

CITY OF SULPHUR SPRINGS
PLANNING & ZONING COMMISSION
REGULAR MEETING MINUTES
October 15, 2007

Present: Bryan Baier, Craig Johnson, Rita Edwards

Absent: Pamela Clayton, John Sellers

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

Others: Paul Carter, Don Sides, Kathy Sides, Sue Huffman, Tony Maffia, Mary
Clark, Fred Caldwell, Darlene Caldwell, Juan Vasquez and one
unidentifiable signature

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 SEPTEMBER 17, 2007:

A motion was made by Rita Edwards and seconded by Craig Johnson to approve the meeting minutes of September 17, 2007. Motion carried all voting aye.

DISCUSSION/ACTION ON ZBA Case #071002: A motion was made by Craig Johnson and seconded by Bryan Baier to approve a request by Owner/Mahesh Patel for a Special Use Permit for property located off E. Industrial/Proposed Carter Street, being further described as Lot 3, Block 214-1 to construct a Hotel. The Owner would be required to construct Carter St. short of the entry point of the property making a cul de sac so that traffic will not be able to go between the hotel and the residential property. Property owners were concerned about the drainage issues and Staff assured them that those issues would be addressed in the platting process, which would also have to go before this same Board for approval. A six foot masonry fence will be required as a buffer between the hotel and residential property. Staff would also look at the idea of possibly extending the six foot masonry fence across the 50' right of way owned by the City. At the meeting, Don Sides submitted six written responses from property owners. There was one response in favor and six responses in opposition. Anthony Maffia returned his response at the meeting with no answer checked. Staff recommended approval contingent upon a Community Facilities Contract being signed. Motion carried all voting aye.

DISCUSSION/ACTION FINAL PLAT OAKWELL ADDITION: A motion was made by Bryan Baier and seconded by Rita Edwards to approve a request by Owners/Bill & Margie Dale Hathcox to replat property located at 1201 Mockingbird Lane, being further described as Lots 3 & 3A, Block 207 into one lot. Development of this site would result in the relocation of the sewer line, which would be replaced with PVC. This proposed development would also include signal light modifications at Lee and Broadway to accommodate the driveway. Staff recommends approval based on a Community Facility Contract being signed for the new sewer and signal light when development occurs. Motion carried all voting aye.

DISCUSSION/ACTION ANY OTHER BUSINESS: Mr. Vance informed the Board there would be three plats on the agenda for next month.

ADJOURN:

The meeting of October 15, 2007 was adjourned by Chairman Bryan Baier at 7:21 P.M.