



PLANNING & ZONING  
COMMISSION MEETING  
NOVEMBER 15, 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, NOVEMBER 15, 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:** October 18, 2016
5. **Citizen Comments**
6. **PUBLIC HEARING:** Conduct a public hearing and consider recommendation to the Robinson City Council regarding a zoning change from R-1 to 2F located at 1305 N Old Robinson Road.
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.
8. **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: 11/09/2016**

**Meeting Date: 11/15/2016**

**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: 11/09/2016**

**Meeting Date: 11/15/2016**

**Item #4**

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

Bill Morgan, Chair

**ITEM DESCRIPTION:** Approve Minutes: October 18, 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:**

October 18, 2016 Regular Meeting Minutes

**MINUTES OF PLANNING AND ZONING COMMISSION MEETING OCTOBER 18, 2016**

1. **Call to order:** Meeting was called to order at 6:00 p.m. by Chairman, Bill Morgan.
2. **Invocation:** Mike Sanders provided the invocation.
3. **Roll call:** Members present: Mike Muhlman, Mike Sanders, Bill Morgan, Jim Reid, and Dexter Sternberg.
4. **Approve Minutes: September 20, 2016.** Following a brief discussion by the Commission, Jim Reid motioned to approve the minutes from the September 20, 2016 meeting as presented. Dexter Sternberg 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 the Final Plat for Hunton Estates PUD Phase 3A and 3B, City of Robinson, McLennan County, Texas.** 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 Final Plat. Bret Mirick, 534 Hunton Lane, Robinson, Texas, 76706, 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 Final Plat as presented. This motion was seconded by Jim Reid. Voting in favor; Muhlman, Sanders, Morgan, Reid, and Sternberg. There were no opposing votes and motion carried unanimously.
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.** The public hearing was opened at 6:06 p.m. Barry Lightfoot, Interim Planning Director, addressed the Commission, and provided a brief overview of the Special Use Permit request. Vince Huebinger, 1715 Capital of Texas Highway South, Suite 207, Austin, Texas 78746 gave a presentation to the Commission regarding the personal wireless facility, and respectfully requested approval. Shelia Hixon, 1107 N Betsy, Robinson, Texas 76706, Bill Hixson, 1107 N Betsy, Robinson, Texas 76706, Carissa Barnette, 1105 N Betsy, Robinson, Texas 76706, and Danny Barnette, 1105 N Betsy, Robinson, Texas 76706, spoke against the Special Use Permit voicing concerns regarding health and safety, adequate coverage, and ground movements regarding the proposed wireless tower. After no additional comments, the Public Hearing was closed at 6:24 p.m. Following discussion, Jim Reid motioned to recommend approval of the Special Use Permit as presented. This motion was seconded

by Dexter Sternberg. Voting in favor; Muhlman, Sanders, Morgan, Reid, and Sternberg. There were no opposing votes and motion carried unanimously.

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.** None
9. **Adjourn:** Meeting adjourned at 6:27 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: 11/09/2016**

**Meeting Date: 11/15/2016**

**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: November 15, 2016**  
**Request: Zoning Change**  
**Applicant: Esmeralda Baker**  
**Agenda Item # 6**

**Originating Department:**  
**Planning Department**

**Agenda Item: PUBLIC HEARING: Conduct a public hearing and consider recommendation to the Robinson City Council regarding a zoning change from R-1 to 2F located at 1305 N Old Robinson Road.**

**Case Summary: The applicant has submitted an application for a zone change from R-1 to 2F. The property has been re-platted creating two more lots one on each side of the existing structure.**

**Current Zone: R-1**

**Project Analysis: The location of the property is 1305 N Old Robinson lots 1 & 2 block 1 of the E. G. Baker Addition. The application is for two vacant lots on either side of existing residence that will remain zoned R-1. There are no two family zoned properties in the immediate area.**

**Attachments:**

Zoning application  
Property location map  
Surrounding Property Owner Notification  
Property Owner Notification  
Notice of Public Hearing  
Petition  
Existing Zoning Map  
Property Owners List  
Existing Land Use Map  
Future Land Use Map

