Agenda for
Planning and Zoning Commission
Regular Session
City of Mount Pleasant
August 9, 2022 @ 6:00pm
501 N. Madison, Mount Pleasant, Texas

1. Call to Order

2. Consider approval of the minutes for the July 12, 2022 Planning & Zoning Commission Meeting and take any action necessary.

3. Hold a Public Hearing to consider the request of Jay Senn, applicant/owner for a zoning change from FD (Future Development District), GR (General Retail), and NS (Neighborhood Service) to GR (General Retail) on a 11.01-acre tract of land situated in the Alexander Neville Survey, Abstract No. 409, Titus County Texas, and being all of that certain called 0.35 acre tract of land, described as Tract One, all of that certain called 2.97 acre tract of land, described as Tract Two, and all of that certain called 7.69 acre tract of land, described as Tract Three, conveyed from RB Capital, Ltd. to MPAC-BDS Properties, LLC, by Warranty Deed with Vendor’s Lien, as recorded in File No. 20212541, Public Records, Titus County, Texas and generally located on the east side of Greenhill Road and north of County Road 1605 (Nevills Road), and take any action necessary.

4. Consider a request by Capps Properties LLC, applicant, for the approval of a preliminary plat of Deer Park Estates Phase One and Phase Two being an approximately 32.58 acre tract of land located in the Thomas McPeters Survey, Abstract No. 374, Titus County, Texas, and the John H. Ore Survey, Abstract No. 423, Titus County, Texas, and being part of a called 32.58 acre tract (Tract One) conveyed to Capps Properties Ltd. in a Deed known as Instrument No. 20212383 of the Public Records of Titus County, Texas, generally located east of U.S. Highway 271 adjacent to County Road 1400 and take any action necessary.

5. Consider a request by Roberto Marroquin, applicant, for the approval of a Final Plat of Marroquin Subdivision consisting of seven (7) single-family residential lots, being an 8.61-acre tract or parcel of land situated in the John H. Ore Survey, Abstract No. 423, Titus County, Texas, and being part of that certain called 24.28 acre tract of land conveyed from Luminant Mining Company LLC f/k/a TXU Mining Company LP f/k/a TXU Mining Company LLC f/k/a TXU Mining Company f/k/a Texas Utilities Mining Company to Roberto Marroquin, by Special Warranty Deed with Vendor’s Lien, as recorded in File No. 20204524, Public Records, Titus County, Texas, generally located on the north side of County Road 1317 that lies between U.S. Highway 271 to the west and U.S. Highway 271 Business to the east and take any action necessary.

6. Consider a request by Alan Braddock, applicant, for the approval of a Final Plat of Braddock Addition, being a lot, tract or parcel of land situated in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, and being the remainder of that certain