

CITY OF SULPHUR SPRINGS  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
February 18, 2008

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

Absent: Pamela Clayton

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

Others: Ramy Jisha, D.V.M, Kent Jisha, D.V.M, Mark Folmar, Gary Priest, Mary Priest, Clint Bulkley, Linda Bulkley, Carrie Nucholls, Foy Williams, Patsy Bolton

**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 JANUARY 22, 2008:**

A motion was made by Rita Edwards and seconded by Craig Johnson to approve the meeting minutes of January 22, 2008. Motion carried all voting aye.

**DISCUSSION/ACTION ZONING CASE NO. 080201:** A motion was made by Craig Johnson and seconded by John Sellers to approve a request by Owner/Kent & Ramy Jisha to rezone property located at 744 Gilmer Street, being further described as Lot 14-A, Block 40-2, from Heavy Commercial (HC) to Light Industrial (LI) to allow for a small veterinary clinic with no outdoor kennels. The property is currently located in a Heavy Commercial Zoning District, but at this time Small Animal Hospitals are required to be located in a Light Industrial Zone. The surrounding property of this location is Heavy Commercial and Light Commercial so adding Small Animal Hospitals with no outdoor kennels to Heavy Commercial would not be affecting residential areas. Staff presented the idea to the Board that since the surrounding property is zoned Heavy Commercial (HC) and Light Commercial (LC), it may be more feasible to amend Ordinance 2050, to include a Small Veterinary Clinic with no outdoor kennels in the Heavy Commercial District. Staff presented to the Board an Ordinance that could be sent to City Council if approved by the Board. Craig Johnson amended his motion to go with Staff's recommendation of revising Ordinance 2050 and was seconded by John Sellers to approve the amendment to Ordinance #2050 by adding Heavy Commercial District Small Veterinary Clinic with no outdoor kennels be allowed in a Heavy Commercial Zone. Motion carried all voting aye.

**DISCUSSION/ACTION ZONING CASE NO. 080202:** A motion was made by John Sellers and seconded by Rita Edwards to approve a request by Owner/Gary Priest to rezone property located at 600 League Street, being further described as Lot 2, Block 24-4, from Multi-family (MF) to Heavy Commercial (HC) to accommodate a Duplex and Mini Storage Bldgs. During Staff's recommendation phase it was recommended that this request be denied because of spot zoning. Staff entertained the idea of possibly rezoning the entire block or a larger portion of the property. A masonry fence will be required on all sides with residential areas if a commercial operation is approved for this lot. Motion was **DENIED** with Bryan Baier, Rita Edwards, and Craig Johnson voting nay and John Sellers voting aye.

**DISCUSSION/ACTION ZONING CASE NO. 080203:** A motion was made by Bryan Baier and seconded by Craig Johnson to **DENY** a request by Owner/Johnny Dobson to rezone property at 2300 W. Industrial, being further described as Lot 2, Block 608 from Heavy Commercial (HC) to Single Family (SF-6). Motion carried, all voting aye.

**DISCUSSION/ACTION FINAL PLAT GATOR ONE ADDITION:** A request by Contract Purchaser/RLC Gator, LLC, to replat property located at 130 E. Shannon Rd., being further described as Lot 1, Block 207. **Staff advised that this plat has been put on Administrative Hold until further notice by the Community Development Department.**

**DISCUSSION/ACTION ZBA CASE NO. 080201:** A motion was made by Craig Johnson and seconded by Rita Edwards to **DENY** a request by Owner/Cox Hospitality Group, LLC, for a Special Use Permit for property located at 130 E. Shannon Rd., being further described as Lot 1, Block 207, to construct a hotel. Staff informed the Board that at this time their recommendation is denial. Mr. Vance did express the need for discussion concerning what or what not should be allowed to go at this location. The property is not an approved building site at this time and issuing a Special Use Permit is purely premature. More discussion is needed to determine such things as traffic and how it will be serviced, what is the access from the service rd., etc. Carrie Knucholls spoke on behalf of her clients and assured the Board and Gallery that there would be stringent criteria in which the property would have to be operated and upgraded before their agreement to a purchase. Patsy Bolton spoke on behalf of the Sulphur Springs School District and the school is in no way trying to block progress, but their main concern is traffic and the children's safety who go to Bowie Elementary. A question from the Board for Mr. Vance was that at such time the site becomes an approved building site with properties distributed in such a way as to make it be beneficial to the people of the City of Sulphur Springs, would Staff be willing to re-look at the request. Mr. Vance informed Carrie Knucholls, agent for buyers, that if the conceptual drawings she brought to this meeting had been an approved plat at the time application was made for a Special Use Permit that Staff would have recommended approval. Motion was **DENIED**, all voting aye.

**DISCUSSION/ACTION ANY OTHER BUSINESS:**

None

**ADJOURN:**

The meeting of February 18, 2008, was adjourned by Chairman Bryan Baier at 7:40 P.M.