



PLANNING & ZONING
COMMISSION MEETING
OCTOBER 18, 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, OCTOBER 18, 2016 AT 6:00 P.M. IN THE COUNCIL ROOM AT ROBINSON CITY HALL, 111 WEST LYNDAL, 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:** September 20, 2016
5. **Citizen Comments**
6. **PUBLIC HEARING:** Conduct a public hearing and consider recommendation to the Robinson City Council regarding the Final Plat for Hunton Estates PUD Phase 3A and 3B, City of Robinson, McLennan County, Texas.
7. **PUBLIC HEARING:** Conduct a public hearing and consider recommendation to the Robinson City Council regarding a Special Use Permit for a personal wireless facility located at 4790 Loop 340 Robinson Texas.
8. **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.**
9. **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: 10/12/2016

Meeting Date: 10/18/2016

Item #3

CALL TO ORDER:

INVOCATION:

ROLL CALL:

	PRESENT	ABSENT
MUHLMAN	_____	_____
SANDERS	_____	_____
MORGAN	_____	_____
REID	_____	_____
STERNBERG	_____	_____



PLANNING AND ZONING COMMISSION AGENDA ITEM MEMORANDUM

Date Submitted: 10/12/2016

Meeting Date: 10/18/2016

Item #4

DEPT./DIVISION SUBMISSION & REVIEW:

Bill Morgan, Chair

ITEM DESCRIPTION: Approve Minutes: September 20, 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:

September 20, 2016 Regular Meeting Minutes

MINUTES OF PLANNING AND ZONING COMMISSION MEETING SEPTEMBER 20, 2016

1. **Call to order:** Meeting was called to order at 6:00 p.m. by Chairman, Bill Morgan.
2. **Invocation:** Mike Muhlman provided the invocation.
3. **Roll call:** Members present: Mike Muhlman, Mike Sanders, Bill Morgan, Jim Reid, and Dexter Sternberg.
4. **Approve Minutes: August 16, 2016.** Following a brief discussion by the Commission, Jim Reid motioned to approve the minutes from the August 16, 2016 meeting as presented. Mike Sanders seconded this motion. Voting in favor; Muhlman, Sanders, Morgan, Reid, and Sternberg. There were no opposing votes and motion carried unanimously.
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 312 W Tate.** 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. Donald Eskew with Straya Construction & Development, 3825 W Waco Drive, Waco, Texas, 76710, was available for questions and respectfully requested approval. After no additional comments, the Public Hearing was closed at 6:04 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 Muhlman. Voting in favor; Muhlman, Sanders, Morgan, Reid, and Sternberg. There were no opposing votes and motion carried unanimously.
7. **Adjourn:** Meeting adjourned at 6:06 p.m.

Bill Morgan, Chairperson

Attest:

Jana Lewellen, City Secretary



PLANNING AND ZONING COMMISSION AGENDA ITEM MEMORANDUM

Date Submitted: 10/12/2016

Meeting Date: 10/18/2016

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: October 18, 2016
Request: Final Plat
Applicant: Waco 2BJ LLC
Item # 6

Originating Department:

Planning

Agenda Item: PUBLIC HEARING: Conduct a public hearing and consider recommendation to the Robinson City Council regarding the Final Plat for Hunton Estates PUD Phase 3A and 3B, City of Robinson, McLennan County, Texas.

Case Summary: The applicant has submitted an application for final plat for Hunton Estates 3A and 3B. The applicant has also submitted construction plans that have been reviewed by the Cities Engineer.

Current Zone: R-1

Project Analysis: The location of the property is located in the Hunton Estates Addition on Perry Ln and Hunton Ln. The applicant has responded to all comments from the city engineer and city staff.

Attachments:

Final Plat Application

Final Plat

Public Hearing Notice

Letter to Applicant

APPLICATION FOR SUBDIVISION PLATS CITY OF ROBINSON, TEXAS

Case No.: _____ Date Received: _____ Standard Review: _____ Informal Review: _____
 Subdivision Type: Preliminary Final Amended Vacated Subdivision Affidavit
(City of Robinson Office Use Only)

(Items below to be completed by the Applicant)

I (we) hereby make application for the subdivision of land described below on the accompanying plat and field notes, under the authority of the State of Texas and City of Robinson Subdivision Ordinance Regulations. I will submit four (4) copies 18" x 24", one reduced copy 8 1/2" x 11", and a CD/Electronic file of the application and subdivision plat. The application fee for preliminary plats is \$300.00. The application fee for standard final, replat or amended plat review is \$300.00. The application fee for a minor plat is \$300.00. The informal minor plat fee is due at the time the completed documents are provided to the City of Robinson for recording. **No applications for standard plat review will be accepted without submitting the filing fee with this application.**

This application for the subdivision of land shall be submitted to Attn. Tracy Lankford, City of Robinson, 111 W. Lyndale, Robinson, Texas 76706, (254) 662-1415 within the prescribed monthly deadline for submittal for standard plats. Minor plats may be submitted at any time of the week (i.e. a pre-application conference is recommended before submittal for all plat submittals). If you will be late in submitting your subdivision plat, please contact our office so arrangements may be made to accommodate you. A listing of monthly deadlines for submittal of standard plats may be obtained from the City of Robinson. Assistance in completing this application will also be provided by City of Robinson Staff.

Name of Subdivision: Hunton Estates 3A and 3B
Addition Lot(s) Block Part Phase

Name & Address of the Owner:

Waco 2BJ LLC.
PO Box 429
China Springs, TX 76633
 City State Zip Code


 Signature

Name & Address of the Surveyor(s)

1519 Surveyors
5054 Franklin Ave, Ste A
Waco TX 76710
 City State Zip Code


 Signature

Describe the location of the property as submitted by this application. This may be in the form of a street address, general physical description, or nearest intersection.

Location of Phase 3A is at the west end of Hunton Lane and Perry Lane. Phase 3B starts 90' east of the intersection of Perry Lane and Emily lane and extends east from that point

Please provide the following recording information and a copy of the document(s) listed below with this application:

Ownership (deed): Vol. _____ Pg. _____ Restrictions/Covenants: Vol. _____ Pg. _____
 Date: _____ Date: _____

List all lien(s) on the property, and provide the name, address, phone number, and current

No Liens

position of the person who will sign the lienholder acknowledgement:

School District: Robinson ISD Land Use: Residential Zoning Classification: _____

Existing Structure(s): ___ Yes No Proposed Use of the property: residential development

Water Supply: City of Robinson Electric Service: TXU

Telephone Service: ATT Television Cable Service: Grande Communications

Sewage Disposal: City of Robinson Gas Service: Atmos Energy

This statement acknowledges the receipt of the application for standard and informal requests for the Subdivision of Land to the City of Robinson. All required information and documents for standard plat review by City Staff and utility companies have been submitted with this application.

If this application is for the submittal of informal minor plat review, then this action by City Staff does not constitute official acceptance by the City of Robinson for standard processing of the subdivision plat as required by State of Texas statutes.

Date of Receipt: 8/27/16

Signed: _____
City of Robinson



Called 15.7 Acres
Craig Obernosky and wife,
Kim Obernosky
Vol. 343, Pg. 574
O.P.R.M.C.T.

POINT OF BEGINNING
N 10° 51' 04" E
E 13,292.684.83

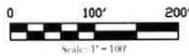
Called 634.694 Acres
Waco Industrial Foundation
CC# 2013020810
O.P.R.M.C.T.

LINE	BEARING	DISTANCE
L1	N 57° 30' 20" E	48.19
L2	S 32° 58' 40" E	159.51
L3	S 57° 30' 20" W	30.00
L4	S 57° 30' 20" W	21.38
L5	N 57° 30' 20" E	5.83
L6	S 57° 22' 25" E	81.43
L7	N 57° 30' 20" E	36.45
L8	S 57° 30' 20" W	36.72

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.50'	18.81'	18.45'	S 70° 40' 28" W	28° 19' 59"
C2	40.50'	40.27'	38.83'	N 67° 40' 28" W	56° 58' 28"
C3	40.50'	40.00'	38.40'	N 10° 53' 30" W	56° 35' 28"
C4	40.50'	67.94'	73.98'	N 78° 38' 41" E	124° 24' 54"
C5	15.00'	22.07'	20.13'	N 80° 20' 16" W	84° 18' 48"
C6	15.00'	14.83'	14.24'	S 29° 10' 25" W	36° 39' 50"
C7	40.50'	40.05'	38.44'	S 29° 10' 24" W	56° 39' 46"
C8	40.50'	31.81'	30.99'	S 80° 00' 11" W	44° 59' 45"
C9	40.50'	31.81'	31.00'	N 54° 59' 48" W	45° 00' 16"
C10	40.50'	31.81'	31.00'	N 09° 59' 33" N	45° 00' 15"
C11	40.50'	31.81'	30.99'	N 35° 00' 27" E	44° 59' 45"
C12	40.50'	40.05'	38.44'	N 80° 50' 15" E	56° 39' 50"
C13	15.00'	14.83'	14.24'	N 85° 50' 15" E	56° 39' 50"

PLAT NOTES

1. No part of the subject tract lies within the special flood hazard area (SFHA) as scaled from F.I.R.M. Panel 48095C035C, effective September 26, 2008. Subject tract lies within Zone X. Other areas defined as areas determined to be outside the 0.2% annual chance floodplain. No elevations run on the ground.
2. Bearings, distances and acreage are Grid, NAD83, State Plane Coordinate System, Texas Central Zone 1203.
3. This survey was prepared without the benefit of a current title report/commentary; there may be easements, restrictions, and/or encumbrances affecting this property, not shown hereon.



STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the attached and foregoing plat of the 'HUNTON ESTATES, PLANNED UNIT DEVELOPMENT, PHASE 3A, TO THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS,' complies with Appendix B of the Robinson Subdivision Ordinance, and was approved on this the ___ day of _____, 2016.

Barry Lightfoot, Interim Director
Planning and Development

STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the above and foregoing plat and field notes of the 'HUNTON ESTATES, PLANNED UNIT DEVELOPMENT, PHASE 3A, TO THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS' was approved on this the ___ day of _____, 2016.

Jana Levellen
City Secretary

That I, Shane Graham, do hereby certify that I made an actual and accurate survey of the plated land and that the corner monuments shown on the foregoing plat were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Robinson, Texas.

July 20, 2016

Shane Graham
R.P.L.S. No. 6944

RECORDATION STAMP



STATE OF TEXAS
COUNTY OF McLENNAN

DESCRIPTION

BEING all of that tract of land in McLennan County, Texas, out of the Carlos O'Campo Grant, Abstract No. 32, and being part of that called 47.28 acres of land described as Tract One in a deed to Waco 2BJ, LLC as recorded under County Clerk's No. 2014033557 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at 6 inch cedar fence corner post at the West corner of said 47.28 acres, at the most Easterly North corner of that called 634.694 acres of land described in a deed to Waco Industrial Foundation as recorded under County Clerk's No. 2013020810 of the Official Public Records of McLennan County, Texas and in the Southeast line of that called 15.7 acres of land described in a deed to Craig Obernosky and wife, Kim Obernosky as recorded in Volume 343, Page 574 of the Official Public Records of McLennan County, Texas;

THENCE North 37 degrees 34 minutes 27 seconds East, 264.74 feet along the Northwest line of said 47.28 acres and the Southeast line of said 15.7 acres to a 1/2 inch steel rod set capped "1319 Surveying" for corner, from which a 3/8 inch steel rod found capped "M&A" bears South 32 degrees 06 minutes 34 seconds East, 1.43 feet for witness;

THENCE along the Southwesterly line of Hunton Estates, Phase II as recorded under County Clerk's No. 2013092701 of the Official Public Records of McLennan County, Texas as follows:

- South 32 degrees 06 minutes 34 seconds East, 268.40 feet to a 1/2 inch steel rod found capped "M&A";
- South 57 degrees 30 minutes 20 seconds East, 48.19 to a 1/2 inch steel rod found capped "M&A";
- South 32 degrees 39 minutes 40 seconds East, 136.71 to a 1/2 inch steel rod found capped "M&A";
- South 57 degrees 30 minutes 20 seconds West, 30.00 feet to a 1/2 inch steel rod found capped "M&A";
- South 32 degrees 39 minutes 40 seconds East, 350.04 feet to a 1/2 inch steel rod found capped "M&A" at the South corner of said Hunton Estates addition;

THENCE South 37 degrees 30 minutes 20 seconds West, 283.27 feet to a 1/2 inch steel rod set capped "1319 Surveying" in the Southwest line of said 47.28 acres and in the Northeast line of said 634.694 acres, from which a 3/8 inch steel rod found at the South corner of said 47.28 acres bears South 32 degrees 39 minutes 30 seconds East, 319.79 feet for witness;

THENCE North 32 degrees 39 minutes 30 seconds West, 278.24 feet along the Southwest line of said 47.28 acres and the Northeast line of said 634.694 acres to the POINT OF BEGINNING, containing 5.039 acres of land.

