



Planning Commission Meeting Minutes

For the Meeting on 28 September 2026

Planning Commission Meeting Agenda

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes**
 - a) August 31, 2026
4. **Old Business – None**
5. **New Business**
 - a) Case Number 2026-109: Final Plat for Market 55 Phase 1B
 - b) Case Number 2026-107: Final Plat for Horn Lake Water Association Residential Subdivision
 - c) Case Number 2026-111: Site Plan for Nail Road Commercial Center
 - d) Case Number 2026-112: Final Plat for Ron Patel Studio 6 Plus Commercial Subdivision
6. **Other Business – Planning Commissioner Training Discussion**
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), and Janice Vidal (Mayor’s Representative)

Planning Commissioners Absent – Morris Taylor (Ward 5) and Chad Engelke (At Large)

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

Items 1 and 2. Vice-Chairman Carter called the meeting to order at 6:02 p.m. All Planning Commissioners were present except Morris Taylor (Ward 5) and Chad Engelke (At Large). The Pledge of Allegiance was recited.

3. Approval of previous Planning Commission Meeting Minutes

Motion – Fox: Approve the minutes from the August 31, 2026 Planning Commission meeting.

2nd – Freeman

Motion Passed, 5-0

4. Old Business – None

5. New Business

a) Case Number 2026-109: Final Plat for Market 55 Phase 1B

The Vice-Chairman announced Case Number 2026-109 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 2026-109 is a request for final plat approval of Market 55 Phase 1B, a division of Parcel A-5 within the DeSoto Commons Planned Unit Development. The property is on the north side of Nail Road West, between Highway 51 and Interstate Boulevard.

The plat creates one lot containing 49,393 square feet, or approximately 1.13 acres. It shows frontage on Nail Road West, building lines of 50 feet at the front, 5 feet on each side, and 20 feet at the rear, along with utility easements around the lot.

This division does not create a new street or block. Based on the submitted plat, staff finds that the lot’s layout and depicted easements meet the applicable subdivision design standards reviewed in the report. Approval of this plat establishes the lot; any future building and site development will require separate review.

Planning Staff recommends approval of the Market 55 Phase 1B final plat. If the Commission concurs, the suggested motion is to recommend approval of Case Number 2026-109 to the Board of Aldermen.

Vice-Chairman Carter thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Austin Wilson, representing the applicant, came

forward to answer questions from the Planning Commission. Commissioner Freeman: So, will this be like the other lots on that side of the road? Wilson: Yes, everything is the same. Seeing no further questions for the applicant, Vice-Chairman Carter called for a motion.

Motion – Fox: After review of Case Number 2026-109, the Planning Commission recommends approval of the Market 55 Phase 1B final plat to the Board of Aldermen.

2nd – Freeman

Motion Passed, 5-0

b) Case Number 2026-107: Final Plat for Horn Lake Water Association Residential Subdivision

The Vice-Chairman announced Case Number 2026-107 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 2026-107 is a request by Chance Walker of Smith-Walker Engineering for approval of the Horn Lake Water Association residential subdivision plat. The property is west of Highway 51 near Joy Drive North. The portion proposed for residential development is zoned R-6 following the rezoning approved under Case Number 2026-094.

The plat shows one commercial lot along Highway 51, 34 residential lots served by H2O Drive, and four common open space tracts. The residential lot areas shown meet the minimum proposed on the plat.

Staff recommends approval subject to three conditions. First, the plat and street section must show sidewalks on both sides of H2O Drive and pedestrian connections to the common open space. Second, the applicant must identify the uses and improvements for the open space tracts, particularly C.O.S. 36 and 38, and establish their ownership, access, and long-term maintenance. Third, the plat must show rear utility easements of at least ten feet and include the required final plat information and certificates before recording.

I spoke with Mr. Walker this morning about these conditions. He indicated that he is agreeable to them and will be available to address the Commission's questions. Staff recommend approval with the conditions stated in the report.

Vice-Chairman Carter thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Seeing no questions for staff, Vice-Chairman Carter invited the applicant to come forward. Chance Walker stated that he was willing to comply with the conditions. Commissioner Freeman asked if there would be on-street parking. Walker: No. Seeing no further questions for the applicant, Vice-Chairman Carter called for a motion.

Motion – Crawford: After review of Case Number 2026-107, the Planning Commission recommends approval of the Horn Lake Water Association residential subdivision final plat to the Board of Aldermen, subject to the following conditions:

1. The plat and street section shall show sidewalks on both sides of H2O Drive and pedestrian connections to the common open spaces.
2. The applicant shall identify the uses and improvements for the open space tracts, particularly C.O.S. 36 and 38, and establish their ownership, access, and long-term maintenance.
3. The plat shall show rear utility easements of at least ten feet and include the required final plat information and certificates before recording.

