

CITY OF SULPHUR SPRINGS  
ZONING BOARD OF ADJUSTMENTS AND APPEALS  
MEETING MINUTES  
OCTOBER 17, 2017  
5:30 P.M.

Present: Chairman Brad Burgin, Vice-Chairman Matt Johnson, Board Member Kevin Mohl,  
Board Member Carrie Nuckolls

Absent: Board Member Kyle Robinson, Board Member Joel Sheffield

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

Others: Cassandra Allison, Theresa Preciado

**CALL MEETING TO ORDER:**

Chairman Brad Burgin called the Zoning Board of Adjustments and Appeals Meeting to order at 5:30 P.M.

**DISCUSSION/ACTION ON ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING MINUTES OF JULY 18, 2017.**

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of July 18, 2017. Vice-Chairman Matthew Johnson moved to approve the meeting minutes of July 18, 2017. Board Member Kevin Mohl seconded. Motion carried, all voting aye.

**DISCUSSION/ACTION ON A REQUEST BY ZEN NAILS & SPA FOR A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 421 E. INDUSTRIAL, SUITE 207, TO PROVIDE ADDITIONAL SERVICES FOR COSMETIC TATTOOS.**

The business owner is requesting a Special Use Permit per Article 20 to perform cosmetic tattoos at Zen Nails & Spa. The applicant has made it clear that they will be performing tattoos for permanent cosmetics only. Therefore, the Special Use Permit will be limited to such tattoos. Vice-Chairman Matthew Johnson moved to approve the request to perform cosmetic tattoos only. Board Member Carrie Nuckolls seconded. Motion carried, all voting aye.

**A REQUEST BY MARIA THERESA PRECIADO FOR A VARIANCE FOR PROPERTY LOCATED AT 231 COLLEGE STREET TO UTILIZE THE EXISTING BUILDING AS A SINGLE FAMILY HOME IN A HEAVY COMMERCIAL ZONING DISTRICT.**

The property owner is requesting to utilize the building that has historically been a single family residence as a single family home. The property is zoned Heavy Commercial which does not allow for single family residential uses. The appraisal district shows the home was constructed in 1900 and was built as a single family home. It has been vacant for several years and was previously

utilized as an Attorney's Office which was compliant with the Heavy Commercial zoning designation.

If approved for a variance, the property would still be zoned Heavy Commercial and could be utilized for commercial purposes. However, it would allow for the use of a single family residence on the property as well. The applicant has plans to renovate the building and utilize the vacant and underutilized building.

Staff recommends approval as this is a building that has single family character, was constructed as a single family home historically, and would improve the aesthetics of the gateway to downtown by utilizing a vacant and underutilized building. Staff believes that this is a better solution than rezoning the property as it still allows for future consideration of commercial uses when the residential aspect of the property is no longer viable. Board Member Carrie Nuckolls moved to approve the request. Vice-Chairman Matthew Johnson seconded. Motion carried, all voting aye.

**ADJOURN:**

With no further business the meeting was adjourned at 5:40 P.M.