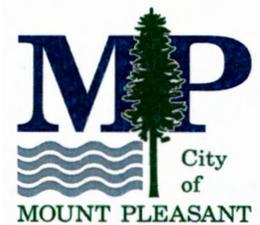




**NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT BOARD OF ADJUSTMENTS**



**Tuesday, March 10 at 5:30 P.M.
501 North Madison, Mount Pleasant, Texas**

PURSUANT TO CHAPTER 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE BOARD OF ADJUSTMENTS MEMBERS MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC AT THE ADDRESS POSTED ABOVE AS THE LOCATION OF THE MEETING.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Upon request, agencies must provide auxiliary aids and services, such as interpreters for the deaf and hearing impaired, readers, large print or Braille documents. In determining the type of auxiliary aid or services, agencies must give primary consideration to the individual's request. Those requesting auxiliary aids or services should notify the contact person listed on the meeting several days before the meeting by mail, telephone, or RELAY Texas. TTY: 7-1-1.

CALL TO ORDER

REGULAR AGENDA

1. Public Comments.

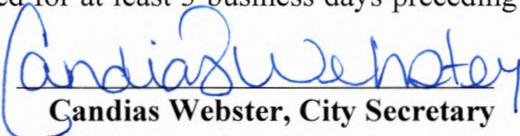
Citizen comments are limited to two minutes. The Board of Adjustment members are not permitted to respond to comments from the public per the Texas Open Meetings Act.

2. Approve minutes from November 12, 2024, meeting.

3. BOA-2026-1-V Hold a public hearing to discuss and consider a request from Mr. Robert Merritt for the approval of a variance from the zoning code Sec.155.47 to reduce the required off-street parking for a mini storage facility from 1 parking space per 1000sf of building square footage (9 spaces) to 2 Spaces on Blk 135 Lot 9 , located on N Washington Ave on property known as MT PLEASANT CITY BLOCKS BLK 135 LOT 9 0.5303 acres also addressed as 1214 N Washington Ave.

ADJOURN

I certify the above notice of meeting is a true and correct copy of said notice and that same was posted on the bulletin board of City Hall of the City of Mount Pleasant, Texas, a place readily accessible to the general public at times, by 5:00 pm on the 4th of March 2026 and remained so posted for at least 3 business days preceding the scheduled of said meeting.


Candias Webster, City Secretary



AGENDA ITEM REPORT

Meeting: Board of Adjustments - Mar 10 2026

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: Public Comments.

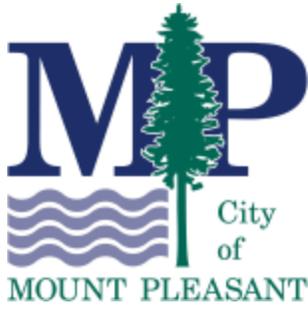
Citizen comments are limited to two minutes. The Board of Adjustment members are not permitted to respond to comments from the public per the Texas Open Meetings Act.

Memorandum

TO:

FROM:

DATE:



AGENDA ITEM REPORT

Meeting: Board of Adjustments - Mar 10 2026

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: Approve minutes from November 12, 2024, meeting.

Attachments:

[11 12 24 minutes](#)

BOARD OF ADJUSTMENTS
November 12, 2024

The Board of Adjustments for the City of Mt. Pleasant met on November 12, 2024, at 5:30 pm. The meeting was held at the City Hall located at 501 N Madison, Mt. Pleasant, TX 75455.

The following members were present: James Arledge
Jay Senn
Jason Lee
Wade Clark

Chairperson: James Arledge

City Staff: John Ankrum, Building Official
Lynn Barrett, Director of Development
Regina Reynolds, Admin Assistant

Call to order

Public Comments

There were no public comments.

Consider approval of the minutes for September 10, 2024, meeting.

Jason Lee made a motion to approve, and Jay Senn seconded the motion. Approved vote 4-0.

BOA-2024-2-V Hold a public hearing to discuss and consider a request from Ms. Alma Parra Castro for the approval of a variance from the zoning code Sec. 155.29 to reduce the required rear setback from 10' to 4' on Block 131B Lot 2, located on N Washington property known as MT PLEASANT CITY BLOCKS BLK 131B LOT 2 .1882 AC also known as 1111 N Washington.

