

**AGENDA FOR THE  
MEDINA MUNICIPAL/REGIONAL  
PLANNING COMMISSION MEETING  
MONDAY, DECEMBER 1, 2025  
5:00 PM**

- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
  - A. Final Plat – EME Properties**
  - B. Construction Drawings – Oakmont Estates, Phae 1**
- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**



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**PARK BOULEVARD**  
**35' R.O.W.**

**POINT OF BEGINNING LOT 1**  
2" ROUND HEADED IRON ROD, FOUND  
N 545938.50  
E 1145814.73

**- LOT 1 -  
0.35 ACRES  
15311.42 SQ. FT.**

EME PROPERTIES  
RECORD BOOK 1114, PAGE 2783  
TAX MAP 1766, GROUP G  
PARCEL 6.00 & 13.00

S80°20'00"E · 97.59'  
S03°30'00"W · 18.25'  
S85°10'40"E · 62.00'  
S07°22'18"W · 66.50'

IRON PIN SET  
2" SQUARE HEADED IRON ROD, FOUND

Parcel 13.00  
Parcel 6.00

**- LOT 2 -  
0.26 ACRES  
11379.94 SQ. FT.**

EME PROPERTIES  
RECORD BOOK 1114, PAGE 2783  
TAX MAP 1766, GROUP G  
PARCEL 6.00 & 13.00

N09°20'00"E · 47.34'  
S85°23'12"E · 74.13'  
S03°30'00"E · 94.52'

POINT OF BEGINNING LOT 2  
IRON PIN, SET  
N 545849.52  
E 1145754.25

IRON PIN SET

**- LOT 3 -  
0.18 ACRES  
7751.15 SQ. FT.**

EME PROPERTIES  
RECORD BOOK 1114, PAGE 2783  
TAX MAP 1766, GROUP G  
PARCEL 6.00 & 13.00

S04°28'48"W · 110.13'  
N04°24'00"W · 70.01'

POINT OF BEGINNING LOT 3  
IRON PIN, SET  
N 545733.79  
E 1145819.28

**- LOT 4 -  
0.18 ACRES  
7854.25 SQ. FT.**

EME PROPERTIES  
RECORD BOOK 1114, PAGE 2783  
TAX MAP 1766, GROUP G  
PARCEL 6.00 & 13.00

S04°28'48"W · 113.37'  
N04°38'48"E · 113.37'

POINT OF BEGINNING LOT 4  
IRON PIN, SET  
N 545726.95  
E 1145888.96

**LANCE & JENNIFER EPPERSON**  
RECORD BOOK 1092,  
PAGE 194  
TAX MAP 1766, GROUP G;  
PARCEL 5.00  
0.15 ACRES  
6688.04 SQ. FT.

S85°23'12"E · 70.00'  
S85°09'22"E · 58.50'

SHEARED T-POST, FOUND

IRON PIN SET

**ROWLETT AVENUE - 35' R.O.W.**

IRON PIN, FOUND (HOPPER) 12.5' FROM CENTER

POINT OF BEGINNING  
LOT 3  
IRON PIN, SET  
N 545733.79  
E 1145819.28

POINT OF BEGINNING  
LOT 4  
IRON PIN, SET  
N 545726.95  
E 1145888.96

POINT OF BEGINNING  
IRON PIN, SET  
N 545719.50  
E 1145958.59

N04°24'00"W · 70.01'  
N03°48'00"W · 59.79'

