

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, February 21, 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, Nichole Fischer, Zachary Krueger, Quinton Locklin, David Jarratt, and Luke Potts. The following members were absent: Alton McCallum and Joshua Knowles. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, 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 Nicole Fischer gave the Invocation.

Pledge of Allegiance – Chair Brett Baggerly led the Pledge.

2. Public comments. (Audio:55)

There were no public comments.

3. Consider approval of minutes from the previous meeting. (Audio 1:09)

Commission Member Nicole Fischer motioned to approve minutes from January 17, 2023, meeting, seconded by Commission Member Quinton Locklin. The motion passed with 7 ayes and 0 nays.

4. Z-22-45 – Hold a public hearing and consider a zoning change from Planned Development – Mixed-Use Retail to Amended Planned Development – Multiple Family for approximately 0.80 acres located at 816 W. Avenue D, described as Block 1, lot 12 of the Richardson Addition located at the corner of Avenue D and Mitchell Street. (Audio 1:33)

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

The following residents spoke in opposition of the zoning change expressing their concerns for parking, traffic, and the school zone with kids walking to and from school: Mrs. West – 600 Richardson Circle, and Tabitha Garcia, 611 Richardson Circle. With no further input, the public hearing was closed.

Applicant, Larry Guess, 202 E. Barton, Temple, TX, spoke in support of the zoning change. He stated that when they began to start the project they were informed by the Fire Marshal that having one commercial space in the four buildings would trigger a requirement to use the 13R fire suppression system.

Commission Member Luke Potts made a motion to approve Z-22-45 as presented. The motion was seconded by Commission Member Zachary Krueger. The motion passed with 7 ayes and 0 nays.

5. **Z-22-46 - Hold a public hearing and consider a zoning change from Planned Development -Mixed Use with a Specific Use Permit for Bail Bond (PD-Mixed Use w/ SUP Bail Bond) to an Amended Planned Development on approximately 5.087 acres located at 2450 Piazza Drive to allow the construction of townhouses, located west of South Loop 121 and south of Auction Barn Road. (Audio 22:07)**

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Applicant, Ace Reneau with Mitchell and Associates, 102 N. College St., Killeen, TX, spoke about the water pressure concerns. He felt they could come up with a solution that works for everyone throughout the process. With no further input, the public hearing was closed.

City Planner Ms. Moore answered questions from the commission members.

Commission Member Zachary Krueger made a motion to approve Z-22-46 as presented. The motion was seconded by Commission Member David Jarratt. The motion passed with 7 ayes and 0 nays.

6. **Z-23-05 Hold a public hearing and consider a zoning change from Single Family -2 Residential to Single Family – 2 Residential with a Specific Use Permit for an Accessory Dwelling Unit with a Kitchen on approximately 0.182-acre property located at 509 E. 12th Avenue. (Audio 30:30)**

Vice Chair Dave Covington recused himself from this item.

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Applicant, Dave Covington, 2324 N. Main St., described the project.

With no further input, the public hearing was closed.

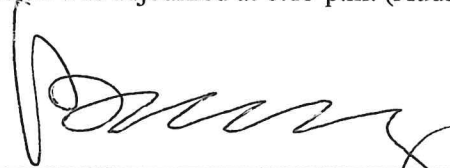
City Planner Ms. Moore answered questions from the commission members.

Commission Member Luke Potts made a motion to approve Z-23-05 as presented. Commission Member Quinton Locklin seconded the motion. The motion was approved with 6 ayes and 0 nays.

7. **Receive a report on Administrative Plat Approvals. (Audio 44:46)**

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

With no other city business, the Planning and Zoning Commission was adjourned at 6:15 p.m. (Audio ends at 45:38)



Chair, Planning and Zoning Commission