PLANNING AND ZONING COMMISSION
December 13, 2022

The Planning and Zoning Commissions for the City of Mount Pleasant met on December 13, 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
Ronnie Narramore

Absent: James Arledge

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

Call to order

Consider approval of the minutes for the November 8, 2022, Planning & Zoning Commission Meeting, and take any action necessary.

Charles Thomas made a motion to accept, and Ronnie Narramore seconded the motion. Approved vote 3-0.

PP-2022-05: Discuss and consider a request from Primacy Builder, LLC for the approval of a Preliminary Plat for the Tennison Crossing Addition, zoned PD-1 (Planned Development District No. 1) [Ordinance No. 2021-25] for the development of 45 Townhome lots, being a tract of land located in the G. W. Graves Survey, Abstract No. 246, Titus County, Texas, and in the City of Mount Pleasant, and being all of a 3.677-acre tract conveyed to Primacy Builder, LLC in a Deed known as Instrument No. 20214223 of the Public Records of Titus County, Texas, the same being all the remainder of a tract conveyed to Amos Rockwell in a Deed found in Volume 271, Page 157 of the Deed Records of Titus County, Texas, and all of the remainder of the First Tract and all the remainder of the Second Tract conveyed to Amos Rockwell in a Deed found in Volume 172, Page 402 of the Deed Records of Titus County, Texas and generally located on the north side of Tennison Road east of U.S. Hwy. 271 (S. Jefferson Ave.), and take any action necessary.

David Gonzales spoke stating that 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 applicant proposes to install an eight (8)-inch sanitary sewer line that will run east along Tennison Road to an existing manhole located on the adjacent 6.82-acre lot (i.e., Lot 1, Cypress Creek Addition). The applicant will be required to obtain an off-site easement to convey the sewer to the adjacent property, which will be recorded at the time of final plat. The applicant will tie into the City’s existing ten (10)-inch water line that is located on the south property line along Tennison Road.
Concurrently with the preliminary plat application, the applicant has provided a PD Site Plan application (i.e., Case No. SP-2022-05), which requires approval by the Planning and Zoning Commission and is a condition of approval for the preliminary plat. Final engineering will need to be approved prior to the start of construction for the site. Additionally, the development will be required to meet fire department regulations. 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. Charles Thomas asked if there was a power line running through this property. David Gonzales stated yes but it was in the open grassed area. There were no further questions. Charles Thomas made a motion to approve, and Ronnie Narramore seconded the motion. Approved vote 3-0.


David Gonzales spoke stating that Priefert Manufacturing is planning a multi-phased expansion (i.e., Priefert Expansion North Addition) of their existing business model. The proposed project involves six (6) tracts of land owned by the applicant totaling 205.5815-acres, which will involve the removal of lot lines at the time of final plat. The future expansion of the site will include the construction of approximately 42 building sites that will combine for a total build out of approximately 1.6 million square feet. Phase 1 will construct four (4) buildings [i.e., three (3) 42,000 SF and one (1) 36,000 SF] = 162,000 SF] on the northern portion of the site. This will include a rail spur track, which will facilitate the operations of the business. The expansion area of the subject property is generally located north of FM-4000, south of Patrick Street, east of South O'Tyson Ave, and west of South Jefferson Ave (BUS-271). 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. With this being said, the applicant has stated to staff that all the necessary utilities and facilities are considered private and will be maintained by Priefert Manufacturing. The development will be required to meet Fire Department regulations. There were no questions. Charles Thomas made a motion to approve, and Charles Thomas seconded the motion. Approved vote 3-0.
SP-2022-05: Discuss and consider a request from Primacy Builder, LLC for the approval of a PD Site Plan for the Tennison Crossing Addition, zoned PD-1 (Planned Development District No. 1) [Ordinance No. 2021-25], containing 45 Townhome lots, being a tract of land located in the G. W. Graves Survey, Abstract No. 246, Titus County, Texas, and in the City of Mount Pleasant, and being all of a 3.677-acre tract conveyed to Primacy Builder, LLC in a Deed known as Instrument No. 20214223 of the Public Records of Titus County, Texas, the same being all the remainder of a tract conveyed to Amos Rockwell in a Deed found in Volume 271, Page 157 of the Deed Records of Titus County, Texas, and all of the remainder of the First Tract and all the remainder of the Second Tract conveyed to Amos Rockwell in a Deed found in Volume 172, Page 402 of the Deed Records of Titus County, Texas and generally located on the north side of Tennison Road east of U.S. Hwy. 271 (S. Jefferson Ave.), and take any action necessary.

David Gonzales spoke stating that the purpose of the PD Site Plan is to ensure consistency with the Concept Plan of the approved ordinance [Ordinance No. 2021-025] and ensures compliance with the development standards of PD-1 (Planned Development District No. 1) regarding site design, landscape and open space, parks, and building elevations. Based on the Concept Plan, the applicant intends to construct a total of 45 single-family attached townhomes (two & three-bedroom units). The townhomes will be two (2)-story structures composed of stone and stucco, with clay/concrete roof tiles and cast stone accents. The applicant is providing a 0.155-acre neighborhood park with landscaping and benches for the users of the park, open space, 4-foot sidewalks throughout the development, and landscape features for the community. Additionally, the applicant will provide stone entry features with a decorative six (6)-foot tall iron fence with stone columns along Tennison Road, and a six (6)-foot tall board-on-board cedar fence around the remainder of the property. The subject property can be accessed via two (2) points of ingress/egress along Tennison Road. The Planned Development Site Plan (PD Site Plan) is mandatory and is the final step in the development process. There were no questions. Charles Thomas made a motion to approve, and Ronnie Narramore seconded the motion. Approved vote 3-0.

Planning Director’s Report.
David Gonzales informed the P & Z Commission that there will be Board of Adjustments and Planning & Zoning meeting January 10, 2023. At the Planning and Zoning meeting, we would be electing a new chairman and vice chairman.

Adjournment
Motion to adjourn was made by Charles Thomas and seconded by Ronnie Narramore.

Michael Davis, Chairman