

CITY OF SULPHUR SPRINGS  
ZONING BOARD OF ADJUSTMENTS AND APPEALS  
MEETING  
APRIL 8, 2014

Present: Matthew Johnson, Rusty Harden, Carrie Nuckolls, Jeff Carpenter

Absent: Joel Sheffield, Alternate Lynn Turner,

Staff: Shane Shepard, Dir. of Com. Dev., Jennifer Graham, Adm. Assist., Mike Allen, Engineering Tech, Dave Reed, City Engineer, Mark Hardin, Chief Building Official

Others: Hussain Contractor, Shan Hussain, Tim Kelty, Jade Webster, Chris Gibbins

**CALL MEETING TO ORDER:**

Chairman Matthew Johnson called the Zoning Board of Adjustments and Appeals Meeting to order at 5:31 P.M.

**DISCUSSION/ACTION ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF JANUARY 21, 2014:**

A motion was made by Rusty Hardin and seconded by Carrie Nuckolls to approve the Zoning Board of Adjustments and Appeals Meeting Minutes of January 21, 2014 as written. Motion carried, all voting aye.

**ZBA CASE NO. V140301: A REQUEST BY TRAVEL TIME RV, LLC, FOR A VARIANCE TO THE MASONRY WALL REQUIREMENT IN HEAVY COMMERCIAL (HC) TO INSTEAD ALLOW FOR A 50 FT. NATURAL VEGETATIVE BUFFER FOR PROPERTY LOCATED AT 1811 W. INDUSTRIAL, BEING FURTHER DESCRIBED AS LOT 4, BLK 608 AND LOT 8, BLK 608-2.**

A motion was made by Carrie Nuckolls and seconded by Jeff Carpenter to table the request for a variance to the masonry wall requirement in Heavy Commercial (HC) to instead allow for a 50 ft. natural vegetative buffer for property located at 1811 W. Industrial until a representative from Travel Time RV could be present. Motion carried, all voting aye.

**ZBA CASE NO. V140401: A REQUEST BY OWNER/TIM KELTY FOR A VARIANCE TO THE MASONRY WALL REQUIREMENT IN HEAVY COMMERCIAL (HC) TO INSTEAD ALLOW FOR A 50 FT. NATURAL BUFFER FOR PROPERTY LOCATED AT THE 400 BLOCK OF WILDCAT WAY, BEING FURTHER DESCRIBED AS LOT 12, BLK 208-1-2 AND LOT 13, BLK 208-2.**

A motion was made by Rusty Hardin and seconded by Jeff Carpenter to approve the request by Owner/Tim Kelty for a variance to the masonry wall requirement in Heavy Commercial (HC) to instead allow for a 50 ft. natural buffer for property located at the 400 Block of Wildcat Way, being further described as Lot 12, Blk 208-1-2 and Lot 13, Blk 208-2. The Board approved that the natural buffer could be used on the North and East side of property. The West side of the property will be required to have a masonry wall at the time of development. Motion carried, all voting aye.

**ZBA CASE NO. V140402: A REQUEST BY PANDA EXPRESS FOR A VARIANCE TO THE HEIGHT RESTRICTION OF THE SIGN ORDINANCE.**

A motion was made by Rusty Hardin and seconded by Carrie Nuckolls to approve a variance to the height restriction of the sign ordinance. There was discussion on how this would impact other signs in the area, specifically Whataburger. Similar request have been granted in the past due to the elevation of the ground. To the agreement of both parties the Board required the sign to be moved back from its proposed location no less than 10', while allowing the height to be extended to no more than 75'. Motion carried, all voting aye.

**ADJOURN:**

Meeting was adjourned at 6:47 P.M.