

**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/@thecityofmountpleasanttxal157/streams>

**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 15<sup>th</sup>, 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 15<sup>TH</sup> DAY OF JULY 2025.**

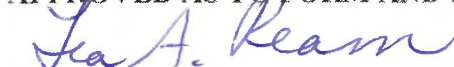
**APPROVED:**

  
WESLEY LYON II, MAYOR

**ATTEST:**

  
CANDIAS WEBSTER, CITY SECRETARY

**APPROVED AS TO FORM AND LEGALITY:**

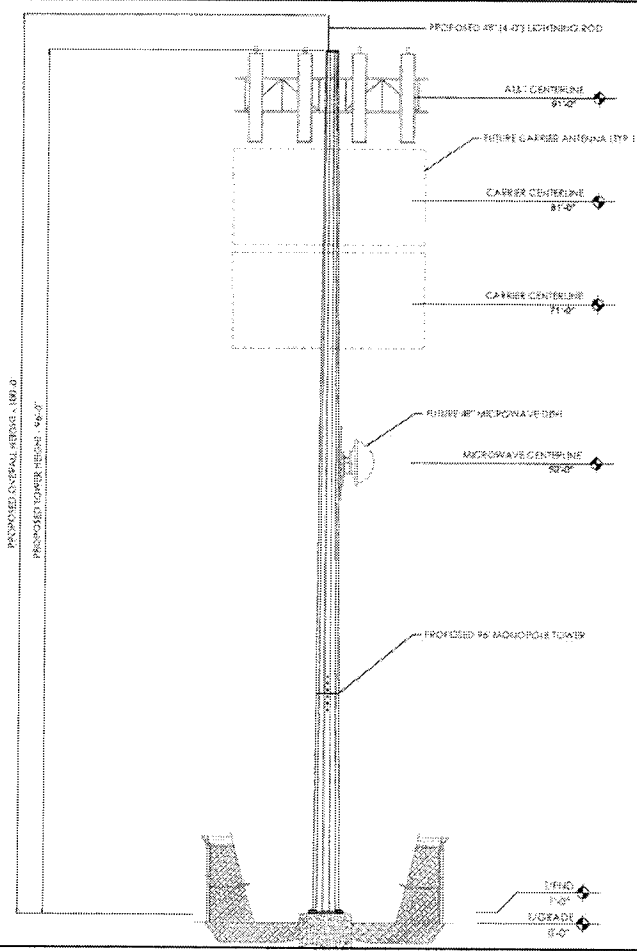
  
LEA REAM, CITY ATTORNEY

[illegible]

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL CONSTRUCTION MANUAL AND THE AISC DESIGN GUIDE FOR MONOPILE TOWERS.

ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



### GENERAL NOTES

1. REFER TO TOWER STRUCTURAL ANALYSIS FOR PROPOSED ANTENNA CABLE LOADING DETAILS.
2. TOWER ELEVATION SHOWN IS NOT DRAWN TO SCALE AND IS ONLY INTENDED FOR REFERENCE PURPOSES. REFER TO ORIGINAL TOWER DESIGN FOR ADDITIONAL INFORMATION.
3. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS PRIOR TO COMMENCING CONSTRUCTION. ADVISE THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED.
4. ALL HARDWARE ASSEMBLY MANUFACTURERS' INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREON.
5. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM DEFECTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND OF QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBMITTED.

- FINISH NOTES:**
- TOWER- GALVANIZED
  - TOWER MOUNT- GALVANIZED
  - ANTENNA- NEUTRAL (MANUFACTURER'S INFO)
  - FOUNDATION- UNPAVED
  - ICE BRIDGE- GALVANIZED
  - CABLE- BLACK
  - BASE CABINET/ EQUIPMENT- NEUTRAL (MANUFACTURER'S INFO)



**SITE NAME:**  
WEST FERGUSON (DAVIS)  
33.15885, -94.988958

**SITE NUMBER:**  
CTG1818 0015264

**ADDRESS:**  
1718 WEST FERGUSON ROAD  
MOUNT PLEASANT, TX 75455

**SITE TYPE:**  
96'-0" MONOPILE TOWER  
@ 423.3' AMSL

NO.	DATE	BY	REVISION	DESCRIPTION
1	01/11/2018	CTG	1	ISSUED FOR PERMITTING

## ISSUE FOR ZONING

FOR REVIEW ONLY. NOT FOR CONSTRUCTION. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION.

PMA PROJECT #: 20210702014

**SHEET NUMBER:**  
**C-3**



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 #

W<sup>m</sup> Edward Ahrens

Signature

FURTHER, Affiant sayeth not.

Print Name:

SWORN TO AND SUBSCRIBED BEFORE ME this 13 day of May

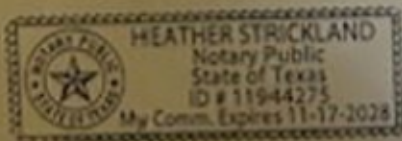
2015 by Edward Ahrens

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

July 8, 2025

Council

July 15, 2025



# Area Map





# Vicinity Map



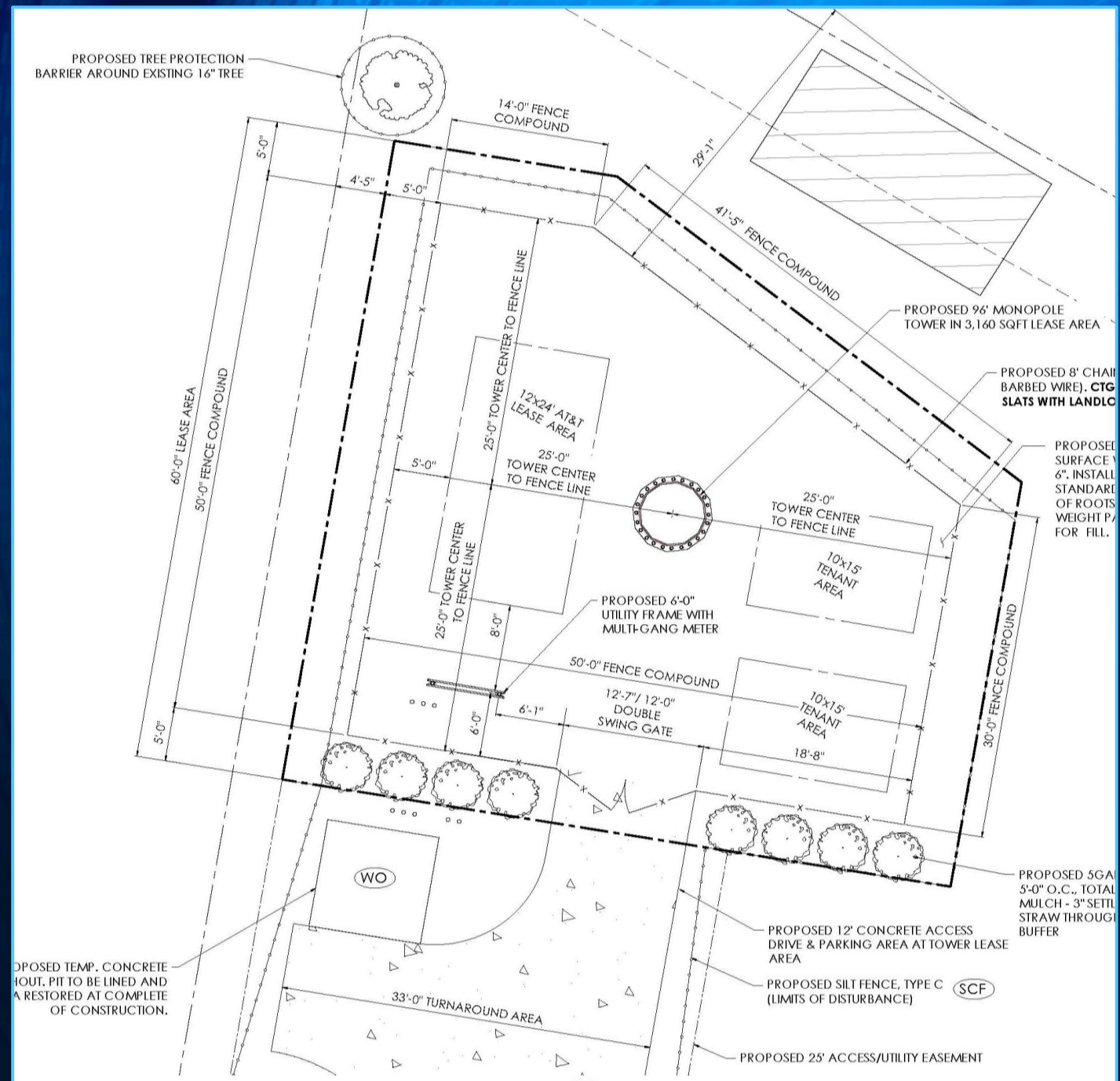


# Site Plan

All Surrounding Tracts are Retail And Commercial Land Uses

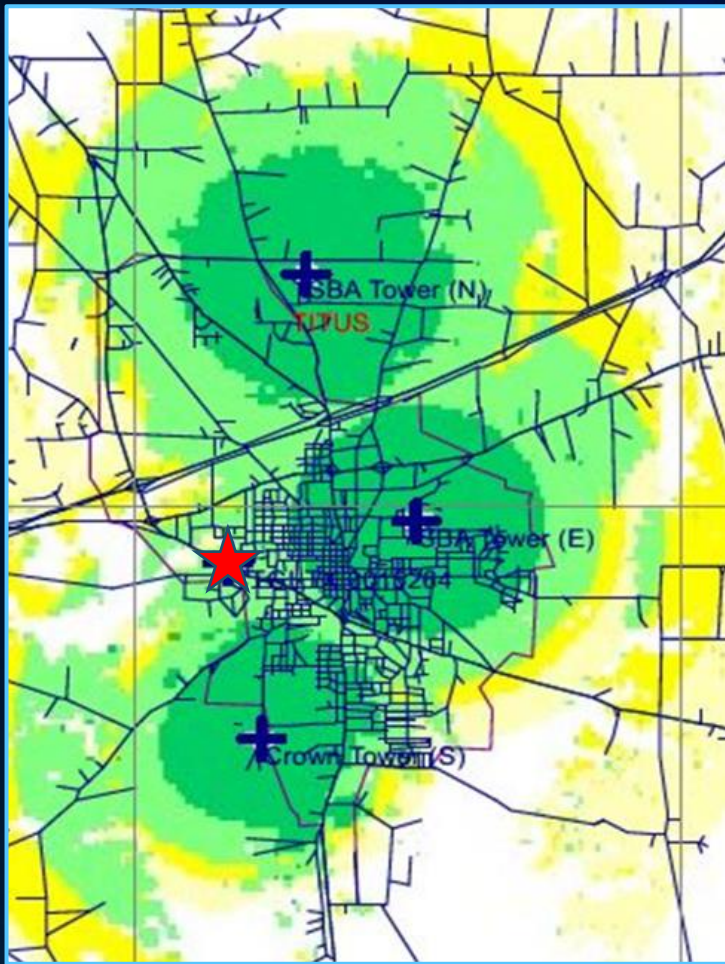
Site will utilize existing tree cover for Screening

