

CITY OF SULPHUR SPRINGS  
ZONING BOARD OF ADJUSTMENTS AND APPEALS  
MEETING MINUTES  
APRIL 18, 2017  
5:30 P.M.

Present: Vice-Chairman Joel Sheffield, Board Member Matt Johnson, Board Member Kevin Mohl, Board Member Kyle Robinson, Alternate Board Member Brad Burgin

Absent: Chairperson Carrie Nuckolls

Staff: Marc Maxwell, City Manager, Jennifer Graham, Community Dev. Admin. Assistant, Mike Allen, City Engineering Technician, Dave Reed, City Engineer

**CALL MEETING TO ORDER:**

Vice-Chairman Joel Sheffield called the Zoning Board of Adjustments and Appeals Meeting to order at 5:30 P.M.

**DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS MEETING MINUTES OF MARCH 21, 2017.**

A motion was made by Board Member Matt Johnson seconded by Board Member Kevin Mohl to approve the meeting minutes of March 21, 2017. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A REQUEST BY TIM KELTY FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 369 WILDCAT WAY, BEING FURTHER DESCRIBED AS LOT 13, BLOCK 208-002.**

After examining the case it was found that a Special Use Permit was not needed for this request. The item was pulled from the agenda without further discussion.

**DISCUSSION/ACTION ON A REQUEST BY TOP SOURCE PROPERTY INVESTORS, LLC. FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 516 OAK AVE., BEING FURTHER DESCRIBED AS LOT 8, BLOCK 40-2.**

A motion was made by Brad Burgin and seconded by Matt Johnson to approve the request by Top Source Property Investors, LLC. for a Special Use Permit to locate a Bed and Breakfast on property located at 516 Oak Ave. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A REQUEST BY DOMINO'S PIZZA FOR A VARIANCE FOR PROPERTY LOCATED AT 1328 S. BROADWAY, BEING FURTHER DESCRIBED AS LOT 19, BLOCK 207.**

A motion was made by Kyle Robinson and seconded by Kevin Mohl to approve the request by Domino's Pizza for a variance for property located at 1328 S. Broadway. The variance allows the pole sign, with the new logo, to stay in its current place on the site. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A REQUEST BY JAMES C. AND CANDISE JONES FOR A VARIANCE FOR PROPERTY LOCATED 1522 BRANDY CIRCLE, BEING FURTHER DESCRIBED AS LOT 18, BLOCK 215 1.**

A motion was made by Brad Burgin and seconded by Kyle Robinson to approve a variance for property located 1522 Brandy Circle. This variance allows the owner to encroach on the back easement. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A REQUEST BY DANNA BAIN FOR A VARIANCE FOR PROPERTY LOCATED AT 438 GILMER ST., BEING FURTHER DESCRIBED AS LOT 12R, BLK 39.**

A motion was made by Matt Johnson and seconded by Kevin Mohl to approve the request by Danna Bain for a variance for property located at 438 Gilmer. The variance allows the pole sign to stay in its current place on the site and allows the sign at the location on Industrial Dr., which exceeds the size limit, to be placed on the pole at 438 Gilmer St. The marque sign must be removed from the property. Motion carried, all voting aye.

**ADJOURN:**

With no further business the meeting was adjourned at 5:39 P.M.