

**BOARD OF ADJUSTMENTS
SEPTEMBER 12, 2023**

The Board of Adjustments for the City of Mt. Pleasant met on September 12, 2023, 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
Ronnie Narramore
Jason Lee

Chairperson: Michael Davis

City Staff: John Ankrum, Building Official
David Gonzales, Director of Development Services
Regina Reynolds, Admin Assistant

Call to order

Approve minutes from February 14, 2023.

Motion to approve was made. Approved vote 5-0.

BOA-2023-5-V Hold a public hearing to discuss and consider a request from Mr. Don White for the approval of a variance from the zoning code Sec. 155.22 to reduce the required lot width from 50' to 25' on lots 2 and 4, located on Joel Dr on property known as MT PLEASANT CITY BLOCKS BLK 301 LOT PT OF 3 0.1867 AC and PT OF 4 0.63 AC. Also known as Ann Arbor Estates Phase.

John Ankrum spoke stating that a request was made by Mr. Don White for a variance change. Ann Arbor Estates was originally supposed to be a 17 home subdivision. The subdivision was platted a few lots at a time rather than all at once. The road was also installed a section at a time. Additionally, land that was part of the original 17 home subdivision was sold off. Because of this we now have lots that have no road frontage, odd shaped lots, and Mr. White can no longer plat the lots as originally designed. In order to clean this up and plat out an additional 5 lots, Don White has requested to reduce the required lot frontage for two lots on Joel Dr. from 50' to 25'. STATUS OF ISSUE: City ordinance requires all lots zone SF2 to have a minimum of 50' of road frontage. Due to the current configuration on Joel Dr, a cul-de-sac for a fire turn around would take up the majority of the lots and make it impossible to build two new homes. Since the road is less than 150' the fire department does not require a turn-around. The proposed layout requires a variance to allow 25' frontage instead of 50'. This would allow two new homes to be built using the existing road. Board of Adjustment members did not have any questions. The public hearing was opened; no questions were asked. The public hearing was closed. Jason Lee made a motion to approve, and James Arledge seconded the motion. Approved vote 5-0.

Adjournment

Motion to adjourn was made by Michael Davis and second by James Arledge.



Michael Davis, Chairman