PLANNING AND ZONING COMMISSION
MARCH 14, 2023

The Planning and Zoning Commissions for the City of Mount Pleasant met on March 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
Charles Thomas
Ronnie Narramore
Jason Lee

Absent: James Arledge

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

Call to order.

Consider approval of the minutes for the February 14, 2023, Planning & Zoning Commission Meeting, and take any action necessary.
Motion to approve was made by Jason Lee and Charles Thomas seconded the motion. Approved vote 4-0.

Z-2023-01: Hold a public hearing to discuss and consider a request from C & H Property Management LLC for the approval of a zoning change from SF-1 (Single-Family Residential District) to a MF (Multi-Family Residential District) and amending the Future Land Use Plan Map of the Mount Pleasant 2050 Comprehensive Plan for a 1.89 acre tract or a parcel of land situated in the Prior Herron Survey, Abstract No. 265, Titus County, Texas, and being all of that certain called 2 acre tract of land conveyed from Thomas Allen, et ux, to Mrs. Lida Moore, by Warranty Deed, as recorded in Volume 185, Page 490, Deed Records, Titus County, Texas, City of Mount Pleasant, Texas and is addressed as 2524 Greenhill Road (FM 2152), and take any action necessary.
David Gonzales spoke stating the applicant is requesting to withdraw the case. Michael Davis, Chairman, accepted the applicants request to withdraw the zoning change.

FP-2023-03: Discuss and consider a request from Primacy Builder, LLC for the approval of a Final Plat for the Tennison Crossing Addition, zoned PD-1 (Planned Development District No. 1) [Ordinance No. 2021-25], and being a tract of land located in the G. W. Graves Survey, Abstract No. 246, Titus County, Texas, and in the City of Mount Pleasant, and being all of a 3.677-acre tract conveyed to Primacy Builder, LLC in a Deed known as Instrument No. 20214223 of the Public Records of Titus County, Texas, the same being all the remainder of a tract conveyed to Amos
Rockwell in a Deed found in Volume 271, Page 157 of the Deed Records of Titus County, Texas, and all of the remainder of the First Tract and all the remainder of the Second Tract conveyed to Amos Rockwell in a Deed found in Volume 172, Page 402 of the Deed Records of Titus County, Texas and generally located on the north side of Tennison Road east of U.S. Hwy. 271 (S. Jefferson Ave.), and take any action necessary.

David Gonzales spoke stating that Primacy Building LLC has submitted a Final plat for approval of the Tennison Crossing Addition. The subject property is a 3.677-acre tract of land situated within the corporate limits of the City of Mount Pleasant and is zoned PD-1 (Planned Development District No. 1) for townhome land uses. The development will consist of 45 single-family attached townhome lots when constructed. The applicant intends to tie into the existing 10-inch water line located along Tennison Road. Additionally, the applicant will install an eight (8)-inch sanitary sewer line and manholes along Tennison Road to convey the sewer to an existing manhole on the adjacent property to the east. This is a 6.82-acre lot and is owned by Cypress Creek Land, LLC (i.e. Lot 1, Cypress Creek Addition). The applicant will be required to obtain an off-site sanitary sewer easement in order to convey the sewer to the vacant lot and is considered as a condition of approval of the plat. On December 20, 2022, the City Council approved a Preliminary Plat for the purpose of construction of the site. On December 13, 2022, the Planning and Zoning Commission approved a PD Site Plan for the Tennison Crossing Addition. 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 with the following condition(s): 1) That the applicant obtains an off-site sanitary sewer easement and that the document number filed of record with Titus County be included on the plat prior to filing. 2) That the applicant provide a label on the park area stating “To Be Maintained by the HOA/Property Owner”. 3) That the applicant provide all existing and proposed easements for utilities along Tennison Road. There were no questions. Charles Thomas made a motion to approve the final plat and Jason Lee seconded the motion. Approved vote 4-0.

FP-2023-04: Discuss and consider a request from KRB Investments, LLC for the approval of a Final Plat for the Stone Briar, Phase Two Addition, zoned FD (Future Development District), and being a 16.39-acre part of a lot, tract or parcel of land situated in the Francis Blundell Survey, Abstract No. 59, Titus County, Texas, and being part of that certain called 50.21-acre tract of land conveyed from Christopher Cochran et al to Tiger Realty Investments, Inc., by General Warranty Deed, as recorded in Volume 1917, Page 223, Real Property Records, Titus County, Texas, and generally located on the south side of County Road 1612 and west of FM-1402, and take any action necessary.

David Gonzales spoke stating that an application has been submitted KRB Investments, LLC for the approval of a Final Plat of the Stone Briar, Phase Two Addition. The subject property is a 16.39-acre portion of a larger 50.21-acre tract of land situated within the corporate limits of the City of Mount Pleasant and is zoned FD (Future Development District) for single-family land uses. The applicant intends to tie into the six (6)-inch water
line and the eight (8)-inch sanitary sewer line that were installed for this development. The plat will dedicate the necessary utility easements for site development. Additionally, the applicant is providing two (2) off-site easements for drainage that will be located on the remainder portion of the 16.39-acre tract located north of the home sites adjacent to County Road 1612. On December 20, 2022, the City Council approved a Preliminary Plat for the purpose of construction of the site. Phase One of the Stone Briar Addition was approved by the City Council on March 17, 2014. 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 with the following condition(s): 1) That the applicant provide a label identifying the street names as indicated on the plat prior to filing of the final plat with Titus County. There were no questions. Ronnie Narramore made a motion to approve the final plat and Charles Thomas seconded the motion. Approved vote 4-0.

**Planning Director’s Report**
There was nothing to report.

**Adjournment**
Motion to adjourn was made by Jason Lee and seconded by Charles Thomas.

Michael Davis, Chairman