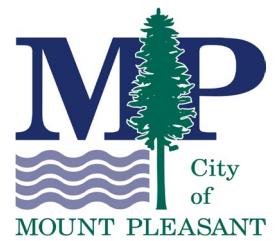


NOTICE AND AGENDA OF REGULAR CALLED MEETING MOUNT PLEASANT PLANNING AND ZONING COMMISSION

**Tuesday, February 10, 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/@thecityofmountpleasanttxa1157streams>

CALL TO ORDER

REGULAR AGENDA

1. Public Comments.

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

2. Consider approval of the minutes for the January 13 2026, Planning & Zoning Commission Meeting, and take any action necessary.
3. Consider approval of a request by applicant Vincent Huebinger on behalf of CTG to recommend an extension of the July 15, 2026 City Council approval of a Specific Use Permit (SUP-2025-03) to build a communications/ cell tower at 1706 W Ferguson for an additional six month period per City Code Chapter 155.45 A(j).
4. PP-2025-02: Consider a request from Gabriel Loth on behalf of Mount Pleasant Trails, LP, property owner, for the approval of a Preliminary Plat (PP) for a one lot, one block Mount Pleasant Trails Subdivision, being a 4.368-acre property in the Multi Family (MF) Zoning District, Property ID 15338, described in instrument 20253555 in the Real Property Records of Titus County, Texas, and addressed as 399 Tennison Road.
5. SP-2025-04 Consider a request to approve a site plan for Mount Pleasant Trails Apartments, a Senior Tax Credit Project consisting of 52 units on a 4.368 acre property addressed as 399 Tennison Road.
6. Planning 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 4th of February 2026 and remained so posted for at least 3 business days preceding the scheduled of said meeting.

Candias Webster, City Secretary



AGENDA ITEM REPORT

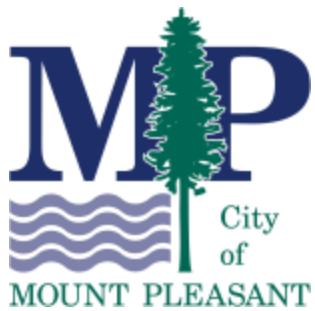
Meeting: Planning and Zoning Commission - Feb 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Public Comments.

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



AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Feb 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Consider approval of the minutes for the January 13 2026, Planning & Zoning Commission Meeting, and take any action necessary.

Attachments:

[01 13 26 minutes](#)

PLANNING AND ZONING COMMISSION
January 13, 2026

The Planning and Zoning Commissions for the City of Mount Pleasant met on January 13, 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 Comments

There were no public comments.

Consider approval of the minutes for October 14, 2025, Planning & Zoning Commission Meeting, and take any action necessary.

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

Z-2025-01: Hold a public hearing and consider a request from applicant Jon Anderson to amend the eastern portion of PD-2 (Planned Development District No. 2), on 53.84 acres of Anderson Towne Crossing, amending Exhibit B Sub Area Map use boundaries allowing commercial construction area flexibility, amending Sections IV Architectural Standards for façade maximum length to 600 feet maximum, and V. Lighting Parking and Signage Standards for entry sign location and height on that portion of the PD, which lies to the west of US 271 and contains the following Property ID's, 7383 and 6565 owned by Creative Destination Development, LLC, recorded as Instrument Number 2016048 in the Real Property Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northwest side of the intersection of Rotan Road and W. Ferguson Road (Hwy 271), east of Lake Tankersley, and take any action necessary.

James Arledge excused himself from this item on the agenda due to conflict of interest. Lynn Barrett spoke stating that a request was received from applicant, Jon Anderson, to amend the eastern portion of PD-2 (Planned Development District No. 2), on 53.84 acres of Anderson Towne Crossing, amending Exhibit B Sub Area Map use boundaries allowing commercial construction area flexibility, amending Sections IV Architectural Standards for façade maximum length to 600 feet maximum, and V. Lighting Parking and Signage Standards for entry sign location and height on that portion of the PD, which lies to the west of US 271 and contains the following Property ID's, 7383 and 6565 owned by Creative Destination Development, LLC, recorded as Instrument Number 2016048 in the Real Property Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northwest side of the intersection of Rotan Road and W. Ferguson Road (Hwy 271), east of Lake Tankersley, and take any action necessary. A big box retail store is proposed for the US 271 side of the development in a portion that was previously labeled as a multi-family and residential use requiring the map to be amended. Further development standards for the building façade length and maximum sign height and square

footage changes are also needed to match the large-scale retailer's requirements. The commission did not have any questions. Ronnie Narramore opened the public hearing; there were no questions nor comments from the public. Ronnie Narramore closed the public hearing. A motion to approve was made by Ronnie Narramore and seconded by Jay Senn. Approved vote 3-0.

Planning Director's Report

Lynn Barrett updated the commission on upcoming projects.

Adjournment

James Arledge made a motion to adjourn, and Jay Senn seconded the motion.

James Arledge, Chairperson



AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Feb 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Consider approval of a request by applicant Vincent Huebinger on behalf of CTG to recommend an extension of the July 15, 2026 City Council approval of a Specific Use Permit (SUP-2025-03) to build a communications/ cell tower at 1706 W Ferguson for an additional six month period per City Code Chapter 155.45 A(j).

Attachments:

[Staff Memo PZ SUP Tower Extension0001](#)

[SIGNED ORDINANCE NO. 2025-14](#)

[SUP Extension Request](#)

[COUNCIL POWER POINT FOR SUP CASE FOR TOWER SUP CC 07152025](#)

CITY OF MOUNT PLEASANT

PLANNING AND ZONING COMMISSION MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT

TO: Planning and Zoning Commission
CC: Rob Vine, City Manager
Candias Webster, Assistant City Manager
FROM: Lynn Barrett, *Director of Development Services*
DATE: February 10, 2026
SUBJECT: Extension for Approved Specific Use Permit (SUP) for a Communications Tower at 1706 W Ferguson

The applicants are requesting an extension for the approved Specific Use Permit (SUP-2025-03) from July 15, 2025 City Council action due to AT&T, the sign owner, placing the project on a temporary hold for business related reasons last year, but which now has plans now to move forward.

The City's Zoning Code in Chapter 155.45 limits the time an SUP is in effect to 6 months for obtaining a building permit and allows for the request for a project extension beyond the six month allowed period to obtain one to construct. Due to the tower owner's business planning, additional time has been requested. Section A(j) from that code section outlines the process as beginning first at Planning and Zoning Commission for their recommendation to City Council for action on the extension.

As a refresher, the subject property is in a Commercial zoning district in an underserved area of the city for such towers which was described in detail during the meeting. It will be set back away from the roadway and is not adjacent to any residential properties. Towers are limited to no greater than 100 feet in height. Staff recommended approval with the following conditions:

- 1) To be constructed according to the accompanying site plan with all driveways and parking surfaces to be concrete
- 2) The screening fence will have a landscaped buffer facing the street frontage
- 3) Building permits are required prior to any construction

There were twelve (12) public notices sent to all property owners within 200 feet of the subject property. Additionally, the notice was published in the Mount Pleasant Tribune and posted on the City's website as required by state statute. We did not receive any notices regarding the applicant's request. City Council approved the SUP on July 15, 2025.

Staff is recommending the extension be granted for the six-month period that would extend until July 15th, 2026 authorizing the building permit application for the installation.

Attachments

Extension request

Original meeting presentation

Signed Ordinance

ORDINANCE NO. 2025-14

SPECIFIC USE PERMIT NO. SUP-2025-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, TEXAS, AMENDING THE CODE OF ORDINANCES CHAPTER 155 ZONING CODE, SECTION 155.45 SPECIFIC USE PERMIT REGULATIONS, OF THE CITY OF MOUNT PLEASANT, AS HERETOFORE AMENDED, SO AS TO AS TO GRANT A SPECIFIC USE PERMIT (SUP) UNDER SECTION 155.45 TO ALLOW A TELECOMMUNICATIONS TOWER ON THE PROPERTY IDENTIFIED AS A 0.731-ACRE PROPERTY DESCRIBED AS LOT 5, MOUNT PLEASANT CITY BLOCK 310D, AND ADDRESSED AS 1706 WEST FERGUSON ROAD, CITY OF MOUNT PLEASANT, TITUS COUNTY TEXAS, AND MORE FULLY ILLUSTRATED HEREIN BY *EXHIBIT 'A'* SITE PLAN AND ELEVATIONS; 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 FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from William Ahrens and Vincent Huebinger representing CCTG I LLC for the approval of a Specific Use Permit for a 100-foot tall telecommunications tower on a property located on a 0.731 acre tract in C (Commercial) zoning district in the City Block 310D Lot 5, City of Mount Pleasant, Titus County, Texas, and addressed as 1706 West Ferguson Road, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; 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 subject property's zoning should be amended as follows:

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

Section 1. That the Code of Ordinances Chapter 155 Zoning Code, Section 155.45 Specific Use Permit Regulations of the City of Mount Pleasant, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a 100-foot tall telecommunications tower be allowed to be constructed on a 0.731 acre tract in C (Commercial) zoning district on the *Subject Property*; and

Section 2. That the tower site of the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as stipulated by the Code of Ordinances Chapter 155 Zoning Code, Section 155.45 (2)(B) Specific Use Regulations and 155.50 Communications Towers as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and shall be subject to the following conditions and compliance standards:

2.1 Operational Conditions

The following conditions pertain to the placement of a telecommunications tower on the *Subject Property*, and conformances to the design and operational conditions are required for continued operations:

- 1) That the tower will comply with all requirements stipulated in Chapter 155.50 of the City's Code of Ordinances and will be constructed according to the Exhibit A Site Plan and Elevation Drawing with all driveways and parking surfaces to be concrete
- 2) That the screening fence will have a landscaped buffer facing the street frontage
- 3) That building permits are required prior to any construction

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. 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.

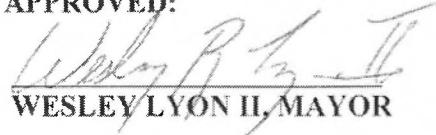
Section 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Hundred Dollars* (\$200.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 6. 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 4. 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 BY AN AFFIRMATIVE VOTE OF THE CITY COUNCIL, GOVERNING BODY OF THE CITY OF MOUNT PLEASANT, TEXAS, THIS THE 15TH DAY OF JULY 2025.

APPROVED:

