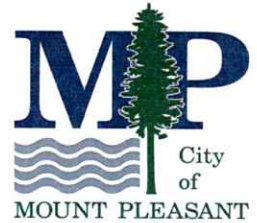


NOTICE AND AGENDA OF REGULAR CALLED MEETING MOUNT PLEASANT CITY COUNCIL

Tuesday, September 15, 2026 at 6:00 P.M.
501 North Madison, Mount Pleasant, Texas



PURSUANT TO CHAPTER 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCIL MEMBERS MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Upon request, agencies must provide auxiliary aids and services, such as interpreters for the deaf and hearing impaired, readers, large print or Braille documents. In determining the type of auxiliary aid or services, agencies must give primary consideration to the individual's request. Those requesting auxiliary aids or services should notify the contact person listed on the meeting several days before the meeting by mail, telephone, or RELAY Texas. TTY: 7-1-1.

The public may participate by joining YouTube: <https://www.youtube.com/@thecityofmountpleasanttexas1157/streams>

CALL TO ORDER

Roll Call and Certification of a Quorum

Invocation

Pledge of Allegiance

OPEN SESSION

PUBLIC COMMENTS

The City Council welcomes citizen participation and comments at all Council meetings. Citizen comments are limited to three minutes out of respect for everyone's time. The Council is not permitted to respond to your comments. The Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 3 business days in advance of the Council meetings. If your comments relate to a topic that is on the agenda, the Council will discuss the topic on the agenda at the time that the topic is discussed and deliberated.

CONSENT AGENDA

ITEMS ON THE CONSENT AGENDA ARE APPROVED THROUGH A SINGLE COUNCIL MOTION, WHICH APPLIES TO ALL ITEMS LISTED. CONSENT AGENDA ITEMS ARE CONSIDERED ROUTINE, NOT LIKELY TO REQUIRE DISCUSSION OR DELIBERATION, AND MAY BE DISCUSSED PRIOR TO MAKING A MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A COUNCIL MEMBER REQUESTS AN ITEM BE REMOVED AND CONSIDERED SEPARATELY.

1. Consider Approval of the August 27 and September 1, 2026 Meeting Minutes.
2. Consider pay Request #40 for Drake Construction for work performed at the Southside Wastewater Treatment Plant.

CONSENT AGENDA MOTION

MOTION TO APPROVE ALL CONSENT AGENDA ITEMS AS PRESENTED

REGULAR AGENDA

3. Discuss and consider mid-year salary adjustments for sworn Police officers and certified Fire Fighters.
4. Hold a Public Hearing to discuss and consider a vote on the tax rate for Fiscal Year 2026.
5. Hold a Public Hearing to discuss and consider Ordinance 2026-23 Adopting a Budget for Fiscal Year 2026-2027.
6. Discuss and consider Ordinance 2026-24 Ratifying the Property Tax Revenue Increase Reflected in the 2026-2027 Fiscal Year Budget
7. Discuss and consider Ordinance 2026-25 Levying Ad Valorem Taxes for Fiscal Year 2026-2027.
8. Hold a public hearing to discuss and consider Ordinance 2026-21 Amending Chapter 155: Zoning Code; adding 15 new land use definitions, regulating, amending, reorganizing and renumbering Zoning District Regulations; amending the Use Regulation Schedule Table; repealing all conflicting Ordinances; providing a severability clause; providing an effective date; and providing for Publication.

9. Hold a public hearing to discuss and consider Ordinance 2026-22 Amending Chapter 155 Zoning Code, adding a new Downtown Zoning District, determining boundary, uses and development standards, providing a severability clause; providing an effective date; and providing for Publication.
10. Discuss and consider approval of the Preliminary Plat (PP) for a second revision of Anderson Towne Crossing Phase 1 Block A in the PD-2 Zoning District, adjacent to Anderson Drive and along the north side of Tankersley Road west of US 271. PP-2026-04
11. Discuss and consider approval of a site plan for an additional multifamily building on Lot 3 in the Anderson Towne Crossing Multi Family Phase 1, Block A Subdivision SP-2026-03
12. Discuss and consider approval of a site plan for a new 4-story hotel on Lot 4 in the Anderson Towne Crossing Phase 1, Block A Subdivision in the ATC PD-2 Zoning District adjacent to Anderson Parkway. SP-2026-04
13. City Manager's Report

COUNCIL COMMENTS

Council Comments limited to announcements of upcoming events, recent Council Member activities or requests to add agenda items for an upcoming meeting (2 minutes per Council Member).

EXECUTIVE SESSION

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov' t Code §551.074) related to completion of the annual evaluation and goals of the City Manager

Consultation with Attorney (Tex. Gov't Code §551.071) and Personnel Matters (Tex. Gov' t Code §551.074) to deliberate the appointment, employment, duties and potential contract of the Municipal Court Judge and/or Interim Municipal Court Judge

Consultation with attorney (§551.071) regarding Cause No. 44437, Kyle Douglas Moring v. City of Mount Pleasant, Texas.

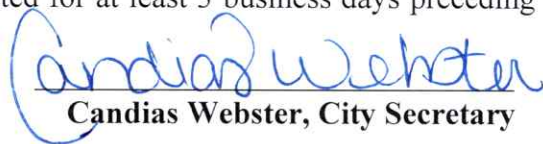
RECONVENE INTO THE REGULAR SESSION

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.

The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, (Deliberations about Security Devices), §551.087, (economic development negotiations), or any other exception authorized by Chapter 551 of the Texas Government Code.

ADJOURN

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00 pm on the 9th of September 2026 and remained so posted for at least 3 business days preceding the scheduled of said meeting.


Candias Webster, City Secretary



AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Candias Webster, City Secretary

Department: Administration

Subject: Consider Approval of the August 27 and September 1, 2026 Meeting Minutes.

Item Summary:

This is a typed copy of the minutes from August 27 and September 1, 2026 minutes.

Financial Impact:

N/A.

Recommendation(s):

Motion to approve consent agenda item

Attachments:

[2026.08.27 Workshop](#)

[2026.09.01 Regular](#)

STATE OF TEXAS

COUNTY OF TITUS

CITY OF MOUNT PLEASANT

The City Council of the City of Mount Pleasant, Texas, after notice posted in the manner, form, and contents as required by law, met in Special Session on August 27, 2026 at 4:00 PM at the Council Chambers located at 501 North Madison with the following members present:

Wesley Lyon	-	Mayor
Carl Hinton	-	Mayor Pro-Tem
Kelly Redfearn Faulkner	-	Council Member
Jonathan Hageman	-	Council Member
Debbie Corbell	-	Council Member
Rob Vine	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT

No action was taken by the Council

BUDGET WORKSHOP

City Manager and staff presented the budget at the workshop

ADJOURN 6:34 PM

WESLEY LYON, MAYOR

ATTEST:

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY

STATE OF TEXAS

COUNTY OF TITUS

CITY OF MOUNT PLEASANT

The City Council of the City of Mount Pleasant, Texas, after notice posted in the manner, form, and contents as required by law, met in Regular Session on September 1, 2026, at 6:00 PM at the Council Chambers located at 501 North Madison with the following members present:

Wesley Lyon	-	Mayor
Carl Hinton	-	Mayor Pro-Tem
Debbie Corbell	-	Council Member
Kelly Redfearn Faulkner	-	Council Member
Jonathan Hageman	-	Council Member
Rob Vine	-	City Manager
Candias Webster	-	Assistant City Manager/City Secretary
Lea Ream	-	City Attorney

MEMBERS OF THE PUBLIC WERE PROVIDED THE OPPORTUNITY TO COMMENT

No action was taken by the Council

CONSIDER APPROVAL OF THE AUGUST 18, 2026, MEETING MINUTES.

Motion was made by Council Member Hinton and seconded by Council Member Faulkner to approve the August 18, 2026 meeting minutes. Upon a vote, the motion carried unanimously.

PAY REQUEST #19 TO WICKER CONSTRUCTION (WEST LOOP WASTEWATER COLLECTION) PAY REQUEST #39 FOR DRAKE CONSTRUCTION (SOUTHSIDE WWTP)

Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve consent agenda items 2 & 3. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER AMENDING ORDINANCE 2026-20, A BUDGET AMENDMENT FOR \$365,000.

Motion was made by Council Member Corbell and seconded by Council Member Hageman to approve Ordinance 2026-20 amending the fiscal year 2025-2026 budget for \$365,000. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING TO DISCUSS AND CONSIDER THE PROPOSED TAX RATE FOR FISCAL YEAR 2026/2027 AND SCHEDULING A DATE FOR A FINAL VOTE ON THE TAX RATE FOR FISCAL YEAR 2026/2027.

The Mayor opened and closed the public hearing with no citizens' comments. Motion was made by Council Member Corbell and seconded by Council Member Hinton to adopt a tax rate of 0.423648 per \$100 of valuation for Fiscal Year 2027, and to set the adoption date as September 15, 2026. Upon a vote, the motion carried unanimously.

HOLD A PUBLIC HEARING ON THE PROPOSED ANNUAL OPERATING BUDGET FOR FISCAL YEAR 2026/2027. Recessed at 7:15 pm reconvened at 7:28 p.m.

The Mayor opened and closed the public hearing with no citizens' comments. Council discussed bringing the Assistant City Manager/City Secretary, Director of Human Resources, Public Works Director, and Utilities Director to the minimum base pay.

The Mayor opened the public hearing with citizens' comments about spay and neuter. The Mayor closed the public hearing.

MPEDC UPDATE REPORT

Executive Director Kevin Carter gave an update on the MPEDC

DISCUSS AND CONSIDER THE LOAN PROPOSAL FROM GUARANTY BANK FOR THE FUNDING OF OUTSTANDING INCENTIVE OBLIGATIONS OF MPEDC.

Motion was made by Council Member Hinton and seconded by Council Member Corbell to approve the loan proposal (15 years option) for outstanding incentive obligations from Guaranty Bank for the funding of outstanding incentive obligations of MPEDC. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER MPEDC'S FY 26-27 BUDGET.

Motion was made by Council Member Hageman and seconded by Council Member Faulkner to approve MPEDC's FY 26-27 budget. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER AN ANIMAL SERVICES AGREEMENT WITH THE CITY OF PITTSBURG.

Motion was made by Council Member Faulkner and seconded by Council Member Corbell to approve the Animal Services Agreement with the City of Pittsburg. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER AN ANIMAL SERVICES AGREEMENT WITH THE CITY OF GILMER.

Motion was made by Council Member Hageman and seconded by Council Member Corbell to approve the Animal Services Agreement with the City of Gilmer. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER ORDINANCE 2026-19 AMENDING CHAPTER 96, SECTION 13, FOOD TRUCKS, AMENDING THE CITY'S LICENSING AND INSPECTION REQUIREMENTS TO REFLECT CURRENT STATE-MANDATED STATEWIDE MOBILE VENDOR PERMITTING, WHICH REPLACES THE CITY OVERSIGHT AND HEALTH INSPECTIONS FOR FOOD TRUCKS, CONTINUING CURRENT LOCATIONAL SITING REQUIREMENTS IN CERTAIN ZONING DISTRICTS AND EVENTS, AND PROVIDING FOR PENALTIES FOR VIOLATIONS.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to approve Ordinance 2026-19 amending Chapter 96, Section 13, Food Trucks. Upon a vote, the motion carried unanimously.

DISCUSS AND CONSIDER RESOLUTION 2026-20 FOR THE RESALE OF BLK 237A, LOT 18 & 19 .4966 AC, JONES AVE IN THE CITY OF MOUNT PLEASANT TO TORRES INVESTMENTS LLC/ERIK TORRES PURSUANT TO THE TEXAS TAX CODE.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to table until Perdue Brandon could provide more information. Upon a vote, the motion carried 3 to 1, with Council Members Hageman, Hinton, and Faulkner voting for and Council Member Corbel voting nay.

DISCUSS AND CONSIDER RESOLUTION 2026-21 FOR THE RESALE OF 237A LOT 20, 1.2 AC, RHAMBEAU STREET, IN THE CITY OF MOUNT PLEASANT TO TORRES INVESTMENTS LLC/ERIK TORRES PURSUANT TO THE TEXAS TAX CODE.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to table until Perdue Brandon could provide more information. Upon a vote, the motion carried 3 to 1, with Council Members Hageman, Hinton, and Faulkner voting for and Council Member Corbel voting nay.

DISCUSS AND CONSIDER RESOLUTION 2026-22 FOR THE RESALE OF BLOCK 237A, LOT 21A .47 AC, RHAMBEAU STREET, IN THE CITY OF MOUNT PLEASANT TO TORRES INVESTMENTS LLC/ERIK TORRES PURSUANT TO TEXAS TAX CODE.

Motion was made by Council Member Hageman and seconded by Council Member Hinton to table until Perdue Brandon could provide more information. Upon a vote, the motion carried 3 to 1, with Council Members Hageman, Hinton, and Faulkner voting for and Council Member Corbel voting nay.

CITY MANAGER'S REPORT

COUNCIL COMMENTS

Council Comments limited to announcements of upcoming events, recent Council Member activities, or requests to add

agenda items for an upcoming meeting (2 minutes per Council Member).
Council Member Corbell asked for staff to provide information about closing offices at noon on Friday.
Council Member Hageman wanted people to look at the library flyer

EXECUTIVE SESSION 8:51 PM

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, The City Council will recess into executive session (closed meeting) to discuss the following:
Economic Development Negotiations Tex. Gov’t Code551.087: MPEDC Projects #26-06-9 & 26-07-2
Real Property Tex. Gov’t Code551.072 to deliberate the purchase, exchange, lease, or value of real property: Northwest Quadrant Property relating to MPEDC
Consultation with Attorney (Tex. Gov’t Code §551.071) and Personnel Matters (Tex. Gov’ t Code §551.074) related to the evaluation and goals of the City Manager

RECONVENE INTO THE REGULAR SESSION 9:42 PM

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into regular session to consider action, if any, on matters discussed in executive session.
Motion was made by Council Member Hageman and seconded by Council Member Corbell to approve the City Manager’s increase in salary by \$5,000 based on his contract, according to his outstanding review. Upon a vote, the motion carried unanimously.

No action on any other items

The City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda as authorized by the Texas Government Code §551.071, (Consultation with Attorney), §551.072, (Deliberations about Real Property), §551.074, (Personnel Matters), §551.076, (Deliberations about Security Devices),§551.087, (economic development negotiations), or any other exception authorized by Chapter 551 of the Texas Government Code.

ADJOURN 9:45 PM

ATTEST:

WESLEY LYON, MAYOR

CANDIAS WEBSTER, ASSISTANT CITY MANAGER/CITY SECRETARY



AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Erin Marshall, Utilities Director

Department: Utilities

Subject: Consider pay Request #40 for Drake Construction for work performed at the Southside Wastewater Treatment Plant.

Item Summary:

The current Southside Treatment Plant is at max capacity by our TCEQ permit and on heavy rain days the city goes over our limit per our permit putting the city in violation. TCEQ has a 75-90 rule meaning if your sewer plant hits 75% capacity for 3 straight months you have to begin design phase for a plant. If your plant hits 90% capacity for 3 straight months you have to begin construction of a new plant. The city hit 90% capacity for 3 straight months and we hadn't begun design phase yet putting the city in violation with TCEQ. During design phase the city and its engineers did studies and looked at the historical data on the growth of the city and determined that expanding our plant from a 2.8 MGD plant to a 5 MGD plant, with an option for 6 MGD in the future, would sustain the city's growth for the next 30-plus years. Also, during design phase the city found out that our discharge point into Harts Creek had to be moved to Big Cypress Creek which also added to the cost.

Financial Impact:

Budgeted Amount: 45,000,000

Original Contract Amount: 40,549,300

Change Order Amount: 815,357.85

New contract Amount: 41,364,657.85

Contract start date: May 15, 2023

Original Substantial Completion: June 3, 2025

Total days of the contract: 1218 Days

Previous Payments Total: 38,793,693.62

Current Pay Request: 175,522.00

Recommendation(s):

Motion to approve consent agenda item

Attachments:

[MP160 PE No. 40](#)

[Southside WWTP](#)

PROGRESS ESTIMATE

KSA ENGINEERS, INC.
140 E. TYLER ST., SUITE 600
LONGVIEW, TX 75601

Estimate No.: 40

Date: August 31, 2026
 Project: Southside WWTP Improvements
 Period: From: 7/26/2026 To: 08/25/2026
 Contractor: Drake General Contractors, LLC (Heritage)
 Address: 3737 Lamar Ave., Suite 700, Paris, TX 75460
 Amount of Contract as Awarded: \$40,549,300.00

Change Orders:

# 1 \$	<u>463,357.85</u>	# 6 \$	<u> </u>
# 2 \$	<u>352,000.00</u>	# 7 \$	<u> </u>
# 3 \$	<u>0.00</u>	# 8 \$	<u> </u>
# 4 \$	<u>0.00</u>	# 9 \$	<u> </u>
# 5 \$	<u> </u>	#10 \$	<u> </u>
Total Change Orders:		<u>\$815,357.85</u>	
Total Adjusted Contract:		<u>\$41,364,657.85</u>	

Notice to Proceed Date:	<u>May 15, 2023</u>
Contract Time:	<u>1218 Days</u>
% Complete (Time)	<u>98.85%</u>
% Complete (\$)	<u>99.17%</u>
Project No:	<u>MP.160</u>

PREVIOUS PAYMENTS AUTHORIZED

#1 thru #9	<u>14,783,654.04</u>	#33	<u>452,241.80</u>
#10 thru 25	<u>16,892,120.55</u>	#34	<u>440,625.30</u>
#26	<u>476,155.62</u>	#35	<u>502,131.36</u>
#27	<u>228,350.23</u>	#36	<u>623,390.00</u>
#28	<u>217,112.04</u>	#37	<u>379,420.50</u>
#29	<u>296,480.18</u>	#38	<u>583,511.85</u>
#30	<u>1,120,888.45</u>	#39	<u>443,422.00</u>
#31	<u>847,436.31</u>	#40	<u> </u>
#32	<u>506,753.39</u>	#41	<u> </u>

Total Payments	
Previously Authorized:	<u>\$38,793,693.62</u>

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
SCHEDULE 1.0 - BASE BID								
1.01	Mobilization, Insurance, and Bonds	LS	1	1.00		1.00	\$1,900,000.00	\$1,900,000.00
1.02	Stormwater Pollution Prevention	LS	1	1.00		1.00	\$15,000.00	\$15,000.00
1.03	Headworks Facility							
1.03A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$290,000.00	\$290,000.00
1.03B	Concrete	LS	1	1.00		1.00	\$250,000.00	\$250,000.00
1.03C	Pipe & Valves	LS	1	1.00		1.00	\$750,000.00	\$750,000.00
1.03D	Major Equipment	LS	1	1.00		1.00	\$1,400,000.00	\$1,400,000.00
1.04	Aeration System							
1.04A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$900,000.00	\$900,000.00
1.04B	Drilled Piers	LS	1	1.00		1.00	\$600,000.00	\$600,000.00
1.04C	Concrete	LS	1	1.00		1.00	\$1,100,000.00	\$1,100,000.00
1.04D	Pipe & Valves	LS	1	1.00		1.00	\$900,000.00	\$900,000.00
1.04E	Major Equipment	LS	1	1.00		1.00	\$1,200,000.00	\$1,200,000.00
1.05	Final Clarifiers 1, 3 & 4							
1.05A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$515,000.00	\$515,000.00
1.05B	Drilled Piers	LS	1	1.00		1.00	\$375,000.00	\$375,000.00
1.05C	Concrete	LS	1	1.00		1.00	\$1,000,000.00	\$1,000,000.00
1.05D	Pipe & Valves	LS	1	1.00		1.00	\$750,000.00	\$750,000.00
1.05E	Major Equipment	LS	1	1.00		1.00	\$1,200,000.00	\$1,200,000.00
1.06	RAS/WAS Pump Station	LS	1	1.00		1.00	\$703,000.00	\$703,000.00
1.07	Tertiary Filter Improvements	LS	1	1.00		1.00	\$530,600.00	\$530,600.00
1.08	Disinfection System							
1.08A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$368,000.00	\$368,000.00
1.08B	Concrete	LS	1	1.00		1.00	\$1,100,000.00	\$1,100,000.00
1.08C	Pipe, Valves, & Appurtenances	LS	1	1.00		1.00	\$100,000.00	\$100,000.00
1.08D	Major Equipment	LS	1	0.93	0.055	0.98	\$600,000.00	\$588,000.00
1.09	Effluent Lift Station							
1.09A	Excavation, Embedment, & Backfill	LS	1	1.00		1.00	\$271,000.00	\$271,000.00
1.09B	Concrete	LS	1	1.00		1.00	\$600,000.00	\$600,000.00
1.09C	Pumps, Pipe, & Valves	LS	1	1.00		1.00	\$200,000.00	\$200,000.00
1.10	Outfall Pipeline	LS	1	1.00		1.00	\$6,207,000.00	\$6,207,000.00
1.11	Sludge Dewatering Building	LS	1	1.00		1.00	\$773,000.00	\$773,000.00

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
1.12	Yard Piping and Plant Drain Lift Station							
1.12A	Yard Piping	LS	1	1.00		1.00	\$853,472.00	\$853,472.00
1.12B	Plant Drain Lift Station: Excavation, Embedment & Backfill	LS	1	1.00		1.00	\$100,000.00	\$100,000.00
1.12C	Plant Drain Lift Station: Concrete	LS	1	1.00		1.00	\$200,000.00	\$200,000.00
1.12D	Plant Drain Lift Station: Major Equipment	LS	1	1.00		1.00	\$200,000.00	\$200,000.00
1.13	Sitework							
1.13A	Demolition & Disposal	LS	1	1.00		1.00	\$129,000.00	\$129,000.00
1.13B	Trucking & Stockpiling	LS	1	1.00		1.00	\$685,000.00	\$685,000.00
1.13C	Fence & Gate	LS	1	0.00		0.00	\$75,000.00	\$0.00
1.13D	Miscellaneous Metals	LS	1	1.00		1.00	\$340,000.00	\$340,000.00
1.13E	Pavement	LS	1	0.20	0.20	0.40	\$400,000.00	\$160,000.00
1.14	SCADA and Power System Study Allowance	AL	1	1.00		1.00	\$200,000.00	\$200,000.00
1.15	Electrical and Controls							
1.15A	Temporary Power & Dewatering	LS	1	1.00		1.00	\$440,000.00	\$440,000.00
1.15B	MCC Improvements	LS	1	0.98	0.02	1.00	\$1,850,000.00	\$1,850,000.00
1.15C	Generator & ATS	LS	1	1.00		1.00	\$1,350,000.00	\$1,350,000.00
1.15D	Above Ground Wiring & Conduits	LS	1	0.99	0.01	1.00	\$1,500,000.00	\$1,500,000.00
1.15E	Below Grade & Ductbanks	LS	1	1.00		1.00	\$1,800,000.00	\$1,800,000.00
1.15F	Lighting	LS	1	0.99	0.01	1.00	\$500,000.00	\$500,000.00
1.15G	Devices, Panels, Flow Meters & Fire Alarm	LS	1	0.98	0.01	0.99	\$1,000,000.00	\$990,000.00
1.16	Trench and Excavation Safety	LS	1	1.00		1.00	\$5,500.00	\$5,500.00
1.17	Miscellaneous Allowance	AL	1	0.00		0.00	*14 \$7,430.88	\$0.00
1.18	Tertiary Filter Allowance	AL	1	1.00		1.00	\$1,362,333.00	\$1,362,333.00
1.19	Care of Water During Construction	LS	1	1.00		1.00	\$1,142,095.00	\$1,142,095.00
SCHEDULE 2.0 - BID ALTERNATES								
2.01	Clarifier No. 2 Rehabilitation	LS	1	1.00		1.00	\$345,300.00	\$345,300.00
2.02	Bar Screens No. 1 and No. 2	LS	1	0.99	0.01	1.00	\$476,000.00	\$476,000.00
2.03	Dewatering Press No. 2	LS	1	1.00		1.00	\$498,000.00	\$498,000.00
FIELD WORK ORDER No. 1								
*WO1.1	Temporary Electric Conduit Reroute for Sludge Valves	LS	1	1.00		1.00	\$5,424.41	\$5,424.41
FIELD WORK ORDER No. 2								
*2WO2.1	Dewatering Press Modifications to Add a Circuit and Booster	LS	1	1.00		1.00	\$5,117.00	\$5,117.00
FIELD WORK ORDER No. 3								
*3WO3.1	Blower Building a Adjustment to avoid existing electrical conduits	LS	1	1.00		1.00	\$10,607.47	\$10,607.47
FIELD WORK ORDER No. 4								
*4WO4.1	Remove and replace existing screw pumps with new screw pumps, bypass pumping, gearbox modification for new pumps, commissioning and start up	LS	1	1.00		1.00	\$119,890.00	\$119,890.00
FIELD WORK ORDER No. 5								
*5WO5.1	Add approximately 1,000 LF o new fiber and upsize fiber conduits	LS	1	1.00		1.00	\$11,638.00	\$11,638.00
FIELD WORK ORDER No. 6								
*6WO6.1	Add Screw Pump Rehabilitation (Evoqua) Additional Cost, Contractor's fee, and Bond	LS	1	1.00		1.00	\$173,418.71	\$173,418.71
FIELD WORK ORDER No. 7								
*7WO7.1	Add (3) 3 Pole 30-amp Circuits for Actuating Valves on the Blowers for both Train 1 and Train 2 including Labor and Material	LS	1	1.00		1.00	\$21,218.53	\$21,218.53
FIELD WORK ORDER No. 8								
*8WO8.1	Replace cone section of four (4) manholes with a flat top section	LS	1	1.00		1.00	\$2,386.00	\$2,386.00

Item No.	Description	Unit of Meas.	Quantity Original Estimate	Previous Month's Quantity	Current Month's Quantity	Quantity Completed To Date	Unit Price (\$)	Value of Completed Work (\$)
FIELD WORK ORDER No. 9								
* ⁹ WO9.1	Increase Breaker Terminals from 4 to 6, Add Extra Conduits, and Increase Grounding Conductor	LS	1	1.00		1.00	\$18,110.00	\$18,110.00
FIELD WORK ORDER No. 10								
* ¹⁰ WO10.1	Add 20A/3P Circuit Breaker to PDP-7200. Install 30A/3P 316 Stainless Steel Disconnect inside Pump Building for Crane. Reoutn 4#12 - 0.75"C from PDP-7200 to the Crane Disconnect and to Crane	LS	1	1.00		1.00	\$7,293.00	\$7,293.00
FIELD WORK ORDER No. 11								
* ¹¹ WO11.1	Relocate Utility Transformer to Side of MCC Building- Reroute Existing Conduite towards New Location of Transformer via Sweeping Rigid 90's Inside of the Duct Bank. Dig New Ditch for Secondary Side of Transformer, includes Digging Underneath Existing Duct Bank for the Primary and secondary Side of the Transformer. Back Fill Existing Ditch. Coordination with SWEPCO for new Transformer Location	LS	1	1.00		1.00	\$44,780.00	\$44,780.00
FIELD WORK ORDER No. 12								
* ¹² WO12.1	Relocate Gates at Headworks-Relocate Gates to the Other Side of the Weir Walls	LS	1	1.00		1.00	\$17,478.00	\$17,478.00
FIELD WORK ORDER No. 13								
* ¹³ WO13.1	Install Circuits to Q-Press Ancilliary Ewipment (CMR-021)	LS	1	1.00		1.00	\$8,601.00	\$8,601.00
* ¹³ WO13.2	Install Circuits to Sludge Pompe Aerators (CMR-022)	LS	1	1.00		1.00	\$39,482.00	\$39,482.00
FIELD WORK ORDER No. 14								
* ¹⁴ WO14.1	Temporary Power for Blower and Control Building (CMR-025)	LS	1	1.00		1.00	\$7,125.00	\$7,125.00
Change Order No. 1								
^CO 1.1	Refurbishment of Two (2) Existing 60-in Diameter Internalift Screw Pumps (Evoqua)	LS	1	1.00		1.00	\$463,357.85	\$463,357.85
Change Order No. 2								
^^CO 2.1	Existing Train #1 Screw Pump Rehab with Bypass Pumping and New Pump Rehab	LS	1	1.00		1.00	\$352,000.00	\$352,000.00

*Per FWO No. 1; *² Per FWO No. 2; *³Per FWO No. 3; *⁴ Per FWO No. 4; *⁵ Per FWO No. 5; *⁶ Per FWO No. 6; *⁷ Per FWO No. 7; *⁸Per FWO No. 8;

*⁹Per FWO No. 9; *¹⁰ Per FWO No. 10; *¹¹ Per FWO No. 11; *¹² Per FWO No. 12; *¹³ Per FWO No. 13; *¹⁴ Per FWO No. 14

^Per Change Order No. 1; ^^Per Change Order No. 2; ^^ Per Change Order No. 3, ^^^Per Change Order No. 4

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer represents to the Owner that to the best of the Engineer's knowledge, information and belief, the Work (excluding trench safety) has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the **AMOUNT PAYABLE**. The Contractor is solely responsible for trench safety and as such, the Engineer makes no representation that this pay item has been performed in a manner consistent with the Contract Documents.

KSA ENGINEERS, INC.

By 
Date 08/31/2026
Approved: **CITY OF MOUNT PLEASANT**
By _____
Date _____

Total Amount to Date	\$41,020,226.97
Material on Hand	\$0.00
	\$41,020,226.97
Less 5% Retainage	\$2,051,011.35
Net Total	\$38,969,215.62
Less Previous Payments	\$38,793,693.62
Amount Payable to Contractor This Estimate	\$175,522.00

Memorandum

TO: Mayor, Mayor Pro Tem & City Council
FROM: Erin Marshall, Utilities Director
SUBJECT: Pay Request #40 for Drake Construction (Southside WWTP)
DATE: September 15, 2026

BACKGROUND: The current Southside Treatment Plant is at max capacity by our TCEQ permit and on heavy rain days the city goes over our limit per our permit putting the city in violation. TCEQ has a 75-90 rule meaning if your sewer plant hits 75% capacity for 3 straight months you have to begin design phase for a plant. If your plant hits 90% capacity for 3 straight months you have to begin construction of a new plant. The city hit 90% capacity for 3 straight months and we hadn't begun design phase yet putting the city in violation with TCEQ. During design phase the city and its engineers did studies and looked at the historical data on the growth of the city and determined that expanding our plant from a 2.8 MGD plant to a 5 MGD plant, with an option for 6 MGD in the future, would sustain the city's growth for the next 30-plus years. Also, during design phase the city found out that our discharge point into Harts Creek had to be moved to Big Cypress Creek which also added to the cost.

STATUS OF ISSUE: This payment is for the removal of the old contact chamber and the construction of the new chemical building.

BUDGET:

Budgeted Amount: 45,000,000

Original Contract Amount: 40,549,300

Change Order Amount: 815,357.85

New contract Amount: 41,364,657.85

Contract start date: May 15, 2023

Original Substantial Completion: June 3, 2025

Total days of the contract: 1218 Days

Previous Payments Total: 38,793,693.62

Current Pay Request: 175,522.00

RECOMMENDATION: We recommend a motion to pay, pay request #40 to Drake Construction for work performed on the Southside Waste Water Treatment Plant in the amount of 175,522.00



AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Hollie Motley, Human Resources Director

Department: Administration

Subject: Discuss and consider mid-year salary adjustments for sworn Police officers and certified Fire Fighters.

Item Summary:

During the FY 2026 budget process, City Council set aside funding for potential mid-year compensation adjustments for sworn Police Officers, Certified Firefighters and Department Directors pending the results of the FY 2026 compensation survey. The survey identified these positions would benefit from salary adjustments to prevent falling further behind the market.

Financial Impact:

Funding for these one-time lump-sum payments was included in the FY 2026 budget and is available within existing appropriations. Because the payments will not increase base salaries, there will be no ongoing impact to future payroll costs associated with these adjustments

Recommendation(s):

Motion to approve mid-year adjustments as a one-time lump sum payment, not added to base pay

Memorandum

TO: Council Member
FROM: Hollie Motley
DATE: City Council - Aug 18 2026

SUBJECT:

Consideration of Mid-Year Compensation Adjustments Based on FY 2026 Compensation Survey

BACKGROUND:

During the FY 2026 budget process, City Council set aside funding for potential mid-year compensation adjustments for sworn Police and Fire and Department Directors pending the results of the FY 2026 compensation survey. The survey identified these position would benefit from salary adjustments to prevent falling further behind the market.

STATUS OF ISSUE:

Staff has reviewed the FY 2026 compensation survey results and available budget funds. Sufficient funding exists to provide the following lump-sum payments:

- Sworn Police Personnel: **1.59%**
- Certified Firefighters: **0.87%**
- Directors: **2.25%**

While the proposed payments will not bring these employee groups to market-level compensation, they represent progress toward addressing compensation gaps and supporting recruitment and retention efforts. The payments will be made as lump-sum adjustments and will not be added to employees' base pay.

BUDGET:

Funding for these one-time lump-sum payments was included in the FY 2026 budget and is available within existing appropriations. Because the payments will not increase base salaries, there will be no ongoing impact to future payroll costs associated with these adjustments.

RECOMMENDATION:

Staff recommends approval of the proposed mid-year compensation adjustments for sworn Police Officers, Certified Firefighters, and Directors as identified through the FY 2026 compensation survey and supported by available budgeted funds.



AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Rebecca Elliott, Interim Finance Director

Department: Finance

Subject: Hold a Public Hearing to discuss and consider a vote on the tax rate for Fiscal Year 2026.

Item Summary:

The city council should hold a record vote approving a proposed tax rate. The voter approval tax rate of 0.423648 per \$100 of valuation is proposed. This vote is separate from the vote that will be taken on September 1, 2026, to adopt the Fiscal Year 2026/27 tax rate. The proposed voter approval tax rate of 0.4236482 per \$100 of valuation is 5.76 cents per \$100 of valuation higher than the Fiscal Year 2026 tax rate of .36604 cents per \$100 of valuation and 5.27 cents higher than the No New Revenue rate of 0.370965.

Financial Impact:

The proposed budget is based on the proposed tax rate.

Recommendation(s):

Motion to propose a tax rate of 0.423648 per \$100 of valuation for Fiscal Year 2027, and to set the adoption date as September 1, 2026.



AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Rebecca Elliott, Interim Finance Director

Department: Finance

Subject: Hold a Public Hearing to discuss and consider Ordinance 2026-23 Adopting a Budget for Fiscal Year 2026-2027.

Item Summary:

Conduct a Public Hearing Regarding an Ordinance Adopting a Budget for the City of Mount Pleasant for the Fiscal Year October 1, 2026, through September 30, 2027; Providing that Expenditures for said Fiscal Year shall be made in accordance with said Budget.

Notice of the Public Hearing on the City's Proposed Fiscal Year 2026-2027 Budget was published in the newspaper on August 24th and 31st.

Financial Impact:

During the budget process, City Council focused on providing quality service at the greatest value. To accomplish this goal, the City must operate as effectively and efficiently as possible.

General Fund: The proposed General Fund Budget is based on an M&O tax rate of 29.5984 cents per \$100 of valuation. This rate is equal to the Voter-Approved Rate.

Cemetery Fund: The proposed Cemetery Fund Budget is calculated at the same rate as last year, at 2.441 cents per \$100 of valuation.

Debt Service Fund: The proposed Debt Service Fund Budget is based on an I&S tax rate of 10.3254 cents per \$100 of valuation.

Recommendation(s):

Motion to approve Ordinance 2026-23 adopting the Fiscal Year 2026-2027 Budget.

Attachments:

[Ordinance 2026-23 Adopting FY 2026 - 2027 Budget](#)
[BUDGET CHANGES AFTER SEPTEMBER 1](#)
[PROPOSED AS OF 09.04.2026](#)

**CITY OF MOUNT PLEASANT, TEXAS
ORDINANCE 2026-23**

AN ORDINANCE OF THE CITY OF MOUNT PLEASANT, TEXAS APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2026 THROUGH SEPTEMBER 30, 2027; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, following several budget workshops for the Fiscal Year 2026-2027 budget, the City Manager of the City of Mount Pleasant, Texas, submitted to the City Council a proposed budget of the expenditures and revenues of all City Departments, Divisions and Offices ("City Government") for the Fiscal Year 2026-2027 and filed the same with the City Secretary for public review on August 14, 2026; and

WHEREAS, the City Council held a public hearing on the proposed budget for the Fiscal Year 2026-2027 on September 1, 2026 in accordance with Section 102.006 of the Local Government Code and Article V, Section 1-13 of the City Charter at which time all citizens and interested parties were given the opportunity to be heard regarding the proposed budget; and

WHEREAS, the City Council, after the public hearing and upon full consideration of the matter, is of the opinion that the budget hereinafter set forth is proper and should be adopted.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

SECTION 1. That all the above recitals are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. That the appropriations as designated for the payment of expenses for the operation of the City Government, hereinafter itemized by a true and correct copy of the Budget Document hereto attached as Exhibit A, are hereby adopted.

SECTION 3. That expenditures during the fiscal year shall be made in accordance with the budget approved by this Ordinance, unless otherwise authorized by a duly enacted ordinance of the City, said document being on file for public inspection in the office of the City Secretary.

SECTION 4. That all appropriations shall lapse at the end of the fiscal year.

SECTION 5. That all capital project appropriation balances as of September 30, 2026 shall roll forward to October 1, 2027.

SECTION 6. That specific authority is given to the City Manager to make the following adjustments:

1. Transfer of budgeted appropriations from one account classification to another

- account classification within the same department.
2. Transfer of appropriations from designated appropriations to any individual department or activity.
 3. Transfer of budgeted appropriations from one account classification in one department to another account classification in another department within the same fund.

SECTION 8. That all provisions of the ordinances of the City in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other provision of the ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 9. That should any sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional.

SECTION 10. That the necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, requires that this Ordinance shall take effect immediately from and after its passage, as the law in such cases provides.

SECTION 11. That after the adoption of this budget, the City Manager shall provide for the filing of a true copy of the approved budget in the Titus County Clerk's Office in compliance with Section 102.009(d) of the Local Government Code.

DULY PASSED AND APPROVED BY ROLL CALL THIS 15TH OF SEPTEMBER 2026.

APPROVED:

ATTEST:

Wesley Lyon II, Mayor

Candias Webster, City Secretary

BUDGET CHANGES AFTER SEPTEMBER 1, 2026, CITY COUNCIL MEETING

GRAND TOTAL \$11,681

GENERAL FUND (\$7,949 TOTAL)

- POLICE
 - \$6,524 DECREASE IN CHIEF SALARY & FRINGE BENEFITS
- PLANNING (\$1,557 TOTAL INCREASE)
 - \$39,443 DECREASE IN RESTRUCTURING WITH ADDING PLANNER & REMOVING DIRECTOR
 - \$41,000 INCREASE FOR TRUCK & LAPTOP FOR NEW CODED OFFICER
- LIBRARY
 - \$2,982 DECREASE IN DIRECTOR SALARY & FRINGE BENEFITS

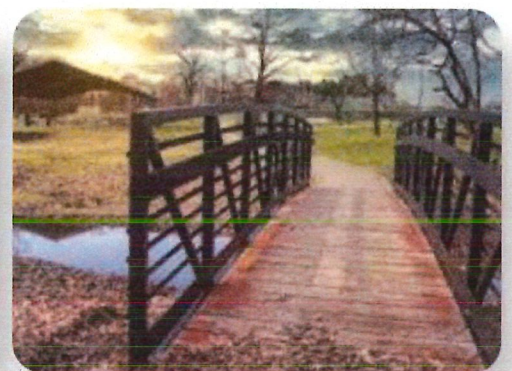
AIRPORT FUND

- AIRPORT
 - \$3,732 DECREASE IN DIRECTOR SALARY & FRINGE BENEFITS

City of Mount Pleasant, Texas
Planning Today. Building Tomorrow.

ANNUAL BUDGET

FY 2026-2027



Strategic Investments for a Stronger Mount Pleasant



Financial Resilience



Infrastructure & Managed Growth



Economic Vitality & Quality of Life



Workforce & Organizational Excellence



Governance, Trust & Engagement

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Fiscal Year 2026-2027

City of Mount Pleasant Required Legislation Notice for Budget 2027

This budget will raise more revenue from property taxes than last year's budget by an amount of \$952,390, which is a 14.92 percent increase from last year's budget, and the amount of that amount, \$202,971 is tax revenue to be raised from new property added to the tax roll this year.

The tax rate will be voted on by Council Members.

	FISCAL YEAR 2025-2026	FISCAL YEAR 2026-2027
Proposed Rate	0.366042	0.423648
No New Revenue Rate	0.331463	0.370965
Voter Approval Rate	0.366042	0.423648
De Minimis Rate	0.369408	0.423585

Name	Title	Vote
Wesley Lyon II	Mayor	Only Votes in an instance of a tie
Carl Hinton	Mayor Pro Tem	
Debbie Corbell	Council Place 1	
Vacant	Council Place 2	
Jonathan Hageman	Council Place 3	
Kelly Redfern	Council Place 4	

Total debt obligation for the City of Mount Pleasant secured by property taxes: \$20,933,788.

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City Leadership

Mount Pleasant City Council



Wesley Lyon II, Mayor



Carl Hinton, Mayor Pro Tem



Debbie Corbell, Place 1



Vacant, Place 2



Jonathan Hageman, Place 3



Kelly Redfearn, Place 4

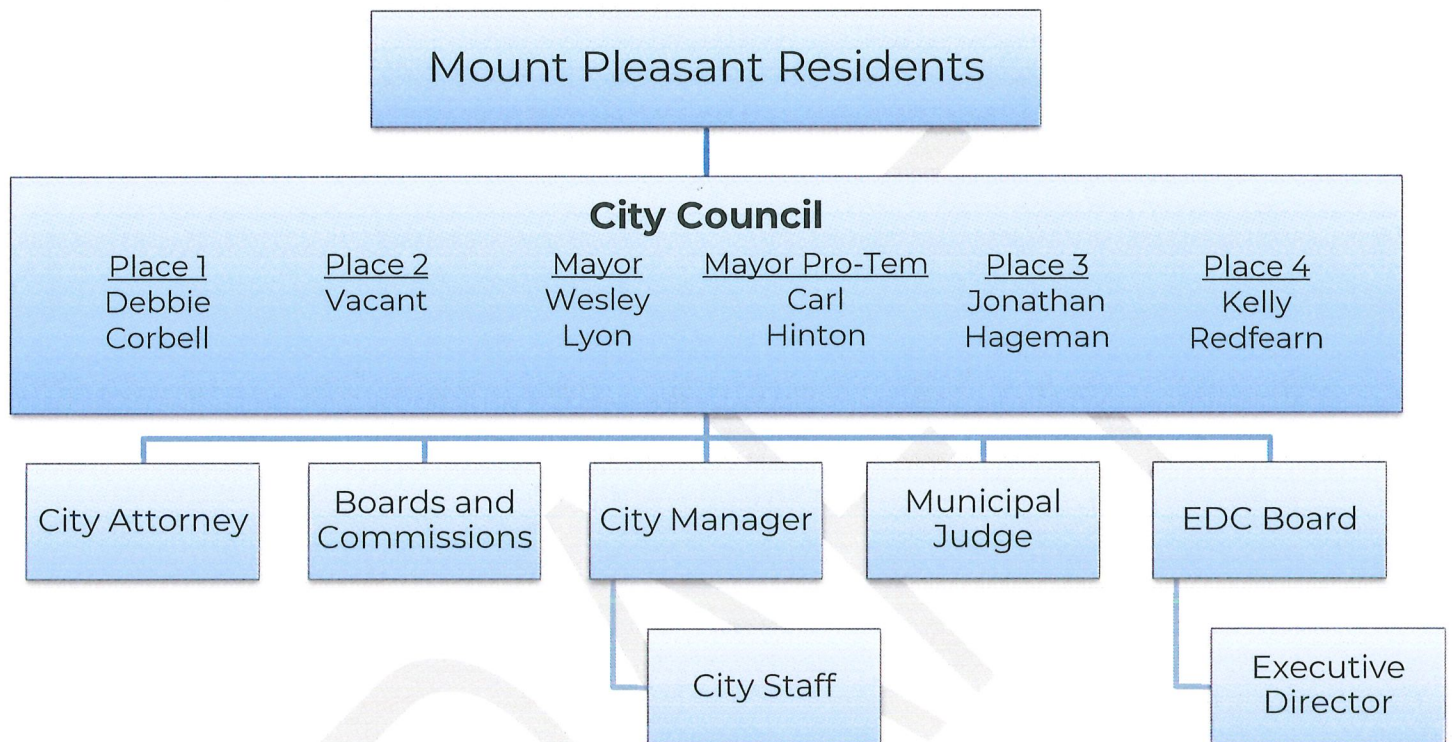
The Mount Pleasant City Council is composed of a mayor and five council members. The Council meets every Tuesday on the 1st & 3rd of each month at 6:00 p.m. in the Mount Pleasant Council Chambers. All meetings are open to the public. Citizens and employees are encouraged to attend.

Mount Pleasant City Leadership

Rob Vine	City Manager
Candias Webster	Assistant City Manager/City Secretary
Rebecca Elliott	Interim Director of Finance
Hollie Motley	Director of Human Resources
Mark Buhman	Police Chief
Aristeo Rodriguez	Interim Fire Chief
Lynn Barrett	Director of Development Services
Garrett Houston	Director of Public Works
Lupe Herrera	Director of Library
Erin Marshall	Director of Utilities
Paul Henderson	Director of Airport

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City Org Chart



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City History

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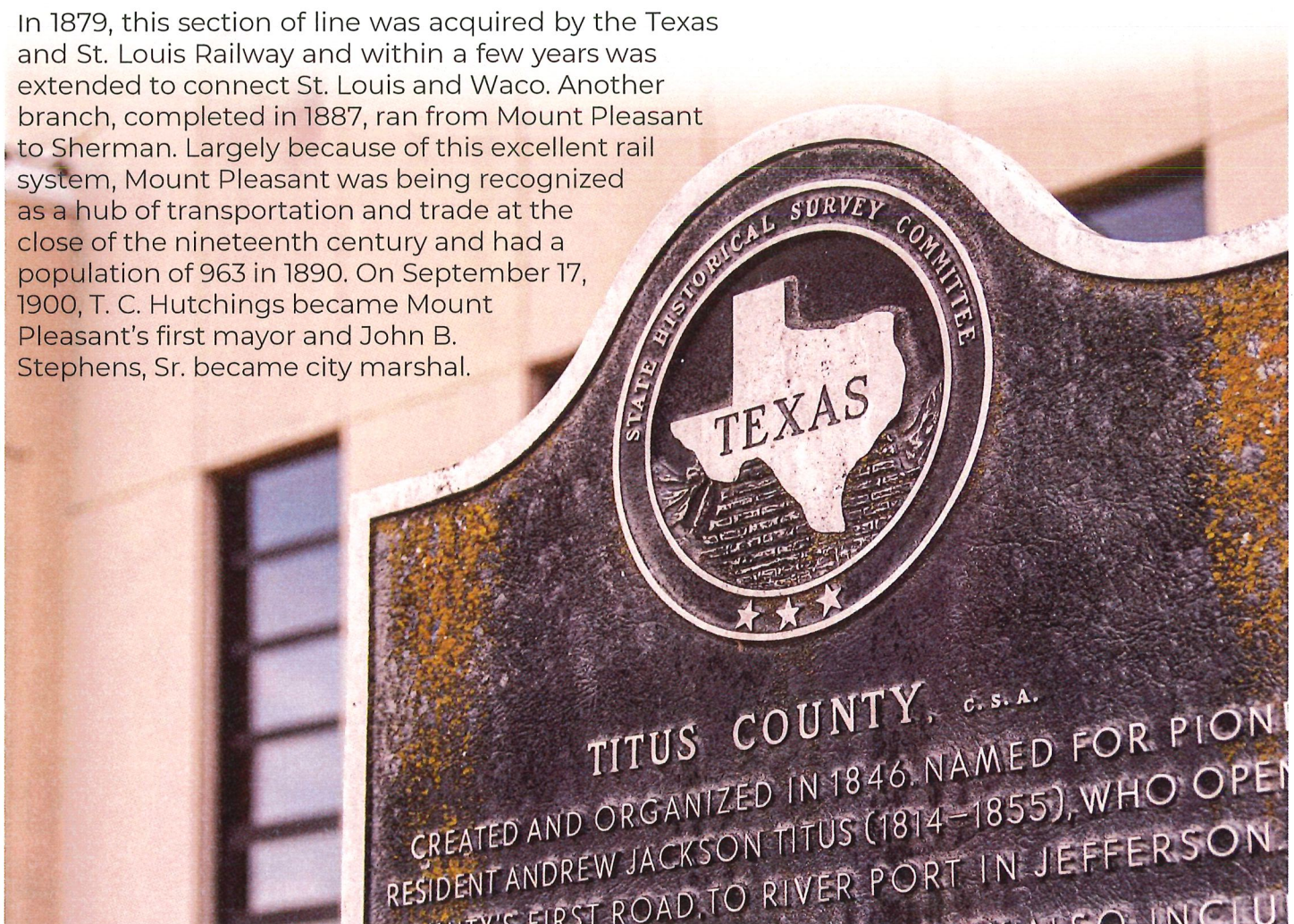
City History

Located on a broad hill in the heart of Northeast Texas, Mount Pleasant has served as the county seat of Titus County since 1848, after Texas became a state. When the county was organized, the small village that would become the seat of government was given the name Mount Pleasant.

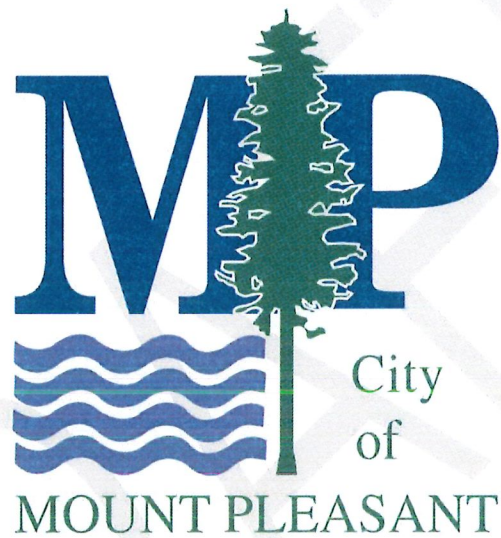
In 1850, the little town on the hill had a population of 227. One thing that contributed to attracting settlers, and especially merchants, in the early years was the Clarksville to Jefferson Road, which passed through Mount Pleasant. Established by Andrew J. Titus, for whom Titus County is named, this road made possible the movement of goods to and from Jefferson, which at that time could be reached by riverboats. Between 1850 and 1860, Titus County's population grew from 3,636 to 9,648, although it must be remembered that the county then included the present-day counties of Franklin and Morris.

In 1861, Titus County voted for secession by a vote of 411 to 285 and sent as many as 1,500 men to fight in the Confederate Army. During the Civil War, Mount Pleasant was the site of a confederate transportation depot which employed blacksmiths, carpenters, harness makers and wheelwrights. In 1876, the East Line and Red River Railroad Company laid tracks across the southeast corner of the county. Following in 1878 was the extension to Mount Pleasant of the narrow gauge "Tyler Tap".

In 1879, this section of line was acquired by the Texas and St. Louis Railway and within a few years was extended to connect St. Louis and Waco. Another branch, completed in 1887, ran from Mount Pleasant to Sherman. Largely because of this excellent rail system, Mount Pleasant was being recognized as a hub of transportation and trade at the close of the nineteenth century and had a population of 963 in 1890. On September 17, 1900, T. C. Hutchings became Mount Pleasant's first mayor and John B. Stephens, Sr. became city marshal.



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Budget Message

City Manager's Budget Message

Fiscal Year 2026-2027 Proposed Budget

Mayor and Members of the City Council:

I respectfully submit the proposed Fiscal Year 2026-2027 Budget for the City of Mount Pleasant. This budget represents the work of our department directors and staff to evaluate the City's operations, identify current and future needs, and match those needs with the resources available to us.

A municipal budget is more than a financial document. It establishes the City's priorities for the coming year and reflects the level of service we are prepared to provide. It must also account for the long-term effect of today's decisions. In developing this proposal, our goal was to present an honest assessment of what it costs to operate the City, maintain essential services, support a growing community, and protect the City's financial position.

Mount Pleasant continues to grow. New residential and commercial development brings opportunity, but it also places additional demands on public safety, utilities, streets, code enforcement, parks, and other municipal services. The City must be prepared to meet those demands without allowing staffing, infrastructure, or service levels to fall behind.

This year, departments used a hybrid zero-based budgeting process. Directors were asked to review their operations from the ground up rather than simply carrying forward prior-year amounts. Each department evaluated its line items, reviewed historical spending, and documented the operational need for its requests. Certain expenses, including fuel, utilities, and water-treatment chemicals, necessarily relied more heavily on historical trends and projected costs. Even so, the purpose of the process was straightforward: determine what is needed, justify it, and remove or reduce what is not.

The proposed budget is guided by the five objectives adopted by the City Council in the Strategic Plan: Financial Resilience; Infrastructure and Managed Growth; Economic Vitality and Quality of Life; Workforce and Organizational Excellence; and Governance, Trust and Engagement. These objectives were not treated as separate from the budget process. They were used to evaluate requests and determine which investments should receive priority.

Investment in Our Workforce

The City's employees are responsible for carrying out the policies of the Council and providing the services our residents rely on every day. Our ability to maintain those services depends on our ability to recruit and retain qualified people.

The recently completed Compensation Study confirmed the need to bring employee compensation closer to the market. The proposed budget includes market-based adjustments across the organization, including public safety personnel, frontline employees, supervisors, and specific department directors. These adjustments are not simply an employee benefit. They are an operational necessity. Persistent vacancies and employee turnover affect productivity, increase training costs, place additional demands on remaining employees, and eventually affect the level of service provided to the public.

This budget also adds one Police Officer, one Firefighter, one Code Enforcement Officer, and one Utilities position. These are targeted additions intended to strengthen public safety, respond to development and property-maintenance concerns, and support the utility infrastructure necessary to serve a growing community.

The Animal Control Officer position is also proposed to be converted from part-time to full-time. State inspections have consistently identified the shelter as understaffed. Current staffing limits operating hours and the City's ability to provide service later in the day or on Saturdays. Converting this position to full-time will improve coverage, strengthen shelter operations, and help the City address the concerns documented through the inspection process.

These staffing recommendations were considered carefully. The proposed budget does not add positions simply because they were requested. Each proposed addition was evaluated based on workload, service demand, compliance needs, and its relationship to the Council's Strategic Plan.

Infrastructure and Capital Investment

The proposed budget continues several significant capital projects supported by previously authorized bond funding. These include the I-30 East Corridor Water Line, rehabilitation of the I-30 Water Treatment Plant filtration system, improvements at Dellwood Park, and approximately \$1.6 million in street improvements.

These projects address immediate needs while also preparing the City for continued development. Reliable water infrastructure, maintained streets, and quality public facilities are fundamental municipal responsibilities. They also influence economic development, private investment, and the daily quality of life of our residents.

The budget includes additional capital purchases and technology improvements for several departments. These include GIS software, public-safety communications equipment, airport building improvements, library materials and facility needs, improvements to the Council Chambers, and other operational technology.

The proposed RMS/CAD system for the Police Department is among the more substantial technology investments. It will modernize public-safety operations and provide the system needed to support the creation of a shared dispatch operation. While many of these investments are less visible than a street or park project, they are necessary for departments to operate reliably and efficiently.

Financial Considerations

This budget was developed under continued pressure from inflation, rising personnel and benefit costs, infrastructure needs, and increased service demands. At the same time, Senate Bill 2 limits the annual growth of maintenance and operations property-tax revenue, reducing the City's ability to respond to those costs through incremental revenue growth.

Staff reviewed expenditures closely and identified savings or operational changes where appropriate. The proposal includes increasing the landfill gate rate, moving away from the Enterprise vehicle-lease program, continuing implementation of appropriate utility rate-study recommendations, and passing the credit-card processing fee to users rather than continuing to absorb that cost on behalf of all utility customers.

