PLANNING AND ZONING COMMISSION
May 9, 2023

The Planning and Zoning Commissions for the City of Mount Pleasant met on May 9, 2023, 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
James Arledge
Charles Thomas
Ronnie Narramore
Jason Lee

Chairman:  Michael Davis

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

Call to order

Consider approval of the minutes for the April 11, 2023, Planning & Zoning Commission Meeting, and take any action necessary.

Motion to approve was made by James Arledge and Jason Lee seconded the motion. Approved vote 4-0.

RP-2023-04: Discuss and consider a request from James Arledge representing ACH Construction & Properties, LLC for the approval of a Replat of Lots 18 & 19, Bandera Estate, Phase One Addition, being a 0.29-acre parcel of land situated in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, and being all of Lots 18 and 19, Bandera Estate, Phase One, as recorded in File No. 20192353, Public Records, Titus County, Texas (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), Mount Pleasant, Texas, and is addressed as 617 and 621 E 8th Street and take any action necessary.

James Arledge left the meeting due to a conflict of interest. David Gonzales spoke stating that an application had been submitted by James Arledge representing ACH Construction & Properties, LLC for the approval of a Replat of the Bandera Estate, Phase One Addition. The subject properties are 0.14-acres (Lot 18) and 0.15-acres (Lot 19) for a combined 0.29-acre parcel of land situated in the Berry Merchant Survey, Abstract No. 358, Titus County, Texas, and being all of Lots 18 and 19, Bandera Estate, Phase One, as recorded in File No. 20192353, Public Records, Titus County, Texas (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), Mount Pleasant, Texas, and is addressed as 617 and 621 E 8th Street. The Final Plat for Bandera Estate, Phase One was approved on July 2, 2019, with 19 single-family lots. The applicant intends to combine two lots (i.e. Lots 18 & 19) and will dedicate a 15-foot utility easement on the front of the subject property. The plat meets the requirements of Section 154 of the Subdivision Regulations of
the City of Mount Pleasant. There were no questions. Motion to approve was made by Jason Lee and seconded by Ronnie Narramore. Approved vote 4-0.

Z-2023-03: Hold a public hearing to discuss and consider a request from Jason Bell applicant/owner for the approval of a zoning change from FD (Future Development District) and GR (General Retail District) to C (Commercial District) and amending the Future Land Use Plan Map of the Mount Pleasant 2050 Comprehensive Plan for a 6.978-acre tract of land located in the Henry W. Jones Survey, Abstract No. 307, Titus County, Texas, and in the City of Mount Pleasant, and being all of the remainder of a called 0.98 acre tract (First Tract) and all of the remainder of a called 2.98 acre tract (Second Tract) conveyed to H.E. Spann and wife, Ellen Spann in a Deed found in Volume 211, Page 503 of the Deed Records of Titus County, Texas, and part of the remainder of a called 6 3/10 acre tract conveyed to H.E. Spann and wife, Ellen Spann in a Deed found in Volume 154, Page 530 of the Deed Records of, Titus County, Texas, City of Mount Pleasant, Texas and generally located at the northwest corner of the intersection of E. Ferguson Road [TX-49] and Choctaw Street, and take any action necessary.

David Gonzales spoke stating on March 27, 2023, the applicants - Jason and Rebecca Bell – submitted an application requesting to change the zoning of the subject property from FD (Future Development District) and GR (General Retail District) to C (Commercial District) land uses. The purpose of the zoning change request is to combine two (2) lots and create one (1) developable lot zoned for C (Commercial District) land uses. The zoning change will allow the applicant to relocate and expand their existing business locally. The applicant intends to construct a two (2)-story office complex and an outside storage yard on the subject property. The proposed development will have access via E. Ferguson Road [TX-49] and Choctaw Street. Currently, the 5.82-acre portion of the subject property is the proposed site for the office building; however, being zoned FD (Future Development District) does not allow for an office building or an outside storage yard. The 2.57-acre portion of the subject property, being zoned GR (General Retail District) would not allow for the outside storage yard, therefore a zoning change is required. The applicant is requesting to rezone the entire property to C (Commercial District) to allow for both uses. The northern boundary of the subject property is Choctaw Street. Beyond Choctaw Street is a 107.181-acre vacant tract of land zoned FD (Future Development District) and the Shady Oaks Apartment Homes, which is zoned MF (Multi-Family Residential District). South of the subject property is E. Ferguson Road [TX-49]. Continuing south and adjacent to E. Ferguson Road are several tracts of land that are partially zoned GR (General Retail District) and FD (Future Development District) that contain existing businesses, churches, and home sites. East of the subject property is primarily an unincorporated area that has larger tracts of land located within the 100-year floodplain. West of the subject property and adjacent to E. Ferguson Road [TX-49] are several tracts of land that are zoned GR (General Retail District) that contain existing businesses and multi-family home sites. Additionally, the large vacant tracts of land are zoned FD (Future Development District), which would be rezoned at the time of development. With this being said, the subject property’s adjacencies are primarily existing businesses and multi-family home sites with appropriate zoning in place. With the mix of uses and the separation by the existing roadways (i.e. E. Ferguson Road and Choctaw Street) for the area, this provides a transition of uses for the subject property that could be taken into consideration when reviewing the request. When referring to the zoning map, the proposed use as a C (Commercial District) is not consistent with the Future Land Use Plan Map in terms of placetype as Compact Residential designation per the Land Use and Design section of Chapter 2 of the Mount Pleasant 2050 Comprehensive Plan. The placetype that supports the C (Commercial District) would be the Community
Retail designation and is characterized as "small, free-standing buildings containing one or more businesses", which is consistent with the GR (General Retail District) land uses that currently exist along E. Ferguson Road [TX-49]. There were no questions. Michael Davis opened the public hearing. There were no questions. A motion to approve was made by Ronnie Narramore and seconded by James Arledge. Approved vote 5-0.

Planning Director’s Report
There was nothing to report.

Adjournment
Motion to adjourn was made by James Arledge and seconded by Jason Lee.

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Michael Davis, Chairman