PLANNING AND ZONING COMMISSION
April 12, 2022

The Planning and Zoning Commissions for the City of Mount Pleasant met on April 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:
James Arledge
Nikki Hein
Charles Thomas
Michael Davis

Members absent:
Gregg Holt

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

Call to order

Consider approval of the minutes for the March 8, 2022, Planning & Zoning Commission Meeting and take any action necessary. Nikki Hein made a motion to accept, and Charles Thomas seconded the motion. Approved vote 4-0.

FP-2022-01 Discuss and consider approval of the Final Plat of Bandera Estates Phase II situated in the B. Merchant Survey, Abstract No. 358, City of Mount Pleasant, Titus County Texas, located at the northeast corner of the intersection of E. 8th Street and N. Lide Avenue and take any action necessary.

James Arledge was excused from this meeting item due to a conflict of interest. Robert Lacroix spoke stating that the Board of Adjustments has approved a reduction in the front yard setback to 20 feet from the required 25 feet due to the location of the garages. He also stated that the 27 residential lots for single dwellings would have two streets that have dead ends with 90-foot cul-de-sac turnarounds. The Civil Construction has been completed and accepted by the City Engineer. There were no questions. Nikki Hein made a motion to approve. Charles Thomas second the motion. Approved vote 3-0.

PP-2022-01 Discuss and consider approval of the Preliminary Plat of RB Capital I-30 West being 13.22 acres of land situated within the corporate limits of the City of Mount Pleasant, being part of the W. Turbeville Survey Abstract Number 580 and being all of a called 13.219-acre tract of land conveyed from Stephen L. Cook and Margaret A. Cook to RB Capital on January 15, 2021 by General Warranty Deed recorded in Titus County Clerk’s Document Number 20210248 and take any action necessary.
Robert Lacroix stated that this plat is in association with the dedication of a proposed 60-foot right-of-way with the intend to construct a 37-foot public road to connect FM 1734 to the I-30 service road. This proposed connection would create an additional route for traffic flow to and from the high school located on FM 1734. The applicant will be required to obtain additional permits from TxDot. Stan Garret spoke stating that he has spoken with TxDot regarding drainage and the request of traffic lights. Nikki Hein inquired if there was a plan to keep 18 wheelers from entering this street. Robert Lacroix stated that an ordinance would have to be presented and approved by council. There were no questions. James Arledge made a motion to approve. Nikki Hein second the motion. Approved vote 4-0.

Planning Director's Report.

Adjournment
Motion to adjourn was made by James Arledge. Nikki Hein second the motion.

Michael Davis, Chairman