

CITY OF SULPHUR SPRINGS
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MEETING MINUTES
JUNE 15, 2021
5:30 P.M.

Present: Chairman Brad Burgin, Board Member Kevin Mohl, Board Member Twila Gill, Alternate Board Member James Litzler, Alternate Board Member Janet Martin

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

Others: Faith Huffman, Coy Johnson

CALL MEETING TO ORDER:

Chairman Brad Burgin called the Zoning Board of Adjustments and Appeals Meeting to order at 5:33 P.M.

DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF MARCH 16, 2021.

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of March 16, 2021. Alternate Board Member James Litzler moved to approve the meeting minutes. Board Member Kevin Mohl seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST BY SUSAN STEARNS FOR A VARIANCE TO THE LOT AND SETBACK REQUIREMENTS FOR 639 CRANFORD.

There are currently two properties on the lot at this time. The applicant is seeking a variance to subdivide the lot into 2 lots with a home on each lot. The property is zoned SF-6 (single family) and has a 25 foot front yard setback, 6 foot side yard and 10 foot rear yard setback and minimum 6,000 square foot lots. The lot contains two homes on it currently with a total lot size of 11,314 square feet. It is not possible to create two 6,000 square foot lots based on its existing footprint.

The lot standards within the subdivision ordinance recommends double frontage lots be avoided. Most of the lots between Brinker and Cranford in this section have two homes and some are separated and some are single lots. Several of the lots that are separated are less than 6,000 square feet in size.

The property already shows to be two lots, 2C and 3C, but there is no record of those ever being subdivided. There is a problem with selling the property with the way the lots are set up so the applicant is trying to separate those two lots. Most lots in that area are less than 6,000 square feet in size. Although having two properties on one lot is legal, separating the two would bring it more into a more confirming use.

Alternate Board Member Janet Martin did have a Conflict of Interest in that she is the Realtor for this property and recused herself from the voting. Alternate Board Member James Litzler made a motion on to approve the variance request. Board Member Twila Gill seconded. Motion carried, Chairman Brad Burgin, Board Member Kevin Mohl, Board Member Twila Gill and Alternate Board Member James Litzler all voting aye.

DISCUSSION/ACTION ON A REQUEST BY KRAMERICA OUTDOOR ADVERTISING TO ALLOW A VARIANCE TO THE SIGN ORDINANCE.

The applicant is proposing to construct a 14'x48' sign that is 40' tall to provide digital advertising from the Interstate to Downtown Sulphur Springs that is considered off-premise signage or a billboard.

There was an existing billboard on the property that has recently been removed. The applicant is looking to replace the sign with a digital billboard. The existing sign was a double stacked sign with two 10.5' x 36' signs totaling 756 square feet. The applicant is proposing to install a smaller digital billboard 14' x 48' signs totaling 672 square foot sign.

The sign ordinance states the following regarding billboards:

- Billboards are only allowed on I-30, Highway 19, Highway 154/S. Broadway (South of I-30), Loop 301, and Highway 11/Wildcat Way.
- Billboards shall be monopole design.
- Billboards shall not exceed 300 square feet or 40 feet in height.
- Digital Billboards are allowed.
- Billboards may not be located closer than 2000 feet from an existing billboard.
- Billboards shall conform to TxDOT sign rules and regulations if on a State Highway.

It does meet the location standards other than the 2000 foot buffer required in the Sign Ordinance. It does not indicate which side of the street it has to be on, but there are billboards on the other side of I30 that are closer than the 2000 feet limit. The requested sign is more conforming than the previous sign.

Alternate Board Member James Litzler made a motion on to approve the variance request. Board Member Twila Gill seconded. Motion carried, all voting aye.

ADJOURN

With no further business the meeting was adjourned at 5:48 P.M.