen made a motion to approve the Sierra Vista West Section 11 Preliminary Plat. Seconded by Vince Patterson. Approved unanimously.
11. Consideration and possible action for the Sierra Vista West Section 4 Final Plat. Steven Byrum-Bratsen made a motion to approve the Sierra Vista West Section 4 Final Plat. Seconded by McLean Barnett. Approved unanimously.
12. Consideration and possible action for the Sterling Lakes Commercial Reserves Preliminary Plat. Les Hosey moved to approve the Sterling Lakes Commercial Reserves Preliminary Plat. Seconded by Steven Byrum-Bratsen. Approved unanimously.
13. Consideration and possible action for Sierra Vista West Plan of Development – Amendment No. 1. Tim Varlack made a motion to approve the amendment to the Sierra Vista West Plan of Development contingent upon receiving acceptable written terms for access and use of the crystal lagoon complex and subject to Kent's LOR with the two corrections related to the 40 to 60 acres and public access to the crystal lagoon. Seconded by Les Hosey. Approved unanimously.
14. Steven Byrum-Bratsen made a motion to adjourn. Seconded by Vince Patterson. The meeting was adjourned at 8:42 P.M.

APPROVED THIS 6th DAY OF JULY, 2021.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chairman

MEMORANDUM

Date: July 6, 2021
To: Planning Commission Members
From: Dinh V. Ho, P.E.
RE: City of Iowa Colony Planning & Zoning Commission Meeting, July 2021
CC: Mayor Michael Byrum-Bratsen, Ron Cox, Kayleen Rosser

Below is a summary of the Engineer's recommendations for agenda items for Planning and Zoning Meeting on July 1, 2021

1. **Meridiana Section 57 Preliminary Plat**
 - a. 17.43 acres, 74 Lots, 2 Block, 3 Reserve
Recommendation: Approve Preliminary Plat per LOR.

