



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING MINUTES**

**Wednesday, March 04, 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: Dinh Ho

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

PUBLIC HEARING

1. Hold a public hearing on request for a sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, located at 25262 SH 288.

Chairman Hurst opened the public hearing at 6:31 p.m.

Forbes Durdin, owner of Parkway Kia, presented the variance request for a car wash sign. The request is for a 20-foot pylon sign with backlit lettering.

Chairman Hurst closed the public hearing at 6:36 p.m.

2. Hold a public hearing on a request for a sign variance related to monument and wall signage requirements at Parkway Kia South, located at 25262 SH 288.

Chairman Hurst opened the public hearing at 6:34 p.m.

The applicant is requesting a 30-foot sign, consistent with signage used at their other locations.

Chairman Hurst closed the public hearing at 6:36 p.m.

ITEMS FOR CONSIDERATION

3. Consider approval of the January 6, 2026 Planning and Zoning Commission meeting minutes.

Motion made by Dillon to approve the January 6, 2026 Planning and Zoning Commission meeting minutes, Seconded by Wall.

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

4. Consider approval of the February 3, 2026 Planning and Zoning Commission meeting minutes.

Motion made by Hayes to approve the February 3, 2026 Planning and Zoning Commission meeting minutes, Seconded by Dillon.

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

5. Consider approval of the Avery Crossing Section 2 Preliminary Plat.
Motion made by Dillon to approve the Avery Crossing Section 2 Preliminary Plat, Seconded by Wall.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
6. Consider approval of the Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat.
Motion made by Hayes to approve the Ellwood Karsten Boulevard Street Dedication Phase 5 Preliminary Plat, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
7. Consider approval of the Ellwood Section 4A Preliminary Plat.
Motion made by Hosey to approve the Ellwood Section 4A Preliminary Plat with the condition that Ellwood Section 5 be built before Ellwood Section 4A, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
8. Consider approval of the Ellwood Section 5 Preliminary Plat.
Motion made by Hosey to approve the Ellwood Section 5 Preliminary Plat with the condition that Ellwood Section 5 be built before Ellwood Section 4A, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
9. Consider approval of the Meridiana Section 34C Preliminary Plat.
Motion made by Hayes to approve the Meridiana Section 34C Preliminary Plat, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
10. Consider approval of the Meridiana Section 35B Final Plat.
Motion made by Hosey to approve the Meridiana Section 35B Final Plat, Seconded by Dillon.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
11. Consideration and possible action on a request for a sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, 25262 SH 288, and to provide a recommendation to City Council.
Motion made by Dillon to recommend to City Council to deny the sign variance related to height and square footage for a monument sign at Scrubway Wash and Lube III, 25262 SH 288, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
Voting Nay: Johnson
12. Consideration and possible action on a request for a sign variance related to monument and wall signage requirements at Parkway Kia South., 25262 SH 288, and to provide a recommendation to City Council.
Motion made by Hosey to recommend to City Council to approve a sign variance related to monument and wall signage requirements at Parkway Kia South., 25262 SH 288 with the additional condition that the sign not exceed that maximum height of 16 feet, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods

ADJOURNMENT

The meeting was adjourned at 7:25 P.M.

APPROVED THIS 7th DAY OF APRIL 2026.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair