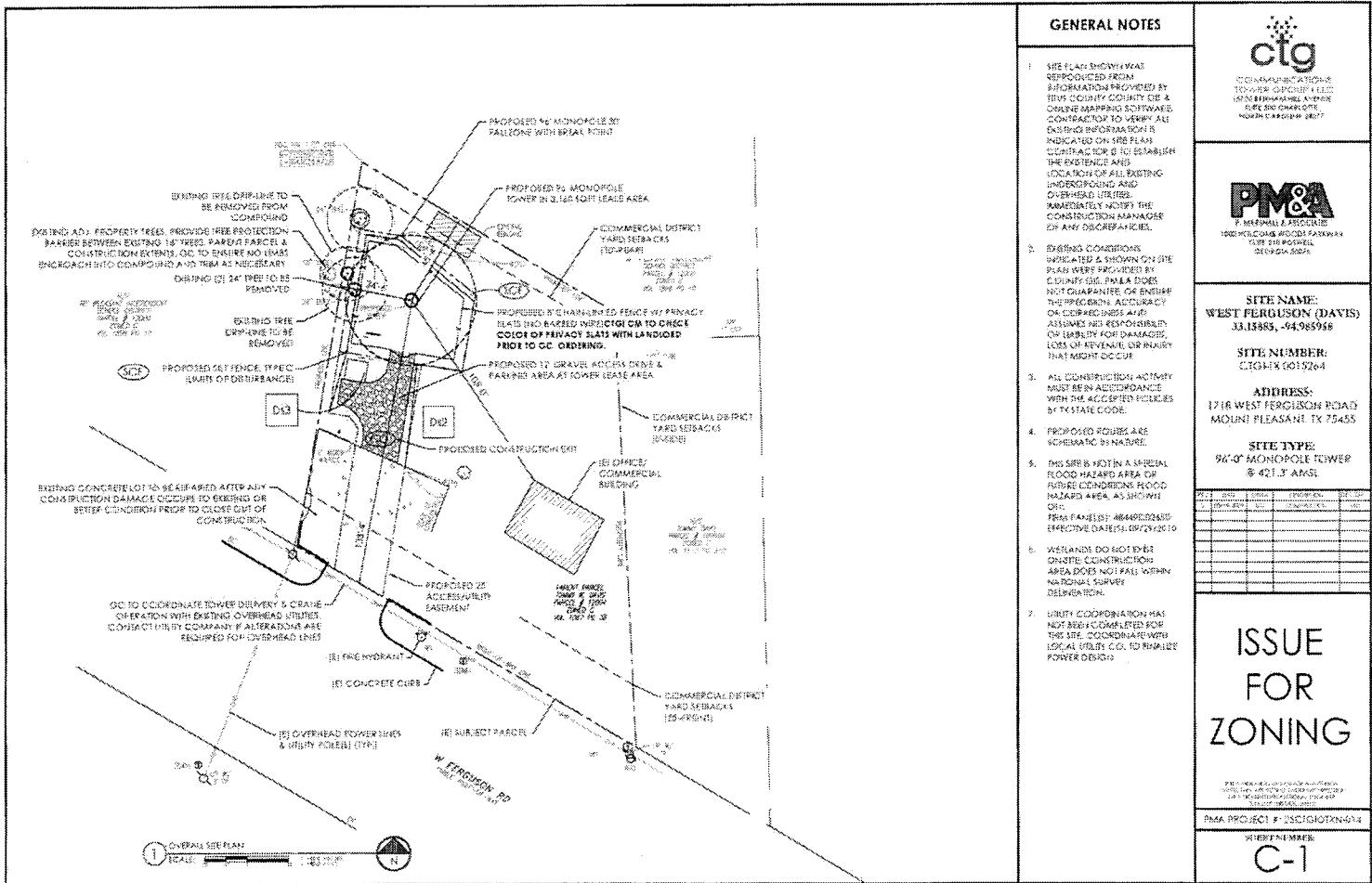

WESLEY LYON II, MAYOR

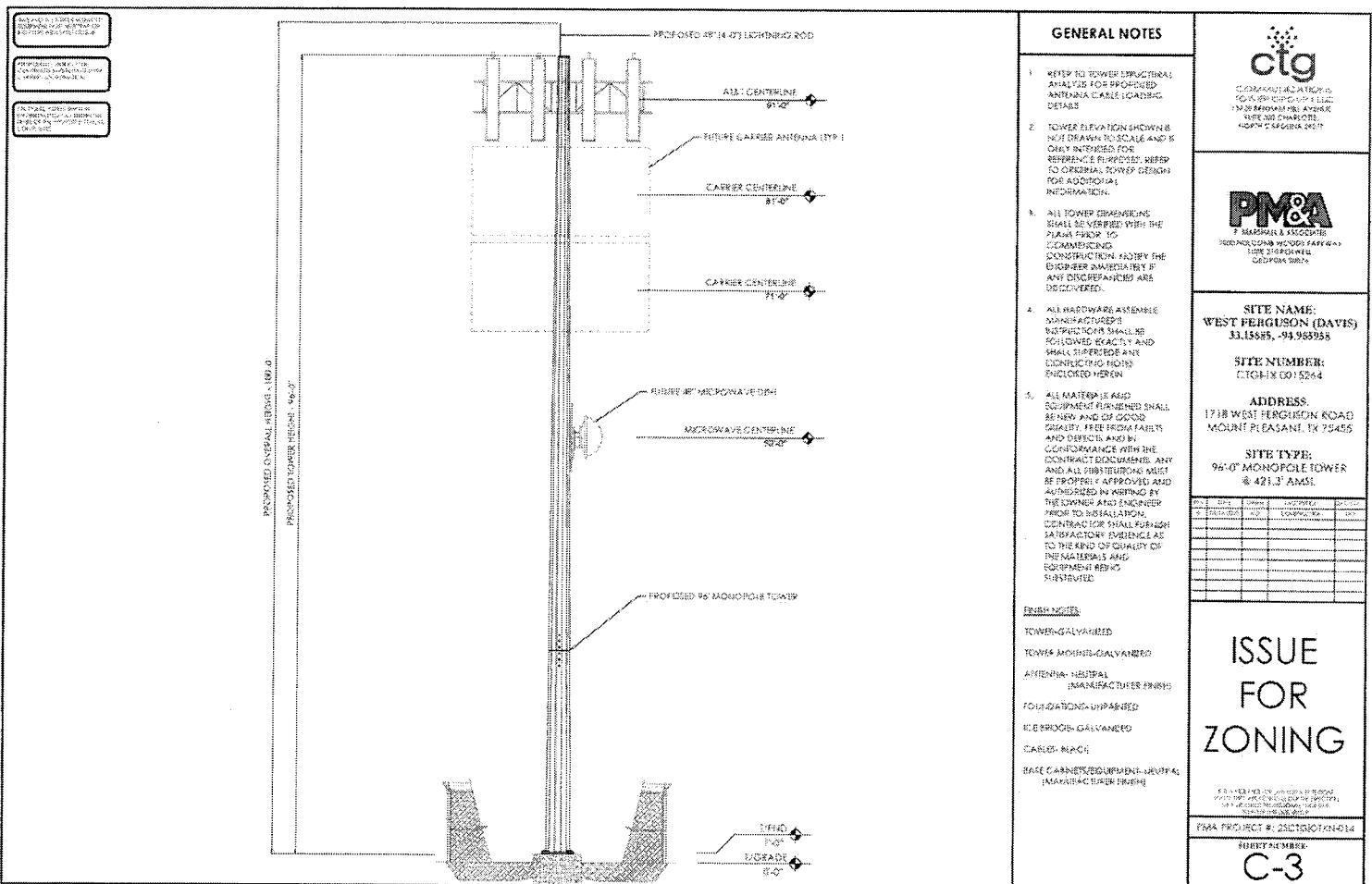
ATTEST:


CANDIAS WEBSTER, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:


LEA REAM, CITY ATTORNEY







VINCENT GERARD & ASSOCIATES, INC.

February 3, 2026

Ms. Lynn Barrett
AICP, Director
500 N. Madison
Mount Pleasant, TX 75455

**Request for extension of SUP-2025-03 - for Communications Tower Group/
AT&T Mobility Wireless Communications Site - Mt. Pleasant Texas**

Dear Ms. Barrett,

Communications Tower Group has requested we file for an extension of SUP-2025-03 since this site was placed on hold temporarily by AT&T last year. As the tower representative and original applicant for the SUP, we are requesting a 6 month extension. I've also attached a copy of the landowner's authorization.

Please let me know if you will need any additional information for this request.

Sincerely,

Vincent G. Huebinger

Attachments:

SUP-2025-03
Landowner's authorization

Ms. Lynn Barrett
Director Development Services Department
City of Mount Pleasant Texas

Date

RE: Landowner Authorization letter, 1706 West Ferguson Road Mt. Pleasant Texas
(Not current 911 address). Parcel ID # 12004 CAD

Ms. Barrett;

As record owner (s) of the tract described in the above address, we hereby authorize Communication Towers Group (CTG) and their agent, Vincent Gerard & Associates, to file all appropriate Zoning applications, Site Plans, variances (if necessary), and building permits for a Permanent wireless site to the City of Mt. Pleasant Texas. This property parent address is 1706 West Ferguson Road and this is for a wireless communications facility only to be located on the property. If you have any questions, please feel free to contact me.

Name, email and Phone #

Edward Ahrens

Signature

FURTHER, Affiant sayeth not.

Print Name:

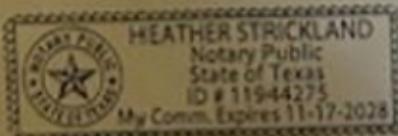
SWORN TO AND SUBSCRIBED BEFORE ME this 13 day of May,
2025 by Edward Ahrens

Heather Strickland

Notary Public, in and for the State of Texas

My commission expires:

11-17-28



Specific Use Permit for Communications Tower at 1706 W Ferguson

Applicant: Vincent Huebinger for CTG I LLC

- Proposed Cell tower on Commercial zoned property
- Zoned Commercial, per code requires a Specific Use Permit
- Site is already developed with existing business on one side
- Tower site to be fenced and at rear corner of property
- No residences nearby

SUP-2025-03

P & Z

Council

July 8, 2025

July 15, 2025

Area Map



Vicinity Map

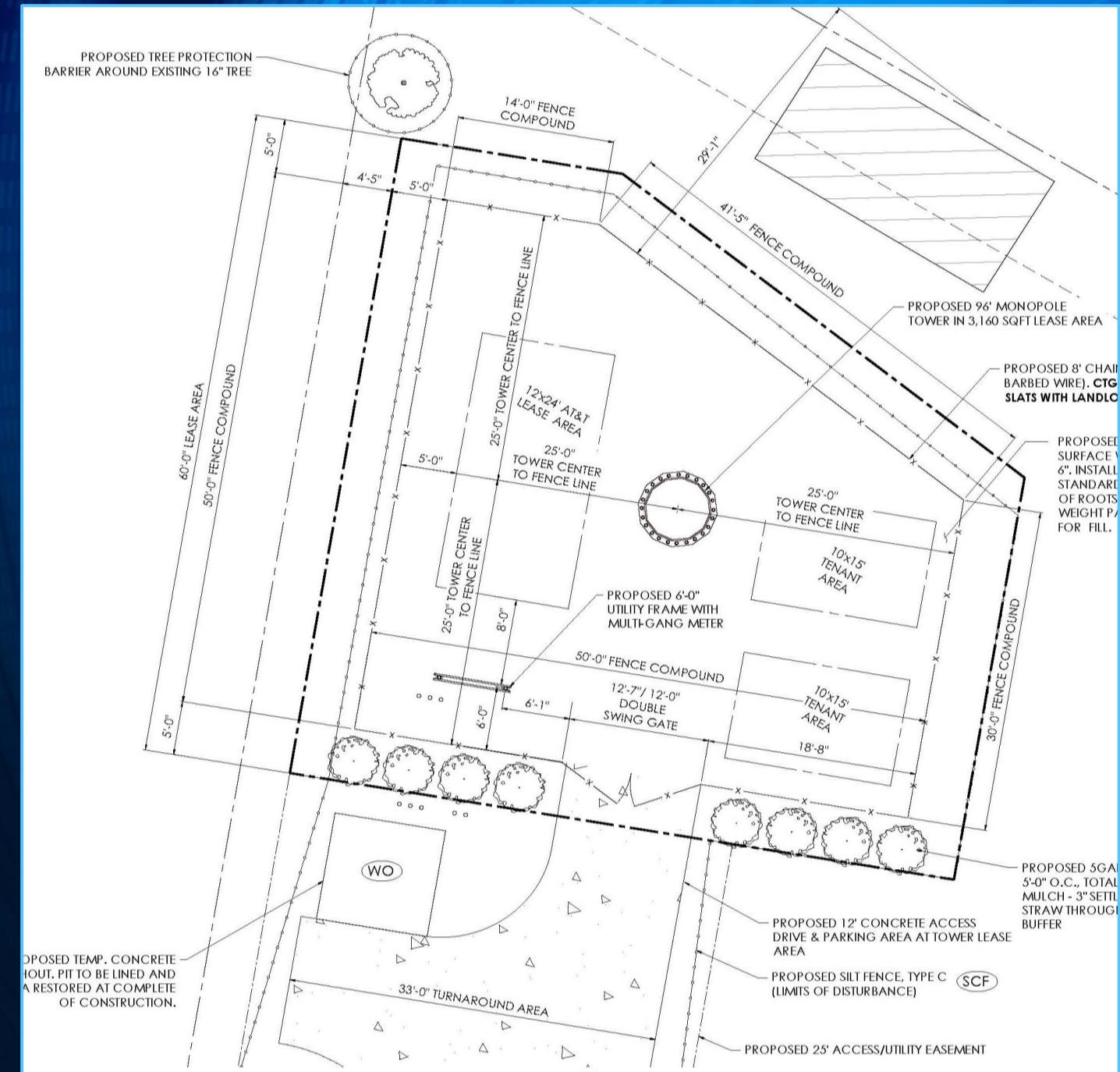


Site Plan

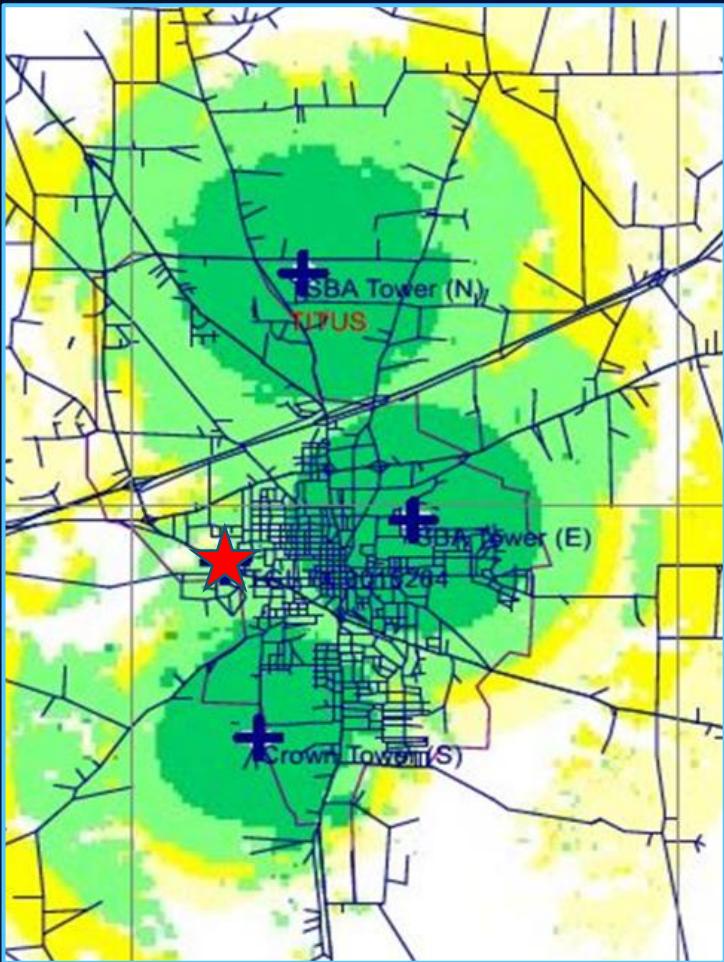
All Surrounding
Tracts are Retail
And Commercial
Land Uses

Site will utilize
existing
tree cover for
Screening

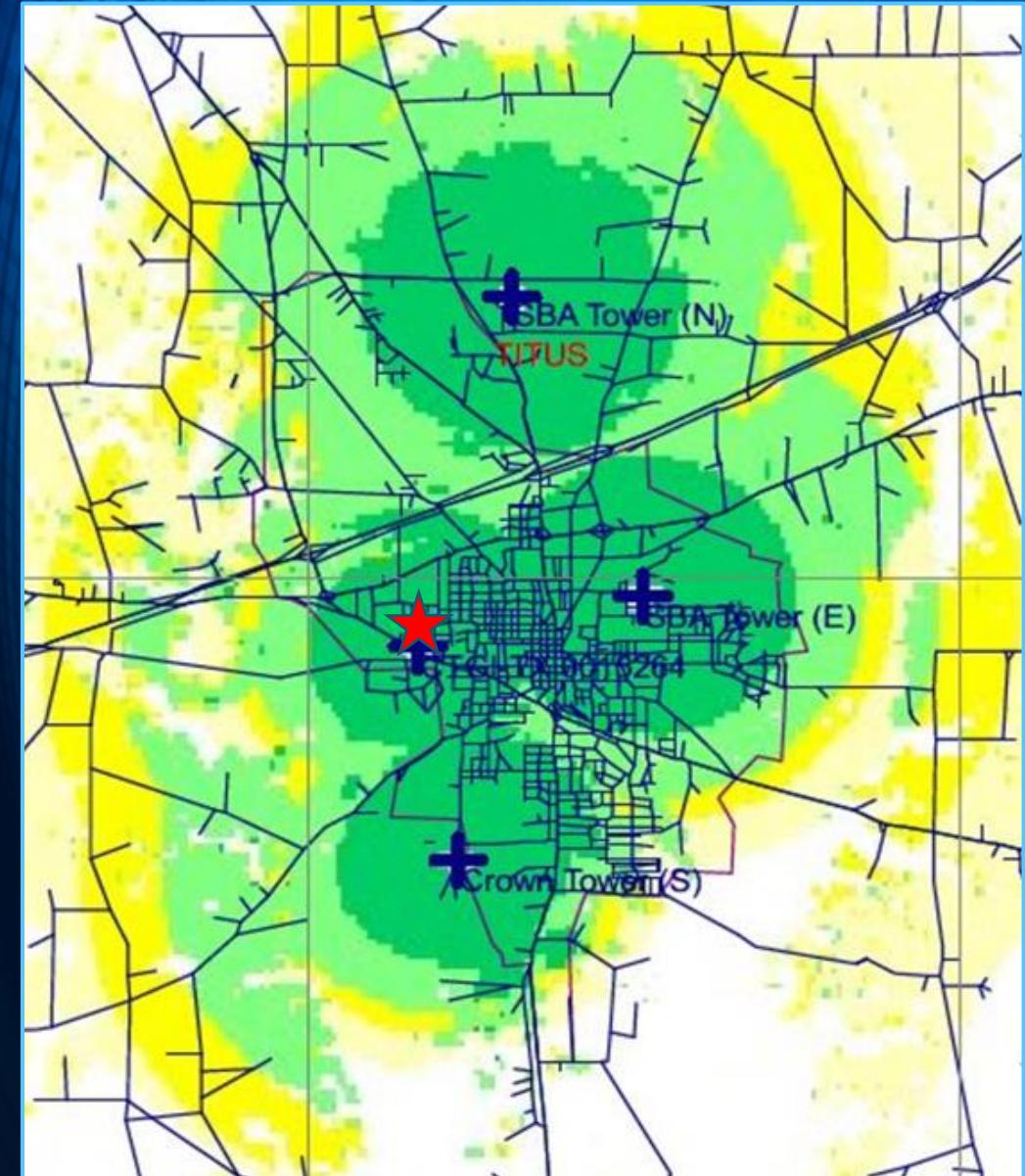
Fencing proposed
As heavy chain
link With Vinyl
Slats for
Screening



