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IOWA COLONY PLANNING AND ZONING COMMISSION
MINUTES OF JULY 5, 2022

Members present: David Hurst, Tim Varlack, Brenda Dillon, Steven Byrum-Bratsen, Brian Johnson, and Terry Hayes

Members absent: Les Hosey

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. 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."

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

- June 7, 2022

Tim Varlack made a motion to approve the Planning and Zoning meeting minutes of June 7, 2022. Seconded by Terry Hayes. Approved with five ayes. Steven Byrum-Bratsen abstained as he was not in attendance at the June 7, 2022 meeting.

4. Consideration and possible action for the Discovery Drive and Davenport Parkway Abbreviated Plat. Steven Byrum-Bratsen made a motion to approve the Discovery Drive and Davenport Parkway Abbreviated Plat. Seconded by Brenda Dillon. Approved unanimously.

5. Consideration and possible action for the Alvin ISD High School at Iowa Colony Final Plat. Steven Byrum-Bratsen made a motion to approve the Alvin ISD High School at Iowa Colony Final Plat. Seconded by Terry Hayes. Approved unanimously.

6. Consideration and possible action for the Sierra Vista West Section 10 Final Plat. Tim Varlack made a motion to deny and not recommend approval to City Council the Sierra Vista West Section 10 Final Plat and to consult with the City Attorney to see if the development is in compliance with the original development agreement. Seconded by Brenda Dillon. Motion passed with five ayes. Chairman David Hurst voted against the motion.

7. Consideration and possible action for the Caldwell Crossing General Plan. Steven Byrum-Bratsen made a motion to recommend to City Council to deny the Caldwell Crossing General Plan due to insufficient first responder access to the development. Seconded by Brenda Dillon. Approved unanimously.

8. Consideration and possible action to make a recommendation to City Council for the plan of development for the Hines 949-acre SH 288 tract. Carson Nunnally, with Hines development presented an overview of the development and land plan. Tim Varlack made a motion to recommend approval to the City Council for the plan of development per staff's recommendation as attached. Seconded by Steven Byrum-Bratsen. Approved unanimously.

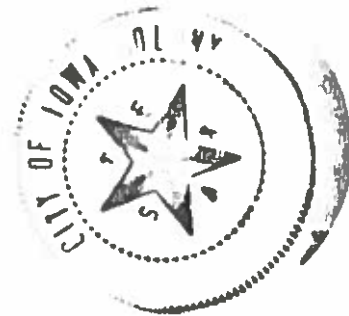
9. Meeting was adjourned by a unanimous vote.

APPROVED THIS 2nd DAY OF AUGUST, 2022.

ATTEST:

Kayleen Rosser
Kayleen Rosser, City Secretary

David Hurst
David Hurst, Chairman



MEMORANDUM

Date: June 30, 2022
To: Planning and Zoning Members
City Council Members
From: Dinh V. Ho, P.E.
RE: 949 Ac SH 288 Plan of Development
Staff's Summary and Recommendations
CC: Mayor Michael Byrum-Bratsen, Robert Hemminger Kayleen Rosser

META Planning and Design, on behalf of Hines Interest, LLC submitted the 949 Ac SH 288 Plan of Development. The tract is comprised of 949 acres of land, located within the SW portion of the City ETJ, is to be developed for master planned community consisting of single family residential, commercial and mixed use development. Below is a summary of the proposed 949 Ac Sh 288 POD and Staff's recommendations.

Summary:

1. Total acreage: +/-949 acres. The tract is located at in the SW quadrant of the City and within Iowa Colony ETJ, Alvin ETJ and Sandy Point ETJ.
2. The proposal includes annexation into the City of Iowa Colony city limits.
3. The plan includes creation of a Municipal Utility District.
4. Land plan summary:
 - a. Single Family Residential:
 - i. Maximum 3,000 allowed singled-family and multi-family units allowed.
 - ii. 40% of the total allowable units or 1200 Single Family shall have lots greater than 6,600 SF.
 - b. Commercial: 18.80 acres
 - c. Mixed Use: 13.8 acres
 - d. Parks and Open Space: +/- 352.4 acres
- 5.
6. Major Roadway Improvements:
 - a. Sandy Point Rd. No.1.
 - b. Ames Blvd. (Major Arterial)
 - c. Karsten Blvd. (Major Arterial)
7. Parks & Open Space Plan:
 - a. Parks and Open Space: +/- 352.4 acres
 - b. Rec Center/Community Park: 3 total
 - c. Neighborhood Parks: +/-9 total
 - d. ¼ mile radius service area to cover all neighborhoods
 - e. Proposed Park amenities will include pool areas, recreational center and playground equipment.
 - f. Extensive network of sidewalks and pedestrian trail system.

