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IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF JUNE 7, 2022

Members present: David Hurst, Tim Varlack, Brenda Dillon, Les Hosey, Brian Johnson, and Terry Hayes

Members absent: Steven Byrum-Bratsen

Others present: Dinh Ho, Robert Hemminger, Brad Sweitzer

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 newly appointed member Brenda Dillon.

3. Citizens Comments.

- Lawrence Jasso-Stated his concern with flooding and all the developments being built out here. He asked about the time frame for the development of the PUD.
- Susan Cottrell- Former Councilmember asked that Staff explain what a Planned Unit Development is for those in attendance.
- Romel Gaitan-Concerned about flooding on CR 63 on the west side of SH 288 as these properties are not in the city.
- John Celis-Concerned about flooding on CR 63 on the west side of SH 288 as these properties are not in the city.

4. PUBLIC HEARING

- Hold a public hearing to consider rezoning the following property from single family residential to Planned Unit Development: The Southern Star/Rally 288 East, LLC tract, which is a 132.15-acre tract of land generally located in the northeast quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 166982 and Geographic ID No. 0259-0001-000. Chairman David Hurst opened the public hearing at 7:15 P.M. Brad Sweitzer with EHRA Engineering on behalf of Castlerock Homes presented the Planned Unit Development plan. Clifford Guidry asked about County Road 63 and the effects this development will have on the residents on that street specifically the drainage impact. Robert Wall asked what Brazoria County's current requirement for lot size is. The response was a minimum lot size of 80ft wide. Chairman Hurst closed the public hearing at 8:33 P.M.
- Hold a public hearing to consider rezoning the following property from single family residential to Planned Unit Development: The Rally 288 West, LLC tract, which is a 259.43-acre tract of land generally located in the northwest quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 176233 and Geographic ID No. 0512-0032-000. Chairman David Hurst opened the public hearing at 7:32 P.M. Brad Sweitzer with EHRA Engineering on behalf of Beazer Homes presented the Planned Unit Development plan. Many surrounding property owners expressed their concern with the drainage impact that this development would have on the

surrounding areas including their properties, traffic impact, and the electric charging stations. Chairman Hurst closed the public hearing at 8:33 P.M.

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

- May 3, 2022

Tim Varlack made a motion to approve the minutes of May 3, 2022. Seconded by Terry Hayes. Approved with six ayes. Steven Byrum-Bratsen was absent.

6. Consideration and possible action for the Meridiana Section 57 Final Plat. The committee stated that there was a typo on the agenda. The item should have been; consideration and possible action for the Meridiana Section 56 Final Plat. The motion was made by Terry Hayes to recommend to approve the Meridiana Section 56 Final Plat as 57 was a typo. Seconded by Brenda Dillon. Approved unanimously with six ayes.

7. Consideration and possible action for the Iowa Heights Final Plat. Tim Varlack made a motion to recommend to approve the Iowa Heights Final Plat. Seconded by Les Hosey. Approved unanimously with six ayes.

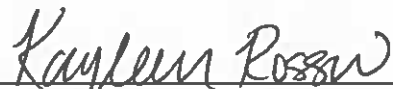
8. Consideration and possible action to make a recommendation to City Council to consider rezoning the following property from single family residential to Planned Unit Development: The Southern Star/Rally 288 East, LLC tract, which is a 132.15-acre tract of land generally located in the northeast quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 166982 and Geographic ID No. 0259-0001-000. After discussion by the committee, Tim Varlack made a motion to recommend approval of the Southern Star/ Rally 288 East tract to City Council without the water amenity and per the recommendation by Staff with the added language in the memorandum provided by the City Attorney. Seconded by Les Hosey. Approved unanimously.

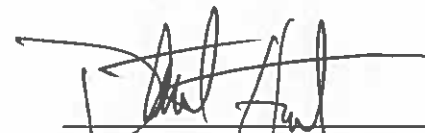
9. Consideration and possible action to make a recommendation to City Council to consider rezoning the following property from single family residential to Planned Unit Development: The Rally 288 West, LLC tract, which is a 259.43-acre tract of land generally located in the northwest quadrant of the intersection of Dubuque Parkway (C.R. 63) and State Highway 288, which is the property in Brazoria County Appraisal District Property ID No. 176233 and Geographic ID No. 0512-0032-000. After discussion, Brian Johnson made a motion to recommend approval to City Council for the Rally 288 West tract per Staff's recommendation with the additional language provided by the City Attorney. Seconded by Tim Varlack. Approved unanimously with six ayes.

10. Terry Hayes made a motion to adjourn. Seconded by Tim Varlack. Meeting was adjourned at 9:23 P.M.

APPROVED THIS 5th DAY OF JULY, 2022.

ATTEST:


Kayleen Rosser, City Secretary


David Hurst, Chairman