AREA COVERAGE
CURRENTLY

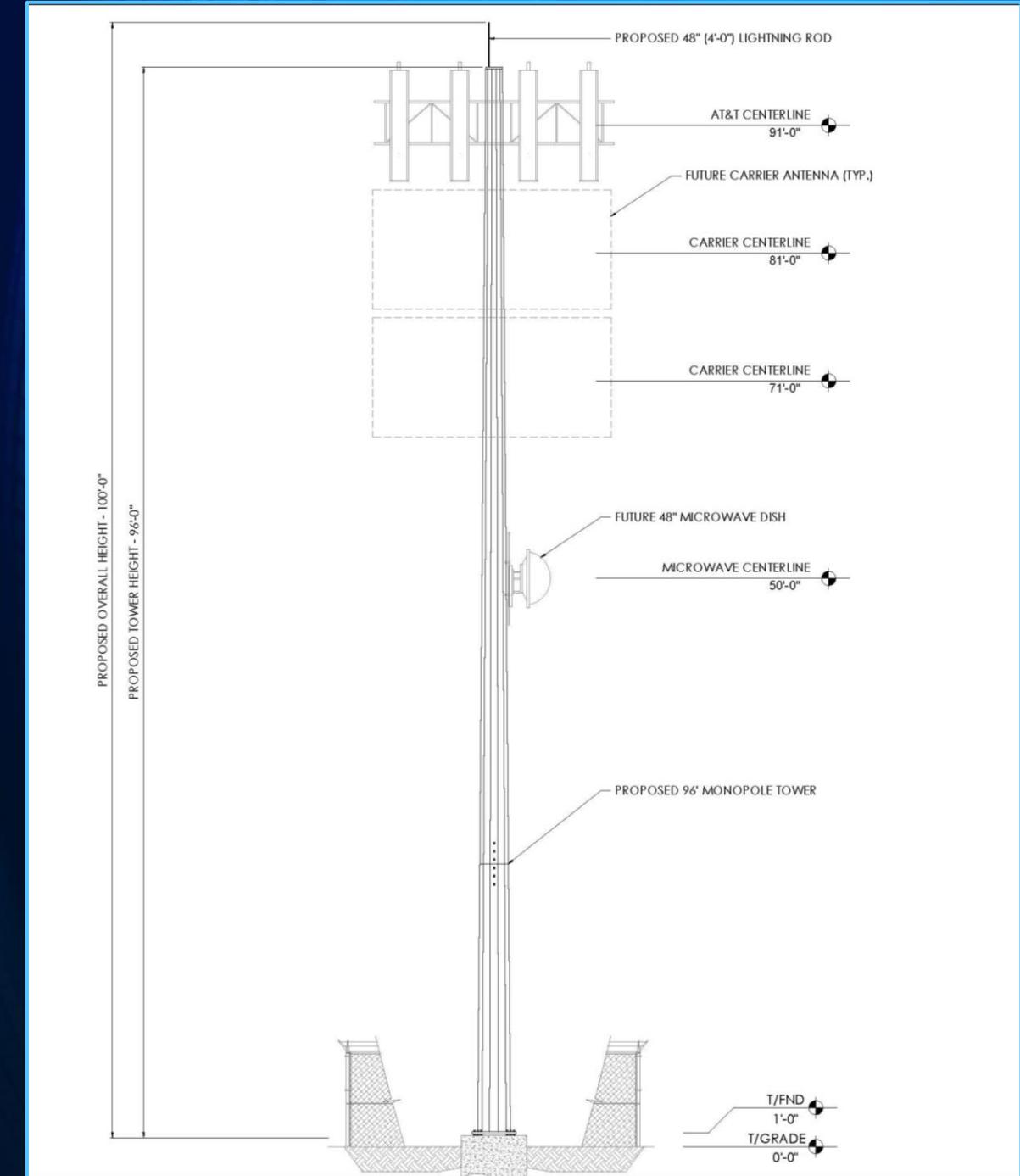


AREA COVERAGE WITH
NEW TOWER



- ✓ Monopole Construction – 100 Ft Maximum Height

- ✓ Will Require Building and Electric Permits Prior to Construction



Specific Use Permit Conditions Proposed:

- 1) Constructed per site plan
- 2) Driveways and parking areas paved
- 3) Screening fence will have a landscaped buffer on street side
- 4) Building permits obtained prior to construction

12 PROPERTY OWNERS WITHIN 200 FEET NOTICED

ZERO RESPONSES RECEIVED

The Planning and Zoning Commission
voted unanimously (4-0) to recommend
approval at their July 8th , 2025 meeting

QUESTIONS?

APPLICANT SUPPLIED POWER POINT

Communication Towers Group I, LLC/ Mount Pleasant



CITY DEPARTMENTS | OUR COMMUNITY | DOING BUSINESS | GOVERNMENT | UPDATES/NEWS 



MPTX NEWS

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SEARCH WEBSITE



Vincent Gerard & Associates, Inc.
Land Planning, Development & Zoning Consultants
Vincentgerard.com | (512) 328-2693

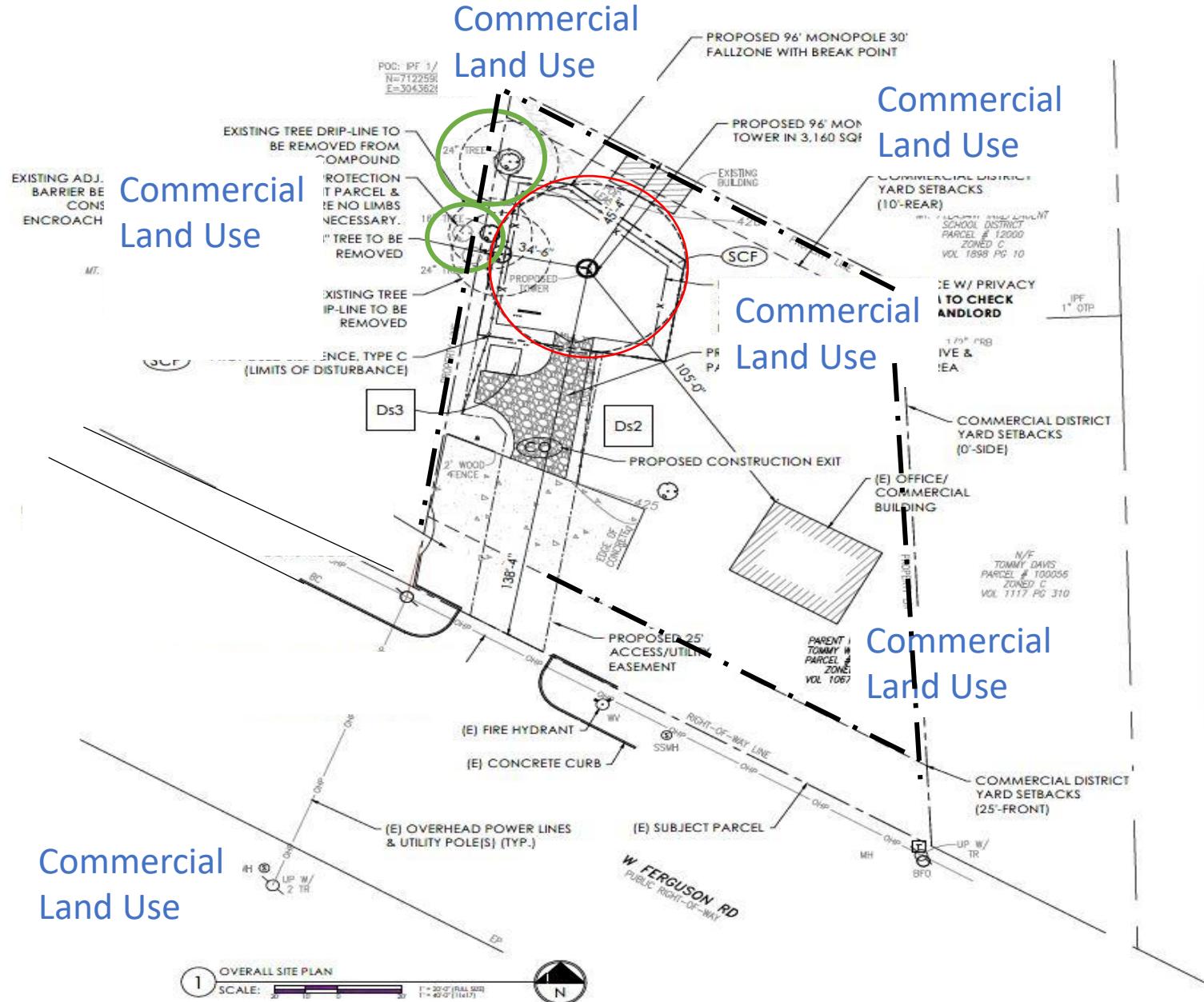


AT&T West Ferguson Mount Pleasant • Communication Towers Group I, LLC CTGI

All Surrounding Tracts are Retail And Commercial Land Uses,

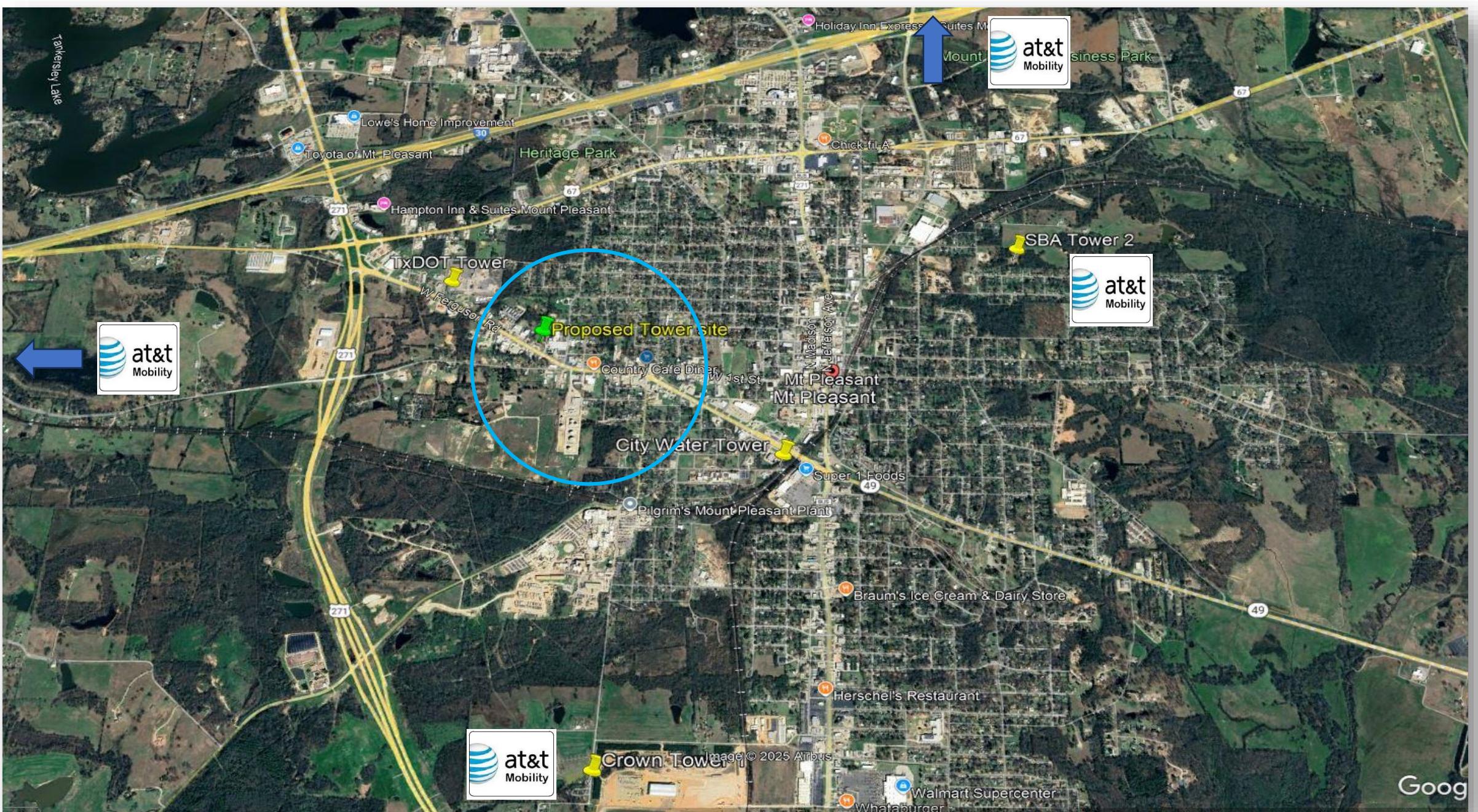
Site will utilize existing tree cover for Screening,

Fencing proposed As heavy chain link With Vinyl Slats for Screening.

