

**MINUTES OF PLANNING AND ZONING COMMISSION MEETING  
MAY 15, 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: Mike Sanders, Bill Morgan, Dexter Sternberg  
Members Absent: Trey Scherwitz, Jim Reid
4. **Approve Minutes: April 17, 2018.** Following a brief discussion by the Commission, Mike Sanders motioned to approve minutes as written. Dexter Sternberg seconded this motion. Voting in favor; Sanders, Morgan, Sternberg. There were no opposing votes and motion carried unanimously.
5. **Citizen Comments:** Wesley Gilbreath 1309 E. Stegall Robinson, Tx 76706, and Jean Kettler 108 W. Tate Robinson, Tx 76706 - Replat
6. **PUBLIC HEARING: Consider and take possible action on a recommendation to the Robinson City Council regarding the Minor Plat for Lot 1, Block 1 of the Saffle Ranch Addition, being 10.082 acres known as Tract 54E of the M. Martinez Survey, Abstract 24, addressed at 801 Saffle Road.** The public hearing was opened at 6:00 p.m. Planning and Development Director, Justin French, addressed the Commission, the property owner wishes to conduct a new single family residence on the property and convert the existing single family residential into an accessory dwelling unit such as a mother-in-law quarters, per section 1.7 of the Subdivision Ordinance the City shall not extend utilities, provide access to public roads, or issue building permits for any development of any property which has not received plat approval, so the applicant is asking for approval tonight to create one (1) lot. The one (1) lot would be the entire 10 plus acres at 801 Saffle Road. Applicant applied for variances for the pipe size from 6 inches to 4 inches and there is a request to waive installation of a fire hydrant. Commissioner Sanders recommended approval of the variance request approval of the application and the request to waive installation of a fire hydrant, and disapproval of the Minor Plat request as presented until outstanding items have been addressed. This motion was seconded by Commissioner Sternberg. Voting in favor; Sanders, Morgan, and Sternberg. There were no opposing votes and motions carried unanimously.
7. **PUBLIC HEARING: Consider and take possible action on a recommendation to the Robinson City Council regarding the Final Plat for Liberty Ranch Addition Phase 4, being 13.852 acres of land out of the Carlos O'Campo Survey, approximately addressed off Crow Creek Drive.** The public hearing was opened at 6:09 p.m. Planning and Development Director, Justin French, addressed the Commission, the property owner proposes to final plat twenty-eight (28) residential lots initially approved by the City

Council in the Liberty Ranch PUD and the Liberty Ranch preliminary plat. The final plats for the previous phase were subsequently approved by the City Council and the proposed phase 4 is the last final plat of the approved Liberty Ranch PUD and preliminary plat. There are several outstanding items that still need to be address and the City Staff recommends disapproval of the plat until the items have been addressed. Commissioner Sanders recommended disapproval of the plat until outstanding items have been addressed. This motion was seconded by Commissioner Sternberg. Voting in favor; Sanders, Morgan and Sternberg.

8. **PUBLIC HEARING: Consider and take possible action on a recommendation to the Robinson City Council regarding the Preliminary and Final Plat for Sendera Point Addition, being 11.789 acres of land out of the Ignacio Galindo Survey, addressed with in the 3800 Block of S. Robinson Drive, including 3806 and 3864 S. Robinson Drive.**

The public hearing was opened at 6:24 p.m. Planning and Development Director, Justin French, addressed the Commission, the property owner proposes to preliminary plat and final plat sixteen (16) residential lots. This site was previous submitted to the Planning and Zoning Commission and the City Council for variance to the minimum lot size required for onsite sewage facilities. The Planning and Zoning Commission recommended to the City Council denial, the City Council previously granted approval of minimum of half an acre lots. The smallest lot will have a standard drain fill system, while the other lots 1-15 will have the low-pressure dose onsite sewer facility. Commissioner Sanders recommended disapproval of the plat requests until outstanding items have been adequately addressed. This motion was seconded by Commissioner Sternberg. Voting in favor; Sanders, Morgan and Sternberg. The City Council will consider the plat on June 5, 2018.

9. **PUBLIC HEARING: Conduct a public hearing and take possible action on a recommendation to the Robinson City Council regarding the Replat for Lots 2R1 & 2R2, Block 9 of the O.T. Robinsonville Addition, being 0.933 acres known as Lot 2 Block 9 of the O.T. Robinsonville Addition, addressed at 107 W. Tate Avenue.**

The public hearing was opened at 6:32 p.m. Planning and Development Director Justin French addressed the Commission; the property owner proposes to replat the existing lot into two lots. Two nonconforming single family residences exist on the subject site today. Approval of the proposed replat will have each residence on its own lot and continue the legal nonconforming status of the property till the property is converted to or redeveloped as commercial development in the existing Retail/Office (R/O) zoning district. The City is requesting a 15'x15' corner clip be dedicated as public right-of-way at the intersection of S. Straus Street and West Tate Avenue, and a 7.5' utility easement shall be dedicated along the eastern property line of lot 2R2, in order to facilitate an existing sewer line that is running down the property. Throughout the plat, Lot 1 shall be relabeled as Lot 2R1, and Lot 2 shall be relabeled as Lot 2R2. After no further comments the discussion was closed at 6:36 p.m. for recommendation to City Council. Commissioner Sanders recommended disapproval of the Replat until outstanding items have been adequately addressed. This motion was seconded by Commissioner Sternberg. Voting in favor; Sanders, Morgan, and Sternberg. The City Council will consider the plat on June 5, 2018.

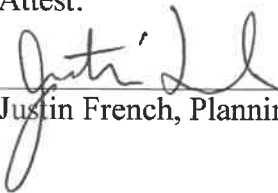
10. **DISCUSSION: Recommendation on subdivision ordinance amendment.** The discussion was opened at 6:40 p.m. Justin French addressed the Commission about the last meeting on

April 17, 2018, where the proposed subdivision ordinance amendment addresses comments from the development community concerning needs to streamline the development process, clarify when platting is applicable/required, and redefine adequate public infrastructure in certain parts of the City. The amendment also adopts provision regarding maintenance of detention facilities, requirements of a warranty bond, repair of damaged curbs, gutters, and street, and designation of approval truck routes during construction. After no further comments the discussion was closed at 6:58 p.m. Commissioner Sanders recommended approval of the subdivision ordinance amendment. The motion was seconded by Commissioner Sternberg. Voting in favor; Sanders, Morgan and Sternberg.

11. **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
12. **Adjourn:** Meeting adjourned at 8:04 p.m.

  
Bill Morgan, Chairperson

Attest:

  
Justin French, Planning and Development Director