

CITY OF SULPHUR SPRINGS  
PLANNING AND ZONING MEETING  
SPECIAL MEETING  
JANUARY 19, 2021  
5:30 P.M.

Present: Vice-Chairman Craig English, Board Member Pat Chase, Board Member Chuck Sickles, Board Member Matthew Mattison, Board Member Tommy Harrison

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

Others: Faith Huffman

**CALL MEETING TO ORDER:**

Vice-Chairman Craig English called the Planning and Zoning Meeting to order at 5:00 P.M.

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

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

**DISCUSSION/ACTION ON PL# 210101 BY BGE INC FOR A REQUEST TO FINAL PLAT IDENTIFIED AS LOT 7R, BLOCK 24-4 Z. JEWELL SUBDIVISION LOCATED NORTHWEST OF THE INTERSECTION OF LEAGUE AND BELL STREET AND ABUTTING ROCKDALE ROAD CONTAINING 5.488 ACRES.**

This property is located between League Street and Rockdale Road and is just northwest of the intersection of Bell and League. The proposal is to construct two apartment buildings containing 72 units that are three stories tall. There is a building on the north end of the property and another on the south end. There is a 25' fire access lane that provides driveway access for the development. Also, along with parking internal sidewalks as well as 6' sidewalks along the frontage of League St. will be available. There are dumpster enclosures in the back of the property that are contained along with a detention pond in the southwest corner of the property to handle the storm water runoff.

They are combining two lots into one and they will be dedicating a 6" public water main that will run thru the site along the service driveway thru the neighborhood that will be looped on itself on League St. as well as looped thru over to Rockdale Rd. The water easement that will be dedicated to the City along with a private drainage easement that they will maintain as part of their development.

There is a 12" water line on Rockdale Rd. The Applicant will be tying in their 6" water line because there were concerns about the pressure on League St. being able to serve the development, so to help boost that would be to loop the water line from Rockdale Rd. over to League St. Because these are three story buildings they are going to need booster pumps in each apartment for fire suppression. Both buildings will get sewer taps from League St.

This property was approved by City Council for low income housing. This project is being funded by the low income housing tax credit by the State of Texas. The apartments are meant for people 55 and older only.

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

**ADJOURN**

With no further business the meeting was adjourned at 5:14 P.M.