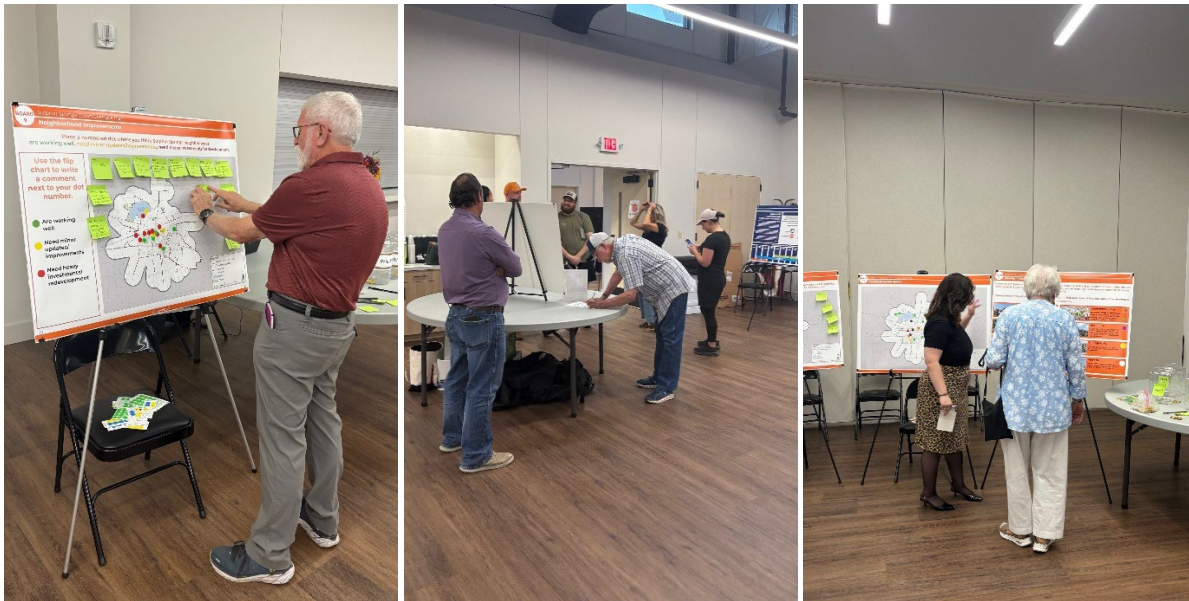


Sulphur Springs Comprehensive Plan Open House 1 Event Recap Document

Introduction

The Sulphur Springs Comprehensive Plan Open House was held on Thursday, May 15, 2025, from 5:00 to 7:30 p.m. at the Sulphur Springs Senior Citizen Center. The event was promoted through the City’s social media platforms and local newsletter, the event drew fifteen residents who participated in sharing feedback and ideas for the future of Sulphur Springs. Below is a summary of the key findings from the in-person Open House.



About You

Open house attendees were asked to place pins on a map to indicate where they live (red pin) and where they work (blue pin). Below are the results:

	Red Pin	Blue Pin
City Limits	7	5
ETJ	1	1
County Limits	2	0

Visioning Station

Participants were asked to leave comments on 3 questions they had about the vision for Sulphur Springs.

BOARD
4 Sulphur Springs Comprehensive Plan
Visioning Station

What one word would you use to describe Sulphur Springs today?	What one word would you use to describe your vision of Sulphur Springs in 2050?
<p>Mayberry Hallmark Movie Town</p> <p>Blossoming</p> <p>Too Small stagnant Expectant</p> <p>Small-ish Towns</p> <p>Fabulous Paradise</p>	<p>Don't become a McKinney Keep small town vibe—family oriented</p> <p>happening Fun</p> <p>Vibrant!</p> <p>Inclusive</p> <p>VIBRANT</p> <p>STAY SMALL</p>
What do you hope can be achieved with this new Comprehensive Plan?	
<p>growth and understand by healthy growth</p> <p>SIDEWALKS??</p> <p>Healthy growth</p> <p>promote healthy growth + business/creative development heavy focus on family values</p>	

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Results

“What is one word you would use to describe Sulphur Springs today?”

- Fabulous paradise
- Mayberry—Hallmark Movie Town
- Blossoming
- Small-ish town
- Expectant
- Too small
- Stagnant

“What is one word you would use to describe Sulphur Springs in 2050?”

- Don't become McKinney
- Keep small town vibe—family oriented
- Vibrant (2)
- Inclusive
- Stay small
- Happening
- Fun

“What do you hope can be achieved with this new Comprehensive Plan?”

Sulphur Springs Comprehensive Plan
Open House #1
May 15th, 2025 | Event Recap



- Growth & understanding
- Healthy growth (3)
- Sidewalks
- Heavy focus on family values
- Promote growth -- Businesses/ small business development

Key Takeaways

- Sulphur Springs residents want strategic growth in the city that maintains the family and small-town feel.
- Sulphur Springs residents would like to see new development that is “fun” and “vibrant” that is family oriented.
- New sidewalks and improved roadway infrastructure are needed.

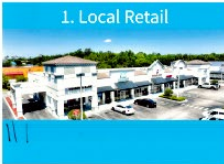




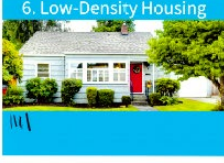
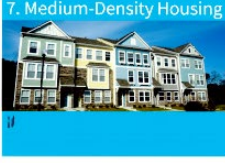
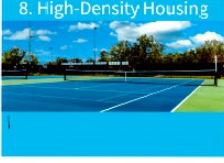



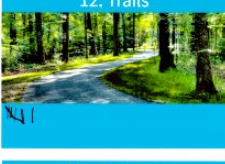
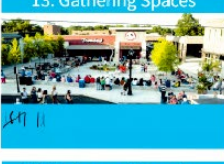
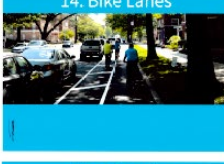






Picture the Future

Open House attendees were asked to pick five priority characteristics on board five, then place the accompanying number where they would like to see them in Sulphur Springs on board six, leave additional comments, and indicate where they would like to see those characteristics developed.