The budget also includes a transfer from the Utility Fund to the General Fund as a short-term measure. This transfer improves the General Fund's position, but it is not an appropriate long-term source for recurring expenses such as salaries and employee benefits. Continued reliance on such transfers could also work against the City's efforts to protect its bond rating. The City must move toward a revenue structure in which ongoing operations are supported by ongoing revenues.

After reviewing projected revenues, operating costs, compensation needs, staffing, and the City's long-term financial position, staff recommends a property-tax rate at the voter-approval rate. I recognize the significance of this recommendation. A tax-rate increase should never be presented as routine, and it should not be considered without a clear explanation of why the revenue is needed and how it will be used.

Without additional recurring revenue, the City's operational budget would be in a deficit position. More importantly, the City would be forced to delay compensation adjustments, defer needed staffing, reduce service levels, or rely more heavily on transfers and other short-term measures. Those options may postpone difficult decisions, but they do not resolve the underlying imbalance.

The proposed rate provides the capacity to address employee compensation, add several critical positions, maintain existing services, and prepare the organization for additional growth. It also reduces the likelihood that the City will fall further behind and face a larger, more disruptive correction in a future year.

Conclusion

This proposed budget does not fund every request submitted by City departments. A responsible budget rarely does. It does, however, fund the priorities that staff believes are most important to maintaining services, supporting growth, and protecting the City's long-term financial health.

The proposal makes a deliberate investment in the City's workforce through compensation adjustments and carefully selected staffing additions. It continues important water, street, park, and public-safety projects. It also acknowledges that recurring obligations must ultimately be supported by recurring revenues.

There are difficult choices in this budget. Those choices should be discussed openly, with a clear understanding of both their immediate cost and their long-term consequences. Staff's responsibility is to provide the Council with accurate information, sound recommendations, and a budget that reflects the actual cost of operating the City. I believe this proposal does that.

I appreciate the work of our department directors and employees during the budget process. They reviewed their operations carefully, answered difficult questions, and remained focused on providing dependable service to the residents of Mount Pleasant. I also appreciate the Council's leadership in establishing the Strategic Plan that guided the development of this proposal.

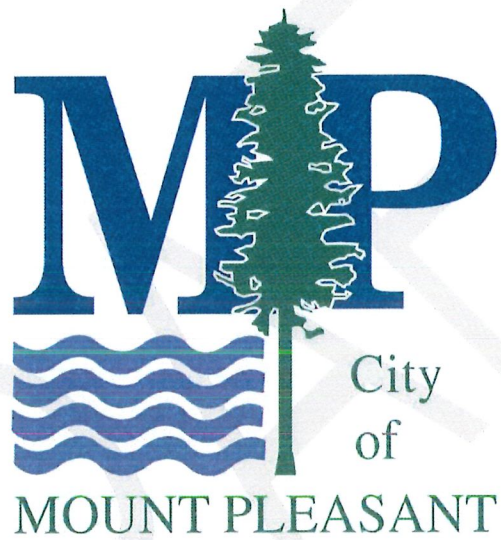
I respectfully submit the Fiscal Year 2026-2027 Proposed Budget for your review and consideration.

Respectfully submitted,



Robert G. Vine
City Manager
Mt. Pleasant, Texas

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Fund Summaries

General Fund

FUND SUMMARY	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF 7/31/26	FY27 PROPOSED
PROPERTY TAX	\$ 4,507,054	\$ 5,088,600	\$ 4,859,414	\$ 5,655,800
PENALTIES AND INTEREST	69,141	55,000	59,722	65,000
SALES TAX	6,474,419	6,325,300	5,626,623	6,804,000
LIQUOR TAX	38,457	30,000	37,530	42,000
FINES	497,315	575,000	528,057	650,000
LANDFILL FEES	1,070,137	1,150,000	1,081,377	1,150,000
PERMITS & FEES	459,774	426,000	333,198	425,000
OTHER USER FEES	456,485	389,500	334,132	440,000
CONTRACT INCOME	650,000	715,000	541,667	650,000
INTEREST INCOME	105,676	100,000	102,781	110,000
GRANT INCOME	65,898	-	106,774	80,000
INTERFUND TRANSFERS	900,072	1,000,000	750,000	1,250,000
MISC. INCOME	461,024	20,000	7,943	9,000
CARRY OVER FUND BALANCE		165,994		
TOTAL REVENUE	\$ 15,755,454	\$ 16,040,394	\$ 14,369,219	\$ 17,330,800
LEGISLATIVE	\$ 44,847	\$ 42,000	\$ 53,489	\$ 49,200
GENERAL ADMINISTRATION	617,174	734,722	587,392	785,953
LEGAL	118,113	113,500	48,058	118,000
TAX ASSESSMENT & COLLECTION	220,018	200,000	168,772	284,092
HUMAN RESOURCE	103,381	109,941	86,769	121,435
ELECTIONS	26,366	15,000		
TECHNOLOGY	390,459	275,000	235,334	175,000
NON-DEPARTMENTAL	923,701	557,676	756,560	887,984
MUNICIPAL COURT	342,592	364,594	257,847	345,718
ANIMAL SERVICES	390,215	412,451	307,896	451,167
POLICE DEPARTMENT	5,281,584	5,288,334	4,398,675	5,703,097
FIRE DEPARTMENT	3,924,346	4,035,098	3,320,382	4,416,715
PLANNING DEPARTMENT	286,456	298,557	224,983	302,364
BUILDING & DEVELOPMENT	259,547	286,627	239,060	305,265
CODE ENFORCEMENT	237,752	208,955	153,729	275,222
FLEET SERVICES	486,559	547,780	404,169	494,947
BUILDING MAINTENANCE	201,462	191,174	147,649	195,919
PARK DEPARTMENT	1,388,376	1,601,032	1,177,491	1,441,656
LIBRARY	578,096	606,006	474,785	625,856
TOTAL EXPENSES	\$ 15,821,045	\$ 15,888,447	\$ 13,043,038	\$ 16,979,590
FUND BALANCE SURPLUS/(DEFICIT)	\$ (65,591)	\$ 151,947	\$ 1,326,180	\$ 351,210

Utilities Fund

Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF 7/31/26	FY27 PROPOSED
PENALTIES AND INTEREST	\$ 161,932	\$ 132,000	\$ 217,421	\$ 224,200
WATER SALES	11,666,787	12,000,000	9,845,148	12,000,000
SEWER CHARGES	4,436,172	4,500,000	3,704,285	4,500,000
TAPS AND CONNECT FEES	145,224	100,000	149,329	159,000
SOLID WASTE COLLECTION	3,456,469	3,500,000	2,943,753	3,508,000
INTEREST INCOME	95,281	90,000	80,203	95,000
LEASES AND RENTALS	37,238	35,000	30,290	36,200
INTERFUND TRANSFERS REV	91,156			
MISCELLANEOUS REVENUE	84,530	75,000	98,281	95,000
CARRYOVER FUND BALANCE		36,094		
TOTAL REVENUE	\$ 20,174,789	\$ 20,468,094	\$ 17,068,710	\$ 20,617,400
NON-DEPARTMENTAL	1,929,124	1,979,026	1,488,127	1,752,493
UTILITY ADMINISTRATION	1,439,026	1,228,417	856,468	1,066,533
FLEET SERVICES	499,402	553,689	391,264	543,285
ENGINEERING	3,646			
NEW WATER TREATMENT PLANT	236,859			
SOLID WASTE MANAGEMENT	3,468,953	3,183,100	2,729,015	3,515,000
WATER TREATMENT	3,347,330	2,735,128	2,339,494	2,944,349
FRESH WATER SUPPLY	1,804,143	1,806,561	1,540,224	1,806,561
WASTEWATER PLANTS	1,189,626	1,043,793	686,139	1,067,401
UTILITY DEPARTMENT	2,104,057	1,809,044	1,245,294	1,294,241
PRETREATMENT DEPARTMENT	56,374			
UTILITY DEBT SERVICE	2,661,687	5,245,327	5,300,913	5,261,831
TOTAL EXPENSES	\$ 18,740,227	\$ 19,584,085	\$ 16,576,939	\$ 19,251,694
FUND BALANCE SUPPLUS/(DEFICIT)	\$ 1,434,562	\$ 884,009	\$ 491,771	\$ 1,365,706

Street Fund

FUND SUMMARY	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF 7/31/26	FY27 PROPOSED
UTILITY FRANCHISE TAX	\$ 1,391,002	\$ 1,310,000	\$ 1,108,488	\$ 1,340,000
INTEREST INCOME	31,171	32,000	23,884	30,000
INTERFUND TRANSFERS REV	400,002	400,000	333,333	400,000
MISCELLANEOUS REVENUE	133,287	-	200	-
TOTAL REVENUE	\$ 1,955,463	\$ 1,742,000	\$ 1,465,905	\$ 1,770,000
FULL TIME SALARIES	\$ 463,198	\$ 539,450	\$ 410,158	\$ 478,145
LONGEVITY	10,460	9,952	8,928	8,154
OVERTIME	7,494	6,300	7,765	14,300
CHRISTMAS PAY	820			
PHONE ALLOWANCE	1,800	2,700	900	1,800
WORKERS COMPENSATION	16,926	9,111	8,089	6,947
UNEMPLOYMENT COMPENSATION	558	599	535	1,497
HEALTH INSURANCE	65,635	75,670	51,197	74,000
DENTAL INSURANCE	3,407	3,940	2,852	3,592
TMRS	75,606	87,066	65,525	78,914
SOCIAL SECURITY	35,818	41,870	32,079	37,031
SALARY ADJUSTMENT		1,960		
OFFICE SUPPLIES	6	1,000	156	500
MOTOR VEHICLE SUPPLIES	25,442	40,000	28,250	40,000
MOTOR VEHICLE SUPPLIES				
MINOR TOOLS & APPARATUS	3,817	5,000	2,994	5,000
BOTANICAL & AGR. SUPPLIES	921	2,000	1,769	2,000
OTHER SUPPLIES	1,492	4,000	1,446	2,000
STREETS AND ALLEYS	179,008	300,000	103,168	300,000
MACHINERY AND HEAVY EQUIPMENT	82,120	85,000	34,782	85,000
SIGNAL AND SIGN SYSTEM	9,812	15,000	6,214	15,000
COMMUNICATION	1,644	3,000	1,094	3,000
BUSINESS AND TRAVEL	544	3,000	2,031	6,000
UNIFORMS AND CLOTHING	4,799	7,000	4,434	7,000
CONTRACTUAL AND FEE SERVICES	63,751	80,001	38,483	80,000
UTILITY SERVICES	225,746	195,000	173,576	200,000
DATA PROCESSING MAINTENANCE				5,000
MEMBERSHIPS AND SUBSCRIPTIONS	2,500	3,000	366	2,000
TOTAL EXPENSES	\$ 1,283,325	\$ 1,521,619	\$ 986,790	\$ 1,456,880
FUND BALANCE SUPPLUS/(DEFICIT)	\$ 672,138	\$ 220,381	\$ 479,116	\$ 313,120

Cemetery Fund

Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF 7/31/26	FY27 PROPOSED
CURRENT PROPERTY TAXES	\$ 40,228	\$ 41,202	\$ 43,000	\$ 42,200
DELINQUENT PROPERTY TAXES	557	760	500	500
PENALTIES AND INTEREST	648	620	400	500
TAX ATTORNEY FEES	402	315	125	300
SALE OF LAND	15,385	12,115	15,000	
MISCELLANEOUS REVENUE	-	24	-	-
TOTAL REVENUE	\$ 57,220	\$ 55,037	\$ 59,025	\$ 43,500
 BUILDINGS AND GROUNDS	 \$ -	 \$ -	 \$ 10,000	 \$ 5,000
CONTRACTUAL AND FEE SERVICES	36,702	26,715	34,000	34,000
DATA PROCESSING MAINTENANCE	4,260	4,475	12,000	4,500
MISCELLANEOUS EXPENSE			25	
TOTAL EXPENSE	\$ 40,962	\$ 31,190	\$ 56,025	\$ 43,500
 FUND BALANCE SURPLUS/(DEFICIT)	 \$ 16,258	 \$ 23,847	 \$ 3,000	 \$ -

Civic Center Fund

FUND SUMMARY	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF 7/31/26	FY27 PROPOSED
HOTEL OCCUPANCY TAX	\$ 690,430	\$ 700,000	\$ 621,501	\$ 706,000
LEASES AND RENTALS	(750)		(885)	
LEASES AND RENTALS	78,308	75,000	77,237	90,000
LEASES AND RENTALS	18,610	20,000	17,371	20,000
INTERFUND TRANSFERS REV	25,000			
MISCELLANEOUS REVENUE	3,500			
FUND BALANCE CARRYOVER		10,000		
TOTAL REVENUE	\$ 815,098	\$ 805,000	\$ 715,223	\$ 816,000
 CIVC CENTER	 \$ 580,509	 \$ 448,763	 \$ 394,589	 \$ 462,867
COMMUNITY CENTER	16,142	17,000	11,717	13,700
TOURISM	124,361	209,732	106,077	215,319
HOTEL MOTEL	211,000	212,000	155,250	211,000
TOTAL EXPENSE	\$ 932,013	\$ 887,495	\$ 667,633	\$ 902,886
 FUND BALANCE SURPLUS/(DEFICIT)	 (116,915)	 (82,495)	 47,591	 (86,886)

Airport Fund

FUND SUMMARY	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF 7/31/26	FY27 PROPOSED
AVIATION FUEL SALES	\$ 910,319	\$ 899,000	\$ 921,866	\$ 1,293,120
LEASES AND RENTALS	214,040	225,000	198,008	250,000
INTERFUND TRANSFERS REV	1,428,157			
MISCELLANEOUS REVENUE	102	400	130	100
TOTAL REVENUE	\$ 2,552,618	\$ 1,124,400	\$ 1,120,004	\$ 1,543,220
 PAYROLL & BENEFITS	 261,335	 310,315	 282,364	 286,312
OPERATIONS & MAINTENANCE	694,865	755,150	726,664	883,550
DEPRECIATION EXPENSE	715,316			
CAPITAL OUTLAY BUILDINGS				162,590
TOTAL EXPENSES	\$ 1,671,516	\$ 1,065,465	\$ 1,009,028	\$ 1,332,452
 FUND BALANCE SURPLUS/(DEFICIT)	 \$ 881,102	 \$ 58,935	 \$ 110,976	 \$ 210,768
 GRANT INCOME	 \$ 146,334	 \$ 90,000	 \$ 86,247	 \$ 657,000
	\$ 146,334	\$ 90,000	\$ 86,247	\$ 657,000
 OPERATIONS & MAINTENANCE				100,000
CAPITAL OUTLAY - OTHER IMPROV				596,842
	\$ -	\$ -	\$ -	\$ 696,842
 FUND BALANCE SURPLUS/(DEFICIT)	 \$ 146,334	 \$ 90,000	 \$ 86,247	 \$ (39,842)
 FUND BALANCE SURPLUS/(DEFICIT)	 \$ 1,027,436	 \$ 148,935	 \$ 197,222	 \$ 170,926

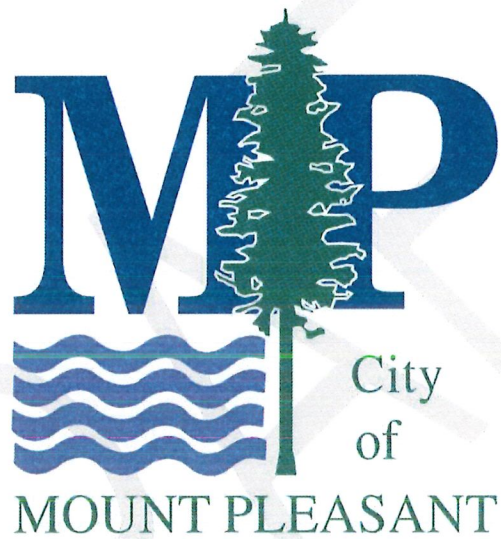
Debt Service Fund

	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF 7/31/26	FY27 PROPOSED
CURRENT PROPERTY TAXES	\$ 1,244,878	\$ 1,416,000	\$ 1,391,787	\$ 1,500,000
DELINQUENT PROPERTY TAXES	18,656	12,500	20,992	23,300
PENALTIES AND INTEREST	18,850	15,000	16,639	17,700
TAX ATTORNEY FEES	12,031	4,500	6,684	10,000
INTEREST INCOME	19,362	20,000	15,477	16,900
BOND PROCEEDS	-	-	-	284,134
MISCELLANEOUS REVENUE	-	-	823	-
TOTAL REVENUE	1,313,776	1,468,000	1,452,401	1,852,034
CASH DEPOSIT	17,206			-
CONTRACTUAL AND FEE SERVICES	12,031		7,484	-
PRIN-2017 CO'S	180,000	185,000	185,000	190,000
PRIN-2020 GO REFUNDING	270,000	295,000	295,000	320,000
PRIN-2022 LIMITED TAX NOTE	309,000	315,000	315,000	322,000
2024 PRIN - CO'S	-	118,892	-	120,233
AGENT AND ADMINISTRATION FEE	800	-	-	-
INT-2017 CO'S	297,450	292,050	292,050	286,500
INT-2020 GO REFUNDING	80,400	69,600	69,600	57,800
INT-2022 LIMITED TAX NOTE	37,111	30,684	30,684	24,123
INT-2024 GO REFUNDING	180,183	166,750	166,750	166,750
2024 INT- CO'S	400,159	386,315	386,315	364,628
TOTAL EXPENSES	\$ 1,784,339	\$ 1,859,291	\$ 1,747,883	\$ 1,852,034
FUND BALANCE SRUPLUS/(DEFICIT)	\$ (470,563)	\$ (391,291)	\$ (295,481)	\$ -

MPEDC Fund

FUND SUMMARY	AS OF 7/31/25				FY27
	FY25 ACTUALS	FY26 BUDGET	FY26 ACTUALS		PROPOSED
SALES TAX COLLECTIONS	\$ 2,142,726	\$ 2,000,000	\$ 1,870,248	\$	2,150,000
INTEREST INCOME	210,583	150,000	156,229		200,000
INTEREST INCOME (REVOLVING LOAN)	(323)	7,196	(301)		6,500
LEASES AND RENTALS	39,500	42,000	3,795		22,500
MISCELLANEOUS REVENUE	1,452,163	236,660	150		
TOTAL REVENUE	\$ 3,844,650	\$ 2,435,856	\$ 2,030,122	\$	2,379,000
PAYROLL & FRINGE BENEFITS	\$ 399,675	\$ 455,521	\$ 368,492	\$	477,200
OPERATIONS & MAINTENANCE	385,332	283,300	132,839		336,600
INTERGOVERNMENTAL	19,454	20,200	16,833		20,200
CONTRACTS & COMMITTEMENTS	3,062,151	1,564,300	919,109		930,000
PRINCIPAL-INSTALLMENT PAYMENTS					270,000
INTEREST-INSTALLMENT PAYMENTS					325,000
LEASE EXPENSE					13,500
TOTAL EXPENSE	\$ 3,866,612	\$ 2,323,321	\$ 1,437,274	\$	2,372,500
FUND BALANCE SURPLUS/(DEFICIT)	(21,962)	112,535	592,848		6,500

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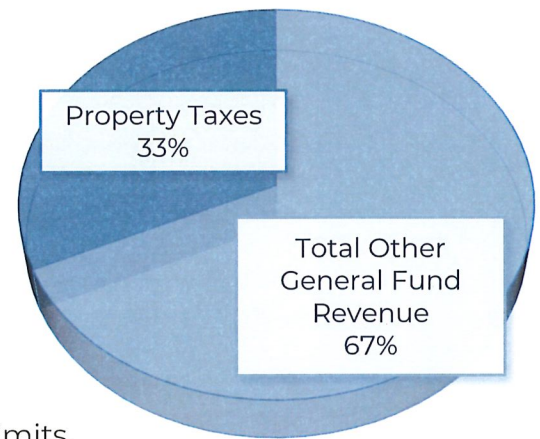


Major Revenues

Property Tax

Distribution

Maintenance & Operations	0.31795
Cemetery	0.002441
Interest & Sinking	0.103254
Total	0.423648



*Per \$100 Valuation on all property owners within City-limits.

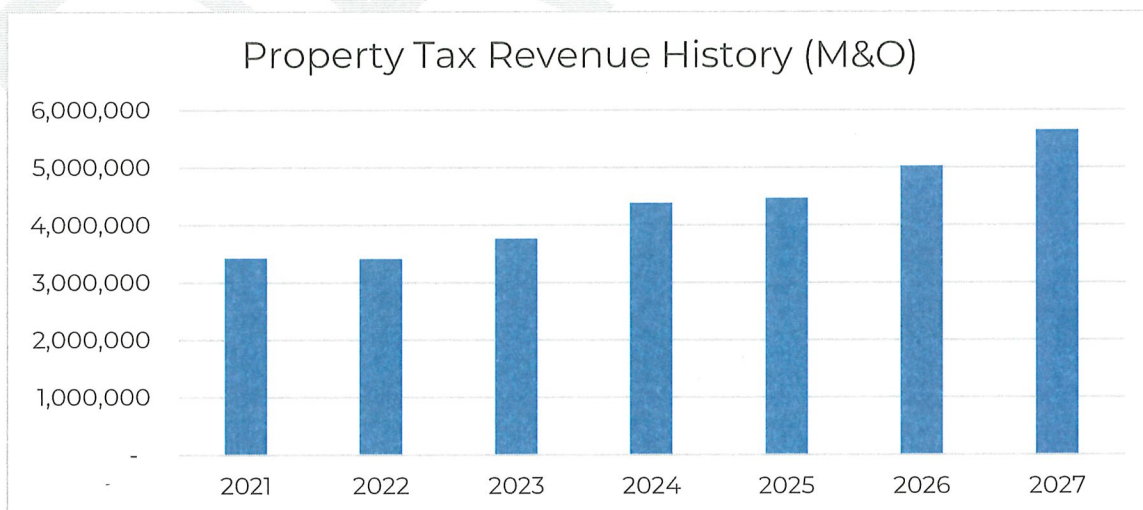
Collection

Titus County Tax Office collects and remits revenue monthly to the City.

Analysis & Projection

Factors Affecting Property Tax Revenue:

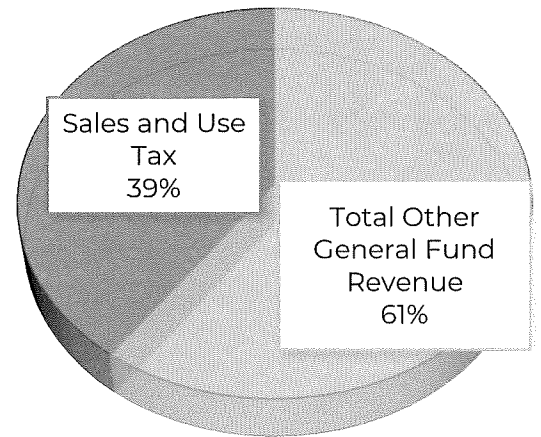
- Tax rate
- Overall Debt
- Overall assessed value
- Demographic shift
- Annexation



Sales and Use Tax

Distribution

State of Texas	6.250%
County of Titus	0.500%
City of Mount Pleasant	1.000%
MP Property Tax Reduction	0.125%
MPEDC	0.375%
Total	8.250%



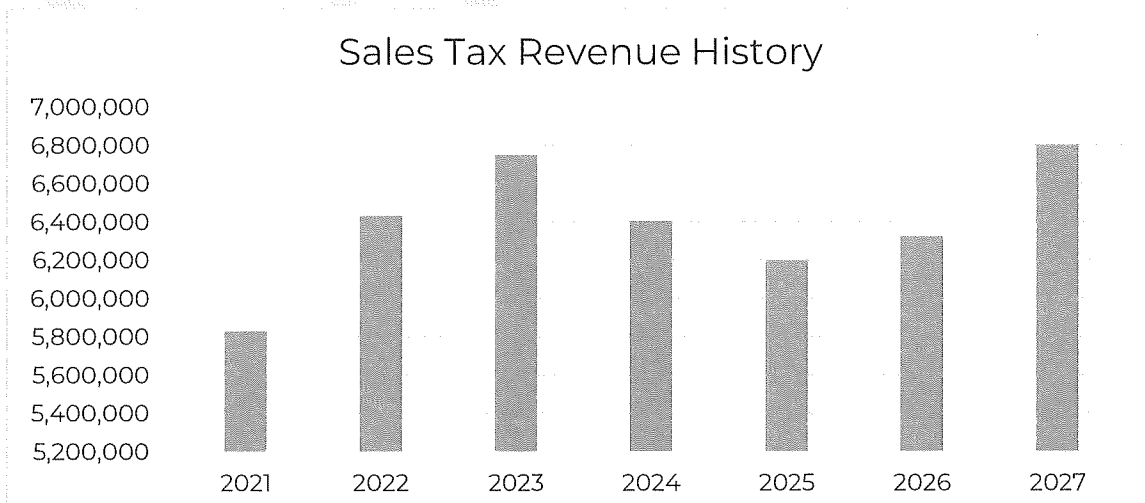
Collection

State Comptroller's office collects and remits revenue monthly to the City.

Analysis & Projection

Economic Indicators of Future Growth or Decline

- Unemployment rate changes and Demographic Shifts/Increase in population.
- Inflation will cause an appeared increase in Sales Tax Revenue
- Consumer confidence
- Historical trends – generally used to assess projected change



Franchise Tax

Distribution

In general, how much is charged businesses to use Right-of-Ways.

Source

Fees paid by businesses to have Right-of-Way and City street area usage in order to provide amenities such as energy, cell phone, and landline services.

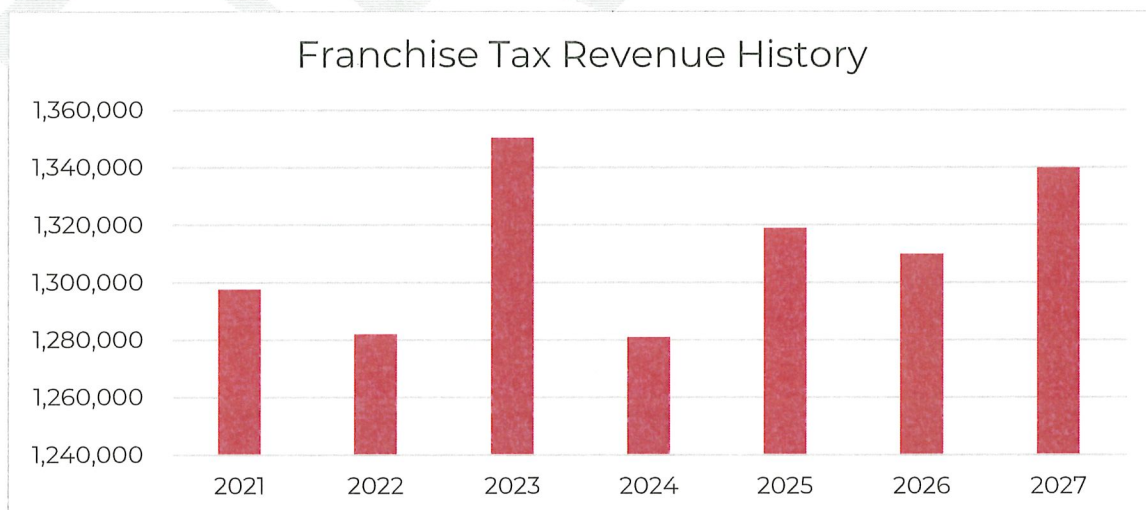
Collection

Businesses submit payments monthly, quarterly, or annually.

Analysis & Projection

Economic Indicators of Future Growth or Decline

- Unemployment rate changes
- Demographic Shifts/Increase in pop.
- Inflation will cause an appeared increase in Franchise Tax Revenue
- New Constructions of right of ways and streets
- Historical trends – generally used to assess projected change



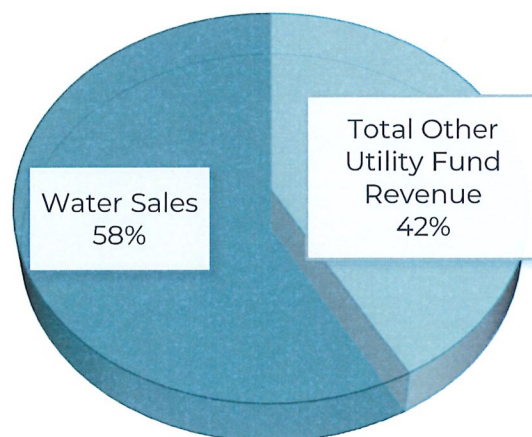
Water Sales

Distribution

The Charge for use of water services.

Source

Customers are billed in exchange for water services.

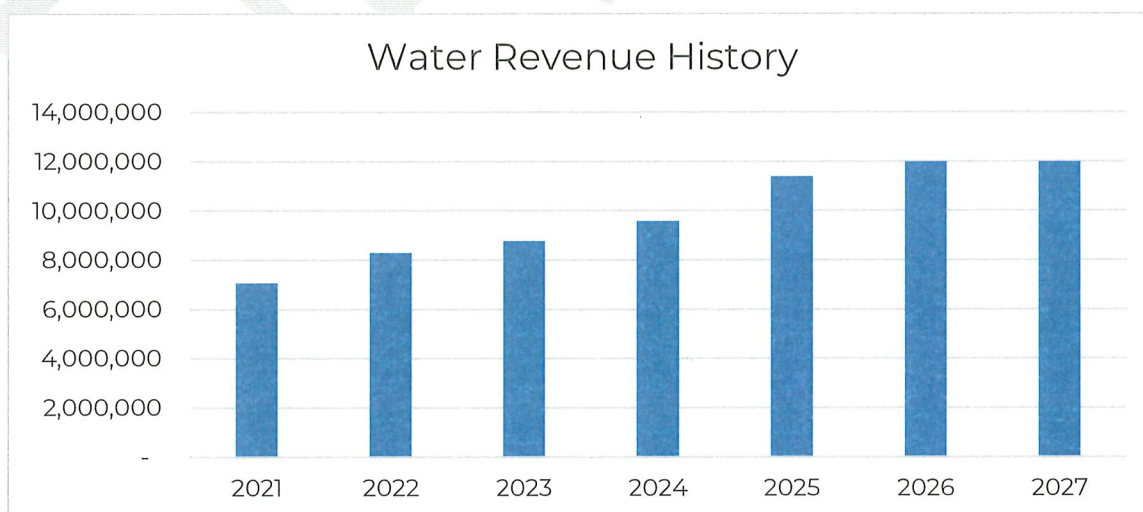


Collection

Monthly fees are paid by water service customers living within City limits.

Analysis & Projection

- Demographic Shifts/Increase in population
- Inflation will cause an appeared increase in Franchise Tax Revenue
- New constructions of homes
- New constructions of water lines
- Projected rate increases – Past rate increases
- Historical trends



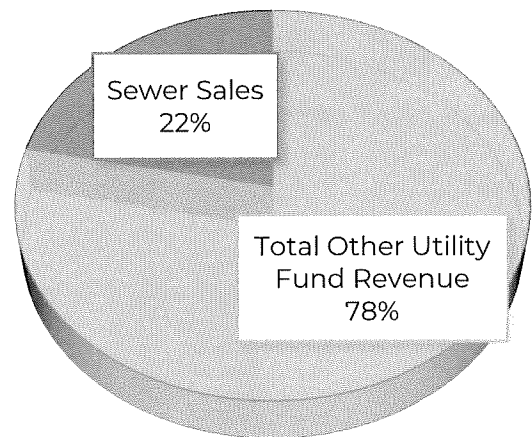
Sewer Sales

Distribution

The Charge for use of sewer services.

Source

Customers are billed in exchange for sewer services.

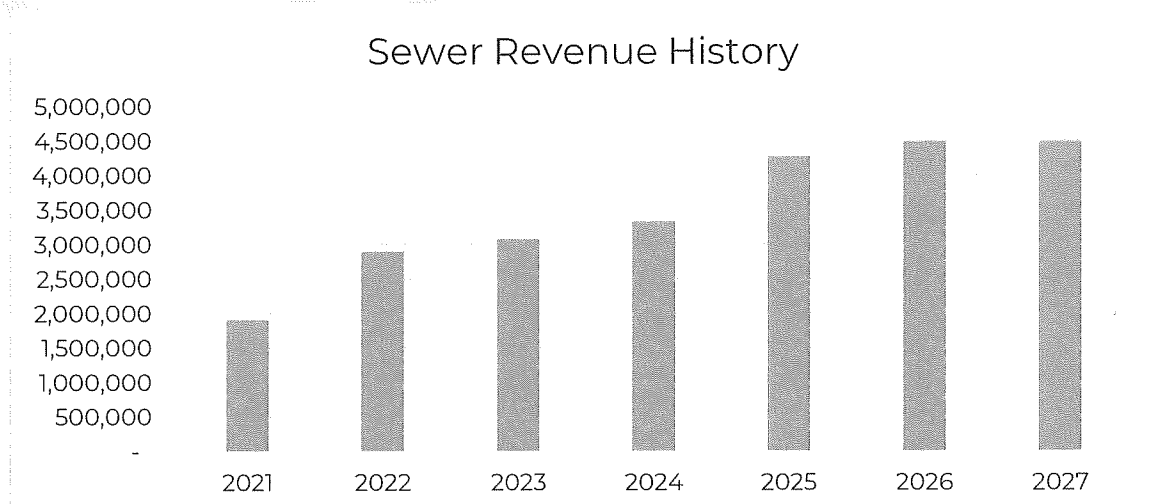


Collection

Monthly fees are paid by sewer service customers living within City limits.

Analysis & Projection

- Demographic Shifts/Increase in pop.
- Inflation will cause an appeared increase in Franchise Tax Revenue
- New constructions of homes
- New constructions of sewer lines
- Projected rate increases – Past rate increases
- Historical trends



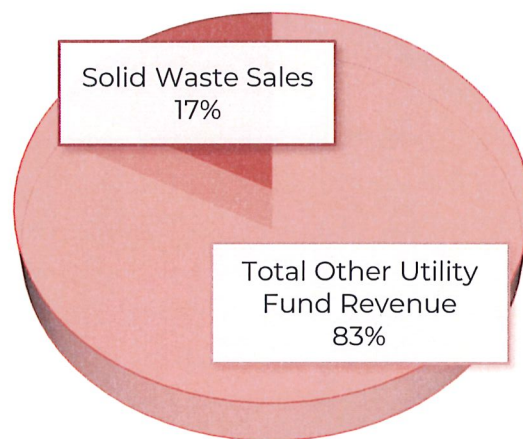
Solid Waste Sales

Distribution

The Charge for solid waste services.

Source

Customers are billed in exchange for solid waste pick-up services.



Collection

Monthly fees are paid by solid waste customers living within City limits.

Analysis & Projection

- Demographic Shifts/Increase in pop.
- Number of containers and dumpsters
- New constructions of homes
- Number of Commercial customers
- Projected rate increases – Past rate increases
- Historical trends



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Overall Budget

Overall Summary

	AUDITED ACTUALS AS OF 9.30.25	AMENDED BUDGET 2026	ACTUALS AS OF 7.31.26	2027 PROPOSED BUDGET
TOTAL REVENUES	\$ 48,701,036	\$ 48,006,822	\$ 40,785,422	\$ 61,348,439
TOTAL EXPENSES	\$ 47,880,316	\$ 92,180,806	\$ 46,170,965	\$ 59,498,289
CHANGE IN FUND BALANCE	\$ 820,720	\$ (44,173,984)	\$ (5,385,543)	\$ 1,850,150

All Funds Revenue Summary

		AUDITED ACTUALS AS OF 9.30.25	AMENDED BUDGET 2026	ACTUALS AS OF 7.31.26	2027 PROPOSED BUDGET
GENERAL FUND	PROPERTY TAX	\$ 4,430,381	\$ 5,088,600	\$ 4,859,414	\$ 5,655,800
GENERAL FUND	PENALTIES	58,673	55,000	59,722	65,000
GENERAL FUND	SALES TAX	5,184,914	6,325,300	5,626,623	6,804,000
GENERAL FUND	LIQUOR TAX	27,110	30,000	37,529	42,000
GENERAL FUND	FINES	434,827	575,000	537,819	650,000
GENERAL FUND	LANDFILL FEES	783,706	1,150,000	1,081,377	1,150,000
GENERAL FUND	PERMITS & FEES	393,386	426,000	333,949	425,000
GENERAL FUND	OTHER USER FEES	375,021	389,500	336,131	440,000
GENERAL FUND	CONTRACT INCOME	541,667	715,000	541,667	650,000
GENERAL FUND	INTEREST INCOME	86,156	100,000	118,509	110,000
GENERAL FUND	GRANT INCOME	65,898	-	132,329	80,000
GENERAL FUND	INTERFUND TRANSFERS	750,072	1,000,000	833,333	1,250,000
GENERAL FUND	MISC INCOME	119,665	20,000	7,943	9,000
STREET DEPARTMENT FUND	UTILITY FRANCHISE TAX	1,391,002	1,310,000	1,108,488	1,340,000
STREET DEPARTMENT FUND	INTEREST INCOME	31,171	32,000	23,884	30,000
STREET DEPARTMENT FUND	INTERFUND TRANSFERS	400,002	400,000	333,333	400,000
STREET DEPARTMENT FUND	MISC REVENUE	133,287		200	
GENERAL CAPITAL FUND	INSURANCE PROCEEDS	24,052		1,824	
GENERAL CAPITAL FUND	SALE OF EQUIPMENT AND MATERIAL	72,281	50,000		
GENERAL CAPITAL FUND	LEASE PROCEEDS	599,600			645,800
GENERAL CAPITAL FUND	INTERFUND TRANSFERS REV		599,600	499,667	
GENERAL CAPITAL FUND	REVENUE FROM OTHER RESOURCES			230,872	
INSURANCE FUND	INTERFUND TRANSFERS REV	271,800	277,000	230,833	277,000
UTILITIES FUND	PENALTIES AND INTEREST	161,932	132,000	217,421	224,200
UTILITIES FUND	WATER SALES	11,666,787	12,000,000	9,845,148	12,000,000
UTILITIES FUND	SEWER CHARGES	4,436,172	4,500,000	3,704,285	4,500,000
UTILITIES FUND	TAPS AND CONNECT FEES	145,224	100,000	149,509	159,000
UTILITIES FUND	SOLID WASTE COLLECTION	3,456,469	3,500,000	2,943,753	3,508,000
UTILITIES FUND	INTEREST INCOME	95,281	90,000	80,203	95,000
UTILITIES FUND	LEASES AND RENTALS	37,238	35,000	30,290	36,200
UTILITIES FUND	INTERFUND TRANSFERS REV	91,156			
UTILITIES FUND	MISCELLANEOUS REVENUE	84,530	75,000	98,321	95,000
UTILITY CAPITAL REPLACEMENT FUND	INTERFUND TRANSFERS		250,000		
AIRPORT FUND	AVIATION FUEL SALES	910,319	899,000	921,866	1,293,120
AIRPORT FUND	LEASES AND RENTALS	214,040	225,000	198,008	250,000
AIRPORT FUND	INTERFUND TRANSFERS REV	1,428,157			
AIRPORT FUND	MISCELLANEOUS REVENUE	102	400	130	100
LIBRARY GRANTS FUND	GRANT INCOME	29,700	29,750	29,750	10,443
POLICE SEIZURE FUNDS	INTEREST INCOME	57	60	30	30
POLICE SEIZURE FUNDS	SEIZURE PROCEEDS		24,707	24,707	
TXDOT RAMP GRANT FUND	GRANT INCOME	146,334	90,000	86,247	657,000
LIBRARY CONTRIBUTION FUND	CONTRIBUTIONS AND MEMORIALS	9,000	8,000	9,339	2,000
LIBRARY CONTRIBUTION FUND	LIBRARY CONTRIBUTIONS-BOOKS			70	
LIBRARY CONTRIBUTION FUND	INTERFUND TRANSFERS REV	2,500			
RESCUE RECOVERY FUND	REVENUE FROM OTHER RESOURCES	1,841	4,000	3,602	4,000
CEMETERY FUND	CURRENT PROPERTY TAXES	40,228	41,202	43,000	42,200
CEMETERY FUND	DELINQUENT PROPERTY TAXES	557	760	500	500
CEMETERY FUND	PENALTIES AND INTEREST	648	620	400	500
CEMETERY FUND	TAX ATTORNEY FEES	402	315	125	300
CEMETERY FUND	SALE OF LAND	15,385	12,115	15,000	
CEMETERY FUND	MISCELLANEOUS REVENUE		24		
PEG FUND	UTILITY FRANCHISE TAX	19,929	21,000	13,255	17,700
PEG FUND	INTEREST INCOME	12,337	14,000	8,247	11,000
FIREMEN'S RELIEF FUND	INTERFUND TRANSFERS REV	500	500	417	500
POLICE ESCROW FUND	INTEREST INCOME		2,000		
POLICE ESCROW FUND	MISCELLANEOUS REVENUE			428	
ANIMAL SHELTER DONATION FUND	CONTRIBUTIONS AND MEMORIALS	4,074	2,500	2,697	2,700
COURT SPECIAL REVENUE FUND	INTEREST INCOME	853	900	593	700
POLICE DONATION FUND	INTEREST INCOME	12	12	508	500
POLICE DONATION FUND	CONTRIBUTIONS AND MEMORIALS	500		1,500	500
POLICE SHOP WITH A COP	INTEREST INCOME	82	100	63	100
POLICE SHOP WITH A COP	CONTRIBUTIONS AND MEMORIALS	16,142	13,000	19,447	16,000
CIVIC CENTER FUND	HOTEL OCCUPANCY TAX	690,430	700,000	621,501	706,000

All Funds Revenue Summary

		AUDITED ACTUALS AS OF 9.30.25	AMENDED BUDGET 2026	ACTUALS AS OF 7.31.26	2027 PROPOSED BUDGET
CIVIC CENTER FUND	LEASES AND RENTALS	(750)		(885)	
CIVIC CENTER FUND	LEASES AND RENTALS	78,308	75,000	77,237	90,000
CIVIC CENTER FUND	LEASES AND RENTALS	18,610	20,000	17,371	20,000
CIVIC CENTER FUND	INTERFUND TRANSFERS REV	25,000			
CIVIC CENTER FUND	MISCELLANEOUS REVENUE	3,500			
LAW ENFORCEMENT EDUCATION FUND	INTERGOVERNMENTAL REVENUE	5,866	5,000	6,945	6,000
TOBACCO ENFORCEMENT PROGRAM	INTERGOVERNMENTAL REVENUE	9,407	6,000	8,125	6,000
WATER CONSTRUCTION FUND	INTEREST INCOME	772,049	830,000	177,763	80,000
LOGIC 2024 BOND GENERAL	INTEREST INCOME	374,674	350,000	251,866	350,000
LOGIC 2024 BOND GENERAL	GRANT INCOME	1,402,172	600,000	78,827	
LOGIC 2024 BOND GENERAL	BOND PROCEEDS				5,102,160
LOGIC 2024 BOND UTILITY	INTEREST INCOME	946,335	900,000	670,484	875,000
LOGIC 2024 BOND UTILITY	BOND PROCEEDS				6,945,000
COMMUNITY CENTER FUND	INTEREST INCOME	3,187	2,000	2,361	2,400
ECONOMIC DEVELOPMENT FUND	SALES TAX COLLECTIONS	2,142,726	2,000,000	1,870,248	2,150,000
ECONOMIC DEVELOPMENT FUND	INTEREST INCOME	210,583	150,000	156,229	200,000
ECONOMIC DEVELOPMENT FUND	LEASES AND RENTALS	39,500	42,000	3,795	22,500
ECONOMIC DEVELOPMENT FUND	MISCELLANEOUS REVENUE	1,452,163	236,660	150	
RURAL DEVELOPMENT FUND	INTEREST INCOME	10,340	7,196	6,700	6,500
DEBT SERVICE FUND	PROPERTY TAX	1,263,534	1,428,500	1,412,779	1,523,300
DEBT SERVICE FUND	PENALTIES	30,880	19,500	23,323	27,700
DEBT SERVICE FUND	INTEREST INCOME	19,362	20,000	15,477	16,900
DEBT SERVICE FUND	BOND PROCEEDS				284,134
DEBT SERVICE FUND	MISCELLANEOUS REVENUE			823	
TOTAL REVENUES		\$ 48,701,036	\$ 48,006,822	\$ 40,785,422	\$ 61,364,487

All Funds Expense Summary

		AUDITED ACTUALS	AMENDED BUDGET	ACTUALS AS OF	2027 PROPOSED
		AS OF 9.30.25	2026	7.31.26	BUDGET
GENERAL FUND	LEGISLATIVE	\$ 44,847	\$ 42,000	\$ 53,489	\$ 49,200
GENERAL FUND	GENERAL ADMINISTRATION	617,174	734,722	587,392	785,953
GENERAL FUND	LEGAL	118,113	113,500	48,058	118,000
GENERAL FUND	TAX ASSESSMENT & COLLECTION	220,018	200,000	168,772	284,092
GENERAL FUND	HUMAN RESOURCE	103,381	109,941	86,769	121,435
GENERAL FUND	ELECTIONS	26,366	15,000		
GENERAL FUND	TECHNOLOGY	390,459	275,000	235,334	175,000
GENERAL FUND	NON-DEPARTMENTAL	923,701	557,676	756,560	887,984
GENERAL FUND	MUNICIPAL COURT	342,592	364,594	257,847	345,718
GENERAL FUND	ANIMAL SERVICES	390,215	412,451	307,896	451,167
GENERAL FUND	POLICE DEPARTMENT	5,281,584	5,288,334	4,398,675	5,703,097
GENERAL FUND	FIRE DEPARTMENT	3,924,346	4,035,098	3,320,382	4,416,715
GENERAL FUND	PLANNING DEPARTMENT	286,456	298,557	224,983	302,364
GENERAL FUND	BUILDING & DEVELOPMENT	259,547	286,627	239,060	305,265
GENERAL FUND	CODE ENFORCEMENT	237,752	208,955	153,729	275,222
GENERAL FUND	FLEET SERVICES	486,559	547,780	404,169	494,947
GENERAL FUND	BUILDING MAINTENANCE	201,462	191,174	147,649	195,919
GENERAL FUND	PARK DEPARTMENT	1,388,376	1,601,032	1,177,491	1,441,656
GENERAL FUND	LIBRARY	578,096	606,006	474,785	625,856
STREET DEPARTMENT FUND	STREET	1,283,325	1,521,619	986,790	1,456,880
GENERAL CAPITAL FUND	CAPITAL REPLACEMENT	926,711	679,450	485,162	845,800
INSURANCE FUND	LEGISLATIVE	228,671	277,000	220,316	277,000
UTILITIES FUND	NON-DEPARTMENTAL	1,929,124	1,979,026	1,488,127	1,752,493
UTILITIES FUND	UTILITY ADMINISTRATION	1,439,026	1,228,417	856,468	1,066,533
UTILITIES FUND	FLEET SERVICES	499,402	553,689	391,264	543,285
UTILITIES FUND	ENGINEERING	3,646			
UTILITIES FUND	NEW WATER TREATMENT PLANT	236,859			
UTILITIES FUND	SOLID WASTE MANAGEMENT	3,468,953	3,183,100	2,729,015	3,515,000
UTILITIES FUND	WATER TREATMENT	3,347,330	2,735,128	2,339,494	2,934,349
UTILITIES FUND	FRESH WATER SUPPLY	1,804,143	1,806,561	1,540,224	1,806,561
UTILITIES FUND	WASTEWATER PLANTS	1,189,626	1,043,793	686,139	1,067,401
UTILITIES FUND	UTILITY DEPARTMENT	2,104,057	1,809,044	1,245,294	1,294,241
UTILITIES FUND	PRETREATMENT DEPARTMENT	56,374			
UTILITIES FUND	UTILITY DEBT SERVICE	2,661,687	5,245,327	5,300,913	5,261,831
UTILITY CAPITAL REPLACEMENT FUND	UTILITY CAPITAL REPLACEMENT		250,000		
AIRPORT FUND	AIRPORT	1,671,516	1,065,465	1,009,028	1,332,452
LIBRARY GRANTS FUND	LIBRARY GRANTS	15,496	49,950	19,307	10,443
POLICE SEIZURE FUNDS	POLICE SEIZURE	16,972	32,707	22,699	2,000
TXDOT RAMP GRANT FUND	TXDOT RAMP GRANT	22,188	100,000	86,930	696,842
LIBRARY CONTRIBUTION FUND	LIBRARY CONTRIBUTION	6,686	15,000	5,908	22,000
RESCUE RECOVERY FUND	RESCUE RECOVERY		17,000	5,960	18,000
CEMETERY FUND	CEMETERY	40,962	31,190	56,025	43,500
PEG FUND	PEG		35,000	2,924	28,700
FIREMEN'S RELIEF FUND	FIREMEN'S RELIEF	500	500	417	500
POLICE ESCROW FUND	POLICE ESCROW		35,296	39,622	
ANIMAL SHELTER DONATION FUND	ANIMAL SHELTER DONATION	151	17,000	100	2,700
COURT SPECIAL REVENUE FUND	CAR SEAT EDUCATION		1,000		
COURT SPECIAL REVENUE FUND	COURT SECURITY	12,651	168,000		
COURT SPECIAL REVENUE FUND	COURT TECHNOLOGY	(7,996)	50,000	33,002	
COURT SPECIAL REVENUE FUND	YOUTH DIVERSION PROGRAM	(800)	(500)	(150)	
COURT SPECIAL REVENUE FUND	SECURITY AND TECHNOLOGY FUND			(17,028)	
POLICE DONATION FUND	POLICE DONATION	2,489	4,500	1,140	1,000
POLICE SHOP WITH A COP FUND	POLICE SHOP WITH A COP	14,493	15,000	15,267	16,100
CIVIC CENTER FUND	CIVC CENTER	580,509	448,763	394,589	462,867
CIVIC CENTER FUND	COMMUNITY CENTER	16,142	17,000	11,717	13,700
CIVIC CENTER FUND	TOURISM	124,361	209,732	106,077	215,319
CIVIC CENTER FUND	HOTEL MOTEL	211,000	212,000	155,250	211,000
LAW ENFORCEMENT EDUCATION FUND	LAW ENFORCEMENT EDUCATION	2,613	8,000	5,059	6,000
TOBACCO ENFORCEMENT PROGRAM FUND	TOBACCO ENFORCEMENT PROGRAM	7,259	18,000		6,000
WATER CONSTRUCTION FUND	WATER CONSTRUCTION	11,747	30,707,338	9,068,946	250,000
LOGIC 2024 BOND GENERAL FUND	LOGIC 2024 BOND GENERAL	689,189	6,521,359	242,766	6,128,612
LOGIC 2024 BOND UTILITY FUND	LOGIC 2024 BOND UTILITY	1,791,259	10,018,293	408,011	7,010,000
ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	3,866,612	2,323,321	1,437,274	2,367,556
DEBT SERVICE FUND	DEBT SERVICE	1,784,339	1,859,291	1,747,883	1,852,034
	TOTAL EXPENSES	\$ 47,880,316	\$ 92,180,806	\$ 46,170,965	\$ 59,498,289

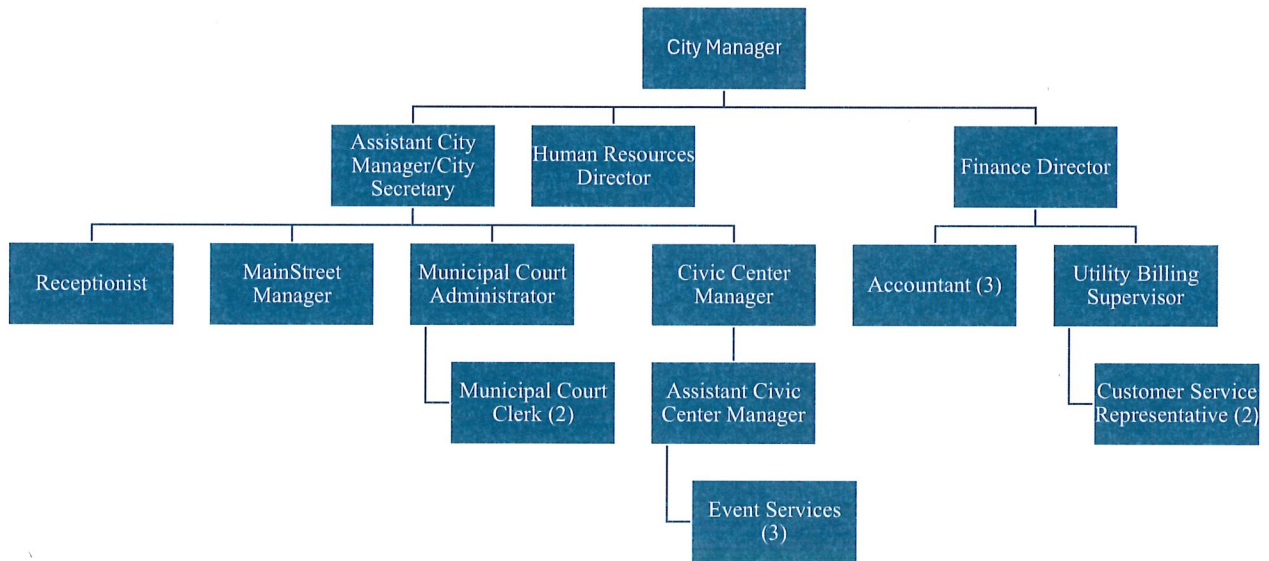
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Departments

Administration

Org Chart



Administration

General Administration

General Administration is charged with the implementation of policies established by the City Council and with the provision of general administrative and support services for those departments and operations of the City which are financed from taxes and other general revenues. Such administrative and support services include central accounting, financial reporting, budget preparation and control, data processing, purchasing, debt management, payroll, accounts payable, custody and investment of public funds, personnel management, insurance risk management and general administrative and clerical services for the City Council.

Legal

The Legal department provides the City Council and administrative staff with legal guidance and assistance, draft ordinances, and resolutions, serves as prosecuting attorney in proceedings before the Municipal Court and represents the City in the event of litigation.

Tax Assessment and Collection

The City of Mount Pleasant contracts with the Titus County Appraisal for the assessment and collection of property taxes. This department comprises all contractual payments made to the Titus County Appraisal District for tax appraisal, assessment, and collection services, as well as all fees paid to the City's delinquent tax attorney for the collection of delinquent taxes.

Municipal Court

It is the mission of the Mount Pleasant Municipal Court to efficiently and fairly and without favor, bias, or prejudice dispense justice to all persons.

Elections

The Elections Department accounts for all expenditures incurred to call and hold both general and special elections. Election judges and clerks are paid on a fee basis and are not considered to be employees of the City. The City Secretary is the Chief Election Official of the City. This fund is designated for all election costs that the City may incur in hosting an election, such as supplies, election software and maintenance, and travel and training.

Non-Departmental - General

The Non-Departmental Department accounts for General Fund expenditures which are non-departmental in nature. Included in this department is General Fund contingency. Non-departmental expenditures are those expenditures that do not readily pertain to any specific department.

Utility Administration

Utility Administration is charged with the implementation of policies established by the City Council and with the provision of general administrative and support services for those departments and operations of the City which are financed from revenues from the City's utility system.

Non-Departmental - Utility

The Non-Departmental Department accounts for Utility Fund expenditures which are non-departmental in nature. Non-departmental expenditures are those expenditures that do not readily pertain to any specific department.

Civic Center/Hotel Tax/Tourism

The Mount Pleasant Civic Center enhances the quality of life in Mount Pleasant through the provision of facilities for cultural and entertainment events, as well as more traditional events and activities such as educational and training programs, conventions, meetings, banquets and reunions. This also includes the city's share of tourism and special projects including Main Street. The revenue from Hotel/Motel tax is used to promote tourism activities through a contract with the Mount Pleasant/Titus County Chamber of Commerce and also to support the operation of the Mount Pleasant Civic Center. The local portion of the tax is 7% of the room rate.

Cemetery

The Mount Pleasant Cemetery Fund maintains two cemeteries in Mount Pleasant (Edwards and Cortznes) through the provision of maintenance and upkeep. As a result of an election held on April 6th, 1948, the City was authorized to acquire, establish and maintain cemeteries and to levy and collect an ad valorem tax not to exceed \$0.08 per \$100.00 of assessed value for the purpose of maintaining the cemeteries in the City. A five-member Cemetery Board, appointed by City Council, serves in an advisory capacity in all matters pertaining to the Cemetery.