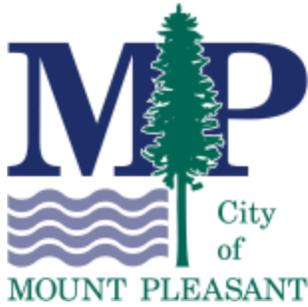
John Ankrum spoke stating Ms. Alma Parra Castro is the owner of the property located at 1111 N Washington. Ms. Alma Parra Castro has an existing business located at this address. Ms. Alma Parra Castro is wanting to expand the footprint of the building to expand her business. Ms. Alma Parra Castro provided a layout of the purpose addition. In order for Ms. Alma Parra Castro to build the addition as planned, she would need an approval of a variance. STATUS OF ISSUE: City ordinance requires all (C) Commercial zoned properties have a 10' rear yard setback. The property at 1111 N Washington currently has a 10' setback, but with the addition that is being purposed the setback would have to be reduced to 4'. The building codes allows the reduction as long as the wall meets a 2 hour fire rating. Ms. Alma Parra Castro stated she would build the wall out of cinder block with no penetration. Manuel Olvera spoke on behalf of his mom, Alma Parra Castro. He stated that his mother needed more room for storage, office, and dining. He

stated that his mom appreciates considering her request. There were no questions. James Arledge opened the public hearing. There were no questions, so he closed the public hearing. Jay Senn made a motion to approve, and Jason Lee seconded the motion. Approved vote 4-0.

Adjournment

Motion to adjourn was made by James Arledge and second by Jay Senn.

James Arledge, Chairman



AGENDA ITEM REPORT

Meeting: Board of Adjustments - Mar 10 2026

Staff Contact: John Ankrum, Director Building Official

Department: Building Official

Subject: BOA-2026-1-V Hold a public hearing to discuss and consider a request from Mr. Robert Merritt for the approval of a variance from the zoning code Sec.155.47 to reduce the required off-street parking for a mini storage facility from 1 parking space per 1000sf of building square footage (9 spaces) to 2 Spaces on Blk 135 Lot 9 , located on N Washington Ave on property known as MT PLEASANT CITY BLOCKS BLK 135 LOT 9 0.5303 acres also addressed as 1214 N Washington Ave.

Attachments:

[Packet](#)

memorandum

TO: Board of Adjustment

FROM: John Ankrum Building Official
Community Development

SUBJECT: **ROBERT MERRITT**
VARIANCE REQUEST TO REDUCE THE REQUIRE PARKING

DATE: MARCH 10, 2026

BACKGROUND: Mr. Robert Merritt is requesting a variance from the zoning code Sec.155.47 to reduce the required off-street parking for a mini storage facility from 1 parking space per 1000sf of building square footage (9 spaces) to 2 Spaces

STATUS OF ISSUE: Based on our current ordinance any storage or warehouse use would require 1 space for each 1000sf of building space. Our ordinance written in 1987 did not include parking for a mini storage facility use. Due to updated standards the amount of parking for mini storage facilities has been dramatically reduced in many municipalities. It will meet all other zoning requirements for a mini storage facility. (See purpose site plan on the back).

Eight notices were mailed out. We have not received any notices that oppose the request, we have not received any phone calls.

The off street parking requirements provides the following requirements:

§ 155.47 OFF-STREET PARKING AND LOADING REGULATIONS.

- (B) Parking requirements, nonresidential districts.
- (22) Storage or warehouse facility: One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater.

BOARD OF ADJUSTMENT APPLICATION

15240

Date: 2-9-26

Fee: \$250.00

pa CK 198

Address of Subject Property: 1214 N Washington

Applicant Name: ROBERT MERRITT Day Phone #: (806) 240 0093

Address: 1416 CR 3218 Decatur TX 75559

Owner of Property: Robert & Linda Merritt Day Phone #: (806) 240 1093

Address: 1416 CR 3218 Decatur TX 75559

Legal Description of Property (Description may be attached): MDCity BIK 135 lot 9

Total Acreage: .5363

Number of Lots: 1

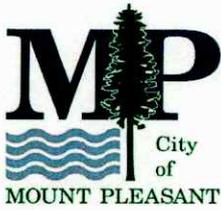
Current Use of Property: -

Proposed Use of Property: Storage units

Requirement or Regulation for which a Variance is requested:

Reason for Variance Request: (Attach any necessary documents)
Proposed parking is for Warehouses/
and These are going to be Storage buildings

