

Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, July 19, 2016

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

**Pledge of Allegiance** – Ben Pamplin led all present.

**Invocation** – Frank Minosky 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. Eloise Lundgren made a motion to approve the minutes from June 21, 2016. Ms. Rae Schmuck seconded the motion and the minutes were approved unanimously with 8 ayes, 0 nays.

**3. Z-16-09 Hold a public hearing and consider a zoning change from Agricultural to Commercial Highway Zoning District on a 3.679 acre tract of land and from Agricultural to Light Industrial Zoning District on a 8.984 acre tract of land located at 3360 South Interstate Highway 35, located on the east side of South Interstate Highway 35 and south of Grove Road.**

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing and with no one requesting to speak, he closed the public hearing.

Mr. Frank Minosky made the motion to approve item Z-16-09, a zoning change from Agricultural to Commercial Highway Zoning District on a 3.679 acre tract of land and from Agricultural to Light Industrial Zoning District on a 8.984 acre tract of land located at 3360 South Interstate Highway 35, located on the east side of South Interstate Highway 35 and south of Grove Road. Mr. Mat Naegele seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

**4. P-16-21 Hold a public hearing and consider a re-plat for Red River subdivision, a 7.037 acre tract of land, located on the north side of Red River Road and east of Riverwood Drive.**

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing and with no one requesting to speak, closed the public hearing.

Ms. Eloise Lundgren asked if there are existing septic systems in place for the two additional lots. Ms. Smith said there is an existing septic system on the lot with the home, but the two additional lots do not have a septic system yet. The septic systems will be installed in conjunction with construction of the two new homes.

Chair Holmes asked how trash is collected for those properties. Ms. Smith said there is an existing gate that will remain in place, so trash will be collected outside the gated properties along Red River Road. Mr. Pamplin commented in other subdivisions some homeowners pull their trashcans with a golf cart to the road.

Mr. Berryman asked about the easement on the right side extending from Lot 3 to Lot 2. Mr. Travis Quicksall, 3271 Hester Way, Salado, Texas, said that a portion of the property is platted and the easement was put in place at that time. The former property owner acquired land east of the easement after the property was initially platted. Mr. Berryman asked if the easement would affect future home development. Mr. Quicksall stated he does not believe it will affect future development.

Ms. Rae Schmuck made the motion to approve item P-16-21 a re-plat for Red River subdivision, a 7.037 acre tract of land, located on the north side of Red River Road and east of Riverwood Drive. Mr. Minosky seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

**5. P-16-24 Hold a public hearing and consider a re-plat for Forrest Hill, Phase V, a 0.717 acres tract of land, located on the north side of Armstrong Drive and east of Kneese Drive.**

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing and with no one requesting to speak closed the public hearing.

Mr. Berryman asked if parking will be added in the new park area next to the proposed cul-de-sac? Ms. Smith said she can ask the Parks and Recreation Department if future parking is planned in that area for access to the park.

Mr. Naegele made the motion to approve the item P-16-24 a consider a re-plat for Forest Hill, Phase V, a 0.717 acres tract of land, located on the north side of Armstrong Drive and east of Kneese Drive. Mr. Baggerly seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

With no further business, the meeting was adjourned at 5:45 P.M.

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Chair, Planning and Zoning Commission