



Planning Commission Meeting Minutes

For the Meeting on 27 July 2026

Planning Commission Meeting Agenda

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes**
 - a) June 29, 2026
4. **Old Business – None**
5. **New Business**
 - a) Case Number 2026-060: Site Plan for a Gas Station at Interstate Blvd and Nail Road
 - b) Case Number 2026-092: Taqueria Express Site Plan
 - c) Case Number 2026-094: Horn Lake Water Association Rezoning
 - d) Case Number 2026-091: Horn Lake Water Association Plat
 - e) Case Number 2026-093: Horn Lake Water Association Site Plan
 - f) Case Number 2026-082: Conditional Use for Lounge/Bar/Tavern at 749 Goodman Road West
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), Morris Taylor (Ward 5), Chad Engelke (At Large), and Janice Vidal (Mayor's Representative)

Planning Commissioners Absent – Mark Crawford (Ward 6)

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 Mark Crawford (Ward 6). 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 June 29, 2026.

2nd – Carroll

Motion Passed, 6-0

4. Old Business – None

5. New Business

- a) Case Number 2026-006:** a request for Site Plan approval for a Convenience Store with Gas Pumps on a 3-acre lot within the DeSoto Commons PUD along Interstate Boulevard.

The Chairman announced Case Number 2026-006 to be heard and called upon the planning staff to present the staff report. Interim Director Simco read the executive summary for the case as follows:

Case Number 2026-006 is a request for Site Plan approval for a Convenience Store with Gas Pumps on a 3-acre lot within the DeSoto Commons PUD along Interstate Boulevard. The Convenience Store with Gas Pumps use itself was previously approved through Conditional Use Case Number 2082 CU in June 2022. At that time, the Conditional Use and Site Plan were handled as separate approvals. The 3-acre lot proposed for development was later created through Case Number 2026-005, the DeSoto Commons A-8 Subdivision, which received final approval in May of this year. This case therefore serves as the Site Plan associated with that previously approved Conditional Use.

The proposed development includes an approximately 4,871-square-foot convenience store, fuel-pump areas, 24 parking spaces including two accessible spaces, internal circulation, sidewalks, landscaping, stormwater improvements, and a screened dumpster enclosure. Planning Staff found the overall site layout to be generally consistent with the applicable development requirements.

Planning Staff is recommending two minor conditions. First, the Crape Myrtles and Japanese Cedars shown on the landscape plan would need to be replaced with species from the City's approved tree list. Second, Staff recommends a clearly defined pedestrian connection between the convenience store and the sidewalks along Interstate Boulevard and the private roadway. Both items could be reviewed and approved administratively by Planning Staff without requiring the case to return to the Planning Commission.

Since the written Staff Report was completed, Planning Staff received an updated building rendering and additional information regarding the proposed exterior materials. The building will use a combination of white brick, a brown composite material designed to provide a wood appearance, storefront glazing, and complementary accent materials. Both the white brick and composite material are acceptable under the City's architectural standards, and Planning Staff has no additional concerns regarding the proposed building materials.

Planning Staff therefore recommends approval of Case Number 2026-006, with the Planning Commission's consideration of the two recommended conditions.

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, Ron Patel and his engineer Byron Houston, to come forward. Commissioner Freeman: Is this the biggest gas station in Horn Lake? Mr. Houston: It's not the biggest, but its big. Commissioner Carroll: Who will provide the gas? Mr. Patel: I am not sure yet. The negotiations for the fuel provider are still ongoing. Commissioner Carter asked for clarification regarding the previous approval of the Conditional Use Permit for this site. The Conditional Use was approved in June 2022 for a Convenience Store with gas pumps, as such it is not subject to the moratorium on gas stations that has since been passed. Seeing no more discussion from the Planning Commission or questions for the applicant, the chair called for a motion.

Motion – Vidal: After review of Case Number 2026-006, the Planning Commission approves the Site Plan for a Convenience Store with Gas Pumps on Lot 1 of the DeSoto Commons A-8 Subdivision, associated with the Conditional Use previously approved under Case Number 2082 CU with the following conditions:

1. Replace all proposed tree species not included on the City's approved tree list with approved species, subject to administrative approval by Planning Staff.
2. Provide a clearly defined pedestrian connection between the convenience store and the sidewalks on the private road and Interstate Boulevard, subject to administrative approval by Planning Staff.

2nd – Fox

Motion Passes, 6-0

- b) Case Number 2026-092:** a request for site plan approval for Taqueria Express at 2550 Goodman Road West.

