

CITY OF SULPHUR SPRINGS  
ZONING BOARD OF ADJUSTMENTS AND APPEALS  
MEETING MINUTES  
NOVEMBER 20, 2007

Present: Clayton McGraw, Joel Sheffield, Claude Walter and James Hulen

Absent: David Watson, Gary Stokes, Jonathan Cooper

Staff: Johnny Vance, Dir. Com. Dev., Audine Turman, ZBA Secretary, Jennifer Graham, Administrative Asst.

Others: Guy Couthran, Billie Couthran, Patsy McMahan, Ken Reese, Carmen Crouse, Art Romanat

**CALL MEETING TO ORDER:**

ZBA Chairman Clayton McGraw called the meeting of the Zoning Board of Adjustments and Appeals to order at 5:30 P.M.

**DISCUSSION/ACTION ZBA MEETING MINUTES OF OCTOBER 22, 2007:**

A motion was made by James Hulen and seconded by Claude Walter to approve the ZBA Minutes of October 22, 2007. Motion carried, all voting aye.

**DISCUSSION/ACTION ZBA CASE NO. 071101:**

A motion was made by Claude Walter and seconded by Joel Sheffield 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 sales offices for sale personnel during the construction of the new facility for Lone Star Dodge. As in, the Planning and Zoning Meeting on November 19, 2007 there were residents from Woodbridge present. Again, they wished to voice their concerns about issues other than the item before the Board. As in the P&Z Meeting, they were given the opportunity to speak. After listening to Staff's concern involving the use of the commercial property for retail sales the Board voted unanimously to **DENY** the request. Motion carried, all voting aye.

**DISCUSSION/ACTION ZBA CASE NO. V-071101:** A motion was made by Joel Sheffield and seconded by James Hulen to **DENY** a request by Owner/Texas Car Mart, Inc. – David Bolt for property located at 1237 S. Broadway, being further described as Lot 12A, Block 206, for a variance to Ordinance #2247 to exceed the maximum size for a sign. The Board felt that if they approved the request it would set a precedent for other request to deviate from the ordinance and soon the signs would begin to overshadow businesses, restaurants, etc., and create a look of clutter within the City. Motion carried, all voting aye.

**ANY OTHER BUSINESS:**

Johnny informed the Board that at this time there were no requests for the month of December.

**ADJOURN:**

Chairman McGraw adjourned the meeting at 5:57 P.M.