



# PLANNING & ZONING COMMISSION MEETING MINUTES

Tuesday, August 05, 2025  
6:30 PM

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Iowa Colony City Council Chambers, 3144 Meridiana Parkway, Iowa Colony, Texas 77583

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**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

Mayor Kennedy called the meeting to order at 6:30 P.M.

## CITIZEN COMMENTS

There were no comments from the public.

## ITEMS FOR CONSIDERATION

1. Consider approval of the Creekhaven Section 4 Preliminary Plat.

Motion made by Johnson to approve the Creekhaven Section 4 Preliminary Plat, Creekhaven Section 5 Preliminary Plat, and Creekhaven Section 6 Preliminary Plat, Seconded by Hosey.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall

2. Consider approval of the Creekhaven Section 5 Preliminary Plat.

The action was taken during item no. 1.

3. Consider approval of the Creekhaven Section 6 Preliminary Plat.

The action was taken during item no. 1.

4. Consider approval of the Siera Vista West Section 11 Final Plat.

Motion made by Johnson to approve the Siera Vista West Section 11 Final Plat, Seconded by Hayes.

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

5. Consider approval of the Sunset Prairie Subdivision Preliminary Plat.

Motion made by Hayes to approve the Sunset Prairie Subdivision Preliminary Plat., Seconded by Dillon.

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

6. Consider approval of the TMS Estates Abbreviated Plat.

Motion made by Hosey to approve the TMS Estates Abbreviated Plat, Seconded by Wall.

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

7. Consider approval of the Parkway KIA Preliminary Plat.

Motion made by Hosey the Parkway KIA Preliminary Plat, Seconded by Dillon.

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

8. Consideration and possible action to provide a recommendation to the City Council for a variance to the build-to-line requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Blvd.

Motion made by Dillon to recommend approval to the City Council for a variance to the build-to-line requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Blvd., Seconded by Hayes.

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

9. Discussion and overview on the Impact Fee Study.

Dinh Ho presented an overview of the upcoming impact fee study and outlined the qualifications required to serve on the advisory committee.

The city adopted an impact fee study in 2020, which is reviewed every five years. This study guides the planning and funding of water and sewer infrastructure to support future development within the city.

As part of the process, the City Council must appoint an advisory committee. Historically, this committee has been made up of members from the Planning & Zoning Commission.

To be eligible to serve on the advisory committee, the following requirements must be met:

The committee must include at least five members.

At least 50% of the members must be actively involved in the real estate, development, or construction industries, must reside within the City's service area, and cannot be employees or officials of a governmental entity.

At least one member should reside in the City's Extraterritorial Jurisdiction (ETJ), as the service area will extend to include this region.

## **ADJOURNMENT**

The meeting was adjourned at 7:17 P.M.

APPROVED THIS 2nd DAY OF SEPTEMBER 2025.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chair

