

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING COMMISSION
MEETING MINUTES
JULY 17, 2017
6:00 P.M.

Present: Chairman Chuck Sickles, Vice-Chairman Ben Spraggins, Board Member Kelly Grimes, Board Member Craig English, Board Member Jake Cadell

Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Community Dev. Admin. Assistant, Dave Reed, City Engineer

Other: Joe Bob Burgin, Corey Burgin, Wayne Cooper

CALL MEETING TO ORDER:

Chairperson Chuck Sickles called the Planning and Zoning Commission Meeting to order at 6:00 P.M.

DISCUSSION/ACTION ON MEETING MINUTES OF JUNE 19, 2017.

Consider for approval the Planning and Zoning meeting minutes of June 19, 2017. Board Member Kelly Grimes moved to approve the meeting minutes as presented. Vice-Chairman Ben Spraggins seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST BY WAYNE COOPER TO REZONE PROPERTY LOCATED AT 792 WILDCAT WAY, BEING FURTHER DESCRIBED AS LOT 5, BLOCK 232 FROM SINGLE FAMILY TO HEAVY COMMERCIAL.

Wayne Cooper requested to rezone property located at 792 Wildcat Way, being further described as Lot 5, Block 232 from Single Family to Heavy Commercial. The owner requested to rezone approximately 46 acres of the approximate 75 acre tract of land along Wildcat Way between Majors and Vaughn Road. This request conforms to the Land Use Plan of Commercial. Vice-Chairman Ben Spraggins moved to approve the request. Board Member Jake Caddell seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST BY JOHN HEILMAN FOR A SPECIAL USE PERMIT TO CONSTRUCT A WASTE WATER TREATMENT PLANT FOR SAPUTO DAIRY FOOD, USA.

John Heilman requested a Special Use Permit for property located at 1100 S. Como Street, being further described as Lot 982, Block 48 6 9, Addition: Industrial Park. The property owner requested a Special Use Permit per Article 20 to construct a waste water pre-treatment plant for Saputo to serve future development of the food processing establishment. Staff recommended approval with the following conditions.

1. That the applicant provide a site plan that demonstrates that the proposed structures be located at least 25 feet from the front setback along with general parking and circulation of the site prior to issuance of the building permit that meets ordinance standards.

2. That the proposed waste-water plant provide engineered drawings and technical specifications sufficient to ensure that the waste disposed into the public sewer system meets City standards as specified in the letter dated July 7th from Robert Lee.
3. That adequate security or fencing be provided to prevent unauthorized access to the wastewater treatment facility be provided.
4. The proposed wastewater treatment facility shall operate to ensure that the use will protect the public safety, health, convenience, comfort, prosperity or general welfare and shall not become a nuisance that creates smell or odors that injures adjacent property owners from reasonable use of their property.
5. Non-compliance with these conditions shall be grounds for revocation of the Special Use Permit.

Vice-Chairman Ben Spraggins moved to approve the request. Board Member Kelly Grimes seconded. Motion carried, all voting aye.

ADJOURN

With no other business the meeting adjourned at 6:08 P.M.