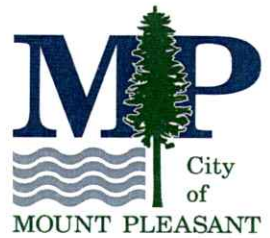


**NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT PLANNING AND ZONING COMMISSION**

**Tuesday, October 13, 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

REGULAR AGENDA

1. Consider approval of the minutes for the September 8, 2026, Planning & Zoning Commission Meeting, and take any action necessary.
2. RP-2026-05: Consider a request from Guaranty Bank for Replat (RP) of the 2.46-acre, 1 lot, 1 block Guaranty Bank Technology Center Addition comprising Lots 1 and 2, Original City Block 29; Lots 9, 10 and part of 11 Original City Block 232 and a .14 acre portion of previously abandoned Arizona Street Right of Way addressed as 101 W Arkansas Street.
3. FP-2025-01: Consider a request from Vaughn Zimmerman, property owner, for the approval of a Final Plat (PP) for the Pleasant Pointe Apartments Addition, a 1 Lot, 1 Block, 9.04-acre subdivision addressed as 1708 W. 16th Street.

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 7th of October 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: Planning and Zoning Commission - Oct 13 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Consider approval of the minutes for September 8, 2026, Planning & Zoning Commission Meeting, and take any action necessary.

Attachments:

[09 08 26 minutes](#)

PLANNING AND ZONING COMMISSION

September 8, 2026

The Planning and Zoning Commissions for the City of Mount Pleasant met on September 8, 2026, at 5:30 pm. The meeting was held at the City Hall located at 501 N Madison, Mount Pleasant, TX 75455.

The following members were present:

James Arledge
Ronnie Narramore
Jay Senn
Wade Clark

City Staff:

Lynn Barrett, Director of Development
Regina Reynolds, Administrative Assistant

Call to order

Public Comment

No comments

Consider approval of the minutes for August 11, 2026, Planning & Zoning Commission Meeting, and take any action necessary.

Jay Senn made a motion to approve and Wade Clark second the motion. Approved vote 4-0.

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.

Lynn Barrett spoke, stating that with 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 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. She stated that staff recommends approval of the 15 newly defined uses and accompanying table. In the handouts, the entire table with all changes and the original Central Business District is shown along with the new DT Downtown District. James Arledge opened the public hearing. There were no questions. James Arledge closed the public hearing. Wade Clark made a motion to approve and Jay Senn second the motion. Approved vote 4-0.

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.

Lynn Barrett spoke stating that 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. In a companion amendment, 15 new uses were identified, defined, and proposed in a companion Use Table amendment for both inclusion in the new Zoning District and citywide where appropriate. Staff recommends approval of the new Downtown Zoning District, which will stand alongside the smaller 16 block existing Central Business District. James Arledge opened the public hearing. Ronnie Narramore asked if this change would have prevented the Cotton Belt building being torn down; answer was yes. There were no more questions. Jay Senn made a motion to approve and Jay Senn second the motion. Approve vote 4-0.

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.

Lynn Barrett spoke, stating that an application had 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 Lot 3 and to build an additional apartment building at the site. 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. Staff recommends approval of the 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. Wade Clark made a motion to approve and Jay Senn second the motion. Approved vote 4-0.

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.

Lynn Barrett spoke stating that an application had 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 approved the civil engineering plans and the City's Engineer has issued an approval letter. This site plan meets the requirements of City development standards. Staff recommends approval. Jay Senn made a motion to approve and Wade Clark second the motion. Approved vote 4-0.

SP-2026-04: Consider a request from applicant Denish Patel on behalf of MPTX2 Hotel Group, LLC 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.

Lynn Barrett stated that an application had 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 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 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. This site plan meets the requirements of City development standards. Staff recommends approval. Jay Senn made a motion to approve and Wade Clark second the motion. Approved vote 4-0.

