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**IOWA COLONY PLANNING COMMISSION
MINUTES OF SEPTEMBER 7, 2021**

Members present: David Hurst, Tim Varlack, McLean Barnett, Steven Byrum-Bratsen, Les Hosey, Melanie Hampton, and Vince Patterson

Members absent: None

Others present: Dinh Ho, Robert Hemminger, Kent Marsh, and Councilwoman Murray

WORKSESSION-6:15 P.M.

1. Chairman Hurst called the worksession to order at 6:15 P.M.
2. Discussion regarding the proposed amendments to the Unified Development Code. Kent Marsh discussed the proposed changes to the Unified Development Code. Kent answered questions and accepted comments from the commission members.
3. The worksession was adjourned at 6:50 P.M.

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.

3. PUBLIC HEARING

- Hold a public hearing on amending the Unified Development Code and the Zoning Ordinance on: (1) regulations, procedures, and authority 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; and (2) building transparency, build-to lines, external building requirements, and other building regulations. This public hearing was a continuation from the last meeting. No comments were made. The public hearing was closed at 7:01 P.M.
4. Consideration and possible action to amend the Unified Development Code and the Zoning Ordinance on: (1) regulations, procedures, and authority 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; and (2) building transparency, build-to lines, external building requirements, and other building regulations. Les Hosey made a motion to approve the changes to the UDC per Kent Marsh's recommendation and recommend the changes to City Council. Seconded by Steven Byrum-Bratsen. Approved unanimously with six ayes. Tim Varlack was not present at this time.

5. Consider approval of the August 3, 2021 meeting minutes. Steven Byrum-Bratsen made a motion to approve the August 3, 2021 meeting minutes. Seconded by Melanie Hampton. Approved with six ayes. Tim Varlack was not present at this time.

6. Consideration and possible action for the Meridiana Commercial Reserve No. 2 Final Plat. Steven Byrum-Bratsen made a motion to approve the Meridiana Commercial Reserve No. 2 Final Plat. Seconded by Vince Patterson. Approved unanimously with all members present.

7. Consideration and possible action for the Meridiana Section 76B Final Plat. Vince Patterson made a motion to approve the Meridiana Section 76B Final Plat. Seconded by Tim Varlack. Approved with six ayes and one no. Steven Byrum-Bratsen voted against the motion.

8. Discuss update on water and sewer impact fee study. Jimmy Thompson with Adico Engineering discussed the timeline and plan for the water and sewer impact fee study. Jimmy answered questions from the commission members.

9. Vince Patterson made a motion to adjourn. Seconded by Les Hosey. Approved unanimously. The meeting was adjourned at 7:24 P.M.

APPROVED THIS 7th DAY OF OCTOBER, 2021.

ATTEST:

Kaylean Rosser
Kaylean Rosser, City Secretary

David Hurst
David Hurst, Chairman

