PLANNING & ZONING COMMISSION MEETING MINUTES

Monday, October 05, 2026
6:30 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583
Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

Members present: David Hurst, Terry Hayes, Brenda Dillon, Les Hosey, Demond Woods and Robert Wall

Members absent: None

Others present: Dinh Ho

CALL TO ORDER
Chairman Hurst called the meeting to order at 6:30 P.M.

CITIZEN COMMENTS
Jean Meyerson commended Brazoria County Drainage District No. 5 for addressing many of the drainage issues near her home. However, since the City assumed responsibility for the drainage in front of her property, she has continued to experience drainage problems. She explained that construction at Ellwood altered the grading of the ditch, causing water to collect in front of her house without draining properly. She had intended to discuss the issue with the City Manager but did not have the opportunity, so she brought the matter forward during the meeting. She requested that a city inspector or appropriate staff member inspect the ditch and asked the City to be aware of the ongoing issue and take action, particularly since the City has assumed responsibility for the road.

ITEMS FOR CONSIDERATION

1. Consider approval of the September 1, 2026 Planning and Zoning Commission meeting minutes.

   Motion made by Hosey to approve the September 1, 2026 Planning and Zoning Commission meeting minutes, Seconded by Hayes.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall

2. Consider approval of the Apollo CR 57 Preliminary Plat.

   Motion made by Hayes to approve the Apollo CR 57 Preliminary Plat, Seconded by Dillon.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

3. Consider approval of the Ellwood Dubuque Parkway Street Dedication Preliminary Plat.

   Motion made by Hosey to approve the Ellwood Dubuque Parkway Street Dedication Preliminary Plat, Seconded by Wall.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

4. Consider approval of the Ellwood Karsten Boulevard Phase 4 Final Plat.

   Motion made by Wall to approve the Ellwood Karsten Boulevard Phase 4 Final Plat, Seconded by Hayes.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

5. Consider approval of the Ellwood Recreation Reserve Final Plat.

   Motion made by Hayes to approve the Ellwood Recreation Reserve Final Plat, Seconded by Dillon.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall

6. Consider approval of the Ellwood Section 3B Final Plat.

   Motion made by Dillon to approve the Ellwood Section 3B Final Plat, Seconded by Hosey.
   Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

7. Presentation and discussion regarding the Colony Retreat Planned Unit Development (PUD).

   Kayla Leal with LJA Engineering presented an overview of the Planned Unit Development (PUD). The approximately 104-acre tract is located at Cedar Rapids Parkway and Iowa Colony Boulevard and is currently undeveloped. The applicant is proposing a single-family residential subdivision consisting of approximately 304 lots, with a mix of 40-foot, 50-foot, and 60-foot lot widths. The average lot width will be 50 feet.

   Ms. Leal reviewed the concept plan, which includes two access points from Iowa Colony Boulevard and one access point from Cedar Rapids Parkway. The proposed development will include a detention pond, trails, open space, and a potential site for a recreation center. The tract is located north of a City park, and the applicant is proposing trail connectivity to the park.

   She stated that a Plan of Development had been submitted to City staff and that several comments had been addressed. The applicant is working to finalize the plan for consideration at a future meeting.

   Terry Hayes asked how many lots were proposed.

   Dinh clarified that the City park is located east of the property near the proposed pond and that a trail connection to the park is planned. He also noted that a proposed lift station and a major pipeline cross the property.

   Brenda Dillon clarified that the pipeline is active.

   Robert Wall asked whether a street connection to Cedar Rapids Parkway was proposed. He expressed concern that the roadway already experiences heavy traffic from Meridiana and that adding another access point near the intersection could create additional congestion and safety concerns. He also raised concerns about the speed limit and existing traffic conditions.

   Terry Hayes asked whether a traffic study would be conducted. Dinh stated that a traffic study would be required.

   Les Hosey asked where the proposed detention pond would discharge. Dinh stated that the drainage would flow to the West Fork.

   Robert Wall asked where the subdivision's water supply would originate. Dinh stated that the development would receive water from the City and that the applicant is proposing to establish its own Municipal Utility District (MUD). He added that the development would pay its proportionate share of the wastewater treatment plant expansion and water treatment plant improvements.

   Terry Hayes asked whether the development would be gated. Dinh confirmed that it would not be a gated community.

   Robert Wall expressed additional concerns regarding flooding at the intersection of Iowa Colony Boulevard and Cedar Rapids Parkway during heavy rainfall. He shared an example from his time as Mayor to illustrate the area's existing drainage challenges.

Brenda Dillon expressed concern about the loss of the area's rural character and stated that traffic conditions were already problematic.

Robert Wall reiterated his concerns about traffic and drainage, noting that during his tenure as Mayor, the City Council had adopted zoning regulations. Dinh stated they are required to provide a Traffic Impact Analysis, Drainage Impact Study, and flood mitigation measures to address the potential impacts of the proposed development.

ADJOURNMENT
The meeting was adjourned at 7:08 P.M.

APPROVED THIS 4TH DAY OF NOVEMBER 2026.

ATTEST:

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Kayleen Rosser, City Secretary	David Hurst, Chair