Administration Financials

Departments Name	Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF	
				7/31/26	FY27 PROPOSED
LEGISLATIVE	OFFICE SUPPLIES	108	100	141	100
LEGISLATIVE	OTHER SUPPLIES	234	200	192	200
LEGISLATIVE	COMMUNICATION	1,951	4,000	1,227	2,000
LEGISLATIVE	ADVERTISING	316	1,000	789	10,000
LEGISLATIVE	BUSINESS AND TRAVEL	4,115	3,582	2,646	3,000
LEGISLATIVE	CONTRACTUAL AND FEE SERVICES	27,412	26,418	44,735	31,700
LEGISLATIVE	MEMBERSHIPS AND SUBSCRIPTIONS	10,712	6,700	3,759	2,200
LEGISLATIVE	OPERATIONS & MAINTENANCE	44,847	42,000	53,489	49,200
GENERAL ADMINISTRATION	PAYROLL & FRINGE BENEFITS	419,262	400,063	337,405	484,414
GENERAL ADMINISTRATION	OFFICE SUPPLIES	11,508	8,000	8,385	8,000
GENERAL ADMINISTRATION	JANITORIAL SUPPLIES	4,776	5,000	3,454	4,000
GENERAL ADMINISTRATION	OTHER SUPPLIES	3,304			
GENERAL ADMINISTRATION	BUILDINGS AND GROUNDS	9,197	11,000	5,935	10,000
GENERAL ADMINISTRATION	OFFICE EQUIPMENT REPAIRS		1,000	-	1,000
GENERAL ADMINISTRATION	COMMUNICATION	25,359	35,000	18,904	30,000
GENERAL ADMINISTRATION	RENTAL EXPENSE	(37,457)	1,065	555	1,100
GENERAL ADMINISTRATION	ADVERTISING	937			
GENERAL ADMINISTRATION	BUSINESS AND TRAVEL	6,540	10,000	7,448	12,000
GENERAL ADMINISTRATION	UNIFORMS AND CLOTHING	1,595	3,000	382	2,000
GENERAL ADMINISTRATION	CONTRACTUAL AND FEE SERVICES	136,013	242,094	194,000	221,000
GENERAL ADMINISTRATION	UTILITY SERVICES	6,563	7,000	4,814	7,000
GENERAL ADMINISTRATION	EMPLOYEE TRAINING	740			
GENERAL ADMINISTRATION	MEMBERSHIPS AND SUBSCRIPTIONS	7,838	8,000	6,111	5,439
GENERAL ADMINISTRATION	CAP OUTLAY OFFICE EQUIP		3,500		
GENERAL ADMINISTRATION	LEASE EXPENSE	21,000			
GENERAL ADMINISTRATION	OPERATIONS & MAINTENANCE	197,912	334,659	249,987	301,539
LEGAL	CONTRACTUAL AND FEE SERVICES	118,113	113,500	48,058	118,000
LEGAL	OPERATIONS & MAINTENANCE	118,113	113,500	48,058	118,000
TAX ASSESSMENT & COLLECTION	CONTRACTUAL AND FEE SERVICES	220,018	200,000	168,772	284,092
TAX ASSESSMENT & COLLECTION	OPERATIONS & MAINTENANCE	220,018	200,000	168,772	284,092
HUMAN RESOURCE	PAYROLL & FRINGE BENEFITS	54,364	66,941	57,756	72,435
HUMAN RESOURCE	OFFICE SUPPLIES	277			
HUMAN RESOURCE	BUSINESS AND TRAVEL	1,552	4,000	3,247	5,000
HUMAN RESOURCE	CONTRACTUAL AND FEE SERVICES	38,505	30,000	21,802	30,000
HUMAN RESOURCE	EMPLOYEE RECOGNITION	8,683	5,000	1,964	10,000
HUMAN RESOURCE	EMPLOYEE TRAINING		4,000	2,000	4,000
HUMAN RESOURCE	OPERATIONS & MAINTENANCE	49,018	43,000	29,013	49,000
ELECTIONS	CONTRACTUAL AND FEE SERVICES	26,366	15,000		
ELECTIONS	OPERATIONS & MAINTENANCE	26,366	15,000		
TECHNOLOGY	PAYROLL & FRINGE BENEFITS	26,518			
TECHNOLOGY	OFFICE SUPPLIES	850			
TECHNOLOGY	COMPUTER EQUIPMENT	362	5,000	179	
TECHNOLOGY	DATA PROCESSING MAINTENANCE	273,258	270,000	235,155	165,000
TECHNOLOGY	CAPITAL OUTLAY - OTHER EQUIP				10,000
TECHNOLOGY	GASB 96 SBITA PRINCIPAL	80,806			
TECHNOLOGY	GASB 96 SBITA INTEREST	8,665			
	OPERATIONS & MAINTENANCE	363,941	275,000	235,334	175,000
NON-DEPARTMENTAL	EXPECTED VACANCY SAVINGS 3%		(365,000)		

Administraction Financials

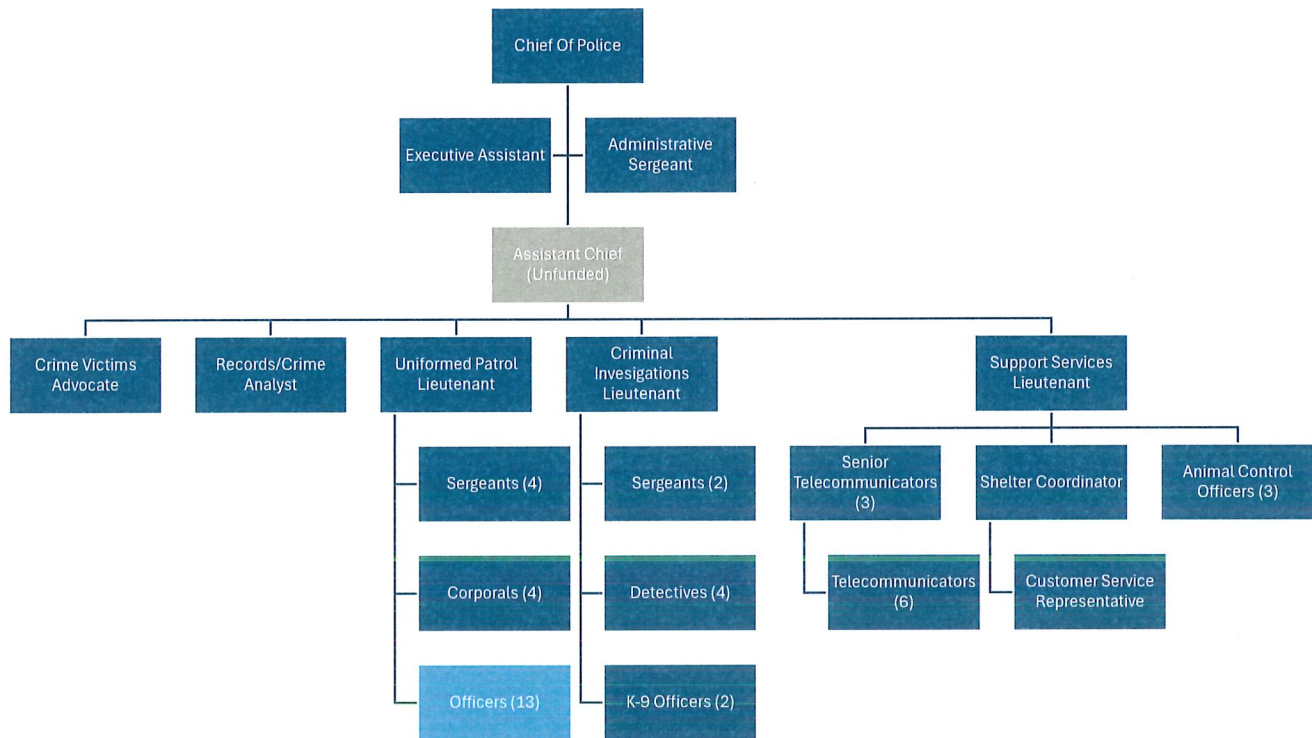
Departments Name	Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF	
				7/31/26	FY27 PROPOSED
NON-DEPARTMENTAL	RENTAL EXPENSE	52,252	87,000	45,561	54,000
NON-DEPARTMENTAL	LIABILITY INSURANCE	202,992	203,076	210,602	226,184
NON-DEPARTMENTAL	ADVERTISING		1,000	192	500
NON-DEPARTMENTAL	CONTRACTUAL AND FEE SERVICES	4,880	5,000	7,205	15,700
NON-DEPARTMENTAL	DATA PROCESSING MAINTENANCE	8,974			
NON-DEPARTMENTAL	INTERFUND TRANSFERS EXP	616,604	591,600	493,000	591,600
NON-DEPARTMENTAL	CONTINGENCY		35,000		
NON-DEPARTMENTAL	PRINCIPAL LEASE PAYMENT	36,707			
NON-DEPARTMENTAL	INTEREST LEASE PAYMENT	1,293			
NON-DEPARTMENTAL	OPERATIONS & MAINTENANCE	923,701	557,676	756,560	887,984
MUNICIPAL COURT	PAYROLL & FRINGE BENEFITS	295,037	298,929	223,537	288,568
MUNICIPAL COURT	OFFICE SUPPLIES	2,488	2,500	2,577	3,000
MUNICIPAL COURT	JANITORIAL SUPPLIES	2,397	3,000	1,817	3,000
MUNICIPAL COURT	BUILDINGS AND GROUNDS	663	1,000	154	1,000
MUNICIPAL COURT	COMMUNICATION	205	1,000	221	1,000
MUNICIPAL COURT	BUSINESS AND TRAVEL	2,723	3,000	2,532	3,000
MUNICIPAL COURT	CONTRACTUAL AND FEE SERVICES	5,746	12,000	10,158	12,000
MUNICIPAL COURT	UTILITY SERVICES	3,018	2,700	2,407	3,000
MUNICIPAL COURT	DATA PROCESSING MAINTENANCE	30,315	40,165	14,445	31,000
MUNICIPAL COURT	MEMBERSHIPS AND SUBSCRIPTIONS		300		150
MUNICIPAL COURT	OPERATIONS & MAINTENANCE	47,555	65,665	34,310	57,150
NON-DEPARTMENTAL	LIABILITY INSURANCE	202,894	186,526	210,602	226,184
NON-DEPARTMENTAL	DATA PROCESSING MAINTENANCE	68,038	270,000	217,108	175,000
NON-DEPARTMENTAL	INTERFUND TRANSFERS EXP	1,658,193	1,522,500	1,060,417	1,351,309
	OPERATIONS & MAINTENANCE	1,929,124	1,979,026	1,488,127	1,752,493
UTILITY ADMINISTRATION	PAYROLL & FRINGE BENEFITS	838,719	745,623	590,721	830,633
UTILITY ADMINISTRATION	OFFICE SUPPLIES	134,333	120,000	119,691	56,500
UTILITY ADMINISTRATION	JANITORIAL SUPPLIES	1,057	900	687	900
UTILITY ADMINISTRATION	OTHER SUPPLIES	1,549			
UTILITY ADMINISTRATION	BUILDINGS AND GROUNDS	3,027	7,500	3,019	4,000
UTILITY ADMINISTRATION	COMMUNICATION	21,111	28,000	13,988	22,000
UTILITY ADMINISTRATION	RENTAL EXPENSE	581	1,300	555	1,000
UTILITY ADMINISTRATION	ADVERTISING	938	1,000		
UTILITY ADMINISTRATION	BUSINESS AND TRAVEL	4	2,500		
UTILITY ADMINISTRATION	UNIFORMS AND CLOTHING	498	1,500		500
UTILITY ADMINISTRATION	CONTRACTUAL AND FEE SERVICES	101,335	282,094	117,880	110,000
UTILITY ADMINISTRATION	UTILITY SERVICES	10,898	8,000	8,205	11,000
UTILITY ADMINISTRATION	DATA PROCESSING MAINTENANCE	125,647			
UTILITY ADMINISTRATION	EMPLOYEE RECOGNITION	7,343	5,000	1,723	10,000
UTILITY ADMINISTRATION	EMPLOYEE TRAINING		20,000		
UTILITY ADMINISTRATION	MISCELLANEOUS EXPENSE	14			
UTILITY ADMINISTRATION	DEPRECIATION EXPENSE	166,834			
UTILITY ADMINISTRATION	CAP OUTLAY OFFICE EQUIP	4,137	5,000		
UTILITY ADMINISTRATION	LEASE EXPENSE	21,000			
	OPERATIONS & MAINTENANCE	600,306	482,794	265,748	215,900
CEMETERY FUND	BUILDINGS AND GROUNDS			10,000	5,000
CEMETERY FUND	CONTRACTUAL AND FEE SERVICES	36,702	26,715	34,000	34,000
CEMETERY FUND	DATA PROCESSING MAINTENANCE	4,260	4,475	12,000	4,500
CEMETERY FUND	MISCELLANEOUS EXPENSE			25	
	OPERATIONS & MAINTENANCE	40,962	31,190	56,025	43,500
CIVC CENTER	PAYROLL & FRINGE BENEFITS	448,059	368,967	325,279	380,567

Administration Financials

Departments Name	Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF	
				7/31/26	FY27 PROPOSED
CIVC CENTER	OFFICE SUPPLIES	492	800	370	500
CIVC CENTER	MINOR TOOLS & APPARATUS	276	500	466	500
CIVC CENTER	JANITORIAL SUPPLIES	3,758	5,000	2,156	3,800
CIVC CENTER	BOTANICAL & AGR. SUPPLIES	5,110	5,000	3,434	5,000
CIVC CENTER	OTHER SUPPLIES	382	500	254	400
CIVC CENTER	BUILDINGS AND GROUNDS	4,332	5,000	4,620	4,300
CIVC CENTER	HEATING AND COOLING EQUIPMENT	1,592	2,000	769	1,600
CIVC CENTER	COMMUNICATION	7,533	8,100	6,863	8,000
CIVC CENTER	LIABILITY INSURANCE	13,526	9,296	14,040	14,100
CIVC CENTER	UNIFORMS AND CLOTHING	584	900	115	600
CIVC CENTER	CONTRACTUAL AND FEE SERVICES	4,751	5,400	4,618	6,200
CIVC CENTER	UTILITY SERVICES	34,055	30,000	25,520	30,000
CIVC CENTER	INTERFUND TRANSFERS EXP	7,296	7,300	6,083	7,300
CIVC CENTER	DEPRECIATION EXPENSE	48,762			
	OPERATIONS & MAINTENANCE	132,450	79,796	69,309	82,300
COMMUNITY CENTER	JANITORIAL SUPPLIES	3,693	4,000	2,135	3,700
COMMUNITY CENTER	BUILDINGS AND GROUNDS	4,710	5,000	4,343	3,000
COMMUNITY CENTER	UTILITY SERVICES	7,739	8,000	5,239	7,000
	OPERATIONS & MAINTENANCE	16,142	17,000	11,717	13,700
TOURISM	PAYROLL & FRINGE BENEFITS		68,232		84,919
TOURISM	OFFICE SUPPLIES	143	1,000		200
TOURISM	OTHER SUPPLIES	634	1,000		700
TOURISM	COMMUNICATION		25,000	35	25,000
TOURISM	BUSINESS AND TRAVEL	2,647	3,500	19,253	3,500
TOURISM	CONTRACTUAL AND FEE SERVICES	535	1,000		1,000
TOURISM	SPECIAL EVENTS	68,795	60,000	1,520	50,000
TOURISM	PROMOTIONS			47,072	
TOURISM	FACADE GRANT	29,550	50,000		50,000
TOURISM	CAPITAL OUTLAY - OTHER IMPROV	22,058		38,197	
	OPERATIONS & MAINTENANCE	124,361	141,500	106,077	130,400
HOTEL MOTEL	CONTRACTUAL AND FEE SERVICES	211,000	212,000	155,250	211,000
	OPERATIONS & MAINTENANCE	211,000	212,000	155,250	211,000
TOTAL ADMINISTRATION		\$ 7,127,777	\$ 6,538,561	\$ 5,262,473	\$ 6,512,794

Police

Org Chart



Animal Shelter

Animal Shelter accounts for all expenditures incurred to provide facilities for the impoundment and care of animals found in violation of the City's animal control regulations and to provide humane disposition of unclaimed impounded animals. Such expenditures also include veterinarian fees for the vaccination of animals released from the Animal Shelter.

The mission of the Mount Pleasant Police Department is to improve the quality of life by creating a fair and safe environment. We shall act with integrity to reduce fear and crime while treating all with respect, dignity, and compassion.

We will strive to be an exemplary agency by communicating and building trust within the Mount Pleasant Police Department and our community thereby creating a safer Mount Pleasant.

Core Values

Integrity - We will build our success through ethical behavior, exhibiting truthfulness in all actions, and be above reproach.

Respect - We hold life in the highest regard. We will respect one another, our differences, and value teamwork within our organization and our community.

Professionalism - We are committed to providing the highest level of law enforcement service. We will hold ourselves and each other accountable and represent our profession with dignity in our private and professional lives.

Courage - We will confront danger, stand for what is right even when it is not popular, and be an example of moral character.

Compassion - We will demonstrate genuine empathy with consistency for our community and treat all with dignity.

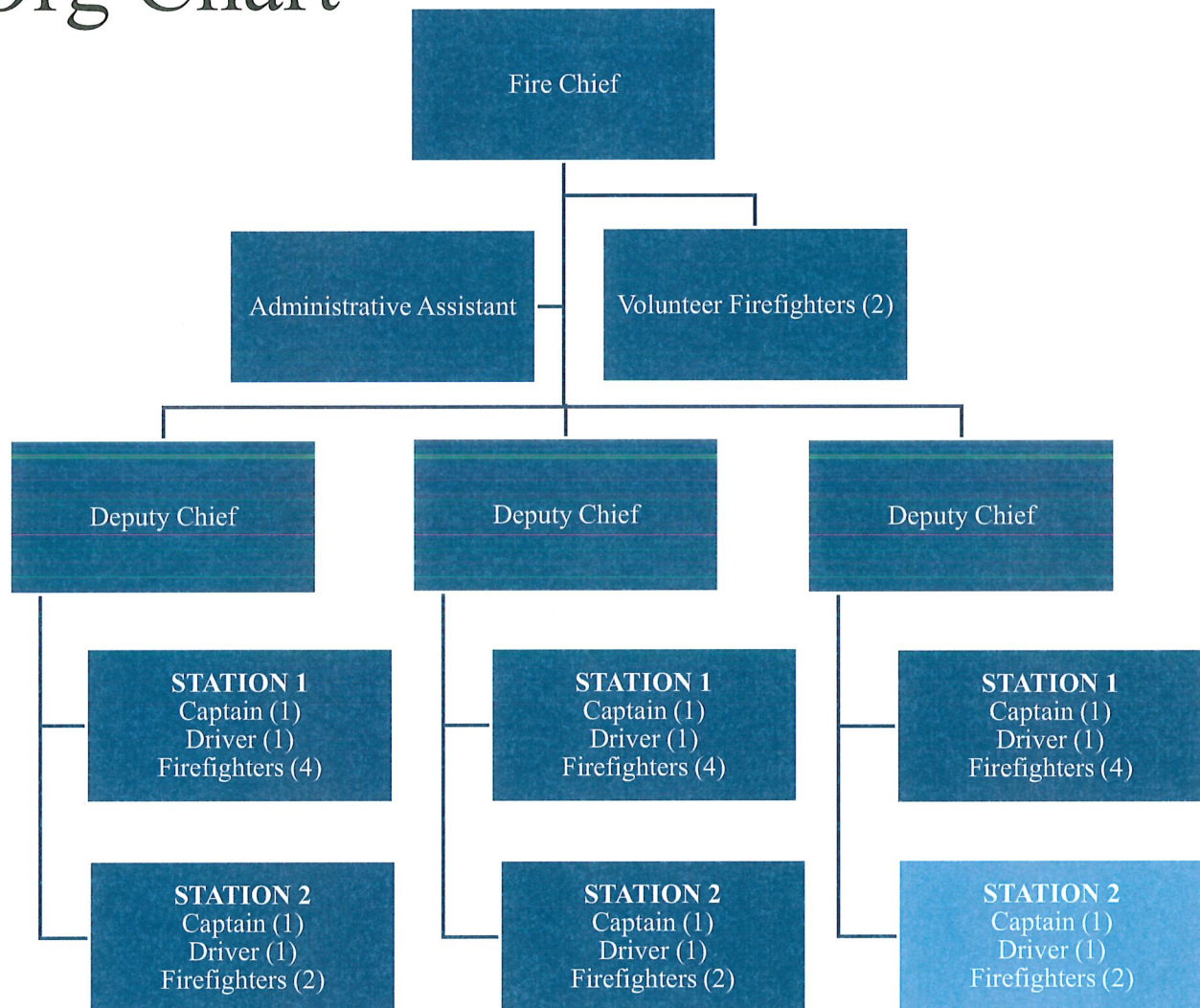
Police Financials

Departments Name	Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF	
				7/31/26	FY27 PROPOSED
ANIMAL SERVICES	PAYROLL & FRINGE BENEFITS	270,487	294,522	215,298	337,598
ANIMAL SERVICES	OFFICE SUPPLIES	648	1,360	674	1,000
ANIMAL SERVICES	MINOR TOOLS & APPARATUS	3,648	5,669	2,821	5,669
ANIMAL SERVICES	JANITORIAL SUPPLIES	3,371	4,000	2,989	4,000
ANIMAL SERVICES	CHEMICAL & MECHANICAL SUPPLIES	12,189	10,500	10,074	10,500
ANIMAL SERVICES	OTHER SUPPLIES	4,951	6,000	3,760	6,000
ANIMAL SERVICES	BUILDINGS AND GROUNDS	7,774	10,000	9,514	10,000
ANIMAL SERVICES	HEATING AND COOLING EQUIPMENT	15,388			
ANIMAL SERVICES	COMMUNICATION	4,794	6,000	3,535	6,000
ANIMAL SERVICES	BUSINESS AND TRAVEL	2,964	3,000	1,008	4,000
ANIMAL SERVICES	UNIFORMS AND CLOTHING	1,182	1,200	590	1,200
ANIMAL SERVICES	CUSTODY SUPPORT SERVICES	17,182	17,200	16,510	17,200
ANIMAL SERVICES	CONTRACTUAL AND FEE SERVICES	17,009	25,000	16,813	20,000
ANIMAL SERVICES	UTILITY SERVICES	28,630	28,000	24,310	28,000
ANIMAL SERVICES	OPERATIONS & MAINTENANCE	119,729	117,929	92,598	113,569
POLICE DEPARTMENT	PAYROLL & FRINGE BENEFITS	4,845,934	4,876,514	4,039,326	5,255,995
POLICE DEPARTMENT	OFFICE SUPPLIES	15,258	12,000	11,568	12,500
POLICE DEPARTMENT	LABORATORY SUPPLIES	5,408	9,550	5,204	8,500
POLICE DEPARTMENT	MINOR TOOLS & APPARATUS	32,890	31,102	22,636	31,102
POLICE DEPARTMENT	JANITORIAL SUPPLIES	6,630	9,500	5,262	7,500
POLICE DEPARTMENT	OTHER SUPPLIES	4,927	6,000	5,845	6,500
POLICE DEPARTMENT	BUILDINGS AND GROUNDS	14,469	20,000	14,846	16,000
POLICE DEPARTMENT	HEATING AND COOLING EQUIPMENT	1,465	2,000	567	2,000
POLICE DEPARTMENT	AUTOMOTIVE EQUIPMENT	2,326	10,000	1,058	4,000
POLICE DEPARTMENT	COMMUNICATION	24,473	23,000	23,011	23,000
POLICE DEPARTMENT	BUSINESS AND TRAVEL	35,031	41,800	37,611	44,000
POLICE DEPARTMENT	UNIFORMS AND CLOTHING	20,656	30,000	21,946	30,000
POLICE DEPARTMENT	CONTRACTUAL AND FEE SERVICES	249,115	195,566	193,193	242,000
POLICE DEPARTMENT	UTILITY SERVICES	19,279	16,000	15,854	16,000
POLICE DEPARTMENT	DATA PROCESSING MAINTENANCE	934	2,000		2,000
POLICE DEPARTMENT	MEMBERSHIPS AND SUBSCRIPTIONS	2,787	3,302	748	2,000
POLICE DEPARTMENT	OPERATIONS & MAINTENANCE	435,650	411,820	359,349	447,102
	TOTAL GENERAL FUND POLICE	5,281,584	5,288,334	4,398,675	5,703,097
	TOTAL POLICE DEPARTMENT	\$ 5,671,800	\$ 5,700,785	\$ 4,706,571	\$ 6,154,264

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Fire

Org Chart



Fire Department

The Mount Pleasant Fire Department is a leading emergency service organization meeting the service requirements of our community in fire prevention, fire suppression and rescue, and other emergencies by utilizing and improving the dedication, knowledge, and skills of our members; and continually pursuing improvement of all our services and operations with paid and volunteer members. Through a contract with Titus County this department also provides the same services to all unincorporated areas of the county.

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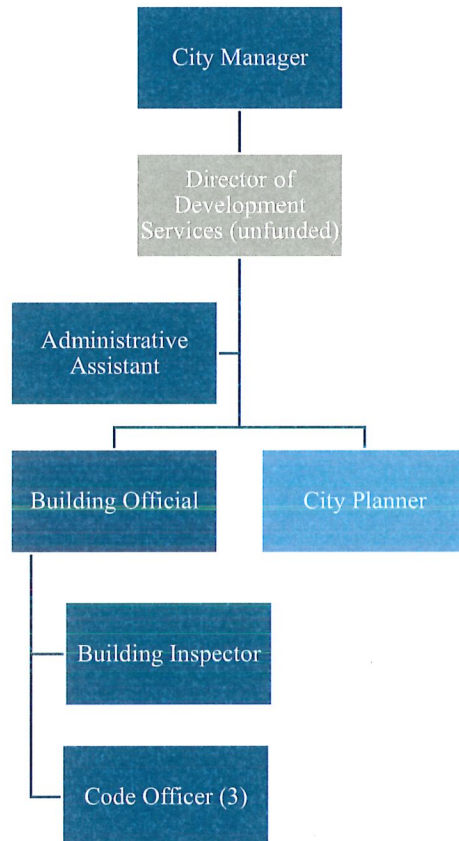
Fire Financials

Departments Name	Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF	
				7/31/26	FY27 PROPOSED
FIRE DEPARTMENT	SALARY & FRINGE BENEFITS	3,510,117	3,719,198	3,067,657	4,075,088
FIRE DEPARTMENT	OFFICE SUPPLIES	984	2,800	1,355	1,500
FIRE DEPARTMENT	MOTOR VEHICLE SUPPLIES	769	2,500	1,758	2,000
FIRE DEPARTMENT	MINOR TOOLS & APPARATUS	18,361	19,800	12,388	40,620
FIRE DEPARTMENT	MINOR TOOLS & APPARATUS	146,744			
FIRE DEPARTMENT	JANITORIAL SUPPLIES	4,753	5,000	2,462	5,000
FIRE DEPARTMENT	CHEMICAL & MECHANICAL SUPPLIES		500		1,000
FIRE DEPARTMENT	BOTANICAL & AGR. SUPPLIES	10	300	248	300
FIRE DEPARTMENT	OTHER SUPPLIES	6,348	7,000	3,954	7,000
FIRE DEPARTMENT	BUILDINGS AND GROUNDS	10,627	10,000	10,264	12,000
FIRE DEPARTMENT	HEATING AND COOLING EQUIPMENT	2,045	2,000	1,065	2,000
FIRE DEPARTMENT	AUTOMOTIVE EQUIPMENT	45,567	48,000	34,288	48,000
FIRE DEPARTMENT	SHOP EQUIPMENT REPAIRS	3,375	6,000	2,119	6,800
FIRE DEPARTMENT	MINOR TOOLS & EQUIPMENT	16,074	17,300	11,819	19,640
FIRE DEPARTMENT	SIGNAL AND SIGN SYSTEM	1,500	2,000	1,512	2,000
FIRE DEPARTMENT	RADIO MAINTENANCE	468	1,500	-	1,500
FIRE DEPARTMENT	COMMUNICATION	29,853	30,000	25,039	25,567
FIRE DEPARTMENT	BUSINESS AND TRAVEL	14,846	24,000	19,108	12,200
FIRE DEPARTMENT	UNIFORMS AND CLOTHING	45,555	64,500	63,538	64,400
FIRE DEPARTMENT	CONTRACTUAL AND FEE SERVICES	24,260	38,500	35,990	30,200
FIRE DEPARTMENT	UTILITY SERVICES	30,378	29,000	22,820	30,000
FIRE DEPARTMENT	MEMBERSHIPS AND SUBSCRIPTIONS	3,110	4,700	2,580	3,700
FIRE DEPARTMENT	INTERFUND TRANSFERS EXP	500	500	417	
FIRE DEPARTMENT	CAP OUTLAY MACHINERY&EQUIPMENT	8,100			8,200
FIRE DEPARTMENT	CAPITAL OUTLAY - OTHER EQUIP				18,000
FIRE DEPARTMENT	OPERATIONS & MAINTENANCE	414,229	315,900	252,724	341,627
	TOTAL FIRE	\$ 3,924,346	\$ 4,035,098	\$ 3,320,382	\$ 4,416,715

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Development Services

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Development Services

This department is responsible for overseeing the health and safety of the city's built environment, issuing building, electrical, mechanical, and plumbing permits. It is also responsible for the development, implementation, and compliance monitoring of the City's Safety Program and oversees general code compliance to enhance citizen health and wellbeing. This department also provides for visionary planning and zoning functions of the City.

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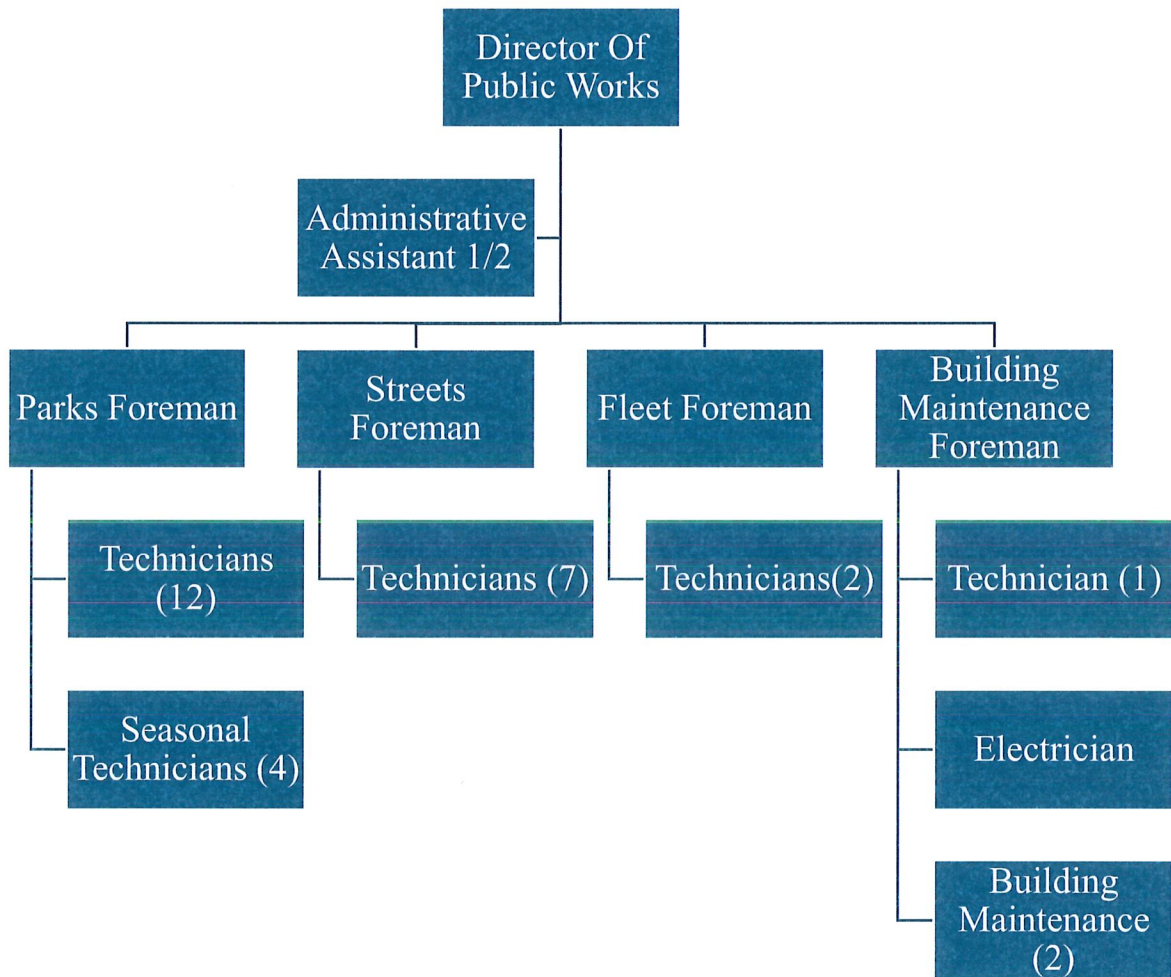
Development Services Financials

Departments Name	Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF	
				7/31/26	FY27 PROPOSED
PLANNING DEPARTMENT	SALARY & FRINGE BENEFITS	254,159	265,557	209,091	223,864
PLANNING DEPARTMENT	OFFICE SUPPLIES	463			
PLANNING DEPARTMENT	COMMUNICATION	42			
PLANNING DEPARTMENT	BUSINESS AND TRAVEL		1,500	700	3,000
PLANNING DEPARTMENT	CONTRACTUAL AND FEE SERVICES	30,803	30,000	14,202	28,000
PLANNING DEPARTMENT	MEMBERSHIPS AND SUBSCRIPTIONS	990	1,500	990	1,500
PLANNING DEPARTMENT	CAPITAL OUTLAY - TECHNICAL				46,000
PLANNING DEPARTMENT	OPERATIONS & MAINTENANCE	32,297	33,000	15,892	78,500
BUILDING & DEVELOPMENT	SALARY & FRINGE BENEFITS	231,017	242,527	203,698	258,765
BUILDING & DEVELOPMENT	OFFICE SUPPLIES	101			
BUILDING & DEVELOPMENT	COMMUNICATION	1,225	2,000	1,007	2,000
BUILDING & DEVELOPMENT	ADVERTISING	287	500	270	500
BUILDING & DEVELOPMENT	BUSINESS AND TRAVEL	2,417	2,500	1,139	3,000
BUILDING & DEVELOPMENT	UNIFORMS AND CLOTHING	201	600	130	750
BUILDING & DEVELOPMENT	CONTRACTUAL AND FEE SERVICES	23,472	38,000	32,815	40,000
BUILDING & DEVELOPMENT	MEMBERSHIPS AND SUBSCRIPTIONS	827	500		250
BUILDING & DEVELOPMENT	OPERATIONS & MAINTENANCE	28,529	44,100	35,362	46,500
	SALARY & FRINGE BENEFITS	172,285	145,655	112,138	212,822
CODE ENFORCEMENT	OFFICE SUPPLIES	7,807	7,500	5,851	7,500
CODE ENFORCEMENT	MINOR TOOLS & APPARATUS	52	500	34	500
CODE ENFORCEMENT	JANITORIAL SUPPLIES	1,068	1,200	687	1,500
CODE ENFORCEMENT	BUILDINGS AND GROUNDS	3,328	4,000	2,680	4,000
CODE ENFORCEMENT	COMMUNICATION	3,066	4,100	3,896	4,500
CODE ENFORCEMENT	BUSINESS AND TRAVEL	5,273	5,500	731	4,500
CODE ENFORCEMENT	UNIFORMS AND CLOTHING	1,385	1,500	188	1,500
CODE ENFORCEMENT	CONTRACTUAL AND FEE SERVICES	38,820	33,000	24,005	33,000
CODE ENFORCEMENT	UTILITY SERVICES	4,324	5,000	3,392	5,000
CODE ENFORCEMENT	MEMBERSHIPS AND SUBSCRIPTIONS	345	1,000	127	400
CODE ENFORCEMENT	OPERATIONS & MAINTENANCE	65,467	63,300	41,591	62,400
	TOTAL DEVELOPMENT SERVICES	\$ 783,754	\$ 794,139	\$ 617,772	\$ 882,851

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Public Works

Org Chart



Public Works

Park Department

The Parks Department is responsible for enhancing and maintaining the quality of life in Mount Pleasant through the provision, operation, and maintenance of City-wide and neighborhood recreational areas for family or group activities. City Parks and recreational facilities include 14 parks with a total area of approximately 441 acres of parkland excluding lakes (795 Total). Seventeen ballfields, seven tennis courts, fifteen soccer fields, six basketball courts, two volleyball courts, three splash pads, multiple jogging/exercise trails and one football field. Parks Department personnel also maintain several combination restroom/concession buildings, pavilions, and playgrounds throughout the city.

Building Maintenance

Building maintenance services will ensure the city's facilities are maintained responsibly and operated efficiently for the benefit of employees and the residents of Mount Pleasant.

Fleet Services

General Fund Fleet Services Department provides timely and cost-effective maintenance and repairs on all City vehicles and equipment. The department strives to maintain a high level of compliance with preventative maintenance. The department supports approximately 250 vehicles/equipment for departments including: Police, Fire, Public Works, Code Enforcement, Streets, Utilities, Water Treatment Plant, and Wastewater Treatment Plant.

Streets

The Streets Department manages and maintains City streets and public right of ways keeping them free from hazards. The city maintains approximately 112 miles of streets.

Public Works Financials

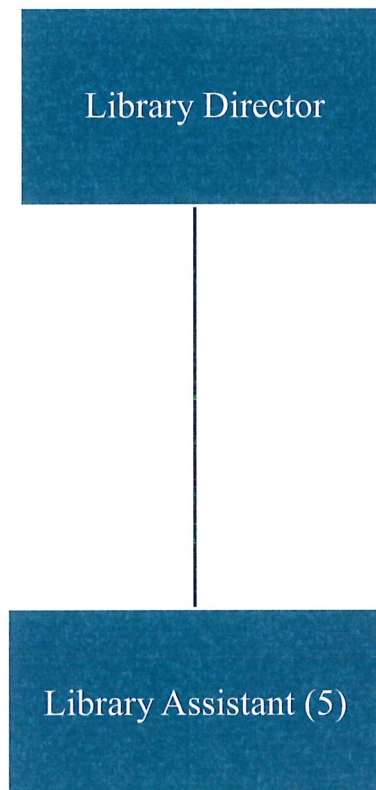
Departments Name	Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF	
				7/31/26	FY27 PROPOSED
FLEET SERVICES	PAYROLL & FRINGE BENEFITS	130,921	137,220	102,232	122,597
FLEET SERVICES	OFFICE SUPPLIES	183	1,000	207	250
FLEET SERVICES	TIRES AND TUBES	19,009	22,000	11,728	21,000
FLEET SERVICES	MOTOR VEHICLE SUPPLIES	165,411	180,000	152,952	165,000
FLEET SERVICES	MINOR TOOLS & APPARATUS	10,443	15,000	11,047	13,000
FLEET SERVICES	CHEMICAL & MECHANICAL SUPPLIES	2,037	3,500	91	3,000
FLEET SERVICES	OTHER SUPPLIES	441	600		500
FLEET SERVICES	BUILDINGS AND GROUNDS	3,905	5,000	2,528	5,000
FLEET SERVICES	HEATING AND COOLING EQUIPMENT	2,076	5,200		2,500
FLEET SERVICES	AUTOMOTIVE EQUIPMENT	103,295	125,000	85,509	105,000
FLEET SERVICES	COMMUNICATION	6,200	8,000	4,640	8,000
FLEET SERVICES	BUSINESS AND TRAVEL	416	1,500	71	3,000
FLEET SERVICES	UNIFORMS AND CLOTHING	6,202	6,500	3,841	6,500
FLEET SERVICES	CONTRACTUAL AND FEE SERVICES	5,093	6,500	3,900	5,000
FLEET SERVICES	UTILITY SERVICES	26,166	26,000	20,664	27,000
FLEET SERVICES	DATA PROCESSING MAINTENANCE	4,760	4,760	4,760	7,600
FLEET SERVICES	OPERATIONS & MAINTENANCE	355,637	410,560	301,937	372,350
BUILDING MAINTENANCE	PAYROLL & FRINGE BENEFITS	188,527	168,174	137,625	176,769
BUILDING MAINTENANCE	MINOR TOOLS & APPARATUS	923	6,000	1,134	4,000
BUILDING MAINTENANCE	JANITORIAL SUPPLIES	6,233	8,000	5,182	7,000
BUILDING MAINTENANCE	BUILDINGS AND GROUNDS	2,735	4,000	920	3,000
BUILDING MAINTENANCE	HEATING AND COOLING EQUIPMENT	981	2,000	296	2,000
BUILDING MAINTENANCE	UNIFORMS AND CLOTHING	2,063	3,000	2,491	3,150
BUILDING MAINTENANCE	OPERATIONS & MAINTENANCE	12,935	23,000	10,024	19,150
PARK DEPARTMENT	PAYROLL & FRINGE BENEFITS	956,286	1,072,982	791,685	1,063,156
PARK DEPARTMENT	OFFICE SUPPLIES	269	500	198	250
PARK DEPARTMENT	MINOR TOOLS & APPARATUS	7,031	8,400	7,348	8,000
PARK DEPARTMENT	JANITORIAL SUPPLIES	13,372	16,000	10,828	14,000
PARK DEPARTMENT	CHEMICAL & MECHANICAL SUPPLIES	9,680	8,000	7,962	8,000
PARK DEPARTMENT	BOTANICAL & AGR. SUPPLIES	30,273	32,000	27,791	32,000
PARK DEPARTMENT	OTHER SUPPLIES	1,423	2,000	957	2,000
PARK DEPARTMENT	BUILDINGS AND GROUNDS	152,450	180,000	87,825	160,000
PARK DEPARTMENT	ATHLETIC FIELD MAINTENANCE	39,514	35,000	29,653	35,000
PARK DEPARTMENT	MINOR TOOLS AND EQUIPMENT	958	1,500		1,500
PARK DEPARTMENT	SIGNAL AND SIGN SYSTEM	1,887	2,000		2,000
PARK DEPARTMENT	COMMUNICATION	654	2,000	279	1,000
PARK DEPARTMENT	RENTAL EXPENSE		5,000	1,400	5,000
PARK DEPARTMENT	BUSINESS AND TRAVEL	7,119	10,000	5,953	8,000
PARK DEPARTMENT	UNIFORMS AND CLOTHING	7,029	9,000	8,344	9,000
PARK DEPARTMENT	CONTRACTUAL AND FEE SERVICES	5,849	6,000	3,540	7,000
PARK DEPARTMENT	UTILITY SERVICES	74,646	80,000	63,634	85,000
PARK DEPARTMENT	MEMBERSHIPS AND SUBSCRIPTIONS	404	750	194	750
PARK DEPARTMENT	CAP OUTLAY MACHINERY&EQUIPMENT	79,534	129,900	129,900	
PARK DEPARTMENT	OPERATIONS & MAINTENANCE	432,090	528,050	385,805	378,500
STREET DEPARTMENT	PAYROLL & FRINGE BENEFITS	681,722	778,618	588,027	704,380
STREET DEPARTMENT	OFFICE SUPPLIES	6	1,000	156	500
STREET DEPARTMENT	MOTOR VEHICLE SUPPLIES	25,442	40,000	28,250	40,000
STREET DEPARTMENT	MINOR TOOLS & APPARATUS	3,817	5,000	2,994	5,000
STREET DEPARTMENT	BOTANICAL & AGR. SUPPLIES	921	2,000	1,769	2,000
STREET DEPARTMENT	OTHER SUPPLIES	1,492	4,000	1,446	2,000
STREET DEPARTMENT	STREETS AND ALLEYS	179,008	300,000	103,168	300,000
STREET DEPARTMENT	MACHINERY AND HEAVY EQUIPMENT	82,120	85,000	34,782	85,000

Public Works Financials

Departments Name	Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF	
				7/31/26	FY27 PROPOSED
STREET DEPARTMENT	SIGNAL AND SIGN SYSTEM	9,812	15,000	6,214	15,000
STREET DEPARTMENT	COMMUNICATION	1,644	3,000	1,094	3,000
STREET DEPARTMENT	BUSINESS AND TRAVEL	544	3,000	2,031	6,000
STREET DEPARTMENT	UNIFORMS AND CLOTHING	4,799	7,000	4,434	7,000
STREET DEPARTMENT	CONTRACTUAL AND FEE SERVICES	63,751	80,001	38,483	80,000
STREET DEPARTMENT	UTILITY SERVICES	225,746	195,000	173,576	200,000
STREET DEPARTMENT	DATA PROCESSING MAINTENANCE				5,000
STREET DEPARTMENT	MEMBERSHIPS AND SUBSCRIPTIONS	2,500	3,000	366	2,000
STREET DEPARTMENT	OPERATIONS & MAINTENANCE	601,602	743,001	398,763	752,500
FLEET SERVICES	PAYROLL & FRINGE BENEFITS	335,963	382,189	299,901	378,035
FLEET SERVICES	OFFICE SUPPLIES	18	1,000	1,000	250
FLEET SERVICES	TIRES AND TUBES	23,559	20,000	7,370	20,000
FLEET SERVICES	MOTOR VEHICLE SUPPLIES	64,638	80,000	51,469	75,000
FLEET SERVICES	BUILDINGS AND GROUNDS	200	5,000		5,000
FLEET SERVICES	MACHINERY AND HEAVY EQUIPMENT	22,947	25,000	16,031	25,000
FLEET SERVICES	AUTOMOTIVE EQUIPMENT	31,768	35,000	13,852	35,000
FLEET SERVICES	CONTRACTUAL AND FEE SERVICES	2,087	5,500	1,642	5,000
FLEET SERVICES	DEPRECIATION EXPENSE	18,223			
FLEET SERVICES	OPERATIONS & MAINTENANCE	163,439	171,500	91,364	165,250
TOTAL PUBLIC WORKS		\$ 3,859,124	\$ 4,415,294	\$ 3,107,363	\$ 4,132,687

Library

Org Chart



Library

To dynamically and efficiently improve the quality of life for Mount Pleasant citizens by providing low-cost access to information and entertainment materials through both digital and analog mediums; to facilitate a lifelong love of learning in citizens of all ages, and to provide interactive and enriching programming and community outreach.

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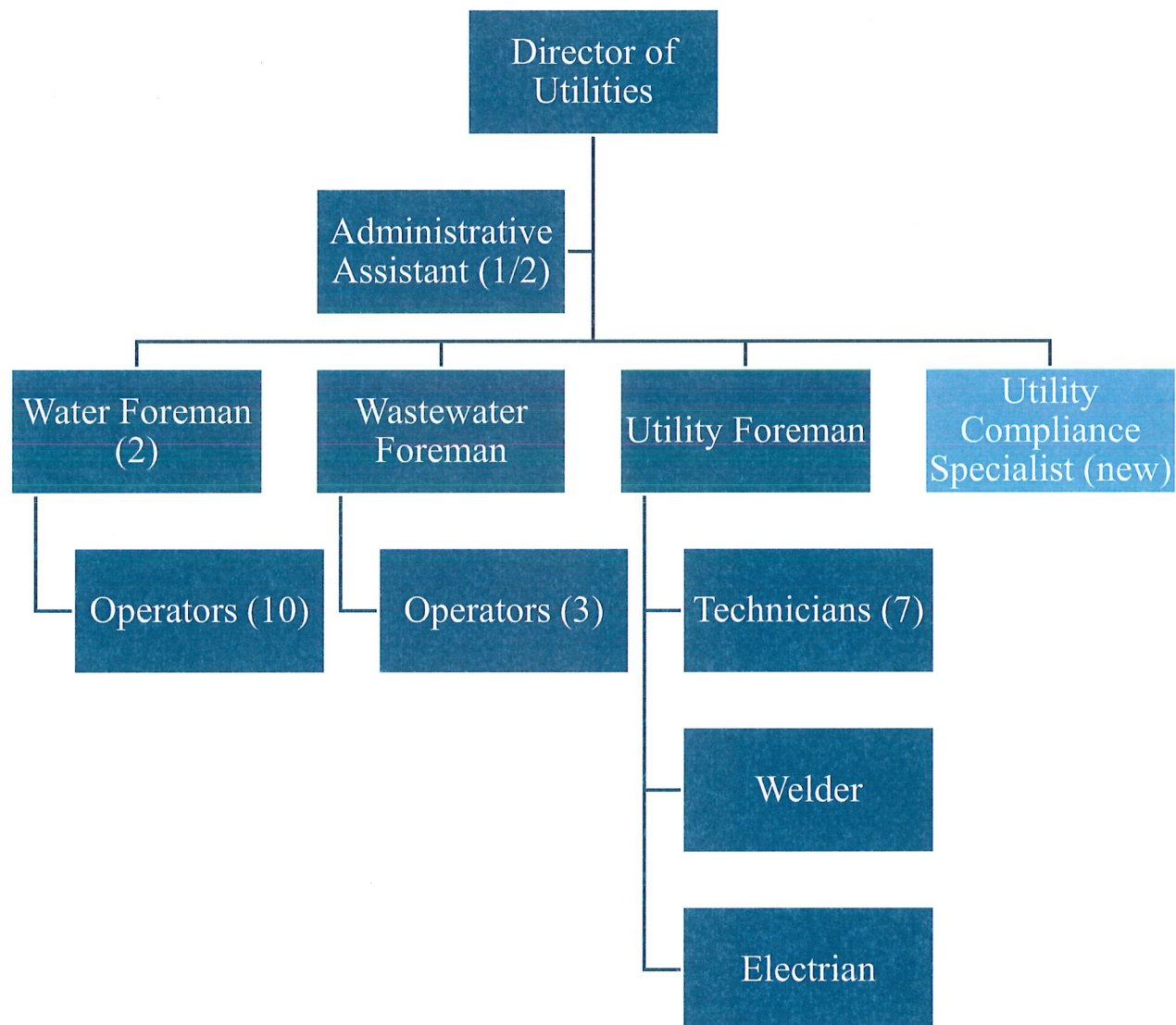
Library Financials

Departments Name	Account Name	ACTUALS AS OF		
		FY25 AUDITED	FY26 BUDGET	7/31/26 FY27 PROPOSED
LIBRARY	FULL TIME SALARIES	330,712	340,548	278,659 346,550
LIBRARY	LONGEVITY	8,800	8,720	8,700 9,484
LIBRARY	OVERTIME	873	1,250	1,250
LIBRARY	TEMPORARY		4,000	1,710 -
LIBRARY	CHRISTMAS PAY	703		-
LIBRARY	SPANISH SPEAKING	3,600	3,600	2,925 3,600
LIBRARY	CERTIFICATION PAY	1,200	1,200	950 1,200
LIBRARY	PHONE ALLOWANCE	1,800	1,800	1,500 1,800
LIBRARY	WORKERS COMPENSATION	556	414	470 308
LIBRARY	UNEMPLOYMENT COMPENSATION	378	378	411 1,140
LIBRARY	HEALTH INSURANCE	34,654	36,696	29,532 41,585
LIBRARY	DENTAL INSURANCE	2,694	2,781	2,232 2,781
LIBRARY	TMRS	54,788	55,256	47,038 56,251
LIBRARY	SOCIAL SECURITY	25,619	26,362	21,707 26,607
LIBRARY	SALARY ADJUSTMENT		2,801	
LIBRARY	PAYROLL & FRINGE BENEFITS	466,376	485,806	395,833 492,556
LIBRARY	OFFICE SUPPLIES	7,083	8,550	7,798 7,750
LIBRARY	JANITORIAL SUPPLIES	3,585	5,000	2,571 4,000
LIBRARY	OTHER SUPPLIES	8,905	10,000	8,892 10,500
LIBRARY	BUILDINGS AND GROUNDS	23,100	20,000	10,630 19,700
LIBRARY	COMMUNICATION	109	2,000	1,570 2,000
LIBRARY	BUSINESS AND TRAVEL	3,978	4,000	1,496 4,000
LIBRARY	UNIFORMS AND CLOTHING	750	800	331 850
LIBRARY	CONTRACTUAL AND FEE SERVICES	1,880	2,010	2,010 2,100
LIBRARY	UTILITY SERVICES	27,268	23,500	18,548 22,200
LIBRARY	DATA PROCESSING MAINTENANCE	5,018	5,990	4,948 5,400
LIBRARY	MEMBERSHIPS AND SUBSCRIPTIONS	5,878	6,100	3,742 6,300
LIBRARY	CAPITAL OUTLAY BUILDING			18,500
LIBRARY	CAPITAL OUTLAY LIBRARY BOOKS	24,166	32,250	16,416 30,000
		111,720	120,200	78,951 133,300
TOTAL LIBRARY		\$ 578,096	\$ 606,006	\$ 474,785 \$ 625,856

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Utilities

Org Chart



Utilities

Solid Waste Collection

This Department accounts for payments made to Republic Services for collection of City residents and commercial solid waste collection accounts in accordance with their agreement.

Water Treatment

Water Treatment is responsible for the provision of a safe, reliable and publicly approved potable water supply which meets or exceeds all State and Federal water hygiene standards and for doing so in a manner which assures the highest possible quality of potable water for the residents of Mount Pleasant. In fulfilling this responsibility, Water Treatment personnel operate and maintain the Lake Bob Sandlin Raw Water Pump Station and in-take structure, the Lake Tankersley booster pump station, raw water storage facility of 10 million gallons, four ground storage facilities with a total capacity of 5.5 million gallons, three elevated water storage tanks with a total capacity of 1.8 million gallons, the City's Water Treatment Plant which has a treatment capacity of 12 MGD and the Lake Bob Sandlin Water Treatment Plant with a capacity of 5 MGD. The City's primary water supply is Lake Bob Sandlin (30,000 acre-feet) and Lake Cypress Springs (3,590 acre-feet) with Lake Tankersley (2,802 acre-feet) serving as a backup or emergency water supply. Average daily water production is approximately 8.0 million gallons.

Fresh Water Supply

Fresh Water Supply accounts for all contractual payments made to Titus County Fresh Water Supply District No. 1. Contractual payments include payments made to the District for the purchase of water from Lake Bob Sandlin and for the City's portion of the District's operation and maintenance expenses. Currently, the City purchases 30,000 acre-feet of water per year from the District on a take-or-pay basis. Additionally, this fund accounts for the maintenance fee paid to Franklin County Water District for the water purchased from Cypress Lake.

Wastewater Plants

Within the parameters of discharge permits issued by the U.S. Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ), Wastewater Plants is responsible for the successful treatment and eventual discharge of all sewage that is discharged into the City's Wastewater collection system. The Southeast and Northeast Plants were replaced in November 1991 with the opening of the new Southside Wastewater Treatment Facility. The Southside Plant has a permitted daily average flow of 2.90 MGD. The Southwest Wastewater Plant, with a permitted daily average flow 3.5 MGD, is leased and operated by Pilgrim's Pride Corporation. EPA and TCEQ permits for the Southwest Plant are issued to Pilgrim's Pride Corporation.

Utility Department

The Utility Department is responsible for the operation, maintenance, repair and extension of the City's water distribution and wastewater collection systems in order that the City may provide reliable and adequate water and sewer services to its customers. Utility Department personnel maintain approximately 205 miles of water mains, 195 miles of sanitary sewer mains, 1,020 fire hydrants and associated appurtenances within the water distribution and wastewater collection systems. Personnel from this department are also responsible for the installation of new water and sewer mains and fire hydrants, the reading of approximately 5500 active water meters, the installation of new water meters, and the cleaning of sewer lines and manholes.

