

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton, City Hall
333 Water Street
Tuesday, October 19, 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, Luke Potts, Stephanie O'Banion, Zach Krueger, Nicole Fischer, David Jarratt and Quinton Locklin. The following members were absent: Joshua Knowles and Vice Chair Dave Covington. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, 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 Zach Krueger gave the Invocation.

2. Public comments.

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 1:05)

Commission Member Joshua Knowles made a motion to approve the minutes from the September 21, 2021 meeting, seconded by Commission Member Zach Krueger. The motion passed unanimously with 7 ayes, 0 nays.

4. Z-21-18 Hold a public hearing and consider a zoning change from Agricultural to Single Family-3 Residential on OT Tilley Addition, Block 1, Lot 7 located a 3630 Brenda Lane. THIS ITEM HAS BEEN WITHDRAWN.

5. Z-21-19 Hold a public hearing and consider a zoning change from Single Family-2 Residential with Conservation Revitalization Overlay (SF-2 w/CR Overlay) to a Planned Development – Neighborhood Services District (PD-NS) on approximately 0.24 acres located at 314 South Pearl Street and described as Belton Original, Block 19, Lot PT. 2 and 3. (Audio 1:48)

Staff Planner Ms. Moore presented the staff report.

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

The applicant Mr. Mark Williams, 800 Benchmark Trail, said he may also sell sports equipment, drinks and snacks from his mobile trailer. Life jackets will be available to rent and coolers with ice. Mr. Williams said the statement in the staff report, “the use of the property shall be limited to water sport equipment rental” was limiting and should be broader.

Commission Member Stephanie O’Banion made a motion to approve item Z-21-19 to include all uses under Neighborhood Services including the use of his business as defined by the PD. Commission Member Quinton Locklin seconded the motion. The motion was approved with 7 ayes, 0 nays.

6. P-21-18 Consider a final plat for West Canyon Trails Phase IV, comprising of 12.092 acres located on the south side of West Avenue O, east of Loop 121 and west of Connell Street. (Audio 16:58)

Staff Planner Ms. Moore presented the staff report.

Commission Member Zach Krueger made a motion to approve item P-21-18 as recommended by Staff. Commission Member Luke Potts seconded the motion. The motion was approved with 7 ayes, 0 nays.

7. Receive an update on administratively approved plats.

Staff Planner Ms. Moore described the one administratively approved plat, the John T. Roberts Addition, Replat 1, that was processed this month.

8. Conduct a work session on future Throughfare Plan Map amendments. (Audio 25:23)

Director of Planning Mr. Van Til presented the proposed Thoroughfare Plan and answered questions from the Commission.

With no other city business, the Planning and Zoning Commission was adjourned at 6:20 p.m. (Audio ends at 56:19)

Chair, Planning and Zoning Commission