

CITY OF SULPHUR SPRINGS  
ZONING BOARD OF ADJUSTMENTS AND APPEALS  
MEETING MINUTES  
MAY 21, 2019  
5:30 P.M.

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

Absent: Board Member Carrie Nuckolls

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Admin  
Asst., Community Development

**CALL MEETING TO ORDER:**

Chairman Brad Burgin called the Zoning Board of Adjustments and Appeals Meeting to order at 5:30 P.M.

**DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS AND APPEALS  
MEETING MINUTES OF APRIL 15, 2018.**

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of April 15, 2018. Board Member Kyle Robinson moved to approve the meeting minutes. Vice-Chairman Matt Johnson seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A VARIANCE TO THE FRONT YARD SETBACK FOR  
PROPERTY LOCATED AT 100 PHYLLIS CT.**

A request by Stephens and Cayce Johnson for a variance to the front yard setback for property located at 100 Phyllis Court. The applicants are requesting to be able to build their home back in the same spot as it currently sits if an act of nature should happen to the structure. Staff found a letter from 1984 allowing the structure to be built within that 25 foot setback. The Ordinance for the setback requirement was not enacted until , which was after the original request was granted meaning it was previously acted on so there is no action needed by this Board.

**DISCUSSION/ACTION ON A REQUEST FOR A SPECIAL USE PERMIT TO  
OPERATE A RV PARK ON PROPERTY LOCATED AT 1811 W. INDUSTRIAL.**

Applicant Roy MaGahee is requesting a Special Use Permit to construct and operate an RV Park behind the RV Sales Establishment, located at 1811 W. Industrial on the nearly 20 acre site. The property was rezoned in 2014 due to the property's split zoning. At the time, the front 4 acres of the property was Heavy Commercial and the remaining 16 acres in the back portion of the property was Light Industrial. The applicant was successful in rezoning the entire property as Light Industrial. The property was platted in 2014 and an approximate 8,000 square foot RV Sales Establishment was constructed. Part of the plat process, included a 50' buffer adjacent to the residential property that was reserved not for development and included an approximate 1.25 acre strip along the north property line and east property line where it abuts residential.

The applicant has submitted plans showing several amenities for guests in the RV Park and include the following:

- Main office area that is 1,500 square feet including laundry, restroom, and shower facilities.
- Retention pond and walking track around it to manage storm-water runoff
- Dog park area
- Restrooms and garbage disposal
- Electrical hookups, sewer, and water for the RV sites
- 12 campsites in the back end of the park and 10 parking spaces provided for the campsites. At a minimum, one parking space should be provided per campsite.

The RV Sales Establishment currently occupies the first 600 feet of the site. With the addition of the RV Park, the remaining 1,500 feet of the property would be developed to supplement the RV Sales Establishment. The 50' buffer would not be developed as part of this project. Each RV site would be approximately 30' x 70' at a minimum along with a concrete pad that is 20' x 30' with a 6' x 12' patio area. The RV campground area would include a 25' wide drive area to allow for emergency access. There are no special standards for these types of uses identified in the Zoning Ordinance. Although, this is technically not a trailer park, the City's Code of Ordinances do have regulations for house trailers and trailer parks. There are a couple of site design standards that may apply. For trailer parks, the lot size requirements are 34' x 50' for each trailer space. In addition, there are fencing requirements of 5' around the sides and rear property of trailer parks.

The City Engineer has reviewed the preliminary engineering of the site. There were some details needed for the sewer and water lines that will need to be further engineered. The Engineer does have some concerns regarding the drainage for the back 2/3 of the property and that would need to be further engineered to ensure no additional increase in runoff will occur as a result of the development.

The property is currently heavily wooded where the RV Park is proposed and is a long and skinny lot hidden from view along I-30. Mr. McGahee emphasized the thick tree cover along the 50 buffer strip will provide better screening than a wall and provide a more natural look to the site. North of the property is a vacant forested area up to Business 67, eventually Assurance Business Park that is not developed at this time, and Galaxy Mobile Home Park east. To the east there is a single family residence that is about 400 feet from the northeast corner of the property, a personal business storage facility, Atmos, and then Hillcrest Mobile Home Park. To the west there is vacant forested land, a home, and then Clayton Manufactured Homes. South of the site is the I-30 ROW. Staff sent out notices to four property owners within 200 feet of the site. Staff received no responses.

Based on the development patterns along I-30 and anticipated growth of the Assurance Business Park north of Business 67, this area will continue to grow with commercial and industrial uses. The property contains an RV Sales Establishment on premise and this use would be a supplemental use to the property. However, given some of the utility and storm water run-off requirements, it's likely that the number of spaces will be reduced to ensure that there will not be off-site impacts.

Board Member Kyle Robinson asked if the sites would each have their own electric meters or one serving the entire park. Mr. MaGahee stated that Oncor would not allow a meter for each site due to it not being a permanent residence. There will be one meter coming into the park and the business itself will make adjustments based on usage. It is meant to be more of a short term stay for people, such as those vacationing or here for events like the horse shows. This would not be a long term stay as far as living, but there have been inquiries from some people about stays for long term jobs, such as the solar farm, for their usage.

It is believed, by the owners that Downtown will be a draw for people passing thru or staying over a weekend and are exploring the idea of providing a shuttle from the sites to Downtown.

Chairman Brad Burgin moved to approve the Special Use permit request with the stipulation that Staff's recommendations of:

1. The overall site plan layout of the RV sites be modified to meet the 34' wide lot area and that a 5' privacy fence be put up in the rear and side area of the RV park.
2. The overall site plan be modified to ensure that the drainage and other utilities be designed to meet the requirements of the City Engineer.
3. That one parking space be provided per camp site.
4. The drive surface be approved by the Fire Department to ensure emergency access to the property.

be followed. Board Member Kyle Robinson seconded. Motion carried, all voting aye.

## **ADJOURN**

With no further business the meeting was adjourned at 5:47 P.M.