

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 16, 2016

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, Joel Berryman, Mat Naegele, Brett Baggerly, Rae Schmuck, Jason Morgan, and Frank Minosky. The following staff members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Members Ben Pamplin and Eloise Lundgren were 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.

Mr. Frank Minosky made a motion to approve the minutes from July 19, 2016. Mr. Matt Naegele seconded the motion and the minutes were approved unanimously with 7 ayes, 0 nays.

3. P-16-26 Consider a preliminary plat for the Meadows Subdivision, a 29.474 acre tract of land, located on the east side of FM 1670 and south of Amity Road, located partially in Belton's Extra Territorial Jurisdiction (ETJ).

Ms. Smith presented the staff report.

Chair Holmes asked if the proposed detention pond will be located on a different owner's property? Ms. Smith said yes, the applicant is proposing to release the drainage onto the property to the south leading to a proposed off-site retention/detention pond. Staff consulted with the city attorney regarding the off-site drainage easement document to ensure all aspects are covered for the property owner, and any future owners, to accept responsibility for the drainage. Mr. Joel Berryman asked what would motivate a property owner to accept the drainage? Ms. Smith said her understanding is the off-site retention/detention pond will be used as a stock tank for horses.

Mr. Minosky asked if a park is proposed? Ms. Smith said the applicant is requesting a variance to the parkland requirements. Since the lots in this subdivision are 0.50 acres and larger, each lot will contain open space for the residents. This subdivision is located far outside the City limits and the Parks Master Plan does not identify any future parkland in this area. Chair Holmes asked if there is another development near this proposed subdivision? Ms. Smith said yes, it is the Chick Addition.

Mr. Minosky said the developer utilized this entire property for residential lots only and didn't provide any space for parkland. He said the City believes it is acceptable, but he does not believe it is acceptable. Ms. Smith said staff encouraged the developer to provide a park in this subdivision

that is owned and maintained by the HOA, but the developer has expressed reluctance to create an HOA for this subdivision. Ms. Smith said if parkland is dedicated to the City, it would be far removed from the City limits and difficult for staff, from a maintenance standpoint, to ensure it is well kept.

Mr. Mat Naegele said of course they will choose to pay the fee instead of dedicating parkland, if required, because it is a \$4,800 fee compared to a much higher lot cost. Mr. Minosky said they are requesting a waiver for the parkland fee.

Ms. Rae Schmuck said Quail Meadows has a nice, little park and she didn't understand why something like that could not be done there.

Mr. Naegele said he understands the City's point of view, \$4,800 is a very minimal amount of money and it will just sit in an escrow account. Mr. Naegele said he would like to see fee-in-lieu cost change for each dwelling unit to be comparable to the land cost. Ms. Smith said the City's fee is comparable with other cities in this area. Mr. Naegele said he agrees with the variance in this particular case.

Ms. Baggerly asked if the parkland dedication requirement would be a quarter-acre for the 46 lots. Ms. Smith said yes, it would be 0.24 acres since 24 lots are located in Belton's ETJ. Most lots within City limits are much smaller, anywhere from 5,000 to 10,000 square feet, and this subdivision does provide more open space on each lot (21,780 square feet or 0.50 acres).

Mr. Naegele made the motion to approve a preliminary plat for the Meadows subdivision, a 28.474 acre tract of land, located on the east side of FM 1670 and south of Amity Road, located partially in Belton's Extra Territorial Jurisdiction, subject to the parkland and sidewalk variances and letter to the applicant's engineer. Mr. Morgan seconded the motion, which was approved unanimously with 7 ayes, 0 nays.

With no further business, the meeting was adjourned at 5:50 P.M.

Chair, Planning and Zoning Commission