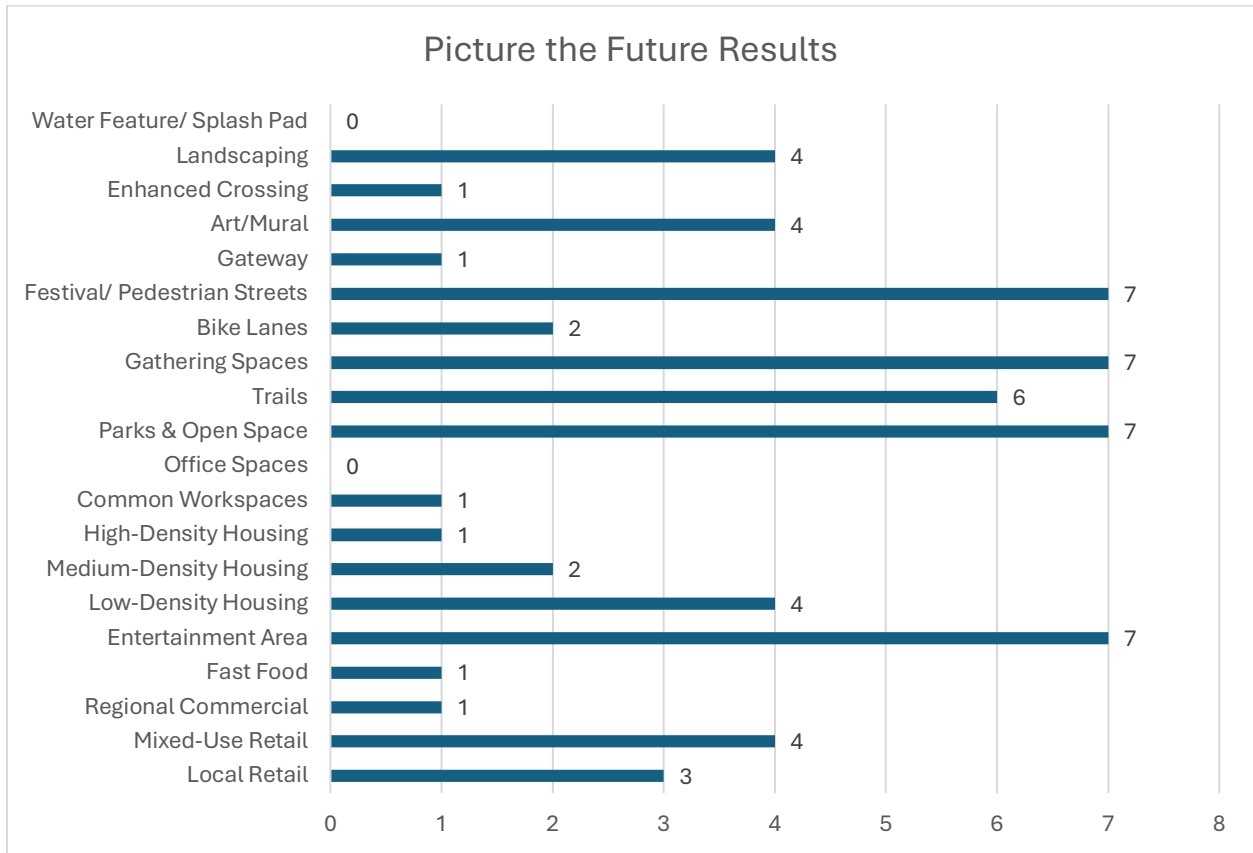
Results

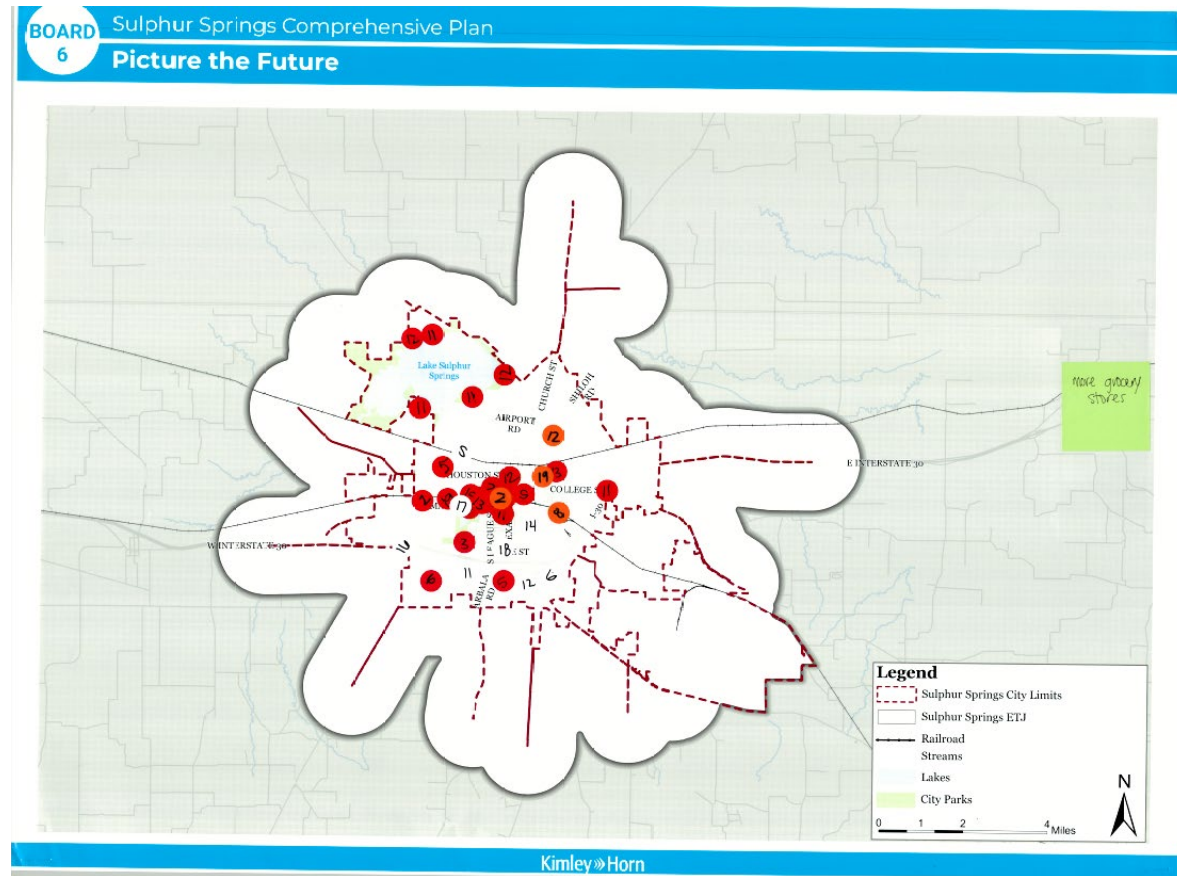
BOARD 5 Sulphur Springs Comprehensive Plan
Picture the Future

