Agenda for
Planning and Zoning Commission
Regular Session
City of Mount Pleasant
October 11, 2022 @ 6:00pm
501 N. Madison, Mount Pleasant, Texas

1. Call to Order.

2. Consider approval of the minutes for the September 27, 2022, Planning & Zoning Commission Meeting, and take any action necessary.

3. **Z-2022-05**: Hold a Public Hearing to consider the request of Juan Mata, applicant/owner for a zoning change from SF-2 (Single-Family Residential District) to NS (Neighborhood Service District) on a 0.2017-acre tract of land described as Lot 33, Block 230, Mount Pleasant City Blocks, City of Mount Pleasant, Titus County Texas, and generally located on the northeast corner of O'Tyson Street and W. Cash Street (1137 Cash Street) take any action necessary.

4. **Z-2022-06**: Hold a Public Hearing to consider the request of August G. Berend, applicant/owner for a zoning change from GR (General Retail District) to NS (Neighborhood Service District) on a 0.48-acre tract of land described as J. R. Mitchell Survey, Abstract No. 384 Titus County, Texas, and being part of that called 3.00-acre tract of land recorded in Volume 392, Page 2, of the Deed Records, Titus County, Texas, same being all that called 0.48-acre tract of land conveyed to Rance Austin Craig, and Recorded Clerk File No. 20134600, said 0.476-acres, City of Mount Pleasant, Titus County Texas, and generally located on the southeast quadrant of US-271 and FM-1734 (2231 North Edwards Avenue), and take any action necessary.

5. **PP-2022-04**: Discuss and consider a request from Dr. Ketan Sha for the approval of a preliminary plat for the North Ridge Villas Apartments, Phase 1 and Phase 2 being a tract of land located in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, and in the City of Mount Pleasant, and being all of a called 6.35-acre tract (Tract One) and all of a called 1.45-acre tract (Tract Two) conveyed to DK Skyrise LLC in a Deed known as Instrument No. 20210595 of the Public Records of Titus County, Texas, and is generally located south of IH-30, between BUS-271 and FM-1402, City of Mount Pleasant, Texas.


7. Adjournment.

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 5:00pm on the 29th of September 2022 and remained so posted for at least 72 hours preceding the scheduled of said meeting.

__________________________
Candias Webster, City Secretary
PLANNING AND ZONING COMMISSION
September 27, 2022

The Planning and Zoning Commissions for the City of Mount Pleasant met on September 27, 2022, at 6:00 pm. The meeting was held at the City Hall located at 501 N Madison, Mount Pleasant, TX 75455.

The following members were present: Michael Davis
Charles Thomas
Ronnie Narramore
James Arledge

City Staff: Robert Lacroix, Director of Planning
David Gonzales, Director of Development
Regina Smith, Admin Assistant

Call to order

Consider approval of the minutes for the September 13, 2022, Planning & Zoning Commission Meeting and take any action necessary.
James Arledge made a motion to accept, and Charles Thomas seconded the motion.
Approved vote 4-0.

Discuss and consider approval of the Final Plat of Cortznes Cemetery – Phase No. Five being a tract of land located in the L. Gilbert Survey, Abstract No. 243, Titus County, Texas, and in Block No. 229 of the City of Mount Pleasant (as shown on the Official Map of the City of Mount Pleasant, dated 1929), and being the tract (called Lot 28 – previously surveyed as having 0.185 acres) conveyed to Pilgrim’s Pride Corporation in a Deed found in Volume 1028, Page 189 of the Real Property Records of Titus County, Texas, all of a 0.359 acre tract conveyed to the City of Mount Pleasant, Texas in a Deed known as Instrument No. 20221207 of the Public Records of Titus County, Texas, all of a 0.288 acre tract conveyed to the City of Mount Pleasant, Texas in a Deed known as Instrument No. 20212294 of the Public Records of Titus County, Texas, and all of a 0.261 acre tract conveyed to the City of Mount Pleasant, Texas in a Deed known as Instrument No. 20222304 of the Public Records of Titus County, Texas and generally located at the northwest corner of School Street and South O’Tyson Avenue and take any action necessary.
Robert Lacroix spoke stating that this plat represents an addition to the existing cemetery and establishes surveyed and delineated burial plots. There were no questions. James Arledge made a motion to accept, and Charles Thomas seconded the motion. Approved vote 4-0.
Discuss and consider approval of the Final Plat of Cypress Industrial Park Addition being a 57.784-acre tract of land situated in the Rebecca Kirk Survey, Abstract No. 331, City of Mount Pleasant, Titus County, Texas, being a portion of a called 84.574-acre tract of land as described in the Special Warranty Deed to the City of Mount Pleasant, Texas Industrial Development Corporation, a Texas non-profit corporation, filed for record in Volume 1841, Page 429, Deed Records, Titus County, Texas (DRTCT) generally located on the north side of FM 3417 and west of US Highway 271, and take any action necessary.

Robert Lacroix spoke stating that the Industrial Development Corporation is currently negotiating the sale of a portion of the property they own for a potential industrial project for the City of Mount Pleasant. The intent of this plat is to subdivide the property and create two (2) lots and dedicate the right-of-way for Cypress Drive. Ronnie Narramore asked if this property joined Priefert on the North side. Robert Lacroix said that it does go to the Priefert property line. James Arledge made a motion to approve, and Charles Thomas seconded the motion. Approved vote 4-0.

**Adjournment**

Motion to adjourn was made by Charles Thomas and seconded by James Arledge.

Michael Davis, Chairman
An application has been submitted for a zoning change from SF-2 (Single-Family Residential District), to NS (Neighborhood Service District) on a 0.2017-acre tract of land described as Lot 33, Block 230, Mount Pleasant City Blocks, City of Mount Pleasant, Titus County Texas, and generally located on the northeast corner of O’Tyson Street and W. Cash Street (1137 Cash Street).

The applicant/owner, Juan Mata, is requesting to rezone the subject property to NS (Neighborhood Service District) in order to allow for a small neighborhood food store. In the past, this existing building has been used as a small retail facility and could have been utilized as a food store or a similar neighborhood service type business.

The Mount Pleasant 2050 Comprehensive Plan’s Future Land Use Plan designates this area as “Compact Residential”. Compact Residential development is characterized by a variety of housing types, including small-lot single family detached, patio homes, townhomes, and duplexes in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. They may contain a small number of commercial businesses to support the neighborhood. The applicant’s proposed use is compatible with the recommendations of the Future Land Use Plan in terms of a small food store that would support the local neighborhood.

Should the zoning be approved, a number of development standards will be required to be met in order to facilitate a business. This would primarily be concerned with providing paved parking spaces including a handi-capped accessible space. The property is restricted in area and will likely necessitate some waiver to the parking requirement. This building has been used as a business in the past but paved parking was never installed. Other building codes will also need to be addressed.
Lot 32, City Block 230

All that certain lot or parcel of land situated in the City of Mt. Pleasant, Titus County, Texas, being all of designated Lot 32 in City Block No. 230 in the L. GILBERT SURVEY, Abstract No. 241, and also being all of that certain lot being a 150 foot lot conveyed by Melvin Whitehouse to Karin Whitehouse as recorded in the 11th p. 166 of the Deed Records of said County, and bounded as follows:

RECORDING at a mile stone on west line of Riley Avenue for northeast corner of this lot and southwest corner of that certain 25 feet x 150 foot lot conveyed by James Thrower to Helene Mayfield as recorded in Vol. 164, p. 337 of said Deed Records, said mile stone to be laid in Riley Street and bear 50 feet NE of said mile stone, 15 feet from a 3’ iron pipe set at back of west curb of street;

THENCE SOUTH 35° 7’ 41" EAST with original west line of Riley Avenue, 50.00 feet to a mile stone at southwest corner of said Cash Street for southwest corner of this lot, said mile stone being 60 feet intersection;

THENCE SOUTH 64° 53’ 51" WEST along Cash Street, 150.00 feet to a mile stone for southwest corner of this lot and southwest corner of designated Lot 30;

