

The Planning Commission met Monday, May 5, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Hollie MacKellar; Erik Cortinas; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager; Michelle Melton, Planner; Chris Williams, City Attorney, and Cindy Beaudreau, Planning Clerk.

Absent: Kevin Boone

Chairman Turner called the meeting to order at 5:00 PM.

Consent Agenda

- Approval of the Minutes April 7, 2025

John Worsham made a motion to approve the consent agenda including the minutes.

Kim McCormick seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas

Abstain: Rebecca Bryant and Hollie MacKellar

Nay: None

Old Business

- **SD 23.04** Klumpp PUD – Request of applicant, S.E. Civil, for an extension of one-year for preliminary plat approval.

Hunter Simmons, Planning and Zoning Director, presented the request of applicant, S.E. Civil, for an extension of one-year for preliminary plat approval set to expire in June.

Rebecca Bryant shared her concern with the potential to receive two different proposals for the same property. Mr. Simmons explained that the PUD does not expire, only the preliminary plat.

John Worsham made a motion to approve the extension.

Erik Cortinas seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas and Hollie MacKellar

Nay: None

New Business

A. SD 25.06 Public hearing to consider the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST 68V Harvest Green East 2022, LLC, for Final Plat Approval of Harvest Green East Phase 2, a 108-lot subdivision. The property is approximately 54.64 acres and is located on the east side of State Highway 181, across from The Waters Subdivision. **PPIN #: 17735, 77776**

Chris Williams, City Attorney, recused himself and left the chambers.

Mike Jeffries, Development Services Manager, presented the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST 68V Harvest Green East 2022, LLC, for Final Plat Approval of Harvest Green East Phase 2, a 108-lot subdivision. The property is approximately 54.64 acres and is located on the east side of State Highway 181, across from The Waters Subdivision. Mr. Jeffries shared the zoning map and aerial map.

Staff recommends approval of SD 25.06 with the following conditions:

1. Completion of follow-up activities:
 - a. Copy of the recorded plat (final plat must be recorded within 120 days of acceptance).
 - b. Copy of the recorded O&M Agreement.
 - c. Maintenance and Guarantee Agreement executed by the subdivider – this document is not considered fully executed until the Mayor signs said agreement.
 - i. Remember to include the instrument # from the recorded plat.
 - ii. Remember to include 30 days in paragraph 3.

Hunter Simmons, Planning and Zoning Director, commended the developer and engineer on the completeness of the plat.

Chairman Turner opened the public hearing at 5:16pm. Having no one to speak, the public hearing was closed at 5:16pm

John Worsham made a motion to approve SD 25.06 with staff recommendations.

Kim McCormick seconded the motion and the motion carried unanimously with the following vote:

AYE: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas and Hollie MacKellar

Nay: None

B. SD 25.07 Public hearing to consider the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST Fritz Harshberger DMD LLC, is requesting Preliminary Approval for Advanced Dental, an 11-unit Multiple Occupancy Project. The property is approximately 2.75 acres and is zoned B-4 – Business and Professional District. The property is located at 20252 State Highway 181 #A. **PPIN #: 14894**

Michelle Melton, City Planner, presented the request of the Applicant, S.E. Civil, LLC, on behalf of the Owner, FST Fritz Harshberger DMD LLC, is requesting Preliminary Approval for Advanced Dental, an 11-unit Multiple Occupancy Project. The property is approximately 2.75 acres and is zoned B-4 – Business and Professional District. The property is located at 20252 State Highway 181 #A. Ms. Melton shared the zoning map and aerial map. Ms. Melton explained that preliminary approval of this project had been granted by the Planning Commission in 2022. The second building was not built prior to expiration of the preliminary plat and a new approval is required.

Staff recommends approval of SD 25.07 with the following conditions:

1. ALDOT permit for installation of fire hydrant.
2. Provide a recorded copy of the O&M Plan.

Chairman Turner opened the public hearing at 5:23pm. Having no one to speak, the public hearing was closed at 5:23pm

Larry Smith, S.E. Civil, LLC, stated that they are requesting re-approval and will send staff the landscape plan.

Erik Cortinas made a motion to approve SD 25.07, with the addition of a third condition:

3. Re-review of the landscape plan.

Rebecca Bryant seconded the motion and the motion carried with the following vote:

AYE: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas and Hollie MacKellar

Nay: None

Adjournment

John Worsham made a motion to adjourn.

AYE: Lee Turner; Rebecca Bryant; John Worsham; Harry Kohler; Paul Fontenot; Kim McCormick; Erik Cortinas and Hollie MacKellar

Nay: None

Adjourned at 5:25pm.



Lee Turner, Chairman



Cindy Beaudreau, Secretary