CITY COUNCIL WORKSESSION MINUTES

Monday, October 19, 2026
6:00 PM

Iowa Colony City Council Chambers, 3144 Meridiana Parkway Iowa Colony, Texas 77583
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STATE OF TEXAS
COUNTY OF BRAZORIA
CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 19th day of October 2026, the City Council of the City of Iowa Colony, Texas, held a worksession at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

Mayor Wil Kennedy
Mayor Pro Tem Marquette Greene-Scott
Councilmember Arnetta Murray
Councilmember Margaret Madariaga (Arrived at 6:57 P.M.)
Councilmember Tim Varlack
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

And none being absent, constituting a quorum at which time the following business was transacted.

CALL TO ORDER
Mayor Kennedy called the worksession to order at 6:00 P.M.

CITIZEN COMMENTS
Carolyn Bowen stated that she has lived in Iowa Colony for 55 years and emphasized the need to address the existing roadway conditions along County Road 48. She explained that the high volume of traffic makes it difficult for her to safely exit her driveway. Although she has concerns about the proposed development, she is not opposed to it. She requested that traffic, drainage, and other infrastructure concerns be addressed before construction of the subdivision begins.

Rosie Flores stated that the proposed development would border her property. She expressed concerns regarding traffic along Cedar Rapids Parkway (County Road 57) and drainage. She asked whether the City would be making roadway improvements and what costs, if any, would be incurred by the City. She also questioned the vetting process for investors and developers seeking to develop within the City. She noted that the developer has experience with multifamily projects rather than single-family residential developments, which raised concerns for her. While acknowledging that growth is inevitable, she stressed the importance of taking steps to protect existing residents.

Robert Wall stated that he was proud of the zoning regulations adopted during his tenure as Mayor. However, he expressed concerns that the proposed development does not fit the character of the surrounding rural area. He noted that the property is located within a floodplain and raised concerns regarding drainage, as well as the already high volume of traffic on the surrounding roadways and the lack of traffic controls.

Carol Wall stated that her primary concern is traffic, explaining that she has difficulty backing out of her driveway due to existing traffic conditions. She recalled that the City paved a portion of the roadway from Iowa Colony Boulevard after Pursley opened and later completed paving the remaining section. She also expressed concerns regarding potential flooding associated with the proposed development.

EXECUTIVE SESSION- 6:16 P.M.

Executive session in accordance with 551.071 and 551.074 of the Texas Gov't Code to deliberate and consult with attorney on the following:

1. The City's Facility Conveyance agreement with BCMUD 32 regarding the collection of capacity charges for tap installation

   The City Council reconvened in open session at 6:43 P.M.

ITEMS FOR DISCUSSION

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

   Srihivasa Gogineni, the developer, presented a conceptual plan for a proposed single-family residential development consisting of approximately 105 acres near County Road 48. The concept plan included 40-, 50-, and 60-foot lots, common areas, parks, and lakes. He stated that the developer is willing to coordinate with the City on infrastructure planning and contribute toward infrastructure costs. He also committed to providing a traffic impact analysis and addressing recommended roadway improvements before development begins.

   Councilmember Varlack asked whether the developer would improve the roadway bordering the property. He also expressed concerns regarding drainage, noting that the property is located in a low-lying area where water from surrounding communities currently flows. He questioned how existing drainage patterns would be maintained if the property is raised during development and what measures would be taken to prevent water from backing up into neighboring communities.

   Mr. Gogineni stated that the developer is willing to improve its portion of the roadway and coordinate with the City regarding the timing of those improvements. He explained that the development would include detention to manage runoff and that drainage plans would account for water flowing onto the property from surrounding areas. He referred specific drainage questions to the project's engineer.

   Councilmember Murray emphasized the importance of being considerate of residents who have lived in the rural area for many years. She stressed the need to ensure adequate infrastructure is in place to protect existing residents and encouraged the developer to meet with property owners who could potentially be affected.

   Councilmember Boyce asked how existing residents would be protected during the construction process, rather than only after the development is completed.

   Councilmember Madariaga requested clarification regarding the concept plan, proposed roadway connections, and the primary roadway through the development. She also asked about the proposed 15.4-acre detention lake, including its anticipated depth and whether the proposed detention area would be sufficient to address drainage concerns.

   Dinh Ho, Consulting Engineer with Adico Consulting Engineering, explained that a drainage impact analysis had not yet been submitted by the developer. Following the zoning and land plan process, the developer would be required to submit drainage and traffic impact analyses. He stated that the required detention would be determined based on the drainage analysis and applicable City and Drainage District 5 criteria, noting that the conceptual plan does not establish the final detention requirements. He further explained that the development would be required to

accept and convey existing off-site drainage through the property without worsening drainage conditions during extreme rainfall events.

ADJOURNMENT
The worksession was adjourned at 7:02 P.M.

APPROVED THIS 16TH DAY OF NOVEMBER 2026

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Kayleen Rosser, City Secretary	Wil Kennedy, Mayor

