



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



**Tuesday, March 12, 2024 at 6:00 P.M.
501 North Madison, Mount Pleasant, Texas**

PURSUANT TO CHAPTER 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE PLANNING AND ZONING COMMISSION MEMBERS MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Upon request, agencies must provide auxiliary aids and services, such as interpreters for the deaf and hearing impaired, readers, large print or Braille documents. In determining the type of auxiliary aid or services, agencies must give primary consideration to the individual's request. Those requesting auxiliary aids or services should notify the contact person listed on the meeting several days before the meeting by mail, telephone, or RELAY Texas. TTY: 7-1-1.

The public may participate by joining YouTube: <https://www.youtube.com/@thecityofmountpleasanttexas1157/streams>

CALL TO ORDER
REGULAR AGENDA

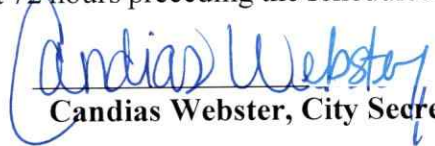
1. Consider approval of the minutes for the February 13, 2024, Planning & Zoning Commission Meetings, and take any action necessary.
2. Z-2024-02: Hold a public hearing and consider a request from Jon Anderson of ATC Partners, LLC for the approval of an amendment to PD-2 (Planned Development District No. 2), by amending the Concept Plan, Sections III. Use and Building Envelope Standards, and IX. Definitions, PD Development Regulations, to allow for the addition of a 3.505-acre tract of land and adding Hospital as a by-right land use, and being situated in the James R. Mitchell Survey, Abstract No. 384, Titus County, Texas, and being all of a called 2.00-acre tract conveyed to Titan Hospitality, LLC, and all of a called 1.50-acre tract conveyed to Dinubhai Patel, et al of the Real Property Records of Titus County, Texas, City of Mount Pleasant, Texas, generally located at the northwest quadrant of the intersection of Tankersley Road and W. Ferguson Road [Hwy 271], and take any action necessary.
3. Z-2024-03: Hold a public hearing and consider a request from Jonathan Cardenas for the approval of a zoning change from SF-2 (Single-Family Residential District) to TF (Two-Family Residential District), being a 0.1865-acre parcel of land situated in the B. Merchant Survey, Abstract No. 358, Titus County, Texas, and being described Lot 2B & 3D, Block 4, Caldwell Addition, City of Mount Pleasant, Texas, generally located at the northwest corner of W. 5th Street and N. Johnson Avenue, is addressed as 501 N. Johnson Avenue, and take any action necessary.
4. Z-2024-04: Hold a public hearing and consider a request from Will Burrows, representing Huey's Coffee, for the approval of a Specific Use Permit (SUP) to allow for a sign not specifically addressed by the City of Mount Pleasant Sign Regulations, and more specifically to allow for a Huey UH-1 Helicopter to be erected atop the building, being a 0.46-acre parcel of land situated in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, and being all of Lot 1, Lot 2, and the east half of Lot 3, Block 8, Vine Hills Addition, City of Mount Pleasant, Texas, generally located at the southwest corner of W. 16th Street [U.S. Hwy 67] and North Mulberry Avenue, is addressed as 301 W. 16th Street, and take any action necessary.
5. SP-2024-02: Consider a request from James Arledge of A&C Investments, LLC for the approval of a PD Site Plan for The Urbans on 17th Addition, zoned PD-3 (Planned Development District No. 3) [Ordinance No. 2023-10] for an eight (8) unit townhome development, being a 0.62-acre tract of land situated in the B. Merchant Survey, Abstract No. 358, as recorded in Document Number 20221797 of the Public Records of Titus County, Texas, City

of Mount Pleasant, Texas, and generally located at the northeast corner of West 17th Street and North Johnson Avenue, and take any action necessary.

6. FP-2024-01: Consider a request from Leslie Ford on behalf of Danny Crump, property owner, for the approval of a Final Plat for the purpose of establishing a subdivision creating and Lot 1, Block A, Crump Addition for the purpose of development, being a 1.116-acre tract of land situated in the Richard Moore Survey, Abstract No. 390, Titus County, Texas, and described as tract one in the warranty to Danny Crump, as recorded in Volume Number 1590, Page 265, Deed Records of Titus County, Texas, City of Mount Pleasant, Texas, and is located at the northwest corner of Pecan Street and S. Jefferson Avenue, and take any action necessary.
7. Public Comments.
 - I. Citizen comments are limited to two minutes. The Planning Commission is not permitted to respond to comments from the public per the Texas Open Meetings Act.
8. Planning Director's Report.
 - I. City Council action from Planning and Zoning Commission cases:
 - Z-2024-01: Approved (801 S. Florey Ave)
 - PP-2024-01: Approved (The Urbans on 17th)

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 5:00pm on the 8th of March 2024 and remained so posted for at least 72 hours preceding the scheduled of said meeting.


Candias Webster, City Secretary