Robert Merritt
Signature of Applicant



Public Notice

The City of Mount Pleasant Board of Adjustments will hold a public hearing on **Tuesday, March 10, 2026, at 5:30 p.m.**, in the Council Chambers at Mount Pleasant City Hall, 501 N Madison, Mount Pleasant, Texas to consider the following item(s):

BOA-2026-1-V

Hold a public hearing to discuss and consider a request from Mr. Robert Merritt for the approval of a variance from the zoning code Sec.155.47 to reduce the required off-street parking for a mini storage facility from 1 parking space per 1000sf of building square footage (9 spaces) to 2 Spaces on Blk 135 Lot 9 , located on N Washington Ave on property known as MT PLEASANT CITY BLOCKS BLK 135 LOT 9 0.5303 acres also addressed as 1214 N Washington Ave.

As an interested property owner within 200' of the subject property, you are invited to attend this meeting and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Board of Adjustments, please return the completed form below by **March 10, 2026.**

John Ankrum
Development service Department
500 N Madison
Mount Pleasant, TX 75455

Email: jankrum@mpcity.org
Phone: (903) 380-7647

(Please return portion of form below the dotted line)

Case number: BOA-2026-1-V

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

Comments:

Name: _____

Signature: _____

Address: _____

BOA-2026-01
ROBERT MERRITT

15769
JESUS AVILA CARANZA
935 CR 3250
MT. PLEASANT, TX 75455

15768
LILIANA DE LEON
1301 N WASHINGTON
MT. PLEASANT, TX 75455

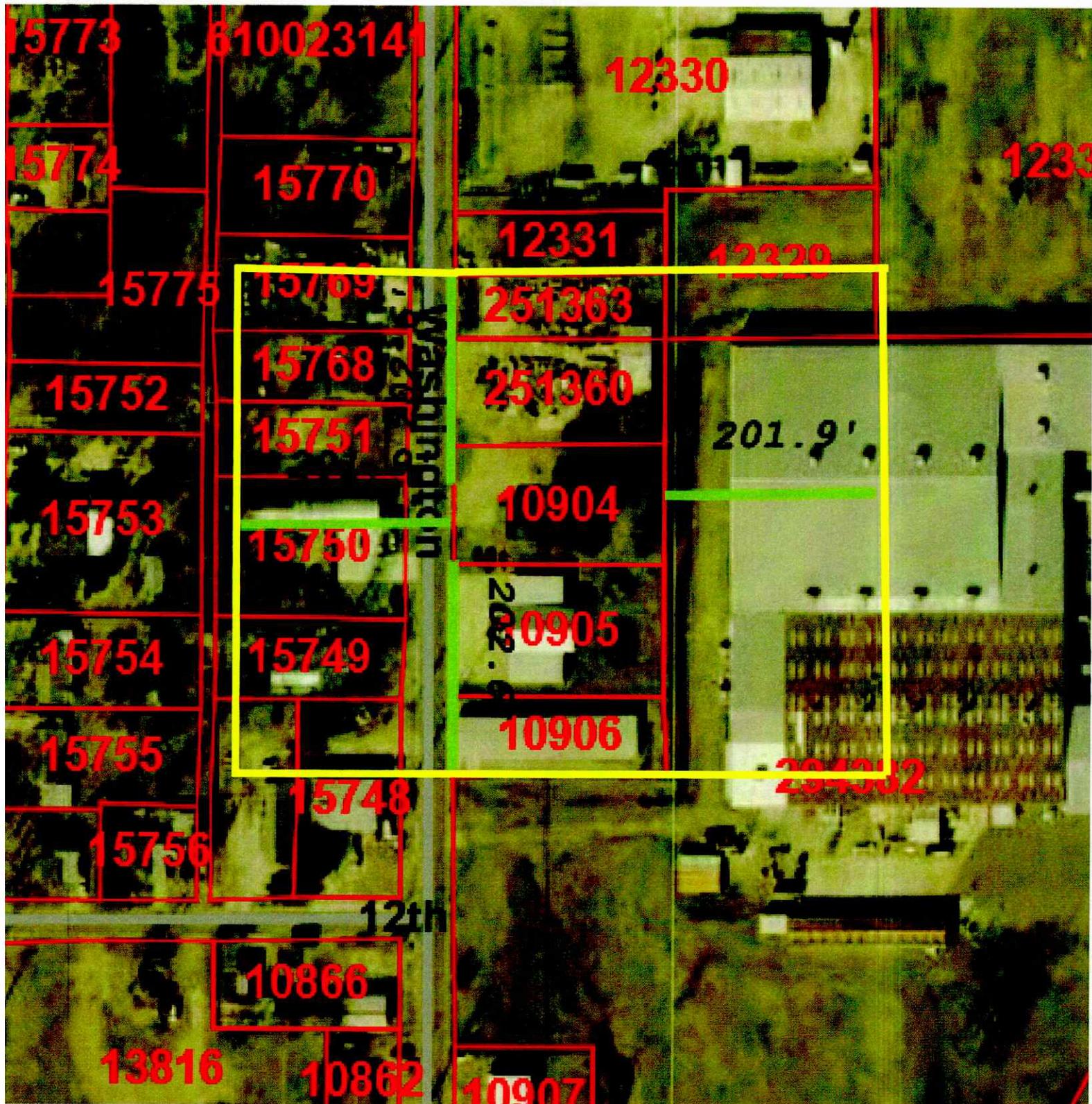
15751/15750
JOSE M RAMIREZ
DBA ELOES Y FRUTAS DEL VALLE
501 W 8TH ST
MT. PLEASANT, TX 75455

