

CITY OF OLMOS OARK  
PLANNING AND ZONING COMMISSION  
MINUTES OF WORKSHOP MEETING HELD  
SEPTEMBER 2, 2014

The Planning and Zoning Commission for the City of Olmos Park, Texas held a workshop at 5:30 p.m. on Tuesday, September 2, 2014 at City Hall. Members present were Patricia Meier, James Griffin, Joseph Johnson, George Williams, Sandra Ryan and Wade Giddens. Members unable to attend were Blair Young. Administrative staff present was Celia DeLeon, City Manager.

Chairwoman Patricia Meier called the meeting to order and announced a quorum was present at 5:30 p.m.

Discuss and review the possible development of new zoning district (Garden Home Zoning District).

James Griffin stated the intent was to create two new districts one was for the PSW's project Special Use Permit which is what we are calling SD3. SD2 should be the district we are creating for everything that is zoned multifamily now for the apartment district. If it was to be redevelopment in the future for the Garden Homes then those are the standards we are laying out. The existing district is now called SD1.

Sandra Ryan stated in district SD2 are the apartments included on McCullough?

James Griffin stated yes.

Wade Giddens stated those lots would be eligible for re-zoning to SD2 in the future, however it looks like they are 80 feet wide and the minimum lot size is 45 feet so you could not have two legal lots. The owner could re-zone SD2 and have an 80 foot lot.

Sandra Ryan stated the home owner would have to come to us to get re-zoned or a special permit. So what we are doing with SD2, is we are protecting the East side of Olmos Drive, are there other areas?

George Williams stated is the new plan calling to bring forward an immulation of the SD3 on Olmos Drive possibly over to the SD2 in particular the bulb outs. Olmos is very wide and Thelma and Melrose are not as near as wide so the square footage that we have for SD2's and 45 foot frontage is saying that you are going to have a 145 foot depth lot then there is no more room left on Thelma and Melrose to even consider a bulb out.

Chairwoman Meier stated the minimum lot is 129 and the maximum is 145.

Wade Giddens stated I propose we remove the bulb out requirement all together on the SD2's.

Chairwoman Meier stated I don't know if we could do the bulb out on the north side as we have already taken part of the street. On the south side they have come out a foot and a half so if we did it on the other side then the street is narrower.

James Griffin stated for the SD2 do we want to require them to give the right-of-way then do the bulb out so you have spaces?

Chairwoman Meier stated PSW did bulb outs every other or every fourth house has a cut that parks "X" number of cars and if you are going to have 6 houses then you are going to have to have bulb outs.

George Williams stated on page 5b on the Special Use Permit it talks about curb cuts. It reads lots that share a curb cut and are at least 65 feet wide when combining two adjoining lots. These SD3 are only 30 feet so if the Special Use Permit is talking about taking 65 feet for a bulb out or a curb cut then I am not sure how you can take somebody else's third lot to create enough room for 65 feet when each lot is only 30 feet.

Wade Giddens stated it was initially drafted that our zoning ordinance is now going to incorporate the language of the Special Use Permit which is written toward subdivision development, but we are trying to adapt it to individual lot zoning and this is why the SD3 has all that stuff in it because it has to fit the Special Use Permit but is not going to apply to these other lots because they would be SD2's. The conversation about the minimum lot size I noticed in the draft is only 144.51 not 145 so we need to reduce our minimum so if we make it 144.51 I get 4335 rather than 4350. The 4335 is the minimum lot size for the SD3.

George Williams stated the 5 foot minimum setbacks and rear setbacks same as existing single family district, so we are saying the same as SD1.

James Griffin stated so now the impervious cover is 50 percent of the front yard.

Chairwoman Meier stated Councilman Hornberger was concerned that were creating an island geographically but it will be zoned single family and hopefully these other homes with 45 foot width lots increase and we can increase single family dwellings and make some in roads into the apartment district. I think this is the way to protect PSW's property is from not having any vestige of the apartment district left.

