

**Planning Commission Meeting  
May 20, 2025  
6:00PM, William Simmons Administration Building  
MINUTES**

Presiding: Gary Thomas, Chairman

1. Call to Order The meeting was called to order by Chair Gary Thomas at 6:00PM.

2. Roll Call

Members Present: Terron Bivins, Troy Curtis, Greg Doster, Calvin Waters, Gary Thomas

Members Absent: Karen Powell

3. Approve the Minutes of February 18, 2025, Temple Planning Commission meeting.

There was a motion to approve the minutes by Calvin Waters, second by Troy Curtis.

Vote 4-0.

4. Status report on Council action taken from February 18, 2025, Planning Commission Meeting. Community Development Director Deidra Walker gave a summary of the action taken at the last Council Meeting.

5. Request by Leigh Shirley for a parcel split of Parcel# T04 0070006 & T04 0070048 on Carrollton Street, LandLot 149, District 6. The future use of this property is general commercial which it is currently zoned.

Chair Gary Thomas explained that at previous meetings the applicant was required to attend the meeting so that they can present their request and be available for questions. Everyone agreed that the applicant should be present; therefore items six and seven on the agenda are not applicable.

6. Hold a public hearing on the request for a parcel split by Leigh Shirley. N/A

7. Consider taking action on the request by Leigh Shirley. (Planning Commission is the final authority on parcel split/join request. No Council Action needed.) N/A

8. Request by Barron Williamson for a parcel join of Parcel# T03 0080193 & T03 0080194 on Ivey Lake Parkway, Landlot 182, District 6. The future use of this property is residential. This join will be contingent upon legal action concerning name changes on the deeds for both parcels.

The applicant, Mr. Williamson, was present at the meeting. He explained that he currently has a 10 by 16 building to the side of his house; he also has a trailer and RV. He would like to build a pole barn and add an office to clean up the property. He bought the lot next to him and the property at the end of Steadham Court. It was confirmed that there would be no public use for the office, it will just be a personal office.

MINUTES Planning Commission Meeting May 20, 2025

9. Hold a public hearing on the request for a parcel join by Barron Williamson.

Chair Gary Thomas opened the public hearing. There was no one else present to speak for or against his request. The public hearing was closed.

10. Consider taking action on the request by Barron Williamson

There was a motion by Troy Curtis to approve the request for a parcel join of Parcel# T03 0080193 & T03 0080194 on Ivey Lake Parkway, Landlot 182, District 6, second by Greg Doster. The motion is contingent on changing of the deeds for both parcels. Vote 4-0.

The Planning Commission is the final authority for parcel joins.

11. (Planning Commission is the final authority on parcel split/join request. No Council Action needed.)

12. Request by Mahdi Al- Husseini for final plat approval of The Enclave at Azalea Hills Phase 2, Parcel# T02 0110044, LandLot 115, District 6. The future use of this property is residential.

Mr. Mahdi Al-Husseini, the applicant, was present at the meeting. He explained there are 114 townhomes and 50 of them were approved in November. He is here tonight for phase two and awaiting approval of the final plat. It was confirmed that everything required by the City and Turnipseed Engineers has been taken care of.

13. Hold a public hearing on the request for final plat approval by Mahdi Al-Husseini.

Chair Gary Thomas opened the public hearing. There was no one else present to speak for or against this request. The public hearing was closed.

14. Consider making a recommendation to the City Council regarding the request for final plat approval made by Mahdi Al- Husseini. (City Council will make the final decision at their regular council meeting scheduled for 6-2- 2025.)

There was a motion by Calvin Waters to recommend approval of the final plat to the City Council, second by Troy Curtis. Vote 4-0. This will be presented to the City Council at their next meeting on June 2, 2025.

15. Other business

Terron Bivins asked where we are on reviewing the building fees. Community Development Director Deidra Walker explained that those have been reviewed and updated within the last three years. They are comparable to other municipalities, some of our fees are higher. It is not recommended by our engineers to make changes to the fees at this time. Everyone was reminded that there is currently a residential building moratorium in place until mid October.

16. Adjournment There was a motion to adjourn by Calvin Waters, second by Troy Curtis. The meeting adjourned at 6:27PM.