

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, July 21, 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: Dave Covington, Luke Potts, David Jarratt, Ty Hendrick, Stephanie O’Banion, Allison Turner, Zach Krueger and Quinton Locklin. Chair Brett Baggerly was absent. The following staff members were present: Director of Planning Cheryl Maxwell, Planner Tina Moore, Planning Clerk Laura Livingston, and IT Specialist Ryan Brown.

Pledge of Allegiance – Board member Quinton Locklin led all present.

Invocation – Luke Potts gave the Invocation.

1. Call To Order.

Mr. Dave Covington chaired the meeting and called the meeting to order at 5:30 P.M.

2. Public comments. (Audio 00:53)

Mr. Covington asked if anyone from the public would like to speak. With no one requesting to speak, Mr. Covington closed the public comment period.

3. Consider approval of minutes from previous meeting. (Audio 1:02)

Mr. Jarratt made a motion to approve the minutes from June 16, 2020 meeting, seconded by Mr. Hendrick. The motion passed unanimously with 8 ayes, 0 nays.

4. Hold a public hearing and consider an ordinance amending Section 27, Light Industrial District, to allow the following as permitted uses: (Audio 1:24)

- a. Office, Professional and General Administrative**
- b. Office Showroom/Warehouse**

Ms. Maxwell presented the staff report. (Exhibit A). NOTE: Staff report and presentation stated that any use allowed in the Light Industrial (LI) District is allowed in the Heavy Industrial (HI) District. However, this is not correct—uses allowed in the LI District are not allowed in the HI District.

Mr. Covington opened the public hearing, and with no one from the public present, the public hearing was closed.

Under the assumption that LI District uses are allowed in the HI District, the Commission discussed the pros and cons of office use in the HI Zoning District. The majority of comments did not favor extending office uses to the HI District. (Audio 16:30)

Ms. O’Banion made a motion to approve P-20-20 to amend Section 27, Light Industrial District to allow office uses but excluding office use in the Heavy Industrial District. Mr. Krueger seconded the motion. The motion was approved with 8 ayes, 0 nays.

- 5. P-20-20 Consider a final plat of Chick Addition, Phase VIII, comprising 13.79 acres, located along an extension of Saint John Street, on the west side of Lark Trail, south of W. Amity Road, in Belton's ETJ. (Audio 21:10)**

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

With no questions from the board, Mr. Hendrick made a motion to approve P-20-20 as recommended by staff. Ms. Turner seconded the motion. The motion was approved with 8 ayes, 0 nays.

With no further business, the meeting was adjourned 5:57 p.m. (Audio ends at 27:13)

Chair, Planning and Zoning Commission