Copy



Proposed Brazoria County Municipal Utility District No. 87

Comprised of 5 separate tracts



Existing Major Thoroughfare Plan

Note:
Only land within Brazoria County will be included
in proposed BCMUD no. 87



Proposed Major Thoroughfare Plan

Note:
Only land within Brazoria County will be
included in proposed BCMUD no. 87



Proposed BCMUD No. 87

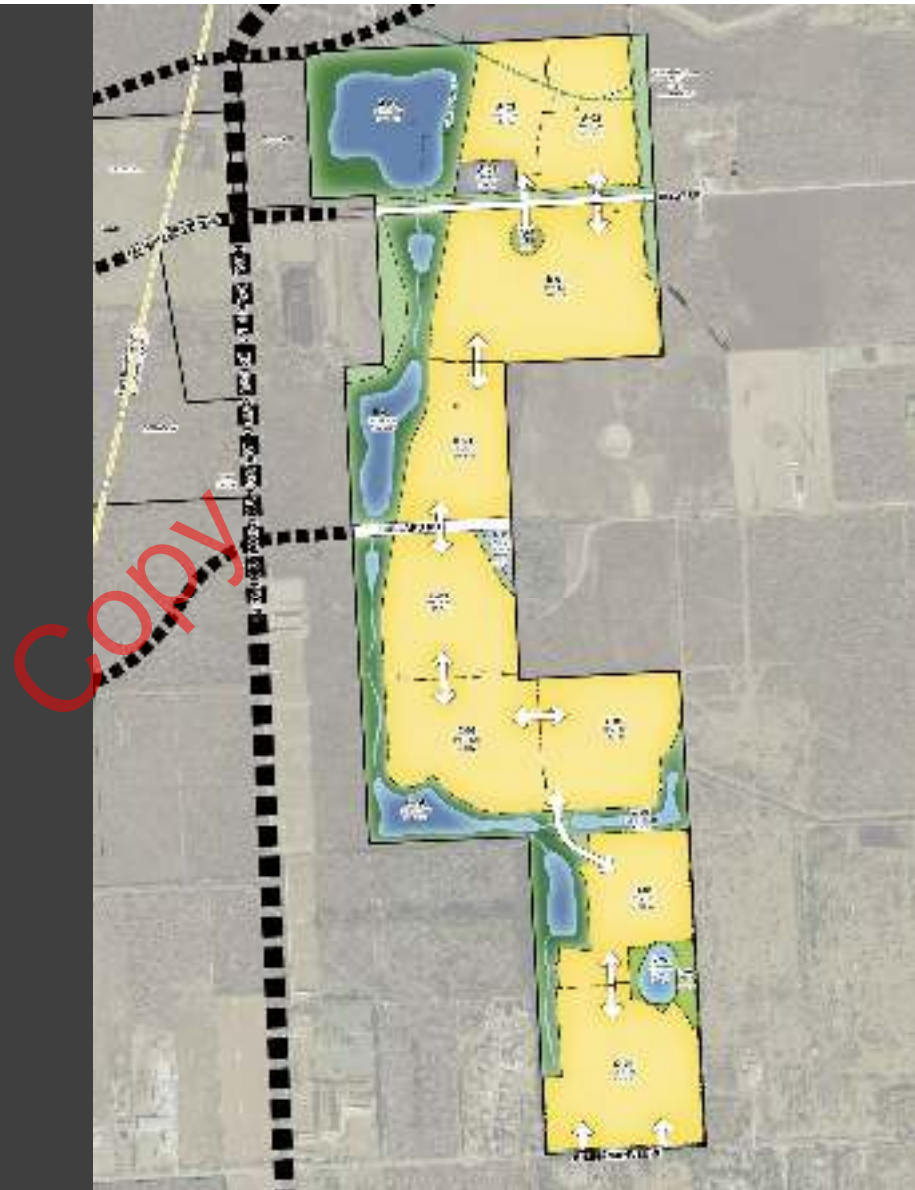
Western Property

Note:
Only land within Brazoria County will be included in proposed BCMUD no. 87

Proposed BCMUD No. 87

Eastern Property

Note:
Only land within Brazoria County will be included in proposed BCMUD no. 87



ENTRY MONUMENTATION





AMENITY FEATURES

Tuesday, June 29, 2021

Brad Sweitzer
EHRA Inc.
10555 Westoffice Dr.
Houston, TX 77042

**Re: Meridiana Section 57 Preliminary Plat
Letter of Recommendation to Approve
City of Iowa Colony Project No. SPP 210608-0777
Adico, LLC Project No. 16007-2-204**

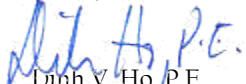
Dear Mr. Sweitzer;

On behalf of the City of Iowa Colony, Adico, LLC has reviewed the second submittal of Meridiana Section 57 preliminary plat, received on or about June 28, 2021. The review of the plat is based on the City of Iowa Colony Subdivision Ordinance No. 2019-09 dated August 2002, and as amended.

Based upon our review, we have no objections to the preliminary plat as resubmitted on June 28, 2021. Please provide ten (10) folded copies of the plat to Kayleen Rosser, City Secretary, by no later than Wednesday, June 30, 2021 for consideration at the July 6, 2021 Planning and Zoning meeting.

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

Sincerely,
Adico, LLC


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

Copy

Cc: Kayleen Rosser, City Secretary, (krosser@iowacolonytx.gov)
Ron Cox, City Manager (rcox@iowacolonytx.gov)
File: 16007-2-204