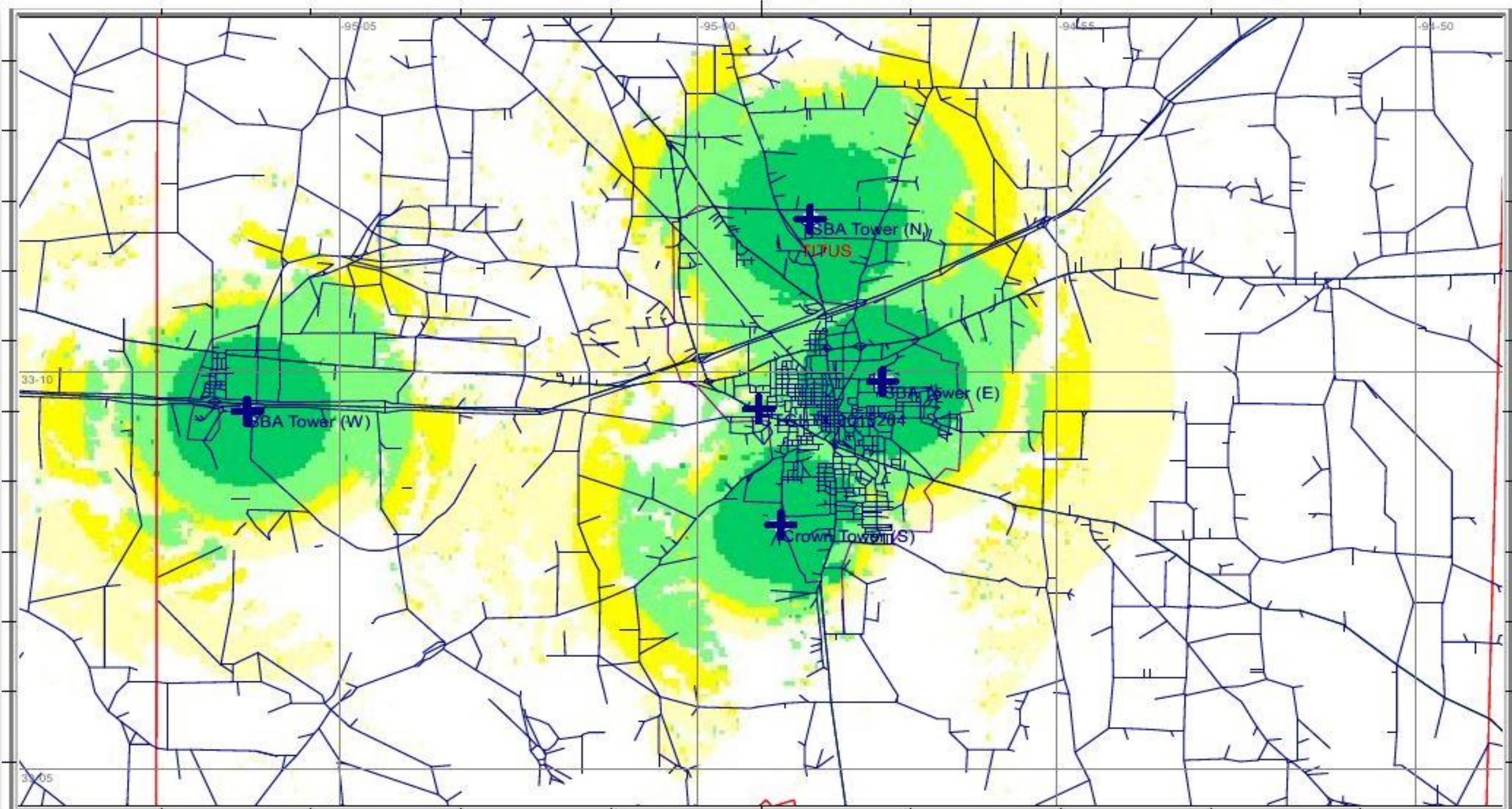


Fence Type

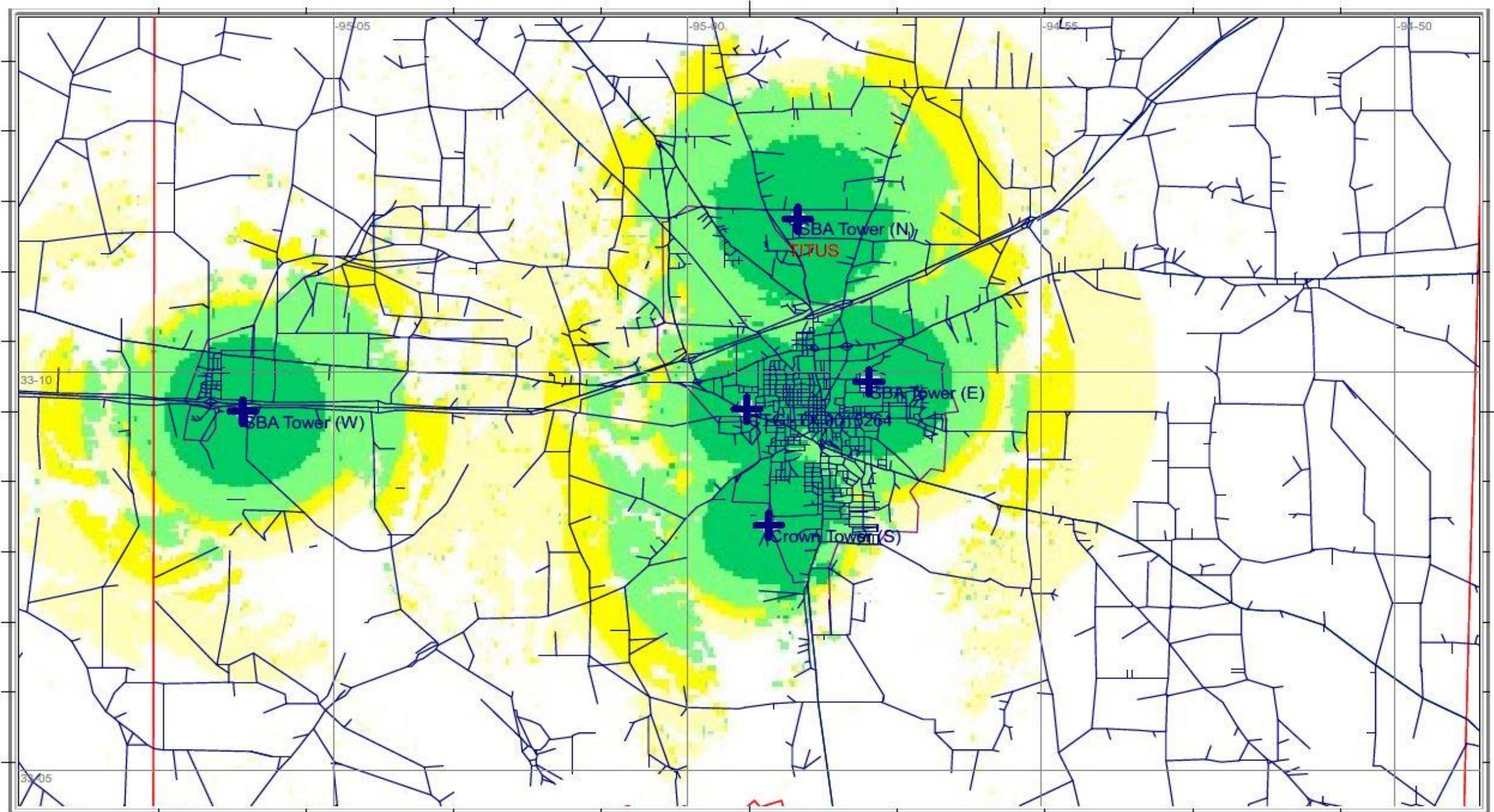




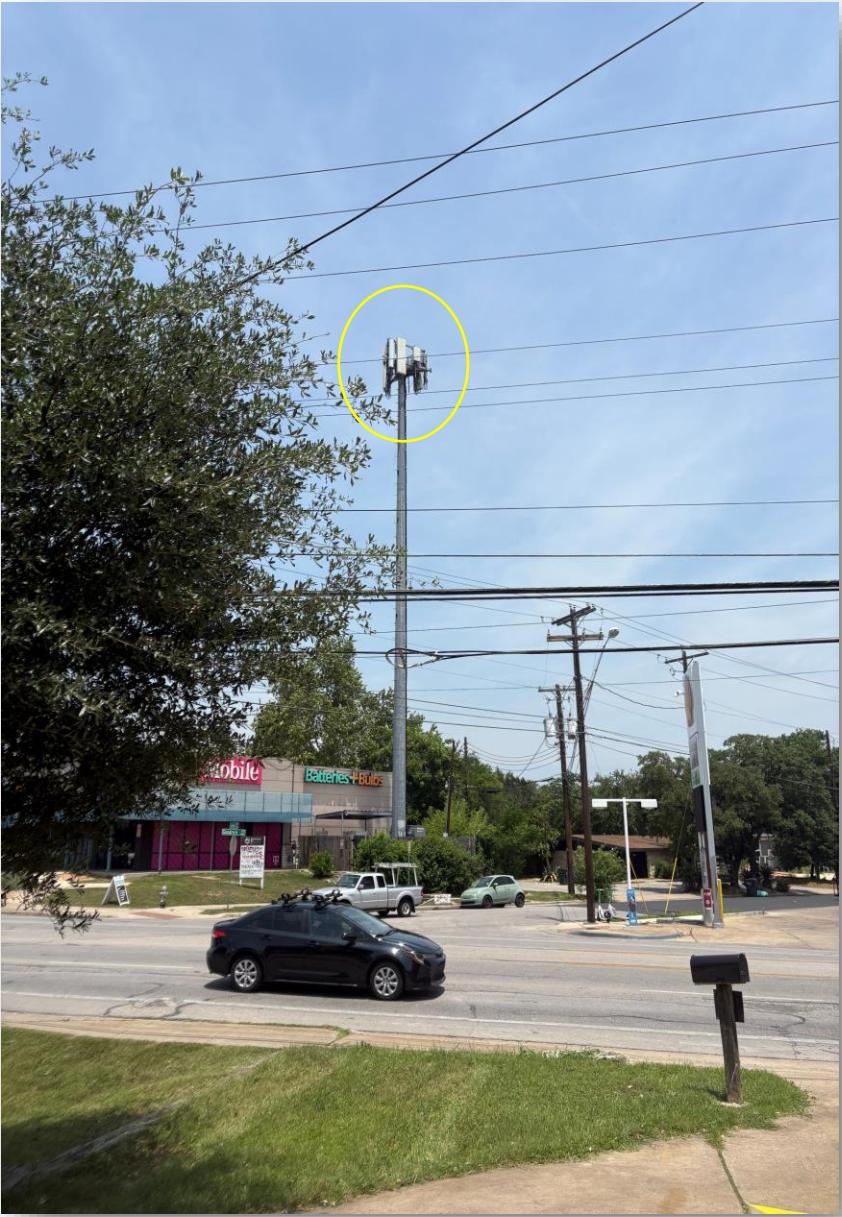
AT&T West Ferguson Mount Pleasant • Communication Towers Group I, LLC CTGL



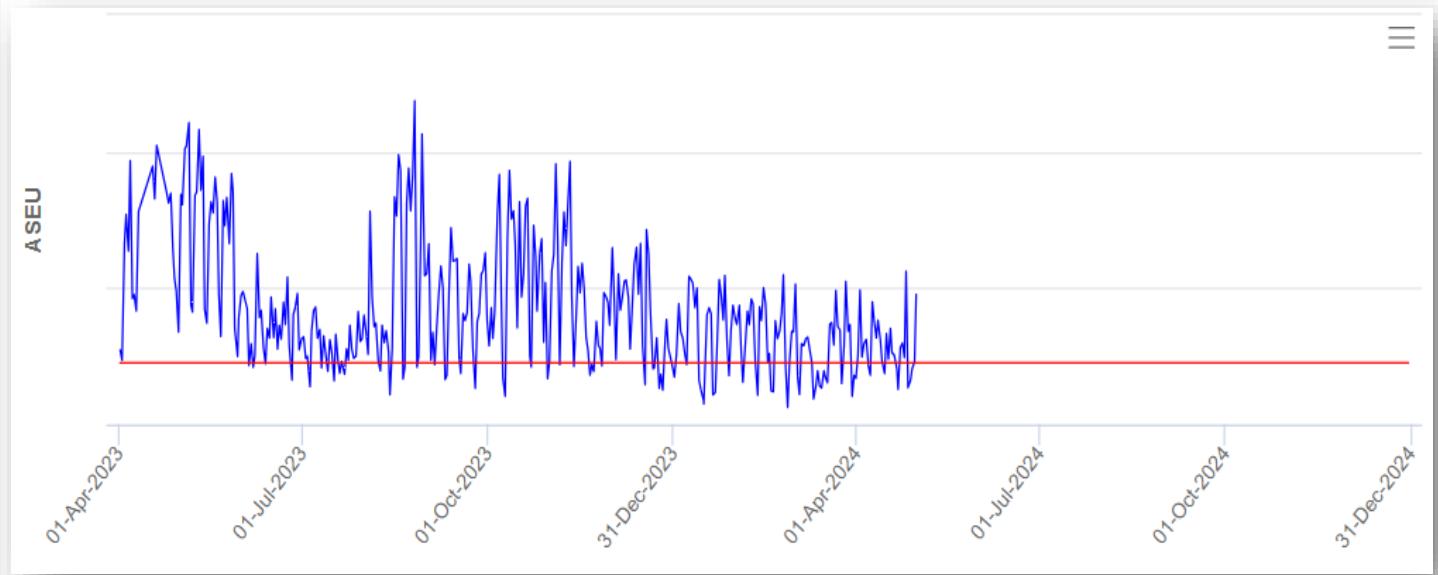
AT&T West Ferguson Mount Pleasant • Communication Towers Group I, LLC CTGI



AT&T West Ferguson Mount Pleasant • Communication Towers Group I, LLC CTGI



CAPACITY EXPLAINED

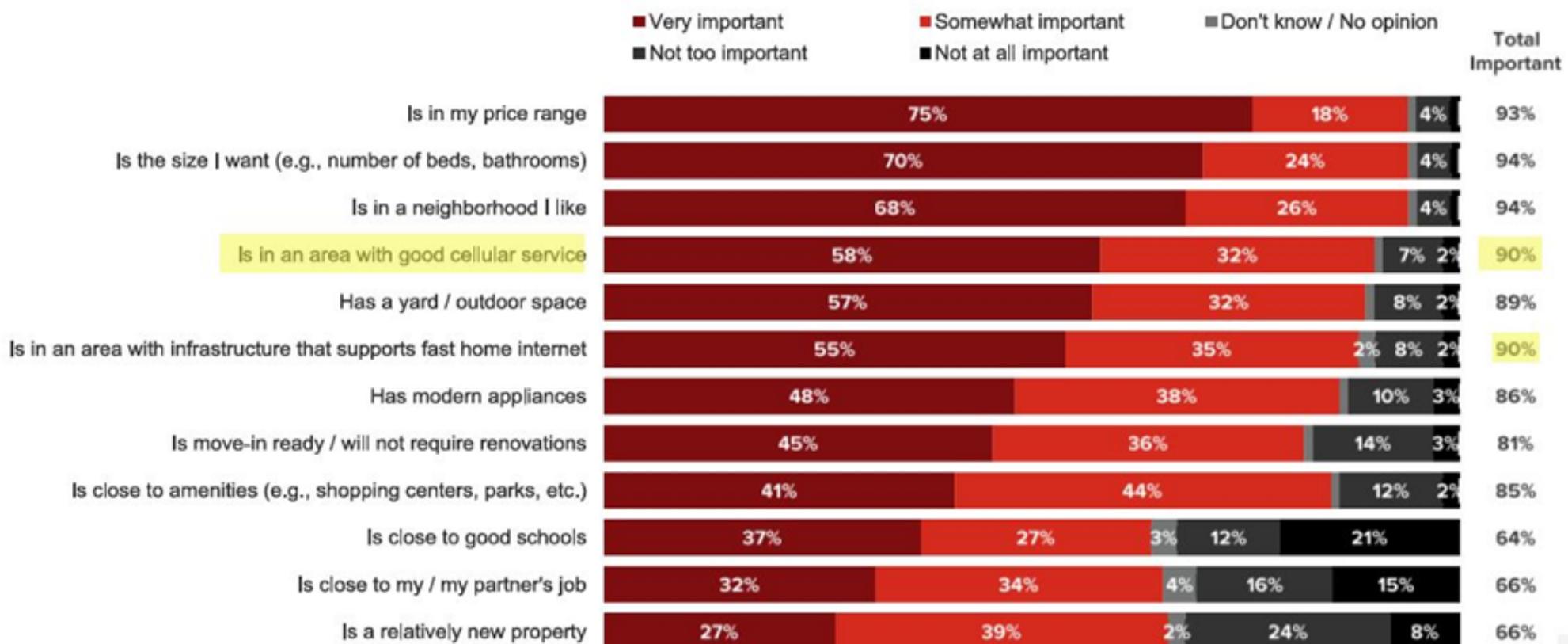


Antenna Modifications reach maximum loads,
RF power – data and usage is high,
Smart phones – pictures and video streaming,
Tower site slows down “overloaded”.

