

MINUTES OF CITY COUNCIL MEETING FEBRUARY 1, 2022

- 1. Call to order.** Meeting was called to order at 6:00 P.M. by Mayor Bert Echterling.
- 2. Invocation:** Paster C.W. Wharton with Moonlight Drive Fellowship Church provided the invocation.
- 3. Roll Call:** Councilmembers present: Mayor Echterling, Mayor Pro Tem Jeremy Stivener, Jimmy Rogers, Jeremy Holland, and Brittany McLean. Councilmembers Matt Birkes and Steve Janics were absent.
- 4. Citizen Comments:** Linda Vaughn, Robinson Chamber of Commerce, provided announcements: Semi Annual membership meeting moved to 6pm at the Hampton Inn on Tuesday, February 8, 2022; Business After Hours event from 5-7PM on March 3, 2022 at the Bevy Boutique; Annual membership banquet, July 21, 2022 at the Texas Sports Hall of Fame. Please check the website for events and updates.

PRESENTATIONS

- 5. Presentation by Mike Vogelaar with the Greater Waco Sports Commission.** Mike Vogelaar, presented to Council that the GWSC is a 5013C and has been around for six years. The GWSC is looking to grow and recruit events to benefit the local community through economics and quality of life through sports. GWSC would like for the City of Robinson to explore supporting the GWSC through Hotel Occupancy funds. No action taken.
- 6. Quarterly Investment Report.** City Manager, Craig Lemin presented the Quarterly Investment report for the quarter ending December 31, 2021 to Council. No action taken.
- 7. 2021 Annual Racial Profiling Report.** Chief of Police Rich Andreucci presented the 2021 Annual Racial Profiling Report to Council as required. No action taken.

CONSENT AGENDA

- 8. Approve Minutes: January 4, 2022 Regular City Council Meeting and January 18, 2022 Special City Council Meeting.**
- 9. Consider approval of Resolution 2022-001-R authorizing continued participation with the Atmos Cities Steering Committee.**
- 10. Consider approval of a proposal from Walker Partners to provide professional civil engineering services to the City of Robinson in connection with the Shamrock Ground Storage Tank Rehabilitation.**

Mayor Pro Tem Jeremy Stivener motioned to approve consent agenda items 8-10 as presented. Councilmember Rogers seconded this motion. Voting in favor: Rogers, Holland,

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Echterling, Stivener and McLean. There were no opposing votes and the motion carried unanimously 5-0.

REGULAR AGENDA

- 11. PUBLIC HEARING:** Conduct a public hearing, consider and possible action on Ordinance 2022-006 regarding the application of Chad Alvarez with JHAWC Holdings on behalf of Stacy Fadal Coker Etal for approval of a zoning change from R/O District to PD Planned Development for all C-2 District uses plus heavy machinery and construction equipment sales, rental, and/or storage with deviations on 6.468 acres, known as two tracts out of the C. O' Campo Survey, approximately addressed at 4850 S. Loop 340 Hwy.

Mayor Echterling opened the Public Hearing at 6:30 PM

Justin French, Director of Planning and Development presented this item: This request is a Planned Development which we have not had many of and with requested deviations. This request has the base zoning which will allow the proposed uses with a specific use permit. With a specific use permit application deviation cannot be requested from the typical standard of the zoning ordinance those are design standards. The Planning and Zoning Commission recommended approval on January 6, 2022 by a vote of 4-0. The requested deviations include the following: number of canopy trees, number of ornamental trees, percent of landscaped area, buffering to residential along south property line via 8-foot chain link fence with screening slats and powder coated pipe guard rail fence rather than wood, masonry, stone, or pre-cast concrete; and lastly some surface improvement of road base (for storage of heavy machinery) rather than paved concrete or hot-mix asphalt which is required by our current ordinance. Chad Alvarez is online and his engineer Joyce Stanton for questions. No notices returned in opposition and none in support. One call in but once explained the usage, there were no issues.