OWNERS STATEMENT

STATE OF TEXAS
COUNTY OF McLENNAN

Waco 2BJ, LLC, owner of the tract of land described above, wishing to subdivide same into lots and block do hereby accept the plat attached hereto and titled 'HUNTON ESTATES, PLANNED UNIT DEVELOPMENT, PHASE 3A, TO THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS' as its legal subdivision of same. It does hereby deed all rights of way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights of way or easements shall be placed at no risk or obligation to the Public and City of Robinson, Trustee for the Public to hold these easements; the City shall bear no responsibility if such improvements are damaged or destroyed in the utilization of these rights of way or easements. The sale of all lots shown on this plat shall be made thereunder, subject to all restrictions and the conditions recorded in McLennan County, Texas Real Property Records pertaining to such subdivision.

Waco 2BJ, LLC

by Joseph William Davis, President
Waco 2BJ, LLC
P.O. Box 429
China Spring, Texas 76933

STATE OF TEXAS
COUNTY OF McLENNAN

Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared Joseph William Davis, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this the ___ day of _____, 2016.

Notary Public in and for the State of Texas.

My Commission Expires _____

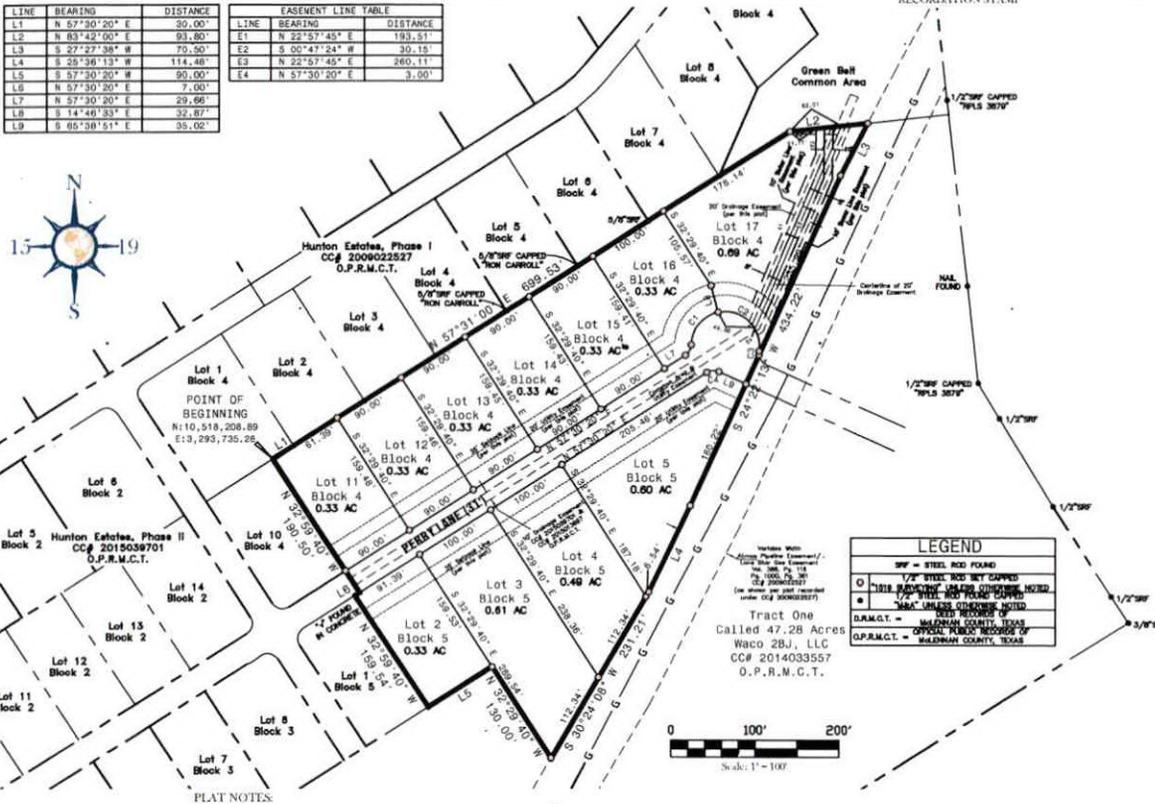
Final Plat of
HUNTON ESTATES, PLANNED UNIT DEVELOPMENT, PHASE 3A
to the City of Robinson, McLennan County, Texas
(BEING part of that called 47.28 acres of land described as Tract One in a deed to Waco 2BJ, LLC as recorded under County Clerk's No. 2014033557 of the Official Public Records of McLennan County, Texas)

FINAL PLAT HUNTON ESTATES, PHASE 3A CITY OF ROBINSON McLENNAN COUNTY, TEXAS	1319 Job No. 47289	Drawn By: SG
		Sheet 1 of 1
		Prepared For: Brett Misch

1519 Surveying, LLC
2007 Prichard Avenue, Suite A, Waco, TX 76706 (817) 675-7941 (TX) 214-767-1000
www.1519surveying.com

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.50'	34.32'	50.34'	N 39°15'43" E	76°50'26"
C2	40.50'	79.01'	87.07'	S 46°23'38" E	111°46'52"
C3	15.00'	4.32'	4.50'	S 00°49'58" W	17°15'40"
C4	15.00'	14.88'	14.28'	N 83°55'51" E	98°51'02"

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 57°30'20" E	30.00'	L1	N 22°57'45" E	133.51'
L2	N 03°42'00" E	93.80'	L2	S 00°47'24" W	30.15'
L3	S 27°27'38" W	70.50'	L3	N 22°57'45" E	280.11'
L4	S 25°36'13" W	114.48'	L4	N 57°30'20" E	30.00'
L5	S 57°30'20" W	90.00'	L5	S 57°30'20" E	3.00'
L6	N 57°30'20" E	7.00'			
L7	N 57°30'20" E	29.56'			
L8	S 14°46'33" E	32.87'			
L9	S 05°30'51" E	35.02'			



- PLAT NOTES**
- No part of the subject tract lies within the special flood hazard area (SFHA) as stated from F.I.R.M. Panel 48009C1533C, effective September 26, 2008. Subject tract lies within "Zone X, Other areas" defined as areas determined to be outside the 0.2% annual chance floodplain. No elevations ran on the ground.
 - Bearings, distances and acreage are Grid, NAD83, State Plane Coordinate System, Texas Central Zone 1203.
 - This survey was prepared without the benefit of a current title report/commitment, there may be easements, restrictions, and/or covenants affecting this property, not shown hereon.

STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the attached and foregoing plat of the 'HUNTON ESTATES, PLANNED UNIT DEVELOPMENT, PHASE 3B, TO THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS,' Complies with Appendix B of the Robinson Subdivision Ordinance, and was approved on this the ___ day of ___, 2016.

Barry Lightfoot, Interim Director
Planning and Development

STATE OF TEXAS
COUNTY OF McLENNAN

I hereby certify that the above and foregoing plat and field notes of the 'HUNTON ESTATES, PLANNED UNIT DEVELOPMENT, PHASE 3B, TO THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS' was approved on this the ___ day of ___, 2016.

Jana Jewellen
City Secretary

RECORDATION STAMP

RECORDATION STAMP

STATE OF TEXAS
COUNTY OF McLENNAN

BEING all of that tract of land in McLennan County, Texas, out of the Carlos O'Campo Grant, Abstract No. 32, and being part of that called 47.28 acres of land described as Tract One in a deed to Waco 2BJ, LLC as recorded under County Clerk's No. 2011033557 of the Official Public Records of McLennan County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found capped "MAA" at the North corner of Lot 16, Block 4 of the Hunton Estates, Phase II as recorded under County Clerk's No. 2013089701 Official Public Records of McLennan County, Texas, and in the Southeast line of Lot 1, Block 4 of said addition;

THENCE North 57 degrees 30 minutes 20 seconds East, 30.00 feet along the Southeast line of said Lot 1 to a 1/2 inch steel rod found capped "MAA" at the East corner of said Lot 1 and at the South corner of Lot 2, Block 4 of the Hunton Estates, Phase 1 as recorded under County Clerk's No. 2009022327 of the Official Public Records of McLennan County, Texas;

THENCE North 57 degrees 31 minutes 00 seconds East, 699.53 feet along the Southeast line of said Hunton Estates, Phase 1 to a 1/2 inch steel rod set capped "1519 Surveying" at an angle point of said Hunton Estates, Phase 1;

THENCE North 83 degrees 42 minutes 00 seconds East, 93.80 feet along the South line of said Hunton Estates, Phase 1 to a 1/2 inch steel rod set capped "1519 Surveying" in the West line of a Atmos pipeline easement as shown on said Hunton Estates, Phase 1 plat;

THENCE along the Northwest line of said pipeline easement as follows:
 South 27 degrees 27 minutes 38 seconds West, 70.50 feet to a point for corner;
 South 24 degrees 22 minutes 13 seconds West, 434.22 feet to a point for corner;
 South 25 degrees 36 minutes 13 seconds West, 114.48 feet to a point for corner;
 South 30 degrees 24 minutes 08 seconds West, 211.21 feet to a point for corner;

THENCE North 32 degrees 29 minutes 40 seconds West, 130.00 feet to a 1/2 inch steel rod set capped "1519 Surveying" for corner;

THENCE South 57 degrees 30 minutes 20 seconds West, 90.00 feet to a 1/2 inch steel rod found capped "MAA" at the East corner of Lot 1, Block 5 of said Hunton Estates, Phase II;

THENCE along the Northeast line of said Hunton Estates, Phase II as follows:
 North 32 degrees 59 minutes 40 seconds West, 130.54 feet to a "v" cut found in concrete in the Southeast line of Perry Lane;
 North 57 degrees 30 minutes 20 seconds East, 7.00 feet along said line of Perry Lane to a 1/2 inch steel rod found capped "MAA";
 North 32 degrees 39 minutes 40 seconds West, 190.50 feet partly along the Northeast line of said Lot 10 to the POINT OF BEGINNING, containing 3.166 acres of land

OWNERS STATEMENT

STATE OF TEXAS
COUNTY OF McLENNAN

Waco 2BJ, LLC, owner of the tract of land described above, wishing to subdivide same into lots and block do hereby accept the plat attached hereto and titled 'HUNTON ESTATES, PLANNED UNIT DEVELOPMENT, PHASE 3B, TO THE CITY OF ROBINSON, McLENNAN COUNTY, TEXAS' as its legal subdivision of same. It does hereby deed all rights of way and easements shown hereon to the use of the public forever. Any private improvements placed in said rights of way or easements shall be placed at no risk or obligation to the Public and City of Robinson. Trustee for the Public to hold these easements; the City shall bear no responsibility if such improvements are damaged or destroyed in the utilization of these rights of way or easements. The sale of all lots shown on this plat shall be made thereunto, subject to all restrictions and the conditions recorded in McLennan County, Texas Real Property Records pertaining to such subdivision.

Waco 2BJ, LLC

by: Joseph William Davis, President
Waco 2BJ, LLC
P.O. Box 429
China Spring, Texas 76833

STATE OF TEXAS
COUNTY OF McLENNAN

Before me, the undersigned authority, Notary Public in and for the State of Texas, on this day personally appeared, Joseph William Davis, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Given under my hand and seal of office this the ___ day of ___, 2016.

