

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, June 15, 2021

The Planning and Zoning Commission met at 5:30 P.M. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Chair Brett Baggerly, Vice Chair Dave Covington, Quinton Locklin, David Jarratt, Ty Hendrick and Josh Knowles. The following members were absent: Stephanie O'Banion, Luke Potts and Zach Krueger. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Building Official Bruce Ebbert, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

1. Call To Order.

Commission Chair Mr. Baggerly called the meeting to order at 5:30 P.M.
Pledge of Allegiance – Commission Chair Brett Baggerly led all present.
Invocation – Commission Member David Jarratt gave the Invocation.

2. Public comments. (Audio 1:19)

Chair Baggerly opened the public comments portion of the meeting. With no one requesting to speak, the public comment portion of the meeting was closed.

3. Consider approval of minutes from previous meeting. (Audio 1:32)

Commission Member Mr. Ty Hendrick made a motion to approve the minutes from the May 18, 2021 meeting, seconded by Commission Member Mr. Dave Covington. The motion passed unanimously with 6 ayes, 0 nays.

4. Z-21-05 Hold a public hearing and consider a zoning change from Single Family-1 (SF-1) to Planned Development-Single Family-1 – to allow for new homes to be built with a flat or shallow roof – on approximately 6.011 acres located on East 25th Avenue, described as Guess Dulany Subdivision, Block 1, Lots 1-11. (Audio 1:48)

Staff Planner Ms. Moore presented the staff report (Exhibit A).

Chair Baggerly opened the public hearing, with no one requesting to speak he closed the public hearing.

Commission Member Mr. Josh Knowles asked if neighbors were again notified. Ms. Moore said yes and one letter in protest was received by Staff, regarding the change in use of the property not the flat roof. Commission members commented on the style of homes in the neighborhood.

Commission Member Mr. Hendrick made a motion to approve item Z-21-05 as recommended by Staff. Commission Member Mr. Jarratt seconded the motion. The motion was approved with 6 ayes, 0 nays.

5. Z-21-07 Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development-Commercial Highway and Single Family-2 District – to allow for commercial uses and single-family homes – for properties located at the northwest corner of South Wall Street and East Avenue R described as the Cameron Subdivision, Block 1, Lots 1-8 and Block 2, Lots 1-4. (Audio 6:45)

Staff Planner Ms. Moore presented the staff report (Exhibit B).

Chair Baggerly opened the public hearing. Mary Bales, 108 Savage Avenue, Belton, TX, said she was shocked to discover that her home was zoned commercial and that if a natural disaster occurred and her home was destroyed, then she would not be able to rebuild.

With no one else requesting to speak, Chair Baggerly closed the public hearing.

Commission Member Mr. Covington made a motion to approve item Z-21-07 as recommended by Staff. Commission Member Mr. Hendrick seconded the motion. The motion was approved with 6 ayes, 0 nays.

6. Receive an update on administratively approved plats.

Staff Planner Ms. Moore presented the staff report on one administratively approved plat (Exhibit C).

Director of Planning Mr. Bob van Til acknowledged Commission Member Mr. Hendrick's final meeting as a Commission Member, commemorating his service with a plaque.

With no other city business, the Planning and Zoning Commission was adjourned at 5:53 p.m. (Audio ends at 22:32)

Chair, Planning and Zoning Commission