Fencing proposed As heavy chain link With Vinyl Slats for Screening

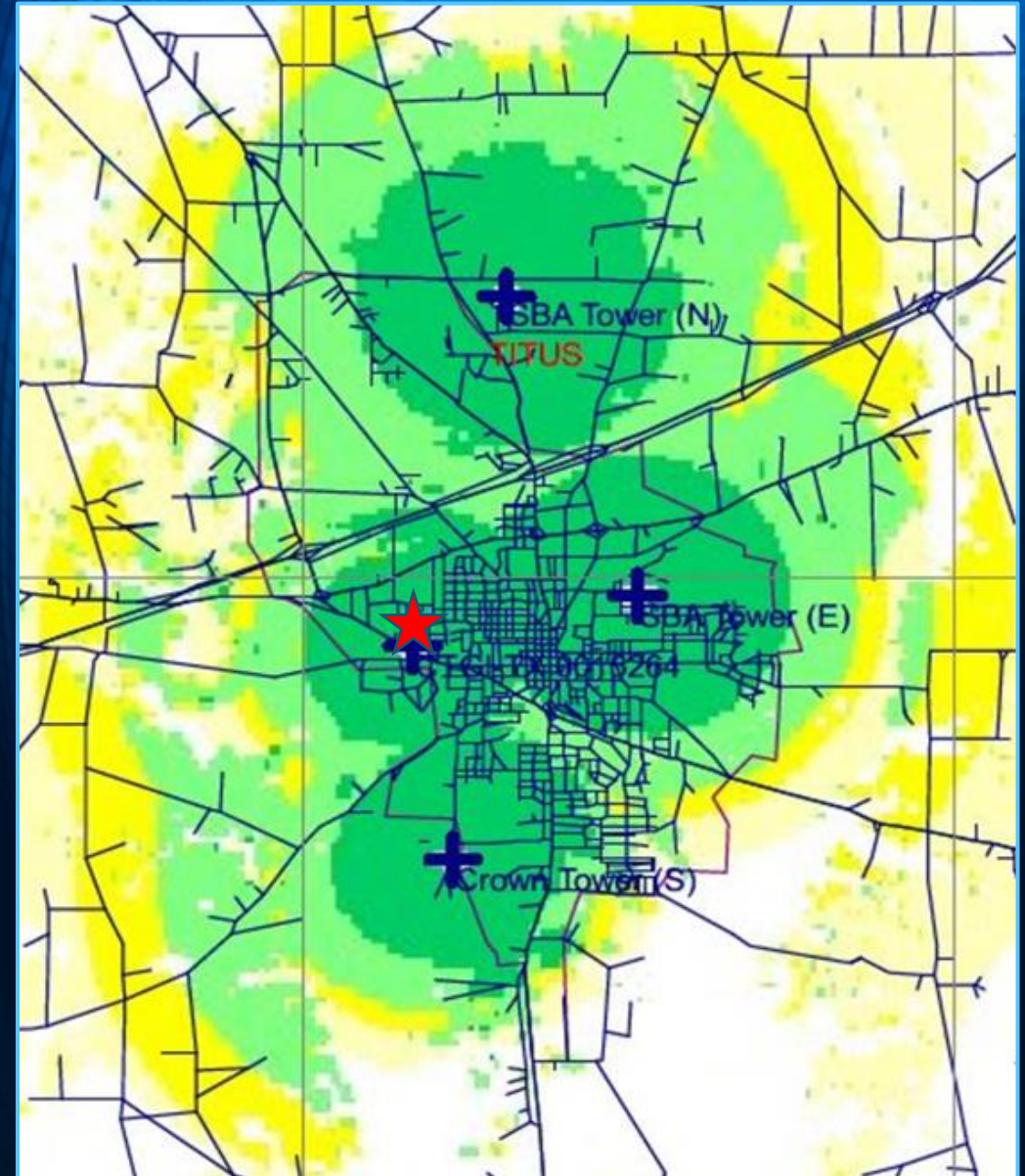




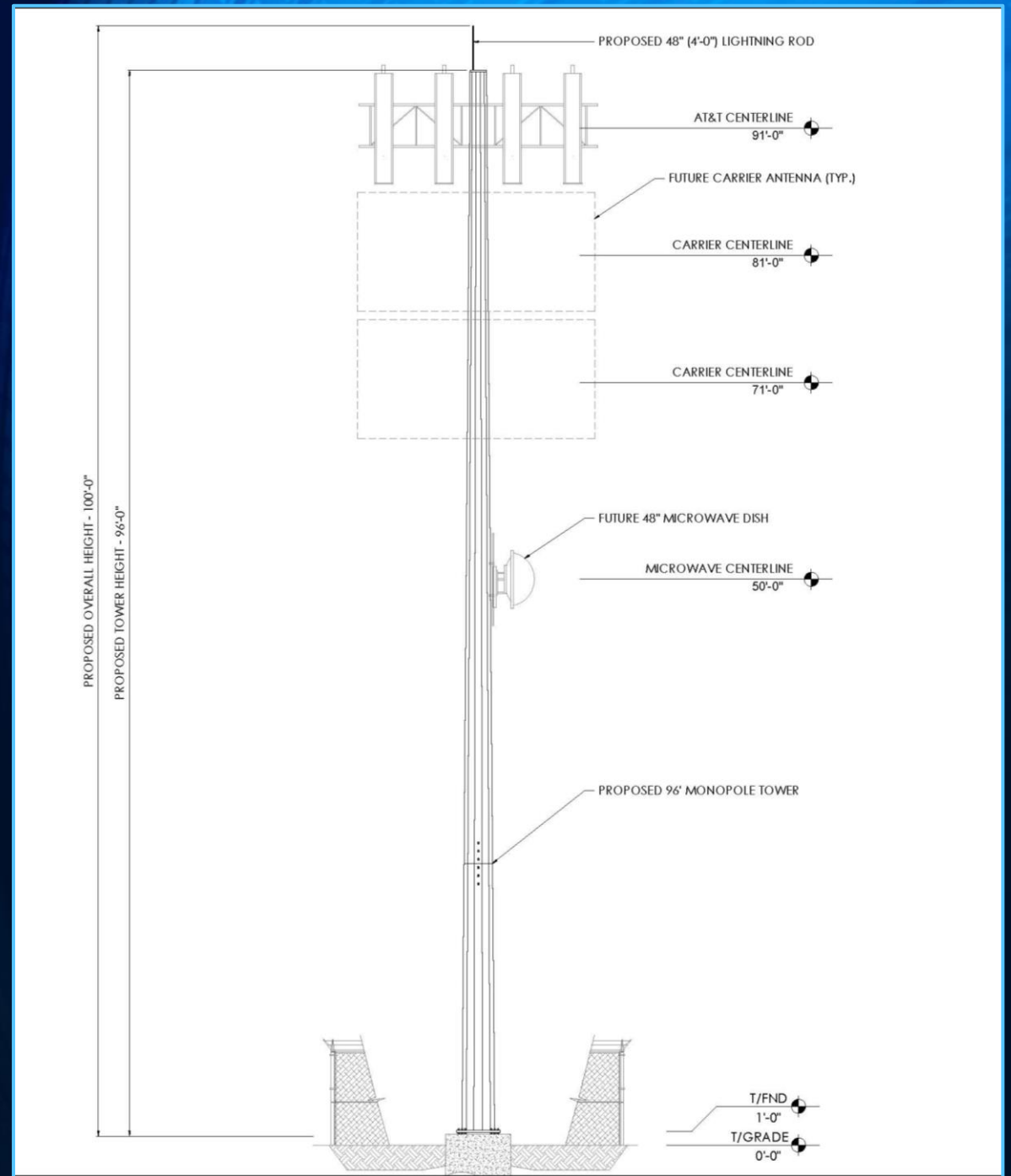
# AREA COVERAGE WITH NEW TOWER



## AREA COVERAGE CURRENTLY



- ✓ 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**



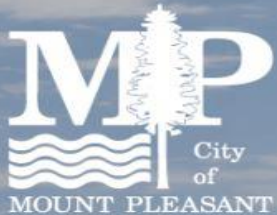
The Planning and Zoning Commission  
voted unanimously (4-0) to recommend  
approval at their July 8<sup>th</sup> , 2025 meeting



QUESTIONS?

# APPLICANT SUPPLIED POWER POINT

# Communication Towers Group I, LLC/ Mount Pleasant

[CITY DEPARTMENTS](#)[OUR COMMUNITY](#)[DOING BUSINESS](#)[GOVERNMENT](#)[UPDATES/NEWS](#)

## MPTX NEWS

VIEW THE LATEST NEWS AND INFORMATION FOR MOUNT PLEASANT, TEX.

[GO TO NEWS UPDATES](#)[Find](#)

