

MAPC Meeting July 14th, 2026

1. Call to order

2. Roll Call

Present (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer, Lonnie Roberts

Absent (1): Stephanie Nelson

3. Approval of minutes

MIN-26:062 MINUTES June 23rd, 2026 MAPC

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

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer, Lonnie Roberts

Nay (0):

Absent (1): Stephanie Nelson

4. Preliminary Subdivisions

PP-26-10 **Preliminary Subdivision: Southern Oaks Phase 2**

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

Carol Caldwell (Proponent): Carol Caldwell, I guess, it's on the screen what I'm wanting to do. I'm wanting to rezone the lot 1 to commercial. Right now it's zoned residential, but joins commercial to the left. I'm building a grocery store right next to it. Across the street it's commercial. And this may be the only thing I've done in 50 years that doesn't have opposition.

Lonnie Roberts: So, this part is just for the plat approval, for what you're about to ask for the rezoning correct?

Carol Caldwell: Yes.

Lonnie Roberts: This is just the plat for what you're about to ask for rezoning for in just a few minutes.

Carol Caldwell: That is correct.

Lonnie Roberts: Okay. City Planner, do you have comments on this?

Derrel Smith (City Planner): Yes, sir. We reviewed it and it meets all the requirements of the subdivision code, so we would recommend approval.

Lonnie Roberts: Okay, commissioners have questions or comments about the plat? I'll entertain a motion.

Dennis Zolper (Commission): Zolper, make a motion to approve the request for a preliminary plat.

Lonnie Roberts: Do I hear a second?

Jeff Steiling (Commission): Steiling, second.

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

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

Nay (0)

Absent (1): Stephanie Nelson

5. Final Subdivisions

6. Conditional Use

7. Rezoning

RZ-26-11

Rezoning: 1400 Southern Ridge Blvd

The applicant Fisher Arnold is requesting to change the zoning of the property at 1400 Southern Ridge Blvd from R-1 Single-Family Medium Density District, to C-3 LUO General Commercial, Limited Use Overlay.

Lonnie Roberts (Chair): Now we move on to the rezoning of the same property. This is a rezoning request for the property from R-1 to C-3 limited use overlay at 1400 Southern Ridge, is that correct?

Carol Caldwell (Proponent): Correct.

Lonnie Roberts: Any other comments to add to that?

Carol Caldwell: None.

Lonnie Roberts: City Planner do you have staff comments?

Derrel Smith (City Planner): Yes sir, I do. It does meet all 6 criteria for a rezoning so we would recommend approval with the following stipulations, 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: With this being a rezoning request, is there anyone here to give public comments about this rezoning real quick? Okay, if you would please, come state your name for the record.

Juanita (Public): Hello, my name is Juanita. How are y'all? I actually live in Southern Oaks as well as my neighbor here, and this was all very new to us. And I quickly AI'd this to see how it could affect me. So, my main thing is, what exactly is planned? Because it still doesn't give any clear answers on what they're wanting to build. And I don't want something that is going to impact my house, specifically being the first house in that subdivision with lighting, or the type of facility that they're planning, if it gets very noisy. That's my main concern. I'm okay, I know that a city grows and I'm all for that. I'm from a big city, but I just wanted more clarification on that and I don't know if you have any other things. So, yeah.

Lonnie Roberts: So, this is a limited use overlay, there are a few restrictions. Does someone have the list of what is approved? Or Carol do you have that list of what you're asking?

Garret Dunham (Proponent): We got it.

Lonnie Roberts: State your name for the record.

Garret Dunham: Garret Dunham.

Lonnie Roberts: So, this is what they're limited to.

Garret Dunham: Right. So, we're requesting for the permanent use to be: animal care, assisted living, bank, church, daycare, government service, library, medical service, nursing home, office, park and recreation, pharmacy, restaurant, general, not fast food, and retail, or general service. Those are the items that would be permitted.

Lonnie Roberts: So, those are the only things that it could be.

Juanita (Public): Can I have a copy of those?

