

CITY OF SULPHUR SPRINGS
PLANNING AND ZONING COMMISSION
MEETING MINUTES
SEPTEMBER 17, 2018
6:00 P.M.

Present: Vice-Chairman Kelly Grimes, Board Member Mike Horne, Board Member Chuck Sickles, Board Member Craig English

Absent: Chairman Ben Spraggins

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

Other: Jeff Orwosky, Sue Orwosky, Price Orwosky

CALL MEETING TO ORDER:

Vice-Chairman Kelly Grimes called the Planning and Zoning Commission Meeting to order at 6:00 P.M.

DISCUSSION/ACTION ON AUGUST 20, 2018.

Consider for approval the Planning and Zoning meeting minutes of August 20, 2018. Board Member Chuck Sickles moved to approve the meeting minutes as presented. Board Member Craig English seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A REQUEST BY JEFF AND SUE ORWOSKY TO REZONE PROPERTY LOCATED AT 848 WILDCAT WAY FROM HEAVY COMMERCIAL (HC) TO LIGHT COMMERCIAL (LC).

The owner is requesting to rezone approximately 10.125 acres along Wildcat Way on the west side of Vaughn Drive. This property was rezoned in 2011 ZC#111101 from SF-6 to LC & HC that was intended to be platted as four lots at that time as part of a larger development. The concept has changed and the applicant no longer has a desire to create four lots out of a 20 acre tract of land. This request would make the proposed 10.125 acre lot Light Commercial rather than mixed Light Commercial and Heavy Commercial. This request conforms to the Land Use Plan of Commercial. Sewer and water utilities are present along Wildcat Way, however, any future development would be required to meet City Standards for development. At the time of development, certain infrastructure upgrades may be necessary to ensure that development can occur.

Future development must adhere to the pro rata agreements 395 and 397 that were approved in January 2011 and remain in effect until February 1, 2019. The School Board voted to cease collection of the pro rata at their July 9, 2018 Board meeting effective February 1, 2019.

Board Member Craig English moved to approve the zone request. Board Member Chuck Sickles seconded. Motion carried, all voting aye.

DISCUSSION/ACTION ON A PLAT REQUEST BY JEFF AND SUE ORWOSKY FOR PROPERTY LOCATED AT 848 WILDCAT WAY.

This property is located on the corner of Wildcat Way and Vaughn Drive and has never been platted. Water currently exists along Wildcat Way and sewer exists along the south side of Wildcat Way and ends at CR 1103. The applicant will have to bring sewer across Wildcat Way to serve the development and extend it to their west property line, which is shown on the plat. Vaughn Drive is a substandard Street.

Staff recommends approval of the plat and that development adhere to pro rata agreements 395 and 397 that were approved in January 2011 and remain in effect until February 1, 2019.

The applicant is also requesting a variance to construct sidewalks along the frontage of the property based on the lack of connectivity in the area. The subdivision ordinance requires sidewalks to be installed for pedestrian safety in the following locations:

1. For a minimum distance of 500 feet along streets serving any school.
2. On one side of any collector street wider than 32 feet of pavement.
3. For a distance of 500 feet leading to any hospital.
4. On school property connecting to any sidewalks adjacent to school property unless other surface structure is provided.
5. Any other place deemed necessary by the Commission.

Staff recommends that a sidewalk variance be granted based on the fact that there are no sidewalks in the area.

Board Member Craig English moved to approve the plat and variance request. Board Member Mike Horne seconded. Motion carried, all voting aye.

OTHER BUSINESS

Tory let the Board that there will be a meeting next month and informed them that it will be to discuss adding an alternative housing qualification to our Code of Ordinances.

ADJOURN

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