PLANNING AND ZONING COMMISSION  
September 12, 2023

The Planning and Zoning Commissions for the City of Mount Pleasant met on September 12, 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  
Charles Thomas  
Ronnie Narramore  
Jason Lee  
James Arledge

Chairman:  
Michael Davis

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

Call to order

Consider approval of the minutes for the June 13, 2023, and the July 11, 2023, Planning & Zoning Commission Meetings, and take any action necessary.

Motion to approve was made. Approved vote 5-0.

Z-2023-06: Hold a public hearing to discuss and consider a request from Richard W. Baker, on behalf of RB Capital, Ltd for the approval of a zoning change from GR (General Retail District) to C (Commercial District) for a 1.185-acre parcel of land being described as Mount Pleasant City Blocks, Block 52, Lot 11, a part of the Berry Merchant Survey, Abstract No. 358, City of Mount Pleasant, Titus County, Texas, generally located on the northwest corner of W. 12th Street and N. Jefferson Avenue [BUS-271], is addressed as 1201 N. Jefferson Avenue, and take any action necessary.

David Gonzales spoke stating that Richard W. Baker of RB Capital, Ltd. is requesting to rezone the subject property to a C (Commercial District) for the purpose of establishing an outdoor storage area for the display of landscaping products (e.g. mulch, garden soils, garden tools, retail, etc.). The current zoning of the property [i.e. GR (General Retail District)] does not allow for outside storage and requires approval of a zoning change in order to have retail products stored outside. The applicant intends to construct a perimeter fence on the north side of the retail facility that will be a covered area for the storage and display of the retail products. According to the Titus County tax rolls, the facility was constructed in 1960 and was known as the Mason True Value Hardware Store. The existing facility is currently being renovated and is intended to maintain the land use as a hardware store. Commercial districts are generally designed for high intensity type of uses and are intended to serve as a buffer zone for general retail and industrial developments. General Retail typically provides specialty goods and services for the community. In this case, the land use will not change, but only for the allowance of the outside storage and display area should the zoning be approved. The adjacencies to the subject property are primarily existing businesses, with commercial zoning directly across the street and to the north. Single-family home sites can be found adjacent to the rear (i.e. west) of the subject property. The proposed zoning as a C (Commercial District) is consistent with the Future Land Use Plan Map as being identified as a Community Retail designation, which is characterized as “small, free-standing buildings containing one or more businesses” and is consistent with the land uses that currently exist along N. Jefferson Avenue. With this being said, the request meets the intent of the Mount Pleasant 2050 Comprehensive Plan as a supporting land use. James Arledge asked if outdoor storage would be comparable to what Tractor Supply has, answer yes. He also asked if a fence would be around the outdoor storage, answer yes. He also asked if in the future could the area be
enlarged, answer yes but currently they do not have plans to make it larger. Jason Lee asked if in the future if this business was no longer there would this area still be commercial property, answer yes. David Gonzales stated that this would be a straight zone district. There were no further questions. Michael Davis opened the public hearing; no questions asked. Michael Davis closed the public hearing. A motion to approve was made by James Arledge and seconded by Jason Lee. Approved vote 5-0.

**Z-2023-07: Hold a public hearing to discuss and consider a request from James Stegall, on behalf of JSVS Enterprises, LLC for the approval of a zoning change from GR (General Retail District) and SF-2 (Single-Family Residential District) to GR (General Retail District) for a 2.13-acre parcel of land described as Lot 1, Braddock Addition, City of Mount Pleasant, Titus County, Texas, generally located on the west side of N. Jefferson Avenue [BUS-271] and north of W. 12th Street, is addressed as 1227 N. Jefferson Avenue, and take any action necessary.**

David Gonzales spoke stating that James Stegall of JSVS Enterprises, LLC is requesting to change the zoning for an approximately 1.9-acre portion of the 2.13-acre subject property from SF-2 (Single-Family Residential District) to GR (General Retail District). Currently, the subject property is being used as a mini-storage warehouse facility, which is allowed by right within the GR (General Retail District). It should be noted that there are three (3) existing mini-storage warehouse buildings on the site; a) one (1) located adjacent to N. Jefferson Avenue and zoned GR (General Retail District) and b) two (2) located at the rear of the subject property that are zoned SF-2 (Single-Family Residential District). The applicant has indicated to staff that there is a possibility for future expansion of the site. Changing the zoning will effectively bring the property into compliance as a GR (General Retail District) for the entire property should the site be expanded. Approval of the rezoning will ensure that the subject property can be expanded as long as it meets the development standards for this particular use. With this being said, the request meets the intent of the Mount Pleasant 2050 Comprehensive Plan. Ronnie Narramore asked if the property behind this property was commercial, answer yes. Ronnie Narramore stated that it makes sense to change the zoning to General Retail. No further questions were asked. Michael Davis opened the public hearing; no questions asked. Michael Davis closed the public hearing. A motion to approve was made by Jason Lee and seconded by James Arledge. Approved vote 5-0.

**Public Comments**

No public comments were made.

**Planning Director’s Report**

David Gonzales stated that the Comprehensive plan was sent back to the consultant for the final revision. He stated that in the near future, a work session will be held before it is presented to the council for adoption.

**Adjournment**

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

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Michael Davis, Chairman