



**PLANNING AND ZONING  
COMMISSION MEETING MINUTES**

**Tuesday, March 05, 2024  
7:00 PM**

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

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**Members present:** Warren Davis, Terry Hayes, David Hurst, and Brian Johnson

**Members absent:** Les Hosey, Robert Wall, and Brenda Dillon

**Others present:** Dinh Ho

**CALL TO ORDER**

The meeting was called to order at 7:00 P.M.

**CITIZEN COMMENTS**

There were no comments from the public.

**PUBLIC HEARING**

1. Hold a Public Hearing to consider rezoning the following property from Single Family Residential to Business and Retail:

Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.

Chairman Hurst opened the public hearing at 7:00 P.M.

Judy Myers spoke against the rezoning application. Her comments are attached. Mrs. Myers also read the comments aloud that a neighbor provided since he could not attend the meeting. Mr. Luke Jechow's comments are attached.

Denny Myers spoke against the rezoning application. They had always expected that this area would remain single family residential, and they have enjoyed that for over 50 years. He remembers back when he was on the Planning and Zoning Commission and City Council, and they were considering how the city would look and areas would be designated. It was decided back then that CR 62 would be a residential road with single family homes. He pointed out that the new construction of the overpasses across SH 288 are located at Meridiana Parkway, CR 64, CR 63, and CR 60. There is not an overpass being constructed at CR 62, so the plan has always been for that area to remain single family residential with low traffic.

Jeff Harrington spoke against the rezoning application. He mentioned he is the next-door neighbor to the property being discussed. Living at 2518 CR 62, he will be the one that is most impacted if this zoning change is approved. He has lived at this property for 23 years. It has been quiet, peaceful, country style living. With the proposed retail site there will be noise, traffic will increase, lights, and instead of nature they will see buildings and businesses every day.

Chairman Hurst closed the public hearing at 7:09 P.M.

## ITEMS FOR CONSIDERATION

2. Consider approval of the February 6, 2024, Planning and Zoning Commission meeting minutes.  
Motion made by Johnson to approve the February 6, 2024 Planning and Zoning meeting minutes, Seconded by Davis.  
Voting Yea: Johnson, Hurst, Hayes, Davis
3. Consider approval of the Boyd's Rental Final Plat.  
Motion made by Hayes to approve the Boyd's Rental Final Plat, Seconded by Johnson.  
Voting Yea: Johnson, Hurst, Hayes, Davis
4. Consider approval of the Sierra Vista Section 8A Amending Plat No. 1.  
Motion made by Davis to approve the Sierra Vista Section 8A Amending Plat No. 1, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Hayes, Davis
5. Consider approval of the Ames Boulevard Phase 3 Street Dedication Abbreviated Plat.  
Motion made by Johnson to approve the Ames Boulevard Phase 3 Street Dedication Abbreviated Plat, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Hayes, Davis
6. Consideration and possible action to make a recommendation to City Council for a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Lakes Community.  
Corey Laughner with KGA Deforest presented a plant palette exhibit printed out to the Planning and Zoning Commission. Motion made by Johnson to recommend to City Council to approve the variances to the community plant list requirements in the City's Unified Development Code for the Caldwell Lakes Community and the Caldwell Crossing Community, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Hayes, Davis
7. Consideration and possible action to make a recommendation to City Council for a variance to the community plant list requirements in the City's Unified Development Code for the Caldwell Crossing Community.  
The action was taken per item No. 6.
8. Consideration and possible action on a recommendation to City Council concerning rezoning the following property from Single Family Residential to Business Retail.  
Being a 5.34-acre tract of land out of Tract 465, of the Emigration Land Company's Subdivision, Section 3 of the Lavaca Navigation Co's Survey, Abstract 328, recorded in Volume 2, Page 113 of the Deed Records of Brazoria County, Texas, being the same called 5.34 acre tract conveyed to Dennis and Suzie Westerman recorded in County Clerk's File No. 1998-035115 of the Official Records of Brazoria County, Texas.  
Motion made by Johnson recommended approval of the zoning change on County Road 62 from Single Family Residential to Business Retail, Seconded by Davis. Motion Failed.  
Voting Nay: Johnson, Hurst, Hayes, Davis

**ADJOURNMENT**

The meeting was adjourned at 7:34 P.M.

APPROVED THIS 2nd DAY OF APRIL 2024.

ATTEST:

  
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Kayleen Rosser, City Secretary

  
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David Hurst, Chair



Statement from Luke Jechow, 2519 County Road 62, against rezoning Tract 465, of the Emigration Land Company's Subdivision from residential to business/retail.

Currently, County Road 62 is a quiet, rural, residential road. No development is taking place on this road save the lot clearing at the corner of County Road 62 and County road 48. Per the Iowa Colony Comprehensive plan, this is additional residential areas.

Since there appears to be no imminent plans to develop Karsten Road down to CR 62, there appears to be no rush or current need to rezone this lot to business use.

Any business built here will see very little passing traffic and no foot traffic. It may be more advantageous to readdress this in the future. Thank you for your consideration.

March 5, 2024

To the Iowa Colony Planning and Zoning Commission

My name is Judy Myers. My husband Denny and I have lived at 2511 County Road 62 since 1973. The whole road from 288 to the west end of that road number is a well-established and neighborly community of single-family small acreage homes, many with livestock. We watch out for each other's property and livestock.

When Iowa Colony introduced zoning, that was a promise to not allow commercial properties on this road, except for the pre-existing RPM Systems right at the corner of 288.

A few years ago the home on ten acres directly across the road from us was for sale, and a potential customer wanted to buy it for a truck depot. The realtor, Carolyn Bowen, told him that this was an impermissible usage, and he went elsewhere. Perhaps he is the one who now has the truck depot just South of RPM systems with access to the 288 frontage road. Instead of a truck depot, we got wonderful new neighbors. This is how zoning is supposed to work.

Zoning has done its job on County Road 62. We would not have this nice community of residential acreage without it. There is quite a lot of commercially zoned property in Iowa Colony. I ask the current Planning and Zoning Commission to not allow this variance.