Notary Public in and for the State of Texas

My Commission Expires _____

Final Plat of
HUNTON ESTATES, PLANNED UNIT DEVELOPMENT, PHASE 3B
to the City of Robinson, McLennan County, Texas
(BEING part of that called 47.28 acres of land described as Tract One in a deed to Waco 2BJ, LLC as recorded under County Clerk's No. 2011033557 of the Official Public Records of McLennan County, Texas)

FINAL PLAT HUNTON ESTATES, PHASE 3B CITY OF ROBINSON, McLENNAN COUNTY, TEXAS	1519 Job No: 37289	Drawn By: SG
		Sheet 1 of 1

1519 Surveying, LLC
 2015 Franklin Avenue Suite A Waco, TX 76768 (817) 676-7643 (TX) 1519Surveying.com
 www.1519surveying.com

PUBLIC NOTICE

The City of Robinson Planning and Zoning Commission will meet and conduct a Public Hearing to receive comments on Tuesday, Oct 18th 2016 at 6:00 PM in the Council Room at Robinson City Hall, 111 W. Lyndale, Robinson, Texas to consider the following final plat:

Hunton Estates PUD Phase 3 -A and 3- B

The Robinson City Council will conduct a Public Hearing and consider the recommendation of the Planning and Zoning Commission at its meeting on Tuesday, Nov 1st, 2016 at 6:00 p.m. in the Council Room at Robinson City Hall, 111 W. Lyndale, Robinson, Texas to consider the above mentioned Final Plat.

Jana Lewellen, City Secretary



City of Robinson

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

July 20, 2016

Bret Mirick
534 Hunton Ln
Robinson, TX 76706

It appears that BDG has adequately responded to my prior comments dated in the April 4, 2016 correspondence. The following items are listed in order for the City staff to properly oversee construction activities moving forward:

Minimum Schedule of Testing - City should be in receipt of schedule before any construction begins. City to ensure that quality control testing performed as part of this phase follows the schedule as well as recommendations of the geotechnical report.

Sidewalks – Response is that sidewalks will be constructed as homes are built. City inspectors shall inspect all new sidewalks to make sure that each lot does not have ADA compliance issues.

Geotechnical Report – Response is that Owner will supply report. City should be in receipt of report before any construction begins. City to ensure that pavement section that is constructed this phase follows recommendations of geotechnical report

Barry Lightfoot



Staff Report – Planning and Zoning

Date: October 18, 2016
Request: Special Use Permit
Applicant: Dinah Dodd
Item # 7

Originating Department:

Planning

Agenda Item: PUBLIC HEARING: Conduct a public hearing and consider recommendation to the Robinson City Council regarding a Special Use Permit for a personal wireless facility located at 4790 Loop 340 Robinson Texas.

Case Summary: The applicant has submitted an application for a special use permit. The application is for a personal wireless tower to be located at 4790 S Loop 340 in Robinson TX. All feedback from adjacent property owners has been neutral.

Current Zone: C-3

Project Analysis: The location of the property is 4790 S Loop 340. Drawings and a report have been submitted and included in the report to show compliance with Zoning Ordinance 5.4

Attachments:

Special Use Permit Application
Presentation
Public Hearing Notice
Notice to Applicant
Surrounding Property Owner Notices
Property Owners List
Zoning Ordinance Section 5.4



VINCENT GERARD & ASSOCIATES, INC.

September 16, 2016

Mr. Barry Lightfoot, Director
Community Planning and Development
City of Robinson Texas
111 W. Lyndale, Robinson Tx 76706

**RE: Special Use Permit, Proposed Verizon Wireless Darden Drive
Request for 80' Monopole Wireless Facility, 4790 Texas Loop 340**

Mr. Lightfoot,

We respectfully request consideration for a Verizon personal wireless facility as a Special Use Permit within the C-3 Heavy Commercial zoning category in the City of Robinson Texas. The site complies with the requirements goals and objectives mentioned in Section 5.4.1 as follows:

5.4.1. Purpose. These regulations for personal wireless service facilities are adopted for the general purposes of this Ordinance and for the following specific purposes:

- A. To enhance the ability of the providers of telecommunications services to provide such services to the community safely, effectively and efficiently;

The proposed Darden Drive site is designed to offload existing capacity overload on two adjacent sites that are experiencing slow throughput speeds, slow data download and will eventually cause lost or blocked calls due to the current volume on the network.

- B. To encourage the users of support structures and antennas to collocate where possible, and to locate all facilities, to the extent possible, in areas where adverse impact on the community is minimal;

No existing vertical structures, rooftops or towers were available within the limits of the search ring area that can solve the capacity issues.

- C. To identify standards in order to ensure equitable treatment of providers of functionally equivalent telecommunications services; and

Verizon and other carriers continue to be the primary communications network for Robinson Texas. Fair and equitable treatment improves quality, price and customer choices.

- D. To minimize the visual impact of towers through design, screening and landscaping

This site will be required to provide an 8' wood fenced screening and landscaping.

The site also complies with Section 5.4.5, design standards 3x the height of the tower from Residential use or zoned properties. The proposed tower height of 80' requires a 240' setback from the single family land uses.

Verizon Radio Frequency engineers have determined that a new site is required for Robinson, Texas due to overloaded capacity on their nearby sites. Enclosed is the Radio Frequency study for the existing capacity issues that are currently causing slow throughput speeds, data loss and slow data downloads. At the current projected rates without the proposed Darden Drive site, Verizon customers will eventually experience blocked calls, dropped calls and slow queuing processes. This is predominately due to the multiple applications performed by the smart phones on immobile and mobile customers.

The Verizon Real estate team has searched the immediate site area for any vertical structures available for collocation of the equipment and antennas but were unsuccessful in finding a technical solution. There are three (3) existing towers within two miles of the proposed site. One of these three tower sites is already occupied by Verizon (Bagby) and is the existing site that is currently experiencing overload capacity issues. Another site, two miles to the northeast is a City of Waco owned Tower that was not accessible to Verizon or other carriers. The closest site is a ATC-Sprint site located 1.1 miles north of our proposed location. It is referred on the attachment as IH35-Roadway Inn Tower. This tower is not within the search ring, too far north for the system offload capacity issues and too close to the Bagby site Verizon already occupies. These are shown on an attached aerial. The only available recourse is to build a new site for Robinson, Texas.

This site will comply with Section 5.4 Zoning Codes regarding Personal Wireless Services. This application includes:

- 1) Special Use Permit zoning application, signatures and Authorization letter,
- 2) Site Location Map,
- 3) Special Use Site plan with the detailed information of the site, height, access and design (12 hard copies & e-file),
- 4) Field notes and a Survey of the parcel and the lease site signed by a registered public land surveyor,
- 5) Radio frequency propagation maps and study for capacity concerns,
- 6) Tax Parcel Information,
- 7) Current Zoning Map from City website,

Please do not hesitate to contact us with any questions regarding this Special Use Permit request. Thank you for your consideration.

Respectfully,



Vincent G. Huebinger
Vincent Gerard & Associates Inc.

**CITY OF ROBINSON
ZONING & SPECIAL PERMIT
APPLICATION**

1. Case: _____ Applicant: Verizon Wireless (Ms. Dinah Dodd) Date: Sept. 16, 2016
2. Property Address: 4790 Texas Loop 340, Robinson Texas 76706
3. Legal Description: (Submit certified field notes, if not subdivided with lot and block description)
Lot(s): 2.27 Acres out of Block: Carlos O'Campo Grant Addition: McLennan County Tx
4. Existing Property Use: Vacant - C3 Zoned 5. Proposed Property Use: Wireless Facility
6. Existing Zoning: C3 General Commercial 7. Proposed Zoning: C3 - SUP
8. Existing Special Permit: N/A 9. Proposed Special Permit: Wireless Facility
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 Sept. 16, 2016 to be heard at the Planning and Zoning Commission meeting on _____ and at the City Council on _____.
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: Dinah Dodd
Signature

Applicant Name: Dinah Dodd, Owner
(Printed)

Address/Zip: 4790 South Loop 340
Waco, TX 76706

Work Telephone: 254 662 5680

Hm. Telephone: 817 899 8681

Email Address: Dinah.dodd@yahoo.com

Applicant Present Owner

Buyer/Agent: Vincent G. Huebinger
Signature

Digitally signed by Vincent G. Huebinger
DN: cn=Vincent G. Huebinger, o=Vincent Gerard & Associates Inc., ou, email=vinceh@flash.net, c=US
Date: 2016.09.14 15:30:02 -0500

Buyer/Agent: Vincent Gerard & Associates Inc.
(Printed)

Address/Zip: 1715 Capital Texas Hwy, Ste 207
Austin Texas 78746

Work Telephone: 512 328-2693

Hm. Telephone: 512 423-0853 (m)

Email Address: Vinceh@flash.net

Buyer Agent

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.
Ms. Dinah Dodd, Landowner.; Vincent Gerard & Associates Inc.; Proteus Site Development; Verizon Wireless (Corporation)
-

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. Barry Lightfoot
City of Robinson
111 W. Lyndale
Robinson, Texas 76706
254-662-1415

Mr. Barry Lightfoot, Planning Director
Planning & Development
City of Robinson Texas

Date 9.15.16

RE: Landowner Authorization Letter, 4970 Texas Loop 340, Robinson Tx. Proposed Verizon Darden Drive Site.

Mr. Lightfoot;

As record owner(s) of the tract described at the above address, we hereby authorize Verizon Wireless, along with their consultants, Proteus and Vincent Gerard & Associates, to file all appropriate zoning applications, plans and permits for the proposed wireless communications facility to the City of Robinson Texas on the specified tract listed above.

Further & to our knowledge, as owners of this tract and with respect to the Planning and Zoning Commissioners and the Robinson City Council members, we do not have any known issues with this proposed zoning case, nor with any of the members of said P&Z commission or City Council that would represent a conflict of interest.



Signature



Owner(s) Printed Name



5804 Tri County Parkway
Schertz, TX 78154

To Whom it may concern:

I, Tim Caletka (Principal Const. Engineer-Verizon Wireless) hereby authorize Vincent Gerard & Associates to file and pull all appropriate documents, permits and applications with respect to Verizon permits on our projects. Vincent Gerard & Associates is an authorized agent for Verizon Wireless.

Thank You,

A handwritten signature in blue ink that reads "Tim Caletka". The signature is written in a cursive style with a long horizontal stroke extending to the right.

