

THE CITY OF OLMOS PARK
PLANNING AND ZONING COMMISSION
MINUTES OF MEETING HELD
SEPTEMBER 26, 2018

The Planning and Zoning Commission for the City of Olmos Park, Texas held a meeting at 5:00 p.m. on Wednesday, September 26, 2018 at City Hall. Members present were James Griffin, Wade Giddens, William Brooks, Merribell Parsons, Sandra Ryan and Dr. Alison Wiesenthal. Members that were not present were Dr. John Hogg. Administrative staff present was City Manager, Celia Deleon; City Secretary, Diane Gonzales; Building Official, Ricardo Cavazos and City Attorney, Richard Lindner. Also present was Daniel Robelo, 201 Luther Drive.

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

Approve minutes from August 29, 2018.

Dr. Wiesenthal moved to approve the meeting minutes held on August 29, 2018.

William Brooks seconded the motion.

The vote in favor of the motion was unanimous.

Sandra Ryan arrived at the meeting at 5:05 p.m.

Public Hearing to receive public comment regarding 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 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

Chair Griffin opened the public hearing at 5:06 p.m.

Chair Griffin closed the public hearing at 5:06 p.m.

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 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

Richard Lindner stated last time the board had some discussion that the commission did not want a prohibited list and wanted an acceptable color list and you were thinking about using the Light Reflective Value (LVR) as a standard that is seen in other cities and you wanted to add a catch all that the goal is muted colors. You can give the property owners and developers a list of colors you do not want to see which was the same list you saw last time and you can add to that or subtract from it if you don't not like those colors so basically you give them a list of the colors you don't want. He stated he kept in the ordinance the muted colors, and gave the board two options.

Option 1: A list of prohibited colors based on the City of Bryan's Palette, which can be revised by P&Z. It also includes an LRV standard equal to horseshoe bay as requested at last meeting. He stated he wants P&Z to be aware that any light color will be over this LRV value, with the end result being only dark buildings. From his review, LRV standards seem to be common in desert type or heavily wooded regions where the goal is to have the building blend into the dark

surroundings in the area. The result is if you use that LVR you will have a lot of dark earth tone colors

Option 2: This is where a color palette is kept at City Hall. He thinks the best way to do that would be for the City to purchase a large color palette, and then P&Z forms a committee of two members (so there is no quorum) to go through and pull out the colors that they think would be detrimental to the public health safety and welfare of City. The committee would then come back at next meeting, and the commission reviews it and approves it and keep that color palette in the City and that would be the official color pallet of Olmos Park.

He stated you can just stick with the muted colors that is subjective and hard to enforce so you need a list of colors that you don't want with the purpose of prohibiting the bright neon's or have a list of colors that you do want that a developer can come look at and the Building Official can enforce.

City Manager DeLeon stated City Council did not like using "muted" colors.

Richard Lindner stated if someone does not like the Building Officials decision, they can appeal that decision to the Board of Adjustment.

Ricardo Cavazos asked is this for new construction, what if someone wanted to paint their building would he enforce it as the Building official or the Code Compliance Officer?

Richard Lindner stated this would only apply to new construction. We would have to tie it to some kind of nuisance and you would enforce it with a class C misdemeanor and give them a fine until they re-painted over it.

Ricardo Cavazos stated he likes the idea of a pallet that he can look at to help him determine what is prohibited.

City Manager DeLeon stated we can buy a color pallet from Sherwin Williams.

After a lengthy discussion the board agreed to table this item until next month and the City Attorney will amend the ordinance so it applies to any new exterior painting in the commercial district with a threshold of how much the paint to allow in the exterior wall and roof colors and the use of high intensity colors, metallic colors, or fluorescent colors are prohibited in excess of 5% on any exterior wall face. A representative or representatives of the Commission to bring a color pallet of prohibited colors to the next meeting.

William Brooks moved to table this item until next month and have the City Attorney amend the ordinance to also apply to any new exterior painting in the commercial district with a threshold of how much paint is allowed on the exterior wall and roof colors and the use of high intensity colors, metallic colors, or fluorescent colors are prohibited in excess of 5% on any exterior wall face and to have a board representative bring a color pallet of prohibited colors to the next meeting.

Sandra Ryan seconded the motion.

The vote in favor of the motion was unanimous

Discuss and take possible action on an Ordinance 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 regulate the relocation of curbing along

McCullough; declaring a public purpose; incorporating recitals; providing a repealer and savings clause; providing for severability and setting an effective date.

Richard Lindner stated City Council wanted PZ to look into ordinances that if anyone would be doing substantial re-development on McCullough on the Commercial side that they would be responsible for relocating the curb that faces McCullough. They City hired an Engineering firm to come up with a plan to make the streets more walkable. Moving the curb into the street further and the ordinance he wrote pushes those obligations to move that curb line to the street onto the developer or property owner whenever they do enough to trigger the sidewalk ordinance that PZ passed. It will be a piece mill down the street but has to start on the north side and slowly move down. There is some exclusion on lots that abut Dora Street and same with the two blocks north and south of the roundabout because so much is changing on that curb line.

City Manager DeLeon stated the EDC does not have enough money to do the entire Business Corridor and they are talking about starting at the railroads tracks up to Clarence Street and they have already met with some Engineers to start working on it.

After a lengthy discussion the Commission discussed to table this item until next month and have a public hearing with deleting section exclusions D3 and adding a provision that everyone has to comply with construction of extending the curb and revising the two exhibits to show only the 33 foot wide roadway.

Wade Giddens moved to table this item until next month and have a public hearing with deleting exclusions D3 and adding a provision that everyone has to comply with construction of extending the curb and revising the two exhibits to show only the 33 foot wide roadway.

William Brooks seconded the motion.

The vote in favor of the motion was unanimous.

Discuss future agenda items.

Draft Ordinance on Site Development Regulations Standards

Public hearing on Draft Ordinance on relocating curbs along the west side of McCullough

The next meeting will be Tuesday, October 30, 2018 at 5:00 p.m.

There was no other business and the meeting adjourned at 6:13 p.m.

James Griffin
Chair

ATTEST:

Diane Gonzales
City Secretary