Mayor Echterling closed the Public Hearing at 6:36 PM

Mayor Echterling questioned the deviations. Mr. French stated regarding the canopy trees they are proposing 24 not the required 56. Ornamental trees proposed at 29 not the required 112. Landscape area proposed at 16% not the required 20%. Mr. French stated these are outlined in exhibit A. Applicant is also proposing to use road base not asphalt. Mayor Echterling questioned the buffer for the houses behind the property. Mr. French stated buffer will be landscape or screened fence. There are also existing trees in the back. He also stated there is a 20-foot abandoned area between the property and the houses behind it. Mr. Rogers stated he would like to see the extra trees used in the back area for the neighborhood behind the property to use as extra buffer. Mayor Echterling stated there is no time constraint on operation times for C-2. Mayor Echterling stated someone would need to take over the abandoned area. Mayor Echterling stated he would like to see a 30-foot buffer at minimum with live wall of shrubbery and tall trees. Applicant Chad Alvarez spoke to council regarding the cost of the land and what is in the project is at their maximum. He stated they

do have equipment that will be up in the air from time to time. Mr. Alvarez appreciated the concern of a buffer; he is unsure if the trees are going to negate the concern long term that council has. The cost to go in there and landscape all that, which is not part of our plan today, at an economic standpoint is not feasible to fully landscape down that property at this time. Mr. Rogers asked Mr. Alvarez in regards to the existing trees; if some are against the property line, would you keep those? Mr. Alvarez stated they are vegetation but that space is needed as use of the yard. If there is something left in the abandoned easement then yes, that is possible. Mr. Alvarez stated that any trees inside the site plan would be removed. Mr. Rogers ask Mr. Alvarez if he was interested in claiming the abandoned right of way. Mr. Alvarez stated he thought yes, however, that has not been explored. If it is required to be landscaped, the cost of any extra landscape, we are not able to absorb in our budget, per Mr. Alvarez. Mr. Alvarez stated the site is not easy to develop and the extra drive required by TXDot makes it more expensive. Mrs. McLean confirmed with Mr. French that notifications were made to the residents behind the property and no one responded in opposition. Mr. French confirmed. Mr. Rogers concerns are they are at maximum budget and the buffer for neighbors is a must. Mayor Echterling asked the applicant what they are willing to do for a buffer? Mr. Alvarez stated they have a formula for budgetary items and revenue. They are not willing to put the investment in the landscape for a 30-foot buffer.

Mayor Pro Tem Jeremy Stivener made a motion to deny Ordinance 2022-006 regarding the application of Chad Alvarez with JHAWC Holdings on behalf of Stacy Fadal Coker Etal for approval of a zoning change from R/O District to PD Planned Development for all C-2 District uses plus heavy machinery and construction equipment sales, rental, and/or storage with deviations on 6.468 acres, known as two tracts out of the C. O' Campo Survey, approximately addressed at 4850 S. Loop 340 Hwy. Councilmember Rogers seconded the motion. Voting in favor: Rogers, Holland, Echterling, Stivener and McLean. There were no opposing votes and the motion carried unanimously 5-0.

Council was polled and all 5 voted in favor of the motion to deny the application.

12. DISCUSSION: Continuation of discussion from January 18, 2022 workshop on the recommendation of the Planning and Zoning Commission to approve amending Ordinance No. 2018-006, the zoning ordinance for the City of Robinson, Texas.

Planning and Development Director, Justin French presented this item to Council and provided an overview of the recommendations of the Planning and Zoning Commission to amend Ordinance 2018-006, the zoning ordinance for the City of Robinson. Discussion with council of proposed changes picked up with Article 10 Sections 10.1, 10.1.3; Article 11 Sections 11.1.5, 11.4, 11.4.2b, 11.4.5a,b,c, 11.5, 11.5.2, 11.5.2b, 11.5.3, 11.5.4, 11.6.2, 11.6.2a, 11.6.2f, 11.6.3h & I, 11.6.4a1 & b1, 11.6a,b,c,d, 11.8, 11.9; Article 12 Sections 12.2, 12.3.

Mr. French will present all changes discussed from this meeting and the January 18, 2022 Special Meeting and present to council at the March 1, 2022 Regular City Council meeting. No action taken.

13. Mayor and Councilmember updates and requests for items to be placed on future agendas.

Councilmember Rogers gave a brief update on Heart of Texas Council of Government.

Mayor Pro Tem Stivener would like to discuss alcohol sales.

Councilmember McLean would like to discuss the Waco Sports Commission presentation.

14. Adjourn. Meeting adjourned at 9:20 p.m.


Bert Echterling, Mayor

ATTEST:


Misty Cryer, City Secretary

