

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, January 17, 2023

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, Nicole Fischer, Alton McCallum, Zachary Krueger, Quinton Locklin, Davis Jarratt, and Joshua Knowles. The following members were absent: Luke Potts. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Clerk Deb Swift-Alejandro, and IT System Analyst Alex Munger.

1. Call To Order.

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

Invocation – Commission Member Jarrett gave the Invocation.

Pledge of Allegiance – Chair Brett Baggerly led the Pledge.

2. Public comments. (Audio 0:55)

Troy Finley, 702 S. Pearl Street, spoke regarding the construction project at his address. With no other speakers, the public comment period was closed.

3. Consider approval of minutes from the previous meeting. (Audio 5:24)

Vice Chair Covington made a motion to approve minutes from the November 15, 2022, meeting, seconded by Commission Member Krueger. The motion passed with 8 ayes, 0 nays.

4. Z-22-46 - Hold a public hearing and consider a zoning change from Planned Development -Mixed Use to an Amended Planned Development (PD) to allow townhouses on approximately 5.087 acres located at 2450 Piazza Drive, located west of Shanklin Road and south of Auction Barn Road. Recommend this item be postponed until a revised conceptual site plan is received. (Audio 6:00) *This item was postponed until a revised conceptual site is provided.*

5. Z-23-01 Hold a public hearing and consider a zoning change from Agricultural to Commercial Highway on approximately 7.51-acre property located at 3401 S. IH 35 Service Road, located at the southwest intersection of Interstate 35 and Mesquite Road. (Audio 6:27)

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

The following residents spoke in opposition of the zoning change expressing concerns for traffic impacts and safety: Jane Durham - 293 Mesquite Dr, Michelle Scott – 488 Mesquite Dr, and Rosemary Stampley, 579 Mesquite Drive. With no further public input, the public hearing was closed.

Vice Chair Covington made a motion to approve Z-23-01 as presented. The motion was seconded by Commission Member Krueger. The motion passed with 8 ayes, 0 nays.

- 6. Z-23-02 Hold a public hearing and consider a zoning change from Agricultural to Planned Development Commercial Highway on approximately 6.198-acre property located at 5881 W. US 190 Service Road, at the southeast intersection Interstate 14 and George Wilson Road. (Audio 17:03)**

City Planner Ms. Moore presented the staff report.

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

Commission Member Jarrett made a motion to approve Z-23-02 as presented. Commission Member Fischer seconded the motion. The motion was approved with 8 ayes, 0 nays.

- 7. Z-23-03 - Hold a public hearing and consider a zoning change from Agricultural to Planned Development - Mobile Home District on approximately 8.593 acres located at 1705 FM 1670, south of Interstate 14 and on the east side of FM 1670. (Audio 25:50)**

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Applicant, Jake Branigan, 1705 FM 1670, spoke in support of the zoning. With no other input, the public hearing was closed.

Commission Member Fischer made a motion to approve Z-23-03 as presented. The motion was seconded by Vice Chair Covington. The motion was approved with 8 ayes, 0 nays.

- 8. Z-23-04 – Hold a public hearing and consider a zoning change from Single Family-2 Residential (SF-2) to Two Family (2F) on 0.921 acres located at 507 Ellis Ave located in the Sallie J White Addition, Block 4, Lot 1. (Audio 31:44)**

Vice Chair Covington recused himself from this agenda item.

City Planner Ms. Moore presented the staff report.

The applicant, Brandon Whatley, 4394 Cedar Creek, Temple, and Terri Covington, 105 Dover Run, spoke in support of the zoning change.

Commission Member Fischer made a motion to approve Z-23-04. The motion was seconded by Commission Member McCallum. The motion was approved with 7 ayes, 0 nays.

- 9. P-22-31 – Consider a final plat of Rodriguez Estates Addition, comprising 4.36 acres located at 1971 FM 1670. (Audio 49:05)**

City Planner Ms. Moore presented the staff report.

Vice Chair Covington made a motion to approve P-22-31 as presented. The motion was seconded by Commission Member Jarratt. The motion was approved with 8 ayes, 0 nays.

- 10. Receive a report on Administrative Plat Approvals. (Audio 53:00)**

City Planner Ms. Moore presented the list of administratively approved plats.

With no other city business, the Planning and Zoning Commission was adjourned at 6:25 p.m. (Audio ends at 54:02)

A handwritten signature in black ink, appearing to be 'D. Moore', written over a horizontal line.

Chair, Planning and Zoning Commission