Pick your top 5 priorities by leaving a tally next to the items matter most to you. Then, use the matching numbered dots on Board 6 to show where you'd like to see them in the city.

1. Local Retail  	2. Mixed Use Retail  	3. Regional Commercial  	4. Fast Food  	5. Entertainment Area 
6. Low-Density Housing  	7. Medium-Density Housing  	8. High-Density Housing  	9. Common Work Spaces  	10. Office Space 
11. Parks and Open Space  	12. Trails  	13. Gathering Spaces  	14. Bike Lanes  	15. Festival/Pedestrian Street 
16. Gateway  	17. Art/Mural  	18. Enhanced Crossing  	19. Landscaping  	20. Water Feature/Splash Pad 

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Additional Comments Include:

- “More grocery stores”

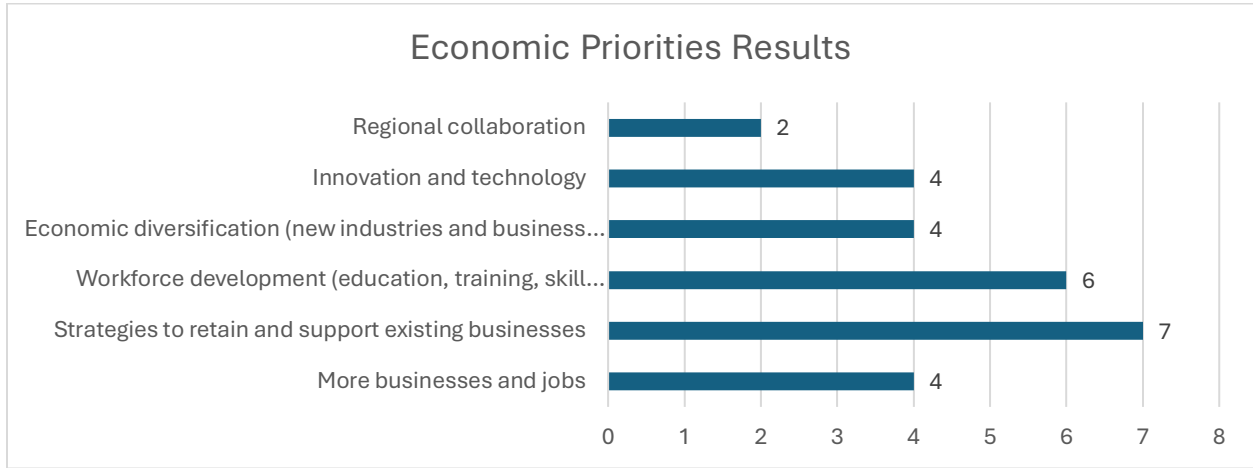
Key Takeaways

- Residents would like to see more gathering spaces and areas of attraction, such as entertainment districts, both tallied the most votes as a priority.
- High emphasis on pedestrian-friendly development. Primarily oriented along Houston St. to Downtown.
- Gathering spaces and trails are desired around Lake Sulphur Springs.
- Mixed-use retail downtown.
- Low-density housing is desired on the outskirts of the city limits, closer to the ETJ.
- Parks and open space are desired to be accessible just off I-30.

Economic Priorities

Participants were given three coins to ‘spend’ on their top three priorities regarding the city's economic development goals. Below are the results of how participants voted on the following eight priority economic development topics.

Results



Sulphur Springs Open House #1: Jar Activity	
More businesses and jobs	4
Strategies to retain and support existing businesses	7
Workforce development (education, training, skill development)	6
Economic diversification (new industries and business types)	4
Innovation and technology	4
Regional collaboration	2
Quality of life enhancements	7
Tourism and hospitality	3
Total # of chips in jars	37

Key Takeaways

- Residents prioritize most quality-of-life enhancements and strategies to retain and support existing businesses.
- Less priority is given to regional collaboration.

Transportation Concerns

Participants were asked to use colored dots corresponding to a traffic concern and place them where it occurs. Many residents also used sticky notes to explain why they had these concerns.

Results

BOARD 8 Sulphur Springs Comprehensive Plan
Transportation Concerns

Please use the colored dots to mark where you have the most transportation concerns. Choose the color that matches your concern, and place it on the map where it applies.

- **Traffic congestion:** Heavy traffic, slowdowns, or bottlenecks during certain times of day.
- **Street & Road conditions:** Potholes, poor pavement, unclear lanes, or street lighting issues.
- **Intersections & traffic signals:** Unsafe crossings, bad signal timing, or confusing stop signs/lights.
- **Safety & Accessibility:** Missing sidewalks, unsafe crosswalks, or areas hard to walk in.
- **Accessibility:** Challenges for people with disabilities, such as missing ramps or blocked paths.
- **Highway Issues:** On-ramps/off-ramps, merging problems, noise, or freeway traffic backups.

