



NOTICE AND AGENDA OF REGULAR CALLED MEETING MOUNT PLEASANT PLANNING AND ZONING COMMISSION

**Tuesday, September 8, 2026 at 5:30 P.M.
501 North Madison, Mount Pleasant, Texas**



PURSUANT TO CHAPTER 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE PLANNING AND ZONING COMMISSION 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

PUBLIC COMMENTS

Citizen comments are limited to three minutes. The Planning and Zoning Commission is not permitted to respond to comments from the public per the Texas Open Meetings Act.

REGULAR AGENDA

1. Consider approval of the minutes for August 11, 2026, Planning & Zoning Commission Meeting, and take any action necessary.
2. ZA-2026-01: CITY INITIATED ZONING AMENDMENT NEW USES AND USE TABLE
Hold a public hearing to discuss and consider adoption of an ordinance 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.
3. ZA-2026-02: CITY INITIATED CREATION OF DOWNTOWN ZONING DISTRICT Hold a public hearing to discuss and consider adoption of an ordinance 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.
4. PP-2026-04: Consider a request from 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.
5. SP-2026-03: Consider a request from applicant Justin Loecker on behalf of owner MCGDE ATC LLC for 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.
6. SP-2026-04: Consider a request from 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.
7. Director's Report

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 2nd of September 2026 and remained so posted for at least 3 business days preceding the scheduled of said meeting.

Candias Webster

Candias Webster, City Secretary