15' JEAL EASEMENT

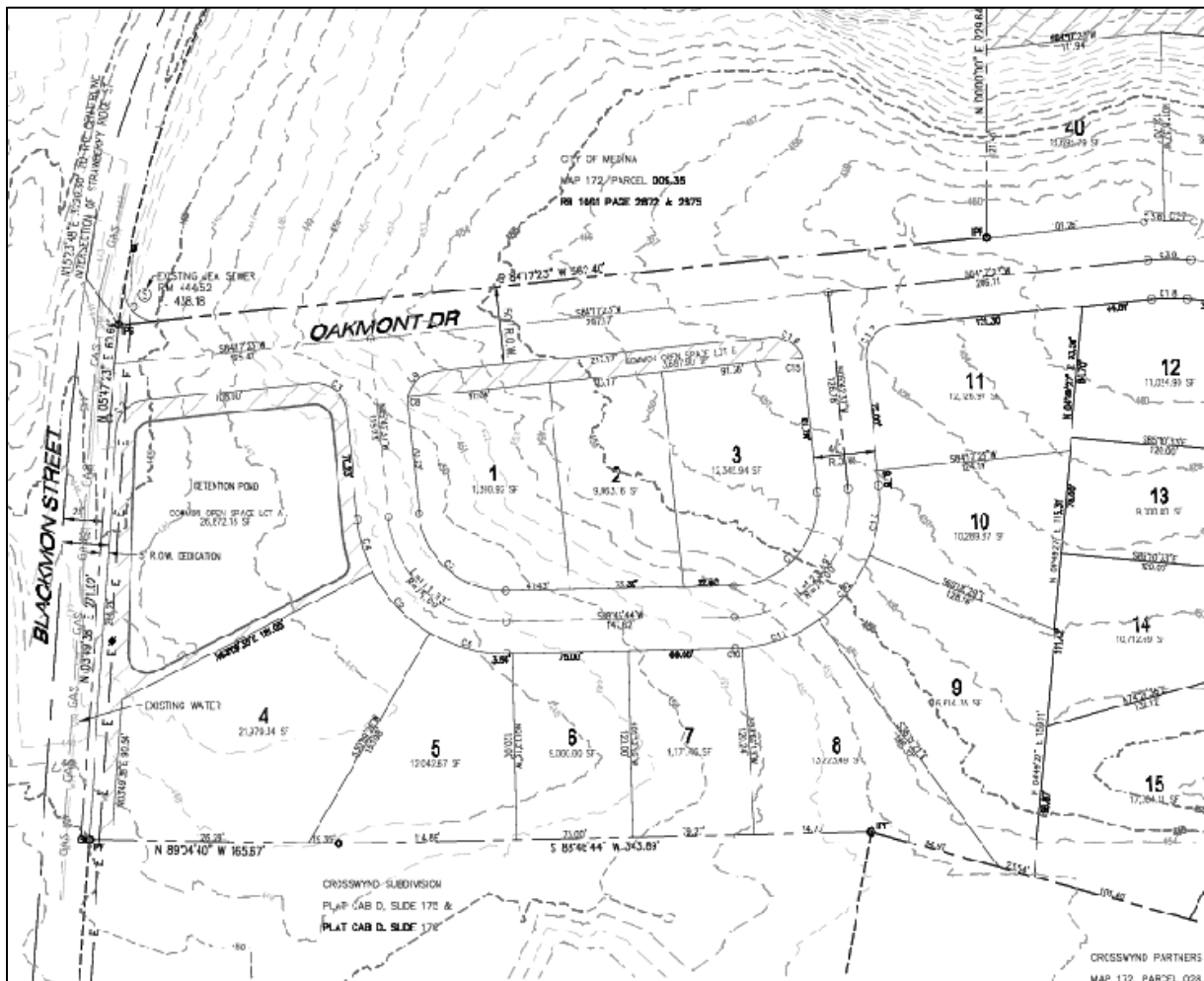
CH=12.5'±  
CL=13.0'±  
L=138.69'

7" PIPE, FOUND

- Lots 2 and 3 do not meet the minimum lot size requirement for property located in an R-2 District. The minimum lot size is 9,000 square feet while these lots are 7,751 and 7,854 square feet in size, respectively.
- It would seem difficult to position driveways onto the proposed lots without negatively impacting the existing streets. Both streets are extremely narrow with both having approximately 35 feet of right-of-way, with an acute turn radius at the curve where the two streets are joined. Further, it appears that any potential Lot 3 driveway would be too close to the Rowlett Avenue / Jabez Drive intersection.

**Recommendation.** The staff planner recommends the above noted comments be addressed prior to approval.

**B. Construction Drawings – Oakmont Estates, Phase 1**



**Background.** Construction drawings have been submitted by KOKA Development LLC for Phase 1 of Oakmont Estates. The Master Design Plan for this subdivision was approved on April 7, 2025. This phase proposes to create 11 lots and two common areas on 5.16 acres of property. One of the common areas will contain a retention pond. The property is zoned R-1A and it does not appear to be located in a designated flood hazard area. Portions and entireties of two streets are proposed as part of this phase, in addition to the accompanying water and sewer lines.

**Analysis.** The staff planner has the following concerns:

- There is no debris removal plan included.
- Since common areas are proposed, a home owners' association will need to be formed prior to final plat approval. Documents verifying creation of said home owners' association will need to be submitted along with the final plat.

**Recommendation.** The staff planner defers recommendation on this matter to the City Engineer.

- V. OLD BUSINESS**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**