5G & CONNECTIVITY NEEDS: *HOME BUYERS*

9 in 10 prospective home buyers say that good cellular service (90%) and infrastructure to support fast home internet (90%) are important considerations when it comes to the area where they are searching for a home.

Thinking about what you are looking for as you search for a single-family home to buy, how important do you consider the following?



Summary





AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Feb 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: PP-2025-02: Consider a request from Gabriel Loth on behalf of Mount Pleasant Trails, LP, property owner, for the approval of a Preliminary Plat (PP) for a one lot, one block Mount Pleasant Trails Subdivision, being a 4.368-acre property in the Multi Family (MF) Zoning District, Property ID 15338, described in instrument 20253555 in the Real Property Records of Titus County, Texas, and addressed as 399 Tennison Road.

Attachments:

[Staff Memo PP-2025-02 PLEASANT TRAILS](#)

[SIGNED RESOLUTION IN SUPPORT 20250211123507000](#)

[Mount Pleasant Trails Preliminary Plat-PRELIM PLAT](#)

CITY OF MOUNT PLEASANT
PLANNING AND ZONING MEMORANDUM
DEVELOPMENT SERVICES DEPARTMENT

TO: Planning & Zoning Commission
CC: Rob Vine, City Manager
Candias Webster, Assistant City Manager
FROM: Lynn Barrett, Director of Development Services
DATE: February 10, 2026
SUBJECT: PP-2025-02: Preliminary Plat for the Mount Pleasant Trails Apartments

An application has been submitted by Gabriel Loth on behalf of Mount Pleasant Trails, LP, property owner, for the approval of a Preliminary Plat (PP) for a one lot, one block Mount Pleasant Trails Subdivision, being a 4.368-acre property in the Multi Family (MF) Zoning District, Property ID 15338, described in instrument 20253555 in the Real Property Records of Titus County, Texas, and addressed as 399 Tennison Road.

The property is a 4.368-acre tract of land on Tennison Road and is zoned MF (Multi Family) which allows multi-family development. The developer proposes building a total of 52 units, in one building along with a clubhouse. Per the city's code requirements, a site development plan will also be considered for approval concurrently with the preliminary plat.

This property was previously approved by City Council Per Resolution 2025-01, February 4, 2025 in support of a Senior Tax Credit affordable apartment complex application on this property, and which was subsequently awarded by the Texas Department of Housing and Community Affairs in August of last year. The city agreed to provide a financial contribution in the form of reduced building or development permit fees of \$250 for the proposed development, should the Texas Department of Housing and Community Affairs award the Tax Credits to the developers and at its subsequent development.

There are existing water and sewer lines adjacent to this property.

This preliminary plat meets the requirements of Section 154 of the Subdivision Regulations of the City of Mount Pleasant. Staff recommends approval of the preliminary plat with the following condition(s):

1. That a final plat be approved prior to building permit inspections or certificate of occupancy issuance.

Staff recommends approval of this preliminary plat, based on its suitability for development.

Attachments:
Preliminary Plat
Tax Credit Approval Resolution

RESOLUTION NO. 2025-1

**A RESOLUTION OF THE CITY OF MOUNT PLEASANT, TEXAS,
INDICATING SUPPORT FOR THE APPLICATION OF MOUNT
PLEASANT TRAILS, AND ITS AFFILIATES, TO THE TEXAS
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS [TDHCA]
FOR THE 2025 COMPETITIVE LOW INCOME HOUSING TAX
CREDIT PROGRAMS, AND APPROVING A WAIVER OF
DEVELOPMENT AND PERMIT FEES.**

WHEREAS, Mount Pleasant Trails, LP has proposed a development for affordable rental housing for adults 55 and older at the N side of Tennison Rd, Approx 2150 ft East of S Jefferson Ave named Mount Pleasant Trails in the City of Mount Pleasant; and

WHEREAS, there is a need for affordable housing for the City of Mount Pleasant's older citizens of modest means; and

WHEREAS, Mount Pleasant Trails, LP intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2025 Low Income Housing Tax Credit Program funds for Mount Pleasant Trails, and

WHEREAS, there is a requirement for a de minimus commitment of development funding by the Local Political Subdivision.

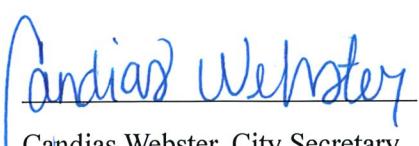
THEREFORE, Be It **RESOLVED**, that this resolution affirms the City of Mount Pleasant's support for the above named development; and

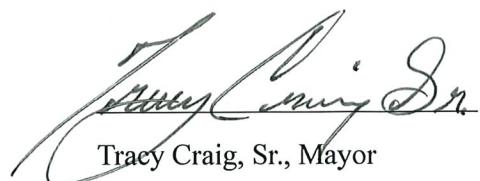
FURTHER, that the City of Mount Pleasant, acting through its governing body, hereby confirms it shall provide a financial contribution in the form of reduced building or development permit fees in the amount of Two Hundred Fifty Dollars (\$250.00) for the proposed development, if the Texas Department of Housing and Community Affairs [TDHCA] awards Low Income Housing Tax Credits to Mount Pleasant Trails, LP; and,

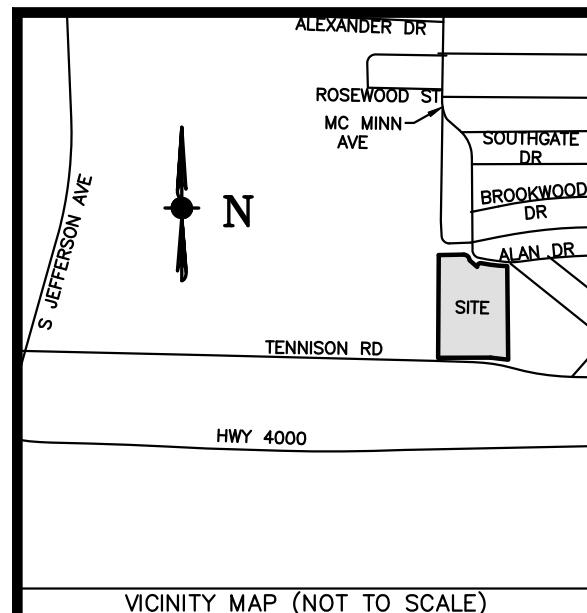
FURTHER RESOLVED, that the City of Mount Pleasant for and on behalf of the Governing Body, are hereby authorized, empowered, and directs the City Manager to certify this resolution to the Texas Department of Housing and Community Affairs [TDHCA].

This **RESOLUTION** was duly passed and approved by the City of Mount Pleasant on February 4, 2025.

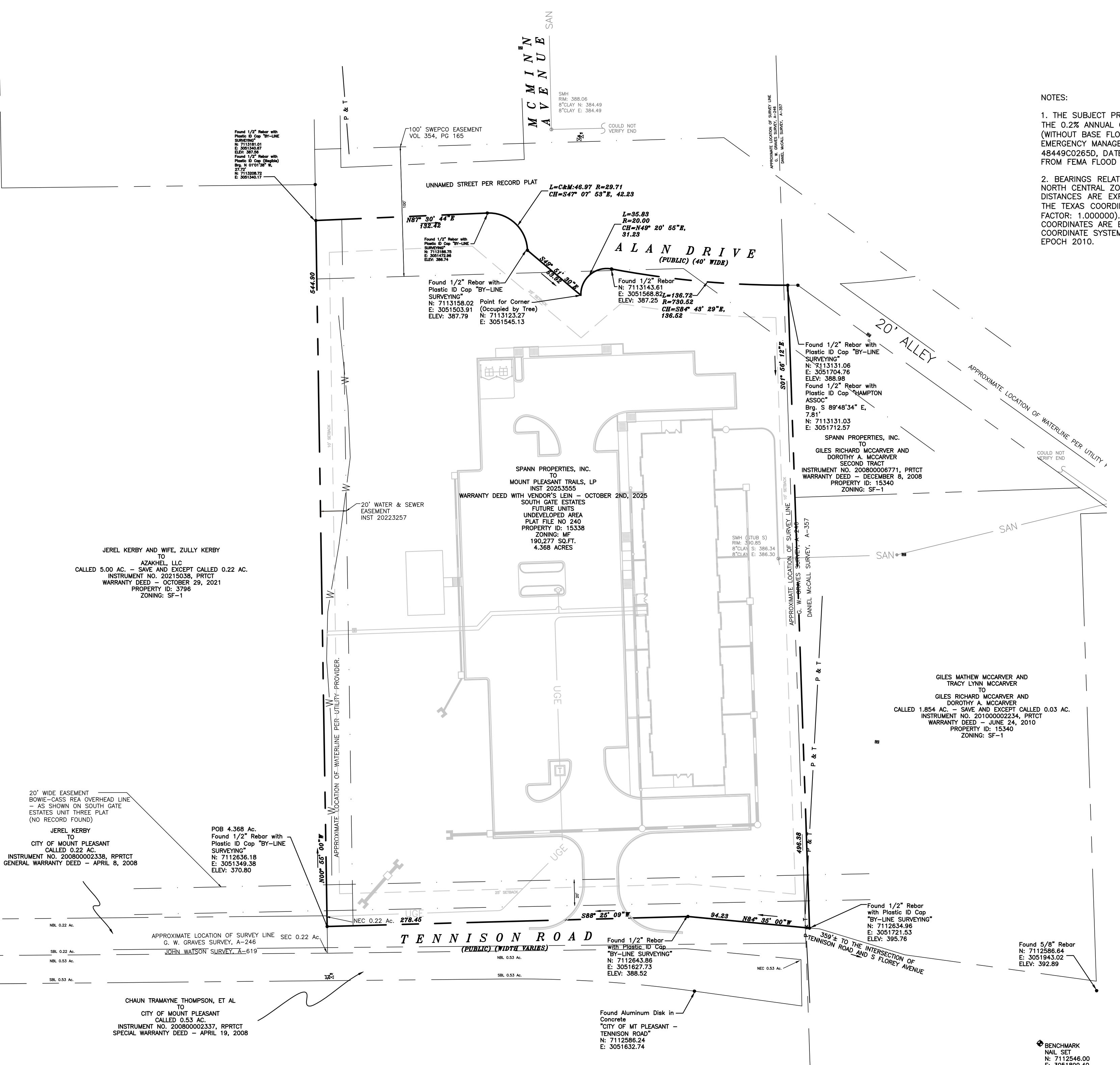
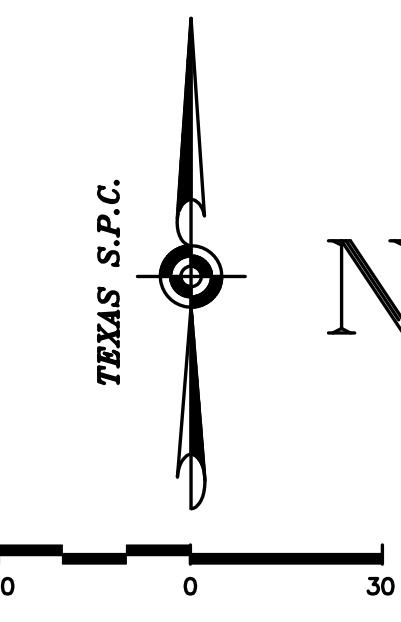
ATTEST:


Candias Webster, City Secretary


Tracy Craig, Sr., Mayor



VICINITY MAP (NOT TO SCALE)



PRELIMINARY PLAT
MOUNT PLEASANT TRAILS SUBDIVISION
 TO THE CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS, BEING ALL OF THAT CALLED 4.368 ACRES TRACT,
 DESCRIBED IN DEED TO MOUNT PLEASANT TRAILS, LP, RECORDED IN INSTRUMENT 20253555 IN THE REAL
 PROPERTY RECORDS, TITUS COUNTY, TEXAS.

Shawn Billings, RPLS 5688
 1544 County Road No. 1 N
 Kilgore, Texas 75656
 (901) 985-0102
 pendulumsurveying.com
 office@pendulumsurveying.com



STATE OF TEXAS
 COUNTY OF TITUS) OWNER'S ACKNOWLEDGMENT AND DEDICATION

I (we), the undersigned owner(s) of the land shown on this plat within the area described by the metes and bounds description shown herein, and designated herein as:

BEING 4.368 ACRES OF LAND IN THE CITY OF MOUNT PLEASANT, TITUS COUNTY, TEXAS, BEING A PART OF THE G. W. GRAVES SURVEY, A-246, AND BEING A PART OF THE DANIEL MCCALL SURVEY, A-357, AND BEING PART OF THE LAND DESCRIBED IN A WARRANTY DEED FROM VEN SPANN, ET AL. TO SPANN PROPERTIES, DATED FEBRUARY 17, 1994, AS RECORDED IN VOLUME 893, PAGE 100, PUBLIC PROPERTY RECORDS, TITUS COUNTY, TEXAS, AND CONFORMING TO COORDINATES IN INSTRUMENT 1357, ACRES OF LAND, DATED JANUARY 19, 2021, AS RECORDED IN INSTRUMENT NO. 20230309, PUBLIC RECORDS, TITUS COUNTY, TEXAS, AND BEING A PARCEL OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LBN FROM SPANN PROPERTIES, INC. TO MOUNT PLEASANT TRAILS, LP, DATED OCTOBER 2ND, 2025, AS RECORDED IN INSTRUMENT NUMBER 20253555, PUBLIC RECORDS, TITUS COUNTY, TEXAS, AND THIS 4.368 ACRES OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, AS DETERMINED BY A SURVEY MADE ON THE GROUND BY SHAWN BILLINGS, RPLS, ON FEBRUARY 4, 2025, (DISTANCES ARE EXPRESSED IN US SURVEY FEET AS MEASURED ALONG THE GRID FOR THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE):

BEGINNING AT A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THIS SOUTHWEST CORNER, BEING IN THE EAST LINE OF THE CALLED 0.22 ACRE PARCEL DESCRIBED IN A DEED TO THE CITY OF MOUNT PLEASANT, AS RECORDED IN INSTRUMENT NO. 20080002338, REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS, BEING IN THE NORTH LINE OF TENNISON ROAD, AS SHOWN ON PLAT OF SOUTH GATE ESTATES, UNIT 3, AS RECORDED IN SLIDE 217, PLAT RECORDS, TITUS COUNTY, TEXAS, HAVING STATE PLANE COORDINATES OF N 7112636.18 AND E 3051349.38 (TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, US SURVEY FEET, NAD83, 2011 ADJUSTMENT, EPOCH 2010);

THENCE N 0055'00" W (BEARINGS RELATED TO GRID NORTH FOR THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE) FROM THE WEST LINE AND EAST LINE OF THE CALLED 0.22 ACRE PARCEL, PASSING THE NORTHEAST CORNER OF THE 0.22 ACRE PARCEL, BEING THE SOUTHEAST CORNER OF THE RESIDUE OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO AZAVAN LLC, AS RECORDED IN INSTRUMENT NO. 20215038, PUBLIC RECORDS, TITUS COUNTY, TEXAS, AND CONTINUING AS THE EAST LINE OF THE RESIDUE OF THE CALLED 5.00 ACRE TRACT, A DISTANCE OF 54.97 FEET TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THIS NORTHWEST CORNER, BEING IN THE SOUTH LINE OF AN AREA SHOWN AS "RESERVED FOR STREET" ON PLAT OF SOUTH GATE ESTATES, UNIT 3, HAVING STATE PLANE COORDINATES OF N 7113181.01 AND E 3051340.67

