



PLANNING AND ZONING COMMISSION MEETING MINUTES

Tuesday, July 11, 2023
7:00 PM

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

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

Members absent: Les Hosey

Others present: Natasha Brooks, Dinh Ho and Robert Hemminger

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 for a sign variance regarding the height and sign area for a temporary free-standing sign at the Southwest corner of Crystal View Drive and County Road 48.

Chairman Hurst opened the public hearing at 7:00 P.M. Tim Johnson with Land Tejas presented an overview of the sign, reason for the variance, and provided a picture of what the sign will look like. Planning and Zoning members asked questions regarding the height of the sign from the ground, why they need a sign, why the sign needs to be this large, and if the sign will be taken down as it is temporary. Commission Member Wall and Commission Member Hayes stated they are against granting the variance. Commission Member Wall mentioned that variances are for unique situations, and this is not a unique situation. Commission Member Hayes stated that the subdivision is almost built out and the residents have been informed of this plan for a long time, so he feels there is not a need for the sign. Commission Member Dillon stated that she agrees with the sign variance as she feels that if the sign is too small people will have trouble seeing it which could cause other issues, so she feels like it needs to be large. With no other comments from the public, Chairman Hurst closed the public hearing at 7:16 P.M.

ITEMS FOR CONSIDERATION

2. Consider approval of the June 6, 2023, Planning and Zoning Commission meeting minutes.

Motion made by Wall to approve the minutes of the June 6, 2023, Planning and Zoning Commission Meeting, Seconded by Dillon.

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

3. Discussion on recent agreement with Kendig Keast Collaborative for Unified Development Code (UDC) updates and Planning services.

Robert Hemminger, City Manager, and Dinh Ho, City Engineer provided Commission Members with information on a recent agreement that City Council approved with Kendig Keast Collaborative for UDC updates and planning services.

4. Consideration and possible action regarding a request for a variance to the sign ordinance for a temporary free-standing sign at the Southwest corner of Crystal View Drive and County Road 48.

Motion made by Johnson to approve and recommend granting the sign variance to City Council with the following conditions;

- The sign is placed outside of the right-of-way
- The sign has a maximum size of 16ft by 8ft
- An Engineer does a wind load study
- The sign has a one-year duration once put up
- The maximum Height of the sign is 21ft.

Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, and Davis

Voting Nay: Hayes, and Wall

5. Consideration and possible action for the Sierra Vista Plaza Final Plat.

Motion made by Dillon to approve the Sierra Vista Plaza Final Plat, Seconded by Hayes.

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

6. Consideration and possible action for a variance request to section 36 of the subdivision ordinance for Caldwell Lakes.

Abby Martinez with LJA Engineering was present at the meeting and answered questions from the Planning and Zoning Commission members including concerns about the gun range to the west of the subdivision and the cone showing the safety zone and the buffers to separate them from the gun range. The developer hired a consultant who specializes in this type of study and that is where the safety danger cone came from. Commission Member Wall asked that it was noted this is a private gun range. Commission Members asked how many lots will be in the plan. City Engineer, Dinh Ho mentioned that they are requesting a variance for the block length.

Motion made by Johnson to approve and recommend to City Council granting a variance to section 36 of the subdivision ordinance for Caldwell Lakes. Seconded by Dillon.

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

Voting Nay: Wall

7. Consideration and possible action for a variance request to section 33 of the subdivision ordinance for Caldwell Lakes.

Motion made by Dillon to approve and recommend to City Council granting a variance request to section 33 of the subdivision ordinance for Caldwell Lakes, Seconded by Johnson.

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

8. Consideration and possible action for the Caldwell Lakes General Plan.

Motion made by Johnson to approve the Caldwell Lakes General Plan, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, and Davis

ADJOURNMENT

The meeting was adjourned by a unanimous vote at 7:52 P.M.

APPROVED THIS 1st DAY OF AUGUST 2023.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair

