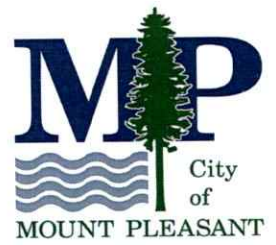


**NOTICE AND AGENDA OF REGULAR CALLED MEETING
MOUNT PLEASANT PLANNING AND ZONING COMMISSION**



**Tuesday, April 9, 2024 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>

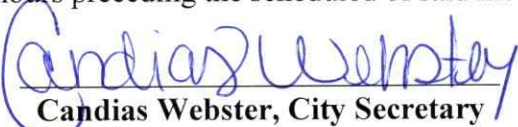
CALL TO ORDER

REGULAR AGENDA

1. Consider approval of the minutes for the March 12, 2024, Planning & Zoning Commission Meetings, and take any action necessary.
2. Z-2024-05: Hold a public hearing and consider a request from Pann Sribhen, P.E. of PSA Engineering for the approval of a zoning change from FD (Future Development District) to SF-1 (Single-Family Residential District) and GR (General Retail District), being situated in the John H. Ore Survey, Abstract No. 432 and the William Porter Survey, Abstract No. 437, and containing 24.28-acre tracts of land conveyed from certain property owners (as identified in the metes and bounds description) to Texas Utilities Mining Company, by Warranty Deeds, as recorded in certain Volume and Page (as identified in the metes and bounds description), of the Real Property Records, Titus County, City of Mount Pleasant, Texas and generally located north of Breezeway Drive [CR 1317] and the junction of N. US Hwy 271 and US Hwy 271 BR, and take any action necessary.
3. Z-2024-06: Hold a public hearing and consider a request from Ana Castillo, property owner, for the approval of an Specific Use Permit (SUP) to allow for a church within a single-family residential district, being a 0.350-acre parcels of land situated in the Daniel McCall Survey, Abstract No. 357, Titus County, Texas, and being described as all of Lots 3 & 4, Block 16, Sunrise Addition (unrecorded plat), City of Mount Pleasant, Texas, and is addressed as 1306 E. 8th Street, and take any action necessary.
4. Public Comments.
5. Planning Director's Report.

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 5:00pm on the 5th of April 2024 and remained so posted for at least 72 hours preceding the scheduled of said meeting.


Candias Webster, City Secretary