Planning and Director's Report

Lynn Barrett informed the commission that starting October 1, 2026, she would no longer be a director and passed out an organizational chart.

Adjournment

Jay Senn made a motion to approve, and Wade Clark seconded the motion. Approved vote 4-0.

Chairperson/Co-Chairperson



AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Oct 13 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: **RP-2026-05: Consider a request from Guaranty Bank for Replat (RP) of the 2.46-acre, 1 lot, 1 block Guarantee Bank Technology Center Addition comprising Lots 1 and 2, Original City Block 29; Lots 9, 10 and part of 11 Original City Block 232 and a .14 acre portion of previously abandoned Arizona Street Right of Way addressed as 101 W Arkansas Street.**

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: Planning and Zoning Commission - Oct 13 2026

SUBJECT:

RP-2026-05: Final Plat for Guaranty Bank Technology Center Addition

BACKGROUND:

This 2.43 acre property in the Downtown Zoning District is already developed across several Original City Block lots, but a recent remodel permit request from the owner revealed a small additional portion of adjacent property required conveyance and highlighted the need to bring the entire property into compliance with the city's platting regulations. Additionally, there was an old conveyance of part of a city Right of Way on Arizona that is also included, requiring city council action to formalize the plat.

RECOMMENDATION:

Relevant city staff acting as the Development Review Committee have reviewed and approved it.

This plat meets the requirements of Section 154 Subdivision Regulations of the City of Mount Pleasant Ordinances. Staff recommends approval of the final plat.

Attachments:

[Guaranty Bank 2026-525 FINAL PLAT SHEET 1 LGL](#)
[Guaranty Bank 2026-525 FINAL PLAT SHEET 2 LGL](#)

GUARANTY BANK
FINAL PLAT OF TECHNOLOGY CENTER ADDITION
BEING A 2.46 ACRE REPLAT OF PART OF LOT NOS. 1 & 2, CITY BLOCK NO. 29,
AND LOT NOS. 9, 10, AND PART OF 11, CITY BLOCK NO. 232, AND A 0.14 ACRE PORTION
OF ABANDONED ARIZONA STREET R.O.W. INTO LOT NO. 1 TECHNOLOGY CENTER ADDITION
CITY OF MT. PLEASANT, TITUS COUNTY, TEXAS
SHEET 1 OF 2

LEGAL DESCRIPTION

Being a 2.46 acre tract or parcel of land situated in the R. Moore Survey, Abstract No. 390, Titus County, Texas, and being the remainder of that tract of land conveyed from Rita Justiss to Guaranty Bond State Bank, by Quitclaim Deed, as recorded in Volume 430, Page 209, Deed Records, Titus County, Texas, being the remainder of that tract of land conveyed from Marion Everett Creekmore to Guaranty Company, Inc., by General Warranty Deed, as recorded in File No. 20174260, Public Records, Titus County, Texas, being more fully described in a deed to Theda Porter, as recorded in Volume 156, Page 134, Deed Records, Titus County, Texas, being all of Tract One, the remainder of Tract Two, all of Tract Three, and all of Tract Four conveyed from Guaranty Bancshares, Inc to Guaranty Bank, by deed as recorded in Volume 449, Page 777, Deed Records, Titus County, Texas, being all of First Tract and all of Second Tract conveyed J.E.A. Hanks to Guaranty Bank, by deed as recorded in Volume 448, Page 826, Deed Records, Titus County, Texas, being all of that certain tract of land conveyed from Billy Maxton, et al, to Guaranty Bank, by General Warranty Deed, as recorded in Volume 1119, Page 89, Real Property Records, Titus County, Texas, being all of that certain tract of land conveyed from Erma Brown, et al, Guaranty Bank, by Warranty Deed, as recorded in Volume 453, Page 679, Deed Records, Titus County, Texas, being all of that certain tract of land conveyed from City of Mount Pleasant, Texas to Guaranty Bond Bank, by Quitclaim Deed, as recorded in File No. 201100002438, Real Property Records, Titus County, Texas, being all of that certain called 0.345 acre tract of land conveyed from Pin Oak Realty Holdings, Inc to Guaranty Bank Bank, by Warranty Deed, as recorded in File No. 201100002141, Real Property Records, Titus County, Texas, being all of that certain called 246 square foot tract of land conveyed from LVJ TR Titus County Series, LLC to Guaranty Bank & Trust, by General Warranty Deed, as recorded in File No. 20261819, Public Records, Titus County, Texas, and being all of that tract of land conveyed from the City of Mt. Pleasant, Trustee, to Guaranty Bond Bank, by Tax Sale Deed, as recorded in File No. 201000001961, Real Property Records, Titus County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (Hampton) at the Northwest corner of the remainder of said Guaranty Bond State Bank tract (430/209), at the Southwest corner of a called 0.013 acre tract of land, described as Tract Two, conveyed to the City of Mt. Pleasant, Texas, by deed as recorded in Volume 456, Page 772, Deed Records, Titus County, Texas, and at or near the intersection of the East line of S. Madison Avenue and the South line of W. Arkansas Street;