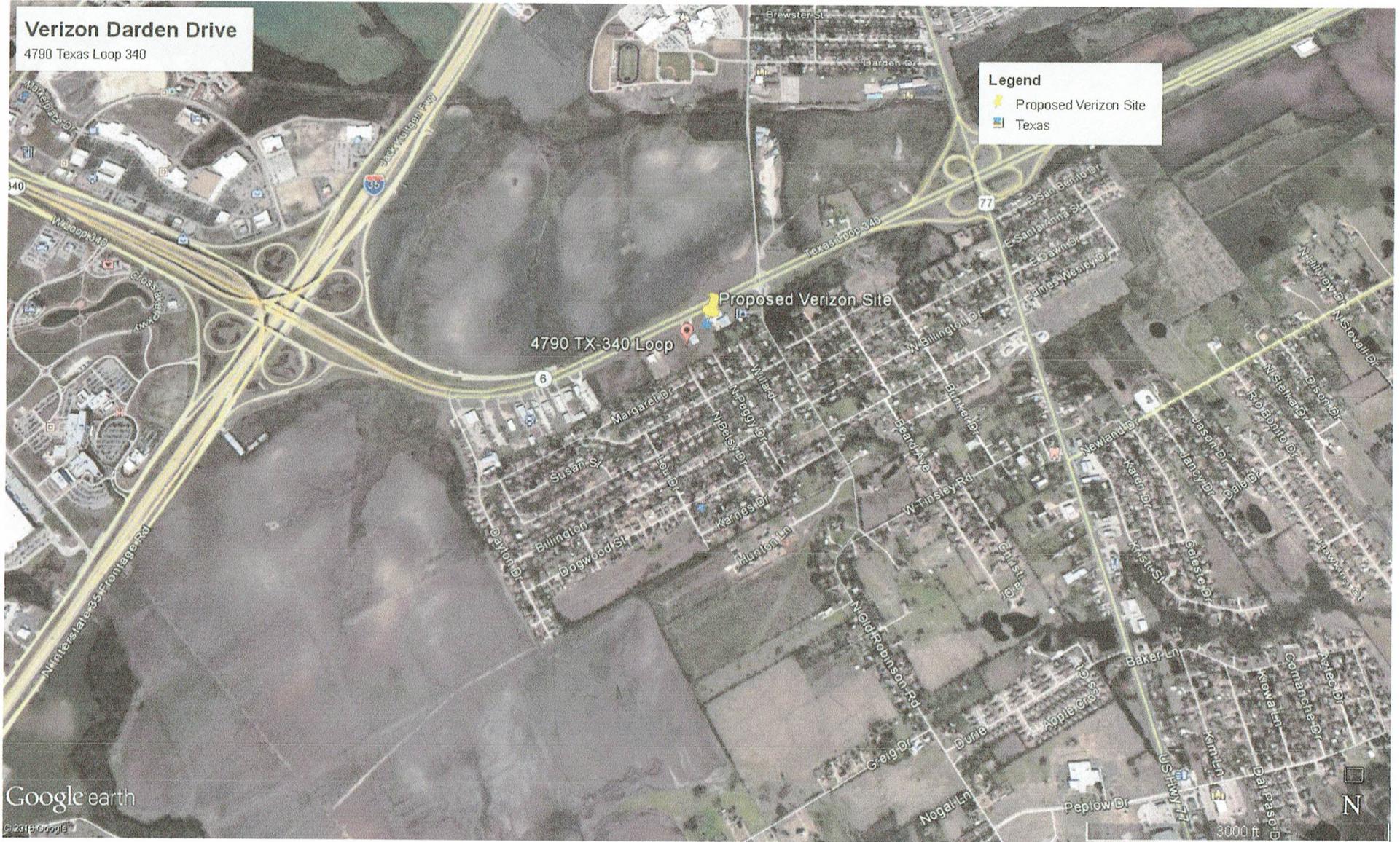
Tim Caletka –Sr. Construction Engineer

Verizon Darden Drive

4790 Texas Loop 340

Legend

- Proposed Verizon Site
- Texas

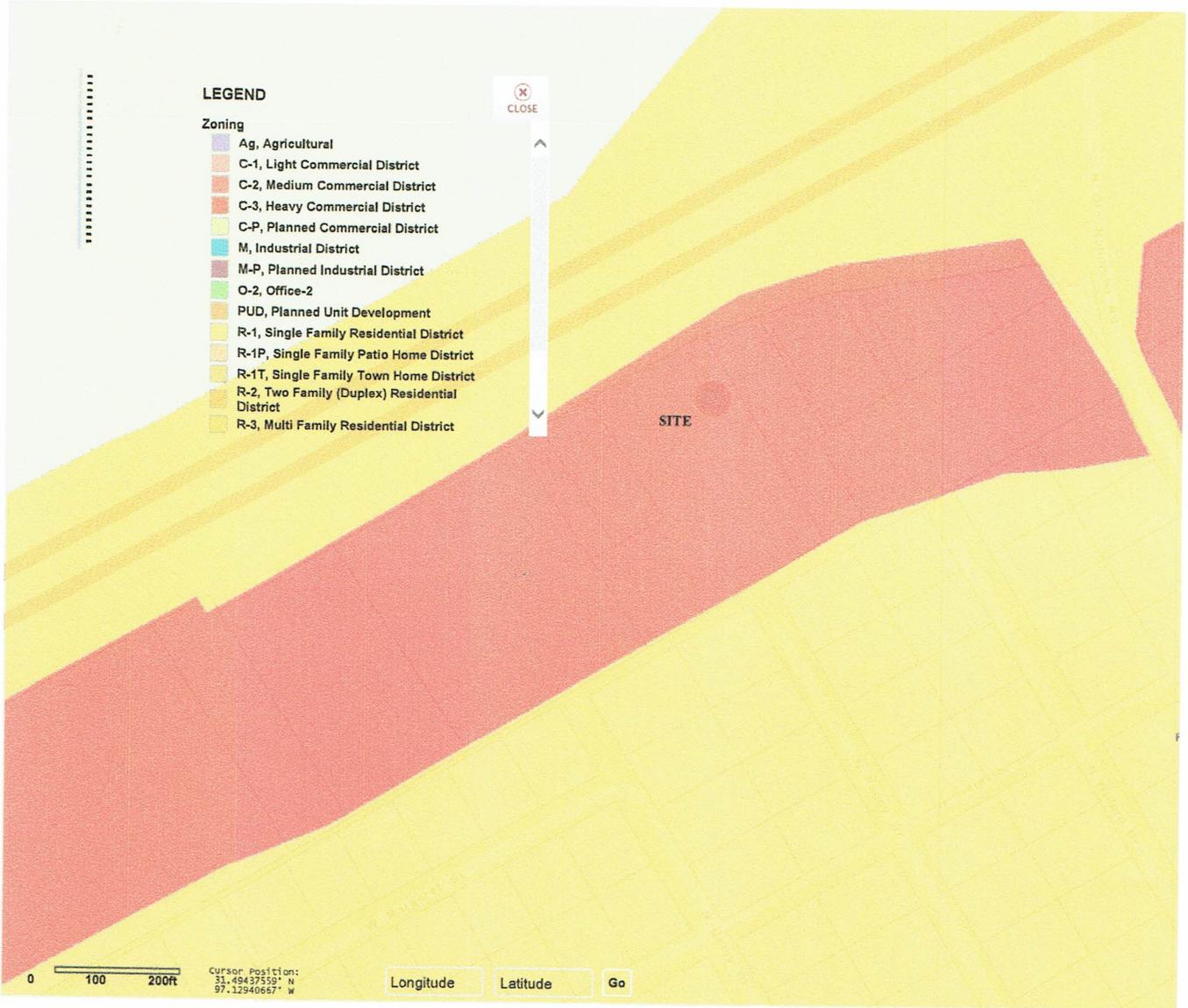


Google earth

© 2018 Google

3000 ft





McLennan CAD - Map of Property ID 183716 for Year 2015



Property Details

Account

Property ID: 183716

Geo ID: 480317030535112

Type: Real

Legal Description: O'CAMPO C Acres 2.27

Location

Situs Address: S LOOP 340 TX

Neighborhood: 'J' So Loop 340 Odd

Mapsco: 330

Jurisdictions: 48, 79, 86, 00, 08, CAD

Owner

Owner Name: DODD DIANNA DENSMAN

Mailing Address: , 4790 S LOOP 340, ROBINSON, TX 76706-4644

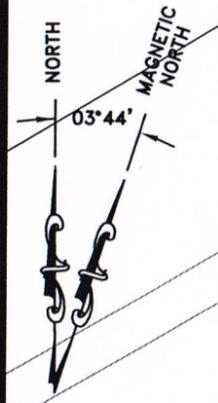
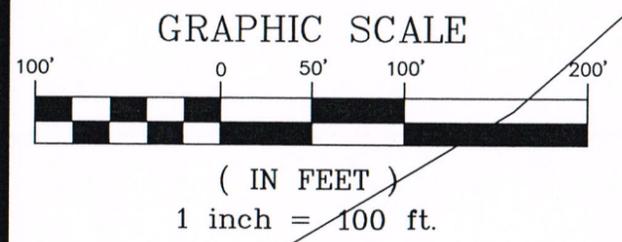
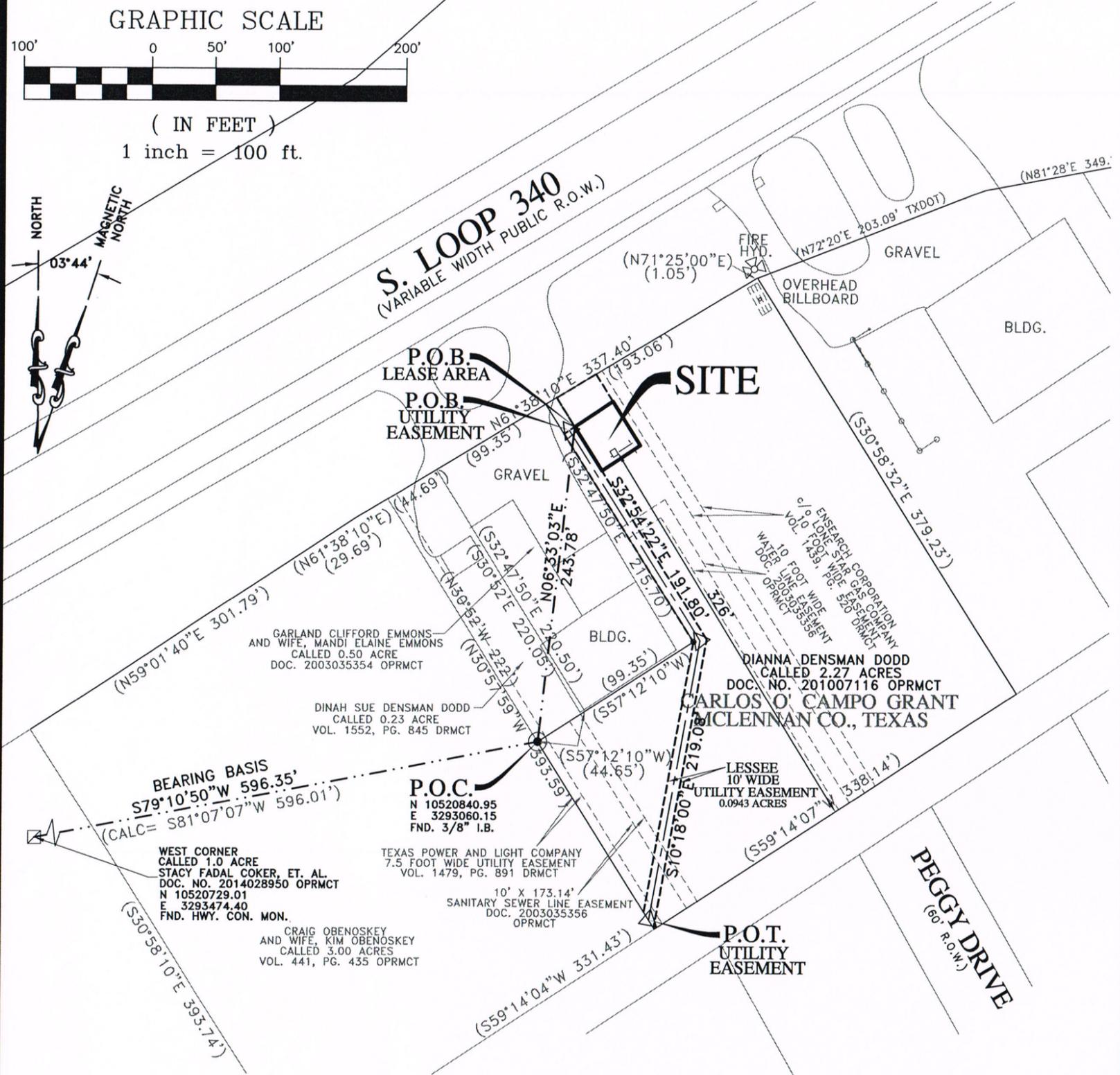
Property

Appraised Value: \$69,220.00

<https://propaccess.trueautomation.com/Map/View/Map/20/183716/2015>

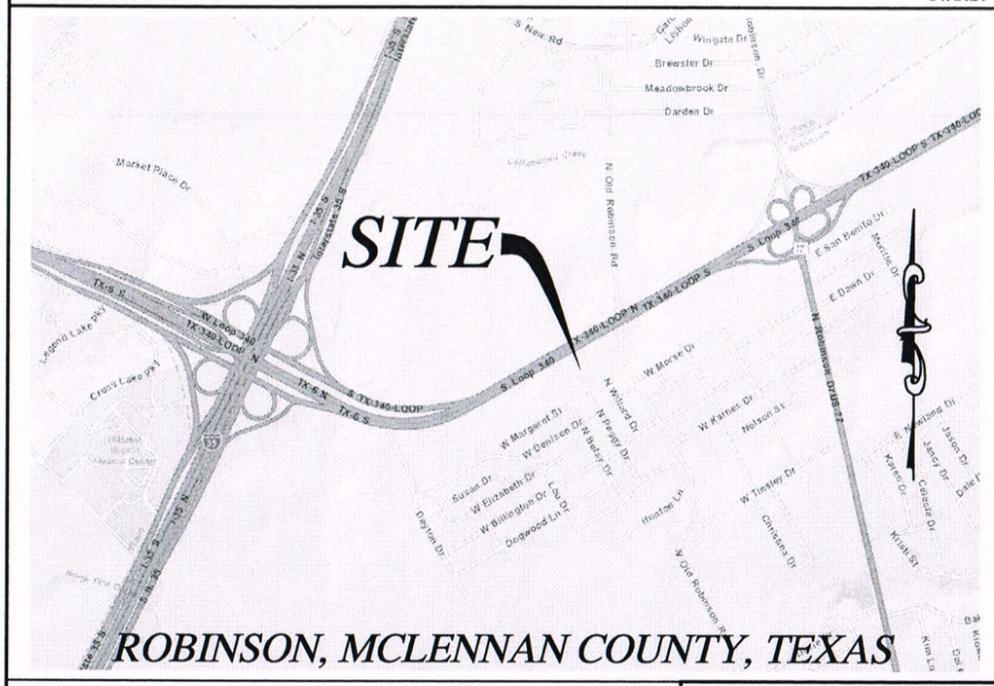
powered by:
PropertyACCESS
www.trueautomation.com

Map Disclaimer: This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The McLennan County Appraisal District expressly disclaims any and all liability in connection herewith.



