

MAPC Meeting April 14th, 2026

1. Call to order

2. Roll Call

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

Absent (1): Stephanie Nelson

3. Approval of minutes

MIN-26:032 MINUTES March 24th, 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 (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Monroe Pointer, Paul Ford

Nay (0)

Absent (1): Stephanie Nelson

4. Preliminary Subdivisions

PP-26-04 **Preliminary Subdivision: Ridgepointe Country Club Phase 1**

The applicant Gera Investment LLC is requesting an approval of the final subdivision for the seventh replat of Ridgepointe Country Club Phase 1, block E

The Final Subdivision PP-26-04 has been withdrawn.

6. Conditional Use

7. Rezoning

RZ-26-05

Rezoning: 5925 East Johnson Ave

Horizon Land Surveying LLC is requesting a rezoning for the property at 5925 East Johnson Ave from I-1 limited industrial district to C-3 LUO.

Lonnie Roberts (Chair): Do we have the proponent for this item? Come up and state your name for record.

Rob Hester (Proponent): Rob Hester, Stonebridge Construction.

Lonnie Roberts: Do you have any comments on it at this point or is it self-explanatory?

Rob Hester: It's self-explanatory, but I welcome any questions.

Lonnie Roberts: Okay, I'll open up to the city planner, do you have the staff comments for this one?

Derrel Smith (City Planner): Yes sir, we do. It meets all six of the criteria for 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. And the limited-use overlay will not allow the following: cemetery, communication tower, adult entertainment, homeless shelter, and medical marijuana dispensary.

Lonnie Roberts: Okay and with this rezoning request, is there anyone here to give public input? If not I'll open up for questions from commissioners or discussion or a motion.

Dennis Zolper (Commission): Zolper, make a motion to approve the request with the stipulations.

Jimmy Cooper (Commission): Cooper, second.

A motion was made by Dennis Zolper, seconded by Jimmy Cooper, 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, Monroe Pointer, Paul Ford

Nay (0)

Absent (1): Stephanie Nelson

RZ-26-07

Rezoning: 1601 Granger Dr

The applicant William Conrad is requesting a rezoning the property at 1601 Granger Dr from RM-8 to RS-5

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

Jeremy Bevel (Proponent): Jeremy Bevel, engineer with Crafton Tull. And we're asking for this rezoning from residential multi-family to single-family residential. The ultimate plan is to put two single-family homes on each lot and those lots will come, you know, later separately. But this is just a rezoning for the .44 acre track on Granger.

Lonnie Roberts: Okay, city planner do you have staff comments?

Derrel Smith: Yes sir, we do. Again this meets all the requirements 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: Okay, with this rezoning request is there anyone here for public comments? If not, I'll open up for commissioners, questions or comments.

Dennis Zolper (Commission): Zolper, make a motion to approve the request with the stipulations.

Jimmy Cooper (Commission): Cooper, second.

A motion was made by Dennis Zolper, seconded by Jimmy Cooper, 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, Monroe Pointer, Paul Ford

Nay (0)

Absent (1): Stephanie Nelson

8. Miscellaneous Items

9. Staff Comments

10. Adjournment

Meeting was adjourned.