



**CITY OF  
IOWA  
COLONY**

**PLANNING & ZONING COMMISSION  
MEETING**

**Tuesday, April 07, 2026  
6:30 PM**

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**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)

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THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE **PLANNING AND ZONING COMMISSION OF IOWA COLONY** WILL HOLD A **PUBLIC MEETING AT 6:30 PM ON TUESDAY, APRIL 7, 2026 AT IOWA COLONY CITY HALL, 3144 MERIDIANA PARKWAY, IOWA COLONY, TEXAS 77583** FOR THE PURPOSE OF DISCUSSING AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE FOLLOWING ITEMS.

*Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-369-2471.*

### **CALL TO ORDER**

### **CITIZEN COMMENTS**

*An opportunity for the public to address the Planning and Zoning Commission on agenda items or concerns not on the agenda. To comply with Texas Open Meetings Act, this period is not for question and answer. Those wishing to speak must identify themselves and observe a three-minute time limit.*

### **PUBLIC HEARING**

1. Hold a public hearing to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

Approximately a tract of land containing 17.5335 acres situated in the H.T. & B.R.R. Co. Survey, Abstract 545, Brazoria County, Texas, being out of Lots 7, 8 and 9 of Emigration Land Company Subdivision, Section 70, as recorded under Volume 2, Page 81 of the Plat Records of Brazoria County, Texas, being part of a tract of land conveyed to The Wise Family Living Trust by deed recorded under County Clerk's File No. 2001000217 of the Official Records of Brazoria County, Texas.

### **ITEMS FOR CONSIDERATION**

2. Consider approval of the February 3, 2026 Planning and Zoning Commission joint work session minutes.
3. Consider approval of the March 4, 2026 Planning and Zoning Commission meeting minutes.
4. Consideration and possible action to provide a recommendation to the City Council to consider rezoning the following property from Single Family Residential to Mixed Use and granting a specific use permit to allow development of a flex space district designed to accommodate a mix of retail, office, light industrial, and warehouse uses, including civic and educational facilities, boutique and experiential retail, wellness and fitness uses, limited food and beverage

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5. Consider approval of the El Alaniz Addition Section 2 Final Plat.
6. Consider approval of the Amended Plat of Ellwood Section 1B.
7. Consider approval of the Ellwood Section 4B Preliminary Plat.
8. Consider approval of the Avery Crossing Section 3 Preliminary Plat.
9. Consider approval of the Avery Lakes Section 1 Preliminary Plat.
10. Consider approval of the Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat.
11. Consider approval of the Sunset Prairie Subdivision Preliminary Plat.
12. Consider approval of the Meridiana Section 34D Final Plat.
13. Consider approval of the Creekhaven Section 4 Final Plat.
14. Consider approval of the Creekhaven Section 5 Final Plat.
15. Consider approval of the Creekhaven Section 6 Final Plat.
16. Consider approval of the Hoa Le Ranch Preliminary Plat.

## **ADJOURNMENT**

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony Planning and Zoning Commission was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on March 31, 2026.



  
Kayleen Rosser, City Secretary