

BOARD OF ADJUSTMENTS

May 12, 2026

The Board of Adjustments for the City of Mt. Pleasant met on May 12, 2026, 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
Ronnie Narramore
Jay Senn
Alan Salinas
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 from March 10, 2026, meeting.

Jay Senn made a motion to approve, and Wade Clark seconded the motion.

BOA-2026-2-V Hold a public hearing to discuss and consider a request from VEGA JOSE & MARIA for the approval of a variance from the zoning code Sec.155.22 to reduce the required rear yard setback from 25' to 9' and a variance from zoning code sec. 155.46 to reduce the carport setback from 15' to 8' on MT PLEASANT CITY BLOCKS BLK 174 LOT 3 .1745 AC also addressed as 702 E 3rd Street.

John Ankrum spoke stating that the residents at 702 E 3rd are replacing their existing carport which does not comply with adopted setbacks. The owner of the property, VEGA JOSE & MARIA, has requested a variance to meet the original setbacks of the old carport with the new carport. The carport at 702 E 3rd was an old carport beginning to lean over and fall apart. Jose and Maria Vega want to replace it with a nicer newer carport. The setbacks for the carport are 25' off the rear (zoning code 155.22) and 15' off the front property line (155.46 (4)). They are requesting to reduce the rear yard setback to 9' and the front yard setback to 8'. Jay Senn asked if the footprint of the building would be the same; answer was yes. James Arledge opened the public hearing. The owner, Maria Vega, stepped up for questions and Alan Salinas translated. James Arledge asked if it was going to have a gable

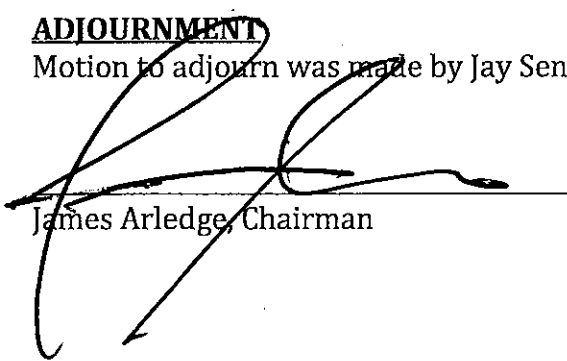
roof; she answered that they were not sure yet. John Ankrum said that it will have a pitch that matches roof. James Arledge asked if a permit has to be pulled; answer was yes. James Arledge closed the public hearing. Jay Senn made a motion to approve, and Wade Clark seconded the motion. Approved vote 5-0.

BOA-2026-3-V Hold a public hearing to discuss and consider a request from CRUZ JOSE VICTOR for the approval of a variance from the zoning code Sec.155.22 to reduce the minimum lot area from 7000sf to 6000sf on MT PLEASANT CITY BLOCKS BLK 191 LOT 5A .304 AC also addressed as 703 Choctaw.

John Ankrum stated that the home located at 703 Choctaw will need a variance to the minimum required lot area. The owner of the property, Jose Victor Cruz, has requested a variance due to an existing condition which has two single family homes on one lot. The two homes located at 701 and 703 were in existence when the property was purchased by Jose Victor Cruz. Mr. Cruz wants to bring the properties into compliance by separating each house on their own lot. The issue is 703 Choctaw does not meet the minimum required lot area of 7000 sf. The minimum lot area is required to be 7000 sf (zoning code 155.22). They are requesting to reduce the required lot area of 7000 sf to 6000 sf. James Arledge asked if we were requiring them to put in a parking lot but not a carport. John Ankrum stated that they are required to put in a driveway on both lots but not a carport because these houses were preexisting. John Ankrum stated that the property would be replated to be two separate properties. They are doing this to make it legal. James Arledge opened the public hearing. Ronnie Narramore stated that overall, this will be an approved look for the area. James Arledge closed the public hearing. Wade Clark made a motion to approve, and Jay Senn seconded the motion. Approved vote 5-0.

ADJOURNMENT

Motion to adjourn was made by Jay Senn and second by Wade Clark.



James Arledge, Chairman