SEARCH WEBSITE



COMMUNICATIONS  
TOWER GROUP I LLC  
15720 BRIDHAM HILL AVENUE  
SUITE 300 CHARLOTTE,  
NORTH CAROLINA 28277



**Vincent Gerard & Associates, Inc.**

Land Planning, Development & Zoning Consultants

[Vincentgerard.com](http://Vincentgerard.com) | (512) 328-2693





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

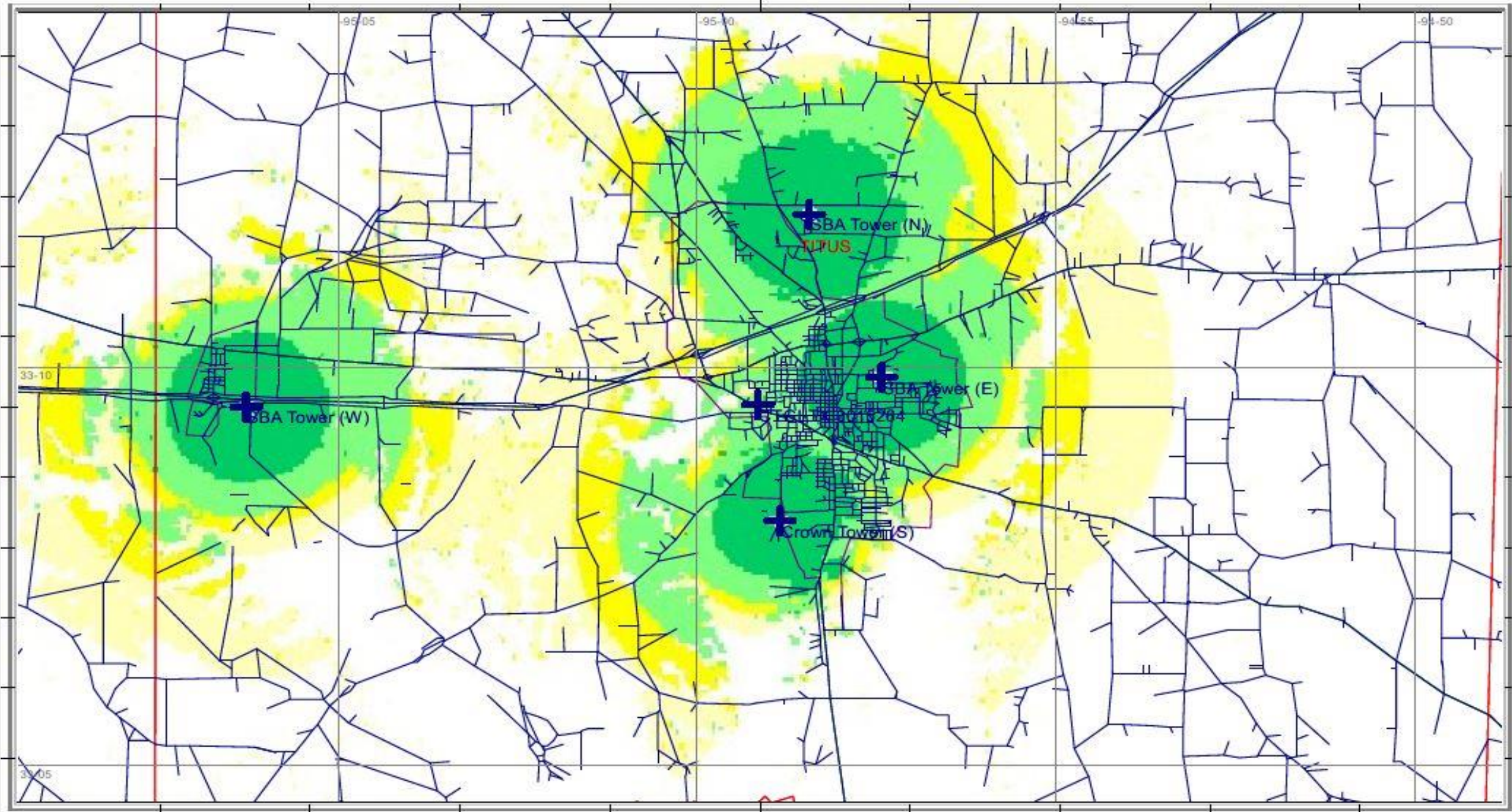




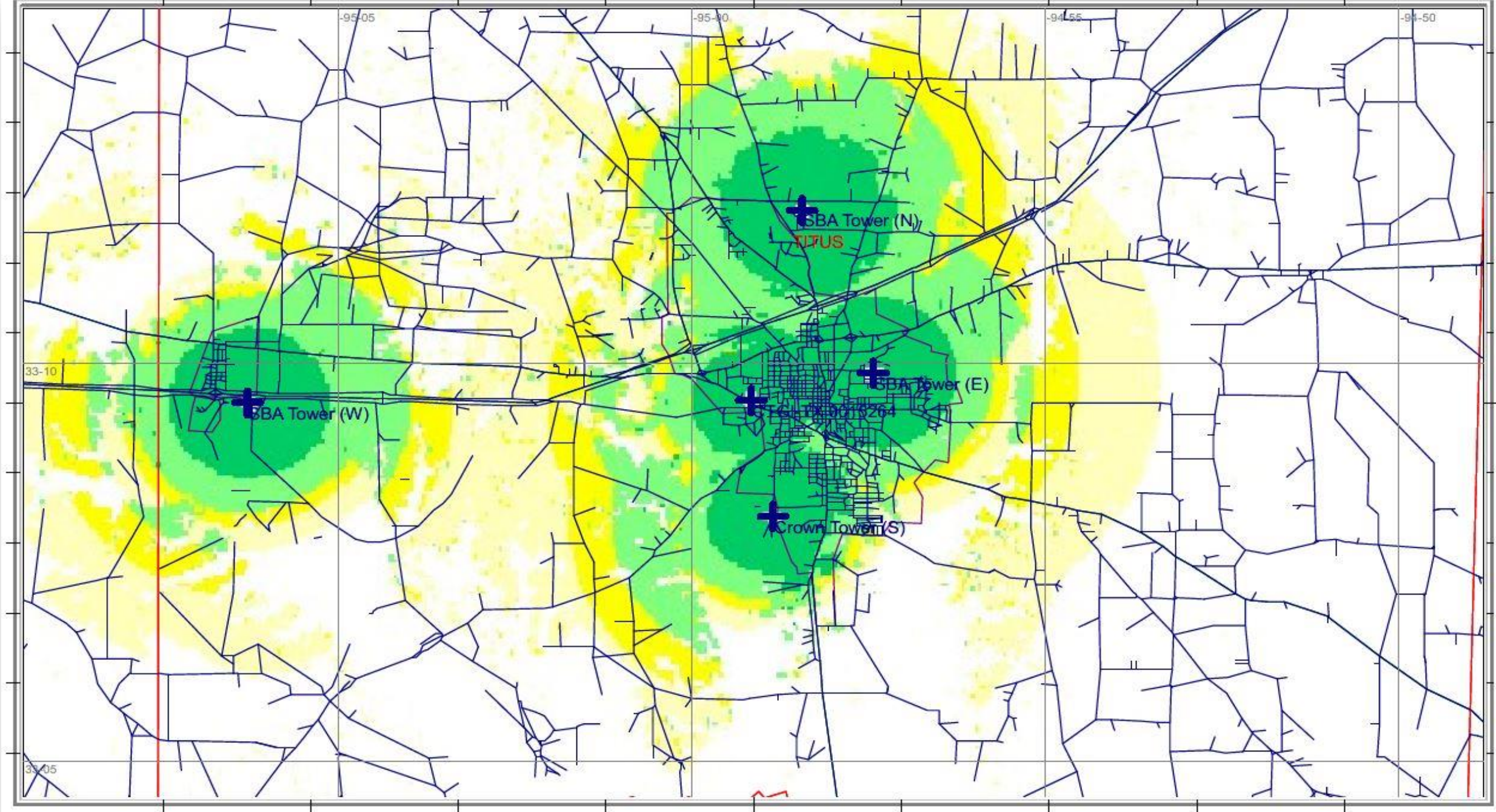




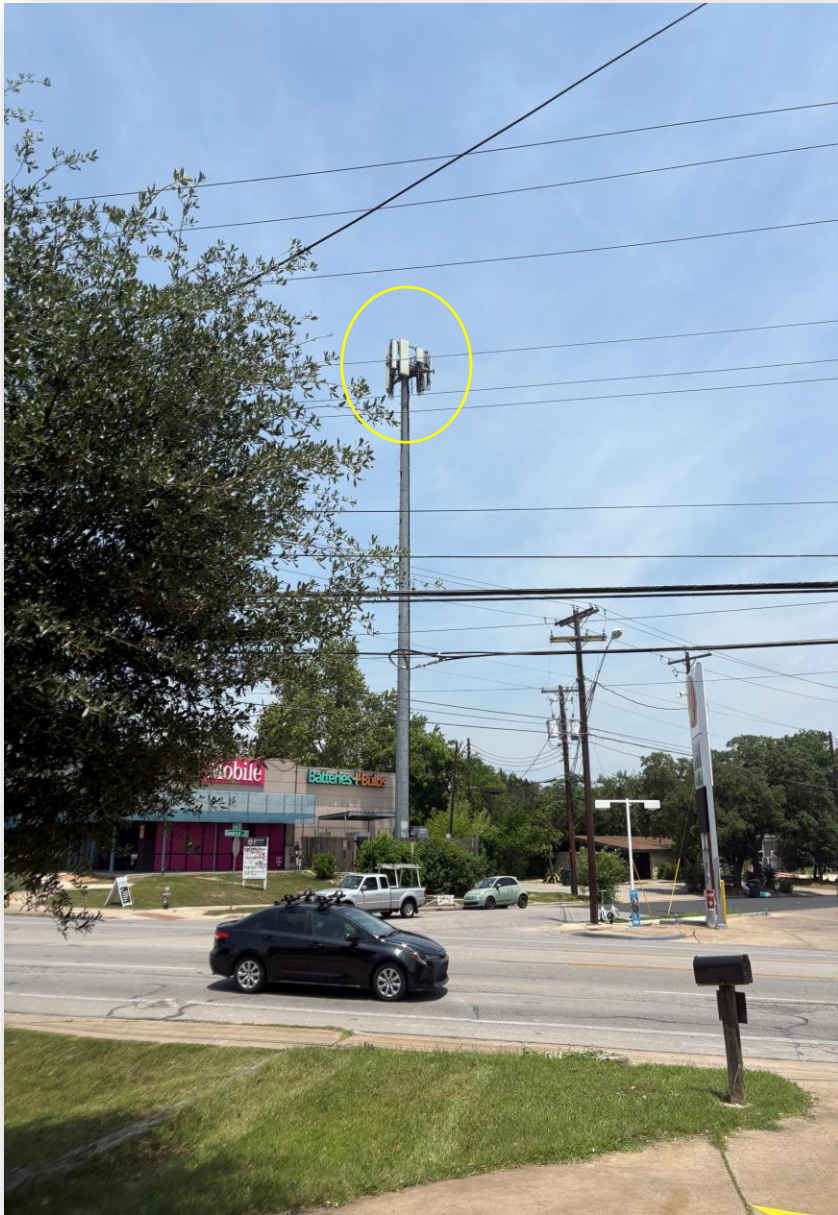




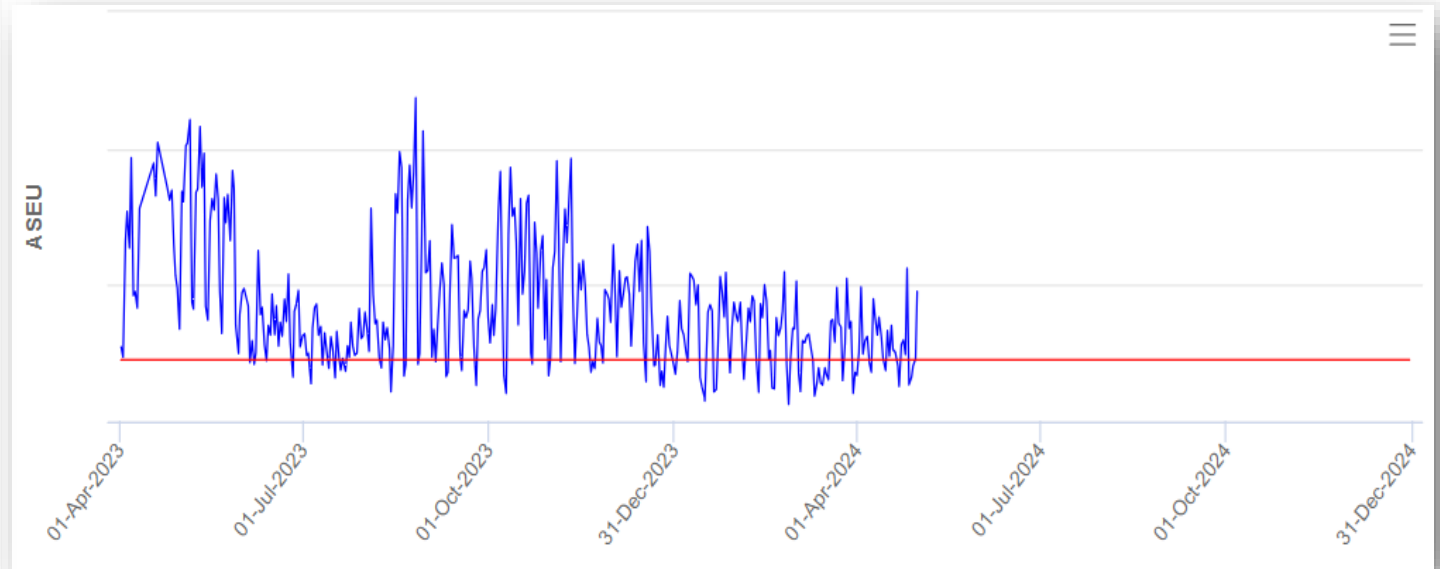








# CAPACITY EXPLAINED

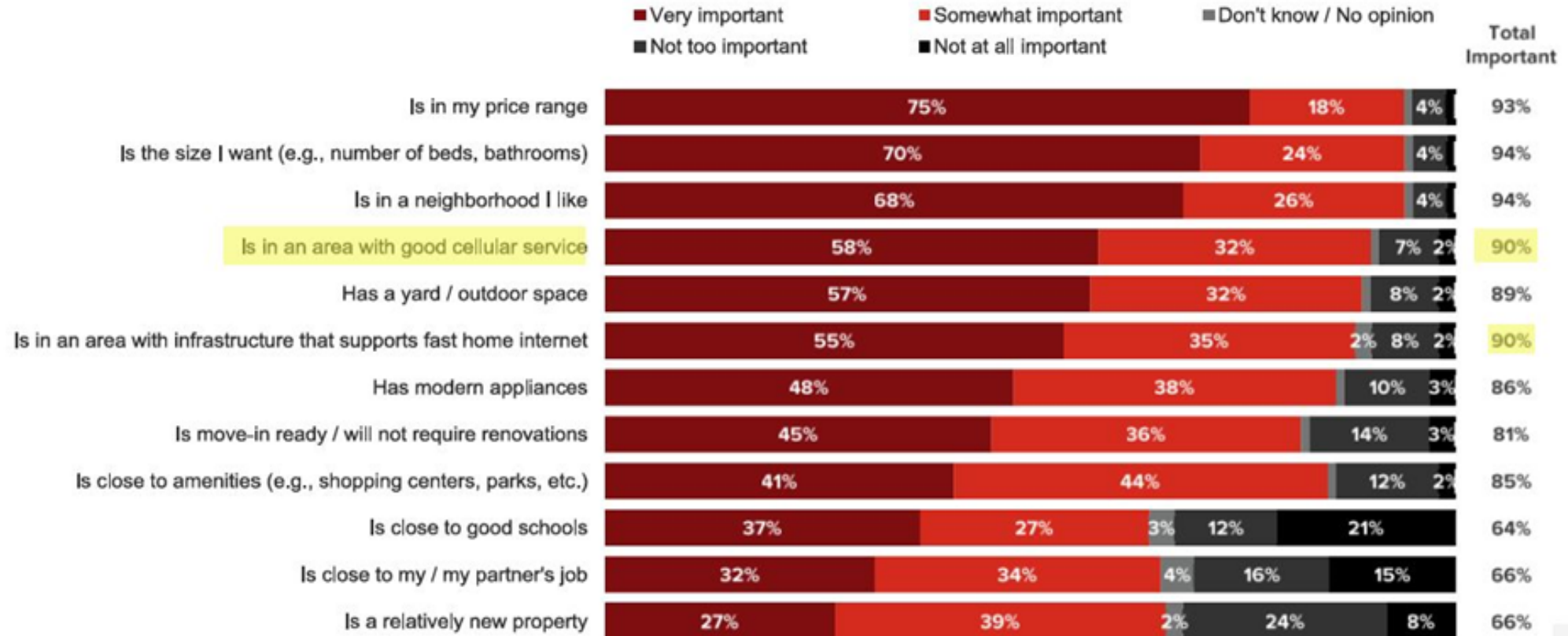


Antenna Modifications reach maximum loads,  
RF power – data and usage is high,  
Smart phones – pictures and video streaming,  
Tower site slows down “overloaded”.

## 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.

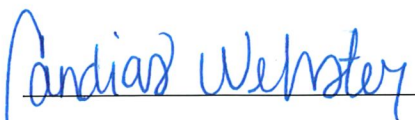
**THEREFORE**, Be It **RESOLVED**, that this resolution affirms the City of Mount Pleasant's support for the above named development; and