The map displays the city limits of Sulphur Springs, Texas, with various streets labeled including Houston St, College St, Church St, Airport Rd, and Sileas Rd. Colored dots are placed on the map to indicate concerns: red dots for highway issues, yellow for street conditions, green for intersections, blue for safety/accessibility, and pink for traffic congestion. Numerous sticky notes provide specific feedback, such as 'Make downtown a No Truck Zone', 'Hwy 19 & Airport 153 are accident prone', 'Make sidewalks consistent in length & connection', 'Overall, it makes the city more pedestrian friendly', 'Sidewalk needed by Brookshire', 'Bridge traffic on a hard time merging due to narrow', 'I lived when the valley was around - considered new way to get to downtown', 'Consider a smaller scale for West side', 'Take account age of older citizens & disabled in transportation options', and 'Transportation options to get to downtown'. A legend in the bottom right corner identifies city limits, ETJ, railroads, streams, lakes, and city parks. A scale bar shows 0 to 4 miles and a north arrow is present.

Comments:

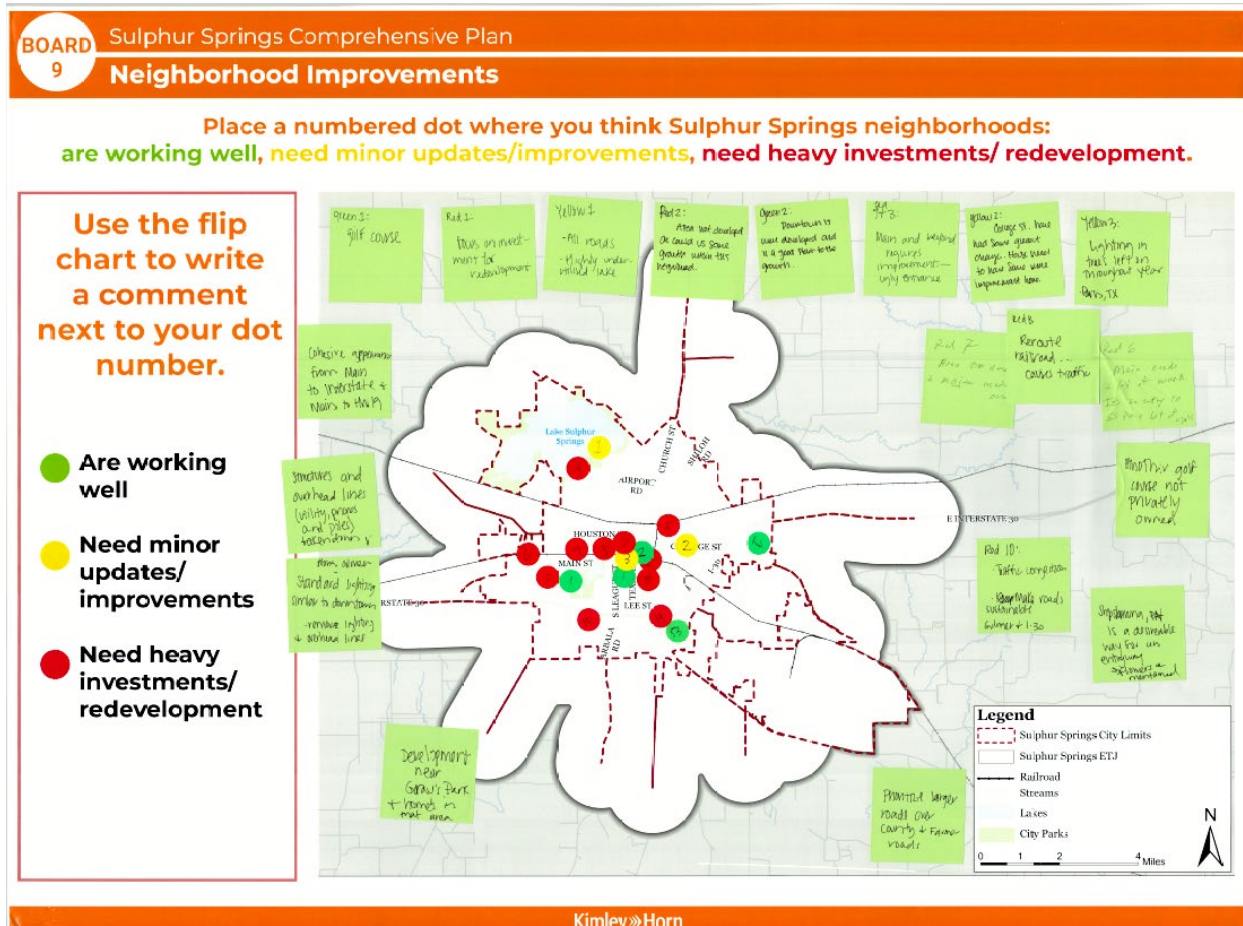
- Make downtown a “No Truck Zone.”
- Hwy 19 and Airport 153 are accident prone due to lights and reduced speed needed.
- Make sidewalks consistent in length and connection.
- Overall, it makes the city more pedestrian friendly.
- Sidewalk needed by Brookshire [grocery store].

- Take account age of older citizens & disabled when thinking of transportation options.
- Bridge traffic has a hard time merging due to traffic and lights.
- Transportation options to get to the DFW Metroplex.
- Keep streets safe for seniors.
- S Broadway at I-30... schools should be priority.
- "I loved when the trolley was around" bring back and encourage new uses & sustainable way to fund.
 - Consider a smaller scale of the trolley so it can be less operated.

Neighborhood Improvements

Participants were asked to place a numbered dot with a corresponding color where they think Sulphur Springs' neighborhoods are working well, need minor improvements, or need heavy redevelopment.

Results



Comments:

- Green 1: Add golf course.
- Red 1: Focus on investment for redevelopment.
- Yellow 1: Fix all roads.
- Yellow 1: Highly underutilized lake.
- Red 2: Area not developed and could use some growth within this neighborhood.
- Green 2: Downtown is underdeveloped and is a good start to growth.
- Red 9 & 3: Main and beyond required improvements – ugly entrance.

- Yellow 2: Colleg St. have had some great change. House needs to have some more improvements.
- Yellow 3: Lighting on trees left on throughout the year similar to Paris, TX.
- Clear structures and overhead lines (utility and poles); relocate them underground and create lighting standards.
- Red 6: Main needs a lot of work.
- Red 7: Area needs a major makeover.
- Red 8: Reroute railroad... causes traffic.
- Development near HW Gray's (Park) and homes in that area.
- Prioritize larger roads over the County and Farmer Roads.
- Red 10: Traffic congestion.
- Red 10: Make roads sustainable at Gilmer & I-30.
- Shippshewana, Indiana is a desirable gateway (flowers and maintained).
- Another golf course not privately owned.
- Cohesive appearance from Main to interstate and from Main to HW19.

