

MINUTES OF CITY COUNCIL MEETING FEBRUARY 5, 2019

1. **Call to order.** Meeting was called to order at 6:00 P.M. by Mayor Bert Echterling.
2. **Invocation.** James Taylor with Point of Truth provided the Invocation.
3. **Pledge of Allegiance.** Council, Staff, and Citizens joined in the Pledge of Allegiance.
4. **Roll Call.** Councilmembers present: Jimmy Rogers, Jim Mastergeorge, Brenton Lane, Bert Echterling, Steve Janics and Jimmy Eubank. Mayor Pro Tem Jeremy Stivener was absent.
5. **Citizen Comments.** Linda Vaughn, 2913 N 43rd Street, Waco, Texas 76710 invited Council and Staff to attend the Greater Robinson Chamber of Commerce Banquet scheduled for March 7, 2019 at the Texas Sports Hall of Fame Museum. Rick Wegwerth, 709 N Robinson Drive, Robinson, Texas 76706, voiced concerns for the potential hazards regarding the proposed sidewalk along Highway 77 for Te'Jun customers.
6. **Presentation from Shepherd's Heart Food Pantry.** Sonja Wilson and Tom Ledbetter provided a brief overview of achievements for 2018, and expressed thanks to the City of Robinson for their continued support.
7. **Approve Minutes: January 7, 2019.** Councilmember Steve Janics motioned to approved the minutes from the January 7, 2019 meeting as presented. Councilmember Jimmy Rogers seconded this motion. Voting in favor: Rogers, Mastergeorge, Lane, Janics, Eubank and Echterling. There were no opposing votes and motion carried unanimously.
8. **Present Quarterly Investment Report.** City Manager Craig Lemin presented the Quarterly Investment Report to include the annual comparison of portfolio performance, and a summary of the quarter end results. No action taken.
9. **Consider and possible action accepting the City of Robinson, Texas Annual Financial Report presented by Belt Harris Pechacek, LLP for Fiscal Year ending September 30, 2018.** This item was table to the March 5, 2019 City Council Meeting. No action taken.
10. **PUBLIC HEARING: Conduct a public hearing, consider and possible action on Ordinance 2019-002 regarding application of Bert Echterling requesting a zoning change from SF-1 Single Family Residential to PD Planned Development with base zoning of SF-2 Single Family Residential and 2-F Two-family Residential on portions of Tract 2 of the C. O' Campo Survey, being approximately 23.99 acres addressed at 710 E. Stegall Drive, and an amendment to the Future Land Use Plan within the Community Visions 2034 Comprehensive Plan.** Mayor Bert Echterling

recused himself from this item and exited the Council Chambers. Councilmember Jim Mastergeorge opened the Public Hearing 6:19 PM. Planning and Development Director Justin French presented this item and stated the applicant requests this rezoning to develop 44 duplex residences on at least 9,500 square-foot lots with minimum lot widths of 100 feet and 32 single family residences on at least 8,000 square-foot lots with minimum lot widths of 80 feet. Mr. French stated staff received no notices in support, four notices in opposition, and one notice returned to sender on the requested PD rezoning from the surrounding property owners located within 200 feet of the subject site. Another notice in opposition was received from a property owner located outside the 200-foot notice area. Mr. French said On January 17, 2019, the Planning and Zoning Commission recommended approval by a vote of 4-0-0. Arthur Vestal, 721 E Stegall, Robinson, Texas 76706; D. M. Vestal, 801 E Stegall, Robinson, Texas 76706; and Mark Sonka, 717 E Stegall, Robinson, Texas 76706, all spoke in opposition of the requested zoning change by voicing concerns regarding traffic, existing infrastructure, and temporary housing. Clint with 1519 Surveying on behalf of the applicant stated he was available for questions and respectfully requested approval. After no additional comments or questions the Public Hearing was closed at 6:24 PM. Councilmember Jimmy Rogers asked if there were existing plans to fix Stegall. City Manager Craig Lemin indicated a portion of Stegall is on the schedule. Councilmember Jim Mastergeorge asked if staff anticipates any utility line issues. Both Mr. French and Mr. Lemin stated no, and if anything, this would upgrade the existing lines. Councilmember Mastergeorge also asked if we anticipate any drainage issues. Mr. French stated this would be addressed during the platting process; however, drainage would flow entirely to the north of Flat Creek. Councilmember Lane questioned the mixed use and asked if this would compact the development. Mr. French stated the transition from one mixed use to the next would fit better with the surrounding uses. Councilmember Rogers asked if more than 20% of the surrounding property owners were in opposition. Mr. French stated no. Councilmember Rogers voiced concerns regarding traffic along Stegall, and the existing infrastructure to support any additional traffic. The overall consensus of Council was to ask the developer to provide a traffic study to address their concerns regarding additional traffic, infrastructure, and safety. This item was tabled to the April 2, 2019 City Council Meeting. No action taken. Mayor Echterling rejoined the meeting at 7:10 PM.

