

The CITY OF OLMOS OARK
PLANNING AND ZONING COMMISSION
MINUTES OF MEETING HELD
AUGUST 31, 2016

The Planning and Zoning Commission for the City of Olmos Park, Texas held a meeting at 5:00 p.m. on Wednesday, August 31, 2016 at City Hall. Members present were James Griffin, Patricia Meier, Deanna Rickabaugh, Sandra Ryan, Wade Giddens and Jody Lutz. Members that were not present were Blair Young. Administrative staff present was Celia DeLeon, City Manager; Diane Gonzales, City Secretary and City Attorney, Richard Lindner.

Vice Chair Meier called the meeting to order and announced a quorum was present at 5:02 p.m.

Approve minutes from July 27, 2016.

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

Jody Lutz seconded the motion.

The vote in favor of the motion was unanimous.

Public Hearing to receive public comment regarding adding sections to the Code of Ordinances City of Olmos Park, Texas Chapter 40 Zoning, article I. in general, article IV, local retail district section 40-116 electric service equipment, article V, local mixed retail commercial district section 40-141 electric service equipment; to regulate the placement and routing of electric service connections in the commercial districts; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date.

Vice Chair Meier opened the public hearing at 5:04 p.m.

No comments were heard.

Vice Chair Meier closed the public hearing at 5:05 p.m.

Discuss and take possible action adding sections to the Code of Ordinances City of Olmos Park, Texas Chapter 40 Zoning, article I. in general, article IV, local retail district section 40-116 electric service equipment, article V, local mixed retail commercial district section 40-141 electric service equipment; to regulate the placement and routing of electric service connections in the commercial districts; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date.

Wade Giddens moved to recommend to City Council approval of an ordinance regulating the replacement and routing for electrical service connections to the commercial districts.

Deanna Rickabaugh seconded the motion.

The vote in favor of the motion was unanimous.

Discuss and take possible action regarding creation of outdoor lighting regulations in all districts.
James Griffin joined the meeting at 5:10 p.m. and took over as Chair.

Vice Chair Meier stated E.T. Trevino with Lightening, Inc., Blair Young and herself drafted a rough draft of regulations and definitions and the whole concept is to make this ordinance easy to enforce.

Deanna Rickabaugh moved to table item to September.

Jody Lutz seconded the motion.

The vote in favor of the motion was unanimous.

Discuss and Review amending sec. 40-112 and 40-140 to add regulations on driveway widths in Mixed Retail Commercial and Local Retail Commercial Districts; take possible action.

Chairman Griffin stated the EDC has hired a Code Consultant to look at technical aspects of the Code.

Vice Chair Meier stated the Code Consultant will not write the codes just make recommendations to prevent a 35 foot driveway width and if somebody comes in tomorrow and we have nothing in our ordinances that say anything about the size of the curb cuts then we can't enforce it. She stated we need something in our ordinance that is recommended by the City Engineer so we can defend it and right now right now we need to change the code to say a maximum of 18 feet.

The Board discussed to have Richard Lindner draft an ordinance and add a maximum of 18 feet for curb cuts and have public hearing at our next meeting.

Pat Meier moved to have City Attorney draft an ordinance to include a maximum width for section 40-140 for commercial districts.

Wade Giddens seconded the motion.

The vote in favor of the motion was unanimous.

Discuss and review amending Sec 40-113 Limited Use of Right-of-Way; take possible action.

Vice Chair Meier stated there are four properties on McCullough that have 29 feet or 30 feet in the front of their building, and if we put in a sidewalk we would have to accommodate to let them use some of the right-of-way to have the safe distance to back out and go forward. The language is too ambiguous and needs to be revised and we need to have further conversations. This also ties into the parking requirement we have and if you want to parallel park you have to have 9 feet plus 12 feet and if you use a 30 degree angle you have to have at least 26 feet to back out and turn forward.

Wade Giddens stated we should tie this to existing properties because we would not want to allow this in new development.

Vice Chair Meier moved to table item to September.

Deanna Rickabaugh seconded the motion.

The vote in favor of the motion was unanimous.

Discuss and review requiring screening on parking areas in the Apartment district along on McCullough; take possible action

Vice Chair Meier moved to table item.

Jody Lutz seconded the motion.

The vote in favor of the motion was unanimous.

Discuss future agenda items.

1. Creation of outdoor lighting regulations in all districts.
2. Regulations on driveway widths in Mixed Retail Commercial and Local Retail Commercial Districts.
3. Limited Use of Right-of-Way.
4. Screening on parking areas in the Apartment district along on McCullough.

Next meeting will be September 28, 2016 and the Board decided to skip the October meeting due to conflicts with the upcoming elections and meet on November 9, 2016.

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

James Griffin
Chair

ATTEST:

Diane Gonzales
City Secretary