

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

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

Absent: Pamela Clayton

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

Others: Randall Moore, Patsy McMahan, Guy Couthran, Billie Couthran, Art Romanat, Lisa Riska, Steven Riska, Nancy Irich Briggs, Susann Briggs, Joy Wilson, John Bradberry, Billie Ruth Standbridge, Mikelle Standbridge, Tammy Olague, Susan Jones, Ken Reese, Shane Henry, Gary Bolt, Eugene Edwards

**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 OCTOBER 15, 2007:**

A motion was made by Rita Edwards and seconded by Craig Johnson to approve the meeting minutes of October 15, 2007. Motion carried all voting aye.

**DISCUSSION/ACTION FINAL REPLAT – WOODBRIDGE CROSSING**

**ADDITION:** A motion was made by John Sellers and seconded by Rita Edwards to approve with the proposed setbacks a request by Owner/Gene Watson to replat property located on the West side of State Hwy. 19, East side of Westwood Drive, being further described as Woodbridge Crossing Block 6, into Lot 1. Residents of the Woodbridge Addition were present and voiced concern about the traffic it would create if a commercial business were to locate there, due to the fact that the only entrance would be on Westwood Dr. since the State will not grant access from Hwy 19. Staff informed them that at this time there has not been a plan presented to them as to how the property would be developed. Motion carried all voting aye.

**DISCUSSION/ACTION FINAL PLAT FELLOWSHIP CHRISTIAN CHURCH**

**ADDITION:** A motion was made by Craig Johnson and seconded by Rita Edwards to approve a request by Fellowship Christian Church and the City of Sulphur Springs to replat property located on the North side of Connally St. between Davis St. and Mulberry St., being further described as Lots 1 & 2, Block 13, into one lot. Motion carried all voting aye.

**DISCUSSION/ACTION ON ZBA CASE #071101:** A motion was made by Bryan Baier and seconded by Craig Johnson to **DENY** a request by Owner's Representative/ Gary Bolt for a Special Use Permit for property located at 1505 W. Industrial Dr., being further described as Lot 1, Block 216-100 to move in three (3) temporary buildings to use as offices for sales personnel during the construction of the new facility. Several times during the discussion, this case drifted from the agenda item before the Planning and Commission Board to other concerns of the residents of Woodbridge not pertaining to this case. They were given ample time to comment on those issues but were told that the only item before the Board was the issue of whether temporary buildings could be placed on the property to give Lone Star Dodge the opportunity to start selling cars. Staff was reluctant to grant the permit due to safety issues that could occur by placing a retail business on an active construction site. In addition, the dialogue between Staff and the contractor have been hindered and without further information from the Contractor or the Dealership, Staff is unable to move forward with anything concerning this project. It was suggested by Staff and the Board that the Homeowner's Association have a meeting with Lone Star Dodge representatives to discuss their concerns and come to a compromise that is best for both parties. Motion carried all voting aye to **DENY** request.

**DISCUSSION/ACTION ZONING CASE #071101:** A motion was made by John Sellers and seconded by Rita Edwards to approve the request to amend Section 20.300 Article 20.200 of Ordinance #2050 to include the Central Commercial District as a zoning for which a private beverage club can be located.

**DISCUSSION/ACTION ANY OTHER BUSINESS:** Mr. Vance informed the Board there would be one plat and one rezone on the agenda for next month.

**ADJOURN:**

The meeting of November 19, 2007, was adjourned by Chairman Bryan Baier at 8:00 P.M.