

**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.**

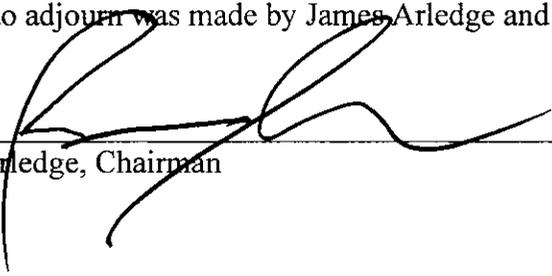
John Ankrum spoke stating Ms. Alma Parra Castro is the owner of the property located at 1111 N Washington. Ms. Alma Parra Castro has an existing business located at this address. Ms. Alma Parra Castro is wanting to expand the footprint of the building to expand her business. Ms. Alma Parra Castro provided 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.

  
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James Arledge, Chairman