Garret Dunham: Yeah you can have this.

Juanita (Public): So, pretty much anything.

Garret Dunham: There are a couple things that are not on there. And I just want to say just south of that street is a C-3 LUO, it matches what's on the south side of that street.

Lonnie Roberts: So, are these the same limitations as the lot that is going to have the grocery store, or do you know?

Garret Dunham: The grocery store is part of the Southern Hills planning and development. This is not part of the planning development.

Lonnie Roberts: So, you're saying the other lots that are outside this development, have the same limitations?

Garret Dunham: Correct.

Lonnie Roberts: Okay.

Garret Dunham: There are C-3 LUO lots east of Southern Hills on the same street.

Carol Duncan (City Attorney): And legally we're not allowed to ask, exactly what they're building.

Juanita: Okay, sorry if I'm uneducated on this.

Carol Duncan: No, it's okay, it confuses a lot of people. But legally, we can't say, is this going to be a Burger King or a McDonald's? Granted that's not a good example, fast food is not allowed there, but legally we cannot ask them what they want to build there.

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Derrel Smith: As far as lighting we look at that during the development phase and normally we limit the lighting to where it doesn't bleed off onto other properties. That will be looked at when

they decide what they're going to put there. They'll submit a site plan and we'll review that and part of that site plan will be a photometric page. That'll show the lighting and what we're looking at is the boundaries of that property, especially against the residential boundaries of the property. Not having a high lighting number at the residential, it should be at zero, is what we're looking at. So, that keeps it from going over to the neighboring properties.

Juanita (Public): Okay, and my final thing would just be, the traffic going through there. I imagine that there will be signs put up so that doesn't affect our Jackson Drive Street, or how would that work?

Derrel Smith: There is already a subdivision out there, that the street speed limits have been approved. And so, those are already there. If the signs aren't up, they will be coming up in the future.

Juanita (Public): Yeah, because I know there's a lot of kids and families moving into those neighborhoods. It doesn't concern me as much but I just think about those families and how you know, you don't want something ugly to happen, thinking on these little kids.

Lonnie Roberts: Certainly. Jeff, did you have something you wanted to comment?

Jeff Steiling (Commission): Is there also a requirement for screening between commercial and residential properties?

Derrel Smith: Normally, if it's commercial against residential, there will be some type of screening too that will be looked at during the site plan review process.

Juanita (Public): Okay, thank you.

Monroe Pointer (Commission): I have a question for you. Is your concern that it was too much light you were concerned with or not enough light?

Juanita (Public): No, too much lighting. I don't want something, I don't know if you guys are familiar with that neighborhood, but those houses, they have 3 small windows and you don't have anything you can cover those up with. So, that would negatively impact how I'm able to rest. And it won't just be me, but my other neighbors as well.

Lonnie Roberts: Thank you, Carol did you have any comments to address on the item?

Carol Caldwell: This is on the three lane street, it's set up for commercial traffic. It's an arterial street, and then, I own these 17 lots, residential. So, I'm not going to build something that will hurt her, it would hurt me 17 times or more. You can see what's out there so far, and see that this is a first class development.

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Lonnie Roberts: Any other public comments? Yes, if you would sir, come up and state your name for the record.

Henry Puello (Public): My name is Henry Puello, I also live there. My concern is for the fencing and the height for the potential construction, because the privacy of this residential now, how will it be and would we be notified of their construction will affect our daily, coming and going.

Lonnie Roberts: You're talking about the trucks coming and going from the construction?

Henry Puello: Exactly. And the next question is related to the price of the house, I've read in some documents the houses that are next to those type of construction can be affected. But overall, it should benefit because it's growing, but when they're next to let's say a big parking lot that's going to be there or something that would noisy or something could affect the prices of the housing. This is my main concern.

Lonnie Roberts: Thank you for your comments. That kind of goes back to what you said about your lots, that you're putting right against it yourself. I would think.

Carol Caldwell: Right. There's a 30-foot buffer all the way around it and we're adding detention that we may not have to, but we want to. To help more downstream than what's approved. That big square there is more detention. To me, this is all improvements, is what this is. Any other questions?

