PLANNING AND ZONING COMMISSION
APRIL 11, 2023

The Planning and Zoning Commissions for the City of Mount Pleasant met on April 11, 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

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

Z-2023-02: Hold a public hearing to discuss and consider a request from Jeffrey Turner applicant/owner of the Turner Renee Surratt Estate for the approval of a zoning change from FD (Future Development 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 33.839-acre “Second Tract” described in a deed to Jeffery E. Turner, recorded in File Number 20230128, Titus County Official Public Records (TCOPR), being shown graphically on plat of survey by MTX Surveying, and being more particularly described as follows, to wit: (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID), Titus County, Texas, City of Mount Pleasant, Texas and is addressed as 874 Nevills Road (County Road 1605), and take any action necessary.

David Gonzales stated that an application was received from Jeffery Turner of the Turner Renee Surratt Estate for the approval of a zoning change from FD (Future Development 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 33.839-acre "Second Tract" described in a deed to Jeffery E. Turner, recorded in File Number 20230128, Titus County Official Public Records (TCOPR), being shown graphically on plat of survey by MTX Surveying, and being more particularly described as follows, to wit: (Bearing Basis: SPC Texas North Central 4202, NAD83, GRID), Titus County, Texas, City of Mount Pleasant, Texas and is addressed as 874 Nevills Road [County Road 1605]. On February 27, 2023, the applicant - Jeffrey Turner of the Turner Renee Surratt Estate – submitted an application requesting to change the zoning of the subject property from FD (Future Development District) to MF (Multi-Family Residential
District) land uses. The purpose of the zoning change request is to allow for the construction of three (3), three (3)-story multi-family apartment buildings on a 10-acre portion of the 33.839-acre subject property. Each building will house 24 apartment units. The development will have one-, two-, and three-bedroom apartments for a total of 72 dwelling units. The applicant has provided building elevations and a color rendering that depicts the three (3)-story structure with Hardie cement fiber siding construction (lap and board & batten), modular face brick veneer, and a composition roof. The conceptual site plan submitted with the application indicates the provision for a club house, community garden, walking path, and a playground for the residents. The proposed development will have access via Harts Bluff Road [County Road 1402]. According to Chapter 2, Land Use and Design contained in the Mount Pleasant 2050 Comprehensive Plan, the subject property is designated as Compact Residential place type, which is characterized by variety of housing types which include small-lot single-family detached housing, patio homes, townhomes, and duplexes. Secondary land uses may contain civic and institutional land uses, parks, open space, and neighborhood serving retail and office uses to support the neighborhood. The current zoning of the subject property is SF-1 (Single-Family Residential District) and according to Section 155.21(A), Purpose, "...is to establish areas for larger than average size homes at a lower-than-average density." Based on the applicants request for MF – (Multi-Family Residential District) land uses, this housing type would not be consistent with the characteristics of the Compact Residential place type. The appropriate place type designation for an apartment complex would be Mixed-Use Center, which is characterized as the ability to live, work, and play in one geographically compact area, with a high intensity of uses organized around nodes of activity. This place type also has a mixture of different housing options (e.g., apartments) within close proximity to the goods and services that residents use. Developments within the MF (Multi-Family Residential District) should be designed to ensure compatibility with the adjacent land uses and should serve as a transition between lower density residential uses and businesses located within the area. There are 10 adjacent properties on the northern boundary of the subject property and are south of County Road 1605 with single-family homes. North of County Road 1605 are three (3) single-family residential subdivisions (i.e., Silver Creek, Stone Briar, and The Woodlands) and a large tract of land with a single-family home. All the properties north of the subject property are zoned FD (Future Development District). South and southeast of the subject property are several larger tracts of land zoned SF-1 (Single-Family Residential District) with some of these properties having single-family homes. East of the subject property is primarily an unincorporated area that has larger tracts with single-family homes. Continuing west are two (2) large vacant tracts of land (i.e., 6.68-acres & 1.82-acres) that are zoned FD (Future Development District). The 9.99-acre vacant tract of land that is southwest of the subject property is zoned for SF-1 (Single-Family Residential District) land uses. Continuing west of the 9.99-acre tract is a 9.65-acre vacant tract of land zoned for MF (Multi-Family Residential District) land uses. With this being said, the subject property’s adjacencies to the north, south, and east are primarily single-family home sites except for two (2) large vacant tracts of land to the west zoned FD (Future Development District). When referring to the zoning map, the proposed use as a MF (Multi-Family Residential District) is not consistent with the Future Land Use Plan Map in terms of place type as Compact Residential designation. The place type that supports the MF (Multi-Family Residential District) would be the Mixed-Use Center designation. As a note, the City Council passed a resolution on December 6, 2022 [Resolution No. 2022-21] in support of an application to the Texas Department of Housing and Community Affairs (TDHCA) for a 2023 Competitive 9% Housing Tax Credit program for the Reserve at Nevills, and to grant a $250.00 reduction in fees to meet program criteria of the TDHCA. Should the City Council choose to approve the zoning change request, staff has provided a condition of approval that would make the required changes from a Compact Residential designation to a Mixed-Use Center designation by amending the Future Land Use Plan Map. Approval of the zoning change request is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission. Staff have mailed public notices to all property owners within 200 feet of the subject property as required by state statute. As of the date of this report, staff has
received 22 notices and two (2) emails opposing the applicant’s request. According to Sec. 211.006 of the Texas Local Government Code, if a proposed change is protested (written and signed) by at least 20% of the property owners within 200-feet of the proposed change, this will require the affirmative vote of at least three-fourths of the members of the governing body for approval. Of the notices received by staff, four (4) notices -- representing nine (9) properties -- within the 200-foot notice area represent more than 20% of the property owners, therefore, the approval of this request requires approval of a three-fourth majority vote of City Council. **Conditions of Approval**

