



**CITY OF
IOWA
COLONY**

**PLANNING & ZONING COMMISSION
MEETING MINUTES**

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

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

Phone: 281-369-2471 • Fax: 281-369-0005 • www.iowacolonytx.gov

Members present: David Hurst, Les Hosey, Terry Hayes, Brenda Dillon, Demond Woods and Robert Wall

Members absent: None

Others present: Dinh Ho

CALL TO ORDER

Chairman Hurst called the meeting to order at 6:30 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 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.

Chairman Hurst opened the public hearing at 6:32 p.m.

Selena Silva, a longtime resident who recently returned after living away for a period, remarked on how much the area has changed. She noted that many residents have lived in the community for years and questioned whether they have a voice in decisions affecting their neighborhood. She also asked where the proposed development would take place and how it would impact residents, adding that many do not support changes to the community. Dinh Ho then provided an overview of the property and the request for the flex space.

Karen Knobloch asked how the proposal would specifically affect Southwood Estates, expressing concerns about increased traffic. She inquired about the exact location of the property and the types of businesses expected. She added that residents had been told the streets were private and reiterated concerns about traffic impacts.

Aurora Garcia asked whether the rezoning would result in a traffic light at Louisiana Street and Highway 6. She also raised concerns about water service, noting that Undine had increased rates without improving water quality, to the point that residents cannot use the water for cooking. She questioned whether commercial development would lead to water system upgrades or the creation of a Municipal Utility District (MUD). Dinh Ho responded that a traffic impact analysis would be required and clarified that the City has no control over Undine, as it is a separate entity. Garcia also inquired about improved lighting in the area, stating that it is currently very dark and that she has requested a light at the corner.

Hamza Ali, the developer of the site, explained that the proposal involves a mixed-use development combining retail and small-scale warehousing. He stated that the project is not expected to generate significant traffic and typically would not involve large trucks. He outlined a total development area of just over 200,000 square feet and described the anticipated tenants as relatively low-impact businesses, such as indoor pickleball courts, baseball training cages, ballet studios, and bounce house facilities.

Ashley Garner acknowledged that residents have mixed concerns, noting that while change is inevitable in a rapidly growing area, there are worries about how it will affect the community, including potential increases in crime. She asked what options residents have if there is strong opposition to the project. Dinh Ho responded that the City Council will make the final decision. Garner also asked what rights the community has to help reach a compromise that satisfies all parties.

Chairman Hurst closed the public hearing at 6:51 p.m.

ITEMS FOR CONSIDERATION

2. Consider approval of the February 3, 2026 Joint work session minutes.

Motion made by Hosey to approve the February 3, 2026 Joint work session minutes, Seconded by Hayes.

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

3. Consider approval of the March 4, 2026 Planning and Zoning Commission meeting minutes.

Motion made by Hayes to approve the March 4, 2026 Planning and Zoning Commission meeting minutes, Seconded by Wall.

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

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 establishments, pet services, showroom and non-mechanical automotive uses, and other similar low-impact commercial activities.

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Dinh Ho explained that the developer is requesting a rezoning from SFR/BR to Mixed Use. He provided an overview of the property's location and noted that the applicant is also seeking a Specific Use Permit to broaden the range of allowable business uses. The proposed uses include beauty and wellness services, fitness and recreation, storage, light industrial, civic and educational facilities, and professional office space, among others.

Commission Member Hosey asked for clarification regarding the expansion of permitted uses. Commission Member Woods inquired whether the businesses would be clearly defined and specific to this development. Commission Member Wall stated that the request effectively seeks a variance from the current approved uses.

Commission Member Dillon expressed concern about the inclusion of warehouse uses, noting that this is also a concern among residents. She emphasized that this aspect of the proposal is a significant issue. Commissioner Wall added that warehouse developments often generate substantial truck traffic and asked whether Louisiana Street would serve as an entrance to the site. Dinh Ho responded that it would function as a secondary access point.

