

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, June 20, 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, Zachary Krueger, David Jarratt, Alton McCallum, Quinton Locklin and Luke Potts. The following members were absent: Joshua Knowles and Nicole Fischer. 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 Alton McCallum gave the Invocation.

Pledge of Allegiance – Chair Brett Baggerly led the Pledge.

2. Public comments. *(Audio 01:19)*

There were no public comments.

3. Consider approval of minutes from the previous meeting. *(Audio 01:55)*

Commission Member Zachary Krueger motioned to approve minutes from May 16, 2023, meeting, seconded by Commission Member David Jarratt. The motion passed with 6 ayes and 0 nays.

4. Z-23-08 - 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 as submitted by Thomas Gage. *(Audio 02:11)*

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 concerns for traffic impacts and safety, noise, lighting, long stays of 90 days, trash, maintenance, and drainage that were among the concerns: Thomas Helm - 2507 Twin Ridge Ct., Linda Miller – 3305 De Leon Circle, Cherie Ilse – 1605 Sandbar Circle, Victor Gaw – 2505 Twin Ridge Ct., Ann Kennedy – 3202 Breakers Cove, Rachel Ramesar – 1604 Sandbar Circle.

The following residents spoke in favor of the zoning change: Jeff Howard – 5613 Hamlet, Gregory Daniel - 3206 Wildcatter, Paul Strang – 3239 Lake Park Rd., Jim Hightower – 320 N. 9th, Temple, TX, Jason Williams – 6373 Eagle Point Main, Brenda Howard – 5613 Hamlet, Esmeralda Garcia – 10230 Alamosa, Temple, TX, Gary Kepling – 3671 Comanche, Noel Garcia – 10230 Alamosa, Temple, TX.

Tommy Gage – Applicant, 501 Red River, spoke about the concerns of the residents. He spoke about the rules for the RV Park. He answered questions from the Commission Members.

Zoe Grant, applicant representative, ZGL, Inc., Civil Engineer/Designer, 510 E. Ave. J, Temple, TX, shared a presentation of the proposed RV Park.

With no further public 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-23-08 as presented. Commission Member David Jarratt seconded the motion. The motion passed with 4 ayes and 2 nays. Chair Brett Baggerly and Commission Member Alton McCallum voted in opposition.

5. **Z-23-11 – Hold a public hearing and consider a zoning change from a Planned Development – Retail (PD-R) and Single Family – 2 Residential with a Conservation Revitalization Overlay to an Amended Planned Development – Retail Zoning District for the properties located at 510 S. Main Street, 118 W. Avenue D, and 120 W. Avenue D for the expansion of the Mi Pueblo Restaurant. (Audio 1:10)**

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Lucille Dosson asked how this zoning change would affect her property at 518 Pearl St. City Planner Ms. Moore told the resident that this change wouldn't affect the zoning of her property.

With no further public input, the public hearing was closed.

Commission Member Zachary Krueger made a motion to approve Z-23-11 as presented. Commission Member Alton McCallum seconded the motion. The motion passed with 6 ayes and 0 nays.

6. **Z-23-12 Hold a public hearing and consider a zoning change from Planned Development – Single Family -1 Residential District to Single Family-1 Residential District for approximately 53.49 acres described as Matilda Connell Survey, Abstract 6 located east of N. Main Street on Mystic Rivers Drive to allow for detached single-family homes. (Audio 1:23) **Postponed until the July 18, 2023, meeting.****

Commission Member Quinton Locklin made a motion to postpone Z-23-12 until the July 18, 2023, meeting. Commission Member Zachary Krueger seconded the motion. The motion passed with 6 ayes and 0 nays.

7. **Z-23-13 - Hold a public hearing and consider a zoning change from Heavy Industrial with a Specific Use Permit (SUP) for an Electronic Changeable Sign to an Amended Heavy Industrial with a SUP for an Electronic Changeable Sign on approximately 0.269 acres located at 1701 E. 6th Street, at the northeast intersection of E. 6th Avenue and Taylors Valley Road. (Audio 1:24)**

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.

Commission Member Luke Potts made a motion to approve Z-23-13 as presented. Commission Member Zachary Krueger seconded the motion. The motion was approved with 6 ayes and 0 nays.

8. **Receive a report on Administrative Plat Approvals. (Audio 1:29)**

City Planner Ms. Moore stated there were no plats.

9. Recognize Zachary Kruger for his service on the Planning and Zoning Commission.

With no other city business, the Planning and Zoning Commission was adjourned at 7:02 p.m. (Audio ends at 1:32)

A handwritten signature in black ink, appearing to read "David L. Jarzatt", written over a horizontal line.

Chair, Planning and Zoning Commission

DAVID L. JARZATT -