

**BOARD OF ADJUSTMENTS  
FEBRUARY 14, 2023**

The Board of Adjustments for the City of Mt. Pleasant met on February 14, 2023, at 6:00 pm. The meeting was held at the City Hall located at 501 N Madison, Mt. Pleasant, TX 75455.

**The following members were present:** Michael Davis  
James Arledge  
Charles Thomas  
Ronnie Narramore  
Jason Lee

**Chairperson:** Michael Davis

**City Staff:** John Ankrum, Building Official  
David Gonzales, Director of Development Services  
Regina Smith, Admin Assistant

**Call to order**

**Approved minutes from January 10, 2023**

Charles Thomas made a motion to accept, and Ronnie Narramore seconded the motion. Approved vote 5-0.

**Nominate Chair and Co-chair position for the Board of Adjustments**

Jason Lee made a motion for Michael Davis to hold the Chairperson position and James Arledge second the motion. Michael Davis made a motion for James Arledge to hold the Vice Chairperson position and Charles Thomas second the motion. Approved vote 5-0.

**Hold a public hearing to discuss and consider a request by Brandon Milam with H&M Properties for the approval of a variance from the zoning code Sec. 155.47 (B) (22) Off Street Parking and Loading Regulations, to reduce the amount of off-street parking spaces required on property known as MT PLEASANT CITY BLOCKS BLK 123 LOT 1A 1.9192 AC. Also known as 1304 W Ferguson Rd. BOA-2023-2-V**

John Ankrum spoke stating that Brandon Milam with H&M Properties has applied for a variance to the zoning ordinance for his property which is a mini-warehouse facility. Brandon is requesting a variance to reduce the required off-street parking spaces from 12 parking spaces to 5 parking spaces. Currently the City of Mount Pleasant parking requirements for warehouse/storage is once (1) space for each (2) employees or one (1) space for each 1,000 square feet of floor area. This would require H&M Properties to provide a minimum of 12 parking spaces for a warehouse/storage facility. Based on the proposed use as a mini-warehouse facility, and how many patrons could be utilizing the space at any given time, staff compared other city's

regulations for calculated parking of this type of use. Most other cities have allowed a reduced metric for the mini-warehouse storage use.

The zoning ordinance provides the following requirements:

**§ 155.47 OFF-STREET PARKING AND LOADING REGULATIONS.**

(B) Parking requirements, nonresidential districts.

(22) **Storage or warehouse facility:** One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater.

The applicant's hardship is based on the use and how many patrons will be utilizing the business at any given time. RECOMMENDATION: The city does not object to this request. Board of Adjustments did not have any questions. Michael Davis opened the public hearing; there were no questions. Michael Davis closed the public hearing. James Arledge made a motion to approve and Jason Lee second the motion. Approved vote 5-0.

**Hold a public hearing to discuss and consider a request by Matthew Plasencia for the approval of a variance from the zoning code Sec. 155.47 (B) (22) Off Street Parking and Loading Regulations, to reduce the number of off-street parking spaces required on property known as PATRICK STREET STORAGE ADDN BLK A LOT 2,2-A 5.023 AC. Also known as 210 Patrick St. BOA-2023-3-V**

John Ankrum spoke stating that Matthew Plasencia with KOSF I Mt Pleasant LLC has applied for a variance to the zoning ordinance for his property located on 210 Patrick Street. Mr. Plasencia is requesting a variance to reduce the required off-street parking spaces from 40 parking spaces to 11 parking spaces. The proposed use is a mini-warehouse facility. Currently the City of Mount Pleasant parking requirements for warehouse/storage is one (1) space for each (2) employees or one (1) space for each 1,000 square feet of floor area. This would require KOSF I Mt Pleasant LLC to provide a minimum of 40 parking spaces for a warehouse/storage facility. Based on the proposed use as a mini-warehouse facility, and how many patrons could be utilizing the space at any given time, staff compared other city's regulations for calculated parking of this type of use. Most other cities have allowed a reduced metric for the mini-warehouse storage use.

The zoning ordinance provides the following requirements:

**§ 155.47 OFF-STREET PARKING AND LOADING REGULATIONS.**

(B) Parking requirements, nonresidential districts.

(22) **Storage or warehouse facility:** One space for each two employees or one space for each 1,000 square feet of floor area, whichever is greater.

The applicant's hardship is based on the use and how many patrons will be utilizing the business at any given time. RECOMMENDATION: The city does not object to this request. The board of Adjustments did not have any questions. Michael Davis opened the public hearing. Mathew Plasencia asked the board if they had any questions for him. James Arledge asked if the prior owner of the storage facility was Michael McGahee; answer was yes. Ronnie Narramore spoke stating that he didn't see a need for parking at storage facilities unless there is an operator on location. He stated that it looked to him like this was a drive up and go facility. Matthew Plasencia agreed with Ronnie Narramore and added that some of the storage facilities was climate controlled and someone may have the need to park so that they could go check on items in storage. There were no further questions. James Arledge made a motion to approve and Charles Thomas second the motion. Approved vote 5-0.

**Adjournment**

Motion to adjourn was made by James Arledge and second by Charles Thomas.

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end, positioned above a solid horizontal line.

Michael Davis, Chairman