THENCE NORTH 64° 53’ 51" EAST with corner line between this lot and Lot 30, parallels a 3’ iron pipe set at back of each of said 25 feet, and is all a total distance of 50.00 feet to a 3’ iron pipe set for southwest corner of this lot and southwest corner of said Mayfield lot, said 3’ iron pipe being 2.5 feet south of said Cash Street;

THENCE SOUTH 64° 53’ 51" EAST with corner line between this lot and Mayfield lot, passing a 3’ iron pipe set at back of said 25 feet, 150 feet, and to a total distance of 150.00 feet to the place of beginning, containing 1400.16 square feet of land and being 127.5 square feet of land more or less.

Survey Plat
Showing Lot 32, City Block 230
City of Mt. Pleasant
L. Gilbert Survey A-241
Titus County, Texas
Scale: 1” = 30 Feet
Notice of Public Hearing

Date: September 13, 2022
Case No: Z-2022-05
Applicant: Juan Mata

Hearing Dates and Location

Planning and Zoning Commission: 6:00 p.m., Tuesday, October 11, 2022
City Council: 6:30 p.m., Tuesday, October 18, 2022
Location of Hearings: Mount Pleasant City Hall
501 North Madison, Mount Pleasant, Texas

Proposed Rezoning: The proposed rezoning will change the current classification from SF-2 (Single-Family District) to NS (Neighborhood Service District).

The Planning and Zoning Commission will hold the first Public Hearing concerning this case and will forward a recommendation to the City Council. The City Council will then hold a second Public Hearing concerning the case and will make a final decision to approve or deny the request for the rezoning. You are receiving this notice because the Titus County Tax Appraisal District records indicate that you own property within 200 feet of the proposed rezoning. You are encouraged to attend the meeting, but you can reply by if you choose, by filing out the attached reply form.

Enclosed please find a Reply Form, along with a location map that indicated the subject property. If you have any questions, please contact our offices at 903-575-4000.

Robert LaCroix
Director of Planning
City of Mount Pleasant, Texas
Reply Form

You are urged to attend the Public Hearing to give your opinion on the Rezoning request. However, your written reply is also very important and may have a bearing on the vote required by the Planning and Zoning Commission and the City Council. It is suggested that this reply form be used to express your opinion on the Rezoning request. Please return it by mail to the Planning and Zoning Department, 501 N. Madison, Mount Pleasant, TX 75455 on or before 9:00 am Tuesday, October 18, 2022.

Planning and Zoning Commission
City of Mount Pleasant
501 N. Madison
Mount Pleasant, Texas 75455

Re: Z-2022-05

Dear Commission Members:

Please find below, my opinion concerning the above referenced application which is scheduled for a Public Hearing in the Mount Pleasant City Hall, 501 N. Madison, Mount Pleasant, Texas at 6:00 pm on Tuesday, October 11, 2022.

Please check only one:

[ ] I am FOR the Rezoning request
[ ] I am AGAINST the Rezoning request

Comments:

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

________________________________________________________________________

Willie Poland
Name (Please print)

Willie Poland
Signature

123 Cash Street
Address

9-18-22
Date
Reply Form

You are urged to attend the Public Hearing to give your opinion on the Rezoning request. However, your written reply is also very important and may have a bearing on the vote required by the Planning and Zoning Commission and the City Council. It is suggested that this reply form be used to express your opinion on the Rezoning request. Please return it by mail to the Planning and Zoning Department, 501 N. Madison, Mount Pleasant, TX 75455 on or before 9:00 am Tuesday, October 18, 2022.

Planning and Zoning Commission
City of Mount Pleasant
501 N. Madison
Mount Pleasant, Texas 75455

Re: Z-2022-05

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Please find below, my opinion concerning the above referenced application which is scheduled for a Public Hearing in the Mount Pleasant City Hall, 501 N. Madison, Mount Pleasant, Texas at 6:00 pm on Tuesday, October 11, 2022.