(1) By approving this zoning change request, the City Council will effectively be approving changes to the Mount Pleasant 2050 Comprehensive Plan and Future Land Use Plan Map. Specifically, this will change the designation of the subject property from Compact Residential designation to a Mixed-Use Center designation. Steven Martin, Executive Director of Mt. Pleasant Housing spoke on behalf of this project. Steve Martin spoke stating that this plan is for a 9% tax credit in TDHCA’s Region 4 Rural area. The application for the tax credit in this region is a competition between 17 counties. 2010 Median Household income for the region was 554,097. There are 7,081 affordable rental housing units in the region with 98.5% occupancy and long waiting lists. The total rental housing gap in Titus County is 749. We have around 700 people on the Housing Authority waiting list with an average wait between 2-3 years. Our plan would provide 72 units of low-income housing. The income range for low-income is currently between $38,150 and $71,900 depending on the number of persons housed. This is not to be confused with extremely low-income and very low-income which have much lower thresholds for participation. For example, a married couple with a single income and 1 child would qualify making up to $49,050 a year. (Starting teacher pay is currently $45,600 in the school district where the property is located.) The plan includes a walking trail, a playground, a clubhouse, and a swimming pool. The housing complex will also provide free wi-fi for residents in a beautiful community. The Reserve at Nevills is currently number two in the region’s submissions. The 9% tax credit is highly competitive, and points driven. The property is currently behind a project in Marshall and tied with another submission in Mt Pleasant. The reserve at Nevills has the “tie breaker” between the two Mt Pleasant submissions. We are seeking a zone change to allow this submission to go forward. In the event that Reserve at Nevills is selected as the winner for Region 4. Michael Davis asked if this was the only property being looked at. Steven Martin stated no. Steven Martin stating that they are only wanting 10 acres of this property. The other 23 would be sold. He said that they are not looking to put a second apartment complex on the remaining property, but they had to request to rezone the entire property. Ronnie Narramore asked if the software that was used to find this property was compatible with the 2050 Comprehensive Plan because it doesn’t seem to be. Steven Martin stating that the process of finding land for apartments was started before the Comprehensive plan came out. Ronnie Narramore stating that there are a lot of elements to be considered with a project like this. Ronnie Narramore asked if water and sewage availability had been taken into consideration. He raised concerns about streets and traffic. He said he would like to see more problem solving before a decision on zoning be decided. Jason Lee asked if Future Development is a hold over zone from the time the property was annexed. Property that is annexed into the city limits is automatically listed as Future Development until someone comes in and asks for rezoning. No more questions were asked from the board. Michael Davis opened the public hearing. The following people addressed the podium stating their concerns. Paul Sieler, Christy Hammonds, Rick Strudthoff, David Fillebrown, Sue French, Mike Lide, Hershal Kelley, Mariela Crockett, Josh Hammond, and Raytheda (Skeeter) Peacock. All were opposed to the rezoning. There were no more questions; Michael Davis closed the public hearing. A motion was made by James Arledge to deny rezoning. Charles Thomas second the motion. Denied vote 5-0.

**Planning Director’s Report**

There was nothing to report.
Adjournment
Motion to adjourn was made by James Arledge and seconded by Charles Thomas.

Michael Davis, Chairman