Utilities Financials

Departments Name	Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF 7/31/26	FY27 PROPOSED
SOLID WASTE MANAGEMENT	CONTRACTUAL AND FEE SERVICES	3,068,951	2,783,100	2,395,682	3,115,000
SOLID WASTE MANAGEMENT	INTERFUND TRANSFERS EXP	400,002	400,000	333,333	400,000
SOLID WASTE MANAGEMENT	OPERATIONS & MAINTENANCE	3,468,953	3,183,100	2,729,015	3,515,000
WATER TREATMENT	PAYROLL & FRINGE BENEFITS	1,144,437	1,028,128	937,833	1,193,499
WATER TREATMENT	OFFICE SUPPLIES	1,014	1,000	550	1,000
WATER TREATMENT	LABORATORY SUPPLIES	28,413	30,000	25,570	30,000
WATER TREATMENT	MINOR TOOLS & APPARATUS	1,651	2,250	1,939	1,600
WATER TREATMENT	JANITORIAL SUPPLIES	1,213	1,250	783	1,250
WATER TREATMENT	CHEMICAL & MECHANICAL SUPPLIES	694,544	650,000	636,755	750,000
WATER TREATMENT	OTHER SUPPLIES	488	500	134	500
WATER TREATMENT	BUILDINGS AND GROUNDS	31,290	32,500	23,840	35,000
WATER TREATMENT	CHLORINATION FACILITIES	4,890	10,000	11,388	10,000
WATER TREATMENT	WATER SYSTEM	65,295	100,000	98,662	100,000
WATER TREATMENT	WATER TOWERS AND TANKS	19,871	20,000	17,395	22,500
WATER TREATMENT	HEATING AND COOLING EQUIPMENT	3,167	16,000	2,023	4,000
WATER TREATMENT	COMMUNICATION	15,633	22,500	9,683	16,000
WATER TREATMENT	BUSINESS AND TRAVEL	5,499	6,000	2,872	7,000
WATER TREATMENT	UNIFORMS AND CLOTHING	6,593	5,000	1,690	7,000
WATER TREATMENT	CONTRACTUAL AND FEE SERVICES	135,145	150,000	92,856	140,000
WATER TREATMENT	UTILITY SERVICES	585,794	660,000	475,522	600,000
WATER TREATMENT	INTERFUND TRANSFERS EXP	(138,912)			
WATER TREATMENT	DEPRECIATION EXPENSE	741,305			
WATER TREATMENT	CAPITAL OUTLAY - OTHER EQUIP				15,000
WATER TREATMENT	OPERATIONS & MAINTENANCE	2,202,893	1,707,000	1,401,661	1,740,850
FRESH WATER SUPPLY	CONTRACTUAL AND FEE SERVICES	1,804,143	1,806,561	1,540,224	1,806,561
FRESH WATER SUPPLY	OPERATIONS & MAINTENANCE	1,804,143	1,806,561	1,540,224	1,806,561
WASTEWATER PLANTS	PAYROLL & FRINGE BENEFITS	252,261	356,993	254,442	355,601
WASTEWATER PLANTS	OFFICE SUPPLIES	578	500	311	500
WASTEWATER PLANTS	LABORATORY SUPPLIES	6,385	9,000	8,030	9,000
WASTEWATER PLANTS	JANITORIAL SUPPLIES		300	83	300
WASTEWATER PLANTS	CHEMICAL & MECHANICAL SUPPLIES	192,856	150,000	145,762	200,000
WASTEWATER PLANTS	OTHER SUPPLIES		400		400
WASTEWATER PLANTS	BUILDINGS AND GROUNDS	6,720	9,500	5,120	9,500
WASTEWATER PLANTS	WASTEWATER TREATMENT PLANT	37,086	60,000	49,361	60,000
WASTEWATER PLANTS	CHLORINATION FACILITIES	8,080	10,000		10,000
WASTEWATER PLANTS	HEATING AND COOLING EQUIPMENT		200		200
WASTEWATER PLANTS	COMMUNICATION	4,881	6,500	4,234	6,500
WASTEWATER PLANTS	BUSINESS AND TRAVEL	2,109	3,000	170	3,000
WASTEWATER PLANTS	UNIFORMS AND CLOTHING	1,689	2,400	1,073	2,400
WASTEWATER PLANTS	CONTRACTUAL AND FEE SERVICES	70,202	85,000	54,564	80,000
WASTEWATER PLANTS	UTILITY SERVICES	125,245	350,000	162,989	325,000
WASTEWATER PLANTS	DEPRECIATION EXPENSE	468,786			
WASTEWATER PLANTS	CAPITAL OUTLAY - TECHNICAL				5,000
WASTEWATER PLANTS	CAPITAL OUTLAY SEWER IMPROV	12,750			-
WASTEWATER PLANTS	OPERATIONS & MAINTENANCE	937,365	686,800	431,697	711,800
UTILITY DEPARTMENT	PAYROLL & FRINGE BENEFITS	1,000,894	1,066,644	713,577	921,841
UTILITY DEPARTMENT	OFFICE SUPPLIES	396	400	424	400

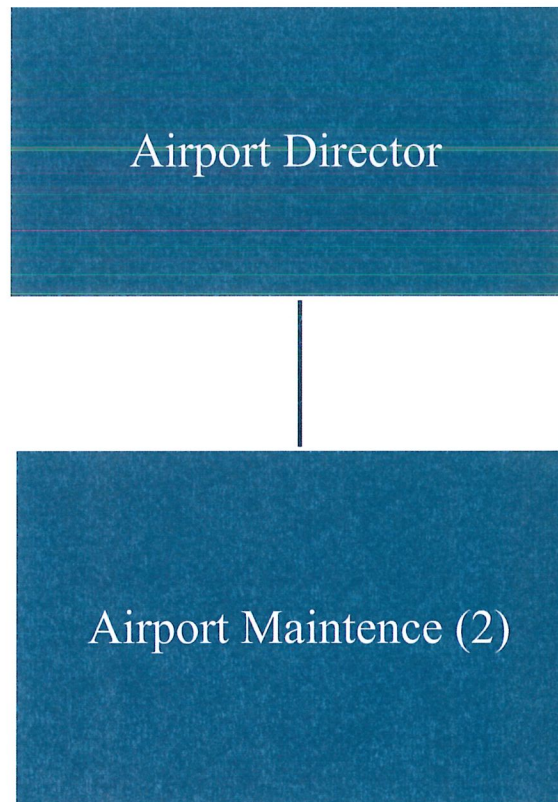
Utilities Financials

Departments Name	Account Name	FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF 7/31/26	FY27 PROPOSED
UTILITY DEPARTMENT	MINOR TOOLS & APPARATUS	13,489	14,000	10,292	14,000
UTILITY DEPARTMENT	BUILDINGS AND GROUNDS	5,040	6,000	3,840	6,000
UTILITY DEPARTMENT	SANITARY SEWERS	78,421	80,000	66,746	90,000
UTILITY DEPARTMENT	WATER SYSTEM	98,934	100,000	82,263	110,000
UTILITY DEPARTMENT	METERS AND SETTINGS	24,869	25,000	19,672	25,000
UTILITY DEPARTMENT	OFFICE EQUIPMENT REPAIRS	100			
UTILITY DEPARTMENT	COMMUNICATION	2,170	5,000	2,625	5,000
UTILITY DEPARTMENT	BUSINESS AND TRAVEL	2,890	4,000	4,061	4,000
UTILITY DEPARTMENT	UNIFORMS AND CLOTHING	7,435	8,000	5,738	8,000
UTILITY DEPARTMENT	CONTRACTUAL AND FEE SERVICES	33,440	230,000	79,820	40,000
UTILITY DEPARTMENT	UTILITY SERVICES	20,491	20,000	10,624	20,000
UTILITY DEPARTMENT	DEPRECIATION EXPENSE	815,488			
UTILITY DEPARTMENT	CAPITAL OUTLAY MOTOR VEHICLES		250,000	245,612	50,000
UTILITY DEPARTMENT	OPERATIONS & MAINTENANCE	1,103,163	742,400	531,717	372,400
PRETREATMENT DEPARTMENT	PAYROLL & FRINGE BENEFITS	54,937			
PRETREATMENT DEPARTMENT	CONTRACTUAL AND FEE SERVICES	1,437			
PRETREATMENT DEPARTMENT	OPERATIONS & MAINTENANCE	1,437	-	-	-
DEBT SERVICE	2008 PRIN-REVENUE BONDS		1,255,000	1,255,000	1,525,000
DEBT SERVICE	2016 PRIN-GO REFUNDING		225,000	225,000	
DEBT SERVICE	2020 PRIN-CO'S		85,000	85,000	85,000
DEBT SERVICE	2021 PRIN-CO'S		520,000	520,000	520,000
DEBT SERVICE	2021 PRIN-LIMITED TAX NOTE		87,000	87,000	89,000
DEBT SERVICE	2024 PRIN - CO'S		336,109	455,000	359,767
DEBT SERVICE	AGENT AND ADMINISTRATION FEE	2,550	5,000	1,600	
DEBT SERVICE	INTEREST - REVENUE BONDS	6,051			
DEBT SERVICE	2008 INT -REVENUE BONDS	129,685	126,125	66,200	112,225
DEBT SERVICE	2016 INT-GO REFUNDING	13,885	3,578	3,567	
DEBT SERVICE	2020 INT -CO'S	62,247	65,903	65,903	62,375
DEBT SERVICE	2021 INT -CO'S	1,307,380	1,440,638	1,440,638	1,414,638
DEBT SERVICE	2021 INT -LIMITED TAX NOTE	4,920	3,857	3,856	2,774
DEBT SERVICE	INTEREST EXP - GASB 96 SBITA	5,332			
DEBT SERVICE	2024 INT- CO'S	1,129,636	1,092,117	1,092,149	1,091,053
DEBT SERVICE	DEBT SERVICE	2,661,687	5,245,327	5,300,912	5,261,831
UTILITIES FUND TOTAL		\$ 14,632,170	\$ 15,822,953	\$ 13,841,078	\$ 15,879,383

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Airport

Org Chart



Airport

The Mount Pleasant Regional Airport is a general aviation airport providing business and community air transportation services for an area that includes over 26,000 people, as well as numerous industries and businesses. Existing runway facilities at the Airport consist of the lighted Runway 17-35 (6,000' X 100'). Private aircraft storage facilities and maintenance are available, as are av-gas and jet fuel. A seven-member Airport board, appointed by the City Council, serves in an advisory capacity in all matters pertaining to the Regional Airport.

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Airport Financials

Department Account Name		FY25 AUDITED	FY26 BUDGET	ACTUALS AS OF 7/31/26	FY27 PROPOSED
AIRPORT	OPEB EXPENSE	6,313			
AIRPORT	INTERFUND TRANSFER EXP	(57,598)			
	OPERATIONS & MAINTENANCE	(51,285)	-	-	-
	PAYROLL & FRINGE BENEFITS	312,620	310,315	282,364	286,312
AIRPORT	OFFICE SUPPLIES	381	500	789	500
AIRPORT	TIRES AND TUBES	490	750		1,000
AIRPORT	MOTOR VEHICLE SUPPLIES	5,738	7,000	5,725	7,000
AIRPORT	AVIATION FUEL	594,427	642,000	632,657	770,400
AIRPORT	MINOR TOOLS & APPARATUS	64	500	427	500
AIRPORT	JANITORIAL SUPPLIES	1,335	1,500	1,275	1,500
AIRPORT	OTHER SUPPLIES	2,143	5,000	2,711	5,000
AIRPORT	BUILDINGS AND GROUNDS	7,982	9,000	7,871	9,000
AIRPORT	MACHINERY AND HEAVY EQUIPMENT	10,664	14,000	10,640	14,000
AIRPORT	HEATING AND COOLING EQUIPMENT	600	1,000	94	1,000
AIRPORT	COMMUNICATION	10,204	10,500	9,440	10,500
AIRPORT	LIABILITY INSURANCE	27,052	28,000	28,080	28,000
AIRPORT	ADVERTISING	575	1,000	-	1,000
AIRPORT	UNIFORMS AND CLOTHING	97	1,000	850	1,000
AIRPORT	CONTRACTUAL AND FEE SERVICES	4,742	5,000	1,653	5,000
AIRPORT	UTILITY SERVICES	26,468	27,000	23,239	27,000
AIRPORT	MEMBERSHIPS AND SUBSCRIPTIONS	107	500	485	500
AIRPORT	SALES TAX EXPENSE	770	900	728	650
AIRPORT	DEPRECIATION EXPENSE	715,316			
AIRPORT	CAPITAL OUTLAY BUILDINGS				162,590
AIRPORT	INTEREST EXPENSE	1,024			
	OPERATIONS & MAINTENANCE	1,410,181	755,150	726,664	1,046,140
	TOTAL AIRPORT	\$ 1,671,516	\$ 1,065,465	\$ 1,009,028	\$ 1,332,452

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Budget Related Ordinances

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AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Rebecca Elliott, Interim Finance Director

Department: Finance

**Subject: Discuss and consider Ordinance 2026-24 Ratifying the Property Tax
Revenue Increase Reflected in the 2026-2027 Fiscal Year Budget**

Item Summary:

The proposed budget is based on a total rate of 0.423648 per \$100 of valuation. This is a 0.057606 tax rate increase, which is 14.92 percent higher from the prior year rate of 0.366042.

Financial Impact:

This budget will raise more revenue from property taxes than last year's budget by an amount of \$952,390, which is a 14.92 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$202,971.

Recommendation(s):

Motion to Adopt Ordinance 2026-24 Ratifying the Property Tax for FY 2026-2027.

Attachments:

[Ordinance 2026-25 Property Tax Ratification 2026-2027](#)

**CITY OF MOUNT PLEASANT, TEXAS
ORDINANCE 2026-25**

**AN ORDINANCE OF THE CITY OF MOUNT PLEASANT, TEXAS, RATIFYING THE
PROPERTY TAX REVENUE INCREASE REFLECTED IN THE 2026-2027 FISCAL YEAR
BUDGET; AND PROVIDING AN EFFECTIVE DATE**

WHEREAS, the Local Government Code §102.007(c) requires that adoption of a budget that raises more property tax revenue than was generated the previous year requires a record vote of the City Council to ratify the property tax increase reflected in the budget in addition to and separate from the record votes to approve the ordinance adopting the annual budget and the ordinance adopting the tax rate; and

WHEREAS, the City Council has approved Ordinance 2026-23 adopting the 2026-2027 Fiscal Year Budget, which will require raising more revenue from property taxes than last year's budget; and

WHEREAS, the City Council of the City of Mount Pleasant, Texas, desires to ratify the property tax increase reflected in Ordinance 2026-23 approving the 2026-2027 Fiscal Year Budget.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

SECTION 1 The property tax increase reflected in the 2026-2027 Fiscal Year Budget and approved pursuant to Ordinance 2026-24 is hereby ratified.

SECTION 2. This Ordinance shall take effect immediately from and after its passage.

DULY PASSED AND APPROVED BY A ROLL CALL VOTE THIS 15TH OF SEPTEMBER 2026.

APPROVED:

ATTEST:

Wesley Lyon II, Mayor

Candias Webster, City Secretary



AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Rebecca Elliott, Interim Finance Director

Department: Finance

**Subject: Discuss and consider Ordinance 2026-25 Levying Ad Valorem Taxes for
Fiscal Year 2026-2027**

Recommendation(s):

I move that the property tax rate be increased by the adoption of a tax rate of 0.423648 per \$100 assessed valuation, which is effectively a 15.7 percent increase in the tax rate with Ordinance 2026-25.

Attachments:

[Ordinance 2026-25 Tax Rate and Levy 2026-2027](#)

**CITY OF MOUNT PLEASANT, TEXAS
ORDINANCE 2026-24**

AN ORDINANCE OF THE CITY OF MOUNT PLEASANT, TEXAS LEVYING AD VALOREM TAXES FOR THE FISCAL YEAR 2026-2027) AT A RATE OF \$0.423648 PER ONE HUNDRED DOLLARS (\$100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2026; TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of Mount Pleasant, Texas has on September 15, 2026, by way of separate Ordinance, duly approved and adopted a Budget for the operation of the City for Fiscal Year 2026-2027 as required by Chapter 102 of the Texas Local Government Code; and

WHEREAS, the Chief Appraiser of Titus County Tax Appraisal District has prepared and certified the appraisal roll for the City of Mount Pleasant, Texas, that roll being that portion of the approved appraisal roll of the Titus County Appraisal District which lists property taxable by the City of Mount Pleasant, Texas;

WHEREAS, the City Council finds that an ad valorem tax must be levied to provide for current expenses and improvements for the City of Mount Pleasant, Texas during the 2026-2027 Fiscal Year; and

WHEREAS, the City Council finds that an ad valorem tax must be levied to provide for the payment of principal and interest on outstanding debt maturing during the 2026-2027 Fiscal Year.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

SECTION 1. That there be and is hereby levied for the year 2026 on all taxable property, real, personal and mixed, situated within the limits of the City of Mount Pleasant, Texas, and not exempt by the Constitution of the State and valid State laws, a tax of \$0.423648 on each One Hundred Dollars (\$100.00) assessed value of taxable property, and shall be apportioned and distributed as follows:

- (a) For the purpose of defraying the current expenses of the municipal government of the City, a tax of \$0.317953 on each One Hundred Dollars (\$100.00) assessed value of all taxable property.
- (b) For the purpose of defraying the current expenses of the cemeteries of the City, a tax of \$0.002441 on each One Hundred Dollars (\$100.00) assessed value of all taxable property.
- (c) For the purpose of creating a sinking fund to pay the principal and interest on all outstanding bonds of the City not otherwise provided for, a tax of \$0.103254 on each One Hundred Dollars (\$100.00) assessed value of all taxable property within the City, which shall be applied to the payment of such interest and maturities of all outstanding bonds.

SECTION 2. The following information is provided pursuant to Section 26.05 of the Property Tax Code and to provide further clarity:

- (a) THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S RATE.

(b) THE TAX RATE WILL EFFECTIVELY BE RAISED BY 14.92 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON \$100,000 HOME BY APPROXIMATELY \$31.7953

SECTION 3. That all ad valorem taxes shall become due and payable on October 1, 2026 and all ad valorem taxes for the year shall become delinquent after January 31, 2027. There shall be no discount for payment of taxes prior to said January 31, 2026. A delinquent tax shall incur a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent. A delinquent tax shall also accrue interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid. Taxes that remain delinquent on July 1, 2027, incur an additional penalty of twenty percent (20%) of the amount of taxes, penalty and interest due; such additional penalty is to defray costs of collection due to a contract with the City's attorney pursuant to Section 6.30 of the Tax Code.

SECTION 4. That taxes are payable in Mount Pleasant, Texas, at the offices of Titus County Appraisal District; and that the City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

SECTION 5. That it is necessary that this ordinance be enacted in order to authorize the collection of ad valorem taxes for the 2026-2027 Fiscal Year, this ordinance shall take effect from and after its passage as the law in such cases provides.

SECTION 6. The City Secretary of the City of Mount Pleasant, Texas is hereby directed to publish in the Official Newspaper of the City the Caption clause of this Ordinance as required by Section 52.013 of the Texas Local Government Code.

SECTION 7. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Mount Pleasant hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

DULY PASSED AND APPROVED BY A ROLL CALL VOTE ON THE 15THTH DAY OF SEPTEMBER 2026.

APPROVED:

ATTEST:

Wesley Lyon II, Mayor

Candias Webster, City Secretary



AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Council Member

Subject: Hold a public hearing to discuss and consider Ordinance 2026-21 Amending Chapter 155: Zoning Code; adding 15 new land use definitions, regulating, amending, reorganizing and renumbering Zoning District Regulations; amending the Use Regulation Schedule Table; repealing all conflicting Ordinances; providing a severability clause; providing an effective date; and providing for Publication.

Item Summary:

In working to create a specialized Downtown Zoning District, the existing land Use Table required modernizing and characterizing additional uses for the new district in amending the Zoning Code Table of Uses. Fifteen new land uses were identified and defined to regulate, amend, reorganize and update the land use tables for the existing zoning districts in the city, as well as the new one. Redlined changes on each use to allow “P”, allow with specific approval “S” or to prohibit (blank) in each of the city’s zoning districts are shown on the Table of Uses revisions.

Financial Impact:

There is no budgetary impact.

Recommendation(s):

Motion to approve the new proposed land uses, definitions and revised Zoning Code Table of Uses as proposed by staff.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: City Council - Sep 15 2026

SUBJECT:

ZA-2026-01: NEW ZONING LAND USE DEFINITIONS, TABLE OF USES

BACKGROUND:

In working to create a specialized Downtown Zoning District, the existing land Use Table required modernizing and characterizing additional uses for the new district in amending the: Zoning Code Table of Uses. Fifteen new land uses were identified and defined to regulate, amend, reorganize and update the land use tables for the existing zoning districts in the city, as well as the new one.

New Uses defined include

Food Pantry
Plasma/Blood Donation Center
Electronic Gaming
Tattoo Parlors
Pay Day/Title Loans
Artisan / Craft Uses
Vape Shop
Social Services Shelter
Addiction Recovery Shelter
Bed and Breakfast
Single/Multi LOFT Apartment
Attached Single Family
Attached Single Family Urban

On August 19th the public hearing notice was published in the Mount Pleasant newspaper as required by state statute.

RECOMMENDATION:

The Planning and Zoning Commission voted on September 8th to recommend approval of the Zoning District changes as proposed.

In a companion amendment case, the New Downtown Zoning district boundary and development standards were proposed.

Attachments:

[WORKING REVISIONS USE TABLE CB and DT \(002\)](#)
[Ordinance 2026-21 Amendment to Use and Definintions tables](#)

APPENDIX: USE REGULATION SCHEDULE

	FD	SF-1	SF-2	TF	MF	MH	NS	GR	<u>DT</u>	<u>CB</u>	C	LI	HI	PD
Type Use	FD = Future Development District SF-1 = Single-Family District SK-2 = Single-Family District					MH = Mobile Home District NS = Neighborhood Service District					C = Commercial District LI = Light Industrial District			
Fairground or Exhibit Area	S							S	<u>P</u>	P	P	P	P	P
Fraternal Organization or Civic Club	S				S		P	P	<u>P</u>	P	P	P	P	P
Home for Care of Alcoholic or Psychiatric Patients	S				S	<u>PS</u>	S	<u>PS</u>	<u>P</u>	P	<u>PS</u>	<u>PS</u>	<u>PS</u>	P
Hospital	S				P	<u>PS</u>	P	P	<u>P</u>	P	P	P	P	P
Institutions of Religious or Philanthropic Nature	P	S	S	S	S	P	P	P	<u>P</u>	P	P	P	P	P
Library (Public)					P	<u>PS</u>	P	P	<u>P</u>	<u>PP</u>	P	P	P	P
Nursing Home or Residence for Aged					P		P	P	<u>P</u>	P	<u>P</u>	P	P	P
Public Park, Playground, Playfield, Swimming Pool	P	P	P	P	P	P	P	P	<u>P</u>	<u>PP</u>	P	P	P	P
Private or Public School (Primary or Secondary)	S	S	S	S	P	P	P	P	<u>P</u>	P	P			P
Trade or Business School	S						P	P	<u>P</u>	P	P	P	P	P

	FD	SF-1	SF-2	TF	MF	MH	NS	GR	<u>DT</u>	<u>CB</u>	C	LI	HI	PD
UTILITY, ACCESSORY AND INCIDENTAL USES														
Electrical Generating Plant	S											S	P	
Electrical Substation	P	S	S	S	S	S	P	P	<u>P</u>	<u>P</u>	P	P	P	P
Electrical Transmission Lines	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P	P	P	P
Field or Construction Office (Temporary)		Subject to approval by Building Inspector <u>Official</u>												
Fire Station or Similar Public Safety Building	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P	P	P	P
Local Utility Distribution Lines	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P	P	P
RESIDENTIAL USES														
One-Family Dwelling- Detached	P	P	P	P	P		P		<u>S</u>					P
Two-Family Dwelling				P	P		P		<u>S</u>					P
Multiple-Family Dwelling or Apartment					P		P	P	<u>P</u>	<u>P</u>	P			P
Modular Home			S	P	P		P							P
Mobile Home or Trailer as Fixed Dwelling	Not Permitted													
Mobile Home or Trailer Park	S					P		S			S	S	S	P
Boarding or Rooming House							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P			
Hotel or Motel							P	P	<u>PS</u>	<u>PS</u>	P			P

	FD	SF-1	SF-2	TF	MF	MH	NS	GR	<u>DT</u>	<u>CB</u>	C	LI	HI	PD
EDUCATIONAL AND INSTITUTIONAL USES														
Art Gallery or Museum					S		P	P	P	P	P	P	P	P
Cemetery or Mausoleum		Not Permitted												
Church or Rectory	P	S	S	S	P	P	P	P	<u>P</u>	<u>P</u>	P	P	P	P
College or University	S	S	S	S	S		P	P	<u>PS</u>	<u>P</u>	P	P	P	P
Communications Towers/Telecommunications					S			S	S	<u>P</u>	S	P	P	S
Community Center (Public)	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P	P	P	P
Day Nursery or Kindergarten	S	S	S	S	P	P	P	P	<u>P</u>	<u>P</u>	P			P
Foster Home					S		S	S	<u>S</u>	<u>S</u>				S
Parking Lot or Building					S		S	P	<u>PS</u>	<u>PS</u>	P	P	P	P
Public Bldg., Yard, Shop of Local, State or Federal Govt.	S	S	S	S	S	S	S	S	<u>P</u>	<u>P</u>	P	P	P	P
Sanitary Landfill	S											S	P	
Sewage Pumping Station	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P	P	P	P
Sewage Treatment Plant	S							S			S	S	P	S
Water Reservoir, Water Pumping Station or Well	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P	P	P	P
Water Treatment Plant	S	S	S	S	S	S	S	S	<u>P</u>	<u>P</u>	P	P	P	
Commercial Indoor Amusement								P	<u>PS</u>	<u>S</u>	P	P	P	P

Educational/Insti't'l cont	FD	SF-1	SF-2	TF	MF	MH	NS	GR	<u>DT</u>	<u>CB</u>	C	LI	HI	PD
Commercial Outdoor Amusement	S								<u>S</u>	<u>S</u>	P	P	P	
Private Country Club with Golf Course	P	S	S	S	S	S	P	P	<u>P</u>	<u>P</u>	P	P	P	P
Dance Hall or Night Club								S	<u>S</u>	<u>S</u>	P	P	P	
Fairground or Exhibit Area	S							S			P	P	P	P
Auto Sales Lot (New, Used-Outside)								S	<u>S</u>	<u>S</u>	P	P	P	
Bakery or Confectionary Shop							P	P	P	P	P	P	P	P
Barber or Beauty Shop					S		P	P	P	P	P	P	P	P
Bookstore or Card Shop							P	P	P	P	P	P	P	P
Cafeteria							S	P	P	P	P	P	P	P
Cleaning or Pressing Shop					S		P	P	<u>PS</u>	<u>P</u>	P	P	P	P
Convenience Food Store							P	P	<u>PS</u>	<u>P</u>	P	P	P	P
Drapery or Weaving Shop							P	P	<u>PS</u>	<u>S</u>	P	P	P	P
Florist or Garden Shop							P	P	P	P	P	P	P	P
Furniture Store								P	P	P	P	P	P	P
Gasoline Service Station								P	<u>PS</u>	<u>P</u>	P	P	P	P
Grocery Store or Delicatessen								P	P	P	P	P	P	P

Educational/Insti't'l cont	FD	SF-1	SF-2	TF	MF	MH	NS	GR	<u>DI</u>	<u>CB</u>	C	LI	HI	PD
Handicraft or Hobby Shop							P	P	P	P	P	P	P	P
Hardware Shop								P	P	P	P	P	P	P
Job Printing or Newspaper								P	<u>PS</u>	<u>P</u>	P	P	P	P
Laundry (Self-Service)					S		P	P	<u>P</u>	<u>P</u>	P	P	P	P
Public Golf Course or Stadium	P	P	P	P	P		P	P	<u>P</u>	<u>P</u>	P	P	P	P
Rodeo Grounds	S										P	P	P	
Roller or Ice Skating Rink	S										P	P	P	P
Private Club Stable											P	P	P	
Commercial Rental Stable											P	P	P	
Boarding Stable											P	P	P	
Swim or Tennis Club	S	S	S	S	S	S	P	P	<u>PS</u>	<u>P</u>	P	P	P	P
Theater (Drive-In)											P	P	P	
Theater Other than Drive- In									P	P	P	P	P	P
RETAIL AND SERVICE USES														
Art Gallery or Museum					S		P	P	P	P	P	P	P	P
Automobile Laundry <u>carwash</u> <u>Carwash</u>								P			P	P	P	
Auto Painting or Body Repair											P	P	P	
Auto Parts Sales (New)								P	<u>PS</u>	<u>PS</u>	P	P	P	
Auto Parts Sales (Used- Inside)											P	P	P	

Retail/Service Uses cont	FD	SF-1	SF-2	TF	MF	MH	NS	GR	<u>DT</u>	<u>CB</u>	C	LI	HI	PD
Auto Repair or Sales (Inside)								P	<u>P</u>	<u>P</u>	P	P	P	
Mimeograph or Office Supply Shop								P	P	P	P	P	P	P
Mortuary or Funeral Parlor							S	P	<u>P</u>	<u>P</u>	P	P	P	P
Office, Professional and Administrative					P		P	P	P	P	P	P	P	P
Pharmacy or Drug Store							P	P	P	P	P	P	P	P
Radio or TV Station								P	P	P	P	P	P	P
Restaurant (Drive-In)									<u>S</u>		P	P	P	P
Restaurant (Not Drive-In)							S	P	P	P	P	P	P	P
Studio-Artist, <u>Health</u> , Photo							P	P	P	P	P	P	P	P
Secondhand, <u>Thrift</u> , or Rummage Store									P	P	P	P	P	P
Tailor Shop					S		P	P	P	P	P	P	P	
Trailer, Camper or Mobile Home Sales											P	P	P	
AGRICULTURAL USES														
Animal Clinic (Inside Pens)								P	P	<u>P</u>	P	P	P	P
Animal Clinic (Outside Pens)											P	P	P	
Animal Pound (Public/Private)												P	P	
Farm or Ranch	P	P	P	P	P									
Greenhouse or Plant Nursery								S	<u>PS</u>	<u>P</u>	P	P		

[illegible]

[illegible]

Commercial Uses cont'd	FD	SF-1	SF-2	TF	MF	MH	NS	GR	<u>DT</u>	<u>CB</u>	C	LI	HI	PD
Wholesale Firm ; Office Sales , Storage <u>and Distribution</u>											P	P	P	P
INDUSTRIAL USES														
Assembly & Fabrication											S	P	P	P
Manufacturing & Light Industrial												P	P	P
Natural Resource Extraction, Storage													P	
Heavy Manufacturing & Heavy Industrial													P	P
<u>NEW USES</u>														
<u>Food Pantry</u>											<u>S</u>	<u>S</u>	<u>S</u>	
<u>Plasma/Blood Donation Center</u>												<u>S</u>	<u>P</u>	
<u>Electronic Gaming</u>											<u>S</u>	<u>S</u>	<u>S</u>	
<u>Tattoo Parlors</u>									<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	
<u>Pay Day/Title Loans</u>											<u>S</u>	<u>P</u>	<u>P</u>	
<u>Artisan / Craft Uses</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Vape Shop</u>											<u>S</u>	<u>P</u>	<u>P</u>	
<u>Social Services Shelter</u>												<u>S</u>	<u>S</u>	
<u>Addiction Recovery Shelter</u>												<u>S</u>	<u>S</u>	
<u>Bed and Breakfast</u>							<u>P</u>	<u>P</u>	<u>S</u>		<u>P</u>	<u>P</u>		<u>S</u>

<u>New Uses cont'd</u>	<u>FD</u>	<u>SF-1</u>	<u>SF-2</u>	<u>TF</u>	<u>MF</u>	<u>MH</u>	<u>NS</u>	<u>GR</u>	<u>DT</u>	<u>CB</u>	<u>C</u>	<u>LI</u>	<u>HI</u>	<u>PD</u>
<u>Single/Multi LOFT Apartment</u>					<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				<u>P</u>
<u>Attached Single Family</u>			<u>S</u>	<u>S</u>	<u>P</u>			<u>S</u>	<u>S</u>		<u>S</u>			<u>S</u>
<u>Attached Single Family Urban</u>					<u>S</u>			<u>S</u>	<u>S</u>		<u>S</u>			<u>S</u>
<u>Day Spa</u>							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Medical Spa</u>							<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		

NEW USES DEFINITIONS:

Food Pantry: A facility operated by a nonprofit, religious, charitable, governmental, or similar organization where food, groceries, or related household necessities are collected, stored, packaged, and distributed without charge or at a nominal cost to individuals or households in need. This use may include limited administrative offices, volunteer activities, and incidental storage directly related to food distribution.

Plasma/Blood Donation Center: A medical or health-related facility where blood, plasma, platelets, or similar human biological materials are collected from donors for medical, therapeutic, research, or commercial purposes. This use may include donor screening, testing, collection, processing, storage, and related administrative activities, but does not include a hospital, emergency clinic, or blood bank that is accessory to a hospital.

Electronic Gaming: An establishment, or portion of an establishment, where patrons use computers, video game consoles, gaming terminals, sweepstakes machines, redemption devices, or similar electronic equipment for amusement, entertainment, competition, prizes, credits, or other consideration. This use includes internet sweepstakes cafes, game rooms, and similar facilities, but does not include incidental arcade games accessory to a restaurant, theater, bowling alley, or other principal permitted use.

Tattoo Parlor: An establishment where tattooing, permanent makeup, microblading, body piercing, branding, or similar body art services are performed by licensed or otherwise authorized practitioners. This use may include retail sales of related aftercare products and merchandise incidental to the principal body art service.

Payday/Title Loan Establishment: A business that offers short-term loans, deferred presentment transactions, motor vehicle title loans, credit access services, check cashing, or similar consumer lending services, whether secured or unsecured, typically for a fee or finance charge. This use does not include a bank, credit union, savings and loan association, mortgage lender, or other financial institution primarily engaged in conventional banking services.

Artisan/Craft Uses: A small-scale establishment engaged in the design, production, fabrication, assembly, repair, or finishing of handmade, custom, or specialty goods, including but not limited to artwork, pottery, textiles, jewelry, leather goods, wood products, metalwork, candles, soaps, baked goods, or similar products and including beer, wine or distilled small batch spirits with appropriate alcohol permits This use may include accessory retail sales, instructional classes, demonstrations, studios, or tasting areas when clearly incidental to the principal artisan or craft activity and when conducted wholly within an enclosed building.

Vape Shop: A retail establishment primarily engaged in the sale, display, or distribution of electronic cigarettes, vaping devices, vapor products, cartridges, e-liquids, nicotine products, tobacco substitutes, or related accessories. This use may include product sampling where permitted by law, but does not include a general retail store where such products are clearly incidental to the sale of other merchandise.

Social Services Shelter: A facility operated by a public agency, nonprofit organization, religious organization, or similar provider that offers temporary lodging, meals, counseling, case management, emergency assistance, transitional housing support, or related social services to individuals or families experiencing homelessness, displacement, domestic hardship, or other emergency circumstances. This use may include accessory offices, dining areas, laundry facilities, and support services for residents or clients. This use shall be permitted only in an Industrial zoning district upon approval of a Specific Use Permit, unless otherwise expressly authorized by this ordinance. A Social Services Shelter does not include an Addiction Recovery Shelter, hospital, emergency medical facility, detoxification facility, inpatient treatment facility, residential rehabilitation facility, halfway house, correctional facility, or facility providing medical treatment or the dispensing, administration, or storage of controlled substances as part of treatment, unless such use is separately permitted by this ordinance.

Addiction Recovery Shelter: A facility that provides temporary lodging, supervision, counseling, peer support, case management, referral services, or other nonmedical recovery-related support services to individuals receiving assistance for substance use disorder, chemical dependency, or addiction recovery, whether or not such individuals are homeless. This use may include meals, administrative offices, group meetings, and accessory support services for residents. This use shall be permitted only in an Industrial zoning district upon approval of a Specific Use Permit, unless otherwise expressly authorized by this ordinance. No walk-in services, drop-in services, outpatient treatment services, detoxification services, medication-assisted treatment, medical treatment, or dispensing, administration, or storage of controlled substances shall be permitted as part of this use unless separately permitted by this ordinance. This use does not include a hospital, emergency medical facility, outpatient clinic, inpatient treatment facility, detoxification facility, residential rehabilitation facility, halfway house, correctional facility, or facility accepting court-ordered, incarcerated, or recently released individuals unless such use is separately permitted by this ordinance.

Bed and Breakfast: A residential dwelling, or portion thereof, in which short-term lodging rooms are offered to overnight guests for compensation and where a morning meal may be provided to registered guests. The owner, operator, or manager may reside on the

premises. This use does not include a hotel, motel, boarding house, rooming house, short-term rental of an entire dwelling, or event venue unless otherwise permitted by this ordinance.

Single or Multi Loft Apartment: A dwelling unit within a mixed-use, commercial, or converted building that features an open floor plan, high ceilings, large windows, exposed architectural or structural elements, and limited interior wall separation. Loft Apartments may be single-level or multi-level and are typically located within downtown or urban-style developments, adaptive reuse projects, or mixed-use buildings and is located above ground-floor commercial uses

Loft Apartments are intended to preserve and promote the historic urban character of downtowns through adaptive reuse of existing structures or construction that incorporates loft-style architectural features, and may be permitted by right where upper-story residential uses are encouraged.

Attached Single Family : Use to allow attached single-family residential development in the form of townhouses, row houses, and similar dwelling configurations that provide homeownership and housing diversity while maintaining a residential scale and character compatible with surrounding neighborhoods.

Development Regulations

- Minimum lot area: 2,400 square feet per dwelling unit.
- Minimum lot width: 24 feet.
- Minimum lot depth: 80 feet.

Single-Lot Townhouse Development

- Minimum project area: 10,000 square feet.
- Density: Not more than 12 dwelling units per acre.

Setbacks

- Front yard: 20 feet.
- Side yard (exterior): 10 feet.
- Side yard (between attached units): 0 feet.
- Rear yard: 15 feet.
- Corner side yard: 15 feet.

Building Height

- Maximum height: 35 feet.
- Maximum stories: 3.

Lot Coverage

- Maximum building coverage: 70% of the lot.

Building Design Standards

1. No more than six dwelling units shall be attached within a single building.
2. Each dwelling unit shall have a separate ground-level entrance facing a public street, private street, common open space, or pedestrian access.
3. No dwelling unit shall be located directly above or below another dwelling unit.
4. Building facades exceeding 120 feet in length shall provide architectural offsets, projections, or changes in materials to reduce massing.
5. End units shall include windows on side elevations where practicable.

Parking Requirements

1. Minimum two off-street parking spaces per dwelling unit.
2. Required parking may include:
 - Enclosed garage spaces;
 - Driveway parking;
 - Shared guest parking areas.
3. Guest parking shall be provided at a ratio of one space per four dwelling units.

Open Space Requirements

1. A minimum of 10% of the development site shall be provided as common open space for developments containing four or more dwelling units.
2. Common open space may include:
 - Greens;
 - Pocket parks;

- Plazas;
- Trails;
- Recreation areas.

Access and Utilities

1. All dwelling units shall be served by public water and public sanitary sewer.
2. All utility lines shall be installed underground where required by city standards.
3. Developments shall comply with all subdivision, drainage, and utility requirements of Chapter 154.

Ownership

1. Dwelling units may be individually owned on separate lots.
2. Dwelling units may also be developed under condominium ownership or other ownership structures permitted by state law.
3. Shared facilities and maintenance responsibilities shall be governed by recorded easements, covenants, or property owners' association documents.

Attached Single Family Urban: Use allows for compact and attached single family residential development in and around downtown, commercial centers, mixed-use areas, and redevelopment corridors where allowed. providing townhouse and rowhouse development at urban densities while maintaining individual dwelling units and neighborhood-scale building forms. This use supports the City's zoning modernization initiative, including new residential housing types and future downtown development standards where allowed.

Development Regulations

- Minimum lot area: 1,600 square feet per dwelling unit.
- Minimum lot width: 18 feet.
- Minimum lot depth: 70 feet.

Unified Development Sites

- Minimum development area: 7,500 square feet.
- Maximum density: 18 dwelling units per acre.

Setbacks

- Front yard: 10 feet minimum.
- Side yard (interior attached units): 0 feet.
- Side yard (end units): 5 feet.
- Corner side yard: 10 feet.
- Rear yard: 10 feet.

Height

- Maximum building height: 45 feet.
- Maximum stories: 3.

Lot Coverage

- Maximum lot coverage: 80%.

Building Form Standards

1. No more than eight dwelling units shall be attached within a single building.
2. Each dwelling unit shall have a separate ground-floor entrance visible from:
 - a public street;
 - a private street;
 - a common courtyard; or
 - a pedestrian paseo.
3. No dwelling unit shall be located above or below another dwelling unit.
4. Buildings exceeding 120 feet in length shall incorporate façade offsets, changes in plane, architectural articulation, or material variation.
5. Blank walls greater than 20 feet in length facing a public street shall be prohibited.
6. Front-loaded garage doors shall not occupy more than 50% of the width of the primary façade.

Parking Standards

1. Minimum parking requirement:
 - 2 spaces per dwelling unit.

2. Guest parking:

- 1 space per 5 dwelling units.

3. Parking shall be located:

- behind the principal structure;
- within rear-access garages;
- within alleys; or
- in shared parking courts.

4. Front-yard parking lots are prohibited.

5. On-street public parking adjacent to the development may count toward guest parking requirements upon city approval.

Open Space and Pedestrian Amenities

Developments containing ten or more dwelling units shall provide:

1. Common open space equal to at least 8% of the gross development area.

2. At least one gathering area such as:

- courtyard;
- pocket park;
- plaza; or
- community green.

3. Sidewalk connections from all dwelling units to:

- public sidewalks;
- parking areas; and
- common open spaces.

Urban Design Standards

1. Primary entrances shall face a public street, private street, or common open space.

2. Front porches, stoops, balconies, or entry features are encouraged.

3. Mechanical equipment shall be screened from view.
4. Utility meters and equipment shall be located to minimize visibility from public streets.
5. Fencing along street frontages shall be decorative and limited to a maximum height of four feet.

Utilities and Access

1. All development shall be served by public water and public sanitary sewer.
2. Underground utilities shall be required unless otherwise approved by the City.
3. Development shall comply with all applicable subdivision, drainage, utility, and access requirements of Chapter 154.
4.

Day Spa: A commercial establishment providing personal care, wellness, and relaxation services in a non-medical setting. Typical services may include massage therapy, facials, body treatments, aromatherapy, skin care treatments, manicures, pedicures, and similar cosmetic or therapeutic services that do not require the onsite supervision of a licensed physician. A Day Spa shall not include medical procedures, surgery, the administration of prescription medications, or services classified as a Medical Spa.

Medical Spa: A commercial establishment that combines traditional spa services with medically directed cosmetic treatments. Services may include, but are not limited to, injectables, laser treatments, chemical peels, body contouring, skin resurfacing, and other cosmetic procedures performed by or under the supervision of a licensed physician or other licensed healthcare professional as required by state law. A Medical Spa may include ancillary spa services but shall not include a hospital, outpatient surgical center, or other intensive medical treatment facility.

~~(Am. Ord. 2002-25, passed 2-19-02; Am. Ord. 2002-2, passed 1-15-02; Am. Ord. 2008-13, passed 5-20-08)~~
Am Ord 2026-XX passed SS-SS-26

A legend for interpreting schedule:

P Use permitted in the district indicated.

S Use may be approved as specific use permit, § 155.45.

Where there is a blank space, the use is prohibited in district indicated.

ORDINANCE 2026-21

AN ORDINANCE AMENDING CHAPTER 155 ZONING ORDINANCE ADDING 15 NEW LAND USE DEFINITIONS, REGULATING, AMENDING, REORGANIZING AND RENUMBERING ZONING DISTRICT REGULATIONS; AMENDING THE USE REGULATION SCHEDULE TABLE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City from time to time finds it prudent and advantageous to add additional land use definitions, regulations and requirements to its Zoning Ordinance requirements; and

WHEREAS, the Planning and Zoning Commission of the City of Mount Pleasant and the governing body of the City of Mount Pleasant in compliance with the laws of the State of Texas and the ordinances of the City of Mount Pleasant have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the uses be amended as follows:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

SECTION 1. That the fifteen new land use definitions and regulations be added to the Mount Pleasant Code of Ordinances Chapter 155, Zoning Code, and the land uses specifically defined as heretofore amended, and as amended herein, and as maybe amended in the future;

SECTION 2. That the Revised Table of Uses Appendix be amended as shown below to include the new uses and amend others as shown;

SECTION 3. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Code of Ordinances and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. That all ordinances of the City of Mount Pleasant in conflict with the provisions of this ordinance be, and the same hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED by the City Council on the ____ day of _____, 2026.

Wesley Lyon, Mayor

ATTEST:

Candias Webster, City Secretary

APPROVED:

Lea Ream, City Attorney



AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Hold a public hearing to discuss and consider Ordinance 2026-22 Amending Chapter 155 Zoning Code, adding a new Downtown Zoning District, determining boundary, uses and development standards, providing a severability clause; providing an effective date; and providing for Publication.

Item Summary:

The city has multiple zoning districts in its downtown that are not differentiated from commercial and retail districts throughout the city. Because the city's Downtown is so unique, adding a new Downtown Zoning District, with a defined boundary, customized uses and development standards specifically tailored to the area to increase its protection and foster vibrancy was determined by staff and the Main Street Board to be beneficial.

Financial Impact:

There is no budgetary impact.

Recommendation(s):

Motion to approve the new Downtown Zoning District boundaries and development standards as proposed by staff.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: City Council - Sep 15 2026

SUBJECT:

ZA-2026-02: NEW DOWNTOWN ZONING DISTRICT PROPOSAL

BACKGROUND:

The city has multiple zoning districts in its downtown that are not differentiated from commercial and retail districts throughout the city. Because the city's Downtown is so unique, adding a new Downtown Zoning District, with a defined boundary, customized uses and development standards specifically tailored to the area to increase its protection and foster vibrancy was determined by staff and the Main Street Board to be beneficial.

The boundary is defined as the current Historic Preservation District described in Chapter 150 of the Code of Ordinances comprising 43 original City Blocks. This is the current Main Street area, as well. Significant study, time, effort and public engagement efforts collaborating with the city's Main Street / Historic Preservation group were undertaken over a period of 9 months to prepare this proposal for consideration by City Council.

Staff recommends approval of the new Downtown Zoning District, which will stand alongside the smaller 16 block existing Central Business District.

On August 19th the public hearing notice was published in the Mount Pleasant newspaper as required by state statute.

RECOMMENDATION:

The Planning and Zoning Commission voted on September 8th to recommend approval of the Zoning District changes as proposed.

In a companion amendment case, 15 new uses were identified, defined and proposed in a companion Use Table amendment for both inclusion in the new Zoning District and citywide districts where appropriate.

Attachments:

[Ordinance 2026-22 Adding a new Downtown Zoning District and Development Standards DRAFT Downtown Code](#)

ORDINANCE 2026-22

AN ORDINANCE AMENDING CHAPTER 155 ZONING ORDINANCE TO CREATE AND DESCRIBE A NEW DOWNTOWN ZONING DISTRICT, AND MAP, REGULATING, AMENDING, REORGANIZING AND RENUMBERING ZONING DISTRICT REGULATIONS; AMENDING THE USE REGULATION SCHEDULE TABLE FOR THE NEW DISTRICT; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS , the City from time to time finds it prudent and advantageous to add additional zoning districts including definitions, regulations and requirements to its Zoning Ordinance requirements; and

WHEREAS, the Planning and Zoning Commission of the City of Mount Pleasant and the governing body of the City of Mount Pleasant in compliance with the laws of the State of Texas and the ordinances of the City of Mount Pleasant have given the requisite notices by publication and otherwise, to add a new Downtown Zoning District alongside the existing Central Business District comprising the existing Chapter 150 Historic Preservation District boundaries, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Zoning Ordinance be amended to include the new boundary, uses and development standards specific to that zoning;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS:

SECTION 1. That the new zoning Downtown (DT) Zoning District be added to the Mount Pleasant Code of Ordinances Chapter 155, Zoning Code, and the boundary of the Historic Preservation District be incorporated along with corresponding DT Zoning Development Standards specifically defined as heretofore amended, and as amended herein, and as maybe amended in the future;

SECTION 2. That the Revised Table of Uses Appendix be amended as to include the new DT District and uses and amend others as shown;;

SECTION 3. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Code of Ordinances and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 5. That all ordinances of the City of Mount Pleasant in conflict with the provisions of this ordinance be, and the same hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED by the City Council of the City of
Mt. Pleasant this the ____ day of _____, 2026.

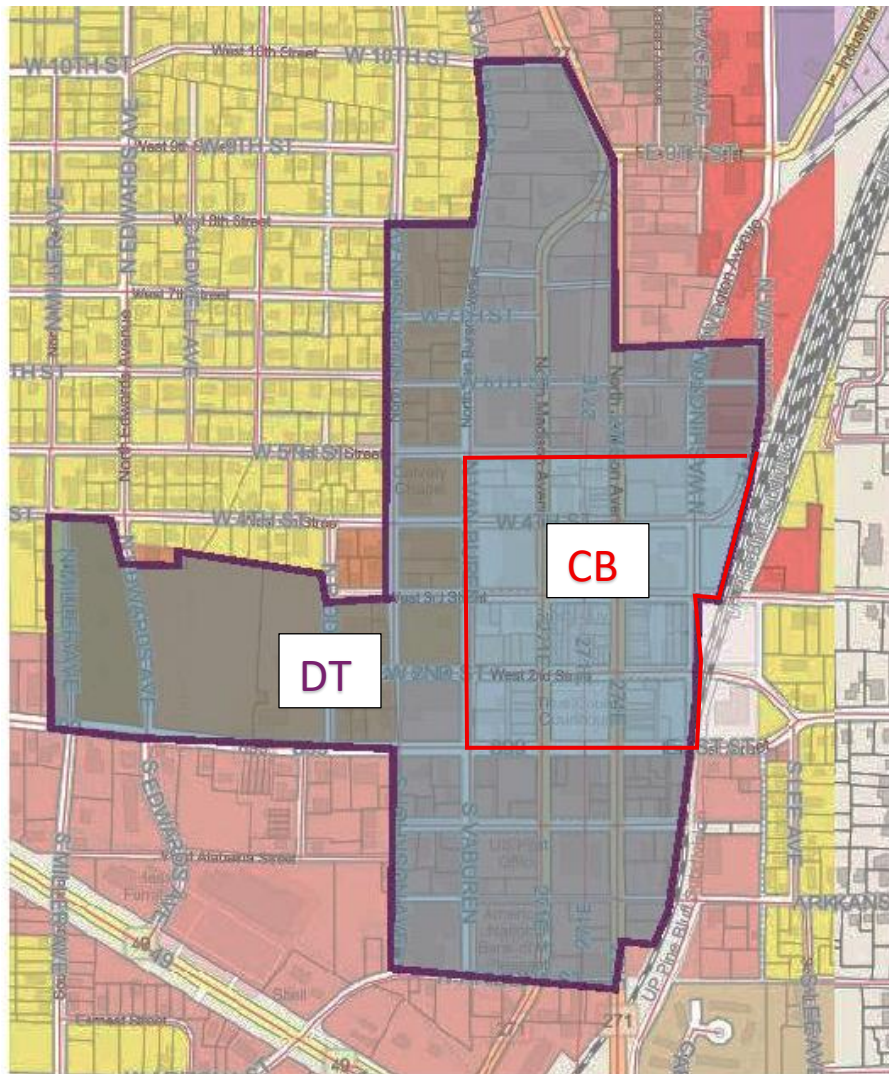
Wesley Lyon, Mayor

ATTEST:

Candias Webster, City Secretary

APPROVED:

Lea Ream
City Attorney



Design Review

- A.** The City, through the Director of Planning and Development, must review and approve a site plan prior to construction of or modification, alteration, or addition to any building within the DT zoning district.

B. Design Review Process

1. This Subsection establishes a design review process to ensure that all development within DT zoning district meets the requirements set forth in this Section. The review covers site planning, architecture, landscaping, parking and access, sidewalks, and exterior signage, as well as any changes, additions, or renovations to any development on the site.
2. The design review process is divided into three steps:
 - a. Design Orientation;
 - b. Preliminary Design Review; and
 - c. Permitting.
3. The applicant must meet with Development Services Department staff at the design orientation step of the process, while the subsequent steps of the process may be addressed via electronic submittals, if agreed to by both staff and the applicant.

C. Submittal Requirements

1. Information Submittal

The information required to be submitted to the City in this Section may be combined to reduce the number of sheet submittals, as long as all sheet detail is provided.

2. Design Orientation

A design orientation session is required between a representative of the City and the property owner, design architect, or contractor, as determined by the Development Services Department. This session will include a discussion of the design concept and design standards for the DT zoning district, the specific design standards for the particular site, and the design review process.

3. Preliminary Design

- a. When the initial design for the project is prepared, a minimum of one electronic set of applicable conceptual plans must be submitted to the Planning and Development Department for a formal review. The review covers preliminary site planning, architecture, landscaping, parking and access, sidewalks, and exterior signage, as applicable.
- b. The purpose of this preliminary design review is to provide the property owner, design architect, or contractor with written assurance that the fundamental designs are acceptable before requiring plans suitable for City permitting. It also provides a clear list of any issues to be resolved in the permitting step.
- c. These conceptual plans may include, but are not limited to, the following, as

determined by the Development Services Department and if applicable:

- i. Preliminary Site Plan (scaled and dimensioned) showing:
 - (A) Building footprint(s);
 - (B) Landscaping locations and types; and
 - (C) Public Frontage elements, as applicable, to include:
 - (1) Sidewalk location and width,
 - (2) Planting strip location, width, and landscaping, and
 - (3) Pedestrian lighting location, if applicable.
- ii. Preliminary Building Elevations showing:
 - (A) Principal exterior elevations of all proposed buildings;
 - (B) Roof pitch, articulation, and materials;
 - (C) Horizontal articulation;
 - (D) Window calculation;
 - (E) Top floor articulation;
 - (F) Primary entrance articulation;
 - (G) Maximum building heights on each elevation drawing; and
 - (H) Conceptual finish materials (with percentages), colors, and textures under consideration.
- iii. Sign Plan, if applicable, showing:
 - (A) Locations in relation to on-site grades; and
 - (B) Elevations and details of sign graphics with data table of permitted and proposed signs.
- iv. Historic Preservation Committee oversight and Certificate of Appropriateness if applicable for historic building alterations.

4. **Permitting**

- a. The final construction drawings and specifications for the project must be submitted to the Development Services Department for permitting.
- b. The submitted documents may include, but are not limited to, all design necessary for construction, including site development, architecture, signage, grading, driveways, parking, walkways, terraces, patios, walls, fences, planter beds, fountains, trellises, utilities, architecture, landscaping,

walls, pools, mechanical equipment, plumbing, electrical, exterior lighting, and exterior signs, as determined by the Planning and Development Department.

General Regulations

D. Applicability of Standards

1. New construction is defined as 1) 50% or more of the existing building footprint(s) on-site is/are proposed to be demolished or 2) there are no existing buildings on-site.
2. The regulations and standards do not apply to ordinary repair or maintenance projects.
3. The table below provides standards that apply to various scopes of projects within the DT zoning district.

			Applies only to Nonresidential and Multi-Family Uses					Applies to all Uses
	Project Scope	Form	Materials	Exterior Veneer Removal	Articulation	Parking and Access	Landscaping d	Sidewalks
	New Construction	Applies ^a	Applies		Applies	Applies	Applies	Applies
Exterior Building or Site Modifications	Cost equal to 10% - 24% of the assessed value of improvements per the current tax roll							
	Cost equal to 25% - 49% of the assessed value of improvements per the current tax roll		Applies					
	Cost equal to						Applies	Applies
	or greater than 50% of the assessed value of improvements per the current tax roll		Applies	Applies				
Increase in Gross Floor Area (if Exterior of Building is Modified)	10% - 49% increase in GFA		Applies			Applies	Applies	Applies ^e
	50% or greater increase in GFA		Applies	Applies	Applies	Applies	Applies	Applies

^a Section 6.9.11.A only applies to new construction of non-residential and mixed use multi-story buildings.

^b Only exterior building work triggers compliance with the applicable “Materials” sections.

^c Section 6.9.10.D does not apply to single-family homes.

^d Section 6.9.13 does not apply to parking garages.

^e Section 6.9.14.A does not to apply to single-family homes.

