

Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, September 20, 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, Joel Berryman, Brett Baggerly, Ben Pamplin, Eloise Lundgren, Rae Schmuck, Jason Morgan and Frank Minosky. The following staff members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Member Mat Naegele was absent.

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

**Invocation** – Chair 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. Minosky made a motion to approve the minutes from August 16, 2016. Ms. Rae Schmuck seconded the motion and the minutes were approved unanimously with 8 ayes, 0 nays.

**3. Z-16-10 Hold a public hearing and consider a zoning change from Light Industrial to Commercial-2 Zoning District for a proposed used car lot on Lot 1 and 2, Block 2 of the Salado Business Park Addition, a 2.08 acre tract of land, located on the northwest corner of Goodway Drive and West Amity Road, west of Interstate 35.**

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing. Mr. Ronnie Tynes, 1283 Salado, said he is in favor of the zoning change, adding he represented the owner. Chair Holmes closed the public hearing.

Ms. Rae Schmuck made the motion to approve a Z-16-10. Mr. Brett Baggerly seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

**4. Z-16-12 Hold a public hearing and consider a zoning change request from Commercial Highway to Retail Zoning District for a Popeye's Louisiana Kitchen at 1005 East Central Avenue, a 0.658 acre tract of land, located on the southeast corner of Interstate 35 and East Central Avenue and on the north side of Spring Street.**

Ms. Smith presented the staff report.

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

Ms. Eloise Lundgren asked if flooding has been an issue there? Ms. Smith said there has not been any flooding during the summer rainstorms. She said they are hopeful that the removal of the low water crossings will now allow the water to move freely to the Leon River in heavy rains. She stated that the property is within a floodplain, so the building will need to be constructed 18 inches above the base flood elevation.

Chair Holmes asked where the Starbucks, Jimmy John's and other retail were along the highway frontage road meets the 60-foot setback? Ms. Smith answered they are not zoned Commercial Highway, so the 60 feet front yard setback does not apply. Those properties are zoned Commercial-1 and require a 25 feet front yard setback. Chair Holmes asked why we would zone Popeye's differently? Ms. Smith said Commercial Highway is common along Interstates, and most properties are deep with larger front yard setbacks.

Chair Holmes commented that Starbucks gets congested and vehicles waiting in the drive-thru back out into Head Street and he is concerned that the cars will back out into Central Avenue at this location as well. Ms. Smith said the City has stacking requirements as part of the updated Design Standards. Ms. Smith said the cars in line at Starbucks are meant to stack within the parking lot and not onto Head Street, but with the line forming it becomes difficult to back out of parking spaces. Ms. Smith said the City will review this issue and coordinate with the applicant.

Mr. Morgan said it doesn't look as if there will be safe ingress from Central Avenue, and it would instead be from the access road. Ms. Smith said there are two driveways proposed to the Interstate 35 frontage road, an ingress driveway and egress driveway. Mr. Morgan said in order to access the property as designed, a vehicle must enter from the access road since the median in Central Avenue prevents left hand turns into this property. Mr. Pamplin stated if the entrance at Central Avenue is closed and an entrance is created on Spring Street, that will direct people into the middle of the drive-thru lane. Mr. Holmes stated that vehicles entering this site from Central Avenue could cause vehicle stacking issues that result in traffic backing up onto the access road. Mr. Morgan stated he is concerned about traffic backing up into the signalized intersection due to people making U-turns to enter Popeye's from Central Avenue. He said the way it is designed, it is possible to make a U-turn from Central Avenue into Popeye's. Mr. Morgan said he believes it is a valid concern. Ms. Smith stated staff will look into the Central Avenue driveway concerns and review potential alternatives with the applicant.

Mr. Berryman made the motion to approve a Z-16-12. Ms. Eloise Lundgren seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

- 5. Z-16-13 Hold a public hearing and consider a zoning change from Retail to Planned Development Retail Zoning District for a proposed meat market at 116 North Birdwell Street, a 0.68 acre tract of land, located on the northwest corner of Flat Street and Birdwell Street.**

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing. Mr. Ronnie Schoepf, 702 East Central Avenue, said he's excited about this project and they have been working on it for a long time. He is in favor and believes it will be first-class store and great addition to the Downtown Belton area. Chair Holmes closed the public hearing.

Mr. Minosky made the motion to approve Z-16-13. Mr. Baggerly seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

**6. Z-16-14 Hold a public hearing and consider a zoning change from Agricultural to Planned Development Commercial Highway for a proposed equestrian center at 301 West Loop 121, a 40 acre tract of land, located on the south side of West Loop 121 and west of Interstate 35.**

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing. Mr. Jon Burrows, Bell County Judge, 709 Clover Lane, Temple, asked that the Commission to approve the request, as it is a major expansion for the Expo Center and an advantage for the City of Belton.

Ms. Jane Durham, 298 Mesquite Lane, asked if this expansion will affect her property which is located behind the proposed equestrian center and arena. Ms. Durham asked for clarification of the map she received in the mail, to which Ms. Smith explained her property would not be changed in any way. Ms. Smith stated that she received notification of the zoning change request because her property is within 200 feet of the property proposed for a zoning change.

Mr. Julian Deholloz III, 717 Mary Jane, asked if there are plans to build roads in that area, to which Ms. Smith answered the City's Thoroughfare Plan does not propose any new roads in that area.

Mr. Ronnie Schoepf, 702 East Central Avenue, said he supports this project and it will be great for Belton and Bell County as long as it doesn't adversely affect its neighbors.

Chair Holmes closed the public hearing.

Mr. Minosky asked if the property has been surveyed. Mr. Richard Cortese, Bell County Commissioner, 3141 Wilson Valley Road, Little River, stated that Bell County conducted a survey initially when the 40 acres was separated from a larger tract of land. Mr. Baggerly asked to see the overlay map. Mr. Cortese said the new buildings are north of the existing horse barn.

Chair Holmes asked if there will be utilities for the cattle/horse trailer parking spaces. Mr. Bill Schumann, Bell County Commissioner, 2520 Rock Road, Troy, said there will be water and electricity at those parking spaces. Mr. Morgan asked if there is a time limitation for the patrons who park their trailers in those proposed spaces? Mr. Cortese said the patrons can only stay during the event at the Expo Center, adding that events can last three to four days. Mr. Morgan asked if someone is there for back-to-back events, is it possible for them to stay for two months? Mr. Cortese said no.

Mr. Pamplin asked if the parking lot surface will be asphalt or concrete? Mr. Schumann said it will be asphalt with concrete fire lanes.

Mr. Baggerly made the motion to approve a Z-16-14. Mr. Ben Pamplin seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

- 7. P-16-27 Consider a preliminary/final plat for the Elm Grove Heights Addition, a 3.739 acre tract of land, located on the west side of Elm Grove Road, east of Interstate 35, in Belton's Extra Territorial Jurisdiction (ETJ).**

Ms. Smith presented the staff report.

Mr. Minosky made the motion to approve a P-16-27, conditioned as indicated on the staff report. Mr. Berryman seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

With no further business, the meeting was adjourned at 6:18 P.M.

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Chair, Planning and Zoning Commission