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

1. Case: \_\_\_\_\_ Applicant: Esmeralda Baker Date: 9/27/16
2. Property Address: 1305 n old robinson rd
3. Legal Description: (Submit certified field notes, if not subdivided with lot and block description)  
Lot(s): 1 & 3 Block: 1 Addition: E.G. Baker Addition
4. Existing Property Use: Vacant 5. Proposed Property Use: Residential
6. Existing Zoning: R-1 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 NOV 15 and at the City Council on Dec 6.
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: <u>Esmeralda Baker</u><br>Signature                                 | Buyer/Agent: _____<br>Signature                               |
| Applicant Name: <u>Esmeralda Baker</u><br>(Printed)                                  | Buyer/Agent: _____<br>(Printed)                               |
| Address/Zip: <u>302 n old robinson rd</u><br><u>Robinson, tx 76706</u>               | Address/Zip: _____  |
| Work Telephone: <u>254-722-0438</u>  | Work Telephone: _____   |
| Hm. Telephone: _____   | Hm. Telephone: _____  |
| Email Address: <u>Esmie1941@gmail.com</u>  | Email Address: _____  |
| Applicant <input type="checkbox"/> Present Owner <input checked="" type="checkbox"/> | Buyer <input type="checkbox"/> Agent <input type="checkbox"/> |

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.
- 

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



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

Date: Nov 01, 2016

Dear Sir or Madam:

This is to advise that there has been a request made by Esmeralda Baker for a zone change from R-1 to 2F at 1305 N Old Robinson Rd (Block 1 lots 1 & 3 of the E.G. Baker Addition).

**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 15<sup>th</sup> day of Nov, 2016 in the Council Chambers, 111 W. Lyndale Ave, at 6:00 p.m., regarding this requested zone change. 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 6<sup>th</sup> day of Dec, 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 requested zone change. 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

**Please circle one and return to The City of Robinson.**

- 1. In favor**
- 2. Opposed**
- 3. Neutral**

**NO OTHER NOTICE WILL BE MAILED**

**Oct 24, 2016,**

**Dear Property Owner:**

**This is to confirm your request for a zone change:**

**HEARING:**

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

**Day and Date: Tuesday, Nov 15<sup>th</sup>, 2016**

**Time: 6:00 P.M.**

**Place: Council Chambers 111 W Lyndale .**

**HEARING: CITY COUNCIL**

**Day and Date: Tuesday, Dec 6<sup>th</sup> 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

WACO ISD  
PO BOX 27  
WACO, TX 76703-0027

MEADOWBROOK BAPT CHURCH  
108 OLD ROBINSON RD  
WACO, TX 76706

ANDREW E CARPENTER  
151 DARDEN ST  
ROBINSON, TX 76706

FRANK SR & EVANGELINA ALVARADO  
153 MEADOWBROOK ST  
ROBINSON, TX 76706-4633

RUBEN RAMON  
151 MEADOWBROOK ST  
ROBINSON, TX 76706-4633

LOWELL DEANE HAMILTON  
150 MEADOWBROOK ST  
ROBINSON, TX 76706-4632

LUIS F & RODOLFO MALDONADO  
149 DARDEN DR  
ROBINSON, TX 76706-4631

DIANA L WALKER  
2112 IONE DR  
WACO, TX 76708-1117

ROBERT JONES  
1123 FAULKNER LN  
WACO, TX 76704-1601

RONALD WAYNE & SKYE KATHY MATHEWS  
1403 N OLD ROBINSON RD  
ROBINSON, TX 76706-6139

CITY OF ROBINSON, TEXAS  
A NOTICE OF PUBLIC HEARING

RECEIVED

NOV 09 2016

Date: Nov 01, 2016

Dear Sir or Madam:

This is to advise that there has been a request made by Esmerealda Baker for a zone change from R-1 to 2F at 1305 N Old Robinson Rd ( Block 1 lots 1 & 3 of the E.G Baker Addition).

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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

Please circle one and return to The City of Robinson.

1. In favor
2. Opposed
3. Neutral

NO OTHER NOTICE WILL BE MAILED

November 1, 2016

Dear Mr. Lightfoot & Commission:

Attached is a petition against the rezoning of 1305 Old Robinson Road for Lots 1 & 3. These lots are on the corners of the Old Robinson Road and Meadowbrook and Darden Drives. All of the persons contacted in the whole block from each lot do not want this re-zoning. Also attached is a picture of the streets as they go directly into University High School Parking lots.