Wade Giddens stated I think we need to be cognizant that we are creating a zone and we are putting some strict architectural standards on it.

Chairwoman Meier stated if an overview committee gets set up then wouldn't that be a source they could go to.

James Griffin stated Planning and Zoning would just be approving or denying the re-zoning.

Wade Giddens stated we are trying to maintain the architectural control.

James Griffin stated I think the things listed are basic enough that we are not designing people's homes but set a minimum standard to make the home fit in Olmos Park.

George Williams stated do you think we need to have an architectural review board?

James Griffin stated I think the board is more to help interrupt and to be sure we are in compliance.

Wade Giddens stated to allow any permits on these lots we would have an additional fee that goes toward the compensation to a professional individual is going to review.

Chairwoman Meier stated in the Special Use Permit it states that PSW pay for the review. For architectural design the Special Use Permit is calling for one four inch diameter tree. Under the Irrigation section the homeowner shall have irrigation in the front yard.

Wade Giddens stated are we suggesting using baffling?

Chairwoman Meier stated Fencing was required for SD3 and can only be 3 feet tall and we can put a fence height restriction.

Wade Giddens stated so your intent would be to restrict the height of the bushes in the front, this seems vague. This draft says you can do a 3 foot high baffle but does not say you can't do an 8 foot tall hedge in the front.

George Williams stated when you back out of driveway you are going to have visibility issues. What is the set back on the fence?

Wade Giddens stated up to the property line all we are requiring is the 4 foot side walk and the right-of-way.

George Williams stated so the house will sit back 40 feet back from the curb.

Chairwoman Meier stated you measure from your easement where PSW is measuring from the curb so they get an extra 10 feet forward. You start at the easement which is 10 feet of city right-of-way then you measure back.

George Williams stated why is it mandatory to have a fence, can't it be left up to the homeowner?

Chairwoman Meier stated that is what PSW negotiated.

Wade Giddens stated in the SD2 were drawing from the Special Use Permit and the concept there was to screen parking in front of the house.

George Williams stated Olmos Park needs to do something on Olmos Drive has been done by PSW and to do something on the other streets that encourage development and if we were to stick with larger lots because of the lack of development.

Chairwomen Meier stated going to back to baffled, what if we added where a front fence is required – a baffled can be used instead. A 3 foot baffled means a built structure.

James Griffin stated I think you can move that to page 12 number 6(3) and define it.

George Williams stated I am still unclear about if somebody is backing out of their garage or driveway and your property and your neighbor's property has shrubbery towards the sidewalk – can we write in a phrase that there has to be a safe vision provided for visibility?

Wade Giddens stated we may want to be careful regulating it here if we are allowing it everywhere else. We can say there can't be anything in the right-of-way that obstructs the view.

Chairwoman Meier stated there are certain things I don't think we can prescribe, isn't this something that neighbor's work out?

Wade Giddens stated what if we added under landscape design the planting within the right-of-way shall maintain safe visibility, which would only be in SD2?

Joseph Johnson stated can't we combine a regulation stating if a problem is caused by this right-of-way?

Sandra Ryan left the meeting at 6:40 p.m.

Chairwoman Meier stated landscape in front yard shall be maintained to ensure safe visibility for pedestrians and drivers exiting their property.

Wade Giddens stated if Council wants to charge us with recommending a review board then we can come up with some options.

James Griffin stated there are architects that contract with the city for compliance for the design criteria.

Wade Giddens stated on SD3 page 14 item 2 we have a question mark which is the bulb out stuff then under C7 garage doors there is a note for barn door exhibit. If the Special Use Permit has it then we should probably put it in the proposal.

Chairwoman Meier stated we will say the design shown in accordance with illustration 40-40A3 and we will do this as an attachment. For elevation we will say in accordance with the illustration 40-47.1 and under variations section 40-47.2 as show in illustration 40-48.1.

There was no other business and the meeting adjourned at 6:53 p.m.

Adjourn.

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Patricia Meier  
Chair

ATTEST:

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Diane Gonzales  
City Secretary