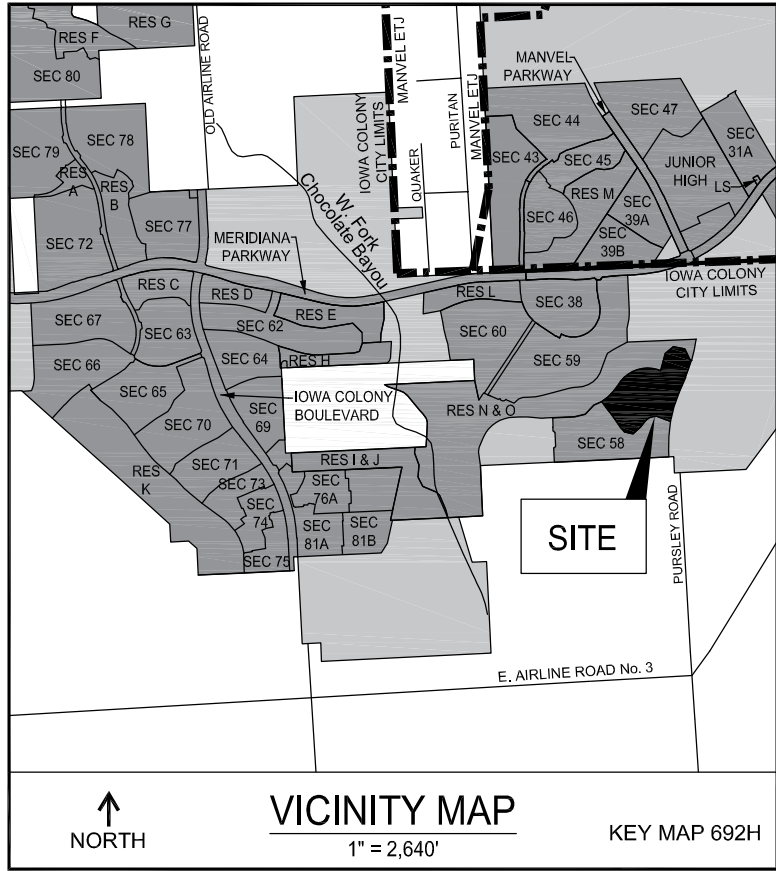
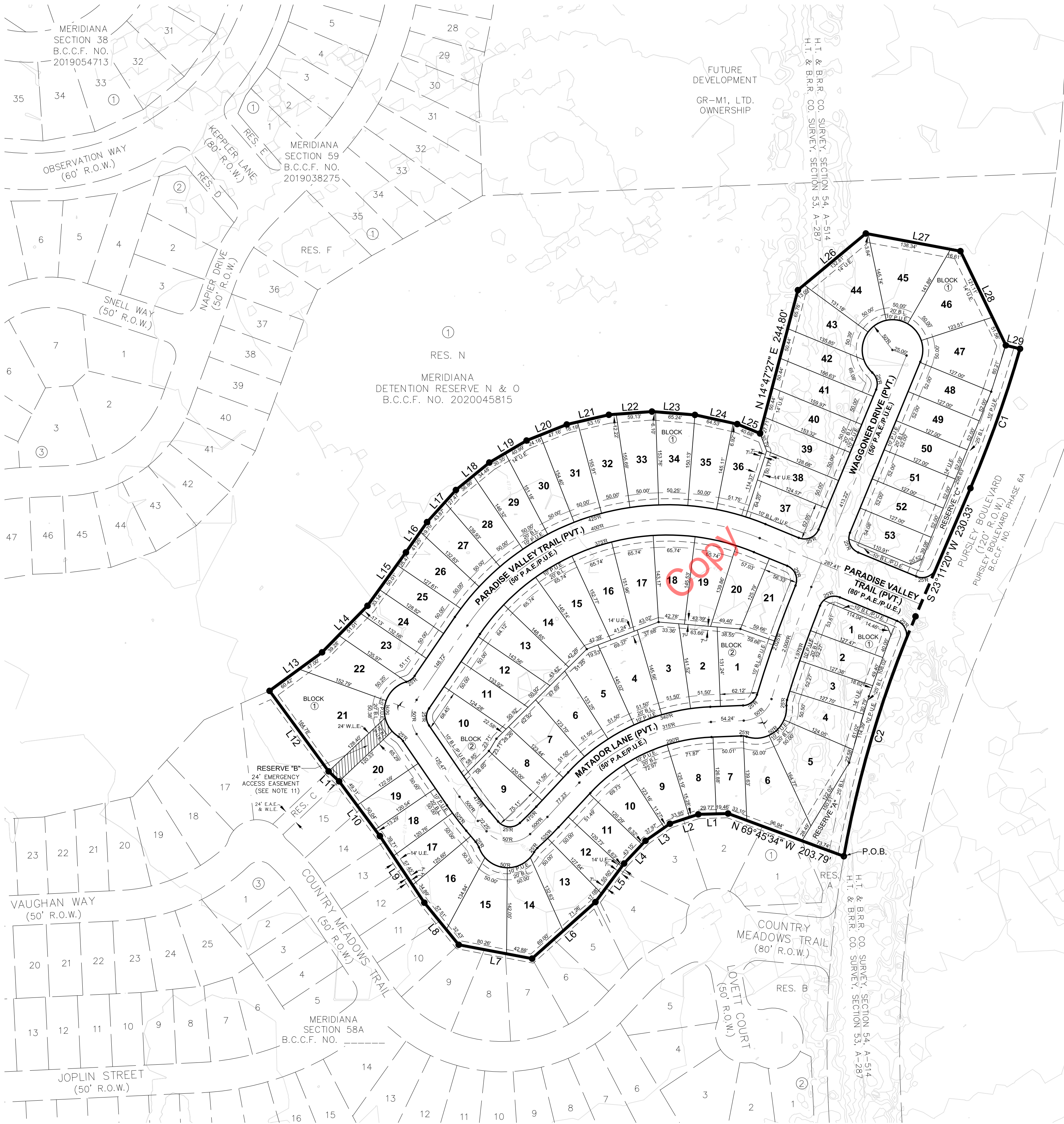
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.A. indicates Emergency Access Easement.
M.H. indicates Mound.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, Brazoria County M.U.D. No. 35, and Brazoria County Drainage District #5.
- Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District shall be responsible for maintenance of all reserves.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- The emergency access provided must be 24 feet in width and have a traffic load rating of H-20 as specified by the American Association of State and Highway Officials (AASHTO).
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 3.
- Drainage plans to be provided prior to final plat submittal.

OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, S-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



LINE TABLE

| LINE | ANGLE | DISTANCE |
|------|---------------|----------|
| L1 | S 88°21'54" W | 49.23' |
| L2 | S 71°42'47" W | 49.23' |
| L3 | S 55°03'39" W | 49.23' |
| L4 | S 43°20'41" W | 51.47' |
| L5 | S 36°35'54" W | 79.30' |
| L6 | S 48°14'55" W | 140.26' |
| L7 | N 79°20'24" W | 123.14' |
| L8 | N 39°18'00" W | 89.94' |
| L9 | N 33°39'17" W | 132.05' |
| L10 | N 36°42'32" W | 112.64' |
| L11 | N 46°23'15" W | 24.03' |
| L12 | N 36°14'48" W | 164.78' |
| L13 | N 53°45'12" E | 107.42' |
| L14 | N 44°14'40" E | 107.42' |
| L15 | N 53°45'12" E | 107.42' |
| L16 | N 66°06'22" E | 118.57' |
| L17 | N 77°01'17" E | 151.63' |
| L18 | N 88°05'33" E | 49.30' |
| L19 | S 87°53'51" E | 48.87' |
| L20 | S 84°15'21" E | 49.51' |
| L21 | S 83°50'56" E | 50.00' |
| L22 | S 85°09'10" E | 55.51' |
| L23 | S 88°29'46" E | 56.33' |
| L24 | N 88°10'10" E | 58.72' |
| L25 | N 87°16'49" E | 75.00' |
| L26 | N 84°24'03" E | 62.40' |
| L27 | N 76°39'22" E | 64.86' |
| L28 | N 68°41'31" E | 64.86' |
| L29 | N 60°43'40" E | 64.86' |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|------------|---------------|--------------|
| C1 | 1,940.00' | 244.32' | S 19°34'52" W | 244.16' |
| C2 | 1,810.00' | 414.11' | S 16°37'57" W | 413.21' |

RESERVE TABLE

| RESERVE | RESTRICTIONS | SQ. FT. | ACREAGE |
|---------|---|-----------|---------|
| A | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 14,941.73 | 0.34 |
| B | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 2,958.45 | 0.07 |
| C | LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES | 12,903.72 | 0.30 |
| TOTAL | | 30,803.90 | 0.71 |



Meridiana Section 57

A Subdivision of 17.43 acres out of the H.T. & B.R.R. Co. Survey, Section 54, A-514; and the H.T. & B.R.R. Co. Survey, Section 53, A-287, City of Iowa Colony, Brazoria County, Texas.

74 Lots, 2 Blocks and 3 Reserves

Owner: GR-M1, LTD., a Texas Limited Partnership

June 28, 2021

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRAINC.COM
TBE No. F-726
TBE No. 10092300

EHRA

ENGINEERING THE FUTURE
SINCE 1986

No warranty or representation of intended use, design or construction is made by EHRA. All drawings and specifications are subject to change without notice.

EHRA JOB NO. 081-011-57

CITY OF IOWA COLONY
NOTICE OF PUBLIC HEARINGS ON JULY 6 AND 19, 2021,
ON UNIFIED DEVELOPMENT CODE AND ZONING ORDINANCE

The Iowa Colony Planning and Zoning Commission will hold a public hearing at **7:00 p.m. on July 6, 2021**, and the Iowa Colony City Council will hold a public hearing at **7:00 p.m. on July 19, 2021**, each in the Council Chambers at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard, Iowa Colony, Texas on amending the Unified Development Code and the Zoning Ordinance on: (1) regulations, procedures, and authority under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions; and (2) building transparency, build-to lines, external building requirements, and other building regulations. All interested persons may be heard concerning these matters.

Kayleen Rosser
City Secretary

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