

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, June 16, 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. Allison Turner attended remotely via Zoom. Quinton Locklin was absent. The following staff members were present: Director of Planning Cheryl Maxwell, Planner Tina Moore, Planning Clerk Laura Livingston, and IT Director Chris Brown.

Pledge of Allegiance – Chair Brett Baggerly led all present.

Invocation – Luke Potts 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, Chair Baggerly closed the public comment period.

3. Consider approval of minutes from previous meeting. (Audio 1:14)

Ms. O'Banion made a motion to approve the minutes from May 19, 2020 meeting, seconded by Mr. Hendrick. The motion passed unanimously with 8 ayes, 0 nays.

4. Z-20-11 Hold a public hearing and consider a zoning change from Commercial Highway to Single Family - 2 District with a Conservation and Revitalization Overlay to allow both single family use and manufactured homes on Lots 5, 6, and 7, Block 1, Mann Addition, located at 2214, 2220, and 2224 S. Penelope Street, on the east side of Penelope Street, north of East Avenue W. (Audio 1:33)

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

Mr. Covington asked about the layout of the mobile homes and the required setbacks and why it's being placed over a lot line. (Audio 8:20) Ms. Maxwell said the applicant can explain but she believes it is to save a tree. She stated even if the mobile home did not cross the lot line, they still would have to go through the rezoning process because a mobile home is not allowed in the Commercial Highway district.

Chair Baggerly opened the public hearing.

The applicant, Greg Smith, 2224 South Penelope Street, said he did not want to have any buildings on this lot but his son is a single father and he is trying to care for his children. His son has a chance to get a mobile home and they offered this land to him. There is a pecan tree on the land which they would prefer to not cut down but if that is what must be done then they will.

Ms. Jennifer Madrid, 2217 South Wall Street, wanted to understand better why the zoning is Commercial in that area. Ms. Maxwell said these residential properties are allowed to continue as a legal non-conforming use but additional residential uses are not allowed without rezoning. It also means that a commercial use could come into that neighborhood. It's possible to do a city-initiated rezoning, she said, if several of the neighbors wish to rezone their property to a residential district.

Chair Baggerly closed the public hearing. Chair Baggerly thanked Ms. Maxwell for explaining the recourse available to the residents with Commercial zonings.

Mr. Covington said it might be worth it to the neighborhood to proceed with a city-initiated zoning, if that's what is requested.

Mr. Hendrick made a motion to approve Z-20-11 as recommended by staff. Mr. Jarratt seconded the motion. The motion was approved with 8 ayes, 0 nays.

5. Z-20-12 Hold a public hearing and consider a zoning change from Retail District and Planned Development (Agricultural) District for a Bed and Breakfast, to Multi-Family District on approximately 6 acres located at 1011 W. 2nd Avenue, on the south side of 2nd Avenue, east of Colonial Crossing Apartments. (Audio 18:53)

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

Chair Baggerly opened the public hearing.

The applicant Mr. Ray Severn said he would answer any questions.

Chair Baggerly closed the public hearing (Audio 23:20).

Mr. Covington asked about the width of the creek. Ms. Maxwell said that information is shown on the subdivision plat that has recently been submitted, but she did not have that information in front of her. She guessed it would be about 100 feet. Mr. Covington asked about connecting to Phase I of the Colonial Crossing Apartments. Mr. Severn said he is working with Oncor to get approval to cross this easement. He didn't anticipate any problems.

Ms. O'Banion made a motion to approve Z-20-12 as recommended by staff. Mr. Krueger seconded the motion. The motion was approved with 8 ayes, 0 nays.

With no further business, the meeting was adjourned at 5:56 p.m. (Audio ends at 25:58)

Chair, Planning and Zoning Commission