

CITY OF SULPHUR SPRINGS  
PLANNING AND ZONING MEETING  
APRIL 19, 2021  
6:00PM

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

Absent: Member Matthew Mattison

Staff: Tory Niewiadomski, Community Development Director, Mike Wiblin, Building Official

Others: Ariel Phillips

**CALL MEETING TO ORDER:**

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

**DISCUSSION/ACTION ON PLANNING AND ZONING MEETING MINUTES OF MARCH 15, 2021:**

Consider for approval the Planning and Zoning meeting minutes of March 15, 2021. Board Member Tommy Harrison made a motion to approve the meeting minutes. Board Member Craig English. Motion seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A REQUEST BY LARRY & LINDA EVANS TO REZONE PROPERTY LOCATED AT 1340 HILLCREST DR. FROM SINGLE FAMILY TO HEAVY COMMERCIAL.**

The applicant is proposing to rezone the property to Heavy Commercial to accommodate existing uses and future uses along the Highway 19 corridor and consist of two tracts of land. The property is surrounded by a mix of zoning designations, from Light Commercial to the north, east and south, pending heavy and light commercial to the west. Given the context of the area, heavy commercial is an appropriate use. It also fits in with the land use plan of commercial along Highway 19. Staff recommends to rezone the property from Single Family to Heavy Commercial.

Board Member Tommy Harrison made a motion to approve the rezone request. Vice-Chairman Pat Chase seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A REQUEST BY CHARLES SICKLES TO REZONE PROPERTY LOCATED AT 1079 ROCKDALE AND 1085 ROCKDALE FROM SINGLE FAMILY TO HEAVY COMMERCIAL.**

Chairman Chuck Sickles recused himself due a Conflict of Interest with this request. Vice-Chairman Pat Chase proceeded to conducted the meeting at this point

The applicant currently operates body shop facilities on the properties and has split zoning across property lines on the lots. In order to clean up the zoning, the applicant desires to have the property zoned consistent with the body shop use which requires heavy commercial zoning which is what the property frontage is zoned. The property is surrounded by a mix of zoning designations, from Heavy Commercial to the west and south and single family to the north and east. Given the context of the

area, heavy commercial is an appropriate use. It also fits in with the land use plan of commercial along I-30 and Rockdale Road in this section. Staff recommends to rezone the property from Single Family to Heavy Commercial.

Board Member Craig English made a motion to approve the rezone request. Board Member Tommy Harrison seconded. Motion carried, all voting aye.

After the vote Chairman Chuck Sickles resumed the meeting as Chairman.

**ADJOURN**

With no further business the meeting was adjourned at 6:07P.M.