• A 1/2 INCH REBAR WITH PLASTIC ID CAP (ILLEGIBLE) FOUND FOR THE NORTHEAST CORNER OF THE CALLED 5.00 ACRE TRACT BEARING N 01°13'38" W, 27.72 FEET IN N 7113208.79 AND E 3051340.71;

THENCE N 8730'44" E WITH THIS NORTH LINE AND THE SOUTH LINE OF THE AREA RESERVED FOR STREET, A DISTANCE OF 152.42 FEET TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING STATE PLANE COORDINATES OF N 7113186.75 AND E 3051472.96;

THENCE SOUTHEASTERLY WITH A CURVE TO THE RIGHT, WITH THE SOUTH RIGHT-OF-WAY LINE OF ALAN DRIVE, A DISTANCE OF 29.71 FEET, WITH A CENTRAL ANGLE OF 90°35'04", WITH A CHORD BEARING S 47°07'53" E, 42.23 FEET, AN ARC LENGTH OF 46.97 FEET, TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THE END OF THE CURVE, HAVING STATE PLANE COORDINATES OF N 7113158.02 AND E 3051503.91;

THENCE S 4951'30" E WITH THE SOUTH RIGHT-OF-WAY LINE OF ALAN DRIVE, A DISTANCE OF 53.92 FEET TO A POINT FOR CORNER OCCUPIED BY A TREE, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING STATE PLANE COORDINATES OF N 7113123.27 AND E 3051545.13;

THENCE NORTHEASTERLY WITH THE SOUTH RIGHT-OF-WAY LINE OF ALAN DRIVE, WITH A CURVE TO THE RIGHT, WITH A RADIUS OF 100.00 FEET, WITH A CENTRAL ANGLE OF 102°30'15", WITH A CHORD BEARING N 49°20'55" E, 31.23 FEET, AN ARC LENGTH OF 35.83 FEET, TO A 1/2 INCH REBAR FOUND FOR THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING STATE PLANE COORDINATES OF N 7113143.61 AND E 3051568.82;

THENCE EASTERLY WITH THE SOUTH RIGHT-OF-WAY LINE OF ALAN DRIVE, WITH A REVERSE CURVE TO THE LEFT, WITH A RADIUS OF 730.52 FEET, WITH A CENTRAL ANGLE OF 104°43'23", WITH A CHORD BEARING S 44°43'29" E, 136.52 FEET, AN ARC LENGTH OF 136.52 FEET, TO A 1/2 INCH REBAR FOUND FOR THE END OF THE CURVE, HAVING STATE PLANE COORDINATES OF N 7113131.06 AND E 3051704.76; THIS NORTHEAST CORNER BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED AS SECOND TRACT IN A DEED TO GILES RICHARD MCCARVER AND DOROTHY A. MCCARVER, AS RECORDED IN INSTRUMENT NO. 20080006771, REAL PROPERTY RECORDS, TITUS COUNTY, TEXAS, HAVING STATE PLANE COORDINATES OF N 7113131.06 AND E 3051704.76

• A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "HAMPTON ASSOC" FOUND BEARS S 89°48'34" E, 7.81 FEET (N 7113131.03 AND E 3051712.57);

THENCE S 0158'12" E WITH THIS EAST LINE, THE WEST LINE OF THE MCCARVER SECOND TRACT, PASSING THE SOUTHWEST CORNER OF THE SECOND TRACT, BEING THE NORTHEAST CORNER OF A CALLED 1.854 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GILES RICHARD MCCARVER AND DOROTHY A. MCCARVER, AS RECORDED IN INSTRUMENT NO. 20100002234, PUBLIC RECORDS, TITUS COUNTY, TEXAS, AND CONTINUING WITH THE WEST LINE OF THE CALLED 1.854 ACRE TRACT, A TOTAL DISTANCE OF 496.38 FEET TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR THIS SOUTHEAST CORNER, BEING THE SOUTHWEST CORNER OF THE CALLED 1.854 ACRE TRACT, BEING IN THE NORTH LINE OF TENNISON ROAD, AS SHOWN BY PLAT OF SOUTH GATE ESTATES, UNIT THREE, HAVING STATE PLANE COORDINATES OF N 7112634.36 AND E 3051627.73;

THENCE N 8435'00" W WITH THIS SOUTH LINE AND NORTH LINE OF TENNISON ROAD, AS SHOWN BY PLAT OF SOUTH GATE ESTATES, UNIT THREE, A DISTANCE OF 94.23 FEET TO A 1/2 INCH REBAR WITH PLASTIC ID CAP STAMPED "BY-LINE SURVEYING" FOUND FOR AN INNER ANGLE CORNER OF THIS TRACT, HAVING STATE PLANE COORDINATES OF N 7112643.86 AND E 3051627.73;

THENCE S 8825'09" W CONTINUING WITH THIS SOUTH LINE AND NORTH LINE OF TENNISON ROAD, AS SHOWN BY PLAT OF

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.

OWNER _____

I, _____, CITY ENGINEER FOR THE CITY OF MOUNT PLEASANT, ON THIS THE _____ DAY OF
 WATER FACILITIES AND THAT SAME COMPLY WITH ALL RULES, REGULATIONS, AND REQUIREMENTS OF LOCAL GOVERNMENT,
 REGIONAL, STATE, AND FEDERAL AUTHORITIES.

BY: _____ CITY ENGINEER

I, _____, CITY PLANNER FOR THE CITY OF MOUNT PLEASANT, ON THIS THE _____ DAY OF
 HEREBY AFFIRMATIVELY APPROVE THIS PLAT AS TO CONFORMITY WITH THE DEVELOPMENT
 GUIDELINES OF THE CITY OF MOUNT PLEASANT.

BY: _____ CITY PLANNER

THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT ON THIS THE _____ DAY OF
 _____ VOTED AFFIRMATIVELY TO APPROVE THIS PLAT.

BY: _____ MAYOR

ATTEST: _____ CITY SECRETARY

THE PLANNING AND ZONING COMMISSION OF THE CITY OF MOUNT PLEASANT ON THIS THE
 _____ DAY OF _____, VOTED AFFIRMATIVELY TO RECOMMEND APPROVAL OF
 THIS PLAT.

BY: _____ CHAIRMAN

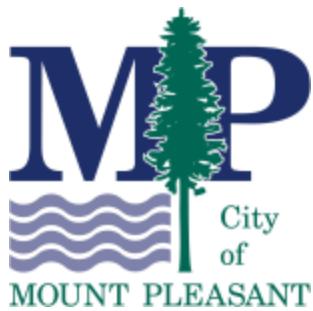
ATTEST: _____ CITY PLANNER

**MOUNT PLEASANT
 TRAILS, LP**

CARLSON
 CONSULTING
 ENGINEERS, INC.

3556 S. CULPEPPER CIRCLE, SUITE 4
 Bartlett, TN 38133
 Phone (901) 384-0404
 Fax (901) 384-0404
 7068 Ledgestone Commons, Springfield, MO 65908
 Ph. (417) 882-1701





AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Feb 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: SP-2025-04 Consider a request to approve a site plan for Mount Pleasant Trails Apartments, a Senior Tax Credit Project consisting of 52 units on a 4.368 acre property addressed as 399 Tennison Road.

Attachments:

[Staff Memo SITE PLAN SP-2025-04 Pleasant Pointe Apartments](#)

[Mt Pleasant Trails - SITE PLAN \(CITY\)-SITE \(002\)](#)

[Mt Pleasant Trails - LS-PLANTING](#)

[Lighting plan](#)

CITY OF MOUNT PLEASANT
PLANNING AND ZONING MEMORANDUM
DEVELOPMENT SERVICES DEPARTMENT

TO: Planning & Zoning Commission
CC: Rob Vina, City Manager
Candias Webster, Assistant City Manager
FROM: Lynn Barrett, Director of Development Services
DATE: February 10, 2026
SUBJECT: SP-2025-04 Site for the Mount Pleasant Trails Senior Apartments

An application has been submitted by Gabriel Loth on behalf of Mount Pleasant Trails, LP, property owner, for the approval of a Site Plan for the Mount Pleasant Trails Apartments at 399 Tennison Road. The site plan approval is required due to its being a multi-family project. The property is zoned Multi Family which allows apartment developments.

This property was previously supported by City Council a year ago as a Senior Tax Credit housing apartment complex application and was awarded by the Texas Department of Housing and Community Affairs in August.

The city agreed to provide a financial contribution in the form of reduced building or development permit fees of \$250 for the proposed development, if the Texas Department of Housing and Community Affairs awarded the Tax Credits to the developers and at its subsequent development.

The project is located on 4.368 acres approximately 2,000 feet east of the Tennison Road/S Jefferson intersection and situated south of Alan Drive adjacent to the Southgate Addition. The developer proposes building a total of 52 units, contained in a 3 story building, with parking and recreation amenities. This site development plan is considered for approval following action on the accompanying preliminary plat.

The submittal contains sheets depicting landscape, photometric and site submittals, 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, utility configuration, parking and materials.

Staff recommend approval of the site plan for this project with the following condition:

1. That a final plat be approved prior to building permit inspections or certificate of occupancy issuance.

Attachments

Site Plan

Landscape Plan

Photometric Plan

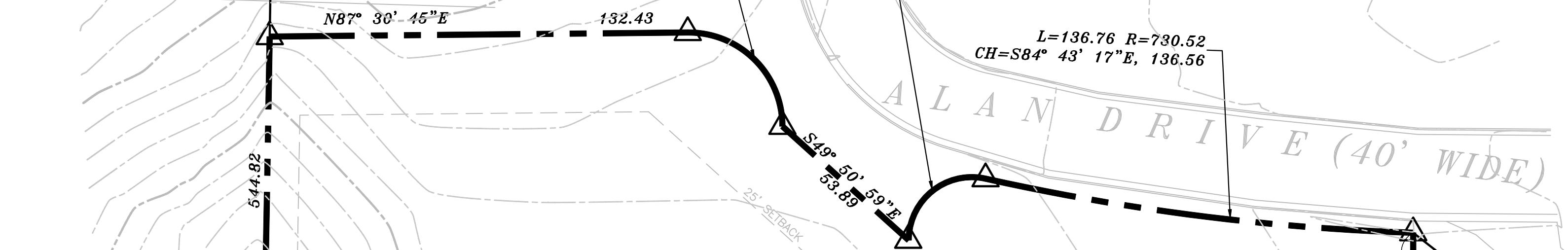
1 2 3 4 5 6 7 8 9 10

MEMISE FLORENCE AND GONZALEZ
ARACELI
PARCEL ID: 3792
ZONING: SINGLE FAMILY DISTRICT 1

L=35.80 R=20.00
CH=N49° 21' 26"E, 31.21

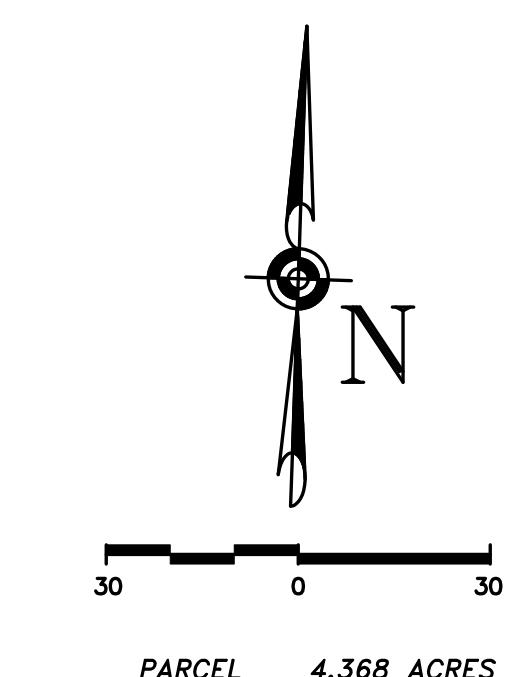
L=46.96 R=29.71
CH=S47° 12' 35"E, 42.22

L=136.76 R=730.52
CH=S84° 43' 17"E, 136.56



SITE INFORMATION	
LAND AREA:	4.368 AC
EXISTING USE:	NONE
CURRENT ZONING:	MF
PROPOSED USE:	SENIOR APARTMENTS
BUILDING SQUARE FOOTAGE:	15,686
GROSS LOT COVERAGE:	8.25%

LOT INFORMATION	
REGULATIONS WITHIN THE MF DISTRICT	
MINIMUM LOT DEPTH:	100 FEET
MINIMUM LOT WIDTH:	75 FEET
MINIMUM FRONT YARD:	25 FEET
MINIMUM REAR YARD:	10 FEET
MINIMUM SIDE YARD:	15 FEET



PARCEL 4.368 ACRES

LEGEND

	BUILDING SIDEWALK
	HEAVY DUTY ASPHALT
	STANDARD DUTY ASPHALT
	HEAVY DUTY CONCRETE
	1' SIDEWALK DRAIN
	PROPERTY LINE
	PROPERTY CORNER
	6" CURB AND GUTTER
	PARKING COUNT
	SIGN
	TRANSFORMER PAD
	ACCESSIBLE PARKING SYMBOL
	DOUBLE SOLID YELLOW LINE
	SINGLE SOLID WHITE LINE
	SAWCUT LINE

PARKING DATA

PARKING REQUIRED	
STANDARD VEHICLES	99
ADA SPACES	4
VAN ADA SPACES	1
TOTAL REQUIRED	104
PARKING PROVIDED	
STANDARD VEHICLES	96
ADA SPACES	6
VAN ADA SPACES	2
TOTAL PROVIDED	104

Mount Pleasant Trails, LP

3556 S. CULPEPPER CIRCLE, SUITE 4
SPRINGFIELD, MO 65804
(417) 882-1701

SITE PLAN

MT PLEASANT TRAILS
MT PLEASANT, TEXAS

AZAKHEL LLC
PARCEL ID: 3796
ZONING: SINGLE FAMILY DISTRICT 1

CONNECT TO EXISTING WATER MAIN

12" X 6" TEE

HW #1 IE=374.00

HW #2 IE=373.00

HW #3 IE=371.00

12" ST S Ø 1.32%

UTILITY COMPANY TO CONVERT ANCHOR POLE TO A SERVICE POLE

HW #4 278.44 IE=371.00

S88° 25' 05"W

LOCs UGE=371.36

U.S.E. 4E=371.36

R1-1

35° 91' 25" 46"

35° 84' 19" 05"

1' STOP BAR (TYP)

APPROXIMATE SAWCUT LIMITS

7.99' 17.64' 9.18' 35° 55" W

20' R Δ=78.27 47"

30' R Δ=91.25 46"

35' R Δ=91.25 46"

