



PLANNING & ZONING  
COMMISSION MEETING  
SEPTEMBER 20, 2016



# City of Robinson

111 W. Lyndale, Robinson, TX 76706-5619  
Phone (254) 662-1415 ❖ Fax (254) 662-1035

## PUBLIC NOTICE

**THE CITY OF ROBINSON PLANNING AND ZONING COMMISSION WILL MEET ON TUESDAY, SEPTEMBER 20, 2016 AT 6:00 P.M. IN THE COUNCIL ROOM AT ROBINSON CITY HALL, 111 WEST LYNDALE, ROBINSON, TEXAS TO CONSIDER AND ACT ON THE ITEMS ON THE FOLLOWING AGENDA.**

1. Call to order
2. Invocation
3. Roll Call
4. Approve Minutes: August 16, 2016
5. Citizen Comments
6. **PUBLIC HEARING:** Conduct a public hearing and consider recommendation to the Robinson City Council regarding a zoning change from from R-1 Single Family Residential to 2F located at 312 W Tate.
7. Adjourn.

## PUBLIC NOTICE SPECIAL CALLED JOINT MEETING

**THE ROBINSON CITY COUNCIL AND THE ROBINSON PLANNING AND ZONING COMMISSION WILL MEET ON TUESDAY, SEPTEMBER 20, 2016 IMMEDIATELY FOLLOWING THE ROBINSON PLANNING AND ZONING COMMISSION MEETING IN THE COUNCIL ROOM AT ROBINSON CITY HALL, 111 WEST LYNDALE, ROBINSON, TEXAS TO CONSIDER AND ACT ON THE ITEMS ON THE FOLLOWING AGENDA.**

1. Call to order
2. Roll call
3. Discussion regarding City of Robinson Land Use Regulations.

4. *Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, to consult with the City Attorney on items listed on the Agenda.*

**5. Adjourn.**

*\*The Governing Body reserves the right to go into Executive Session on any item listed on the Agenda in accordance with Chapter 551 of the Government Code.*

*\*Public Hearings will be held in accordance with procedures set forth in Resolution R-95-011, adopted by the City Council on June 13, 1995.*

*Note: Persons with disabilities who plan to attend this meeting and who need auxiliary aids or services should contact Jana Lewellen, City Secretary at 254-662-1415 at least twenty-four (24) hours before this meeting so that appropriate arrangements can be made.*



**PLANNING AND ZONING COMMISSION AGENDA ITEM MEMORANDUM**

**Date Submitted: 09/12/2016**

**Meeting Date: 09/20/2016**

**Item #3**

**CALL TO ORDER:**

**INVOCATION:**

**ROLL CALL:**

	<b>PRESENT</b>	<b>ABSENT</b>
<b>MUHLMAN</b>	_____	_____
<b>SANDERS</b>	_____	_____
<b>MORGAN</b>	_____	_____
<b>REID</b>	_____	_____
<b>STERNBERG</b>	_____	_____



**PLANNING AND ZONING COMMISSION AGENDA ITEM MEMORANDUM**

**Date Submitted: 09/12/2016**

**Meeting Date: 09/20/2016**

**Item #4**

**DEPT./DIVISION SUBMISSION & REVIEW:**

Bill Morgan, Chair

**ITEM DESCRIPTION:** Approve Minutes: August 16, 2016.

**STAFF RECOMMENDATION:** Approve minutes as presented in item description.

**ITEM SUMMARY:** A copy of the minutes has been provided for review.

**FISCAL IMPACT:** None

**ATTACHMENTS:**

August 16, 2016 Regular Meeting Minutes

## MINUTES OF PLANNING AND ZONING COMMISSION MEETING AUGUST 16, 2016

1. **Call to order:** Meeting was called to order at 6:00 p.m. by Chairman, Bill Morgan.
2. **Invocation:** Jim Reid provided the invocation.
3. **Roll call:** Members present: Mike Sanders, Bill Morgan, Jim Reid, and Dexter Sternberg. Mike Muhلمان was absent.
4. **Approve Minutes: July 19, 2016.** Following a brief discussion by the Commission, Mike Sanders motioned to approve minutes as presented. Dexter Sternberg seconded this motion. Voting in favor; Sanders, Morgan, and Sternberg. There were no opposing votes and motion carried by a vote of 3-0 with Jim Reid abstaining.
5. **Citizen Comments:** None
6. **PUBLIC HEARING: Conduct a public hearing and consider recommendation to the Robinson City Council regarding a zoning change from R-1, Single Family Residential to 2F located at 511 S Old Robinson Road.** The public hearing was opened at 6:02 p.m. Barry Lightfoot, Interim Planning Director, addressed the Commission, and provided a brief overview of the Zoning Request. Luke Morton on behalf of Straya Construction & Development, 1639 Hannah Hill Road, Woodway, Texas, 76712, stated although the hearing tonight addressed the property located at 511 S Old Robinson Road, he would be requesting the same zoning change for the property located at 312 W Tate. Mr. Lightfoot explained the recommendation to Council would only be for the property located at 511 S Old Robinson Road, and Mr. Morton would need to submit a second Zoning Application for the additional property. The Commission asked Mr. Morton if he would like to withdraw the application for 511 S Old Robinson Road, and present both items together at the next Planning and Zoning Commission Meeting? Mr. Morton stated he did not mind coming back before the Commission and Council a second time, and asked to proceed with the zoning request as presented. After no additional comments, the public hearing was closed at 6:12 p.m. Following discussion, Dexter Sternberg motioned to recommend approval of the zoning change from R-1 to 2F as presented. This motion was seconded by Mike Sanders. Voting in favor; Sanders, Morgan, Reid, and Sternberg. There were no opposing votes and motion carried.
7. **Board member comments and/or questions: No discussion by or with Board members will be held on any matter not listed on an official agenda as required by law.** None.
8. **Adjourn:** Meeting adjourned at 6:19 p.m.

