



# CITY OF IOWA COLONY

## PLANNING AND ZONING COMMISSION MEETING

Tuesday, April 04, 2023  
7:00 PM

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Iowa Colony City Hall, 12003 Iowa Colony Blvd., Iowa Colony, TX 77583

Phone: 281-369-2471

Fax: 281-369-0005

[www.iowacolonytx.gov](http://www.iowacolonytx.gov)

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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 **7:00 PM** ON **TUESDAY, APRIL 4, 2023** AT **IOWA COLONY CITY HALL**, 12003 IOWA COLONY BLVD., 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

### 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.*

### PUBLIC HEARINGS

Hold a public hearing to consider rezoning the following property from Single Family Residential to Business and Retail:

Approximately 28.28 acres of land, which is Property ID Nos. 176404, 176446, and 176395 in the records of the Brazoria County Appraisal District, generally located east of Highway 288, south of CR 81/Bullard Parkway, and west of W. Colony Loop Road, and generally north and east of Southview Baptist Church.

### ITEMS FOR CONSIDERATION

1. Consider approval of the March 7, 2023 Planning and Zoning Commission meeting minutes.
2. Consideration and possible action to make a recommendation to City Council to consider rezoning the following property from Single Family Residential to Business Retail:

Approximately 28.28 acres of land, which is Property ID Nos. 176404, 176446, and 176395 in the records of the Brazoria County Appraisal District, generally located east of Highway 288, south of CR 81/Bullard Parkway, and west of W. Colony Loop Road, and generally north and east of Southview Baptist Church.

### ADJOURNMENT

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 March 29, 2023.

*Kayleen Rosser*  
Kayleen Rosser, City Secretary





12003 Iowa Colony  
Blvd.  
Iowa Colony Tx. 77583  
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IOWA COLONY PLANNING AND ZONING COMMISSION  
MINUTES OF MARCH 7, 2023

Members present: David Hurst, Tim Varlack, Brenda Dillon, Les Hosey, Brian Johnson, and Terry Hayes

Members absent: Steven Byrum-Bratsen

Others present: Dinh Ho

**MEETING- 7:00 P.M.**

1. Chairman David Hurst called the meeting to order at 7:00 P.M.
2. Pledge of Allegiance and Texas Pledge were recited.
3. Citizens Comments. There were no comments from the public.
4. Consider approval of the following Planning and Zoning Commission meeting minutes
  - February 7, 2023

Tim Varlack made a motion to approve the meeting minutes of February 7, 2023. Seconded by Les Hosey. Approved unanimously with five ayes. Brian Johnson was not yet in attendance.

5. Consideration and possible action for the Meridiana Section 55A Final Plat. Tim Varlack made a motion to approve the Meridiana Section 55A Final Plat. Seconded by Terry Hayes. Approved unanimously with six ayes.

6. Consideration and possible action for the Caldwell Crossing Section 3 Preliminary Plat. Les Hosey made a motion to approve the Caldwell Crossing Section 3 Preliminary Plat. Seconded by Brenda Dillon. Approved unanimously with six ayes.

7. Consideration and possible action for the Caldwell Crossing Section 4 Preliminary Plat. Terry Hayes made a motion to approve the Caldwell Crossing Section 4 Preliminary Plat. Seconded by Les Hosey. Approved unanimously with six ayes.

8. Consideration and possible action for the Sterling Lakes North Section 1 Final Plat. Terry Hayes made a motion to approve the Sterling Lakes North Section 1 Final Plat. Seconded by Les Hosey. Approved with five ayes and one abstention. Tim Varlack abstained from the vote.

9. Consideration and possible action for the Sierra Vista Section 8A Final Plat. Les Hosey made a motion to approve the Sierra Vista Section 8A Final Plat. Seconded by Brenda Dillon. Approved unanimously with six ayes.

10. The meeting was adjourned by a unanimous vote at 7:49 P.M.

APPROVED THIS 4TH DAY OF APRIL 2023.

ATTEST:

\_\_\_\_\_  
Kayleen Rosser, City Secretary

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David Hurst, Chair

NOTICE OF PUBLIC HEARINGS ON  
REZONING

The Iowa Colony Planning and Zoning Commission and the City Council will hold public hearings at 7:00 p.m. on April 4 and 17, 2023, respectively, at the Iowa Colony City Hall, 12003 Iowa Colony Boulevard (County Road 65), Iowa Colony, Texas, pursuant to the Comprehensive Zoning Ordinance and Unified Development Code, as amended, to consider rezoning the following property from Single Family Residential to Business and Retail:

Approximately 28.28 acres of land, which is Property ID Nos. 176404, 176446, and 176395 in the records of the Brazoria County Appraisal District, generally located east of Highway 288, south of CR 81/Bullard Parkway, and west of W. Colony Loop Road, and generally north and east of Southview Baptist Church.

All interested persons may be heard concerning the proposed action. A copy of the request for this action and a map of the property are available for inspection by any person upon a reasonable request made to the undersigned City Secretary at City Hall, telephone 281-369-2471 or at [www.iowacolonytx.gov](http://www.iowacolonytx.gov).

Kayleen Rosser, City Secretary  
City of Iowa Colony, Texas