



**CITY OF
IOWA
COLONY**

PLANNING & ZONING COMMISSION MEETING MINUTES

**Tuesday, September 02, 2025
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: Terry Hayes, David Hurst, Brian Johnson, Les Hosey, Brenda Dillon, Demond Woods and Robert Wall

Members absent: None

Others present: Natasha Brooks

CALL TO ORDER

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

CITIZEN COMMENTS

There were no comments from the public.

ITEMS FOR CONSIDERATION

1. Administer Oath of Office to newly appointed members.
City Secretary; Kayleen Rosser administered the oath of office to newly appointed member, Demond Woods.
2. Consider approval of the July 21, 2025 Planning and Zoning Commission meeting minutes.
Motion made by Dillon to approve the July 21, 2025 Planning and Zoning Commission meeting minutes, Seconded by Hayes.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall
Voting Abstaining: Hosey, Woods
3. Consider approval of the August 5, 2025 Planning and Zoning Commission meeting minutes.
Motion made by Hayes to approve the August 5, 2025 Planning and Zoning Commission meeting minutes, Seconded by Hosey.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall
Voting Abstaining: Woods
4. Consideration and possible action to provide a recommendation to the City Council for a variance to the transparency requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Boulevard.
Motion made by Dillon to recommend approval to the City Council for a variance to the transparency requirements in the City's Unified Development Code for the Primrose School located at 9828 Karsten Boulevard, Seconded by Hosey.
Voting Yea: Johnson, Hurst, Dillon, Hosey, Hayes, Wall, Woods
5. Consider approval of the Wynnerra Phase I General Plan.

Motion made by Hosey to approve the Wynserra Phase I General Plan per recommendations provided by Staff, Seconded by Dillon.

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

6. Consider approval of the Wynserra Section 1 Preliminary Plat.

Motion made by Hayes to approve the Wynserra Section 1 Preliminary Plat and Wynserra Section 2 Preliminary Plat with staff recommendations, Seconded by Dillon.

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

7. Consider approval of the Wynserra Section 2 Preliminary Plat.

The action was taken during the previous item.

8. Consider approval of the Wynserra Street Dedication and Reserves Section 1 Preliminary Plat.

Motion made by Hosey to approve the Wynserra Street Dedication and Reserves Section 1 Preliminary Plat with conditions as provided by staff, Seconded by Wall.

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

9. Consider approval of the Wynserra Wastewater Treatment Plant Preliminary Plat.

Motion made by Dillon to approve the Wynserra Wastewater Treatment Plant Preliminary Plat with conditions per the staff recommendation, Seconded by Hosey.

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

10. Consider approval of the Karsten Boulevard North Phase IIIA and Commercial Reserves and Partial Replat of Sterling Lakes at Iowa Colony Section 4 Restricted Reserve M Final Plat.

The developer requested this item be deferred. There was no action taken.

11. Consider approval of the Ellwood Section 3A Preliminary Plat.

Motion made by Hayes to approve the Ellwood Section 3A Preliminary Plat, Seconded by Dillon.

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

12. Consider approval of the El Alaniz Addition Preliminary Plat.

Motion made by Hosey to approve the El Alaniz Addition Preliminary Plat, Seconded by Hayes.

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

13. Consider approval of the 191-acre Coogan Tract Planned Unit Development

Motion made by Dillon to recommend approval of the 191-acre Coogan Tract Planned Unit Development per staff's recommendation to the City Council, Seconded by Hayes.

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

ADJOURNMENT

The meeting was adjourned at 7:29 P.M.

APPROVED THIS 7th DAY OF OCTOBER 2025.

ATTEST:



Kayleen Rosser, City Secretary

David Hurst, Chair