PLANNING AND ZONING COMMISSION
July 12, 2022

The Planning and Zoning Commissions for the City of Mount Pleasant met on July 12, 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

Members absent: 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 June 14, 2022, Planning & Zoning Commission Meeting and take any action necessary.
Gregg Holt made a motion to accept, and Charles Thomas seconded the motion. Approved vote 3-0.

SC-2022-02 Hold a Public Hearing to consider the request of Jerry Ash applicant/owner, for the thoroughfare closure of a portion of Park Place Street right-of-way adjacent to Lot 4-B, Block 5, Latson Heights, TCAD ID. 610023503, City of Mount Pleasant, Titus County, Texas, located north of Chester Street east of S. Lide Avenue, and take any action necessary.
The applicant/owner, Jerry Ash, owns the lot where the street dead ends into a cul-de-sac right-of-way configuration. Mr. Ash is requesting only to abandon that portion of the cul-de-sac that lies wholly adjacent to his property. He has had the property surveyed and has created a new subdivision plat incorporating his property and that portion of the street right-of-way into a new single residential lot (see the attached exhibit). The applicant is requesting the City to officially abandon this portion of the street so that he can construct a privacy fence to separate his property. The remaining right-of-way will still allow access to those remaining adjacent lots. There are no utilities in this portion of the right-of-way and is not used for access to the applicant's property. Michael Davis opened the public hearing. Mavis Brush, address 1321 S Lide, Mt. Pleasant, Texas 75455 asked for clarification that this change would not affect access to her and other's property. Robert Lacroix stated that it would not affect their access. There were no more questions. Michael Davis closed the public hearing. Gregg Holt made a motion to accept. Charles Thomas second the motion. Approved 3-0 vote.
RP-2022-03 Consider approval of a Replat of City Block 329 being a tract of land located in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas and in the City of Mount Pleasant, and being all of the remainder of a called 25 acre tract (First Tract), all of the remainder of a called 10 acre tract (Second Tract) and all of the remainder of the Third Tract conveyed to the City of Mount Pleasant in a deed found in Volume 299, Page 135 of the Deed Records of the Titus County, Texas and generally located at northeast intersection of U.S. Highway 271 (N. Jefferson Avenue) and U.S. Highway 67 (E. 16th Street) and take any action necessary.

This replat creates three (3) lots dedicates the right-of-way for Crooks Drive and dedicates a mutual access easement between Lots 2R and 3R. Future construction of a restaurant is anticipated for Lot 3R which will utilize the mutual access easement. There were no questions. Gregg Holt made a motion to accept. Charles Thomas second the motion. Approved 3-0 vote.

Planning Director’s Report
Nothing to report

Adjournment
Motion to adjourn was made by Michael Davis. Gregg Holt second the motion.

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Michael Davis, Chairman