

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING
MEETING MINUTES
AUGUST 20, 2019
6:00 P.M.

Present: Chairman Mike Horne, Vice Chairman Craig English, Board Member Chuck Sickles, Board Member Tommy Harrison

Absent: Board Member Kelly Grimes

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

Others: Sammie Nguyen, Taylor Nye

CALL MEETING TO ORDER:

Chairman Mike Horne called the Planning and Zoning Meeting to order at 6:00 P.M.

DISCUSSION/ACTION ON PLANNING AND ZONING MEETING MINUTES OF JUNE 17, 2019.:

Consider for approval the Planning and Zoning meeting minutes of June 17, 2019. Board Member Chuck Sickles moved to approve the meeting minutes. Board Member Tommy Harrison seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A PLAT REQUEST BY GNZ LAND HOLDINGS, LLC FOR PROPERTY LOCATED IN THE 600 BLOCK OF GILMER ST.

This property is located along Gilmer Street to the west, Beckham Street to the north, and Whitworth to the south. The applicant is proposing to reroute storm drainage through the site and install a detention pond to ensure that post development runoff does not increase above pre-development runoff. In addition, the applicant is going to install a 6" public water line from Gilmer Street through the site out to Whitworth and will require public easement dedication to serve the development with water and fire protection. The applicant will install an 8" sewer line through the site that will be a public sewer line as well. Additional right-of-way along Whitworth Street will be dedicated to the City and easement along Gilmer Street that will allow for public sidewalks and utilities. The properties will be platted into two lots. Lot 1 (1.44 acres), that on the Gilmer St. side, is zoned Heavy Commercial and is being proposed as a multi-tenant commercial building. Lot 2 (3.48 acres), that which faces away from Gilmer St., is primarily zoned Multi-family and will consist of six quadplexes and an 8 unit building. Each quadplex will contain four family style attached residences. Staff has been working with the applicant's engineers over the past several months to ensure the adequacy of utilities can support the development. The plans have been reviewed by the City Engineer and are substantially acceptable with some additional details needed for easements and storm drainage at this time. A note has been placed on the plat indicating that no building permit be issued until all engineering plans on water, sewer, paving and drainage improvements have been approved by the City Engineer. The public improvements for sewer, water, and storm water will require a Community Facilities Contract. Staff has requested a 25'

sanitary and storm water easement be provided along the north property line of Lot 2 where it abuts Lot 11-3R which is off-site of this plat. Staff recommends approval provided the applicant can satisfy the City Engineers requirements.

There was a question about the detention pond and whether it was designed to hold water. It was clarified that it is designed as a detention pond rather than a retention pond and would be dry unless wet weather events occur.

Board Member Chuck Sickles moved to approve the plat request. Board Member Tommy Harrison seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A SPECIAL USE PERMIT REQUEST BY SAMMIE NGUYEN TO PERFORM MICROBLADING AND PERMANENT COSMETICS AT 468 SHANNON RD. W., STE 7B.

The applicant is requesting a Special Use Permit per Article 20 to perform the act of cosmetic tattooing and microblading (**only**) at 468 E. Shannon Rd., Unit 7B. The business is located in Shannon Square and the property is properly zoned Heavy Commercial. By approving this request it will allow for any licensed person at this address to perform cosmetic tattooing and microblading without having to apply for a Special Use Permit each time a request is made for this location. A letter confirming this location is zoned properly for this use will be given to the applicant so they may apply with the Department of State Health Services for a license. Board Member Tommy Harrison moved to approve the Special Use Permit request. Vice Chairman Craig English seconded. Motion carried, all voting aye.

ADJOURN

With no further business the meeting was adjourned at 6:16 P.M.