The Chairman announced Case Number 2026-092 to be heard and called upon the planning staff to present the staff report. Interim Director Simco read the executive summary for the case as follows:

Case Number 2026-092 is a request for site plan approval for Taqueria Express, a new approximately 2,700-square-foot drive-thru restaurant proposed at 2550 Goodman Road West. The site consists of approximately 0.45 acres, is currently vacant, and is zoned C-4, Highway Commercial District. The proposed site plan places the restaurant near the center of the property, with the drive-thru lane circulating around the west and north sides of the building to the pickup window on the east side. The plan includes 15 parking spaces, including an accessible space with an adjoining access aisle, a small outdoor patio area, and a dumpster enclosure. Vehicular access will be provided through the existing driveway connection to Goodman Road West. The proposed building incorporates brick masonry, stucco-like finishes, storefront glass, and architectural accents. The Goodman Road façade appears to satisfy the City's glass requirement, and the proposed red and yellow/tan color scheme is consistent with the City's commercial architectural standards. The property is

also located within the 100-year floodplain, Zone AE. The developer has submitted a Floodplain Development Permit Application, and an Elevation Certificate will be required prior to the beginning of construction. Based on the submitted plans and applicable development standards, Planning Staff recommends approval of Case Number 2026-092, subject to the required floodplain documentation and all other applicable City requirements.

Chairman Engelke thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Commissioner Carter: Did they submit a traffic study with their proposal? Simco: No, but the Planning Commission can require one as part of the approval process. Commissioner Carter: I just know it gets really congested on that part of Goodman Road. Chairman Engelke invited the applicants, Nic Stephens, to come forward. Commissioner Carter: Have you done a traffic study? Mr. Stephens: We have the resources to do a traffic study if one is required. Seeing no further questions from the Planning Commission, the Chairman asked if there is a motion.

Motion – Fox: After review of Case Number 2026-092, the Planning Commission approves the site plan for Taqueria Express, located at 2550 Goodman Road West, subject to the submission and approval of an Elevation Certificate prior to the beginning of construction and compliance with all other applicable City requirements.

2nd – Carter

Motion Passes, 6-0

- c) **Case Number 2026-094:** a request to rezone the parcel located on the west side of Highway 51, between Joy Boulevard and Nail Road, from M-1 & C-4 to R-6 & C-4.

The Chairman announced Case Number 2026-094 to be heard and called upon the planning staff to present the staff report. Interim Director Simco read the executive summary for the case as follows:

Case Number 2026-094 is a request by Chance Walker of Smith-Walker Engineering to rezone the property located on the west side of Highway 51, between Joy Boulevard and Nail Road, from M-1 and C-4 to R-6 and C-4. The C-4 zoning along the Highway 51 frontage would remain in place, while the western portion of the property would be rezoned from M-1 industrial to R-6 residential to allow for future residential development.

The surrounding area contains a mixture of commercial, residential, multifamily, and industrial zoning. Commercial zoning is concentrated along Highway 51, while the Willows of Horn Lake subdivision immediately to the north is zoned R-6 and the Avalon apartment complex is zoned RM-6. Industrial zoning remains primarily to the west and south of the property.

The applicant has provided responses addressing the four criteria required for a rezoning, including Comprehensive Plan consistency, the appropriateness of the existing zoning, changes in the surrounding area, and the public need for the proposed amendment. Planning Staff believes the proposal creates a logical transition between the commercial character of Highway 51 and the established residential development to the north. Retaining C-4 along the highway preserves the commercial corridor, while replacing the M-1 zoning on the western portion with R-6 reduces the potential for future conflicts between industrial uses and the adjoining residential neighborhood.

Overall, Planning Staff finds that the proposed C-4 and R-6 zoning pattern better reflects the existing development pattern of the area and provides for a more compatible and orderly arrangement of land uses. The proposed motion is to recommend approval of the rezoning request.

Chairman Engelke thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Commissioner Freeman: What are the sizes of the houses in the R-6 zone? Simco: They are the same size as the houses in the neighborhood to the north, but the range of housing sizes as well as applicable setbacks are listed in the use chart for each residential zone. Commissioner Carroll: What will happen to the west end of the property? Simco: the residential development would not extend the entire length of the property, but the applicant could better explain the scope of the development. The applicant, Chance Walker came forward. Walker: The entire M-1 district on the property is what is being proposed to be changed to R-6. The westernmost portion of that R-6 land is in the flood area and cannot be built on, but everything being built will have shared access to Highway 51. The two lot plat (Case Number 2026-091) shows the portion to be cut out for the Horn Lake Water Association office complex, with enough space for shared access to Highway 51. Commissioner Carroll: will the road be wide enough for emergency vehicles to get through there? Walker: yes, and we'll also be tying into Joy Boulevard and that neighborhood. There is flood land on the west side of the proposed development, so nothing will be built there.

Seeing no further questions from the Planning Commission, Chairman Engelke opened the floor for public comments. No one came forward to speak on the case, so the public hearing was closed.

Motion – Carter: After review of Case Number 2026-094, the Planning Commission recommends approval for the request for request submitted by Chance Walker, Smith-Walker Engineering, to rezone parcel number 108735000 0002900 from M-1 & C-4 to R-6 & C-4.

2nd – Carroll

Motion Passes, 6-0

- d) **Case Number 2026-091:** a request for approval of the Horn Lake Water Association 2-Lot Subdivision.

The Chairman announced Case Number 2026-091 to be heard and called upon the planning staff to present the staff report. Interim Director Simco read the executive summary for the case as follows:

Case Number 2026-091 is a request by Chance Walker of Smith-Walker Engineering for approval of the Horn Lake Water Association 2-Lot Subdivision, which would divide Parcel Number 108735000 0002900 into two lots. The property is located along Highway 51 between Nail Road and Joy Boulevard and is surrounded by a mix of commercial, residential, and industrial development.

