

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 18, 2017
6:00 P.M.

Present: Chairman Chuck Sickles, Board Member Kelly Grimes, Board Member Craig English

Absent: Vice-Chairman Ben Spraggins, Board Member Jake Caddell

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Community Dev. Admin. Assistant, Mike Allen, Engineering Tech

CALL MEETING TO ORDER:

Chairman Chuck Sickles called the Planning and Zoning Commission Meeting to order at 6:00 P.M.

DISCUSSION/ACTION ON MEETING MINUTES OF JULY 17, 2017.

Consider for approval the Planning and Zoning meeting minutes of July 17, 2017. Board Member Kelly Grimes moved to approve the meeting minutes as presented. Board Member Craig English seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST BY LOVE'S TRAVEL STOP AND COUNTRY STORE TO PLAT PROPERTY LOCATED AT 1201 S. HILLCREST., BEING FURTHER DESCRIBED AS LOTS 2 & 5, BLOCK 217.

Consider for approval a request by Agent Alex Fuller/Love's Travel Stop and Country Store to plat property located at 1201 S. Hillcrest, being further described as Lots 2 & 5, Block 217. The Owner/Love's Travel Stop and Country Store is requesting to plat approximately 20 acres of the approximate 67 acre tract across from the current Pilot Truck Stop on the corner of I-30 and Hwy. 19. Staff recommends approval of the plat and the execution of a community facilities contract for the public improvements. This request conforms to the Land Use Plan of Commercial. Board Member Craig English moved to approve the request. Board Member Kelly Grimes seconded. Motion carried, all voting aye.

The applicant is also requesting a variance to the sidewalk requirements along the frontage of the property based on the lack of connectivity in the area. Staff recommends that a sidewalk variance be granted based on the fact that the development does not connect to schools, hospitals, or has any sidewalks to connect to amenities within the general area. Board Member Craig English moved to approve the request. Board Member Kelly Grimes seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A REQUEST BY WAYNE COOPER TO PLAT 6 ACRES
OUT OF A 12 ACRE TRACT LOCATED ON THE NORTH SIDE OF WILDCAT WAY
AND WEST OF MAJORS DR.**

Consider for approval a request by Owner/Landmark Storage, Inc. to plat a 6.001 acre portion of a 12 acre tract located on Wildcat Way. Based on the proposed use of mini-warehousing, staff anticipates the need for a new fire hydrant for fire protection. Development will be subject to the pro-rata agreements 395 and 397 that were approved in January 2011, and remain in effect until January 2021, when development connects to infrastructure. The plat contains a note “substandard street- no access allowed” for Majors Drive. Board Member Craig English moved to approve the request. Board Member Kelly Grimes seconded. Motion carried, all voting aye.

The applicant is also requesting a variance to the sidewalk requirements along the frontage of the property based on the lack of connectivity in the area. Staff recommends that a sidewalk variance be granted based on the fact that the development does not connect to schools, hospitals, or has any sidewalks to connect to amenities within the general area. Board Member Kelly Grimes moved to approve the request. Board Member Craig English seconded. Motion carried, all voting aye.

ADJOURN

With no other business the meeting adjourned at 6:12 P.M.