



**CITY OF  
IOWA  
COLONY**

**PLANNING & ZONING COMMISSION  
MEETING MINUTES**

**Tuesday, October 01, 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:** Terry Hayes, David Hurst, Brian Johnson, Brenda Dillon and Robert Wall

**Members absent:** Warren Davis and Les Hosey

**Others present:** Dinh Ho

### **CALL TO ORDER**

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

### **CITIZEN COMMENTS**

Robert Willis- 3414 Delta Drive: He mentioned at one time they were trying to put three story apartments behind the 711-gas station in Meridiana and the fire department did not have the necessary equipment to go beyond two stories, so the apartments were rejected. This developer wants to have four stories and they are asking for multiple variances. He stated that he is objecting entirely to the item regarding Cadence Creek.

### **PUBLIC HEARING**

1. Hold a public hearing to consider rezoning the following property from Single Family Residential to Planned Unit Development:

Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Record's

Chairman Hurst opened the public hearing at 7:05 P.M. Todd Johnson with Caldwell Companies presented an overview of the project. He stated this project is not a multifamily project, it is an active adult living community. The community will be age restricted to age 55 plus. The product they are proposing is a 4-story building served by four elevators. They provide a generator that powers the elevators in the clubhouse. The clubhouse provides space for recreation, movie nights, fitness, and activities for the residents. The 4-story building will be surrounded by cottage style like houses. Board Member Brian Johnson asked if the project takes the whole parcel of property. Mr. Johnson stated that it does. Brian Johnson asked how they will handle the sewer and water. City Engineer Dinh Ho stated that this is still contingent on the city taking over MUD 55. The discussion tonight is strictly just to discuss zoning. They are aware that the requirement is not there yet and that when the city does take ownership, we will be able to extend services. Robert Wall asked how many stories the proposed building will be. Mr. Johnson stated that the building is being proposed as four stories. Brenda Dillon asked if the 4-story building has been discussed with the Fire Marshal. The Fire Marshal has reviewed it, and the recommendation is to require two sets of elevators on each of the building to be on backup generators. Terry Hayes asked what makes Caldwell Communities unique in the other communities that we have seen so far. Mr. Johnson stated that the vision statement is "We honor God by stewarding resources,

cultivating relationships, and creating extraordinary communities that enrich lives". Robert Wall has some reservations about the cottages backing up to the single-family residential area of the subdivision. Robert Wall asked how many units there are. Mr. Johnson stated there are 215 units. Chairman Hurst closed the public hearing at 7:35 P.M.

2. Hold a public hearing to consider rezoning the following property from Single Family Residential/ Business and Retail to Mixed Use:

Approximately 10 acres of land at the Intersection of County Road 48 and County Road 418 (Shaw Road), A0560 H.T. & B.R.R., Tract 162, Brazoria County, Texas

Chairman Hurst opened the public hearing at 7:30 P.M. Carolyn Bowen spoke in favor of rezoning the property and recommended that the city go ahead and rezone the whole area on CR 48 to SH 288 and SH 288 to Karsten as they should be commercial. She stated that instead of zoning the area one at a time we should go ahead and do it all at once. Brenda Dillon lives in the rural area. She stated that the rural people welcome development. David Hurst closed the public hearing at 7:35 P.M.

### **ITEMS FOR CONSIDERATION**

3. Consider approval of the September 3, 2024 Planning and Zoning Commission meeting minutes.

Motion made by Johnson to approve the September 3, 2024 Planning and Zoning Commission meeting minutes, Seconded by Hayes.

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

4. Consider approval of the Replat of NE 1/2 of the NE 1/2 of the H.T. & B.R.R. Co. Survey 68.

Motion made by Johnson to approve the Replat of NE 1/2 of the NE 1/2 of the H.T. & B.R.R. Co. Survey 68, Seconded by Dillon.

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

5. Consider approval of the Meridiana Section 55C Preliminary Plat.

Motion made by Hayes to approve the Meridiana Section 55C Preliminary Plat, Seconded by Johnson.

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

6. Consider approval of the Sierra Vista Section 10 Amended Final Plat.

Motion made by Johnson to approve the Sierra Vista Section 10 Amended Final Plat, Seconded by Dillon.

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

7. Consider approval of the Caldwell Lakes Section 1 Final Plat.

Motion made by Hayes to approve the Caldwell Lakes Section 1 Final Plat and the Caldwell Lakes Section 2 Final Plat, Seconded by Wall.

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

8. Consider approval of the Caldwell Lakes Section 2 Final Plat.

The action was taken during item no. 7.

9. Consider approval of the Caldwell Crossing Section 3 Final Plat.

Motion made by Dillon to approve the Caldwell Crossing Section 3 Final Plat, the Caldwell Crossing Section 4 Final Plat, the Caldwell Crossing Section 5 Final Plat, and the Caldwell

Crossing Section 6 Final Plat, Seconded by Hayes.

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

10. Consider approval of the Caldwell Crossing Section 4 Final Plat.

The action was taken during item no. 9.

11. Consider approval of the Caldwell Crossing Section 5 Final Plat.

The action was taken during item no. 9.

12. Consider approval of the Caldwell Crossing Section 6 Final Plat.

The action was taken during item no. 9.

13. Consider approval of the Brazoria County Municipal Utility District No. 57 Water Plant No. 1 Final Plat.

Motion made by Hayes to approve the Brazoria County Municipal Utility District No. 57 Water Plant No. 1 Final Plat, Seconded by Dillon.

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

14. Consider approval of the Ellwood Detention Reserves "A" and "B" Final Plat.

Motion made by Dillon to approve the Ellwood Detention Reserves "A" and "B" Final Plat, the Ellwood Karsten Boulevard Phase 1 Final Plat, and the Ellwood Section 1A Final Plat, Seconded by Hayes.

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

15. Consider approval of the Ellwood Karsten Boulevard Phase I Final Plat.

The action was taken during item no. 14.

16. Consider approval of the Ellwood Section 1A Final Plat.

The action was taken during item no. 15.

17. Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential to Planned Unit Development.

Being 20.00 Acres of land situated in the H.T. & B.R.R. Co. Survey, section 56, Abstract 515, Brazoria County, Texas, being out of a called 73.94-acre tract of land recorded under volume 987, pages 519, 521, 523 and 525 of the Brazoria County Deed Record's

Motion made by Johnson to recommend approval to City Council to rezone the property at 9816 Iowa Colony Blvd. from Single Family Residential to Planned Unit Development with the variance changes provided in the packet by the City Engineer, Seconded by Dillon.

Voting Yea: Johnson, Hurst, Dillon, Hayes

Voting Nay: Wall

18. Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential/Business Retail to Mixed Use.

Approximately 10 acres of land at the Intersection of County Road 48 and County Road 418 (Shaw Road), A0560 H.T. & B.R.R., Tract 162, Brazoria County, Texas

Motion made by Dillon to recommend to City Council to approve the rezone for approximately 10 acres of land on the corner of County Road 48 and County Road 418 from Single Family Residential to Mixed Use, Seconded by Johnson.

Voting Yea: Johnson, Hurst, Dillon, Hayes

Voting Nay: Wall

**ADJOURNMENT**

The meeting was adjourned at 8:03 P.M.

APPROVED THIS 7th DAY OF NOVEMBER 2024.

ATTEST:

---

Kayleen Rosser, City Secretary

---

David Hurst, Chair

