

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING COMMISSION
MEETING MINUTES
FEBRUARY 19, 2018
6:00 P.M.

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

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

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Community Dev. Admin. Assistant

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 NOVEMBER 20, 2017.

Consider for approval the Planning and Zoning meeting minutes of November 20, 2017. Board Member Craig English moved to approve the meeting minutes as presented. Board Member Kelly Grimes seconded. Motion carried, all voting aye.

DISCUSSION/ACTION PLAT CASE PL#180201 BEING A REQUEST BY WARD AND GILLIS, LLC LOCATED AT 130 E. SHANNON ROAD, BEING FURTHER DESCRIBED AS LOTS 14B, 14C, & 15, BLOCK 207, TOWN SULPHUR SPRINGS AND IDENTIFIED AS PLAT NAME LISCIOTTI DEVELOPMENT, 2 LOTS.

This plat would create two lots out of a 3.98 acre tract of land located on the south side of Shannon Road east of Broadway between Chili's and Panda Express. In order to serve the proposed lot 1, sanitary sewer needs to be extended to serve the site and requires a long form plat which requires Planning & Zoning Commission and City Council approval. In 2013, an 8" water line was installed along Shannon Road to improve service in the area. In 2016, the City installed an 8" sewer line that stubs into the east side of the existing property. Both are adequate to serve reasonable commercial development. The applicant will be required to extend an 8" sanitary sewer line to the east side of lot 1 to serve the lot with public sewer. The applicant has indicated a sewer easement across lot 2 to accommodate the requirement. The applicant has indicated a 30' private drive easement across lot 2 to allow access for lot 1 to connect south to Duckworth Street.

This plat will vacate two items that were previously recorded on the property:

1. Vacation of a previous 50' roadway depiction as part of this plat. The City Council approved Ordinance 808 in 1979 to vacate a 50' roadway easement. At the time, it was determined that proposed extensions of Duckworth and San Jacinto Streets were no longer be necessary as the roadway was constructed over different tracts of land. This plat will eliminate the depiction.

2. Vacation of a 15' sanitary sewer easement Vol. 400, pg. 447 & vol. 336, pg. 701. This was an old sanitary sewer line that is now substandard and is no longer necessary with the 8" sewer line that was installed in 2016.

The applicant is also requesting a variance to construct sidewalks along the frontage of the property based on the lack of connectivity in the area. In lieu of constructing sidewalk along Shannon, the applicant offered to provide a sidewalk along a proposed driveway out to Duckworth to connect to the School sidewalk where there is better pedestrian access. See the attached letter from Bohler Engineering dated February 14, 2018.

The subdivision ordinance requires sidewalks to be installed for pedestrian safety in the following locations:

1. For a minimum distance of 500 feet along streets serving any school.
2. On one side of any collector street wider than 32 feet of pavement.
3. For a distance of 500 feet leading to any hospital.
4. On school property connecting to any sidewalks adjacent to school property unless other surface structure is provided.
5. Any other place deemed necessary by the Commission.

Mr. Jorge Gonzalez with Bohler Engineering spoke on behalf of Chick-fil-A and their intended use of the property. Chick-fil-A will be doing what they can to get the easements in place that will allow connectivity thru the property to facilitate of both parcels in the future.

There will be a sidewalk extension from Chick-fil-A to Duckworth with a proposed crosswalk. It was decided that it would be better to put the sidewalk on Duckworth because there are none there at this time. Chick-fil-A will be providing an easement for a sidewalk in the front.

Working within the confines to the drainage system will limit the post-development flows to pre-development flow values.

The east and south side vegetation may not stay depending on what goes back there. Since the water flows from west to east more than likely any detention would be diverted to the southeast corner which would mean having one detention pond for the remainder lot. An inline detention pond along the west boundary and an oversized pipe just to the east of the parking spaces is what Chick-fil-A would use for detention.

At this time, the parking lot will be closed off to thru traffic. Duckworth will provide additional private access. There are no plans to develop lot 2.

Board Member Craig English made a motion to accept all proposals as presented. Staff advised to recommend approval of the plat along with the conditions listed in the sidewalk waiver request as outlined in the letter dated February 14, 2018. Board Member Kelly Grimes seconded. Motion carried, all voting aye.

ADJOURN

With no other business the meeting adjourned at 6:22 P.M.