

THE CITY OF OLMOS PARK
PLANNING AND ZONING COMMISSION
MINUTES OF MEETING HELD
AUGUST 29, 2018

The Planning and Zoning Commission for the City of Olmos Park, Texas held a meeting at 5:00 p.m. on Wednesday, August 29, 2018 at City Hall. Members present were James Griffin, Wade Giddens, Dr. John Hogg, William Brooks, Merribell Parsons and Dr. Alison Wiesenthal. Members that were not present were Sandra Ryan. Administrative staff present was City Manager, Celia Deleon, City Secretary, Diane Gonzales and City Attorney, Richard Lindner. Also present was Mayor Hornberger, 215 Belvidere and Pat Meier, 140 Stanford.

Chair Griffin called the meeting to order and announced a quorum was present at 5:14 p.m.

Approve minutes from May 30, 2018.

Wade Giddens moved to approve the meeting minutes held on May 30, 2018.

Dr. John Hogg seconded the motion.

The vote in favor of the motion was unanimous.

Dr. Alison Wiesenthal arrived at the meeting at 5:17 p.m.

Merribell Parsons arrived that meeting at 5:18 p.m.

Administer Oath of Office to newly appointed Board Member, Merribell Parsons who is replacing Deanna Rickabaugh.

City Secretary Gonzales gave the Oath of Office to newly appointed member, Merribell Parsons.

Discuss and take possible action on an Ordinance adding Article XI – McCullough Avenue Corridor site development standards to the Code of Ordinances City of Olmos Park, Texas Chapter 40 Zoning for the purpose of creating design and development regulations along the McCullough corridor in the apartment district, mixed retail commercial district and local retail district; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for a penalty; providing for severability and setting an effective date.

President Griffin stated this was the ordinance that we sent to City Council. They had some comments for the PZ Board to re-visit because the language that we provided was subjective. We had a discussion on how to balance that subjectivity versus flexibility and to re-vise muted colors compatible with the historic feel of Olmos Park of the color wheel palette. Richard Lindner provided us a draft red-lined ordinance based on those comments and discussions.

Richard Lindner stated it was his understanding that Council discussed this proposed ordinance and feels that the apartment district should be regulated separately from the commercial side of McCullough because some of the apartment district does not belong to the McCullough Corridor. He said he took out the apartment district from this ordinance and any regulation on that side of McCullough should have its own ordinance and discuss at a future date. The screening of parking lot that we already have a landscaping ordinance that takes place along McCullough and he was worried this was going to be implicative of those ordinances and having two ordinances talking about the same thing and have a possibility of a conflict so instead of having this screening ordinance we just rely on the landscaping ordinance. He stated once we

remove the apartment district from the ordinance, then we are only talking about the commercial side of McCullough.

Mayor Hornberger stated our commercial district starts just north of Hildebrand and until you get to the circle it is on both sides of the street, once you cross the circle you have a mix where it is on both sides of the street and then from then on its apartment/multifamily district. What Council is interested in is the commercial side and west side of McCullough. Let's concentrate on what we need to do on the west side of McCullough for the business district and make a recommendation to Council that Council direct the Planning & Zoning to work on some short term fixes for things like the dumpsters, screening of the parking and the kinds of things that make the east side of McCullough unsightly. He asked City Attorney, is everyone that is existing on the eastside of McCullough grandfathered?

Richard Lindner stated yes.

Mayor Hornberger stated the commercial properties are likely to go through some serious changes over the next 10 years than the apartment district side. The apartment district side is filled with multi family income producing pieces of property and people who own those want to keep those the way they are and on the commercial side you have people coming in tend to be more wholesale changes maybe by piece of property basis and that is why we need to be sure that if anything happens would be up to a standard that would assure looks nice, is functional and fits with what we would like to see in the next 15 to 30 years.

Richard Lindner stated for the building materials we had permitted building materials and prohibited building materials and after talking with James Griffin there is so many possibilities of building materials. He thought a prohibited list would be a lot shorter than an allowed list and then he added colors so now this ordinance is only listing materials or colors that the City does not want on its main facade of the building. He stated he added a list of colors from the City of Bryan who has allowable colors.

Mayor Hornberger stated trying to have some kind of design standards but at the same time in designing an ordinance if you have subjective elements you will run into problems because if it is subjective it is in the eye of the beholder and it is really not a standard. If it is objective, there is not much of an element of subjectivity. You can argue that determining the list took a lot of subject elements and this can be a starting place to take off from this list or add to this list or change the percent of the main façade that you want this to apply to.

Dr. John Hogg stated what about using (LRV) Light Reflective Value.

Dr. Wiesenthal stated LRV measures the amount of visible and usable light that reflects from (or absorbs into) a painted surface.

Chair Griffin stated our intent is to prohibit neon and iridescent colors.

Richard Lindner stated the City of Horseshoe Bay has an ordinance based on LRV.

Mayor Hornberger asked what is the most offensive approach to use?

Richard Lindner stated having your subjective intent and then either a list of allowable colors or a list of prohibited colors or perhaps the LRV can be used in addition to make sure we capture those neon colors.

Dr. Wiesenthal asked would this have to be enforced by the Building Official?

Richard Lindner stated the Building Official needs to be able to enforce.

Mayor Hornberger stated the problem with the Building Official having the final say on anything relates back to what are your standards, are they subjective or are they objective standards.

The board discussed keeping the muted color pallet and have some objective standards, and to do some research on the LRV and see what language we can come up with at the next meeting.

Richard Lindner stated the next meeting may be a public hearing and he would provide a revised ordinance at the next meeting and for the board to give him direction to come with a prohibited list and rely on the LRV.

Dr. Alison Wiesenthal moved to give the City Attorney authority to create specific standards for the vote at next meeting as discussed today.

William Brooks seconded the motion.

The vote in favor of the motion was unanimous.

Discussion on relocating curbs along the west side of McCullough to begin street width reduction in conformance to the City of Olmos Park EDC McCullough Avenue Streetscape Improvement 50% Submittal Plans; take possible action

Chair Griffin stated this is related to the future beautification of McCullough and to have a curb to go out where it should be. The first step is to create an ordinance that requires building owners to push the curb out and to have the City Attorney put together a draft ordinance and bring back to us at the next meeting.

William Brooks moved to have the City Attorney prepare the ordinance and bring back to the next meeting.

Dr. Alison Wiesenthal seconded the motion.

The vote in favor of the motion was unanimous.

Discuss future agenda items.

Discuss Design and Development Regulations Ordinance

Discussion on relocating curbs along the west side of McCullough

The next meeting will be Wednesday, September 26, 2018 at 5:00 p.m.

There was no other business and the meeting adjourned at 6:10 p.m.

James Griffin
Chair

ATTEST:

Diane Gonzales
City Secretary