

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING COMMISSION
MEETING MINUTES
AUGUST 20, 2018
6:00 P.M.

Present: Chairman Ben Spraggins, Board Member Chuck Sickles, Board Member Craig English

Absent: Vice-Chairman Kelly Grimes, Board Member Mike Horne

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

Other: Carrie Nuckolls, Lisa LeMole, Jo Myrick, Leah Halstead, Dan Halstead

CALL MEETING TO ORDER:

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

DISCUSSION/ACTION ON JUNE 18, 2018.

Consider for approval the Planning and Zoning meeting minutes of June 18, 2018. Board Member Chuck Sickles moved to approve the meeting minutes as presented. Board Member Craig English seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST BY HAROLD AND KAREN MARTS TO REZONE PROPERTY LOCATED AT 1332 S. HILLCREST FROM SINGLE FAMILY (SF) TO LIGHT COMMERCIAL (LC).

This property is located at the southeast corner of Hillcrest Drive (Highway 19) and Rockdale Road. Adjacent properties are currently zoned single family to east and west and zoned light commercial to the north and south.

The uses of property in the area are residential, agricultural, and commercial. The Land Use Plan identifies the area as commercial which is consistent with this request.

Staff did get inquiries from adjacent property owners and there was confusion over which property was getting rezoned and who owned the property. It was verified by staff that Harold and Karen Marts do own the property and pay taxes on the property being rezoned.

Board Member Craig English moved to approve the zone request. Board Member Chuck Sickles seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST BY BURT LL, LLC, PAT CHASE AND CARRIE NUCKOLLS TO REZONE PROPERTY LOCATED AT 435 CONNALLY ST. FROM SINGLE FAMILY (SF) TO SINGLE FAMILY ATTACHED (SFA).

This property is located on the west side of Easy Street, south of Atkins Street and north of Connally Street. Adjacent properties are currently zone Multi-Family and Single Family to the north, Single Family to the east and west, and commercial to the south. The uses of property in

the area are primarily single family residential and multi-family in the area. The Land Use Plan identifies the area as residential which is consistent with this request. This appears to be a transitional area with single family and some multifamily uses in close proximity to the site. Single-family attached zoning would be an appropriate transition in this area between multi-family and single family and potential light commercial uses. As the redevelopment of properties near downtown continues to grow outward, staff expects that we will see more need for infill redevelopment and more dense residential development that is within walking distance to downtown.

It is anticipated that a demand for single-family attached dwellings will occur in the City from time to time. The SF-A, Single-Family Attached District, is created in most cases, by map amendment where development interest arises and some intermixture of single family attached, single-family detached and medium density dwellings are considered desirable. There is an increasing interest and demand for medium density housing in the City. The trend for this type housing commonly referred to as "townhouses", "Garden Homes, and "Zero-lot-line", will continue to grow as the City increases in size and population.

Carrie Nuckolls spoke on behalf of the owners of the property. The owner intends to build \$180,000 to \$250,000 upscale homes. The lots will include a lot of greenspace, trees, flowers and both back and front yards. They will be two stories and have either a porch or deck of some kind. The intent is to build 11 actual homes on the site. Each home will have either a detached or attached garage on the rear that will serve off of Atkins St. onto Easy St. The plan is to start the project after the City is done with improvements to Connally St. with sidewalks and utilities.

Lisa LeMole spoke to the Board regarding what assurances there are that the housing will be acceptable for Connally St. and that renting would not be an option. Jo Myrick also spoke with the Board with the same concerns. Both will visit with Mrs. Nuckolls to get more information and talk about what the plans for the project are in more detail.

Board Member Chuck Sickles moved to approve the zone request. Board Member Craig English seconded. Motion carried, all voting aye.

ADJOURN

With no other business the meeting adjourned at 6:28 P.M.