



CITY OF IOWA COLONY

CITY COUNCIL MEETING

Monday, April 20, 2026
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

THIS NOTICE IS POSTED PURSUANT TO THE TEXAS OPEN MEETING ACT (CHAPTER 551 OF THE TEXAS GOVERNMENT CODE). THE CITY COUNCIL OF IOWA COLONY WILL HOLD A COUNCIL MEETING AT 7:00 PM ON MONDAY, APRIL 20, 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

INVOCATION

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS & ANNOUNCEMENTS

Reserved for formal presentations and proclamations.

1. Recognition of Telecommunicator of the Year.
2. Recognition of Officer of the Year.
3. Proclamation - Fair Housing Month
4. Proclamation- Municipal Clerk Week
5. Proclamation- National Police Week

CITIZEN COMMENTS

An opportunity for the public to address City Council 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 HEARINGS

6. 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.

A tract of land containing approximately 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

COUNCIL COMMENTS

STAFF REPORTS

7. Building Official/Fire Marshal Monthly Report
8. Public Works Monthly Report
9. Police Department Monthly Report
10. Municipal Court Monthly Report
11. City Engineer's Report.
12. Finance Department Monthly Reports
13. Water/Wastewater Utility Monthly Report

ITEMS FOR CONSIDERATION

14. Consideration and possible action on an Ordinance to consider rezoning the following property from Single Family Residential to Mixed Use.

A tract of land containing approximately 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.

15. Consideration and possible action on an Ordinance 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.

A tract of land containing approximately 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.

16. Consideration and possible action on a Resolution authorizing the revision of Contract No. 24-065-009-E166 with the General Land Office.
17. Consideration and possible action on a Resolution to amend the Rules of Procedure and related materials.
18. Consideration and possible action on a Resolution of a right of way acquisition agreement for the Ames Boulevard Extension project.
19. Consideration and possible action on a Resolution for the approval of a special warranty deed for conveyance of a water plant site (5.325 acres) to the City of Iowa Colony.

20. Consideration and possible action to adopt a Resolution awarding an application and engineering services contract for the 2026 Downtown Revitalization grant and authorize the City Manager to negotiate contract terms.
21. Consideration and possible action for the approval of a professional services agreement with Adico LLC for design services for the water system interconnect project.
22. Consideration and possible action on a Resolution for the annual review of the City's Investment Policy.
23. Consideration and possible action on an Ordinance granting a specific use permit for a boat dealership located at SH 288 and Iowa Colony Boulevard.

CONSENT ORDINANCES – SECOND READING

Consideration and possible action to approve the following ordinances on second and final reading.

24. Consideration and possible action on an Ordinance, on second and final reading, amending the Subdivision Ordinance Section 37 – Lots, Subsection A – One Acre and Larger, to establish and align development standards, including yard setbacks, for residential lots containing one (1) acre or more.
25. Consideration and possible action on an Ordinance, on second and final reading, amending Article II – Zoning Ordinance, Sec. 70. - District SFR (Single-Family Residential Dwelling District) regarding residential setback requirements applicable to acreage lots.

CONSENT AGENDA

Consideration and possible action to approve the following consent agenda items:

26. Consider approval of the February 3, 2026 Joint work session minutes.
27. Consider approval of the March 16, 2026 City Council work session minutes.
28. Consider approval of the March 16, 2026 City Council meeting minutes.
29. Consider approval of the quarterly investment report.
30. Consider acceptance of Creekhaven Boulevard Phase 2 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.
31. Consider Acceptance of Creekhaven Detention and Mass Grading Phase II into the One-Year Maintenance Period.
32. Consider Acceptance of Creekhaven Section 4 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.
33. Consider Acceptance of Creekhaven Section 5 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.
34. Consider Acceptance of Creekhaven Section 6 - Water, Sanitary, Drainage and Paving Facilities into the One-Year Maintenance Period.
35. Consider Acceptance of Meridiana Section 55C - Water Distribution, Wastewater Collection, Storm Water and Paving Facilities into the One-Year Maintenance Period.
36. Consider Final Approval of Sierra Vista Section 8A - Water, Sanitary, Drainage and Paving Facilities.
37. Consider Approval of Sterling Lakes North Mass Grading & Detention Phase I into the One-Year Maintenance Period.

38. Consider Approval of Sterling Lakes North Mass Grading & Detention Phase II into the One-Year Maintenance Period.
39. Consider approval of the Amended Plat of Ellwood Section 1B.
40. Consider approval of the Hoa Le Ranch Preliminary Plat.
41. Consider approval of the El Alaniz Addition Section 2 Final Plat.
42. Consider approval of the Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat.
43. Consider approval of the Avery Lakes Section 1 Preliminary Plat.
44. Consider approval of the Avery Crossing Section 3 Preliminary Plat.
45. Consider approval of the Ellwood Section 4B Preliminary Plat.
46. Consider approval of the Meridiana Section 34D Final Plat.
47. Consider approval of the Creekhaven Section 4 Final Plat.
48. Consider approval of the Creekhaven Section 5 Final Plat.
49. Consider approval of the Creekhaven Section 6 Final Plat.
50. Consider approval of the Sunset Prairie Subdivision Preliminary Plat.

ADJOURNMENT

I, Kayleen Rosser, hereby certify that the above notice of meeting of the Iowa Colony City Council was posted pursuant to the Texas Open Meeting Act (Chapter 551 of the Texas Government Code) on April 14, 2026.



Kayleen Rosser

Kayleen Rosser, City Secretary

I hereby certify that the foregoing agenda remained posted at the entrance to the Iowa Colony City Hall where it was visible to the public at all times and on the City's website for at least 3 business days preceding the scheduled time of the meeting therein described.

Kayleen Rosser

Kayleen Rosser, City Secretary

Date Signed: _____