



**NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT PLANNING AND ZONING COMMISSION**



**Tuesday, September 12, 2023 at 6:00 P.M.
501 North Madison, Mount Pleasant, Texas**

PURSUANT TO CHAPTER 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE PLANNING AND ZONING COMMISSION 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.

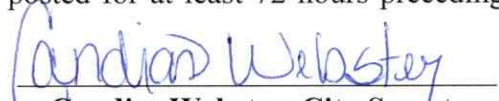
The public may participate by joining YouTube: <https://www.youtube.com/@thecityofmountpleasanttexas1157/streams>

CALL TO ORDER
REGULAR AGENDA

1. Consider approval of the minutes for the June 13, 2023 and the July 11, 2023, Planning & Zoning Commission Meetings, and take any action necessary.
2. Z-2023-06: Hold a public hearing to discuss and consider a request from Richard W. Baker, on behalf of RB Capital, Ltd for the approval of a zoning change from GR (General Retail District) to C (Commercial District) for a 1.185-acre parcel of land being described as Mount Pleasant City Blocks, Block 52, Lot 11, a part of the Berry Merchant Survey, Abstract No. 358, City of Mount Pleasant, Titus County, Texas, generally located on the northwest corner of W. 12th Street and N. Jefferson Avenue [BUS-271], is addressed as 1201 N. Jefferson Avenue, and take any action necessary.
3. Z-2023-07: Hold a public hearing to discuss and consider a request from James Stegall, on behalf of JSVS Enterprises, LLC for the approval of a zoning change from GR (General Retail District) and SF-2 (Single-Family Residential District) to GR (General Retail District) for a 2.13-acre parcel of land described as Lot 1, Braddock Addition, City of Mount Pleasant, Titus County, Texas, generally located on the west side of N. Jefferson Avenue [BUS-271] and north of W. 12th Street, is addressed as 1227 N. Jefferson Avenue, and take any action necessary.
4. Public Comments:
The Planning & Zoning welcomes citizen participation and comments at all Planning & Zoning meetings. Citizen comments are limited to two minutes out of respect for everyone's time. The Council is not permitted to respond. The Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Planning & Zoning meetings. If your comments relate to a topic that is on the agenda, the Council will discuss the topic on the agenda at the time that the topic is discussed and deliberated.
5. Planning Director's Report.

ADJOURNMENT

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 5:00pm on the 8th of September 2023 and remained so posted for at least 72 hours preceding the scheduled of said meeting.


Candias Webster, City Secretary