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CITY OF SULPHUR SPRINGS  
PLANNING AND ZONING MEETING  
SPECIAL MEETING  
DECEMBER 21, 2020  
5:30 P.M.

- Present: Vice-Chairman Craig English, Board Member Pat Chase, Board Member Chuck Sickles
- Absent: Board Member Matthew Mattison, Board Member Tommy Harrison
- Staff: Tory Niewiadomski, Community Development Director, Jennifer Graham, Admin Asst., Community Development
- Others: Ken Dority

**CALL MEETING TO ORDER:**

Vice-Chairman Craig English called the Planning and Zoning Meeting to order at 5:36 P.M.

**DISCUSSION/ACTION ON PLANNING AND ZONING MEETING MINUTES OF SEPTEMBER 21, 2020:**

Consider for approval the Planning and Zoning meeting minutes of September 21, 2020. Board Member Chuck Sickles made a motion to approve the meeting minutes. Board Member Pat Chase seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION PLAT CASE PL#201201 BEING A REQUEST BY KENNETH DORITY, TO PLAT 10.84 ACRES OF LAND INTO THIRTY-FIVE (35) LOTS.**

The property is located at the corner of Fisher and Spence Street and abuts Village Drive. The applicant is proposing to subdivide the property into 35 lots for a residential duplex development. The 35 building sites will include the extension of public utilities to include a public sewer main, water main and streets that will be dedicated to the City once the development is completed.

These lots will satisfy the minimum lot size requirements in the Single Family Attached zoning district. The engineered plans have been reviewed by the City Engineer and are substantially acceptable with some additional details needed for easements.

There will be lots with frontage on existing streets Spence and Fisher. Then there will be a new street called Twin Oaks St. which will dead end into Village Dr.

There is a detention pond on the south side of the property that will contain all the storm water runoff to accommodate the development. Between most of the lots on Twin Oaks St. a request of easements between the common property lines to allow for drainage to come out on the street as well as pass thru to the detention pond.

The proposed street is only 24' in width which is not typical. With that reduction in width that the lots facing Twin Oaks St. have increased setbacks so that they can handle off street parking. There

will be four parking spaces within the subdivision which is more than what is required in the zoning ordinance. There will be no off-street parking so that the street can remain a fire lane. Based on the applicant's proposed layout, each unit will have 4 parking spaces included that are 20' wide by 36' deep without obstructing sidewalks. The street will have two 12' driving lanes, then a 3' grass strip with a 6' sidewalk on each side and another 4' grass strip on each side to even out the right of way for the 50'. This means that Lots 12-35 shall have an increased building setback from 25' to 32' feet

Staff recommends approval of the plat and to authorize the City Manager to execute a Community Facilities Contract with the following conditions:

1. The applicant revise the plat to include drainage easements for lots 12-25 and 27-35.
2. The applicant revise the plat to add maintenance responsibility for the detention pond area to Lot 35.
3. The applicant revise the plat to increase the front building setback line from 25' to 32' feet for lots 12-35 to accommodate off-street parking.
4. Twin Oaks Street prohibits on-street parking due to the decreased street width.

All the surface drainage will go to the detention pond by way of grass swells. There will be a concrete flume in the primary detention pond. One of the things talked about is within those properties having easements designated there so no one tries to fill them so they so they are available to allow drainage to come thru.

The detention pond area will be privately maintained for mowing and such, but the City will have control over the outlet structure to make sure that the water continues to exit the way it's supposed to. Lot 35 consisting of 1.6 acres will be a designated detention easement area so that it won't be developed on. The intent is that the property will be privately maintained by the owner of Lot 35.

They will be rerouting the sewer to follow along the Twin Oaks St. right of way as well as putting in some parallel sewer so they are not cutting up Spence St. to catch the lots along Spence St. and then go in an easement area between lots that back to Twin Oaks St. and then out to Village Dr.

Board Member Chuck Sickles made a motion to approve the plat request. Board Member Pat Chase seconded. Motion carried, all voting aye.

### **ADJOURN**

With no further business the meeting was adjourned at 5:53 P.M.