

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, May 17, 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, Ben Pamplin, Joel Berryman, Eloise Lundgren, Mat Naegele, Brett Baggerly and Frank Minosky. The following staff members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Commission members Rae Schmuck and Jason Morgan 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.

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

3. Z-16-05 Hold a public hearing and consider a zoning change from Agricultural to Commercial-1 Zoning District with a Specific Use Permit for mini-storage warehouses at 4980 West Highway 190 Service Road, an 8.073 acre tract of land, located on the north side of U.S. Highway 190, east of George Wilson Road and west of Wheat Road.

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing.

Trey Galloway, P.O. Box 1775, Belton, described the office design and stated he was there to answer questions of the Commission. Chair Holmes closed the public hearing.

Mr. Berryman asked about the future commercial area along the property frontage. Mr. Galloway replied the plan is to leave that space open for anything that may come in the future as Highway 190 changes to I-14.

Mr. Naegele made the motion to approve the item Z-16-05 a zoning change from Agricultural to Commercial-1 Zoning District with a Specific Use Permit for mini-storage warehouses at 4980 West Highway 190 Service Road, an 8.073 acre tract of land, located on the north side of U.S. Highway 190, east of George Wilson Road and west of Wheat Road. Mr. Baggerly seconded the motion, which was approved unanimously with 7 ayes, 0 nays.

4. Z-16-06 Hold a public hearing and consider a zoning change from Single Family-1 to Retail Zoning District at 105 Lake Road, a 1.263 acre tract of land, located on the south side of Lake Road, west of Main Street and east of Commerce Street.

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing.

Mr. Brad Dusek, 8311 FM 2086, Temple, Texas, is the developer of this property. He's hoping to have the area re-zoned and then find a tenant. Mr. Dusek offered to answer any questions of the Commission.

Mr. Berryman said the developer would build to suit. Mr. Dusek said we have lots of development options for either an office, retail or a Starbucks, for example. Mr. Dusek said he's trying to stay ahead of the curve on it.

Chair Holmes closed the public hearing.

Mr. Berryman made the motion to approve the item Z-16-06 a zoning change from Single Family-1 to Retail Zoning District at 105 Lake Road, a 1.263 acre tract of land, located on the south side of Lake Road, west of Main Street and east of Commerce Street. Ms. Baggerly seconded the motion, which was approved unanimously with 7 ayes, 0 nays.

5. P-16-16 Consider a final plat for River Place Estates, Phase IX, Section 2, a 6.195 acre tract of land, located north of River Fair Boulevard, east of Red River Road, and west of North Main Street.

Ms. Smith presented the staff report.

Mr. Minosky asked if there was any plan for a park. Ms. Smith said yes. The next phase, Phase X, will have a park plan.

Chair Holmes asked about a second entrance. Jennifer Ryken, representing Turley Associates, Inc., said a second entrance would be added in the next phase (Phase X).

Mr. Pamplin asked about the park fees and if that funding would be used for this subdivision. Ms. Smith said the funding paid by the developer will be used for a park that serves the residents in this subdivision. Mr. Pamplin asked if the amount was \$10,000 collected for this park in Section 1 and 2. Ms. Smith said yes, and it can be utilized to purchase parkland and/or playground structure to be placed in the dedicated parkland.

Chair Holmes asked if the second entrance would tie into Riverwood Drive. Ms. Ryken stated the second entrance is proposed to extend to the existing Riverwood Drive in Phase X.

Mr. Minosky said there is no guarantee there will be parkland dedicated in the next phase if the contractor quits or goes bankrupt. Mr. Minosky said he would like to see the parkland dedicated before they give them 90 percent of what they want. Chair Holmes said the City may be shorting itself if they need to use those funds to purchase parkland because those dollars may not go that far for developed land versus undeveloped land. Ms. Smith said if they do not bring any new phases forward, those parkland funds can be utilized in this area. Mr. Minosky said that there are people living in those neighborhoods now who will not have a park for some time.

Mr. Naegele said he hopes the City has a plan for parkland because it may be more profitable for the developer to sell the lot and just pay the fee rather than dedicate parkland. Ms. Ryken said when she met with City staff about parkland the developer recommended dedicating 2 acres of substantial parkland in this master development instead of donating a small half-acre, pocket park. She said they are working with the City on where that will be. Ms. Smith acknowledged again dedication of parkland is required with the Phase X plat.

Chair Holmes said he appreciated the comments. Mr. Pamplin said these developers are not going anywhere, and land is going to be set aside. He said he feels comfortable that this will happen.

Mr. Baggerly made the motion to approve the item P-16-16 a final plat for River Place Estates, Phase IX, Section 2, a 6.195 acre tract of land, located north of River Fair Boulevard, east of Red River Road, and west of North Main Street. Mr. Berryman seconded the motion, which was approved unanimously 7 ayes, 0 nays.

6. P-16-17 Considers a preliminary/final plat for Cameron Hills II, a 19.393 acre tract of land, located on the north side of Sparta Road, west of Lake to Lake Road right-of-way and west and south of Dawson Ranch, Phases 5 and 6.

Ms. Smith presented the staff report.

With no discussion, Mr. Minosky made the motion to approve the item P-16-17 a final plat Cameron Hills II, a 19.393 acre tract of land, located on the north side of Sparta Road, west of Lake to Lake Road right-of-way and west and south of Dawson Ranch, Phases 5 and 6. Mr. Naegele seconded the motion, which was approved unanimously 7 ayes, 0 nays.

With no further business, the meeting was adjourned at 6:02 P.M.

Chair, Planning and Zoning Commission