

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, January 17, 2017

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, Jason Morgan, Joel Berryman, 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.

Pledge of Allegiance – Mr. Minosky led all present.

Invocation – Chair 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 December 20, 2016. Mr. Naegele seconded the motion to approve the minutes with 9 ayes, 0 nays.

3. Z-17-01 Hold a public hearing and consider a zoning change from Central Business District with a Specific Use Permit for taxidermy to Central Business District with a Specific Use Permit for alcoholic beverage sales with 75% or more revenue from alcohol at 208 North Penelope Street, located on the west side of North Penelope Street, south of East 2nd Avenue and north of East 1st Avenue.

Ms. Smith presented the staff report.

Chair Holmes opened the public hearing. Kat Kaliski, the owner of 208 N. Penelope, said she appreciates the Commission's consideration. With no one else requesting to speak, Chair Holmes closed the public hearing.

Mr. Minosky asked if the existing front door would remain. Ms. Smith said there will be a new front door installed. Ms. Kaliski said the door is from the home in Temple where Bonnie and Clyde passed by at one point.

Chair Holmes asked if this new business would have less than 75 percent alcohol sales, would a rezoning be needed? Ms. Smith said a zoning change is required for alcohol sales exceeding 50% in the Central Business District.

Mr. Berryman asked if the applicant would still have the ability to have a taxidermy business at this location? Ms. Smith said a taxidermy business would no longer be permitted at this location if this rezoning is approved.

Ms. Lundgren asked about the hors d'oeuvres and if they would be prepared on-site or purchased at a store. Ms. Kaliski said she's planning on allowing a Mexican fusion food truck to be parked in the back of the business for food sales.

Mr. Baggerly made the motion to approve a Z-17-01. Mr. Morgan seconded the motion, which was approved unanimously with 9 ayes, 0 nays.

4. P-17-01 Consider a final plat for the Meadows subdivision, a 28.474 acre tract of land, located on the east side of FM 1670 and south of Amity Road, located partially in Belton's Extra Territorial Jurisdiction (ETJ).

Ms. Smith presented the staff report.

Mr. Minosky asked if the fire flow test is required before the subdivision develops because it could change after the subdivision is developed? Ms. Smith said yes, fire flow tests are required prior to plat consideration. She said there's a possibility the fire flows could change once the subdivision is developed. She stated the fire flows will need to be tested after the fire hydrants are installed. We tested the closest fire hydrant located on Amity Road. Mr. Minosky asked what would be required if the fire flows drop below the requirements after all of the homes are built? Mr. Berryman said the fire flow tests are based more on the logistics of the rules. Mr. Minosky asked what the recourse is once the neighborhood is populated with houses, if the residual pressure falls below 20 PSI? What would the City do in that situation? He said if there is a rule, there needs to be the ability to enforce the rule. Ms. Smith said typically the City would have the ability to either accept or not accept the subdivision, but since this is an ETJ subdivision, she was unaware of how that could be handled. Ms. Smith will speak with City staff regarding the Commission's questions and will update the Commission.

Chair Holmes asked if the fire flows in the subdivision nearby (Chick Addition) could be affected by the development of the proposed Meadows subdivision? Justin Fuller, 215 N. Main Street, Temple with Clark & Fuller, said that is an existing subdivision. Mr. Morgan said both subdivisions are tapped off the same waterline and the more homes you have on the same waterline, the less pressure there will be. That's the question, where do you draw the line? Is 500 gallons per minute a City requirement because the Fire Department only really needs 200 gallons per minute? Mr. Morgan asked if we approve 500 gallons per minute for several houses then hopefully it doesn't reduce to 200 gallons per minute? Mr. Minosky said he didn't think City staff are making a guess, 500 gallons per minute is the requirement for a reason. Ms. Smith stated the result of the fire flow test was 806 gallons per minute with a 41 PSI residual pressure.

Ms. Smith said hopefully Mr. Fuller will have the ability to test the fire hydrants in the new subdivision under construction on the west side of FM 1670, directly across from this proposed subdivision, to determine fire flows. They initially planned to test the fire hydrants in that subdivision, but the water hasn't been connected yet.

Mr. Morgan said he would be interested in what Fire Chief Pritchard has to say about how much pressure you have to have coming into the truck. Mr. Morgan asked about a map in the packet. Mr. Fuller said the map shows the waterlines and fire hydrants in the subdivision on the west side of FM 1670, but the waterlines have not been filled yet.

Mr. Minosky made the motion to approve P-17-01. Mr. Morgan seconded the motion and the item was approved unanimously with 9 ayes, 0 nays.

With no further business, the meeting was adjourned at 5:49 P.M.

Chair, Planning and Zoning Commission