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Bill Morgan, Chairperson

Attest:

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Jana Lewellen, City Secretary



**PLANNING AND ZONING COMMISSION AGENDA ITEM MEMORANDUM**

**Date Submitted: 09/12/2016**

**Meeting Date: 09/20/2016**

**Item #5**

**DEPT./DIVISION SUBMISSION & REVIEW:**

Bill Morgan, Chair

**ITEM DESCRIPTION:** Citizen Comments.

**STAFF RECOMMENDATION:**

**ITEM SUMMARY:** *This is an opportunity for citizens to address the Commission on matters which are not scheduled for consideration. In order to address the Commission, please complete a Speaker's Request Form and submit to the City Secretary prior to the start of the meeting. All comments must be directed to the Presiding Officer, rather than an individual Commission Member or city staff. Comments are limited to three minutes and must pertain to the subject matter listed on the Speaker's Request Form. The Commission may not comment publicly on issues raised, but may direct the City Manager or Planning Director to resolve or request the matter to be placed on a future agenda. Such public comments shall not include any "deliberation" as defined by Chapter 551 of the Government Code, as now or hereafter amended.*

**FISCAL IMPACT:** N/A

**ATTACHMENTS:**



## Staff Report – Planning and Zoning

**Date: September 20, 2016**

**Case No: Z-2016-4**

**Request: R-1 to 2-F**

**Applicant: Donald Eskew**

### **Originating Department-**

Planning

### **Case Summary**

The applicant has submitted a request to rezone 5.617 acres located at 312 W Tate from R-1 to 2F

### **Current Zone**

R-1

### **Proposed Zone**

2-F

### **Proposed Zone Allowable Uses:**

The Proposed zone allowable uses are

- Emergency Vehicle Services
- Electrical substation
- Electrical transmission
- Fire station
- Gas line and regulating station
- Convent or monastery
- Fraternity or sorority
- Home for the aged
- Industrialized housing
- Patio homes
- Single family dwellings
- Two family dwellings
- Townhouse
- College, university or seminary

- Community Center
- Place of Worship
- Pre School
- School-business, trade elementary or secondary
- Park or Playground

### **Project Analysis**

The entire 5.617 acre tract is currently undeveloped except for one house that fronts W Tate.

### **Recommendation**

Recommend approval of zone change from R-1 to 2F at 312 W Tate (5.617 acres). Water and sewer are available to the proposed site. The existing land use plan shows the property to be residential. The following criteria must be followed.

- A subdivision plat is required.
- Follow The City of Robinson Standard Details for Public Infrastructure.
- Proposed use must conform to the 2F zone district.

### **Attachments:**

Zoning application

Property location map

Surrounding Property Owner Notification

Property Owner Notification

Notice of Public Hearing

Existing Zoning Map

Property Owners List

Existing Land Use Map

Future Land Use Map

### CITY OF ROBINSON ZONING & SPECIAL PERMIT APPLICATION

1. Case 7-20164 Applicant: Straya Const. Date: 8/23/16

2. Property Address: 312 W. Tate Ave

3. Legal Description: (Submit certified field notes, if not subdivided with lot and block description)

Lot(s): Tract 5-5.617 acres Addition: 0' Campo

4. Existing Property Use: \_\_\_\_\_ 5. Proposed Property Use: \_\_\_\_\_

6. Existing Zoning: R1 7. Proposed Zoning: 2F

8. Existing Special Permit: \_\_\_\_\_ 9. Proposed Special Permit: \_\_\_\_\_

10. Site Plan. All applications for special permits must be accompanied by development plans that includes a site plan, parking layout, existing and proposed utilities, topographic map, building construction plans, and other information about surrounding property developments as required by Section \_\_ of the Zoning Ordinance.

