

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 18, 2020

The Planning and Zoning Commission met at 5:30 P.M. at the Harris Community Center, 401 North Alexander Street. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, David Jarratt, Ty Hendrick, Stephanie O’Banion, Zach Krueger and Quinton Locklin. Allison Turner was absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planner Tina Moore, Planning Clerk Laura Livingston, Assistant Director of Public Works Jeremy Allamon and IT Director Chris Brown.

Pledge of Allegiance – Chair Brett Baggerly led all present.

Invocation – Mr. Dave Covington gave the Invocation.

1. Call To Order.

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

2. Public comments. (Audio 00:57)

Chair Baggerly asked if anyone from the public would like to speak. With no one requesting to speak, he closed the public comment period.

3. Consider approval of minutes from previous meeting. (Audio 1:13)

Mr. Covington made a motion to approve the minutes from July 21, 2020 meeting, seconded by Ms. O’Banion. The motion passed unanimously with 8 ayes, 0 nays.

4. P-20-22 Consider a final plat of Connell Subdivision, comprising 6.226 acres, located along an extension of Huey Drive, on the west side of Connell Street, north of Liberty Valley Drive, beginning on the north side of the Mitchell Branch crossing. (Audio 1:40)

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

Mr. Potts made a motion to approve item P-20-22, a final plat of Connell Subdivision. Mr. Jarratt seconded the motion. The motion was approved with 8 ayes, 0 nays.

5. P-20-23 Consider a final plat of The Ridge at Belle Meadows Phase III, comprising 7.080 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, south of the Laila Lane extension. (Audio 9:22)

Mr. Jarratt recused himself from the item.

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

Ms. O’Banion made a motion to approve P-20-23 as recommended by staff. Mr. Covington seconded the motion. The motion was approved with 7 ayes, 0 nays.

6. P-20-24 Consider a final plat of The Ridge at Belle Meadows Phase IV, comprising 5.910 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, along an extension of Southwest Parkway. (Audio 14:45)

Mr. Jarratt recused himself from the item.

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

Mr. Hendrick made a motion to approve P-20-24 as presented, a final plat of The Ridge at Belle Meadows Phase IV. Mr. Potts seconded the motion. The motion was approved with 7 ayes, 0 nays.

7. Conduct workshop to consider amendments to Subdivision Ordinance Section 502—Street Standards and Policy—Perimeter Streets. (Audio 17:30)

Mr. Jarratt rejoined the meeting.

Mr. Listi presented a PowerPoint presentation and staff report (Exhibit D).

The discussion and recommendations regarding perimeter street improvements occurred with the review and adoption of Subdivision Ordinance amendments in April. Action on this item was deferred to allow staff time to review and prepare a recommendation.

Mr. Listi presented on the following points:

- An overview of the existing language on requirements for unimproved perimeter streets.
- Requirement may be varied by City Council based on affordable housing or infill development and any development less than 3 acres in size for any land use.
- Requirement may be waived by City Staff if plat qualifies for administrative approval based on limited development potential, amount of traffic or current condition of unimproved street.
- For Perimeter Street Improvements, a requirement may be deferred by P&ZC/Council if improvement is not feasible or desirable at this time and if a bond or development agreement is approved by city/developer.
- Issues raised about requirement included: requirement legality; requirement objective; requirement application. What is needed is a two-part fairness test to current ordinance: nexus and rough proportionality.

Mr. Listi went on to describe the alternative approaches for proportionate share in Perimeter Street Improvement costs with three options: 1. Retain current ordinance with revisions. 2. Establish Transportation Impact Fee Ordinance. 3. Establish “trigger” for Traffic Impact Analysis Standard of Evaluation.

Mr. Listi discussed these options at length with P&ZC members. A meeting will be scheduled to gather more feedback from P&ZC, City Council members and stakeholders. (36:45)

With no further business, the meeting was adjourned 6:30 p.m. (Audio ends at 1:00:09)

Chair, Planning and Zoning Commission