Staff Recommendations:

Based on staff review, the proposed development is consistent the development of Single-Family Residential within nearby development.

Staff is recommending approval of the Hine 949 Ac SH 288 POD subject to the following conditions:

- 1) **Roadway Improvements: Exhibit 5, pg. 25**
 - a. Major Arterial roadway improvements as shown on Exhibit No. 5 shall be addressed within the Development Agreement. This includes future connections that currently do not exist. Funds to be escrowed.
 - b. Baird Blvd. is defined as a Major Arterial per the Major Thoroughfare Plan. Provide rights-of-way dedication and improvements.
 - c. Relabel the Major Arterial name as follows:
 - i. Airline Road: Ames Blvd.
 - ii. Proposed Thoroughfare east of Ames Blvd.: Karsten Blvd.
 - iii. Sandy Point Road No. 1: Sandy Point Parkway
- 2) **Development Regulations: Section III, pg. 26.**
 - a. B.1. Regulations of the POD shall include applicable provisions of the City of Iowa Colony Development codes and ordinance as exists on the adoption of the POD with the following exception:
 - i. Engineering Design Criteria Manual
 - ii. Applicable codes as it regards to public safety ordinances
 - b. B.8. Mass Grading and Detention
 - i. The developer shall be permitted to commence construction of clearing and grubbing with approved plans and permits, without platting.
 - ii. Detention and Mass Grading can only be commence upon approval of drainage study, construction plans and permits.
 - iii. Roadway construction can only be commence upon approval of construction plans and permits. Preliminary plat approval shall be required.
 - c. B.10-13 Design Guidelines shall be submitted to the City for approval prior to submittal of plats that includes single family residential lots.
- 3) **Subdivision Ordinance Variances: Table 5, Page 56**
 - a. Sec.20 Master Preliminary Plat Procedure for Large Tract (A)
 - i. Developer shall submit a General Plan Development Plan for each Phase of development. The plan shall include street pattern detailing the connectivity as required. The conceptual plan provided within this POD only includes major arterial and thoroughfares.
- 4) **Unified Development Code Reference: Table 6, Page 61**
 - a. Section 3.1.2.6
 - i. The City may consider Regional Parkland land dedication in lieu of monetary contribution in the amount of \$450.00 per dwelling units. This agreement shall only be approved by the City Council.
- 5) **Traffic Signalization: A Traffic Impact Analysis will be required to determine if traffic signals are warranted.**
 - a. The Major Thoroughfare Plan has identified the intersections at Karsten Blvd. and Sandy Point No. 1 as a signalized intersection.
 - b. The Major Thoroughfare Plan has identified the intersections at Ames Blvd. (Airline Road) and Sandy Point Road No. 1 as a signalized intersection.
 - c. If it is determined a signalized intersection is warranted per the Engineering Design Criteria Manual, the Developer shall fully fund the traffic signal at both intersections.
 - d. If a traffic signal is not warranted, the Developer shall escrow 100% of costs Design and Construction for each intersection.
 - e. Escrowed funds for traffic signal improvements shall be due prior to platting of Phase III per the POD or as traffic is warranted.
- 6) **Add the following language to the POD for Sales Tax Sourcing: The Developer shall utilize, or cause its contractors to utilize, Separated Building Materials and Labor Contracts for all taxable building material contracts related to the**

Development in the amount of One Thousand Dollars (\$1,000.00) or more, to site payment of the sales tax on building materials for the Development to the Property.

- 7) *Add the following language to the POD: Noncompliance of the PUD will result in withholding of building permits within the boundaries of the POD.*