THENCE North 88 degrees 38 minutes 34 seconds East, with the North line of the remainder of said Guaranty Bond State Bank tract (430/209), with the North line of the remainder of said Porter tract, with the North line of the remainder of said Tract Two (449/777), with the South line of said 0.013 acre tract, with the South line of a called 0.08 acre tract of land conveyed to the City of Mt. Pleasant, Texas, as recorded in Volume 456, Page 768, Deed Records, Titus County, Texas, with the South line of a called 0.023 acre tract of land, described as Tract One, conveyed to the City of Mt. Pleasant, Texas, by deed as recorded in Volume 456, Page 772, Deed Records, Titus County, Texas, and with the South line of W. Arkansas Street, a distance of 239.05 feet to a 1/2" iron rod set capped (By-Line) at the Northeast corner of the remainder of said Tract Two (449/777), at the Southeast corner of said 0.023 acre tract, and at or near the intersection of the South line of W. Arkansas Street and the West line of S. Jefferson Avenue;

THENCE South 01 degrees 53 minutes 53 seconds East, with the East line of said Tract Two (449/777), with the East line of said Tract One (449/777), with the East line of said Guaranty Bond Bank tract (1119/89), with the East line of said Tract Four (449/777), with the East line of said Guaranty Bond Bank tract (453/679), and with the West line of S. Jefferson Avenue, a distance of 290.67 feet to a 1/2" iron rod found capped (DH) at the Southeast corner of said Guaranty Bank tract (453/679) and at the Northeast corner of said Guaranty Bond Bank tract (201100002438);

THENCE South 00 degrees 13 minutes 54 seconds West, with the East line of said Guaranty Bond Bank tract (201100002438) and with the West line of S. Jefferson Avenue, a distance of 31.61 feet to a 1/2" iron rod found capped (Denney) at the Southeast corner of said Guaranty Bond Bank tract (201100002438) and at the Northeast corner of said Guaranty Bond Bank tract (201000001961);

THENCE South 02 degrees 05 minutes 06 seconds East, with the East line of said Guaranty Bond Bank tract (201000001961) and with the West line of S. Jefferson Avenue, a distance of 129.46 feet to a point at an angle in the East line of said Guaranty Bond Bank tract (201000001961), in the Northwest line of Union Pacific Railroad, and at the beginning of a curve to the right, with a radius of 1,408.68 feet, a delta angle of 01 degrees 32 minutes 27 seconds, the chord of which bears South 35 degrees 47 minutes 41 seconds West, for a chord distance of 37.88 feet, from which a 1/2" iron rod found bears North 02 degrees 05 minutes 06 seconds West, a distance of 1.06 feet;

