

CITY OF OLMOS OARK
PLANNING AND ZONING COMMISSION
MINUTES OF MEETING HELD
JUNE 26, 2014

The Planning and Zoning Commission for the City of Olmos Park, Texas held a meeting at 5:00 p.m. on Thursday, June 26, 2014 at City Hall. Members present were Patricia Meier, Sandra Ryan, James Griffin and Blair Young. Members not able to attend were Joseph Johnson and George Williams. Administrative staff present was Diane Gonzales, City Secretary. Also present were A.T. Brainerd, 201 E. Mandalay Drive.

Chairwoman Patricia Meier called the meeting to order and announced a quorum was present at 5:05 p.m.

Appoint newly elected member James Griffin and give oath of office.
Diane Gonzales, City Secretary gave oath of office to James Griffin.

Approve minutes from May 29 2014 meeting
Sandra Ryan moved to approve the minutes for May 29, 2014 as submitted.
George Williams seconded the motion.
The vote in favor of the motion was unanimous.

Discuss and review the possible development of a new zoning district; take possible action
Chairwoman Meier stated Frank Garza, City Attorney recommended a transitional residential district which has to meet all the parameters of what we are given within that Special Use Permit. We are creating a new residential district to allow for modified setbacks and lot widths and everything is 35 feet so even apartments can be 35 feet, that doesn't mean they are residential it means they just don't have multi-family. The new zoning district can still have apartments and townhomes. We are zoning this district single family and we can schedule a special meeting for July and have Mr. Garza present and we need to talk about how we limit the descriptors for this area. Table this for July 10, 2014.

Blair Young stated so this ordinance makes those lots residential so we can set an ordinance that re-zones residential and get a Special Use Permit that have the lot requirements. We do this in two phases, we give them residential and pass that, then we give them a Special Use Permit and write up all the conditions that they will have and is a onetime use. We would not want a Special Use Permit on zoning residential. The conditions can be a Special Use Permit.

Chairwoman Meier stated we come back with restrictions and how we duplicate Ms. Englehardt's SUP, finding things that are very unique to these lots so that it can't happen on the other side.

Review the final draft of the impervious cover ordinance approved the City Council (6-19-14).
Chairwomen Meier stated the City Council passed a final draft of the impervious cover ordinance, the original ordinance was approved for residential only and we had asked for the apartment district which they had approved both and it's only from the front yard. Also the percentage changed from 55 to 50 percent.

Consider what reforms are needed to assure that the 'character' of Olmos Park is sustained as future development is proposed and what measures could be taken to accomplish this goal; take possible action

- Consider ordinances within the commercial district - clarification of current ordinances within the commercial district which deal with upkeep and improvements of property by the owner/proprietor.

Chairwomen Meier stated I looked and can't find anything for commercial businesses to maintain their property. Deb Prost is hoping that EDC will go in and see if they can do a cooperative endeavor where the businesses were putting part of the money to landscape and help with the sidewalk to defer some of the cost.

Discuss date and time for July meeting.

Chairwoman Meier stated she would like to have a special meeting on July 10th, with a stipulation we have Frank Garza. This will also be the July monthly meeting as well.

Adjourn.

There was no other business and the meeting adjourned at 5:55 p.m.

Patricia Meier
Chair

ATTEST:

Diane Gonzales
City Secretary