

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, November 17, 2015

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, Ben Pamplin, Eloise Lundgren, 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 member, Joel Berryman was absent.

Pledge of Allegiance – Rae Schmuck 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. Schmuck made a motion to approve the minutes from October 20, 2015. Mr. Minosky seconded the motion and the minutes were approved unanimously with 8 ayes, 0 nays.

3. Z-15-26 Hold a public hearing and consider a zoning change from Planned Development Retail to an Amended Planned Development Retail Zoning District for the construction of a proposed new Mi Pueblo restaurant building at 500 South Main Street, located on the southwest corner of South Main Street and West Avenue D.

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing on item Z-15-26 and asked if anyone would like to speak on this zoning request change. With no one requesting to speak, the public hearing was closed.

Mr. Pamplin asked if the previous zoning change request was for a reduced setback along the property line shared with the neighbor Lonestar Legal Aid, and if the new plan will situate the restaurant farther back from that property line and closer to the western property line shared with the residence.

Ms. Smith said yes, if the addition would have been built, the way the building is angled would have required a reduced setback to the southern property line. The applicant is no longer requesting to construct an addition, and is now requesting to construct a new building behind the existing restaurant building. Once constructed, the current building will then be demolished. The Retail Zoning District requires a 20 feet rear yard setback and this request will require a reduced rear yard setback of 10 feet due to space limitations on the property.

Chair Holmes asked Ms. Smith is she had any comments from the property owner to the west, or has she had any discussions with them?

Ms. Smith said the property owner to the west did call the Planning Department and asked if there would be a fence constructed along the western property line. We informed the property owner that a fence will be constructed along the western property line. Ms. Smith added that the property owner did not submit a letter.

Chair Holmes asked if there was a buffer or curb between the parking and Avenue D?

Leo Camden Jr. with Fine Line Design & Build, 110 E. 11th Avenue, is representing the applicant and stated the driveway opening along Avenue D will remain the same as it is now.

Chair Holmes asked whether there would be drive-thru service at the restaurant. Mr. Camden answered they will not have a drive-thru service.

Mr. Minosky made the motion to approve Z-15-26, with Mr. Morgan seconding the motion. Chair Holmes reiterated the motion stated is to approve a zoning change from Planned Development Retail to an amended Planned Development Retail Zoning District for a new Mi Pueblo restaurant building, and it was approved unanimously with 8 ayes, 0 nays.

With no further business, the meeting was adjourned at 5:41 P.M.

Chair, Planning and Zoning Commission