THENCE with the Southeast line of said Guaranty Bond Bank tract (201000001961), with the Northwest line of Union Pacific Railroad, and along the arc of said curve, for an arc length of 37.88 feet to a 1/2" iron rod found capped (Denney) at the Southeast corner of said Guaranty Bond Bank tract (201000001961) and in the North line of a called 1.7625 acre tract of land conveyed to LVJ TR Titus County Series, LLC, by deed as recorded in File No. 20181854, Public Records, Titus County, Texas, from which a 1/2" iron pipe found bears South 88 degrees 52 minutes 46 seconds East, a distance of 1.07 feet;

THENCE North 88 degrees 52 minutes 46 seconds West, with the South line of said Guaranty Bond Bank tract (201000001961), with the South line of said 0.345 acre tract, and with the North line of said 1.7625 acre tract, a distance of 89.03 feet to a 1/2" iron rod found capped (By-Line) at the Northeast corner of said 246 square foot tract and at a Northwest corner of the remainder of said 1.7625 acre tract;

THENCE with the common line of said 246 square foot tract and the remainder of said 1.7625 acre tract, the following courses and distances:

South 00 degrees 42 minutes 46 seconds East, a distance of 1.79 feet to a 1/2" iron rod found capped (By-Line);
South 89 degrees 17 minutes 14 seconds West, a distance of 80.28 feet to a 1/2" iron rod found capped (By-Line);
North 00 degrees 42 minutes 46 seconds East, a distance of 4.35 feet to a 1/2" iron rod found capped (By-Line) at the Northwest corner of said 246 square foot tract, in the South line of said 0.345 acre tract, and at a Northeast corner of the remainder of said 1.7625 acre tract;

THENCE North 88 degrees 52 minutes 44 seconds West, with the South line of said 0.345 acre tract and with the North line of said 1.7625 acre tract, a distance of 7.24 feet to a 1/2" iron rod found capped (Denney) at the Southwest corner of said 0.345 acre tract and at the Southeast corner of a called 0.248 acre tract of land, described as Second Tract, conveyed to Brain Nibleff, by deed as recorded in Volume 1036, Page 58, Real Property Records, Titus County, Texas, from which a 1/2" iron pipe found at the Northwest corner of said 1.7625 acre tract bears North 88 degrees 06 minutes 33 seconds West, a distance of 133.86 feet;

THENCE North 02 degrees 07 minutes 58 seconds West, with the West line of said 0.345 acre tract and with the East line of said 0.248 acre tract, a distance of 151.32 feet to a 1/2" iron rod found at the Southwest corner of said Guaranty Bond Bank tract (201100002438), at the Northwest corner of said 0.345 acre tract, and at the Northeast corner of said 0.248 acre tract;

THENCE North 02 degrees 33 minutes 13 seconds West, with the West line of said Guaranty Bond Bank tract (201100002438), a distance of 30.90 feet to a point at the Northwest corner of said Guaranty Bond Bank tract (201100002438) and in the South line of said Tract Three (449/777), from which a 1/2" iron rod found capped (Denney) bears South 02 degrees 33 minutes 13 seconds East, a distance of 0.18 feet;

THENCE South 88 degrees 14 minutes 30 seconds West, with the South line of said Tract Three (449/777), a distance of 37.90 feet to a 1/2" iron rod found capped (Hampton) at the Southwest corner of said Tract Three (449/777) and in the East line of S. Madison Avenue;

THENCE North 01 degrees 52 minutes 40 seconds West, with the West line of said Tract Three (449/777), with the West line of said Second Tract (448/826), with the West line of said First Tract (448/826), with the West line of said Guaranty Bond State Bank tract (430/209), and with the East line of S. Madison Avenue, a distance of 292.35 feet to the POINT OF BEGINNING and CONTAINING 2.46 acres of land.

The Planning and Zoning Commission of the City of Mount Pleasant on this the _____ day of _____, 2026, voted affirmatively to recommend approval of this plat.

