

MAPC Meeting August 11th, 2026

1. Call to order

2. Roll Call

Present (7): Jeff Steiling, Jim Little, Kevin Bailey, Lonnie Roberts, Mitch Johnson, Monroe Pointer, Jimmy Cooper

Absent (2): Stephanie Nelson, Dennis Zolper

3. Approval of minutes

MIN-26:072 MINUTES July 28th, 2026 MAPC

A motion was made by Jimmy Cooper, seconded by Monroe Pointer, that the minutes be approved, the motion was PASSED with the following vote

Aye (7): Jeff Steiling, Jim Little, Kevin Bailey, Lonnie Roberts, Mitch Johnson, Monroe Pointer, Jimmy Cooper

Nay (0):

Absent (2): Stephanie Nelson, Dennis Zolper

4. Preliminary Subdivisions

PP-26-11 **Preliminary Subdivision:**

A motion was made by, seconded by, that the matter be approved, and the motion was PASSED with the following vote:

Aye ():

Nay (0)

Absent ():

5. Final Subdivisions

6. Conditional Use

7. Rezoning

RZ-26-12

Rezoning: 1411 Southern Ridge Blvd.

The applicant Jeremy Bevill is requesting rezoning of the property from PD-M Multi-family to PD-M Commercial at 1411 Southern Ridge Blvd.

Lonnie Roberts (Chair): Do I have the proponent for this item?

Jeremy Bevill (Proponent): Jeremy Bevill, engineer with Crafton Tull, yes, we prepared the rezoning application, the plat, and we also updated the pattern book for Southern Hills, to reflect this zoning amendment. So, we're asking to rezone, it's about 7 and half acres, and block E. So, that's on the south side of Southern Ridge Boulevard, and we're east of Southern Creek Lane.

Lonnie Roberts: Okay, City Planner do you have staff comments on this rezoning request?

Derrel Smith (City Planner): Shun can we pull up the staff comments?

Shun Cornes (City Planner): Yes, we can.

Derrel Smith: So, this does meet all the requirements or criteria for a rezoning, so, we would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: So, with this being a rezoning request, I must open up. Is there anyone her for public comments? Anyone? Okay, I'll open up for commissioner questions or comments. Or I'll entertain a motion.

Jimmy Cooper (Commission): Cooper, make a motion to approve with stipulations.

Lonnie Roberts: One second, Mr. Cooper. Sorry about that.

Jeff Steiling (Commission): I have a few questions. Can we jump back into that plan, I was waiting for that to come back up? Sorry, I didn't see.

Shun Cornes: Which one?

Jeff Steiling: The one of their subdivision. Yeah, thank you. So, Jeremy, I guess I have two questions. One is, does this fit within the guidelines of the definition of this development?

Jeremy Bevill: So, the PD-M was secured in 2020, it's a planned development district mixed use PD-M. So, we're still going to have mixed use. An example on Southern Creek Lane, it's actually permitted and under construction. It's going to be a restaurant with lofts above, 14 units above that restaurant. It's on that, about 2 and half, 3 acre lot there on Southern Creek Lane. I've sent in an updated map that shows that site plan. I know this is the one that we looked at yesterday, but I did email, after lunch today, an updated map that shows where the grocery store is situated, the restaurant I just mentioned. We also showed some Condos on Block E, as well as some condos on Block K. Block K is north of the grocery store. So, we're still going to have mixed use. In 2020 it was rezoned with 31 acres of multi-family and that's kind of a high density multifamily. You have 16 units per acre. So, in 2020 it was approved for almost 500 apartment units. You could have in theory. So, we're reducing the acreage of multi-family. So, it's roughly in half, because about a year ago, we rezoned a portion of Block K that was 7 acres that went to commercial. On that concept in front of you, there is 4 acres on the north portion of Block K, that will have 40 units and those are under design now. Those are condos. 40 condo units.

Jeff Steiling: So, this map helps me a little bit, I was worried about that kind of L shape that you're showing on east and south side of what you're asking to be rezoned, because it is such a narrow area and I see that concept, are you certain you're gonna be able to make that work with fire apparatus, turnarounds, and all the things that are required related to that because that kind of looks like a dead end situation there.

Jeremy Bevill: So, it will continue with the rest of area E. It's just not designed yet. We did this concept for the about, 4 acre portion, and that drive will continue through and it will eventually connect to Southern Branch, just left of block E, that's outlined in bold.

Jeff Steiling: I guess my concern, and I'm not against what you're trying to do. I'm more concerned with how the lots get split up, and you know, 6 months ago, the area that you were talking about rezoning today was going to be residential. So, who's to say that the area to the west is not going to change to commercial as well, and then, we're ending up with this small, narrow, kind of strip that I'm afraid is not going to be developable. Turn into a kind of, no man's land between this commercial and the detention pond on there to the south. So, I'm not so much concerned about the percentages or what you're asking for. I like the concept. This is a nice area, certainly we need commercial in this area of town. Every bit as much as we need multi-family. In

my opinion. But I hate to make these decisions, that lock us in to other pieces of property that then are not very developable.

Jeremy Bevill: So, I visited with the developers and they, I mentioned some of these concerns that came from yesterday's pre-meeting and they said, they're not going to ask for any more of this multi-family to be rezoned to commercial. This is the last acreage. So, that's why we wanted to share the concepts of the rest of block E, as well as what we've been actively designing on block K. The north portion of block K that fronts Jackson Drive. And they're condos with a garage. So, they're all single story condos with a garage. The way the multi-family is zoned you can have, high density, what we worked on a few years ago was three-story apartment complexes. So, it's a little less intense.

Lonnie Roberts: Does that answer everything Jeff or did you have another question?

Jeff Steiling: That answers my questions.

Lonnie Roberts: Commissioners have any other comments for commissioners or city staff? Mr. Cooper if you would like to proceed with your motion.

Jimmy Cooper: I would like a motion to approve the request with the stipulations.

Lonnie Roberts: Do I hear a second?

Jim Little (Commission): Little, second.

A motion was made by Jimmy Cooper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (7): Jeff Steiling, Jim Little, Kevin Bailey, Mitch Johnson, Monroe Pointer, Jimmy Cooper, Lonnie Roberts

Nay (0)

Absent (2): Stephanie Nelson, Dennis Zolper

8. Miscellaneous Items

9. Staff Comments

10. Adjournment

Meeting was adjourned.

