

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 17, 2008

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

Staff: Johnny Vance, Community Dev. Dir., Jennifer Graham, Adm. Assist.,
Audine Turman, P&Z Secretary

Others: Mike Cox, Daphne Cox, Carrie Nucholls, Donald Smith, Joe Helmberger,
Mike Blount, Tim Kelty, Gary Priest, Mary Priest, F.C. Hargrave, Gloria
Hargrave, Dan Gleason

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 PLANNING AND ZONING COMMISSION MEETING
MINUTES OF OCTOBER 20, 2008:**

A motion was made by Rita Edwards and seconded by Claude Walter to approve the minutes of October 20, 2008. Motion carried, all voting aye.

DISCUSSION/ACTION ON ZONING CASE NO. 081101:

A motion was made by John Sellers and seconded by Craig Johnson to approve a request by Owner/Gary Priest to change the stipulation in Zoning Ordinance No. 2436, to allow construction of a solid brick wall of proposed storage units to serve in place of stipulation (1) requiring an 8ft. masonry fence. Motion carried with Craig Johnson, John Sellers, Rita Edwards & Claude Walter all voting aye and Bryan Baier voting nay.

DISCUSSION/ACTION ON ZBA CASE NO. 081002:

A motion was made by Craig Johnson and seconded by John Sellers to send to the Zoning Board of Adjustments their recommendation for approval of a request by Owner/Mike Cox for a Special Use Permit for property located on Mockingbird Lane., being further described as Lots 8, 9, & 10, Block 205-3 to allow for the construction of a Hotel. Motion carried, all voting aye.

**DISCUSSION/ACTION ON FINAL PLAT LAKE REGIONAL MHMR CENTER
ADDITION:**

A motion was made by John Sellers and seconded by Rita Edwards to approve a request by Donald Smith/Chief Financial officer to replat property located at the intersection of Hwy. 19 and FM 2285, being further described as Lot 1, Block 423, into one lot. Donald Smith, CFO spoke on behalf of Lake Regional MHMR as to what was planned for the facility and the clear water system they are requesting to put in is adequate to service the building. Commissioner Craig Johnson asked if there were any regulations regarding the maintenance of these types of systems. Sulphur Springs does have a contract with the

County to inspect and maintain records of these types of clear water systems within the City. Tim Kelty spoke out against allowing the clear water system to be put in at this location stating that the Board will be setting precedence for other developments such as those south of town to do this same thing by approving this request. Motion carried with Craig Johnson, John Sellers and Rita Edwards voting aye and Bryan Baier and Claude Walter voted nay.

DISCUSSION/ACTION ON FINAL PLAT HAMPTON INN ADDITION:

A motion was made by Craig Johnson and seconded by John Sellers to approve a request by Owner/Mike Cox Hospitality to replat property located on the East side of Mockingbird Lane, North of I30, being further described at Lots 8, 9, & 10, Block 205-3 into one lot. Motion carried, all voting aye.

DISCUSSION/ACTION ON FINAL PLAT PRIEST ADDITION:

A motion was made by Rita Edwards and seconded by John Sellers to approve a request by Owner/Gary Priest to replat property located between League Street and Moore Street on the Southside of Bellview Street, being further described as Lots 4B, 4C, 8B, & 8C, Block 31 into one lot. The motion was later amended by Rita Edwards and seconded by John Sellers to state that the existing carport must be taken down for plat approval. Motion carried, all voting aye.

DISCUSSION/ACTION ON FINAL PLAT GLEASON ADDITION:

A motion was made by Bryan Baier and seconded by John Sellers to approve a request by Owner/Dan Gleason to replat Lots 4, 5, & 6, Block 410, being further described as property located on the East side of Church Street and North of Jackson Street, into one lot. Motion carried, all voting aye.

ANY OTHER BUSINESS:

None

ADJOURN:

A motion to adjourn was made by John Sellers and seconded by Craig Johnson. Motion carried, all voting aye. Meeting adjourned at 8:03 P.M.