Building Material Requirements

The building material requirements imposed under this Section apply only to those Down Town properties also located within either the Mount Pleasant Commercial Historic District or the Main Street Program boundary.

Permitted and Prohibited Uses

E. Permitted uses in the DT zoning district are governed by this ZONING CODE.

F. Prohibited Uses within the DT Zoning District

1. Coin-Operated Machines

A property that exhibits a music or skill or pleasure coin-operated machine(s), as defined by § 2153.002, Texas Occupations Code, as amended, as the principal use of the property is prohibited within the CA zoning district.

2. Games of Chance

a. The following definitions apply in this Subsection:

- i. “Bet” is defined as an agreement to win or lose something of value solely or partially by chance. A bet does not include:
 - (A) Contracts of indemnity or guaranty, or life, health, property, or accident insurance;
 - (B) An offer of a prize, award, or compensation to the actual contestants in a bona fide contest for the determination of skill, speed, strength, or endurance or to the owners of animals, vehicles, watercraft, or aircraft entered in a contest; or

- (C) An offer of merchandise, with a value not greater than \$25, made by the proprietor of a bona fide carnival contest conducted at a carnival sponsored by a nonprofit religious, fraternal, school, law enforcement, youth, agricultural, or civic group, including any nonprofit agricultural or civic group incorporated by the state before 1955, if the person to receive the merchandise from the proprietor is the person who performs the carnival contest.
- ii. “Games of chance” are defined as:
 - (A) Betting on the partial or final result of a game or contest or on the performance of a participant in a game or contest;
 - (B) Betting on the result of any political nomination, appointment, or election or on the degree of success of any nominee, appointee, or candidate; or
 - (C) Playing or betting for money or other thing of value at any game played with cards, dice, balls, or any other gambling device.
- iii. “Gambling devices” are defined as any electronic, electromechanical, or mechanical contrivance not excluded under Paragraph (B), below, that for a consideration affords the player an opportunity to obtain anything of value, the award of which is determined solely or partially by chance, even though accompanied by some skill, whether or not the prize is automatically paid by the contrivance. The term:
 - (A) Includes, but is not limited to, gambling device versions of bingo, keno, blackjack, lottery, roulette, video poker, or similar electronic, electromechanical, or mechanical games, or facsimiles thereof, that operate by chance or partially so, that as a result of the play or operation of the game award credits or free games, and that record the number of free games or credits so awarded and the cancellation or removal of the free games or credits; and
 - (B) Does not include any electronic, electromechanical, or mechanical contrivance designed, made, and adapted solely for bona fide amusement purposes if the contrivance rewards the player exclusively with noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than 10 times the amount charged to play the game or device once or \$5, whichever is less.
- b. It is prohibited within the DT zoning district for a person to knowingly use or permit another to use for any game of chance any real estate, building, room, tent, vehicle, boat, or other property whatsoever owned by him or

under his control or rent or let any such property with a view or expectation that it be so used.

- c. It is an affirmative defense to prosecution under this Section that:
 - i. The game of chance occurred in a private residence; no person received any economic benefit other than personal winnings; and except for the advantage of skill or luck, the risks of losing and the chances of winning were the same for all participants.
 - ii. The person reasonably believed that the conduct:
 - (A) Was permitted under Chapter 2001, Texas Occupations Code, as amended;
 - (B) Was permitted under Chapter 2002, Texas Occupations Code, as amended;
 - (C) Was permitted under Chapter 2004, Texas Occupations Code, as amended;
 - (D) Consisted entirely of participation in the state lottery authorized by the State Lottery Act (Chapter 466, Texas Government Code, as amended); or
 - (E) Consisted entirely of participation in a drawing for the opportunity to participate in a hunting, fishing, or other recreational event conducted by the Parks and Wildlife Department.
- d. In the game of chance, the person(s) participating played for something of value other than money using an electronic, electromechanical, or mechanical contrivance excluded from the definition of “gambling device” as defined by this Section 6.9.6, and, if a music or skill or pleasure coin-operated machine(s), as defined by § 2153.002, Texas Occupations Code, as amended, the use of the coin-operated machine(s) was not the principal use of the property as prohibited in Subsection 6.9.6.B.1.

3. **State Prohibition on Gambling Controls**

Nothing in this Zoning Code may be construed or have the effect to license, permit, authorize or legalize any game of chance or any machine, device, table, or coin-operated machine or the keeping, exhibition, operation, display or maintenance of which that is now illegal or in violation of any provision of the state penal code or the constitution of this state.

Sale of Alcohol

The applicable provisions of the TABC and **City Code of Ordinances** (“Alcoholic Beverages”) relating to the distances from schools, churches, and hospitals do not apply to alcoholic beverage sales for on-premise consumption uses in the DT zoning district.

Height and Setbacks

- G.** Height and setbacks for residential uses in the DT zoning district are governed by Development Standards in this Zoning Code.
- H.** Height and setbacks for nonresidential uses in the DT zoning district are governed by Development Standards found in this Zoning Code.
- I.** New buildings within the DT zoning district may not be more than three stories.

Building Colors

Building colors, excluding trim, in the DT zoning district are limited to earth tone or muted colors, unless an applicant demonstrates to the City's Historic Preservation Committee that the applicant's proposed color palette outside of these color parameters is consistent with a significant period of time in the building's history.

Exterior Building Modifications and Alterations

J. Applicability

This Section only applies as provided under Building Design.

K. Covering Original Masonry Prohibited

Exposed original masonry on existing buildings may not be covered with an exterior veneer, unless otherwise approved by the Development Services Director, Building Official or the Historic Preservation Committee for good cause.

L. Uncovering Significant Architectural Features

Where feasible, windows and other significant architectural features, such as cast iron columns, should be preserved. Feasibility will be determined by the Development Services Department.

M. Removal of Exterior Veneer of Existing Building

1. An exterior veneer of an existing building that was added after the period of historic significance of the building per the 2005 National Register of Historic Places certification, such as metal, stucco, or plaster, must be removed if the building has original brick or stone underneath the exterior veneer.
 - a.** The Development Services Director may allow buildings with wood exteriors to retain their wood exterior for good cause.
2. The above Subsection does not apply if the removal of the exterior veneer is not technically feasible, if a

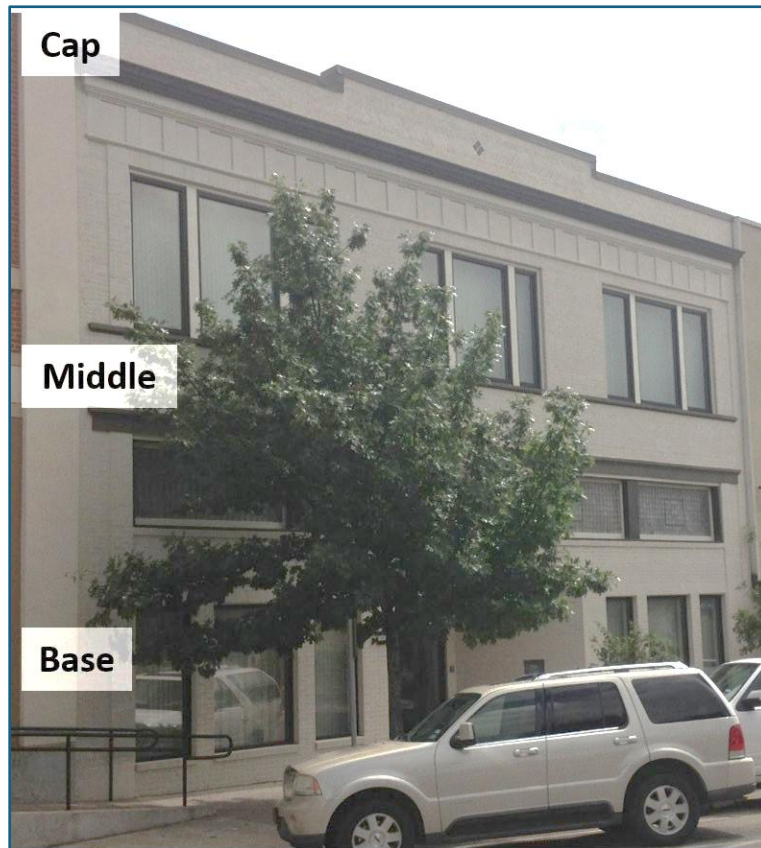
licensed engineer or architect has determined that the structural integrity of the building would be compromised by the removal, the removal of the exterior veneer would be hazardous, or the estimated cost of the removal of the exterior veneer is more than the projected cost of the proposed exterior building improvements excluding the cost of the removal of the exterior veneer.

3.

Building Design

N. Building Form

1. This Subsection only applies as provided for new construction or major renovations.



2. New construction must have a building form with three defined sections: base, middle, and cap per the example below:

O. Materials

1. Applicability

This Subsection only applies as provided under new buildings.

2. The following material requirements apply to new construction:

- a. Masonry must be used as a primary exterior building material (covering at least 80% of the façade of all sides of the building).
 - i. A single-story building may have cementitious siding as a primary exterior building material if the majority of the buildings on the same block as the building have cementitious or wood siding as their primary exterior building material.
- b. Regardless of the requirements specified in this Subsection, the Development Services Director may approve cementitious siding, wood, or other materials as primary exterior building materials for good cause.

P. Articulation

1. **Applicability**

This Subsection only applies as provided under Building Design.

2. **Windows**

- a. At least thirty percent (30%) of the surface area of the ground floor of a building's primary façade must contain clear glass windows (i.e. not smoked, reflective, or tinted glass). A variance may be requested for approval of the Historic Preservation Committee for good cause.
- b. Fifteen percent (15%) of the surface area of floors above the ground floor of a building's primary façade and fifteen percent (15%) of the surface area of all floors on the remaining façades of the building facing a public street or a public space (excluding alleys) must contain windows.
- c. Simulated divided-light windows are prohibited, unless the windows match existing windows on the building.

3. **Design Elements**

- a. There may be no more than 50 horizontal linear feet of a single building façade without one of the following design elements:
 - i. Porch or patio;
 - ii. Stoop;
 - iii. Balcony;

- iv. Structural window awning or canopy (regularly spaced);
(A) External illumination only;
 - v. Roof dormers;
 - vi. Arcade;
 - vii. A building offset with a minimum of 2 feet in depth and 5 feet in length;
 - viii. A projecting pilaster represented by a change in masonry material; or
 - ix. Recessed storefront entryway.
4. **Top Floor Articulation.**
- a. The top floor of a building must contain an exterior distinctive finish consisting of a cornice, banding, other architectural termination.
 - b. An attached nonresidential building with no front and side setbacks must have a masonry parapet to screen rooftop mechanical equipment.
5. **Building Orientation.**
- A building must be oriented towards a public street or public open space.
6. **Entry Articulation.**
- a. The main entrance of a building must be oriented towards a public sidewalk or public open space.
 - b. The main entrance to a nonresidential building must be a:
 - i. Recessed storefront;
 - ii. Metal canopy; or
 - iii. Structural canopy with tie rods and transom windows.
 - c. The main entrance to a residential building must be a covered porch or stoop.

Parking and Access

Q. Applicability

This Subsection only applies as provided for new construction or major renovations.

- R.** For buildings with a 10-foot front setback or less that have adjacent on-street parking available, the parking ratios elsewhere in this ZONING CODE do not apply.

- S. For all buildings not described, above, parking ratios apply with the following conditions:
 - 1. Adjacent on-street parking spaces may count towards the required number of spaces; and
 - 2. A parking plan must be submitted to and approved by the Development Services Director.
- T. **Off-street parking for new construction.**
 - 1. Off-street parking for new construction must be located behind a building, where feasible, as determined by the Development Services Director during the Design Orientation stage of review. If not feasible, an alternative parking plan must be approved by the after consultation.

Landscaping

- U. **Applicability**

This Subsection only applies as provided for new construction or major renovations.

- V. **Landscape Plan Required**

A landscape plan must be submitted with the applicant's Building Permit application, demonstrating compliance with the standards of this Subsection.

- W. **Landscaping Standards**

- 1. The developer of a lot containing freestanding buildings must dedicate a minimum percentage of the lot to landscape area, including trees, shrubs, groundcover, sod, or other living plant material. The minimum percentage of the lot that must be dedicated to landscape area is as follows:
 - a. 10% if on-site parking is in the front of the building;
 - b. 5% if on-site parking is on the side of the building and building has a zero lot line front setback; and
 - c. 3% if on-site parking is completely in the rear of the building.
- 2. Required landscape areas must be located in the front and side yards. If no front or side yard exists, required landscaping must be provided between principal buildings and the streets to which the buildings are oriented.
- 3. Required landscaped area must consist of living trees, shrubs, turf, or other living groundcover native to East Texas and Titus County, approved under this Zoning Code, and comply with the planting criteria of the same.

4. The height and placement of landscaping must not encroach upon the intersection visibility triangle described in this Zoning Code.
5. If a lot contains buildings with front setbacks of 10 feet or less that are attached to adjacent buildings or the site does not allow for the minimum landscaping standards required under this Subsection C, a consultation session is required between a representative of the City and the property owner, design architect, or contractor, as determined by the Development Services Department. This session will include a discussion of alternative required landscaping, including, but not limited to, landscaping within the right-of-way and planter boxers. After this consultation, a landscaping plan incorporating alternative requirements must be submitted to and approved by the Development Services Director.
 - a. The City may require trees planted in the City right-of-way if sufficient right-of-way exists as part of an alternative landscaping plan. Trees planted within the right-of-way must be approved trees under this Zoning Code, planted according to City instructions, and surrounded by City approved metal grates.

X. Maintenance and Irrigation

1. All required landscaping must be maintained at all times in a living and growing condition.
2. The property owner must replace, within 30 days, any plant material that is diseased, deteriorated, or dead. The Director may issue up to a 90-day extension for replacement during drought or summer months.
3. All required landscaping must be irrigated by an automatic sprinkling system or there must be access to a hose connection within 100 feet of all landscaping.
 - a. The City's Code of Ordinance chapters related to irrigation system installation and maintenance and connection to the City's water system apply to all irrigation systems.

Y. Installment Guarantee

A final Certificate of Occupancy may be issued without the required landscaping in place, provided a letter of credit or other suitable assurance is given that landscaping complying with these standards will be installed no later than six months after issuance of the Certificate of Occupancy.

Sidewalks

Z. Sidewalk Requirements for New Construction and Larger Project Scopes

1. This Subsection only applies as provided under Building Forms.
2. New sidewalks must be installed at locations deemed necessary by the Directors of Development Services and Public Works to facilitate safe public pedestrian traffic. New sidewalks must meet the width requirement provided below.
3. Existing sidewalks with damage that occurred prior to the beginning of work on the project and sidewalks, both existing and newly installed, that become damaged during the course of the project must be promptly repaired or replaced according to the repair requirements below.

AA. Sidewalk Requirements for Smaller Project Scopes

1. A sidewalk is not required to be installed for any of the project scopes listed on the applicability table that are not required to comply; however, if a new sidewalk is installed as part of such a project, the sidewalk width must meet the width requirement below.
2. Existing sidewalks with damage that occurred prior to the beginning of work on the project need not be repaired or replaced; however, if such a sidewalk is repaired or replaced as part of the project, it must be repaired or replaced according to the requirements, below.
3. Existing sidewalks and newly installed sidewalks that become damaged during the course of the project must be promptly repaired or replaced according to the requirements below.

BB. Width of New Sidewalks

1. The width of new sidewalks must be the greater of:
 - a. The adjacent sidewalk width;
 - b. If no sidewalks exist adjacent to the new sidewalk construction site, the predominate width of the sidewalks on the street block on the same side of the street as the site;
 - c. The width of the existing ROW; or

d. 6 feet.

2. The Development Services and/or Public Works Directors have the authority to approve narrower sidewalk widths where unique limitations or impediments are present as provided under this Zoning Code.

cc. Sidewalk Repair and Replacement

If a sidewalk is repaired or replaced:

1. It must be repaired or replaced to its previous width; and
2. Any existing decorative pavers or stamped concrete patterns within the sidewalk must be repaired or replaced if damaged or removed.
- 3.



AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Discuss and consider approval of the Preliminary Plat (PP) for a second revision of Anderson Towne Crossing Phase 1 Block A in the PD-2 Zoning District, adjacent to Anderson Drive and along the north side of Tankersley Road west of US 271. PP-2026-04

Item Summary:

The applicant, Justin Loecker on behalf of owner MCGDE ATC LLC is requesting a second revision of the preliminary plat for seven proposed lots on 35.256 acres of the original Lot 2 of Anderson Towne Crossing, Phase 1.

The project is located at the original Anderson Towne Crossing development along Tankersley Road, previously preliminary platted back in 2024 for the first multi-family phase of the development and development of Anderson Parkway, a planned city Right of Way into the development, and which was revised in March of this year.

Relevant city staff acting as the Development Review Committee have reviewed and approved it along with the civil construction plans.

Staff recommends approval of the revised preliminary plat of Anderson Towne Crossing Phase 1, Block A Lots 1-7

The Planning and Zoning Commission discussed this item at its regular meeting on September 8, 2026, and voted to approve the preliminary plat.

Financial Impact:

There is no budgetary impact.

Recommendation(s):

Motion to approve PP 2026-04 for the Preliminary Plat as presented.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: City Council - Sep 15 2026

SUBJECT:

PP-2026-04: Amended Preliminary Plat for ATC Multi Family

BACKGROUND:

An application has been submitted by applicant Justin Loecker on behalf of owner MCGDE ATC LLC for a second revision of the Preliminary Plat (PP) of the Anderson Towne Crossing Phase 1 Subdivision adding additional acreage and reconfiguring Lots 1-6 Block A.

The applicant is adding some adjacent property in the development to include within Lot 3. Relevant city staff acting as the Development Review Committee reviewed and approved the preliminary plat as complying with city requirements, with the understanding that Mattingly Way would be a Private Drive and that water and sewer lines internal within Lot 3 serving the apartment buildings would remain private.

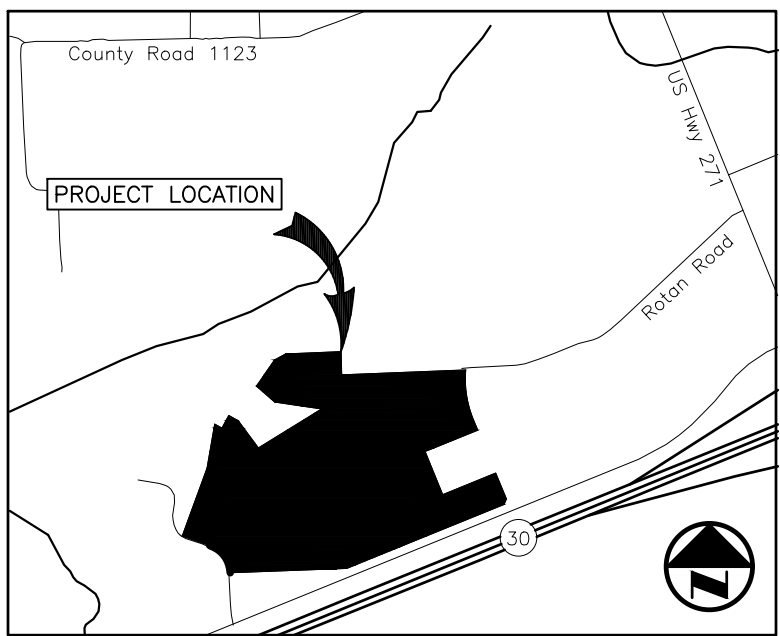
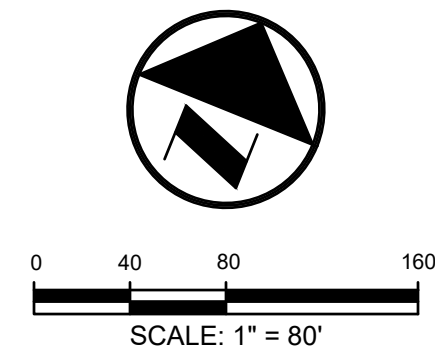
RECOMMENDATION:

Staff recommends approval of this revised preliminary plat of ATC Multifamily Phase 1 as it meets the requirements of Section 154 of the Subdivision Regulations of the City of Mount Pleasant.

The Planning and Zoning Commission approved the Preliminary Plat at its September 8, 2026 meeting.

Attachments:

[Preliminary Plat](#)

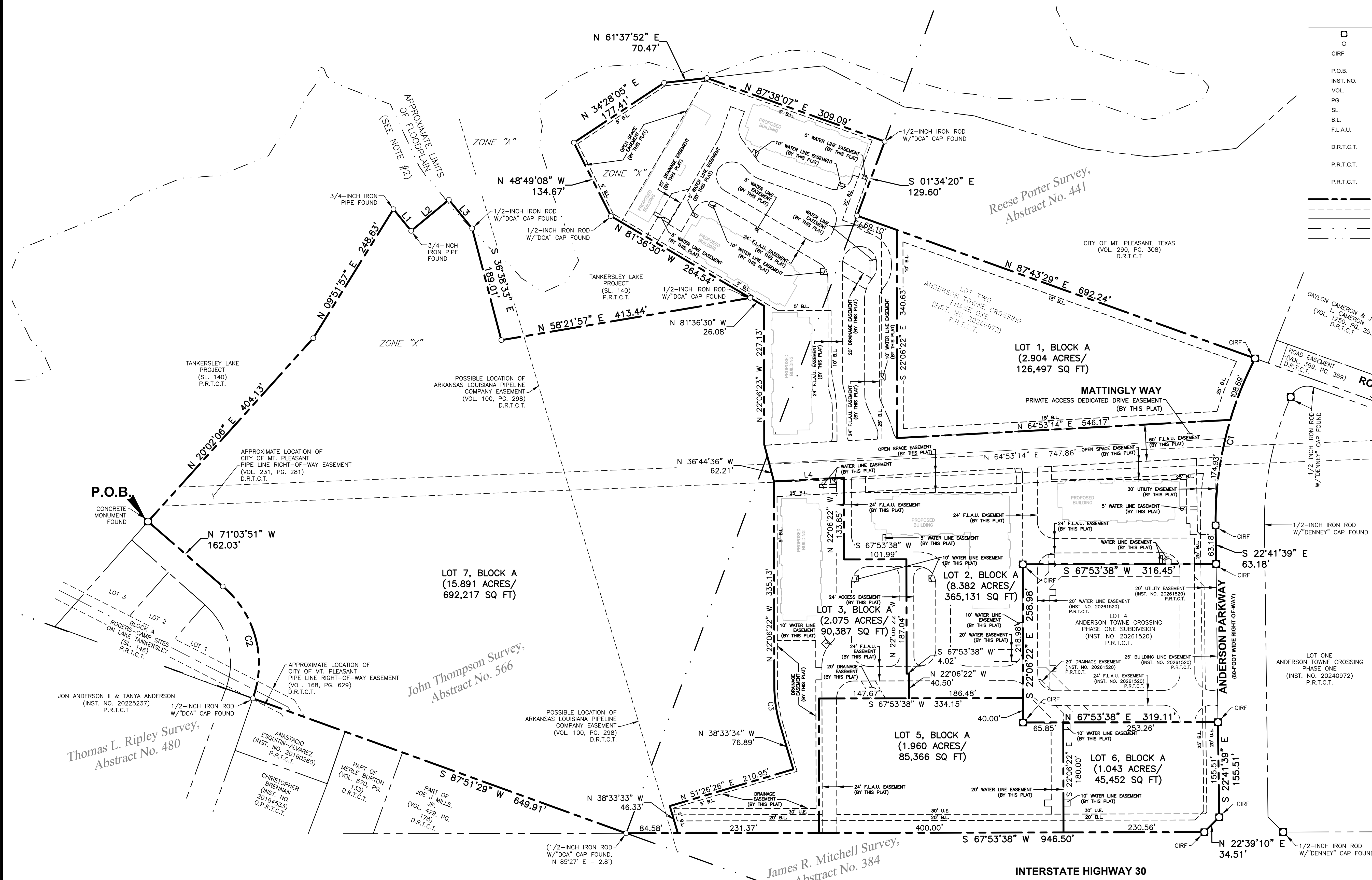


VICINITY MAP

(NOT TO SCALE)

	LEGEND
	MONUMENT OF RECORD DIGNITY
	PROPERTY CORNER
CIRF	5/8-INCH IRON ROD W/ "BGE" CAP FOUND
P.O.B.	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
	SLIDE
B.L.	BUILDING LINE
F.L.A.U.	FIRE LANE, ACCESS, AND UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TITUS COUNTY, TEXAS
P.R.T.C.T.	PUBLIC RECORDS OF TITUS COUNTY, TEXAS
P.R.T.C.T.	PUBLIC RECORDS OF TITUS COUNTY, TEXAS
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ABSTRACT LINE
	FEMA FLOOD LINE

LOT AREA TABLE		
LOT 1, BLOCK A	126,497 SQ FT	2.904 ACRES
LOT 2, BLOCK A	365,131 SQ FT	8.382 ACRES
LOT 3, BLOCK A	90,387 SQ FT	2.075 ACRES
LOT 5, BLOCK A	85,366 SQ FT	1.960 ACRES
LOT 6, BLOCK A	45,452 SQ FT	1.043 ACRES
LOT 7, BLOCK A	692,217 SQ FT	15.891 ACRES
GROSS AREA	1,405,050 SQ FT	32.255 ACRES



GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X, and Zone A as delineated on Flood Insurance Rate Map for Tittus County, Texas and Incorporated Areas, Map Number 44849C0245D with Map Revised September 29, 2010.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain

Zone A - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - No base flood elevations determined

3. The square footage value shown herein is a mathematical value calculated from the boundary data shown herein. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
4. All lots being shown and dedicated on this plat will have full use and access to the fire lanes and utilities being conveyed through the FLAUF easements shown herein that directly connect to their lots and lead to adjacent ROW.
5. New lots being created by this plat include Lots 1-3, 5, and 6, Block A
6. The detention pond serves lots 1-6, Block A as shown in the Construction Plans for Mount Pleasant Multifamily Phase 1 Civil set by BGE, Inc. dated February 20, 2025.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 61°13'16" E	45.94'
L2	N 28°27'25" E	80.13'
L3	S 60°58'10" E	60.38'
L4	S 64°53'14" W	114.79'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	28°01'02"	580.00'	S 08°41'07" E	280.80'	283.62'
C2	70°14'53"	164.90'	N 37°02'15" W	189.75'	202.18'
C3	16°27'12"	220.00'	N 30°19'58" W	62.96'	63.18'

PRELIMINARY PLAT
ANDERSON TOWNE CROSSING
(PHASE ONE)

BEING ALL OF LOT TWO,
ANDERSON TOWNE CROSSING (PHASE ONE)
AS RECORDED IN INST. NO. 20240972 P.R.T.C.T.
BEING 32.256 ACRES SITUATED IN
THE JAMES R. MITCHELL SURVEY, ABSTRACT NO. 384,
AND THE JOHN THOMPSON SURVEY, ABSTRACT NO. 566
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS
JUNE 2026
SHEET 1 OF 6

OWNER

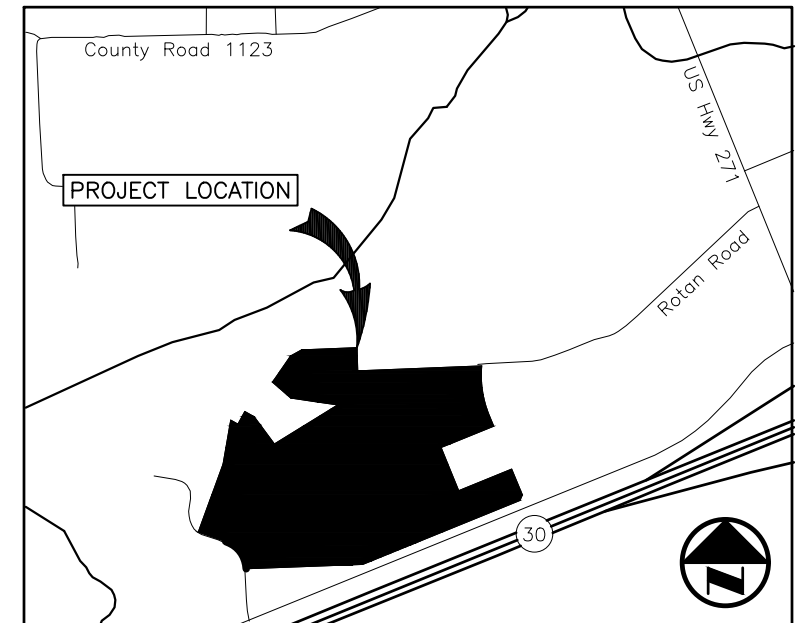
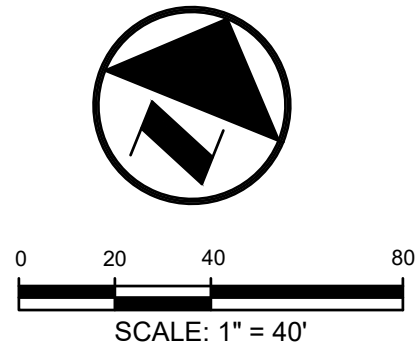
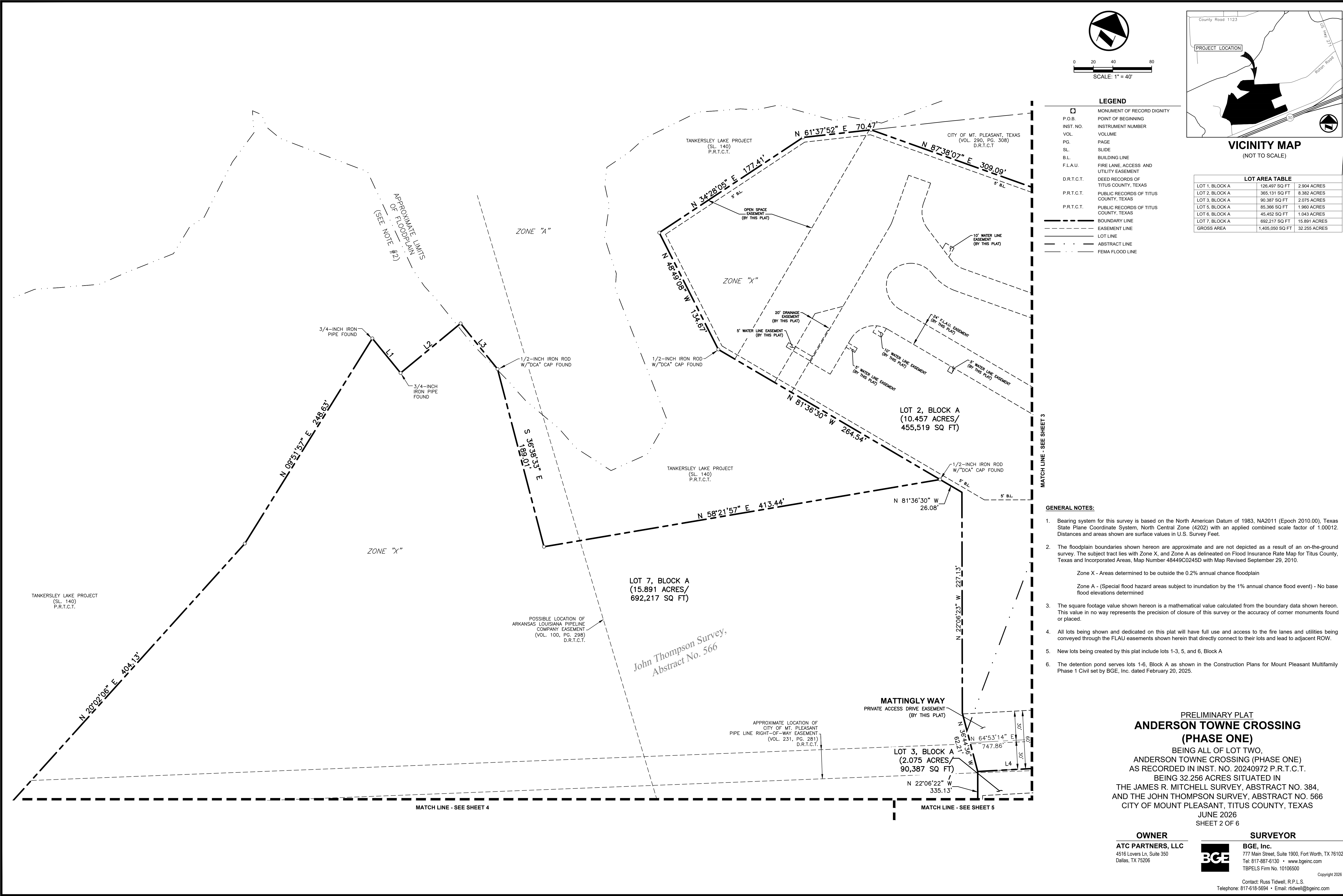
ATC PARTNERS, LLC
4516 Lovers Ln, Suite 350
Dallas, TX 75206

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Firm No. 10106500

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VICINITY MAP
(NOT TO SCALE)

LEGEND	
	MONUMENT OF RECORD DIGNITY
	POINT OF BEGINNING
	INST. NO.
	VOL.
	PG.
	SL.
	B.L.
	F.L.A.U.
	D.R.T.C.T.
	P.R.T.C.T.
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ABSTRACT LINE
	FEMA FLOOD LINE

LOT AREA TABLE		
LOT 1, BLOCK A	126,467 SQ FT	2.904 ACRES
LOT 2, BLOCK A	365,131 SQ FT	8.382 ACRES
LOT 3, BLOCK A	90,387 SQ FT	2.075 ACRES
LOT 5, BLOCK A	85,366 SQ FT	1.960 ACRES
LOT 6, BLOCK A	45,452 SQ FT	1.043 ACRES
LOT 7, BLOCK A	692,217 SQ FT	15.891 ACRES
GROSS AREA	1,405,050 SQ FT	32.255 ACRES

- GENERAL NOTES:**
- Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
 - The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X, and Zone A as delineated on Flood Insurance Rate Map for Titus County, Texas and Incorporated Areas, Map Number 48449C0245D with Map Revised September 29, 2010.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain

Zone A - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - No base flood elevations determined
 - The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
 - All lots being shown and dedicated on this plat will have full use and access to the fire lanes and utilities being conveyed through the FLAU easements shown herein that directly connect to their lots and lead to adjacent ROW.
 - New lots being created by this plat include lots 1-3, 5, and 6, Block A
 - The detention pond serves lots 1-6, Block A as shown in the Construction Plans for Mount Pleasant Multifamily Phase 1 Civil set by BGE, Inc. dated February 20, 2025.

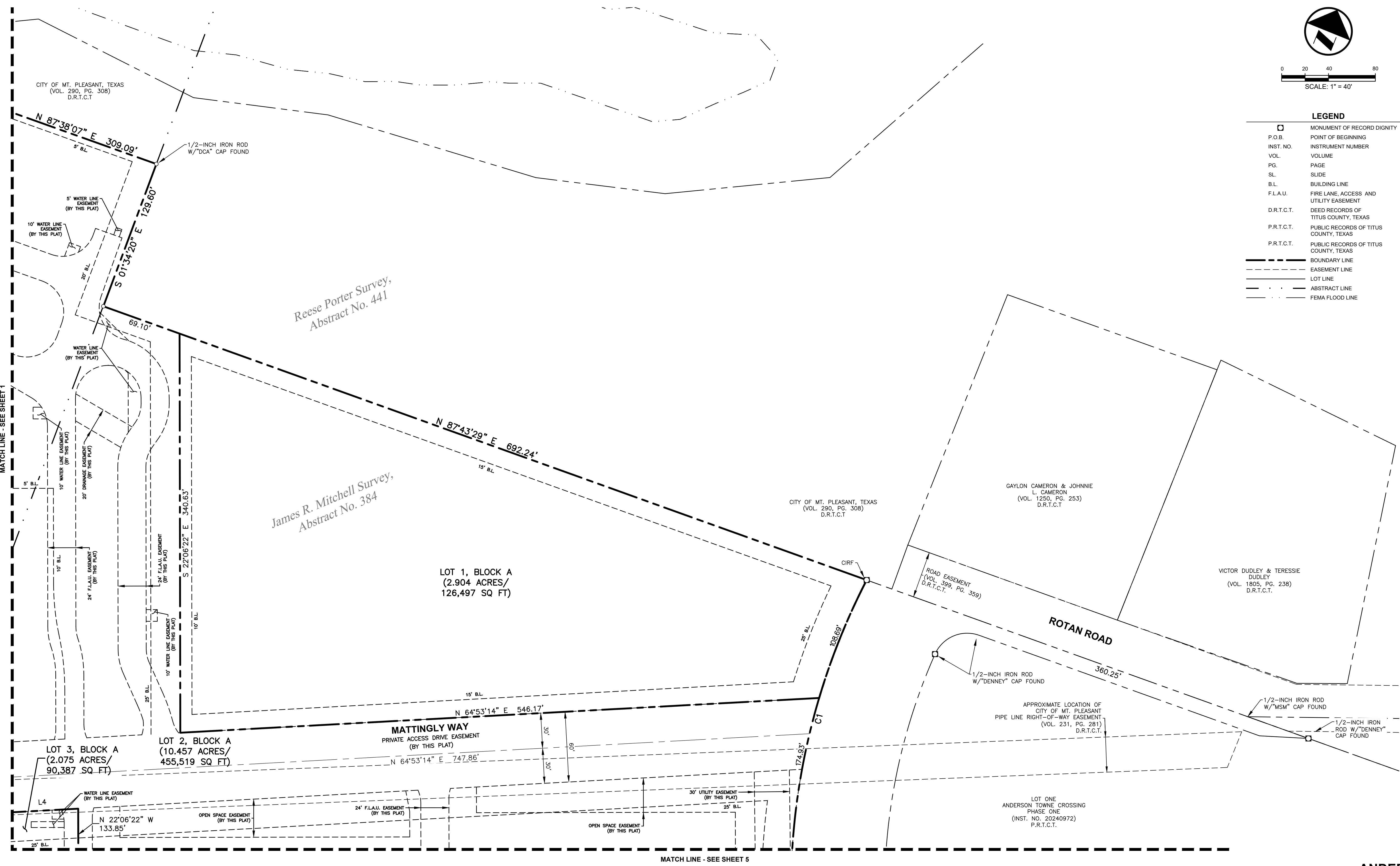
PRELIMINARY PLAT
**ANDERSON TOWNE CROSSING
(PHASE ONE)**
BEING ALL OF LOT TWO,
ANDERSON TOWNE CROSSING (PHASE ONE)
AS RECORDED IN INST. NO. 20240972 P.R.T.C.T.
BEING 32.256 ACRES SITUATED IN
THE JAMES R. MITCHELL SURVEY, ABSTRACT NO. 384,
AND THE JOHN THOMPSON SURVEY, ABSTRACT NO. 566
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS
JUNE 2026
SHEET 2 OF 6

OWNER ATC PARTNERS, LLC 4516 Lovers Ln, Suite 350 Dallas, TX 75206	SURVEYOR BGE, Inc. 777 Main Street, Suite 1900, Fort Worth, TX 76102 Tel: 817-887-6130 • www.bgeinc.com TBPELS Firm No. 10106500 Contact: Russ Tidwell, R.P.L.S. Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com
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0 20 40 80
SCALE: 1" = 40'

LEGEND

	MONUMENT OF RECORD DIGNITY
P.O.B.	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
SL.	SLIDE
B.L.	BUILDING LINE
F.L.A.U.	FIRE LANE, ACCESS AND UTILITY EASEMENT
D.R.T.C.T.	DEED RECORDS OF TITUS COUNTY, TEXAS
P.R.T.C.T.	PUBLIC RECORDS OF TITUS COUNTY, TEXAS
P.R.T.C.T.	PUBLIC RECORDS OF TITUS COUNTY, TEXAS
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ABSTRACT LINE
	FEMA FLOOD LINE

VICINITY MAP
(NOT TO SCALE)

LOT AREA TABLE		
LOT 1, BLOCK A	126,497 SQ FT	2.904 ACRES
LOT 2, BLOCK A	365,131 SQ FT	8.382 ACRES
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GROSS AREA	1,405,050 SQ FT	32.255 ACRES

GENERAL NOTES:

- Bearing system for this survey is based on the North American Datum of 1983, NA2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
- The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X, and Zone A as delineated on Flood Insurance Rate Map for Titus County, Texas and Incorporated Areas, Map Number 48449C02450 with Map Revised September 29, 2010.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain

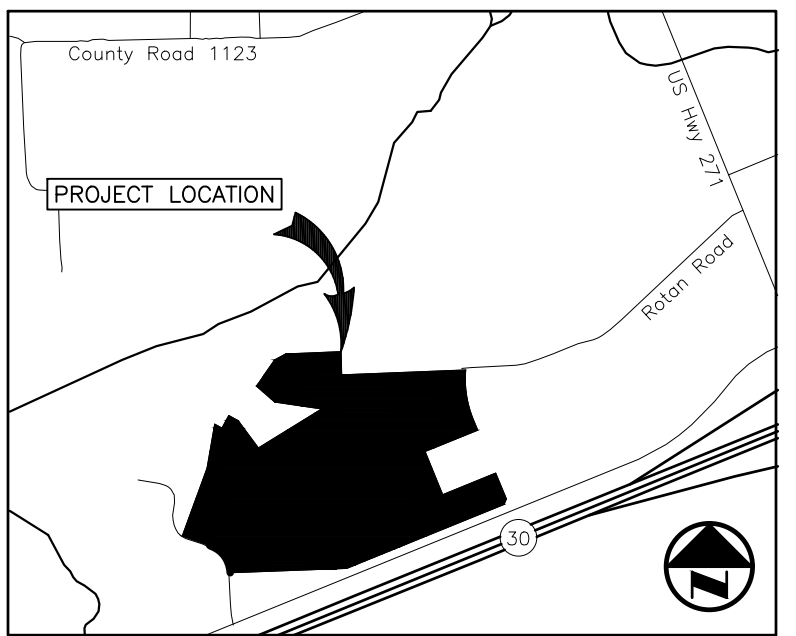
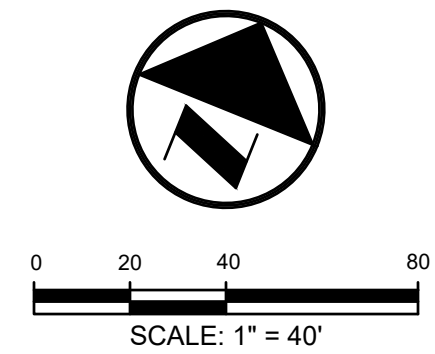
Zone A - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - No base flood elevations determined
- The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
- All lots being shown and dedicated on this plat will have full use and access to the fire lanes and utilities being conveyed through the FLAU easements shown herein that directly connect to their lots and lead to adjacent ROW.
- New lots being created by this plat include lots 1-3, 5, and 6, Block A
- The detention pond serves lots 1-6, Block A as shown in the Construction Plans for Mount Pleasant Multifamily Phase 1 Civil set by BGE, Inc. dated February 20, 2025.

OWNER
ATC PARTNERS, LLC
4516 Lovers Ln, Suite 350
Dallas, TX 75206

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Firm No. 10106500
Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

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PRELIMINARY PLAT
ANDERSON TOWNE CROSSING
(PHASE ONE)
BEING ALL OF LOT TWO,
ANDERSON TOWNE CROSSING (PHASE ONE)
AS RECORDED IN INST. NO. 20240972 P.R.T.C.T.
BEING 32.256 ACRES SITUATED IN
THE JAMES R. MITCHELL SURVEY, ABSTRACT NO. 384,
AND THE JOHN THOMPSON SURVEY, ABSTRACT NO. 566
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS
JUNE 2026
SHEET 3 OF 6

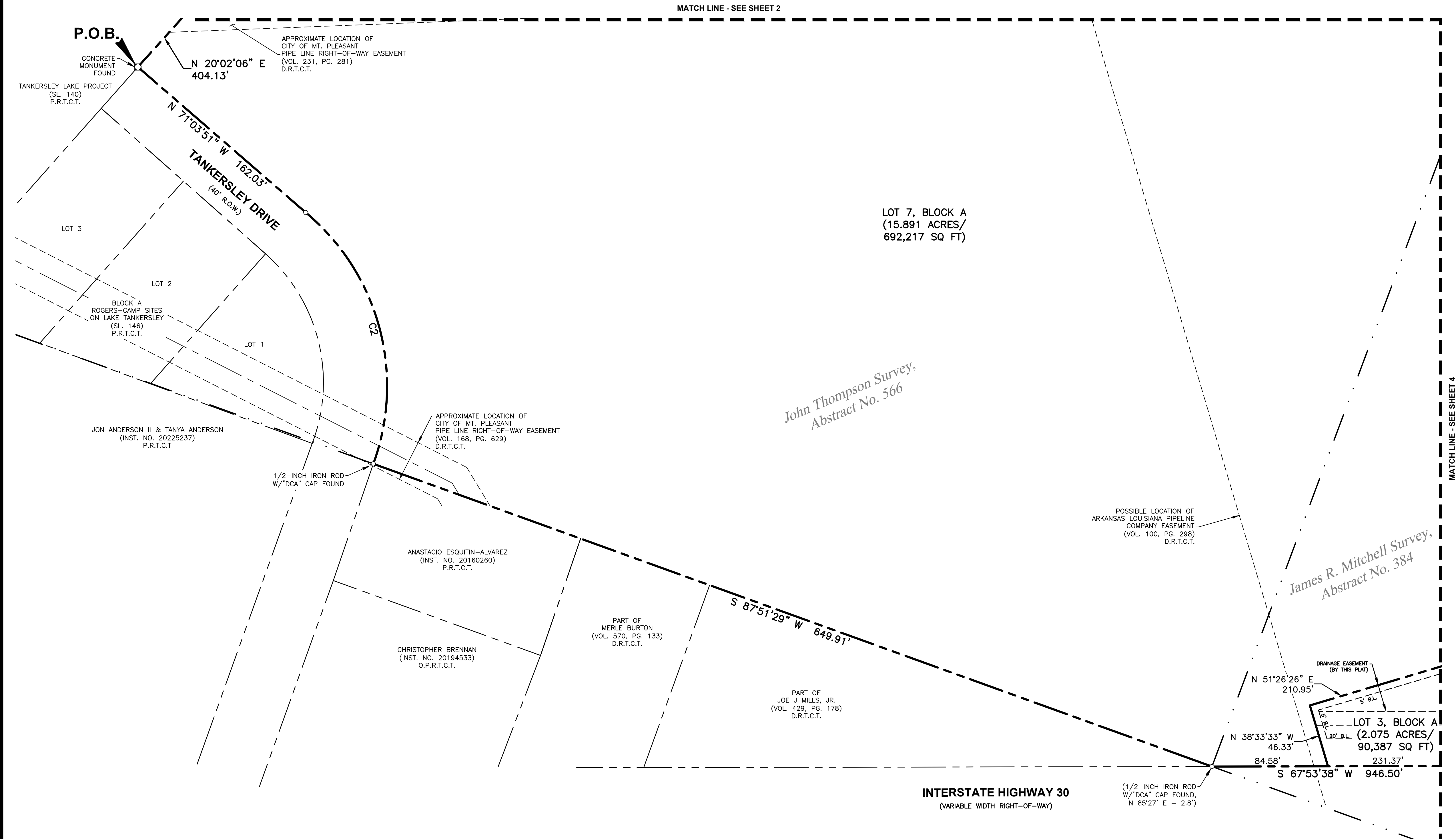


VICINITY MAP

(NOT TO SCALE)

LOT AREA TABLE		
LOT 1, BLOCK A	126,497 SQ FT	2.904 ACRES
LOT 2, BLOCK A	365,131 SQ FT	8.382 ACRES
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LOT 7, BLOCK A	692,217 SQ FT	15.891 ACRES
GROSS AREA	1,405,050 SQ FT	32.255 ACRES

- | | LEGEND |
|---|--|
|  | MONUMENT OF RECORD DIGNITY |
| P.O.B. | POINT OF BEGINNING |
| INST. NO. | INSTRUMENT NUMBER |
| VOL. | VOLUME |
| PG. | PAGE |
| SL. | SLIDE |
| B.L. | BUILDING LINE |
| F.L.A.U. | FIRE LANE, ACCESS AND UTILITY EASEMENT |
| D.R.T.C.T. | DEED RECORDS OF TITUS COUNTY, TEXAS |
| P.R.T.C.T. | PUBLIC RECORDS OF TITUS COUNTY, TEXAS |
| P.R.T.C.T. | PUBLIC RECORDS OF TITUS COUNTY, TEXAS |
|  | BOUNDARY LINE |
|  | EASEMENT LINE |
|  | LOT LINE |
|  | ABSTRACT LINE |
|  | FEMA FLOOD LINE |



GENERAL NOTES:

1. Bearing system for this survey is based on the North American Datum of 1983, NAD2011 (Epoch 2010.00), Texas State Plane Coordinate System, North Central Zone (4202) with an applied combined scale factor of 1.00012. Distances and areas shown are surface values in U.S. Survey Feet.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X, and Zone A as delineated on Flood Insurance Rate Map for Titus County, Texas and Incorporated Areas, Map Number 48449C0245D with Map Revised September 29, 2010.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain

Zone A - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - No base flood elevations determined
3. The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of closure of this survey or the accuracy of corner monuments found or placed.
4. All lots being shown and dedicated on this plat will have full use and access to the fire lanes and utilities being conveyed through the FLAU easements shown herein that directly connect to their lots and lead to adjacent ROW.
5. New lots being created by this plat include lots 1-3, 5, and 6, Block A
6. The detention pond serves lots 1-6, Block A as shown in the Construction Plans for Mount Pleasant Multifamily Phase 1 Civil set by BGE, Inc. dated February 20, 2025.

PRELIMINARY PLAT
ANDERSON TOWNE CROSSING
(PHASE ONE)

BEING ALL OF LOT TWO,
ANDERSON TOWNE CROSSING (PHASE ONE)
AS RECORDED IN INST. NO. 20240972 P.R.T.C.T.
BEING 32.256 ACRES SITUATED IN
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CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS
JUNE 2026
SHEET 4 OF 6

OWNER

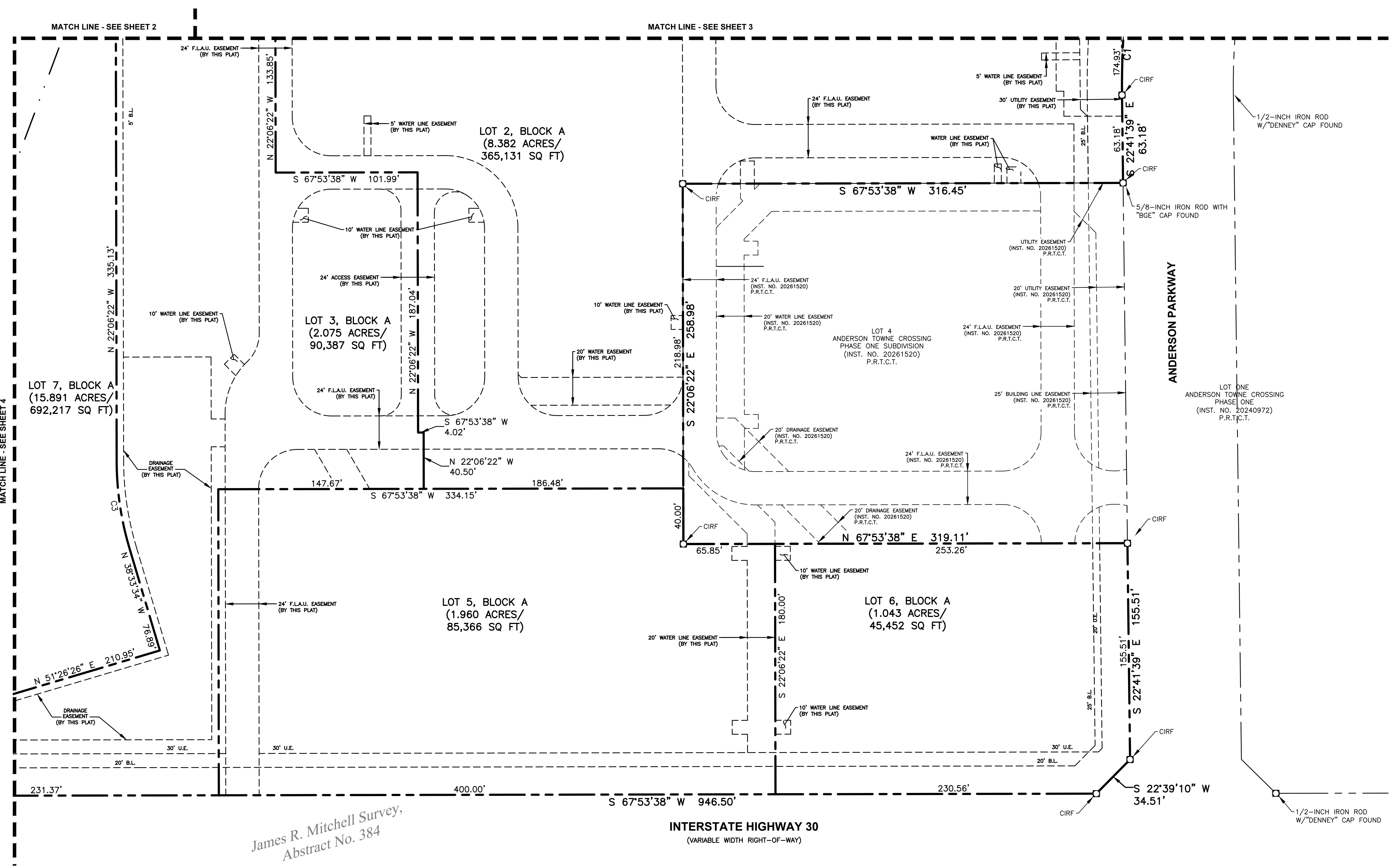
ATC PARTNERS, LLC
4516 Lovers Ln, Suite 350
Dallas, TX 75206

SURVEYOR

BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
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James R. Mitchell Survey,
Abstract No. 384

0 20 40 80
SCALE: 1" = 40'

LEGEND

	MONUMENT OF RECORD DIGNITY
P.O.B.	POINT OF BEGINNING
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
SL.	SLIDE
B.L.	BUILDING LINE
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D.R.T.C.T.	DEED RECORDS OF TITUS COUNTY, TEXAS
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---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	LOT LINE
- . - . -	ABSTRACT LINE
- . - . -	FEMA FLOOD LINE

VICINITY MAP
(NOT TO SCALE)

LOT AREA TABLE		
LOT 1, BLOCK A	126,467 SQ FT	2.904 ACRES
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LOT 3, BLOCK A	90,387 SQ FT	2.075 ACRES
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GROSS AREA	1,405,050 SQ FT	32.255 ACRES

- GENERAL NOTES:**
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Zone X - Areas determined to be outside the 0.2% annual chance floodplain

Zone A - (Special flood hazard areas subject to inundation by the 1% annual chance flood event) - No base flood elevations determined
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 - New lots being created by this plat include lots 1-3, 5, and 6, Block A
 - The detention pond serves lots 1-6, Block A as shown in the Construction Plans for Mount Pleasant Multifamily Phase 1 Civil set by BGE, Inc. dated February 20, 2025.

