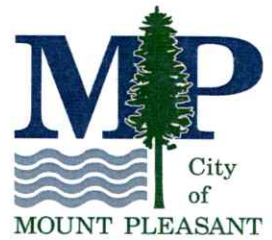




**NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT PLANNING AND ZONING COMMISSION**

**Tuesday, July 8, 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>

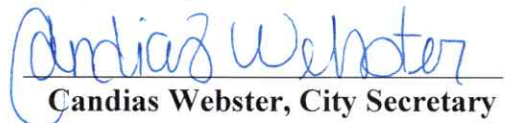
CALL TO ORDER

REGULAR AGENDA

1. Consider approval of the minutes for the May 15, 2025, 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. RP-2025-08: Consider a request from Primacy Builder, LLC for approval of a new final replat for the Tennison Crossing Addition, Zoned PD-1, on a 3.677-acre tract for development of 44 townhome lots on the north side of Tennison Road, approximately 375 feet east of Jefferson Avenue.
4. PP-2025-01: Consider a request from Vaughn Zimmerman, property owner, for the approval of a Preliminary Plat (PP) for the Pleasant Point apartments, being a 9.04-acre property in the Commercial (C) Zoning District, described as Mount Pleasant City, Blk 330, Lot 1, Tract 1, & Lot 3-B, Block 332, and addressed as 1708 W. 16th Street.
5. SP-2025-02: Consider a request to approve a site plan for Pleasant Pointe Apartments on a 9.04-acre property addressed as 1708 W 16th Street.
6. SUP-2025-02: Hold a public hearing and consider a request from Ana Castillo, property owner, for the approval of a Specific Use Permit (SUP) to allow for a church within a single-family residential district, being a 0.350-acre property, described as Lots 3 & 4, Block 16, Sunrise Addition, and addressed as 1306 E. 8th Street.
7. SUP-2025-03: Hold a public hearing and consider a request from William Edward Ahrens, property owner and Vincent G. Huebinger on behalf of CTG I LLC, for the approval of a Specific Use Permit (SUP) to allow for a 100-foot telecommunications tower within a Commercial zoning district, being a 0.731-acre property described as Lot 5, Mount Pleasant City Block 310D, and addressed as 1706 West Ferguson Road.
8. Planning Director's Report

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 5:00 pm on the 3rd of July 2025 and remained so posted for at least 72 hours preceding the scheduled of said meeting.


Candias Webster, City Secretary