

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING MEETING
JULY 20, 2020
6:00 P.M.

Present: Board Member Tommy Harrison, Board Member Pat Chase, Board Member Matthew Mattison

Absent: Vice Chairman Craig English, Board Member Chuck Sickles

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

Others: Todd Kleibor, Faith Huffman

CALL MEETING TO ORDER:

Board Member Tommy Harrison called the Planning and Zoning Meeting to order at 6:00 P.M.

DISCUSSION/ACTION ON PLANNING AND ZONING MEETING MINUTES OF JUNE 15, 2020:

Consider for approval the Planning and Zoning meeting minutes of June 15, 2020. Board Member Matthew Mattison made a motion to approve the meeting minutes. Board Member Pat Chase seconded. Motion carried, all voting aye.

PROPOSED ZONING ORDINANCE AMENDMENT TO DEFINE “COSMETIC TATTOO/ PERMANENT MAKEUP” AND TO PROVIDE LOCATIONS FOR THE ACTIVITIES TO OCCUR WITHIN CERTAIN ZONING DISTRICTS.

Board Member Pat Chase made a motion to open the public hearing. Board Member Matthew Mattison seconded. Motion carried, all voting aye.

Staff is proposing to properly define permanent makeup and cosmetic tattoos and to allow them as a use by right in commercial zoning districts or in multi-family zoning if performed as an ancillary use within a beauty shop or salon.

Example of definition to consider:

Cosmetic Tattoo/ Permanent makeup is a cosmetic technique which employs tattoos (permanent pigmentation of the dermis) as a means of producing designs that resemble makeup, such as eyeliner and other permanent enhancing colors to the skin of the face, lips, and eyelids. It is also used to produce artificial eyebrows, and to disguise scars and blemishes to the skin to provide a more natural appearance.

Board Member Pat Chase made a motion to forward to City Council for consideration an amendment to Article 2, Definitions, Article 10, Multi-Family Dwelling District, Article 13, Central Commercial District and Article 14, Light Commercial District. Matthew Mattison seconded, all voting aye.

Board Member Matthew Mattison made a motion to close the public hearing. Board Member Pat Chase seconded. Motion carried, all voting aye.

PROPOSED ZONING ORDINANCE AMENDMENT TO DEFINE “ACCESSORY DWELLING UNITS” AND PROVIDE ELIGIBILITY AND DESIGN CRITERIA FOR THEM TO BE PLACED WITHIN RESIDENTIALLY ZONED SINGLE FAMILY LOTS.

Board Member Pat Chase made a motion to open the public hearing. Board Member Matthew Mattison seconded. Motion carried, all voting aye.

At the May/June Planning & Zoning Commission meetings, there was discussion regarding ADU’s and the possible ordinance amendment. Below is a summary of those discussions:

MAY 18, 2020 PLANNING & ZONING COMMISSION MEETING:

At the last meeting, there were several questions raised:

1. Can a portable building be converted to an ADU?
 - a. Considering the appearance standards, staff does believe that these types of buildings would likely meet the design criteria in the proposed ordinance.
2. If there is an existing ADU, will it be grandfathered?
 - a. Yes. Staff provided a provision to allow them to be continued as a legal non-conforming use if they are unable to meet the new ordinance standards.
3. If an ADU does not fit with the ordinance, can they get a SUP?
 - a. It would not be by Special Use Permit. If they are seeking to vary from the ordinance criteria, they would have to obtain a variance from the Zoning Board of Adjustments.
4. There was a comment about better defining parking.
 - a. Staff expanded upon the language to prohibit parking in grass areas of the lot and require that vehicles be parked on an improved or paved surface.
5. Will investment properties have to follow the ordinance criteria?
 - a. Unless they are grandfathered in prior to the adoption of this ordinance, at least one of the units will have to be owner occupied to prevent the property from becoming a full rental property.

Board Member Pat Chase made a motion to forward to City Council for consideration an amendment to Article 2, Definitions and Article 7, SF-6 Single Family Dwelling District 6,000. Matthew Mattison seconded, all voting aye.

Board Member Pat Chase made a motion to close the public hearing. Board Member Matthew Mattison seconded. Motion carried, all voting aye.

ADJOURN

With no further business the meeting was adjourned at 6:20 P.M.