

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

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

Absent: Pamela Clayton

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

Others: Johnny Gibson, Mary Gamblin, Ava Martin, Ronny Burchfield, Joyce
Burchfield,

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 FEBRUARY 19, 2007:

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

DISCUSSION/ACTION ON FINAL PLAT - TIN RAG ADDITION:

A motion was made by Bryan Baier and seconded by Craig Johnson to approve a request by Owners/George Tolson and Johnny Gibson to subdivide property located off CR 4706, being further described as Tract 13-13, Abstract 51 into five lots. Staff recommended denial of this case due to the subdivision not complying with Ord. #2049. Motion carried, all voting aye.

DISCUSSION/ACTION ON FINAL PLAT – WHITE OAK ESTATES:

A motion was made by Gary Spraggins and seconded by Craig Roberts to approve a request by Owners/Margaret Delarbre, James and Cheryl Goggans and Joy Pinkerton to replat property located on the North side of Pipeline Road, West and South of Raintree Circle, being further described as Lot Pt. 1 & 2, Blk. 406 & Lot 1, Blk. 508. Replat Lots 10 & 11 Blk. 511, White Oak Estates. Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #070301: A motion was made by Craig Roberts and seconded by Gary Spraggins to approve a request for property located on Shannon Rd. East inside; being further described as Lt. 1-02, Blk. 219 from Single Family 6,000 (SF-6) to Heavy Commercial (HC). The property owner was informed that the lot was not an approved building site and a building permit would not be issued for development on the property without further requirements being addressed at a later time. Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #070302: A motion was made by Craig Roberts and seconded by Bryan Baier to approve a City initiated rezoning request for property located on S.H. 19, being further described as Tract 242, from Agriculture (AG) to Light Commercial (LC). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #070303: A motion was made by Gary Spraggins and seconded by Craig Roberts to approve A City initiated rezoning request for property located on S.H. 19, being further described as Tract 242-01, from Agriculture (AG) to Light Commercial (LC). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #070304: A motion was made by Craig Roberts and seconded by Gary Spraggins to approve a City initiated rezoning request for property located on the Southwest corner of Arbala Rd. and I-30, being further described as Tract 273, from Agriculture (AG) to Light Industrial (LI). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #070305: A motion was made by Gary Spraggins and seconded by Bryan Baier to approve a City initiated rezoning request for property located between Rockdale Rd. and S.H. 19, being further described as Tract 252, from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried with Bryan Baier, Craig Johnson and Gary Spraggins voting aye, and Craig Roberts voting nay.

DISCUSSION/ACTION ON ZONING CASE #070306: A motion was made by Bryan Baier and seconded by Gary Spraggins to approve a City initiated rezoning request for property located on Arbala Rd., being further described as Tract 211, from Agriculture (AG) to Heavy Commercial (HC). Staff's recommendation at the meeting was to change the zoning to Single Family 6,000 (SF). Motion to approve zoning to Heavy Commercial (HC) was denied with Craig Roberts voting aye and Bryan Baier, Craig Johnson and Gary Spraggins voting nay. This case will be brought back before the Board next month with the request being that Tract 211 be rezoned to Single Family 6,000 (SF-6).

DISCUSSION/ACTION ON ZONING CASE #070307: A motion was made by Craig Johnson and seconded by Craig Roberts to approve a City initiated rezoning request for property located on W. Shannon Rd., being further described as Tract 92-11, from Agriculture (AG) to Heavy Commercial (HC). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #070308: A motion was made by Gary Spraggins and seconded by Craig Roberts to approve a City initiated rezoning request for property located on W. Shannon Rd., being further described as Tract 265, from Agriculture (AG) to Heavy Commercial (HC). The motion to approve to Heavy Commercial (HC) carried with Gary Spraggins, Craig Johnson and Craig Roberts voting aye and Bryan Baier voting nay. Staff's recommendation at the meeting was to change the zoning to Single Family 6,000 (SF).

DISCUSSION/ACTION ON ZONING CASE #070309 A motion was made by Gary Spraggins and seconded by Bryan Baier to approve a City initiated rezoning request for

property located on S.H. 19, being further described as Tract 250, from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #070310: A motion was made by Craig Johnson and seconded by Craig Roberts to approve a City initiated rezoning request for property located on Majors Street, being further described as Tract 271, from Agriculture (AG) to Single Family 6,000. (SF-6). Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE #070311: A motion was made by Gary Spraggins and seconded by Bryan Baier to approve a City initiated rezoning request for property located on Majors Street, being further described as Tract 222-22, 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 Gary Spraggins and seconded by Craig Roberts to deny a City initiated rezoning request for property located on S.H. 19, being further described as Tract 241, from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye. This case will be brought back before the Board next month with the request being that Tract 241 be rezoned to Light Commercial (LC).

DISCUSSION/ACTION ON ZONING CASE #070313: A motion was made by Gary Spraggins and seconded by Craig Roberts to deny a City initiated rezoning request for property located on S.H. 19, being further described as Tract 241-02, from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye. This case will be brought back before the Board next month with the request being that Tract 241-02 be rezoned to Light Commercial (LC).

DISCUSSION/ACTION ON ZONING CASE #070314: A motion was made by Gary Spraggins and seconded by Craig Johnson to deny a City initiated rezoning request for property located on S.H. 19, being further described as Tract 241-03, from Agriculture (AG) to Single Family 6,000 (SF-6). Motion carried, all voting aye. This case will be brought back before the Board next month with the request being that Tract 241-03 be rezoned to Light Commercial (LC).

ANY OTHER BUSINESS:

ADJOURN:

A motion was made by Craig Johnson and seconded by Bryan Baier to adjourn the meeting of March 19, 2007 at 8:17 P.M. Motion carried, all voting aye.