

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, March 17, 2020

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center with public seating provided in the Kinchion Room, to allow social distancing to prevent the spread of the Coronavirus. Video and audio communication between the two rooms was provided. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, Ty Hendrick, Stephanie O'Banion, David Jarratt, Quinton Locklin and Zach Krueger. Allison Turner was absent. The following staff members were present: City Manager Sam Listi, Director of Planning Cheryl Maxwell, Planner Tina Moore and IT Director Chris Brown.

Pledge of Allegiance – Chair Brett Baggerly led all present.
Invocation – 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 1:05)

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

3. Consider approval of minutes from previous meeting. (Audio 2:04)

Ms. O'Banion made a motion to approve the minutes from February 18, 2020, seconded by Mr. Jarratt. The motion passed unanimously with 8 ayes, 0 nays.

4. Z-20-04 Hold a public hearing and consider a zoning change from Commercial Highway District with a Specific Use Permit for the Sale of Landscaping Products with Outside Storage, to Commercial – Two Zoning District on a 0.6 acre tract located at 2002 S. IH 35 Service Road (Caliber Collision Auto Body Shop office), on the east side of IH 35, approximately 0.52 mile north of Loop 121. (Audio 2:25)

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 6:11)

Mr. Jarratt commented on the zoning case and made a motion to approve Z-20-04 as recommended by staff. Mr. Hendrick seconded the motion. The motion was approved with 8 ayes, 0 nays.

5. **Z-20-05 Hold a public hearing and consider a zoning change from Agricultural District to Commercial – Two Zoning District on Lot 1, Kelpe Subdivision, located at 6990 W. Hwy 190 Service Road (Redbox+), approximately 1 mile west of George Wilson Road, on the north side of US 190/I-14, west of CF Supply Building Materials. (Audio 7:24)**

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

Chair Baggerly opened the public hearing; with no one requesting to speak, the public hearing was closed. (Audio 10:42)

Mr. Potts made a motion to approve Z-20-05 as recommended by staff. Ms. O'Banion seconded the motion. The motion was approved with 8 ayes, 0 nays.

6. **Z-20-06 Hold a public hearing and consider a zoning change from Agricultural District to Planned Development (Light Industrial) Zoning District on approximately 3.02 acres located at 8398 S. IH 35 Service Road, approximately 0.35 mile south of Dillard Road, north of Wolff Construction Co. (Audio 11:55)**

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

Chair Baggerly opened the public hearing. (Audio 18:16)

The applicant Donald Rohde, 4216 Cheshire Drive, Colleyville, spoke before the Commission.

Mr. Potts made a motion to approve Z-20-06 as recommended by staff. Mr. Covington seconded the motion. The motion was approved with 8 ayes, 0 nays.

7. **P-20-10 Consider a preliminary 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 20:47)**

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

Mr. Jarratt and Mr. Covington commented on the preliminary plat. (Audio 26:51)

Mr. Covington made a motion to approve P-20-10 as recommended by staff. Mr. Jarratt seconded the motion. The motion was approved with 8 ayes, 0 nays.

8. **P-20-11 Consider a final 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 27:35)**

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

Ms. O'Banion made a motion to approved P-20-11 as recommended by staff. Mr. Hendrick seconded the motion. The motion was approved with 8 ayes, 0 nays.

9. **P-20-12 Consider a final plat of Expo Plaza Replat No. 1, being a replat of Expo Plaza Subdivision, comprising 6.840 acres, located at 120, 140, and 160 W. Loop 121, near the northwest corner of I-35 and Loop 121, west of the 7-11 Convenience Store. (Audio 30:45)**

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

Mr. Covington asked Ms. Maxwell questions about the width of the access easements and the connection to the adjacent property to the west. (Audio 34:51)

Mr. Jarratt commented that the Retail Zoning District standards were appropriate for this development. (Audio 35.36)

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

10. Receive staff update on pending Subdivision Ordinance amendments. (Audio 36:58)

Ms. Maxwell provided background information on the pending amendments.

Mr. Listi discussed the pending Subdivision Ordinance amendments with the Commission, beginning with Parkland (Exhibit G) (Audio 41:20).

The Planning Commissioners agreed with staff's proposal to move forward with many of the pending amendments, acknowledging a staff commitment to develop parameters related to the perimeter street improvement requirement by September 30, 2020, and develop a Multi Modal Thoroughfare Plan Update to address sidewalk needs in the city by December 31, 2020.

With no further business, the meeting was adjourned at 6:46 p.m. (Audio ends at 1:16:05)

Chair, Planning and Zoning Commission