SURVEY OF:
 A 0.0331 OF AN ACRE LEASE AREA, A 36 FOOT WIDE ACCESS AND UTILITY EASEMENT AND A 10 FOOT WIDE UTILITY EASEMENT OUT A CALLED 2.27 ACRE TRACT OF LAND IN HEIRSHIP AFFIDAVIT TO DIANNA DENSMAN DODD RECORDED IN DOCUMENT NO. 201007116 OFFICIAL PUBLIC RECORDS MCLENNAN COUNTY, TEXAS, SITUATED IN THE CARLOS O' CAMPO GRANT, MCLENNAN COUNTY, TEXAS.

VICINITY MAP



LEGEND

- △ = SET 60D NAIL
- ▲ = SET MAG NAIL W/DISK SOLIS-KANAK
- () = DENOTES BEARINGS & DISTANCES PER RECORD
- ⊙ = 1/2" IRON BAR FOUND UNLESS OTHERWISE NOTED.
- = SET 1/2" IRON BAR w/ SOLIS-KANAK CAP
- ⊕ = UTILITY POLE
- OHL - = OVERHEAD LINE
- X - = WIRE FENCE
- ▣ = HWY. CONC. MONUMENT

FLOOD ZONE

This property described above appears on the Federal Emergency Management Agency Flood Insurance Rate Map: FIRM 48309C0535C, Effective date September 26, 2008, This property lies in Zone "X" areas determined to be outside the 0.2% annual chance floodplain shown on the map. No warranty is expressed or implied is made regarding the accuracy of the National Flood Insurance Program Map.

PROJECT INFORMATION

SITE NAME: DARDEN DRIVE
 OWNER/LESSOR NAME: DIANNA DENSMAN DODD
 SITE ADDRESS: 4790 TEXAS LOOP 340
ROBINSON, TEXAS 76706
 LATITUDE: 31°29'34.77"N LONGITUDE: 97°08'08.26"W
 GROUND ELEVATION: 521.5' AMSL
 LATITUDE NORTH : 31° 29' 34.77" 31° 29' 34.23"
 LONGITUDE WEST : 97° 08' 08.26" 97° 08' 07.19"
 SYSTEM : GEODETIC GEODETIC
 DATUM TRANS. : NAD 1983 NAD 1927
 ELLIPSOID : GRS 1980 CLARK 1866

- NOTES:
 1) ALL ELEVATIONS ARE MEAN SEA LEVEL. (NORTH AMERICAN VERTICAL DATUM OF 1988)
 2) METES AND BOUNDS DESCRIPTION PREPARED THIS DATE.
 3) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A REPORT OF TITLE BY FIDELITY NATIONAL TITLE DATED DECEMBER 04, 2015.
 4) BEARINGS BASED ON TEXAS STATE PLANE COORDINATES CENTRAL ZONE (NAD 83).

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY TO VERIZON WIRELESS, ARCHCOMM, INC., AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS IN INTEREST THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY IB, CONDITION II SURVEY.

Clinton L. Kanak
 CLINTON L. KANAK, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4499



DARDEN DRIVE
ROBINSON, MCLENNAN COUNTY, TX



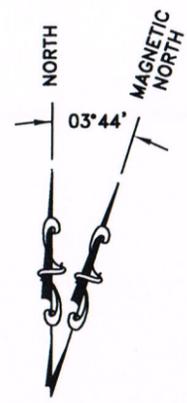
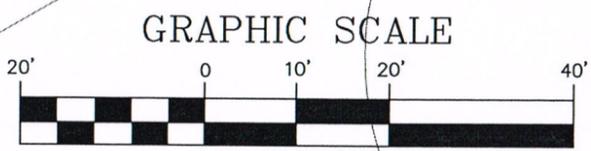
Solis-Kanak & Associates, Inc.
Professional Surveyors
 FIRM LICENSE NO. 10140200
 17500 FM 306
 CANYON LAKE, TX 78133
 (830) 935-4011 FAX (830) 935-4012



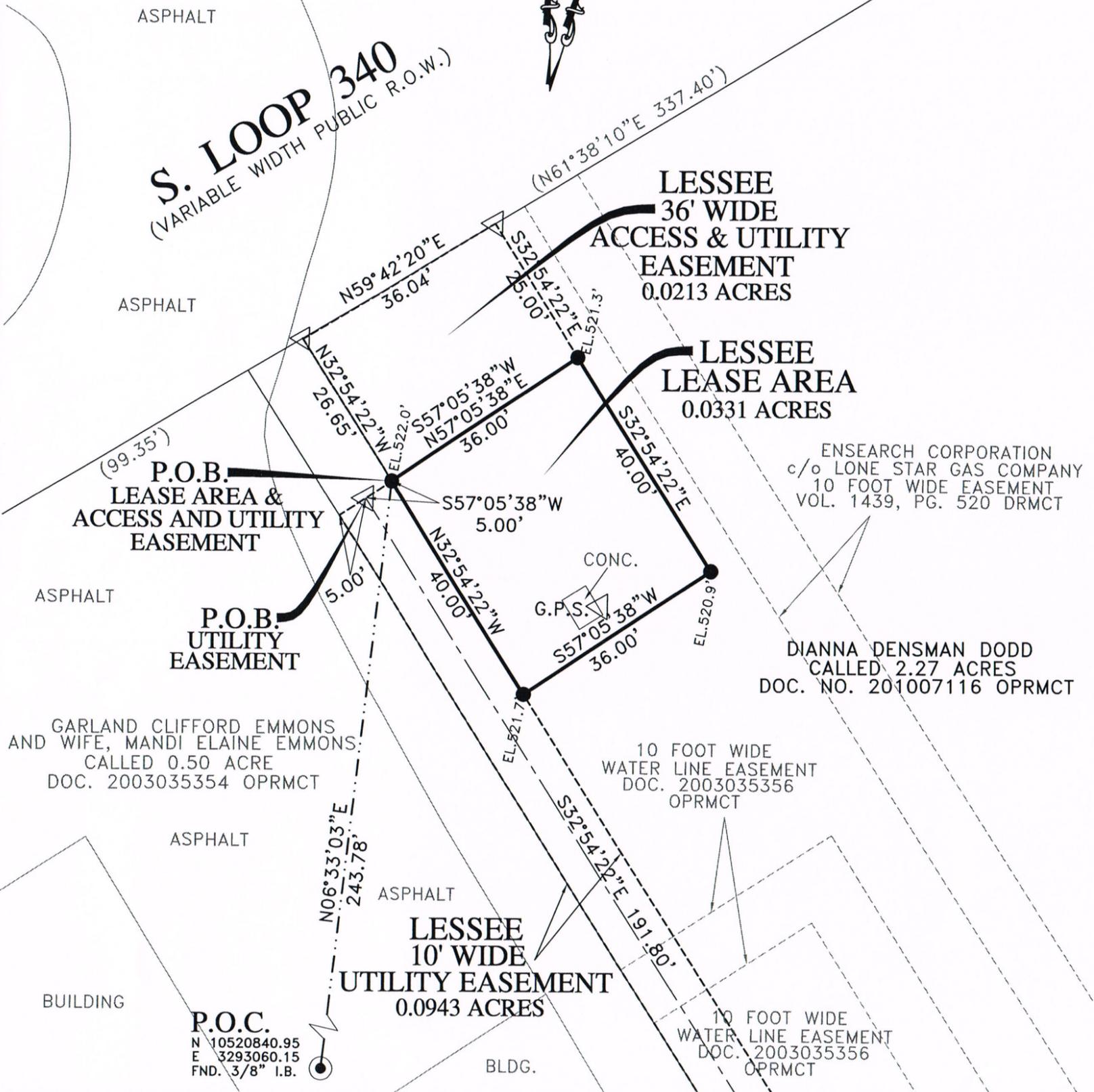
Job NUMBER: 15-0187

DATE: 04-15-16
 REV. 1:

DRAWN BY: M.H.
 REVISED BY:
SHEET NO.
1 of 2



OTELCO



**Lessee
Lease Area
Darden Drive**

Field notes for a 0.0331 of an acre lease area out of a called 2.27 acre tract of land in Heirship Affidavit to Dianna Densman Dodd recorded in Document No. 201007116 Official Public Records McLennan County, Texas (OPRMCT), situated in the Carlos O'Campo Grant, McLennan County, Texas, and being more particularly described by metes and bounds as follows with all bearings being based on Texas State Plane Coordinates Central Zone (NAD 83);

Commencing: at a found 1/2" iron bar (N 10520840.95, E 3293060.15) lying on the northeast line of a called 3.00 acre tract of land in deed to Craig Obenoskey and wife, Kim Obenoskey, recorded in Volume 441, Page 435 OPRMCT, marking the lower west corner of said 2.27 acre tract and the south corner of a called 0.23 acre tract of land in deed to Dinah Sue Densman Dodd recorded in Volume 1552, Page 845 OPRMCT, from which a found concrete highway monument (N 10520729.01, E 3293474.40) lying on the southeast right-of-way line of S. Loop 340 (variable width right-of-way) marking the west corner of a called 1.0 acre tract of land in deed to Stacy Fadal Coker, et. al., recorded in Document No. 2014028950 OPRMCT bears S 79° 10' 50" W (Bearing Basis), 596.35 feet (calculated from calls S 81° 07' 07" W, 596.01 feet);

Thence: N 06° 33' 03" E, 243.78 feet, to a set 1/2" iron bar with cap (Solis-Kanak) for the west corner and the **Place of Beginning** of the herein described lease area;

Thence: N 57° 05' 38" E, 36.00 feet, along the northwest line of the herein described lease area, to a set 1/2" iron bar with cap (Solis-Kanak) for the north corner of the herein described lease area;

Thence: S 32° 54' 22" E, 40.00 feet, along the northeast line of the herein described lease area, to a set 1/2" iron bar with cap (Solis-Kanak) for the east corner of the herein described lease area;

Thence: S 57° 05' 38" W, 36.00 feet, along the southeast line of the herein described lease area, to a set 1/2" iron bar with cap (Solis-Kanak) for the south corner of the herein described lease area;

Thence: N 32° 54' 22" W, 40.00 feet, along the southwest line of the herein described lease area, to the **Place of Beginning** and containing 0.0331 of an acre of lease area more or less.

**Lessee
Access and Utility Easement
Darden Drive**

Field notes for a 36 foot wide access and utility easement out of a called 2.27 acre tract of land in Heirship Affidavit to Dianna Densman Dodd recorded in Document No. 201007116 Official Public Records McLennan County, Texas, situated in the Carlos O'Campo Grant, McLennan County, Texas, and being more particularly described by metes and bounds as follows with all bearings being based on Texas State Plane Coordinates Central Zone (NAD 83);

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Thence: N 06° 33' 03" E, 243.78 feet, to a set 1/2" iron bar with cap (Solis-Kanak) for the west corner of a 0.0331 of an acre lease area surveyed this same date and the south corner and the **Place of Beginning** of the herein described easement;

Thence: N 32° 54' 22" W, 26.65 feet, along the southwest line of the herein described easement, to a set 60d nail with disk (Solis-Kanak) for the west corner of the herein described easement lying on the southeast line of said S. Loop 340 and the upper northwest line of said 2.27 acre tract;

Thence: N 59° 42' 20" E, 36.04 feet, along the southeast line of said S. Loop 340, the upper northwest line of said 2.27 acre tract and the northwest line of the herein described easement, to a set 60d nail with disk (Solis-Kanak) for the north corner of the herein described easement;

Thence: S 32° 54' 22" E, 25.00 feet, along the northeast line of the herein described easement, to a set 1/2" iron bar with cap (Solis-Kanak) for the north corner of said lease area and the east corner of the herein described easement;

Thence: S 57° 05' 38" W, 36.00 feet, along the northwest line of said lease area and the southeast line of the herein described easement, to the **Place of Beginning** and containing 0.0213 of an acre of access and utility easement more or less.