Meadowbrook Drive runs directly into University High School parking lot. Traffic is heavy in the mornings and afternoons already on Old Robinson Road. Traffic on Meadowbrook Drive has greatly increased since the school has been built there. The increased traffic will cause the gravel area at the end of Meadowbrook Drive to have increased dust and holes in the gravel surface. It is now unsafe to drive on the right side of the road because of these deep and numerous holes. These duplexes will have numerous residents with numerous vehicles and may have to park on the streets. Putting a duplex apartment on this corner will lower our property values, since Mrs. Baker wants to put a commercial business in a residential neighborhood. It will bring people who will be moving in and out who may cause disturbances in our quiet neighborhood. This will affect all residents on Meadowbrook, not only those within 200 feet of this property.

#### **Darden And Old Robinson Road**

There is already heavy traffic on this street since it was paved by the city many years ago. A duplex would put more people moving in and out and create more traffic. This will affect all residents on Darden Drive, not only those within 200 feet of this property. The property values would decrease because of a commercial business in this quiet neighborhood.

If this action is approved, the residents at 150 Meadowbrook Drive and 151 Darden ask that Mrs. Baker be required to put a 6 foot wood privacy fence between our property and her lots.

I invite the members of this commission to visit this area between 3:30 P. M. and 5 P.M on a week day. to see for themselves what the traffic situation is right now.

The residents on these two streets are against this re-zoning and respectfully request that this action be denied.

Sincerely,

Mrs. Henrietta Hamilton

Meadowbrook Drive & Darden Drive Neighborhoods

Meadowbrook Dr + Old Robinson Rd



Darden Dr + Old Robinson Rd.



PETITION AGAINST THE REZONING OF BLOCK 1 AND 3 OF THE E. G. BAKER  
ADDITION AT 1305 OLD ROINSON ROAD. REQUEST BEING MADE BY  
ESMERELDA BAKER.

THE FOLLOWING NEIGHBORS ARE AGAINST THE REZONING: Darden

<u>NAME</u>	<u>ADDRESS</u>
Patricia Sanchez	151 Darden Dr.
Margia Fuentes	149 Darden Dr.
Chicko Silver	148 Darden Dr.
Edi Silver	148 Darden Dr.
Nicole Martinez	143 Darden DR.
Solar Culp	142 Darden Dr
KENNETH McNEIL	139 DARDEN DR
Jamie Jordan	131 Darden Dr.
John Jordan	131 DARDEN DR
Charlette West	134 Darden Dr
W. Kemp	132 Darden Dr.
W. Kemp	132 Darden DR.
Daniel Smith	129 DARDEN DR.
Shirley Tate	134 Meadowbrook Dr
Wesley Smith	133 Darden Dr.
Lee Smith	135 Darden
W.C. Terry	137 Darden
Chadene Hopwell	128 Darden DR.
Janet Haskew	151 Darden Ar.

**PETITION AGAINST THE REZONING OF BLOCK 1 AND 3 OF THE E. G. BAKER  
ADDITION AT 1305 OLD ROINSON ROAD. REQUEST BEING MADE BY  
ESMERELDA BAKER.**

Meadowbrook Dr.

**THE FOLLOWING NEIGHBORS ARE AGAINST THE REZONING:**

**NAME**

**ADDRESS**

Lowell Hamilton 150 Meadowbrook

Hennetta Hamilton 150 Meadowbrook Dr

Tommy Sandoz 198 Meadowbrook Dr.

Edw. R. R. 146 Meadowbrook Dr

Paul D. 145 Meadowbrook Dr

Barbara J. Kasimowski 143 Meadowbrook Dr

Mabel Cosens 139 Meadowbrook Dr.

Louise Brink 138 Meadowbrook

Ervin Brink 138 Meadowbrook St.

