

Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
Tuesday, April 18, 2023

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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: Chair Brett Baggerly, Vice Chair Dave Covington, Nichole Fischer, Zachary Krueger, Quinton Locklin, David Jarratt, and Alton McCallum. The following members were absent: Luke Potts 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 David Jarratt gave the Invocation.

**Pledge of Allegiance** – Chair Brett Baggerly led the Pledge.

**2. Public comments.** (*Audio 00:00*)

There were no public comments.

**3. Consider approval of minutes from the previous meeting.** (*Audio 00:15*)

Commission Member Zachary Krueger motioned to approve minutes from March 21, 2023, meeting, seconded by Commission Member Nicole Fischer. The motion passed with 7 ayes and 0 nays.

**4. Z-23-09 Hold a public hearing and consider a zoning change from Agricultural (A) and Single Family-1 (SF-1) Residential District to Light Industrial on approximately 51.341 acres located at 849 Elm Grove Spur, at the southeast intersection of Elm Grove Spur and Capitol Way.** (*Audio 00:33*)

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Cynthia Hernandez, BEDC Executive Director, and applicant spoke in favor of this change. She stated that the property on the future land use plan (FLUM) doesn't show light industrial, but because there is industrial in the area we do feel like it is a natural extension of the existing industry that is there now.

Commission Member David Jarratt made a motion to approve Z-23-09 as presented. The motion was seconded by Vice Chair Dave Covington. The motion passed with 7 ayes and 0 nays.

**5. Z-23-10 - Hold a public hearing and consider a zoning change from Agricultural to Commercial-2 District on an approximately 0.898-acre property located at 7272 Rattlesnake Trail, south of Interstate 14 and east of Simmons Road.** (*Audio 10:07*)

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

With no public comments, the public hearing was closed.

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

Vice Chair Dave Covington wasn't in favor of going straight to Commercial-2 District and would rather it go to Commercial-2 District with a PD.

Commission Member Dave Covington made a motion to postpone Z-23-10 until the May 16, 2023, meeting. The motion was seconded by Commission Member Quinton Locklin. The motion passed with 7 ayes and 0 nays.

**6. P-23-02 – Consider a Final Plat for Tradition Industrial, comprising 27.560 acres, located on Interstate 14 and Digby Drive. (Audio 19:35)**

City Planner Ms. Moore presented the staff report.

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

Vice Chair Dave Covington made a motion to approve P-23-02 as presented. Commission Member Zachary Krueger seconded the motion. The motion was approved with 7 ayes and 0 nays.

**7. Hold a public hearing and consider an amendment to Section 49.8(D) relating to the three-fourths vote requirements. (Audio 22:59)**

Planning Director Bob van Til presented the amendment to Section 49.8(D) to the commission.

Chair Brett Baggerly opened the public hearing.

With no public comments, the public hearing was closed.

Planning Director Bob van Til answered questions from the commission members.

Vice Chair Dave Covington made a motion to approve the proposed amendment to Section 49.8(D) relating to the three-fourths vote requirements. The motion died for lack of a second. Commission Member Zachary Krueger made a motion to remove the word "acknowledged (notarized)" from the proposed ordinance and have it read "written and signed" only with no requirement for notarization. Commission Member Nicole Fischer seconded the motion. The motion was approved with 6 ayes and 1 nay. Vice Chair Dave Covington provided the dissenting vote.

**8. Receive a report on Administrative Plat Approvals. (Audio 40:34)**

City Planner Ms. Moore stated there weren't any this time.

With no other city business, the Planning and Zoning Commission was adjourned at 6:12 p.m. (Audio ends at 41:18)



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Chair, Planning and Zoning Commission