**Lessee
Utility Easement
Darden Drive**

Field notes for a 10 foot wide utility easement out of a called 2.27 acre tract of land in Heirship Affidavit to Dianna Densman Dodd recorded in Document No. 201007116 Official Public Records McLennan County, Texas, situated in the Carlos O'Campo Grant, McLennan County, Texas, and being more particularly described by metes and bounds as follows with all bearings being based on Texas State Plane Coordinates Central Zone (NAD 83);

Commencing: at a found 1/2" iron bar (N 10520840.95, E 3293060.15) lying on the northeast line of a called 3.00 acre tract of land in deed to Craig Obenoskey and wife, Kim Obenoskey, recorded in Volume 441, Page 435 OPRMCT, marking the lower west corner of said 2.27 acre tract and the south corner of a called 0.23 acre tract of land in deed to Dinah Sue Densman Dodd recorded in Volume 1552, Page 845 OPRMCT, from which a found concrete highway monument (N 10520729.01, E 3293474.40) lying on the southeast right-of-way line of S. Loop 340 (variable width right-of-way) marking the west corner of a called 1.0 acre tract of land in deed to Stacy Fadal Coker, et. al., recorded in Document No. 2014028950 OPRMCT bears S 79° 10' 50" W (Bearing Basis), 596.35 feet (calculated from calls S 81° 07' 07" W, 596.01 feet);

Thence: N 06° 33' 03" E, 243.78 feet, to a set 1/2" iron bar with cap (Solis-Kanak) for the west corner of a 0.033 of an acre lease area surveyed this same date and the north corner of the herein described easement;

Thence: S 57° 05' 38" W, 5.00 feet, along the northwest line of the herein described easement, to a set 60d nail with disk (Solis-Kanak) for the **Place of Beginning** of the centerline of the herein described easement;

Thence: S 32° 54' 22" E, 191.80 feet, along the centerline of the herein described easement, to a set 60d nail with disk (Solis-Kanak) for angle;

Thence: S 10° 18' 00" E, 219.08 feet, along the centerline of the herein described easement lying on the lower southwest line of said 2.27 acre tract and the northeast line of said 3.00 acre tract, the herein described easement being at 5.00 feet on either side of the above described centerline and containing 0.0943 of an acre of utility easement more or less.5

DARDEN DRIVE
ROBINSON,
MCLENNAN COUNTY, TX



ArchComm Design, Inc. Architects
1840 Lockhill-Selma, Suite 101
San Antonio, Texas 78213
(210)308-9905

Solis-Kanak & Associates, Inc.

Professional Surveyors
FIRM LICENSE NO. 10140200
17500 FM 306

CANYON LAKE, TX 78133
(830) 935-4011 FAX (830) 935-4012



JOB NUMBER: 15-0187

DATE: 04-15-16

REV. 1:

DRAWN BY: M.H.

REVISED BY:

SHEET NO.
2 of 2



SOLIS-KANAK & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

Firm License
No. 10140200

Lessee
Lease Area
Darden Drive

Field notes for a 0.0331 of an acre lease area out of a called 2.27 acre tract of land in Heirship Affidavit to Dianna Densman Dodd recorded in Document No. 201007116 Official Public Records McLennan County, Texas (OPRMCT), situated in the Carlos O'Campo Grant, McLennan County, Texas, and being more particularly described by metes and bounds as follows with all bearings being based on Texas State Plane Coordinates Central Zone (NAD 83);

Commencing: at a found ½" iron bar (N 10520840.95, E 3293060.15) lying on the northeast line of a called 3.00 acre tract of land in deed to Craig Obenoskey and wife, Kim Obenoskey, recorded in Volume 441, Page 435 OPRMCT, marking the lower west corner of said 2.27 acre tract and the south corner of a called 0.23 acre tract of land in deed to Dinah Sue Densman Dodd recorded in Volume 1552, Page 845 OPRMCT, from which a found concrete highway monument (N 10520729.01, E 3293474.40) lying on the southeast right-of-way line of S. Loop 340 (variable width right-of-way) marking the west corner of a called 1.0 acre tract of land in deed to Stacy Fadal Coker, et. al., recorded in Document No. 2014028950 OPRMCT bears S 79° 10' 50" W (Bearing Basis), 596.35 feet (calculated from calls S 81° 07' 07" W, 596.01 feet);

Thence: N 06° 33' 03" E, 243.78 feet, to a set ½" iron bar with cap (Solis-Kanak) for the west corner and the **Place of Beginning** of the herein described lease area;

Thence: N 57° 05' 38" E, 36.00 feet, along the northwest line of the herein described lease area, to a set ½" iron bar with cap (Solis-Kanak) for the north corner of the herein described lease area;

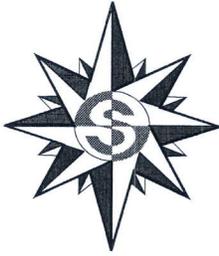
Thence: S 32° 54' 22" E, 40.00 feet, along the northeast line of the herein described lease area, to a set ½" iron bar with cap (Solis-Kanak) for the east corner of the herein described lease area;

Thence: S 57° 05' 38" W, 36.00 feet, along the southeast line of the herein described lease area, to a set ½" iron bar with cap (Solis-Kanak) for the south corner of the herein described lease area;

Thence: N 32° 54' 22" W, 40.00 feet, along the southwest line of the herein described lease area, to the **Place of Beginning** and containing 0.0331 of an acre of lease area more or less.

Clinton L. Kanak, R.P.L.S.
Registered Professional Land Surveyor, No. 4499
Date: April 15, 2016
G:\Jobs2015\15-0187\Lease Area.doc





SOLIS-KANAK & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

Firm License
No. 10140200

Lessee
Access and Utility Easement
Darden Drive

Field notes for a 36 foot wide access and utility easement out of a called 2.27 acre tract of land in Heirship Affidavit to Dianna Densman Dodd recorded in Document No. 201007116 Official Public Records McLennan County, Texas, situated in the Carlos O'Campo Grant, McLennan County, Texas, and being more particularly described by metes and bounds as follows with all bearings being based on Texas State Plane Coordinates Central Zone (NAD 83);

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Thence: N 32° 54' 22" W, 26.65 feet, along the southwest line of the herein described easement, to a set 60d nail with disk (Solis-Kanak) for the west corner of the herein described easement lying on the southeast line of said S. Loop 340 and the upper northwest line of said 2.27 acre tract;

Thence: N 59° 42' 20" E, 36.04 feet, along the southeast line of said S. Loop 340, the upper northwest line of said 2.27 acre tract and the northwest line of the herein described easement, to a set 60d nail with disk (Solis-Kanak) for the north corner of the herein described easement;

Thence: S 32° 54' 22" E, 25.00 feet, along the northeast line of the herein described easement, to a set ½" iron bar with cap (Solis-Kanak) for the north corner of said lease area and the east corner of the herein described easement;

Thence: S 57° 05' 38" W, 36.00 feet, along the northwest line of said lease area and the southeast line of the herein described easement, to the **Place of Beginning** and containing 0.0213 of an acre of access and utility easement more or less.

Clinton L. Kanak, R.P.L.S.
Registered Professional Land Surveyor, No. 4499
Date: April 15, 2016
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SOLIS-KANAK & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

Firm License
No. 10140200

Lessee
Utility Easement
Darden Drive

Field notes for a 10 foot wide utility easement out of a called 2.27 acre tract of land in Heirship Affidavit to Dianna Densman Dodd recorded in Document No. 201007116 Official Public Records McLennan County, Texas, situated in the Carlos O'Campo Grant, McLennan County, Texas, and being more particularly described by metes and bounds as follows with all bearings being based on Texas State Plane Coordinates Central Zone (NAD 83);

Commencing: at a found ½" iron bar (N 10520840.95, E 3293060.15) lying on the northeast line of a called 3.00 acre tract of land in deed to Craig Obenoskey and wife, Kim Obenoskey, recorded in Volume 441, Page 435 OPRMCT, marking the lower west corner of said 2.27 acre tract and the south corner of a called 0.23 acre tract of land in deed to Dinah Sue Densman Dodd recorded in Volume 1552, Page 845 OPRMCT, from which a found concrete highway monument (N 10520729.01, E 3293474.40) lying on the southeast right-of-way line of S. Loop 340 (variable width right-of-way) marking the west corner of a called 1.0 acre tract of land in deed to Stacy Fadal Coker, et. al., recorded in Document No. 2014028950 OPRMCT bears S 79° 10' 50" W (Bearing Basis), 596.35 feet (calculated from calls S 81° 07' 07" W, 596.01 feet);

Thence: N 06° 33' 03" E, 243.78 feet, to a set ½" iron bar with cap (Solis-Kanak) for the west corner of a 0.0331 of an acre lease area surveyed this same date and the north corner of the herein described easement;

Thence: S 57° 05' 38" W, 5.00 feet, along the northwest line of the herein described easement, to a set 60d nail with disk (Solis-Kanak) for the **Place of Beginning** of the centerline of the herein described easement;

Thence: S 32° 54' 22" E, 191.80 feet, along the centerline of the herein described easement, to a set 60d nail with disk (Solis-Kanak) for angle;

Thence: S 10° 18' 00" E, 219.08 feet, along the centerline of the herein described easement, to a set 60d nail with disk (Solis-Kanak) for the **Place of Terminus** of the centerline of the herein described easement lying on the lower southwest line of said 2.27 acre tract and the northeast line of said 3.00 acre tract, the herein described easement being at 5.00 feet on either side of the above described centerline and containing 0.0943 of an acre of utility easement more or less.

Clinton L. Kanak, R.P.L.S.
Registered Professional Land Surveyor, No. 4499
Date: April 15, 2016
G:\Jobs2015\15-0187\Utility Easement.doc





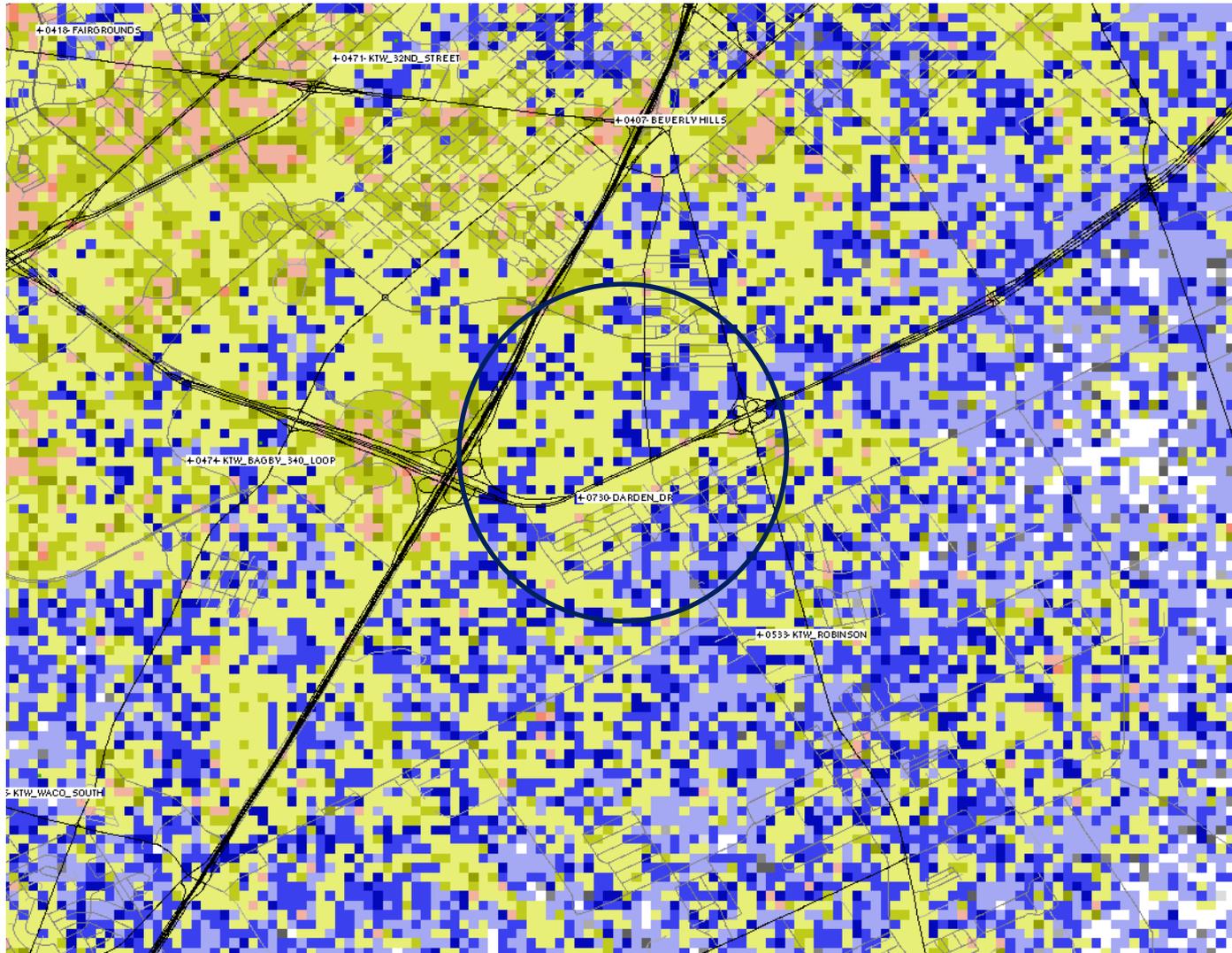
NEW BUILD: DARDEN_DR

PURPOSE

Site designed to offload capacity on KTW_BAGBY_340_LOOP beta sector; KTW_ROBINSON alpha and gamma sectors. Without a new build site in this area, users will begin to experience blocked calls, slow throughput speeds and other related network issues.



