

Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton, City Hall  
333 Water Street  
Tuesday, March 15, 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, Luke Potts, Zachary Krueger, David Jarratt, Quinton Locklin, Stephanie O'Banion and Nicole Fischer. 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 David Jarratt gave the Invocation.

**2. Public comments.**

Chair Baggerly opened the public comment portion of the meeting. Mr. Todd Scott, 6231 Shallowford Road, thanked City Staff for the extra work that was put in and recognized the hard work and the get-it-done attitude. When it's complete, the housing development will total \$22 million. With no one requesting to speak, the public comment portion of the meeting was closed.

**3. Consider approval of minutes from previous meeting. (Audio 2:20)**

Commission Member Stephanie O'Banion made a motion to approve the minutes from the February 15, 2022, meeting, seconded by Commission Member David Jarratt. The motion passed unanimously with 7 ayes, 0 nays.

**4. Z-22-08 - Hold a public hearing and consider a zoning change from Agricultural (A) to Planned Development - Commercial-1 (PD-C-1) District on approximately 15.836 acres located at 2406 Lake Road, generally located west of FM 2271 and east of Sparta Road, to establish an RV Park. (Audio 2:38)**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Linda Miller, 3305 DeLeon Circle, spoke in opposition of the zoning change expressing concerns for lengthy duration of stay, noise from outdoor pool, and odor from dumpster location and loss of privacy for adjacent neighbors.

Thomas Helm, 2507 Twin Ridge Court, spoke in opposition of the zoning change expressing concerns for transient adjacent to single family neighborhoods, current poor infrastructure in the park, potential noise, safety, and dumpster odor issues.

Cherie Ilse, 1605 Sandbar Circle, spoke in opposition of the development expressing safety concerns due to transient traffic, noise, light pollution, and loss of privacy and trees. She also expressed concerns with speeds on FM 439 and potential difficulties for RVs to enter and exit site.

Bill Carter, 2401 Spring Creek Court, he lives in the same general neighborhood of the proposed RV Park. He spoke in opposition of the development expressing concerns that it does not fit into the single-family neighborhood.

Ann Kennedy, 3203 Breaker Cove, spoke in opposition of the development expressing concerns with strangers coming and going from the RV Park near where her children play and reside.

Thomas Helm added that the RV Park near Belton Lake Park does not have many visitors, so he did not understand why Belton needs an RV Park.

Zoe Grant, 510 East Avenue J in Temple, spoke on behalf of the property owner and advocated for the project, describing that it would enhance Belton, attract traveling nurses and baseball teams, be secure and gated and provided plenty of space between the new park and the current neighborhoods.

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

Commission Member Stephanie O'Banion said some of the concerns brought forward by adjacent property owners would come back in platting and design work. She asked if a higher screening fence could be requested. Ms. Moore said this is a PD, so the commission can make recommendations. Staff follows the requirements of the City Ordinance for RV Parks and that only has a 6-foot screening requirement.

Commission Member Luke Potts said he agreed there should be a higher requirement for fencing.

Mark Freeman, 500 South IH 35, who is a Farmers Insurance agent spoke in support of the applicant and said there is a need for this type of development in Belton and Mr. Sharma's plans are top quality with good intention.

Commission Member Potts made a motion to approve the requested zoning change. The motion failed with no second.

Commission Member David Jarratt made a motion to disapprove item Z-22-08 as presented because it is not an appropriate use at this location and is inconsistent with the Future Land Use Map. Commission Member Zach Krueger seconded the motion. The motion was disapproved with 4 ayes and 3 nays.

**5. Z-22-09 Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-1 (SF-1) Residential District on approximately 10.362 acres located at the southeast intersection of Elm Grove Spur and Capital Way, generally east of Interstate 35 and south of Elm Grove Spur. (Audio 47:58)**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Crystal French, 870 Elm Grove Spur, spoke to the Commission concerning the noise, safety, and fire protection in this area up for a zoning change.

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

Commission Member Stephanie O'Banion made a motion to approve item Z-22-09 a zoning change from Agricultural (A) to Single Family-1 Residential District (SF-1) on approximately 10.3 acres located at the southeast intersection of Elm Grove Spur and Capital Way. Commission Member Nicole Fischer seconded the motion. The motion was approved with 7 ayes, 0 nays.

**6. Z-22-10 Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-3 (SF-3) Residential District on approximately 97.413 acres located at 1000 E. Avenue H, generally east of Interstate 35 on the northside of E. Avenue H and south of Nolan Creek. (Audio 59:58)**

Staff Planner Ms. Moore presented the staff report.

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

Commission Member Zach Krueger made a motion to approve item Z-22-10 a zoning change from Agricultural (A) to Single Family-3 Residential District on approximately 97.4 acres located at 1000 East Avenue H. Commission Member David Jarratt seconded the motion. The motion was approved with 7 ayes, 0 nays.

**7. Hold a public hearing and consider an ordinance amending Section 38 of the Zoning Ordinance, Sign Regulations, to allow Changeable Copy Message Signs by right in certain zoning districts along IH 35 and IH 14. (Audio 1:06:00)**

Planning Director Bob van Til presented the staff report.

Commission Member Stephanie O'Banion made a motion to approve amending Section 38 of the Zoning Ordinance, Sign Regulations, to allow Changeable Copy Message Signs by right in certain zoning districts along IH 35 and IH 14. Commission Member Nicole Fischer seconded the motion. Commission Member Luke Potts amended the motion to include wording that signs must meet TxDOT regulation.

The motion was approved with 7 ayes, 0 nays.

**8. Receive an update on administratively approved plats. (Audio 1:25:35)**

Staff Planner Ms. Moore said there were no administrative plats processed this month.

With no other city business, the Planning and Zoning Commission was adjourned at 6:55 p.m. (Audio ends at 1:25:59)

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Chair, Planning and Zoning Commission