

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, August 15, 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, David Jarratt, Alton McCallum, Quinton Locklin, Dominica Garza, Luke Potts, Nicole Fischer, Joshua Knowles, and Justin Ruiz. The following staff members were present: 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 00:55)*

There were no public comments.

3. Consider approval of minutes from the previous meeting. *(Audio 01:31)*

Commission Member Luke Potts motioned to approve minutes from the July 18, 2023, meeting, seconded by Commission Member David Jarratt. The motion passed with 8 ayes and 0 nays.

4. Commission Member Potts left the meeting prior to this item.

Z-23-15 - Hold a public hearing and consider a zoning change from Agricultural (A) to Retail District (R) on approximately 1.493 acres located at 1216 W. Ave O, east of South Loop 121 and west of Alan Trails. *(Audio 01:51)*

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Melissa Tyroch, Applicant, of 911 Villa Lugano Dr., Belton, TX, spoke in favor of the zoning change.

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

Commission Member Joshua Knowles made a motion to approve Z-23-15 as presented. Commission Member Nicole Fischer seconded the motion. The motion passed with 7 ayes and 0 nays.

5. Z-23-16 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial Highway (CH) District on approximately 5.836 acres located at 6514 W. US Hwy 190, north of Interstate 14, west of George Wilson Road and east of Simmons Road. *(Audio 06:42)*

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Cynthia Graham, Applicant and Owner, of 6514 W. US Hwy 190, Belton, TX, spoke in support of the zoning change.

Sunshine Sanchez, of 6660 W. US Hwy 190, Belton, TX, spoke against the zoning change.

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

City Planner Ms. Moore answered questions from the Commission Members and residents.

Commission Member David Jarratt made a motion to approve Z-23-16 as presented. Commission Member Alton McCallum seconded the motion. The motion passed with 7 ayes and 0 nays.

6. Commission Member Locklin joined the meeting prior to this item.

Z-23-17 - Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-1 Residential (SF-1) on approximately 136.893 acres tract of property located in the James Bennett Survey, Abstract No. 71 and the Christopher Cruise Survey, Abstract No. 166, east of the River Place Estates Subdivision and west of N. Main Street. (Audio 17:40)

Commission Member Knowles recused himself from the meeting on this item.

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

The following residents spoke in opposition to the zoning change expressing concerns for traffic impacts, safety, street access for construction vehicles, Atmos pipeline, drainage issues, wildlife displacement, lack of parks, sewer, sidewalks, and impacts of climate change from construction:

Mike Middleton – 508 Riverwood Dr.
April Schiemenz-Wickman – 2300 Highview Dr.
Bryson Soden – 2301 Highview Dr.
Allyn Testroet – 2105 Sunrise Dr.
Robert Shedore – 3110 River Place Dr.
Eric Wickman – 2300 Highview Dr.,
Darla Lowe – 508 Riverwood Dr.
Roman Esparza – 2006 River Run Rd.
Cherie Shedore – 3110 River Place Dr.

The following residents asked questions of the applicant:

Randle Jackson – 2205 Highview Dr.
RJ Vargas – 520 Riverwood Dr.

Applicant representative, Will Sisco, Engineer, Turley Associates, 301 N. 3rd, Temple, TX, addressed the concerns of the residents.

Bill Barge, Applicant and Owner, of 2005 Birdcreek Dr., Suite 211, spoke about the project and addressed the concerns of the residents.

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

City Planner Ms. Moore answered questions from Commission Members.

Commission Member Nicole Fischer made a motion to approve Z-23-17 as presented. Commission Member Justin Ruiz seconded the motion. The motion passed with 7 ayes and 0 nays.

7. **Z-23-18 - Hold a public hearing and consider a zoning change from Agricultural (A) to Mobile Home District (MH) on approximately 1.015 acres located at 704 E. Loop 121, generally east of Interstate 35, west of Holland Road (FM 436) and east of Capital Way. This application was withdrawn by the applicant. (Audio 55:57)**

City Planner Ms. Moore stated that the application was withdrawn by the applicant.

8. **Z-23-19 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial-1 (C-1) on approximately 1.0 acres located on W. US Hwy 190, located on the south side of Interstate 14, west of Simmons Road and north of FM 2410. (Audio 57:05)**

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Robert Robison, Applicant, of 256 Pecan Meadow Ln., Belton, TX, spoke in support of the zoning change.

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

Commission Member Nicole Fischer made a motion to approve Z-23-19 as presented. Commission Member David Jarratt seconded the motion. The motion passed with 8 ayes and 0 nays.

9. **P-23-22 - Consider a final plat for Belton Foodies, comprising 8.963 acres, located at 1901 S. IH 35, west of Interstate 35, south of Interstate 14, and north of Loop 121. (Audio 1:01)**

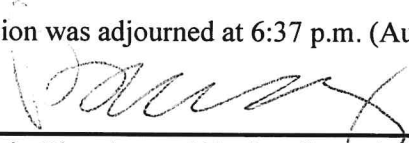
City Planner Ms. Moore presented the staff report.

Commission Member Quinton Locklin made a motion to approve P-23-22 as presented. Commission Member Nicole Fischer seconded the motion. The motion passed with 8 ayes and 0 nays.

10. Receive a report on Administrative Plat Approvals.

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

With no other city business, the Planning and Zoning Commission was adjourned at 6:37 p.m. (Audio ends at 1:06)



Chair, Planning and Zoning Commission