

BOARD OF ADJUSTMENTS

July 14, 2026

The Board of Adjustments for the City of Mt. Pleasant met on July 14, 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 May 12, 2026, meeting.

Jay Senn made a motion to approve, and Alan Salinas seconded the motion.

BOA-2026-4-V Hold a public hearing and consider a request submitted by the City of Mount Pleasant for approval of a variance from Zoning Code §155.22 to reduce the minimum required lot area from 7,000 square feet to 6,500 square feet. The purpose of the variance is to allow the subdivision of an existing lot currently containing two residential structures and to bring the property into compliance. on MT PLEASANT CITY BLOCKS BLK 191 LOT 5A .304 AC also addressed as 701 Choctaw.

John Ankrum spoke stating that the subject request is for a companion variance to the one approved last month for the adjacent newly created lot to the minimum lot area requirement for the property located at 701 Choctaw, resulting from the division of the original parcel into 701 and 703 Choctaw. Based on appraisal district mapping, the lot was initially believed to comply with minimum size requirements. A subsequent survey determined the lot will also be approximately 500 square feet below the required minimum. Zoning Code §155.22 requires a minimum lot area of 7,000 square feet in Single Family 2 Zoning Districts. We are requesting a reduction of this requirement as shown on the accompanying survey to bring both lots into compliance with lot minimum square footage requirements.

Approval of the variance is necessary for the lot at 701 Choctaw to be legally created. Without approval, the lot division would remain noncompliant with minimum lot size requirements under Zoning Code §155.22, effectively prohibiting the existing residential uses. City staff recommends that the Board approve the variance on the second lot to reduce the minimum lot area requirement for 701 Choctaw from 7,000 square feet to 6,500 square feet as it did for 703 Choctaw. The commission had no comments or questions. James Arleddge opened the public hearing and closed the public hearing. Jay Senn made a motion to approve the variance reduction, and Wade Clark seconded the motion. Approved vote 5-0.

ADJOURNMENT

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


Chairperson / Co-Chairperson