

CITY OF SULPHUR SPRINGS
ZONING BOARD OF ADJUSTMENTS AND APPEALS
MEETING MINUTES
MAY 19, 2020
5:30 P.M.

Present: Chairman Brad Burgin, Vice-Chairman Matt Johnson, Board Member Jay Julian, Board Member Kevin Mohl, Alternate Board Member James Litzler

Absent: Board Member Kyle Robinson

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

Others: Faith Huffman, Kallie Tanton, Debra Tanton

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 APRIL 21, 2020.

Consider for approval the Zoning Board of Adjustments and Appeals meeting minutes of April 21, 2020. Board Member Jay Julian moved to approve the meeting minutes. Board Member Kevin Mohl seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A VARIANCE REQUEST FROM SUBDIVISION ORDINANCE 2049 TO SUBDIVIDE LAND LOCATED AT 5755 CR 1100.

The applicant is proposing to subdivide a 19 acre tract of land into two lots (17.78 acres and 1.22 acres) without extending public utilities to serve lots. The following variances to the subdivision ordinance are required:

- The existing street is substandard to city specs due to width being less than 32 feet with 50 feet of right-of-way.
- There are no fire hydrants for fire protection and will require county tanker services as used in rural water service areas.

Staff does not believe it would be in the City's best financial interest to extend infrastructure to serve a subdivision of this nature with public streets and utilities. Based on the large lot size of 17 acres for a single family zoned property, staff is comfortable with not upgrading the county road to meet City specifications at this time.

Staff recommends approval with the following conditions:

1. A note be placed on the plat for the 17.78 acre lot that no future subdivisions will be allowed without extension of public utilities.
2. The applicant provide additional road right-of-way easement 25' from the centerline of CR 1100 for future roadway improvements.

Board Member Jay Julian moved to approve the request with Staff recommendations. Alternate Board Member James Litzler seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A SPECIAL USE PERMIT REQUEST TO PERFORM COSMETIC TATTOOS AT 312 DAVIS STREET.

The applicant is requesting a Special Use Permit per Article 20 to perform the act of cosmetic tattooing at 312 Davis St. This is also called Permanent Makeup. The definition of this is:

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 eyelining and other permanent enhancing colors to the [skin](#) of the [face](#), [lips](#), and [eyelids](#). It is also used to produce artificial [eyebrows](#), particularly in people who have lost them as a consequence of old age, disease, such as [alopecia totalis](#), [chemotherapy](#), or a [genetic](#) disturbance, and to disguise [scars](#) and white spots in the skin such as in [vitiligo](#).

This request is becoming a routine type of request over the last several years. Staff recommends approval of the applicants request to perform microblading and permanent makeup. Board Member Jay Julian made a motion to approve the request as presented. Alternate Board Member James Litzler seconded. Motion carried, all voting aye.

ADJOURN

With no further business the meeting was adjourned at 5:41 P.M.