Dillon further voiced concerns about potential noise, lighting, and increased traffic along Louisiana Street. Wall asked for clarification on what qualifies as "low-impact auto use" and remarked that monitoring the wide range of proposed uses could be challenging for the city. Dinh Ho responded that Code Enforcement would be responsible for oversight.

Mr. Hamza Ali, the developer, and Commission member Dillon discussed the size and function of the proposed warehouse spaces. Mr. Ali elaborated on the types of businesses anticipated and noted that he uses social media platforms to showcase similar developments. He stated that the project would have a positive impact on the community.

Commission Member Wall asked about fencing along the rear of the property and sought additional clarification on "low-impact vehicle use," including whether activities such as vehicle wrapping would be permitted. He also inquired about environmental, operational, and back-office support uses. Commissioner Dillon confirmed that there would be no welding or fabrication activities on-site.

Commission Member Woods asked why this particular area was selected for the project. Mr. Ali responded that the location has favorable traffic conditions, is close to where he lives, and is well-suited for the services being proposed.

Dillon also raised concerns about the possibility of vacant spaces if portions of the development are not leased, noting that residents do not want to see empty buildings. Mr. Ali replied that his development typically maintains waitlists and that he receives consistent interest due to his online presence.

Finally, Commissioner Wall asked whether the facility would have 24-hour security. Mr. Ali confirmed that security would be provided.

Motion made by Dillon to provide a recommendation to City Council to approve rezoning the entire tract to Mixed Use, Seconded by Wall.

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

Motion made by Wall to provide a recommendation to City Council to deny the specific use permit, Seconded by Dillon.

Voting Yea: Dillon, Hayes, Wall, Woods

Voting Nay: Hurst, Hosey

5. Consider approval of the El Alaniz Addition Section 2 Final Plat.
Motion made by Hosey to approve the El Alaniz Addition Section 2 Final Plat, Seconded by Hayes.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
6. Consider approval of the Amended Plat of Ellwood Section 1B.
Motion made by Hayes to approve the Amended Plat of Ellwood Section 1B, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
7. Consider approval of the Ellwood Section 4B Preliminary Plat.
Motion made by Hayes to approve the Ellwood Section 4B Preliminary Plat, Seconded by Wall.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
8. Consider approval of the Avery Crossing Section 3 Preliminary Plat.
Motion made by Hayes to approve the Avery Crossing Section 3 Preliminary Plat, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
9. Consider approval of the Avery Lakes Section 1 Preliminary Plat.
Motion made by Hayes to approve the Avery Lakes Section 1 Preliminary Plat, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
10. Consider approval of the Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat.
Motion made by Hosey to approve the Caldwell Bullard Parkway Phase 3 Street Dedication Preliminary Plat, Seconded by Dillon.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
11. 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: Hurst, Dillon, Hosey, Hayes, Wall, Woods
12. Consider approval of the Meridiana Section 34D Final Plat.
Motion made by Dillon to approve the Meridiana Section 34D Final Plat, Seconded by Hayes.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
13. Consider approval of the Creekhaven Section 4 Final Plat.
Motion made by Hayes to approve the Creekhaven Section 4 Final Plat, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
14. Consider approval of the Creekhaven Section 5 Final Plat.
Motion made by Hayes to approve the Creekhaven Section 5 Final Plat, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
15. Consider approval of the Creekhaven Section 6 Final Plat.
Motion made by Hayes to approve the Creekhaven Section 6 Final Plat, Seconded by Hosey.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods
16. Consider approval of the Hoa Le Ranch Preliminary Plat.

Motion made by Dillon to approve the Hoa Le Ranch Preliminary Plat, Seconded by Hayes.
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

ADJOURNMENT

The meeting was adjourned at 8:05 P.M.

APPROVED THIS 5th DAY OF MAY 2026.

ATTEST:



Kayleen Rosser, City Secretary



David Hurst, Chair