CURVE TABLE				
NUMBER	DELTA	RADIUS	CHORD BEARING	ARC LENGTH
C1	28°01'02"	580.00'	S 08°41'07" E	280.80'
C2	70°14'53"	164.90'	N 37°02'15" W	189.75'
C3	16°27'12"	220.00'	N 30°19'58" W	62.96'

PRELIMINARY PLAT
**ANDERSON TOWNE CROSSING
(PHASE ONE)**
BEING ALL OF LOT TWO,
ANDERSON TOWNE CROSSING (PHASE ONE)
AS RECORDED IN INST. NO. 20240972 P.R.T.C.T.
BEING 32.256 ACRES SITUATED IN
THE JAMES R. MITCHELL SURVEY, ABSTRACT NO. 384,
AND THE JOHN THOMPSON SURVEY, ABSTRACT NO. 566
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS
JUNE 2026
SHEET 5 OF 6

OWNER
ATC PARTNERS, LLC
4516 Lovers Ln, Suite 350
Dallas, TX 75206

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
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OWNER'S CERTIFICATE

BEING, all of that 35.663 acre (1,553,470 square foot) tract of land situated in the James R. Mitchell Survey, Abstract No. 384, and the John Thompson Survey, Abstract No. 566, City of Mount Pleasant, Titus County, Texas; being all of that tract of land described in Warranty Deed with Vendor's Lien to ATC Partners, LLC as recorded in Instrument No. 20241969 of the Public Records of Titus County, Texas; and being all of Lot Two, Anderson Towne Crossing (Phase One), an addition to the City of Mount Pleasant as recorded in Instrument Number 20240972 of the Plat Records of Titus County, Texas; said 35.663 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a concrete monument found at the most westerly southwest corner of said 45.032 acre tract; said point being in an east line of Tankersley Lake Project, an addition to the City of Mount Pleasant as recorded in Slide 140 of the Plat Records of Titus County, Texas; said point being the most westerly southwest corner of said Lot Two; said point being in the north right-of-way line of Tankersley Drive (40-foot right-of-way) as dedicated by the plat of Rogers-Camp Sites on Lake Tankersley, an addition to the City of Mount Pleasant as recorded in Slide 146 of the Plat Records of Titus County, Texas;

THENCE, North 20 degrees 02 minutes 06 seconds East, a distance of 404.13 feet to a point for corner in the east line of said Tankersley Lake Project; said point being in the west lines of said 45.032 acre tract and said Lot Two;

THENCE, North 09 degrees 51 minutes 57 seconds East, a distance of 248.63 feet to a 3/4-inch iron pipe found for corner in the east line of said Tankersley Lake Project; said point being in the west lines of said 45.032 acre tract and said Lot Two; said point being the southwest corner of Lot 1, Block C of said Rogers-Camp Sites;

THENCE, South 61 degrees 13 minutes 16 seconds East, departing the east line of said Tankersley Lake Project, with the west lines of said 45.032 acre tract and said Lot Two, a distance of 45.94 feet to a 3/4-inch iron pipe found for corner; said point being the southeast corner of Lot 1, Block C of said Rogers-Camp Sites;

THENCE, North 28 degrees 27 minutes 25 seconds East, with the west lines of said 45.032 acre tract and said Lot Two, a distance of 80.13 feet to a point for corner the northeast corner of Lot 1, Block C of said Rogers-Camp Sites; said point being in the east line of said Tankersley Lake Project;

THENCE, with the east line of said Tankersley Lake Project, and the west lines of said 45.032 acre tract and said Lot Two, the following seven (7) courses and distances:

South 60 degrees 58 minutes 10 seconds East, a distance of 60.38 feet to a 1/2-inch iron rod with "DCA" cap found for corner;

South 36 degrees 38 minutes 33 seconds East, a distance of 189.01 feet to a point for corner;

North 58 degrees 21 minutes 57 seconds East, a distance of 413.44 feet to a 1/2-inch iron rod with "DCA" cap found for corner;

North 81 degrees 36 minutes 30 seconds West, a distance of 264.54 feet to a 1/2-inch iron rod with "DCA" cap found for corner;

North 48 degrees 49 minutes 08 seconds West, a distance of 134.67 feet to a point for corner;

North 34 degrees 28 minutes 05 seconds East, a distance of 177.41 feet to a point for corner;

North 61 degrees 37 minutes 52 seconds East, a distance of 70.47 feet to a point for corner;

THENCE, with the north lines of said 45.032 acre tract and said Lot Two, the following three (3) courses and distances:

North 87 degrees 38 minutes 07 seconds East, departing the east line of said Tankersley Lake Project, a distance of 309.09 feet to a 1/2-inch iron rod with "DCA" cap found for corner;

South 01 degrees 34 minutes 20 seconds East, a distance of 129.60 feet to a point for corner;

North 87 degrees 43 minutes 29 seconds East, a distance of 692.24 feet to a 1/2-inch iron rod with "BGE" cap found for corner; said point being the west line of Anderson Parkway (80 foot wide right-of-way); said point being the beginning of a non-tangent curve to the left;

THENCE, in a southeasterly direction, departing the north lines of said 45.032 acre tract and said Lot 2, with the west line of said Anderson Parkway, along said curve to the left, an arc length of 283.62 feet, having a radius of 580.00 feet, a central angle of 28 degrees 01 minutes 02 seconds, and a chord which bears South 08 degrees 41 minutes 07 seconds East, 280.80 feet to a 5/8-inch iron rod with "BGE" cap found for corner;

THENCE, South 22 degrees 41 minutes 39 seconds East, continuing with the west line of said Anderson Parkway, a distance of 63.18 feet to a 5/8-inch iron rod with "BGE" cap found at the north corner of Lot 4, Block A, Anderson Towne Crossing Phase 1, an addition to the City of Mount Pleasant as recorded in Instrument No. 20261520 of said Plat Records;

THENCE, South 67 degrees 53 minutes 38 seconds West, departing the west line of said Anderson Parkway and with the northwest line of said Lot 4, a distance of 316.45 feet to a 5/8-inch iron rod with "BGE" cap found for the west corner of said Lot 4;

THENCE, South 22 degrees 06 minutes 22 seconds East, with the southwest line of said Lot 4, a distance of 258.98 feet to a 5/8-inch iron rod with "BGE" cap found for the south corner of said Lot 4;

THENCE, North 67 degrees 53 minutes 38 seconds East, with the southeast line of said Lot 4, a distance of 319.11 feet to a 5/8-inch iron rod with "BGE" cap found for the east corner of said Lot 4; said point being in the west line of said Anderson Parkway;

THENCE, South 22 degrees 41 minutes 39 seconds East, with the west line of said Anderson Parkway, a distance of 155.51 feet to a 5/8-inch iron rod with "BGE" cap found for the northerly corner of a corner clip at the intersection of the west line of said Anderson Parkway and the northwest right-of-way line of Interstate Highway 30 (variable width right-of way);

THENCE, South 22 degrees 39 minutes 10 seconds West, with said corner clip, a distance of 34.51 feet to a 5/8-inch iron rod with "BGE" cap found for the southerly corner of said corner clip; said point being in the southeast lines of said 45.032 acre tract and said Lot 2

THENCE, South 67 degrees 53 minutes 38 seconds West, with the southeast lines of said 45.032 acre tract, said Lot Two, and the northwest line of said Interstate Highway 30, a distance of 946.50 feet to a point for corner; from said point a 1/2-inch iron rod with "DCA" cap found bears, North 85 degrees 27 minutes East, a distance of 2.8 feet;

THENCE, South 87 degrees 51 minutes 29 seconds West, departing the northwest line of said Interstate Highway 30, with the south line of said 45.032 acre tract and said Lot Two, a distance of 649.91 feet to a 1/2-inch iron rod with "DCA" cap found at the most southerly southwest corner of said Lot Two; said point being the beginning of a non-tangent curve to the left in the north line of said Tankersley Drive;

THENCE, in a northwesterly direction, along said curve to the left in the south line of said Lot Two and the north line of said Tankersley Drive, an arc length of 202.18 feet, having a radius of 164.90 feet, a central angle of 70 degrees 14 minutes 53 seconds, and a chord which bears North 37 degrees 02 minutes 15 seconds West, 189.75 feet to a point for corner;

THENCE, North 71 degrees 03 minutes 51 seconds West, continuing with the south line of said Lot Two and the north line of said Tankersley Drive, a distance of 162.03 feet to the POINT OF BEGINNING and containing an area of 35.663 acres or 1,553,470 square feet of land, more or less.

OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS ~

COUNTY OF _____ ~

We, the undersigned owners of the land shown on this plat within the area described by the metes and bounds description shown hereon, and designated herein as ANDERSON TOWNE CROSSING (PHASE ONE) and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, rights-of-way and public places shown thereon.

By: _____
Name:
Title:

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF _____ ~

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____ 2025.

Notary Public in and for the State of Texas

My Commission Expires On:

ACCESS EASEMENT

The undersigned covenants and agrees that the access easement(s) may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access in, along, upon and across said premise, with the right and privilege at all times of the City of Mount Pleasant, its agents, employees, workman and representatives having ingress, egress, and regress in, along, upon and across said premises.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a fire apparatus access road in accordance with the Fire Code and City standards and that he (they) shall maintain the same in a state of good repair at all times in accordance with City Ordinance. The fire lane easement for the fire apparatus access road shall be kept free of obstructions in accordance with City Ordinance. The maintenance of pavement in accordance to City Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire apparatus access road in accordance with City Ordinance. The Fire Chief or his/her designee is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

DRAINAGE AND DETENTION EASEMENT

This plat is hereby adopted by the Owners and approved by the City of Mount Pleasant (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns:

The area or areas shown on the plat as "Drainage and Detention Easement" shall remain accessible at all times and shall be maintained by Owners of the lot or lots that are traversed by, or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of the drainage facilities within the Drainage and Detentions Easement or for any damage to private property or person that results from conditions within the Drainage and Detention Easement. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any within the Drainage and Detention Easement, unless approved by the Director of Engineering Services. Each property owner shall keep the portion Drainage and Detention Easement traversing or adjacent to their property clean and free of debris, silt, and any materials which would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner. The City shall not be held liable for any damages of any nature resulting from failure of facilities within the Drainage and Detention Easement. The City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey, construct and maintain any drainage facility deemed necessary for drainage purposes. The minimum finished floor elevation for each lot shall be as shown on the plat.

SURVEYOR'S CERTIFICATE

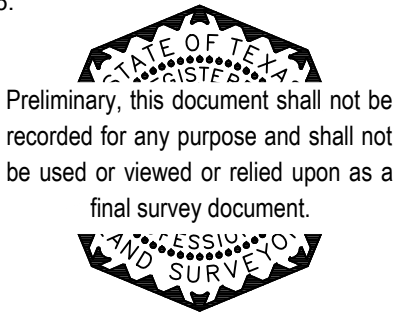
STATE OF TEXAS ~

COUNTY OF COLLIN ~

That I, the undersigned Registered Public Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground

Dated this the ____ day of _____, 2026.

Released for city review purposes only on September 1, 2026.
Russell M. Tidwell II
Registered Professional Land Surveyor No. 7142



Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF COLLIN ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Russell M. Tidwell II, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this ____ day of _____ 2026.

Notary Public in and for the State of Texas

My Commission Expires On:

The Planning & Zoning Commission of the City of Mount Pleasant on this the _____ day _____ of voted affirmatively to recommend approval of this preliminary plat.	
BY: _____	CHAIRMAN
ATTEST: _____	
CITY PLANNER	
This City Council of the City of Mount Pleasant on this the _____ day _____ of voted affirmatively to approve this preliminary plat.	
BY: _____	MAYOR
ATTEST: _____	
CITY SECRETARY	

PRELIMINARY PLAT
**ANDERSON TOWNE CROSSING
(PHASE ONE)**
BEING ALL OF LOT TWO,
ANDERSON TOWNE CROSSING (PHASE ONE)
AS RECORDED IN INST. NO. 20240972 P.R.T.C.T.
BEING 32.256 ACRES SITUATED IN
THE JAMES R. MITCHELL SURVEY, ABSTRACT NO. 384,
AND THE JOHN THOMPSON SURVEY, ABSTRACT NO. 566
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS
JUNE 2026
SHEET 6 OF 6

OWNER
ATC PARTNERS, LLC
4516 Lovers Ln, Suite 350
Dallas, TX 75206

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Firm No. 10106500

Contact: Russ Tidwell, R.P.L.S.
Telephone: 817-618-5694 • Email: rtidwell@bgeinc.com

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AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Discuss and consider approval of a site plan for an additional multifamily building on Lot 3 in the Anderson Towne Crossing Multi Family Phase 1, Block A Subdivision SP-2026-03

Item Summary:

The applicant, Justin Loecker on behalf of owner MCGDE ATC LLC is requesting a approval of a site plan for an additional multifamily building on Lot 3.

The project is represents an additional 30-unit apartment building adjacent to others already permitted and under construction on that site.

Relevant city staff acting as the Development Review Committee have reviewed and approved it along with the civil construction plans.

The Planning and Zoning Commission discussed this item at its regular meeting on September 8, 2026, and voted to approve the preliminary plat.

Financial Impact:

There is no budgetary impact.

Recommendation(s):

Motion to approve SP 2026-03 for the Preliminary Plat as presented.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: City Council - Sep 15 2026

SUBJECT:

SP-2026-03: Site Plan additional building in ATC Multi-Family Development

BACKGROUND:

An application has been submitted by applicant Justin Loecker on behalf of owner MCGDE ATC LLC for a site plan approval of a new 30 unit multi-family apartment building on the Anderson Town Crossing site west of Anderson Parkway along Tankersley Road. The project is part of a larger Planned Development currently under development. Plan revisions were submitted depicting landscape, parking, paving and building elevations plan submittals for the new apartment building, all of which were reviewed by the city's Development Review Committee and found to meet or exceed requirements for types and arrangements of landscaping, building locations and arrangements, parking and materials. The Committee also reviewed and approved the civil engineering plans.

RECOMMENDATION:

This site plan meets the requirements of City development standards. Staff recommends approval.

Attachments:

[Landscape Plans](#)

[SITE PLAN](#)

[40 E003 SITE LIGHTING PLAN](#)

[BUILDING 1](#)

[BUILDING 2](#)

GENERAL CONSTRUCTION NOTES

1. IT IS NOT THE INTENT OF THESE CONSTRUCTION NOTES TO COVER ALL DETAILS AND/OR SPECIFICATION REQUIREMENTS OF THE CITY OF MOUNT PLEASANT. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MOUNT PLEASANT'S STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS, ORDINANCES, RULES, POLICIES, REQUIREMENTS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE STATE AND/OR FEDERAL RULES, REGULATIONS AND/OR REQUIREMENTS, AS THEY EXIST OR MAY BE AMENDED. ENGINEERING DRAWINGS SHALL GOVERN FOR CONSTRUCTION OF ALL CIVIL IMPROVEMENTS.
2. THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN (MAIN LINES, NO LATERAL OR SERVICES SHOWN) ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND CITY OF MOUNT PLEASANT UTILITIES PRIOR TO CONSTRUCTION.
3. ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND PLANTS. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE CITY OF MOUNT PLEASANT.
4. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE CITY OF MOUNT PLEASANT. ALL SUBMITTALS MUST BE ORIGINALS WITH SIGNATURES WHERE APPLICABLE; FACSIMILES OR EMAILS SHALL BE FOLLOWED UP WITH ORIGINALS.
5. ALL TESTING SHALL BE DONE BY AN APPROVED LABORATORY AT THE EXPENSE OF THE CONTRACTOR. THE CITY OF MOUNT PLEASANT WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
6. THE DEVELOPER OR HIS/HER DESIGNEE SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL HANDBOOK. ALL REFERENCE FOR USING TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARDS AND CONSTRUCTION DETAILS SHALL BE THE LATEST REVISIONS AND/OR AMENDMENTS THEREOF. THE CITY OF MOUNT PLEASANT USES RAISED PAVEMENT MARKINGS (BUTTONS) FOR STRIPING AND THERMOPLASTIC MARKINGS IN LIEU OF PAINT. THE MINIMUM SIGN SIZE SHALL BE THE STANDARD SIZE IN THE MANUAL. DETAILS ARE AVAILABLE UPON REQUEST FOR THE TYPE OF BUTTON PATTERNS AND POSTS AND CONNECTIONS REQUIRED FOR THE SIGNS.
7. THE CONTRACTOR SHALL MAKE EVERY EFFORT NOT TO IMPEDE TRAFFIC ON EXISTING STREETS, ALLEYS, OR FIRELANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRELANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY OF MOUNT PLEASANT. IF THE CLOSURE ELIMINATES THE SECOND POINT OF ACCESS TO EXISTING BUILDINGS WITH A CERTIFICATE OF OCCUPANCY, THEN THE ACCESS MAY NOT BE CLOSED FOR MORE THAN FORTY-EIGHT (48) HOURS AND WILL REQUIRE FIRE MARSHAL APPROVAL IN EITHER CASE. UNLESS OTHERWISE SPECIFIED BY THE CITY OF MOUNT PLEASANT, ALL OTHER STREETS OR ALLEYS MAY NOT BE CLOSED FOR MORE THAN SEVENTY-TWO (72) HOURS.

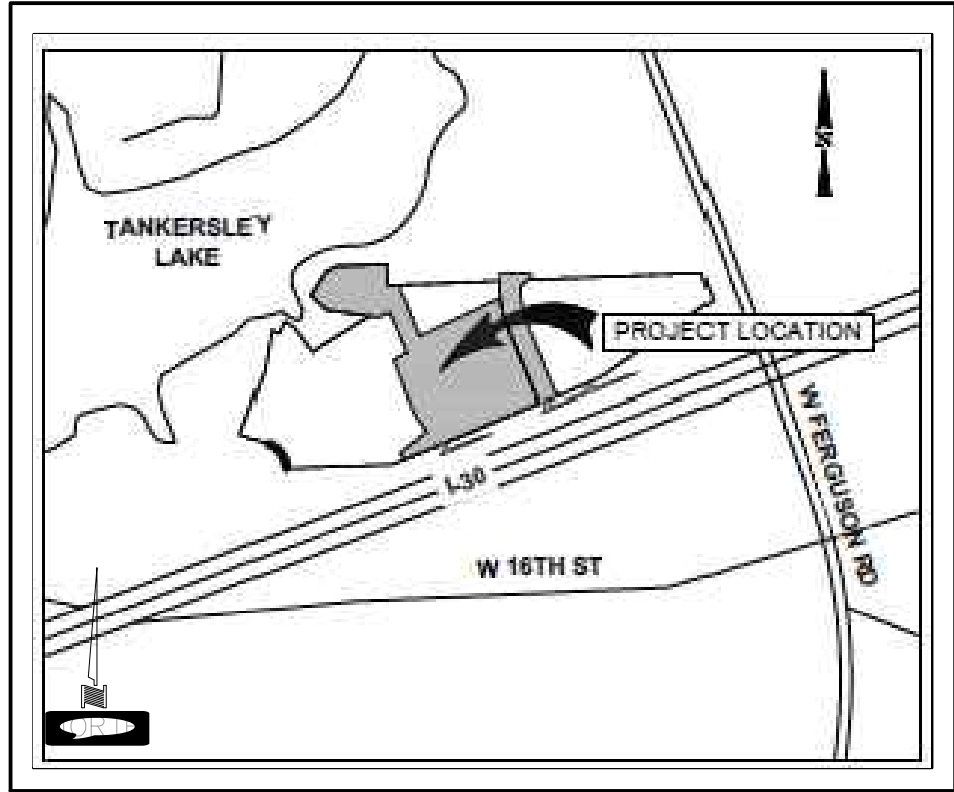
CONSTRUCTION PLANS

LANDSCAPE & SCREENING

~Mount Pleasant Multi-family~

City of Mount Pleasant

Titus County, Texas



LOCATION MAP
NOT TO SCALE

SHEET INDEX

HS1	OVERALL LAYOUT PLAN
HS2-HS4	HARDSCAPE PLANS
HS5	POOL AREA ENLARGEMENT
N1	HARDSCAPE NOTES
S1-S4	HARDSCAPE DETAILS
L1-L4	LANDSCAPE PLANS
L5	LANDSCAPE DETAILS

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF MOUNT PLEASANT APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF MOUNT PLEASANT.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF MOUNT PLEASANT HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF MOUNT PLEASANT.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT CITY OF MOUNT PLEASANT'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF MOUNT PLEASANT AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF MOUNT PLEASANT'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

OWNER / DEVELOPER: ATC PARTNERS, LLC
214 N. MADISON
MOUNT PLEASANT, TEXAS 75455
PH. (214) 287-9009
CONTACT: MICHAEL BENTLY

ARCHITECT: BUSH ARCHITECTS
14951 N. DALLAS PARKWAY #850
DALLAS, TEXAS 75245
PH. (469) 857-3151
CONTACT: MICHAEL ZIZIK

LANDSCAPE ARCHITECT: STUDIO 13 DESIGN GROUP, PLLC.
386 WEST MAIN STREET
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES, ASLA, LI

Submittal 6-4-2026

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

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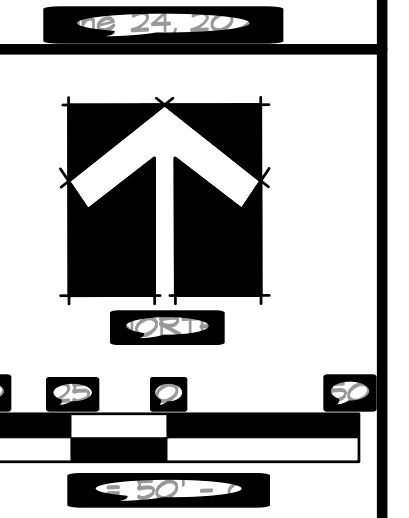
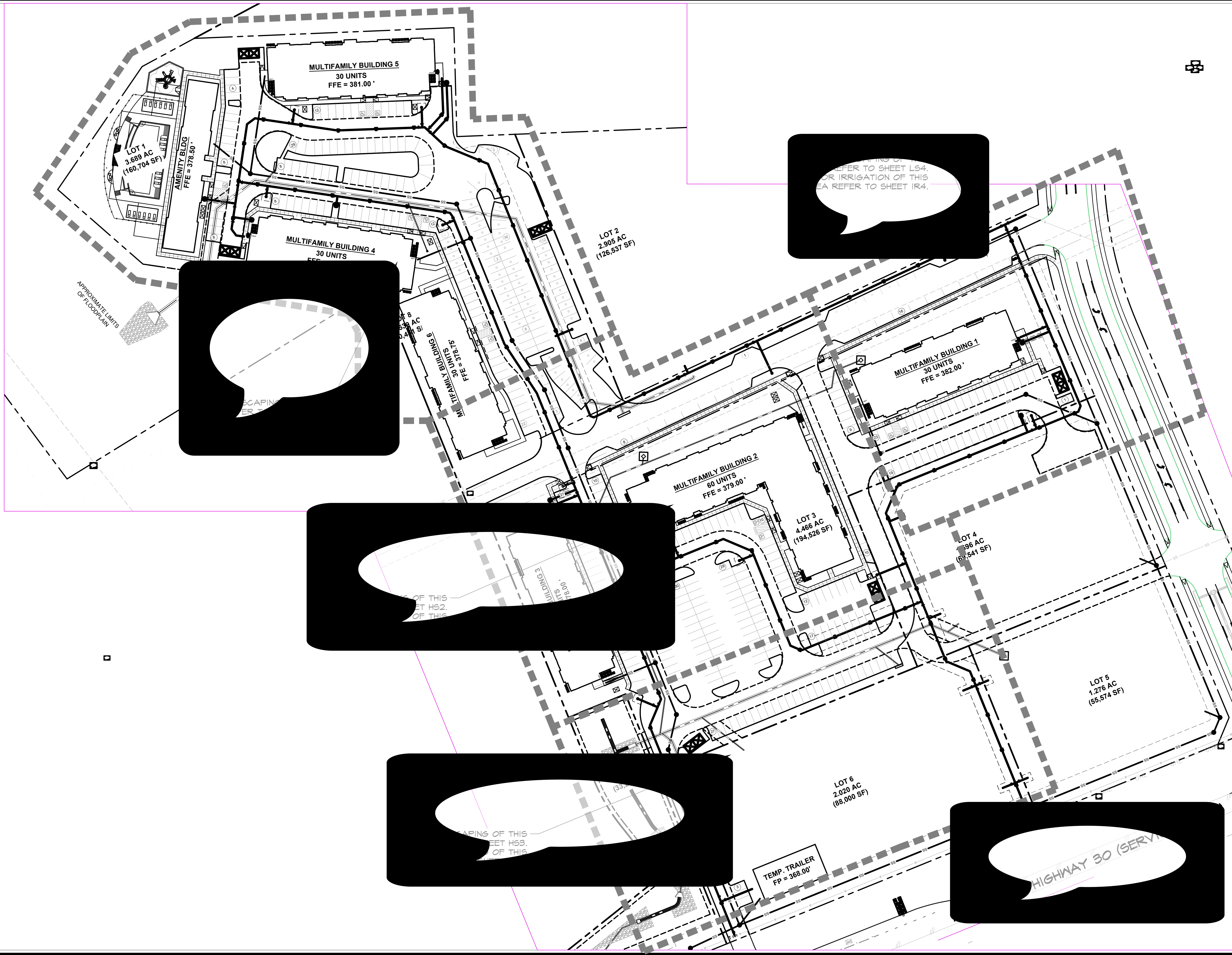
MOR020

PLATE

SHEET

1

COVER



LANDSCAPE AND SCREENING

Overall Layout Plan

Mount Pleasant Multi-family

City of Mount Pleasant, Titus County, Texas

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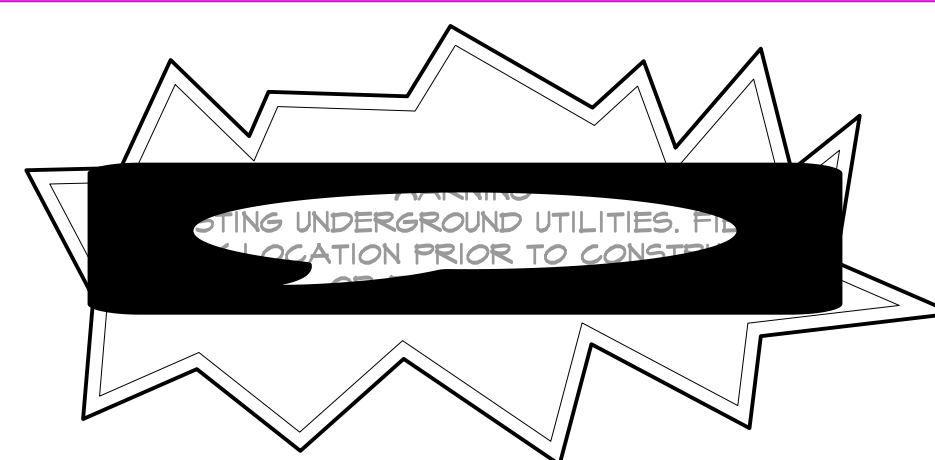
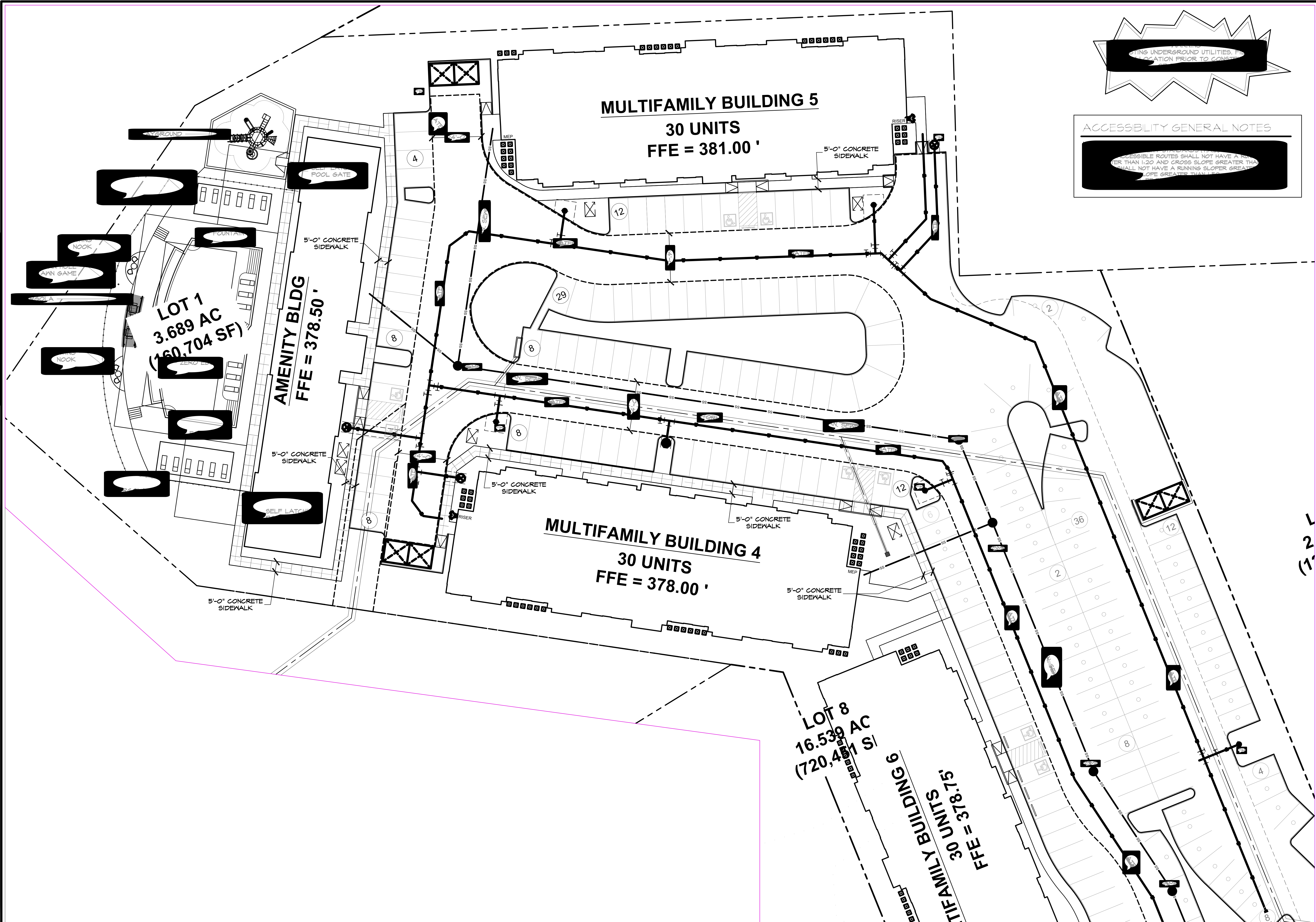
PLATE

2

SHEET

HS0

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ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND A CROSS SLOPE GREATER THAN 1:50. IF A CROSS SLOPE GREATER THAN 1:50 IS NECESSARY, IT SHALL BE LIMITED TO A MAXIMUM OF 6 INCHES OVER A 60 INCH WHEELCHAIR PATH.

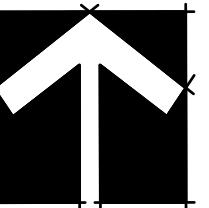


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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Mount Pleasant Multi-family

City of Mount Pleasant, Titus County, Texas

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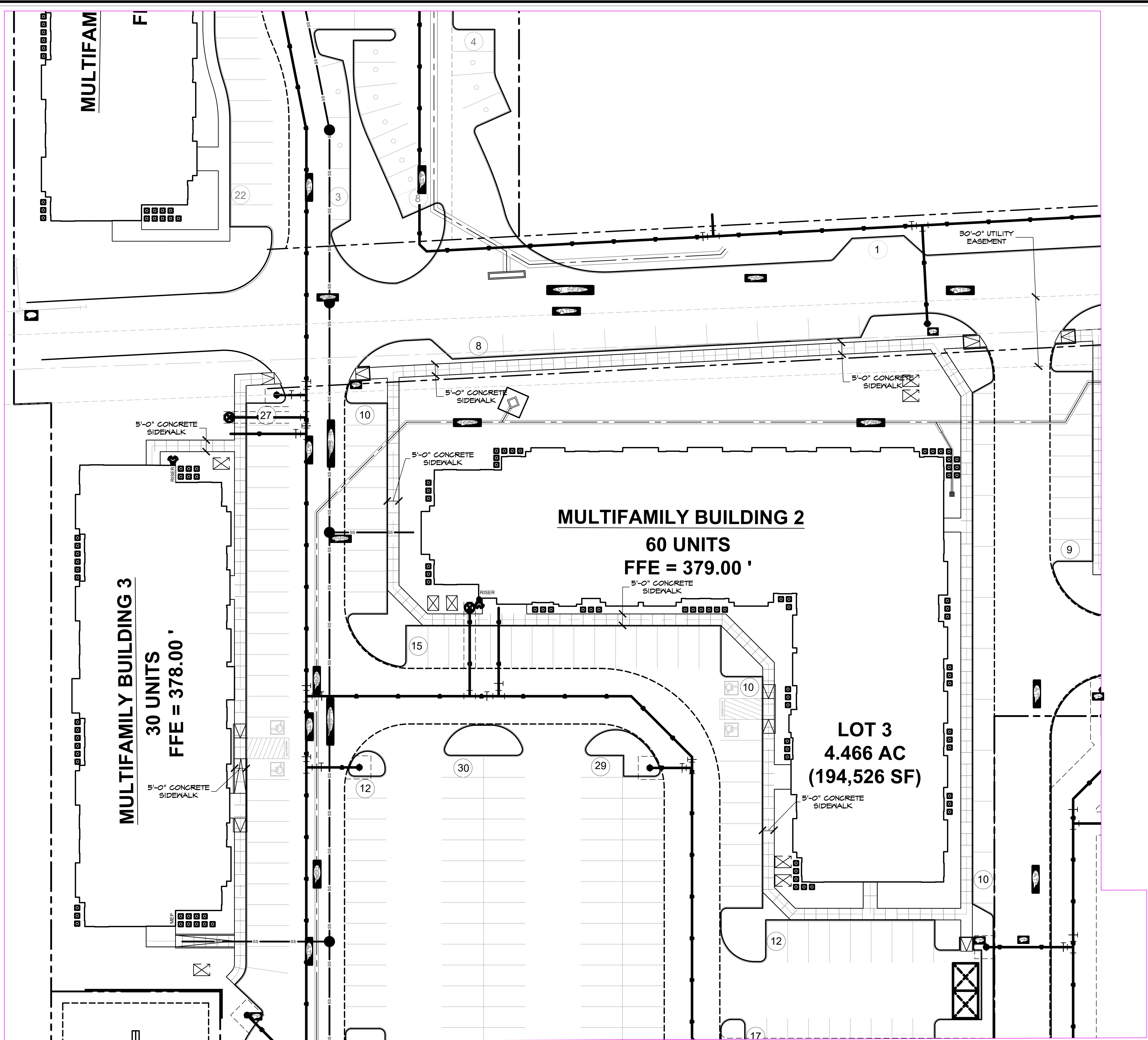
PLATE

3

SHEET

HS1

7.21



ACCESSIBILITY GENERAL NOTES

ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:48. SLOPE GREATER THAN 1:48 SHALL BE GRADED TO 1:48.

CALL OUTS FOR LOCATING UNDERGROUND UTILITIES. LOCATE PRIOR TO CONSTRUCTION.

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LANDSCAPE AND SCREENING	
Hardscape Layout	
Mount Pleasant Multi-family	
City of Mount Pleasant, Titus County, Texas	
PLAN REVIEW / REVISIONS	BY DATE
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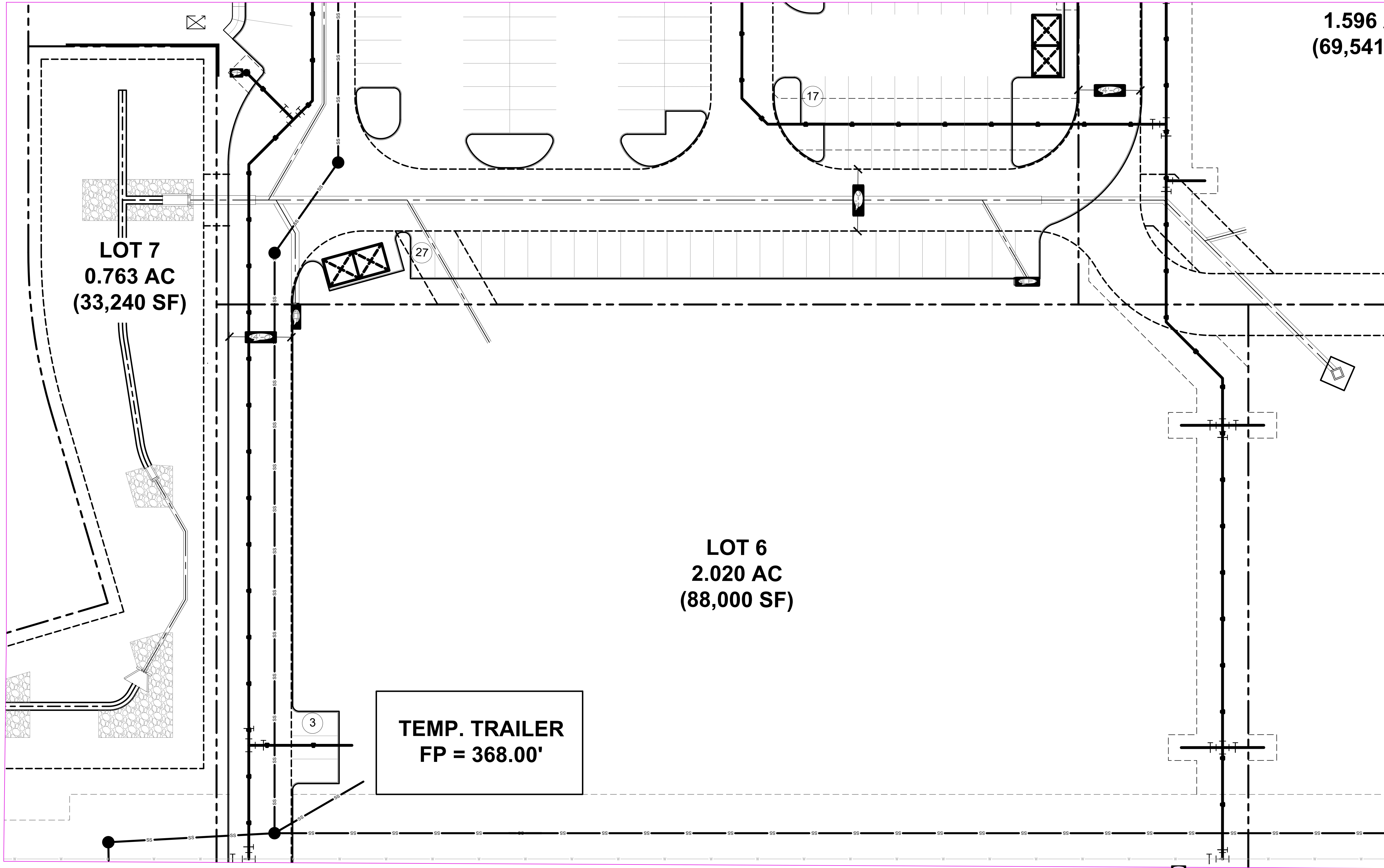
MOR020

PLATE

4

SHEET

HS2



1.596
(69,541)

LOT 7
0.763 AC
(33,240 SF)

LOT 6
2.020 AC
(88,000 SF)

TEMP. TRAILER
FP = 368.00'



ACCESSIBILITY GENERAL NOTES

ACCESSIBLE ROUTES SHALL NOT HAVE A RAMP SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50. ALL OTHER SURFACES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:50. CROSS SLOPE GREATER THAN 1:50.



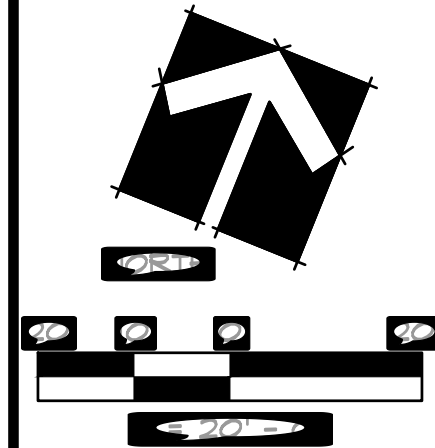
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LANDSCAPE AND SCREENING

Hardscape Layout

Mount Pleasant Multi-family

City of Mount Pleasant, Titus County, Texas

PLAN REVIEW REVISIONS	BY	DATE
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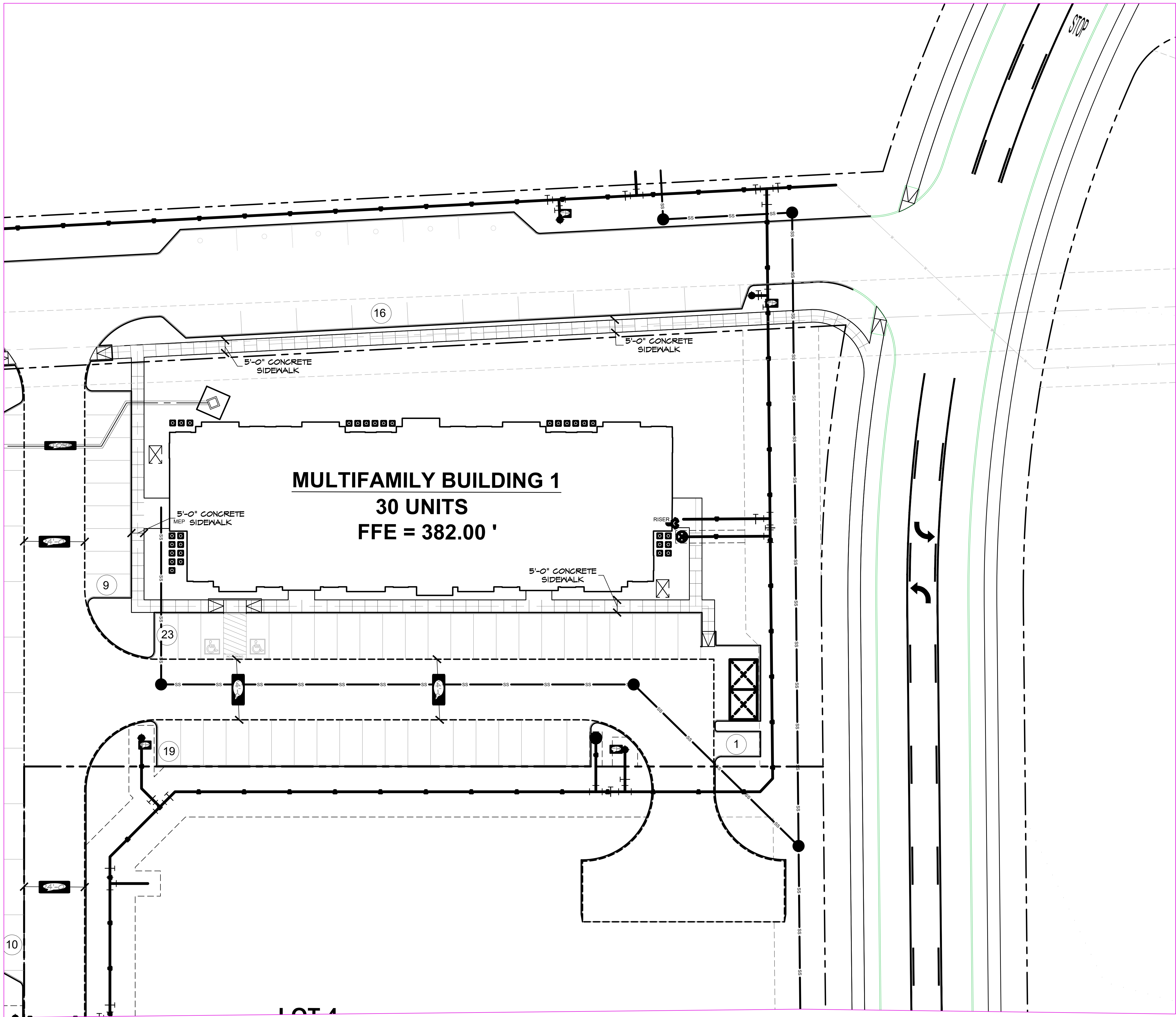
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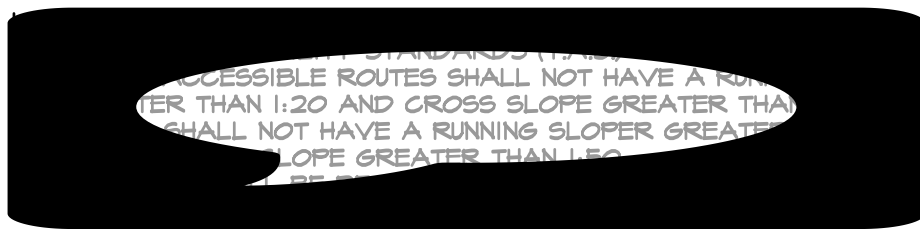
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SHEET

HS3



ACCESSIBILITY GENERAL NOTES



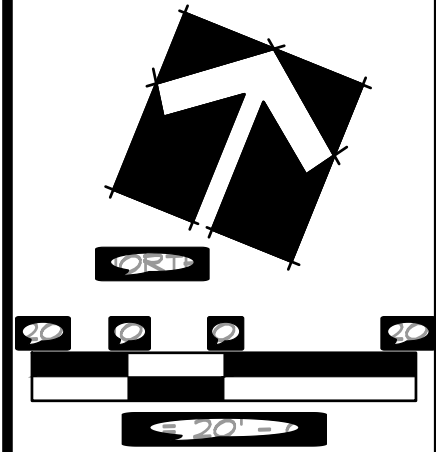
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LANDSCAPE AND SCREENING

Hardscape Layout

Mount Pleasant Multi-family

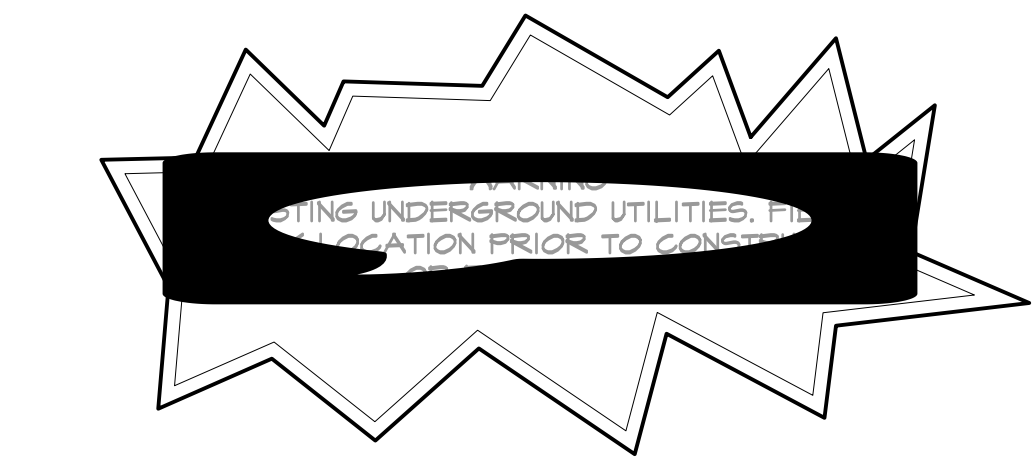
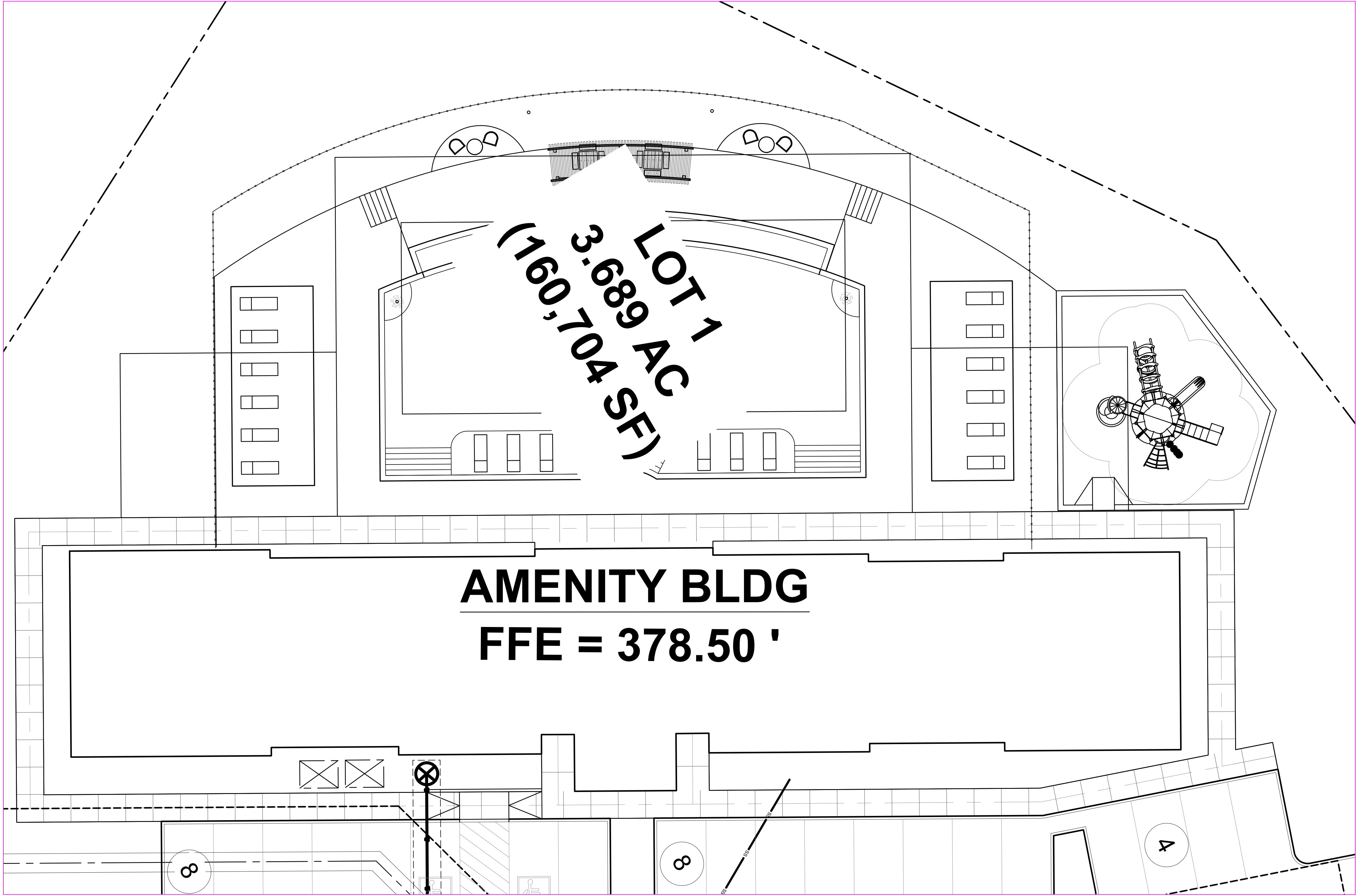
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MOR020

PLATE	SHEET
6	HS4



ACCESSIBILITY GENERAL NOTES

ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50. SLOPE GREATER THAN 1:50 SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20.

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Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

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Submittal 6-4-2026

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sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout - Pool Area Enlargement

Mount Pleasant Multi-family

City of Mount Pleasant, Titus County, Texas

PLAN REVIEW REVISIONS	BY	DATE

STUDIO 13 PROJECT #

MOR020

PLATE	SHEET
6	HS5

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WALL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A62, GRADE 60.
4. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
5. REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
6. ALL MORTAR TO BE TYPE S. MORTAR COLOR SHALL BE APPROVED BY OWNER PRIOR TO ORDERING MATERIAL. MASONRY CEMENT WILL NOT BE ALLOWED.
7. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
8. BRICK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRICK INSTITUTE OF AMERICA.
9. BRICK MATERIAL, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
10. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING CAST-STONE.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
12. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
13. THE STONE MATERIAL AND PATTERN, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
14. LAY STONE COURSES LEVEL AND FLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEMWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.

FENCE LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.W. LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 8" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHR MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

BRICK THIN-WALL NOTES

1. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A62, GRADE 60.
2. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
3. REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
4. ALL MORTAR TO BE TYPE S. MORTAR COLOR SHALL BE APPROVED BY OWNER PRIOR TO ORDERING MATERIAL. MASONRY CEMENT WILL NOT BE ALLOWED.
5. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
6. BRICK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRICK INSTITUTE OF AMERICA.
7. BRICK MATERIAL, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
8. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING CAST-STONE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
10. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
11. THE STONE MATERIAL AND PATTERN, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
12. LAY STONE COURSES LEVEL AND FLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
13. CLEAN STONEMWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
14. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.

WOOD FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A62, GRADE 60.
4. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
5. REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
6. ALL MORTAR TO BE TYPE S. MORTAR COLOR SHALL BE APPROVED BY OWNER PRIOR TO ORDERING MATERIAL. MASONRY CEMENT WILL NOT BE ALLOWED.
7. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
8. BRICK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRICK INSTITUTE OF AMERICA.
9. BRICK MATERIAL, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
10. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING CAST-STONE.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
12. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
13. THE STONE MATERIAL AND PATTERN, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
14. LAY STONE COURSES LEVEL AND FLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
15. CLEAN STONEMWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, FLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 10.1. PICKETS, 3/4" SQUARE 16 GA.
 - 10.2. RAILS, 1-1/2" X 1-1/2" SOLID FLAT 16 GA.
 - 10.3. POSTS, 2" SQUARE 11 GA.; SEE DETAILS
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 4X POST.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 7'-0" O.C.

GENERAL PAVING NOTES

1. ALL PAVING SHALL BE COMPACTED TO THE PROPER DENSITY.
2. ALL FINISHED PAVING AND PLAYGROUND EDGES SHALL BE GRACEFUL CURVILINEAR OR STRAIGHTFORMS WITH NO INTERSECTIONS, CHORDS, WAVES, JOSS, OR MISSED TANGENTS. ANY PAVING ERRUPTIONS SHALL BE SUBJECT TO REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.
3. ALL PAVING SHALL NOT BE POURED UNTIL THE OWNER'S REPRESENTATIVE HAS REVIEWED THE FORMS AND REINFORCING. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.
4. ALL PAVING SHALL BE DONE WITHIN 8 HOURS OF DRILLING PIER HOLES.
5. REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
6. ALL MORTAR TO BE TYPE S. MORTAR COLOR SHALL BE APPROVED BY OWNER PRIOR TO ORDERING MATERIAL. MASONRY CEMENT WILL NOT BE ALLOWED.
7. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
8. BRICK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRICK INSTITUTE OF AMERICA.
9. BRICK MATERIAL, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
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GENERAL MASONRY NOTES

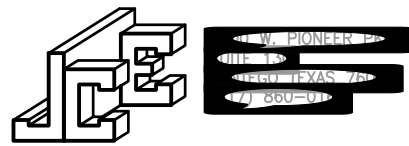
1. CAST-IN-PLACE CONCRETE
 1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 308.
 3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 4. CHLORIDES SHALL NOT BE USED.
 5. MAXIMUM AGGREGATE SIZE = 1".
2. CONCRETE REINFORCING STEEL
 1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A603. PROVIDE 36 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 2. PROVIDE THE FOLLOWING CLEAR COVER FOR CAST-IN-PLACE REINFORCEMENT:
 1. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO THE EARTH. 3"
 2. CONCRETE EXPOSED TO EARTH OR WEATHER, NO.5 BAR AND SMALLER. 1 1/2"
 3. CONCRETE EXPOSED TO EARTH OR WEATHER, NO.6 THROUGH NO.10 BARS. 2"
 4. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND. 3/4"
3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

1. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
2. STEEL CASINGS IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
3. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
4. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.
5. STRUCTURAL CONCRETE MASONRY UNIT
 1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C40 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C416. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE # 6A MINIMUM.
 6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 8. LAP VERTICAL REINFORCING BARS AT 12 BAR DIAMETERS.
 9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.



Studio 13 Design Group, PLLC.
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TBAE Firm #BR643



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ENGINEERS, INC.

