



# CITY OF IOWA COLONY

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 APRIL 6, 2021

Members present: David Hurst, Steven Byrum-Bratsen, Vince Patterson, Steve Bradbery, and Melanie Hampton

Members absent: Les Hosey

Others present: Dinh Ho, Kent Marsh, Ron Cox, Larry Boyd, Stan Winters, and Josh Wadley

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

1. Chairman David Hurst called the meeting to order at 7:08 P.M.

2. Citizens Comments.

- Tim Varlack reminded the Planning and Zoning Commission the residents views on the plan and the views that the POA has expressed. Ron Cox, Interim City Manager stated that this has been discussed and will be discussed later in the meeting.

### 3. PUBLIC HEARINGS

- Hold a public hearing to consider amending the Unified Development Code and the Zoning Ordinance on businesses in food trucks and other mobile units. Chairman Hurst opened the public hearing at 7:12 P.M. No comments. Chairman Hurst closed the public hearing at 9:52 P.M.
  - Hold a public hearing to consider amending the unified Development Code and the Zoning Ordinance on regulations and procedures under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions. Chairman Hurst opened the public hearing at 7:13 P.M. No comments. Chairman Hurst left the public hearing open.
4. Consider approval of the March 2, 2021 meeting minutes. Steven Byrum-Bratsen moved to approve the March 2, 2021 meeting minutes. Seconded by Vince Patterson. Approved unanimously with five ayes.
5. Consideration and possible action to approve the Sterling Lakes and Sierra Vista Plan of Development Amendment No. 2. There was discussion between the Developer, Staff, City Council, and Planning and Zoning Commission. After extensive discussion, Planning and Zoning Commission Member Steven Byrum-Bratsen made a motion to recommend to deny the Sterling Lakes and Sierra Vista Plan of Development Amendment No. 2. for the reasons listed below.

1. The proposed Plan of Development does not comply with the existing Development Agreement.
2. The types of lots and products are different than as provided in the current Development Agreement.
3. The Crystal Lagoon operations are not as previously presented.
4. The proposed Plan of Development shows a park as 20 acres, whereas a 40 acre park was agreed.
5. The proposed donation of a fire ladder truck should be to the City of Iowa Colony, not to the Emergency Services District.
6. Sierra Vista Section 8 must have a second ingress and egress route.
7. The application includes inadequate information on the bridge at the north end of Sterling Lakes North.
8. The walkway and cycling path in Sterling Lakes North must be separated from streets, especially thoroughfares.
9. The proposed amendment mixes several subdivisions, whereas the City should consider one subdivision at a time.
10. The grounds for disapproval also include all of the reasons stated in the Letter of Recommendation from Marsh Darcy Partners, a copy of which is attached hereto.
11. The grounds for disapproval also include all of the reasons discussed by the City Council or the Planning and Zoning Commission.
12. This decision concerns only the proposed amendment of the Development Agreement, not any particular plat.

Motion seconded by Steve Bradbery. Approved unanimously. City Councilwoman Sydney Hargroder then made a motion to deny the Sterling Lakes and Sierra Vista Plan of Development Amendment No. 2. as recommended by the Planning and Zoning Commission for the same reasons as listed by Planning and Zoning Commission. Seconded by Councilwoman Murray. Approved unanimously with five ayes.

6. Consideration and possible action to approve the Sierra Vista West Plan of Development Amendment No. 1. There was discussion between the Developer, Staff, City Council, and Planning and Zoning Commission. After extensive discussion, Planning and Zoning Commission member Steven Byrum-Bratsen made a motion to recommend to deny the Sierra Vista West Plan of Development Amendment No. 1. for the same reasons as listed above. The motion was seconded by Steve Bradbery. Approved unanimously. Councilwoman Murray then made a motion to deny the Sierra Vista West Plan of Development Amendment No. 1. as recommended

by the Planning and Zoning Commission for the same reasons as listed by Planning and Zoning Commission. Seconded by Councilwoman Bradbery. Approved unanimously with five ayes.

7. Consideration and possible action to amend the Unified Development Code on businesses in food trucks and other mobile units. The Planning and Zoning Commission may recommend action at this meeting, but the City Council may not decide until after its hearing, currently set for April 19, 2021. Vince Patterson made a motion to recommend City Council to amend the UDC as recommended. Seconded by Steve Bradbery. Approved with five ayes.

8. Consideration and possible action to amend the Unified Development Code and the Zoning Ordinance on regulations and procedures under those ordinances for the City Council, Building Codes Board of Appeals, Zoning Board of Adjustment, Planning and Zoning Commission, and other boards and commissions. The Planning and Zoning Commission may recommend action at this meeting, but the City Council may not decide until after its hearing, currently set for April 19, 2021. Steve Bradbery made a motion to recommend to City Council to amend the UDC and remove from the UDC any role of the ZBOA in hearing appeals on decisions related to the building codes. Seconded by Vince Patterson. Approved unanimously with five ayes.

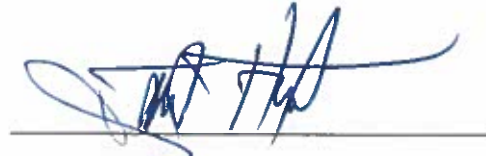
9. Steven Byrum-Bratsen made a motion to adjourn. Seconded by Vince Patterson. Meeting was adjourned at 9:53 P.M.

APPROVED THIS 11<sup>th</sup> DAY OF MAY, 2021.

ATTEST:



Kayleen Rosser, City Secretary



David Hurst, Chairman

