

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, September 18, 2018

The Planning and Zoning Commission met at 5:30 P.M. in the Kinchion Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, David Jarratt, Allison Turner, Lewis Simms, Dave Covington, Michael Pressley. The following members were absent: Stephanie O'Banion and David Fuller. The following staff members were present: Director of Planning Cheryl Maxwell, Planner Kelly Atkinson, IT Ryan Brown and Planning Clerk Laura Livingston. Mr. Ty Hendrick arrived at 5:37pm.

Pledge of Allegiance – Mr. Baggerly led all present.

Invocation – Mr. Jarratt gave the Invocation.

1. Call To Order.

Chair Baggerly called the meeting to order at 5:30 P.M.

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

Mr. Jarratt made a motion to approve the minutes from August 21, 2018, seconded by Mr. Simms. The motion passed unanimously with 6 ayes, 0 nays.

3. Z-18-14 Hold a public hearing and consider a zoning change from Agricultural District to Planned Development -- Single Family One District on a 0.656 acre tract at 2978 Simmons Road, located on the west side of Simmons Road, south of US 190/I-14, beginning approximately 0.15 mile south of FM 2410.

Ms. Maxwell presented the staff report (Exhibit A).

Chair Baggerly opened the public hearing.

Frank Irons, 2978 Simmons Road, said he would like to have the cover installed to protect the roof of his RV. He does not foresee building anything else on the property.

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

Mr. Jarratt asked if the proposed RV covering presents any visibility problems with the traffic on Simmons Road? Ms. Maxwell answered there is 19' between the edge of the proposed RV cover and the property line, so visibility is not an issue.

Chair Baggerly stated this seems like a straight forward request for the applicant.

Mr. Covington made a motion to approve Z-18-14, with Mr. Simms seconding the motion. Item Z-18-14 was approved with 7 ayes, 0 nays.

- 4. Z-18-12 Hold a public hearing and consider a zoning change from Planned Development – Office One District to Office One District on a 4.85 acre tract located on the west side of Loop 121 at its intersection with W. Avenue D, in the vicinity of the Belton Business Park.**

Ms. Maxwell presented the staff report (Exhibit B).

Chair Baggerly opened the public hearing.

Graham Hale, 3008 Worth Lane, RK Marshall Group stated he is representing the applicant and will answer any questions from the commission. He has copies of the site plan if anyone would like a copy.

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

Mr. Covington made a motion to approve Z-18-12, with Mr. Pressley seconding the motion. Item Z-18-12 was approved with 7 ayes, 0 nays.

- 5. P-18-19 Consider a final plat of FM 1670 Addition, comprising 3.282 acres, located on the southeast corner of the US 190/I-14 and FM 1670.**

Ms. Maxwell presented the staff report (Exhibit C).

Chair Baggerly asked if there is a gas station on the property. Ms. Maxwell answered there is a small convenience store with gas sales on the property.

Mr. Jarratt stated it seems like the provisions for adequate water supply is tied directly with the actual building plans.

Mr. Hendrick stated this seem like a reasonable request.

Mr. Simms made a motion to approve P-18-19 final plat of FM 1670 Addition. Mr. Jarratt seconded the motion. The motion was approved with 7 ayes, 0 nays.

- 6. P-18-20 Consider a final plat of Brooks Homeplace Addition, comprising 6.0 acres, located on the east side Elm Grove Road, south of Decker Road, in Belton's ETJ.**

Ms. Maxwell present the staff report (Exhibit D).

Mr. Simms stated this seems like a straight forward request. Mr. Simms thanked Ms. Maxwell for all her hard work and the thorough presentation.

Mr. Covington made a motion to approve P-18-20 final plat of Brooks Homeplace Addition. Mr. Simms seconded the motion. The motion was approved with 7 ayes, 0 nays.

- 7. P-18-21 Consider a final plat of Jonathan L. Sanchez Addition, 0.706 acres, being an amending replat of Lots 427, 428, and 429, Sherwood Shores VIII, Cook Hill Section, located on the east side of Fort Road, and on the west side of Vista Trail at its intersection with Lynette Drive, in Belton's ETJ.**

Ms. Maxwell presented the staff report (Exhibit E).

Mr. Jarratt made a motion to approve P-18-21 a final plat Jonathan L. Sanchez Addition. Mr. Simms seconded the motion. The motion was approved with 7 ayes, 0 nays.

8. Hold a work session to consider a zoning ordinance amendment to redefine Accessory Dwelling Unit (ADU) and expand the use of ADUs in residential zoning districts.

Ms. Atkinson presented the staff report (Exhibit F).

Gary Barmore, 619 North Penelope Street, stated he is in favor of accessory dwelling units. The property they live on has been in his family for five generations. His father-in-law can no longer live by himself and is interested in coming back to where he lived as a boy. His father does not want to live in the house with them, so they would like to build him a dwelling unit on their property. Their lot size is .525 acres and would easily accommodate an ADU. Mr. Barmore stated he has studied ADU and thinks 800 square feet is too small for an ADU. Mr. Barmore stated he can't get two-bedroom house plans online at 800 square feet. Mr. Barmore stated ADU's are needed and as long as the city has the ability to control them with a SUP, this would protect the integrity of the neighborhood. The Commission discussed the item and agreed with the recommended changes to the definitions in Section 42 of the zoning ordinance. The Commission agreed the following guidelines should be included in the zoning amendment for ADUs:

- a) Lot must be zoned AG, RE, SF-1, SF-2, SF-3
- b) Limit to ONE ADU per lot
- c) Minimum lot size is 5000 square feet
- d) Maximum square feet allowed shall be no more than 800 square feet or no more than 75% of the square footage of the main building, whichever is less
- e) Maximum height limit of 2 ½ stories
- f) Building setbacks – ADU must be constructed to the rear of the main building and observe the same side yard setbacks as the main building. An ADU shall have a rear yard setback of no less than 10 feet.
- g) One additional parking space is required for the addition of an ADU
- h) Maximum lot coverage shall be no more than 60% with the addition of an ADU, including the main building and any other accessory buildings.
- i) Building materials shall be compatible with the main building and comply with the City of Belton Design Standards
- j) Utilities must share meters with the main building
- k) ADU Building permits issued for owner-occupied properties only.

With no further business, the meeting was adjourned at 7:20 p.m.

Chair, Planning and Zoning Commission