

CITY OF SULPHUR SPRINGS  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
February 19, 2007

Present: Bryan Baier, Gary Spraggins, Craig Johnson

Absent: Craig Roberts, Pamela Clayton

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

Others: Donna Edgar

**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 JANUARY 22, 2007:**

A motion was made by Gary Spraggins and seconded by Craig Johnson to approve the meeting minutes of January 22, 2007. Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070201:** A motion was made by Bryan Baier and seconded by Gary Spraggins to approve a City initiated rezoning request for property located on the Southwest corner of Rockdale Rd. and Vaughn Dr., being further described as Tract 246 from Agriculture (AG) to Single Family 6.000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070202:** A motion was made by Gary Spraggins and seconded by Craig Johnson to approve a City initiated rezoning request for property located on the West side of Vaughn Dr, being further described as Tract 246-03 from Agriculture to Single Family 6,000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070203:** A motion was made by Craig Johnson and seconded by Gary Spraggins to approve a City initiated rezoning request for property located Southeast of Vaughn Dr. & Rockdale Rd., being further described as Tract 268 from Agriculture to Single Family 6,000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070204:** A motion was made by Gary Spraggins and seconded by Bryan Baier to approve a City initiated rezoning request for property located on the Northwest corner of Vaughn Dr. & Majors Dr., being further described as Tract 269 from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070205:** A motion was made by Craig Johnson and seconded by Gary Spraggins to approve a City initiated rezoning request for property located on the Northeast corner of Majors Dr. & Vaughn Dr., being further described as Tract 270 from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070206:** A motion was made by Craig Johnson and seconded by Bryan Baier to approve a City initiated rezoning request for property located South of Majors Dr., being further described as Tract 231-01 from Agriculture to Single Family 6,000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070207:** A motion was made by Gary Spraggins and seconded by Bryan Baier to deny a City initiated rezoning request for property located on the West side of Arbala Rd., being further described as Tract 160 from Agriculture to Heavy Commercial (HC). After discussion Gary Spraggins amended the motion and Bryan Baier seconded to state that the property would be zoned Single Family 6,000. Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070208:** A motion was made by Craig Johnson and seconded by Gary Spraggins to approve a City initiated rezoning request for property located South of Majors Dr., being further described as Tract 244 from Agriculture to Single Family 6,000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070209** Before this discussion/action took place, Staff advised the Board that they would like to change their recommendation from the zoning classification of Heavy Commercial (HC) to Single Family 6,000 (SF-6). A motion was made by Gary Spraggins and seconded by Bryan Baier to approve a City initiated rezoning request for property located West of Arbala Rd., being further described as Tract 213 from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070210:** A motion was made by Gary Spraggins and seconded by Bryan Baier to approve a City initiated rezoning request for property located on the Southeast corner of Majors Dr. & Vaughn Dr., being further described as Tract 231 from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070211:** Before the discussion/action took place, Staff advised the Board that they would like to change their recommendation from the zoning classification of Light Commercial (LC) to Single Family 6,000 (SF-6). The Board felt that if the Owner had been initially advised that the property would be zoned Light Commercial (LC), then it should be approved as published. A motion was made by Craig Johnson and seconded by Gary Spraggins to approve a City initiated rezoning request for property located between Vaughn Dr. & Hwy. 19, being further described as Tract 233 from Agriculture (AG) to Light Commercial (LC). Motion carried with Craig Johnson and Gary Spraggins voting aye and Bryan Baier voting nay.

**DISCUSSION/ACTION ON ZONING CASE #070212:** Before the discussion/action took place, Staff advised the Board that they would like to change their recommendation from the zoning classification of Light Industrial (LI) to Single Family 6,000 (SF-6). Staff had decided to zone this property Single Family 6,000 (SF-6) initially. A person who was thought to be the Owner of the property came into the office and requested it be changed to Light Industrial (LI). In later review, it was found that the Owner was not the party that had requested the change. Since the Owner was not present at the meeting and there was a residence adjacent to the property, it was decided that the change would be made to zone the property Single Family 6,000 (SF-6). A motion was made by Gary Spraggins and seconded by Bryan Baier to approve a City initiated rezoning request for property located on the Northwest corner of Rockdale Rd. & Hwy. 19, being further described as Tract 280 from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye. Mike Allen will contact the Owner and advise him of the change.

**ANY OTHER BUSINESS:**

Vice-Chairman Gary Spraggins requested that in the event a zoning classification was changed from what was published, that Staff notify the party involved.

**ADJOURN:**

A motion was made by Bryan Baier and seconded by Craig Johnson to adjourn the meeting of February 19, 2007 at 7:45 P.M. Motion carried, all voting aye.