



## PLANNING & ZONING COMMISSION MEETING MINUTES

Tuesday, February 03, 2026  
6:30 PM

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

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**Members present:** David Hurst, Brian Johnson, Les Hosey, Terry Hayes, Brenda Dillon, 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

Nikki Brooks spoke regarding the Unified Development Code (UDC). She noted that the City Council was scheduled to hold a work session later that evening to discuss setbacks. She stated that the common concern she has been hearing centers around the UDC. She explained that she evaluates issues based on four areas: policy; process; procedure and workflow; and patterns and conclusions. She expressed that she sees gaps in each of these areas as they relate to the UDC. She described the policies as unclear, stated that the data and its application have not been transparent, and shared that she is confused about the overall process. She requested that the Planning and Zoning Committee commit to pressing City Council into revisiting and revamping the UDC, noting that the population has grown and that the code should be reevaluated to better address the needs of the rural community.

### PUBLIC HEARING

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

Chairman Hurst opened the public hearing at 6:34 P.M.

Brenda Ledbetter stated she has no issues with the fence. She expressed concern regarding the variance request involving one of her neighbors. She stated that the fence has been in place for several years, appears well maintained, and has not caused any issues. She shared that she is troubled by the situation and questioned whether there may be factors involved beyond the fence itself, including concerns related to religion or ethnicity. She emphasized that she is very concerned about what is occurring and asked for clarification on what the underlying issue truly is. She stated that the residents are very concerned about the direction the city is going.

Warren Snipes is the neighbor of Mr. Ahmed. He stated that he has no concerns regarding the fence, noting that it is attractive and well maintained. He acknowledged the importance of having guidelines in place when developing a new community. He shared that he previously worked for the Irvine Company in California, one of the largest and most well-known community planning and development companies, where he assisted with the planning of several communities. He

explained that not all standards were uniform across those developments, as requirements often varied depending on the specific area within the community.

Carolyn Bowen stated that the entire UDC should be reviewed, particularly as it applies to rural properties. She provided Chairman Hurst with a copy of the City of Manvel's ordinance. She said that attempting to enforce the current UDC in rural areas is ineffective. She also noted that Mr. Cantu has faced significant scrutiny, which she believes is not his fault. She recommended scrapping the existing UDC and adopting an ordinance that better serves the community's needs.

Brenda Dillon stated that not everyone represents or speaks on behalf of the rural community. She described herself as an expert in policy, procedure, and documentation, emphasizing that if a policy is in place, it must be followed and should not be based on personal preference. She noted that although she did not agree with the burning ordinance, it still had to be followed regardless of her personal views. She further stated that the matter should not be framed as a race issue and read aloud a text message that had been sent several years ago.

Nikki Brooks stated that, for her, the primary gap is ensuring that citizens are following the UDC. She expressed concern that there is no permit process in place for this issue and questioned how compliance can be enforced if no permit is required. She said she is seeking to better understand where the gaps exist within the process. She further stated that there appears to be no clear point of accountability within the city, which places unfair pressure and undue spotlight on the code enforcement officer. She concluded by urging that the process be addressed and improved.

Chairman Hurst closed the public hearing at 6:46 P.M.

## **ITEMS FOR CONSIDERATION**

2. 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.

Chairman Hurst called the meeting to recess at 7:28 P.M. The meeting was reconvened at 7:32 P.M.

Commission Member Dillon asked to table the item and come back to it.

Motion made by Johnson to provide a recommendation to City Council for approval of the variance to the fencing requirements in the City's Unified Development Code and Zoning Ordinance at 4200 County Road 78, Seconded by Hosey.

Voting Yea: Hurst, Hosey

Voting Nay: Johnson, Dillon, Hayes, Woods

Voting Abstaining: Wall

3. Consider approval of the Meridiana Section 34D Preliminary Plat.

Motion made by Hayes to approve the Meridiana Section 34D Preliminary Plat subject to the condition of Alvin's approval of the reduction of the strip, Seconded by Dillon.

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

4. Consider approval of the Ellwood Section 3B Preliminary Plat.

Motion made by Hosey to approve the Ellwood Section 3B Preliminary Plat, Seconded by Dillon.

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

5. Consider approval of the Ellwood Detention Reserve "D" Preliminary Plat.

Motion made by Hayes to approve the Ellwood Detention Reserve "D" Preliminary Plat,  
Seconded by Wall.

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

6. Consider approval of the Ellwood Detention Reserve "E" Phase 2 Preliminary Plat.

Motion made by Hayes to approve Ellwood Detention Reserve "E" Phase 2 Preliminary Plat,  
Seconded by Wall.

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

7. Consider approval of the Coogan Tract General Plan.

Motion made by Hayes to approve the Coogan Tract General Plan, Seconded by Dillon.

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

8. Consider approval of the Avery Crossing Section 1 Preliminary Plat.

Motion made by Hosey to approve the Avery Crossing Section 1 Preliminary Plat with the  
condition of a second access point being required, Seconded by Dillon.

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

9. Consideration and possible action to provide a recommendation to City Council for the Sierra Vista West Plan of Development Amendment No. 3.

Motion made by Johnson to recommend approval to the City Council for the Sierra Vista West  
Plan of Development Amendment No. 3, Seconded by Dillon.

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

Voting Nay: Woods

## ADJOURNMENT

The meeting was adjourned at 8:16 P.M.

APPROVED THIS 4th DAY OF MARCH 2026.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chair

