



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 4, 2022**

**Members present:** David Hurst, Tim Varlack, McLean Barnett, and Steven Byrum-Bratsen

**Members absent:** Melanie Hampton and Les Hosey

**Others present:** Dinh Ho, Robert Hemminger, Stan Winters with Jones and Carter, Jeff Shehan with Land Tejas Amenities, Mike Christopher with Elevation Land Solutions, and Alec Luong.

**WORKSESSION- 6:30 P.M.**

1. Chairman David Hurst called the worksession to order at 6:38 P.M.
2. Discussion of amendments to the Plan of Development for Sierra Vista, Sierra Vista West, and Sterling Lakes. Stan Winter with Jones and Carter introduced himself as well as Jeff Shehan, Mike Christopher, and Alec Long who are all working on these projects. Stan discussed the amendments to the plan of developments and then Alec Luong presented a powerpoint regarding the development.
3. The worksession was adjourned at 7:35 P.M.

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

1. Chairman Hurst called the meeting to order at 7:35 P.M.
2. Citizens Comments. David Finberg at 10909 Mendel Terrace Drive expressed his concerns regarding the lagoon and development in Sterling Lakes and surrounding areas by Land Tejas. Has tried calling the HOA and Land Tejas and receives no information. He feels as though the developers and builders are keeping the homeowners in the shadows. He is representing the residents that could not attend that evening. He also mentioned that the kids in the neighborhood do not have a park to play at and the one discussed is not close to them. He asked the Planning and Zoning Commission members to consider all these factors.
3. Consider approval of the following Planning and Zoning Commission meeting minutes
  - December 7, 2021

Steven Byrum-Bratsen made a motion to approve the meeting minutes from December 7, 2021. Seconded by Tim Varlack. Approved unanimously with four ayes.

4. Consideration and possible action for the Fakir Estates Final Plat. Steven Byrum-Bratsen made a motion to approve the Fakir Estates Final Plat. Seconded by McLean Barnett. Approved unanimously with four ayes.

5. Consideration and possible action for the Vega Estates Final Plat. Steven Byrum-Bratsen made a motion to approve the Vega Estates Final Plat. Seconded by Tim Varlack. Approved unanimously with four ayes.

6. Consideration and possible action to provide a recommendation to City Council for the Plan of Development for Sierra Vista West Amendment No.1. Tim Varlack made a motion to provide a recommendation to the City Council to approve Amendment No. 1 to the Plan of Development for Sierra Vista West. Seconded by McLean Barnett. Approved unanimously with four ayes.

7. Consideration and possible action to provide a recommendation to City Council for the Plan of Development for Sterling Lakes/Sierra Vista Amendment No. 2. Tim Varlack made a motion to recommend to City Council to approve the Plan of Development for Sterling Lakes/Sierra Vista Amendment No. 2 per staff's recommendation with the following additional conditions

- The developer provides a more detailed concept plan of Sierra Vista item # 2(b) Park and Recreational Space in the plan of development to City Council.
- Acceptance of the commercial district south of Meridiana Parkway with the town center to be 50ft lot residential plots

Seconded by Steven Byrum-Bratsen. Approved unanimously with four ayes.

8. The meeting was adjourned by a unanimous vote at 8:39 P.M.

APPROVED THIS 1st DAY OF FEBRUARY, 2022.

ATTEST:

  
Kayleen Rosser, City Secretary

  
David Hurst, Chairman