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Submittal 6-4-2026

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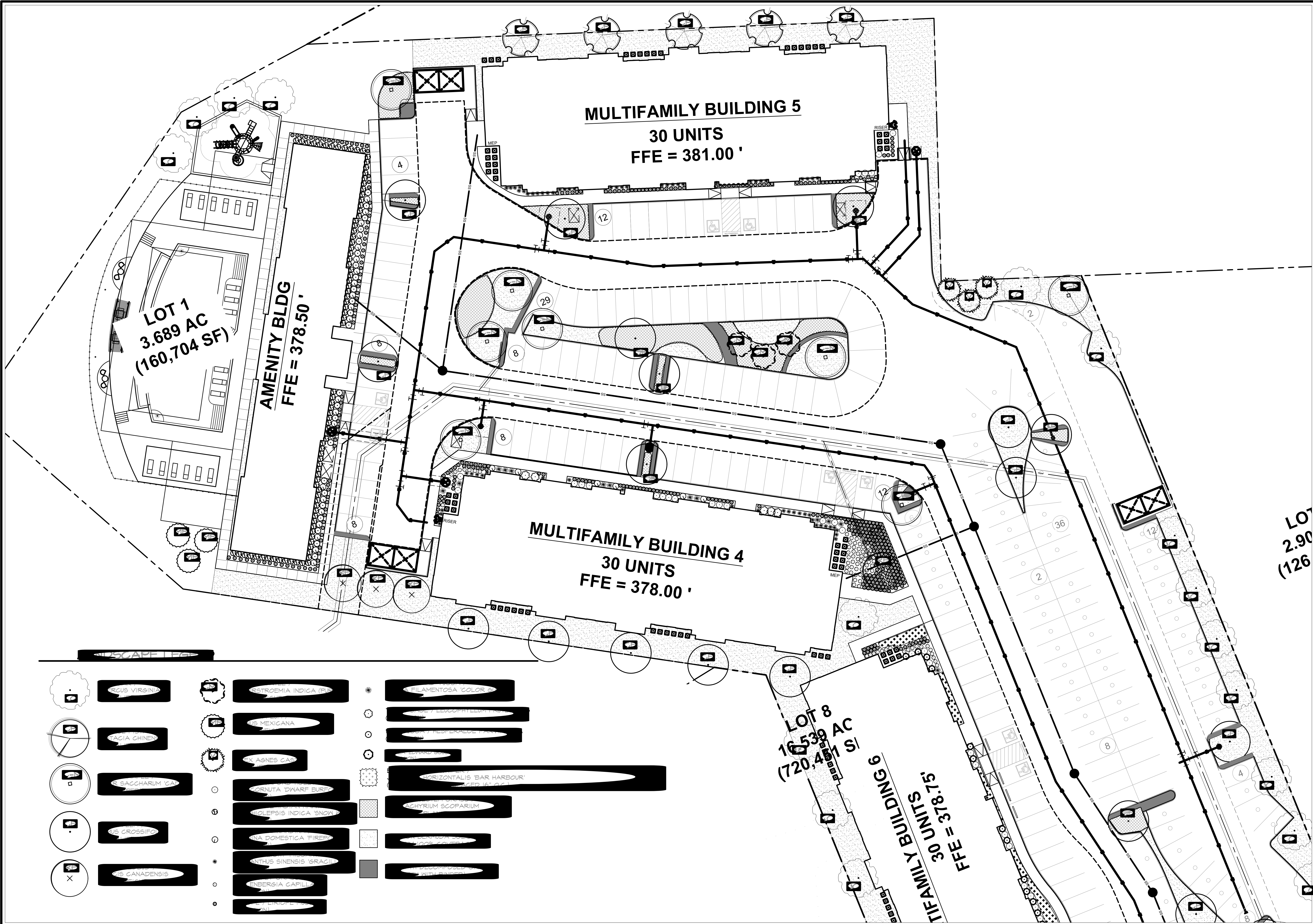
LANDSCAPE AND SCREENING			
	Hardscape Notes		
	Mount Pleasant Multi-family		
	City of Mount Pleasant, Titus County, Texas		

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STUDIO 13 PROJECT #

MOR020

PLATE	SHEET
7	NOTES



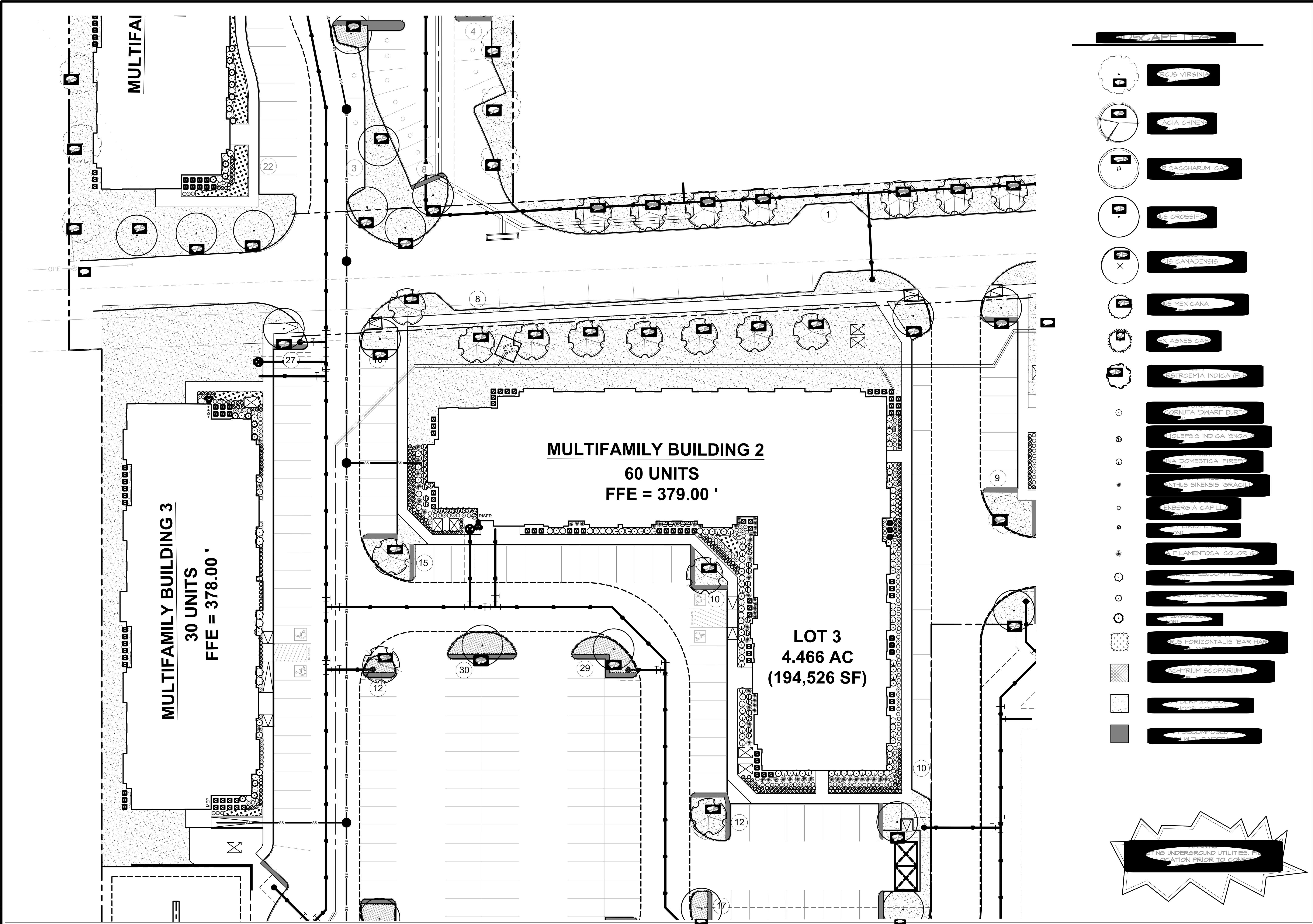
STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
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TBAE Firm #BR643

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LANDSCAPE AND SCREENING	
BY	DATE
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PROJECT MOR020	
PLATE 10	SHEET LS1

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SCAPE PLAN

RCUS VIRGINIA

LAGIA CHINENSIS

SE SACCHARUM 'CA

US CROSSIFOL

US CANADENSIS

US MEXICANA

EX AGNES CAR

RETROEMIA INDICA (P

CORNUTA 'DWARF BURE

IOLEPSIS INDICA 'SNOW

ANA DOMESTICA 'FIREP

ANTHUS SINENSIS 'GRACI

ENERGIA CAPILL

FINCHES

FILAMENTOSA 'COLOR

KEY EUCONYCTES

HYDRANGEA

US HORIZONTALIS 'BAR HAD

ACHYRIUM SCOPARIUM

HYDRANGEA

HYDRANGEA

HYDRANGEA

PLANTING UNDERGROUND UTILITIES, FIELD LOCATION PRIOR TO CONSTRUCTION

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
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TBAE Firm #BR643

LANDSCAPE ARCHITECT
SEAL OF THE STATE OF TEXAS
1977
HOWARD W. REYES

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One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Mount Pleasant Multi-family

City of Mount Pleasant, Titus County, Texas

PLAN REVIEW REVISIONS	BY	DATE

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PROJECT MOR020

PLATE 11 SHEET LS2

LANDSCAPE NOTES:

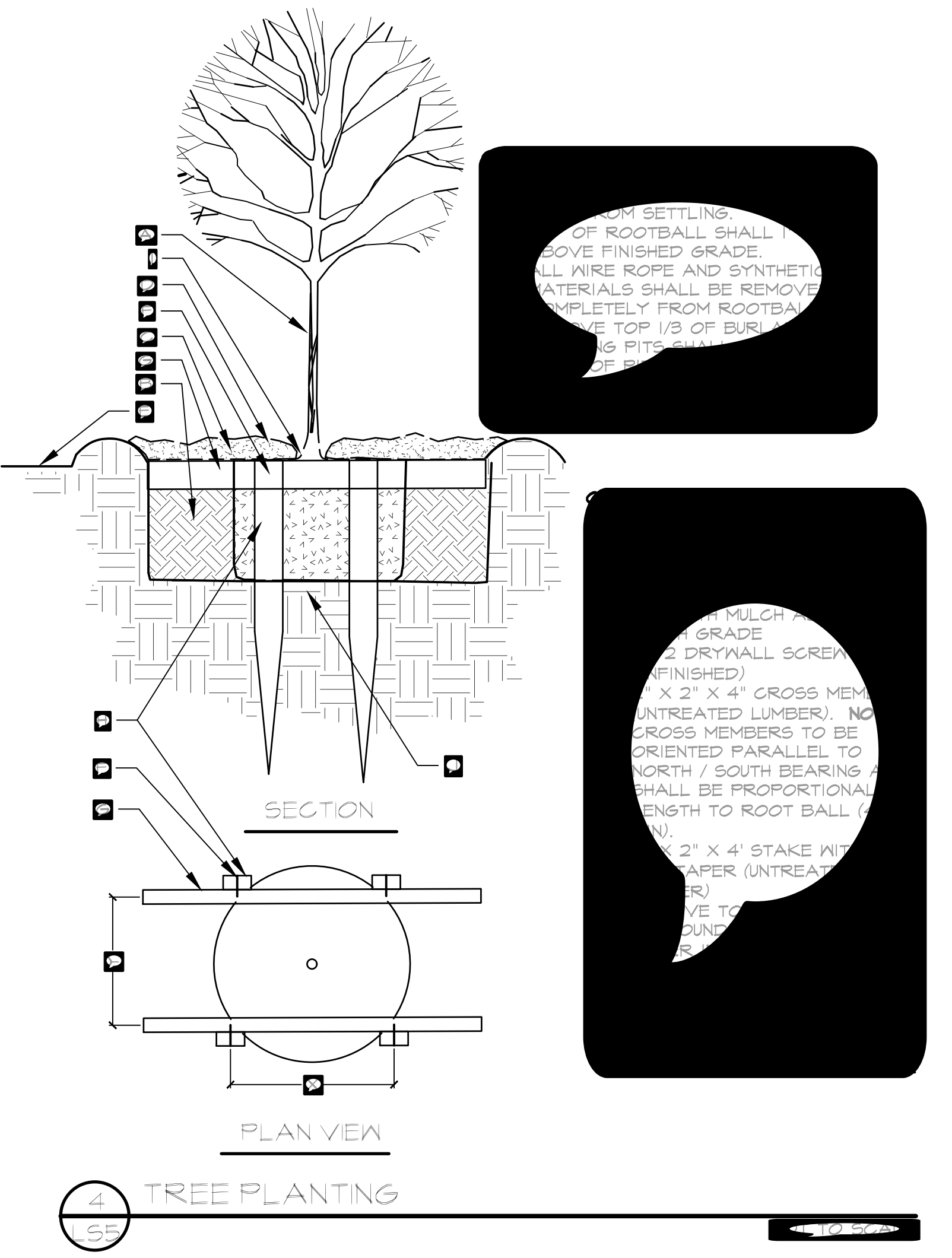
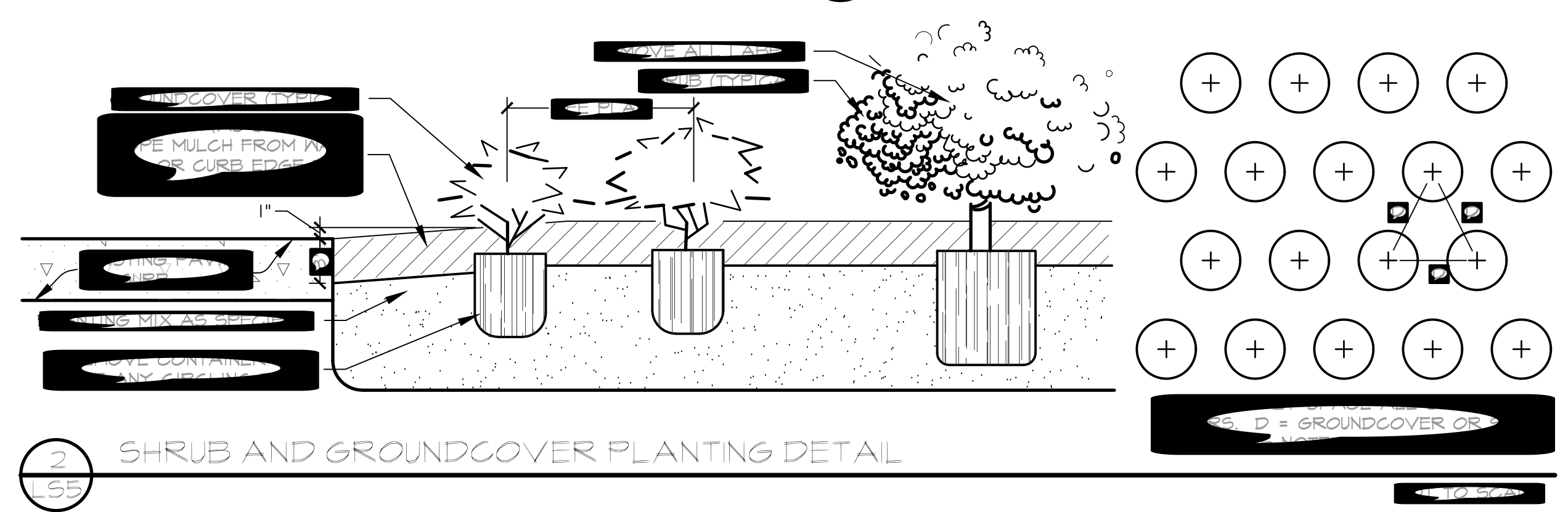
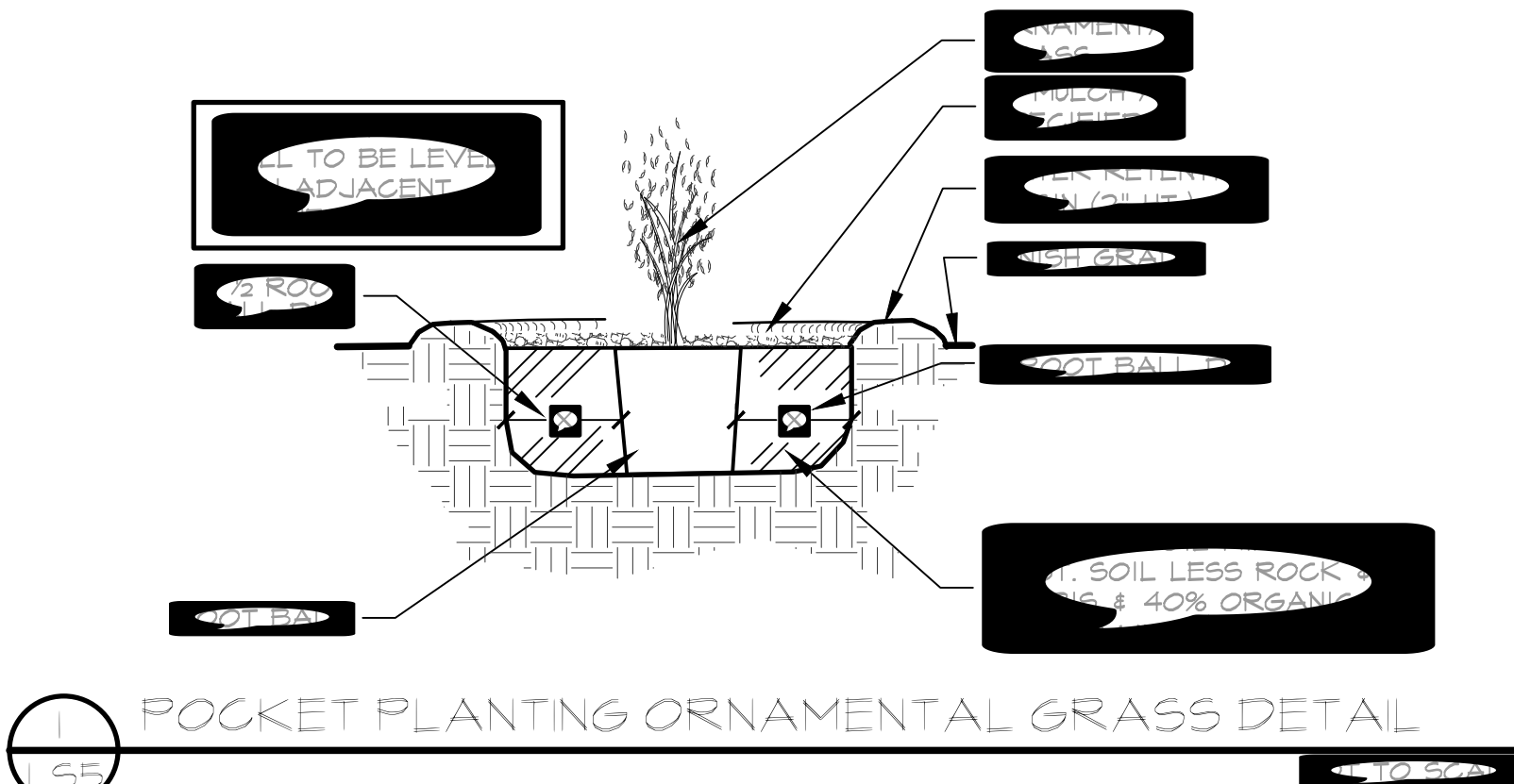
- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF MOUNT PLEASANT APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF MOUNT PLEASANT.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF MOUNT PLEASANT HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF MOUNT PLEASANT.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF MOUNT PLEASANT'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF MOUNT PLEASANT AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF MOUNT PLEASANT'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON / BOTANICAL	SYMBOL	COMMON / BOTANICAL	SYMBOL	COMMON / BOTANICAL
	1/2" GROUND COVER		1/2" GROUND COVER		1/2" GROUND COVER
	1/2" GROUND COVER		1/2" GROUND COVER		1/2" GROUND COVER
	1/2" GROUND COVER		1/2" GROUND COVER		1/2" GROUND COVER
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	1/2" GROUND COVER		1/2" GROUND COVER		1/2" GROUND COVER
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	1/2" GROUND COVER		1/2" GROUND COVER		1/2" GROUND COVER
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	1/2" GROUND COVER		1/2" GROUND COVER		1/2" GROUND COVER
	1/2" GROUND COVER		1/2" GROUND COVER		1/2" GROUND COVER

LANDSCAPE PROVIDED

	1/2" GROUND COVER
	1/2" GROUND COVER
	1/2" GROUND COVER
	1/2" GROUND COVER
	1/2" GROUND COVER
	1/2" GROUND COVER
	1/2" GROUND COVER



STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

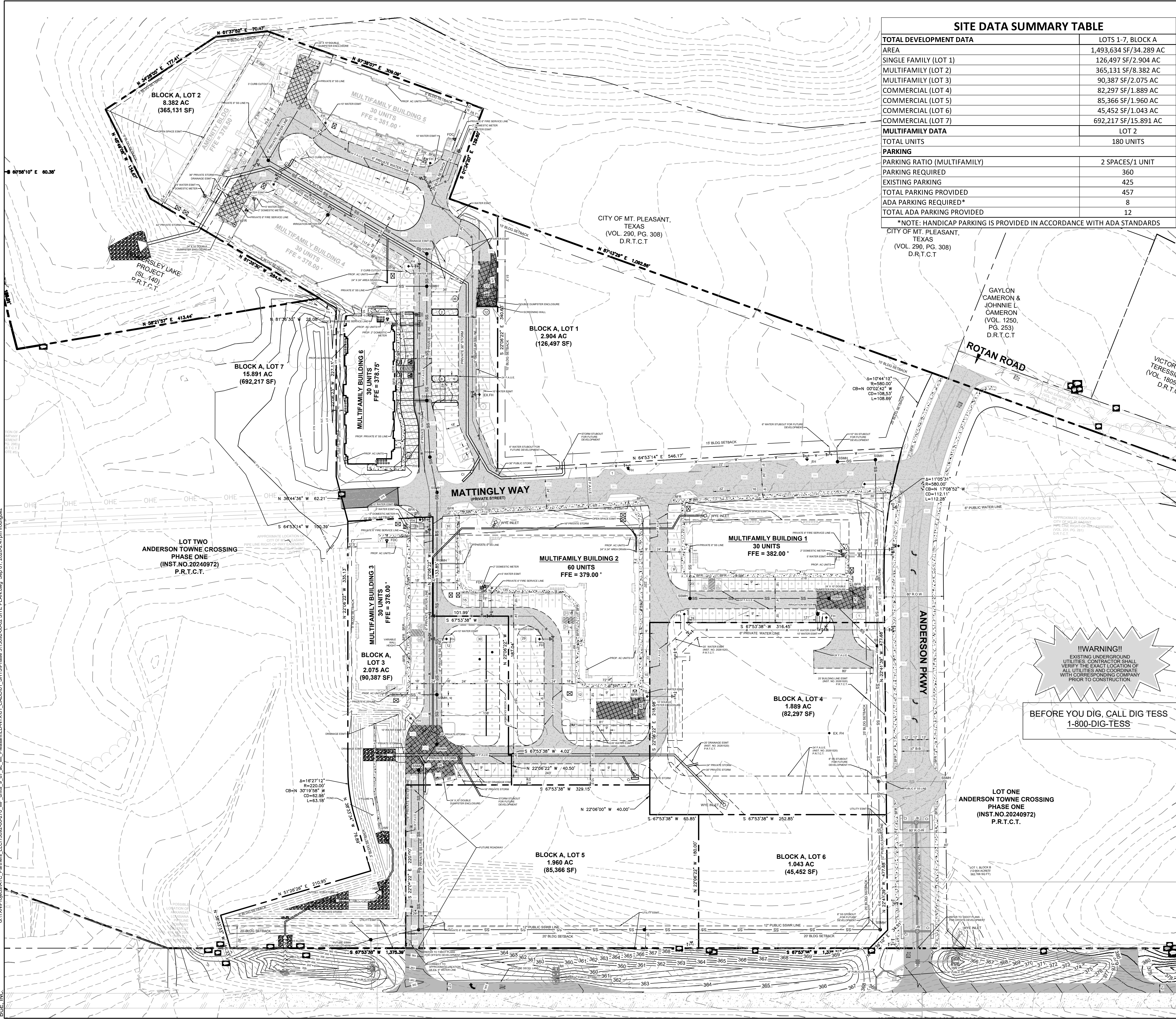
LEONARD W. FLEMING
STATE OF TEXAS
1971
Submittal 6-4-2026

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING
Landscape Details & Notes
Mount Pleasant Multi-family
City of Mount Pleasant, Titus County, Texas

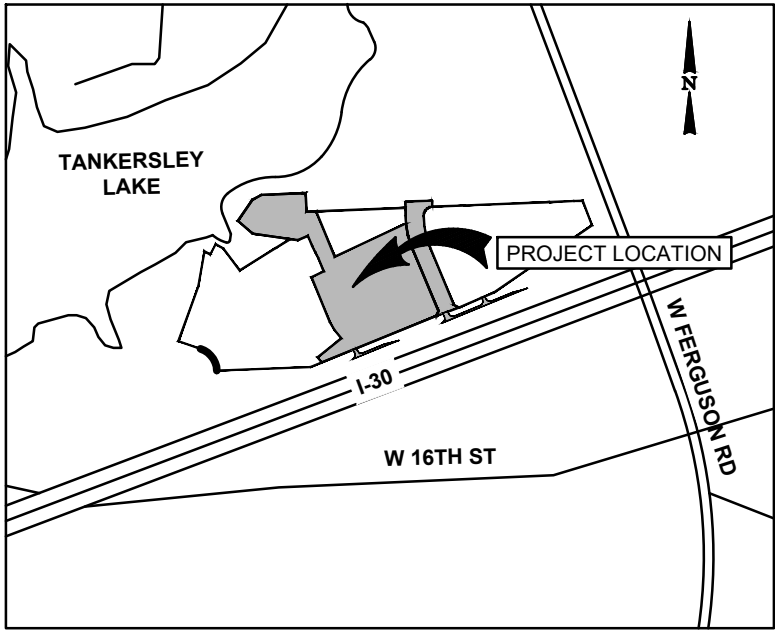
PLAN REVIEW / REVISIONS	BY	DATE
#		
0		
PROJECT MOR020		
PLATE 14	SHEET LS5	



SITE DATA SUMMARY TABLE	
TOTAL DEVELOPMENT DATA	LOTS 1-7, BLOCK A
AREA	1,493,634 SF/34.289 AC
SINGLE FAMILY (LOT 1)	126,497 SF/2.904 AC
MULTIFAMILY (LOT 2)	365,131 SF/8.382 AC
MULTIFAMILY (LOT 3)	90,387 SF/2.075 AC
COMMERCIAL (LOT 4)	82,297 SF/1.889 AC
COMMERCIAL (LOT 5)	85,366 SF/1.960 AC
COMMERCIAL (LOT 6)	45,452 SF/1.043 AC
COMMERCIAL (LOT 7)	692,217 SF/15.891 AC
MULTIFAMILY DATA	LOT 2
TOTAL UNITS	180 UNITS
PARKING	
PARKING RATIO (MULTIFAMILY)	2 SPACES/1 UNIT
PARKING REQUIRED	360
EXISTING PARKING	425
TOTAL PARKING PROVIDED	457
ADA PARKING REQUIRED*	8
TOTAL ADA PARKING PROVIDED	12

*NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

CITY OF MT. PLEASANT, TEXAS
(VOL. 290, PG. 308)
D.R.T.C.T



VICINITY MAP
(NOT TO SCALE)

LEGEND	
---	PROPERTY LINE
- - -	EASEMENT LINE
●	EXISTING MANHOLE
●	EXISTING FIRE HYDRANT
●	POWER POLE
●	PROPOSED MANHOLE
●	PROPOSED IRRIGATION METER
●	PROPOSED DOMESTIC METER
●	PROPOSED GATE VALVE
●	FIRE DEPARTMENT CONNECTION
●	PROPOSED FIRE HYDRANT ASSEMBLY
●	PROPOSED WYE INLET
●	PROPOSED CURB INLET
●	PROPOSED ELECTRICAL TRANSFORMER
●	PROPOSED WALL

KEY	
TP	TYPICAL
BFR	BARRIER FREE RAMP
FH	FIRE HYDRANT
SSMH	SEWER MANHOLE
LP	LIGHT POLE
CI	CURB INLET
SW	SIDEWALK
CO	SS CLEANOUT
GI	GRATE INLET
PP	POWER POLE
ESMT	EASEMENT
○	NUMBER OF PARKING SPACES
STMH	STORM MANHOLE
WYE	WYE INLET
FDC	FIRE DEPARTMENT CONNECTION
F.A.U.E.	FIRE ACCESS & UTILITY ESMT
A.E.	ACCESS ESMT

- NOTES:
- CONTRACTOR TO NOTIFY ENGINEER IF EXISTING CONDITIONS VARY FROM THOSE SHOWN.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH CITY AND COUNTY REGULATIONS AS WELL AS D.S.A. STANDARDS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE LANE RADI ARE 28-FOOT MINIMUM.
 - ALL FIRE LANE ARE 24-FOOT WIDE MINIMUM.
 - HANDICAP PARKING AND MARKING SHALL BE IN ACCORDANCE WITH ADA STANDARDS.
 - REFER TO CITY OF MOUNT PLEASANT CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - ALL SCREENING SHALL BE IN ACCORDANCE WITH CITY OF MOUNT PLEASANT REQUIREMENTS.
 - CONTRACTOR TO COORDINATE WITH CITY TRAFFIC ENGINEER PRIOR TO INSTALLING ROAD SIGNS OR PAYMENT MARKINGS.
 - REFER TO LANDSCAPE AND ARCHITECTURAL PLANS FOR FINAL SIDEWALK LAYOUT.
 - CONTRACTOR TO COORDINATE WITH RESPECTIVE COMPANY FOR ANY RELOCATIONS, INCLUDING POWER POLES, LIGHT POLES, AND ELECTRICAL BOXES.
 - REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE PREPARATION.
 - FIRE LANES SHALL ALWAYS REMAIN OPEN ACCESSIBLE DURING CONSTRUCTION. FIRE LANE SHALL BE INSTALLED & ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.
 - FINAL SIDEWALK PLACEMENT SHALL AVOID FRANCHISE UTILITY OVERHEAD POLES. NO POLES SHALL BE LOCATED WITHIN SIDEWALK PAVING.
 - ALL LOTS BEING SHOWN AND DEDICATED ON THIS PLAT WILL HAVE FULL USE AND ACCESS TO THE FIRE LANES AND UTILITIES BEING CONVEYED THROUGH F.A.U.E. EASEMENTS SHOWN HEREIN THAT DIRECTLY CONNECT THEIR LOTS AND LEAD TO ADJACENT ROW.
 - NEW LOTS BEING CREATED BY THIS PLAT INCLUDES LOTS 1-3, 5, AND 6 BLOCK A.
 - THE DETENTION POND SERVES LOTS 1-6, BLOCK A AS SHOWN IN THE CONSTRUCTION PLANS FOR MOUNT PLEASANT MULTIFAMILY PHASE I CIVIL SET BY BGE, INC. DATED FEBRUARY 20, 2025.

LEGEND	
---	PROPOSED SIDEWALK
---	ADDITIONAL PARKING (33 SPACES ADJACENT TO BUILDING 6)
---	EXISTING SIDEWALK
---	EXISTING FIRE LANE
---	EXISTING DUMPSIDE PAD

FLOOD NOTES:
1. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4846C0240D DATED SEPTEMBER 28, 2016 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TITUS COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X AND ZONE A.

BENCH MARK LIST

BM#1	CUT ON SOUTHWEST CONCRETE HEADWALL ON THE NORTH SIDE OF THE NORTH ACCESS ROAD OF INTERSTATE HIGHWAY 30 AT THE SOUTH ENTRANCE TO 102 TANKERSLEY ROAD.	NORTHING=7,127,243.70' EASTING=3,038,956.20' ELEV=391.43'
BM#2	CUT ON THE WEST END OF A CONCRETE HEADWALL ON THE NORTH SIDE OF THE NORTH ACCESS ROAD OF INTERSTATE HIGHWAY 30, LOCATED APPROXIMATELY 1,700 FEET EAST OF COUNTY ROAD 1020 AND 1,900 FEET WEST OF US HIGHWAY 271.	NORTHING=7,126,597.32' EASTING=3,037,766.64' ELEV=367.69'



BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 • www.bgeinc.com
TBPE Registration No. F-1046
Copyright 2024

OWNER
ATC PARTNERS, LLC
4110 River Walk Dr.
Flower Mound, TX 75028
TEL: (214) 287-9009
CONTACT: Michael Beaty

DEVELOPER
MOORELAND DEVELOPMENT
2595 Dallas Pkwy
Frisco, TX 75034
TEL: (214) 287-9009
CONTACT: Michael Beaty

MOORELAND DEVELOPMENT
PRELIMINARY SITE
PLAN
MOUNT PLEASANT DEVELOPMENT
PHASE 3
CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
BGE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-1046
JUSTIN F. LOECKER, P.E.
TEXAS REGISTRATION NO. 136868
SEPTEMBER 01, 2026

!CAUTION!

CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

CAUTION!!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS		
REV. NO.	DATE	DESCRIPTION

CHECKED BY: JFL

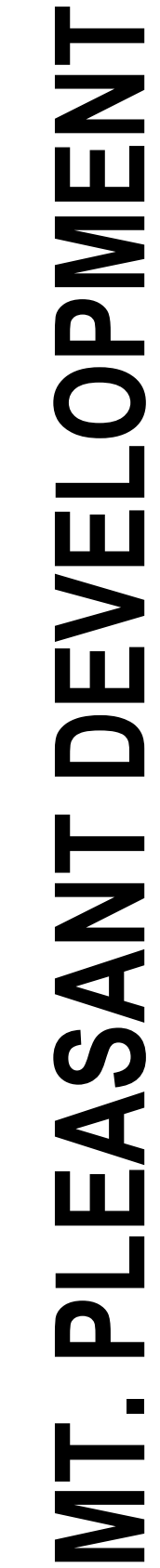
DESIGNED BY:

DATE: JUNE 2026

PROJECT NUMBER: 13092-00

SHEET NO

C-1.0



STATE OF TEXAS
ROBERT R. RUDOLPH
106840
LICENSED PROFESSIONAL ENGINEER

KEY PLAN

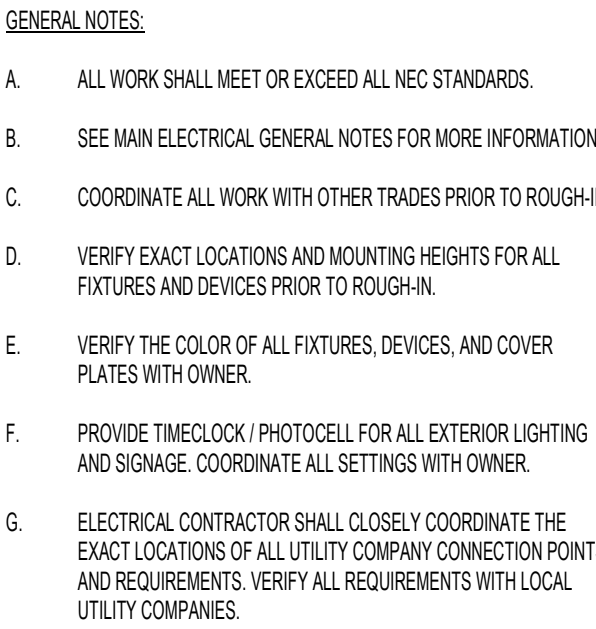


ISSUE LOG

PROJECT NO:	24073
ISSUED FOR:	PERMI
DRAWN BY:	STAFF
DATE:	06/07/2

SITE LIGHTING PLAN

E003



PLAN NOTES

1. PROVIDE CONCRETE POLE BASE PER DETAIL #6 ON SHEET E50. FIELD VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.
2. PROVIDE CONCRETE POLE BASE PER DETAIL #7 ON SHEET E50. FIELD VERIFY EXACT LOCATION PRIOR TO ROUGH-IN.

3 KEY PLAN - LIGHTING





MULTI FAMILY BUILDING TYPE 1

APPROXIMATELY 200 TANKERSLEY ROAD
MOUNT PLEASANT, TX 75455



A diagram of a T-shaped cross-section. The top horizontal flange has a width labeled '1' with a double-headed arrow. The vertical stem has a height labeled '2' with a double-headed arrow. The total height of the cross-section, including the flange, is labeled '4' with a double-headed arrow on the left side.

NO.	DESCRIPTION	DATE
2	SITE PLAN SUBMITTAL	09/18/202

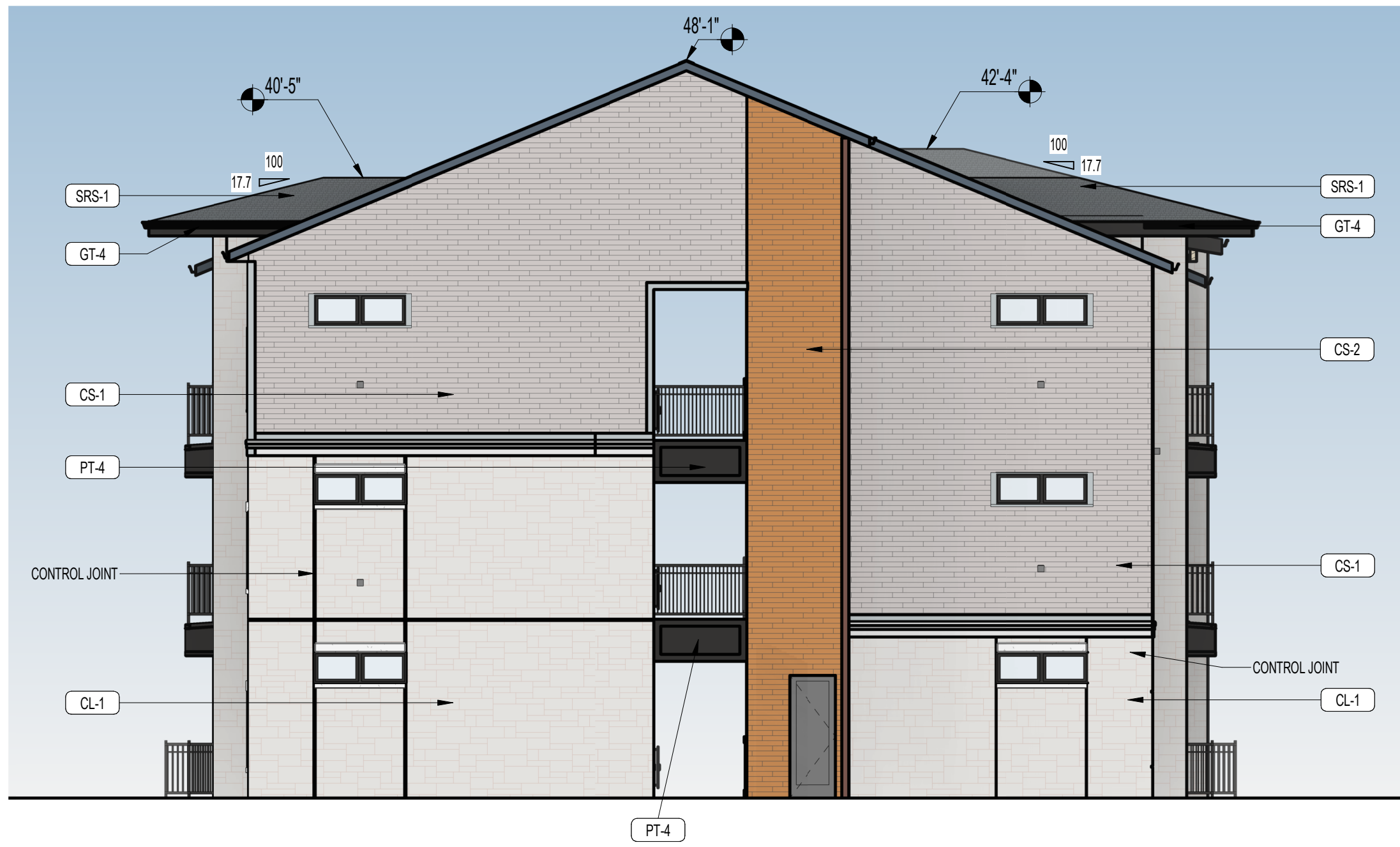
[illegible]

PROJECT NO:	24-004
ISSUED FOR:	PERMIT
DRAWN BY:	Checker
DATE:	09/18/24

**BLDG TYPE 1 -
EXTERIOR
ELEVATIONS - COLOR**

A313 





4 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION GRAPHIC	MATERIAL SAMPLE INFORMATION	MATERIAL DESCRIPTION & ELEVATION TAG REFERENCE	PROJECT INFORMATION
		CL-1 CARVED LIMESTONE BASIS OF DESIGN: ELCORA STONE - LIMESTONE - GRAND BANKS	PLANNING DEPT REVIEW CASE: MOUNT PLEASANT MULTIFAMILY PHASE 1 LOT/BLK/CD: LOT 11 PHASE 1 PROJECT LOT ACRES: 0.04 ACRES TOTAL BUILDING AREA: 207,446 SF PROPOSED USE: 24-UNIT APARTMENT BUILDING
		CS-2 FIBER CEMENTITIOUS SIDING BASIS OF DESIGN: ALLURA - TRADITIONAL LAP - PRIMED ("CEDAR COLOR")	CONTACT INFORMATION OWNER: ATO PARTNERS, LLC CONTACT: MICHAEL BEATTY ADDRESS: 214 N MADISON MT PLEASANT, TX 75455 PHONE: 214-207-9000 EMAIL: mbeatty@acorland.com CIVIL ENGINEER OF RECORD: BOE, INC. CONTACT: JUSTIN LUEKEMER, P.E. ADDRESS: 1095 DALLAS PKWY, SUITE 101 FRISCO, TX 75034 PHONE: 972-484-4800 EMAIL: j.luekemer@boeinc.com LANDSCAPE STUDIO 13 DESIGN GROUP CONTACT: LEONARD W. REEVES, P.L.A. ASLA ADDRESS: 388 W. MAIN STREET LEWISVILLE, TX 75067 PHONE: 469-659-1900 EMAIL: lreeves@studio13.biz ARCHITECT: BUSH ARCHITECTS, LLC CONTACT: MICHAEL ZICK, AIA, NCARB ADDRESS: 14951 DALLAS PKWY, SUITE 800 DALLAS, TX 75244 PHONE: 469-857-3151 EMAIL: ccorcoran@busharchitects.com STRUCTURAL ENGINEER: GERALD T. WYNN, P.E. CONTACT: GERALD T. WYNN, P.E. ADDRESS: 16107 KENSINGTON DRIVE SUITE 278 SUGARLAND, TX 77479 PHONE: 832-334-3200 EMAIL: gw@gtwyne.com MEP ENGINEER: PE SERVICES, LLC CONTACT: KEVIN WOODRUFF, PE ADDRESS: 914 NORTH BROADWAY LEBANON, OH 45038 PHONE: 614-339-3810 EMAIL: kevin@pe-services.com
		CS-1 FIBER CEMENTITIOUS SIDING BASIS OF DESIGN: ALLURA - TRADITIONAL LAP - GRAY CLOUDS	
		SRS-1 ASPHALT SHINGLE ROOF SYSTEM BASIS OF DESIGN: CERTANTIEE ARCHITECTURAL SHINGLE (BLACK)	
		DS DOWNSPOUT & GT GUTTER BASIS OF DESIGN: PREFINISHED METAL (BLACK) GR-1 GUARDRAIL BASIS OF DESIGN: METAL GUARDRAIL (PAINTED BLACK) VINYL WINDOWS BASIS OF DESIGN: EXTERIOR FRAME FINISH (BLACK) PATIO DOORS BASIS OF DESIGN: EXTERIOR FRAME FINISH (BLACK) (IRON CRE" SW #7059)	

BUILDING TYPE 2 MAT. PERCENTAGES		
MATERIAL	AREA	MATERIAL PERCENTAGE
CEMENTITIOUS SIDING - "CEDAR"	26096 SF	27%
CEMENTITIOUS SIDING - "GRAY"	23128 SF	24%
STONE	47955 SF	49%
PRIMARY MATERIAL REQUIRED: 75% MIN PRIMARY MATERIAL PROVIDED: 100%		
SECONDARY MATERIAL REQUIRED: 25% MAX SECONDARY MATERIAL PROVIDED: 0%		

EXTERIOR MATERIAL KEY	
MATERIAL	DESCRIPTION
CL-1	CARVED LIMESTONE SYSTEM, ASHLAR LIMESTONE
CS-1	CEMENTITIOUS SIDING, GRAY CLOUDS
CS-2	CEMENTITIOUS SIDING, PRE-FINISHED (CEDAR)
CSP-2	CEMENTITIOUS SIDING PANEL, PAINT BLACK
GR-1	METAL GAURDRAIL, PAINTED BLACK
GT-4	ROOF GUTTER, PREFINISHED METAL (BLACK)
PT-4	PAINT (BLACK)
SCS-1	1x6 SHIPLAP CEDAR SIDING, SMOOTH SIDE DOWN
SRS-1	ASPHALT SHINGLE ROOF SYSTEM

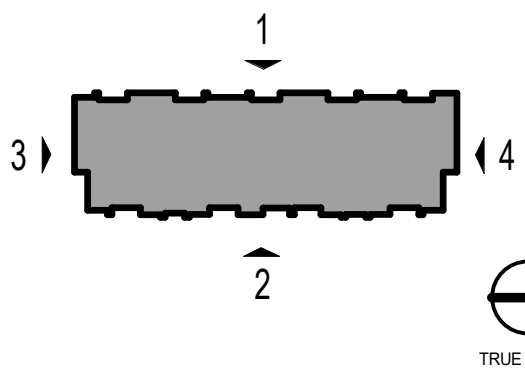
MOUNT PLEASANT DEVELOPMENT

MULTI FAMILY BUILDING TYPE 2

APPROXIMATELY 200 TANKERSLEY ROAD
MOUNT PLEASANT, TX 75455



KEY PLAN



ISSUE LOG

NO.	DESCRIPTION	DATE
2	SITE PLAN SUBMITTAL	09/18/2024

PROJECT NO: 24-006
ISSUED FOR: PERMIT
DRAWN BY: Checker
DATE: 09/10/24

**BLDG TYPE 2 -
EXTERIOR
ELEVATIONS - COLOR**

A322



AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Discuss and consider approval of a site plan for a new 4-story hotel on Lot 4 in the Anderson Towne Crossing Phase 1, Block A Subdivision in the ATC PD-2 Zoning District adjacent to Anderson Parkway. SP-2026-04

Item Summary:

The applicant, Denish Patel on behalf of MPTX2 Hotel Group, LLC is requesting a approval of a site plan for a 4-story Home 2 Suites hotel project on Lot 4 in the Anderson Towne Crossing subdivision.

The project takes access from Anderson Parkway to the east.

Relevant city staff acting as the Development Review Committee have reviewed and approved it along with the civil construction plans. Staff have looked at the site layout, landscape, parking, paving, utility and building elevations plan.

Financial Impact:

There is no budgetary impact.

Recommendation(s):

Motion to approve the site plan for SP 2026-04 as presented.

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: City Council - Sep 15 2026

SUBJECT:

SP-2026-04: Site Plan for Hotel on Lot 4 of Anderson Town Crossing

BACKGROUND:

An application has been submitted by applicant Denish Patel on behalf of MPTX2 Hotel Group, LLC for approval of a site plan for a new 4-story hotel on Lot 4 in the Anderson Towne Crossing Phase 1, Block A Subdivision in the ATC PD-2 Zoning District adjacent to Anderson Parkway.

The project is part of a larger Planned Development nearby currently under development consisting of multi family apartment buildings. This property has access directly to Anderson Parkway and received its final plat earlier this year.

Site plans were submitted depicting landscape, parking, paving and building elevations plan submittals for the new four-story Home 2 Suites hotel, all of which were reviewed by the city's Development Review Committee and found to meet or exceed requirements for types and arrangements of landscaping, building locations and arrangements, parking and materials. The Committee also reviewed the civil engineering plans and the City's Engineer is comfortable with the siting of the project.

RECOMMENDATION:

This site plan meets the requirements of City development standards and the PD zoning requirements. Staff recommends approval.

Attachments:

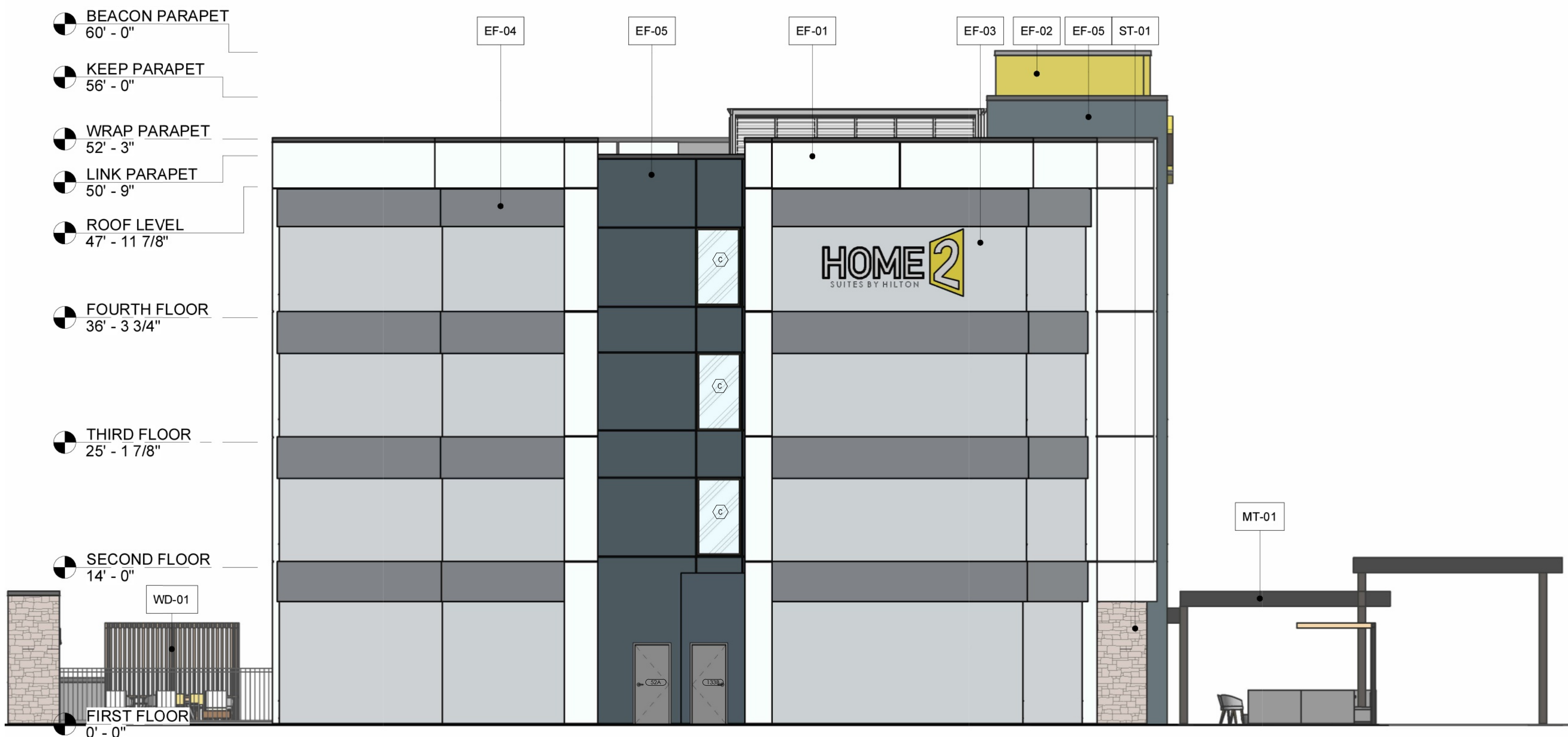
[26004 Mt. Pleasant H2 A5.01 EXTERIOR ELEVATIONS](#)
[revised site plan](#)
[revISED UTILITY PLAN](#)
[LP1](#)
[revISED UTILITY PLAN](#)



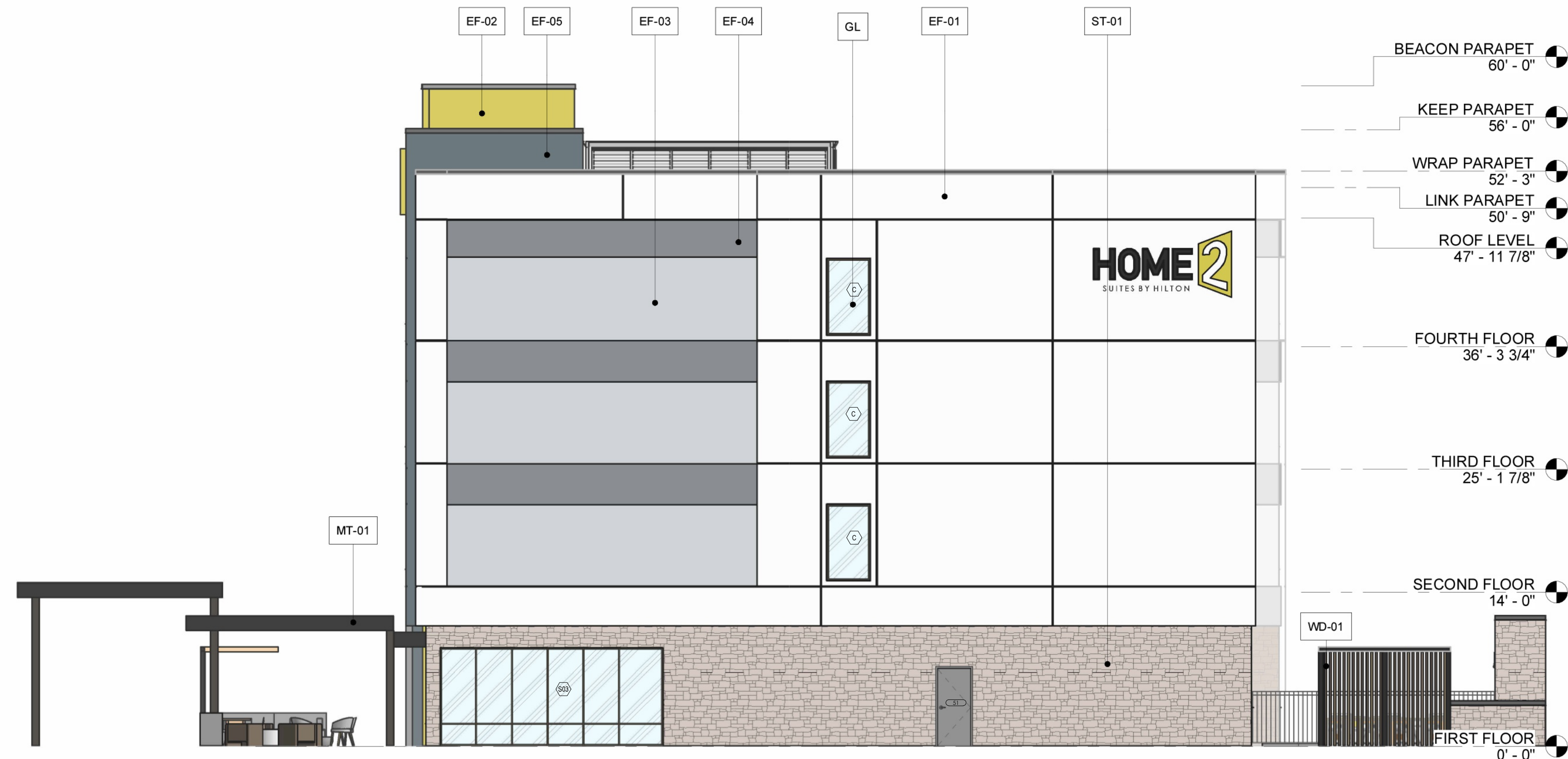
01 FRONT (SOUTH) ELEVATION
1/8" = 1'-0"



02 BACK (NORTH) ELEVATION
1/8" = 1'-0"



04 EAST ELEVATION
1/8" = 1'-0"



03 WEST ELEVATION
1/8" = 1'-0"

GENERAL NOTES -
EXTERIOR ELEVATION

- ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL.
- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH THE CITY OF DESOTO ZONING ORDINANCE.
- UTILITY BOXES AND CONDUIT SHALL BE PAINTED TO MATCH BUILDING COLOR.
- SIGN DESIGNED AND FABRICATED BY APPROVED VENDOR TO MEET BRAND STANDARDS, FOR LOCATION ONLY.
- ALL UTILITY BOXES AND METERS SHALL BE PAINTED TO MATCH SURROUNDING BUILDING FACADE.
- REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL, GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
- GROUT COLOR TO MATCH EXTERIOR TILE OR MASONRY.

NOTE:
ALL SIGNS TO BE SUBMITTED UNDER SEPARATE PERMIT.

NOTE:
SIGN ACCESS PANELS TO BE LOCATED ON THE ROOF.

