

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

Present: Board Member Craig English, Board Member Tommy Harrison, Board Member Matthew Mattison

Absent: Chairman Chuck Sickles, Vice-Chairman Pat Chase

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

Others: Cole Heitman, Brad Morris, Tate Price, Cade Price, Coen Price, Cathy Singleton, Tammy Watson, Jay Julian, Dwayne Sears, Todd Kleiboer

CALL MEETING TO ORDER:

Board Member Craig English called the Planning and Zoning Meeting to order at 6:00 P.M.

DISCUSSION/ACTION ON PLANNING AND ZONING MEETING MINUTES OF APRIL 19, 2021:

Consider for approval the Planning and Zoning meeting minutes of April 19, 2021. Board Member Tommy Harrison made a motion to approve the meeting minutes. Board Member Matthew Mattison. Motion seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A PLAT REQUEST BY TATE PRICE FOR PROPERTY LOCATED ON THE NORTH SIDE OF WOODSIDE LANE JUST EAST OF 1680 WOODSIDE LANE AND DIRECTLY WEST OF THE COMMERCIAL STRIP CENTER.

The applicant is proposing to subdivide a 1.93 acre tract of land that is currently the last piece of property in Woodside that has not been developed yet. This area was reserved out and not platted originally. They are proposing to build seven sites that would contain a duplex style development. The property is zoned Multi-Family which will allow this type of development on the property.

There will be a new public street (Beachwood Court) that is proposed with a 32' street width with laydown curb and standard 50 feet of right-of-way running through the property. There will be dedication of new public water (6") and sewer main (6") to serve the development within the road right-of-way. There will be surface drainage that runs behind lots within easement area and along the proposed street that are directed to a detention pond to accommodate run-off for the project.

A few variance requests, although not needed, is brought before the Board to cover the lot size request.

The proposed lot dimensions satisfy the minimum zoning requirements for 2F development with 80 foot deep lots. However, due to the underlying zoning being multifamily, it requires that lots be 100 feet deep. The applicant's proposal is to provide at least 88' deep lots on the proposed 7 lots. The existing duplexes on Woodside range from 80' deep lots to 132' deep and are zoned Multifamily as well directly west of this site.

The applicant has requested to provide the same front yard setback as the rest of Woodbridge

Crossing with a 25' setback from the street curb to remain consistent with the rest of the neighborhood development in previous plats. Additionally, due to the new proposed street going in, it will now create a corner lot at the existing duplex at 1680 Woodside making it non-conforming. On corner lots for two family dwellings, both street exposures are treated as front yards and have a 25 foot front yard setback. The Planning Commission can approve a reduced setback on plats for secondary front yards.

They have also agreed to put up a privacy screening fence along the right-of-way to help offset any impacts for setback purposes. From the back of curb it would be 16' to the side of the house. The setbacks are consistent with those in the area.

The engineered plans have been reviewed by the City Engineer and are satisfactory. The public improvements for sewer, water, and streets will require a Community Facilities Contract. The Fire Department has also reviewed the turning radius so the cul-de-sac was put in place for emergency access into the property.

Staff has requested additional right-of-way to extend to the north property line to allow for future street connectivity. Staff sent out 21 notices to property owners within 200 feet. Staff received one written response against the proposed variances based on the merits of the request not supporting approval.

In reviewing the property, the applicant could develop the property just like it is proposed and not require any variances if the property was not to be subdivided and provided access to the duplexes with a private drive. However, since a public street will be provided and 7 lots will be created, it creates setback issues and raises questions about the lot depth requirements. The City requires a 50' right of way for public streets and given that lot frontage is only 138 feet wide, it will only allow lots to be 88 feet wide along that proposed street frontage that creates a hardship to develop the property. The proposed development will provide larger lots on average of .21 acres vs .18 acres for the existing duplexes west of this site.

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

1. A note on the plat shall address drainage will be privately maintained by the property owners that abut drainage easement areas.

