



**CITY OF  
IOWA  
COLONY**

## **PLANNING & ZONING COMMISSION MEETING**

**Tuesday, July 01, 2025  
7:00 PM**

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

Phone: 281-369-2471

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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 7:00 PM ON TUESDAY, JULY 1, 2025 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:

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.

### **ITEMS FOR CONSIDERATION**

2. Consider approval of the June 3, 2025 Planning and Zoning Commission meeting minutes.
3. Consideration and possible action to provide a recommendation to the 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.

4. Consideration and possible action to provide a recommendation to the 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.

5. 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 Alvin ISD new elementary school No. 23 to be located at the corner of Karsten Blvd. and White Gold Drive.
6. Consider approval of the Caldwell Lakes Section 7 Preliminary Plat.
7. Consider approval of the Karsten Boulevard Phase IIIA and Commercial Reserves Preliminary Plat.
8. Consideration and possible action to provide a recommendation to the City Council regarding the proposed master signage plan for the Creekhaven Development.
9. Consideration and possible action to provide a recommendation to the City Council regarding the proposed master signage plan for the Ellwood Development.
10. Discussion on recommendations to the City Council on revisions to the Unified Development Code.

## **ADJOURNMENT**

I, Kayleen Rosser, hereby certify that the above notice of the 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 June 27, 2025.

  
Kayleen Rosser, City Secretary