8 Eye Matthews 1403 Old Robinson Rd

Marilyn Coven 144 Meadowbrook

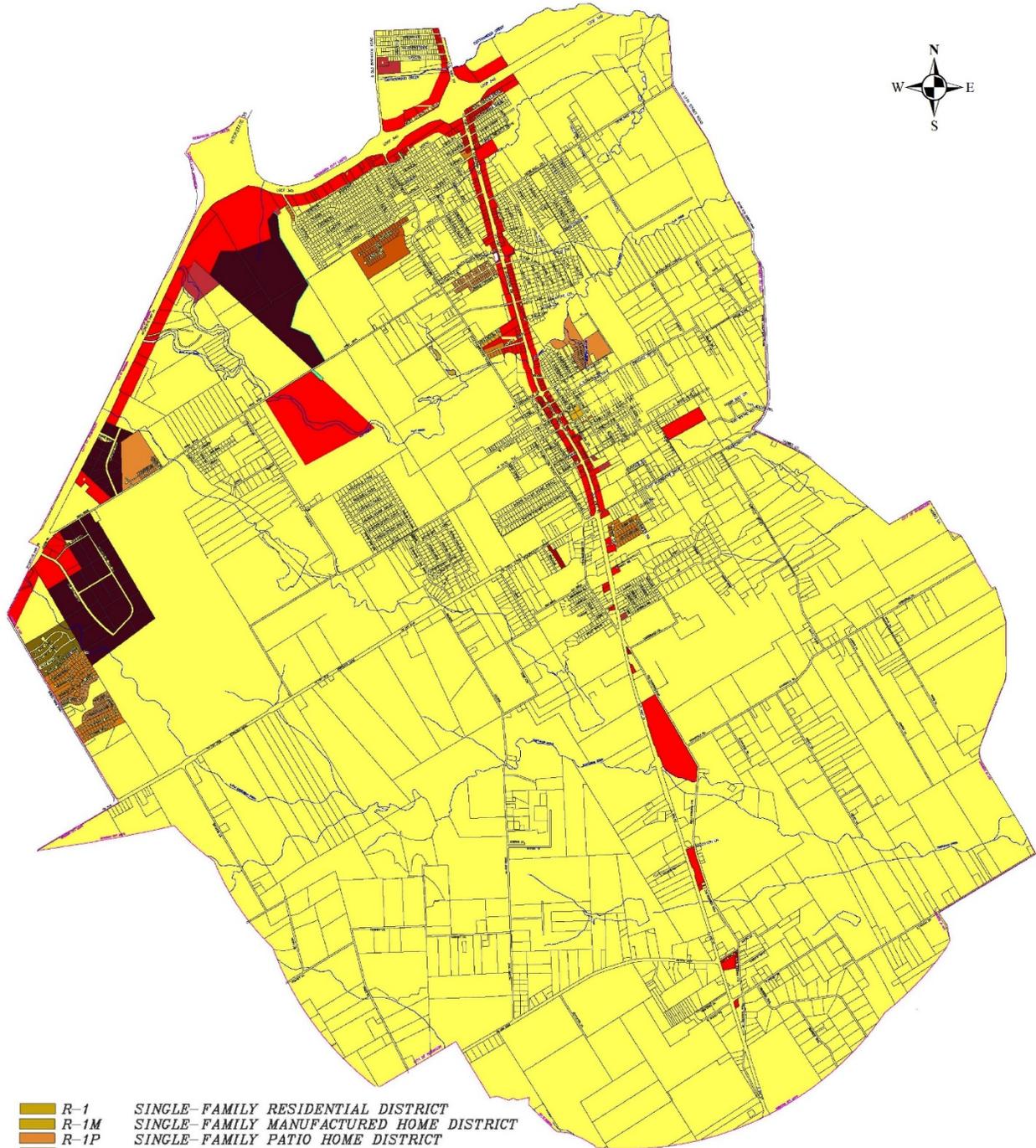
Lupe Martinez 136 Meadowbrook Dr.

Rosa Jones 147 Meadowbrook Dr.

Tommy Nix 131 MEADOWBROOK RD

Paul Edwards Sr 153 Meadowbrook Rd.

