



## PLANNING & ZONING COMMISSION MEETING MINUTES

Tuesday, December 02, 2025  
6:30 PM

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

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**Members present:** David Hurst, Brian Johnson, Les Hosey, Terry Hayes, Brenda Dillon arrived at 6:48 P.M., Demond Woods and Robert Wall

**Members absent:** None

**Others present:** Natasha Brooks and Dinh Ho

### CALL TO ORDER

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

### CITIZEN COMMENTS

**Jean Meyerson** raised questions regarding pages 27 and 28 of the Ellwood Masterplan. She asked why this action is being taken at this time and whether the payment to Iowa Colony is intended to be a one-time payment. She stated that she has no concerns with the widening of Duke Road and feels it is necessary but would like a better overall understanding of the masterplan.

**Dr. John Okewunmi** raised questions regarding page 48 of the Ellwood Masterplan, specifically related to storm drainage and the proposed detention system.

### PUBLIC HEARING

1. Hold a public hearing pursuant to the Comprehensive Zoning Ordinance, as amended, to consider a proposed amendment to the Rally 288 West Planned Unit Development (PUD) to add "Substation" as a conditional use within the commercial land use category in the PUD.

Chairman Hurst opened the public hearing at 6:34 P.M. Michael Turzillo with EHRA presented the proposed amendment to the PUD. The public hearing was closed at 6:49 P.M.

### ITEMS FOR CONSIDERATION

2. Consider approval of the November 4, 2025 Planning and Zoning Commission meeting minutes.  
Motion made by Hosey to approve the minutes of the November 4, 2025, Planning and Zoning Commission meeting minutes, Seconded by Hayes.  
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
3. Consideration and possible action to provide a recommendation to the City Council to consider a proposed amendment to the Rally 288 West Planned Unit Development (PUD) to add "Substation" as a conditional use within the commercial land use category in the PUD.  
Motion made by Johnson to recommend approval to City Council of the proposed amendment to the Rally 288 West Planned Unit Development (PUD) to add "Substation" as a conditional use within the commercial land use category in the PUD per staff's letter of recommendation,

Seconded by Hosey.

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

4. Consideration and possible action to provide a recommendation to City Council for the Sierra Vista West Plan of Development Amendment No. 3.

Motion made by Hosey to table until more information is provided, Seconded by Dillon.

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

5. Consider approval of Ellwood Karsten Boulevard Phase 2 Final Plat.

Motion made by Hayes to approve the Ellwood Karsten Boulevard Phase 2 Final Plat and the Ellwood Karsten Boulevard Phase 3 Final Plat, Seconded by Wall.

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

6. Consider approval of Ellwood Karsten Boulevard Phase 3 Final Plat.

The action was taken during item no. 5.

7. Consider approval of Ellwood Section 2 Final Plat.

Motion made by Johnson to approve the Ellwood Section 2 Final Plat, Seconded by Hayes.

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

## **ADJOURNMENT**

The meeting was adjourned at 7:45 P.M.

APPROVED THIS 6th DAY OF JANUARY 2026.

ATTEST:

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Kayleen Rosser, City Secretary

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David Hurst, Chair

