The Planning and Zoning Commissions for the City of Mount Pleasant met on February 14, 2023, 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
James Arledge
Charles Thomas
Ronnie Narramore
Jason Lee

Chairman: Michael Davis

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

Call to order

Election of Chairman and Vice Chairman
Jason Lee made a motion for Michael Davis to hold the Chairperson position and James Arledge second the motion. Michael Davis made a motion for James Arledge to hold the Vice Chairperson position and Charles Thomas second the motion. Approved vote 5-0.

Consider approval of the minutes for the December 13, 2022, Planning & Zoning Commission Meeting, and take any action necessary.
Motion to approve made by Charles Thomas and James Arledge second the motion. Approved vote 5-0.

FP-2023-01: Discuss and consider a request from Steve Capps of Capps Properties, LTD for the approval of a Final Plat of the Deer Park Estates, Phase One Addition, being a 13.493-acre portion (Phase One) of a 32.58-acres tract of land located in the Thomas McPeters Survey, Abstract No. 374, Titus County, Texas, and the John H. Ore Survey, Abstract No. 423, Titus County, Texas, and in the City of Mount Pleasant, and being part of a called 32.58 acre tract (Tract One) conveyed to Capps Properties Ltd. in a Deed known as Instrument No. 20212383 of the Public Records of Titus County, Texas and generally located east of U.S. Hwy. 271 and adjacent to County Road 1400, and take any action necessary.
David Gonzales spoke stating that an application had been submitted by Steve Capps of Capps Properties, LTD for the approval of a Final Plat of the Deer Park Estates, Phase One Addition. The subject property is a 13.493-acre portion (Phase One) of a 32.58-acre tract of land situated within the corporate limits of the City of Mount Pleasant. This plat will dedicate a 0.735-acre portion of County Road 1400 for right-of-way, and the necessary utility easements for site
development. A new 10-inch water line has been extended to the site and construction is close to completion as of the date of this memo. Phase One will utilize on-site sanitary sewer facilities (OSSF) until at such time a sanitary sewer line can be extended to the area and connections can be made for the eleven residential lots. It should be noted that a facilities agreement is being proposed for the use of the on-site sanitary sewer facilities (OSSF) concurrently with this final plat; however, this will be a decision for the City Council at the February 21, 2023, meeting. As a note, Phase Two of this development will be smaller lots (i.e. less than one [1]-acre in size) that will tie into the City’s sanitary sewer facility. Deer Park Estates was an existing subdivision vacated by the County several years ago. On July 19, 2022, the City Council approved Ordinance No. 2022-10 annexing a 519.9-acre tract of land, which included a 32.58-acre tract of land (i.e. Phase One and Phase Two) and is zoned for FD (Future Development District) land uses. On August 16, 2022, the City Council approved a Preliminary Plat for the purpose of construction of a two phased development consisting of single-family residential lots. The plat meets the requirements of Section 154 of the Subdivision Regulations of the City of Mount Pleasant. Staff would recommend approval of the final plat. James Arledge asked if it was eleven lots; answer was yes. He also asked if they had deed restrictions. David Gonzales said that would be up to the developer. James Arledge made a motion to approve and Jason Lee second the motion. Approved vote 5-0.

FP-2023-02: Discuss and consider a request from Robert Jase Merritt for the approval of a Final Plat for a 35.19-acre tract or parcel of land situated in the Joseph J. Dew Survey, Abstract No. 156, Titus County, Texas, and being all of that certain called 16.60 acre tract of land, Tract 1, and all of a called 18.59-acre tract of land, Tract 2, conveyed form PBH & JBW Investments, LLC to Robert Jase Merritt and Marissa Danielle Merritt, by General Warranty Deed as recorded in File No. 20224134, Public Records Titus County, Texas, and is generally located at the southwest corner of the intersection of County Road 1400 and Farm Road 2152, City of Mount Pleasant, Texas, and take any action necessary.

David Gonzales spoke stating that an application had been submitted for the approval of a final plat from Robert Jase Merritt for a 35.19- acre tract of land that is located in the City’s extraterritorial jurisdiction (ETJ). The subject property is generally situated at the southwest corner of the intersection of County Road 1400 and Farm Road 2152. The applicant is subdividing the property into six (6) buildable lots, which are greater than five (5)-acres each and creating the Greenhill Meadow Estates Subdivision. With the lots being located outside the corporate limits of the City, there is no provision for city water or sanitary sewer facilities. The applicant intends to connect to the existing water line serviced by TRISUD and will have on-site sanitary sewer facilities (OSSF) for waste disposal. Conditions of approval of the plat: (1) Approval by the Commissioners Court of Titus County (2) Signature of the County Judge and County Clerk (3) Approval and signature of the County Environmental Inspector of Titus County. The plat meets the requirements of Section 154 of the Subdivision Regulations of the City of Mount Pleasant for properties located in the extraterritorial jurisdiction (ETJ). Staff would recommend approval of the final plat with the conditions of approval as outlined in staff’s report. There were no questions. James Arledge made a motion to approve and Jason Lee second the motion. Approved vote 5-0.
Planning Director's Report
David Gonzales thanked the board members for serving on Board of Adjustments and Planning and Zoning Board. He spoke stating that some members terms will expire in 2024 and he hopes that they will want to serve again.

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

Michael Davis, Chairman