

CITY OF SULPHUR SPRINGS  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
June 18, 2007

Present: Bryan Baier, Craig Johnson, Pamela Clayton, Rita Edwards, John Sellers

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

Others: Kathryn Williams, Plas Williams, Sean Reneau, Dale Guest

**PRESENTATION OF PLAQUES**

Plaques were presented to outgoing Commissioners Gary Spraggins and Craig Roberts. Chairman Baier thanked them for their service.

**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.

**OATH OF OFFICE:**

Oath of Office was administered to newly appointed Commissioners Rita Edwards and John Sellers.

**DISCUSSION/ACTION SELECTION OF PLANNING AND ZONING CHAIRMAN:**

A motion was made by Craig Johnson and seconded by Pamela Clayton to reappoint Brian Baier as Chairman for the Planning and Zoning Commission. Motion carried, all voting aye.

**DISCUSSION/ACTION SELECTION OF PLANNING AND ZONING VICE CHAIRPERSON:**

A motion was made by Rita Edwards and seconded by Craig Johnson to appoint Pamela Clayton as Vice Chairperson for the Planning and Zoning Commission. Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070601:** A motion was made by Pamela Clayton and seconded by John Sellers to approve a City initiated rezoning request for property located on SH. 19, being further described as Tract 241, from Light Commercial (LC) to Light Industrial (LI). Motion carried with Pamela Clayton, John Sellers, Rita Edwards and Craig Johnson voting aye and Bryan Baier voting nay.

**DISCUSSION/ACTION ON ZONING CASE #070602:** A motion was made by John Sellers and seconded by Craig Johnson to approve a City initiated rezoning request for property located on SH. 19, being further described as Tract 241-03, from Light Commercial (LC) to Light Industrial (LI). Motion carried with Pamela Clayton, John Sellers, Rita Edwards and Craig Johnson voting aye and Bryan Baier voting nay.

**DISCUSSION/ACTION ON ZONING CASE #070603:** A motion was made by Craig Johnson and seconded by Pamela Clayton to approve a City initiated rezoning request for property located on SH. 19, being further described as Tract 241-02 from Light Commercial (LC) to Light Industrial (LI). Motion carried with Pamela Clayton, John Sellers, Rita Edwards and Craig Johnson voting aye and Bryan Baier voting nay. Chairman Baier expressed that he believes in this case and the preceding two cases that that in the future this zoning classification may be appropriate but that at this time is not and will be more intrusive to surrounding property owners.

**DISCUSSION/ACTION FINAL PLAT GSC FIDELITY EXPRESS:** A motion was made by Craig Johnson and seconded by Bryan Baier to approve a request by Owner/Bill Shultz to replat several lots in Blocks 98 and 100 into one lot, the property is located on US. Hwy. 67 - Main Street. Motion was approved with the stipulation that a Community Facilities Contract be entered into. Motion carried, all voting aye.

**DISCUSSION/ACTION FINAL PLAT RENEAU ADDITION:** A motion was made by Pamela Clayton and seconded by Rita Edwards to approve a request by Owners/ Sean & Chrystal Reneau to subdivide property at 720 College Street, being further described as Lot 29, Block 54-1, into two lots. A stipulation that no access be granted to Mitchell St. was put in place by the Board as indicated by the plat. Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZBA CASE #070601:** A motion was made by Craig Johnson and seconded by Pamela Clayton to recommend to the Zoning Board of Adjustments an approval for a request by Owner/Sulphur Springs ISD for a Special Use Permit for property located on the corner of Mockingbird Lne. & Duckworth Street, Bowie Elementary School, being further described as Lot 17, Block 207, to move in two temporary classroom buildings to accommodate additional students until a permanent school can be approved and built. Motion was revised by Craig Johnson and seconded by Bryan Baier to put a one year time limit so that the request would have to be resubmitted and could be reevaluated. The buildings must meet all American Disability Act standards as well as Industrialized Building Code standards. Motion carried with Pamela Clayton, Bryan Baier, Rita Edwards and Craig Johnson voting aye and John Sellers voting nay

**DISCUSSION/ACTION ON ZBA CASE #070602:** A motion was made by Pamela Clayton and seconded by Bryan Baier to recommend to the Zoning Board of Adjustments an approval for a request by Owner/Sulphur Springs ISD for a Special Use Permit for property located on the corner of Main and Garrison Street, Travis Elementary School, being further described as Lot 8, Block 18, to move in two temporary classroom buildings to accommodate additional students until a permanent school can be approved and built. Board voted to put a one year time limit so that the request would have to be resubmitted and could be reevaluated. The buildings must meet all American Disability Act standards as well as Industrialized Building Code standards. Motion carried with Pamela Clayton, Bryan Baier, Rita Edwards and Craig Johnson voting aye and John Sellers voting nay

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

**ADJOURN:**

The meeting of June 18, 2007 was adjourned by Chairman Bryan Baier at 7:38 P.M.