

The CITY OF OLMOS OARK
PLANNING AND ZONING COMMISSION
MINUTES OF MEETING HELD
MAY 25, 2016

The Planning and Zoning Commission for the City of Olmos Park, Texas held a meeting at 5:00 p.m. on Wednesday, May 25, 2016 at City Hall. Members present were James Griffin, Patricia Meier, Sandra Ryan, Deanna Rickabaugh, Blair Young and Wade Giddens. Members that were not present were Jody Lutz. Administrative staff present was Celia DeLeon, City Manager; Diane Gonzales, City Secretary and City Attorney, Richard Lindner. Also present was Charles Vaughn, 445 Thelma; Claudia, Lightning Inc.; ET Trevino, Lightning Inc. and Mayor Hornberger, 215 Belvidere.

Chairman Griffin called the meeting to order and announced a quorum was present at 5:04 p.m.

Approve minutes from April 27, 2016.

Deanna Rickabaugh moved to approve the April 27, 2016 minutes as amended.

Vice Chair Meier seconded the motion.

The vote in favor of the motion was unanimous.

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

Blair Young stated there are some things that we may want to consider in the future in our ordinance for creating lighting zones within a residential lot and define what is in those zones.

Blair Young introduced his guest, Lighting, Inc. Mr. ET Trevino stated he has been a Master Electrician for 20 years in the State of Texas and he gave a presentation on the different levels of lighting to the Board.

Vice Chair Meier asked what would you recommend for outside residential lighting?

ET Trevino stated my feeling is that you should not see the light source and should be more of a dark sky so the hooded light fixture is the best way to go. Controlling the light output and the light temperature on the exterior is the most critical.

Public Hearing to receive public comment regarding an ordinance amending the Code of Ordinances City of Olmos Park, Texas Chapter 40 Zoning, Article II. Single Family Residence Districts Section 40-39 Description and Article III Apartment District Section 40-75 Description; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date, regarding the City of Olmos Park's proposal to rezone the following properties from the current classification of Apartment District, to SD-3 "Single-Family Residence District III":

Lots 25 through 32, Block 1, County Block 5717, Replat of Park Place II Subdivision of record in Book 9674, Page 89, of the Deed and Plat Records of Bexar County, Texas. (known as 334, 338, 342, 346, 350, 354, 400, 404, and 408 E. Olmos Drive);

Lots 27 through 35, Block 2, County Block 4038, Replat of Park Place II Subdivision of record in Book 9674, Page 89, of the Deed and Plat Records of Bexar County, Texas. (known as 412, 416, 420, 424, 428, 432, 436, and 440 E. Olmos Drive); and,

Lots 33 through 41, Block 1, County Block 5717, Replat of Park Place III Subdivision of record in Book 9687, Page 168, of the Deed and Plat Records of Bexar County, Texas. (known as 444, 448, 452, 456, 460, 464, 468, 472, and 476 E. Olmos Drive).

Chairman Griffin stated a Special Use Permit was granted for a specific project on E. Olmos and the City is proposing to re-zone those to a district that matches the SUP. This is an ordinance that we created to match up with the project.

Chairman Griffin opened the public hearing at 5:47 p.m.

Charles Vaughn stated his house is located in the middle of the span of the PSW project and asked since the Special Use Permit was issued on the basis of single family dwelling then that will prevent PSW from building duplexes or multi-family dwelling?

Chairman Griffin responded yes that is correct and this ordinance limits the project to single family under the perimeter of what was approved and eliminates the apartments and other uses that are allowed in apartment districts.

Chairman Griffin stated this was the City's power to re-zone and all the property owners were put on notice about the public hearing.

Mayor Hornberger stated this was one condition for granting the Special Use Permit was that the City can re-zone all that property to a new single family designation and the SUP should have been filed with the dead records.

Wade Giddens stated we might consider on a future agenda how our Special Use Permit ordinances are written, where and when an SUP is put into place as it becomes the zone for that property and it would preclude someone from going back to apartments without re-zoning.

Chairman Griffin stated and given the history and given the notification process I believe the City has put itself in the best position.

Richard Lindner stated this ordinance will also go through City Council for approval.

Chairman Griffin closed the public hearing at 5:53 p.m.

Discuss and take possible action amending the Code of Ordinances City of Olmos Park, Texas Chapter 40 Zoning, Article II. Single Family Residence Districts Section 40-39 Description and Article III Apartment District Section 40-75 Description; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date, approving City of Olmos Park's proposal to rezone the following properties from the current classification of Apartment District, to SD-3 "Single-Family Residence District III":

Lots 25 through 32, Block 1, County Block 5717, Replat of Park Place II Subdivision of record in Book 9674, Page 89, of the Deed and Plat Records of Bexar County, Texas (known as 334, 338, 342, 346, 350, 354, 400, 404, and 408 E. Olmos Drive);

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Lots 33 through 41, Block 1, County Block 5717, Replat of Park Place III Subdivision of record in Book 9687, Page 168, of the Deed and Plat Records of Bexar County, Texas (known as 444, 448, 452, 456, 460, 464, 468, 472, and 476 E. Olmos Drive).

Wade Giddens moved to recommend approval of the proposed ordinance as read by Chairman Griffin.

Deanna Rickabaugh seconded the motion.