GRAPHIC	SAMPLE	DESCRIPTION
ST-01		CARVED LIMESTONE ELDORADO STONE ADHERED LIMESTONE - GRAND BANKS
EF-03		EIFS BENJAMIN MOORE BM121-40: PORRINGER GRAY
EF-04		EIFS BENJAMIN MOORE BM121-20: STEEL WOOL
EF-05		EIFS BENJAMIN MOORE CW-675: BRUSH BLUE
EF-01		EIFS BENJAMIN MOORE BM123-70: ICE MIST
EF-02		EIFS BENJAMIN MOORE BM398: FLOWER POWER
MT-01		METAL BENJAMIN MOORE BM128-10: BLACK BEAUTY
WD-01		WOOD WOOD-LOOK METAL PANEL SPRUCE

FACADE MATERIALS PROVIDED	
Total Facade Area:	28,900 SF - 100%
- Carved Limestone	3,100 SF - 10%
- Total EIFS	25,800 SF - 90%
- EIFS	21,144 SF - 85%
- Stone	2,580 SF - 9%
- Metal	600 SF - 2%



TYPE-SIX
DESIGN AND
DEVELOPMENT SERVICES

920 S. Main St., Ste. 150
Grapevine, TX 76051

PROJECT MANAGER
hayes.hinkle@type-six.com
817-690-2195

HOME2
SUITES BY HILTON

MT. PLEASANT, TX
T6_26004

ARCHITECT
D. HAYES HINKLE

ISSUE DATE
2026.08.19

ISSUED FOR
REVIEW

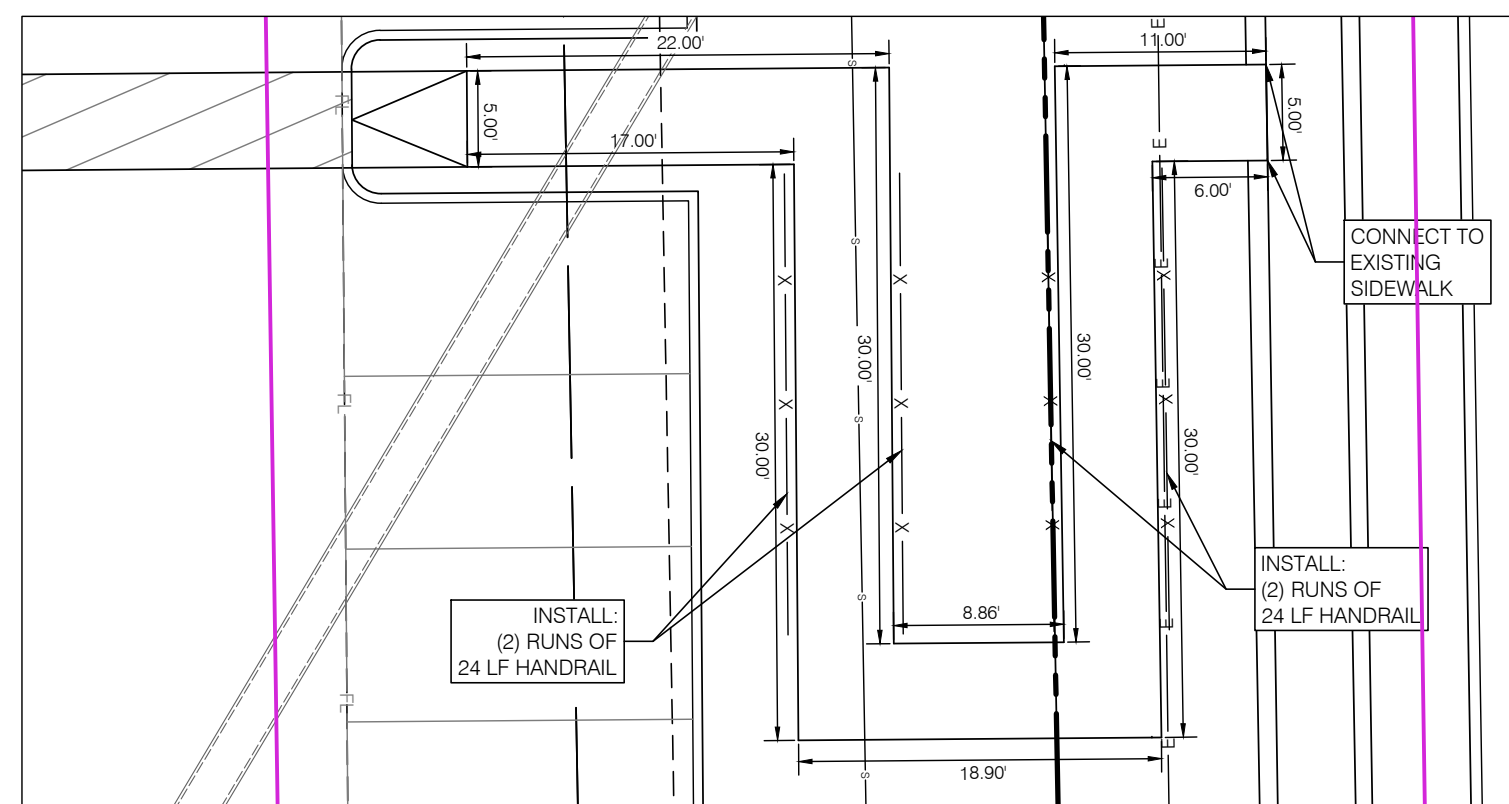
REVISIONS

SHEET NAME
EXTERIOR
ELEVATIONS

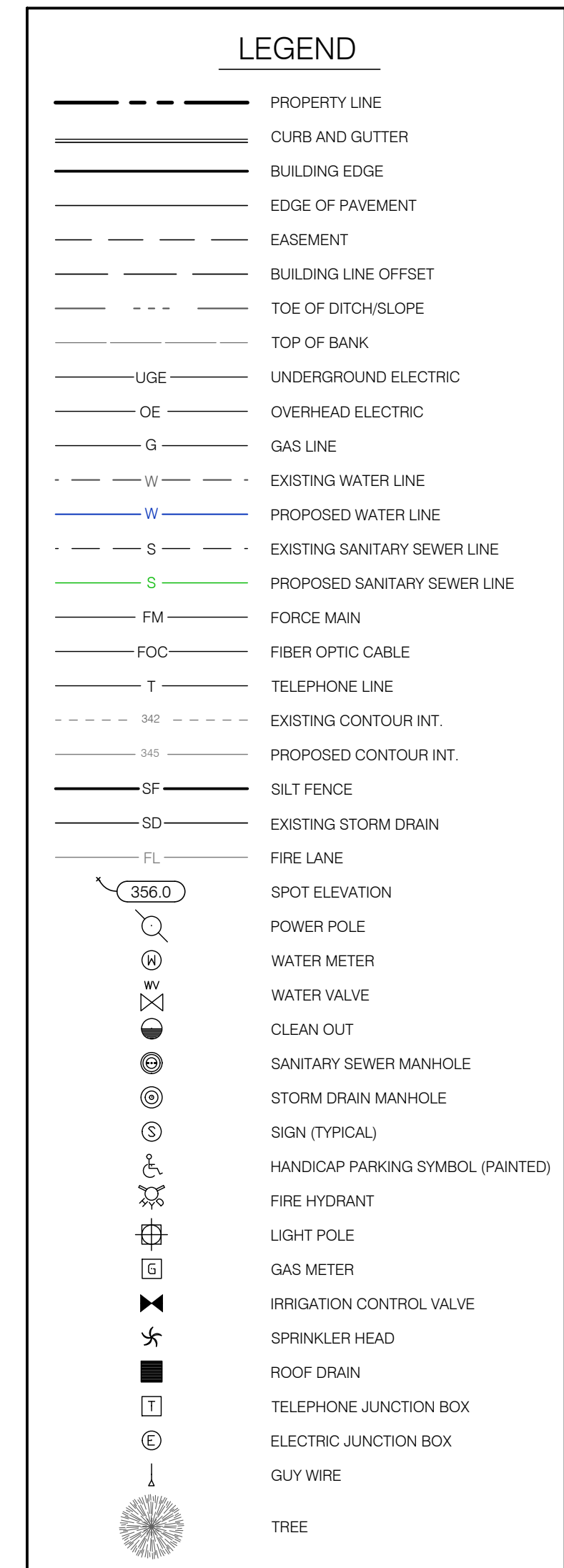
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FOR REGULATORY
APPROVAL, PERMIT,
OR CONSTRUCTION.

D. HAYES HINKLE
26067

SHEET NUMBER
A5.01



A diagram showing a magnetic needle with a circular scale. The needle is deflected from the vertical line. The scale has markings for North (N) and a deflection angle.



MTG
ENGINEERS
& SURVEYORS

Scale
AS SHOWN
Drawn By
A.M.G.
Checked By
V.F.L.
File No.

SITE PLAN

HOME2SUITES
MT PLEASANT, TEXAS
MPTX2 HOTEL GROUP

Drawing Date

8/20/2026

Project Number

266009

Sheet Number

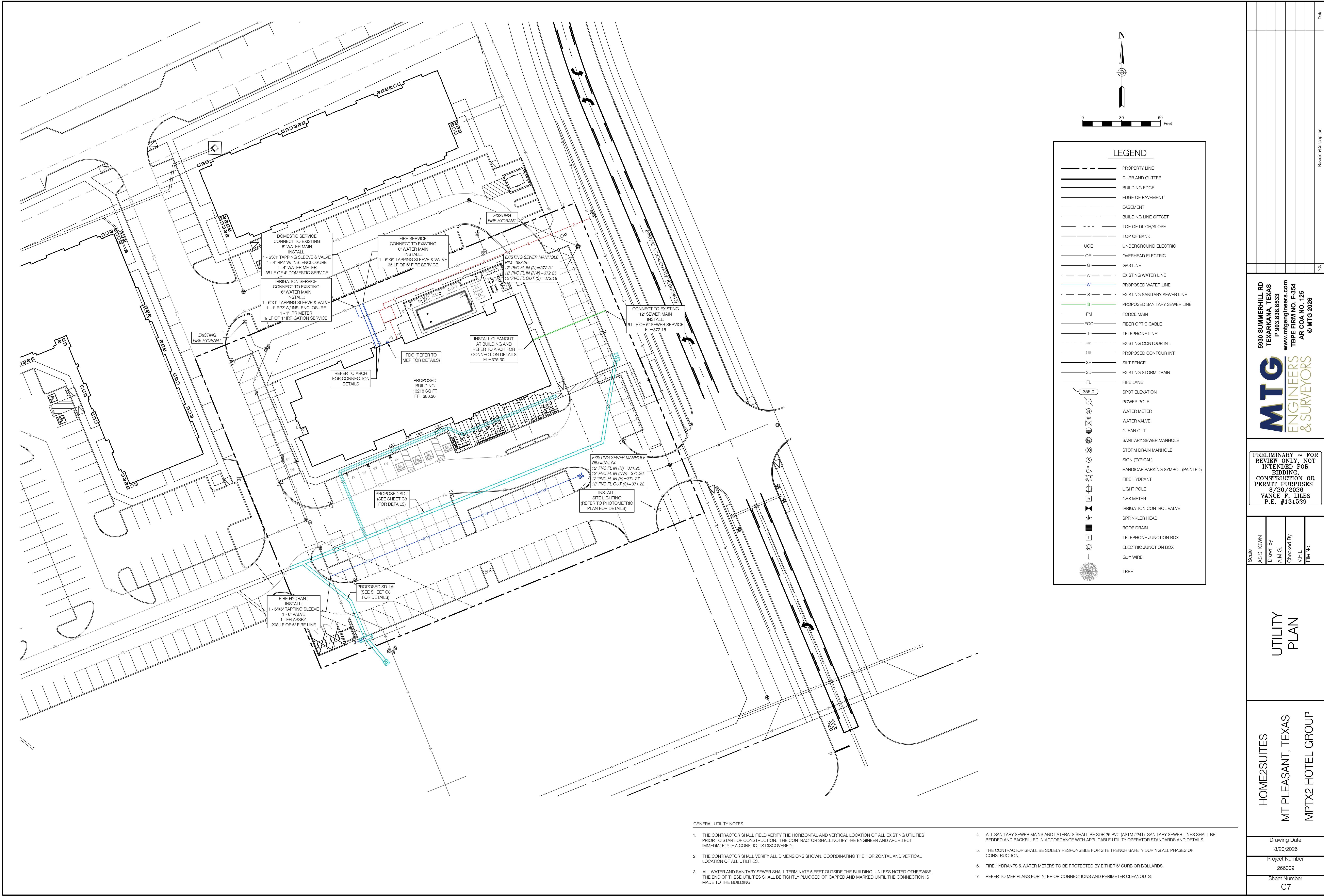
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Revision/Description

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5930 SUMMERHILL RD TEXARKANA, TEXAS P 903.538.8533 www.mtgengineers.com TBP# FIRM NO. F-354 AR COA NO. 125 © MTG 2026	
MTG ENGINEERS & SURVEYORS	
PRELIMINARY ~ FOR REVIEW ONLY, NOT INTENDED FOR BIDDING, CONSTRUCTION OR PERMIT PURPOSES 8/20/2026 VANCE F. LILES P.E. #131529	
Scale AS SHOWN	Drawn By A.M.G.
	Checked By V.F.L.
	File No.
UTILITY PLAN	
HOME2SUITES MT PLEASANT, TEXAS MPTX2 HOTEL GROUP	
Drawing Date 8/20/2026	
Project Number 266009	
Sheet Number C7	

LANDSCAPE AREA:

REQUIRED: A MIN. (5%) OF THE GROSS AREA OF A LOT MUST BE LANDSCAPED.

SITE: 82,297sf OR 1.889 acres x 5% = 4,115sf or 0.09 acres

PROVIDED: ROUGHLY 18% or ±15,000 s.f. PROPOSED TO BE PERMANENTLY LANDSCAPED

REQUIRED: FOR A LOT ABUTTING ONE STREET, A MINIMUM OF 75% OF THE LANDSCAPING AREA SHALL BE LOCATED IN THE STREET YARD. THE REMAINING PERCENTAGE OF LANDSCAPING SHALL BE REASONABLY DISPERSED THROUGHOUT THE LOT.

PROVIDED: 75% OF PROPOSED LANDSCAPE PROVIDED WITHIN THE STREET YARD.

REQUIRED: OF THE REQUIRED LANDSCAPE AREA, A MINIMUM OF ONE TREE PER 1,250 SQUARE FEET, OR FRACTION THEREOF, SHALL BE REQUIRED. A MINIMUM OF ONE TREE SHALL BE REQUIRED FOR ALL DEVELOPMENT. TREES PLANTED IN ORDER TO SATISFY THIS REQUIREMENT SHALL HAVE A MINIMUM CALIPER OF 1 1/2 INCHES.

LANDSCAPE AREA: 4,115sf / 1,250sf = (3.29) TREES

PROVIDED: (4) 3" CAL. TREES
- LOCATED CLEAR OF ALL FIRE HYDRANTS

REQUIRED: OF THE REQUIRED LANDSCAPE AREA, A MINIMUM OF (1) SHRUB PER 100sf, OR FRACTION THEREOF, SHALL BE REQUIRED.
SHRUBS PLANTED IN ORDER TO SATISFY THIS REQUIREMENT SHALL BE A MINIMUM SIZE OF ONE GALLON.

LANDSCAPE AREA: $4,115\text{sf} / 100\text{sf} = (41.15)$ SHURBS

PROVIDED: (45) 5 gal. SHRUBS

REQUIRED: (20) SQUARE FEET OF LANDSCAPING FOR EACH PARKING SPACE; SHALL INCLUDE AT LEAST ONE ISLAND & 3" CAL. TREE FOR EACH (20) PARKING SPACES; AND SHALL HAVE A MINIMUM DIMENSION OF AT LEAST 6' WIDE.

PARKING STALLS: 90 x 20sf = (1,800sf) LANDSCAPE AREA

FIVE (5) LINEAR FEET OF LANDSCAPED EVERGREEN SCREENING AT A HEIGHT OF THREE (3) FEET SHALL BE PLANTED BETWEEN THE STREET RIGHT-OF-WAY AND THE PARKING LOT WHERE A PARKING LOT FACES A STREET

PROVIDED: - 1,950sf of LANDSCAPE AREA w/ (11) 3" CAL. TREES PROVIDED WITHIN PARKING ISLANDS
- EVERGREEN SCREENING SHRUBS PROVIDED ALONG STREET FRONT PARKING



1. THE RECORD OWNER OF A LOT SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF THE PUBLIC SPACE BETWEEN THE LOT LINE(S) AND THE BACK OF THE CURB AND ANY PORTION OF THE ALLEY ABUTTING THE LOT.

2. THE RECORD OWNER OF A LOT SHALL BE RESPONSIBLE FOR WATERING, MAINTAINING AND PRESERVING IN A GROWING HEALTHY CONDITION ALL LANDSCAPING LOCATED ON SAID OWNER'S LOT. THIS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO TREES, SHRUBS, PLANTING BEDS, AND GROUND COVER LOCATED ON THE LOT AND INCLUDES PARK/OPEN SPACE WITHIN THE LOT.

3. THE RECORD OWNER OF A LOT SHALL PROMPTLY REPLACE DEAD TREES AND/OR PLANT MATERIALS NO LATER THAN SIXTY (60) DAYS AFTER WRITTEN NOTIFICATION FROM THE CITY TO REPLACE SUCH TREES AND/OR PLANT MATERIALS.

4. TREES SHALL BE MAINTAINED TO PROVIDE A SEVEN (7) FOOT CLEARANCE OVER PEDESTRIAN PATHWAYS AND A FOURTEEN (14) FOOT CLEARANCE OVER ON-STREET DRIVE AND PARKING LANES. THE FOLIAGE OF NEWLY PLANTED TREES MAY INTRUDE INTO THIS AREA UNTIL THE TREE HAS SUFFICIENT GROWTH TO ALLOW SUCH A CLEAR TRUNK HEIGHT.

5. SHRUBBERY SHALL BE MAINTAINED TO KEEP A CLEAR VIEW BETWEEN THREE (3) FEET AND EIGHT (8) FEET ABOVE GRADE AND TO PREVENT ENCROACHMENT INTO PEDESTRIAN PATHWAYS OR THE STREET.

6. NO TREES OR LANDSCAPE MATERIALS SHALL BE PLANTED IN A MANNER THAT CREATES A VISIBILITY OBSTRUCTION AT INTERSECTIONS AND DRIVEWAYS IN VIOLATION OF ANY CITY ORDINANCE.

7. NOTHING IN THIS PARAGRAPH 7 SHALL BE CONSTRUED AS PROHIBITING A PROPERTY/HOMEOWNER ASSOCIATION FROM MAINTAINING ANY LANDSCAPING OR IRRIGATION SYSTEM FOR THE RECORD OWNER OF A LOT, WHETHER PURSUANT TO TERMS OF AN AGREEMENT BETWEEN THE LOT OWNER AND THE PROPERTY/HOMEOWNER ASSOCIATION OR PURSUANT TO THE PROPERTY/HOMEOWNER ASSOCIATION'S OBLIGATIONS SET FORTH IN ANY RECORDED COVENANTS TO WHICH SAID LOT IS SUBJECT. NOTWITHSTANDING THE FOREGOING, THE RECORD OWNER OF THE LOT SHALL AT ALL TIMES BE OBLIGATED TO COMPLY WITH THIS PARAGRAPH 7.

8. AT NO TIME SHALL THE LANDSCAPING LOCATED ON ANY LOT WITHIN THE PROPERTY BE REDUCED TO LESS THAN THE MINIMUM REQUIRED BY THE SUBSECTION B OR THAT WHICH IS REQUIRED BY AN APPROVED LANDSCAPE PLAN.

9. ALL PLANT MATERIAL SHALL MEET THE LATEST REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI).

10. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI STANDARDS).

11. FINE GRADING SHALL BE PERFORMED IN ALL LANDSCAPE AREAS. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.

12. AT LEAST 3" OF SOIL; AERATED, ROTO-TILLED, AND / OR BROKEN UP IN ALL LANDSCAPE BEDS.

13. THE CONTRACTOR / OWNER SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.

PLANT LEGEND					
SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
SHADE TREES					
BO	Quercus Macrocarpa	Bur Oak	4	3" CAL.	10'-12' HT.
LE	Ulmus Parvifolia	Lacebark Elm	4	3" CAL.	10'-12' HT.
ORNAMENTAL TREES					
CM	Lagerstroemia indica	Crepe Myrtle	7	6'-8' Ht.	Multi-Trunk, 3-4 Canes, Min. 3" Cal. Cane Total
SHRUBS					
DB	Ilex cornuta 'Burfordii'	Dwarf Burford Holly	45	5 GAL	24" min. ht, 18" min. spread plant 36" o.c.
GROUND COVER					
SS	Cynodon spp.	Tifway 419 Bermuda	±15,000 S.F.		Solid sod

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPO-TRANSPIRATION (ET) WEATHER BASED CONTROLLERS.

SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR PER STATE AND LOCAL REGULATIONS.



3202 TEXAS BLVD. TEXARKANA, TEXAS 75501
PH: (214) 850-3994

BRYAN CALLAWAY
OWNER / DESIGNER
CELL: 214-850-3994

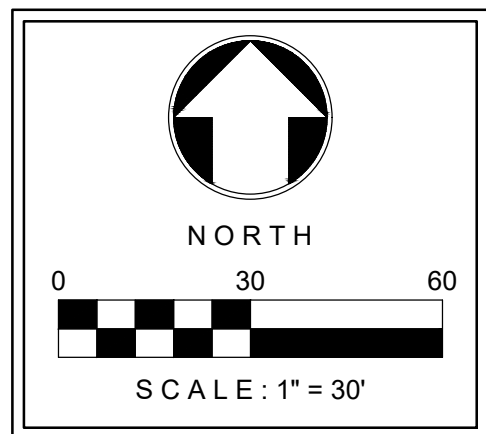
CLAYTON TURLEY
DESIGNER

PROJECT INFO.

HOME2 SUITES

MT. PLEASANT, TEXAS

ENGINEER
MTG ENGINEERS & SURVEYORS
TBPE NO. F-354 / ASBL NO. 125
5930 SUMMERHILL ROAD
TEXARKANA, TEXAS 75503
CONTACT: KAYLA WOOD, P.E.
TEL: (903) 838-8533

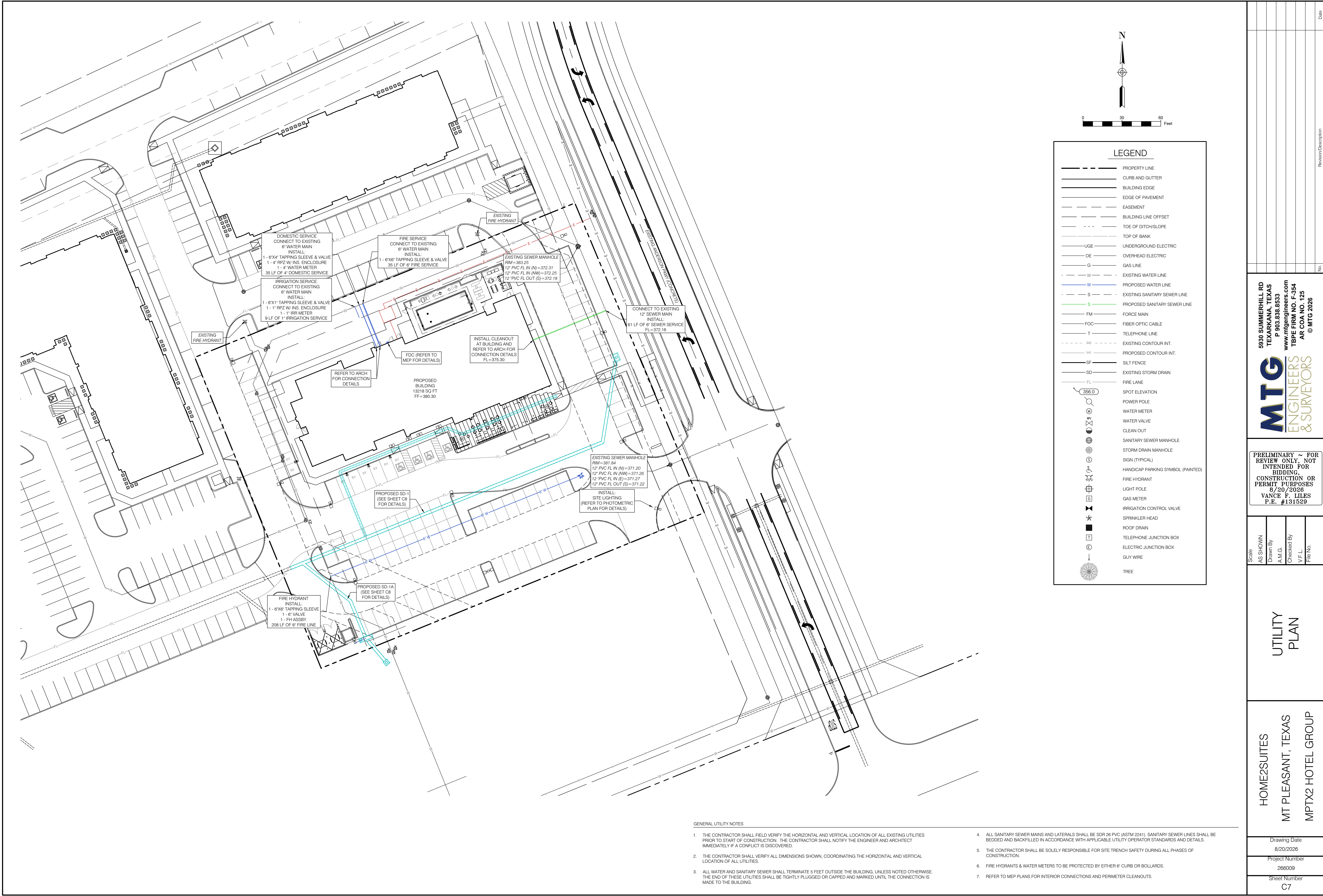


DRAWING INFO.

OVERALL LANDSCAPE PLAN

SHEET NUMBER

LP1



- GENERAL UTILITY NOTES
- THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY IF A CONFLICT IS DISCOVERED.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN. COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
 - ALL WATER AND SANITARY SEWER SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE. THE END OF THESE UTILITIES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL THE CONNECTION IS MADE TO THE BUILDING.
 - ALL SANITARY SEWER MAINS AND LATERALS SHALL BE SDR 26 PVC (ASTM 2341). SANITARY SEWER LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH APPLICABLE UTILITY OPERATOR STANDARDS AND DETAILS.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION.
 - FIRE HYDRANTS & WATER METERS TO BE PROTECTED BY EITHER 6" CURB OR BOLLARDS.
 - REFER TO MEP PLANS FOR INTERIOR CONNECTIONS AND PERIMETER CLEANOUTS.

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Drawing Date 8/20/2026	
Project Number 266009	
Sheet Number C7	

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AGENDA ITEM REPORT

Meeting: City Council - Sep 15 2026

Staff Contact: Rob Vine, City Manager

Department: Administration

Subject: **City Manager's Report**

Attachments:

[Animal Control August 2026](#)

[Airport August 2026](#)

[Civic Center August 2026](#)

[Code August 2026](#)

[Building August 2026](#)

[Fire August 2026](#)

[Library August 2026](#)

[Planning August 2026](#)

[Police August 2026](#)

[Public Works August 2026](#)

[Utilities August 2026](#)



CITY OF MT. PLEASANT ANIMAL CONTROL

CALENDAR MONTHLY REPORT 2026

August

AC Officer Activity	2026 This Month	Prior Month	Month to Month % Change	2026 Total YTD	2025 This Month	2025 Total YTD	# YTD + or -	2026 % Change YTD From 2025
Calls for Service	45	38	18%	397	46	879	-482	-55%
Animal Bite Reports	0	3	-100%	18	6	24	-6	-25%
Warnings Issued	3	8	-63%	43	1	31	12	39%
Citations Issued	8	20	-60%	144	8	111	33	30%
Complaints filed with Court	0	103	-100%	179	2	134	45	34%
Animals Delivered to Shelter	2026 This Month	Prior Month	2026 Total YTD	% of all Impounds for all 2024 Year	2025 This Month	2025 Total YTD	# YTD + or -	2026 % Change YTD From 2025
Animal Control	49	14	205	20%	56	236	-31	-13%
Mount Pleasant Public	12	36	299	29%	24	673	-374	-56%
Titus County Public	51	59	425	42%	90	547	-122	-22%
Pittsburg Public	6	4	56	6%	11	111	-55	-50%
Gilmer Public	9	6	30	3%	3	28	2	7%
Total Delivery Activity	127	119	1015	100%	184	1595	-580	-36%
Animal Disposition From Shelter	2026 This Month	Prior Month	Month to Month % Change	2026 Total YTD	2025 This Month	2025 Total YTD	# YTD + or -	2026 % Change YTD From 2025
Animals Reclaimed by Owner	15	11	36%	74	4	61	13	21%
Animals Adopted	29	35	-17%	280	43	340	-60	-18%
Animals given to Rescue Org's	32	18	78%	230	81	427	-197	-46%
Animals Euthanized	54	45	20%	397	72	511	-114	-22%
Animal Died Natural Causes	2	13	-85%	32	2	24	8	33%
Total Animals Released*	133	122	9%	1020	203	1592	-572	-36%
Animals Chipped	44	45	-2%	302	47	630	-328	-52%
Adoption without Fee	3	4	N/A	51	6	80	-29	-36%
Adoption Fees Received	\$1,883	\$ 2,204	N/A	\$17,000	\$2,417	\$18,121	-\$1,121	-6%

* 1 dog got loose & couldn't be retrieved

AIRPORT MONTHLY REPORT

Aug-26

Item/Activity	This month	Total YTD	This Month Year Ago	Total Year Ago
AIRPORT OPERATIONS	802	7302	794	6710
Fixed Wing Reciprocating - Single	554	4608	534	4298
Fixed Wing Reciprocating - Twin	72	700	48	562
Fixed Wing Turboprop	36	570	68	396
Fixed Wing Jet	68	682	70	698
Helicopter	72	742	74	756
BASED AIRCRAFT				
	138		140	
SALES				
Total Fuel Sale (Gals)	15,404	192,865	19,117	176,917
100LL Fuel Sold (Gals)	6,283	62,467	6,598	58,748
Jet Fuel Sold (Gals)	9,121	130,399	12,519	118,169
Revenue	\$107,291.67	\$1,260,808.32	\$105,429.72	\$1,027,752.25
Total Fuel Sale (\$)	\$90,303.70	\$1,025,821.38	\$88,456.83	\$813,051.70
Aviation Oil w/o tax(\$)	\$1,499.74	\$14,020.18	\$678.95	\$9,662.66
Misc Sales w/o tax(\$)	\$115.01	\$390.82	\$18.94	\$282.24
Rental / Lease Income (\$)	\$15,240.00	\$220,575.95	\$16,275.00	\$204,755.65
Accounting		COMMENTS		
Sales Tax Collected (\$)	\$133.22			
Cash Sales Including Tax (\$)	\$838.69			
Deposits (\$)	\$838.69			
Cash on Hand (\$)	\$100.00			

PRINT DATE: 2-Sep-26

**CITY OF MOUNT PLEASANT
CIVIC CENTER REPORT**

FISCAL YEAR: 2025-2026

MONTH: Aug 2026

ITEM	THIS MONTH	TOTAL Y.T.D.	THIS MONTH YEAR AGO
ENTIRE CENTER	3	18	2
MAIN HALL	1	28	1
MAIN HALL EAST	3	16	0
MAIN HALL WEST	6	16	0
WALNUT RM.	8	45	5
GOLD RM.	1	6	1
BRONZE RM.	0	0	0
PECAN RM.	0	0	0
V.I.P RM.	0	0	0
KITCHEN	6	18	2
L.S. BUILDING	0	0	0
POULTRY BLD.	1	0	3
TOTAL ROOM USAGE	29	176	14
EST. ATTENDANCE	10,200	32,700	3,000
RENTAL INCOME	\$5,645	\$82,882	\$5,440

OTHER ACTIVITIES: Helped Library with the floors

LARGER EVENTS: ComicCon type event, Insurance Dinner, City Employee Appreciation, Blood Drive

Justin Beard
CIVIC CENTER MANAGER

City of Mount Pleasant's
Code Enforcement Monthly Report - By Violation Type
8/1/2026 to 8/31/2026

	Total Cases	Total Inspections	Door Hangers	Warning Letters	2nd Warning Letters	Certified Letters	Contractor Assigned	Citations	Bills	Liens Filed	Filed Cases in Court
Zoning	1	0	0	0	0	0	0	0	0	0	0
G-SIGN											
Sign Regulations	0	1	0	0	0	0	0	0	0	0	0
JV											
Inoperable Vehicles	4	9	0	3	0	0	0	0	0	0	0
MISC											
Blind Corner	1	2	1	0	0	0	0	0	0	0	0
OS											
Open Storage	26	36	5	18	3	0	0	0	0	0	0
PM											
Property Maintenance	8	9	0	5	0	0	0	0	0	0	0
TR											
Trash and Rubbish	18	28	7	8	0	0	5	0	0	0	0
W&G											
Weeds & Grass	0	0	0	0	0	0	0	0	0	0	0
WG											
Growth Over Curb	110	203	93	17	0	0	32	0	2	0	0
Weeds and Grass	118	229	81	30	0	2	31	0	23	9	0
ZONING											
Zoning	2	3	0	2	0	0	0	0	0	0	0
Overall Totals	288	520	187	83	3	2	68	0	25	9	0

John AL
 9-1-26

BUILDING/PLANNING & DEVELOPMENT MONTHLY REPORT
AUGUST 2025-2026

ITEM--ACTIVITY	THIS MONTH	TOTAL YTD	THIS MO YR AGO	TOTAL YR AGO
* PERMITS *				
New Residential	2	14	3	14
Residential Add On or Remodel	6	52	2	42
New Commercial	0	11	2	5
Commercial Add On or Remodel	1	28	4	16
New Multi Family	0	1	3	9
New Duplex	0	0	0	0
Other Permits	28	399	58	564
Certificates of Occupancy	2	38	5	46
Non Profit Special Event Permits	1	5	0	13
Special Event Permits	1	1	0	1
TOTAL PERMITS / LICENSES	41	549	77	710
VALUE				
Commercial Add On or Remodel	\$ 200,000.00	\$ 2,441,337.00	\$ 867,900.00	\$ 4,051,408.20
New Commercial Value	\$ -	\$ 15,263,934.70	\$ 9,200,000.00	\$ 29,412,159.40
New Multi Family	\$ -	\$ 9,753,103.00		\$ 29,557,388.00
New Town Homes	\$ -	\$ -	\$ -	\$ -
New Duplex	\$ -	\$ -	\$ -	\$ -
TOTAL VALUE	\$ 200,000.00	\$ 27,458,374.70	\$ 10,067,900.00	\$ 63,020,955.60
* INSPECTIONS *				
Residential Bldg	81	386	117	931
Commercial Bldg	73	847	69	545
Grease Traps	32	252	28	255
TOTAL INSPECTIONS	186	1485	214	1731
REVENUE				
New Residential Bldg/addon/rmdl	\$ 6,635.80	\$ 51,807.50	\$ 7,119.20	\$ 41,308.30
New Commercial Bldg/addon/rmdl	\$ 1,565.25	\$ 201,874.66	\$ 48,114.35	\$ 153,376.29
New Multi Family	\$ -	\$ 36,139.33	\$ -	\$ 123,654.71
New Town Homes	\$ -	\$ -	\$ -	\$ -
New Duplex	\$ -	\$ -	\$ -	\$ -
Other Permits	\$ 2,962.80	\$ 42,114.06	\$ 4,388.60	\$ 65,251.95
Reinspections	\$ -	\$ -	\$ -	\$ -
Certificates of Occupancy	\$ 100.00	\$ 1,800.00	\$ 200.00	\$ 2,150.00
Special Event Permits	\$ 250.00	\$ 500.00	\$ -	\$ 250.00
TOTAL REVENUE	\$ 11,513.85	\$ 334,235.55	\$ 59,822.15	\$ 385,991.25


Building Official

Building Permits Issued
Monthly Report
August 2025-2026

Type	Permit #	Name	Address	Date Paid	Fees Paid	Valuation
Certificate of Occupancy	COI36018	Jo's Event Center	102 N Jefferson	7/13/2026	\$50.00	
	COI36058	Lions Head	401 N Jefferson	8/3/2026	\$50.00	
Total	2				\$100.00	
Commercial Add On or Remodel	CAR36056	Laura Romo	601 N Jefferson	8/3/2026	\$1565.25	\$200,000.00
Total	1				\$1565.25	\$200,000.00
Concrete	FW36062	Cory Price	812 Sandlin	8/6/2026	\$50.00	
	FW36078	Armando Aguliar	810 Alexander Rd	8/17/2026	\$50.00	
	FW36086	Maria Loisa	1004 N Pounders	8/19/2026	\$50.00	
	FW36097	Felipe gomez	1107 School St	8/24/2026	\$50.00	
Total	4				\$200.00	
Electrical Permit	ELC36068	Gateway	2428 W Ferguson	8/12/2026	\$604.75	\$45,000.00
	ELC36069	Emilio Sanchez	505 S Lide Ave	8/12/2026	\$75.00	
Total	2				\$679.75	\$45,000.00
Mechanical Permit	MEC36057	Hidden Oaks Apt	1010 Village Rd	8/3/2026	\$75.00	
	MEC36067	Titus County Jail	304 S Van Buren	8/11/2026	\$523.95	\$37,000.00
	MEC36073	Michael Long	1416 Larkin Ave	8/19/2026	\$150.00	
	MEC36079	Jose Galvan	108 N Cecelia Dr	8/19/2026	\$75.00	
	MEC36085	Patty Properties	1010 Village Rd	8/19/2026	\$75.00	
	MEC36108	Israel Lopez	308 Pleasant St	8/31/2026	\$150.00	
Total	6				\$1048.95	\$37,000.00
Miscellaneous	MISC36077	Wilbert Rundles	1204 Booker Ave	8/14/2026	\$50.00	
Total	1				\$50.00	
New Residential Homes	NHP36081	ACH	4816 Quail Creek	8/18/2026	\$1628.50	
	NHP36084	Nima Ranjbar	700 Cash St	8/19/2026	\$4299.00	
Total	2				\$5927.50	
Plumbing Permit	PLM36061	Tennison Church	405 E 3rd St	8/6/2026	\$62.20	\$900.00
	PLM36063	Diamond C Powder	4006 FM 3417	8/10/2026	\$61.90	\$890.00
	PLM36066	Victor Perez	101 Denman Dr	8/11/2026	\$75.00	
	PLM36075	Casey Cross	515 Redfearn Ct	8/13/2026	\$75.00	
	PLM36080	Martha Zavala	1209 W 9th St	8/18/2026	\$75.00	
	PLM36092	Jose Sanchez	718 Nevills Rd	8/24/2026	\$75.00	
	PLM36096	Erik Torres	201 W 10th St	8/24/2026	\$75.00	
	PLM36101	Roy Martin	209 Turnberry Cir	8/28/2026	\$75.00	
Total	8				\$574.10	\$1,790.00
Pool	PLS36102	Lakeside Lofts	1024 Mattingly Dr	8/27/2026	\$125.00	\$256,000.00
Total	1				\$125.00	\$256,000.00

Residential Accessory Building	RAB36060	Larry Donahue	517 W 7th St	8/5/2026	\$50.00	
Total	1				\$50.00	
Residential Add On or Remodel	HAR36065	Dale McKelvey	203 Turnberry	8/11/2026	\$75.00	
	HAR36083	Manuela Moneno	302 Henderson	8/18/2026	\$130.50	
	HAR36087	Joel DeJesus	1413 E 9th St	8/19/2026	\$172.80	
	HAR36098	Brenda Castillo	1416 N Ellis Ave	8/25/2026	\$180.00	
	HAR36099	Agustin Montoya	112 S Church	8/25/2026	\$75.00	
	HAR36103	Juan Gonzalez	309 MLK	8/27/2026	\$75.00	
Total	6				\$708.30	
Roofing	ROOF36095	Castilo Rivera	1004 E 8th St	8/24/2026	\$50.00	
Total	1				\$50.00	
Sign Permit	SGN36029	La Jalisciense	601 N Jefferson	8/7/2026	\$75.00	
	SGN36055	Anderson Towne Crsng	162 Tankersley	8/3/2026	\$75.00	
	SGN36088	Boy Scouts	1801 E 1st St	8/20/2026		
	SGN36104	Smoke Center	1401 S Jefferson	8/27/2026	\$35.00	
Total	4				\$185.00	
Special Events		Let Freedom Rumble	102 N Jefferson	8/13/2026		
		Pilgrims Family Day	Rodeo Arena	8/11/2026	\$250.00	
Total	2				\$250.00	
Overall Total	41				\$11513.85	\$539,790.00



Mount Pleasant Fire Department

Monthly Report

August 2026

NFIRS Incident Type	NERIS Incident Types	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
Fires					
100-Fire, other 150-Outside rubbish fire, other 151-Outsid rubbish, trash or waste fire 152-Garbage dump or landfill fire 160-Special outside fire, other 161-Outside Storage Fire	Fire - Outside Fire - Other Outside Fire	3	65		3
111-Buildng Fire 121-Fire in mobile home 123 Fire in portable building	Fire - Structure Fire - Structural Involvement	2	25	4	33
113-Cooking fire, confined to container	Fire - Structure Fire - Confined Cooking / Appliance Fire		5		4
114- Chimney or flute fire, contained to chimney	Fire - Structure Fire - Chimney Fire				
118-Trash or rubbish fire, contained	Fire - Outside Fire - Trash / Rubbish Fire	1	5		
122-Fire in motor home, camper, rec vehicle 137-Camper or RV fire	Fire - Transportation Fire - Vehicle Fire - RV	1	2	1	7
131-Passenger vehicle fire	Fire - Transportation Fire - Vehicle Fire - Passenger	2	13	1	21
132-Road freight or transport vehicle fire 138-Off road/heavy equipment fire	Fire - Transportation Fire - Vehicle Fire - Commercial	1	11	2	16
134-Water vehicle fire	Fire - Transportation Fire - Boat / Personal Watercraft / Barge Fire				1
135-Aircraft Fire	Fire - Transportation Fire - Aircraft Emergency				
141-Forest, woods, or wildland fire	Fire - Outside Fire - Vegetation / Grass Fire	20	92	11	95
154-Dumpster fire	Fire - Outside Fire - Dumpster / Other Outdoor Container Fire		4		



Mount Pleasant Fire Department

Monthly Report

August 2026

NFIRS Incident Type	NERIS Incident Types	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
163-Outside gas or vapor combustion explosion	Fire - Special Fire - Explosion				
OverPressure Rupture, Explosion, Overheat (NO FIRE)					
220-Overpressure rupture, other	Hazardous Situation - Overpressure - Rupture Without Fire				
Rescue & EMS					
311-Vehicle accident, patient care only	Hazardous Situation - Hazard Non-Chemical - Motor Vehicle Collision	13	146	17	186
321-EMS 1st Responder call 341-Search for person on land	Medical - Illness - No Appropriate Choice	14	83	9	89
351-Extrication of victim from bldg./structure	Rescue - Structure - Extrication / Entrapped				3
352-Extrication of victim from vehicle	Rescue - Transportation (Land) - Motor Vehicle Collision Extrication / Entrapment	5	20	1	17
353-Removal of victim from stalled elevator	Rescue - Structure - Elevator / Escalator Rescue	1	1		
356-High-Angle Rescue	Rescue - Outside - High Angle Rescue		2		
357-Extrication of victim(s) from machinery	Medical - Injury / Trauma - Industrial Accident/Inaccessible Incident/Other Entrapment (Non-Vehicle)		4		
361- Swimming / Rec Water Rescue 363-Swift water rescue	Rescue - Water - Person in Water (Swiftwater/River)				
365-Water Craft rescue	Rescue - Water - Watercraft in Distress				
Hazardous Condition (NO FIRE)					



Mount Pleasant Fire Department

Monthly Report

August 2026

NFIRS Incident Type	NERIS Incident Types	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
411-Gasline or other flammable liquid spill	Hazardous Situation - Hazardous Materials - Fuel Spill / Fuel Odor	2	6	1	15
412-Gas leak	Hazardous Situation - Hazardous Materials - Gas Leak / Gas Odor	4	23	1	15
424-Carbon monoxide incident	Public Service - Alarms (Non Medical) - CO Alarm		6		4
444-Power line down	Hazardous Situation - Hazard Non-Chemical - Electrical Power Line Down / Arching / Malfunction	2	31	5	34
445-Arcing, shorted electrical equipment	Hazardous Situation - Hazard Non-Chemical - Electrical Hazard / Short Circuit	2	14		19
461-Bldg/Structure weakened or collapse	Rescue - Structure - Building Collapse / Structure Collapse		1		
Service Calls					
531-Smoke or odor removal	No Emergency - Good Intent - Smoke From Nonhostile Source (Smoke Scare)	2	18	1	21
542-Animal rescue	Public Service - Citizen Assist - Citizen Assist / Service Call	7	36		3
551-Assist police	Law Enforcement Support		7	2	10
Good Intent Calls					
600-Good intent call, other 622-No incident found at address	No Emergency - Good Intent - No Incident Found Upon Arrival / Location Error	5	68	10	80
611-Dispatched & cancelled enroute	No Emergency - Cancelled	6	33	9	36



Mount Pleasant Fire Department

Monthly Report

August 2026

NFIRS Incident Type	NERIS Incident Types	Reported Month 25-26	YTD 25-26	Reported Month 24-25	YTD 24-25
631-Authorized controlled burn	No Emergency - Good Intent Controlled Burning (Authorized)	3	22	2	24
650 – Steam, other gas mistaken for smoke	Hazardous Situation - Investigation - Smoke Investigation		9		1
651-Smoke scare, odor of smoke	Hazardous Situation - Investigation - Odor		7	1	16
False Alarms					
700-False alarm or false call, other	No Emergency - False Alarm - Other False Call	5	61	6	77
710-Malicious false alarm 721- Bomb Scare - No Bomb	No Emergency - False Alarm - Bomb Scare	1	2		
733-Smoke detector malfunction	No Emergency - False Alarm - Malfunctioning Alarm	4	30		2
745-Alarm System activation, unintentional	No Emergency - False Alarm - Accidental Alarm	1	52	2	35
Severe Weather & Natural Disaster					
800-Severe weather or natural disaster, other	Public Service - Disaster / Weather - Weather Response		2		1
Special Incidents			8		
911-Citizen complaint	No Emergency - Good Intent Controlled Burning (Authorized)		13		8
TOTALS		107	927	86	876

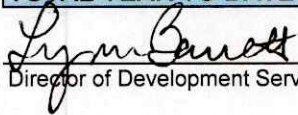
ITEM/ACTIVITY	THIS MONTH	TOTAL YTD	THIS MONTH YEAR AGO	TOTAL YEAR AGO
CIRCULATION OF MATERIALS	6,002	67,683	5,447	65,586
Adult Books	1,493	15,597	1,439	15,495
Youth Books	2,613	30,575	2,207	29,394
Espanol Books	296	3,707	265	2,762
Audio Books -- Adult	75	809	44	1,147
Audio Books -- Juvenile	38	410	40	428
Magazines	19	273	23	236
Videos & DVDs	597	7,741	704	7,854
Uncataloged Items	25	256	31	222
Ebooks	834	8,000	654	7,505
Interlibrary Loan Requests/Patrons	10	88	9	118
Interlibrary Loan Requests/Libraries	2	227	31	425
COLLECTION DEVELOPMENT	206	1,885	266	2,495
Books Added to Collection	163	1,584	251	2,156
AV Added to Collection	43	301	15	339
Total Number of Items in Collection	32,336	32,336	32,758	32,758
MEMBERSHIP				
Library Membership--County	38	677	49	803
Library Membership--Out-of-County	19	130	14	111
TexShare Membership--County	3	7	0	4
TexShare Membership--Out-of-County	0	14	2	31
Total Number of Registered Borrowers	20,847	20,847	20,261	20,261
FEES COLLECTED	\$2,149.82	\$27,623.98	\$1,937.30	\$26,704.56
Fines Collected for Month	\$373.25	\$3,643.38	\$244.50	\$3,948.11
Out-of-County Membership Fee	\$380.00	\$2,640.00	\$280.00	\$2,240.00
Copies / Misc. / Forms / Coin copier	\$975.00	\$9,293.11	\$869.30	\$9,392.00
Interlibrary Loan Fees Collected for Month	\$16.00	\$168.00	\$20.00	\$192.00
Contributions / Memorials / Summer Programs	\$198.07	\$9,705.04	\$340.50	\$8,675.75
Book Replacement & Damage Fees	\$207.50	\$2,204.45	\$183.00	\$2,256.70
LIBRARY SERVICES				
Computer Users-Sessions	507	5,306	498	5,232
TexShare Database Users	0	100	0	126
Programs Offered-Children's	5	183	11	284
Programs Offered --Adult	7	130	11	167
Program Attendance-Children	142	7,787	56	7,699
Program Attendance-Adults	33	866	83	662
MISC.				
Patrons Entering Library	3,905	45,310	3,634	44,104
Patrons Entering Museum	543	6,309	422	4,994
Facebook Visits	1,155	19,678	1,418	26,011
Volunteer Hours	10	381.5	20	551.5

Programs: Silent Book Club @ Hueys, MP Employee Canva Tutorial, Infinity Day @ Laura's, FOL Professional Headshots, Free Legal Aid, Pushing the Limits Book Club: Communication, Volunteer Evening, CHEMPA Kick-Off Party, Preschool Story Time

Lupe Herrera, Mount Pleasant Public Library Director

**PLANNING & ZONING
MONTHLY REPORT
AUGUST 2024-2025**

Type	Case #	Name	Property	Fees Due	Date Paid
Minor Plats					
Total					
Site Plans					
Total					
Final Plat					
Filing Fee					
Total					
Replat					
Filing Fee					
Total					
Zoning					
Total					
Variances & Appeals					
Total					
Street Closure					
Total					
Preliminary Pre-plat					
Total					
Grand Total	0			\$ -	
TOTAL YEAR TO DATE	26			\$ 7,580.00	


Director of Development Services

MOUNT PLEASANT POLICE DEPARTMENT

MONTHLY REPORT

2026

NIBRS - AUGUST	2026 This Month	Prior Month	Month to Month % Change	2026 Total YTD	2025 Year Ago This Month	2025 Total Prior YTD	2025/2026 # YTD or - +	2026 % Change YTD From 2025
CRIMINAL HOMICIDE	0	0	0%	0	0	0	0	0%
MANSLAUGHTER BY NEGLIGENCE	0	0	0%	0	0	0	0	0%
FORCIBLE RAPE	0	1	100%	8	1	11	-3	-27%
RAPE BY FORCE	0	1	-100%	8	1	11	-3	-27%
ATTEMPTS TO COMMIT	0	0	0%	0	0	0	0	0%
ROBBERY	0	0	0%	3	0	2	1	50%
FIREARM	0	0	0%	3	0	2	1	50%
KNIFE OR CUTTING INSRT.	0	0	0%	0	0	0	0	0%
OTHER DANGEROUS WEAPON	0	0	0%	0	0	0	0	0%
STRONG ARM	0	0	0%	0	0	0	0	0%
ASSAULT	21	29	-28%	176	17	139	37	27%
FIREARM	0	5	-100%	9	0	9	0	0%
KNIFE OR CUTTING INSRT.	1	3	-67%	9	0	3	6	200%
OTHER DANGEROUS WEAPON	2	0	200%	4	0	3	1	33%
HANDS, FIST, FEET-AGG INJ	0	0	0%	0	1	2	-2	-100%
OTHER ASSAULT NOT AGG	18	21	-14%	154	16	122	32	26%
BURGLARY	0	3	-100%	23	9	35	-12	-34%
RESIDENTIAL	0	3	-100%	8	2	8	0	0%
NON RESIDENTIAL	0	0	0%	6	0	12	-6	-50%
VEHICLE	0	0	0%	9	7	15	-6	-40%
THEFT (NOT VEHICLE)	13	12	8%	112	19	206	-94	-46%
MOTOR VEHICLE THEFT	0	1	-100%	5	0	12	-7	-58%
AUTO	0	1	-100%	3	0	11	-8	-73%
TRUCKS AND BUSES	0	0	0%	2	0	0	2	200%
OTHER VEHICLES	0	0	0%	0	0	1	-1	-100%
Total UCR	34	46	-26%	327	46	405	-78	-19%

MOUNT PLEASANT POLICE DEPARTMENT

MONTHLY REPORT

2026

TRAFFIC	2026 This Month	Prior Month	Month to Month % Change	2026 Total YTD	2025 Year Ago This Month	2025 Total Prior YTD	2025/2026 # YTD or - +	2026 % Change YTD From 2025
CITATIONS ISSUED	282	319	-12%	1750	217	1886	-136	-7%
WARNINGS ISSUED	629	578	9%	3319	430	3531	-212	-6%
TOTAL ACCIDENTS	48	52	-8%	376	54	363	13	4%
FATAL ACCIDENTS	1	0	100%	5	0	0	5	500%
INJURY ACCIDENTS	15	10	50%	102	15	115	-13	-11%
DWI CASES	8	9	-11%	57	6	75	-18	-24%

911 CENTER	2026 This Month	Prior Month	Month to Month % Change	2026 Total YTD	2025 Year Ago This Month	2025 Total Prior YTD	2025/2026 # YTD or - +	2026 % Change YTD From 2025
911 CALLS RECEIVED	0	0	0%	6420	1394	10440	-4020	-39%
FAMILY VIOLENCE	10	11	-9%	91	12	94	-3	-3%

*TOTAL ACCIDENT NUMBERS ARE SUBJECT TO CHANGE

*ATCOG Changed 911 Reporting system. Unable to pull numbers at this time.

**MONTHLY REPORT
PUBLIC WORKS DIVISION
CITY OF MOUNT PLEASANT**

Fiscal Year 2025-2026

Month August 2026

<u>STREET DEPARTMENT</u>	<u>THIS MONTH</u>	<u>TOTAL YTD</u>	<u>MONTH YEAR AGO</u>	<u>TOTAL YEAR AGO</u>
Work Orders Received	11	80	18	221
Work Orders Completed	11	80	18	221
Patching Materials Used (Tons)	29	215	34	257
Hours Mowing	64	248	40	152
Hours Sweeping (320 hrs.)/Edging	96	1242	160	2558
Crack Seal (400 hrs.)	0	0	0	0
Grass Spaying	0	184	8	70

PARKS DEPARTMENT

SOLID WASTE DIVISION

This Month 83,294 C.Y. 26,651.24 Tons

This Month Year Ago 80,449 C.Y. 34,709.22 Tons

Total YTD 998,425 C.Y. 302,637.41 Tons

Total Year Ago 886,225 C.Y. 241,089.52 Tons



Garrett Houston, Director of Public Works

City of Mount Pleasant Utility Department

Fiscal Year: 2025-2026

Month: August 2026

Wastewater Treatment Division

	This Month	This Month Year Ago
Average Flow Tested	2.820 MGD	2.096 MGD
Maximum Flow Treated	3.890 MGD	3.417 MGD

Comments:

Water Treatment Division

	This Month	This Month Year Ago
300 Lakewood Location:		
Average Flow Treated	7.143 MGD	6.866 MGD
Maximum Flow Treated	8.204 MGD	8.512 MGD

510 CR 2300 Location:

Average Flow Treated	1.42 MGD	1.235 MGD
Maximum Flow Treated	2.19 MGD	2.19 MGD

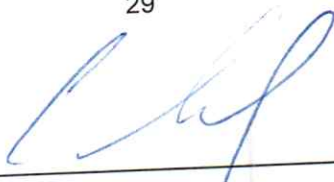
Calendar Year Raw Water Usage

	AC/FT YTD	AC/FT YTD Year Ago
Lake Bob Sandlin – Allotment 7,000 AC/FT	2393.34 acre feet	2691.473 acre feet
Lake Cypress Springs – Allotment 3,598 AC/FT	2319 acre feet	2800 acre feet
Lake Tankersley – Allotment 3,000 AC/FT	0 acre feet	0 acre feet

Comments:

Utility Maintenance Division

	This Month	This Month Year Ago
Work Orders		
Water	26	11
Sewer	23	18
Work Orders Completed	49	29


Erin Marshall, Utilities Director