

Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
Tuesday, September 19, 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. Present Commission members: Chair Brett Baggerly, Vice Chair David Jarratt, Quinton Locklin, Luke Potts, Nicole Fischer, Ty Taggart, and Justin Ruiz. The following members were absent: Alton McCallum and Dominica Garza. 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 Baggerly called the meeting to order at 5:30 p.m.

**Invocation** – Commission Member Ruiz gave the Invocation.

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

**2. Public comments.** *(Audio 00:48)*

There were no public comments.

**3. Consider approval of minutes from the previous meeting.** *(Audio 01:21)*

Commission Member Fischer motioned to approve minutes from the August 15, 2023, meeting, seconded by Commission Member Locklin. The motion passed with 7 ayes and 0 nays.

**4. Welcome new Commission Member, administer Oath of Office, and select a Vice Chair for the Commission.** *(Audio 01:45)*

Commission Member Locklin made a motion to appoint David Jarratt as Vice Chair for the Commission, seconded by Commission Member Potts. The motion passed with 7 ayes and 0 nays.

**5. Z-23-20 - Hold a public hearing and consider a zoning change from Commercial-1 with a Specific Use Permit (C-1 w/ SUP) to Commercial-2 (C-2) District on approximately 2.01 acres located at 5005 W. Hwy 190 Service Road, south of Interstate 14, east of George Wilson Rd., and west of Dog Ridge Drive.** *(Audio 04:15)*

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

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

City Planner Tina Moore answered questions from the Commission Members.

Commission Member Potts made a motion to approve Z-23-20 as presented. Vice Chair Jarratt seconded the motion. The motion passed with 7 ayes and 0 nays.

**6. P-23-23 - Consider a final plat for Metal Mart # 59, comprising 2.01 acres, located at 5005 W. US Hwy 190 Service Road, south of Interstate 14, east of George Wilson Rd., and west of Dog Ridge Drive.** *(Audio 10:15)*

City Planner Ms. Moore presented the staff report.

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

Jim Robinson, Applicant, of 177 S. Bay Dr., Bullard, TX 75757, spoke in support of the plat and requested variances.

Gerald Aikman of 6674 Stacey Dr., Belton, TX, spoke in support of the plat and requested variances.

Commission Member Potts made a motion to recommend the approval of the final plat with the requirement for a right of way dedication, and approval of the requested variances to waive the perimeter street improvement and sidewalk requirements. Vice Chair Jarratt seconded the motion. The motion passed with 6 ayes and 1 nay. Chair Baggerly voted in opposition.

7. **Z-23-21 - Hold a public hearing and consider a zoning change from Retail (R) to Planned Development -Retail (PD-R) District on approximately 0.57 acres located at 1507 Holland Road, on the south side of Holland Road and west of East Loop 121. (Audio 52:10)**

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

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

Commission Member Fischer made a motion to approve Z-23-21 as presented. Commission Member Ruiz seconded the motion. The motion passed with 7 ayes and 0 nays.

8. **Z-23-22 - Hold a public hearing and consider a zoning change from Agricultural (A) to Light Industrial (LI) District on approximately 0.625 acres located at 1001 S. Wheat Rd, described as Rustic Oaks, Block 1, Lot 28, north of Interstate 14 and south of Digby Drive. (Audio 58:27)**

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

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

Commission Member Fischer made a motion to approve Z-23-22 as presented. Commission Member Potts seconded the motion. The motion passed with 7 ayes and 0 nays.

9. **Receive a report on Administrative Plat Approvals.**

City Planner Ms. Moore stated there were no administrative approvals during the month of August.

With no other city business, the Planning and Zoning Commission was adjourned at 6:33 p.m. (Audio ends at 1:02)

  
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Chair, Planning and Zoning Commission