11. Fee paid: \_\_\_\_\_ Date: \_\_\_\_\_ (Make check payable to the City of Robinson)  
A) Special permit: \$ \_\_\_\_\_ B) Zoning: \$ \_\_\_\_\_

12. The next monthly deadline is 5 p.m. on \_\_\_\_\_ to be heard at the Planning and Zoning Commission meeting on Sept 20, 2016 at the City Council on October 4, 2016

13. I hereby certify that a) the information included in this application is true to the best of my knowledge, and b) I have checked to determine that no deed restrictions apply to this property that conflict with this request.

Applicant/Owner: \_\_\_\_\_  
Signature

Buyer/Agent: [Signature]  
Signature

Applicant Name: \_\_\_\_\_  
(Printed)

Buyer/Agent: Donald Eskew Jr  
(Printed)

Address/Zip: \_\_\_\_\_

Address/Zip: 3805 W Waco Dr  
Waco, TX 76710

Work Telephone: \_\_\_\_\_

Work Telephone: 254-263-2940

Hm. Telephone: \_\_\_\_\_

Hm. Telephone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Email Address: shelly@strayaconstruction.com

Applicant  Present Owner

Buyer  Agent  com

2016-08-23 09:38

City of Robinson 254 662 1035 &gt;&gt; 2547521416

P 2/2

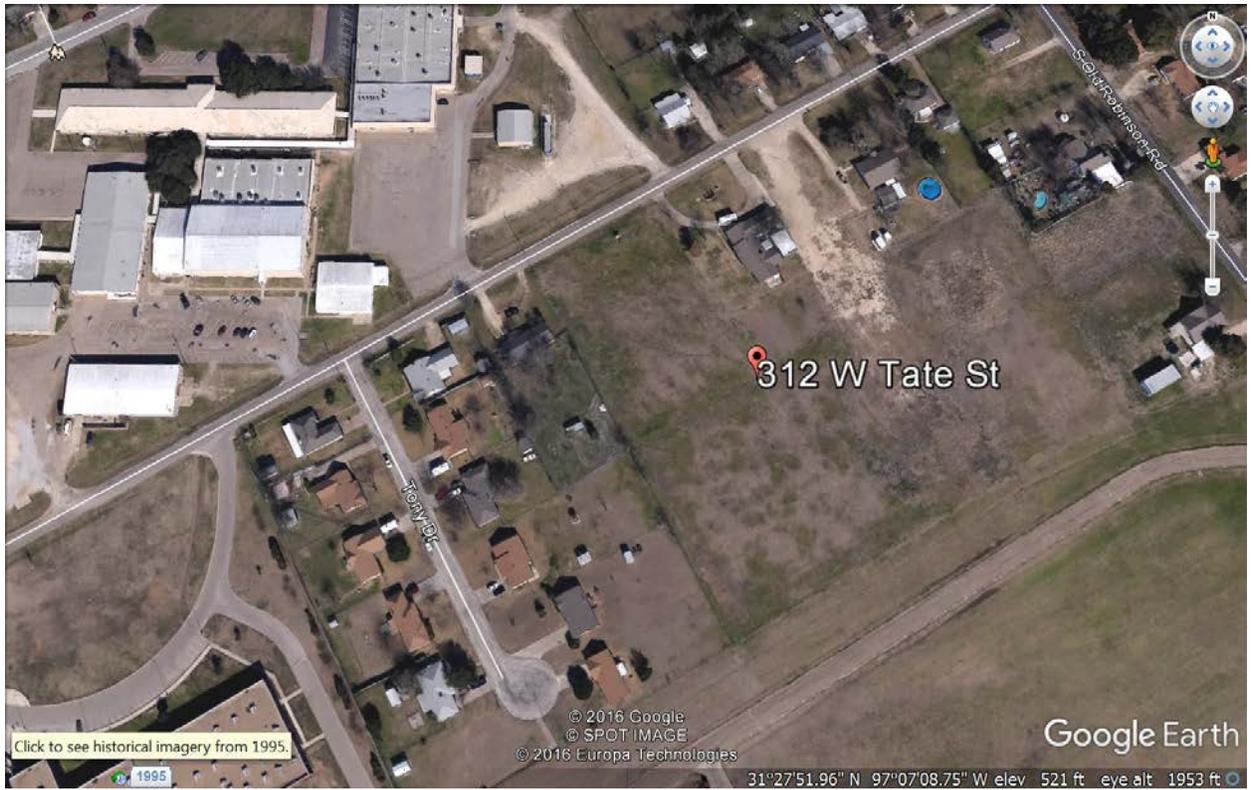
14. List names of all partners, board members, and officers of companies involved in this case, in order for the Planning and Zoning Commission to determine conflicts of interest they might have in individual cases. Failure to do so may result in delaying action on the case until the following month.