Chairman

Attest: City Planner

The City Council of the City of Mount Pleasant on this the _____ day of _____, 2026, voted affirmatively to approve this plat.

Mayor

ATTEST: City Secretary

CERTIFICATE OF SURVEYOR:

STATE OF TEXAS
COUNTY OF _____

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

Justin Kleam, R.P.L.S. 5871

OWNER'S ACKNOWLEDGMENT AND DEDICATION:

STATE OF TEXAS
COUNTY OF TITUS

I (we), the undersigned owner(s) of the land shown on this plat within the area described by the metes and bounds description shown hereon, and designated herein as _____, Representative for Guaranty Bank, subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements, rights-of-way and public places shown thereon.

Owner

STATE OF TEXAS
COUNTY OF TITUS

BEFORE ME, the undersigned authority, on this day personally appeared _____, Representative for Guaranty Bank, 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 purposes therein stated.

Given under my hand and seal of office

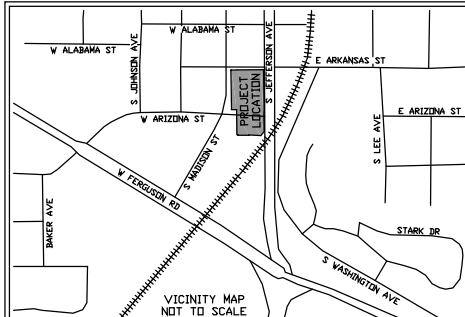
this _____ day of _____, 2026.

Notary Public, State of Texas

LEGEND	
CM - CONTROLLING MONUMENT	
GEN - GENERATOR	
P.R.T.C.T. - PUBLIC RECORDS, TITUS COUNTY, TEXAS	
R.P.R.T.C.T. - REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS	
D.R.T.C.T. - DEED RECORDS, TITUS COUNTY, TEXAS	
o POINT FOR CORNER	FH FIRE HYDRANT
1/2" IRON ROD FOUND (BY-LINE)	GUY WIRE
1/2" IRON ROD FOUND	POWER POLE
1/2" IRON ROD FOUND (DENNEY)	LIGHT POLE
1/2" IRON PIPE FOUND	TELE. PEDESTAL
CLEANOUT	FIBER OPTIC SIGN
SANITARY SEWER MANHOLE	GAS VALVE
WATER VALVE	GAS SIGN
WATER METER	CONTROL VALVE
ELECTRIC BOX	HANDICAP PARKING SIGN
GAS METER	
WOOD FENCE	GUARD RAIL
WATER LINE	ASPHALT
SEWER LINE	OVERHEAD ELECTRIC
GRAVEL	STONE
CONCRETE	CONCRETE
OVERHANG	BUILDING

