

PLANNING AND ZONING COMMISSION

July 11, 2023

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

Chairman: Michael Davis

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

Call to order

Z-2023-05 Hold a public hearing to discuss and consider a request from James Arledge, on behalf of ACH Construction & Properties, LLC for the approval of a zoning change from GR (General Retail District) to PD-3 (Planned Development District No. 3) for a Townhome development, and establishing PD Development Regulations for the subject property on a 0.60-acre parcel of land described as Ford Highland Addition, Block 10, Lot part of Lot 3, .6 AC, City of Mount Pleasant, Titus County, Texas, and generally located at the northeast corner of West 17th Street and North Johnson Avenue.

David Gonzales spoke stating that on May 24, 2023, a rezoning request was received by the applicant for the purpose of establishing a Planned Development District for an eight (8) unit townhome development known as *The Urbans on 17th*. The applicant intends to construct eight (8), two (2) story, single-family attached townhomes on the *subject property*. The townhomes will be constructed of a combination of stone, stucco, and brick with gabled roofs for each unit and the interchanging of the materials for every two (2) facades providing relief to the front building face. The concept site plan indicates the development of a rear entry product that will have access from N. Johnson Ave. A provision to allow for two (2) tandem off-street parking spaces has been included in the *PD Development Standards* by allowing for one (1) vehicle to be parked in the garage and one (1) vehicle parked on the driveway. The lot size for the development will consist of a minimum of 2,500 square feet in area [*i.e., 125-feet x 20-feet*]. Additionally, each unit will include a minimum of 1,500 square feet of air-conditioned space. The development will include landscaped areas, open space that surrounds the property, a decorative wrought iron fence with landscape screening (*i.e. trees and shrubs*), and common areas for the residents. The applicant will connect to existing six (6)-inch sanitary sewer and six (6)-inch water lines that are located along the southern property boundary. As a note, each townhome unit will be metered separately. Staff has provided a copy of the draft ordinance and the *PD Development Regulations* (attached as *Exhibit 'B'* of the draft ordinance) which provides specific standards for the development of the *subject property* as single-family attached Townhomes. The following are uses identified as being adjacent to the *subject property*:

North: of the *subject property* are GR (General Retail District) and SF-2 (Single-Family Residential District) land uses, which include Northeast Texas Credit Union, small office buildings, and residential home sites.

South: of the *subject property* are Pilgrim Bank and McCauley Dental office, which are zoned for C (Commercial District) land uses.

East: of the *subject property* are Sonic Drive-In and Popeye's Chicken restaurants. Beyond these properties is N. Jefferson Ave [Bus-271] and the City of Mount Pleasant Civic Center and Chick-fil-A restaurant. All of these properties are zoned for GR (General Retail District) land uses.

West: of the *subject property* are primarily single-family home sites, and small offices. The zoning of this area is SF-2 (Single-Family Residential District), GR (General Retail District), and NS (Neighborhood Service District).