**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].

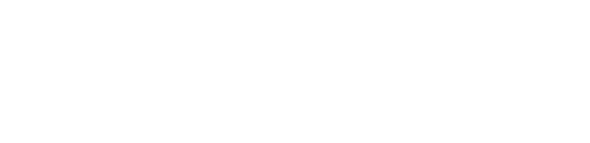
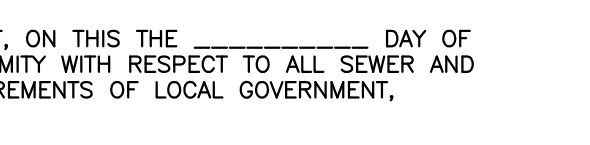
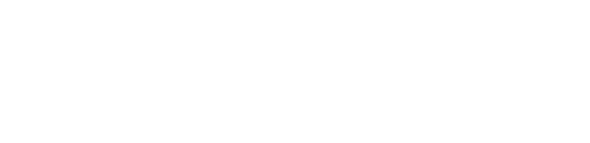
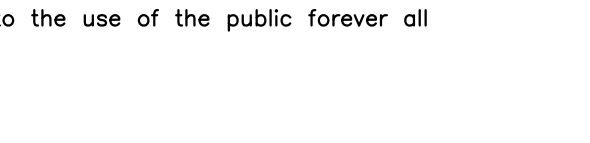
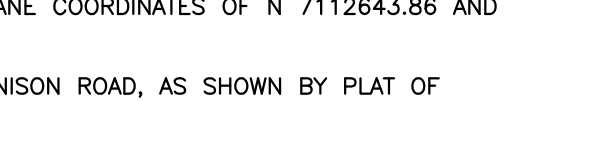
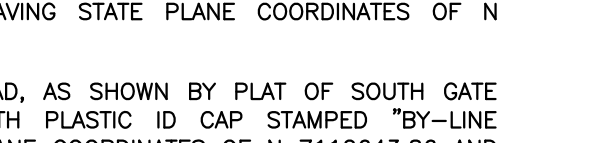
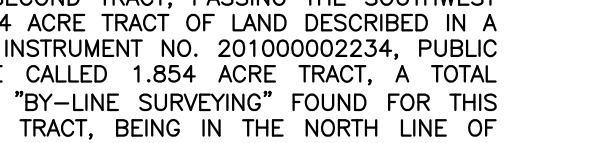
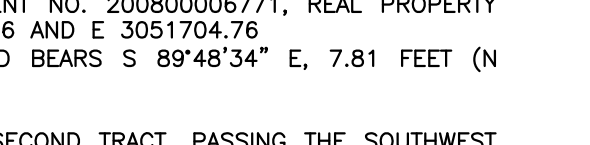
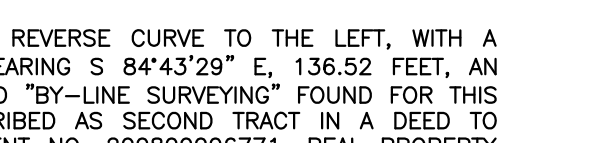
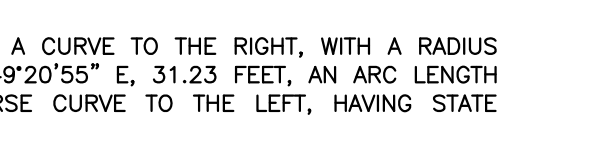
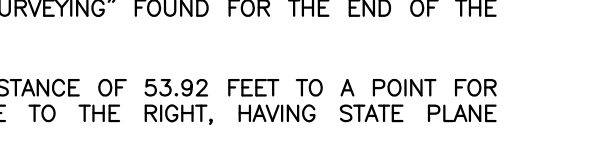
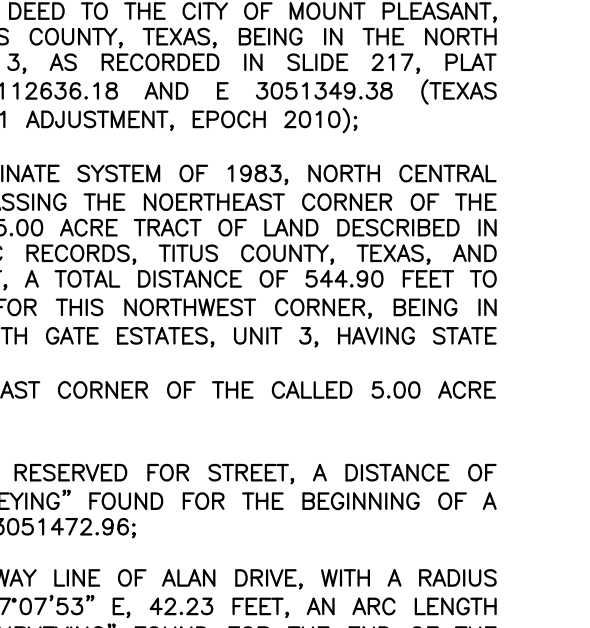
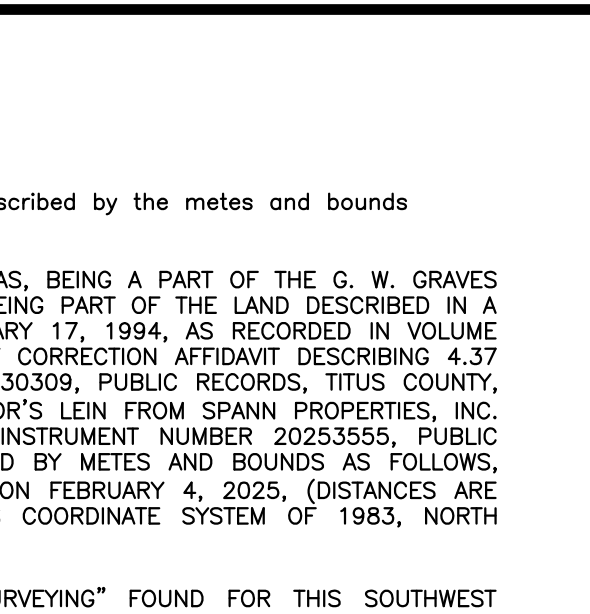
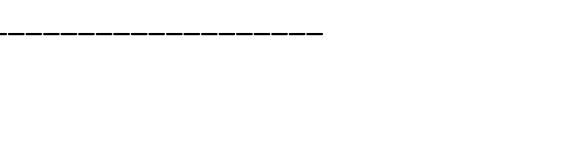
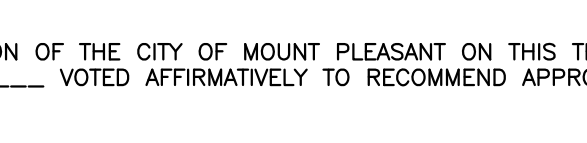
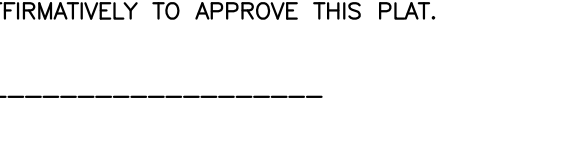
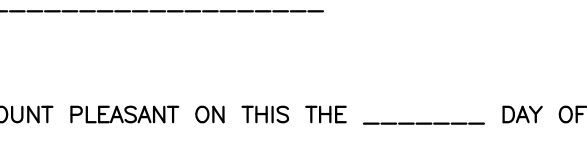
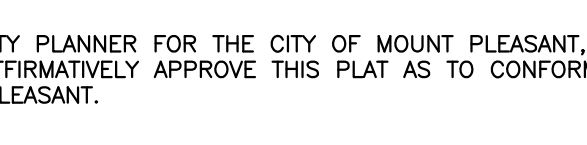
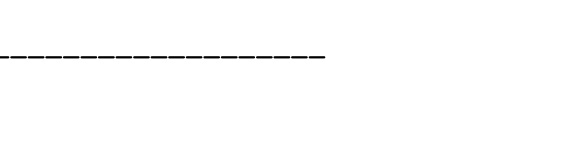
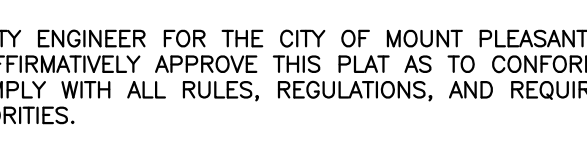
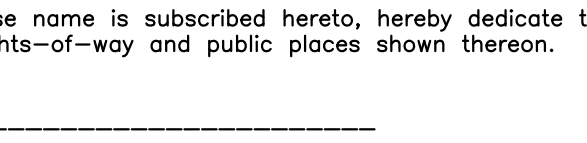
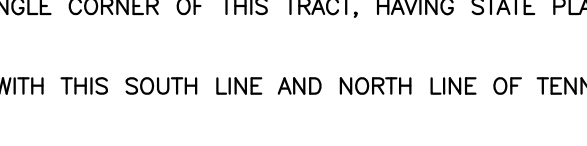
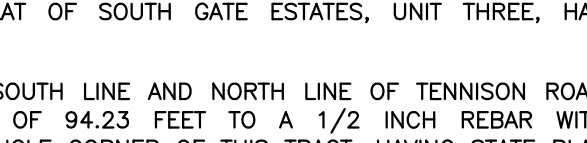
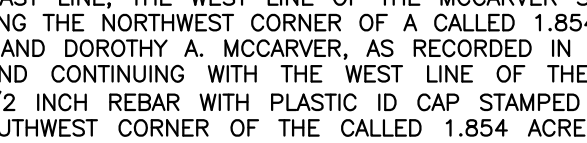
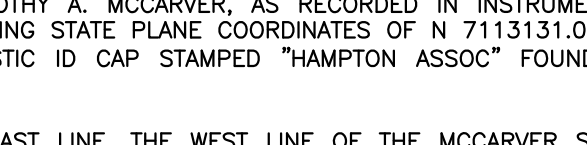
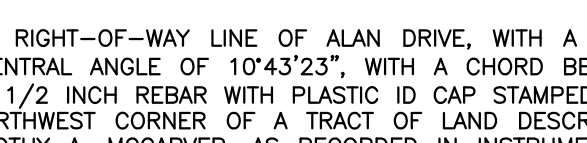
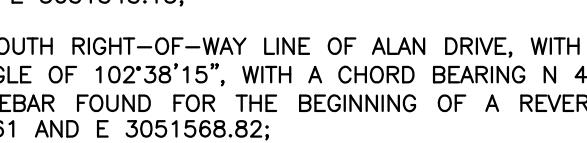
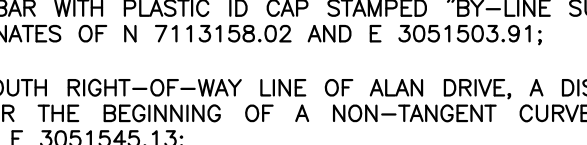
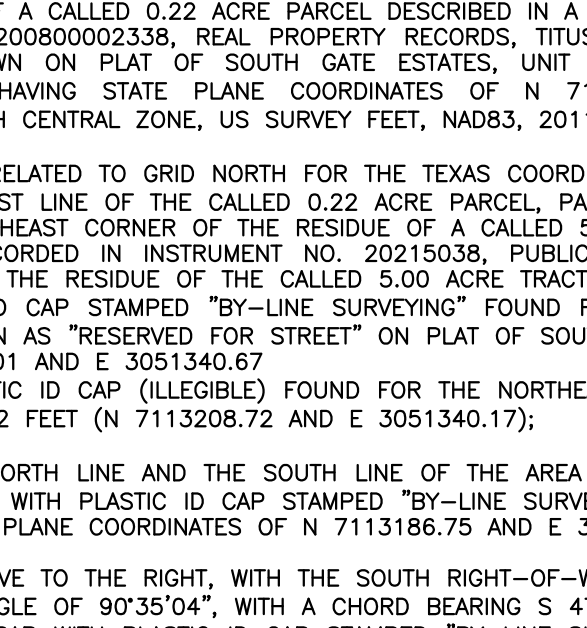
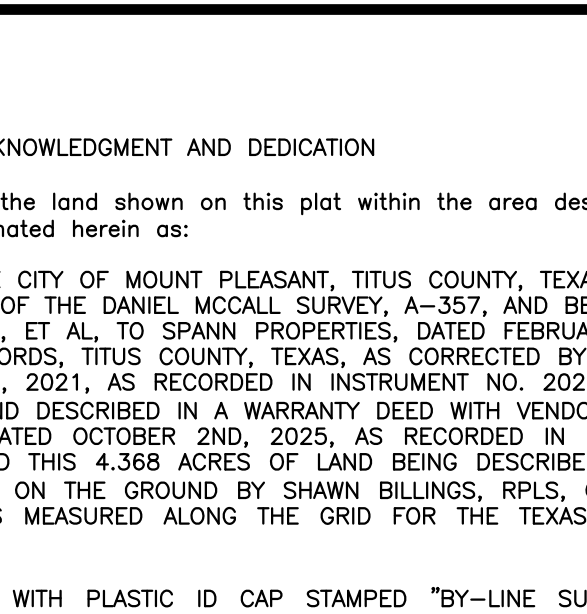
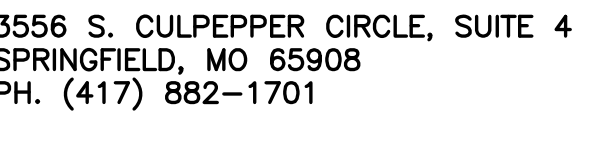
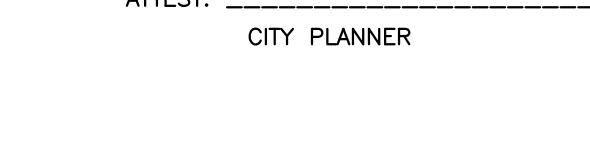
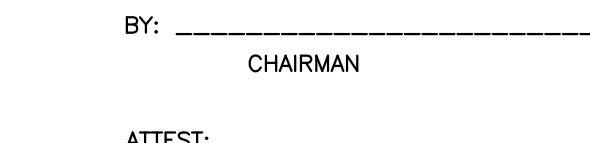
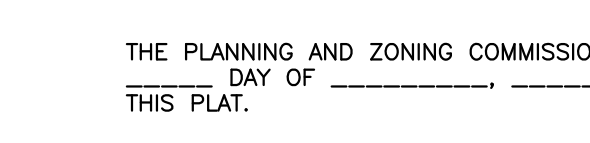
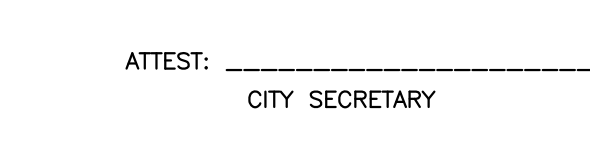
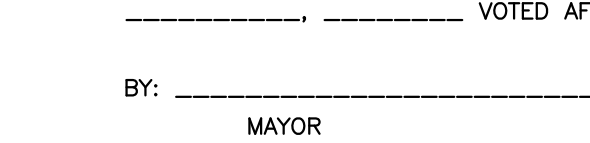
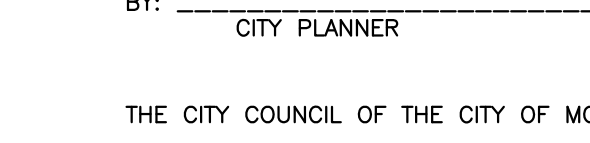
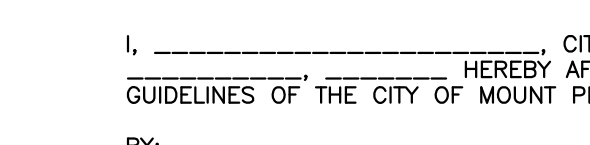
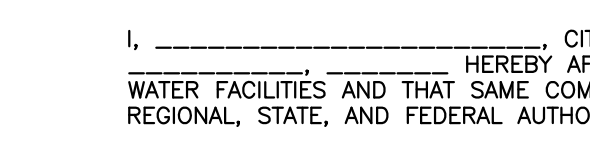
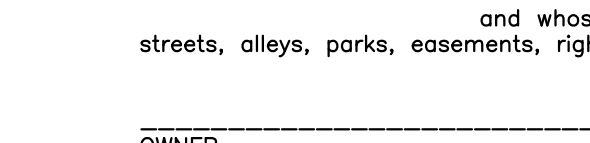
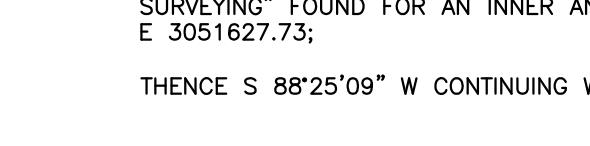
