

**CITY OF SULPHUR SPRINGS, TEXAS
SPECIAL MEETING OF THE
CITY COUNCIL**

**May 16, 2023
12:00 p.m.**

Mayor Douglas Moore called the regular session of the City Council to order at 12:00 p.m.
The following council members and staff were present:

Present: Mayor Douglas Moore
Councilman Jay W. Julian
Councilman Harold Nash Sr.
Councilman Oscar Aguilar
Councilman Tommy Harrison
Councilman Gary Spraggins

Absent: Mayor Pro Tem John A. Sellers

Staff: Natalie Darrow, City Secretary
Nate Smith, City Attorney
Tory Niewiadomski, Community Development Director/
Assistant City Manager
Roger Feagley, Director of EDC

CALL TO ORDER

Mayor Moore called to order the regular meeting of the Sulphur Springs City Council to order at 12:00 p.m.

PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG, TEXAS FLAG, AND INVOCATION

Mayor Moore led in the pledge of allegiance to the United States Flag and the Pledge to the Texas Flag, and the invocation was led by Councilman Nash.

DISCUSSION/ACTION ON PUBLIC HEARING AND SECOND AND FINAL READING OF ORDINANCE NO. 2830 FOR THE TEXAS ENTERPRISE ZONE APPLICATION

Roger Feagley presented the staff report. The Texas Enterprise Zone Program is designed to allow companies to recoup the state sales tax (6.25%) that they pay. This does not affect the 2% sales tax the community collects. There is a list of programs that we could have offered the company, but our letter of intent has not changed. Mayor Moore opened the public hearing. There was no one else to speak to the issue. Councilman Julian made a motion to approve the ordinance on the second and final reading. Councilman Spraggins seconded and the vote was

unanimous.

The motion carried.

DISCUSSION/ACTION ON PUBLIC HEARING AND SECOND AND FINAL READING OF ORDINANCE NO. 2831 ZC# 230401 ON A REZONE REQUEST BY THE SULPHUR SPRINGS-HOPKINS COUNTY ECONOMIC DEVELOPMENT CORPORATION FOR LOT 2 OF THE PINNACLE BUSINESS PARK LOCATED AT THE NORTHEAST CORNER OF E. SHANNON ROAD AND RADIO ROAD ALSO KNOWN AS CR 2307 FROM HEAVY COMMERCIAL TO LIGHT INDUSTRIAL

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. The EDC is requesting to rezone the property to Light Industrial like the remainder of the Pinnacle Business Park and this portion consists of 17 acres. Looking at the Land Use Plan, it identifies the area north of the CR2307 also known as Radio Road as Industrial. This request is consistent with the future intended growth of I30 in this area. Zoning Use Future Land Use North HC/LI Retail/Warehousing Industrial East LI Vacant Industrial South HC Vacant Commercial West ROW/ HI I-30/Industrial Industrial CURRENT HC DISTRICT EXAMPLES PROPOSED LI DISTRICT EXAMPLES MF,PO,CC, LC District Uses Everything in LC, HC Auto body repair Welding and machine shops Clothing and shoe manufacturing Building material and machine storage Bowling alley, dance halls Commercial amusement parks Feed & seed stores Factories Wholesale and storage Travel centers and truck stop centers. Staff sent five certified letters to surrounding property owners within 200 feet. Below is a response summary: • In Favor Of: 0 • Opposed To: 0 • Undecided On: 0 P&Z PUBLIC HEARING 04-17-23 The EDC is requesting to rezone the property to Light Industrial like the remainder of the Pinnacle Business Park and this portion consists of 17 acres. Looking at the Land Use Plan, it identifies the area north of the CR2307 also known as Radio Road as Industrial. This request is consistent with the future intended growth of I-30 in this area. There was no one else to speak to the issue. Councilman Spraggins made a motion to approve the ordinance on the second and final reading. Councilman Nash seconded and the vote was unanimous.

The motion carried.

DISCUSSION/ACTION ON RESOLUTION NO. 1355 GRANTING EASEMENT TO ONCOR ELECTRIC DELIVERY COMPANY LLC ON CITY PROPERTY IDENTIFIED AS PARCEL ID# R24790 ON ROCKDALE ROAD

Community Development Director/Assistant City Manager Niewiadomski presented the staff report. Oncor Electric Delivery Company LLC is requesting an easement to upgrade their facilities along Rockdale Road for a re-conductor improvement project to correct loading issues that were damaged during the winter storm. They are requesting a 30' wide easement along the frontage of the City property on Rockdale Road. Larry Willis from Oncor was present for any questions. There was a brief discussion. There was no one else to speak to the issue. Councilman Spraggins made a motion to approve Resolution as presented. Councilman Julian seconded and the vote was unanimous.

The motion carried.

ADJOURN

With all business complete the meeting was adjourned at 12:07 p.m.