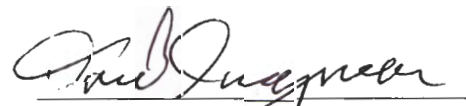


**MINUTES OF PLANNING AND ZONING COMMISSION MEETING
JANUARY 9, 2020**

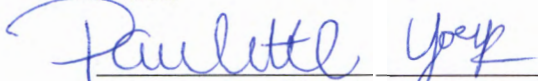
1. **Call to order:** Meeting was called to order at 6:00 p.m. by Chairman, David Dingman.
2. **Invocation:** Gary Praesel provided the Invocation.
3. **Roll call:** Members Present: Belen Ruiz, David Dingman, Jeff Thompson, Tim Holtkamp, and Gary Praesel.
4. **Approve Minutes: December 19, 2019.** Commission Member Thompson motioned to approve the minutes from December 19, 2019 as presented. Commission Member Praesel seconded this motion. Voting in favor: Ruiz, Thompson, Dingman, Holtkamp and Praesel. There were no opposing votes and motion carried unanimously by a vote of 5-0.
5. **Citizen Comments:** None.
6. **PUBLIC HEARING: Conduct a public hearing and consider a recommendation to the Robinson City Council regarding application of Cherie Hudson for approval of a specific use permit for a hosted bed and breakfast in the PD Planned Development District with the base zoning of SF-2 Single Family Residential District on 1.388 acres known as Lot 20, Block 1 of the Liberty Ranch Addition, addressed at 1028 Cecilia Court.** Chairman, David Dingman opened the Public Hearing at 6:02 PM. Justin French, Director of Planning and Development addressed the Commission, and provided a brief overview of the SUP for a hosted bed and breakfast as requested. Wendell Seitzler, 510 Aztec Dr, Robinson, Tx 76706, spoke in opposition to the request stating that there is no need for businesses in residential areas. Cherie Hudson, applicant, clarified she will be living in the residence that is being built and plans to only rent one room, and respectfully requested approval. After no additional comments or questions, the Public Hearing was closed at 6:13 PM. Following a brief discussion by the Commission, Commission Member Thompson motioned to recommend approval of the requested SUP as presented. Commission Member Holtkamp seconded this motion. Voting in favor: Dingman, Ruiz, Thompson, and Holtkamp. Motion carried by a vote of 4-1 with Commission Member Praesel voting in opposition.
7. **PUBLIC HEARING: Conduct a public hearing and consider a recommendation to the Robinson City Council regarding application of Brenda Baker on behalf of BBTTO, LLC for approval of a specific use permit for an unhosted residential bed and breakfast in the RE Rural Estate District on 1.925 acres known as Tract 40 of the C. O'Campo Survey, addressed at 300 Baker Lane.** Chairman, David Dingman opened the Public Hearing at 6:14 PM. Justin French, Director of Planning and Development addressed the Commission, and provided a brief overview of the SUP for an unhosted residential bed and breakfast request. Mr. French stated at the time of this meeting, staff has received five notices returned to sender, one notice returned in neutral and four notices in returned opposition of the requested SUP from the surrounding

property owners located within 200 feet of the subject site. Justin French stated he will map the land area that is accounted for in opposition since some notices were just received. Heather Dudley and Brenda Baker, property owners, spoke in favor of the SUP and also noted that their intent was not to disrupt the neighborhood, and voiced some concern regarding the comments made by surrounding property owners. Mrs. Dudley mentioned is she seeking a restricted/targeted criteria for the rental if possible of all five rooms, and respectfully requested approval of the SUP. Doug Kenny, 503 Kiowa Ln, Robinson, Texas 76706; Suzy Seitzler, 510 E Aztec, Robinson, Texas 76706; John Norman, 512 Chado, Robinson, Texas 76706; Michael Baker, 535 Kristi, Robinson, Texas 76706; Shelly Tanabe, 301 Baker Ln, Robinson, Texas 76706; John Wedeking, 213 Baker Ln, Robinson, Tx, 76706 (which also had a petition with eight opposing signatures), each spoke against the requested SUP and voiced concerns regarding the screening, ADA compliant, use not compatible with the existing neighborhood, traffic, and the safety of the residents in the neighborhood. After no additional comments or questions, the Public Hearing was closed at 6:47 PM. Commissioner Member Ruiz made a statement to the public that we do take into consideration the citizens comments because ultimately we are here to do what is best for the City of Robinson. Following a discussion by the Commission, Commission Member Praesel motioned to deny approval of the requested SUP presented. Commission Member Thompson seconded this motion. Voting in favor: Dingman, Ruiz, Praesel, Holtkamp, and Thompson. Motion carried by a vote of 5-0.

8. **Consider and take possible action on the application of Waco Infinity Properties for a minor plat to create Lots 1 and 2, Block 1 of The Heights Addition, being approximately 23.943 acres out of the C. O'Campo Survey, addressed in the 4000 Block of S. Loop 340 Highway.** Following a discussion by the Commission, Commission Member Praesel motioned to recommend approval. Commission Member Ruiz seconded this motion. Voting in favor: Dingman, Ruiz, Praesel, Holtkamp, and Thompson. Motion carried by a vote of 5-0.
9. **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.
10. **Adjourn:** Meeting adjourned at 7:13 PM.


David Dingman, Chairperson

Attest:


Paulette York, Planning Assistant