



ZONING BOARD OF
ADJUSTMENT MEETING
October 22, 2019



111 W. Lyndale, Robinson, TX 76706-5619
Phone (254) 662-1415 ❖ Fax (254) 662-1035

PUBLIC NOTICE

THE CITY OF ROBINSON ZONING BOARD OF ADJUSTMENT WILL MEET ON TUESDAY, OCTOBER 22, 2019 AT 6:00 P.M. IN THE COUNCIL ROOM AT ROBINSON CITY HALL, 111 WEST LYNDALE DRIVE, 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: September 24, 2019
5. **PUBLIC HEARING:** Conduct a public hearing and consider the application of Stephen Carter on behalf of Dana Dalton Phillips requesting a variance to Section 11.6.2.A of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring attached accessory structures to comply with the setback requirements applicable to the principal structure in the SF-2 zoning district on Lot 10, Block 8 of the Greenland Hills Addition, being 0.2832 acres addressed at 804 Betsy Drive.
6. 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.
7. Adjourn.

**The Governing Body reserves the right to go into Executive Session on any of the above items as provided by Government Code Chapter 551.*

**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.*

POSTED: _____
AT: _____
BY: _____

Zoning Board of Adjustment Agenda
October 22, 2019
Page 1 of 1



ZONING BOARD OF ADJUSTMENT AGENDA ITEM MEMORANDUM

Date Submitted: 10/18/2019
Meeting Date: 10/22/2019
Items #1-3

CALL TO ORDER:

INVOCATION:

ROLL CALL:

	PRESENT	ABSENT
FOX	_____	_____
MOGAVERO	_____	_____
KENNY	_____	_____
KNIGHT	_____	_____
FEATHERSTON	_____	_____
EDWARDS	_____	_____
(VACANT)	_____	_____



ZONING BOARD OF ADJUSTMENT AGENDA ITEM MEMORANDUM

Date Submitted: 10/18/2019

Meeting Date: 10/22/2019

Item #4

DEPT./DIVISION SUBMISSION & REVIEW:

Terry Fox, Chair

ITEM DESCRIPTION: Approve Minutes: September 24, 2019.

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:

September 24, 2019 Regular Meeting Minutes

**MINUTES OF THE ZONING BOARD OF ADJUSTMENT MEETING
SEPTEMBER 24, 2019**

1. **Call to order:** Meeting was called to order at 6:00 PM by Chairman, Terry Fox
2. **Invocation:** Chairman, Terry Fox provided the invocation.
3. **Roll call:** Members Present: Terry Fox, Butch Mogavero, Reese Knight, and Jason Featherston.
Members Absent: Kevin Kenny
4. **Approve Minutes: August 27, 2019.** Following a brief discussion by the Board, Jason Featherston motioned to approve minutes as written. Reese Knight seconded this motion. Voting in favor: Fox, Knight, Mogavero, and Featherston. There were no opposing votes and motion carried unanimously 4-0-0.
5. **PUBLIC HEARING: Conduct a public hearing and consider the application of Lindsey Ostrom requesting a variance to Section 6.6.5 of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring two enclosed parking spaces (garage) on the same lot as the main structure in the SF-1 zoning district on Lot 2, Block 1 of the Ostrom Farms Addition, being 0.57 acres addressed at 744 N. Old Robinson Road.** The Public Hearing was opened at 6:02 PM. Terry Fox, Chairman, provided the Board with a brief overview of the variance requested. Applicant Lindsey Ostrom, 744 N Old Robinson, Robinson, Texas 76706, spoke in favor of the variance and respectfully requested approval. Justin French, Director of Planning and Development, stated at the time of this meeting, staff had received three notices returned all three in favor. After no additional comments, the Public Hearing was closed at 6:05 PM. Following a brief discussion by the Board, Reese Knight motioned to approve the variance request as presented. Jason Featherston seconded this motion. Voting in favor: Fox, Mogavero, Knight, and Featherston. There were no opposing votes and motion carried unanimously 4-0-0.
6. **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.
7. **Adjourn:** Meeting adjourned at 6:08 p.m.

Terry Fox, Chairperson

Attest:

Paulette York, Planning Assistant



W BILLINGTON DR

BETSY ST

PEGGY ST

W KARNES DR

W DOGWOOD ST

BETSY ST

W KARNES DR

30m
100ft

158920

158901

158904

158883

158919

158903

158906

158889

158918

158931

158905

158908

158890

158917

158930

158932

158905

158908

158890

158916

158929

158933

158907

158910

158891

158928

158934

158912

158927

158930

158909

158891

158926

158936

158912

158974

158925

158937

158951

158909

158938

158952

158911

158973

158939

158950

BETSY ST

W KARNES DR

158972

158940

158948

158953

158911

158971

158941

158947

158954

157793

158942

158946

158955

158970

158945

158956

158955

158957

158958

158956

158955

158954

158970

Photos of Subject Site and Surrounding Properties



Google imagine of subject site in March 2013.