- 11. PUBLIC HEARING: Conduct a public hearing, consider and possible action on Ordinance 2019-003 regarding application of Tracy Fine and Matt Rule with National Church Residences on behalf of James High requesting a zoning change from R/O Retail/Office and SF-1 Single Family Residential to MF-1 Multi-family Residential on a portion of a tract out of the C. O' Campo Survey, being approximately 16.63 acres approximately addressed at 510 N. Old Robinson Road, and an amendment to the Future Land Use Plan within the Community Visions 2034 Comprehensive Plan.** Mayor Bert Echterling opened the Public Hearing 7:12 PM. Planning and Development Director Justin French presented this item and stated the

applicant is requesting this rezoning in order to develop an age-restricted community (senior housing). Mr. French stated staff received no notices in support or opposition to the requested MF-1 zoning from the surrounding property owners located within 200 feet of the subject site. However, two notices were returned from property owners indicating they were neutral to the request. Mr. French said on January 17, 2019, the Planning and Zoning Commission recommended approval by a vote of 4-0-0. Tracey Fine with National Church Residences provided a brief overview of the proposed senior housing facility and respectfully requested approval. After no additional comments or questions, the Public Hearing was closed at 7:15 PM. Councilmember Jimmy Rogers asked Mrs. Fine to provide additional information about the project. Mrs. Fine provided a summary of crime statistics, demographics, age requirements, parking, number of units, and funding for this project. Councilmember Jimmy Rogers motioned to approved Ordinance 2019-003 approving the requested zoning change from R/O Retail/Office and SF-1 Single Family Residential to MF-1 Multi-family as presented. Councilmember Brenton Lane seconded this motion. Voting in favor: Rogers, Mastergeorge, Lane, Janics, Eubank and Echterling. There were no opposing votes and motion carried unanimously.

- 12. PUBLIC HEARING: Conduct a public hearing, consider and possible action on Ordinance 2019-004 regarding application of Keith Helpert on behalf of K4 Custom Homes, LLC requesting a zoning change from RE Rural Estate to SF-1 Single Family residential on a portion of Tract 11 of the M. Martinez Survey, being approximately 30.66 acres approximately addressed at 1104 S. Robinson Drive.** Mayor Bert Echterling opened the Public Hearing 7:28 PM. Planning and Development Director Justin French presented this item and stated the applicant requests this rezoning in order to develop 40 single family residences at 1.3 dwelling units per acre. The applicant also intends to develop his adjacent parcels along S. Robinson Drive (Hwy 77) for commercial uses. Mr. French stated staff received two notices returned in favor and two notices returned in opposition of the requested SF-1 rezoning from the surrounding property owners located within 200 feet of the subject site. Mr. French said On January 17, 2019, the Planning and Zoning Commission recommended approval by a vote of 4-0-0. Keith Helpert, 109 Hoffmeyer, Robinson, Texas stated he was available for questions and respectfully requested approval. After no additional comments or questions, the Public Hearing was closed at 7:32 PM. Mayor Bert Echterling reopened the Public Hearing at 7:38 PM to address a question by Mr. Dave Stillwagon, 507 Lux Drive, Robinson, Texas 76706. Mr. Stillwagon asked if the zoning change needed to occur before the plat. Mr. French stated yes. After no additional questions, the Public Hearing was closed at 7:39 PM. Councilmember Lane asked if there were adequate city services for this area. Mr. French stated yes. Councilmember Lane motioned to approve Ordinance 2019-004 approving the zoning change from RE Rural Estate to SF-1 Single Family as presented. Councilmember Jim Mastergeorge seconded this motion. Voting in favor: Rogers, Mastergeorge, Lane, Janics, Eubank and Echterling. There were no opposing votes and motion carried unanimously.

