



PLANNING & ZONING  
COMMISSION MEETING  
MARCH 21, 2017



# 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, MARCH 21, 2017 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:** January 17, 2017.
5. **Citizen Comments**
6. **PUBLIC HEARING:** Conduct a public hearing and consider a recommendation to the Robinson City Council regarding a Special Use Permit for property located at 3173 Greig Drive, Robinson, Texas.
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: 03/15/2017**  
**Meeting Date: 03/21/2017**  
**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: 03/15/2017**

**Meeting Date: 03/21/2017**

**Item #4**

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

Bill Morgan, Chair

**ITEM DESCRIPTION:** Approve Minutes: January 17, 2017.

**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:**

January 17, 2017 Regular Meeting Minutes

**MINUTES OF PLANNING AND ZONING COMMISSION MEETING JANUARY 17, 2017**

1. **Call to order:** Meeting was called to order at 6:00 p.m. by Chairman, Bill Morgan.
2. **Invocation:** Jim Reid provided the Invocation.
3. **Roll call:** Members present: Mike Muhlman, Bill Morgan, Jim Reid, and Dexter Sternberg. Mike Sanders was absent.
4. **Approve Minutes: December 20, 2016.** Following a brief discussion by the Commission, Jim Reid motioned to approve the minutes from the December 20, 2016 meeting as presented. Mike Muhlman seconded this motion. Voting in favor; Muhlman, Morgan, Reid, and Sternberg. There were no opposing votes and motion carried unanimously.
5. **Citizen Comments:** None

**Item #9 was moved up at the request of the Chair.**

9. **PUBLIC HEARING: Conduct a Public and consider a recommendation to the Robinson City Council regarding a Preliminary and Final plat for the Crye Addition Block 1 Lot 1 and Block 2 Lots 1-14 in Robinson, Texas.** The public hearing was opened at 6:03 p.m. Barry Lightfoot, Interim Planning Director, addressed the Commission, and provided a brief overview the final plat. Tony Tomchesson with Barnett Contracting, on behalf of the applicant, stated he was available for questions and respectfully requested approval. After no additional comments, the Public Hearing was closed at 6:04 p.m. Jim Reid motioned to recommend approval of the Preliminary and Final Plat for the Crye Addition as presented. This motion was seconded by Dexter Sternberg. Voting in favor; Muhlman, Morgan, Reid and Sternberg. There were no opposing votes and motion carried unanimously.
6. **PUBLIC HEARING: Conduct a public hearing and consider a recommendation to the Robinson City Council regarding a Comprehensive Plan Map Amendment for property located at 2226 S. Robinson Drive.** The public hearing was opened at 6:09 p.m. Barry Lightfoot, Interim Planning Director, addressed the Commission, and provided a brief overview Comprehensive Plan Map Amendment. Gary Sims, 105 E Tate, Robinson, Texas, 76706, stated he was available for questions and respectfully requested approval. After no additional comments, the Public Hearing was closed at 6:10 p.m. Jim Reid motioned to recommend approval of the Comprehensive Plan Map Amendment for the property located at 2226 S Robinson Drive as presented. This motion was seconded by Mike Muhlman. Voting in favor; Muhlman, Morgan, Reid and Sternberg. There were no opposing votes and motion carried unanimously.

7. **PUBLIC HEARING: Conduct a public hearing and consider a recommendation to the Robinson City Council regarding a zoning change from R-1 to C-3 for property located at 2226 S. Robinson Drive.** The public hearing was opened at 6:12 p.m. Barry Lightfoot, Interim Planning Director, addressed the Commission, and provided a brief overview zoning change request. Gary Sims, 105 E Tate, Robinson, Texas, 76706, stated he was available for questions and respectfully requested approval. After no additional comments, the Public Hearing was closed at 6:13 p.m. Dexter Sternberg motioned to recommend approval of the zoning change from R-1 to C-3 for property located at 2226 S Robinson Drive as presented. This motion was seconded by Jim Reid. Voting in favor; Muhlman, Morgan, Reid and Sternberg. There were no opposing votes and motion carried unanimously.
  