Planned Development Districts (PD's) are created for the purpose of flexibility by allowing a use not otherwise regulated by the zoning code but ensures the compatibility of land uses. According to Section 155.32 *PD – Planned Development District*, " ... (m)odifications of normal district regulations are permitted if they meet the intent of the standards and enhance the living or working environment of the area." In this case, the applicant is providing a single-family attached residential townhome product that will be regulated by *PD Development Standards -- incorporated with the PD Ordinance* -- should this be approved. The townhome development will enhance the area by providing single-family residential townhomes that creates a context-sensitive transition between the single-family residential and commercial district land uses in the area. Additionally, staff should note that Subsection 155.32(C)(2)(b) *Development Regulations*, of the Mount Pleasant Code of Ordinances state that the "(m)inimum acreage requirements for typical uses..." is one (1) acre for a housing development. In this case, the applicant's development will consist of less than one (1)-acre in area (*i.e. 0.60-acre parcel of land*) and does not meet this standard; however, staff has included this as a condition of approval of the request. With this being said, the *subject property's* adjacencies are primarily existing businesses and single-family home sites that provide a logical transition of uses that could be taken into consideration when reviewing the request. The proposed PD (*Planned Development District*) is consistent with the *Future Land Use Plan Map* as being identified as a Commercial Center designation and meets the intent of the *Mount Pleasant 2050 Comprehensive Plan* as a supporting residential land use. On June 21, 2023, staff mailed 14 public notices to all property owners within 200 feet of the *subject property*. Additionally, the notice was published in the Mount Pleasant Tribune and posted on the City's website as required by state statute. As of the date of this report, staff has received two (2) notices *opposed to* the applicant's request. The approval of this zoning change request requires approval of a simple majority vote of the City Council pending a recommendation from the Planning and Zoning Commission. Staff will be available at the meeting to answer questions. **Condition(s) of Approval:** To allow for a single-family residential Townhome development on the *subject property* that has less than one (1)-acre of land for a residential development within a PD (Planned Development District). Ronnie Narramore asked questions pertaining to what is allowed in General Retail District. Michael Davis asked if you can build apartments in general retail; the answer was yes. David Gonzales said even though apartments can be built in General Retail they have agreed to erect townhomes only. Michael Davis opened the public hearing. There were no questions. Michael Davis closed the public hearing. Charles Thomas made a motion to approve the rezoning and Ronnie Narramore second the motion. Approved vote 3-0.

FP-2023-06 Discuss and consider a request from Dr. Ketan Shah, on behalf of DK Skyrise, LLC for the approval of a final plat for the Skyrise Villas Addition (formerly North Ridge Villas), being a tract of land located in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, and in the City of Mount Pleasant, and being all of a called 6.35-acre tract (Tract One) and all of a called 1.45-acre tract (Tract Two) conveyed to DK Skyrise LLC in a Deed known as Instrument No. 20210595 of the Public Records of Titus County, Texas,

and generally located south of IH-30, between North Jefferson Avenue [BUS-271] and Industrial Road [FM-1402], City of Mount Pleasant, Texas.

David Gonzales stated that an application was submitted for the approval of a Final Plat of the Skyrise Villas Addition (*formerly the North Ridge Villas Addition*) being a tract of land located in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, and in the City of Mount Pleasant, and being all of a called 6.35-acre tract (Tract One) and all of a called 1.45-acre tract (Tract Two) conveyed to DK Skyrise LLC in a Deed known as Instrument No. 20210595 of the Public Records of Titus County, Texas, and is generally located south of IH-30, between BUS-271 and FM-1402, City of Mount Pleasant, Texas. The *subject property* is adjacent to the North Ridge Church of Christ – *located at 212 E Bruton Road* – and can be accessed via Gage Avenue and Burton Road through easements acquired from the Church. The applicant, DK Skyline, LLC (Dr. Ketan Shah), intends to develop the project in two phases that will contain a total of 132 apartment units when completed (*i.e. Phase 1, 72 dwelling units and Phase 2, 60 dwelling units*). The development will tie into existing systems for sewer and water. The sanitary sewer line runs east and west and is located at the center of the *subject property* with the city's water line adjacent to the north property line. On October 18, 2022, the City Council approved a Preliminary Plat for the purpose of construction of the apartment complex. On May 11, 2023, staff administratively approved the site plan for phase one after receiving approval of the final engineering plans from KSA for the development. 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): The development shall meet all Fire Department requirements prior to vertical construction. Approval and the filing of a final plat prior to the issuance of a Certificate of Occupancy (CO) for phase one shall be required. There were no questions. A motion to approve was made by Charles Thomas and seconded by Ronnie Narramore. Approved vote 3-0

Planning Director's Report

Nothing to report.

Adjournment

Motion to adjourn was made by Ronnie Narramore and seconded by Charles Thomas.

A handwritten signature in black ink, appearing to be 'Michael Davis', written over a horizontal line.

Michael Davis, Chairman