



**CITY OF
IOWA
COLONY**

PLANNING & ZONING COMMISSION MEETING MINUTES

**Tuesday, July 01, 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, Warren Davis, Brenda Dillon, and Robert Wall

Members absent: Les Hosey

Others present: Natasha Brooks

CALL TO ORDER

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

CITIZEN COMMENTS

Councilmember Nikki Brooks informed Planning Commission about Senate Bill 15.

PUBLIC HEARING

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

Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

Chairman Hurst opened the public hearing at 7:04 P.M. There were no comments from the public. The public hearing was closed at 7:04 P.M.

ITEMS FOR CONSIDERATION

2. Consider approval of the June 3, 2025 Planning and Zoning Commission meeting minutes.

Motion made by Johnson to approve the June 3, 2025 Planning and Zoning Commission meeting minutes, Seconded by Hayes.

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

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

Approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas.

Motion made by Dillon to recommend approval to City Council concerning rezoning the following property from Single Family Residential to Mixed Use, approximately 19.82 acres of land, more commonly known as 7710 Iowa Colony Blvd, Iowa Colony, TX 77583. The property

consists of Lots 48 and 58 of the Emigration Land Company Subdivision, Section 67, recorded in Volume 21, Page 81 of the Brazoria County Plat Records, located in the H.T. and B. Railroad Company Survey, Abstract 281, Brazoria County, Texas. Seconded by Davis. Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis

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 Elementary School located at the corner of County Road 81 and County Road 383.

Motion made by Johnson to recommend approval City Council for a variance to the transparency requirements in the City's Unified Development Code for the Alvin ISD new elementary school no. 23 to be located at the corner of Karsten Blvd. and White Gold Drive, Seconded by Dillon. Voting Yea: Johnson, Hurst, Dillon, Hayes, Wall, Davis

5. Consideration and possible action to provide a recommendation to City Council for a variance to the build-to-line requirements in the City's Unified Development Code for the Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold.

Motion made by Hayes to recommend approval to City Council for a variance to the build-to-line requirements in the City's Unified Development Code for the Alvin ISD new elementary school no. 23 to be located at the corner of Karsten Blvd. and White Gold Drive, Seconded by Wall.

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

6. Consider approval of Caldwell Lakes Section 7 Preliminary Plat.

Motion made by Davis to approve the Caldwell Lakes Section 7 Preliminary Plat, Seconded by Dillon.

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

7. Consider approval of Karsten Boulevard Phase IIIA and Commercial Reserves Preliminary Plat.

Motion made by Hayes to approve the Karsten Boulevard Phase IIIA and Commercial Reserves Preliminary Plat, Seconded by Dillon.

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

8. Consideration and possible action to provide a recommendation to city council regarding the proposed master signage plan for the Creekhaven Development.

Motion made by Johnson to recommend to City Council to approve the submitted plan with all conditions recommended by city staff and to include all temporary signage being 500ft apart, Seconded by Hayes.

Voting Yea: Johnson, Hurst, Hayes

Voting Nay: Dillon, Wall, Davis

Motion failed with a tie vote.

Motion made by Dillon to reconsider the motion to provide a recommendation to City Council to approve the submitted plan with all conditions recommended by city staff and to include all temporary signage being 500ft apart, Seconded by Davis.

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

9. Consideration and possible action to provide a recommendation to City Council regarding the proposed master signage plan for the Ellwood Development.

Motion made by Dillon to recommend approval to City Council regarding the proposed master signage plan for the Ellwood Development per the City Engineer's recommendation and to require the structural design for signage support for the 16x20 sign, Seconded by Hayes.

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

10. Discussion on recommendations to the City Council on revisions to the Unified Development Code.

Discussion among Planning and Zoning Commission members and staff regarding proposed amendments to the Unified Development Code, including revisions to:

- Build-to Lines and Setback Standards
- Approved Plant List
- Transparency Requirements for Building Frontages

Additional recommendations to be presented to City Council include:

- Updates to Signage Requirements
- Revisions to the Zoning Ordinance

ADJOURNMENT

The meeting was adjourned at 8:44 P.M.

APPROVED THIS 2nd DAY OF SEPTEMBER 2025.

ATTEST:

Kayleen Rosser, City Secretary

David Hurst, Chair