Key Takeaways

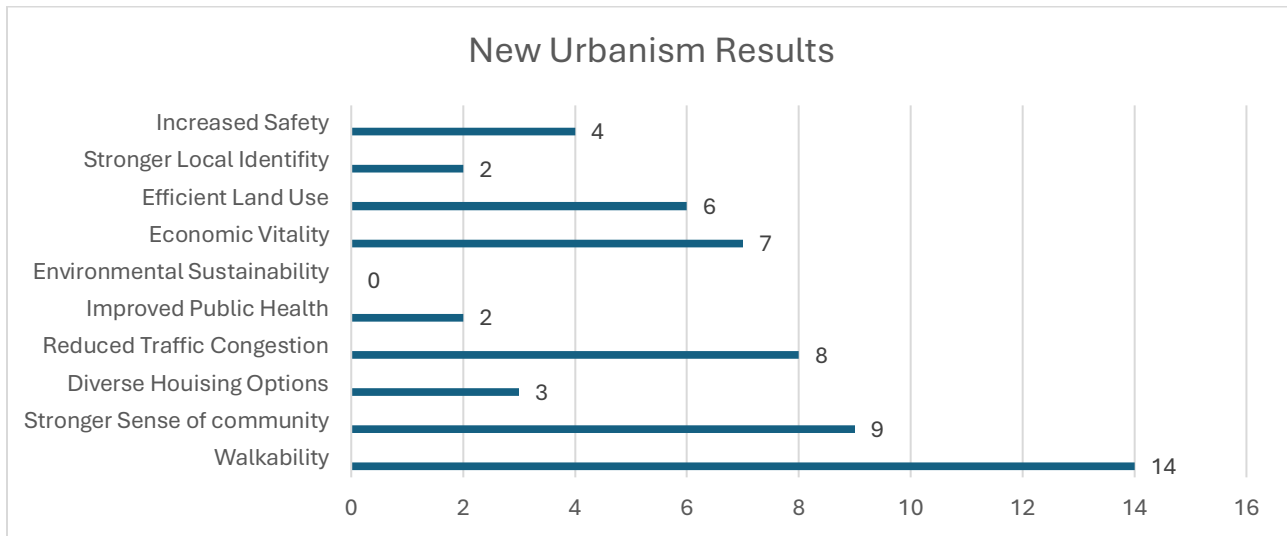
- The golf course is working well.
 - Add another golf course, not privately owned.
- Downtown is well developed and is full of character that should be seen throughout the city.
 - College St. has had some good changes and should be where development continues to build out from.
- Cohesive and beautified appearance from Main to HW 19 and Main to Interstate.
 - Create a gateway that is desirable looking... flowers and *maintained*.
 - Create a lighting standard similar to downtown.
 - Remove overhead structures and lines and place underground.
- Traffic congestion is a concern.
 - Reroute railroad because it causes congestion.
- Redevelop homes and the area surrounding Grays Park.
- Create lighting standards, including adding lights to the trees and leaving those on year-round.
- Overall create a more aesthetically pleasing area.
 - Use Paris, TX and Shippshewana, IN as examples.
- Roads need to be fixed and incorporate drainage.
 - Prioritize larger roads over the smaller ones.

- Use sustainable material that can withstand the winter conditions.

New Urbanism

Participants were given five coins to "spend" across ten listed benefits of New Urbanism, indicating which areas they felt would most benefit Sulphur Springs. The results below reflect how participants prioritized the ten benefits.

Results



Sulphur Springs Open House #1: New Urbanism Jar Activity	
Walkability	14
Stronger Sense of community	9
Diverse Housing Options	3
Reduced Traffic Congestion	8
Improved Public Health	2
Environmental Sustainability	0
Economic Vitality	7
Efficient Land Use	6
Stronger Local Identity	2
Increased Safety	4
Total # of chips in jars	55

Key Takeaways

- Sulphur Springs residents prioritize walkability the most.

- Residents least prioritize environmental sustainability.

