

**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.