

CITY OF SULPHUR SPRINGS  
ZONING BOARD OF ADJUSTMENTS AND APPEALS  
MEETING MINUTES  
JUNE 18, 2019  
5:30 P.M.

Present: Chairman Brad Burgin, Board Member Kevin Mohl, Board Member Kyle Robinson, Board Member Jay Julian, Alternate Board Member James Litzler, Alternate Board Member Janet Martin

Absent: Vice-Chairman Matt Johnson

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

**CALL MEETING TO ORDER:**

Chairman Brad Burgin called the Zoning Board of Adjustments and Appeals Meeting to order at 5:30 P.M.

**DISCUSSION/ACTION SELECTION OF ZONING BOARD OF ADJUSTMENTS CHAIRMAN:**

Consider for approval the nomination of Chairman Brad Burgin as the Chairman of the Zoning Board of Adjustments and Appeals. Board Member Kevin Mohl moved to approve the nomination. Board Member Kyle Robinson seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION SELECTION OF ZONING BOARD OF ADJUSTMENTS AND APPEALS VICE-CHAIRMAN:**

Consider for approval the nomination of Vice-Chairman Matt Johnson as the Vice-Chairman of the Zoning Board of Adjustments and Appeals. Board Member Kyle Robinson moved to approve the nomination. Board Member Kevin Mohl seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF MAY 21, 2018.**

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of May 21, 2018. Board Member Kyle Robinson moved to approve the meeting minutes. Board Member Kevin Mohl seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON AN EXCEPTION FROM THE MINIMUM PARKING REQUIREMENTS FOR THE NUMBER OF SPACES PROVIDED FOR THE RECENTLY ANNEXED PROPERTIES IDENTIFIED IN ORDINANCE #2740 GENERALLY REFERRED TO AS PIONEER BUSINESS PARK.**

Consider a request by Staff for an exception from the minimum parking requirements for the number of spaces provided for the recently annexed properties identified in Ordinance #2740 generally referred to as Pioneer Business Park. The City is in the process of requesting to rezone those properties to Heavy Industrial. These properties are already developed with Industrial properties located in it. Due to the advancements in technology, less space is typically needed for

employees performing work and more emphasis is placed on machinery. The City's Zoning Ordinance regarding the number of parking spaces is based on national ordinances that were developed in the 1960's and 1970's.

Based on existing development patterns in the Industrial Park without City parking requirements, staff recommends approval of the exception to the parking number minimums listed in Article 25 of the Zoning Ordinance and have the number of spaces provided based on the businesses needs which factors in the number of employees intended at the site. Board Member Kyle Robinson moved to approve the meeting minutes. Board Member Jay Julian seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON AN EXCEPTION FROM THE MINIMUM PARKING REQUIREMENTS FOR THE NUMBER OF SPACES PROVIDED FOR THE RECENTLY ANNEXED PROPERTIES IDENTIFIED IN ORDINANCE #2741 GENERALLY REFERRED TO AS HERITAGE BUSINESS PARK.**

Consider a request by Staff for an exception from the minimum parking requirements for the number of spaces provided for the recently annexed properties identified in Ordinance #2741 generally referred to as Heritage Business Park. The City is in the process of requesting to rezone those properties to Heavy Industrial. These properties are already developed with Industrial properties located in it. Due to the advancements in technology, less space is typically needed for employees performing work and more emphasis is placed on machinery. The City's Zoning Ordinance regarding the number of parking spaces is based on national ordinances that were developed in the 1960's and 1970's.

Based on existing development patterns in the Industrial Park without City parking requirements, staff recommends approval of the exception to the parking number minimums listed in Article 25 of the Zoning Ordinance and have the number of spaces provided based on the businesses needs which factors in the number of employees intended at the site. Chairman Brad Burgin moved to approve the meeting minutes. Board Member Kyle Robinson seconded. Motion carried, all voting aye.

**ADJOURN**

With no further business the meeting was adjourned at 5:55 P.M.