

THE CITY OF OLMOS PARK  
ECONOMIC DEVELOPMENT CORPORATION  
PLANNING AND ZONING COMMISSION  
MINUTES OF JOINT WORK SESSION HELD  
APRIL 25, 2017

The Economic Development Corporation and the Planning and Zoning Commission for the City of Olmos Park, Texas held a work session at 4:00 p.m. on Tuesday, April 25, 2017 at City Hall. Members present were Patricia Meier, Deanna Rickabaugh, Wade Giddens, Jody Lutz, Sandra Ryan, Blair Young, Barry Sturrock, Mayor Hornberger, Andrew Craig and Jenny Wood. Members not present were James Griffin and Richard Wolf. Administrative staff present was City Secretary, Diane Gonzales. Also present were, Councilwoman Prost, 130 Stanford; Councilwoman Plant, 131 E. Mandalay; Duane Bunce, 134 Stanford and Melissa Phillips, 130 East Mariposa.

Barry Sturrock, President of the EDC called the meeting to order and announced a quorum was present at 4:05 p.m.

Work session to discuss the City Codes related to the McCullough Corridor. No action will be taken.

Barry Sturrock stated this is a work session for to discuss City ordinances related to the McCullough Corridor. He stated everybody wants something good to happen on McCullough and zoning allows the physical character of the Corridor to evolve over time so as the Corridor develops that's when you make the change. The goals would be to approve the esthetics, create more cohesiveness, manage parking better, accommodate walking and maybe biking and to come to a consensus to make recommendations to Council as to how to move forward.

Barry Sturrock presented the following.

A. Introduction.

1. Why rewrite the zoning code? Zoning is a way to create predictability along the corridor, encouraging investment, and managing the assets. Zoning is also incremental, allowing the physical character of the corridor to evolve over time.

2. What are the goals for the corridor? Improve aesthetics, create more cohesiveness, manage parking better, accommodate walking and biking, increase economic viability?

B. Code Recommendations.

Many cities and towns across the US are refocusing on their commercial corridors, injecting them with new life by rewriting their zoning code and investing in streetscape improvements. Town leaders have realized that new codes that focus on the place can help reinforce the existing identity of the place.

The Workshop Group then discussed the following topics

1. Districts.

The recommendation is to define multiple districts along the corridor: not just one commercial district, but several nodes or segments. Each new district accommodates a different set of uses, so that a small shopping district can be maintained at the circle and at the gateways to the

corridor, with office uses in between. The gateways (CC2) allow more auto-oriented uses, while the circle district (CC1) can focus on retail and restaurant uses.

Consensus of the group was to not utilize a district approach but to use the entire McCullough corridor as a "Main Street" district and to reinforce the existing business district that we currently have.

## 2. Parking.

In order to meet the goals defined, parking should be managed to allow for space for landscaping and walking, while still recognizing the need for easy access to parking. The recommendations report discusses multiple ways to handle parking and provides some guidance for how to move parking around to create a more cohesive, continuous streetscape (that could make walking and biking more comfortable).

Consensus of the group was to utilize parking schemes as outlined in the study with the exception of the Boulevard frontage with parking as the group did not feel that this would be possible to implement in the McCullough corridor.

## 3. Building design.

By regulating key elements of the street-facing building facades, the quality of the buildings can be managed, contributing to the streetscape and aesthetics of the corridor.

Consensus of the group was to explore developing building standards which could consist of building forms, building materials and a color palette that would create a more cohesive street front architecture. Building setbacks were also discussed and the group was in consensus that the current building set back lines were appropriate.

## 4. Other components.

Landscaping is key to the appeal of the corridor and could include both streetscape and minimum parking lot landscape. Also, how the code is administered is important. Developers tend to like very predictable approval process, so if the code is clear and easy to read, expectations are clear. It is important to note, also, that those expectations would then be clear to everyone involved (residents, business and property owners, as well as city staff and officials).

Consensus of the was that there should be sufficient material available to write a landscape ordinance that would use as a guideline some of the new proposed work that had been done by the city's current landscape consultant.

## C. Next Steps.

The recommendation document was intended to lay out the possibilities for the new code, to trigger discussion about what is appropriate, and guide the discussion around concrete code language. Should the new code address all of the included components? Are the components correct? Anything missing?

Consensus of the group was that based upon our discussion during the workshop that the Planning and Zoning would continue to craft and coordinate existing and future ordinances without the help of the planner.

There was no other business and the meeting adjourned at 5:45 p.m.

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Barry Sturrock  
President

ATTEST:

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Diane Gonzales  
City Secretary