

CITY OF SULPHUR SPRINGS, TEXAS

**SPECIAL MEETING OF THE
CITY COUNCIL**

FEBRUARY 26, 2013

12:00 p.m.

Mayor Craig Johnson called the regular meeting of the Sulphur Springs City Council to order at 12:01 p.m. The following council members and staff were present:

Mayor Craig Johnson
Mayor Pro Tem John Sellers
Councilman Freddie Taylor
Councilman Gary Spraggins
Councilwoman Kayla Price

Absent: Councilman Clay Walker
Councilman Oscar Aguilar

Staff: Marc Maxwell, City Manager
Gale Roberts, City Secretary
Jim McLeroy, City Attorney
Shane Shepard, Community Development Director

PLEDGE AND INVOCATION

Mayor Johnson led in the pledge of allegiance and Councilman Spraggins led in the invocation.

DISCUSSION/ACTION ON INTERLOCAL AGREEMENT WITH DELTA COUNTY

City Manager Maxwell presented the staff report. He stated the new District Attorney had indicated this agreement, if approved, would facilitate enforcement of drug cases in both Delta and Hopkins counties. This interlocal agreement is for narcotic enforcement and forfeiture dispersal between the Special Crimes Unit, Delta County Sheriff's Office and the 8th Judicial District Attorney. There was no one else to speak to the issue. Councilman Spraggins moved to approve the agreement as presented. Mayor Pro Tem Sellers seconded and the vote was unanimous.

The motion carried.

DISCUSSION ONLY FOR ORDINANCE NO. 2632, AN ORDINANCE OF THE CITY OF SULPHUR SPRINGS, TEXAS, AMENDING ARTICLE 13 OF THE ZONING ORDINANCE AND PROVIDING FOR ALLOWABLE LAND USES IN THE CENTRAL COMMERCIAL DISTRICT

City Manager Maxwell presented the staff report and noted there had been several modifications from the first time this ordinance was presented to the City Council. Mayor Johnson explained that no action would be taken this evening and he reviewed the history of the ordinance with the audience. Originally it was designed to be a blanket ordinance but after a couple of discussions and a workshop it has been determined that it should only apply to few addresses that are currently vacant. Since no motion was required Mayor Johnson opened this topic for discussion to the City Council and then to the audience. Councilwoman Price began the process by confirming that the addresses listed were the only ones the ordinance would apply to and not to any new buildings that become vacant. Mayor Pro Tem Sellers had questions about what type of businesses could be located in these areas. Joel Sheffield suggested the property owners be notified prior to the City Council meeting for the first reading of the ordinance. Markeda Fisher noted the expiration date be changed from 2018 to 2017. Phil Smith clarified that if your address is not listed then the ordinance does not apply to you. Judge Brown requested the county annex building be removed from the list. Jane Smith asked for clarification of Professional Zoning. Susan Jones requested a copy of the ordinance. Keith Bland verified the ordinance would require two meetings before it is adopted. John Reed thanked City Attorney McLeroy for making all the requested changes. Councilwoman Price requested City Attorney McLeroy clarify Section 13.200 of the ordinance regarding “rent or sale”. Mayor Pro Tem Sellers requested clarification on what is and is not in the Central Commercial District. Councilwoman Price asked about the Masonic Lodge but it would not be included. Susan Jones had Mr. McLeroy review the “rent or sale” section again. Mr. Buddy Carothers stated this ordinance would have a bad effect on property owners. The ordinance would not apply to Mr. Carothers’ building. Pat Bryant owns multiple properties downtown. He thinks the city is putting the cart before the horse. Phil Smith thanked the City Council for allowing everyone to have a say but would like to see the potential for “spot” zoning to be addressed. Jane Carothers asked if there was evidence or examples of other cities that have done this and how much retail the population would support. In response City Manager Maxwell invited the audience to attend the presentation by Roger Brooks regarding Downtown Destinations on March 19th at the Civic Center. Dinner will be served as well. The Mayor reminded everyone that this ordinance would be on the April 2, 2013 agenda even though the City Council will also have a regular meeting March 5, 2013. Emily Glass addressed the City Council stating she and her husband were in the process of purchasing one of the buildings downtown on the list. She stated the heart of downtown had subsisted of the CPAs, attorneys, banks, title companies, insurance companies and our courthouse for a long

time and while retail is great, it is not reliable. She would like to see it be more of an incentive program than a restrictive one.

ADJOURN

With all business complete the meeting was adjourned at 12:49 p.m.