

CITY OF SULPHUR SPRINGS  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
April 16, 2007

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

Absent: Craig Roberts

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

Others: Kathryn Williams, Jim Stovall, Gene Mattison, Clint Bukley, Henry Hill,  
Billie Hill, Chris Gibbins, Scarlett Gibbins

**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 MARCH 19, 2007:**

A motion was made by Gary Spraggins and seconded by Craig Johnson to approve the meeting minutes of March 19, 2007. Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070306:**

A motion was made by Gary Spraggins and seconded by Pamela Clayton to approve a request for property located on Arbala Rd., being further described as Tract 211 from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070312:**

A motion was made by Pamela Clayton and seconded by Craig Johnson to approve a request for property located on the West side of SH. 19, being further described as Tract 241, from Agriculture (AG) to Light Commercial (LC). Owner Kathryn Williams was at the meeting on behalf of herself and her husband to request that the zoning be classified as strictly Commercial. Chairman Bryan Baier informed Mrs. Williams that there was not a blanket zoning classification of Commercial. She expressed she did not want a zoning classification of Light Commercial. She felt that it limited them to the type of business they could sell the property to, which they were planning to put on the market in the future. Chairman Baier informed Mrs. Williams that she could apply for a zoning change and that it would come back before the Board for consideration. Staff will mail Mrs. Williams the information and applications to file such a request. Motion carried, all voting aye to rezone from Agriculture (AG) to Light Commercial (LC).

**DISCUSSION/ACTION ON ZONING CASE #070313:** A motion was made by Gary Spraggins and seconded by Pamela Clayton to approve a request for property located on the West side S.H. 19, being further described as Tract 241-02, from Agriculture (AG) Light Commercial (LC). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070314:** A motion was made by Craig Johnson and seconded by Gary Spraggins to approve a request for property located on the West side of S.H. 19, being further described as Tract 241-03, from Agriculture (AG) to Light Commercial (LC). Motion carried, all voting aye.

**DISCUSSION/ACTION FINAL PLAT HILL ADDITION:** A motion was made by Pamela Clayton and seconded by Gary Spraggins to approve a request by Owner/Henry Hill to replat property located on the East side of Reservoir St., being further described as Lots 14B and 31C, Block 23-1, into one lot. Mr. Hill wishes to build a carport on the south side of this property. He stated that if the Board approved the plat he did not have a problem with giving the City a 25' right-of-way on the property facing Baker St. if it was ever needed. Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070401:** A motion was made by Gary Spraggins and seconded by Craig Johnson to approve a request for property located on the West side of SH. 19, being further described as Tract 241-04, from Agriculture (AG) to Light Commercial (LC). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070402:** A motion was made by Gary Spraggins and seconded by Pamela Clayton to approve a request for property located on the West side of SH. 19, being further described as Tract 241-06, from Agriculture (AG) to Light Commercial (LC). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070403:** A motion was made by Craig Johnson and seconded by Gary Spraggins to approve a request for property located North of I-30, being further described as Tract 1, Abstract 1102, from Agriculture (AG) to Light Industrial (LI). The front portion of this property is currently zoned Single Family (SF-6) with the back portion being what was recently annexed. The property owner was present and asked that his property that was recently annexed also be zoned Single Family (SF-6). Craig Johnson with Gary Spraggins seconding amended his motion to change the zoning classification to Single Family (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070404:** A motion was made by Pamela Clayton and seconded by Gary Spraggins to approve a request for property located North of I-30 and South of Main Street, being further described as Tract 3, from Agriculture (AG) to Light Industrial (LI). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070405:** A motion was made by Craig Johnson and seconded by Bryan Baier to approve a request for property located North of I-30 and South of Main Street, being further described as Tract 158, from Agriculture (AG) to Light Industrial (LI). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070406:** A motion was made by Gary Spraggins and seconded by Pamela Clayton to approve a request for property located North of I-30 and South of Main Street, being further described as Tract 158-11, from Agriculture (AG) to Light Industrial (LI). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070407:** A motion was made by Pamela Clayton and seconded by Craig Johnson to approve a request for property located North of I-30 and South of Main Street, being further described as Tract 205, from Agriculture (AG) to Light Industrial (LI). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070408:** A motion was made by Pamela Clayton and seconded by Craig Johnson to approve a request for property located North of I-30 and South of Main Street, being further described as Tract 207, from Agriculture (AG) to Light Industrial (LI). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070409:** A motion was made by Gary Spraggins and seconded by Pamela Clayton to approve a request for property located North of I-30 and South of Main Street, being further described as Tract 1, Abstract 1102-001, from Agriculture (AG) to Light Industrial (LI). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070410:** A motion was made by Craig Johnson and seconded by Pamela Clayton to approve a request for property located on the West side of SH. 19, being further described as Tract 241-07, from Agriculture (AG) to Light Commercial (LC). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070411:** A motion was made by Pamela Clayton and seconded by Gary Spraggins to approve a request for property located on the West side of SH. 19, being further described as Tract 241-08, from Agriculture (AG) to Light Commercial (LC). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070412:** A motion was made by Gary Spraggins and seconded by Pamela Clayton to approve a request for property located on Rockdale Rd., being further described as Tract 255, from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZBA CASE #070401:** A motion was made by Bryan Baier and seconded by Gary Spraggins to send a recommendation of approval to the Zoning Board of Adjustments for a request by Owner/Leisa Taylor Neal for a Special Use Permit for property located at 204 Main Street, being further described as Lot 3, Block 5, for the operation of a permanent cosmetic, Day Spa & Salon. Motion carried, all voting aye.

**ANY OTHER BUSINESS:** Johnny informed the board that there would be items on the agenda for next month.

**ADJOURN:**

The meeting of April 16, 2007 was adjourned by Chairman Bryan at 8:44 P.M.