



CITY OF IOWA COLONY

PLANNING & ZONING COMMISSION MEETING

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

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

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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, JULY 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

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

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.

Dr. John Okewunmi stated that he has not heard from anyone regarding his concerns. He reported that the recent rainfall has caused flooding on his property, which he believes is a result of drainage issues associated with the Ellwood property located behind his property. He also expressed opposition to the proposed annexation of County Road 758. According to the resident, a swell has been created between his property and the Ellwood property, preventing stormwater from draining properly and causing water to accumulate on his property.

Erika Luna stated that they are in favor of the proposed rezoning because they believe it will benefit the community. They commented that this is a type of development the community currently does not have, and that many residents are excited about the proposed plan. They expressed that they believe it is a great idea and will be a positive addition to the area.

Jean Meyerson thanked the City of Iowa Colony for mowing the ditches and expressed appreciation for the City's efforts in maintaining the area.

PUBLIC HEARING

1. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance and the Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T. & B.R.R., Tract 2C, Brazoria County, Texas

Chairman Hurst opened the public hearing at **6:38 p.m.**

Ibrahim and Jennifer Kamara, the property owners, addressed the Commission regarding their request for a zoning change. They explained that the rezoning is being requested to allow them to open a coffee house that would serve as a gathering place for the community. The proposed development would be a multi-use space featuring a small library, kid-friendly activities, and a meeting area for small groups. They stated that they plan to host activities designed to foster community engagement and bring residents together.

Chairman Hurst closed the public hearing at **6:46 p.m.**

ITEMS FOR CONSIDERATION

2. Consideration and possible action to provide a recommendation to City Council concerning rezoning the following property from Single Family Residential to Business and Retail.

Approximately 0.9352 acres of land at 3518 Davenport Pkwy, A0259 H.T. & B.R.R., Tract 2C, Brazoria County, Texas

Motion made by Dillon to provide a recommendation to City Council to approve rezoning the following property from Single Family Residential to Business and Retail with the conditions provided in the recommendation from staff, Seconded by Hayes.

Voting Yea: Hurst, Dillon, Hayes, Woods

Voting Nay: Hosey, Wall

3. Consider approval of R & E Estate Final Plat.

Motion made by Hayes to approve the R&E Estate Final Plat, Seconded by Hosey.

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

ADJOURNMENT

The meeting was adjourned at 7:06 P.M.

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 June 30, 2026.


Kayleen Rosser, City Secretary

