

CITY OF SULPHUR SPRINGS
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
December 18, 2006

Present: Bryan Baier, Gary Spraggins, Craig Roberts, Pamela Clayton,
Craig Johnson

Staff: Johnny Vance, Director of Community Development,
Jennifer Graham, Administrative Asst., Audine Turman, P&Z Secretary,
Mike Allen, Engineering Tech., Dave Reed, Engineer

Others: David Watson, Guy Rushin, Wayne Cooper

CALL REGULAR MEETING TO ORDER:

Planning and Zoning Chairman Bryan Baier called the regular meeting of the Planning and Zoning Commission to order at 7:00 P.M.

DISCUSSION/ACTION REGULAR MEETING MINUTES OF OCTOBER 16, 2006:

A motion was made by Pamela Clayton and seconded by Craig Roberts to approve the meeting minutes of October 16, 2006. Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #061201: A motion was made by Craig Roberts and seconded by Gary Spraggins to approve a request by the City of Sulphur Springs to rezone property located on East Shannon & Sewell Lne., being further described as Tract 3-20, from Agriculture (AG) to Light Industrial (LI). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #061202: A motion was made by Gary Spraggins and seconded by Pamela Clayton to approve a request by the City of Sulphur Springs to rezone property located off Southland Street, being further described as Tract 200, from Agriculture (AG) to Single Family (SF). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #061203: A motion was made by Craig Roberts and seconded by Pamela Clayton to approve a request by the City of Sulphur Springs to rezone property located at 1873 S. Broadway, being further described as Lot 13, Block 208 & Lots 2-50, 2-40, Block 209-200, from Agriculture (AG) to Heavy Commercial (HC). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #061204: A motion was made by Pamela Clayton and seconded by Gary Spraggins to approve a request by the City of Sulphur Springs to rezone property located behind Lot 12-01, West side of Holiday Dr., being further described as Tract 200-01, from Agriculture (AG) to Single Family (SF). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #061205: A motion was made by Gary Spraggins and seconded by Craig Roberts to approve a request by the City of Sulphur Springs to rezone property located behind Lot 11, Block 208-2, West side of Holiday Dr. from Agriculture (AG) to Single Family (SF). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #061206: A motion was made by Craig Johnson and seconded by Gary Spraggins to approve a request by the City of Sulphur Springs to rezone property on the East side of Holiday Dr., being further described as Tract 2-40, from Agriculture (AG) to Heavy Commercial (HC). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #061207: A motion was made by Craig Johnson and seconded by Bryan Baier to approve a request by the City of Sulphur Springs to rezone property on the East side of Texas St., South of the Interstate, being further described as Tract 45, from Agriculture (AG) to Single Family (SF). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #061210: A motion was made by Pamela Clayton and seconded by Bryan Baier to approve a request by the City of Sulphur Springs to rezone property located between Holiday Dr. & Arbala Rd., being further described as Tract 22, from Agriculture (AG) to Single Family (SF). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #061211: A motion was made by Gary Spraggins and seconded by Pamela Clayton to approve a request by the City of Sulphur Springs to rezone property located on the East side of Texas Street, South of the Interstate, being further described as Tract 45-01, from Agriculture (AG) to Heavy Commercial (HC). Motion carried, all voting aye.

DISCUSSION/ACTION ON FINAL PLAT COLEMAN PARK ESTATES PHASE I: A motion was made by Gary Spraggins and seconded by Pamela Clayton to approve a request by Developer/David Watson for a revised plat of Phase I, being further described as property located South of Lincoln Heights Addition, Phase I containing 14 Lots (5.804 acres) contingent upon executing a community facilities contract. Motion carried, all voting aye.

DISCUSSION/ACTION ON FINAL PLAT PHASE II COLEMAN PARK ESTATES:

A motion was made by Pamela Clayton and seconded by Gary Spraggins to approve a request by Developer/David Watson to subdivide property located South of Lincoln Heights into 16 Lots (4.924 acres) contingent upon phase I and execution of a community facilities contract. Motion carried, all voting aye.

ANY OTHER BUSINESS:

Johnny advised the Board that the meeting for January would fall on a holiday for the City of Sulphur Springs. The Board decided to hold the January meeting on January 22, 2007.

ADJOURN:

A motion was made by Bryan Baier and seconded by Pamela Clayton to adjourn the meeting of December 18, 2006 at 7:38 P.M. Motion carried, all voting aye.