8. **PUBLIC HEARING: Conduct a public hearing and consider a recommendation to the Robinson City Council regarding a zoning change from C-3 & R-1 to PUD for property located at 100 S. Robinson Drive identified as the Bethke Addition, Lot 1, Block 1.** The public hearing was opened at 6:17 p.m. City Manager Craig Lemin addressed the Commission, and provided a brief overview zoning change request. Megan Lasch with Pinnacle Housing Group provided an overview of the proposed development to include information regarding the developer, proposed site location, key points to the development, information regarding workforce housing, financing, potential residents, development examples, and a development timeline. Kent Davis, 100 S Robinson Drive; Let Wilkerson, 205 N Old Robinson Road; Bob Wilkerson, 205 N Old Robinson Road; Danny Turman, 109 N Strauss Drive, and John Baker, 101 S Strauss Drive, spoke in opposition of the proposed zoning change, and each voiced concern regarding the existing single family homes, property values, traffic, criminal element, water and sewer impact, drainage, tax rates, school taxes, entrance and exit on Highway 77, cost of infrastructure, and existing street conditions. Steve Ostrom 800 N Old Robinson Road, Robinson, Texas 76706, agent on behalf of the property owner, spoke in favor of the zoning change and requested approval. After no additional comments, the Public Hearing was closed at 7:07 p.m. Commission members discussed traffic on Highway 77, existing infrastructure, and drainage concerns, as well as water and sewer. City Manager Craig Lemin stated drainage concerns will be addressed during the construction phase. Mrs. Lashe stated they would be willing to conduct a traffic impact analysis study regarding the traffic concerns. Commission members Bill Morgan, and Jim Reid saw traffic as their biggest concerns as well as the location. Commission member Sternberg stated this was the type of progress and growth we were seeing in the area, and motioned to recommend approval of the zoning change from C-3 & R-1 to PUD for property located at 100 S. Robinson Drive with the stipulation a traffic impact analysis would be completed, as well as a critical look at the existing infrastructure. This motion was seconded by Mike Muhlman. Voting in favor; Muhlman, and Sternberg. The motion failed for a lack of majority, with Commission members Morgan and Reid voting in opposition. City Manager Craig Lemin stated this would require a super majority vote by Council at the February meeting.
  
10. **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.** Jim Reid asked everyone to keep Commission member Mike Sanders in their thoughts and prayers as he recovers from surgery.

11. **Adjourn:** Meeting adjourned at 7:35 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: 03/15/2017**

**Meeting Date: 03/21/2017**

**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: March 21, 2017**

**Request: Special Use Permit**

**Applicant: Clayton Elmore**

### **Originating Department:**

Planning

**Agenda Item: PUBLIC HEARING:** Conduct a public hearing and consider a recommendation to the Robinson City Council regarding a Special Use Permit for property located at 3173 Greig Drive, Robinson, Texas.

**Case Summary:** The applicant has submitted an application for a Special Use Permit. The location of the property is 3173 Greig Dr. in Robinson (4.87 acres). The permit is for a towing business.

**Current Zone:** Planned Industrial

**Project Analysis: Pursuant to Section 5.3.14 of the Zoning Ordinance; Wrecking or Salvage Yard;** A wrecking or salvage yard may be permitted in accordance with the use table in Section 5.1. provided that the buying and receiving area is set back a minimum of 50 feet from the public street right-of-way.

### **Attachments:**

Application

Drawing

Property Location Map

Notice of Public Hearing

Applicant Notification

Property Owner Notifications

Property Owner List

# CITY OF ROBINSON Prop# 313-214 ZONING & SPECIAL PERMIT APPLICATION

- 1. Case: \_\_\_\_\_ Applicant: Clayton Elmore Date: 1/20/17
- 2. Property Address: 3173 Greig Drive Robinson TX
- 3. Legal Description: (Submit certified field notes, if not subdivided with lot and block description)  
4.87 AC. OUT OF CARLOS O'CAMPO SURVEY A-32  
Lot(s): \_\_\_\_\_ Block: \_\_\_\_\_ Addition: CITY OF ROBINSON
- 4. Existing Property Use: UNDEVELOPED 5. Proposed Property Use: TOWING YARD
- 6. Existing Zoning: planned ~~Dist~~ <sup>Indust</sup> 7. Proposed Zoning: MANAGED INDUST
- 8. Existing Special Permit: NON 9. Proposed Special Permit: TOWING/STORAGE

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: \$ 250.00 B) Zoning: \$ \_\_\_\_\_

12. The next monthly deadline is 5 p.m. on FEB 17, 2017 to be heard at the Planning and Zoning Commission meeting on 3-21-17 and at the City Council on 4-4-17.