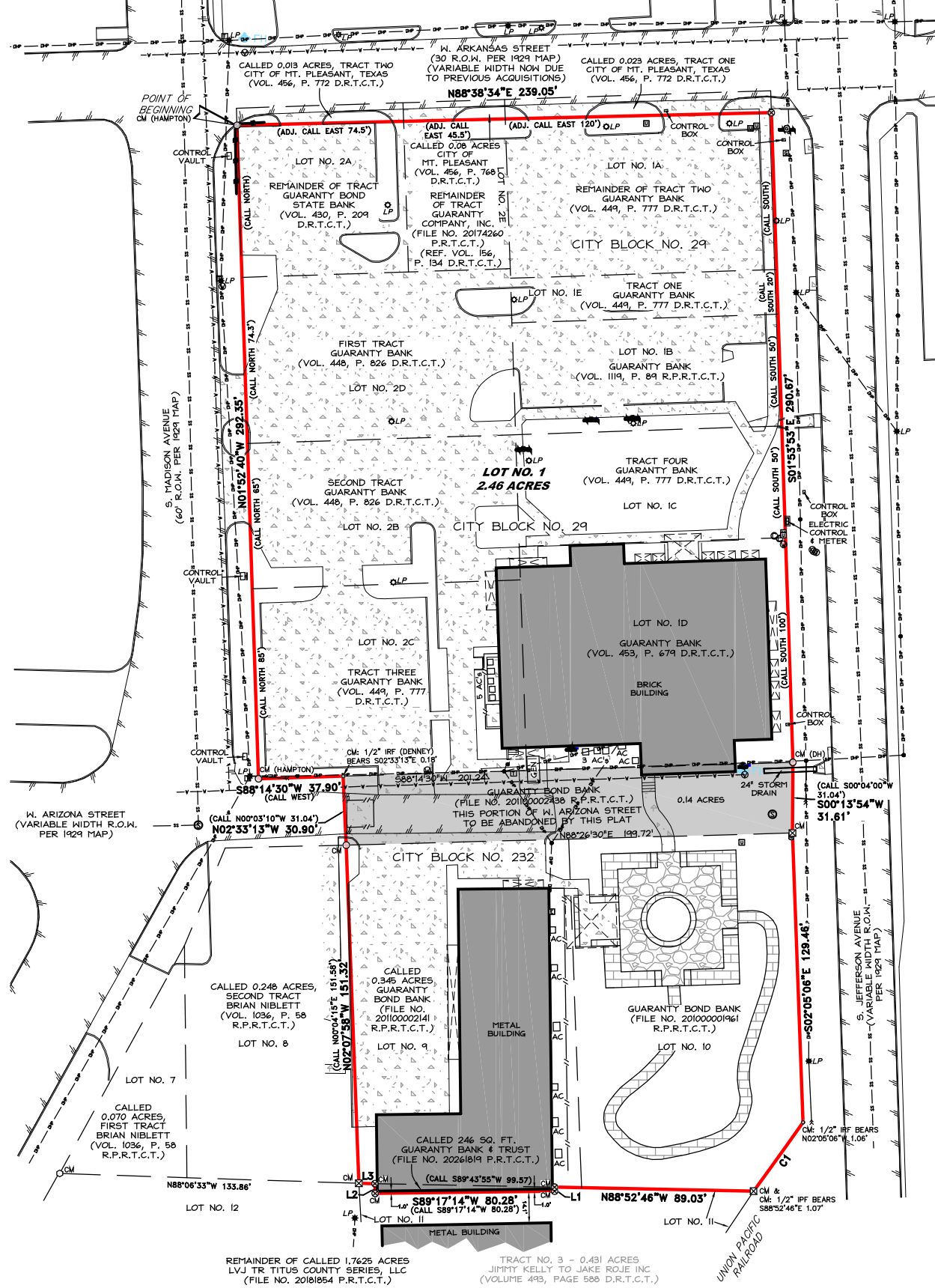


SURVEYOR'S NOTES:
1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS.
2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME OF THIS SURVEY.
4) FLOOD STATEMENT: THE PROPERTY IS SHOWN AS BEING LOCATED IN ZONE X BY FLOOD INSURANCE RATE MAP N168, 48449C0265D, DATED 9/29/2010. IT IS SHOWN AS NOT BEING LOCATED IN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD.
5) ALL LOT CORNERS ARE MONUMENTED WITH 1/2" INCH IRON RODS SET WITH PLASTIC CAPS STAMPED (BY-LINE) UNLESS OTHERWISE NOTED.
6) SEWER AND WATER LINES SHOWN HEREON ARE APPROXIMATE IN LOCATION AND WERE DERIVED FROM ABOVE GROUND EVIDENCE OF SUCH AND CITY UTILITY MAPS.
7) THE PURPOSED OF THIS PLAT IS TO CONSOLIDATE PROPERTIES UNDER ONE OWNERSHIP AND MOVING ONE LOT LINE TO CLEAR AN ENCROACHMENT.
8) THIS PROPERTY IS ZONED OR-GENERAL RETAIL DISTRICT: FRONT SETBACK LINES ARE 25'. SIDE EXTERIOR ARE 10', REAR ARE 10'. MAXIMUM BUILDING HEIGHT IS 75'.



