

Planning Commission Meeting Minutes

Tuesday, June 30, 2026

Members Present: Chairman Carl Sparks, Craig Danzy, Nick Dussel, Roger Leach

Meeting Called to Order: 7:01 PM

Opening

Prayer led by Leach.

Pledge of Allegiance led by Danzy.

Approval of Agenda

Chair Sparks requested approval of the agenda, including approval of the previous meeting minutes. Notice letters were mailed to property owners within 300 feet of the subject properties.

Approval of Previous Meeting Minutes

The Clerk read a synopsis of the May 19 and May 21 meeting minutes, including prior discussions regarding the proposed data center.

Nick Dussel was appointed secretary of the meeting.

Public Comment prior to each vote.

Motion: Leach

Second: Dussel

Result: Motion passed unanimously.

New Business

Heritage Southwest ISD CTE Center

Andy Hubbard presented the proposed Heritage Southwest ISD Career & Technical Education (CTE) Center. Commission members and attendees asked questions following the presentation. The estimated project cost was approximately \$50 million. The application packet identified the proposed building at approximately 67,600 square feet.

Public Comment prior to each vote.

Motion: Leach moved to approve the Conditional Use Permit for the proposed CTE Center.

Second: Danzy

Vote: Roger – Yes; Nick – Yes; Carl – Yes; Craig – Yes.

Result: Motion carried unanimously.

Ordinance Amendment – Minimum Parcel Size

Roger discussed reducing the minimum parcel size for AGRICULTURAL-RESIDENTIAL, RESIDENTIAL minimum lot area from 2 acres to 1 acre. The amendment would not change the existing limitation of one land split per 40-acre parcel; it would only reduce the minimum size of the resulting parcel. From 2 acres to 1 acre. AGRICULTURAL-RESIDENTIAL, RESIDENTIAL setbacks are to be used on small acreage agricultural lots.

Public Comment prior to each vote.

Motion: Roger

Support: Danzy

Vote: Roger – Yes; Nick – Yes; Carl – Yes; Craig – Yes.

Result: Motion passed unanimously.

Swimming Pool Ordinance

Motion by Nick Dussel, supported by Craig, to table the proposed Swimming Pool Ordinance until the next meeting.

Result: Motion carried.

Next Meeting

Tentative Date Tuesday, August 11th at 7:00pm, depending on planner and lawyer availability.

Adjournment

Motion to adjourn by Danzy, 2nd by Dussel shortly after 9:00 PM.

Result: Motion passed unanimously.

____ Carl Sparks _____
Chairman Printed

Chairman Signature

____ Nick Dussel _____
Secretary Printed

Secretary Signature