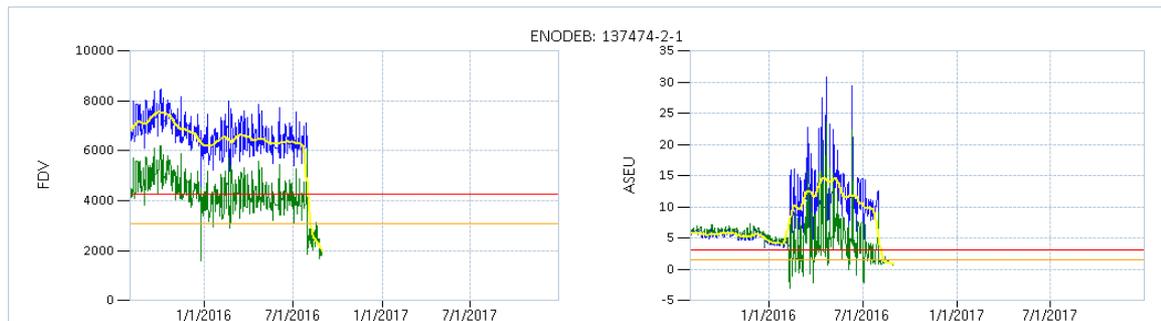
DEMAND MAP: DARDEN_DR



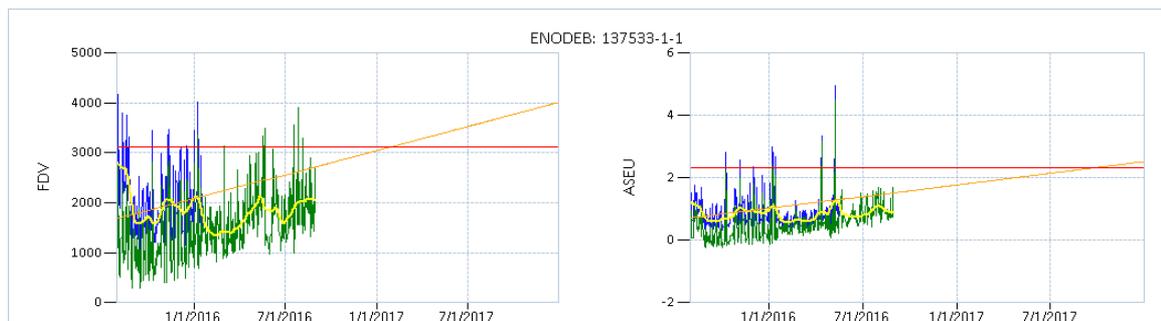


EXISTING SITES DEMAND

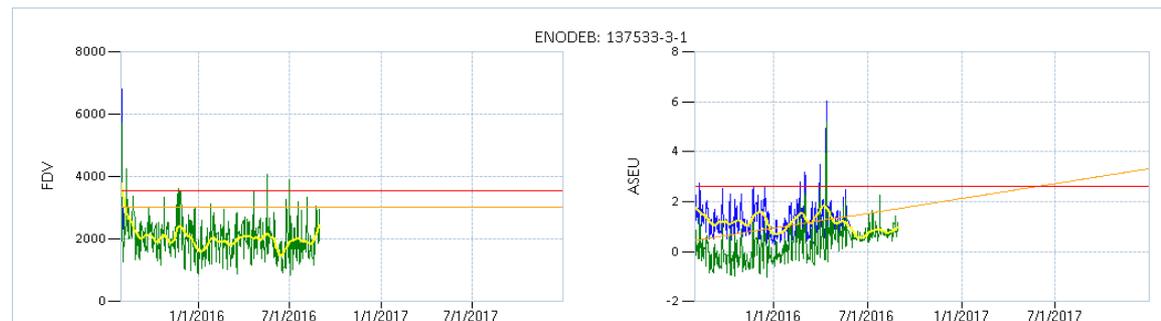
KTW_BAGBY_340_LOOP
ALPHA →



KTW_ROBINSON
ALPHA →

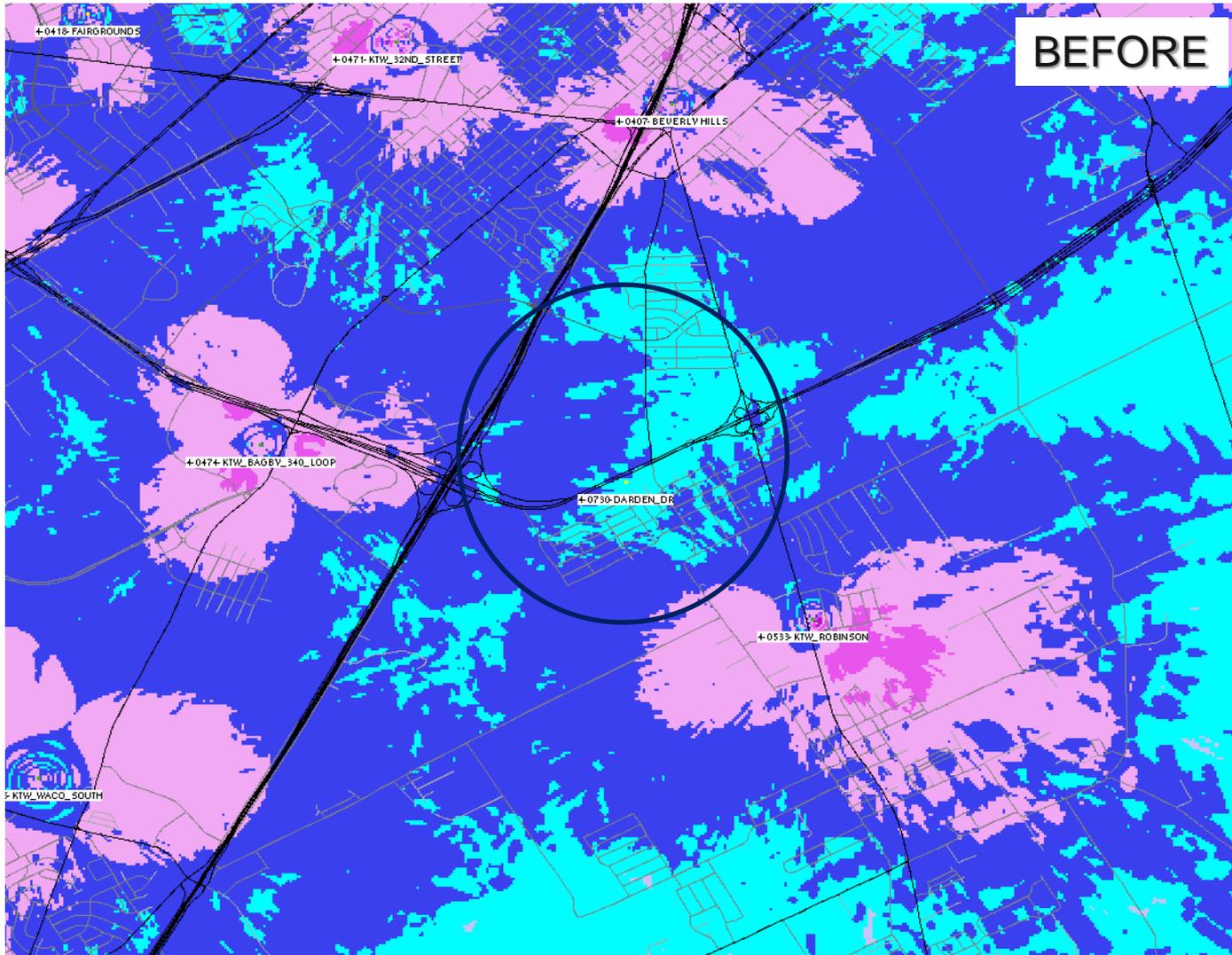


KTW_ROBINSON
GAMMA →



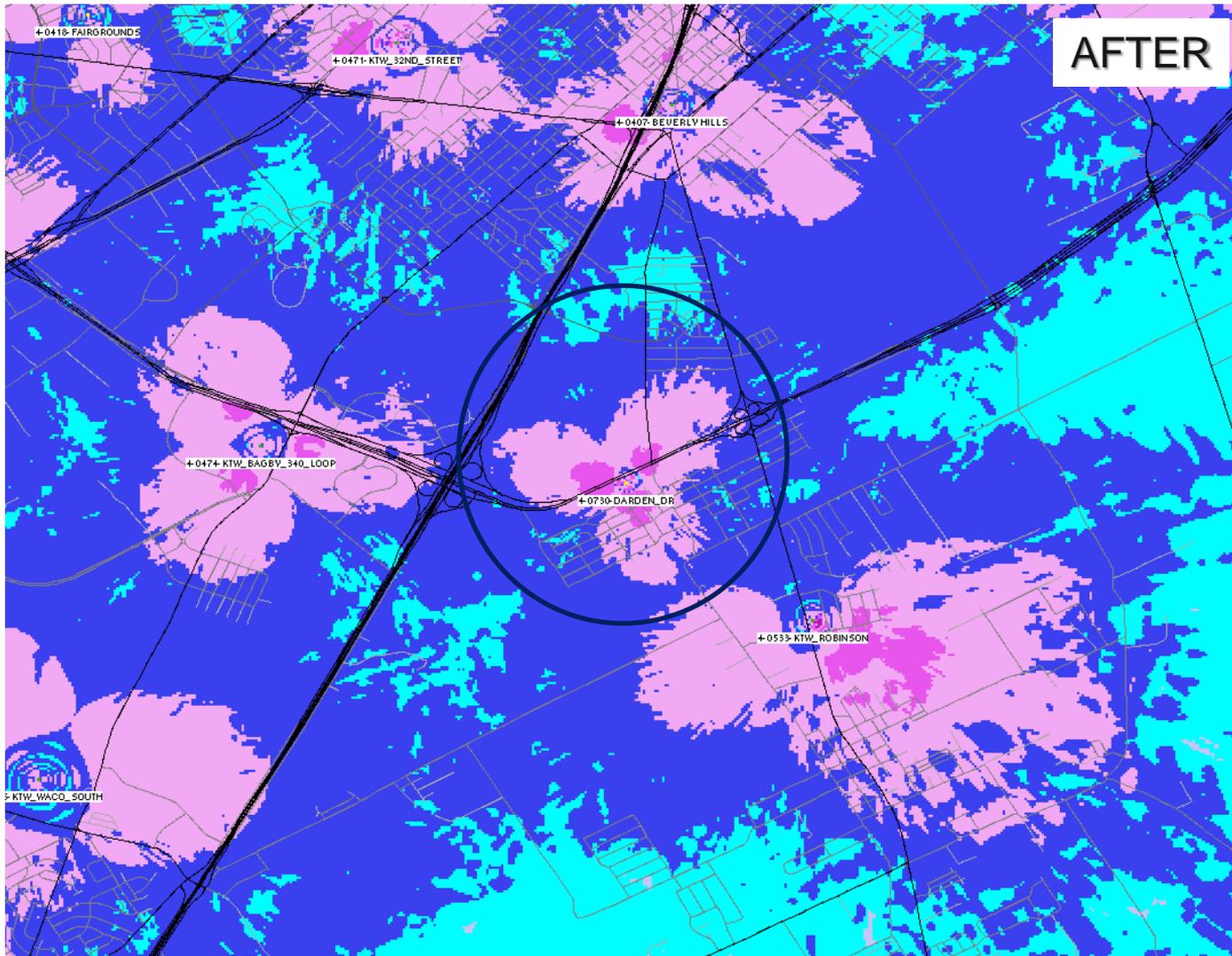


CURRENT RSRP: w/o DARDEN_DR





PLANNED RSRP: DARDEN_DR



PUBLIC NOTICE

The City of Robinson Planning and Zoning Commission will meet and conduct a Public Hearing on Tuesday October 18th 2016 at 6:00 pm in the Council Room at Robinson City Hall, 111 W. Lyndale, Robinson, Texas to consider a Special Use Permit for a personal wireless facility located at 4790 Loop 340 Robinson Texas. The Robinson City Council will conduct a Public Hearing and consider the recommendations of the Planning and Zoning Commission on Tuesday November 1st 2016 at 6:00 pm at the same location.

