



PLANNING & ZONING COMMISSION MEETING MINUTES

**Tuesday, April 01, 2025
7:00 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: Terry Hayes, David Hurst, Brian Johnson, Les Hosey, Brenda Dillon, Warren Davis, Brian Johnson, and Robert Wall

Members absent: None

Others present: Dinh Ho, Natasha Brooks, and Robert Hemminger

CALL TO ORDER

Chairman Hurst called the meeting to order at 7:00 P.M.

CITIZEN COMMENTS

Councilmember Varlack urged the Planning Commission to vote against item no. 5 and item no. 6 on the agenda and urged the Planning and Zoning Commission on counseling the City Council to move forward with an investigation on this particular piece of property. The Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1 Preliminary Plat clearly states that this piece of property was designed and approved as a recreational area as far back as 2015. In 2013 the second amendment of the CCR of the Sterling Lakes community were amended to allow for the annexation of additional property into the community, however this forbids the mortgaging of removal of any property that is common area from the community without a 75% consent of the vote by the property owners. In 2015 the developer stated this would be an amenity area but also homebuilders were advertising this site for amenities on their websites. In 2022, Al Brende the sole signatory to this amendment issued the nineteenth amendment to change section 9.9 which removed the ability of the voters to vote on property that was going to be mortgaged out of the community. During the meetings after this amendment to the CCR's when the board members met this amendment was left silent. Later on the developer asked the city to move the gates at Sterling Lakes North and the Estates to be open so the residents of Cantera Creek could drive through the gates to get to the lagoon that was supposed to be built. The Brazoria County plat records indicate that this property was conveyed from the POA to Sterling Lakes Meridiana 35 GP LLC which is a for-profit company. He would like the committee to look into the fact that this property has remained at \$5000 of roll value for 3-acres of prime property in the middle of the neighborhood since 2011. He finds it interesting that they now have a for-profit entity that owns property inside the non-profit POA. He recited Texas State Law with regard to the property code.

Robert Wall attended the City Council meeting last month and the item was a variance to setback requirements. The City Council discussed the item for quite some time before voting. He asked that we make sure that the Planning and Zoning Commission minutes or a memo be furnished to the City Council as the Planning Commission spends a lot of time discussing the item before providing a recommendation.

PUBLIC HEARING

1. Hold a public hearing for a sign variance regarding the overall size of the primary and secondary signs located within Creekhaven Subdivision.

Chairman Hurst opened the public hearing at 7:16 P.M. Jaime Pujal from Fulshear, Texas on behalf of the applicant requesting the variance. He explained the reasoning for the variance to the size of the monument sign including visibility, economic support, and minimal impact of surroundings. Chairman Hurst closed the public hearing at 7:24 P.M.

ITEMS FOR CONSIDERATION

2. Consider approval of the March 4, 2025 Planning and Zoning Commission meeting minutes.

Motion made by Hosey to approve the minutes of the March 4, 2025 Planning and Zoning Commission meeting minutes, Seconded by Hayes.

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

Voting Abstaining: Johnson abstained as he was absent at the March 4th meeting.

3. Consider approval of the Sierra Vista West Section 11 Preliminary Plat.

Motion made by Johnson to approve the Sierra Vista West Section 11 Preliminary Plat, Seconded by Dillon.

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

4. Consider approval of the Alloy Road Street Dedication Phase I Preliminary Plat.

Motion made by Hayes to approve the Alloy Road Street Dedication Phase I Preliminary Plat, Seconded by Wall.

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

5. Consider approval of the Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1 Preliminary Plat.

Motion made by Hayes to deny the Sterling Lakes at Iowa Colony Section 4 Partial Replat No. 1 Preliminary Plat, Seconded by Hosey.

Voting Yea: Dillon, Hosey, Hayes, Wall, Davis

Voting Nay: Johnson, Hurst

6. Consider approval of the Karsten Boulevard North Phase IV & Sterling Lakes Drive Street Dedication & Commercial Reserves Preliminary Plat.

Motion made by Johnson to approve the Karsten Boulevard North Phase IV & Sterling Lakes Drive Street Dedication & Commercial Reserves Preliminary Plat, Seconded by Davis.

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

Voting Nay: Dillon, Hayes

7. Consideration and possible action to provide a recommendation to City Council regarding the overall size of the primary and secondary signs located within Creekhaven Subdivision.

Motion made by Dillon to recommend approval to the City Council regarding the overall size of the primary and secondary signs located within Creekhaven Subdivision, Seconded by Johnson.

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

Voting Nay: Davis

8. Consideration and possible action to provide a recommendation to City Council for the Sunset Prairie Plan of Development.

Motion made by Johnson to recommend approval to City Council for the Sunset Prairie Plan of Development, Seconded by Dillon.

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

ADJOURNMENT

The meeting was adjourned at 8:24 P.M.

APPROVED THIS 6th DAY OF MAY 2025.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair