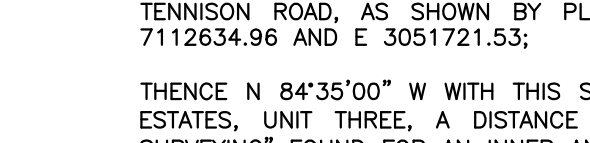
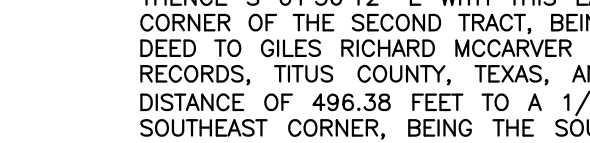
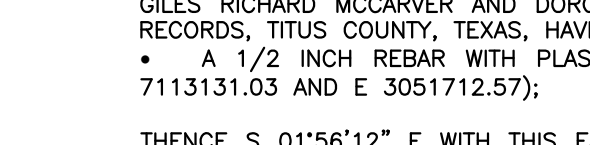
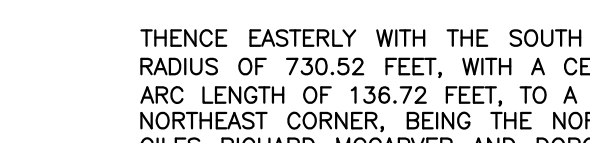
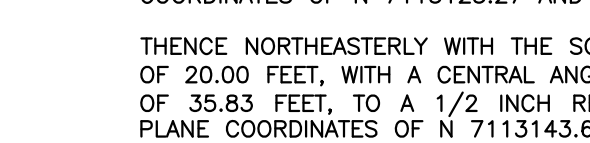
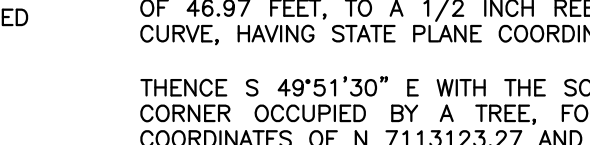
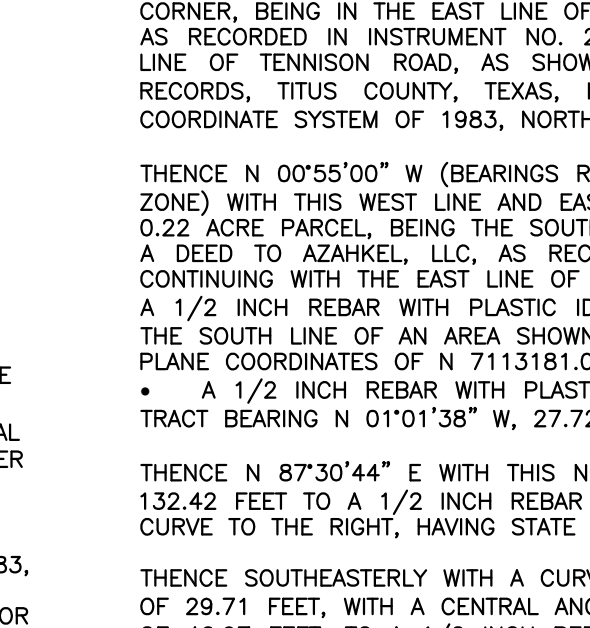
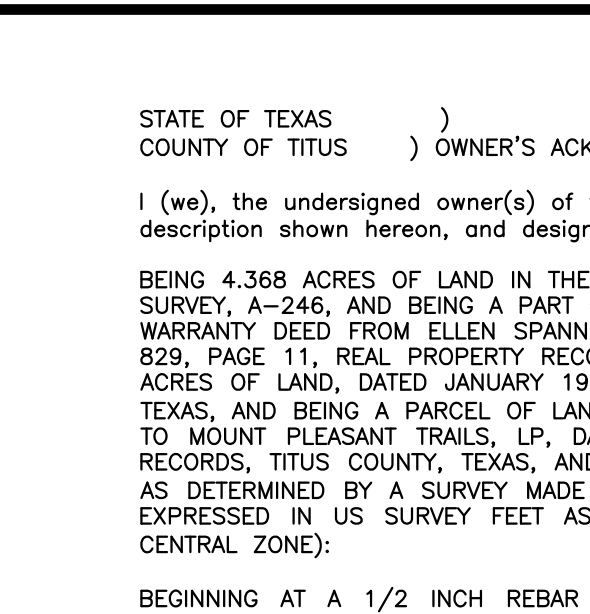
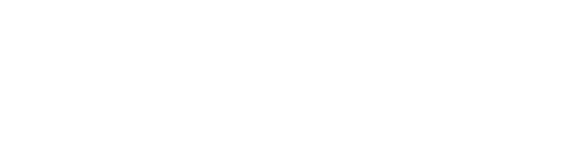
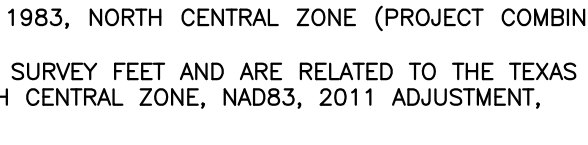
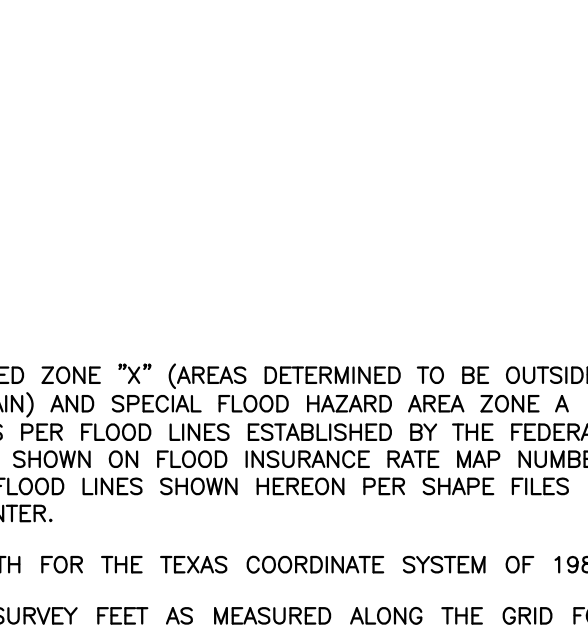
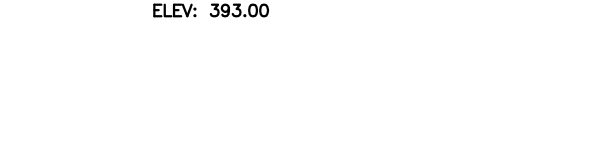
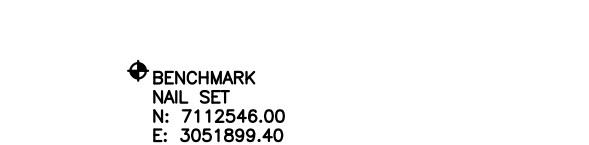
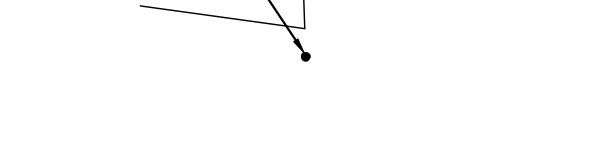
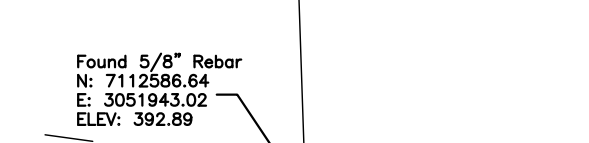
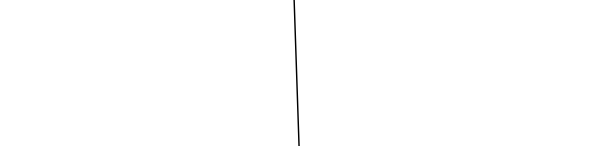
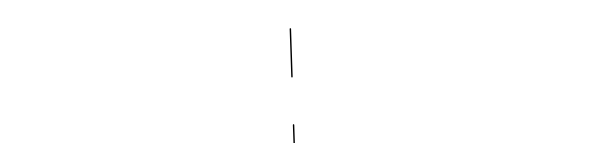
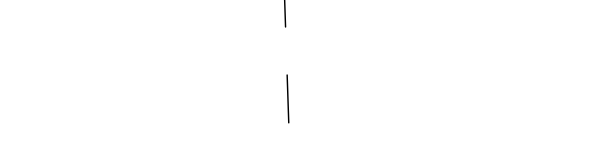
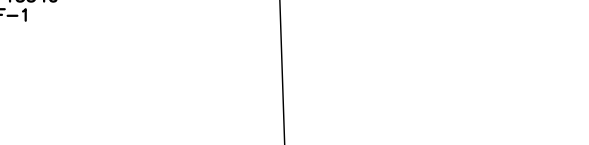
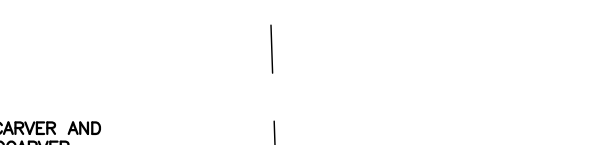
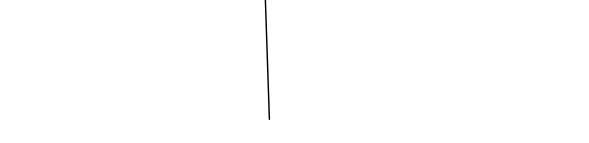
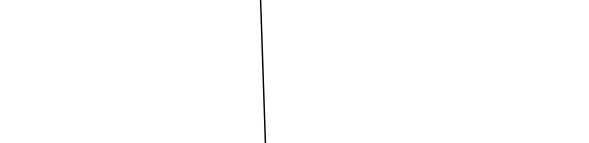
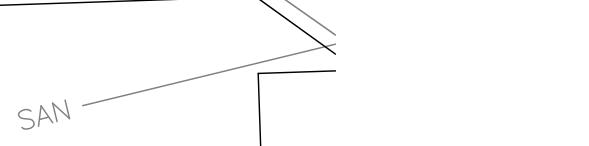
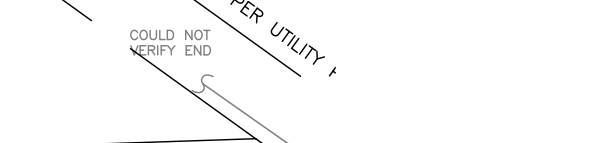
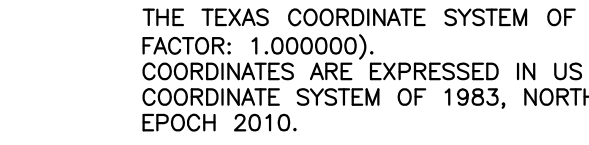
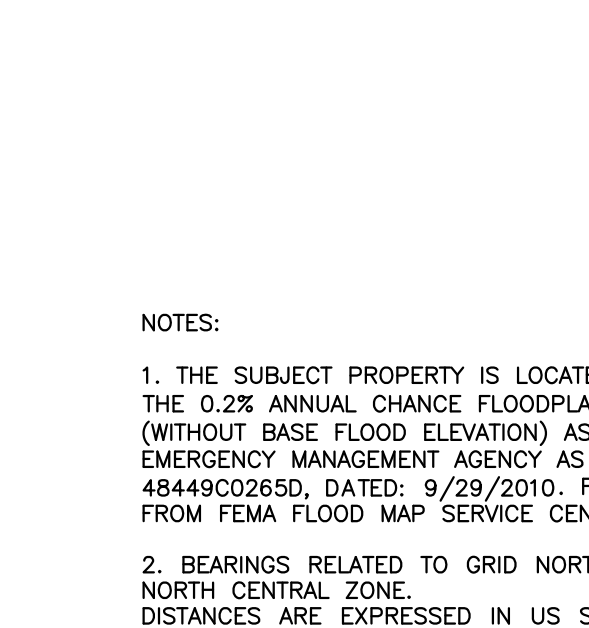
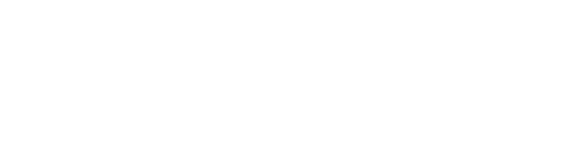
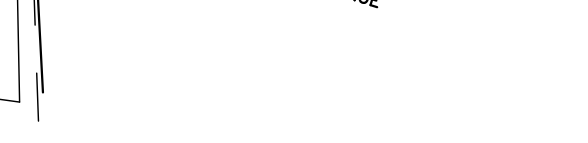
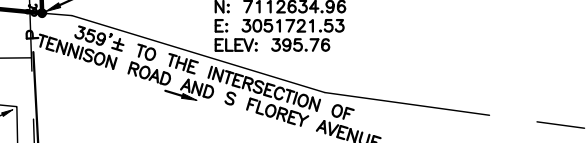
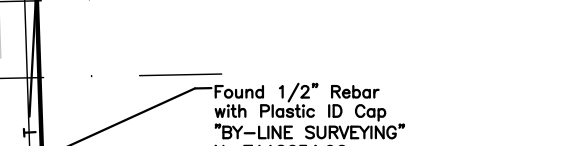
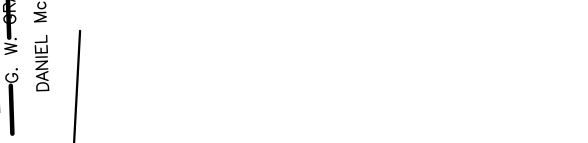
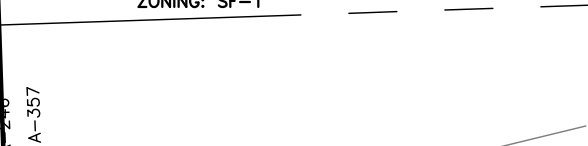
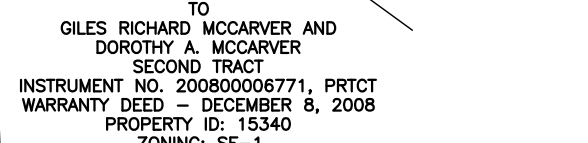
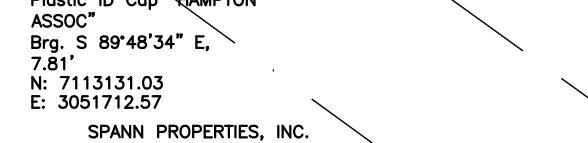
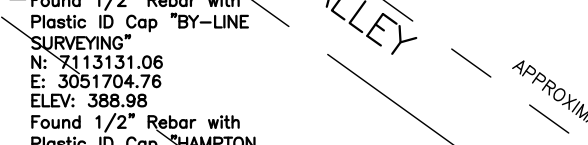
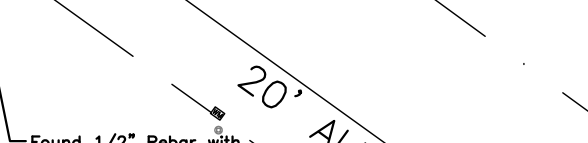
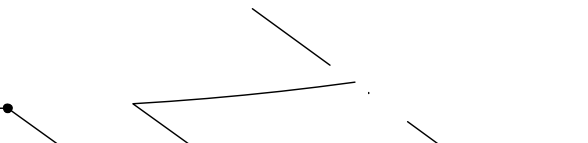
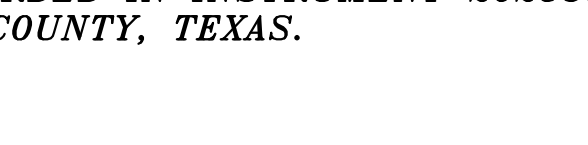
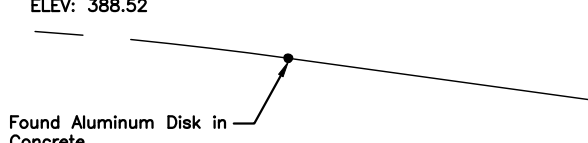
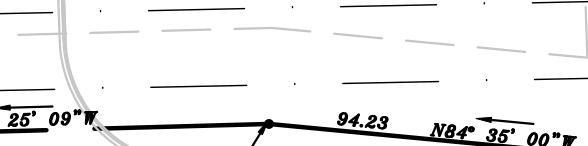
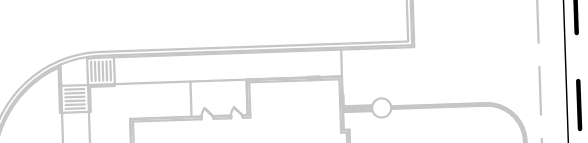
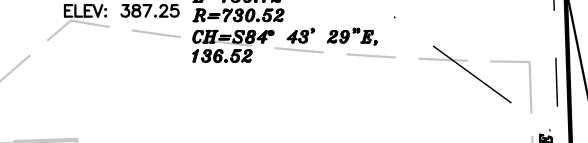
