

**BOARD OF ADJUSTMENTS
SEPTEMBER 13, 2022**

The Board of Adjustments for the City of Mt. Pleasant met on September 13, 2022, at 6:00 pm. The meeting was held at the City Hall located at 501 N Madison, Mt. Pleasant, TX 75455.

The following members were present:

Michael Davis
James Arledge
Charles Thomas
Nikki Hein
Ronnie Narramore

Chairperson:

Michael Davis

City Staff:

John Ankrum, Building Official
Robert Lacroix, Director of Planning
Regina Smith, Admin Assistant

Call to order

Approved minutes from April 12, 2022

James Arledge made a motion to accept, and Nikki Hein seconded the motion. Each member then stated individually that they accepted. Approved vote 5-0.

Consider a request by NTX Realty Group for the approval of a variance from the zoning code Sec. 155.47 (3) (a) (d) to allow head in parking on property known as MT PLEASANT CITY BLOCKS BLK 55 LOT 2 - 5 1.1365 AC. Also known as 316 W 7th Street, Mount Pleasant, TX 75455., and take any action necessary.

John Ankrum spoke stating that NTX Realty Group has purchased the old nursing home at 316 W 7th Street and would like to convert it into 26 apartment units. Due to the lot configuration, the layout of the existing structure, and the proposed use for multi-family units and to meet the minimum parking requirements of two spaces per unit. NTX Realty Group is asking for a variance to the parking requirements to allow head in parking. City ordinance requires all parking to have maneuvering space that shall not require the automobile to use the public road to pull in or out of. Due to the limited amount of space on the lot and minimum parking requirements, NTX Realty Group cannot meet the requirements without the head in parking they are proposing. There were 2 responses received from the public notice. One was for the variance, and one was against. James Arledge asked what size apartments these would be. The answer was one bedroom one bath and two bedrooms one bath. James Arledge also inquired about asbestos. There is no asbestos in the building. Michael Davis opened the public hearing. John Dancer (Developer) address 206 N Oaks Roanoke, TX spoke about the project. NTX Realty Group is his associate. John Dancer said that this location has been vacant for years when they found it. They see a lot of potential in this building and area.

Approving this variance would help keep parking off the streets and enable the tenants to park close to their apartment door. He stated that these apartments would be nice affordable units. There were no further questions. Michael Davis closed the public hearing. James Arledge made a motion to approve and Nikki Hein second the motion. Approved vote 5-0.

Adjournment

Motion to adjourn was made by Nikki Hein and second by James Arledge.



Michael Davis, Chairman