

Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
August 16, 2010

CALL TO ORDER

Vice-chairman Scott VonBehren called the meeting to order at 7:00 p.m.

ATTENDANCE

- Commission: Vice-chairman VonBehren, Mayor Pro Tem Gary Lathrop, Councilman Bobby Davidson, Commissioners Sally Davila, Jeff Fletcher, and Roger Horne.
- Staff: Jay Leipzig, Community Development Director; Robert Cooper, City Planner, Patricia Jensen, City Attorney; and Ann Keeton, Community Development Secretary.
- Absent: Chairman Holly Girgin, Commissioners Tim McDonough and Larry Thompson.

MINUTES

Commissioner Horne moved to approve the minutes of the July 19, 2010 meeting. Mayor Pro Tem Lathrop seconded the motion. All members present voted in favor and the motion carried.

PUBLIC HEARING

Vice-chairman VonBehren opened the public hearing at 7:02 p.m. This hearing was being held to receive public input for a proposed ordinance to amend the Zoning Ordinance on the subject of residential care centers and halfway houses.

Mr. Leipzig reported the proposed ordinance will create new and revised definitions for foster homes, residential care facilities, group homes and halfway houses. He stated there is currently a moratorium which will expire October 31, 2010, on new residential care facility applications. The proposed ordinance will bring the City into compliance with the State regulations. Mr. Leipzig went on to say there will be a live-in manager / parent for the various types of homes, and will basically be supervised living quarters.

There was no public input so Vice-chairman VonBehren closed the public hearing at 7:05 p.m.

There was discussion about the definition of “family” in the Zoning Ordinance. Mayor Pro Tem Lathrop categorized the definition as confusing. Ms. Jensen explained the “family” definition in the agenda staff report is the current definition in the City Zoning Ordinance. She gave an explanation of the “family” definition including details about “domestic servants” used in the definition. **Councilman Davidson moved to recommend approval of the proposed amendment to the Zoning Ordinance for residential care facilities and halfway houses.** The motion was seconded by Commissioner Fletcher. When a vote was taken, the following was recorded: Ayes: 6 – Vice-chairman VonBehren, Mayor Pro Tem Lathrop, Councilman Davidson,

Commissioners Davila, Fletcher, and Horne. Noes: none. Absent: 3 – Chairman Girgin, Commissioners McDonough and Thompson. The motion carried.

#### DISCUSSION – Zoning and Land Use Maps

Mr. Leipzig reported that an update to the City zoning and land use maps is the next step in the Unified Development Code (UDC) approval process.

Mr. Cooper distributed a zoning district conversion chart (Chart attached) showing the current zoning classifications and the future UDC zoning classifications. He pointed out on a zoning map the locations of various zoning districts within the city limits. An explanation of the BP (Business Park) and the BP-R (Business Park – Restricted) zoning districts was given by Mr. Cooper. He said the City has recently added incentives for development in the business park area by establishing an Enhanced Enterprise Zone.

Referring to the zoning table Mr. Cooper named three new zoning districts that will be added in the UDC. Those districts to be added are the R-3A (Apartment Community Residential), PR (Parks, Recreation, and Public Use), and PO (Professional Office). There are currently no C-4 zoning districts within the City so the classification will be changed to the PO district.

Mr. Cooper labeled the R-3A zoning district as a high density apartment complex setting. He stated there have been developers interested in creating high-density residential projects but the City doesn't have that type of classification. Mr. Leipzig added this classification is like a residential multi-family community owned by one property owner.

The "I" (Industrial) zoning districts will become known as M (Manufacturing).

Mr. Cooper compared the PR district to a public use district. He gave examples stating Wallace Park, Fire Station #2, and the Police Station will all be included in the PR district. Those properties are currently labeled A (Agricultural). Schools and churches can locate in any zoning district according to Mr. Cooper, so those sites will not be identified separately but will be shown in the zoning district in which they are located.

When speaking of the Future Land Use Map Mr. Cooper reported that multiple City departments, the Planning Commission, the City Council, and the school district will be working together to update the map. The map will include potential annexation areas which Mr. Cooper indicated would be south and west of the City limits since the north / east boundaries are landlocked. Mr. Leipzig added the school district has a large amount of information on future growth trends which will be useful in the development of the map. There was a brief discussion about potential annexation areas that contain land with single-family developments versus those areas that have not been developed. Mr. Cooper reported the map update will involve study on the level of City services that would be required for emergency services, police and utilities in the annexed areas. Mr. Cooper explained the difference between the BP (Business Park) and BP-R (Business Park – Restricted) zoning districts.

## DIRECTOR'S REPORT

Mr. Leipzig announced the first Monday in September is Labor Day so the next commission meeting will be held on Monday, September 20, 2010.

The current land use and zoning maps label the various zoning districts by using a variety of colors. Mr. Leipzig reported the American Planning Association (APA) uses standardized colors and during the map updates the existing colors on the City maps will be replaced with the APA standard colors.

The second reading of the Unified Development Code will be at the August 24, 2010, City Council meeting.

There will be an election of officers at the September 20, 2010, Planning Commission meeting.

## ADJOURNMENT

Mayor Pro Tem Lathrop moved to adjourn the meeting. Commissioner Horne seconded the motion. All members voted in favor and the meeting adjourned at 7:32 p.m.

Ann Keeton  
Community Development Secretary

# ATTACHMENT

## Exhibit A

<b>EXISTING ZONING</b>	<b>UDC ZONING</b>
Ag (Agricultural)	Ag (Agricultural)
R-1 (Single Family Residential)	R-1 (Single Family Residential)
R-1A (Single Family Residential)	R-1A (Single Family Residential)
R-1B (Single Family Residential)	R-1B (Single Family Residential)
R-2 (Two-Family Residential)	R-2 (Two-Family Residential)
R-3 (Multiple Family Residential)	R-3 (Multiple Family Residential)
	<b>R-3A (Apartment Community Residential)</b>
	<b>PR (Parks, Recreation and Public Use)</b>
C-1 (Neighborhood Commercial)	C-1 (Neighborhood Commercial)
C-2 (General Commercial)	C-2 (General Commercial)
C-3 (Central Commercial)	C-3 (Central Commercial)
C-4 (Office and Institutional)	<b>PO (Professional Office)</b>
I-1 (Light Industrial)	M-1 (Light Industrial)
I-2 (General Industrial)	M-2 (General Industrial)
BP (Business Park)	BP (Business Park)
BP-R (Business Park- Restricted)	BP-R (Business Park- Restricted)