



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

## 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.*



**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' 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:**