



Planning Commission Meeting Minutes

For the Meeting on 29 June 2026

Planning Commission Meeting Agenda

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes**
 - a) May 18, 2026
4. **Old Business – None**
5. **New Business**
 - a) Case Number 2026-090: Site Plan revision at DCS CTC
 - b) Case Number 2026-080: Final Plat for Sage Creek Phase 1
 - c) Case Number 2026-081: Final Plat for Sage Creek Phase 2
 - d) Case Number 2026-089: Rezoning at northeast corner of Hwy 301 and Church Road
6. **Other Business – None**
7. **Adjournment**

-- Start of the Items/Cases Portion of the Minutes --

Planning Commissioners Present – Lakita Fox (Ward 1), Stan Carroll (Ward 2), Calvin Freeman (Ward 3), Kirby Carter (Ward 4), Mark Crawford (Ward 6), Chad Engelke (At Large), and Janice Vidal (Mayor's Representative)

Planning Commissioners Absent – Morris Taylor (Ward 5)

City Staff – Billy Simco, Assistant Planning Director; Jonathan Ryan, IT Systems Engineer II

Items 1 and 2. Chairman Engelke called the meeting to order at 6:00 p.m. All Planning Commissioners were present except Morris Taylor. The Pledge of Allegiance was led by Chad Engelke.

3. Approval of previous Planning Commission Meeting Minutes

Motion – Carter: Approve the minutes from Planning Commission Meetings from May 18, 2026.

2nd – Fox

Motion Passed, 6-0

4. Old Business – None

5. New Business

- a) Case Number 2026-090:** A request for approval of a site plan revision for a new 10,500 square foot building at 1005 Kuykendall Lane at the DeSoto County Schools Career Tech Center West building.

The Chairman announced Case Number 2026-090 to be heard and called upon the planning staff to present the staff report. Assistant Director Simco read the executive summary for the case as follows:

This is Case Number 2026-090, a request from Michel Lebel with Allen & Hoshall, PLLC for approval of a site plan revision at 1005 Kuykendall Lane for the DeSoto County Schools Career Tech Center West building.

The request is for a new 10,500 square foot building on the existing Career Tech Center property. The parcel is approximately 51 acres and currently contains two existing structures. The proposed building would be located north of the existing buildings and would include an expanded parking area.

As noted in the staff report, the property is zoned PUD, with adjacent properties along Kuykendall Lane zoned PUD and A-R. The proposed building appears to comply with the required setbacks and easements, and the proposed architectural materials are consistent with the existing buildings on the site.

Staff reviewed the site plan for compliance with applicable design, parking, and pedestrian safety requirements. The proposed parking area generally conforms to the required standards, and the plan includes pedestrian safety improvements such as a marked crosswalk and expanded sidewalks. However, the ADA parking spaces adjacent to the proposed building are shown as 9 feet wide, while the minimum required width is 10 feet.

Because the site plan appears to meet the applicable requirements, with the exception of the ADA parking space width, staff recommends approval of the site plan on the condition that the new ADA parking spaces are widened to 10 feet.

Chairman Engelke thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Seeing no questions for staff, Chairman Engelke invited the applicant, Joe Mangialardi, to come forward. Commissioner Carter: We want to make sure that the width of the ADA spaces is 11 feet. Can you widen the spaces? Mangialardi: Yes. Seeing no more discussion from the Planning Commission or questions for the applicant, the chair called for a motion.

Motion – Carter: After review of Case Number 2026-090, the Planning Commission approves the request for the site plan presented in this report, at 1005 Kuykendall Lane, on the condition that the parking dimensions of new ADA spaces are widened to 11 feet.

2nd – Vidal

Motion Passes, 6-0

- b) **Case Number 2026-080:** a request from applicant Sage Creek Properties, LLC to approve a plat within the Sage Creek PUD. This is the plat for Phase 1 of the Sage Creek development

The Chairman announced Case Number 2026-080 to be heard and called upon the planning staff to present the staff report. Assistant Director Simco read the executive summary for the case as follows:

This is Case Number 2026-080, a request from Sage Creek Properties, LLC for approval of the plat for Sage Creek PD Phase 1. The subject property is located on the north side of Goodman Road between Willow Point Drive and Allen Drive and is currently part of the Sage Creek PUD. Approval of this plat would allow Phase 1 of the development to be recorded and divided into 32 individual single-family residential lots, along with the associated streets and infrastructure. As noted in the staff report, the surrounding zoning includes the Willow Point PUD, A-R, and R-10 zoning to the west, with A-R zoning to the north and east. Because the property is already within the Sage Creek PUD, the primary issue before the Commission is whether the proposed plat meets the City's subdivision design standards. Staff reviewed the plat for compliance with requirements related to streets, easements, drainage, block and lot design, and public facilities. Based on that review, the plat appears to conform to the applicable standards and includes the necessary layout to support the first phase of development. Because the plat meets the applicable subdivision requirements and supports development within the approved PUD, staff recommends approval of the plat for Sage Creek PD Phase 1.

Chairman Engelke thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Seeing no questions for staff, Chairman Engelke invited the applicants, Justin Burns and William Kissel, to come forward. Commissioner Carter: Has the fire department approved of this? There is a cove here and I want to make sure that the fire truck can get in and out of there. Justin Burns: Yes. Seeing no further questions from the Planning Commission, the Chairman asked if there is a motion.