Subject site from Betsy Drive.

Photos of Subject Site and Surrounding Properties



806 Betsy Drive



807 Betsy Drive

Photos of Subject Site and Surrounding Properties



805 Betsy Drive



801 Betsy Drive



NOTICE OF PUBLIC HEARING

CASE: ZBA-2019-7

October 8, 2019

Stephen Carter
4800 W. Waco Dr.
Waco, TX 76710

Ref.: Variance Request

Dear Applicant:

This is to advise that your variance request to Section 11.6.2.A of the zoning ordinance, requiring a 25-foot front yard setback for the proposed carport is scheduled for consideration by the Zoning Board of Adjustment. A Notice of Public Hearing, at which interested person(s) will be given an opportunity to be heard, was mailed to all property owners within two hundred (200) feet of the subject property. In hearing this matter, the Zoning Board of Adjustment may approve the variance request as submitted, approve an amended request, or deny the request.

NOTICE OF HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT

The City of Robinson Zoning Board of Adjustment will meet and conduct a Public Hearing regarding the below matter on Tuesday, October 22, 2019 at 6:00 PM in the Robinson City Hall City Council Room at 111 W. Lyndale Drive.

Application of Stephen Carter on behalf of Dana Dalton Phillips requesting a variance to Section 11.6.2.A of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring attached accessory structures to comply with the setback requirements applicable to the principal structure in the SF-2 zoning district on Lot 10, Block 8 of the Greenland Hills Addition, being 0.2832 acres addressed at 804 Betsy Drive.

For more information, you may contact the Planning and Development Department at 254-662-1415 or at 111 W. Lyndale Drive.

Sincerely,

Justin French, AICP
Director of Planning and Development
City of Robinson
111 W. Lyndale Avenue
Robinson, TX 76706
j.french@robinsontexas.org



NOTICE OF PUBLIC HEARING

CASE: ZBA-2019-7

October 8, 2019

Dana Dalton Phillips
804 N. Betsy Drive
Robinson, TX 76706-5202

Ref.: Variance Request

Dear Applicant:

This is to advise that your variance request to Section 11.6.2.A of the zoning ordinance, requiring a 25-foot front yard setback for the proposed carport is scheduled for consideration by the Zoning Board of Adjustment. A Notice of Public Hearing, at which interested person(s) will be given an opportunity to be heard, was mailed to all property owners within two hundred (200) feet of the subject property. In hearing this matter, the Zoning Board of Adjustment may approve the variance request as submitted, approve an amended request, or deny the request.

NOTICE OF HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT

The City of Robinson Zoning Board of Adjustment will meet and conduct a Public Hearing regarding the below matter on Tuesday, October 22, 2019 at 6:00 PM in the Robinson City Hall City Council Room at 111 W. Lyndale Drive.

Application of Stephen Carter on behalf of Dana Dalton Phillips requesting a variance to Section 11.6.2.A of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring attached accessory structures to comply with the setback requirements applicable to the principal structure in the SF-2 zoning district on Lot 10, Block 8 of the Greenland Hills Addition, being 0.2832 acres addressed at 804 Betsy Drive.

For more information, you may contact the Planning and Development Department at 254-662-1415 or at 111 W. Lyndale Drive.

Sincerely,

Justin French, AICP
Director of Planning and Development
City of Robinson
111 W. Lyndale Avenue
Robinson, TX 76706
j.french@robinsontexas.org



NOTICE OF PUBLIC HEARING

CASE: ZBA-2019-7

October 8, 2019

Dear Sir or Madam:

NOTICE OF HEARING BEFORE THE ZONING BOARD OF ADJUSTMENT

The City of Robinson Zoning Board of Adjustment will meet and conduct a Public Hearing regarding the below matter on Tuesday, October 22, 2019 at 6:00 PM in the Robinson City Hall City Council Room at 111 W. Lyndale Drive.

Application of Stephen Carter on behalf of Dana Dalton Phillips requesting a variance to Section 11.6.2.A of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring attached accessory structures to comply with the setback requirements applicable to the principal structure in the SF-2 zoning district on Lot 10, Block 8 of the Greenland Hills Addition, being 0.2832 acres addressed at 804 Betsy Drive.

