

CITY OF GLADEWATER
PLANNING & ZONING COMMISSION
MINUTES
FEBRUARY 10, 2022
5:30 P.M.

MEMBERS PRESENT: Mark Friend, Harry Sutphen, Ann Clay, Sheila Faggans, Leah Brooks, Tameka Gordon

STAFF PRESENT: Judy Van Houten, Al Harrison, Ricky Tow

GUESTS PRESENT: Wade Harden, Ricky Maddox, Jesse Hawkins, Farrell Alexander, Jim Valentine

I. CALL TO ORDER

Chairman Friend called the meeting to order at 5:32 p.m.

II. INVOCATION

Harry Sutphen gave the invocation.

III. CITIZENS COMMENTS

None.

IV. APPROVAL OF MINUTES – September 9, 2021

Sheila Faggans moved to approve the minutes; seconded by Harry Sutphen. Motion carried 5-0.

V. PUBLIC HEARING regarding a request for a specific use permit for self-storage units at LTS 1 & 12 BLK 1 PARKVIEW, more commonly known as 401 W. Gay Avenue

Chairman Friend opened the public hearing at 5:33 p.m.

Building Official Al Harrison explained that the property is currently zoned residential. It was marketed and sold as commercial as there have been commercial businesses there for years.

Wade Hardin – 603 Main Street, Garland – is with Smartlock Self Storage and spoke on behalf of the company requesting the specific use permit. He said the units will be fully automated and accessed thru an app on a smart phone. Everything from selecting a unit, paying monthly rental fees, and accessing the building/unit will be done thru an automated system.

Chairman Friend asked if there were plans to renovate the exterior of the building. Mr. Hardin said showed slides with planned renovations and indicated they would restripe the parking lot as well. They plan to remove the add-on on the side of the building and will replace the HVAC units during renovation.

Tameka Gordon entered the meeting at 5:42 p.m.

CITY OF GLADEWATER
PLANNING & ZONING COMMISSION
MINUTES
FEBRUARY 10, 2022
PAGE 2

Leah Brooks asked about signage. Mr. Hardin said they will only have signs on the face of the building.

Farrell Alexander – 1104 Sherwood St., Gladewater – said he was the real estate agent who listed and sold the property for the Moore family. He is speaking in favor of the specific use permit. The building is an eye-sore so the renovation would be a vast improvement to the neighborhood. Mr. Alexander also said this property would never be able to be used as residential in it's current state.

With no further comments Chairman Friend closed the public hearing at 5:49 p.m.

- VI. CONSIDERATION of a request for a specific use permit for self-storage units at LTS 1 & 12 BLK 1 PARKVIEW, more commonly known as 401 W. Gay Avenue

Harry Sutphen said this would be an improvement to our city and made a motion to recommend that council approve the specific use permit; seconded by Tameka Gordon. Motion carried 6-0.

- VII. CONSIDERATION of accepting Nicholas McKinney's resignation from the P&Z Commission

Harry Sutphen made a motion to accept Nicholas McKinney's resignation; seconded by Sheila Faggans. Motion carried 6-0.

- VIII. CONSIDERATION of a recommendation to Council for an appointment to fill the vacant board member position

Harry Sutphen made a motion to recommend that council choose from among Ricky Maddox, Farrell Alexander, and Jesse Hawkins to fill the vacancies; seconded by Ann Clay. Motion carried 6-0.

- IX. ADJOURN

Ann Clay made a motion to adjourn at 5:59 p.m., seconded by Harry Sutphen. Motion carried 6-0.

Mark Friend, Chairman

Attest:

Judy Van Houten, City Clerk

