

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING COMMISSION
REGULAR MEETING
FEBRUARY 16, 2009

Present: Craig Johnson, Rita Edwards, Claude Walter, John Sellers

Absent: Brian Baier

Staff: Johnny Vance, Community Dev. Dir., Jennifer Graham, Adm. Assist.,
Audine Turman, P & Z Secretary

Others: Sue Cameron-Orwosky, Jeff Orwosky, Harve Chapman, Joe D. Wheeler,
Mark Lacek, Paula Lacek, Sue Starr

CALL MEETING TO ORDER:

Planning and Zoning Vice Chairman Craig Johnson called the meeting of the Planning and Zoning Commission to order at 7:00 P.M..

**DISCUSSION/ACTION PLANNING AND ZONING COMMISSION MEETING
MINUTES OF JANUARY 20, 2009:**

A motion was made by John Sellers and seconded by Claude Walter to approve the minutes of January 20, 2009. Motion carried, all voting aye.

DISCUSSION/ACTION FINAL PLAT ORWOSKY ADDITION:

A motion was made by Claude Walter and seconded by Rita Edwards to approve a request by Owner/Jeff Orwosky and Sue Cameron-Orwosky to replat property located at the Southwest corner of Rockdale Rd and Vaughn Dr., being further described as Lot 3-50, Block 232, into two lots. Staff recommended denial because this plat does not meet the requirements of Subdivision Ordinance #2049 regarding substandard streets. The Board was made aware that sometime in the future as development occurred it would become the City's responsibility to pay for the street to be brought up to City standards. Sue Cameron-Orwosky was present and spoke in favor of approving the plat. She stated that she did not see selling the land for development and would only be building a house for her daughter in the front corner of one of the lots and possibly another house on the back part of that lot and perhaps another on the front property of the other lot for one of her sons. Motion carried, all voting aye. This request will go before City Council on March 3, 2009 for the final hearing and decision.

DISCUSSION/ACTION ZONING CASE NO. 090201:

A motion was made by Rita Edwards and seconded by Claude Walter to approve a City Initiated Rezoning request to rezone property located at 1411, 1415, 1419, & 1423 Church Street, being further described as Lots 1, 2, 3, & 4, Block 411 from Single Family (SF-6) to Professional Office (PO). At the P&Z meeting on January 20, 2009 a request was made by Dan Gleason to rezone Lots 2, 3, & 4, Block 411 from Single Family to

Professional Office. The Board denied that request because of spot zoning and asked Staff to bring back the lots in that request and add lot 1, block 411. This would eliminate the spot zoning issue as well as bring the properties into accordance with that of the City's Land Use Plan. Mark Lacek was present and spoke in opposition of the request. Motion carried, all voting aye.

ANY OTHER BUSINESS:

Johnny informed the P&Z Commission that he had to delay the joint meeting between them and the Downtown Revitalization Board until next month. Vice Chairman Craig Johnson requested that Staff visit the installation of Clear Water Systems within the city limits and work on an ordinance that would require a variance be requested and approved before a system could be installed within the City.

ADJOURN:

A motion to adjourn was made by John Sellers and seconded by Rita Edwards. Motion carried, all voting aye. Meeting adjourned at 7:30 P.M.