

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

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

**Invocation** – Ms. Eloise Lundgren gave the Invocation.

**1. Call To Order.**

Ben Pamplin stood in for John Holmes as chairman and called the meeting to order at 5:32 P.M.

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

Mr. Mat Naegele made a motion to approve the minutes from November 15, 2016 with a change to the record of a motion from November 15. Mr. Brett Baggerly seconded the motion to approve the minutes with the edit and the minutes were approved unanimously with 5 ayes, 0 nays. Mr. Frank Minosky arrived to the meeting at 5:39 p.m. after the vote was taken.

**3. Z-16-19 Hold a public hearing and consider a zoning change request Commercial Highway to Planned Development Commercial Highway Zoning District for a recreational vehicle park on a 12-acre tract of land at 5353 South Interstate Highway 35 Service Road, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 mile south of Shanklin Road.**

Ms. Smith presented the staff report.

Mr. Pamplin opened the public hearing. Mr. James Kincaid, 5355 Toll Bridge Road, said he owns the property across Toll Bridge Road. Mr. Kincaid said Toll Bridge Road is not big enough and cannot support RV's traveling down that road as evidenced by his personal experience with his RV. There are no sewer lines running through that area. He recommends denying the rezoning request until a sewer line is extended to this property. He also said crime could be a factor.

The applicant, Mr. Jerry Fisher, 16 Verbena Street, said he and his wife Bonnie have been in the RV park business for 15-16 years and have not had any crime issues at their RV parks. Mr. Fisher said since this is a Commercial zoned property, something will be built there. He believes their RV park will be much more secure than anything else.

With no one else requesting to speak, Mr. Pamplin closed the public hearing.

Mr. Baggerly asked if there are plans to run sewer to this area? Ms. Smith said not at this time. The owner has been discussing installation of a septic system with the Bell County Health Department.

Ms. Lundgren asked if TxDOT has been contacted regarding the driveway? Ms. Smith said no, to which the applicant Mr. Jerry Fisher said zoning is their first step. Ms. Smith said first is the zoning change, next will be a review of the plat to examine the driveways and adjacent roadways.

Mr. Naegele made the motion to approve a Z-16-19. Ms. Rae Schmuck seconded the motion, which was approved unanimously with 6 ayes, 0 nays.

- 4. Z-16-20 Hold a public hearing and consider a zoning change from Planned Development Multiple Family and Retail to Planned Development Multiple Family Zoning District for an 88-unit apartment complex on a 6-acre tract of land, located on the west side of Commerce Street and just south of Sparta Road.**

Ms. Smith presented the staff report.

Mr. Pamplin opened the public hearing. Mr. Wade Bienski, representing the Homestead Development, said he was there to answer any questions. He said there may have been concerns about taking 1 acre from the Retail tract, to which the owner of that land said the remaining acreage would still be sufficient for retail development. The additional acre will allow the apartment complex to spread out, adding pavilions, parking and landscaping. Mr. Bienski described the floorplans to the Commission. He also explained the apartment complex will be for working class families based on the application limitations. Mr. Pamplin then closed the public hearing.

Mr. Minosky made the motion to approve Z-16-20. Ms. Lundgren seconded the motion and the item was approved unanimously with 6 ayes, 0 nays.

- 5. P-16-34 Consider a preliminary/final plat for Three Creeks Subdivision, Phase III, an 18.85 acre tract of land, located generally east of FM 1670 and south of U.S. 190, and adjacent to the north bank of the Lampasas River, locate in Belton's Extra Territorial Jurisdiction (ETJ).**

Ms. Smith presented the staff report.

With no questions, Mr. Baggerly made the motion to approve P-16-34 with conditions. Ms. Lundgren seconded the motion, which was approved unanimously with 6 ayes, 0 nays.

- 6. P-16-35 Consider a final plat for Dawson Ridge, a 59.265 acre tract land, 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.

Ms. Lundgren asked Ms. Smith to further explain the single generator on wheels. Ms. Smith said a generator is required for all lift stations located within the City limits. The generator is utilized if

there is a power outage. The Public Works Director will determine whether or not a generator on a trailer is adequate for both lift stations, or if generators are needed at each of the two lift stations. Mr. Minosky asked for clarification regarding if there was a power outage, will the single generator provide power to the two lift stations? Ms. Smith said that is the developer's proposal, and staff will evaluate to determine if that is adequate for this development. On behalf of the developer Mr. Jared Bryan, 11783 Bonnie Lane, said they are not asking for a variance for the generator. The City requires that a generator be located at each lift station site, and its life span is about 15 years depending on how well it is maintained. The question came up in a meeting with City staff that if the generators are being used infrequently, would it not be more beneficial to the City if it had generators on a trailer to utilize during a power outage to get the lift stations back functioning? Mr. Bryan described that function, and he said during that meeting with City staff it was discussed that it may be more feasible for the City to have multiple generators on trailers for the 20 or more lift stations maintained by the City, so as to not to have to replace the generators every 5 to 15 years.

Mr. Naegele made the motion to approve P-16-35, as conditioned. Mr. Minosky seconded the motion, which was approved unanimously with 6 ayes, 0 nays.

With no further business, the meeting was adjourned at 6:15 P.M.

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Chair, Planning and Zoning Commission