

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

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 Brett Baggerly, Dave Covington, Luke Potts, Ty Hendrick, Stephanie O'Banion, David Jarratt and Zach Krueger. Allison Turner and Quinton Locklin were absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planning Clerk Laura Livingston, Planner Tina Moore and IT Specialist Ryan Brown.

Pledge of Allegiance – Chair Brett Baggerly led all present.

Invocation – Ms. O'Banion gave the Invocation.

1. Call To Order.

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

2. Public comments. (Audio 0:50)

Chair Baggerly asked if anyone from the public would like to speak. The individuals below spoke regarding Agenda Item #10, P-20-07, Preliminary Plat of Guess Dulany Subdivision.

Mr. Bill Phillips, 514 East 25th Avenue, expressed concerns about his home value and the clearing of the vegetation. (Audio 1:04)

Mr. Dale Scarborough, 609 East 26th Avenue, expressed concerns about the trees being cleared for two-story homes and his privacy. (Audio 3:18)

Ms. Ginger Scarborough, 609 East 26th Avenue, expressed concerns about removing the trees. (Audio 5:00)

Mr. Dub Falsone, 509 East 25th Avenue, expressed concerns about drainage. (Audio 6:26)

Ms. Cecil Thompson, 503 East 25th Avenue, expressed concerns about traffic and speed. (Audio 7:30)

Ms. Bev Fleming, 615 East 26th Avenue, expressed concerns about noise pollution. (Audio 8:20)

With no one else requesting to speak, Chair Baggerly closed the public comment period. (Audio 10:33)

3. Consider approval of minutes from previous meeting. (Audio 11:04)

Mr. Krueger made a motion to approve the minutes from January 21, 2020, seconded by Mr. Jarratt. The motion passed unanimously with 7 ayes, 0 nays.

4. Z-20-02 Hold a public hearing and consider a zoning change from Planned Development (Neighborhood Service) District to Planned Development (Single Family One) District, on Lots 1 & 2, Block 1, Tuscan River Phase I, located at 1056 and 1082 Mystic River Drive, at the southeast corner of Main Street/SH317 and Mystic River Drive. (Audio 11:24)

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

Chair Baggerly opened the public hearing; with no one requesting to speak, the public hearing was closed. (Audio 17:04)

Mr. Potts made a motion to approve Z-20-02 as recommended by staff. Mr. Hendrick seconded the motion. The motion was approved with 7 ayes, 0 nays.

5. **Z-20-03 Hold a public hearing and consider a zoning change on approximately 3.316 acres located at 1955 Connell Street, on the west side of Connell, approximately 0.1 mile south of Laila Lane, as follows** (Audio 17:45):

Tract 1 (0.483 acres): From Agricultural District to Office – One District
Tract 2 (2.833 acres): From Agricultural District to Planned Development (Multi-Family) District

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

Mr. Jarratt and Mr. Covington recused themselves.

Chair Baggerly opened the public hearing; with no one requesting to speak, the public hearing was closed. (Audio 24:00)

Mr. Hendrick made a motion to approve Z-20-03 as recommended by staff. Ms. O'Banion seconded the motion. The motion was approved with 5 ayes, 0 nays.

6. **P-20-03 Consider a final plat of Highland Estates Phase One, Replat No. 2, being a replat of Lot 3, Block 1, Highland Estates, Phase One, comprising 0.73 acre, located at 2705 Mystic Mountain Lane, on the west side of Mystic Mountain Lane, approximately 0.05 mile north of Sparta Road.** (Audio 24:50)

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

Mr. Potts made a motion to approve P-20-03, a final plat of Highland Estates Phase One, Replat No. 2, as recommended by staff. Mr. Jarratt seconded the motion. The motion was approved with 7 ayes, 0 nays.

7. **P-20-04 Consider a final plat of West Canyon Trails Phase II, comprising 4.38 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street.** (Audio 27:54)

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

Mr. Covington made a motion to approve P-20-04, a final plat of West Canyon Trails Phase II, as recommended by staff. Mr. Hendrick seconded the motion. The motion was approved with 7 ayes, 0 nays.

8. **P-20-05 Consider a final plat of Foster Place, comprising 0.523 acre, located north of 7030 Elm Grove Road, on the west side of Elm Grove Road, approximately 0.3 mile north of Elmer King Road, in Belton's ETJ.** (Audio 34:17)

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

Chuck Lucko, representing All County Surveying, 4330 South 5th Street, spoke before the Commission requesting a variance to the ROW dedication requirement for Elm Grove Road. (Audio 41:24)

Joseph Foster, 7030 Elm Grove Road, spoke before the Commission saying this is where they will build their home. (Audio 46:43)

Mr. Potts made a motion to approved P-20-05, a final plat of Foster Place, as recommended by staff, except for the requirement for ROW dedication – no ROW dedication required for Elm Grove Road. Ms. O’Banion seconded the motion. The motion was approved with 7 ayes, 0 nays.

9. P-20-06 Consider a final plat of Perro Grande Subdivision, comprising 11.894 acres, located on the west side of George Wilson Road, beginning approximately 0.26 mile north of US 190 (I-14), in Belton’s ETJ. (Audio 54:10)

Ms. Maxwell presented the staff report, noting that a revised 3-lot subdivision plat had been submitted by the applicant. (Exhibit F)

Jeff Ling, the applicant, spoke before the Commission. (Audio 1:02:57)

Mr. Covington and Ms. Maxwell discussed possible alternatives to approve both versions of the plat (with 5 lots or 3 lots).

City Manager Mr. Sam Listi spoke before the Commission about the current and planned water availability.

Ms. O’Banion made a motion to approved P-20-06, a revised final plat of Perro Grande Subdivision consisting of 3 lots, as recommended by staff. Mr. Krueger seconded the motion. The motion was approved with 7 ayes, 0 nays.

10. P-20-07 Consider a preliminary plat of Guess Dulany Subdivision, comprising 6.011 acres, located along an extension of E. 25th Avenue, between N. Beal Street and River Oaks Drive. (Audio 1:10:26)

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

(Refer to public comments at 0:50 seconds in the audio file.)

The applicant, Larry Guess, and the engineer, Lina Chtay (Belton Engineering) spoke regarding the concerns that were raised during the public comment portion of the agenda.

Mr. Hendrick made a motion to approve P-20-07, a preliminary plat of Guess Dulany Subdivision, as recommended by staff. Mr. Jarratt seconded the motion. The motion was approved with 7 ayes, 0 nays.

With no further business, the meeting was adjourned at 7:00 p.m. (Audio ends at 1:25:42)

Chair, Planning and Zoning Commission