

Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, December 15, 2015

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The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair John Holmes, Rae Schmuck, Frank Minosky, Mat Naegele, Jason Morgan, and Brett Baggerly. The following Staff members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Commission members, Eloise Lundgren, Joel Berryman and Ben Pamplin were absent.

**Pledge of Allegiance** – Frank Minosky led all present.

**Invocation** – John Holmes gave the Invocation.

**1. Call To Order.**

Chair Holmes called the meeting to order at 5:30 P.M.

**2. Minutes from the previous Planning and Zoning meeting.**

Ms. Rae Schmuck made a motion to approve the minutes from November 17, 2015. Mr. Baggerly seconded the motion and the minutes were approved unanimously with 6 ayes, 0 nays.

**3. Z-15-27 Hold a public hearing and consider a zoning change from Retail to Neighborhood Service Zoning District for the construction of a proposed new salon building at 803 East 6th Avenue, located on the north side of East 6th Avenue, east of North Birdwell Street and west of Continental Street.**

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing on item Z-15-27 and asked if anyone would like to speak on this zoning request change. With no one requesting to speak, the public hearing was closed.

Chair Holmes asked if there would be impact to the home behind the salon. Ms. Smith said they will review the drainage in the rear of the property because water does pool in the parking lot. The City will ensure the drainage does not negatively affect the adjacent property owners. If this zoning change request is approved, the applicant will submit the building plans and City staff will review the plans with our consulting engineers.

Mr. Morgan asked if the 805 East 6<sup>th</sup> Avenue address is the existing businesses. Ms. Smith answered yes. He then asked if it will remain zoned as Retail. Ms. Smith said she asked the applicant if they would like to rezone both properties to Neighborhood Services and they said they would prefer to address this one property. She added that they will preserve all of the existing trees. Ms. Smith stated the preliminary drawings of the parking lot incorporate the mature trees into the parking design.

Mr. Naegele made the motion to approve Z-15-27, with Mr. Morgan seconding the motion. Chair Holmes reiterated the motion stated is to approve a zoning change from Retail to Neighborhood Service Zoning District for the construction of a proposed new salon building at 803 East 6th Avenue, located on the north side of East 6th Avenue, east of North Birdwell Street and west of Continental Street, and it was approved unanimously with 6 ayes, 0 nays.

Chair Holmes expressed his appreciation to the Commission's participation and hard work. He said they do a lot for the City and the community, and thanks them all for serving on the Commission.

With no further business, the meeting was adjourned at 5:37 P.M.

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Chair, Planning and Zoning Commission