*Charles L. Morton (Wike)*

15. **IT IS IMPERATIVE THAT SOMEONE REPRESENT THE APPLICANT AT EACH PUBLIC HEARING TO ANSWER ANY QUESTIONS WHICH THE PLANNING AND ZONING COMMISSION, CITY COUNCIL OR PUBLIC MAY HAVE!** *The Planning and Zoning Commission holds a public hearing on each request to determine the effect of the proposed uses upon the neighborhood, traffic, utilities, public health and safety and general welfare. After receiving the report and recommendation of the Planning and Zoning Commission, the City Council also holds a public hearing on the application. Such hearings and their notices are given in accordance with State statutes and City ordinances regulating the rezoning of property.*

16. **Mail or deliver this application to:**

Attn. Tracy Lankford  
Director of Planning &  
Community Development  
City of Robinson  
111 W. Lyndale  
Robinson, Texas 76706  
254-662-1415



312 W Tate St

Click to see historical imagery from 1995.

© 2016 Google  
© SPOT IMAGE  
© 2016 Europa Technologies

Google Earth

31°27'51.96" N 97°07'08.75" W elev 521 ft eye alt 1953 ft

**CITY OF ROBINSON, TEXAS  
A NOTICE OF PUBLIC HEARING ON A  
REQUESTED AMENDMENT TO THE  
ZONING MAP**

Date: August 17, 2016

Dear Sir or Madam:

This is to advise that there has been a request made by Straya Construction and Development to rezone from R-1 Single Family Residential to 2F on property located at 312 W Tate, more particularly described as follows:

OCAMPO C TRACT 5 5.617 Acres

**NOTICE OF HEARING BEFORE PLAN COMMISSION**

Notice is hereby given that a public hearing will be held before the City Plan Commission of the City of Robinson on Tuesday, the 20<sup>th</sup> day of Sept, 2016 in the Council Chambers, 111 W. Lyndale Ave, at 6:00 p.m., regarding this requested zone change. The Plan Commission will forward a recommendation to the City Council.

**NOTICE OF HEARING BEFORE CITY COUNCIL**

Notice is hereby given that a public hearing will be held by the City Council of the City of Robinson on Tuesday, the 4<sup>th</sup> day of Oct, 2016, in the Council Chambers, 111 W. Lyndale Ave, at 6:00 p.m., regarding this requested zone change.

According to City Tax Records, you are the owner of property which is located within two hundred (200) feet of the area of the proposed change of zoning. This is a Notice of the public hearings, at which any interested persons will be given an opportunity to be heard. In hearing this matter, the City Plan Commission and City Council may approve the request as submitted, may approve an amended request, or may deny the request.

For more information on the Comprehensive Plan, its land use classifications and its role in the Planning and Zoning process, you may contact the Planning Department at 662-1415 ex 1540, or at 111 W. Lyndale Avenue.

Sincerely  
Barry Lightfoot

**NO OTHER NOTICE WILL BE MAILED**

ROBINSON ISD  
500 W LYNDAL AVE  
ROBINSON, TX 76706-5505

ROBINSON DEVELOPERS LLC  
3701 W WACO DR  
WACO, TX 76710

JOHN SISNEROZ  
409 S OLD ROBINSON RD  
ROBINSON, TX 76706-5514

STEPHEN & VERONICA MALIDEN  
306 W TATE AVE  
ROBINSON, TX 76706-5527

MARY JEANETTE DICKERSON WEISS  
2217 W MOONLIGHT DR  
ROBINSON, TX 76706

JUSTIN & BRITTANY MAHAN  
401 S OLD ROBINSON RD  
ROBINSON, TX 76706

ROBINSON FAWN A'LE  
600 S OLD ROBINSON RD  
ROBINSON, TX 76706-5519

RANDY RAY SIMONS  
3600 HIGH PRAIRIE RD  
VALLEY MILLS, TX 76689-2703

ROBERT A LAUGHLIN  
361 W CENTRAL  
LORENA, TX 76655-4312

KENNETH HENDRIX  
530 JASON ST  
ROBINSON, TX 76706-5114

KEVIN K & LORI KENNY  
714 N OLD ROBINSON RD  
ROBINSON, TX 76706-5223

MORRIS A & RHONDA G WOOD  
423 POMPAO PARK  
ROBINSON, TX 76706-7397

CARL CLENDENING  
410 S OLD ROBINSON RD  
ROBINSON, TX 76706-5515

BILLY H LAUGHLIN  
408 S OLD ROBINSON RD  
ROBINSON, TX 76706-5515

Aug 17, 2016

Dear Property Owner:

This is to confirm your request to change the Zoning from R-1 to 2-F on property located at 312 W Tate more particularly described as follows:

OCAMPO C TRACT 5 5.617 ACRES.

**FIRST HEARING:**

The First hearing will be held before the City Plan Commission.