Ruben Rana 151 Meadowbrook Rd



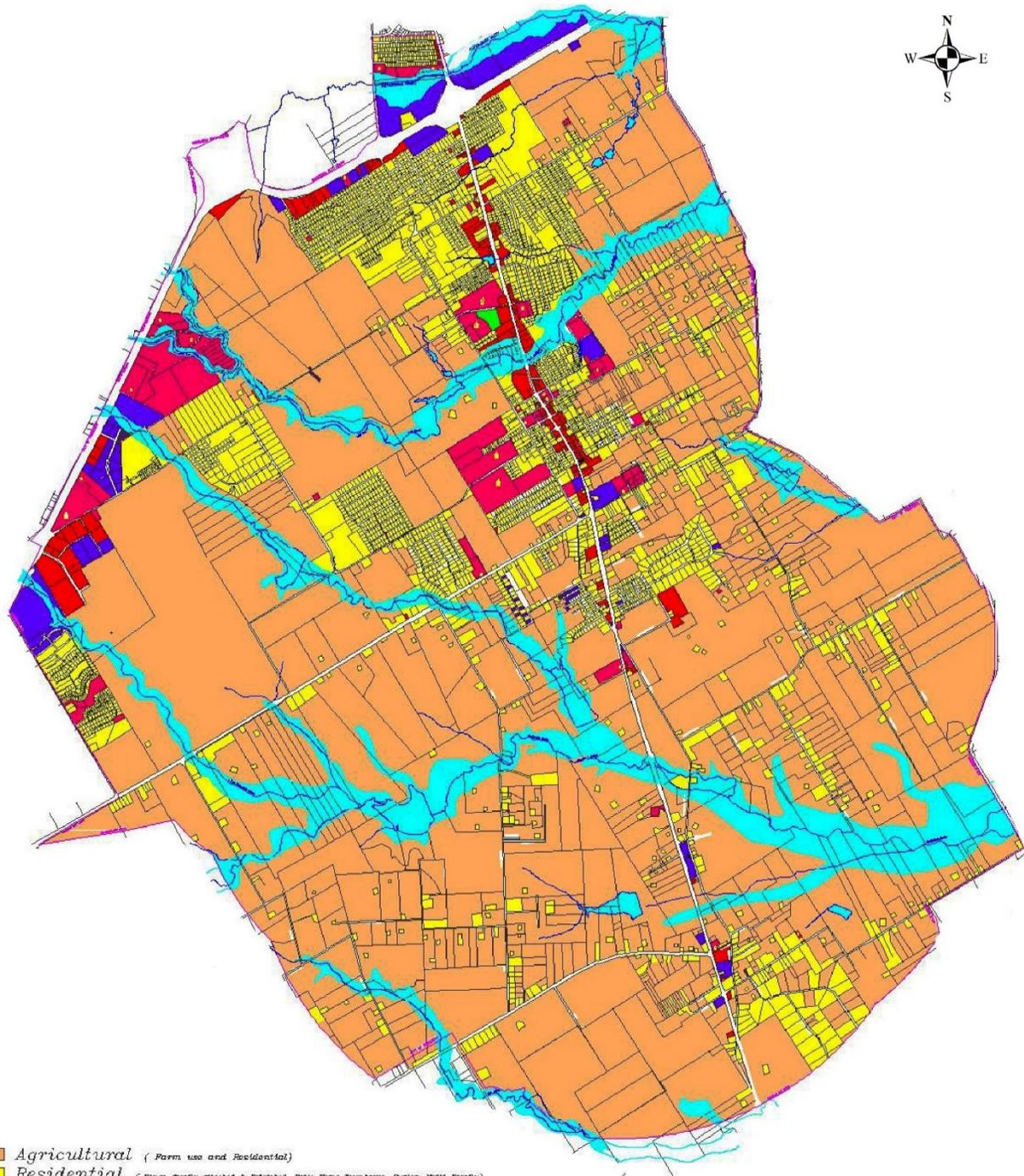
- R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
- R-1M SINGLE-FAMILY MANUFACTURED HOME DISTRICT
- R-1P SINGLE-FAMILY PATIO HOME DISTRICT
- R-1T SINGLE-FAMILY TOWN HOME DISTRICT
- R-2 TWO-FAMILY (DUPLIX) RESIDENTIAL DISTRICT
- R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
- C-1 LIGHT COMMERCIAL DISTRICT
- C-2 MEDIUM 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





