

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

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The Planning and Zoning Commission met at 5:31 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, Rae Schmuck, Mat Naegele, Jason Morgan, Brett Baggerly. The following staff members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Commission member Frank Minosky was 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 5:31 P.M.

**2. Minutes from the previous Planning and Zoning meeting.**

Ms. Rae Schmuck made a motion to approve the minutes from March 15, 2016. Mr. Joel Berryman seconded the motion and the minutes were approved unanimously with 8 ayes, 0 nays.

**3. Z-16-04 Hold a public hearing and consider a zoning change from Agricultural to Planned Development Commercial-1 Zoning District for a recreational vehicle park on a 20-acre tract of land, located on the east side of South Interstate Highway 35, south of Grove Road.**

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing.

Paula Nottingham requested to speak, representing Westwood Associates, that owns the property adjacent to the 20-acre tract, 3000 S. 31<sup>st</sup> Street, Suite 500, Temple, Texas. Ms. Nottingham said Westwood Associates opposes the request as the UPS property just constructed a parking lot next to this property that is zoned as Light Industrial. She does not feel this request is a compatible use because of the UPS diesel trucks coming in and out of that area 24 hours a day.

Jack Folsom, with Reed Realty representing the owners, said he didn't believe this use would affect the UPS site.

With no one else requesting to speak, Chair Holmes closed the public hearing.

Mr. Joel Berryman asked about the UPS parking lot, which had just been brought to the Commission's attention. Ms. Smith said she just became aware of the parking at this meeting. A permit for the parking lot was not obtained by UPS. The parking lot appears to be zoned Agricultural, and not Light Industrial. She said the Planning Department will look into the matter in the morning. Mr. Berryman asked if screening would be required. Ms. Smith said no because

there are no residences adjacent to the site, but the applicant is proposing to plant trees along the perimeter of the entire site.

Mr. Berryman asked if the tenants would be long-term or short-term. The owner, Nilay Limbachiya, 10412 Weller Drive, Austin, said it will be a long-term RV park. He added that the parking area will be open to people coming to visit or for short-term stays as well. Ms. Rae Schmuck asked Mr. Limbachiya to define long-term. Mr. Limbachiya answered “more than a week.”

Mr. Berryman asked about masonry requirements for the buildings going on the property. The buildings are required to be constructed with 90% masonry. Ms. Smith told the Commission she talked to the owner about it when they reviewed the requirements.

Mr. Pamplin asked the owner about tree mitigation, since the property contains a large amount of trees. Mr. Limbachiya said most trees are cedars, but if there is a large oak tree they will save it. A tree survey will be required and all landscape standards and tree mitigation requirements will be reviewed at that time, Ms. Smith said.

Chair Holmes asked whether the City of Belton has any long-term or short-term guidelines for RV parks in the area and what kind of impact that has. Ms. Smith asked the applicant Mr. Limbachiya whether residents will stay longer than a week, such as for a year. He replied yes. Mr. Morgan said that seasonal people may rent an RV slip and choose to stay for the duration of the year instead of keeping it at their home.

Chair Holmes said he hopes the City takes into account green space at the RV park. Ms. Smith recommended green space between all RV spaces, so it’s mixed throughout the RV park.

Mr. Naegele asked how the RV park would negatively affect the trucks going in and out of the UPS facility 24 hours a day. Ms. Nottingham said their concern is over possible complaints from tenants of the smell of diesel and the noise 24 hours a day that will occur next door to the RV park.

Mr. Pamplin asked if the site plan is what the park will look like. Ms. Smith said yes, significant changes to the site plan will require P&ZC and Council approval.

Chair Holmes said he’s not concerned with the zoning, but wants to ensure the City has thought this through the proposal to consider the effect of long-term housing at an RV park.

Mr. Pamplin asked how they handle the KOA across the street. He asked about maintenance of the grounds. Mr. Limbachiya said landscaping will be done by a third party and the RV manager will not be responsible for maintenance. Chair Holmes said other RV parks he’s seen have more amenities and a destination for travelers in comparison to what is presented now. Ms. Smith said it’s up to the Commission to approve or deny the requested zoning change, or they may choose to table the item.

Mr. Berryman made a motion to recommend approval of item Z-16-04, to change the zoning from Agricultural to Planned Development Commercial-1 Zoning District for a recreational vehicle park with conditions, on a 20-acre tract of land, located on the east side of South Interstate Highway 35, south of Grove Road. Mr. Pamplin seconded the motion. The zoning change was approved unanimously with 8 ayes, 0 nays.