Day and Date: Tuesday, Sept 20, 2016  
Time: 6:00 P.M.  
Place: Council room Robinson City hall

**SECOND HEARING:**

The second hearing will be held before the City Council

Day and Date: Tuesday, Oct 4, 2016  
Time: 6:00 P.M.  
Place: Council room Robinson City hall

The City Council makes the final decision on the request for change.

For more information, you may contact the Planning Services Department at 662-1415, or at 111 W Lyndale.

Sincerely,  
Barry Lightfoot

Case # Z-2016-4

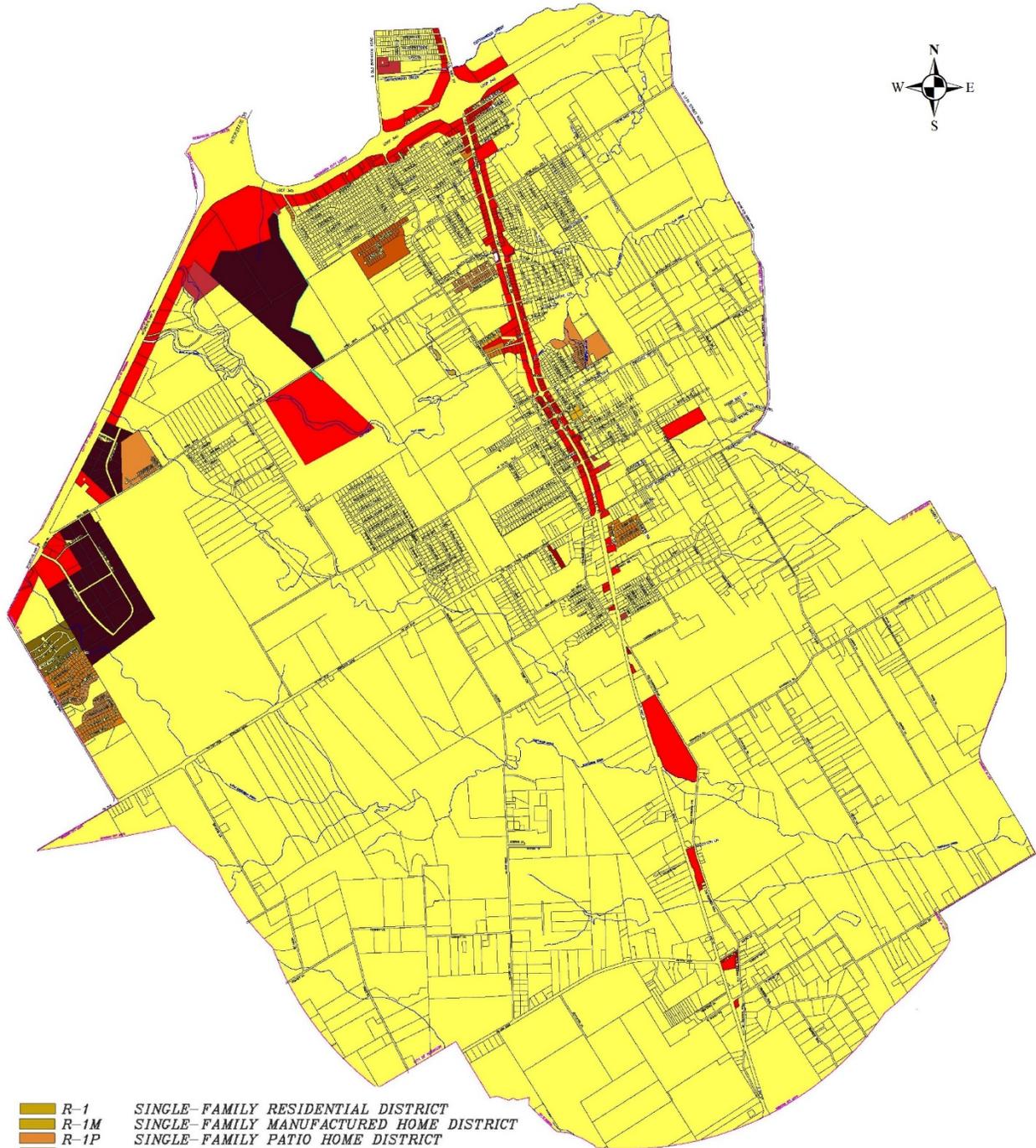
## PUBLIC NOTICE

The City of Robinson Planning and Zoning Commission will meet and conduct a Public Hearing to receive comments on Tuesday, Sept 20<sup>th</sup>, 2016 at 6:00 PM in the Council Room at Robinson City Hall, 111 W. Lyndale, Robinson, Texas to consider the following Zone Change:

**1. Re Zone OCAMPO C TRACT 5 5.617 ACRES (312 W TATE) from R-1 Single Family Residential to 2F.**

The Robinson City Council will conduct a Public Hearing and consider the recommendation of the Planning and Zoning Commission at its meeting on Tuesday, Oct. 4<sup>th</sup>, 2016 at 6:00 p.m. in the Council Room at Robinson City Hall, 111 W. Lyndale, Robinson, Texas to consider the abovementioned Zoning change request.

