

Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
Tuesday, October 18, 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: Vice Chair Dave Covington, David Jarratt, Nicole Fischer, Alton McCallum, Quinton Locklin, Luke Potts, and Zachary Krueger. The following members were absent: Chair Brett Baggerly and Joshua Knowles. The following staff members were present: City Manager Sam Listi, Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst Alex Munger.

**1. Call To Order.**

Commission Vice Chair Dave Covington called the meeting to order at 5:30 p.m.

**Pledge of Allegiance** – Commission Vice Chair Dave Covington led all present.

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

**2. Public comments. (Audio 1:07)**

There were no public comments.

**3. Consider approval of minutes from the previous meeting. (Audio 1:23)**

Commission Member Zachary Krueger made a motion to approve minutes from the September 20, 2022, meeting, seconded by Commission Member David Jarratt. The motion passed with 7 ayes, 0 nays.

**4. Z-22-20 - Hold a public hearing and consider a zoning change from Single Family-2 District to Planned Development – Single Family-2 District for approximately 1.3494 acres located on East Avenue R, located between Wall Street and Miller Street. (Audio 1:43)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Dave Covington opened the public hearing. With no public input, the public hearing was closed.

Commission Member Nicole Fischer made a motion to approve Z-22-20 as presented. The motion was seconded by Commission Member Alton McCallum. The motion was approved with 7 ayes, 0 nays.

**5. P-22-27 - Hold a public hearing and consider a replat of the Avenue R Subdivision, a replat of Lot 2, Block 1, Charlie Miller Addition, to create 8 residential lots, on the north side of East Avenue R, between Wall Street and Miller Street. (Audio 8:25)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Dave Covington opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Zachary Krueger made a motion to approve P-22-27 as presented. The motion was seconded by Commission Member Nicole Fischer. The motion passed with 7 ayes, 0 nays.

- 6. Z-22-31 – Hold a public hearing and consider a zoning change from Agricultural District to Planned Development - Commercial Highway on approximately 10.92 acres located at 7379 W. Highway 190 Service Road, located south of Interstate 14 and east of Simmons Road. (Audio 11:15)**

Staff Planner Ms. Moore presented the staff report.

Tommy Shaw, applicant's representative, presented to the commission.

Vice Chair Dave Covington opened the public hearing.

The following residents spoke in opposition of the zoning change expressing concerns for traffic impacts, noise, odor, drainage, pollution, 18 wheelers coming to this location, illegal activities associated with truck stops, and water contamination: Kevin Nesby, 3011 Tanglewood Circle, Evelyn Davis, 3140 Tanglewood Circle, Beth Ross, 2951 Tanglewood Circle, Frances Finney, 3125 Tanglewood Circle, Kenneth Moyer, 2707 Tanglewood Circle, Sudie Foster, 2805 Simmons Rd., SK Foster, 2805 Simmons Rd., Candice Waugh, 2685 Tanglewood Circle, Tammy Nesby, 3011 Tanglewood Circle.

The following resident spoke in support of the zoning change: Kevin Moore, lives off FM 2410, property owner, Louis Robison, Jr., 7379 W. Hwy 190, Dr. April Robison, 911 Stonebrook, Temple, Tx., applicant's representative Andrea Shaw, P.O. Box 10273.

The public hearing was closed.

Commission Member Luke Potts made a motion to approve Z-22-31 with a change to Exhibit A to state property will include at a minimum an 8' tall wooden privacy fence next to the residential properties. Commission Member Zachary Krueger seconded the motion. The motion was approved with 6 ayes, 1 nay (Nicole Fischer dissenting).

- 7. Z-22-36 – Hold a public hearing and consider a zoning change from Single Family – 1 District to Retail District on approximately 0.353 acres located at 2906 N. Main Street, located north of River Fair Blvd. (Audio 1:30)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Dave Covington opened the public hearing.

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

Commission Member Zachary Krueger made a motion to approve Z-22-36. The motion was seconded by Commission Member David Jarratt. The motion was approved with 7 ayes, 0 nays.

- 8. Z-22-37 - Hold a public hearing and consider a zoning change from Commercial Highway District to Light Industrial District on approximately 0.886 acres located at 606 W. Avenue O, south of Interstate 14 and west of South Connell Street. (Audio 1:35)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Dave Covington opened the public hearing. With no public input, the public hearing was closed.

Commission Member David Jarratt made a motion to approve Z-22-37 as presented. The motion was seconded by Commission Member Alton McCallum. The motion was approved with 7 ayes, 0 nays.

**9. Z-22-38 – Hold a public hearing and consider a zoning change from Agricultural District to Commercial-2 District for approximately 3.0-acre property located on S. Loop 121, south of Interstate 14, north of Huey Drive and south of West Avenue O, on the east side of Loop 121. (Audio 1:37)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Dave Covington opened the public hearing.

Anna Carrillo, Civil Engineer, and Robert Horton, Developer, spoke about the project.

Diane Vinson, 3501 Rocking M Lane, spoke stating she had questions, but they were answered already by the engineer and developer. She stated she was alright with the change.

The public hearing was closed.

Commission Member Zachary Krueger made a motion to approve Z-22-38 as presented. The motion was seconded by Commission Member Nicole Fischer. The motion was approved with 7 ayes, 0 nays.

**10. Z-22-39 – Hold a public hearing and consider a zoning change to Planned Development Light Industrial for approximately 27.561 acres for the following three properties:**

- 1. Tract 1 – approximately 8.39 acres located at 2570 W. Highway 190 – Agricultural to Planned Development – Light Industrial**
- 2. Tract 2 – approximately 2.83 acres located at 2238 W. Highway 190 – Agricultural to Planned Development – Light Industrial**
- 3. Tract 3 – approximately 16.20 acres located on Digby Drive – Light Industrial to Planned Development – Light Industrial. (Audio 1:47)**

Staff Planner Ms. Moore presented the staff report.

Cynthia Hernandez, BEDC Director, spoke in support of this project.

The following residents spoke in opposition of the zoning change expressing concerns for the noise from factories at midnight and later while they are sleeping, waking them up, and lights shining into the bedroom: Cynthia Castillo and Rey Castillo, 2606 W. Hwy 190.

John Davenport, 2124 W. Hwy 190 Svc. Rd., spoke and was curious about the future growth, but had no problem with the change.

Carolyn Davenport, 2124 W. Hwy 190 Svc. Rd., spoke in favor of the growth.

Holt Perlman, applicant, spoke about this project.

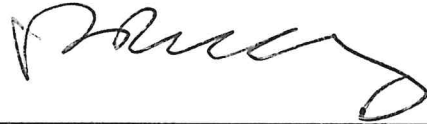
The public hearing was closed.

Commission Member Luke Potts made a motion to approve Z-22-39, with an addition of a 6' solid screening required for transition to the single-family property southwest of this site. The motion was seconded by Commission Member Nicole Fischer. The motion was approved with 7 ayes, 0 nays.

**11. Receive a report on Administrative Plat Approvals. (Audio 2:17)**

Ms. Moore presented the list of administratively approved plats.

With no other city business, the Planning and Zoning Commission was adjourned at 7:48 p.m. (Audio ends at 2:18)



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Chair, Planning and Zoning Commission