



**PLANNING AND ZONING  
COMMISSION MEETING MINUTES**

**Tuesday, December 05, 2023  
7:00 PM**

---

**Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583**

Phone: 281-369-2471 • Fax: 281-369-0005 • [www.iowacolonytx.gov](http://www.iowacolonytx.gov)

---

**Members present:** David Hurst, Robert Wall, Brenda Dillon, Brian Johnson, Warren Davis, Les Hosey and Terry Hayes

**Members absent:** None

**Others present:** Dinh Ho

**CALL TO ORDER**

Chairman Hurst called the meeting to order at 7:30 P.M.

**CITIZEN COMMENTS**

Jean Meyerson; 2505 CR 758- She has lived there over 40 years. She stated that she was not informed by the developer or the city regarding any potential use of her property. She is curious why her 80ft of property must be taken when there is 100 acres around her available to them. She is referring to note no. 3 on the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat.

**ITEMS FOR CONSIDERATION**

1. Consider approval of the November 7, 2023, Planning and Zoning Commission meeting minutes.  
Motion made by Hosey to approve the November 7, 2023, Planning and Zoning Commission meeting minutes, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
2. Consider approval of the Caldwell Crossing Section 1 Final Plat.  
Motion made by Johnson to approve the Caldwell Crossing Section 1 Final Plat and the Caldwell Crossing Section 2 Final Plat, Seconded by Dillon.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
3. Consider approval of the Caldwell Crossing Section 2 Final Plat  
The Final Plat was approved per item no. 2.
4. Consider approval of the Bullard Parkway Street Dedication Phase 1 Final Plat  
Motion made by Hosey to approve the Bullard Parkway Street Dedication Phase 1 Final Plat, Seconded by Davis.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

5. Consider approval of the Caldwell Ranch Boulevard Phase IIIB Street Dedication Final Plat

Motion made by Johnson to approve the Caldwell Ranch Boulevard Phase IIIB Street Dedication Final Plat, Seconded by Dillon.

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

6. Consider approval of the Primrose Estates Final Plat

Motion made by Hosey to approve the Primrose Estates Final Plat, Seconded by Hayes.

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

7. Consider approval of the Boyd's Rental Preliminary Plat

Motion made by Hosey to approve the Boyd's Rental Preliminary Plat, Seconded by Dillon.

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

8. Consider approval of the Meridiana Section 35A Final Plat

Motion made by Hayes to approve the Meridiana Section 35A Final Plat, Seconded by Dillon.

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

9. Consider approval of the Ellwood General Development Plan

Motion made by Johnson to approve the Ellwood General Development Plan, Seconded by Davis.

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

Voting Nay: Dillon, Hayes

10. Consider approval of the Davenport Parkway Street Dedication Preliminary Plat

Motion made by Davis to approve the Davenport Parkway Street Dedication Preliminary Plat, the Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat, the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat, and the Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat, Seconded by Johnson.

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

Voting Nay: Dillon

11. Consider approval of the Ellwood Karsten Boulevard Phase 1 Street Dedication Preliminary Plat

The plat was approved per item no. 10.

12. Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat.

Motion made by Hosey to approve the Brazoria County Municipal Utility District No. 57 Water Plant Preliminary Plat, the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Preliminary Plat, the Ellwood Section 1A Preliminary Plat, the Ellwood Detention Reserves A&B Preliminary Plat, and the Ellwood Detention Reserves C Preliminary Plat, Seconded by Hayes.

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

13. Consider approval of the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Preliminary Plat

This plat was approved per item no. 12.

14. Consider approval of the Ellwood Section 1A Preliminary Plat.

This plat was approved per item no. 12.

15. Consider approval of the Ellwood Section 1B Preliminary Plat.

Motion made by Johnson to approve the Ellwood Section 1B Preliminary Plat, Seconded by Dillon.

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

16. Consider approval of the Ellwood Detention Reserves A&B Preliminary Plat.

This plat was approved per item no. 12.

17. Consider approval of the Ellwood Detention Reserve C Preliminary Plat.

This plat was approved per item no. 12.

18. Consider approval of the Ellwood Karsten Boulevard Phase 2 Street Dedication Preliminary Plat.

The plat was approved per item no. 10.

19. Consider approval of the Ellwood Karsten Boulevard Phase 3 Street Dedication Preliminary Plat.

The plat was approved per item no. 10.

## ADJOURNMENT

The meeting was adjourned at 8:30 P.M.

APPROVED THIS 2nd DAY OF JANUARY 2024.

ATTEST:

\_\_\_\_\_  
Kayleen Rosser, City Secretary

\_\_\_\_\_  
David Hurst, Chair

