PLANNING AND ZONING COMMISSION
MARCH 8, 2022

The Planning and Zoning Commissions for the City of Mount Pleasant met on February 8, 2022. The meeting was held at the City Hall located at 501 N Madison, Mount Pleasant, TX 75455.

The following members were present: Michael Davis
Gregg Holt
Charles Thomas
Nikki Hein
James Arledge

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

Call to order

Consider approval of the minutes for the February 8, 2022, Planning & Zoning Commission Meeting and take any action necessary.

James Arledge made a motion to accept and Gregg Holt second the motion. Each member then stated individually that they accepted. Approved vote 5-0.

SC-2022-01 Hold a Public Hearing to consider the request of Jonathan Cardenas applicant/owner, for the thoroughfare closure of an eleven (15’) alley right-of-way adjacent to Lots 1B, 2B, 3B, 10, 11 & 12, Block 6, Vine Hills Addition, TCAD ID: 15710, 15715 and 15716, City of Mount Pleasant, Titus County, Texas, located north of W. 16th Street between N. Johnson Avenue and Mulberry Avenue, and take any action necessary.

Robert Lacroix explained that this alley closure was requested so that the adjacent property owner could remove existing apartments and build new apartment buildings. He stated that this alley is not used for access nor are there utilities in the alley. If the abandonment is approved, a replat would be required to establish new lot lines and ownership. The board had no questions. Michael Davis opened the public hearing. There were no questions. Nikki Hein made a motion to close the hearing and Gregg Holt seconded the motion. Approved vote 5-0

Z-2022-02 Hold a Public Hearing to consider the request of Jeff Jackson and Stan Garrett, applicant/owners for a zoning change from FD (Future Development District) to C (Commercial District) on a 6.71-acre tract of land situated in the Lewis H. Bradley Survey, Abstract No. 21, Titus County, Texas, and in the City of Mount Pleasant, and being all that certain called 6.68-acre tract of land conveyed from RWB Properties, Ltd. to RB Capital, Ltd., by General Warranty Deed, as recorded in File #2018007, Public Records, Titus County, Texas (Tract 1) TCAD ID 376 & 377 and a 2.50-acre tract of land situated in the Lewis H. Bradley Survey, Abstract No. 21, Titus County, Texas, and being part of that certain 37.51-acre tract of land, called Tract 2, conveyed from RWB Properties, Ltd. to RB Capital, Ltd., by General Warranty Deed, as recorded in File #20180080, Public Records, Titus County, Texas (Tract 2) TCAD ID 341289, and generally located on the north side of Interstate Highway 30, east of County Road 3225, take any action necessary.

Robert Lacroix explained the zoning change request from FD (Future Development) to C (Commercial). The zoning change was requested in order to allow for future commercial/retail development. There is currently a project in process to construct an additional building for the Jackson portion of the property. The board had no questions. Michael Davis opened the public hearing. Ed Thatcher, City Manager, asked if the property was going
to be platted into on piece of the property; Robert Lacroix answered yes. There were no other questions. Nikki Hein made a motion to close the hearing and Gregg Holt seconded the motion. Approved vote 5-0

Planning Director's Report.
Robert Lacroix updated the P & Z Board on the Comp Plan.

Adjournment
Motion to adjourn was made by James Arledge. Nikki Hein second the motion.

Michael Davis, Chairman