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Members present: David Hurst, Steven Byrum-Bratsen, Tim Varlack, McLean Barnett, Les Hosey, and Brian Johnson, and Terry Hayes

Members absent: None

Others present: Dinh Ho and Robert Hemminger

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

1. Chairman Hurst called the meeting to order at 7:00 P.M.

2. Administer the Oath of Office to newly appointed members. City Secretary, Kayleen Rosser administered the Oath of Office to Mr. Terry Hayes.

3. Citizens Comments. There were no comments from the public.

"An opportunity for the public to address Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with the Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must observe a three-minute time limit."

4. Consider approval of the following Planning and Zoning Commission meeting minutes

- March 1, 2022

Les Hosey moved to approve the meeting minutes of March 1, 2022. Seconded by Tim Varlack. Approved with six ayes. Steven Byrum-Bratsen abstained from the vote as he was not present at the meeting on March 1, 2022.

5. Consideration and possible action for variances to the Unified Development Code for the convenience store at Karsten Boulevard and Meridiana Parkway. Mathew Freeman with the developer was in attendance to answer questions from the Planning and Zoning Commission members.

a. Unified Development Code: Section 3.5.3.1(a) (4) – Build to line setback

Steven Byrum- Bratsen made a motion to approve the variance to section 3.5.3.1(a) (4) – Build to line setback of the UDC per Staff's recommendation. Seconded by Brian Johnson. Approved unanimously.

b. Unified Development Code: Section 3.3.1.1 (a)(2) a.2. – Landscape Setback Variance

Steven Byrum-Bratsen made a motion to approve the Unified Development Code: Section 3.3.1.1 (a)(2) a.2. – Landscape Setback Variance with the stipulation of an 8ft masonry fence along the north and west side of property, a 10ft landscape setback along with a tree buffer along the north and west side of the property. Also, the condition of the electric vehicle charging stations. Seconded by Les Hosey. Approved with six ayes. McLean Barnett voted against the motion as he disagreed with the 8ft height requirement for the fence. He feels as it should be more.

6. Consideration and possible action for the Karsten Boulevard Phase 1 Street Dedication and Reserves Partial Replat No. 1. Developer requested to be withdrawn from the agenda. No action was taken.

7. Consideration and possible action for the Meridiana Section 37B Preliminary Plat. Tim Varlack made a motion to approve the Meridiana Section 37B Preliminary Plat. Seconded by Les Hosey. Approved unanimously with seven ayes.

8. Consideration and possible action for the Meridiana Section 35A Preliminary Plat. Les Hosey made a motion to approve the Meridiana Section 35A Preliminary Plat. Seconded by Steven Byrum-Bratsen. Approved unanimously.

9. Les Hosey made a motion to adjourn. Seconded by Steven Byrum-Bratsen. Approved unanimously. The meeting was adjourned at 7:49 P.M.

APPROVED THIS 3rd DAY OF MAY, 2022.

ATTEST:

Kayleen Rosser  
Kayleen Rosser, City Secretary

David Hurst  
David Hurst, Chairman

