

**MINUTES OF PLANNING AND ZONING COMMISSION MEETING
JANUARY 16, 2018**

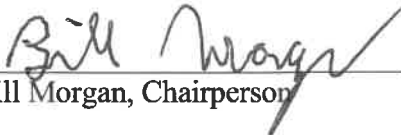
1. **Call to order:** Meeting was called to order at 6:00 p.m. by Chairman, Bill Morgan.
2. **Invocation:** Mike Sanders provided the Invocation.
3. **Roll call:** Members present: Trey Scherwitz, Mike Sanders, Bill Morgan, and Dexter Sternberg. Members Absent: Jim Reid.
4. **Approve Minutes: December 19, 2017.** Following a brief discussion by the Commission, Trey Scherwitz motioned to approve minutes as written. Dexter Sternberg seconded this motion. Voting in favor; Scherwitz, Sanders, Morgan, and Sternberg. There were no opposing votes and motion carried unanimously.
5. **Citizen Comments:** None
6. **PUBLIC HEARING: Conduct a public hearing and consider a recommendation to the Robinson City Council regarding application of Mike Sanders on behalf of Doye Baker requesting a zoning change from R-1 to SF-3 on a tract of land in the O'Campo Survey, being 18.642 acres without an address and situated at the western end of Ranch Creek Drive and at the southern ends of Kristi Street and Jancy Drive.** The public hearing was opened at 6:06 p.m. Mike Sanders recused himself having a conflict of interest with applicant and the agenda item. Planning and Development Director Justin French addressed the Commission, and provided a brief overview of the Zoning Change request and a brief description of the dimension standards for zoning districts. Applicant Doye Baker, 302 N Old Robinson, addressed the commission requesting the approval of the zoning change. Norma Hill, 504 Kristi, addressed the commission with concerns about water drainage and requested disapproval of the zoning change. Warren Bradley, 378 Hawkins Court, addressed the commission with concerns about water drainage and requested disapproval of the zoning change. James Mitchell, 510 Celeste, addressed the commission with concerns about the devaluation of surrounding property values and requesting disapproval of the zoning change. Daniel Defore, 500 Celeste, addressed the commission with concerns about the allowance of townhomes in the requested zoning district and requested disapproval of the zoning change. Jerry Watson, 505 Kristi, addressed the commission with concerns about water drainage, sewer issues, and devaluation of surrounding property value and requested disapproval of the zoning change. Jerry Brown, 503 Kristi, addressed the commission with concerns about water drainage and sewer issues and requested disapproval of the zoning change. Ken Hendrix, 530 Jason, addressed the commission with concerns about water drainage and traffic issues and requested disapproval of the zoning change. Don Holley, 522 Jancy, addressed the commission with concerns about water drainage, property size, and traffic issues and requested disapproval of the zoning change. Frank Gonzales, 504 Celeste, addressed the commission with concerns about sewer issue and requested disapproval of the zoning change. Elaine Embry-Mullins, 464 Hawkins Court, addressed the commission with concerns about water drainage, zoning district permitted uses, and allowance of industrial housing and requested disapproval of the zoning change. W. R.

Miller Jr., 506 Celeste, addressed the commission with concerns about water drainage, sewer issues, and street issues and requested disapproval of the zoning change. Michael Baker, 645 Kristi, addressed the commission with concerns about water drainage and housing size and requested disapproval of the zoning change. Gary Praesel, 517 Chado, addressed the commission with concerns about water drainage and floodplain development and requested disapproval of the zoning change. After no further comments or questions, the Public Hearing was closed at 6:48 p.m. Bill Morgan addressed the concerns regarding water drainage and sewer issue by stating his confidence in the City's professional engineers review of any development. Planning and Development Director Justin French addressed the commission in regards to the applicants desire for consideration of a zoning change to SF-2 if the requested SF-3 would be denied. Bill Morgan reopened the public hearing at 7:00 p.m. to allow additional citizen comments on the requested zoning change to SF-2. Jerry Watson, 505 Kristi, addressed the commission and requested disapproval of the zoning change. Don Holley, 522 Jancy, addressed the commission and requested disapproval of the zoning change. Warren Bradley, 378 Hawkins Court, addressed the commission and requested disapproval of the zoning change. Elaine Embry-Mullins, 464 Hawkins Court, addressed the commission and requested disapproval of the zoning change. Applicant, Doye Baker, addressed the commission in regards to other developments with the same size 80' lots. Ken Hendrix, 530 Jason, addressed the commission and requested disapproval of the zoning change. James Mitchell, 510 Celeste, addressed the commission and requested disapproval of the zoning change. After no further comments or questions, the Public Hearing was closed at 7:24 p.m. Commission Member Dexter Sternberg motioned to disapprove SF-3. This motion was seconded by Trey Sherwitz. There were no opposing votes and the motion carries unanimously. Commission Member Bill Morgan motioned to approve to the request for the zoning change to SF-2. This motion was seconded by Trey Sherwitz. Dexter Sternberg voted in opposition. The motion carried with a majority vote of 2-1-1.

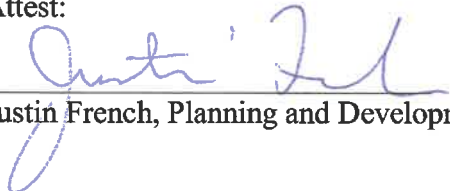
7. **PUBLIC HEARING: Conduct a public hearing and consider a recommendation to the Robinson City Council regarding an ordinance of the City of Robinson, Texas amending Ordinance No. 2014-003, as amended; approving and adopting an updated Future Land Use Map within the Comprehensive Plan; providing a savings clause; and finding and determining that the meeting at which this ordinance is passed is open to the public as required by law.** The public hearing was opened at 7:42 p.m. Mike Sanders rejoined the commission. Planning and Development Director Justin French addressed the Commission providing an overview of the Future Land Use Map. After no further comments or questions, the Public Hearing was closed at 7:52 p.m. Commission Member Trey Scherwitz recommended approval of the Future Land Use Map as presented. This motion was seconded by Dexter Sternberg. There were no opposing votes and motion to approve 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.** Commission member, Dexter Sternberg, commented on his desire for Doye Baker to move

forward but utilizing the property while minimizing impact on surrounding properties. Planning and Development Director Justin French addressed the commission in regards to upcoming public hearings on proposed changes to the City Zoning Ordinance and Zoning Map scheduled as follows: Meadowbrook Church – 6-8 p.m. on 2/13/2018 and Robinson Junior High Cafetorium – 6-8 p.m. on 2/15/2018.

9. **Adjourn:** Meeting adjourned at 8:14 p.m.


Bill Morgan, Chairperson

Attest:


Justin French, Planning and Development Director