



# CITY OF IOWA COLONY

## PLANNING & ZONING COMMISSION MEETING MINUTES

Tuesday, May 05, 2026  
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, Les Hosey, Terry Hayes, Brenda Dillon, Demond Woods and Robert Wall

**Members absent:** None

**Others present:** Loan Allen

### CALL TO ORDER

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

### CITIZEN COMMENTS

Jean Meyerson, 2505 CR 758, spoke regarding concerns with the contractors working on the Ellwood Subdivision project. She stated that she was unable to get down her street because an 18-wheeler was blocking the area near CR 48 and Duke Road. She also shared that on April 30, around midnight, her grandson was returning home from work during the rain when he slid off the road into a ditch. She stated the contractors had not cleaned the clay off the metal road plates, creating hazardous conditions. She contacted the supervisor the following day, and the area was cleaned; however, she expressed frustration that issues are only addressed after incidents occur rather than proactively. Ms. Meyerson also described another incident in which contractors were performing maintenance on a bulldozer in the roadway while she was attempting to leave to feed her animals. She later contacted the trash service after her trash was not collected and was informed that the truck could not get through because the bulldozer was blocking the road. Additionally, she stated that she visited the drainage work area on Karsten Boulevard and observed fence posts beginning to cave in. She expressed concern that the contractors are attempting to repair issues after problems arise instead of preventing them beforehand. Ms. Meyerson requested that the city closely monitor the contractors working for these new developments.

### ITEMS FOR CONSIDERATION

1. Consider approval of the April 7, 2026 Planning and Zoning Commission meeting minutes.

Motion made by Hayes to approve the minutes of the April 7, 2026 Planning and Zoning Commission meeting, Seconded by Dillon.

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

2. Consider approval of Avery Lakes Section 2 Preliminary Plat.

Motion made by Hayes to approve the Avery Lakes Section 2 Preliminary Plat, Seconded by Wall.

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

3. Consider approval of the Avery Lakes Section 3 Preliminary Plat.

Motion made by Hayes to approve the Avery Lakes Section 3 Preliminary Plat, Seconded by Wall.

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

4. Consider approval of Ellwood Section 6 Preliminary Plat with Conditions.

Motion made by Hosey to approve the Ellwood Section 6 Preliminary Plat with the condition that the developer put a barrier at the end of Kilian Way and Beech Tree Drive, Seconded by Dillon.

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

5. Consider approval of Ellwood Section 3A Final Plat.

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

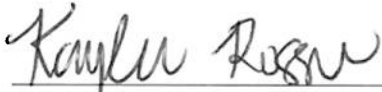
Voting Yea: Hurst, Dillon, Hosey, Hayes, Wall, Woods

#### ADJOURNMENT

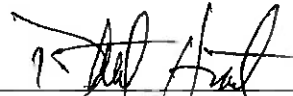
The meeting was adjourned at 6:52 P.M.

APPROVED THIS 2nd DAY OF JUNE 2026.

ATTEST:



Kayleen Rosser, City Secretary



David Hurst, Chair

