

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton, City Hall
333 Water Street
Tuesday, December 21, 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, Joshua Knowles, David Jarratt, Quinton Locklin, Stephanie O'Banion and Nicole Fischer. The following members were absent: Luke Potts and Zachary Krueger. 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 Dave Covington gave the Invocation.

2. Public comments.

Chair Baggerly opened the public comment 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 1:07)

Vice Chair Dave Covington made a motion to approve the minutes from the November 16, 2021 meeting, seconded by Commission Member David Jarratt. The motion passed unanimously with 7 ayes, 0 nays.

4. Z-21-21 Hold a public hearing and consider a zoning change from Planned Development – Single Family -1 Residential District to Planned Development- Single Family – 2 Residential District for approximately 53.49 acres described as Matilda Connell Survey, Abstract 6 located east of N. Main Street on Mystic Rivers Drive. (Audio 1:33)

Vice Chair Covington made a motion to table the item Z-21-21 as requested by the applicant. The item was tabled to the Jan. 18, 2022 Planning & Zoning Commission meeting. Commission Member Ms. O'Banion seconded the motion. The motion was approved with 7 ayes, 0 nays.

5. Z-21-25 Hold a public hearing and consider a zoning change from Agricultural District to Single Family-3 (SF-3) District on approximately 0.26 acres located at 3630 Brenda Lane and described as OT Tilley Addition, Lot 7, Block 1. (Audio 2:32)

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.

Vice Chair Covington made a motion to approve item Z-21-25, a zoning change from Agricultural District to Single Family-3 District at 3630 Brenda Lane. Commission Member Ms. Nicole Fischer seconded the motion. The motion was approved with 7 ayes, 0 nays.

- 6. Z-21-26 Hold a public hearing and consider a zoning change from Commercial Highway to Commercial Highway with a Specific Use Permit for the Placement of an Electronic Changeable Sign on approximately 8 acres located at 500 N. I-35 Service Road, on the east side of I-35, south of Nolan Creek (Crossroads Church property). (Audio 5:19)**

Ms. O'Banion made a motion to table the item Z-21-26 as requested by the applicant. The item was tabled to the Jan. 18, 2022 Planning & Zoning Commission meeting. Commission Member Mr. Jarratt seconded the motion. The motion was approved with 7 ayes, 0 nays.

- 7. Z-21-27 Hold a public hearing and consider a zoning change from Single Family-2 with Conservation Revitalization Overlay (SF-2 w/CR overlay) to Retail with a Specific Use Permit for a Private Club District on approximately 2.186 acres located at 101 W. Avenue A. (Audio 6:00)**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. The applicant and Post Commander of the American Legion Mr. Kyle Bailey, 2604 Settlers Oak Drive, said he spoke with the residents of the apartments across the street about their plans and their response was to ask him when are they opening? They are trying to bring in a little bit of money to distribute to the community and as scholarships for local students, he said. They have no money coming in, except donations, and they don't want to shut their doors. With no one requesting to speak, Chair Baggerly closed the public hearing.

Commission Member Mr. Knowles made a motion to approve item Z-21-27, a zoning change from Single Family-2 with CR Overlay to Retail with a Specific Use Permit for a Private Club District at 101 West Avenue A. Commission Member Mr. Jarratt seconded the motion. The motion was approved with 7 ayes, 0 nays.

- 8. Z-21-28 Hold a public hearing and consider a zoning change from Neighborhood Services with a SUP for Oversized Building and Light Industrial Zoning District to Commercial-1 District with a Specific Use Permit for Mini-Warehouse/Self-Storage for property located at 1709 Sparta Road, located south on Sparta and east of Loop 121. (Audio 11:45)**

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.

Commission Member Ms. Stephanie O'Banion made a motion to approve item Z-21-28, a zoning change from Neighborhood Services with an SUP for an oversized building and Light Industrial to Commercial-1 District with a Specific Use Permit for Mini-Warehouse/Self Storage for property at 1709 Sparta Road. Commission Member Mr. Knowles seconded the motion. The motion was approved with 7 ayes, 0 nays.

- 9. Receive an update on administratively approved plats. (Audio 15:12)**

Staff Planner Ms. Moore described the administrative plats that were processed this month.

With no other city business, the Planning and Zoning Commission was adjourned at 5:46 p.m. (Audio ends at 16:24)

A handwritten signature in black ink, appearing to read "D. Moore", written in a cursive style.

Chair, Planning and Zoning Commission