Jana Lewellen, City Secretary

**CITY OF ROBINSON, TEXAS
A NOTICE OF PUBLIC HEARING**

Date: September 19, 2016

Dear Sir or Madam:

This is to advise that there has been a request made by Dinah Dodd for a special use permit for a personal wireless service facility.

NOTICE OF HEARING BEFORE PLAN COMMISSION

Notice is hereby given that a public hearing will be held before the City Planning and Zoning Commission of the City of Robinson on Tuesday, the 18th day of Oct, 2016 in the Council Chambers, 111 W. Lyndale Ave, at 6:00 p.m., regarding this requested Special Use Permit. The Planning and Zoning 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 1st day of Nov, 2016, in the Council Chambers, 111 W. Lyndale Ave, at 6:00 p.m., regarding this requested Special Use Permit.

According to City Tax Records, you are the owner of property which is located within two hundred (500) feet of the area of the Special Use Permit. 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 Planning and Zoning 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

Sept 19, 2016,

Dear Property Owner:

This is to confirm your request for a special use permit:

HEARING:

The hearing will be held before the Planning and Zoning Commission.

Day and Date: Tuesday, Oct 18th, 2016

Time: 6:00 P.M.

Place: Council Chambers 111 W Lyndale.

HEARING: CITY COUNCIL

Day and Date: Tuesday, Nov 1st 2016

Time: 6.00 P.M

Place: Council Chambers 111W Lyndale

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

Sincerely
Barry Lightfoot

GARLAND CLIFFORD & MANDI ELAINE EMMONS
2601 DUTTON AVE
WACO, TX 76711-1648

CRAIG OBENOSKEY
1205 DAYTON DR
ROBINSON, TX 76706-4941

ESTES CHEMICALS INC
PO BOX 100758
FORT WORTH, TX 76185

SOUTH SIDE CHURCH OF CHRIST
902 SUSAN ST
ROBINSON, TX 76706-4931

4650 SOUTH LOOP 340 WACO,LLC
TEXAS LIMITED LIABILITY CO
PO BOX 100758
FORT WORTH, TX 76185-0758

M L HUDSON
1108 N OLD ROBINSON RD
ROBINSON, TX 76706-4942

35-06 LLC
PO BOX 2028
WACO, TX 76703-2028

MICHAEL JAMES HYDE
1106 N WILLARD DR
ROBINSON, TX 76706-4935

EMILY C DYSON
2330 FM 217
VALLEY MILLS, TX 76689-3210

GRACE L & GERALD KRAMER
1107 N PEGGY DR
ROBINSON, TX 76706-4928

WILLIAM L & KATHRYN S MILLER
213 OAKWOOD DR
GEORGETOWN, TX 78628-8336

LMCO LLC
347 HOWE HILL RD
WACO, TX 76706-7128

JOHNNYCASILLAS
1103 N BETSY DR
ROBINSON, TX 76706-4903

TOMMY HONEY
P O BOX 940
HEWITT, TX 76643

MARY FRANCES MARTIN
703 W MARGARET ST
ROBINSON, TX 76706-4920

PAUL & LESA KIDD
4058 COOKSEY LN
ROBINSON, TX 76706-7108

SANDRA KAY McCORMICK
2545 CORONA AVE
APT D
MEDFORD, OR 97504-5913

SUMMER LYNN MARSHALL
700 W MARGARET ST
ROBINSON, TX 76706-4921

DELORES JEAN HANSEN
13 JONES VIEW DR
HUNTSVILLE, TX 77320-1543

DANNY & CARISSA BARNETTE
1105 BETSY DR
ROBINSON, TX 76706-4903

BILLY W HIXSON
1107 N BETSY DR
ROBINSON, TX 76706-7174

GABRIELRODRIGUEZ
1102 N PEGGY DR
ROBINSON, TX 76706-4929

JESUS O ALEJANDRO & LISA MONROE
112 HOFFMEYER LN
ROBINSON, TX 76706

DOROTHY F. MCQUEEN
1101 N BETSY DR
ROBINSON, TX 76706-4903

CHERYL EARLENE & WARREN KANE BEDEN
7433 ERRANDALE DR
FT WORTH, TX 76179-4815

Sec. 5.4. - Personal Wireless Service Facilities.

5.4.1. Purpose. These regulations for personal wireless service facilities are adopted for the general purposes of this Ordinance and for the following specific purposes:

- A. To enhance the ability of the providers of telecommunications services to provide such services to the community safely, effectively and efficiently;
- B. To encourage the users of support structures and antennas to collocate where possible, and to locate all facilities, to the extent possible, in areas where adverse impact on the community is minimal;
- C. To identify standards in order to ensure equitable treatment of providers of functionally equivalent telecommunications services; and
- D. To minimize the visual impact of towers through design, screening and landscaping.

5.4.2. Prohibited Districts. Personal wireless service facilities are prohibited in the SF-1 through SF-3, Single-Family Dwelling zoning districts.

5.4.3. Director of Planning Review and Final Action. An application must be filed with the Director of Planning for any initial location of a personal wireless service facility or for a change to an existing personal wireless service facility. The application shall be in the form and require the information determined to be necessary by the planning department.

The Director of Planning may approve, approve with conditions or deny applications proposing personal wireless service facilities that comply with the applicable design standards in Section 5.4.5. below and with the following conditions:

Location	Conditions
Freestanding Tower	
I-1, I-2 or I-3 zoning districts	Tower height must not exceed 120 feet
	Tower must not encroach into any restricted airspace or zones
	Tower must be located no closer than 1,000 feet to the boundary of any residential use or district
Location	Conditions
Stealth Facilities	
Atop the roof of any nonresidential building	Facilities must not increase overall height of structure more than 15 feet
	Facilities must not encroach into any restricted airspace or zones

On the vertical exterior of any nonresidential building in a zoning district not prohibited by 5.4.2 above.	Facilities may project a maximum of 24 inches from the surface of the building to which it is attached
	Facilities must not increase overall height of structure more than 15 feet and must be a minimum of 15 feet above grade
	Facilities must be textured and colored so as to blend with the surrounding surface of the building
On any City-owned utility tower	Pursuant to agreement between City and applicant

The Planning Director must notify the applicant of any deficiencies in the application within 30 days of receipt of the application. The Planning Director must make a decision on an application within 90 days of receipt of the application (extended by any number of days that the application remained deficient).

The Director of Planning must approve a change to an existing personal wireless service facility if the requested change does not substantially change the existing dimensions.

Any decision on an application by the Director of Planning must be in writing and must be supported by substantial evidence.

If the Director of Planning denies an application or approves an application with conditions, the applicant may appeal the decision to the zoning board of adjustment in accordance with the procedures in Section 3.8.

5.4.4. Special Use Permit.

- A. A Special Use Permit reviewed in accordance with Section 3.5. is required for personal wireless service facilities proposed to be located in a manner that is not eligible for administrative approval as set forth in Section 5.4.3. above.
- B. Every application must be evaluated for compatibility of height with surrounding areas and provision for collocation.
- C. A personal wireless service facility must meet the design standards in Section 5.4.5. below.
- D. The radius for mailed notice of a Zoning Map Amendment as described in Section 3.3.3. must be increased to 500 feet for an application for a Special Use Permit for personal wireless service facilities.
- E. The applicant must be notified of any deficiencies in the application within 30 days of receipt of the application by the city.
- F. In no circumstance may the process take more than 150 days from the date that the application was received, extended for any delays caused by the applicant. Any decision must be in writing and supported by substantial evidence.

5.4.5. Design Standards.

A. Boundary and Use Setbacks.

- 1. A guy or guy anchor for a facility must not be closer than 20 feet to a bounding property line.

2. The distance between the base of a self-supported tower and the property line of any residential zoning district or use must not be less than 3 times the height of the tower structure.

B. Security Screening Fence.

1. A solid, wood or masonry fence, a minimum of 8 feet in height, must completely enclose the base of every tower.
2. In a residential zoning district or on property that abuts a residential zoning district or use, a solid wood or masonry fence, a minimum of 8 feet in height, must completely enclose all mechanical equipment and accessory structures.
3. In addition to the screening fence, a security fence of at least 6 feet in height must be built to safely discourage unauthorized access to facilities.
4. External and internal gates and doors that provide access to a facility must be equipped with a self-locking or self-latching mechanism for purposes of preventing unauthorized access.
5. Screening is not required for a facility located on a building that is not designed or built primarily to support the facility, if the ancillary equipment, including but not limited to the equipment enclosure, is not visible from an abutting property line or public street right-of-way.

C. Landscaping. Landscaping must be continuously maintained in a healthy, growing condition and be trimmed as necessary to comply with ordinances governing height of grass, corner sight obstruction and street and sidewalk obstruction.

D. Collocation. A new freestanding tower is not permitted unless the applicant demonstrates to the satisfaction of the approving authority that existing, permitted or proposed alternative support structures cannot accommodate the proposed facilities for the following reasons:

1. Height is not sufficient to meet applicant's engineering requirements;
2. Structural strength is not sufficient to support applicant's proposed facilities and cannot be reinforced in accordance with engineering requirements;
3. Other aspects of structure do not meet applicant's technical design requirements;
4. Electromagnetic interference would result from collocation;
5. Fees or costs for sharing or adapting are unreasonable; any cost that is less than the cost to construct and develop a new tower is presumed to be reasonable;
6. Owners of alternative structures are unwilling to accommodate the applicant's needs within 30 days after the date such owners received applicant's written request; or
7. Other factors render alternative support structures unsuitable.

5.4.6. Abandonment of Tower.

- A. At such time as the facility is no longer utilized for service, the tower owner or operator must submit written notification to the Director of Planning within 30 days of non-use.
- B. In the event the use of any facility has been discontinued for a period of 180 consecutive days, the tower is deemed abandoned. The Director of Planning is responsible for making a determination of the date of abandonment. The Director of Planning reserves the right to request documentation or affidavits from the owner or operator regarding the issue of tower usage.
- C. Upon such abandonment, the owner or operator of the tower has 90 days to complete either of the following:
 1. Request to reactivate the use of the tower or transfer the tower to another owner or operator with the use of the tower being identical to that approved for the original applicant; or
 2. Dismantle and remove the tower and associated facilities.

- D. If a facility remains abandoned after the 90-day period, the City may require the removal of the facility. All aspects of the facility, including but not limited to paving material, support structures, wires, fencing and platforms must be removed from the site.

5.4.7. Removal After Revocation of Permit. The property owner must remove all components of personal wireless service facilities, including but not limited to paving material, support structures, wires, fencing and platforms, no later than the 90 days after the date that the Special Use Permit is revoked.

(Ord. No. 2014-004, Att. A, 11-4-14)



PLANNING AND ZONING COMMISSION AGENDA ITEM MEMORANDUM

Date Submitted: 10/12/2016

Meeting Date: 10/18/2016

Item #8

DEPT./DIVISION SUBMISSION & REVIEW:

Bill Morgan, Chair

ITEM DESCRIPTION: 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.

MUHLMAN

SANDERS

MORGAN

REID

STERNBERG