1 2 3 4 5 6 7 8 9 10

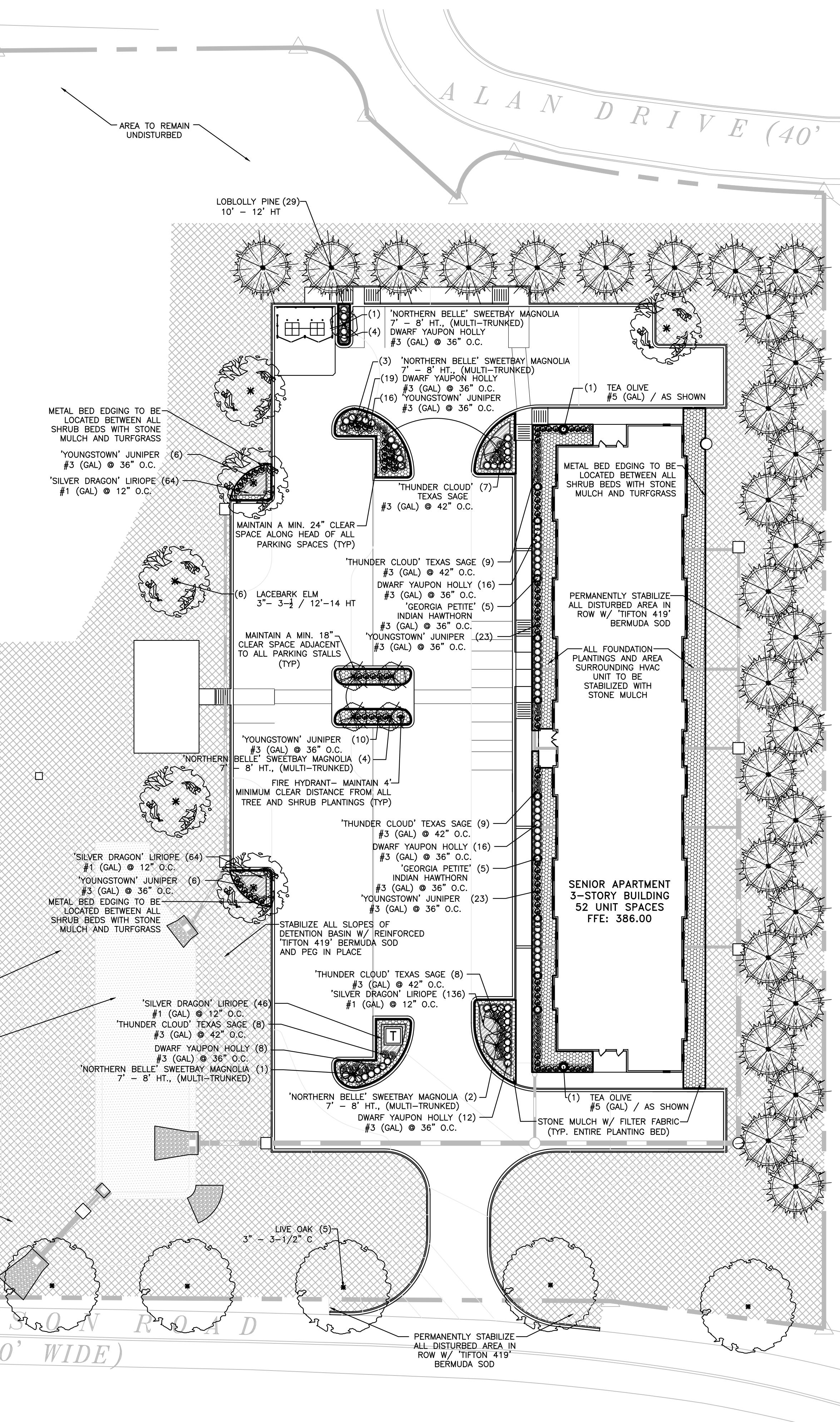
CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE AND A WARRANTY ON ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

ALL UNSURFACED AREAS SHALL RECEIVE A 6" LAYER OF SUITABLE TOPSOIL AND SOD, WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

SOD SHALL BE PEGGED ON ALL 3:1 SLOPES OR STEEPER IN ORDER TO HOLD SOD IN PLACE. SEE SITESWORK SPECIFICATIONS FOR OTHER REQUIREMENTS.

UNLESS SHOWN OTHERWISE, ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.

ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED BY A PERMANENTLY PLACED GROUNDFLOW IRRIGATION SYSTEM. CONTRACTOR SHALL PROVIDE AN AUTOMATICALLY CONTROLLED SYSTEM THAT PROVIDES FULL COVERAGE OF ALL INSTALLED PLANTINGS AND UTILIZES A COMBINATION OF LOW-VOLUME AND RUNOFF SPRAY HEADS AND DRIP IRRIGATION COMPONENTS.



30 0 30

PARCEL 4.368 ACRES

Mount Pleasant Trails, LP

3556 S. CULPEPPER CIRCLE, SUITE 4
SPRINGFIELD, MO 65804
(417) 882-1701

PLANTING PLAN

MT PLEASANT TRAILS
MT PLEASANT, TEXAS

CARLSON CONSULTING ENGINEERS, INC.
7068 Legestone Commons
Bartlett, TN 38133
Phone (901) 384-0404
Fax (901) 384-0710
Texas Registered Engineering Firm F-8024

NOT FOR CONSTRUCTION

DRAWN DPS
CHECKED EKM
DATE 12/09/2025
SCALE 1"=30'
JOB No. N/A
SHEET 13 OF 22

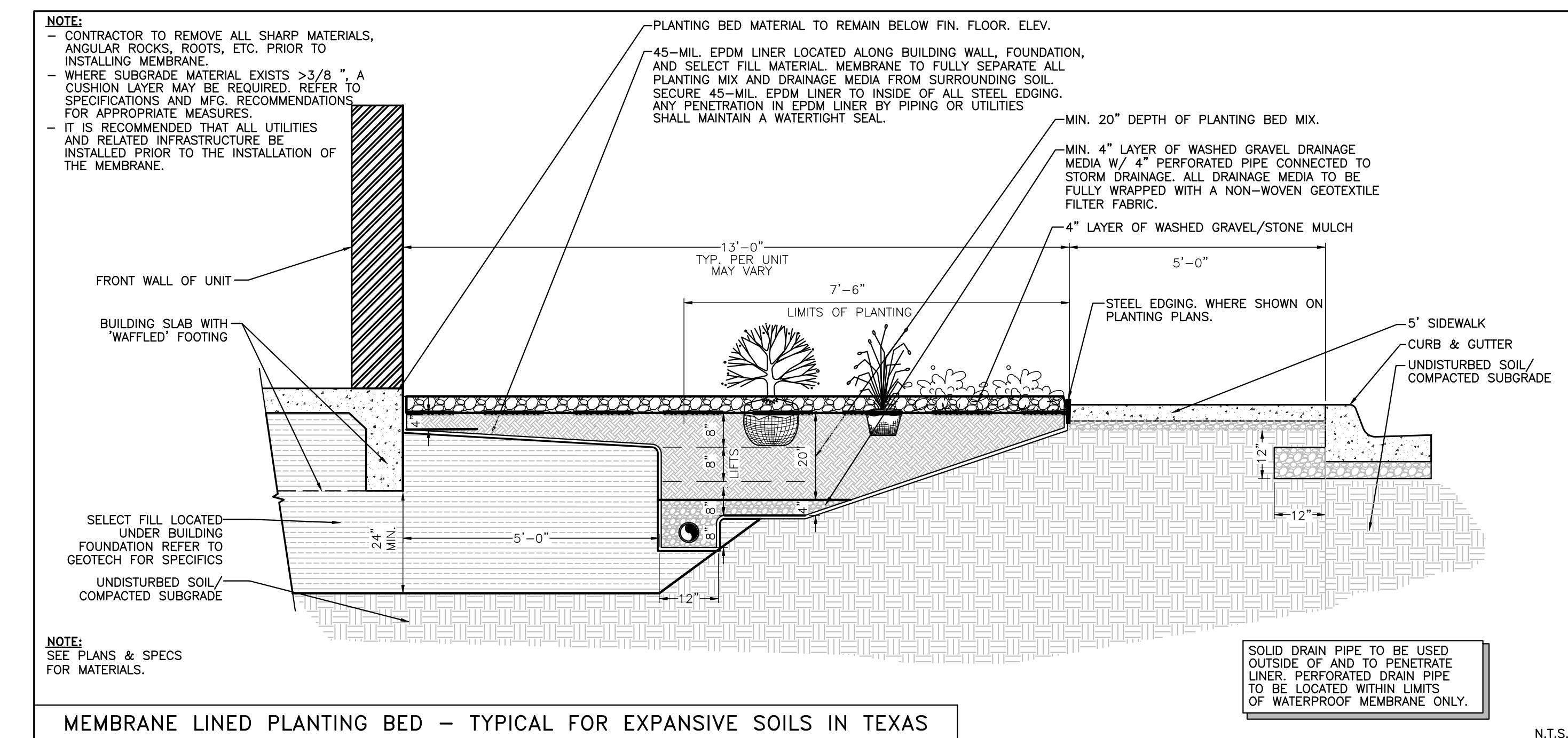
PLANT SCHEDULE

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE (BOTH MIN'S TO BE MET)	SPACING	CONDITION	REMARKS
TREES: (ALL TREES TO BE GRADED 'FLORIDA FANCY')							
11	⊗	MAGNOLIA VIRGINIANA 'NORTHERN BELLE'	'NORTHERN BELLE' SWEETBAY MAGNOLIA	7' - 8' HT/MULTI-TRUNKED	AS SHOWN	B&B	3-5 TRUNKS, FULL ROUND HEAD
5	⊗	QUERCUS VIRGINIANA	LIVE OAK	3" - 3-1/2" C / 10' - 12' HT	AS SHOWN	B&B	FULL HEAD W/UNIFORM GROWTH
29	⊗	PINUS TAEDA	LOBLOLLY PINE	10' - 12' HT	AS SHOWN	B&B	FULL HEAD W/UNIFORM GROWTH
6	⊗	ULMUS PARVIFOLIA	LACEBARK ELM	3" - 3-1/2" C / 10' - 12' HT	AS SHOWN	B&B	FULL HEAD W/UNIFORM GROWTH
51	100.0	TOTAL					100% OF PROPOSED TREES ARE CANOPY TREES
SHRUBS:							
75	⊗	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	#3 (GAL), 18" MIN. SPD.	36" O.C.	CONT	FULL HEAD W/UNIFORM GROWTH
84	⊗	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	'YOUNGSTOWN' JUNIPER	#3 (GAL), 18" MIN. SPD.	36" O.C.	CONT	FULL HEAD W/UNIFORM GROWTH
41	⊗	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	'THUNDER CLOUD' TEXAS SAGE	#3 (GAL), 18" MIN. HT.	42" O.C.	CONT	FULL HEAD W/UNIFORM GROWTH
2	⊗	OSMANTHUS FRAGRANS	TEA OLIVE	#5 (GAL), 18" - 24" HT.	AS SHOWN	CONT	FULL HEAD W/UNIFORM GROWTH
10	⊗	RHAPHIOLEPIS X DELACOURII 'GEORGIA PETITE'	'GEORGIA PETITE' INDIAN HAWTHORN	#3 (GAL), 18" MIN. HT.	36" O.C.	CONT	FULL HEAD W/UNIFORM GROWTH
212	100.0	TOTAL					100% OF PROPOSED SHRUBS ARE EVERGREEN
GROUNDCOVERS:							
FILL AREA		CYDONIA DACTYLON	COMMON BERMUDA	4 LBS / 1000 SF	SOLID	SEED	99% PURE - 99% GERM RATE
FILL AREA		CYDONIA DACTYLON 'TIFTON 419'	'TIFTON 419' BERMUDA SOD	SLAB / ROLL	SOLID	SOD	WEED FREE & ACTIVELY GROWING
310		LIRIOPE SPICATA 'SILVER DRAGON'	'SILVER DRAGON' LIRIOPE	#1 (GAL), 12" HT.	12" O.C.	CONT	3 BIB MIN. FULL PLANT
FILL AREA		SHREDDED HARDWOOD MULCH	DOUBLE - HAMMERED	4" MIN DEPTH	SOLID	BULK	BROWN COLOR - DEPTH TO BE MEASURED AFTER SETTING
FILL AREA		STONE MULCH		2" - 4" SMOOTH STONE	SOLID	BULK	SMOOTH SURFACE - VARIED EARTHTONES & GRAY IN COLOR OR AS APPROVED BY LA.

NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: ALL SIZES AND CONDITION OF NURSERY STOCK SHALL MEET THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERTMEN, OR A MIN. OF FLORIDA NO.1 GRADE, WHICHEVER IS APPLICABLE.

NOTE: SPECIES SUBSTITUTIONS OR UNDERSIZING ANY PLANT MATERIAL IS A BREACH OF CONTRACT OR BID. NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.



MEMBRANE LINED PLANTING BED - TYPICAL FOR EXPANSIVE SOILS IN TEXAS

Texas 811
Know what's below.
Call before you dig.