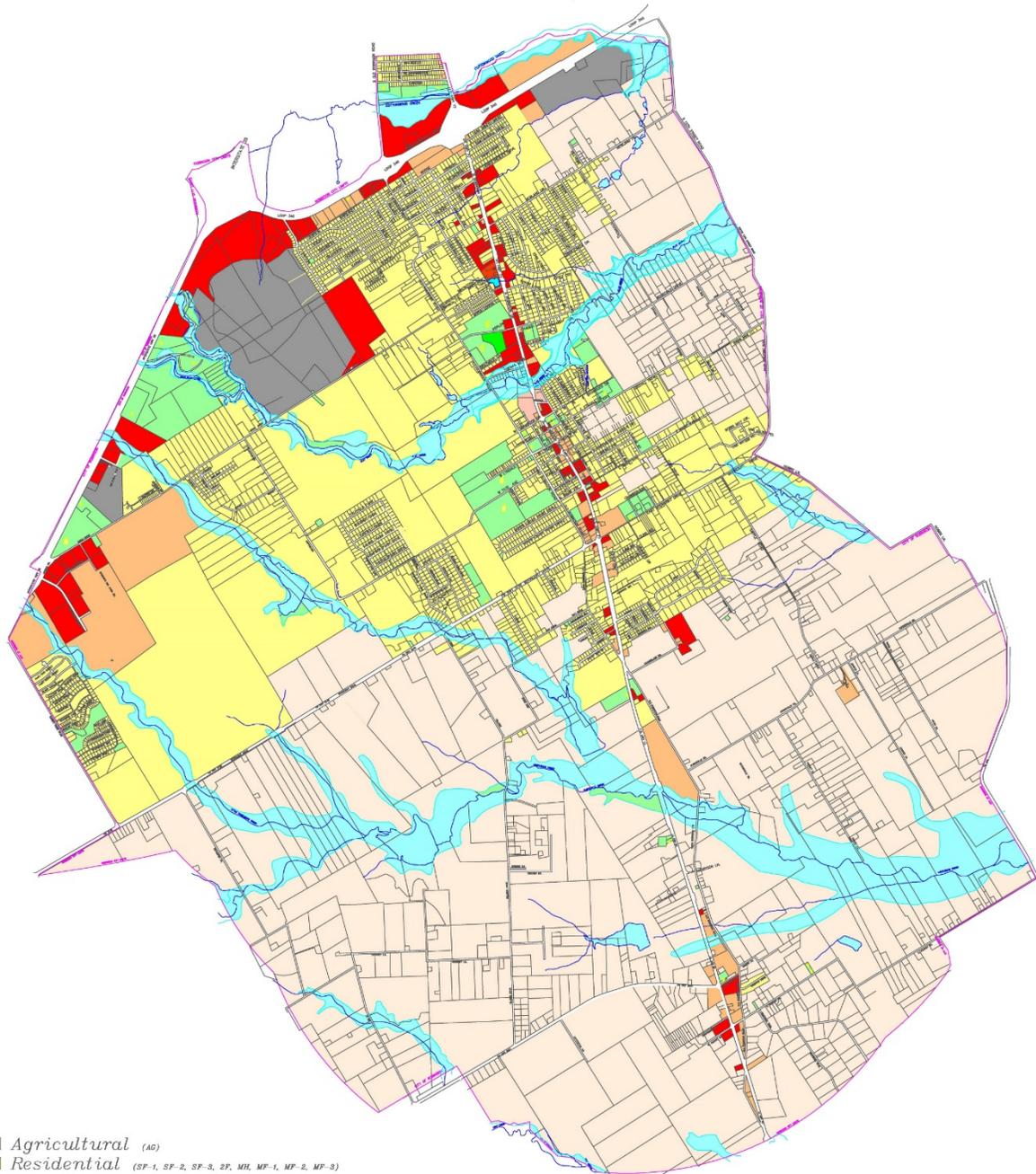
- Agricultural** ( Farm use and Residential)
- Residential** ( Single-family detached & detached, Two story townhomes, Duplex, Multi Family)
- Commercial** ( General Retail, Office, Corner Store, Restaurants)
- Industrial**
- Floodplain/Surface Water** ( 100-year floodplain area, reservoirs, lakes, ponds)
- Public/ Semi-Public** ( Educational, Churches, Libraries, 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



**PLANNING AND ZONING COMMISSION AGENDA ITEM MEMORANDUM**

**Date Submitted: 11/09/2016**

**Meeting Date: 11/15/2016**

**Item #7**

**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