Jana Lewellen, City Secretary



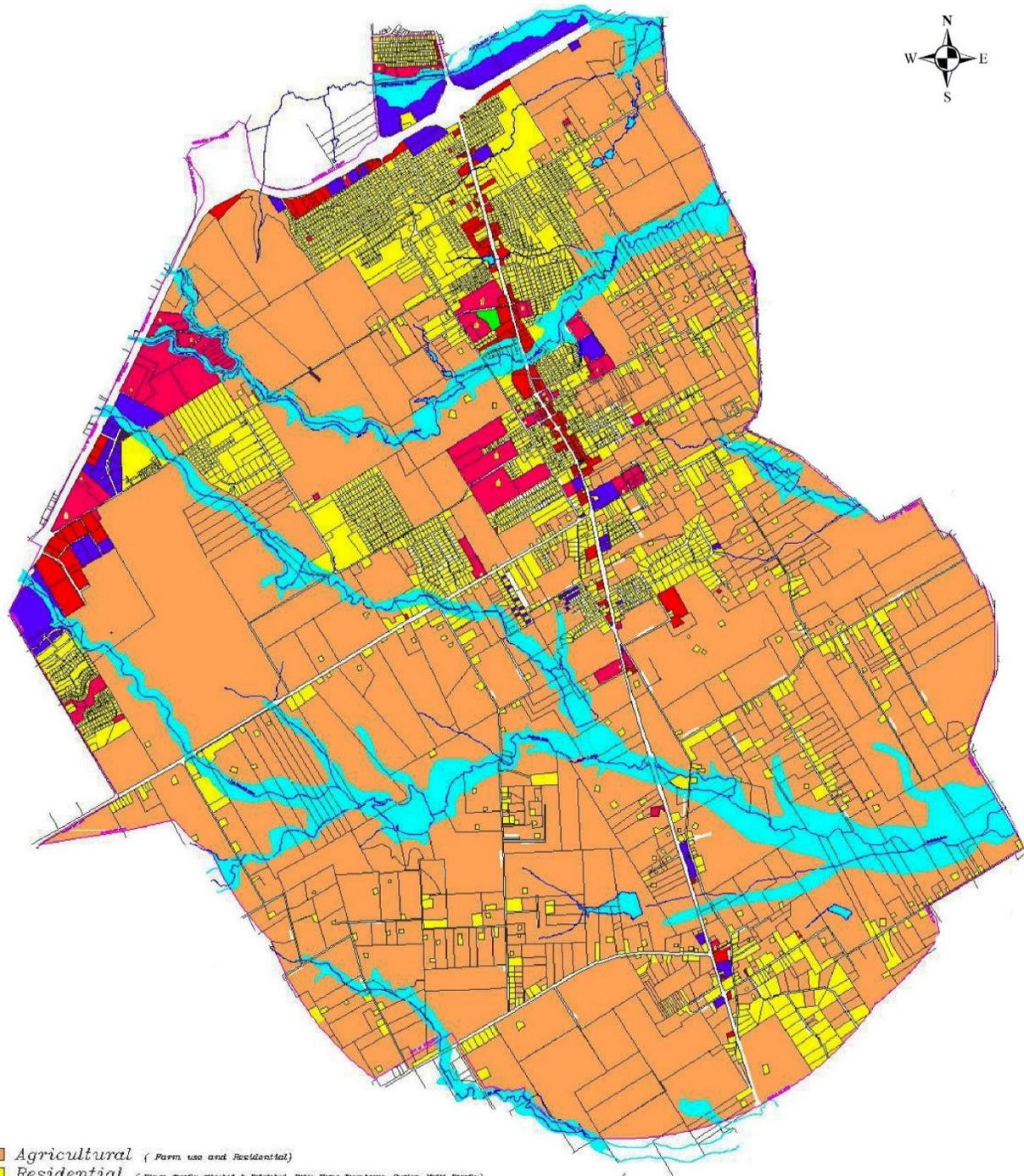
- R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-1M SINGLE-FAMILY MANUFACTURED HOME DISTRICT
- R-1P SINGLE-FAMILY PATIO HOME DISTRICT
- R-1T SINGLE-FAMILY TOWN HOME DISTRICT
- R-2 TWO-FAMILY (DUPEX) RESIDENTIAL DISTRICT
- R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 MEDIUM COMMERCIAL DISTRICT
- C-3 HEAVY COMMERCIAL DISTRICT
- C-P PLANNED COMMERCIAL DISTRICT
- M INDUSTRIAL DISTRICT
- M-P PLANNED INDUSTRIAL DISTRICT
- PUD PLANNED UNIT DEVELOPMENT

## Community Visions 2034

"A Comprehensive Plan for the City of Robinson, Texas"

