

**JOINT MEETING OF THE  
BELTON CITY COUNCIL  
PLANNING & ZONING COMMISSION  
MARCH 5, 2012 – 5:30 p.m.**

The Belton City Council met in special session with the Planning & Zoning Commission (P&ZC) in the Conference Room at Belton City Hall, 333 Water Street, with the following members present: Mayor Jim Covington, Mayor Pro Tem Marion Grayson, Councilmembers Clifton Peters, David K. Leigh (departed 6:25 p.m.), Wayne Carpenter, Craig Pearson, and John Agan. There were no members absent. Staff present were John Messer, Sam Listi, Connie Torres, Cristy Daniell, Gene Ellis, Bruce Pritchard, Rex Robertson, and Janelle Driver.

Members present for the P&ZC were: Chair Guy O'Banion, Dan Kirkley, Larry Guess, Frank Minosky, Bry Ewan, Matt Wood, and Jason Morgan. Jeff Pustka was absent.

The Mayor called the City Council meeting to order at 5:30 p.m. Planning & Zoning Commission Chair Guy O'Banion called the Commission to order also.

Presentation of University of Mary Hardin-Baylor Master Plan.

The Mayor introduced Edd Martin, Senior Vice President for Campus Planning and Support Services, who presented a slide show of renderings of current projects underway on campus, and disseminated the Campus Master Plan Executive Summary to those in attendance.

General comments and questions by the Council/P&ZC were as follows:

- P&ZC Member Dan Kirkley asked if UMHB has procured the railroad property, and Mr. Martin indicated it was purchased in 1991, and they have about 150' of right-of-way from Main Street near where University Drive intersects.
- Councilmember Agan asked about plans for the current student union facility, and Mr. Martin explained they plan to renovate and hope to turn it into a "student success center" to include a computer lab, snack bar, campus police and media services, counseling/testing. The University would like to bring several components together to give students a better chance to succeed in college.
- Councilmember Pearson asked how the City can help with traffic. Mr. Martin stated assistance at 9th Avenue/Main Street is important, and when the 9th Avenue bridge extension occurs, he asked that safety considerations for pedestrian traffic be included; Crusader Way is expected to be relocated to the north by next Fall, and he thinks all pedestrian traffic (sidewalks/jogging paths) should be back-of-curb to remove them from competition with vehicles.
- Councilmember Pearson also asked about zoning, and Mr. Martin concurred the University Campus District (UCD) needs to increase in size.
- P&ZC Member Guess asked if the University has a map that shows properties currently owned by UMHB (south of campus), in what might be area proposed for inclusion in the UCD. While Mr. Martin didn't have a map on hand, he explained the boundary areas. Acknowledging most of the items presented are already underway, Mr. Guess expressed the importance of the Commission/City to understand and plan for future expansion into this area by the University.
- P&ZC Chair O'Banion agreed, and asked about plans for 9th and 7th Avenues. Mr. Martin replied this area is planned to be academic in nature, and reviewed the "functional zones" map on pages 6 & 7 of the Executive Summary, identifying properties acquired by UMHB since the map was published. Mr. O'Banion stated while this growth makes sense, he requested UMHB remain sensitive to the surrounding neighborhood that still exists until building plans emerge to maintain existing neighborhood integrity. He doesn't want to see small lots be turned into green space or parking lots in the interim. Acknowledging the request, Mr. Martin countered by saying it's difficult to make plans on property not owned by the University. He does think there are ways to create and expand the UCD and still protect existing neighborhoods. Several Commission/Council members, agreed reiterating the need to remain aware and come up with a plan.

Chair O'Banion expressed the importance of this type of meeting, to hear the University's plans and voice issues. Councilmember Agan added, at this point, the functional zones map is helpful to future planning until specific development occurs. Councilmember Peters concurred and stated the farther ahead the City knows, the better off it is for planning purposes, especially with regard to infrastructure. Mayor Pro Tem Grayson commented about the University becoming a 'self-contained environment'

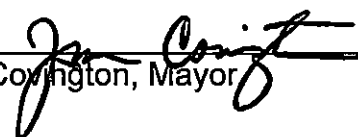
with all its amenities, and requested they also encourage students to remain involved in the Belton community.

The City Manager thanked Mr. Martin and participants in the joint meeting. He stated there has been a lot of planning going on to include the following:


- The City is working to keep UMHB on schedule with its construction projects;
- Design Standards review is underway, which includes review of the UCD and historic districts;
- Infrastructure is a major issue, and sewer testing is underway to identify sewer line capacity in the area, to include some water analysis;
- Storm drainage is a concern and also being looked at closely by the University;
- Streets and pedestrian ways are being studied hard, with 60% design complete on the 9th Avenue extension – an essential component to disperse traffic off of Main Street to Loop 121; and
- Phase II Hike/Bike trail design is well underway, with several components coming together at the intersection of 9th Avenue/University Drive (trail, student union, and stadium, Nolan Creek recreational project).

Mayor Pro Tem Grayson stated she would like more "heads-up" on big projects, as she feels 72 hours' notice is not enough time for adequate review, and it's not fair to have these deadlines and pressure decisions for Council action. The City Manager acknowledged the request, and indicated staff is working toward a work session regarding some of the infrastructure issues. Mr. O'Banion agreed it would have been good for this meeting to have occurred six months or a year ago (prior to groundbreaking of the stadium/student union center), and suggested going forward, these meetings with UMHB occur more regularly. Councilmember Carpenter agreed that more notice wouldn't put decision-makers in a reactive situation where they are expected to make a quick turnaround decision, and helps keep everyone involved more informed. The consensus of both groups (Council/P&ZC) was to be provided more advance notice by UMHB. The Mayor indicated staff is working toward having quarterly meetings with active boards and commissions as identified in the Strategic Plan, such as the P&ZC.

No action was needed on this item, and at 7:00 p.m., the Mayor adjourned the City Council meeting, and P&ZC Chair O'Banion adjourned the Commission meeting.

  
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Jim Covington, Mayor

ATTEST:

  
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Connie Torres, City Clerk