The vote in favor of the motion was unanimous

Public hearing to receive public comment regarding amending the Code of Ordinances City of Olmos Park, Texas Chapter 40 Zoning, Article III. Apartment District Section 40-77 building height; section 40-80. townhouses; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date.

Chairman Griffin stated this item was discussed at our last meeting and this is the actual ordinance that will move forward to City Council with our recommendation with reducing the building height from 45 feet to 35 feet and eliminating the 2.5 stories.

Chairman Griffin opened the public hearing at 5:58 p.m.

Chairman Griffin closed the public hearing at 6:01 p.m.

Discuss and take action amending the Code of Ordinances City of Olmos Park, Texas Chapter 40 Zoning, Article III. Apartment District Section 40-77 building height; section 40-80. townhouses; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date.

Blair Young moved to accept ordinance as submitted.

Vice Chair Meier seconded the motion.

The vote in favor of the motion was unanimous.

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

Chairman Griffin stated this item has been on the past few agendas and the purpose is to brainstorm the Board.

Vice Chair Meier stated we started talking about this item on looming and then talked about general height then I had some concerns on 45 feet after the Dabney building was so tall and the other issue is if we can control the 35 feet how can we require the apartments on McCullough to not have this and have some kind of screening/shrubbery.

Blair Young stated the lots are pretty consistent going from left to right about 140 feet to 150 feet and the widths are very consistent at 80 feet wide.

Vice Chair Meier stated they face onto a residential street and it does not say you can't come with a Special Use Permit.

Blair Young asked is there a way we can mandate a shared drive between two properties?

Vice Chair Meier responded we put that ordinance in place for commercial but you can't mandate it, you can encourage it.

Blair Young stated it would be encouraging to try to make it where it had the property line if there was a split of 16 feet and that was where the drive would be so as you drove in you would go right or left.

Mayor Hornberger stated that is creating a joint easement for a joint use.

Wade Giddens stated even just on an individual lot we require that the parking and drive be configured that a vehicle can turn around on the property so they are not having to back out and not limit it only one driveway of a particular width and also to setting a minimum distance from the street corner.

Blair Young stated wouldn't we want to state a formula based on the number of bedrooms they had per unit and number of parking spaces they are required to have. We should consider avoiding density and tying it to the number of bedrooms.

Mayor Hornberger stated consider all of those apartments that you are talking about are getting to the point where somebody is going to want to tear them down and put up something else so now is the time to look at all of that and put in a cohesive plan of ordinances covering all of that property so that when somebody wants to tear it down they have a new set of ordinances they have to respond to. There is an opportunity because of the age of those apartments and you have some experience with this Board that might be able to come up with some ideas. Is there a way to force the entrance onto that property from being accessed from McCullough to being accessed through the side street so that if you front face your building and put a premium on being able to go down the neighborhood street then turn into the lot for parking in the back. If you could figure out a way to do that and as they are replaced you would have buildings that face McCullough that are much more pleasing then the ones that we have their now and probably be able to put sidewalks in.

Wade Giddens stated we would have to change the setbacks because what is currently a front yard on E. Hermosa and E. Mandalay you would want to develop that but that completely changes the nature of the residential street scape. I think that we as a group lack the expertise to decide this, we need a professional to help us determine what should McCullough look like, what is the vision for McCullough so that we as a body can implement and write the ordinances. We need at some point as a community to say this is what we want McCullough to be so now let's start building the ordinances.

Vice Chair Meier stated are you aware that City Council is going to put together a committee and that the EDC has a code consultant coming in and they need ideas coming to them, however the concern I have is there is a lag time and to have something in place that could be then incorporated into a bigger framework later.

Blair Young asked is townhomes and apartments in its own district?

Vice Chair Meier responded no there are designated areas and that was the Dubinski time that they said you can only have townhomes in particular areas of the City.

Mayor Hornberger stated do you want the vehicle entrance to be facing McCullough or do you want it around on the neighborhood street so they basically go in the back to get to their garage and you would ease the traffic.

Vice Chair Meier stated these are great ideas to go to that committee.

Blair Young asked can we change the zoning on those lots from apartments to townhomes?

Richard Lindner responded a City can get into trouble making land regulations that prevent people of different social economic status from living next to people of high income. Forcing townhomes and getting rid of apartments is an area of suspicion.

Chairman Griffin stated owners of the building may come after the City if we eliminated their building.

Vice Chair Meier stated my goals were height and while the east side is being addressed to improve the looks of it and to have something that we require camouflage and not changing ordinances just temporary saying you have to have a decent looking entrance.

Chairman Griffin stated we need to put this item back on the agenda for next month.

Discuss future agenda items.

Discuss the creation of a new apartment zoning district, discuss a lighting ordinance, discuss the drive way as there is no measurement and nothing in the ordinance states how wide a driveway should be, also need to look at entry and exit of a driveway.

Richard Lindner stated you would write the objective guidelines that the Board would want in the lighting ordinance, the City would then tack onto the ordinance setting the penalties for violations, but P&Z would be tasked with getting some objective standards.

Blair Young stated we are not trying to influence design as much as trying to influence guidelines of design and just say these are the areas that you are allowed to have bright light and areas that need to be toned down and if you have light pollution then you need to have a motion detector.

Next meeting will be June 29th at 5:00 p.m.

There was no other business and the meeting adjourned at 6:45 p.m.

James Griffin
Chair

ATTEST:

Diane Gonzales
City Secretary