

The CITY OF OLMOS OARK
PLANNING AND ZONING COMMISSION
MINUTES OF MEETING HELD
APRIL 27, 2016

The Planning and Zoning Commission for the City of Olmos Park, Texas held a meeting at 5:00 p.m. on Wednesday, April 27, 2016 at City Hall. Members present were James Griffin, Patricia Meier, Sandra Ryan, Deanna Rickabaugh, Jody Lutz and Blair Young. Members that were not present were Wade Giddens. Administrative staff present was Diane Gonzales, City Secretary; and City Attorney, Richard Lindner.

Chairman Griffin called the meeting to order and announced a quorum was present at 5:01 p.m.

Approve minutes from March 30, 2016.

Chairman Griffin noted he would like a change made on page 1.

Deanna Rickabaugh moved to approve the March 30, 2016 minutes as amended.

Blair Young seconded the motion.

The vote in favor of the motion was unanimous.

Discuss and take action amending the Code of Ordinances City of Olmos Park, Texas Chapter 40 Zoning, Article IV. Local Retail Districts 40-107 building and land use restrictions; to amend allowable residential and apartment uses; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date.

Vice-Chair Meier moved to accept the ordinance as presented.

Deanna Rickabaugh seconded the motion.

The vote in favor of the motion was unanimous.

Discuss and take action amending the Code of Ordinances of the City of Olmos Park, Texas Chapter 40 Zoning, Article I. in general, section 40-2 definitions; article ii. single-family residence districts, section 40-40 building and land use restrictions; to create new regulations for temporary storage structures; providing a penalty clause; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date.

Chairman Griffin stated the ordinance reflects that you get to have one storage pod for no more than 60 days in a year and it can be two 30 day periods or as long as it is tied to a building permit.

Blair Young stated how do we tag the start of this?

Chairman Griffin stated Fire Chief Surber mentioned the Public Works guys are the “eyes” of the City and as soon as they saw a storage unit they would let the Building Official know then the home will be tagged with a notice.

The Board discussed making the following amendments to the ordinance:

Under section d. insert the phrase “the day will start upon notice from the City.

Under section b 1. insert the word “the” in front of City Building Official.

Under section d insert sentence at end of paragraph under d. “shall not be visible from any residential street, unless good cause is found by the City Building Inspector.”

Deanna Rickabaugh moved to accept the ordinance with the 3 revisions.
Blair Young seconded the motion.
The vote in favor of the motion was unanimous.

Public Hearing to receive public comment amending the Code of Ordinances City of Olmos Park, Texas Chapter 40 Zoning, Article IV. local retail district section 40-112 sidewalks, curbs, curb cuts, driveway entrances; article v. mixed retail commercial district section 40-140 sidewalks, curbs, curb cuts, driveway entrances; to amend curbing height requirements; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date.

Chairman Griffin opened the public hearing at 5:04 p.m.
No one was heard.
Chairman Griffin closed the public hearing at 5:05 p.m.

Discuss and take possible action amending the Code of Ordinances City of Olmos Park, Texas Chapter 40 Zoning, Article IV. local retail district section 40-112 sidewalks, curbs, curb cuts, driveway entrances; article v. mixed retail commercial district section 40-140 sidewalks, curbs, curb cuts, driveway entrances; to amend curbing height requirements; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date.

Vice-Chair Meier moved to accept the ordinance as presented.
Deanna Rickabaugh seconded the motion.
The vote in favor of the motion was unanimous.

Jody Lutz arrived at 5:27 p.m.

Discuss and take possible action regarding the creation of a new apartment zoning district for McCullough Avenue.

Vice-Chair Meier stated we need to do something with the physical appearance of the east side of McCullough and make sure that it is enhanced. Now that we see what 45 feet looks like we would like to avoid that on the residential side and we can probably do that with the looming ordinance. We need something that states you have to have a wall made of stone or shrubs, for appearances and have to have an eighteen foot driveway like the commercial side uses. We want something that says anything that faces onto McCullough, any drive or parking lot must be shielded by a wall or shrubs so we don't have to look at their parking lot.

Blair Young stated, you want the drive to be wide enough for deliveries to come in and it also encourages people to come in front ways on McCullough.

Vice-Chair Meier moved to table item for next meeting and use the draft proposal for the Board members to come back with some revisions and suggestions.
Blair Young seconded the motion.
The vote in favor of the motion was unanimous.

Discuss and take possible action regarding the building height provisions in the Apartment District.

Blair Young stated in one of our meetings we talked about the phrase 2 ½ stories and committed to the last developer that wanted to come in and build townhomes that his design was bad, not our code. One thing that helps everybody in these codes that we have created is simplifying the law to be interrupted so architects can read the codes and understand the codes and we don't want anything taller than 35 feet high. I would like to set a minimum ceiling height

because there are some fire reasons and to protect the quality that is built in Olmos Park. We should say the minimum ceiling height in a building is 8 feet; you can build as many floors as you want as long as each floor is 8 feet.

Chairman Griffin stated we want to reduce the building height from 45 feet to 35 feet.

Deanna Rickabaugh stated to remove the 2 ½ stories and include a minimum of 8 foot ceilings.

Blair Young stated if you have more than 2 floors your minimum height is 8 feet.

Deanna Rickabaugh moved to direct the City Attorney to write a proposed draft ordinance with the Boards direction and set for a public hearing for next month.

Vice Chair Meier seconded the motion.

The vote in favor of the motion was unanimous.

Discuss future agenda items.

Presentation by Blair Young on the different light levels available in LED and incandescent lights.

Re-zone PSW Properties Phase I and Phase II.

Discuss the creation of a new apartment zoning district for McCullough.

Discuss the building height provisions in the apartment district.

Next meeting will be May 25th at 5:00 p.m.

There was no other business and the meeting adjourned at 6:16 p.m.

James Griffin
Chair

ATTEST:

Diane Gonzales
City Secretary