Lonnie Roberts: Do you have any other questions?

Kevin Bailey (Commission): I think an explanation of the buffer to them, would be better for what they can expect. So, do y'all understand what Carol is saying? That there is going to be a 30-foot buffer between the development and the back of the residential property around it. I don't know what that buffer is going to consist of but, y'all might speak to that, Carol.

Carol Caldwell: So, there is a 30 foot buffer that is going to go all the way around, plus screening. Yes, I think y'all live back here about a block away. And the traffic won't be going down Jackson when something's built there and I don't have any plans right now. If I did I'd tell you, if I did, I'd give you a site plan. This is just future and supply and demand. And I'm just making it better.

Henry Puello: I would at least like to have continued communication like that. I mean we appreciate that you have taken consideration just to keep posted what was coming, to follow the recommendation, and everything improved but we need to make sure and be notified like this notification. Because right now we don't know what is coming there no?

Lonnie Roberts: We understand, okay thank you for your comments. Commissioners do you have any questions at this point of developer or city staff?

Dennis Zolper (Commission): Zolper, motion to approve the request for rezoning.

Lonnie Roberts: Motion to approve, do I hear a second?

Jim Little (Commission): Little, second.

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

Aye (7): Dennis Zolper, Jeff Steiling, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer

Nay (0)

Absent (1): Stephanie Nelson

8. Miscellaneous Items

SP-26-01 Site Plan: Citadel Minor Phase 1

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

Carlos Wood (Proponent): I'm Carlos Wood, I'm the engineer for the developer. This is a R-3 zoning piece of property that used to be Woolum Drive or Woolum Street. And it has several trailer parks, and we are removing those trailer parks totally out and we want to build some apartments on this property. Right now, we want to do Phase One, we want to do six buildings on the north side of the private drive.

Lonnie Roberts: Okay, City Planner do you have comments on this site plan?

Derrel Smith (City Planner): We don't have staff comments on the site plan, the reason it's here is because the number of units. We wanted to bring it before you, we will review this as usual and make sure it meets all city codes, but because of the number of units, our ordinance requires MAPC to review it, before we go any further.

Lonnie Roberts: Okay, commissioners have any questions of the applicant or city staff?

Dennis Zolper (Commission): Zolper, make a motion to approve the number of units on the property, correct?

Derrel Smith: It's just a site plan.

Dennis Zolper: Okay, make a motion to approve the site plan as presented to us.

Lonnie Roberts: Do I hear a second?

Jim Little (Commission): Little, second.

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

Aye (7): Dennis Zolper, Jeff Steiling, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer

Nay (0)

Absent (1): Stephanie Nelson

9. Staff Comments

Lonnie Roberts (Chair): Do we have any staff comments?

Derrel Smith (City Planner): Yes sir, we have one. I sent out an email, probably last week of a housing study meeting that's going to be Thursday from noon to 1:30pm, it's going to be over Zoom, and I included a link. If you didn't get that link and wanted to attend, let me know and I'll get it to you. This is from the DPZ, the people that are doing our comprehensive plan and it's a lot of the information that they have come up with up to this point. A lot of it, is going to be about housing demographics, that kind of information. So, maybe some of y'all might find it interesting. Tomorrow they're going to have another meeting at noon and it's going to be for the Steering Committee that has been put together by the Mayor's office, it will be over Zoom as well, tomorrow from noon to 1:30pm. If you are on that, you also got a link sent to you.

Dennis Zolper (Commission): Derrel, is that meeting this Thursday?

Derrel Smith: Yes, sir. This Thursday the 16th. Jimmy, I'll get you one this evening. I've got it. When I hit MAPC it gives me the city one unless I remember to put your personal one. I've got it and I'll get it to you.

Jimmy Cooper (Commission): Thank you.

Lonnie Roberts: Anything else? Commissioners have any questions or comments? We're adjourned.

10. Adjournment

Meeting was adjourned.