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

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

Buyer/Agent: \_\_\_\_\_  
Signature

Applicant Name: Clayton Elmore  
(Printed)

Buyer/Agent: Clayton Elmore  
(Printed)

Address/Zip: 2101 S. 22<sup>ND</sup> STREET  
WACO, TX 76706

Address/Zip: 2101 S 22nd st  
WACO 76706

Work Telephone: 254-753-8404

Work Telephone: 254-753-8404

Hm. Telephone: 903-388-8683

Hm. Telephone: 903-388-8683

Email Address: WACOTOW@Yahoo.com

Email Address: Wacotow@Yahoo.com

Applicant  Present Owner

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.

Clayton Elmore

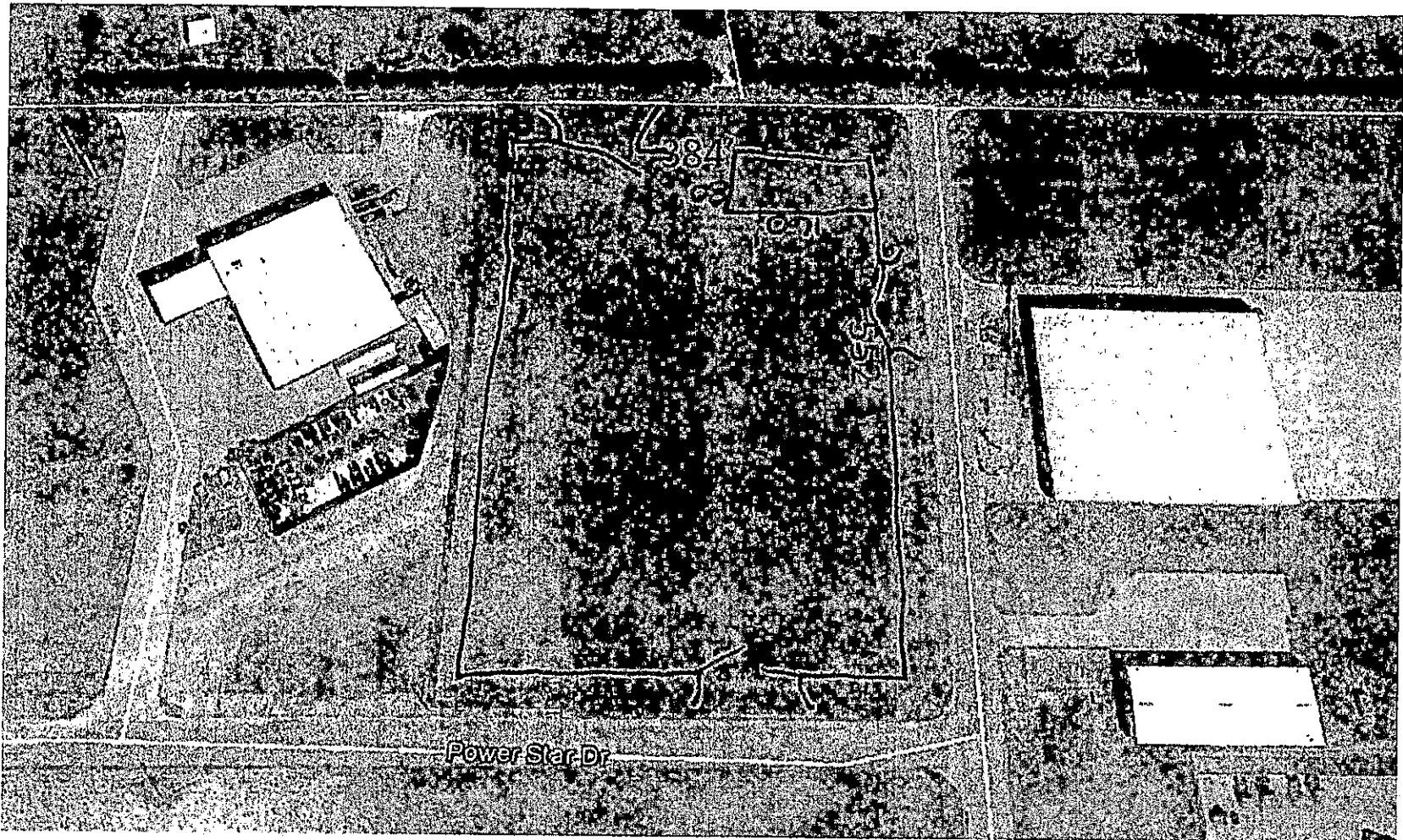
15. **IT IS IMPERATIVE THAT SOMEONE REPRESENT THE APPLICANT AT EACH PUBLIC HEARING TO ANSWER ANY QUESTIONS WHICH THE PLANNING AND ZONING COMMISSION, CITY COUNCIL OR PUBLIC MAY HAVE!** *The Planning and Zoning Commission holds a public hearing on each request to determine the effect of the proposed uses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

