PLANNING AND ZONING COMMISSION  
February 13, 2024

The Planning and Zoning Commissions for the City of Mount Pleasant met on February 13, 2024, 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: Ronnie Narramore  
Jason Lee  
Sheila Donnelly  
Jay Senn

Absent: James Arledge

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

Call to order.

Election of Chairperson and Vice Chairperson
Ronnie Narramore made a motion for James Arledge for Chairperson. Jason Lee second the motion. All agreed. 4-0 vote. Jason Lee made a motion for Ronnie Narramore for Vice Chairperson. Sheila Donnelly second the motion. All agreed. 4-0 vote.

Consider approval of the minutes for the December 12, 2023, Planning & Zoning Commission Meetings, and take any action necessary.
A motion to approve was made by Jason Lee. Jay Senn second the motion. All agreed. Approved vote 4-0.

Z-2024-01: Hold a public hearing and consider a request from Alfredo Chanez Perez and Maria Magdalena Ramirez Balderas for the approval of a of a zoning change from SF-2 (Single-Family Residential District) to NS (Neighborhood Services District), being a 0.339-acre tract of land situated in the Henry W. Jones Survey, Abstract No. 306, Titus County, Texas, conveyed in a Deed known as Instrument No. 20211436 of the Public Records of Titus County, Texas, City of Mount Pleasant, Texas, and is addressed as 801 S. Florey Avenue and 902 Tabb Street, and take any action necessary.
David Gonzales spoke stating that the applicants, Alfredo Chanez Perez and Maria Magdalena Ramirez Balderas, are requesting to rezone the subject property to a NS (Neighborhood Services District) for the purpose of establishing a small retail store on a portion of the subject property (i.e. 801 S. Florey Avenue). The current zoning of the property as a single-family residential district does not allow for the retail store and would require approval of a zoning change in order to operate. It should be noted, the applicants indicated to staff that it was their understanding that the property was allowed to be used as commercial when they bought the property operation at this location. The most recent use at this property was Joe’s ATV Repair, which may have
operated this business since 2001. According to the Titus County tax rolls, the facility was constructed in 1946, is approximately 1,882 SF, and is taxed as commercial property. The Neighborhood Service District typically provide limited convenience goods, personal services, and other related uses. The Future Land Use Plan designates this area as "Compact Residential", which is characterized by a variety of housing types, including small-lot single family detached homes and small amounts of neighborhood-serving retail. With this being said, the applicant’s proposed use is compatible with the recommendations of the Future Land Use Plan as a supporting land use. The applicants own both properties and live in the adjacent house on the southwest corner of Tabb Street and S. Florey Avenue (i.e. 902 Tabb Street). If the zoning is granted, they intend to sell shoes, clothing, purses, and other similar retail items. The business will occupy approximately 900 SF. Additionally, the subject property will need to be brought into compliance with building and fire codes. The applicants will also require paved parking spaces including a hand-cap accessible space. The property is restricted in area and may require approval of a waiver to the parking requirement. This building has been used as a business in the past but paved parking was never installed. Jason Lee asked if the house and commercial property was to be rezoned. David Gonzales said properties cannot be subdivided so both would be zoned Neighborhood Services. Ronnie Narramore asked if future businesses at this location would be regulated. David Gonzales stated it would be regulated and that only certain uses can be in Neighborhood Services. The commission had no more questions. Ronnie Narramore opened the public hearing. The applicants spoke stating that they were wanting to open a shoe store. The business hours would be Monday thru Friday 9:00 am to 6:00 pm. Saturday or Sunday they may open later and close earlier. Sheila Donnelly asked if there was a plan for parking; yes. Ronnie Narramore asked if there were parking restrictions. David Gonzales stated that yes and they must meet parking requirements. No further questions were asked. Jason Lee made a motion to approve and Jay Senn second the motion. All agreed. Approved vote 4-0.

PP-2024-01: Consider a request from James Arledge of A&C Investments, LLC for the approval of a preliminary plat for The Urbans on 17th Addition, being a 0.62-acre tract of land situated in the B. Merchant Survey, Abstract No. 358, and being described in the deed from McGuire-Dyke Ventures to S. Clements Homes, as recorded in Document Number 20221797 of the Public Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northeast corner of West 17th Street and North Johnson Avenue, and take any action necessary.

David Gonzales spoke stating that an application has been submitted by James Arledge of A&C Investments, LLC for the approval of a preliminary plat for The Urbans on 17th Addition, being a 0.62-acre tract of land situated in the B. Merchant Survey, Abstract No. 358, City of Mount Pleasant, Titus County, Texas, and being described in the deed from McGuire-Dyke Ventures to S. Clements Homes, as recorded in Document Number 20221797 of the Public Records of Titus County, Texas, City of Mount Pleasant, Texas, and generally located at the northeast corner of West 17th Street and North Johnson Avenue. 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 prior to development. The applicant intends to tap the existing six (6)-inch water main and the existing six (6)-inch sanitary sewer lines that are located along W. 17th Street. Staff is in the process of reviewing all plans submitted and will require approval of final engineering plans prior to the start of construction for the site. At the completion and acceptance of the civil construction plans and approval of the PD Site Plan, a final plat submission shall be required for
approval before the issuance of a certificate of occupancy. There were no questions from the Commission. A motion to approve was made by Sheila Donnelly and Jason Lee second the motion. All agreed. Approved vote 4-0.

Public Comments
No public comments were made.

Planning Director's Report
There was nothing to be reported. A moment of silence was called for the passing of Michael Davis.

Adjournment
Motion to adjourn was made by Jason Lee and seconded by Jay Senn.

James Arledge, Chairperson