

CITY OF SULPHUR SPRINGS  
PLANNING AND ZONING MEETING  
NOVEMBER 15, 2021  
6:00PM

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

Absent: Board Member Craig English

Staff: Tory Niewiadomski, Community Development Director,

**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 AUGUST 23, 2021:**

Consider for approval the Planning and Zoning meeting minutes of August 23, 2021. Board Member Matthew Mattison made a motion to approve the meeting minutes. Board Member Tommy Harrison seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A REQUEST TO REZONE PROPERTY LOCATED AT 618 OAK AVE. FROM MULTI-FAMILY TO LIGHT COMMERCIAL:**

The property is located at the end of Live Oak and Cadi Lane and Marianne Circle and includes 9.31 acres of land. The applicant is proposing to subdivide the property into 39 lots for single family residential development along public street extensions of Marianne Circle, Live Oak, and a new street called Rams Drive. The property is zoned SF-6 (single family residential).

All of the lots meet the minimum dimensional requirements of 6,000 square feet, with 50' of frontage and 90' depth. Lots range from 6,000 square feet to 23,244 square feet. Part of this development includes replatting 4 lots (Lots 4-7, Block 3, A.D. Patterson Addition). Although those lots were previously platted, they were never improved with streets or utilities dedicated to the City. This plat replaces or "replats" those lots with the following: (Lots 5R, 6R, 7R, 12R, and partially 13R).

The developer will install approximately 1,690 linear feet of a 28' concrete street with laydown curb and standard 50 feet of right-of-way running through the property. There will be approximately 1,520 linear feet of new public water (6") and approximately 1,100 feet sewer main (6") to serve the development within the road right-of-way. The drainage for this project is split into three different areas with two detention ponds to handle stormwater runoff. The City Engineer has reviewed the plans and has found the utilities and drainage for this development to be acceptable.

A note has been placed on the plat to address that drainage will be privately maintained by the property owners that contain the drainage easements and detention areas.

Lot 4 is an irregular shaped lot located on a cul de sac that also has frontage on Live Oak Street. This lot will be narrow if required to meet 25 foot setbacks on both frontages. The Planning & Zoning Commission can designate one street as a side yard of 10 feet by plat. In this case, Live Oak would be designated as a side yard per this plat.

Board Member Matthew Mattison made a motion to approve the request as presented. Board Tommy Harrison seconded. Motion passed, Matthew Mattison, Tommy Harrison and Chuck Sickles voting aye and Pat Chase voting nay.

**ADJOURN**

With no further business, the meeting was adjourned at 6:10P.M.