



12003 Iowa Colony Blvd.  
Iowa Colony Tx. 77583  
Phone: 281-369-2471  
Fax: 281-369-0005  
[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

IOWA COLONY PLANNING COMMISSION  
MINUTES OF JANUARY 5, 2021

Members present: David Hurst, Steve Bradbery, Vince Patterson, and Steven Byrum Bratsen  
Members absent: Les Hosey  
Others present: Dinh Ho and Kent Marsh

**MEETING- 7:00 P.M.**

1. Chairman Hurst called the meeting to order at 7:00 P.M.
2. Citizens Comments. There were no comments from the public.

**3. PUBLIC HEARINGS**

- Hold a public hearing pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code to consider amending those ordinances concerning the Zoning Board of Adjustment, the Planning and Zoning Commission, and various authorities and procedures. Chairman Hurst opened the public hearing at 7:01 P.M. There were no comments regarding the public hearing. Chairman Hurst closed the public hearing at 7:20 P.M.
- Hold a public hearing pursuant to the Comprehensive Zoning Ordinance to consider (1) generally amending the zoning ordinance to allow businesses to operate 24 hours per day and (2) granting a variance to allow a business to operate 24 hours per day on the following property:  
The northeast corner of the Highway 288 Access Road (Green Valley Drive) and Meridiana Parkway (former County Road 56), Brazoria County, Texas.  
Chairman Hurst opened the public hearing at 7:01 P.M. There were no comments regarding the public hearing. Chairman Hurst closed the public hearing at 7:20 P.M.

4. Consideration and possible action on amending the Zoning Ordinance and Unified Development Code concerning the Zoning Board of Adjustments, Planning and Zoning Commission, and various authorities and procedures. Steve Bradbery moved to recommend approval of the ordinance concerning the ZBOA to City Council with additions including the quorum of 75% for the ZBOA, including the authority of the ZBOA to include appeals from any city official's decisions under the zoning and UDC, and to generally coordinate the ZBOA

with Chapter 211 of the Texas Government Code. Seconded by Steven Byrum-Bratsen. Approved unanimously with four ayes. The item to generally amend the zoning ordinance and UDC on 24-hour business operations was deferred until staff can formulate a revision that 1. Continues the current ordinance requirement for no operation of businesses between midnight and 5 am unless a Specific Use Permit is obtained from the Planning and Zoning Commission and City Council. Conditions that would support a SUP include: Specific retail and emergency type uses (we will need to prepare a specific list of uses), location along Super Arterials of SH 288 and SH 6 and within 1/2 mile either side of these Super Arterials, and location with frontage along a Major Arterial, Minor Arterial or Major Collector as designated by the Major Thoroughfare Plan.

5. Consideration and possible action regarding a variance to the zoning ordinance allowing for 24-hour sales at the convenience store located at the northeast corner of the Highway 288 Access Road (Green Valley Drive) and Meridiana Parkway (former County Road 56), Brazoria County, Texas. Steven Byrum-Bratsen made a motion to recommend approval of the variance to the City Council. Seconded by Steve Bradbery. Approved unanimously with four ayes.

6. Consideration and possible action for a variance to the UDC regarding section 3.5.3.12 transparency and section 3.5.3.1 building setback lines for the building located at 2944 Meridiana Parkway. Steve Bradebery made a motion to recommend approval of the variance at 2942/2944 Meridiana Parkway. Seconded by Steven Byrum-Bratsen. Approved unanimously with four ayes.

7. Consideration and possible action to amend the plan of development for Sierra Vista. This item is deferred to the next Planning and Zoning Commission meeting.

8. Consideration and possible action for Sierra Vista Section 8 Preliminary Plat, subject to approval of the amendment to the plan of development. The applicant requested a deferral until the next Planning and Zoning Commission meeting.

9. The meeting was adjourned at 9:02 P.M. .

APPROVED THIS 2nd DAY OF FEBRUARY, 2021.

ATTEST:

  
Kayleen Rosser, City Secretary

  
David Hurst, Chairman

