

Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton, City Hall  
333 Water Street  
Tuesday, August 16, 2022

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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, Dave Jarratt, Joshua Knowles, Nicole Fischer, Quinton Locklin, Alton McCallum, Zach Krueger and Luke Potts. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, and IT Director Chris Brown.

**1. Call To Order.**

Commission Chair Baggerly called the meeting to order at 5:30 p.m.

**Invocation** – Commission Member Fischer gave the Invocation.

**Pledge of Allegiance** – Commission Chair Baggerly led all present.

**2. Public comments.**

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

**3. Consider approval of minutes from the previous meeting.**

Vice Chair Covington made a motion to approve minutes from the July 19, 2022, meeting, seconded by Commission Member Jarrett. The motion passed unanimously with 9 ayes, 0 nays.

**4. Z-22-27 - Hold a public hearing and consider a zoning change from Agricultural District to Single Family-3 Residential District for approximately 0.31 acres located at 3679 Village Hill Road and described as Village Hills, Block 1, Lots 16 and Part 17.**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. With no public input, the public hearing was closed.

Vice Chair Covington remarked on previous zoning change attempts in this vicinity and on Brenda Lane. He encouraged staff to communicate with property owners on how a zoning change could impact their property including inaccurate perception of zoning on their property taxes.

Commission Member Krueger made a motion to approve Z-22-27 as presented. The motion was seconded by Commission Member Knowles. The motion was approved with 9 ayes, 0 nays.

**5. Z-22-28 – Hold a public hearing and consider a zoning change from Agricultural District to Multiple Family District on approximately 6.35 acres located at 708 W. 2nd Avenue, located east of North Loop 121 and west of Sparks Street.**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. With no request to speak, the public hearing was closed.

Commission Member Locklin made a motion to approve Z-22-28. The motion was seconded by Commission Member Fischer. The motion passed with 9 ayes, 0 nays.

**6. Z-22-29 - Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development – Commercial Highway District on approximately 3.282 acres located at 3463 W. US Highway 190 Service Road to allow a 55-foot-tall High Profile Monument Sign.**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. The applicant spoke in support of the zoning change. With no public input, the public hearing was closed.

Commission members Jarratt and Potts spoke about previous experiences with sign variances while serving on the Zoning Board of Adjustment and the need to maintain consistency and not set new precedents with the requirements of the code.

Commission Member Jarratt made a motion to disapprove Z-22-29, due to inconsistency with the sign ordinance requirements. Commission Member Covington seconded the motion. The motion was approved with 9 ayes, 0 nays.

**7. Receive a report on Administrative Plat Approvals.**

Ms. Moore presented the list of administratively approved plats.

With no other city business, the Planning and Zoning Commission was adjourned at 5:57 p.m. (Audio ends at 38:00.)



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Chair, Planning and Zoning Commission