



## PLANNING AND ZONING COMMISSION MEETING MINUTES

Tuesday, June 06, 2023  
7:00 PM

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

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

**Members absent:** None

**Others present:** Natasha Brooks, Jorge Reyna, and Robert Hemminger

### CALL TO ORDER

Chairman Hurst opened the meeting at 7:05 P.M.

### CITIZEN COMMENTS

There were no comments from the public.

### PUBLIC HEARING

1. Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use:

Being approximately 5 acres of land being out of a called 73.94-acre tract as recorded in Volume 622, Page 129, Brazoria County Deed Records, out of a called 80-acre tract as recorded in Volume 98, Page 634, being the north half of southeast quarter of section 56 H.T.& B.R.R. Co. Survey, Abstract No. 515, Brazoria County, Texas, as shown on the Emigration Land Company Subdivision recorded under Volume 2, Page 113, Brazoria County Plat Records

Chairman Hurst opened the public hearing at 7:06 P.M.

Afsha Ali- Representative of the buyer of the proposed tract. She advocates for the rezoning of the property. She believes the rezoning will bring numerous benefits for the community by fostering economic growth,

Carolyn Bowen- Provided background on property to be rezoned. She is in favor of rezoning the property. She believes the development should be a quiet business such as a, tutoring facility, maybe an ice cream shop, somewhere that's family friendly.

The following attendees are in favor of rezoning the 5-acre tract from single family residential to mixed use but did not wish to address the council verbally.

Kay Kelly  
Kimberly Kouba  
Tyler Kelly

There were no further comments. Chairman Hurst closed the public hearing at 7:28 P.M.

## ITEMS FOR CONSIDERATION

2. Consider approval of the May 2, 2023, Planning and Zoning Commission meeting minutes.

Motion made by Hosey to approve the Planning and Zoning meeting minutes of May 2, 2023, Seconded by Dillon.

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

3. Consideration and possible action to make a recommendation to City Council to consider rezoning the following property from Single Family Residential to Mixed Use:

Being approximately 5 acres of land being out of a called 73.94-acre tract as recorded in Volume 622, Page 129, Brazoria County Deed Records, out of a called 80-acre tract as recorded in Volume 98, Page 634, being the north half of southeast quarter of section 56 H.T.& B.R.R. Co. Survey, Abstract No. 515, Brazoria County, Texas, as shown on the Emigration Land Company Subdivision recorded under Volume 2, Page 113, Brazoria County Plat Records

Motion made by Hosey to table item, Seconded by Dillon.

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

4. Consideration and possible action to make a recommendation to City Council for a variance to the transparency requirements in the City's Unified Development Code at 2320 Meridiana Parkway.

Motion made by Hosey to table item, Seconded by Dillon.

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

Motion made by Dillon to remove table, Seconded by Hayes.

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

Motion made by Dillon to authorize the Fire Marshall/Building Official and Police Chief to work out a requirement with the applicant and provide Planning and Zoning with a report of transparency requirement agreed upon, Seconded by Hayes.

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

5. Consideration and possible action for the Sierra Vista Sec 8B1 Final plat.

Motion made by Johnson to approve the Sierra Vista Sec 8B1 Final Plat, Seconded by Dillon.

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

6. Consideration and possible action for the Sierra Vista Plaza Final Plat.

This item was deferred per request from applicant.

7. Consideration and possible action for the Sierra Vista Center Preliminary Plat.

Motion made by Dillon to approve the Sierra Vista Center Preliminary Plat, Seconded by Hayes.

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

8. Consideration and possible action for Garza's Lots Abbreviated Plat.

Motion made by Hosey to approve the Garza's Lots Abbreviated Plat, Seconded by Hayes.

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

9. Consideration and possible action for the Sterling Lakes Retail Preliminary Plat.

Motion made by Johnson to approve the Sterling Lakes Retail Preliminary Plat, Seconded by Dillon.

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

10. Consideration and possible action for the Hayes Creek Estates Final Plat.

Motion made by Hosey to approve the Hayes Creek Estates Final Plat, Seconded by Johnson.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall

11. Consideration and possible action for the Magnolia Bend Estates Section 2 Final Plat.

This item was deferred per request from applicant.

**ADJOURNMENT**

The meeting was adjourned at 8:15 P.M.

APPROVED THIS 11TH DAY OF JULY 2023.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chair

