



PLANNING AND ZONING COMMISSION MINUTES

Tuesday, October 03, 2023
7:00 PM

Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

Members present: David Hurst, Robert Wall, Brenda Dillon, Brian Johnson, Warren Davis, and Terry Hayes

Members absent: Les Hosey

Others present: Dinh Ho

CALL TO ORDER

Chairman Hurst called the meeting to order at 7:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

PUBLIC HEARING

1. Hold a public hearing TO CONSIDER A VARIANCE TO SECTION 8. OFFENSES A. IT SHALL BE UNLAWFUL TO CONSTRUCT TWO (2) SINGLE FAMILY DWELLINGS WHICH SHALL BE OCCUPIED ON A CONTINUAL BASIS ON A SINGLE LOT, PARCEL OR TRACT OF LAND AT 8315 COUNTY ROAD 79, IOWA COLONY, TEXAS 77583.

Chairman Hurst opened the public hearing.

2. Hold a public hearing TO CONSIDER A VARIANCE TO SECTION 37. LOTS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL APPLY UNLESS A CONFLICT EXISTS BETWEEN THIS SECTION AND CITY'S ZONING ORDINANCE, IN WHICH CASE THE MORE RESTRICTIVE REQUIREMENTS OF THE TWO WILL CONTROL. A. ONE ACRE AND LARGER LOTS. 2. LOT DIMENSIONS. LOT DIMENSIONS SHALL BE A MINIMUM OF ONE HUNDRED TWENTY (120) FEET IN WIDTH AT THE BUILDING SETBACK LINE AND OF A DEPTH SO AS TO PROVIDE AN AREA NOT LESS THAN ONE (1) ACRE OR FORTY-THREE THOUSAND FIVE HUNDRED SIXTY (43,560) SQUARE FEET AT 4030 CEDAR RAPIDS PKWY, IOWA COLONY, TEXAS 77583.

Chairman Hurst opened the public hearing. Ms. Emma Moreno

ITEMS FOR CONSIDERATION

3. Consider approval of the September 5, 2023 Planning and Zoning Commission meeting minutes.

Motion made by Dillon to approve the minutes of the September 5, 2023 Planning and Zoning meeting, Seconded by Hayes.

Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis

4. Consider approval of the Caldwell Lakes Section 1 Preliminary Plat.
Motion made by Johnson to approve the Caldwell Lakes Section 1 Preliminary Plat, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis
5. Consider approval of the Sierra Vista Section 10 Preliminary Plat.
Motion made by Hayes to approve the Sierra Vista Section 10 Preliminary Plat, Seconded by Wall.
Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis
6. Consider approval of the Bullard Parkway and Karsten Boulevard Street Dedication Abbreviated Plat.
Motion made by Johnson to approve Bullard Parkway and Karsten Boulevard Street Dedication Abbreviated Plat, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis
7. Consideration and possible action to make a recommendation to City Council for a variance to the City's Subdivision Ordinance at 8315 County Road 79.
Motion made by Dillon to approve a variance to the City's Subdivision Ordinance at 8315 County Road 79, Seconded by Hayes. Motion Failed.
Voting Yea: Dillon, Hayes
Voting Nay: Johnson, Hurst, Wall, Davis
8. Consideration and possible action to make a recommendation to City Council for a variance to the City's Subdivision Ordinance at 4030 Cedar Rapids Parkway.
Motion made by Johnson to approve the variance request to the subdivision ordinance at 4030 Cedar Rapids Parkway, Seconded by Hayes. Motion Failed.
Voting Yea: Hurst, Dillon, Hayes
Voting Nay: Johnson, Wall, Davis
9. Consideration and possible action to make a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code at 2002 Meridiana Parkway.
Motion made by Wall to approve the variance to the transparency requirements in the City's Unified Development Code at 2002 Meridiana Parkway, Seconded by Hayes. Motion Failed.
Voting Yea: Hurst, Hayes, Wall
Voting Nay: Johnson, Dillon, Davis

ADJOURNMENT

The meeting was adjourned at 8:05 P.M.

APPROVED THIS 7th DAY OF NOVEMBER 2023.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair