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

DISCUSSION/ACTION ON A REQUEST TO REZONE PROPERTY LOCATED AT 125 WEAVER DR. FROM HEAVY INDUSTRIAL TO MULTI-FAMILY.

The applicant is proposing to rezone the property to Multifamily to accommodate residential development on the lot. A mix of zoning designations, from Heavy Industrial to the north, east, and west, and light industrial and Heavy Commercial to the south surrounds the property. The land uses are a church to the west, residential to the south and east, and a museum to the north. Given the context of the area, multifamily is an appropriate use. It also fits in with the land use plan of residential along Weaver Drive.

Staff recommends rezoning the property from Heavy Industrial to Multi-Family.

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

DISCUSSION/ACTION ON A REQUEST FOR A SPECIAL USE PERMIT BY DONALD AND BARBARA MCKINNEERNEY TO OPERATE A RV RESORT ON PROPERTY LOCATED AT 1196 JEFFERSON.

The applicant is requesting a Special Use Permit per Article 20 to be able to construct and operate an RV Resort on the nearly 48-acre site. The property address is 1196 Jefferson, but in the property files shows as 1105 Jefferson. The notices were done based on the 1196 Jefferson address. The property wraps around Paris Junior College.

The applicant has submitted conceptual plans showing several amenities for guests in the RV Resort including the following:

- Welcome Center
- Pavilion
- Retention Pond and walking track
- Pool & Splash Pad
- Playgrounds
- Cabins
- Laundry/Washroom Facility
- Dog Park
- General Store
- RV and Trailer Storage
- 100 sites Electrical hookups, sewer, and water for each RV sites

Each RV site would be at least 35' x 65' at a minimum along with a concrete pad that is 16' x 50'. The applicant is proposing to install a 6.5' tall masonry fence against residential properties and a 6' wooden fence around all other property lines. They will maintain the 25' setback from all properties.

This is a conceptual plan. The applicant is first looking for approval of the Special Use Permit allowing this type of development. Since this is a conceptual site plan, no engineering has been completed. If approved, the applicant will be required to engineer the site with adequate utilities and access to develop the property. This will require reviews by the City Engineer, Utilities Department, and Fire Department. It could require City Council approval if there are any public utilities being proposed, which will probably be the case if they are going to have fire access since they would need dedicated fire lanes and hydrants throughout the property.

The property is tucked behind Paris Junior College and has a heavily wooded entrance from Loop 301 and at Jefferson Street. The property abuts nine residences to the south and has vacant pasture to the west of the property. North of the property is a railroad track and the Martin Marietta Ready Mix Concrete plant is just north of the railroad tracks. To the east, a single-family residence abuts the property, and Paris Junior College. Based on the future land use map, it is anticipated that Jefferson and Loop 301 will develop commercially in the future.

Ladera will modernize the typical RV Resort.

The entrance to the RV Resort would be on the Loop 301 side. On the north of the resident property, there will be the trailer storage next to the railroad tracks.

It will take up most of the 48 acres so it does provide a lot of privacy. The sites are big and will have privacy hedges, trying to change the typical RV Resort to a more private luxury experience. There are a 100 full hookup spots on concrete and eight cabins. Sites are designed for privacy, 35' x 65' sites with 16' x 50' concrete pads. There will landscaping and hedging between each site.

There will be an emergency access from Jefferson St. as a secondary that would be engineered in.

What kind of parking will there be?

40% capacity long-term parking – there will be no more than 40% long-term residences at any time.
60% overnight parking

Are there time limits on long-term parking?

Not at this time.

It will be first come first serve for 40%.

Sites on north side are long-term parking.

There is no lease contract. Only month to month.

They can stay as long as they want as long as they are within the 40% long-term parking. Once it is full, it is full. Forty percent full capacity will probably be long term first.

The sites in the middle are pull thru sites.

Long-term parking is not structurally enclosed, just a roof. They may put a back on it someday, but sides will be open.

This the first RV Resort Ladera has put in.

They will have to tap into the main sewer on Jefferson St. They will have to tap into water and sewer under the railroad where the RV and trailer storage is. A main 21" trunk line can be tapped into. There would be no tying into Jefferson St. sewer because this is downhill from Jefferson. Water would be tapped from Loop 301 and then if they were bringing all these lines in we would have them tie into Jefferson to create a loop thru there as well for water.

Concept shows:

Cabins will be elevated.

It will have a swing underneath.

It will be around the pond.

It will be a modern rustic style with iron, wood and stone as the main design features.

There are eight proposed cabins.

They will rent by the night. Only by the night.

They will not be long-term stay. Completely nightly.

They would be overseeing the water feature.

The pool concept shows there will have a big deck around it.

The Welcome Center concept will have single pitch roof in the rustic modern style.

The pond will have a fountain in the middle as a water feature.

The bathhouse and laundry concept. The left side will be a bath house housing men and women, maybe two showers and two restrooms. The other side would be the same for men's and women's. These would be located in storage containers. This will have to be looked at to make sure it will fit in with the building code.

The plan is to do a small fitness center on top splitting the two differences with a plexiglass middle to look over the park and you can walk out on the top to look over the park.

The purposed of the bathhouses is that it is a requirement to provide showers and baths outside of the RV even though each RV may have their own. They will placed in the corners of the park. One will also have laundry facilities.

It will be done in phases. Phase 1 will be all the outside spots as well as all the roads and utilities.

Phase 2 will be everything in the middle of the park, pool, splash pad, pavilion and playground in the center as well as the other additional 40 spots. Phase 2 will include the cabins.

There will be a general supply store located in the Welcome Center.

What is the period on the phases?

When it gets 40% full, phase two will begin.

Phase 1 is the utilities and the outside spots and will contain the concrete, asphalt, utilities, and pond.

Public Comments:

Cathy Singleton was there to find out the facts such as:

Will property values be affected?

When will the night wrap-ups be?

It will be strictly enforced at 10:00pm.

What about lighting?

There will be no light poles.

They will be RV pole lighting

There should be no increased traffic on Jefferson St. from the RV Park.

Based on the submittal information by the applicant for the operations plan, it appears that they have provided very detailed information about the operation of the resort. Staff is comfortable that if the applicant is able to provide all of the amenities listed and follows the operations plan, that many issues can be mitigated. Being a special use permit, if there are problems with the development, it could be subject to review and be revoked in the future.

RECOMMENDATION: Approval with the following conditions:

- 1. The items listed in the Special Use Permit Submittal for Ladera RV Resort & Cabins be adhered to or could be subject revocation of their special use permit.**
- 2. The site utilities and access need to be verified for adequacy of development and engineered to meet City development specifications and be approved by the City Engineer, Utilities Department, Fire Department and/or City Council if deemed necessary for public utility extensions.**
- 3. If modifications to the design concept are changed after engineering the site, it will be subject to review and approval for a Special use permit modification.**

Special Use Permits are different from uses that are permitted by right in zoning districts. Uses permitted by right indicate that a particular use is allowed in a zoning district regardless of location if minimum requirements are met such as setbacks, lot coverage, and parking requirements are met or satisfied. Special uses mean that a particular use may be located in a zoning district provided it is determined that the use is deemed compatible or consistent with adjacent uses and won't create negative impacts to the surrounding area based on the intent and purpose of the district and intended character of the area.

Are there guidelines for the RV itself?

It must be manager inspected and approval.

Must be 10 years or newer but some older RVs may be in perfect condition and could be allowed.

Must meet DOT regulations.

Inspections are for any RV coming on the property. It will be a visual inspection.

The inspection is standard in the industry.

Site is regulated as to what can be left out at any given time.

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

ADJOURN

With no further business, the meeting was adjourned at 6:45P.M.