

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, September 15, 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: Ben Pamplin, Joel Berryman, Rae Schmuck, John Holmes, Frank Minosky, Jason Morgan, and Brett Baggerly. The following Staff members were present: Erin Smith, and Planning Clerk, Laura Livingston. Absent was Commission members: Eloise Lundgren and Mat Naegele.

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 5:31 P.M..

2. Consider minutes from the previous Planning and Zoning meeting.

Mr. Berryman made a motion to approve the minutes. Mr. Minosky seconded the motion and the minutes were approved unanimously with 7 ayes, 0 nays.

3. Z-15-24 Hold a public hearing and consider a zoning change from Commercial-1 with a Specific Use Permit for an indoor vehicle parking self-storage facility to Agricultural Zoning District at 6515 Dogridge Road, a 5.0 acre tract of land, located on the south side of Dogridge Road, between Simmons Road and George Wilson Road, and south of U.S. Highway 190.

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing on item Z-15-24 and asked if anyone would like to speak on this zoning request change.

Lisa Griffin, 2008 Wilderness Court, Nolanville, Texas, stated they purchased the property under SLT Properties, to which she is the sole owner. They are a little surprised by some of the situations involving the 44 acre property outside the City limits. They thought they were going to be constructing this building on the 44 acre property, but they didn't know about the development agreement at the time of purchase which would require annexation. They want to place the building in the back corner of the 5 acre property, proposed to be changed to Agricultural, so it can serve the 44 acre property that will be utilized to grow grapes for wine production. They own a landscape company and the building will house equipment that they will be using for both the landscape company and the vineyard. They don't plan on putting anything else on the remaining 6 acres of land fronting Dog Ridge Road until they develop it into a retail-type facility, but it will be several years before they will have grapes that can be utilized for wine production. At this time, they just need to grow grapes and then, hopefully, they will be able to utilize the 6 acre property, with more visibility to US Highway 190 and Dog Ridge Road, for customers to visit.

Chair Holmes asked if anyone else would like to speak on this zoning request change. Hearing none, the public hearing was closed.

Mr. Morgan stated that item four in the recommendation states to construct a brick ledge on all sides of the metal storage building. In his opinion, this can be interpreted in different ways. When this property converts to commercial use, the building shall be constructed with masonry materials. He believes the building will be

constructed prior to the property converting to a business use. Is that a correct assumption on his part? Ms. Smith stated constructed with masonry materials means masonry will be installed on the metal exterior.

Mr. Morgan asked if this pertains to just the one building or any buildings they construct. Ms. Smith stated it would be for any buildings they construct. There is only one building proposed at this time. She does not believe the applicant plans to construct additional buildings. The applicant, Lisa Griffin, confirmed that is correct.

Chair Holmes asked if the existing landscape business is on this property. Ms. Smith stated the property is vacant and the storage building will only be accessed and utilized by the property owners.

Mr. Baggerly made a motion to approve the zoning change to City Council as proposed. Ms. Schmuck seconded the motion and it was approved unanimously with 7 ayes, 0 nays.

4. P-15-22 Consider a request from Carothers Development LLC to extend the Preliminary Subdivision Plat validity six (6) months for Dawson Ridge Subdivision, a 59.267 acre tract, located north of Sparta Road, south of Lake Road/FM 439, and west of the existing Dawson Ranch subdivision.

Ms. Smith presented the staff report.

Chair Holmes asked if this extension would be 6 months from the February 25, 2016 date. Ms. Smith stated that is correct, the applicant has requested a 6 month extension from February 25, 2016 to August 25, 2016.

Mr. Berryman asked since the 439 WSC waterlines are under the roadways in the existing neighborhood in this area anyway, couldn't it work for this subdivision? Ms. Smith stated yes, the waterlines are in those locations, but moving forward, it is preferred practice to have a right-of-way or franchise agreement to minimize impact from maintenance/repair on the City street.

Mr. Berryman asked if this developer is still moving forward with this plat? Ms. Smith stated the developer is requesting this extension to allow adequate time to work out elements of this complicated subdivision. Ultimately, we want to have a comprehensive report for the P&ZC and Council when the final plat is proposed for consideration.

Mr. Minosky made a motion to recommend extending the Preliminary Subdivision Plat validity six (6) months for Dawson Ridge Subdivision to City Council as recommended. Mr. Berryman seconded the motion and it was approved unanimously with 7 ayes, 0 nays.

5. Review Strategic Plan for FY 2016 – 2020.

Ms. Smith presented the FY 2016 – 2020 Strategic plan with information regarding:

- Strategic Plan Update Process
- Proposed Vision Statement and Mission Statement
- Six Goal Categories and six Outcome Statements
- Three Year Goal Prioritization Process
- Planning Director involvement with 8 goals in FY 2016

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

Chair, Planning and Zoning Commission