The proposed plat creates Lot 1, which will accommodate the proposed Horn Lake Water Association commercial development along Highway 51, and Lot 2, which extends from Highway 51 to the western boundary of the property for future residential development. As discussed in the rezoning case immediately preceding this item, the western portion of the property is proposed to be rezoned from M-1 to R-6 to accommodate that residential development. The Highway 51 frontage of Lot 2 is intended to provide coordinated access for both the commercial and future residential portions of the property, reducing the need for separate access points and helping transition development from the commercial Highway 51 corridor to the residential area farther west.

Planning Staff reviewed the plat against the applicable subdivision standards, including requirements related to streets, easements, blocks, lot design, and public facilities. The subdivision does not create or modify any public streets, and Staff identified no conflicts with the applicable standards. Based on that review, Planning Staff recommends approval of the Horn Lake Water Association 2-Lot Subdivision plat.

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

Motion – Carter: After review of Case Number 2026-091, the Planning Commission recommends approval of the request by Chance Walker of Smith-Walker Engineering for the Horn Lake Water Association 2-Lot Subdivision, subdividing Parcel Number 108735000 0002900 into two lots as shown on the submitted plat.

2nd – Carroll

Motion Passes, 6-0

- e) **Case Number 2026-093:** a request for approval of the site plan for Horn Lake Water Association on the west side of Highway 51 between Joy Boulevard and Nail Road.

The Chairman announced Case Number 2026-093 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:

Case Number 2026-093 is a request for site plan approval for a new approximately 4,800-square-foot office building for the Horn Lake Water Association on Lot 1 of the Horn Lake Water Association 2-Lot Subdivision. This case follows the related rezoning and subdivision plat cases considered earlier on tonight's agenda. The approximately 1.5-acre office site is located along Highway 51 and H2O Drive and will remain zoned C-4 for commercial use.

The proposed site plan places the office building near the center of Lot 1 and provides 28 parking spaces, including accessible parking. Vehicular access is provided from H2O Drive through two driveway connections, allowing traffic to circulate through the site. The plan also includes a drive-through payment window, a dumpster enclosure, stormwater detention along the Highway 51 side of the property, and an area west of the building reserved for potential future expansion.

The applicant also submitted a detailed landscape plan. Landscaping is provided throughout the site, including parking-lot islands, streetscape plantings, foundation landscaping, and screening. Planning Staff reviewed the proposed tree species and confirmed that the Red Sunset Maple, Little Gem Magnolia, Kay Parris Magnolia, Wildfire Blackgum, Red Oak, and Bald Cypress proposed on the plan are all consistent with the City's acceptable tree list.

One item Planning Staff has recommended is a more direct pedestrian connection between the office building and the proposed sidewalk along H2O Drive. Staff recommends adding a sidewalk connection from the building to H2O Drive, along with marked crosswalks where that pedestrian route crosses the entrance and exit drives. This can be incorporated into a revised site plan and reviewed administratively following approval by the Planning Commission.

Since the written Staff Report was completed, Planning Staff also received architectural plans and building elevations for the proposed office. The elevations show a gabled building with a metal roof and a combination of metal siding, board-and-batten siding, brick veneer, and wood trim and accent elements. The primary entrance is emphasized with a projecting gable and additional architectural detailing. These supplemental materials provide additional information regarding the appearance and exterior materials of the building and do not create any additional concerns with the proposed site plan. Overall, Planning Staff finds that the proposed development generally conforms with the City's applicable site plan, parking, landscaping, and development standards. Staff recommends approval of Case Number 2026-093, subject to the addition of the pedestrian connection and marked crosswalks, and compliance with applicable architectural and design standards.

Chairman Engelke thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Commissioner Vidal: Are they good with adding the

crosswalks? The applicant, Chance Walker, came forward. Mr. Walker: Yes. Seeing no further discussion from the Planning Commission, Chairman Engelke asked if there is a motion.

Motion – Vidal: After review of Case Number 2026-093, the Planning Commission approves the site plan for the Horn Lake Water Association office building on Lot 1 of the Horn Lake Water Association 2-Lot Subdivision, subject to the addition of a pedestrian connection between the building and the proposed sidewalk along H2O Drive, including marked crosswalks where appropriate, compliance with the City’s applicable architectural and design standards, and final approval of the related subdivision plat.

2nd – Freeman

Motion Passes, 6-0

- f) **Case Number 2026-082:** a request for approval of a Conditional Use Permit for a Lounge/Bar/Tavern at 749 Goodman Road West.

The applicant was not present, so Chairman Engelke called for a motion to table the case until the next meeting.

Motion – Carter: Table the hearing for Case Number 2026-082 until the August 2026 Planning Commission meeting.

2nd – Fox

Motion Passes, 6-0

6. Other Business – None

7. Adjournment

Chair – Called for a motion to adjourn

Motion – Fox: adjourn the meeting at 6:31 p.m.

2nd – Carroll

Vote Passed, 6-0