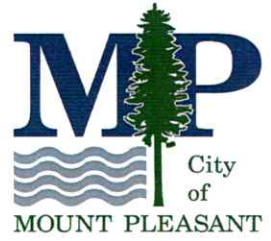


**NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT PLANNING AND ZONING COMMISSION**

**Tuesday, January 13, 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/@thecityofmountpleasanttxa1157/streams>

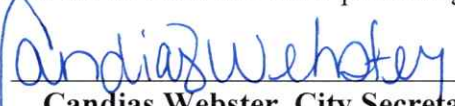
CALL TO ORDER

REGULAR AGENDA

1. Public Comments.
2. Consider approval of the minutes for the October 14, 2025, Planning & Zoning Commission Meeting, and take any action necessary.
3. 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.
4. 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 8th of January 2026 and remained so posted for at least 72 hours preceding the scheduled of said meeting.


Candias Webster, City Secretary