

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 15, 2010

Present: Vice Chairman John Sellers, Commissioners Kayla Price, Claude Walters and Steve Carmody

Absent: Chairman Bryan Baier

Staff: Johnny Vance, Com. Dev. Dir., Audine Turman, P&Z Secretary

Others: Dale Guest, Patsy Bolton, Richard Crump, Cynthia Loftis. John Bradberry, Amy Phillips, Dale McMahan, Eva Kennedy

CALL MEETING TO ORDER:

Planning and Zoning Vice Chairman John Sellers called the meeting of the Planning and Zoning Commission to order at 7:00 P.M..

DISCUSSION/ACTION PLANNING AND ZONING COMMISSION MEETING MINUTES OF OCTOBER 19, 2009:

A motion was made by Commissioner Kayla Price, seconded by Commissioner Claude Walter to approve the minutes of October 19, 2009. Motion carried, all voting aye.

DISCUSSION/ACTION FINAL PLAT SSISD MIDDLE SCHOOL ADDITION:

A motion was made by Commissioner Claude Walter, seconded by Commissioner Steve Carmody to approve the request by SSISD/Patsy Bolton to replat property located on the Southside of S. Hwy. 11 and the East side of CR#1103 between SH.19 & FM Hwy. 2297, being further described as Tract 231, Abstract 1102, into Lot 1, Block 1 future site of the new Middle School. Patsy Bolton was present and spoke on behalf of this request. The request was approved contingent upon staff's recommendation of the execution of a Community Facilities Contract and approved offsite utilities plans with the stipulations that the 8" sewer is increased to 12" and extended across the frontage, and the addition of the "no access until roads are developed to City standards" note on the plat. Motion carried, all voting aye.

DISCUSSION/ACTION ZONING CASE NO. 100201:

A motion was made by Commissioner Kayla Price, seconded by Commissioner Steve Carmody to discuss the request by Owners/Dale McMahan & Scott Hemby to rezone property located at the corner of Hillcrest and Azalea Lne., being further described as Lots 1, 2 & 10, Block 215-5 from Single Family 6,000 sq. ft. (SF-6) to Light Commercial (LC). Dale McMahan was present and spoke in favor of his request. Property Owners Cynthia Loftis and Patsy Phillips were present and spoke in opposition to the request. They were concerned over the increase of traffic through the neighborhood, excess noise, lighting and the destruction of the remaining trees. Johnny Vance explained to the Commission that Hwy. 19 has become four lanes and the properties in that area are more

attractive to commercial developers. The Land Use Plan for the City calls for this area to be developed as commercial property; after discussion property owner Dale McMahan agreed to drop down to a Professional Office (PO) zoning classification. A motion was made by Commissioner Claude Walter, seconded by Commissioner Kayla Price to rezone property located at the corner of Hillcrest and Azalea Lne., Lots 1, 2, & 10, Block 215-5 from Single Family (SF-6) to Professional Office (PO). Motion carried, with three Commissioners Kayla Price, Claude Walter and Steve Carmody voting aye and Vice Chairman John Sellers voting nay.

ANY OTHER BUSINESS:

With no other business before the Commission, Commissioner Claude Walter made the motion to adjourn, seconded by Commissioner Kayla Price. Motion carried, all voting aye.

ADJOURN:

Meeting adjourned at 7:30 P.M.