PLANNING AND ZONING COMMISSION
August 9, 2022

The Planning and Zoning Commissions for the City of Mount Pleasant met on August 9, 2022, at 6:00 pm. The meeting was held at the City Hall located at 501 N Madison, Mount Pleasant, TX 75455.

The following members were present: Michael Davis
Charles Thomas
Gregg Holt
Nikki Hein
James Arledge

City Staff: Robert Lacroix, Director of Planning
Regina Smith, Admin Assistant

Call to order

Consider approval of the minutes for the July 12, 2022, Planning & Zoning Commission Meeting and take any action necessary.
Gregg Holt made a motion to accept, and Nikki Hein seconded the motion. Approved vote 5-0.

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.
Robert Lacroix spoke stating that the applicant/owner, Jay Senn, is requesting to rezone the subject property to GR (General Retail District) in order to allow for the moving of the Mt. Pleasant Animal Clinic and Pet Resort (currently located at 1901 West Ferguson Road) to a new location at the northeast corner of Greenhill Road and County Road 1605 (Nevills Road). The Mt. Pleasant Animal Clinic & Resort offers small animal pet services including veterinary, boarding, grooming and daycare. The applicant states in his letter of intent that the facility has been designed to minimize pet interaction when appropriate as well as to minimize the number of outside (to reduce potential noise) of the facility at any given time. Overnight pets are boarded inside the facility. The facility itself has been designed using materials and floorplans specifically purposed for noise reduction and cleanliness. Normal operating hours will be 5:30am – 9:00pm. No pets will be kept outside of the facility overnight and the applicant has stated that he anticipates minimal noise
during overnight and minimal noise during normal operation hours. Nikki Hein asked about a buffer between properties Robert Lacroix showed her on the map. James Arledge asked how far the facility would be from residents. Robert Lacroix told the council that it varied. Property id# 6893 was around 500 ft away. Michael Davis opened the public hearing for questions. Jordan Godwin with Godwin Architects spoke explaining the operation, set up, and rotation schedules for the facility. Mark Green who lives at 215 Nevills Rd spoke stating that he has concerns about the noise of barking dogs and property values decreasing. He questioned if the kennels would be soundproof. Daniel Acosta who resides at 132 Nevills Rd spoke stating that he had concerns about the increase in traffic and the noise that comes with this type of business. Gregg Holt asked him how far he would live from the facility; 250 feet. Nikki Hein asked Robert Lacroix if he foressees more expansion in Nevills area; Robert Lacroix said yes. Nikki Hein voiced concern over increase traffic in this area between school and animal pick up and drop off. Michael Davis closed the public hearing. A motion to deny rezoning was made by Charles Thomas, and Gregg Holt seconded the motion. Motion was denied by a vote 3 – 2. (Thomas, Holt, Arledge for. Hein and Davis against)

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.

Robert Lacroix stated that Deer Park was an existing subdivision that was vacated by the County several years ago. There are three existing streets that are being dedicated with the plat in addition to a portion of County Road 1400 being dedicated. Phase One will include five (5) lots that will exceed one (1) acre in size. These lots are currently being dedicated and will be allowed to install on site sanitary sewer facilities. Phase Two has smaller lot sizes with a minimum area of one-half acre. These lots will eventually tie into the new City structured sanitary sewer system that is being currently planned. The lots in both Phases will meet the SF-1 (Single-Family Residential) zoning requirements. The applicant has submitted a preliminary water and sewer layout for the subdivision. Prior to the submission of the Final Plat for Phase One the applicant will submit a development agreement defining their participation in the cost of the water and sewer construction. Motion to approve was made by Gregg Holt and seconded by Nikki Hein. Approved vote 5-0.

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.
Robert Lacroix stated that the applicant, Roberto Marroquin is requesting to final plat a portion of an existing 24.28-acre tract into seven (7) single-family residential lots all lots being greater than one acre. The plat also includes the dedication of an existing county road into the City. The City currently does not have water service available to this area and the applicant has requested to utilize TRI-SUD as the water provider. Sanitary sewer service is not available currently and the owner is requesting the ability to install on site sanitary sewer facilities for each of the seven (7) lots. Should future development of the remainder of the property occur, the developer will be required install water and sewer utilities to the site and connect to the City’s services. The plat indicates a 60’ private road easement for future access to the remainder of the property. The road easement is also indicated as a drainage easement to account for the drainage requirements for the remainder of the property. Nikki asked if there were any deed restrictions and Robert Lacroix stated no. Gregg Holt made a motion to approve, and James Arledge seconded the motion. Approved vote 5-0.

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 4.117 acre tract of land, called Tract One, and the remainder of that certain tract of land, called Tract Two, both conveyed from Sonja Braddock to Alan Braddock, by Special Warranty Deed, as recorded in File #20142064, Public Records, Titus County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS and generally located on the west side of U.S. Highway 271 (1227 N. Jefferson) north of W. 12th Street, and take any action necessary.

Robert Lacroix stated that applicant/owner, Alan Braddock is subdividing this property into two (2) with the intent of selling one of lots. The property currently has a commercial building and mini-storage buildings located on the property. Mr. Braddock is selling the mini-storage part of the business and is separating the property for that purpose. In order to achieve this separation of property, the applicant is required to provide a mutual access and fire lane easement along the common line between Lot 1 and Lot 2. This access will allow for future development to occur on Lot 2 and provide the adequate fire protection needed to service any additional building that may occur. The plat meets the requirements of the zoning ordinance and subdivision ordinance. James Arledge made a motion to approve, and Nikki Hein seconded the motion. Approved vote 5-0.

Planning Director’s Report
Robert Lacroix stated that the annexation on the north end of town was moving forward.

Adjournment
Motion to adjourn was made by Michael Davis. James Arledge second the motion.

Michael Davis, Chairman