

Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
Tuesday, October 17, 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, Justin Ruiz, and Dominica Garza. The following member was absent: Alton McCallum. 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** – Vice Chair Jarratt gave the Invocation.

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

**2. Public comments.** *(Audio 01:06)*

Nan Rodriguez of 2590 Tahuaya Rd. spoke against the proposed construction of an RV Park next to her property.

**3. Consider approval of minutes from the previous meeting.** *(Audio 06:32)*

Commission Member Fischer motioned to approve minutes from the September 19, 2023, meeting, seconded by Commission Member Potts. The motion passed with 8 ayes and 0 nays.

**4. Z-23-23 - Hold a public hearing and consider a zoning change from Commercial-1 to Commercial Highway District on approximately 25.881 acres located at 3500 S. IH 35, on the east side of Interstate 35, north of Shanklin Road and south of E. Grove Road.** *(Audio 07:02)*

Commission Member Potts recused himself from this item and item number 5.

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

**5. P-23-24 – Consider a final plat for Cedar Crest Amending Plat, comprising of 38.25 acres, located at 3500 S. IH 35.** *(Audio 11:41)*

City Planner Ms. Moore presented the staff report.

City Planner Tina Moore answered questions from the Commission Members related to the variance request for Mesquite Road, and the previous plat approval in 2018.

Director van Til addressed a question related to amending the length of time for funds to be held for improvements.

Commission Member Taggart made a motion to approve P-23-24 as presented with the denial of the variance request for the Mesquite Road perimeter street improvements. Vice Chair Jarratt seconded the motion. The motion passed with 7 ayes and 0 nays.

6. **Z-23-24 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial – 2, on approximately 2.76 acres located at 4073 W. US Highway 190 Svc. Road, on the south side of Interstate 14, west of FM 1670, and east of Dog Ridge Road. (Audio 23:17)**

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-23-24 as presented. Commission Member Locklin seconded the motion. The motion passed with 8 ayes and 0 nays.

7. **Z-23-25 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial – 1 on approximately 4.395 acres located at 6564 Dog Ridge Rd, on the south side of Interstate 14, west of George Wilson Rd and east Simmons Rd. (Audio 27:36)**

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

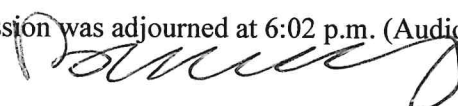
With no further public input, the public hearing was closed.

Commission Member Fischer made a motion to approve Z-23-25 as presented. Commission Member Ruiz seconded the motion. The motion passed with 8 ayes and 0 nays.

8. **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 6:02 p.m. (Audio ends at 31:58)



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Chair, Planning and Zoning Commission