PLANNING AND ZONING COMMISSION
October 11, 2022

The Planning and Zoning Commissions for the City of Mount Pleasant met on October 11, 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  
James Arledge (by phone)

Members absent:  
Nikki Hein  
Ronnie Narramore

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

Call to order

Consider approval of the minutes for the September 27, 2022, Planning & Zoning Commission Meeting, and take any action necessary.
Charles Thomas made a motion to accept, and James Arledge seconded the motion.  
Approved vote 3-0.

Z-2022-05: Hold a Public Hearing to consider the request of Juan Mata, applicant/owner for a zoning change from SF-2 (Single-Family Residential District) to NS (Neighborhood Service District) on a 0.2017-acre tract of land described as Lot 33, Block 230, Mount Pleasant City Blocks, City of Mount Pleasant, Titus County Texas, and generally located on the northeast corner of O'Tyson Street and W. Cash Street (1137 Cash Street) take any action necessary.
David Gonzales spoke stating that the Mount Pleasant 2050 Comprehensive Plan’s Future Land Use Plan designates this area as “Compact Residential”. Compact Residential development is characterized by a variety of housing types, including small-lot single family detached, patio homes, townhomes, and duplexes in a compact network of complete, walkable streets that are easy to navigate by car, bicycle, or foot. They may contain a small number of commercial businesses to support the neighborhood. The applicant’s proposed use is compatible with the recommendations of the Future Land Use Plan in terms of a small food store that would support the local neighborhood. Should the zoning be approved, a number of development standards will be required to be met in order to facilitate a business. This would primarily be concerned with providing paved parking spaces including a handi-capped accessible space. The property is restricted in area and will necessitate some waiver to the parking requirement. This building had been used as a business in the past but paved parking was never installed. Other building codes will also need to be addressed. Michael Davis opened the public hearing. Charles Thomas asked if there was enough room for parking. David Gonzales said that there needed to be at least seven spaces for parking. The applicant would have to provide a site plan showing parking and fire lanes. There were no further questions. Michael Davis closed the public hearing. Charles Thomas made a motion to approve, and James Arledge seconded the motion. Approved vote 3-0.

Z-2022-06: Hold a Public Hearing to consider the request of August G. Berend, applicant/owner for a zoning change from GR (General Retail District) to NS (Neighborhood Service District) on a 0.48-acre tract of land described as J. R. Mitchell Survey, Abstract No. 384 Titus County, Texas,
and being part of that called 3.00-acre tract of land recorded in Volume 392, Page 2, of the Deed Records, Titus County, Texas, same being all that called 0.48-acre tract of land conveyed to Rance Austin Craig, and Recorded Clerk File No. 20134600, said 0.476-acres, City of Mount Pleasant, Titus County Texas, and generally located on the southeast quadrant of US-271 and FM-1734 (2231 North Edwards Avenue), and take any action necessary.

David Gonzales spoke stating that the applicant/owner, August G. Berend, is requesting to rezone the subject property to NS (Neighborhood Service District) to facilitate the sale of the existing home on this lot. The 1,988 SF home was constructed in 1976. Currently, the subject property is zoned GR (General Retail District) which does not allow for the construction of single-family home sites within this zoning district. If the home were demolished or destroyed, the property owner could not rebuild a single-family home on this site due to the current zoning of GR. It should be known that the NS (Neighborhood Service District) would allow for construction or reconstruction of a single-family home with this zoning district in addition to other non-residential uses for the subject property. Michael Davis opened the public hearing. There were no questions, so Michael Davis closed the public hearing. Charles Thomas made a motion to approve, and James Arledge seconded the motion. Approved vote 3-0.

PP-2022-04: Discuss and consider a request from Dr. Ketan Shah for the approval of a preliminary plat for the Northridge Villas Apartments, Phase 1 and Phase 2 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 a called 6.35-acre tract (Tract One) and all of a called 1.45-acre tract (Tract Two) conveyed to DK Skyrise LLC in a Deed known as Instrument No. 20210595 of the Public Records of Titus County, Texas, and is generally located south of IH-30, between BUS-271 and FM-1402, City of Mount Pleasant, Texas.

David Gonzales stated that the subject property is zoned for GR (General Retail District) district land uses, which allows for multi-family development. The subject property is adjacent to the North Ridge Church of Christ — located at 212 E Bruton Road — and can be accessed via Gage Avenue and Burton Road through easements acquired from the Church. The applicant, DK Skyline, LLC (Dr. Ketan Shah), intends to develop the project in two phases that will contain a total of 132 apartment units when completed. Phase 1 will incorporate three (3), three (3) story apartment buildings that will house a total of seventy-two dwelling units (one & two bedroom), a club house, retail facility and other amenities (i.e., swimming pool, picnic area, game court, etc.). Phase 2 will be constructed at a future date and will incorporate the three (3), three (3) story buildings to house the remaining 60 dwelling units (two and three bedrooms).

The purpose of the preliminary plat is to provide sufficient information to evaluate and review the general design of the development regarding adequate facilities for water, sewer, drainage, and other improvements and easements necessary to the site. The City’s sewer runs east and west and is located at the center of the subject property with the City’s water line adjacent to the north property line. The development will tie into both existing systems. Staff has reviewed the preliminary engineering plans and site plan for the project and has indicated that final engineering will need to be approved prior to the start of construction for the site. This is due to the creek that bisects the development and its adjacency to an existing 100-year floodplain. KSA Engineering, the City’s Engineer of record, will review the development for drainage design requirements and the proposed retaining walls for the site. Additionally, the development will be required to meet Fire Department regulations. The site plan is currently under review by staff, and administrative approval for the project is subject to final engineering approval, which is a condition of approval. At the completion and acceptance of the civil construction, a final plat submission shall be required for approval before the issuance of a certificate of occupancy. Staff would recommend approval of the Preliminary Plat as submitted with the following conditions as stated:

1. The development shall require final approval of engineering plans prior to final platting.
2. The development shall meet all Fire Department requirements prior to vertical construction.
3. Submittal and approval of a final plat prior to the issuance of a Certificate of Occupancy

James Arledge asked if this development would be on the East side of Northridge Church of Christ; David Gonzales stated yes. Charles Thomas made a motion to approve, and James Arledge seconded the motion. Approved vote 3-0.
Planning Director's Report
Nothing to report

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

Michael Davis, Chairman