PLANNING AND ZONING COMMISSION
November 8, 2022

The Planning and Zoning Commissions for the City of Mount Pleasant met on November 8, 2022, at 6:00 pm. The meeting was held at the City Hall located at 501 N Madison, Mount Pleasant, TX 75455.

The following members were present: Michael Davis
Charles Thomas
Ronnie Narramore
James Arledge

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

Call to order

Consider approval of the minutes for the October 11, 2022, Planning & Zoning Commission Meeting and take any action necessary.

James Arledge made a motion to accept, and Charles Thomas seconded the motion. Approved vote 4-0.

RP-2022-04: Discuss and consider a request from John Scribner for Mt. Pleasant CFA Series, LLC for the approval of a replat for a 2.085-acre tract of land that is a part of the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, being all that tract conveyed to the Lamb’s Fold in Volume 800, Page 71 of the Deed Records of Titus County, Texas, together with a part of that tract conveyed to City of Mt. Pleasant in Volume 299, Page 135, Deed Records of Titus County, Texas, and is generally located at the northeast corner of the intersection of N. Jefferson Avenue and E. 16th Street, City of Mount Pleasant, Texas, and take any action necessary.

David Gonzales spoke stating that this replat combines two (2) lots and creates Lot 1, Block 1, CFA Addition for the purpose of conveying the property for future development of the site (i.e. restaurant with a drive-through). The applicant intends to dedicate by plat all necessary Firelane and easements prior to issuance of their Certificate of Occupancy (CO). Ronnie Narramore asked if they would be taking any more property to the East. David Gonzales stated no. There were no further questions. James Arledge made a motion to accept, and Charles Thomas seconded the motion. Approved vote 4-0.

RP-2022-06: Discuss and consider a request from Arturo and Maria Gallardo for the approval of a replat of a 0.305-acre tract of land, being all of that separate eastern tract of land, same being part of the called, SECOND TRACT conveyed to Arturo Gallardo and Maria L. Gallardo by deed recorded in Instrument No. 20143467 Real Property Records, Titus County, Texas (RPR). This tract to subdivided into one lot, known as Lot 1, Gallardo Addition, an addition to the City of Mt. Pleasant, Texas, and is situated in the Daniel McCall
Survey. Abstract No. 357, Titus County, Texas, is generally situated on the southwest quadrant of the intersection of N. Quille Avenue and E. 4th Street, City of Mount Pleasant, Texas, and take any action necessary.

David Gonzales spoke stating that the replat creates a 0.305-acre single-family residential lot (i.e. Lot 1, Gallardo Addition), while separating a 1.025-acre portion of a detached lot (i.e. Lot Pt 1, Block 393, Mt. Pleasant City Blocks) that is primarily within the 100-year floodplain. Ronnie Narramore asked if the replat takes the property out of the floodplain. David Gonzales stated yes. James Arledge made a motion to approve, and Charles Thomas seconded the motion. Approved vote 4-0.

Planning Director’s Report.

David Gonzales informed the P & Z Commission that there will be a possible Preliminary Plat to review for the Tennison Crossing at the December 13, 2022, meeting.

Adjournment

Motion to adjourn was made by James Arledge and seconded by Charles Thomas.

Michael Davis, Chairman