

CITY OF SULPHUR SPRINGS
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MEETING MINUTES
OCTOBER 16, 2007

Present: Vice Chairman Joel Sheffield, ZBA Members Claude Walter, James Hulen and David Watson and Alternate Gary Stokes

Absent: ZBA Chairman Clayton McGraw, Alternate Jonathan Cooper

Staff: Johnny Vance, Dir. Com. Dev., Jennifer Graham, Adm. Assist.
Audine Turman, ZBA Secretary

Others: Joe Mack Gober, Jonathan Cooper, Mark Patel, A.J. Patel, Unidentifiable signature

CALL MEETING TO ORDER:

ZBA Vice Chairman Joel Sheffield called the meeting of the Zoning Board of Adjustment and Appeals to order at 5:30 P.M..

DISCUSSION/ACTION ZBA MEETING MINUTES OF JUNE 19, 2007:

A motion was made by James Hulen and seconded by Gary Stokes to approve the ZBA Minutes of June 19, 2007. Motion carried, all voting aye.

DISCUSSION/ACTION ZBA CASE NO. 070901:

Due to a conflict of interest Claude Walter, ZBA Board Member, abstained from participation on this action due to the fact he rents the property at 1017 Gilmer from Joe Mack Gober. This property is next to the property at 1063 Gilmer for which the Special Use Permit is being requested and is also owned by Joe Mack Gober.

The Planning and Zoning Board sent to the Zoning Board of Adjustments their recommendation to approve the request for a Special Use Permit with the stipulation of a three year time limit.

A motion was made by David Watson to follow the recommendation of the Planning and Zoning Board and approve a request for a Special Use Permit by Owner/Joe Mack Gober to move in a portable accessory building as office space, for a Used Car Lot on property located at 1063 Gilmer Street, being further described as Lot 19B, Block 36-2.

The motion failed to receive a second by any other member of the Board causing the motion to die with no action taken on the request.

DISCUSSION/ACTION ZBA CASE NO. V-071001:

A motion was made by James Hulen and seconded by Claude Walter to deny a request by AABSCO Sign Co., Inc. for a variance from the City of Sulphur Springs Sign Ordinance for property located at 1707 S. Broadway, being further described as Lot 2B, Block 209-200, to install two additional signs on the premises for higher visibility. Motion carried, all voting aye.

DISCUSSION/ACTION ZBA CASE NO. 071002:

A motion was made by Claude Walter and seconded by Gary Stokes to approve a request by Owner/Mahesh Patel for a Special Use Permit, for property located off East Industrial Dr. and the proposed Carter Street, being further described as Lot 3, Block 214-1, to build a LaQuinta Hotel contingent upon a Community Facilities Contract being signed. Motion carried, all voting aye.

ANY OTHER BUSINESS:

Johnny informed the Board that there would be a variance request coming before them in November.

ADJOURN:

Meeting adjourned at 6:20 P.M.