PLANNING AND ZONING COMMISSION
June 13, 2023

The Planning and Zoning Commissions for the City of Mount Pleasant met on June 13, 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 Smith, 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 seconded by Charles Thomas. Approved vote 5-0.

Z-2023-04: Hold a public hearing to discuss and consider a request from Jon Anderson, on behalf of Creative Destination Development, LLC, ATC Jamb Partners, LLC, MCGDE ATC, LLC, and the City of Mount Pleasant, for the approval of a zoning change from GR (General Retail District), C (Commercial District) and FD (Future Development District) to PD-2 (Planned Development District No. 2) for single-family, multi-family, and commercial district land uses, and establishing PD Development Regulations, and totaling 110.654-acres for the Subject Property, identified as being 100.714-acre tracts of land located in the Reese Porter Survey, Abstract No. 441, Titus County, Texas, the James R. Mitchell Survey, Abstract No. 384, Titus County, Texas, and the John Thompson Survey, Abstract No. 566, Titus County, Texas, City of Mount Pleasant, Titus County, Texas, and being a 9.940-acre tract of land located in the Reese Porter Survey, Abstract No. 441, Titus County, Texas, and generally located at the northwest quadrant of the intersection of Tankersley Road and W. Ferguson Road [Hwy 271], and at the northwest corner of the intersection of W. Ferguson Road [Hwy-271] and FM-1734, and take any action necessary.

David Gonzales spoke stating that on May 19, 2023, a rezoning request was received by the applicant for the purpose of establishing a mixed-use development for the Anderson Towne Crossing project. The applicant intends to create an urban environment that will provide for compatible land uses, including a variety of commercial uses (e.g., retail, restaurant, office, hotel, etc.), residential uses (i.e., apartments, townhome, and patio homes), and public amenities (i.e., parks, open space, trails, etc.), while creating a pedestrian friendly environment for residents and visitors to live, work, play and shop. This will be
accomplished through the *PD Development Regulations* -- attached as *Exhibit ‘C’* of the proposed PD Ordinance -- which will provide for specific standards and the regulation of uses for the development of the *subject property*. The following represents a summary of the key elements for the proposed development:

(1) **General Development Standards**: establishes standards for the *subject property*, which include building heights, density and dimensional standards, and design elements.

(2) **Development Districts and Subareas**: establishes the individual land uses *(i.e., commercial, residential, and multi-family)* for each subarea as depicted in Appendix B of the regulations.

(3) **Land Use**: establishes the land uses allowed by right and by approval of a specific use permit for each subarea the *subject property*.

(4) **Architectural Standards**: establishes standards for architectural elements and materials for commercial buildings and home site design.

(5) **Lighting, Parking and Signage**: establishes standards for lighting, adequate parking spaces, and signage standards creating consistency for the development.

(6) **Landscaping and Parks/Open Space**: establishes specific landscape standards for the development and provides for planned parks, trails, and open space areas, and other amenities.

(7) **Street Standards**: establishes the classification of the street systems and design and provides for streetscape design to enhance the pedestrian experience.

(8) **Administration**: establishes the process for review and approval within the *subject property*.

(9) **Impact and Park Fees**: establishes impact fees regarding water, sewer, thoroughfare, and/or park land dedication fees or other required dedications by adopted ordinances.

The applicant intends to construct approximately 1,200 multi-family residential units, a total of 350 single-family residential units *(i.e., townhomes and patio homes)*, and approximately 26.5-acres of commercial space for retail, restaurant, and service uses within the *Anderson Towne Crossing* master planned community. Additionally, the applicant will provide approximately 9.19-acres of open space with a trail system that connects the Tankersley Lake park area with the development, a marina for visitors to dock small boats, an amenity center for the residents, and other public and private amenities creating a destination location for visitors and citizens. Provision for public infrastructure *(i.e., water, sewer, drainage, roadway, etc.)* will be accomplished through the process of approval of a Public Improvement District (PID) and is separate from the zoning process. Based on the Planned Development Concept Plan the proposed development will have access from seven (7) points of ingress/egress via Tankersley Road and W. Ferguson Road [Hwy 271]; however, there will be two main entrances to *Anderson Towne Crossing* from each roadway that should be identified with signage, landscaping, and street lighting.

North of the *Subject property* are several parcels of land zoned for C (Commercial District) land uses. West of the *Subject property* is Tankersley Lake -- *which is City owned property* -- and the boundary for the City limits. Continuing west is an unincorporated area that borders the lake property and includes properties north of the lake. South of the *Subject property* is Toyota of Mt. Pleasant, Two Senoritas restaurant, and single-family home sites, followed by Tankersley Road and Interstate 30. Beyond Interstate 30 are properties zoned for C (Commercial District) land uses and an unincorporated area that is west of the commercial properties. East of the *Subject property* is W. Ferguson Road [TX-271]. Continuing east are several tracts of land that are zoned GR (General Retail District) and C (Commercial District) that contain existing businesses *(e.g., Lowes)*, single-family home sites, and vacant tracts of land. With this being said, the *subject property’s* adjacencies are primarily existing businesses and single-family home sites with appropriate zoning in place and provides a logical transition of uses for the *subject property* that could be taken into consideration when reviewing the request. The proposed *PD*
(Planned Development District) is consistent with the Future Land Use Plan Map as being identified as a Mixed-Use Center designation and meets the intent of the Mount Pleasant 2050 Comprehensive Plan.

There were no questions for David Gonzales. Michael Davis opened the public hearing. Jon Anderson spoke regarding the rezoning request and provided the commission with a video of the conceptional plan for the project in mind. Jon Anderson stated that the goal was to create a uniform look, bring in retail, restaurants, housing, hotels, and parks. James Arledge asked about a timeline, municipal bonds, rental price for apartments. Jon Anderson stated they would like to break ground by the end of 2023, start streets and utilities next and anticipates it will take about 12-18 months. He anticipates it will take 5-7 years to complete the build out. As to rental prices, Jon Anderson did not have that information. Ronnie Narramore asked if any bonds would be issued by the city, if taxes would go up for all city residents, and who would encumber the cost if the project fails. Mr. Anderson responded that Municipal bonds are issued to the developer and when the lots are sold off those funds will pay for the street and utilities. The people that buy lots, apartments, housing etc. will incur the cost of taxes; no other citizens will be affected by taxes for this project. If the project fails, the developer is liable for the costs. Betty Stagg and Gaylon Cameron spoke at the public meeting also. The public hearing was closed. After not receiving a motion to approve, Ronnie Narramore made a motion to deny, however, there was not a second and the motion died. James Arledge made a motion to approve the zoning change, was seconded by Charles Thomas and was approved by a of vote 4-1, with Ronnie Narramore against.

Planning Director's Report
David Gonzales informed the commission that on June 16, 2023, there would be a Juneteenth Celebration at Oaklawn park. He also stated that we would have a Planning and Zoning meeting on July 11, 2023.

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

Michael Davis, Chairman