According to City Tax Records, you are the owner of property that is located within two hundred (200) feet of the area of the variance request. This is a notice of the public hearing; at which time any interested persons will be given an opportunity to be heard. In hearing this matter, the Zoning Board of Adjustment may approve the request as submitted, approve an amended request, or deny the request.

For more information on this matter, you may contact the Planning and Development Department at 254-662-1415 or at 111 W. Lyndale Drive.

Sincerely,

Justin French, AICP
Director of Planning and Development
City of Robinson
111 W. Lyndale Drive
Robinson, TX 76706
j.french@robinsontexas.org

Please circle one and return to the City of Robinson with explanation. 1. In favor 2. Opposed 3. Neutral

Name: _____ **Address:** _____

Explanation/Comments:

Address	Owner Name	Mailing Address	City	State	Zip Code	Property ID
806 BETSY	ATKINSON ALVIN E & BEVERLY ANN LTE	806 N BETSY DR	Robinson	TX	76706	158951
802 BETSY	BARGER ROBERT DAVID & PAMELA D BARGER	PO BOX 529	Chilton	TX	76632	158953
800 BETSY	CANTRELL PAUL A ET UX	800 N BETSY DR	Robinson	TX	76706	158954
708 DOGWOOD ST	CHAVEZ MARICELA	708 DOGWOOD	Robinson	TX	76706	158948
706 DOGWOOD ST	SCHUMACHER CRAIG A	706 DOGWOOD ST	Robinson	TX	76706	158949
704 DOGWOOD ST	REED LINDA CAROLYN JAMES	704 DOGWOOD ST	Robinson	TX	76706	158950
709 W KARNES DR	HIGH JAMES WELDON & SANDRA FAYE	709 W KARNES DR	Robinson	TX	76706	158955
711 KARNES	GRAY JAMES LEON	711 W KARNES DR	Robinson	TX	76706	158956
713 KARNES	SNYDER K DEAN & BARBARA D SNYDER LTE	713 W KARNES	Robinson	TX	76706	158957
901 N BETSY	HARRIS JEFFREY T & JUDY L	901 N BETSY DR	Robinson	TX	76706	158905
807 BETSY	WHATLEY SHANE ESTEN	PO BOX 23053	Waco	TX	76702	158907
805 N BETSY	RANDOLPH HENRY A	805 N BETSY DR	Robinson	TX	76706	158909
801 BETSY	NARDELL GERALD	801 N BETSY DR	Robinson	TX	76706	158911
900 PEGGY DR	VILLAFANA RALPH	900 PEGGY DR	Robinson	TX	76706	158912
902 PEGGY DR	HAHN MARVIN S	902 N PEGGY DR	Robinson	TX	76706	158910
707 DOGWOOD ST	GARCIA JUAN P	707 DOGWOOD ST	Robinson	TX	76706	158936
702 W BILLINGTON DR	TEAGUE SCOTT	702 W BILLINGTON DR	Robinson	TX	76706	158930
900 N BETSY DR	CHARLES EDWARD SPIVEY TRUSTEE	4117 ROSELAWN DR	Waco	TX	76710	158934
902 BETSY	FREDRICK JOSHUA & LAUREN HALL	902 BETSY DR	Robinson	TX	76706	158933
Applicants						
804 BETSY	PHILLIPS DANA DALTON	804 N BETSY DR	Robinson	TX	76706	158952

PUBLIC NOTICE

The City of Robinson Zoning Board of Adjustment will meet and conduct a Public Hearing regarding the below matter on Tuesday, October 22, 2019 at 6:00 PM in the Council Chambers at City Hall, 111 W. Lyndale Drive, Robinson, Texas, to consider the following.

Application of Stephen Carter on behalf of Dana Dalton Phillips requesting a variance to Section 11.6.2.A of the Zoning Ordinance, Ordinance No. 2018-006, as amended, requiring attached accessory structures to comply with the setback requirements applicable to the principal structure in the SF-2 zoning district on Lot 10, Block 8 of the Greenland Hills Addition, being 0.2832 acres addressed at 804 Betsy Drive.

Jana Lewellen, City Secretary



ZONING BOARD OF ADJUSTMENT AGENDA ITEM MEMORANDUM

Date Submitted: 10/18/2019

Meeting Date: 10/22/2019

Item #6

DEPT./DIVISION SUBMISSION & REVIEW:

Terry Fox, 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.

FOX:

MOGAVERO:

KENNY:

KNIGHT:

FEATHERSTON:

EDWARDS:

(VACANT):