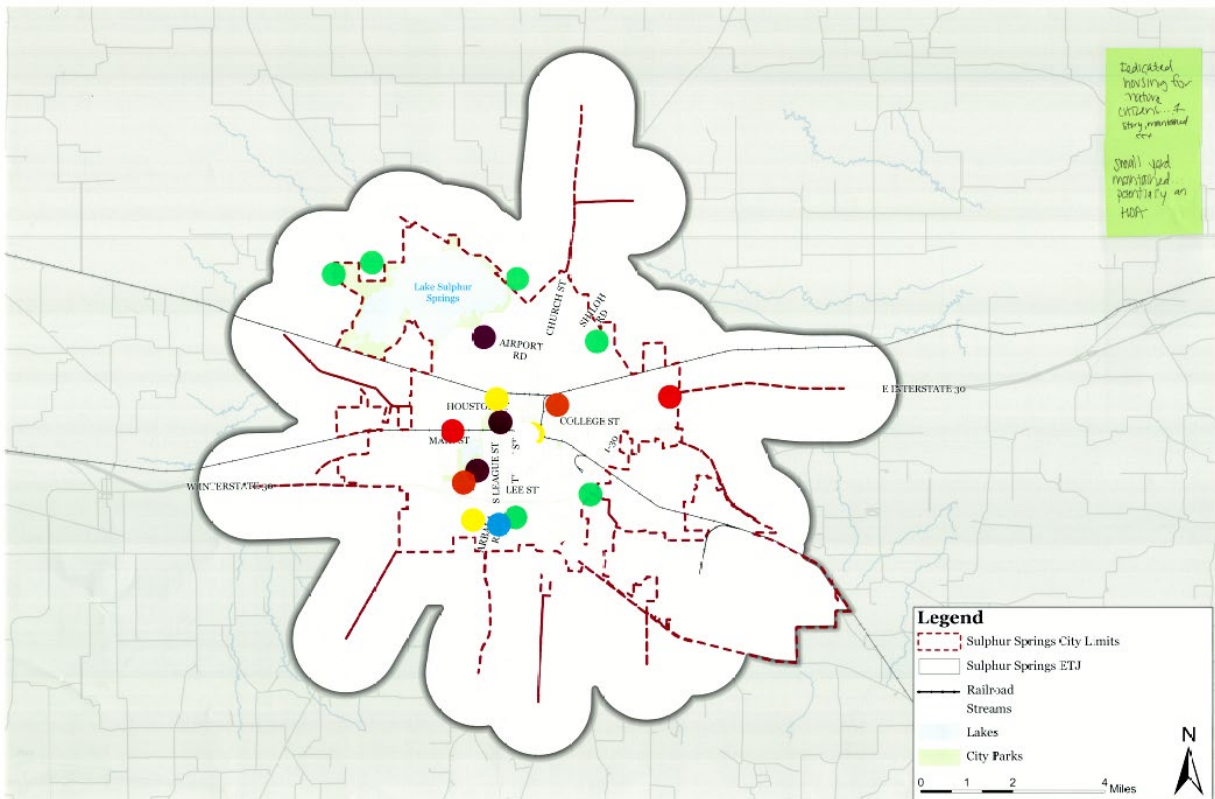
Housing in Sulphur Springs

Participants were asked to review the definition of various housing types, then on the next board, place where those housing types would be appropriate in Sulphur Springs. Housing types include:

- Single Family Detached
- Duplex
- Fourplex
- Multiplex
- Multi-dwelling
- Courtyard Housing
- Townhouse
- Mixed-Us

Results

BOARD 12 Sulphur Springs Comprehensive Plan
Housing in Sulphur Springs



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Fourplex	2
Multiplex	8
Courtyard Housing	2
Townhouse	0

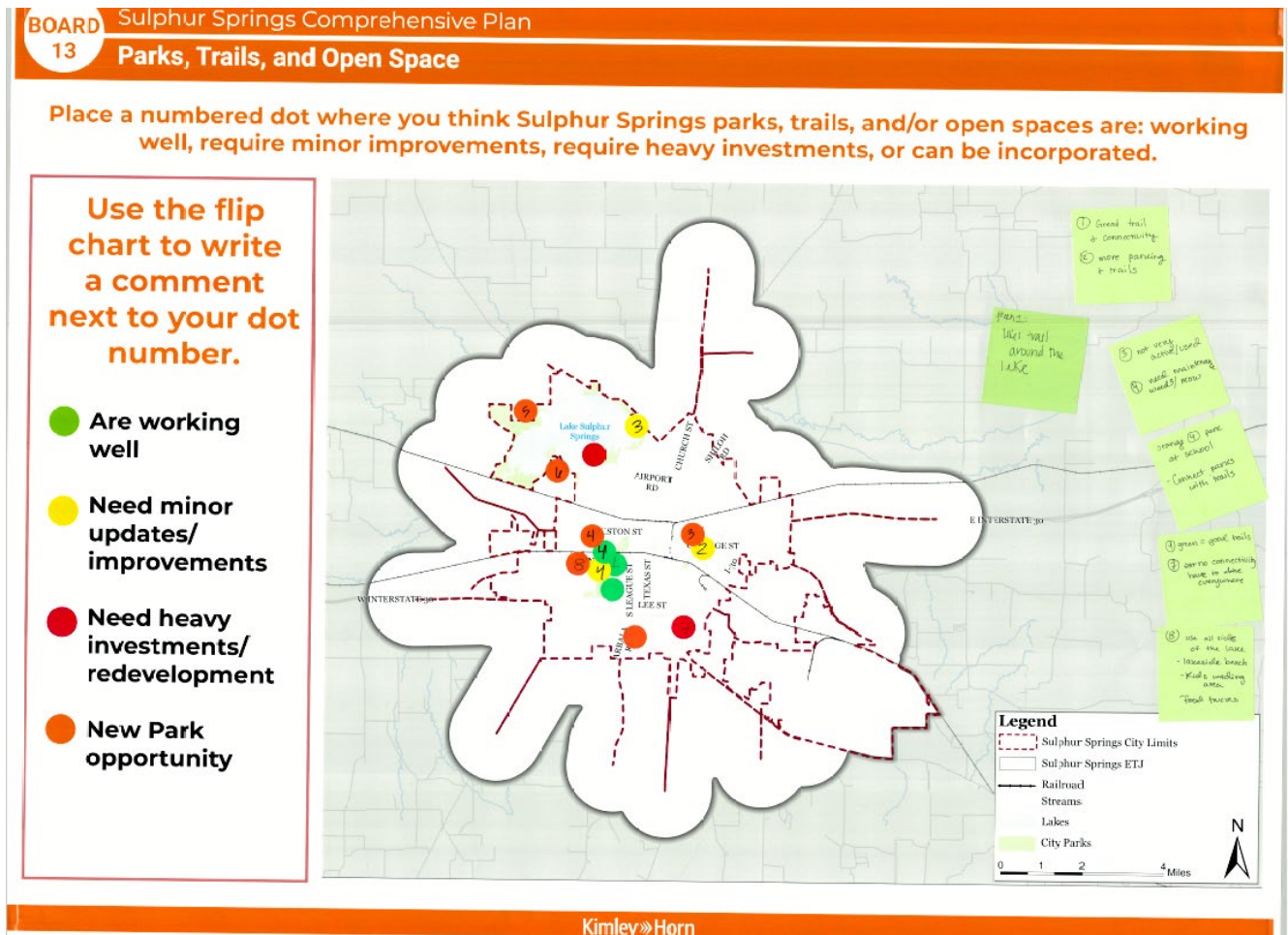
Multi-dwelling	3
Mixed-Use	5
Total # of Proposed Housing Locations	28

Key Takeaways

- Single Family Detached (6)
 - Desire to build more single-family homes away from downtown.
 - This was the type of housing with the most suggestions for—Sulphur Springs residents prioritize this type of development.
- Multiplex (3)
 - Desire for these on the west side of the city, just along downtown.
- Multi-dwelling (2)
 - Desire to build closer to downtown.
- Courtyard Housing (2)
 - A resident suggested that a variation of this type of housing be made with a senior in mind—one-story homes, small, maintained lawns, potentially managed by an HOA.

