



PLANNING & ZONING COMMISSION MEETING MINUTES

Tuesday, January 06, 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, Brian Johnson, Les Hosey, Terry Hayes, Brenda Dillon, Demond Woods and Robert Wall

Members absent: None

Others present: Natasha Brooks and Dinh Ho

CALL TO ORDER

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

CITIZEN COMMENTS

Nikki Brooks thanked the Planning and Zoning Commission for their time and for their ongoing planning efforts on behalf of the city. She noted that, as a newer member of the City Council, she has several questions to help her better understand the variance request within the UDC and how it is being applied to rural properties. She observed that the request concerns a fence on rural property that has been in place for eight years. After spending time driving through the rural areas, she noticed a wide variety of fences and questioned whether the code was originally intended to apply more to traditional neighborhood developments than to rural landowners. She expressed concern that applying neighborhood-style standards to rural properties; particularly in a retroactive manner; could set a precedent. In her view, this may create uncertainty and erode trust among rural residents. Ms. Brooks suggested that it would be helpful to further examine residents' concerns and the intent of the UDC. She asked the Commission consider the length of time the fence has existed, the rural nature of the property, and the precedent this decision may establish for other rural landowners, particularly regarding the process. She also stated that she does not fully understand how the UDC was drafted or how it may be revisited, and she remains concerned about how it is being applied to landowners.

Commission Member Dillon responded that the property is located in a rural area and that the fence has been an ongoing issue. She stated that the realtor involved in the sale of the property was aware of the applicable requirements at the time of sale. She further commented that she believes Ms. Brooks may not have the full context surrounding the matter.

PUBLIC HEARING

1. Hold a public hearing on a proposed variance to fencing regulations in the City's Unified Development Code and Zoning Ordinance.

There were no comments from the public.

ITEMS FOR CONSIDERATION

2. Consider approval of the December 2, 2025 Planning and Zoning Commission meeting minutes.

Motion made by Hayes to approve the December 2, 2025 Planning and Zoning Commission meeting minutes, Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods

3. Consideration and possible action to provide a recommendation to the City Council for a variance to the lighting requirements in the City's Unified Development Code for the Parkway Kia facility.

Motion made by Johnson to approve the variance request per staff recommendation with the change that the increased lighting levels shall be permitted during business hours from 7:00 A.M - 8:00 P.M., Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods

4. Consideration and possible action to provide a recommendation to the City Council for a variance to the fencing requirements in the City's Unified Development Code and Zoning Ordinance at 4200 County Road 78.

There was no action taken on this item.

5. Consider approval of Meridiana Section 55C Final Plat.

Motion made by Hosey to approve the Meridiana Section 55C Final Plat, Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods

6. Consider approval of Primrose School Meridiana Reserve Final Plat.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods

7. Consider approval of the Updated Ellwood General Development Plan.

Motion made by Hosey to approve the Updated Ellwood General Development Plan, Seconded by Wall.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods

8. Consider approval of Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat.

Motion made by Dillon to approve the Ellwood Karsten Boulevard Phase 4 Street Dedication Preliminary Plat, Seconded by Hayes.

Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods

ADJOURNMENT

The meeting was adjourned at 7:04 P.M.

APPROVED THIS 4th DAY OF MARCH 2026.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair