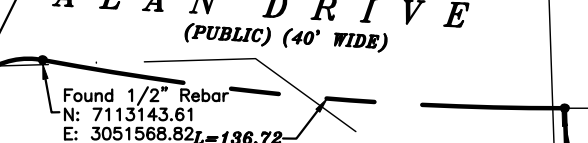
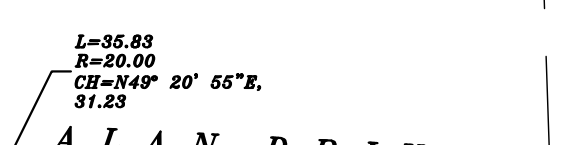
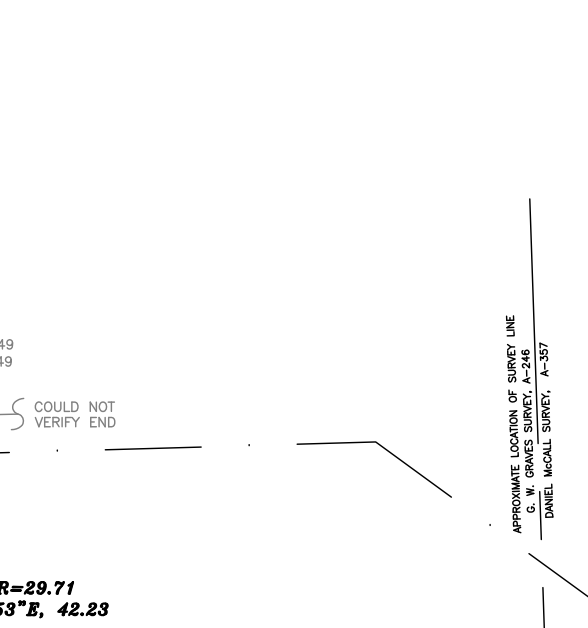
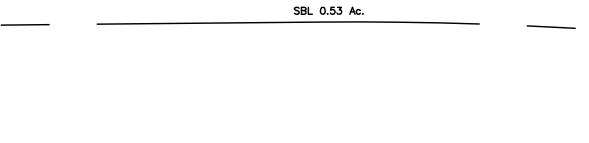
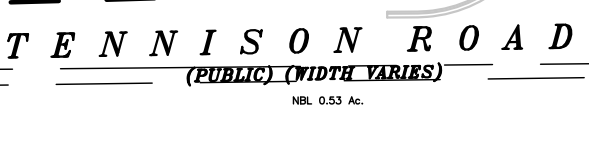
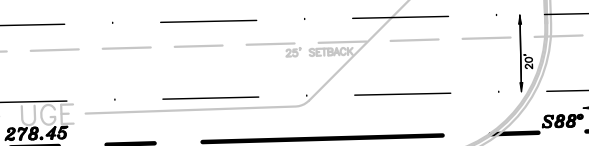
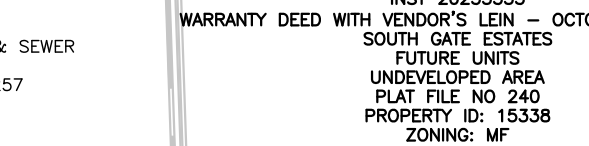
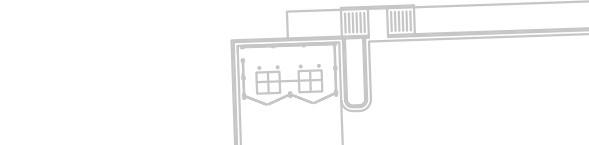
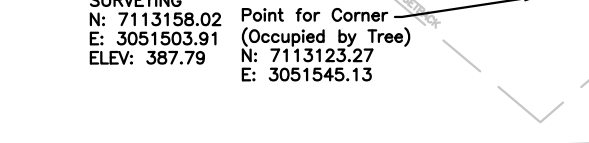
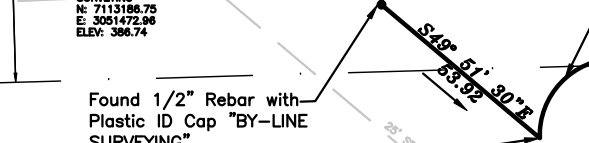
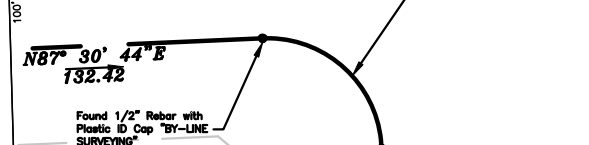
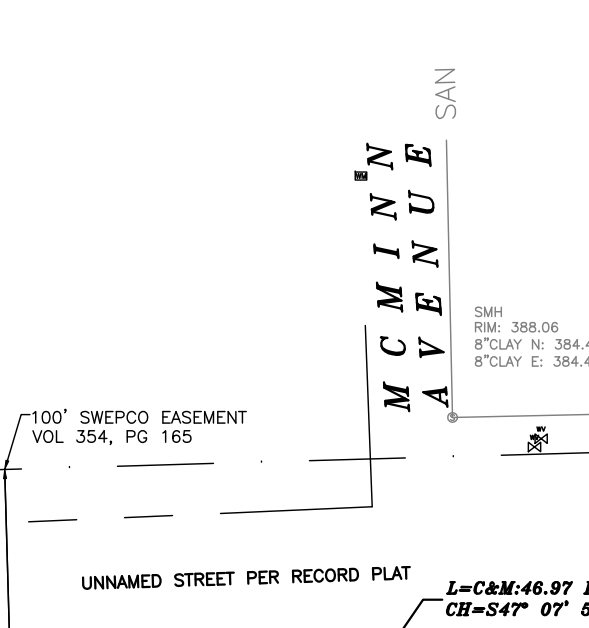
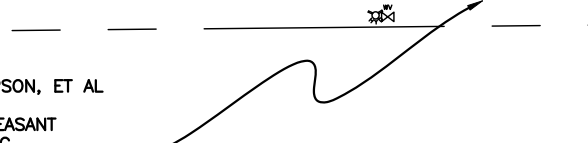
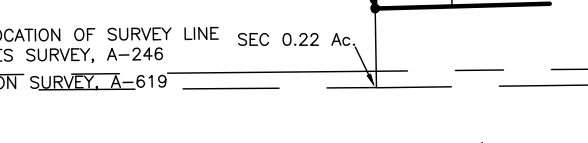
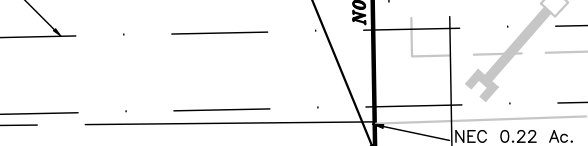
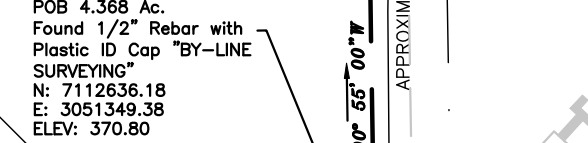
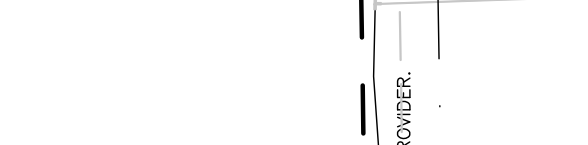
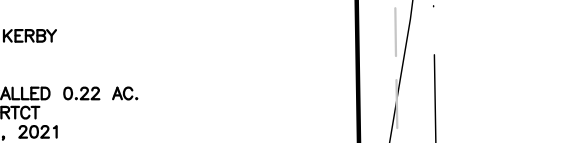
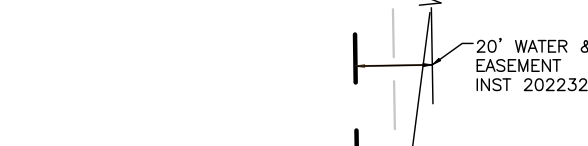
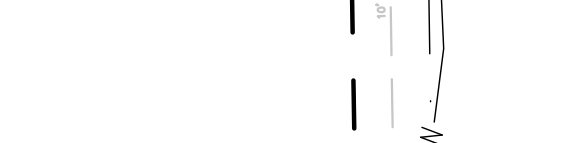
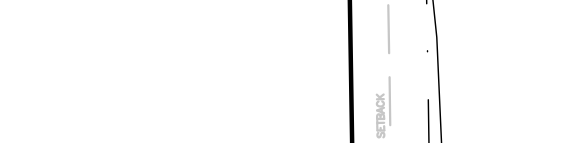
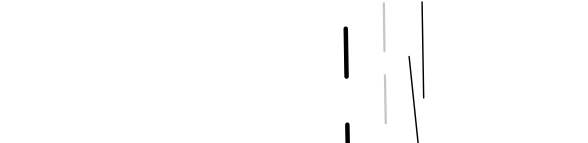
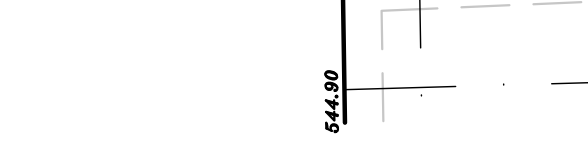
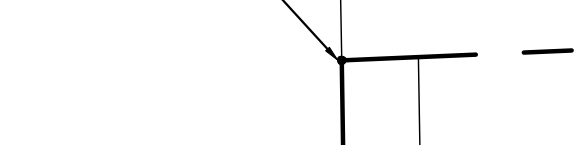
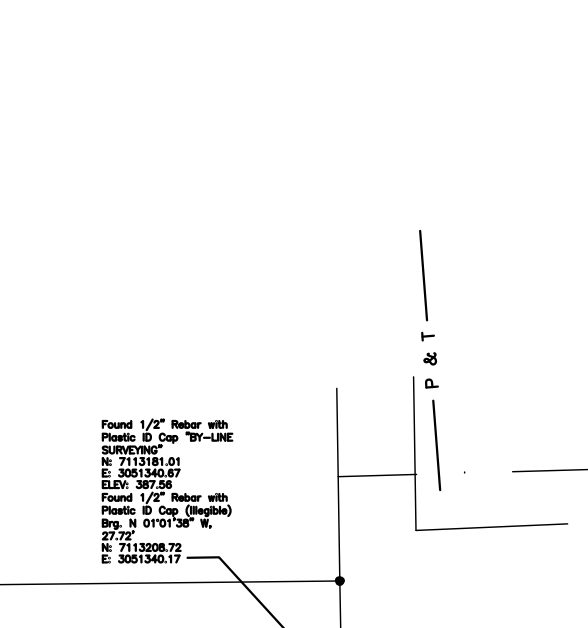
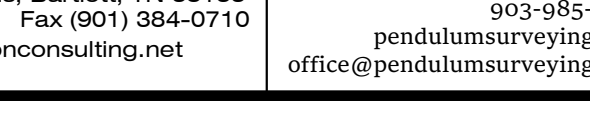
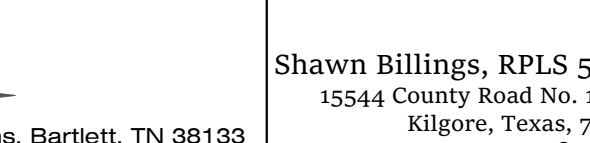
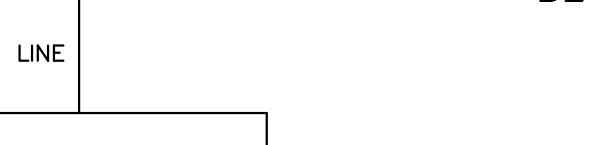
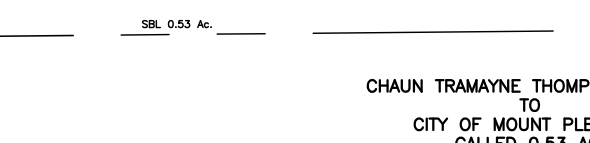
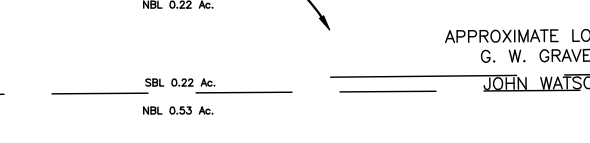
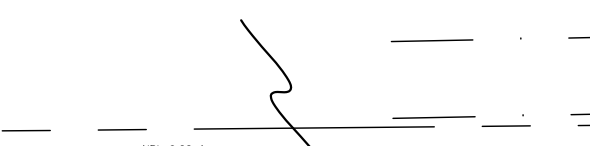
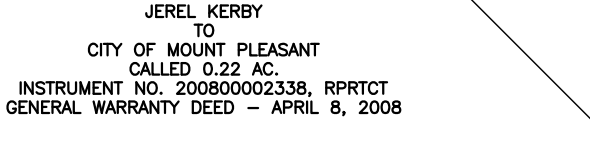
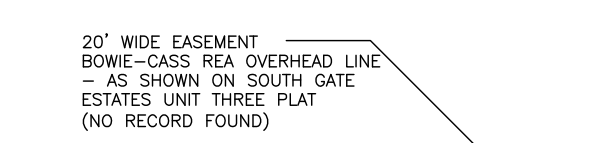
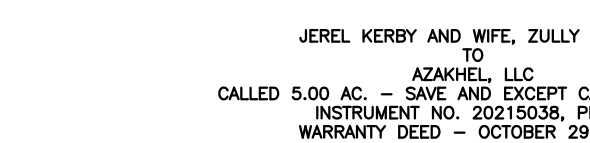
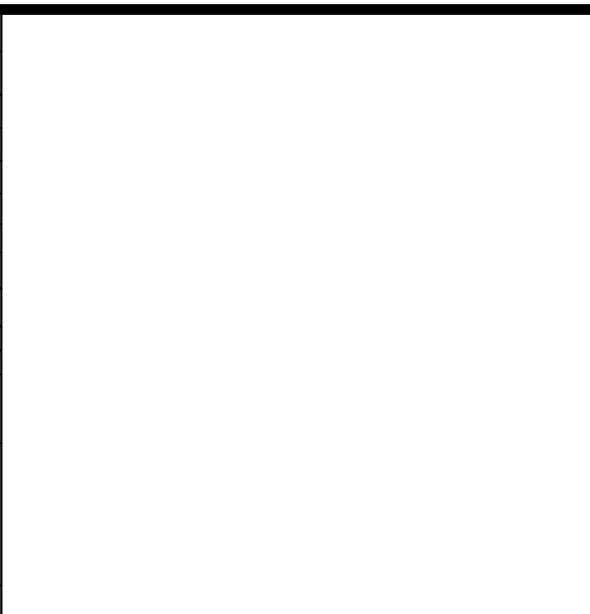
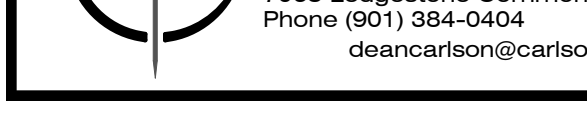
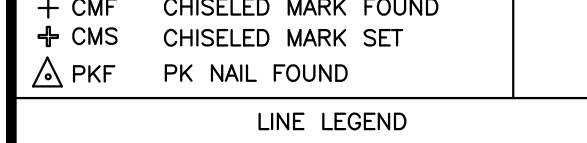
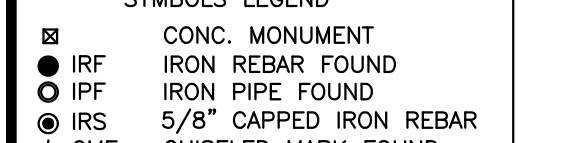
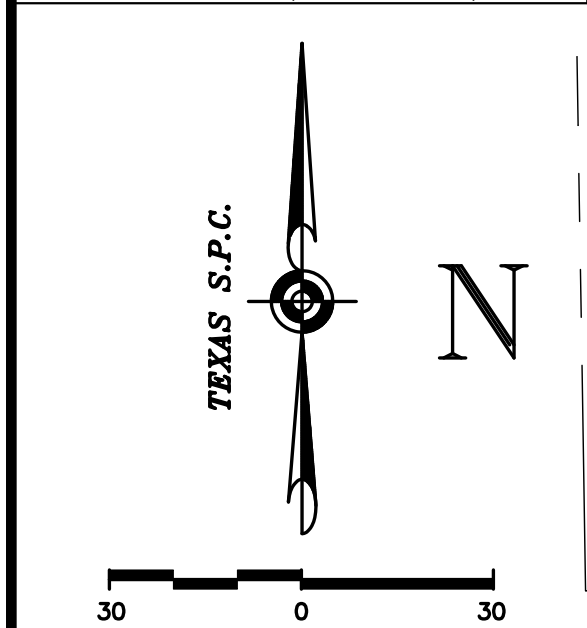
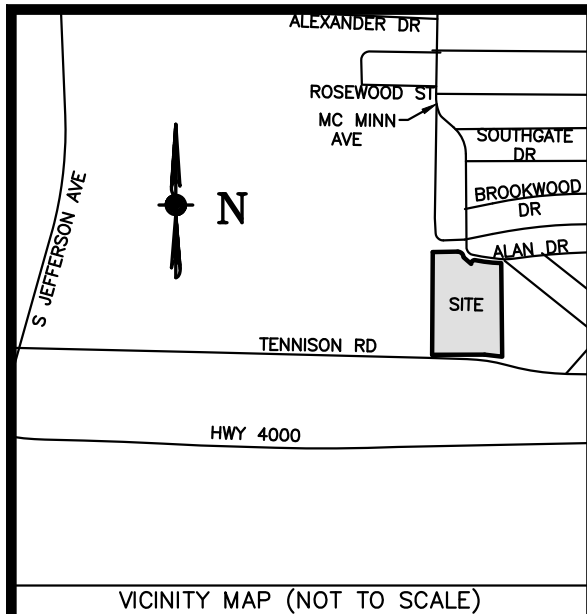
This **RESOLUTION** was duly passed and approved by the City of Mount Pleasant on February 4, 2025.

ATTEST:

  
Candias Webster, City Secretary

  
Tracy Craig, Sr., Mayor





SYMBOLS LEGEND	
CONC. MONUMENT	IRON REBAR FOUND
IRON PIPE FOUND	5/8" CAPPED IRON REBAR
CHISELED MARK FOUND	CHISELED MARK SET
PKF	PK NAIL FOUND

LINE LEGEND	
PROPERTY LINE	BUILDING SETBACK LINE
EASEMENT LINE	

**CARLSON CONSULTING ENGINEERS, INC.**

7068 Ledgestone Commons  
Bartlett, TN 38133  
Phone (901) 384-0404 Fax (





# 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





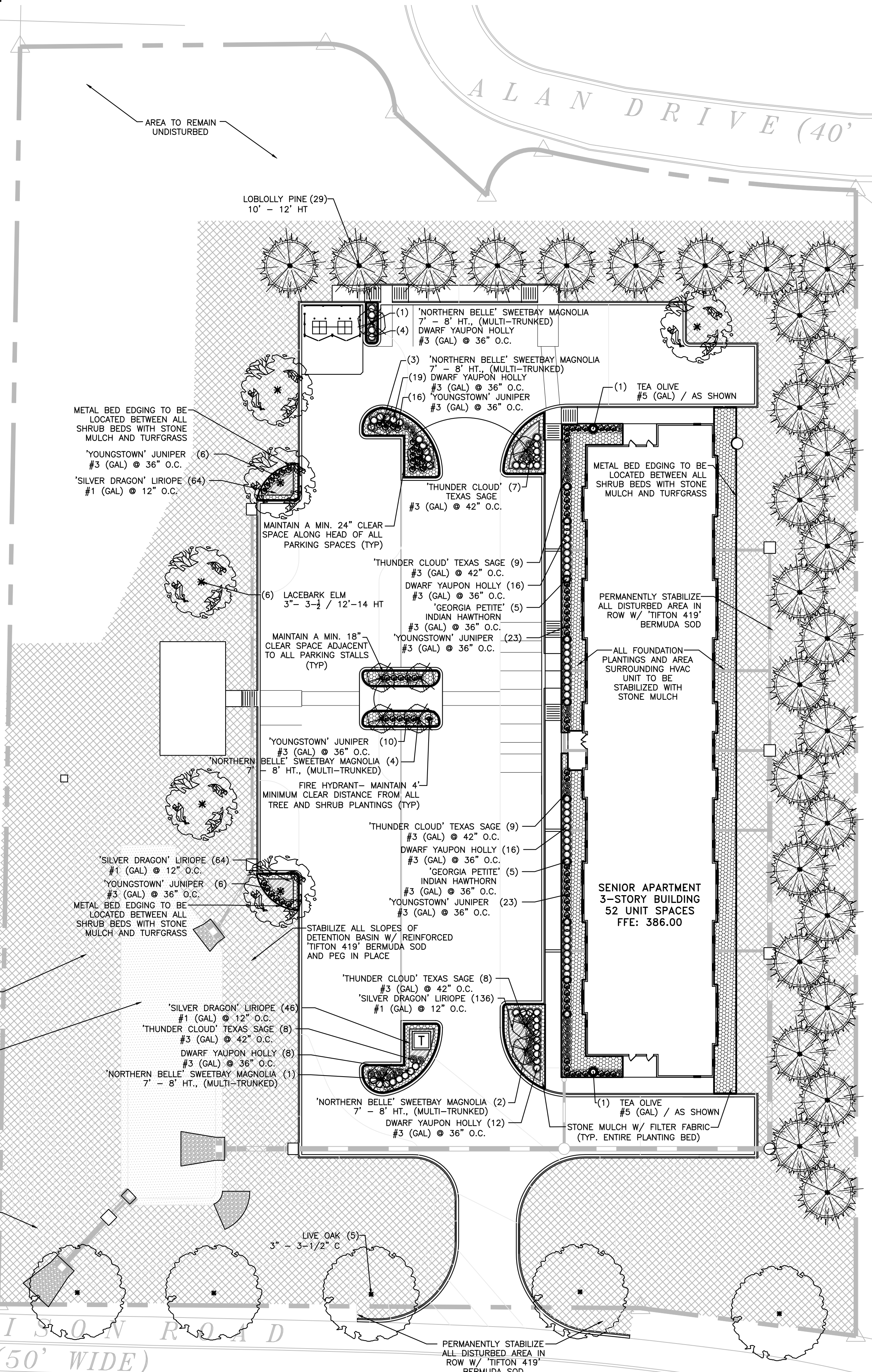
CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MAINTENANCE AND A WARRANTY ON ALL PLANT MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

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 SITEWORK SPECIFICATIONS FOR OTHER REQUIREMENTS.

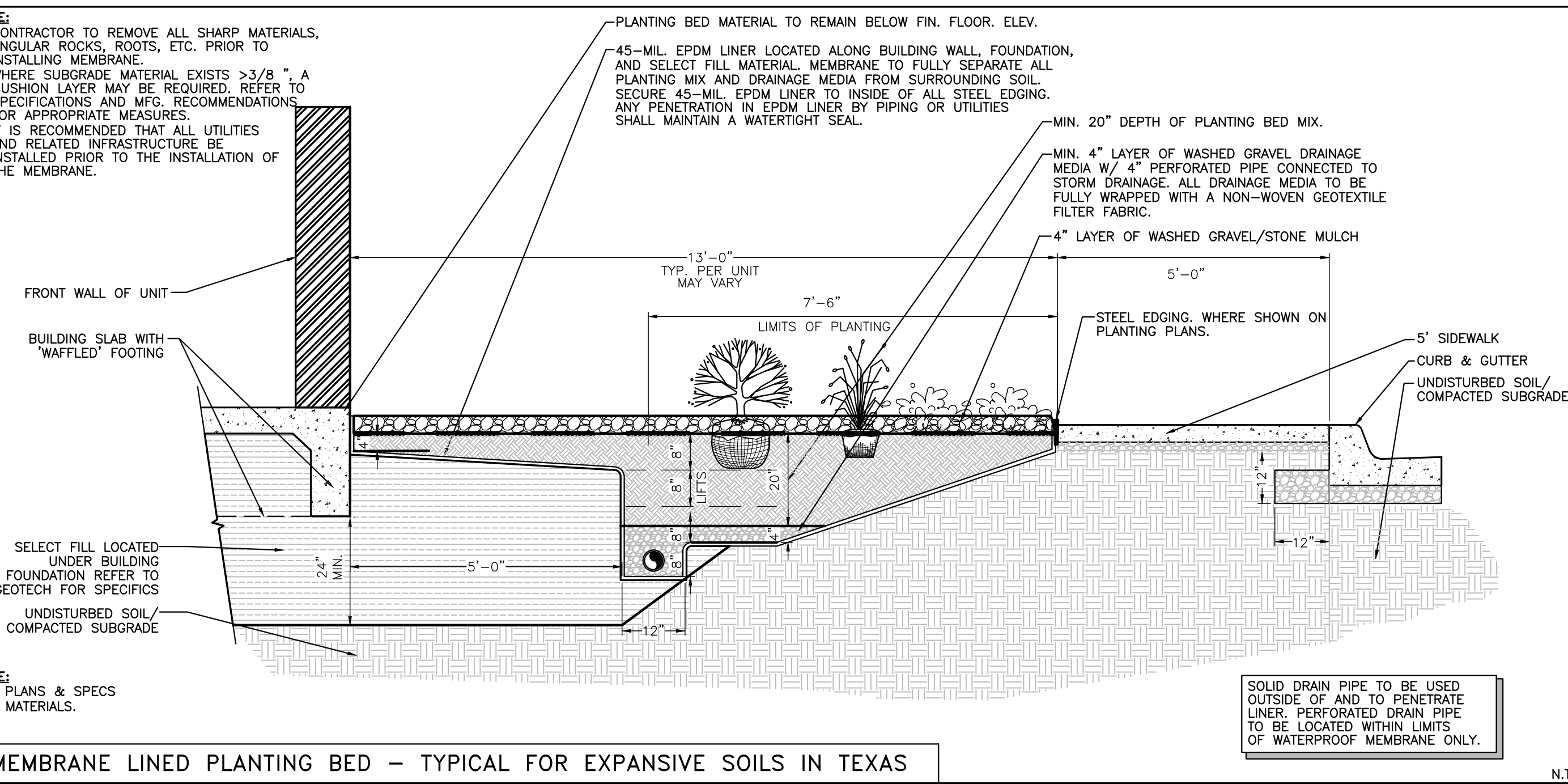
UNLESS SHOWN OTHERWISE, ALL LARGE CANOPY TREES SHALL MAINTAIN 25' HORIZONTAL CLEARANCE FROM ALL OVERHEAD UTILITY LINES AND 10' HORIZONTAL CLEARANCE FROM ALL UNDERGROUND UTILITY LINES.

ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED BY A PERMANENTLY INSTALLED IN-GROUND 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.



### 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		TOTAL	100% OF PROPOSED TREES ARE CANOPY TREES				
SHRUBS:							
75		HEX 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		TOTAL	100% OF PROPOSED SHRUBS ARE EVERGREEN				
GROUNDCOVERS:							
<div>FILL AREA</div>		CYNODON DACTYLON	COMMON BERMUDA	4 LBS / 1000 SF	SOLID	SEED	99% PURE - 99% GERM RATE
<div>FILL AREA</div>		CYNODON 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
<div>FILL AREA</div>		SHREDDED HARDWOOD MULCH	DOUBLE - HAMMERED	4" MIN DEPTH	SOLID	BULK	BROWN COLOR - DEPTH TO BE MEASURED AFTER SETTING
<div>FILL AREA</div>		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: 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



Know what's below.  
Call before you dig.

