



**CITY OF  
IOWA  
COLONY**

**PLANNING & ZONING COMMISSION  
MEETING MINUTES**

**Tuesday, July 02, 2024  
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](http://www.iowacolonytx.gov)

---

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

**Members absent:** None

**Others present:** Dinh Ho, Natasha Brooks, and Robert Hemminger

**CALL TO ORDER**

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

**CITIZEN COMMENTS**

Jean Myerson lives at 2505 CR 758. She read an email aloud that she received on May 28th regarding her property.

**ITEMS FOR CONSIDERATION**

1. Consider approval of the May 30, 2024 Planning and Zoning Commission meeting minutes.  
Motion made by Johnson to approve the May 30, 2024 Planning and Zoning Commission meeting minutes, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis  
Voting Abstaining: Hosey
2. 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 3215 Meridiana Parkway.  
Motion made by Hayes to recommend approval for a variance to the transparency requirements in the City's Unified Development Code at 3215 Meridiana Parkway to City Council, Seconded by Hosey.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
3. Consideration and possible action to make a recommendation to City Council for a specific use permit for a Kia Dealership in MUD 32.  
The representatives provided a presentation on the property and plan for the dealership.  
Motion made by Hosey to make a recommendation to City Council for a specific use permit for a car dealership in Sierra Vista, Seconded by Dillon.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
4. Consider approval of the Ellwood Section 1A Preliminary Plat.  
Motion made by Johnson to approve the Ellwood Section 1A Preliminary Plat, the Ellwood Section 1B Preliminary Plat, the Ellwood Detention Reserve A and B Preliminary Plat, and the Ellwood Karsten Boulevard Phase I Street Dedication Preliminary Plat, Seconded by Dillon.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

5. Consider approval of the Ellwood Section 1B Preliminary Plat.  
The action was taken during item no. 4.
6. Consider approval of the Ellwood Detention Reserve A and B Preliminary Plat.  
The action was taken during item no. 4.
7. Consider approval of the Ellwood Karsten Boulevard Phase I Street Dedication Preliminary Plat.  
The action was taken during item no. 4.
8. Consider approval of the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Final Plat.  
  
Motion made by Johnson to approve the Brazoria County Municipal Utility District No. 57 Lift Station No. 3 Final Plat, Seconded by Dillon.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
9. Consider approval of the Prose Sierra Vista Preliminary Plat.  
  
Motion made by Hayes to approve the Prose Sierra Vista Preliminary Plat, Seconded by Johnson.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis
10. Consider approval of the Sierra Vista Corner Replat No. 2.  
  
Motion made by Hosey to approve the Sierra Vista Corner Replat No. 2, Seconded by Wall.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Davis

**ADJOURNMENT**

The meeting was adjourned at 7:49 P.M.

APPROVED THIS 6TH DAY OF AUGUST 2024.

ATTEST:

---

Kayleen Rosser, City Secretary

---

David Hurst, Chair