13. PUBLIC HEARING: Conduct a public hearing, consider and possible action on Ordinance 2019-005 regarding application of Keith Helpert on behalf of K4 Custom Homes, LLC requesting a zoning change from R/O Retail/Office and RE Rural Estate to C- 2 Commercial on Tracts 16, 18, 20, and a portion of Tract 11 of the M. Martinez Survey, being approximately 6.27 acres approximately addressed at 1010, 1060, 1104, and 1154 S. Robinson Drive, and an amendment to the Future Land Use Plan within the Community Visions 2034 Comprehensive Plan. Mayor Bert Echterling opened the Public Hearing 7:41 PM. Planning and Development Director Justin French presented this item and the applicant requests this rezoning in order to develop parcels along S. Robinson Drive (Hwy 77) for potential C-2 commercial uses. Mr. French stated staff received no notices in support, one notice in opposition, and one notice returned neutral to the requested C-2 zoning from the surrounding property owners located within 200 feet of the subject site. Mr. French said On January 17, 2019, the Planning and Zoning Commission recommended approval by a vote of 4-0-0. Keith Helpert, 109 Hoffmeyer, Robinson, Texas stated he was available for questions and respectfully requested approval. Dave Stillwagon, 507 Lux Drive, Robinson, Texas 76706 asked what the future plans were for this area. Mr. Helpert stated he was looking at various options that are allowable uses in C-2. After no additional comments or questions, the Public Hearing was closed at 7:50 PM. Councilmember Brenton Lane motioned to approve Ordinance 2019-005 approving the zoning change from R/O Retail Office and RE Rural Estate to C-2 Commercial as presented. Councilmember Steve Janics seconded this motion. Voting in favor: Rogers, Mastergeorge, Lane, Janics, Eubank and Echterling. There were no opposing votes and motion carried unanimously.

14. Consider and possible action on Ordinance 2011-004A to make clear that short term rentals are subject to the City's Hotel Occupancy Tax. City Manager Craig Lemin presented this item and stated City Attorney Mike Dixon wanted to make clear that the City occupancy tax applies to short term rentals which would require short term rentals to register with the City. Councilmember Jimmy Rogers asked how the money is collected. City Manager Craig Lemin stated the City would enforce payment once registered. Councilmember Steve Janics motioned to approve Ordinance 2011-004A as presented. Councilmember Jimmy Eubank seconded this motion. Voting in favor: Rogers, Mastergeorge, Lane, Janics, Eubank and Echterling. There were no opposing votes and motion carried unanimously.

15. Consider and possible action approving a Tax Abatement Agreement between the City of Robinson and Griffin Solar, LLC for a facility to be constructed within reinvestment zone #1. City Manager Craig Lemin presented this item and stated Griffin Solar, LLC is considering constructing a solar generation facility on the property within Reinvestment Zone No. 1 consisting of 68.992 acres of land situated in the Carlos Ocampo Grant Survey, Abstract No. 32, being the same tract of land as described in deed

to Doye Ratliff Baker, Jr recorded in County Clerk's Instrument No. 2016011555, Official Public Records, McLennan County, Texas. Mr. Lemin said in their application, Griffin Solar, LLC, requested an abatement of 80% for six years, but after reviewing their application, it did not appear there were unique circumstances which would justify granting an abatement greater than the amount specified in the abatement guidelines. Mr. Lemin stated this agreement establishes the following abatement amounts: Year 1: 55%; Year 2: 50%; Year 3: 50%; Year 4: 45%; and Year 5: 40%. Mr. Lemin said this agreement was drawn up by the City Attorney and meets all the requirements of State law and the City Abatement Policy. Grant Huber with Cypress Creek Renewables provided a brief overview of the project and was available for questions. Council voiced concerns regarding the overall benefit to the City if the Tax Abatement is approved. City Manager Craig Lemin stated that although no jobs would be created, there is nothing currently located on the subject site, and the solar farm would generate some tax revenue for the city. Councilmember Jimmy Rogers motioned to approve the Tax Abatement Agreement between the City of Robinson and Griffin Solar, LLC as presented. Councilmember Jim Mastergeorge seconded this motion. Voting in favor: Rogers, Mastergeorge, Lane, and Eubank. Motion passes by a vote of 4-2 with Mayor Bert Echterling and Councilmember Steve Janics voting in opposition.

16. Presentation and discussion regarding the logo on the elevated storage tank. City Manager Craig Lemin presented this item and provided an overview on how the decision was made regarding the placement of the City Logo on the elevated storage tank. Mr. Lemin provided graphics depicting various angles from which the logo could be seen while traveling North and South along IH 35. Mr. Lemin stated due to the location of the elevated storage tank, you would not be able to see the logo in its entirety if it was placed on the north bound or south bound sight line; therefore, staff felt the current location of the logo allowed for the best visibility of the entire logo. No action taken.

17. Councilmember requests for items to be placed on future agendas. Mayor Bert Echterling commended City Secretary Jana Lewellen for receiving her Recertification through the Texas Municipal Clerks Certification Program. City Manager Craig Lemin asked for a discussion item regarding future street program funding.

18. Adjourn. Meeting adjourned at 9:17 p.m.