Existing Zoning Map





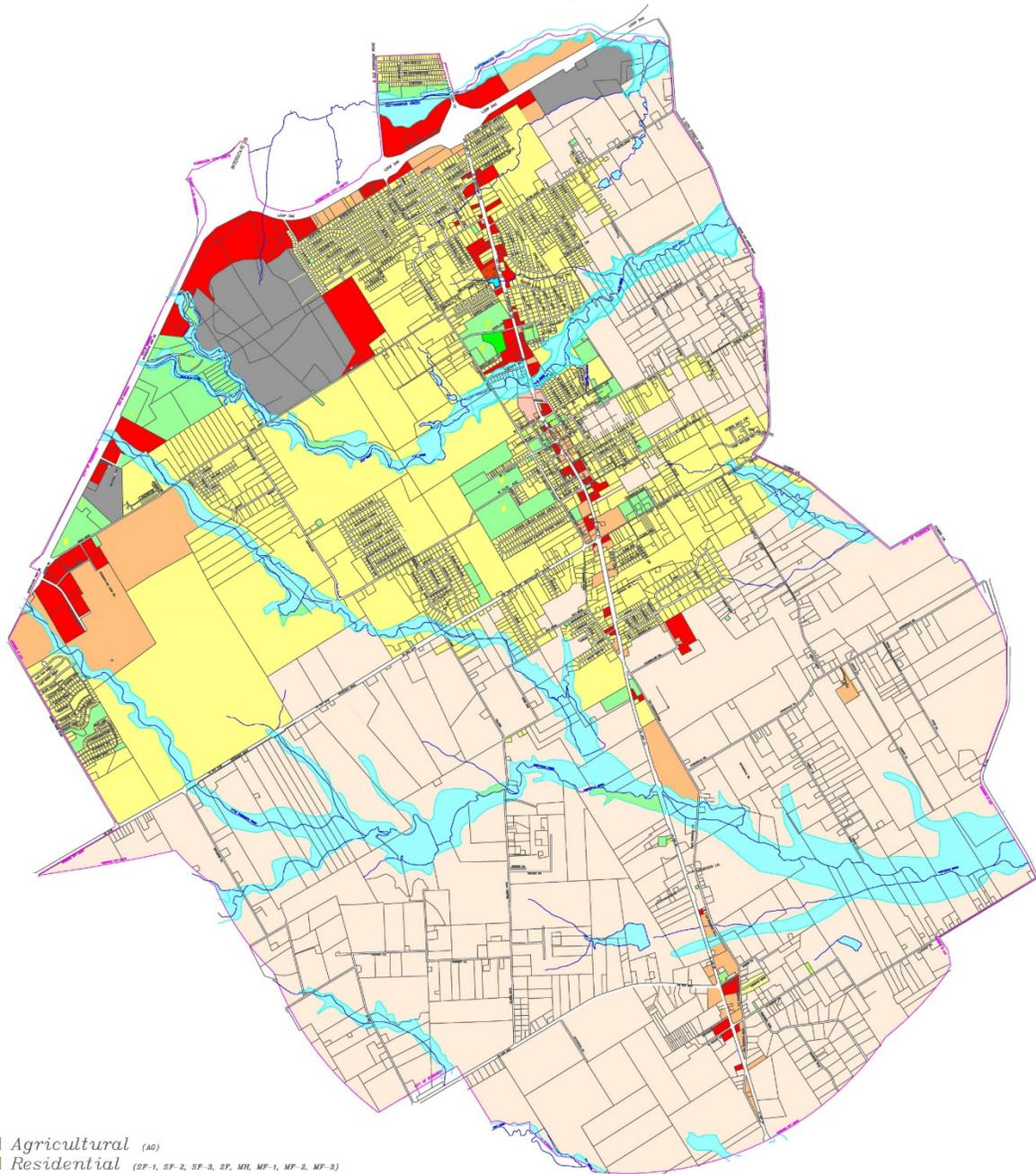
- Agricultural** ( Farm use and Residential)
- Residential** ( Single-family detached & detached, Two story townhomes, Duplex, Multi Family)
- Commercial** ( General Retail, Office, Corner Store, Restaurants)
- Industrial**
- Floodplain/Surface Water** ( 100-year floodplain area, reservoirs, lakes, ponds)
- Public/ Semi-Public** ( Educational, Churches, Offices, Public Buildings)
- Parks & Open Space**
- Vacant** ( Land with no current use)

## Community Visions 2034

"A Comprehensive Plan for the City of Robinson, Texas"

Existing Land Use





- Agricultural (A0)
- Residential (SF-1, SF-2, SF-3, 2F, MH, MF-1, MF-2, MF-3)
- Commercial (C-1, C-2, C-3)
- Office (O-1, O-2)
- Industrial (I-1, I-2, I-3)
- Floodplain/Surface Water
- Public/Semi-Public
- Parks & Open Space

**Community Visions 2034**  
"A Comprehensive Plan for the City of Robinson, Texas"  
Future Land Use Map  
0 500 1,000 2,000 3,000 4,000 Feet



JOINT CITY COUNCIL AND  
PLANNING & ZONING  
COMMISSION MEETING  
SEPTEMBER 20, 2016



# City of Robinson

111 W. Lyndale, Robinson, TX 76706-5619  
Phone (254) 662-1415 ❖ Fax (254) 662-1035

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1. Call to order
2. Roll call
3. Discussion regarding City of Robinson Land Use Regulations.

