



**CITY OF
IOWA
COLONY**

PLANNING & ZONING COMMISSION MEETING MINUTES

**Tuesday, June 03, 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, and Robert Wall

Members absent: Warren Davis

Others present: Natasha Brooks

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

PUBLIC HEARING

1. Hold a public hearing to consider rezoning the following property:

Approximately 1.13 acres of land at 2516 Cedar Rapids Parkway, A0289 H.T. & B.R.R., Tract 4B9, Brazoria County, Texas

Chairman Hurst opened the public hearing at 7:01 P.M. Brandon Ngo, representing the landowner, began to explain the rezoning request. However, there was a discrepancy between the submitted application and the information he was presenting. As a result, staff requested that he meet with them after the meeting to discuss available options. No action was taken at this time, as the notices and the information presented did not align, preventing the matter from moving forward. There were no further comments. Chairman Hurst closed the public hearing at 7:06 P.M.

ITEMS FOR CONSIDERATION

2. Consider approval of the May 6, 2025 Planning and Zoning Commission meeting minutes.

Motion made by Dillon to approve the May 6, 2025 Planning and Zoning Commission meeting minutes, Seconded by Hayes.

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

Voting Abstaining: Johnson

3. Consideration and possible action to provide a recommendation to the City Council concerning rezoning the following property from Single Family Residential to Business and Retail.

Approximately 1.13 acres of land at 2516 Cedar Rapids Parkway, A0289 H.T. & B.R.R., Tract 4B9, Brazoria County, Texas

No action was taken.

4. Consideration and possible action to provide a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code for the Mallabar Hills Shops at Creekhaven at 13532 Valley Vista Rd.

Motion made by Dillon to recommend to City Council to deny a variance to the transparency requirements in the City's Unified Development Code for the Mallabar Hills Shops at Creekhaven at 13532 Valley Vista Rd, Seconded by Hosey.

Voting Yea: Dillon, Hosey, Hayes, Wall

Voting Nay: Johnson, Hurst

5. Consideration and possible action to provide a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code for O'Reilly Auto Parts at the corner of Meridiana Parkway and Crystal View Drive.

No action was taken.

6. Consider approval of the Pena Estates Replat.

Motion made by Hosey to approve the Pena Estates Replat, Seconded by Dillon.

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

7. Discussion on changing the start time of the regularly scheduled Planning and Zoning meetings.

The Planning and Zoning Commission discussed moving the regularly scheduled meeting time from 7:00 P.M. to 6:30 P.M.

ADJOURNMENT

The meeting was adjourned at 7:35 P.M.

APPROVED THIS 1st DAY OF JULY 2025.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair