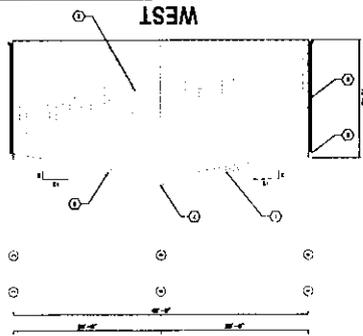
15749
AMIE PITTS
THE DOG HOUSE AND CATS TOO
1209 N WASHINGTON AVE
MT. PLEASANT, TX 75455

251363 / 251360
KELLY DON JOHNSON / CHASITY ECHO
1251 CR 3321
OMAHA, TX 75571

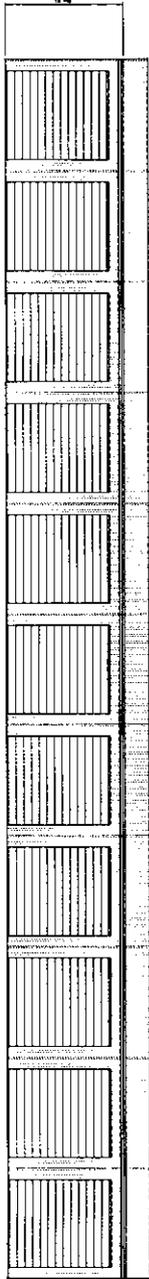
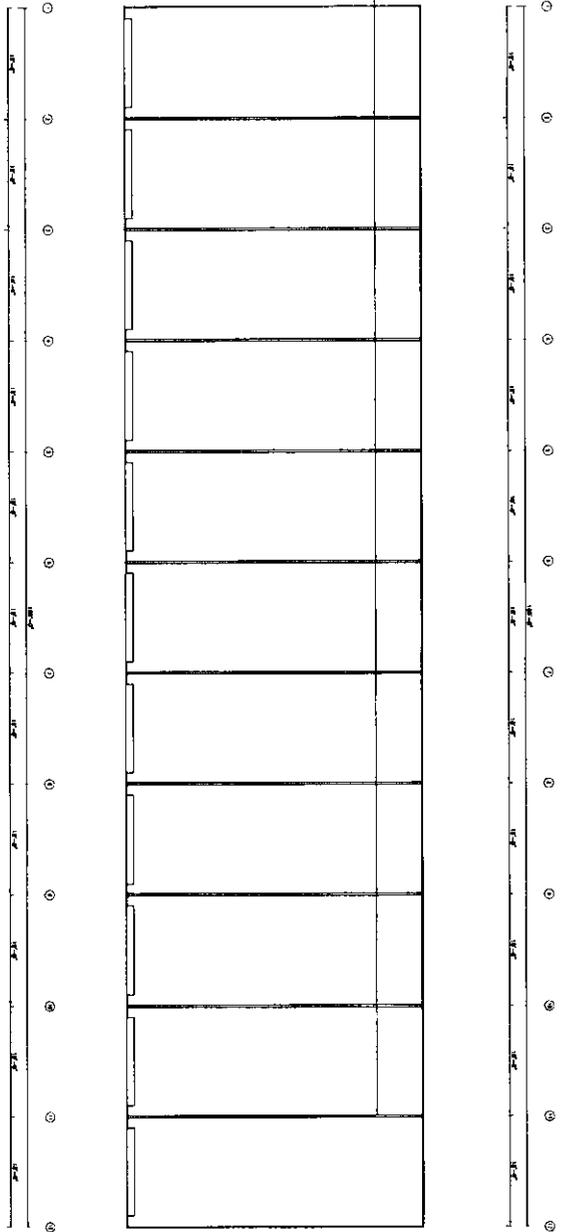
10904 / 10905
ROBERT & LINDA MERRITT
PO BOX 322
MT. PLEASANT, TX 75456

10906
THE SPACE PLACE SERIES LLC
3021 RIDGE RD STE 96
ROCKWALL, TX 75032

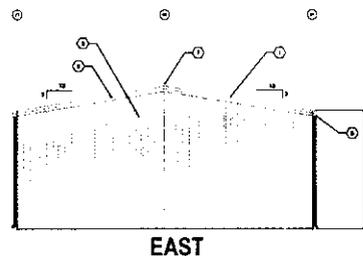




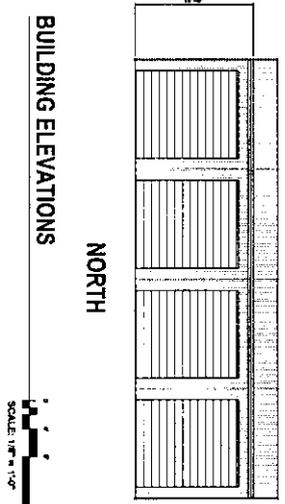
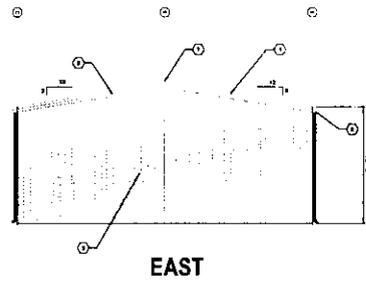
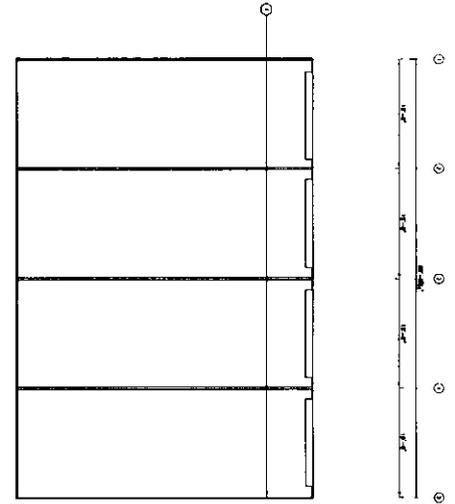
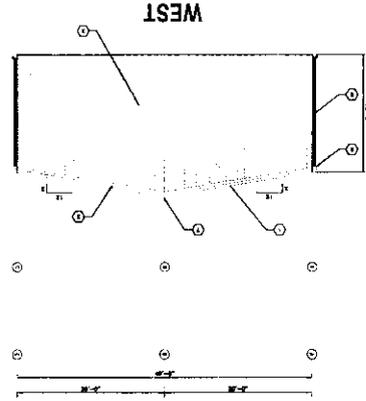
- PLAN NOTES: (V)
1. GALVALUINE ROOF PANEL
 2. R-PANEL WALL PANEL
 3. 12'-0"X14'-0" O.H.D.
 4. INTERIOR LOAD BEARING WALL
 5. SCULPTURED RAKE TRIM
 6. INSULATION SHALL BE 3"-R10
 7. PEMB RIDGE VENT SHALL BE PROVIDED
 8. PEMB CURTAINS
 9. PEMB DOWNSPOUTS



BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"



