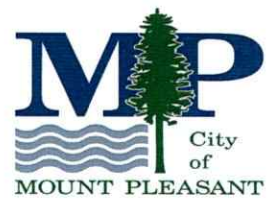




**NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT PLANNING AND ZONING COMMISSION**



**Tuesday, January 14, 2025 at 5:30 P.M.
501 North Madison, Mount Pleasant, Texas**

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

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

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

CALL TO ORDER

REGULAR AGENDA

1. Consider approval of the minutes for the November 12, 2024, Planning & Zoning Commission Meeting, and take any action necessary.
2. Public Comments.
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.
3. Z-2024-09: Hold a public hearing and consider a request from Capps Properties Ltd. for approval of a zoning change from FD (Future Development District) of 134.3 +/- acres of the Deer Park Development to SF-1 (Single-Family One Residential District) on 32.58 +/- acres on a portion of Tract 3902 in the John H. Ore Survey, Abstract No. 423, including Deer Park Estates Blk A; and to SF-2 (Single Family Two Residential District) on 101.7 +/- acres comprising the remainder of Tract 3902, and Tracts 3903 and 3907 of the John Ore Survey Abstract 423 and of Tracts 62 and 64 of the William Porter Survey number 437 located generally north of N. Jefferson Avenue, east and south of Deer Park Lane in the city of Mount Pleasant, Titus County, Texas, and take any action necessary.
4. PP-2024-04: Consider a request from Pann Sribhen on behalf of Singha Group and owner Roberto Marroquin for approval of a 72-lot preliminary plat of the Junction Addition subdivision situated in the John H. Ore Survey, Abstract No. 423, Tract 3901 and the Marroquin Subdivision Bo9ck A, Lots 2-7, located north of Breezeway Drive and the junction of N. US Hwy 271 and US Hwy 271 Business in the city of Mount Pleasant, Titus County, Texas, and take any action necessary.
5. Planning Director's Report.
 - City Council action from Planning and Zoning Commission cases:
 1. FP-2024-06: Highway 67 Business Park – Final Plat Approved November 19, 2024
 - Anderson Town Crossing project has been put on hold by the applicant
 - Administrative approval:
 1. RP-2024-15 Blalock 3013 Fairway Lane, adjacent lots line relocation
 2. RP-2024-16 Monreal E. 9th St. 3 lot lines moved
 - Upcoming Cases
 1. Tension Crossing revision Final Plat
 2. Specific Use Permit 1040 E 16th Street

ADJOURN

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00pm on the 10th of January 2025 and remained so posted for at least 72 hours preceding the scheduled of said meeting.

Candias Webster, City Secretary