THE CONTRACTOR SHALL CALL 811 FOR LOCATION OF PUBLIC UTILITIES AND ENLIST A PRIVATE UTILITY LOCATOR SERVICES FOR LOCATION OF PRIVATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2" (TYPICAL)															
A															
B															
C															
D															
E															
F															
G															
H															
I															
J															
K															
L															
M															
N															
O															
P															
Q															
R															
S															
T															
U															
V															
W															
X															
Y															
Z															

PLUMBING FIXTURE SCHEDULE

MARK	Fixture	Model Number													
WC1	WATER CLOSET	AMERICAN STANDARD 3517A.101.020, WHITE VITREOUS CHINA, 15" HEIGHT, ELONGATED BOWL, FLUSH TANK, BEMIS 1200SLOWA WHITE SEAT, SUPPLY & STOP.													
WC2	WATER CLOSET	AMERICAN STANDARD 3517A.101.020, WHITE VITREOUS CHINA, 16 1/2" HEIGHT, ELONGATED BOWL, FLUSH TANK, ADA HEIGHT. BEMIS 1200SLOWA WHITE SEAT, SUPPLY & STOP.													
L1	LAVATORY	AMERICAN STANDARD 0476.028.020, WHITE VITREOUS CHINA, SELF-RIMMING, MOEN 8917 FAUCET, POPUP DRAIN, P-TRAP, SPEEDWAY 1920A SUPPLIES AND STOPS - FOR EXPOSED PIPING WITH TRUEBRO INSULATION KIT.													
L2	LAVATORY	AMERICAN STANDARD 0476.028.020, WHITE VITREOUS CHINA, SELF-RIMMING, MOEN 8915 FAUCET, DEARBORN BRASS 760-1 GRID DRAIN, P-TRAP, SPEEDWAY 1920A SUPPLIES AND STOPS FOR EXPOSED PIPING WITH TRUEBRO INSULATION KIT, MOUNT PER ADA.													
L3	LAVATORY	AMERICAN STANDARD 0355.012.020, WHITE VITREOUS CHINA, MOEN 8938 FAUCET, DEARBORN BRASS 760-1 GRID DRAIN, P-TRAP, SPEEDWAY CR1920A SUPPLIES AND STOPS. CONCEALED CHAIR CARRIER, FOR EXPOSED PIPING WITH TRUEBRO INSULATION KIT, MOUNT PER ADA.													
S1	SINK	ELKAY DAYTON DSE2-3321-4, 20GA STAINLESS STEEL, LK-35 STRAINER, LK2423C FAUCET W/SPRAY, SPEEDWAY CR1920A SUPPLIES AND STOPS.													
S2	SINK	ELKAY DAYTON GE2-3321-4, 22GA STAINLESS STEEL, LK-35 STRAINER, LK2423C FAUCET W/SPRAY, SPEEDWAY CR1920A SUPPLIES AND STOPS FOR EXPOSED PIPING WITH TRUEBRO INSULATION KIT, MOUNT PER ADA.													
WB	WASHER BOX	GUY GRAY BB200TS WASHING MACHINE CONNECTION BOX.													
IMB	ICE MAKER BOX	GUY GRAY BIM875 ICE MAKER CONNECTION BOX.													
DSP	DISPOSAL	INSINKERATOR EVOLUTION PRO 880, 7/8 HP, 2 STAGE GRIND, SOUND REDUCING COMPONENTS													
DW	DISHWASHER	DISHWASHER BY CONTRACTOR AS SELECTED BY OWNER.													
T1	TUB/SHOWER	LASCO 2603-SQMR OR 2603-SQML, MOEN 62320 VALVE & TL-183 FAUCET, K-7160 DRAIN.													
T2	TUB/SHOWER	AQUATIC 2603SMTE L OR R DRAIN, MOEN 62320 VALVE, K-7160-TF-BKB DRAIN, HAND-HELD SHOWER (WATERSENSE FAUCET), 24" SLIDE BAR, VACUUM BREAKER AND 60" HOSE, PRESSURE BALANCING MIXING VALVE, 3-1/4" DRAIN, L-SHAPED GRAB BAR, L-SHAPED FOLD-UP CUSHIONED SEAT, SOAP DISH, CURTAIN ROD AND CURTAIN, UFAS CONFIGURATION.													
MS	MOP SINK	SWAN MS 2424-3, MS-2412 FAUCET, MS-2405 HOSE, MS-2408 RIM GUARD, STRAINER.													
HD	HUB DRAIN	SOILUX CHIEF SERIES 832-3HHD PVC HUB DRAIN WITH TRAP PRIMER OR TRAP GUARD WITH P-TRAP FOR WOOD FLOORS.													
FPHB	FRZ PROOF HOSE BIB	WOODFORD MODEL 67 SERIES POLISHED CHROME WALL FAUCET WITH TEE KEY, VACUUM BREAKER.													
WH1	WATER HEATER	A.O. SMITH ENLB-40, 40 GALLON ELECTRIC, DUAL 4,500W ELEMENTS.													
RP2	BACKFLOW PREVENTER	WATTS LF9090T SERIES - REDUCED PRESSURE ZONE ASSEMBLY													
DCA	BACKFLOW PREVENTER	WATTS 350 SERIES - DOUBLE CHECK DETECTOR ASSEMBLY													
ET	EXPANSION TANK	AMTROL ST-5													
SP	SUMP PUMP	STANCOR OIL-MINDER SES0 ELEVATOR PIT SUMP PUMP, 1/2 HP, 208V, 1Ø, 4 FLA. BY PLUMBING CONTRACTOR.													
NOTE: A WATER-HAMMER ARRESTOR SHALL BE INSTALLED WHERE QUICK-CLOSING VALVES ARE UTILIZED (ICE MAKERS, DISHWASHERS, AND WASHING MACHINES).															

FIRE DAMPER SCHEDULE

WHERE REQUIRED	LOCATION	TYPE	DESCRIPTION
UNITS	MECHANICAL	CEILING	FIRE DAMPER REQUIRED AT MAIN DUCT TRUNK PENETRATION INTO THE RATED CEILING/FLOOR ASSEMBLY. (TYPICAL FOR ALL UNIT SUPPLY DUCT).
UNITS	CEILING	CEILING	CEILING RADIATION DAMPER REQUIRED FOR EACH CEILING SUPPLY REGISTER AT THE RATED CEILING/FLOOR ASSEMBLY PENETRATION. (TYPICAL FOR ALL SUPPLY REGISTERS).
UNITS	BATH	CEILING	FIRE DAMPER REQUIRED FOR ALL EXHAUST FANS MOUNTED IN THE RATED CEILING/FLOOR ASSEMBLY. (TYPICAL FOR ALL EXHAUST FANS).
UNITS	MECHANICAL	CEILING	FIRE DAMPER REQUIRED AT FRESH AIR DUCT PENETRATION AT RATED ASSEMBLY.

NOTE: TESTED AND LISTED SYSTEMS SPECIFICALLY STATE THE MANUFACTURER AND THE EXACT PRODUCTS THAT MAY BE USED. THERE ARE NO SUBSTITUTIONS, AS EACH PRODUCT HAS DIFFERENT PROPERTIES, AND THESE SPECIFIC COMBINATIONS AND APPLICATIONS ARE WHAT HAVE PASSED TESTING. MANY TIMES, A SYSTEM IS INCORRECTLY INSTALLED USING A DIFFERENT MANUFACTURER, THE WRONG FIRESTOP PRODUCT, DIFFERENT BRAND OF INSULATION, LACK OF USE OF MATERIALS FOR SOUND TRANSFER CONSTRUCTION (STC), ETC. THAN WHAT IS SPECIFIED IN THE LISTED SYSTEM AND WILL NOT BE ACCEPTED FOR ANY REASON (EVEN LACK OF AVAILABILITY). IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UL LISTINGS MATCH THE ASSEMBLIES AND THE CORRECT QUANTITY IS AVAILABLE FOR THE JOB PRIOR TO ROUGH-IN.

GRILLE AND REGISTER SCHEDULE

MARK	MFG / MODEL	DAMPER	COLOR	DESCRIPTION
A	PRICE / 620DAL	YES	WHITE	ALL ALUMINUM DOUBLE DEFLECTION SUPPLY REGISTER WITH O.B.D. AND FIRE DAMPER.
B	PRICE / 620	NO	WHITE	WALL MOUNT ALL ALUMINUM RETURN AIR GRILLE.

NOTE: ALL GRILLES, REGISTERS, AND DIFFUSERS TO BE ALL ALUMINUM UNLESS NOTED OTHERWISE. STEEL CAN BE USED IF POWDER COATED PAINT IS APPLIED. QUANTITIES, SIZES, FRAMES AND ACCESSORIES TO BE CONFIRMED BY CONTRACTOR.

LIGHTING FIXTURE SCHEDULE

MARK	Fixture	Manufacturer and Model Number	Type	Lamps	Size	Mounting	Remarks
A	CAN	HALO HLBSL6099FS351EMW	LED	1	13	RECESSED	1
B	BATH VANITY	RP LIGHTING 4904BN-3	LED	3	8	WALL	1
C	CEILING FAN	VISUAL COMFORT MONTE CARLO 5HV52BSF	LED	3	6	SURFACE	1
D	WALLPACK	LSI XWM-FT-LED-12L-50	LED	1	102	WALL	1,3
E1	EMERGENCY	SURE-LITES SEL60	LED	2	3	SURFACE	1
E2	EGRESS EYE	SURE LITES APW82	LED	1	3	SURFACE	1
E3	EMERG/EXIT	SURE LITES APC7RG5AL	LED	3	3	SURFACE	1,2
E5	EXIT	SURE LITES APC7RG5AL	LED	2	6	SURFACE	1
F	PORC. KEYLESS	LEVTON 9875	SFL	1	26	WALL	1
H	SCONCE	RP LIGHTING 4408-30	LED	1	15	WALL	1
I	TROFFER	WILLIAMS 505-524-L60/840-SAF12125-DRV-UNV	LED	1	56	RECESSED	1
I	WALL BRACKET	METALUX 4BCLED-LD4-40SL-F-UNV-EL14W-L840	LED	1	42	WALL	1
J	WRAP	WILLIAMS 17-4-L55/840-AF-DRV-UNV	LED	1	32	SURFACE	1
V	SITE POST	LSI LED ENTERPRISE XENM3-PT-5-LED-HO-CW-UE	LED	1	107	14' POST	1
Z	PARKING	LSI MRS-LED-24L-SIL-5W-50-70CRI	LED	1	196	POLE	1,2

1. CONFIRM FIXTURE SELECTIONS WITH OWNER PRIOR TO PURCHASE.
2. REMOTE HEADS AS SHOWN.
3. VIA PHOTOCELL AND TIMER.

ELECTRICAL FIXTURE SCHEDULE

MARKEI ELECTRIC HEATERS									
MARK	HTG KW IN	HTG BTU OUT	V / Ø	AMPS	WATTS	LENGTH	MODEL	REMARKS	
EH1	1.50	5,120	120 / 1	12.5	1,500	—	E3323TD-RP (WALL)	1,2,3	

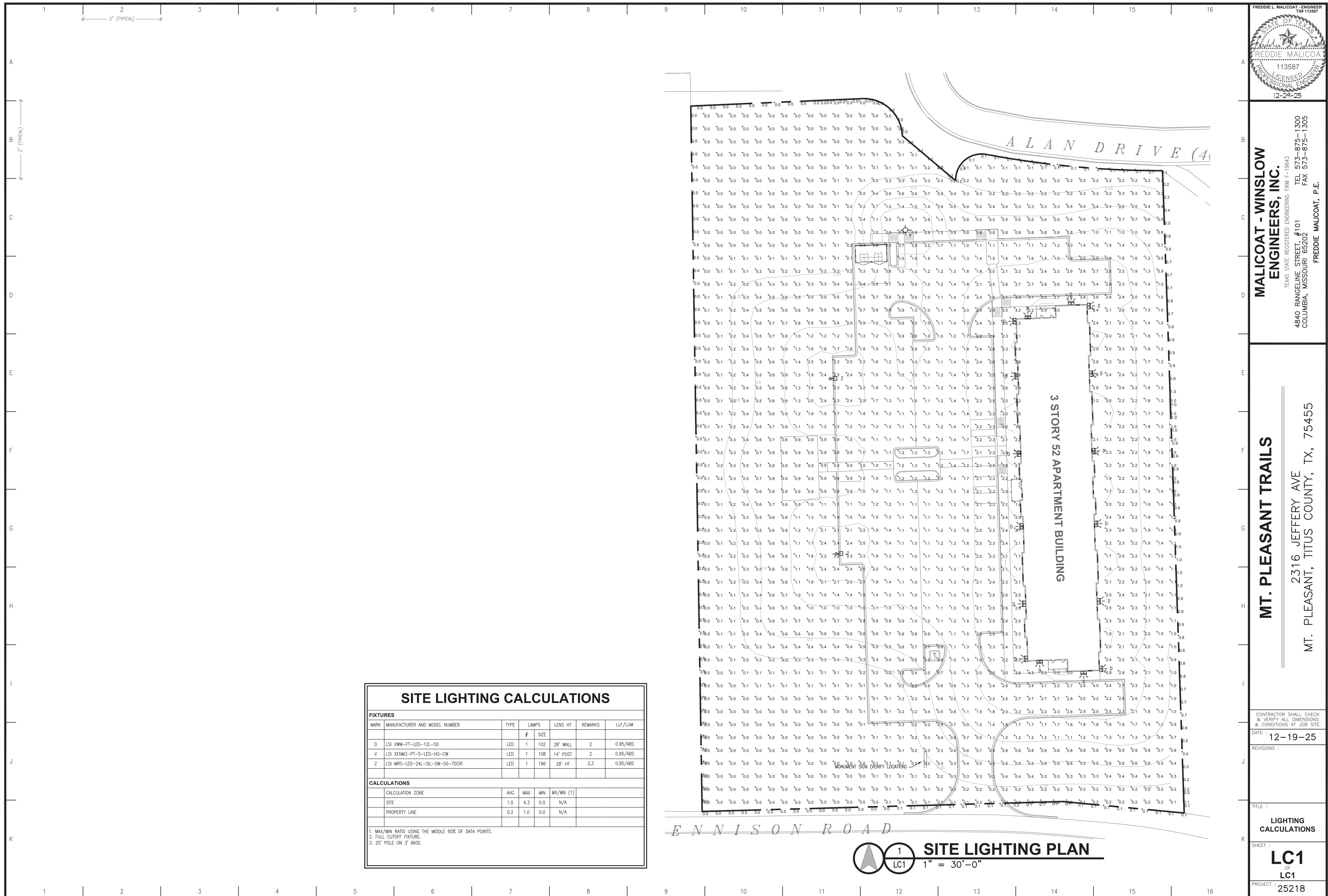
1. OR APPROVED EQUAL.
2. WITH INTEGRAL THERMOSTAT.
3. SEE ARCHITECTURAL DRAWINGS FOR FIRE RATED ENCLOSURE FOR FIXTURES LOCATED IN FIRE RATED WALL OR CEILING SYSTEMS.

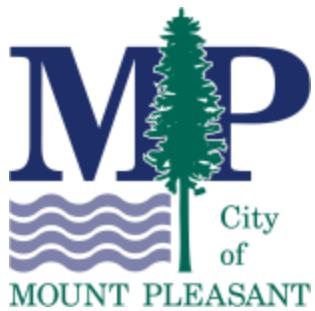
HVAC EQUIPMENT SCHEDULE

GOODMAN FAN COILS / HEAT PUMP UNITS											
MARK	HTG KW IN	HTG BTU OUT	TOTAL CLG	SENS CLG	CFM @ 0.5"	O.A. CFM	V / Ø	FLA	MOCP	MODEL	REMARKS
F1	5.0	12,788	18,000	13,500	600	50	208 / 1	20.6	30	AWST18SU1405AA	1,2,4
C1							208 / 1	8.5	20	GSZH501810A	

MITSUBISHI MULTI SPLIT INDOOR UNITS											
MARK	STYLE	HTG BTU OUT	TOTAL CLG	SENS CLG	—	—	V / Ø	FLA	MOCP	MODEL	REMARKS
IU1	4-WAY CLG	5,600	5,000	3,750	—	—	208 / 1	0.19	—	PLFY-P05NFMU-E	1,2,3
IU2	4-WAY CLG	13,500	12,000	9,000	—	—	208 / 1	0.23	—	PLFY-P12NFMU-E	1,2,3
IU3	4-WAY CLG	20,000	18,000	13,500	—	—	208 / 1	0.40	—	PLFY-P18NFMU-E	1,2,3

MITSUBISHI MULTI SPLIT OUTDOOR UNITS											
MARK	ZONES	HTG BTU OUT	TOTAL CLG	SENS CLG	—	—	V / Ø	FLA	MOCP	MODEL	REMARKS
OU1	1	12,300	12,000	9,000	—	—	208 / 1	10	15	MUZ-GS12NAHZ	1,3
OU2	2	25,000	22,000	16,500	—	—	208 / 1	32	40	MXZ-3C24NAHZ4	1,3</td





AGENDA ITEM REPORT

Meeting: Planning and Zoning Commission - Feb 10 2026

Staff Contact: Lynn Barrett, Director of Development Services

Department: Planning

Subject: Planning Director's Report