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

NO	REVISIONS

Mount Pleasant Trails, LP  
3556 S. CULPEPPER CIRCLE, SUITE 4  
SPRINGFIELD, MO 65804  
PH. (417) 882-1701

PLANTING PLAN  
MT PLEASANT TRAILS  
MT PLEASANT, TEXAS

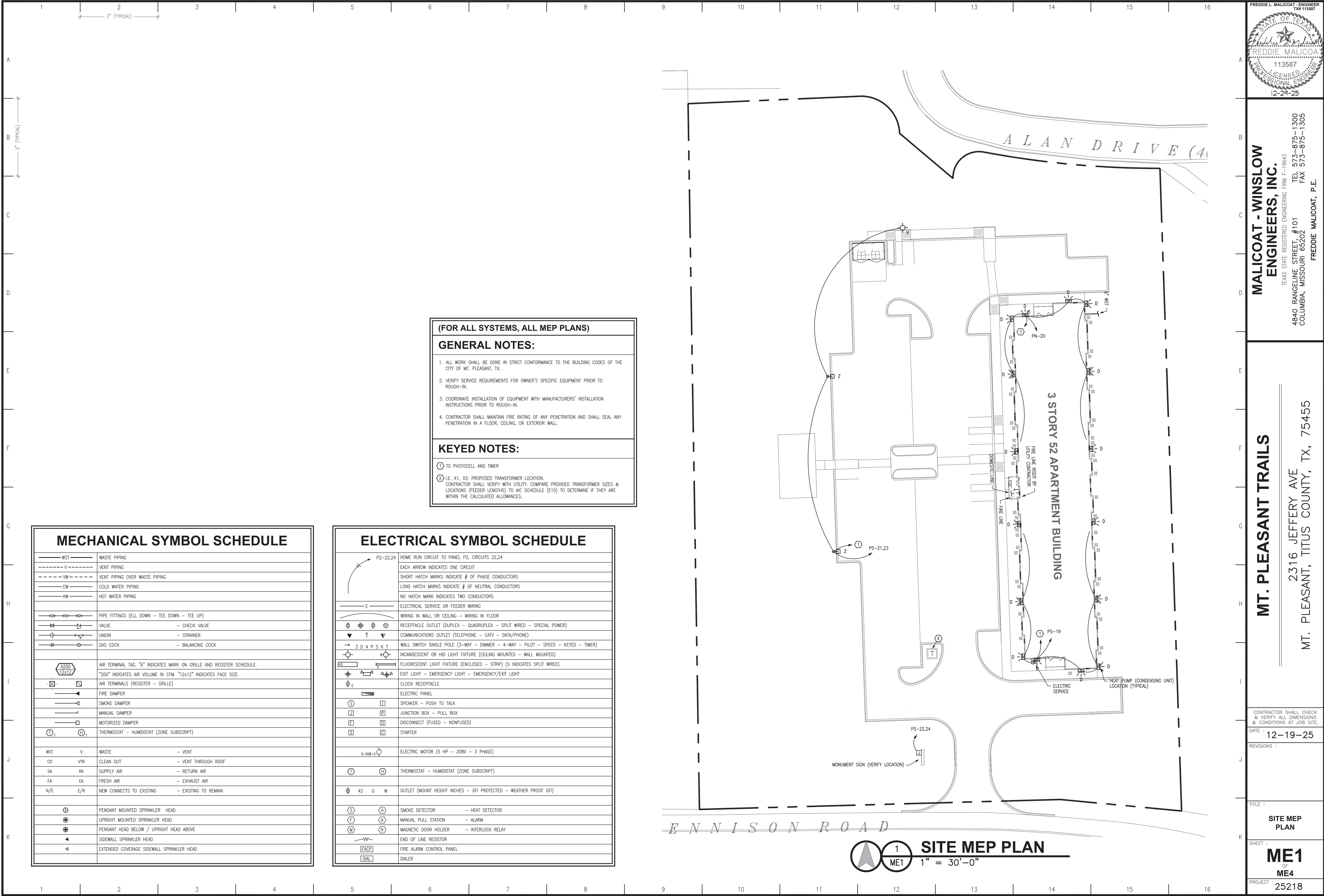
CARLSON CONSULTING ENGINEERS, INC.  
1008 Lakeshore Commons  
Bartlett, TN 38133  
Phone (601) 384-0404  
Fax (601) 384-0710  
Texas Registered Engineering Firm F-2624

NOT FOR CONSTRUCTION

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



T:\job\25\25218\25218.dwg, 12/29/2025 12:00:42 PM, JamesA





T:\\_job\2518\25218\25218.dwg, 12/29/2025 12:00:37 PM, JamesA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
2" (TYPICAL)															
A															
B	2" (TYPICAL)														
C															
D															
E															
F															
G															
H															
I															
J															
K															
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16

PLUMBING FIXTURE SCHEDULE		
MARK	FIXTURE	MODEL NUMBER
WC1	WATER CLOSET	AMERICAN STANDARD 3517C.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-SGMR OR 2603-SGML, MOEN 62320 VALVE & TL-183 FAUCET, K-7160 DRAIN.
T2	TUB/SHOWER	AQUATIC 2603SMTL E 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	SIOUX 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 ENL8-40, 40 GALLON ELECTRIC, DUAL 4,500W ELEMENTS.
RPZ	BACKFLOW PREVENTER	WATTS LF909QT 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 SE50 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 CONTRACTORS 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	MOUNTING	REMARKS	
				#	SIZE		
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 SHV52BSF	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 APWR2	LED	1	3	SURFACE	1
E3	EMERG/EXIT	SURE LITES APC7RGSAL	LED	3	3	SURFACE	1,2
E5	EXIT	SURE LITES APC7RGSAL	LED	2	6	SURFACE	1
F	PORC. KEYLESS	LEVITON 9875	SFL	1	26	WALL	1
H	SCONCE	RP LIGHTING 4408-30	LED	1	15	WALL	1
I	TROFFER	WILLIAMS 50G-S24-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-SW-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								
MARKEL 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	
OU3	3	42,000	36,000	27,000			208 / 1	45	50	MXZ-SM36NAHZ2-U1	1,3	
BROAN EXHAUST FANS												
MARK	CFM	ESP	DRIVE	RPM	SONES	HP	V / ø	FLA	-	MODEL	REMARKS	
EF1	80	0.100"	DIRECT	935	< 0.3	-	120 / 1	0.4	-	ZB80	1,3,5,6	
GE RANGE HOOD AND MICROWAVE FANS												
MARK	CFM	-	-	-	SONES	AMPS	V / ø	WATTS	-	MODEL	REMARKS	
MW	300	-	-	-	-	-	120 / 1	1,580	-	JVM3150DFWW	1	
RH	160	-	-	-	7.0	2.5	120 / 1	-	-	JV338HWW	1	
DRYERBOX DRYER CONNECTION BOXES												
MARK	-	-	-	-	-	-	-	-	-	MODEL	REMARKS	
DB	-	-	-	-	-	-	-	-	-	DB-425	1	
1. OR APPROVED EQUAL. 2. WITH PROGRAMMABLE STAT, COMMON AREAS TO HAVE CONTROLS DESCRIBED IN THE IECC. (IE SETBACK, OFF HOUR, START AND STOP). 3. ENERGY STAR RATED 4. HEAT PUMPS SHALL HAVE ELECTRIC HEAT LOCKOUT WHEN IN THE DEFROST CYCLE. 5. WITH FIRE DAMPER. 6. WITH TIMER FOR FRESH AIR, SEE UNIT LIGHTING FOR CFM/TIME REQUIREMENTS.												



**FREDDIE L. MALICOAT - ENGINEER**  
TX# 113587

**MALICOAT - WINSLOW ENGINEERS, INC.**  
TEXAS STATE REGISTERED ENGINEERING FIRM F-19643  
TEL 573-875-1300  
4840 RANGELINE STREET, #101  
COLUMBIA, MISSOURI 65202  
FAX 573-875-1305  
FREDDIE MALICOAT, P.E.

**MT. PLEASANT TRAILS**  
2316 JEFFERY AVE  
MT. PLEASANT, TITUS COUNTY, TX, 75455

CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS & CONDITIONS AT JOB SITE.

DATE : **12-19-25**

REVISIONS :

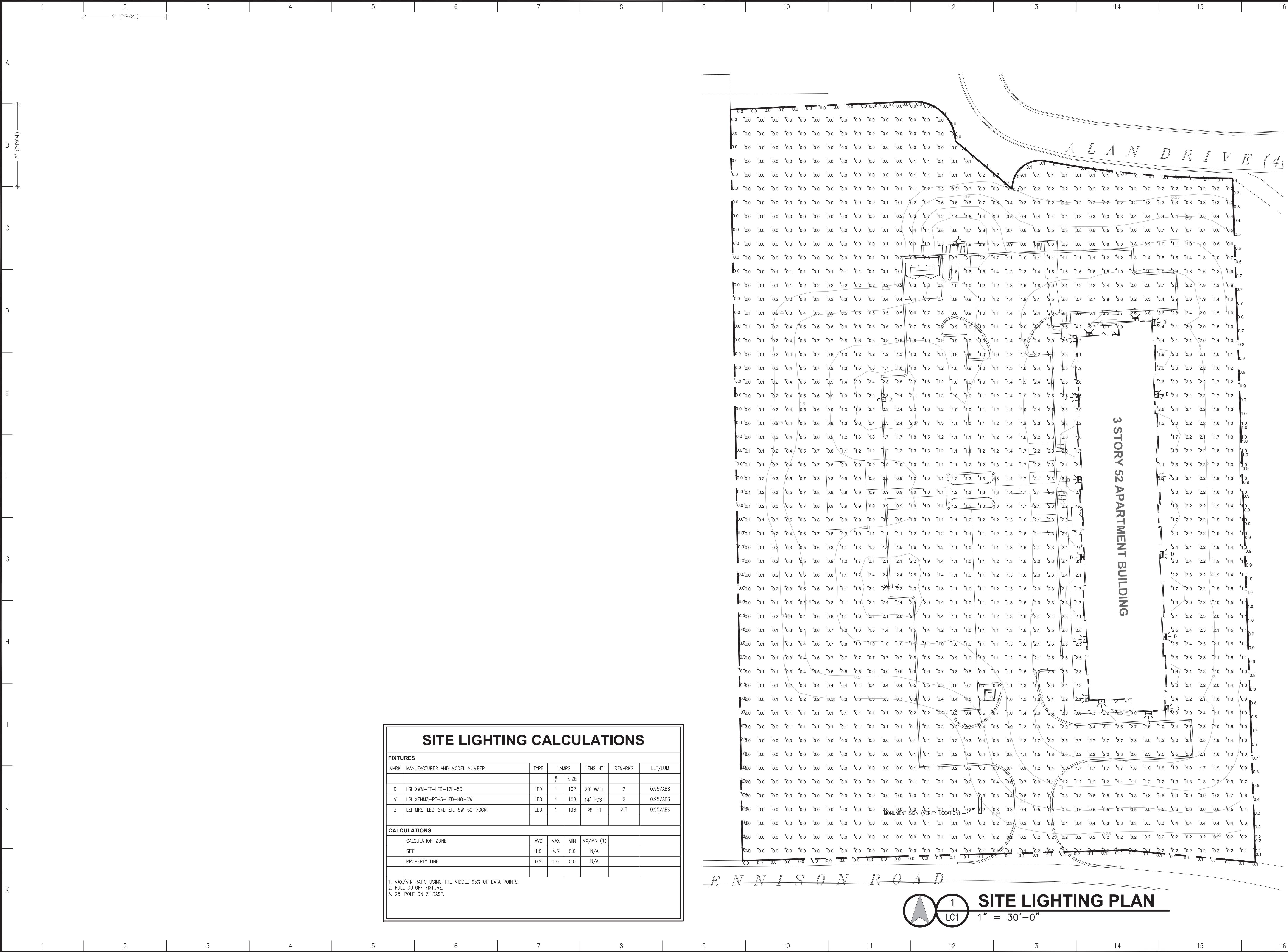
TITLE : **SCHEDULES**

SHEET : **ME2 OF ME4**

PROJECT : **25218**



T:\Job\2505218\25218.dwg, 12/29/2025 11:55:28 AM, JamesA



SITE LIGHTING CALCULATIONS						
FIXTURES						
MARK	MANUFACTURER AND MODEL NUMBER	TYPE	LAMPS	LENS HT	REMARKS	LLF/LUM
			#	SIZE		
D	LSI XWM-FT-LED-12L-50	LED	1	102	28" WALL	2
V	LSI XENM3-PT-5-LED-HO-CW	LED	1	108	14" POST	2
Z	LSI MRS-LED-24L-SIL-5W-50-70CRI	LED	1	196	28" HT	2,3
CALCULATIONS						
	CALCULATION ZONE	AVG	MAX	MIN	MX/MIN (1)	
	SITE	1.0	4.3	0.0	N/A	
	PROPERTY LINE	0.2	1.0	0.0	N/A	
1. MAX/MIN RATIO USING THE MIDDLE 95% OF DATA POINTS. 2. FULL CUTOFF FIXTURE. 3. 25' POLE ON 3' BASE.						

STATE OF TEXAS  
FREDDIE L. MALICOAT  
113587  
LICENSED PROFESSIONAL ENGINEER  
12-24-25

MALICOAT - WINSLOW  
ENGINEERS, INC.

TEXAS STATE REGISTERED ENGINEERING FIRM F-19643  
TEL 573-875-1300  
4840 RANGELINE STREET, #101  
COLUMBIA, MISSOURI 65202  
FAX 573-875-1305  
FREDDIE MALICOAT, P.E.

CONTRACTOR SHALL CHECK  
& VERIFY ALL DIMENSIONS  
& CONDITIONS AT JOB SITE.

DATE : 12-19-25

REVISIONS :

TITLE : LIGHTING CALCULATIONS

SHEET : LC1 OF LC1

PROJECT : 25218



# 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**

---

---