



# CITY OF IOWA COLONY

## PLANNING & ZONING COMMISSION MEETING MINUTES

Thursday, May 30, 2024  
7:00 PM

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Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

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

**Members absent:** Brenda Dillon and 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.

### ITEMS FOR CONSIDERATION

1. Hold a public hearing for a sign variance regarding sign height and square footage to a monument sign to be located at 2942 Meridiana Parkway.

Chairman Hurst opened the public hearing at 7:01 P.M. Ramiro Jaime with EZ signs is requesting a variance for sign height and square footage. He stated that the current zoning of the property is per development agreement, and he was unable to find the definition of what that means so they can go about getting the variance for the structure. City Engineer, Dinh Ho stated that the property is located within the Sierra Vista and Sterling Lakes development agreement and within that agreement there is a plan of development that states this area is listed as commercial. Mr. Jaime stated that they are asking for 22 feet overall height, and 220 square feet total overall of the actual structure. They believe it will be beneficial to tenants to have visibility. Building Official; Albert Cantu stated that the staff is not recommending approval per the sign ordinance. Chairman Hurst closed the public hearing at 7:18 P.M.

2. Hold a public hearing for a sign variance regarding the letter height and overall square footage for wall signs to be located at 2320 Meridiana Parkway.

Chairman Hurst opened the public hearing at 7:18 P.M. Brad with Texas Republic Signs applied for a variance for letter height and overall square footage for this one because of the set back from the road. He recently had a variance for another project in the city and is asking about the same for this variance as he did for the other that was approved. He stated that it is important for people to see where to enter and exit the car wash when coming from the road. Chairman Hurst closed the public hearing at 7:25 P.M.

3. Consider approval of the May 7, 2024 Planning and Zoning Commission meeting minutes.

Motion made by Wall to approve the minutes of the May 7, 2024 Planning and Zoning Commission meeting minutes, Seconded by Davis.

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

4. Consideration and possible action for a sign variance regarding sign height and square footage to a monument sign to be located at 2942 Meridiana Parkway.

Motion made by Hayes not to approve the sign variance as recommend by city staff, Seconded by Johnson.

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

5. Consideration and possible action for a sign variance regarding the letter height and overall square footage for wall signs to be located at 2320 Meridiana Parkway.

Motion made by Johnson to recommend approval of the sign variance for 2320 Meridiana Parkway to the City Council, Seconded by Wall.

Voting Yea: Johnson, Davis, Hurst

Voting Nay: Hayes, Wall

6. Consider approval of the Meridiana Section 55B Preliminary Plat.

Motion made by Davis to approve the Meridiana Section 55B Preliminary Plat, Seconded by Hayes.

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

7. Consider approval of the Sterling Lakes North Section 7 Final Plat.

Motion made by Hayes to approve the Sterling Lakes North Section 7 Final Plat and the Sterling Lakes North Section 8 Final Plat, Seconded by Johnson. City Engineer: Dinh Ho noted that Sterling Lakes North Section 7 has to be approved before recording of Sterling Lakes North Section 8.

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

8. Consider approval of the Sterling Lakes North Section 8 Final Plat.

The action was taken during the previous item.

## **ADJOURNMENT**

The meeting was adjourned at 7:40 P.M.

APPROVED THIS 2nd DAY OF JULY 2024.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chair

