

Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, February 16, 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, Rae Schmuck, Frank Minosky, Mat Naegele, Brett Baggerly, Joel Berryman, Ben Pamplin, Jason Morgan and Eloise Lundgren. The following staff members were present: City Manager, Sam Listi and Planning Clerk, Laura Livingston. Director of Planning, Erin Smith, was absent due to a family emergency.

**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 January 19, 2016. Ms. Rae Schmuck seconded the motion and the minutes were approved unanimously with 9 ayes, 0 nays.

**3. P-16-01 Consider a preliminary plat for Mystic River, Phase II, a 9.99 acre tract of land, located east of North Main Street, west of the Leon River, and south of the existing Mystic River, Phase I subdivision.**

Mr. Listi presented the staff report.

Ms. Rae Schmuck commented that she went to see the subdivision and it looks beautiful. She asked whether a tree survey has been done. Mr. Listi answered yes.

Mr. Listi responded to a question about the flood plain. He said the rear areas of some lots do fall into the flood plain but the home sites do not.

Mr. Minosky asked about the cul-de-sac length and what would occur if the Commission approved today. Mr. Listi responded that the length is still considered a variance because we have not amended the code. The current requirement is set at a maximum 600 feet. Mr. Listi said because the subdivision will have additional circulation, the City feels good about it. He added that the cul-de-sac length and the number of access points go hand-in-hand.

Chair Holmes asked whether there was a cul-de-sac variance for Mystic River, Phase I and its 42 lots. Mr. Listi answered there may have been. He said the issue has come up quite a bit lately and staff is looking into whether it's the right number and the right standard. We want to be flexible on one hand and yet provide enough safe access, but they are also looking at other city's codes. Chair Holmes said he appreciated the effort by the City and that he did not believe there was a planning

solution in many circumstances. Mr. Listi agreed that there are not many options, referring to an example where there was development on three sides of a subdivision leaving few means of alternate access.

Mr. Pamplin asked about the access into the subdivision.

Mr. Morgan asked about the length of one cul-de-sac and another temporary cul-de-sac. Chair Holmes asked why would the street stop there; why was that spot chosen to stop? Mr. Glenn Hodge, PO Box 297, Salado, is the owner/developer. Mr. Hodge said the reason they stopped there is because of a large amount of dirt that must be moved beyond that point and the time it will take to move it. He said the grade already exists for the first 16 lots so they are able to keep building homes and keep the momentum. The weather is also a factor, Mr. Hodge said, as they need dry weather to excavate that much dirt so summer is a better time. They are starting with 16 lots and will continue building as Mother Nature allows them to, Mr. Hodge said.

Chair Holmes asked about two utility easements going through the property. Mr. Monty Clark, 215 N. Main Street, Temple, is the engineer for the project. He said there is a 100-foot gas line easement and also a 100-foot electric easement. The developer wants connectivity through the property to the river and to the subdivision to tie it all together. He mentioned plans for a crushed granite path that will give access through Mystic River and to the river. There are plans for more connectivity and more parks as well, Mr. Clark said. He described the street system in Phase I. Later in the process it was re-platted to have a through road to the whole site with just one cul-de-sac. Chair Holmes asked if those easements will meet the requirements for dedicated parkland. Mr. Clark said yes as far as they know and that will not be the only dedicated parkland. He said more green space is coming, yet they must also consider a hill in the area so they are trying to work in that geometry as well.

Mr. Minosky asked if Mystic River Drive would be considered a Phase IV to the project and if they had plans to rid of the cul-de-sacs. Mr. Clark described some of the changes planned for the temporary cul-de-sacs and streets for Phase III, which is still being conceptualized. In an original conceptual plan there was an area set aside for townhomes, but when the bottom of the market fell out in 2008 the owner reconsidered that plan as they believed there was not enough demand for those types of properties. They will continue to look at the plans and keep the momentum going, Mr. Clark said.

Chair Holmes asked if there is a limit for the maximum number of homes for double access. Mr. Listi said it's addressed as single access. Mr. Minosky said it appears there could be a lot of congestion. He read that the total figure is 58 homes and said that means potentially 58 cars will be trying to get out onto Highway 317 at 7:30 in the morning. Mr. Minosky asked if access will go onto Guthrie Drive or is that just for emergencies. Mr. Listi said yes, ultimately that will be public access, but only an emergency access at this time. Mr. Listi said the site does have some constraints with the river and Highway 317. Ms. Schmuck asked if there were plans for a traffic light there. Mr. Listi said not to his knowledge at this time.

Mr. Morgan asked Mr. Listi if the center median along Highway 317 would be extended through and would there be a cut-out. Mr. Hodge said they have talked with TxDOT two years ago about this area about lining up at the crossover and including a red light there at that point when it becomes a four-lane highway. Mr. Clark did not believe there would be more than 35 homes built and occupied by this time next year, though he hopes he is wrong, he said.

Mr. Minosky made a motion to recommend approval of item P-16-01, the preliminary plat of Mystic River, Phase II, a 9.99 acre tract of land, located east of North Main Street, west of the Leon River, and south of the existing Mystic River, Phase I subdivision with the six conditions outlined by the City Manager, including a rough cut road extension of Mystic River Drive, connecting eastward to the built lift station road, for emergency access. Mr. Pamplin seconded the motion. The item was approved unanimously with 9 ayes, 0 nays.

With no further business, the meeting was adjourned at 5:53 P.M.

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Chair, Planning and Zoning Commission