

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton, City Hall
333 Water Street
Tuesday, September 20, 2022

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, Dave Jarratt, Quinton Locklin, Alton McCallum, Zach Krueger and Luke Potts. The following members were absent: Vice Chair David Covington, Joshua Knowles, and Nicole Fischer. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst, Alex Munger.

1. Call To Order.

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

Pledge of Allegiance – Commission Chair Baggerly led all present.

Invocation – Commission Member McCallum gave the Invocation.

2. Public comments. (Audio 0.40)

There were no public comments.

3. Consider approval of minutes from the previous meeting. (Audio 0.56)

Commission member Krueger made a motion to approve minutes from the August 16, 2022, meeting, seconded by Commission Member Jarratt. The motion passed unanimously with 6 ayes, 0 nays.

4. Z-22-30 - Hold a public hearing and consider a zoning change from Single Family-2 District to Multiple Family District for approximately 0.50 acres located at 701 Holland Road. (Audio 1.25)

Staff Planner Ms. Moore presented the staff report.

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

Commission Member Krueger made a motion to approve Z-22-30 as presented. The motion was seconded by Commission Member McCallum. The motion was approved with 6 ayes, 0 nays.

5. Z-22-31 – Hold a public hearing and consider a zoning change from Agricultural District to Commercial Highway on approximately 10.92 acres located at 7379 W. Highway 190 Service Rd. Road, located south of Interstate 14 and east of Simmons Road. (Audio 5:02)

Staff Planner Ms. Moore presented the staff report.

Applicant Malek Alsayyed spoke in support of the proposal stating it would be a high-end facility with restaurants.

Chair Baggerly opened the public hearing.

The following residents spoke in opposition of the zoning change expressing concerns for traffic impacts, noise, odor, drainage, illegal activities associated with truck stops, light pollution, loss of nature, water contamination: Rick Schroeder, 3022 Tanglewood Circle, Kevin Nesby, 3011 Tanglewood Drive, Evelyn Davis, 10853 FM 439, SK Foster, 2805 Simmons Road, Kenneth Moyer, 2707 Tanglewood Cir., Francis Finney, 3125 Tanglewood Cir, Tammy Nesby, 3011 Tanglewood Drive, Sudie Foster, 2805 Simmons Road, Candice Waugh, 2685 Tanglewood Cir.

Andrea Shaw, applicant's representative, 4707 High Oak Drive, spoke in support of the project and to address neighbor's concerns.

The public hearing was closed.

Commission Member Potts made a motion to postpone Z-22-31 to the October 18th meeting so that the applicant could submit a Planned Development. The motion was seconded by Commission Member Jarratt. The motion passed with 6 ayes, 0 nays.

6. Z-22-32 - Hold a public hearing and consider a zoning change from Agricultural to Agricultural District with a Specific Use Permit for an Elementary School on approximately 15.992 acres located north of FM 436 (Holland Road) and west of future O.T. Drive. (Audio 57:50)

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

The applicant's representatives, Mike Morgan (BISD) and Tee Mueller (Kimley Horn), spoke in support of the zoning change.

The following residents expressed concerns regarding traffic but were not in opposition of the zoning change: Cory Lopez, 2541 Belle Hubbard Trl, Danielle Morales, 2612 Cedar Glen Drive, Jillian Herron, 2619 Cedar Glen Dr. Mr. Laporte, Fossil Trl.

Mr. Morgan and Mr. Mueller addressed residents and commissioners' questions on traffic and queue areas around the school.

With no further input, the public hearing was closed.

Commission Member Locklin made a motion to approve Z-22-32 as presented. Commission Member Krueger seconded the motion. The motion was approved with 6 ayes, 0 nays.

7. Z-22-33 – Hold a public hearing and consider a zoning change from Agricultural District to Planned Development – Commercial Highway for approximately 8.0-acre property located at 9007 S. IH 35 Svc Rd, east of Interstate 35 and south of East Amity Road. (Audio 1:28)

Staff Planner Ms. Moore presented the staff report.

Christopher Gutierrez, the applicant's representative, spoke in support of the zoning change and explained why the 60' sign height was needed.

Chair Baggerly opened the public hearing.

Mark Fugua, representing the owner of the property, spoke in support of the zoning change.

With no further public input, the public hearing was closed.

Commission Member Potts asked staff to research neighboring cities' sign requirements for signage along interstates and provide recommendation to the Planning Commission for a possible amendment. Chair Baggerly reminded the commission of the city's Scenic City Designation and the need to comply with standards to retain the designation.

Commission Member Potts made a motion to approve Z-22-33, with a condition for the signage to comply with adopted standards. The motion was seconded by Commission Member Jarratt. The motion was approved with 6 ayes, 0 nays.

8. Z-22-34 – Hold a public hearing and consider a zoning change from Planned Development- Commercial 1 to Amended Planned Development – Commercial-1 for approximately 21.617-acre property located at 3360 S. IH 35 Svc. Rd., east of Interstate 35 and south of Grove Rd. (Audio 1:58)

Staff Planner Ms. Moore presented the staff report.

Hale Youngblood, the applicant's representative, and project manager, spoke in support of the zoning change and explained why the 55' tall sign height was needed for visibility along the interstate.

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

Commission Member Potts reiterated a desire to research and amend the sign code.

Commission Member Potts made a motion to disapprove Z-22-34 as presented. The motion was seconded by Commission Member McCallum. The motion was approved with 5 ayes, 1 nay (Commission Jarratt dissenting).

9. Z-22-35 Hold a public hearing and consider a zoning change from Single Family- 1 District to Single Family-1 District with a Specific Use Permit for a Private School on approximately 0.215-acres located at 707 N. Pearl Street. (Audio 2:11)

Staff Planner Ms. Moore presented the staff report.

Shannon Morrison, representing Providence Preparatory School, spoke in support of the zoning change and the school's desire to place a portable building adjacent to their existing school site.

Chair Baggerly opened the public hearing.

John Alexander, 706 N. Main Street, spoke in favor of the request.

With no further public input, the public hearing was closed.

Commission Member Locklin made a motion to approve Z-22-35 as presented. The motion was seconded by Commission Member Jarratt. The motion was approved with 6 ayes, 0 nays.

10. P-21-17 Consider a replat for the J.H. Connell Replat #1 subdivision, comprising of 0.258 acres, located south of West Avenue D and north of W. Avenue F. (Audio 2:21)

Staff Planner Ms. Moore presented the staff report.

Commission Member Krueger made a motion to approve P-21-17 as presented. The motion was seconded by Commission Member Locklin. The motion was approved with 6 ayes, 0 nays.

11. Receive a report on Administrative Plat Approvals. (Audio 2:23)

Ms. Moore presented the list of administratively approved plats.

With no other city business, the Planning and Zoning Commission was adjourned at 7:54 p.m. (Audio ends at 2:24.24)



Vice Chair, Planning and Zoning Commission