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

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

Barry

Exhibit "A"  
4.87 Acres out of the Carlos O'Campo Survey, A-32, City of  
Robinson, McLennan County, Texas  
Approximate Property Boundary and Dimensions

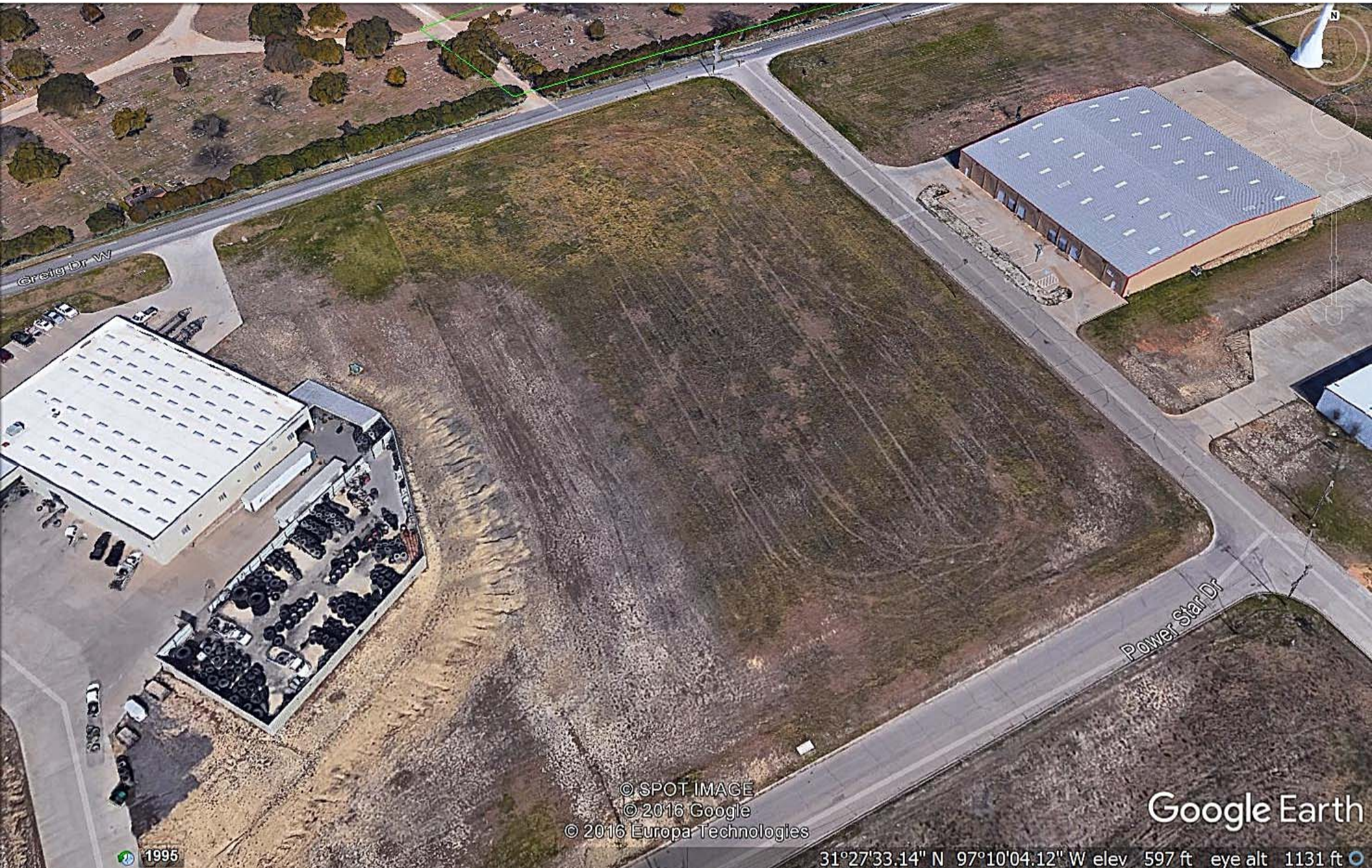


Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

The information contained herein was obtained from sources believed reliable; however Texas Real Estate Investments makes no guarantees, warranties, or representations as to the completeness or accurateness thereof. The information submitted is subject to errors, omissions, changes of price or conditions; prior to sale or lease, or withdraw without notice. Any projections, assumptions, or estimates, are for illustrative purposes only. Recipients should conduct their own investigation.





Craig Dr W

Power Star Dr

© SPOT IMAGE  
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© 2016 Europa Technologies

Google Earth

1995

31°27'33.14" N 97°10'04.12" W elev 597 ft eye alt 1131 ft



## PUBLIC NOTICE

The City of Robinson Planning and Zoning Commission will meet and conduct a Public Hearing on Tuesday March 21, 2017 at 6:00 pm in the Council Room at Robinson City Hall, 111 W. Lyndale, Robinson, Texas to consider a Special Use Permit for property located at 3173 Greig Drive in Robinson, Texas. The Robinson City Council will conduct a Public Hearing and consider the recommendations of the Planning and Zoning Commission on Tuesday April 4, 2017 at 6:00 pm at the same location.

Jana Lewellen, City Secretary

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