2nd – Fox

Motion Passed, 5-0

c) Case Number 2026-111: Site Plan for Nail Road Commercial Center

The Vice-Chairman announced Case Number 2026-111 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 2026-111 is a request for site plan approval for the Nail Road Commercial Center on the south side of Nail Road West, west of Highway 51. The proposal includes two commercial buildings totaling approximately 15,600 square feet, 146 parking spaces, two entrances along Nail Road, landscaping, and two dumpster enclosures.

The report sent to the Commission identified two items for clarification. I spoke with the applicant earlier today. He provided building elevations and a materials schedule showing brick, stucco, and glass. Staff has reviewed those materials and finds that they meet the City's design standards.

Mr. Walker also clarified that this phase of development does not extend to the houses along Thomas Street. The connections shown toward the south are intended to serve future development of the intervening property. Any such development would receive its own applicable City review.

Staff recommends approval subject to the four conditions in the report concerning pedestrian access, dumpster screening, final engineering plans, and building elevations. Mr. Walker is here to answer any questions about the proposal or those conditions.

Vice-Chairman Carter thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Seeing no questions for staff, Vice-Chairman Carter invited the applicant to come forward. Chance Walker stated that he would comply with the conditions. Walker discussed a possible event center south of the site and potential restaurant uses in the area. Seeing no further questions for the applicant, Vice-Chairman Carter called for a motion.

Motion – Fox: After review of Case Number 2026-111, the Planning Commission approves the site plan for the Nail Road Commercial Center, subject to the four conditions stated in the staff report concerning pedestrian access, dumpster screening, final engineering plans, and building elevations.

2nd – Vidal

Motion Passed, 5-0

d) Case Number 2026-112: Final Plat for Ron Patel Studio 6 Plus Commercial Subdivision

The Vice-Chairman announced Case Number 2026-112 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:

The next item is Case Number 2026-112, a request for approval of the Ron Patel Studio 6 Plus Commercial Subdivision final plat. Byron Houston is the engineer for this project.

The property is on the east side of Interstate Boulevard, south of the private road leading toward Delta Technical College. The plat establishes one commercial lot of approximately 2.25 acres within the DeSoto Commons PUD. It does not create a new public street or block. Any future development will require separate site plan review.

Staff recommends approval with three conditions. First, the applicant must correct a survey note that lists the property as 1.70 acres, while the lot label and legal description identify approximately 2.25 acres, and reconcile the related plat information. Second, the applicant must confirm the legal status of the private road and the lot's permanent access rights. Third, the plat must include a note requiring future development to connect to the existing sidewalk on Interstate Boulevard and provide a sidewalk along the private road for the length of Lot 1's frontage. Those pedestrian improvements will be reviewed with the future site plan.

The plat also shows a floodway affecting the property. Any future development will need to address applicable floodplain requirements during its separate review.

Staff recommends that the Planning Commission recommend approval to the Board of Aldermen subject to the conditions in the report.

Vice-Chairman Carter thanked planning staff for the presentation and opened the floor for discussion from the Planning Commissioners. Seeing no questions for staff, Vice-Chairman Carter invited the applicant's representative to come forward. Byron Houston stated that he agreed to comply with the conditions in the report. Seeing no further questions for the applicant's representative, Vice-Chairman Carter called for a motion.

Motion – Vidal: After review of Case Number 2026-112, the Planning Commission recommends approval of the Ron Patel Studio 6 Plus Commercial Subdivision final plat to the Board of Aldermen, subject to the following conditions:

1. The applicant shall correct the survey note listing the property as 1.70 acres to agree with the approximately 2.25-acre lot label and legal description and reconcile the related plat information.
2. The applicant shall confirm the legal status of the private road and the lot's permanent access rights.
3. The plat shall include a note requiring future development to connect to the existing sidewalk on Interstate Boulevard and provide a sidewalk along the private road for the length of Lot 1's frontage. These pedestrian improvements shall be reviewed with the future site plan.

2nd – Carroll

Motion Passed, 5-0

6. Other Business – Planning Commissioner Training Discussion

The Planning Commission discussed Module 1 of the Planning Commissioner Training materials, covering the Commission's role and the distinction between final action and recommendations to the Board of Aldermen. The handout also outlines how to review a staff report, identify applicable requirements and unresolved issues, and formulate clear motions and conditions.

7. Adjournment

Vice-Chairman Carter called for a motion to adjourn.

Motion – Vidal: Adjourn the meeting at 6:30 p.m.

2nd – Freeman

Motion Passed, 5-0