

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

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

Staff: Johnny Vance, Director of Community Development,  
Jennifer Graham, Administrative Asst.

Others: Gene Mattison, Clint Bulkley, Johnny Dobson, Chris Gibbons, Scarlett  
Gibbons

**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 ON MEETING MINUTES FOR APRIL 16, 2007:** A motion was made by Pamela Clayton and seconded by Craig Johnson to approve the meeting minutes of April 16, 2007. Motion carried all voting aye.

**DISCUSSION/ACTION ON MEETING MINUTES FOR JUNE 18, 2007:** A motion was made by John Sellers and seconded by Rita Edwards to approve the meeting minutes of June 18, 2007. Motion carried all voting aye.

**DISCUSSION/ACTION ON FINAL PLAT BULKLEY ADDITION:** A motion was made by Pamela Clayton and seconded by Craig Johnson to approve a request by Owners/Clinton and Linda Bulkley to replat property located on the South side of Hwy. 67 (Main Street) and North side of I-30, being further described as Lot 3, Block 608, Lot 4, Block 423 and Tract 158, Abstract 1102, into one lot with the stipulation set forth by Staff. The stipulation states that development density will determine water, sewer, and drainage requirements and the design and installation of improvements with appropriate capacities shall be the burden of the developer. Gene Mattison, spokesman for the Bulkleys, clarified what the stipulation was requiring. Johnny Dobson who owns land to the west of this property inquired as to what type of development might be put on the property, such as residential. He was assured it was not going to be a residential development. Motion carried all voting aye.

**DISCUSSION/ACTION ON ZONING CASE #070701:** A motion was made by Bryan Baier and seconded by Pamela Clayton to approve a request by Owners/Clinton and Linda Bulkley to rezone property located on the south side of Hwy. 67 (Main Street), North side of I-30, being further described as Lot 3, Block 608, Lot 4, Blk. 423 and Tract 158, Abstract 1102 (aka Lot 1), from Light Industrial (LI), Single Family (SF-6) and Heavy Commercial (HC) to Heavy Industrial (HI). Mr. Mattison, spokesperson for the Bulkleys, informed the Board that a trucking company would be located on the property and possibly a cold storage unit in the future. Staff recommended to the Board that the zoning be changed to Light Industrial instead of Heavy Industrial. Mr. Vance let Mr. Bulkley know that this zoning classification would be sufficient for the business he intended to operate on the property. Johnny Dobson, who owns the adjacent property to

the west, opposed a zoning classification of Heavy Industrial or Light Industrial due to the fact that his longtime residence as well as his daughter's residence were located on his property. Chris Gibbons, who owns the property to the east of property to be rezoned, was concerned about the health problems it would cause for his family and the reduction of his property value. Mr. Vance made aware that since the location would be inside the City limits there would be standards that had to be met concerning the development for this property, such as no gravel that would cause dust in the wind or mud in the rain, which was a concern of Mr. Gibbons due to his family's allergies to such things. In light of the information presented to the Board, Mr. Baier amended his motion to change the zoning to Light Industrial and it was seconded by Rita Edwards. Motion carried with Bryan Baier, John Sellers, Rita Edwards and Craig Johnson voting aye and Pamela Clayton voting nay.

**DISCUSSION/ACTION ON AN AMENDMENT TO ORDINANCE 2050:** A motion was made by Pamela Clayton and seconded by John Sellers to approve an ordinance amending the City of Sulphur Springs Ordinance No. 2050, the Zoning Ordinance, by amending Article 15, Heavy Commercial District, Section 15.201. After discussion by the Board on what impact this would have on future commercial development in the City, it was decided that further investigation into the requirements proposed by the ordinance would be needed. Motion was denied, all voting aye.

**DISCUSSION/ACTION ANY OTHER BUSINESS:** Mr. Vance asked that the Board give some direction as to the revisions needed in the ordinance or a statement to give to the City Council asking for their clarification as to how they wished the ordinance to be written. Staff informed the Board they would do more investigation in this issue and bring it back to the next meeting. During this time, Mr. Dobson asked if it was possible to request to change the zoning of his property to Single Family and was told he could make application to do so. Also, at this time Mr. Dobson wanted to make inquiries into prior agenda items already voted on by the Board. He was informed that that the Board would not be able engage in a discussion on these issues but he was welcome have his voice heard.

**ADJOURN:**

The meeting of July 16, 2007 was adjourned by Chairman Bryan Baier at 8:05 P.M.