Date: Feb 22, 2017

Dear Sir or Madam:

This is to advise that there has been a request made by Clayton Elmore for a Special Use Permit at 3173 Greig in Robinson TX.

**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 21st day of March, 2017 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 4th day of April, 2017, 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 (200) feet of the area of the requested 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

**Please circle one and return to the City of Robinson**

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

**Feb 22, 2017,**

**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, March 21<sup>st</sup>, 2017**

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

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

**HEARING: CITY COUNCIL**

**Day and Date: Tuesday, April 4<sup>th</sup> 2017**

**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



DUFF RE WACO LP  
816 W MOCKINGBIRD LN  
DALLAS, TX 75247-6012

DENCO HOLDINGS INC  
5430 RUTLEDGE PIKE  
KNOXVILLE, TN 37924-2757

JAMES FAMILY LIVING TRUST  
PO BOX 331847  
NASHVILLE, TN 37203

REDFISH PARTNERS LLC  
5717 PLANTATION DR  
WACO, TX 76708-5789

BAUER FAMILY LLC  
702 FORREST ST  
WACO, TX 76704-2730

SAIA MOTOR FREIGHT LINE INC  
11465 JOHNS CREEK PARKWAY  
SUITE 400  
JOHNS CREEK, GA 30097

MOHAMMAD IBRAHIM  
1031 EVERGLADES DR  
ALLEN, TX 75013

JUBILEE DEVELOPER LLC  
%SANDMAN MOTEL  
3820 FRANKLIN AVE  
WACO, TX 76710-7346



**PLANNING AND ZONING COMMISSION AGENDA ITEM MEMORANDUM**

**Date Submitted: 03/15/2017**

**Meeting Date: 03/21/2017**

**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