Please check only one:

✓ I am FOR the Rezoning request

___ I am AGAINST the Rezoning request

Comments:

________________________
I am for the rezoning request as it would open more job opportunities and benefit the people.

________________________

________________________

Name (Please print)

________________________
Signature

________________________
Address

9-27-22

Date
Reply Form

You are urged to attend the Public Hearing to give your opinion on the Rezoning request. However, your written reply is also very important and may have a bearing on the vote required by the Planning and Zoning Commission and the City Council. It is suggested that this reply form be used to express your opinion on the Rezoning request. Please return it by mail to the Planning and Zoning Department, 501 N. Madison, Mount Pleasant, TX 75455 on or before 9:00 am Tuesday, October 18, 2022.

Planning and Zoning Commission
City of Mount Pleasant
501 N. Madison
Mount Pleasant, Texas 75455

Re: Z-2022-05

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Please check only one:

☑ I am FOR the Rezoning request

☐ I am AGAINST the Rezoning request

Comments:

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Gladys Chism
Name (Please print)

Gladys Chism
Signature

408 Gilmore Ave.
Address

9-19-2022
Date
11490
RIGOBERTO GIL
1111 WEST 4TH STREET
MOUNT PLEASANT

11537
JUAN GIL
409 O TYSON
MOUNT PLEASANT

11639
ABRAHAM AGUILAR
925 CR 4220
MOUNT PLEASANT

11536
GLADYS CHISM
408 GILMORE AVE
MOUNT PLEASANT

11535
GLADYS CHISM
408 GILMORE AVE
MOUNT PLEASANT

11533
WILLIE L POLICE
1123 CASH STREET
MOUNT PLEASANT

11532
JUAN A & JUANA CERVANTES
1127 CASH STREET
MOUNT PLEASANT

11531
MARIA DELOSANGELES CERVANTES
1127 CASH ST.
MOUNT PLEASANT

11530
JUAN A & JUANA CERVANTES
1127 CASH ST
MOUNT PLEASANT
11534
SHARISE S TAYLOR
407 S O TYSON
MT PLEASANT

11539
ABRAHAM AGUILAR
925 CR 4220
MOUNT PLEASANT

11486
Cortenez Cemetery
CITY OF MOUNT PLEASANT
PLANNING AND ZONING COMMISSION MEMORANDUM
PLANNING DEPARTMENT

TO: Planning and Zoning Commission

CC: Ed Thatcher, City Manager

FROM: David Gonzales, Director of Development Services

DATE: October 11, 2022

SUBJECT: Rezoning from GR (General Retail District) to NS (Neighborhood Service District), Applicant/Owner: August G. Berend

An application has been submitted for a zoning change from GR (General Retail District) to NS (Neighborhood Service District) on a 0.48-acre tract of land described as J. R. Mitchell Survey, Abstract No. 384 Titus County, Texas, and being part of that called 3.00-acre tract of land recorded in Volume 392, Page 2, of the Deed Records, Titus County, Texas, same being all that called 0.48-acre tract of land conveyed to Rance Austin Craig, and Recorded Clerk. File No. 20134600, said 0.476-acres, City of Mount Pleasant, Titus County Texas, and generally located on the southeast quadrant of US-271 and FM-1734 (2231 North Edwards Avenue).

The applicant/owner, August G. Berend, is requesting to rezone the subject property to NS (Neighborhood Service District) to facilitate the sale of the existing home on this lot. The 1,988 SF home was constructed in 1976. Currently, the subject property is zoned GR (General Retail District) which does not allow for the construction of single-family home sites within this zoning district. If the home were demolished or destroyed, the property owner could not rebuild a single-family home on this site due to the current zoning of GR. It should be known that the NS (Neighborhood Service District) would allow for construction or reconstruction of a single-family home with this zoning district in addition to other non-residential uses for the subject property.

The Mount Pleasant 2050 Comprehensive Plan’s Future Land Use Plan designates this area as Commercial Center, which is characterized by developments larger in scale with national retailers and grocery stores typically located within this placetype. Commercial Centers can also contain smaller retail or office, such as medical office or boutiques, but are typically anchored by national vendors. Additionally, this placetype may include restaurants, discount stores, fast food restaurants and other service uses. The applicant’s proposed use is compatible with the recommendations of the Future Land Use Plan in terms of secondary land uses that support residential uses.

