



CITY OF IOWA COLONY

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IOWA COLONY PLANNING COMMISSION MINUTES OF DECEMBER 3, 2019

Members present: David Hurst, Steven Byrum-Bratsen, and Vince Patterson
Members absent: Les Hosey and Steve Bradbery
Others present: Dinh Ho and Kent Marsh

Meeting- 7:00 P.M.

1. David Hurst called the meeting to order at 7:02 P.M.

2. Citizens Comments. No comments.

"An opportunity for the public to address Planning 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 fill out the sign-up sheet at the entrance to the council chambers prior to the start of the meeting, and observe a three-minute time limit."

3. Consider approval of the following minutes. Steven Byrum-Bratsen made a motion to approve the minutes as presented. Seconded by Vince Patterson. Approved unanimously with three ayes. Les Hosey and Steve Bradbery were absent.

- September 30, 2019
- November 5, 2019

4. Consideration and possible action for the Amended Plat of Meridiana Section 59. Steven Byrum-Bratsen moved to approve the Amended Plat of Meridiana Section 59. Seconded by Vince Patterson. Approved unanimously with three ayes. Les Hosey and Steve Bradbery were absent.

5. Consideration and possible action for Karsten Blvd Phase I Street Dedication and Reserves Partial Replat No. 1 Preliminary Plat. Dinh Ho, City Engineer requested that Planning Commission review item number six then return to item number five for approval. Steven Byrum Bratsen moved to approve with the substitution of Beth Strope in place of Dave Ferguson on the mylar. Seconded by Vince Patterson. Approved with three ayes. Les Hosey and Steve Bradbery were absent.

6. Consideration and possible action for variances from UDC regulations including setbacks, landscaping, screening, lighting, paving, parking, sidewalks, driveways, façade, materials and transparency for the Public Safety Site.

A. Variance request to the Unified Development Code section 3.1.2.6 (a) - Street Trees. Vince Patterson made a motion to deny the request. Seconded by Steven Byrum-Bratsen. Approved unanimously with three ayes.

B. Variance request to the Unified Development Code section 3.1.2.6 (a) - Street Trees. Vince Patterson made a motion to approve this request allowing the spacing depth of the trees to be increased from 25ft to 40ft. Seconded by Steven Byrum-Bratsen. Approve unanimously with three ayes.

C. Variance request to the Unified Development Code section 3.3.1.1 (a) (2) a.2. – Screening. Steven Byrum-Bratsen moved to approve the request conditional that minimum 2 ½ inch caliper trees be planted a maximum of 30 ft apart within the remaining greenspace buffer along the common boundary of the site and the adjacent existing single family use moving 25ft to 20ft to allow encroachment of 5ft due to the pipeline on the South side of Meridiana Parkway. Seconded by Vince Patterson. Approved unanimously with three ayes.

D. Variance request to the Unified Development Code section 3.4.1.4. (a) (1) – Non-Residential Lighting. Vince Patterson made a motion to grant the variance to section 3.4.1.4. (a) (1) with the condition that additional lighting be shielded to prevent light lumen levels to exceed the UDC maximum lumen allowance at site property lines. Seconded by Steven Byrum-Bratsen. Approved unanimously with three ayes.

E. Variance request to the Unified Development Code section 3.4.1.4. (a) (2) – Non-Residential Lighting. Steven Byrum- Bratsen made a motion to approve the request with the condition that minimal additional lighting fixtures positioned on the building to be used to illuminate only the flag on the flagpole and not for other uses. Seconded by Vince Patterson. Steven Byrum-Bratsen made an amended motion to deny the variance request. Seconded by Vince Patterson. Approved with two ayes and one noe. Chairman Hurst voted against the motion.

F. Variance request to the Unified Development Code section 3.5.3.1. (a) (6)- Setbacks for commercial/retail office/ industrial use buildings. Steven Byrum-Bratsen made a motion to approve the request as per staff's recommendation of allowing trees to be placed between the front of the building and the front curb line with the condition that required street trees be placed within 45 ft of the street right-of-way line and that any building or monument signage include the phrase "at Iowa Colony" with similar letter style and size as Brazoria County ESD # 3. Seconded by Vince Patterson. Approved unanimously with three ayes. Approved unanimously

G. Variance request to the Unified Development Code section 3.5.3.1. (a) (3) - Setbacks for commercial/retail office/ industrial use buildings. Vince Patterson moved to grant variance 3.5.3.1. (a) (3) to allow the building to be placed at a location other than the required 53 ft from the front property line to 71 to 80 ft. from the pipeline easement due to the pipeline. Seconded by Steven Byrum-Bratsen. Approved unanimously with three ayes.

H. Variance request to the Unified Development Code section 3.5.3.1. (a) (6)- Setbacks for commercial/retail office/ industrial use buildings. Steven Byrum-Bratsen moved to approve

the request to allow the front driveway to be located in the front of the building. Seconded by Vince Patterson. Approved unanimously with three ayes.

I. Variance request to the Unified Development Code section 3.5.3.1. (a) (6)- Setbacks for commercial/retail office/ industrial use buildings. Steven Byrum- Bratsen moved to approve the request to allow a double-loaded parking bay in the front of the building. Seconded by Vince Patterson. Approved unanimously with three ayes.

J. Variance request to the Unified Development Code section 3.5.3.1. (a) (6)- Setbacks for commercial/retail office/ industrial use buildings. Vince Patterson moved to approve the variance request section 3.5.3.1. (a) (6) to allow the sidewalk between the front parking and the front of the building to be located other than adjacent to the front of the building. Seconded by Steven Byrum-Bratsen. Approved unanimously with three ayes.

K. Variance request to the Unified Development Code section 3.5.3.2. (b)- Orientation for Commercial/Retail/ Office Use Building. Steven Byrum-Bratsen moved to approve the request to allow the width of parking lots between the front of the building and the front street to exceed 60ft. Seconded by Vince Patterson. Approved unanimously with three ayes.

L. Variance request to the Unified Development Code section 3.5.3.8. (a) (1) (a) – Materials. No action was taken. Not applicable.

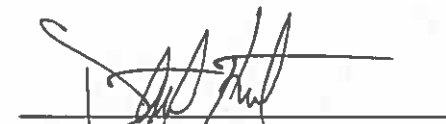
M. Variance request to the Unified Development Code section 3.5.3.12 (b) – Storefronts. No action was taken. Not applicable.

7. Steven Byrum-Bratsen moved to adjourn at 8:52 P.M. Seconded by Vince Patterson. Approved with three ayes. Meeting was adjourned.

APPROVED THIS 7th DAY OF JANUARY, 2020

ATTEST:


Kayleen Rosser, City Secretary


David Hurst, Chairman

