



Planning Commission
Tuesday, July 7, 2026 6:00 PM
Council Chambers
360 N. Main Street

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1. Roll call
2. Approval of the Agenda
3. Public Comment on any topic not on the agenda.
4. Election of Chairperson and Vice Chairperson
 - A. Election of Chairperson
 - B. Election of Vice Chairperson
5. Preliminary Site Plan: Creekside South II
Request of HC Investment Properties, LLC for approval of a Preliminary Site Plan on 6.32 acres. The property is located at the northeast corner of West Forevergreen Road and Bernardy Drive.
 - A. Staff Presentations
 - B. Applicant Presentation
 - C. Public Comments
 - D. Questions and Comments from the Commission
 - E. Recommendation to the City Council
6. Zoning Map Amendment: Quail Creek
Request of Kit Baloun for a Zoning Map Amendment (rezoning) from C-1-B General Commercial District to C-3 Higher-Intensity Commercial District on approximately 2.67 acres. The property is located on the west side of South Highway 965/Ranshaw Way directly west of the intersection of Hawkeye Drive
 - A. Staff Presentations
 - B. Applicant Presentation
 - C. Public Comments
 - D. Questions and Comments from the Commission

- E. Recommendation to the City Council
- 7. Zoning Map Amendment: The Emory Phase III
 - Request of Emory North Liberty III, LLC for a Zoning Map Amendment (rezoning) to amend the Planned Area Development (PAD) within the existing RM-21 Multi-Unit Residence District on approximately 5.93 acres. The property is located on the west side of North Jones Boulevard approximately 500 feet north of Hayes Lane
 - A. Staff Presentations
 - B. Applicant Presentation
 - C. Public Comments
 - D. Questions and Comments from the Commission
 - E. Recommendation to the City Council
- 8. Approval of Previous Minutes
 - A. Approval of the June 2, 2026 Meeting Minutes
- 9. Planning Updates
- 10. Adjournment