Approval of the zoning change request is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.
Notice of Public Hearing

Date: September 13, 2022
Case No: Z-2022-06
Applicant: August G. Berend

Hearing Dates and Location

Planning and Zoning Commission: 6:00 p.m., Tuesday, October 11, 2022
City Council: 6:30 p.m., Tuesday, October 18, 2022
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501 North Madison, Mount Pleasant, Texas

Proposed Rezoning: The proposed rezoning will change the current classification from GR (General Retail District) to NS (Neighborhood Service District).

The Planning and Zoning Commission will hold the first Public Hearing concerning this case and will forward a recommendation to the City Council. The City Council will then hold a second Public Hearing concerning the case and will make a final decision to approve or deny the request for the rezoning. You are receiving this notice because the Titus County Tax Appraisal District records indicate that you own property within 200 feet of the proposed rezoning. You are encouraged to attend the meeting, but you can reply by if you choose, by filing out the attached reply form.

Enclosed please find a Reply Form, along with a location map that indicated the subject property. If you have any questions, please contact our offices at 903-575-4000.

Robert LaCroix
Director of Planning
City of Mount Pleasant, Texas
An application has been submitted for the approval of a Preliminary Plat of North Ridge Villas Apartments, Phase 1, and Phase 2 being a tract of land located in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, and in the City of Mount Pleasant, and being all of a called 6.35-acre tract (Tract One) and all of a called 1.45-acre tract (Tract Two) conveyed to DK Skyrise LLC in a Deed known as Instrument No. 20210595 of the Public Records of Titus County, Texas, and is generally located south of IH-30, between BUS-271 and FM-1402, City of Mount Pleasant, Texas.

The subject property is zoned for GR (General Retail District) district land uses, which allows for multifamily development. The subject property is adjacent to the North Ridge Church of Christ – located at 212 E Bruton Road -- and can be accessed via Gage Avenue and Burton Road through easements acquired from the Church. The applicant, DK Skyline, LLC (Dr. Ketan Shah), intends to develop the project in two phases that will contain a total of 132 apartment units when completed. Phase 1 will incorporate three (3), three (3) story apartment buildings that will house a total of 72 dwelling units (one & two bedroom), a club house, retail facility and other amenities (i.e., swimming pool, picnic area, game court, etc.). Phase 2 will be constructed at a future date and will incorporate the three (3), three (3) story buildings to house the remaining 60 dwelling units (two and three bedrooms).

The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development regarding adequate facilities for water, sewer, drainage, and other improvements and easements necessary to the site. The City’s sewer runs east and west and is located at the center of the subject property with the City’s water line adjacent to the north property line. The development will tie into both existing systems. Staff has reviewed the preliminary engineering plans and site plan for the project and has indicated that final engineering will need to be approved prior to the start of construction for the site. This is due to the creek that bisects the development and its adjacency to an existing 100-year floodplain. KSA Engineering, the City’s Engineer of record, will review the development for drainage design requirements and the proposed retaining walls for the site. Additionally, the development will be required to meet Fire Department regulations. The site plan is currently under review by staff, and administrative approval for the project is subject to final engineering approval, which is a condition of approval. At the completion and acceptance of the civil construction, a final plat submission shall be required for approval before the issuance of a certificate of occupancy. Staff would recommend approval of the Preliminary Plat as submitted with the following conditions as stated:

1. The development shall require final approval of engineering plans prior to final platting.
2. The development shall meet all Fire Department requirements prior to vertical construction.
3. Submittal and approval of a final plat prior to the issuance of a Certificate of Occupancy (CO).
DESCRIPTION OF PROPERTY

7.773- acres

Being a tract of land located in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, and in the City of Mount Pleasant, and being all of a called 6.35-acre tract (Tract One) and all of a called 1.45-acre tract (Tract Two) conveyed to DK Skyrise LLC in a Deed known as Instrument No. 20210595 of the Public Records of Titus County, Texas.