Motion – Fox: After review of Case Number 2026-080, the Planning Commission recommends approval for the request for the plat for Sage Creek PD Phase 1.

2nd – Vidal

Motion Passes, 6-0

- c) **Case Number 2026-081:** a request from applicant Sage Creek Properties, LLC to approve a plat within the Sage Creek PUD. This is the plat for Phase 2 of the Sage Creek development.

The Chairman announced Case Number 2026-081 to be heard and called upon the planning staff to present the staff report. Assistant Director Simco read the executive summary for the case as follows:

This is Case Number 2026-081, a request from Sage Creek Properties, LLC for approval of the final plat for Sage Creek PD Phase 2. The subject property is located on the north side of Goodman Road between Willow Point Drive and Allen Drive. The property is currently part of the Sage Creek PUD and is identified by three separate parcel numbers. Approval of this plat would allow Phase 2 of the development to be recorded and divided into 46 individual single-family residential lots, along with the associated residential streets and infrastructure. As noted in the staff report, the surrounding zoning includes Willow Point PUD, A-R, and R-10 zoning to the west, with A-R zoning to the north and east. The property itself is already within the Sage Creek PUD, so the main issue before the Commission is whether the proposed plat conforms to the applicable subdivision design standards. Staff reviewed the plat against the City's subdivision requirements for streets, easements, drainage, block design, lot design, and public sites, facilities, and open spaces. Based on that review, the proposed plat appears to conform to the applicable requirements. The submitted plat also shows the residential lot layout and street connections to the Willow Point neighborhood to the west. Because the plat appears to meet applicable subdivision design standards and would facilitate the second phase of development within the approved Sage Creek PUD, staff recommends approval of the plat for Sage Creek PD Phase 2.

Chairman Engelke thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Seeing no questions for staff or the applicants, Chairman Engelke asked if there is a motion.

Motion – Carter: After review of Case Number 2026-081, the Planning Commission recommends approval for the request for the final plat for Sage Creek PD Phase 2.

2nd – Carroll

Motion Passes, 6-0

- d) **Case Number 2026-089:** a request for the rezoning of the parcel at the northeast corner of Highway 301 and Church Road from AR to C-4 to allow for future commercial development.

The Chairman announced Case Number 2026-089 to be heard and called upon the planning staff to present the staff report. Assistant Director Simco read the executive summary for the case as follows:

This is Case Number 2026-089, a request from Bill Sexton to rezone property at the northeast corner of Highway 301 and Church Road from AR, Agricultural Residential, to C-4, Planned Commercial.

The surrounding properties are zoned AR and are generally rural residential in character. The applicant argues that the site's location at a major intersection, along with its size and nearby residential growth, makes it suitable for commercial use.

The key issue is that the 2003 Future Land Use Map designates the area for medium density residential, not commercial. However, staff notes the map is outdated and does not reflect current conditions. There is also a lack of nearby commercial zoning, with none along Church Road west of Highway 51 and the nearest along Highway 301 about 0.8 miles north.

This request could establish a new commercial node in an underserved area. If approved, the range of uses permitted in the C-4 district should be considered.

Chairman Engelke thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Commissioner Carroll: When will the comprehensive plan update be done? Simco: With the recent departure of the previous Planning Director, our efforts to get the comprehensive plan in front of the commission have been delayed. It is one of my highest priorities to get the comprehensive plan finished and adopted. Seeing no further questions for Planning Staff, Chairman Engelke called upon the applicant, Bill Sexton, to come forward. Mr. Sexton: I represent the landowner as his broker, and he intends to sell the land after getting it rezoned. Commissioner Crawford: This is an important corner for the city. Commissioner Carter: So, you're just trying to rezone the land to sell it? You don't have a plan for what will go there. There is a long list of things that could go there and not all of them are good. Mr. Sexton: The property meets all the requirements for a rezoning, and this is an underserved area for commercial space in the city. Commissioner Carter: I have been told that there is talk about putting a cannabis dispensary on that corner because that is one of the uses that falls under C-4 zoning. Do you know anything about that? Mr. Sexton: No I do not. Seeing no more questions for the applicant, Mr. Sexton returned to the audience. Chairman Engelke opened the floor for a public hearing. Seeing no one come forward to speak, the public hearing was closed. Chairman Engelke: I have one more question for the Assistant Director. Are gas stations allowed in C-4? Simco: Yes, but they require approval of a Conditional Use Permit. Engelke: I know we have a moratorium on that right now, correct? Simco: Yes, so if someone came in to apply for a new gas station anywhere in the city, they would have to go through the Conditional Use process. Chairman Engelke asked if there is a motion.

Motion – Fox: After review of Case Number 2026-089, the Planning Commission recommends approval of the request by Bill Sexton for a rezoning of Parcel Number 208306000 00001200 from AR to C-4.

2nd – Crawford

Motion Passes, 4-2

Ayes – Crawford, Fox, Freeman and Vidal

Nays – Carter and Carroll

6. Other Business – None

7. Adjournment

Chair – Called for a motion to adjourn

Motion – Carter: adjourn the meeting at 6:24 p.m.

2nd – Carroll

Vote Passed, 6-0