

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton, City Hall
333 Water Street
Tuesday, April 19, 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: Vice Chair Dave Covington, Luke Potts, Zachary Krueger, Quinton Locklin, Stephanie O'Banion and Nicole Fischer. The following members were absent: Chair Brett Baggerly, Joshua Knowles and David Jarratt. 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 Vice Chair Covington called the meeting to order at 5:30 P.M.

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

Invocation – Commission Member Fischer 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 1:16)

Commission Member Stephanie O'Banion made a motion to approve the minutes from the March 15, 2022, meeting, seconded by Commission Member Zach Krueger. The motion passed unanimously with 6 ayes, 0 nays.

4. Z-22-14 Hold a public hearing and consider a zoning change from Commercial Highway to Commercial Highway with a Specific Use Permit for the Placement of an Electronic Changeable Sign on approximately 8 acres located at 500 North I-35 Service Road, on the east side of I-35, south of Nolan Creek (Crossroads Church property). (Audio 1:42)

Staff Planner Ms. Moore presented the staff report.

Vice Chair Covington opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commission Member O'Banion made a motion to approve the requested zoning change.

Commission Member Potts made an amendment mentioning that it must be on-premise and meet state regulations specifically related to regulating advertisement for the sign. No one made a second to the amended motion made by Commission Member Potts.

8. **P-22-05 Consider a final plat of River Fair Crossing, comprising 0.923 acres, located at the Northwest corner of North Main Street and River Fair Boulevard.** (Audio 38:02)

Staff Planner Ms. Moore presented the staff report.

Commission Member Locklin made a motion to approve P-22-05. Commission Member Krueger seconded the motion. The motion was approved with 6 ayes, 0 nays.

9. **Receive an update on administratively approved plats.** (Audio 42:34)

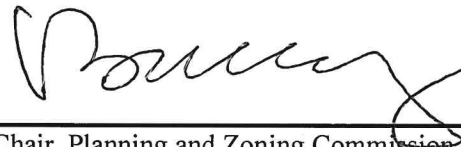
Ms. Moore presented the list of administratively approved plats.

10. **Receive a report on pending projects: RAISE grant application for Connell Street, Community Project Funding Request for the East Central Avenue Bridge Replacement and FM 2271 Feasibility Study.** (Audio 44:15)

Staff Planner Ms. Moore provided an update on recent grant application for street improvements.

Director of Planning Mr. Bob van Til provided an update on the FM 2271 Feasibility Study.

With no other city business, the Planning and Zoning Commission was adjourned at 6:20 p.m. (Audio ends at 50:23)



Chair, Planning and Zoning Commission