

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton, City Hall
333 Water Street
Tuesday, June 21, 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, Zach Krueger and Joshua Knowles. The following members were absent: Nicole Fisher and Luke Potts. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, 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 Krueger 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.

Vice Chair Covington made a motion to approve as amended minutes from the May 17, 2022, meeting, seconded by Commission Member Locklin. The motion passed unanimously with 7 ayes, 0 nays.

4. 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.

Staff Planner Ms. Moore presented the staff report.

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

The applicant's representative, Myra Goepp, spoke to the commission on the benefits of affordable housing development and addressed staff concerns related to parking and sewer capacity.

Commission Member Jarratt made a motion to approve Z-22-17 as presented by staff with exception to of City's masonry provision item 6B and parking standards. The motion failed without a second.

Commission Member Jarratt made a motion to approve Z-22-17 as presented by staff, with exceptions to allow for a total of 590 parking spaces and waiver of City masonry provision. The motion was seconded by Commission Member Krueger. The motion was approved with 5 ayes, 2 nays. Chair Baggerly and Vice Chair Covington dissenting. Both stated they did not believe this proposal to be the best use of the property.

5. Z-22-19 – Hold a public hearing and consider a zoning change from Agricultural to Mobile Home District on approximately 6.422 acres located at 2061 Circle Oak Loop.

Staff Planner Ms. Moore presented the staff report.

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

The applicant, Kambiz Reissedonna, addressed questions from the commission.

Vice Chair Covington made a motion to postpone this request to the July meeting in favor of a Planned Development – Mobile Home district to provide a maximum density for this site, which was second by Commission Member Jarratt. The motion passed with 7 ayes, 0 nays.

6. Z-22-21 Hold a public hearing and consider a zoning change from Planned Development – Single Family-1 Zoning District to Planned Development – Single Family -1 Zoning District with a Specific Use Permit for an Accessory Dwelling Unit on approximately 0.928 acres located at 517 E. 25th Ave.

Staff Planner Ms. Moore presented the staff report.

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

The applicant, Larry Guess, addressed questions from the commission.

Commission Member Covington made a motion to approve Z-22-21. Commission Member Locklin seconded the motion. The motion was approved with 6 ayes, 1 nay. Commission Member Zach Krueger dissenting.

7. Z-22-22 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.

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. The following property owners spoke in opposition of the zoning change: Susan Bond, 2514 Twin Ridge Court; Tom Helm, 2507 Twin Ridge Court; Marty Janczak, 2706 Garden Brook Trl, Cheri Ilse, 1605 Sandbar Circle; Ryan Long, 2605 Twin Ridge Court; Bill Carter, 2401 Spring Creek Trail. The following people spoke in support of the zoning change: Greg Cook, 11769 Roselle Drive; Scott Daniel, 3206 Wildcatter. With no one else requesting to speak, the public hearing was closed.

The applicant and representatives, Zoe Grant, Piyush Sharma, and Jason William, spoke in support of the project.

Vice Chair Covington made a motion to deny with prejudice for item Z-22-22 as recommended by Staff. Commission Member Krueger seconded the motion. The motion was approved with 5 ayes, 2 nays. Commission members Jarratt and McCallum dissenting.

8. **Z-22-23 Hold a public hearing and consider a zoning change from Heavy Industrial to Heavy Industrial with a Specific Use Permit for the Placement of an Electronic Changeable Sign on approximately 0.269 acres located at the northeast intersection of E. 6th Avenue and Taylors Valley Road and described as Belton Terrace Addition, Block 2, lot 1.**

Staff Planner Ms. Moore presented the staff report.

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

The applicant, Mat Naegele, Lamar Advertising, spoke in support of the item.

Commission Member Knowles made a motion to approve Z-22-23 as recommended by staff. Commission member Locklin seconded the motion, which passed with 7 ayes, 0 nays.

9. **P-21-16 Consider a final plat for the Preserve at Nolan Creek, comprising of 2.841 acres, located at 710 Shine Street, south of West 8th Avenue and north of West 7th Avenue.**

Staff Planner Ms. Moore presented the staff report.

Staff addressed questions from the commission.

Vice Chair Covington made a motion to approve P-22-16 as recommended by Staff. Commission Member Jarratt seconded the motion. The motion was approved with 7 ayes, 0 nays.

10. **Hold a public hearing and consider an amendment to the Belton Thoroughfare Plan relating to S. Toll Bridge Rd., from Lampasas River to Elmer King Rd.**

Director Bob van Til presented the staff report.

Staff addressed questions from the commission related to communication with the neighbors impacted by the development.

Commission Vice Chair Covington made a motion to identify this segment of right of way (ROW) as a Major Collector Road requiring 80' of ROW, identical to the northern section, in anticipation of further growth. Commission member Krueger second the motion. The motion passed with 7 ayes, 0 nays.

11. **Receive an update on administratively approved plats.**

Ms. Moore presented the list of administratively approved plats.

With no other city business, the Planning and Zoning Commission was adjourned at 8 p.m. (Audio ends at 2:30:00.)



Chair, Planning and Zoning Commission