



CITY OF IOWA COLONY

CITY COUNCIL WORKSESSION MINUTES

**Monday, July 21, 2025
6:00 PM**

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

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STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF IOWA COLONY

BE IT REMEMBERED ON THIS, the 21st day of July 2025, the City Council of the City of Iowa Colony, Texas, held a worksession at 6:00 P.M. at the Iowa Colony City Council Chambers, there being present and in attendance the following members to wit:

Mayor Wil Kennedy
Mayor Pro Tem Marquette Greene-Scott
Councilmember Arnetta Murray
Councilmember Tim Varlack
Councilmember Kareem Boyce
Councilmember Sydney Hargroder

And Councilmember Nikki Brooks being absent, constituting a quorum at which time the following business was transacted.

CALL TO ORDER

Mayor Kennedy called the worksession to order at 6:00 P.M.

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR DISCUSSION

1. Presentation and discussion from Texas Commission on Environmental Quality (TCEQ) regarding regulations on open burning.

Steven and Rebecca, representatives from TCEQ, presented information on open burning regulations, including the exceptions to outdoor burning and the responsibilities of individuals conducting the burning.

2. Discussion on FY2025-26 Budget Workshop.

Kendra Murphy presented the revenue details for the General Fund and other associated funds included in the proposed budget. She gave an overview of the revenue figures as outlined in the budget book and shared total amounts for the General Fund, Retainer Fund, Project Series Fund, Crime Control Fund, Law Enforcement Asset Forfeiture Fund, and Capital Improvements Fund.

3. Presentation and discussion from Majestic Development regarding the proposed development of Evergreen and Royal Oak.

Alex Staton, representative of Majestic Development along with Aria's senior land planner, presented a request to annex their properties into the city limits. The properties were successfully deannexed from Alvin's ETJ on July 3rd.

They are proposing a joint Planned Unit Development (PUD) and development agreement, as they plan to construct a shared water treatment plant to serve both sites. In addition, they will contribute to the expansion of the city's sewer facilities.

For the Royal Vista development, lot sizes are planned to range from 50 to 60 feet. For the Evergreen development, the applicant is requesting a variance to allow 45-foot lots, although the majority of lots will remain 50 feet wide. All proposed greenspace, detention, and retention areas meet the city's current requirements.

During the discussion:

Councilmember Hargroder inquired about the inclusion of a water amenity.

Mayor Pro Tem Greene-Scott expressed agreement with the request for a water amenity.

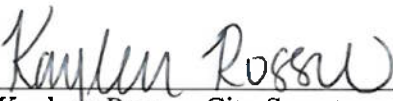
Councilmember Murray asked about the square footage of the proposed homes.

Councilmember Varlack asked whether a dry retention area could be designed as a multi-use space.

ADJOURNMENT

The worksession was adjourned at 6:53 P.M.

APPROVED THIS 18th DAY OF AUGUST 2025


Kayleen Rosser, City Secretary


Wil Kennedy, Mayor