S. MADISON AVE - W. ARKANSAS ST # S. JEFFERSON AVE MT. PLEASANT, TEXAS	
DATE:	06/25/2026
SCALE:	1" = 30'
JOB NO.:	2026-525
CLIENT:	GUARANTY BANK # TRUST
TECHNICIAN:	AMN
©Copyright By-Line Surveying LLC. All rights reserved.	

GUARANTY BANK
FINAL PLAT OF TECHNOLOGY CENTER ADDITION
BEING A 2.46 ACRE REPLAT OF PART OF LOT NOS. 1 & 2, CITY BLOCK NO. 29,
AND LOT NOS. 9, 10, AND PART OF 11, CITY BLOCK NO. 232, AND A 0.14 ACRE PORTION
OF ABANDONED ARIZONA STREET R.O.W. INTO LOT NO. 1 TECHNOLOGY CENTER ADDITION
CITY OF MT. PLEASANT, TITUS COUNTY, TEXAS
SHEET 2 OF 2





AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Oct 13 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: **FP-2025-01: Consider a request from Vaughn Zimmerman, property owner, for the approval of a Final Plat (PP) for the Pleasant Pointe Apartments Addition, a 1 Lot, 1 Block, 9.04-acre subdivision addressed as 1708 W. 16th Street.**

Memorandum

TO: Council Member
FROM: Lynn Barrett
DATE: Planning and Zoning Commission - Oct 13 2026

SUBJECT:

FP-2025-01: Final Plat for the Pleasant Pointe Apartments

BACKGROUND:

The final plat for the 1 lot, 1 block Pleasant Pointe Subdivision at 1708 W 16th Street is submitted for approval, having been held up for some time due to construction of the off-site sanitary public sewer main extension along 16th Street required to serve the property. It has since been installed and accepted.

The property is a 9.04-acre tract of land on W 16th Street and is zoned C (Commercial) which allows multi-family development. A preliminary plat was approved in the summer of 2025 along with a site development plan for the tax credit multi family housing development currently under construction at the site.

RECOMMENDATION:

This plat meets the requirements of Section 154 Subdivision Regulations of the City of Mount Pleasant Ordinances. Staff recommends approval of the final plat.

Attachments:

[Pleasant Pointe FINAL](#)

A 1 LOT A SUBDIVISION OF 9.037 ACRES OUT OF THE AMBROSE RIPLEY SURVEY ABSTRACT NO. 478 AND WILLIAM TURBEVILLE SURVEY ABSTRACT NO. 580
MT. PLEASANT, TITUS COUNTY, TEXAS



BEING A TRACT OF LAND LOCATED IN THE AMBROSE RIPLEY SURVEY, ABSTRACT NO. 478, TITUS COUNTY, TEXAS, AND IN THE WILLIAM TURBEVILLE SURVEY, ABSTRACT NO. 580, TITUS COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 10.11 ACRE TRACT CONVEYED TO KYONGNAM KIM IN A DEED KNOWN AS INSTRUMENT NO. 20173296 OF THE PUBLIC RECORDS OF TITUS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGEND:

- BENCHMARK
- MONUMENT FOUND ORIGIN UNCERTAIN UNLESS OTHERWISE NOTED
- MEASURED VALUE
- SURVEY VALUE
- RECORD VALUE
- BUILDING SETBACK LINE
- SANITARY SEWER LINE (FROM RECORDS)
- UNDERGROUND WATER (FROM RECORDS)

0 50 100

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY
TEXAS STATE CERTIFICATE OF AUTHORIZATION # 10194712. EXPIRES 12/31/26