Park, Trails, Open Space

Participants were tasked to use colored dots to indicate areas they felt were working well, needed minor improvements, or needed heavy redevelopment. A sticker was also given to identify areas for new parks.



Comments

- Green 1: Great trail & connectivity; like trails around lake.
- Green 2: More parking and trails.
- Yellow 3: Not very active/used.
- Yellow 4: Needs maintenance—weeds/mow.
- Orange 4: Park at school; connect parks with trails.
- Green 4: Good trails.
- Red 7: No connectivity, have to drive everywhere.
- Orange 8: Use all sides of lake-- Lakeside beach; kids wading area; food trucks.

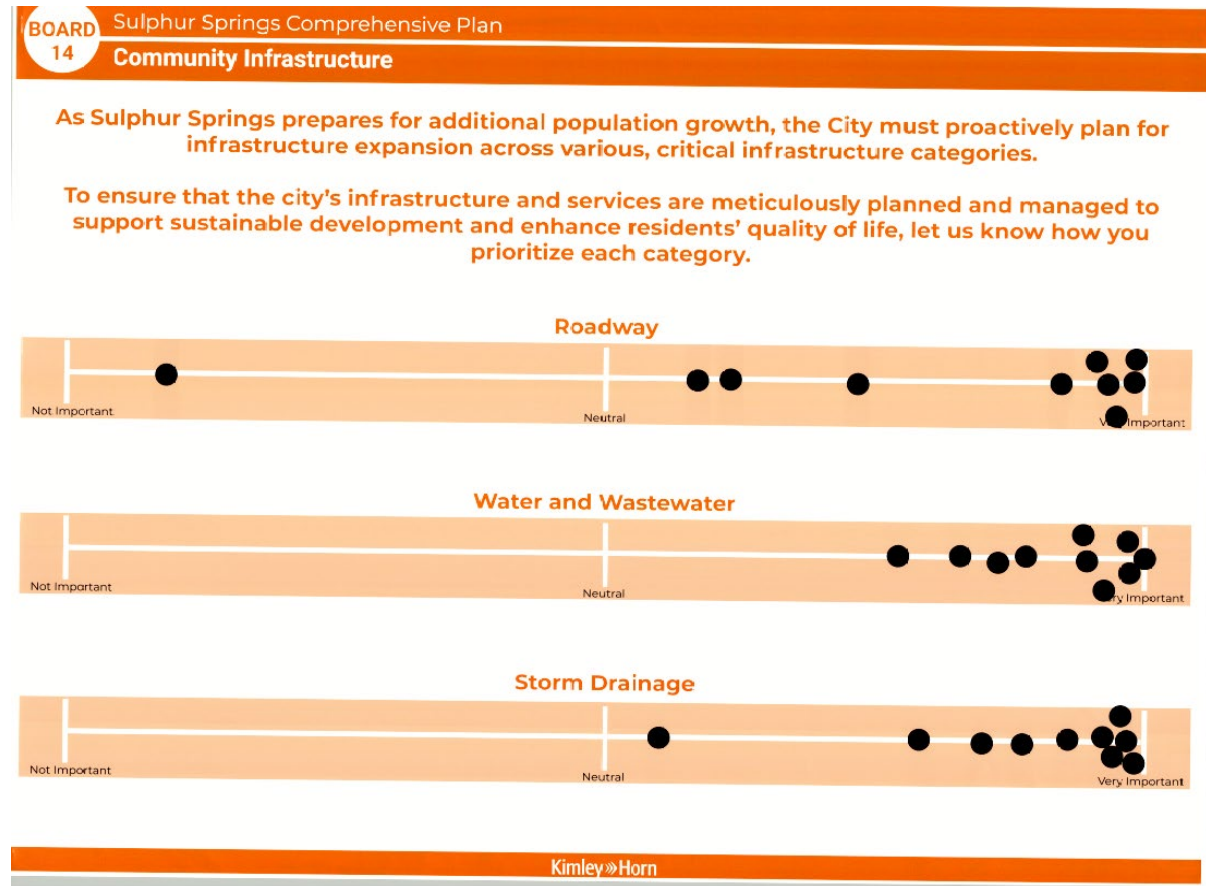
Key Takeaways

- Greenspace near downtown is working well.
- Several opportunities for new parks around Lake Sulphur Springs.
 - Trails requested around the lake.
- Heavy reinvestment near the Southeast part of the lake.
 - Currently needs landscaping – weeds and mow.
 - Not an active space.
- Make uses of all sides of the lake by adding:
 - Lakeside beach
 - Kids wading area
 - Food trucks
 - Parking requested near trails and parks.
 - Park requested near school.
 - Connect parks with trails
- Heavy reinvestment is needed near Thermo Springs.
- No connectivity; forced to drive everywhere in the city.
- Minor repairs near downtown and the eastern part of the city limits.

Community Infrastructure

Stickers were used on a scale for rating the participants' priority for three infrastructure categories.

