

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton, City Hall
333 Water Street
Tuesday, May 17, 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, Vice Chair Dave Covington, Dave Jarratt, Quinton Locklin, Alton McCallum and Joshua Knowles. The following members were absent: Nicole Fisher, Zach Kruger, and Luke Potts. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Fire Marshal Jeff Booker and IT Specialist 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 Jarrett gave the Invocation.

2. Public comments.

Vice Chair Covington 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 2:02)

Vice Chair Covington made a motion to approve the minutes from the April 19, 2022, meeting, seconded by Commission Member Locklin. The motion passed unanimously with 6 ayes, 0 nays.

4. Z-22-15 - Hold a public hearing and consider a zoning change from Single Family-1 to Planned Development – Retail (PD-R) District on approximately 1.026 acres located at 106 Lake Road. (Audio 2:25)

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. The applicant asked staff if a subdivision plat was required. Staff affirmed that a plat was required. With no other requesting to speak, the public hearing was closed.

Vice Chair Covington made a motion to approve Z-22-15 as presented by staff, which was seconded by Commission Member Jarrett. The motion was approved with 6 ayes, 0 nays.

5. **Z-22-16 – Hold a public hearing and consider a zoning change from Planned Development – Multiple Family Zoning District and Planned Development – Office-2/Retail Zoning District to Multiple Family Zoning District on approximately 9.432 acres located at the southwest intersection of River Fair Blvd. and Trinity Drive.** (Audio 9:00)

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. The applicant's representative, Kevin Gaskey, spoke in support of the zoning change and to clarify their intent to construct only 70 dwelling units which is less than what the current zoning would allow.

Nine adjacent property owners (Sabine Cove and Trinity Drive) spoke in opposition of the zoning change voicing concerns for drainage, traffic, zoning is unfair, safety and loss of property values. Speakers included: Tom Brammeier, Carl Hudson, Nola Gorham, Jack Garner, Claude Cielonko, Jim Elliott, Thomas Henry and Sheresha Dora.

Mr. Gaskey addressed questions from the Commission regarding drainage and parking.

Vice Chair Covington made a motion to approve Z-22-16 as presented by staff, which was second by Commission Member Jarrett. The motion passed with 6 ayes, 0 nays.

6. **Z-22-17 - Hold a public hearing and consider a zoning change from Agricultural (AG) to Planned Development - Multiple Family District (PD – MF) on approximately 18.168 acres located at 5890 Toll Bridge Road.** (Audio 45:11)

Staff Planner Ms. Moore presented the staff report.

The applicant's representative, Myra Goepp, presented their solutions to address adequate parking on the site and their intent to work with staff and consultants to address sewer capacity questions.

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

Ms. Goepp addressed questions from the commission regarding parking.

Commission Member Jarratt made a motion to table the item until the June 21 meeting of the Commission. The motion was seconded by Commission Member Knowles. The motion was tabled with a vote of 6 ayes, 0 nays.

7. **Z-22-18 - Hold a public hearing and consider a zoning change from Mobile Home District to Planned Development – Multiple Family and Commercial-2 District (PD-MF/C-2) on approximately 7.260 acres located at 1520 W. Avenue O, located at the southeast intersection of West Avenue O and Old Golf Course Road.** (Audio 1:09)

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. The applicant's representative Tyler Freese, spoke in support of the zoning change.

Mr. Freese and staff addressed questions from the commission with regard to the sewer capacity concerns.

Vice Chair Covington made the motion to approve Z-22-18 as recommended by staff. Commission Member Locklin seconded the motion. The motion was approved with 6 ayes, 0 nays.

8. P-21-24 Consider a final plat for Blair Townhomes, comprising 0.679 acres, located at the northeast corner of East 2nd Avenue and North Blair Street. (Audio 1:21)

Staff Planner Ms. Moore presented the staff report.

Commission Member Locklin made a motion to approve P-21-24. Commission Member McCallum seconded the motion. The motion was approved with 6 ayes, 0 nays.

9. P-21-25 Consider a preliminary Plat for Hidden Trails, comprising of 55.8 acres, located east of IH 35, north of Loop 121 and south of Avenue R. (Audio 1:24)

Staff Planner Ms. Moore presented the staff report.

Vice Chair Covington made a motion to approve P-21-25 as recommended by Staff. Commission Member Jarrett seconded the motion. The motion was approved with 6 ayes, 0 nays.

10. P-22-11 - Consider a final plat for Emma's Grove, comprising of 4.097 acres, located on Toll Bridge Road and north of Elmer King Road. (Audio 1:28)

Staff Planner Ms. Moore presented the staff report.

Fire Marshal, Jeff Booker, spoke in opposition of allowing a variance for fire protection standards. He questioned the Commission's authority to grant a variance on fire code requirements.

The applicant's representative, John Messer, spoke in favor of approving the variance and voiced his reasons for not wanting to install a fire suppression system. He voiced concerns about annexations, if City services (water and sewer) cannot be provided.

Commission Member Jarratt made a motion to approve P-22-11 as recommended by staff to approve the fire protection variance. Commission member Locklin seconded the motion, which passed with 6 ayes, 0 nays.

11. P-22-12 - Consider a preliminary plat for River Farm Phase I, comprising of 131.588 acres, located on Toll Bridge Road, north of the Lampasas River. (Audio 1:43)

Staff Planner Ms. Moore presented the staff report.

Staff addressed questions from the commission.

Vice Chair Covington made a motion to approve P-22-12 as recommended by Staff. Commission Member Locklin seconded the motion. The motion was approved with 6 ayes, 0 nays.

12. P-22-13 - Consider a preliminary plat for Foxwood Ranch, comprising of 71.58 acres, located at the southeast intersection of Elm Grove Spur and Capitol Way. (Audio 1:56)

Staff Planner Ms. Moore presented the staff report.

Staff addressed questions from the commission. Neither the applicant nor representatives were in attendance.

Commission Member Jarrett made a motion to approve P-22-12, as presented, the motion was clarified to disapprove of the variance request to waive requirements for sidewalks along Capital Way. Vice Chair seconded the motion. The motion was approved with 6 ayes, 0 nays.

13. Receive an update on administratively approved plats. (Audio 2:07:23)

Ms. Moore presented the list of administratively approved plats.

With no other city business, the Planning and Zoning Commission was adjourned at 7:38 p.m. (Audio ends at 2:07)



Chair, Planning and Zoning Commission