**4. P-16-11 Hold a public hearing and consider a final plat for Highland Estates, Phase III, a 15.229 acre tract of land, locate north of Sparta Road, west of Dunn’s Canyon Road, and east of the existing Highland Estates Subdivision, Phase I and recently developed Highland Estates, Phase II.**

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing. Jared Bryan, on behalf the applicant, 1173 Bonnie Lane, said he was there to celebrate the letter in the packet that contains no comments. With no one else requesting to speak, Chair Holmes closed the public hearing.

Mr. Pamplin asked about the \$18,200 parkland fee and if the City will be allocating it for land or construction. Ms. Smith said the parkland fee can be utilized for a playground structure as well as land. Mr. Naegele asked if it will be dog-eared for this particular subdivision or is it put into a fund? Ms. Smith said it will be placed in a City account and the funds must be utilized within 10 years and serve this general area.

Chair Holmes said he wished there was a way to develop a path to Sparta Road, but that cause is lost. Ms. Smith said Sparta Road in this area is located in Bell County. Mr. Pamplin said it could be dangerous right now due to the steep topography. Chair Holmes asked if it was a requirement to have sidewalks along Sparta Road? Ms. Smith stated yes, because it is a collector street, but we are recommending a variance based on the steep topography. Mr. Morgan asked if sidewalks would be atop the cliff, to which Ms. Smith stated requirements for ADA would dictate that decision. Mr. Bryan said the problem there is with drainage.

Mr. Morgan said once Sparta Road is rebuilt there will be better connectivity and, as land is developed around Sparta Elementary, it will be desirable for children to have a place to walk that’s not a long commute. Yturria Drive will eventually connect to Dunn’s Canyon which will be a good route for students to walk to school, Ms. Smith said. Chair Holmes asked if BISD was contacted (they were, Ms. Smith said) and the walking distance had to do with the cul-de-sac length. Ms. Smith has been completing research on cul-de-sac lengths for possible future code change and met with the school district on the topic.

Ms. Schmuck said she wasn’t happy about the parkland fee at first, but after hearing what Ms. Smith had to say tonight she feels much better about children getting a playground nearby.

Mr. Baggerly said he’s concerned about the additional lot because it exceeds the limit based on points of access. Mr. Morgan said the addition has to do with the drivability length. Chair Holmes asked about Lot 34 and if the drainage was sufficient. Ms. Smith said it is according to the project engineer, and explained that a majority of the drainage will flow to the roadway and behind the

western lots, and then will enter the detention pond. Mr. John Bandas, representing Bandas Engineering, stated that is correct and described the drainage system further.

Mr. Berryman made a motion to recommend approval final plat for Highland Estates, Phase III as conditioned, a 15.229 acre tract of land, locate north of Sparta Road, west of Dunn’s Canyon Road, and east of the existing Highland Estates Subdivision, Phase I and recently developed Highland Estates, Phase II. Mr. Pamplin seconded the motion, which passed with a vote of 8 ayes, 0 nays.

**5. P-16-13 Consider a final plat for Hubbard Branch, Phase I, a 45.656 acre tract of land, located along the north side of FM 436/Holland Road, east of Loop 121.**

Ms. Smith presented the report.

Ms. Schmuck said she was concerned about the parkland. Ms. Smith said it has been reviewed and it could be worked out with the school district (BISD) to incorporate park equipment nearby.

Mr. Morgan asked about the staff report describing an 8 feet wide walking concrete trail. Ms. Smith said an HOA common area adjacent to the FM 436 ROW is proposed to contain the 8 feet wide trail. Mr. Morgan asked where the trail would be located in conjunction with the fence? Ms. Smith stated the trail will be located in the common area between the fence and the FM 436 ROW.

Chair Holmes asked what kind of school is proposed for that land. Ms. Smith said staff is meeting with BISD to discuss those plans, anticipated to be an elementary school.

Mr. Berryman made the motion to approve the final plat for Hubbard Branch, Phase I as conditioned, a 45.656 acre tract of land, located along the north side of FM 436/Holland Road, east of Loop 121. Mr. Morgan seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

With no further business, the meeting was adjourned at 6:22 P.M.

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Chair, Planning and Zoning Commission