Results



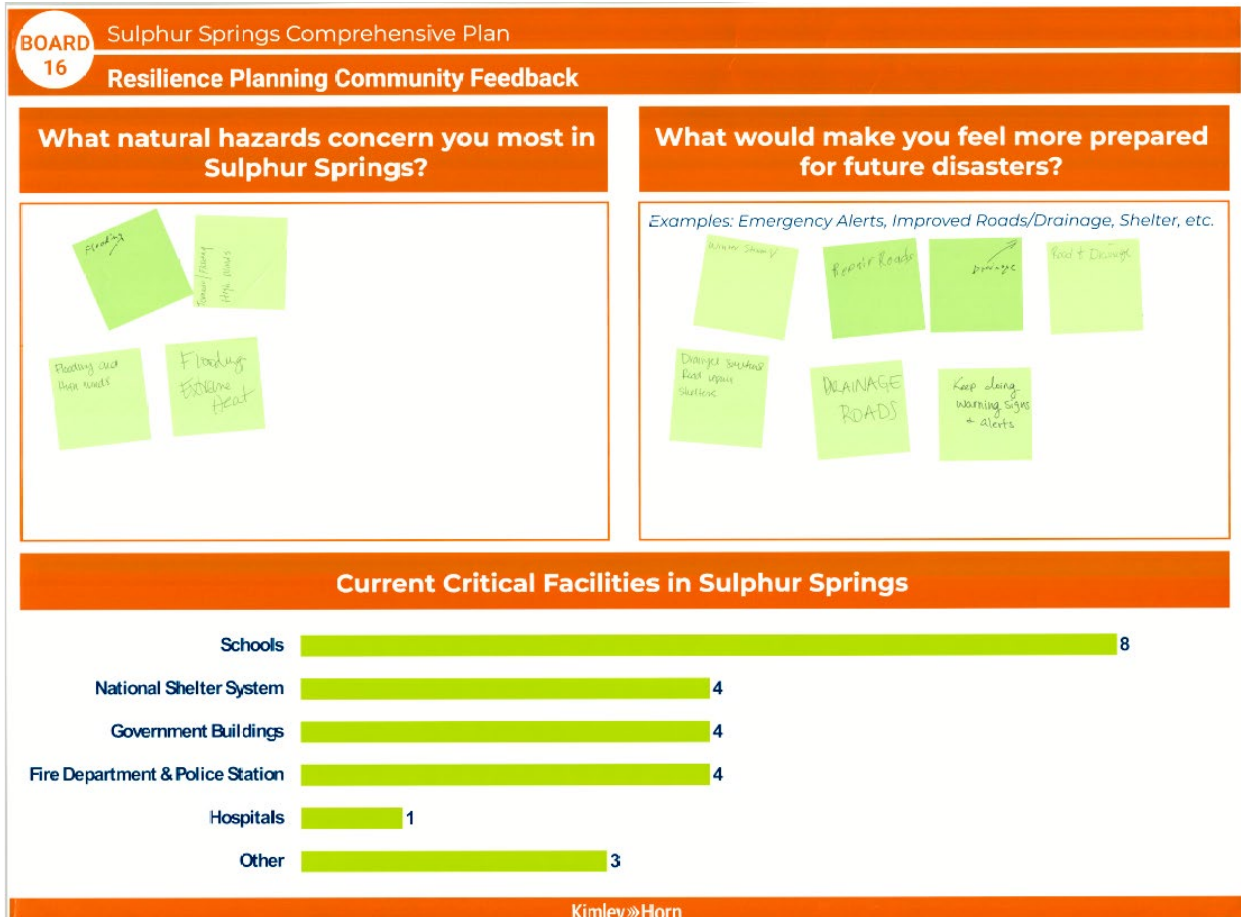
Key Takeaways

- All categories were important to residents, with an outlier of the roadways not being as important to the participants.

Resilience Planning Community Feedback

The previous board showed several topics, giving facts about hazard mitigation and resilience planning. Using that board as context, participants were given three questions regarding planning for a residential community.

Results



“What natural hazards concern you the most in Sulphur Springs?”

- Flooding (4)
- High winds (2)
- Tornadoes
- Extreme heat

“What would make you feel more prepared for future disasters?”

- Winter storms
- Repair roads (3)

- Drainage on roads (4)
- Shelters [from storms]
- Continue warning signs and alerts

Key Takeaways

- Residents prioritize drainage and being prepared for flooding on the roads
- Weather-related storms occur, and warning signs, alarms, and shelters have been helpful with these conditions.

Additional Comments

This Board presents a QR code to visit the project website, and thanks event attendees for coming. It also leaves space for attendees to comment about anything not covered on the previous boards.

BOARD 17 Sulphur Springs Comprehensive Plan
Thank You!

Let us know what we missed! Please leave any additional comments you have below!



* River walk Development
River walk +

Building Codes for Architecture
(Stop Modern Code! they are not setting)

SIDEWALKS!

Creating a well developed plan that doesn't affect long-term growth.

Ready for Downtown
What Development of Bridges & Trade in this plan.

Keep the community
Active & Plan
+ involve community
in groups



THANK YOU FOR YOUR PARTICIPATION!
Scan the Qr code to get more information on the Comprehensive Plan

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Comments

- Riverwalk
- Riverwalk development
- Sidewalks
- Ready for Downtown West Development & bridges, and trails in this plan
- Keep the community aware of plans & involve the community in changes
- Building codes for architecture— stop modern crap! They aren't selling.

Key Takeaways

- Desire for River Walk Development.
- Emphasis put on developing more quality sidewalks.
- Establish building codes for architecture.
 - No modern “crap,” they aren't selling.
- Create a well-developed plan that thinks about long-term growth.
- Ready for Downtown West Development & bridges and trails in this plan.
- Keep the community aware of plans and involve the community in changes.

Key Themes Summary

- **Responsible Growth.** Many of the residents would like to see some changes in Sulphur Springs, like the additional retail and entertainment areas. However, residents would like new development to fit the character of Sulphur Springs and be phased.
- **Pedestrian-friendly.** Residents expressed wanting more continuously running sidewalks that are compliant with the Americans with Disability Act (ADA) standards and consider the older population who use them.
- **Various Transportation Methods.** Residents wanted more transportation options, such as reviving the trolley that once ran through the city and connected to downtown.
- **Aesthetically Pleasing.** In addition to wanting a beautified gateway, the city wants consistent branding. A suggested city branding idea is to expand on the quirky, historical feel of the existing downtown. Landscaping, including flowers and greenery, will also add to the feeling. Clearing overhead electrical and phone lines will also help the beauty stand out.
- **Reduce Congestion.** Residents are dealing with traffic congestion, particularly around Gilmer, HW19, and Main Street and the I-30 entry. Suggestions to address these issues include adjusting traffic signal timing, reevaluating the train track routing, and designating certain areas as “No Truck Zones.”
- **More Parks and Trails.** There is an expressed need for more trails that connect to various parts of the city, especially Lake Sulphur Springs. There are a few spots that have parks and open spaces that work well, and residents want to see more throughout the city.