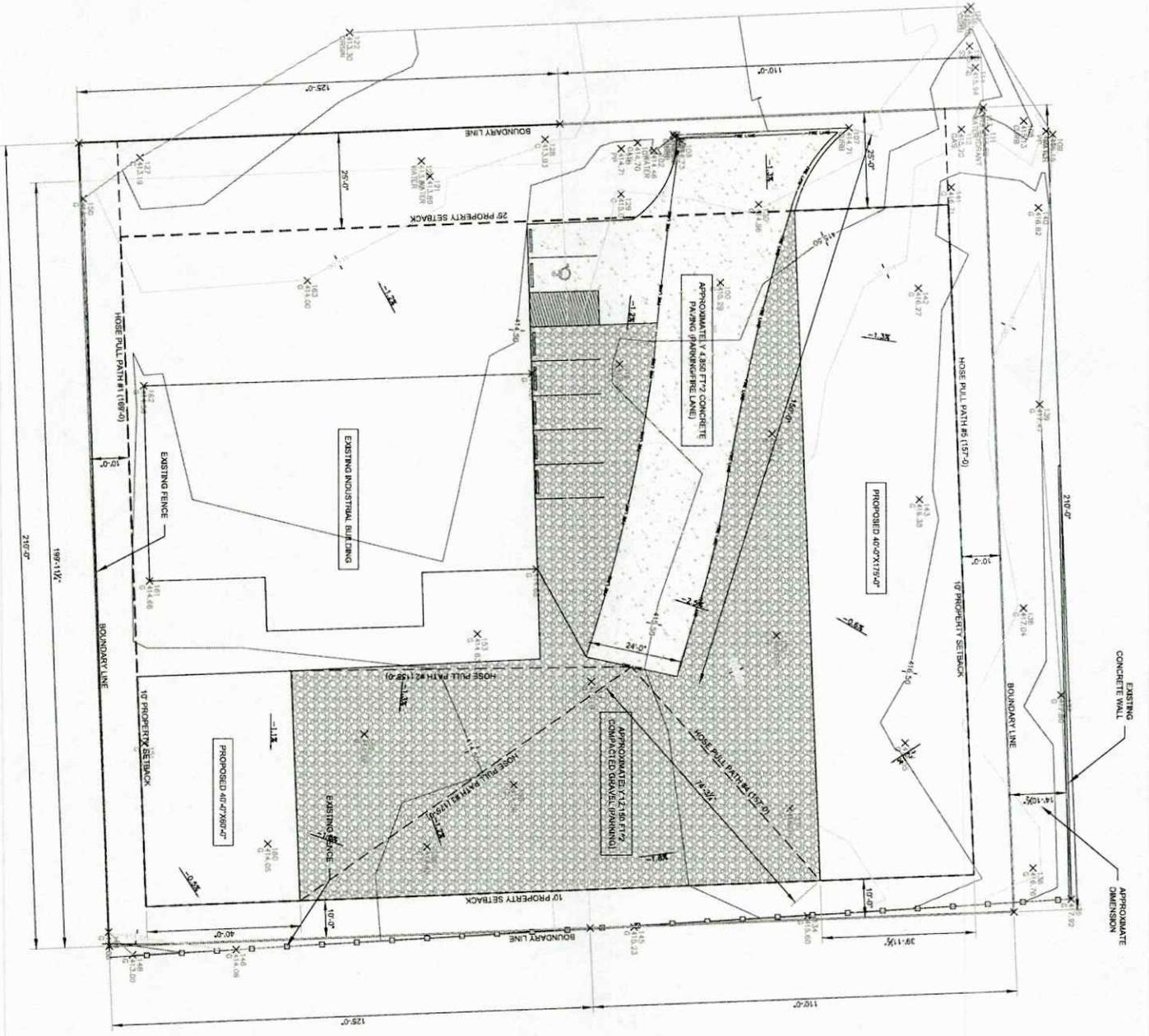
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 6. INSULATION SHALL BE 3"-R10
 7. FLOOR JOISTERS
 8. FLOOR JOISTERS
 9. PENS DOWNSPOUTS



BUILDING ELEVATIONS

NORTH

SCALE: 1/8" = 1'-0"



C 1.01
 DATE: 10/20/20
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROPOSED SITE PLAN
 1214 N WASHINGTON AVE
 MT. PLEASANT, TX 75455

**1214 N WASHINGTON AVE
 MT. PLEASANT, TEXAS**

Priefert
 COMPLEX DESIGNS
 200 S. JEFFERSON | MT. PLEASANT, TEXAS 75455
 PHONE: 1-800-527-8611 | FAX: 409-741-1901