4. *Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, to consult with the City Attorney on items listed on the Agenda.*

**5. Adjourn.**

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*\*Public Hearings will be held in accordance with procedures set forth in Resolution R-95-011, adopted by the City Council on June 13, 1995.*

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**JOINT CITY COUNCIL AND PLANNING & ZONING COMMISSION AGENDA**  
**ITEM MEMORANDUM**

**Date Submitted: 09/15/2016**

**Meeting Date: 09/20/2016**

**Item #3**

**CALL TO ORDER:**

**INVOCATION:**

**ROLL CALL:**

	<b>PRESENT</b>	<b>ABSENT</b>
<b>ROGERS</b>	_____	_____
<b>STIVENER</b>	_____	_____
<b>LEUSCHNER</b>	_____	_____
<b>ECHTERLING</b>	_____	_____
<b>MASTERGEORGE</b>	_____	_____
<b>JANICS</b>	_____	_____
<b>BAKER</b>	_____	_____
<b>MUHLMAN</b>	_____	_____
<b>SANDERS</b>	_____	_____
<b>MORGAN</b>	_____	_____
<b>REID</b>	_____	_____
<b>STERNBERG</b>	_____	_____

# Consultant's Report

To: The City Council and Planning & Zoning Commission  
From: Karen K. Mitchell, Planning Consultant  
Meeting Date: September 20, 2016

*RE: Briefing on the Zoning Ordinance and Map*

## Background

The City adopted Zoning Ordinance No. 2000-003 on February 8, 2000. Part One of Ordinance No. 2000-003 established zoning districts and regulations and Section 1.203 provided that the boundaries of the Districts were shown on the Zoning District Map made a part of the ordinance. We have been unable to locate the zoning map.

On September 2, 2014, the City Council adopted Ordinance No. 2014-003 that provided for a comprehensive plan known as the "Community Visions 2034, A Comprehensive Plan for the City of Robinson, Texas". In Section 2 of Ordinance 2014-003, Adoption of the Comprehensive Plan, the City Council adopted the Comprehensive Plan in its entirety, intending that said Comprehensive Plan shall amend, supersede, and replace the City's existing Comprehensive Plan Map, and any related documents.

On November 4, 2014, the City Council adopted its current zoning regulations in Ordinance No. 2014-004. Section 1.2.1 of the Zoning Ordinance provides that the Ordinance is established in accordance with the City's Comprehensive Plan for the purpose of promoting the health, safety and general welfare of the City. The Ordinance does not mention the zoning map but appears that the map that was adopted with the Comprehensive plan is the zoning map for the City. The issue being that the zoning districts in the zoning ordinance do not match up with the zoning districts on the zoning map.

Since the adoption of Zoning Ordinance No. 2014-004, the City has considered 4 zoning cases. Two of the zoning cases were approved by ordinance and two were approved without a zoning ordinance.

## Recommendation

Prepare a zoning amendment which will repeal the current zoning district categories except for the 2F and replace these districts with the ones from the previous zoning ordinance and to update the map attached to the Comprehensive Plan as the City's official zoning map. This will assure the community that the zoning districts match both in the zoning ordinance and zoning map (step one).

Secondly, once step one (1) is complete, we can begin to have work sessions on whether or not the zoning ordinance needs to be looked at in detail and if any further amendments are warranted.

Section 211.007(d) of the Texas Local Government Code allows for the City Council to adopt a procedure for the City Council and the Planning and Zoning commission to hold a joint meeting and public hearing that would provide notice of the Zoning Amendment and the updating of the Official Zoning map. The City's Consulting Attorneys will brief the Commission and Council on this at the upcoming meeting.



**JOINT CITY COUNCIL AND PLANNING & ZONING COMMISSION AGENDA**  
**ITEM MEMORANDUM**

**Date Submitted: 09/16/2016**

**Meeting Date: 09/20/2016**

**Item #3**

**DEPT./DIVISION SUBMISSION & REVIEW:**

Bert Echterling, Mayor

**ITEM DESCRIPTION:** *Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, to consult with the City Attorney on items listed on the Agenda.*

**STAFF RECOMMENDATION:** N/A

**ITEM SUMMARY:** N/A

**FISCAL IMPACT:** N/A

**ATTACHMENTS:**