PLANNING AND ZONING COMMISSION
November 14, 2023

The Planning and Zoning Commissions for the City of Mount Pleasant met on November 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

Absent: James Arledge
Jason Lee

Chairman: Michael Davis

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

Call to order

Consider approval of the minutes for the October 10, 2023, Planning & Zoning Commission Meeting, and take any action necessary.
Charles Thomas made a motion to approve. Ronnie Narramore seconded the motion. Approved vote 3-0.

Z-2023-08: Hold a public hearing to discuss and consider a request from John Denney & David Clemens for the approval of a zoning change from GR (General Retail District) and SF-2 (Single-Family Residential District) to GR (General Retail District) for a 0.7184-acre parcel of land described as Lot A2 & PT 1&2, Block 7, Latson Heights Addition according to the Titus County Appraisal District (TCAD) records, City of Mount Pleasant, Titus County, Texas, and addressed as 1313 S. Jefferson Avenue, and take any action necessary.
David Gonzales spoke stating that John Denney & David Clemens are requesting to change the zoning for an approximately 0.22-acre portion of the 0.7184-acre subject property from SF-2 (Single-Family Residential District) to GR (General Retail District). The 0.22-acre portion is located at the rear of the subject property. Currently, the facility is used as an office, which is an allowed use by right within the GR (General Retail District). Changing the zoning will effectively bring the property into compliance as a GR (General Retail District) for the entire property. With this being said, the request meets the intent of the Mount Pleasant 2050 Comprehensive Plan. There were no questions. Michael David opened the public hearing. No questions asked. Michael Davis closed the public hearing. Charles Thomas made a motion to approve. Ronnie Narramore seconded the motion. Approved vote 3-0.
PP-2023-01: Consider a request from Jason Bell applicant/owner for the approval of a preliminary plat for a 6.978-acre tract of land located in the Henry W. Jones Survey, Abstract No. 307, Titus County, Texas, and in the City of Mount Pleasant, and being identified as Lot 5 & PT 4B (2.568-acres), Block 349, Mt. Pleasant City Blocks, and Lot 6 (5.8224-acres), Block 349, Mt. Pleasant City Blocks, Titus County, Texas, City of Mount Pleasant, Texas and generally located at the northwest corner of the intersection of E. Ferguson Road [TX-49] and Choctaw Street, and take any action necessary.

David Gonzales spoke stating that an application had been submitted by Jason Bell for the approval of a Preliminary Plat for the Symmetry Sports Addition, for a 6.978-acre tract of land located in the Henry W. Jones Survey, Abstract No. 307, Titus County, Texas, and in the City of Mount Pleasant, and being identified as Lot 5 & PT 4B (2.568-acres), Block 349, Mt. Pleasant City Blocks, and Lot 6 (5.8224-acres), Block 349, Mt. Pleasant City Blocks, Titus County, Texas, City of Mount Pleasant, Texas and generally located at the northwest corner of the intersection of E. Ferguson Road [TX-49] and Choctaw Street. The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development regarding adequate facilities for water, sewer, drainage, and other improvements and easements necessary to the site. The applicant intends to tap into the existing six (6)-inch sanitary sewer line and the six (6)-inch water line that are located along E Ferguson Road [FM-49]. Currently, the applicant does not have access to electricity and will be required to coordinate with SWEPCO to provide electric service to the subject property. Final engineering will need to be approved prior to the start of construction for the site. Additionally, the development will be required to meet fire department regulations. At the completion and acceptance of the civil construction, a final plat submission shall be required for approval before the issuance of a certificate of occupancy. Staff would recommend approval of the Preliminary Plat as submitted with the following conditions: The development shall require final approval of engineering plans prior to final platting. The development shall meet all fire department requirements prior to vertical construction. Submittal and approval of a Site Plan for the proposed project. Submittal and approval of a final plat prior to the issuance of a building permit. Ronnie Narramore stated that this property was Spann's' property for four years. He suggested that an environmental test be done. Chris stated that one had been done. Ronnie Narramore made a motion to approve. Charles Thomas second the motion. Approved vote 3-0.

Public Comments
No public comments were made.

Planning Director's Report
Nothing to report.

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

Michael Davis, Chairman