

CITY OF SULPHUR SPRINGS
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MEETING MINUTES
FEBRUARY 19, 2008

Present: Clayton McGraw, Joel Sheffield, Claude Walter
and Alternate Jonathan Cooper

Absent: David Watson, James Hulen, Gary Stokes

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

Others: Carrie Nucholls, Mike Cox, Daphne Cox, Foy Williams, Patsy Bolton,
Walker Hariston and J. Chaiken

CALL MEETING TO ORDER:

ZBA Chairman Clayton McGraw called the meeting of the Zoning Board of Adjustments and Appeals to order at 5:37 P.M..

DISCUSSION/ACTION ZBA MEETING MINUTES OF JANUARY 15, 2008:

A motion was made by Jonathan Cooper and seconded by Claude Walter to approve the ZBA Meeting Minutes of January 15, 2008. Motion carried, all voting aye.

DISCUSSION/ACTION ZBA CASE NO. 080201: A motion was made by Claude Walter and seconded by Joel Sheffield to **DENY** a request by Owner/Cox Hospitality Group, LLC, for a Special Use Permit for property located at I-30 E. Shannon Rd., being further described as Lot 1, Block 207, to construct a hotel. Staff informed the Board that this request was heard before Planning and Zoning on February 18, 2008 and their recommendation was to deny the request. Staff is also recommending denial. The Plat for this piece of property is on administrative hold due to the property not being an approved building site at this time and issuing a Special Use Permit is premature. Carrie Nucholls, buyers agent, was present and spoke in favor of the request stating it would be hard to do everything that is being required without knowing it would be approved to put a hotel there. Foy Williams and Patsy Bolton with SSISD were present and stated they really had no objection to the hotel; but the information they had received only showed an entrance from Duckworth and they were concerned with the traffic and safety of the children at Bowie School. Mike Cox was present and spoke in favor of the request stating that this is a family operation. This is a proposed 4 story hotel with the main entrance to the hotel being the frontage road/I-30, 2nd entrance Broadway St., and 3rd entrance Duckworth Street. Mr. Phil Chaiken was present and spoke on behalf of this request asking if the Board could give approval subject to all engineering and surveys being met and with appropriate egress from all points. It was pointed out to Mr. Chaiken by Johnny Vance that before this project comes into place this may not be the same Board. After further discussion it was the decision of the Zoning Board of Adjustments

and Appeals that the Special Use Permit be **Denied** without prejudice at such time when this request be brought back before Zoning Board of Adjustments and Appeals, all voting aye.

DISCUSSION/ACTION ANY OTHER BUSINESS:

None

ADJOURN:

Chairman Clayton McGraw adjourned the meeting at 6:14 P.M..