

Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
Tuesday, January 16, 2024

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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, David Jarratt, Alton McCallum, Ty Taggart, and Luke Potts. The following members were absent: Quinton Locklin, Nicole Fischer, Dominica Garza, and Justin Ruiz. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, Planning Technician Madison Neill, 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 Jarratt gave the Invocation.

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

**2. Public comments.** (Audio 00:59)

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

**3. Consider approval of minutes from the previous meeting.** (Audio 1:23)

Commission Member Jarratt motioned to approve minutes from the December 19, 2023, meeting, seconded by Commission Member McCallum. The motion passed with 5 ayes and 0 nays.

**4. Z-24-01 - Hold a public hearing and consider a zoning change from Agricultural to Retail, on approximately 0.7286 acres located at 2510 Commerce St. at the northeast intersection of Sparta Road and Commerce Road.** (Audio 1:50)

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Potts made a motion to approve Z-24-01 as presented. Commission Member Taggart seconded the motion. The motion passed with 5 ayes and 0 nays.

**5. P-23-30 - Consider a final plat for Sparta Circle Addition Lot 1 Block 1, comprising 0.7286 acres, located at 2510 Commerce Street, at the northeast corner of Commerce Street and Sparta Road.** (Audio 4:02)

City Planner Ms. Moore presented the staff report.

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

Commission Member Taggart made a motion to approve P-23-30 as presented. Commission Member Jarratt seconded the motion. The motion passed with 5 ayes and 0 nays.

6. **Z-24-02 - Hold a public hearing and consider a zoning change from Agricultural to Single Family 2 with Conservation Revitalization Overlay, on approximately 4.4 acres located at 2114 Sparta Rd., located on the north side of Sparta Rd, east of Wheat Road and west of Dunns Canyon Road. **This application was withdrawn by the applicant.**** (Audio 7:12)
7. **Z-24-03 - Hold a public hearing and consider a zoning change from Single Family-2 w/ Conservation Revitalization Overlay Residential District to Single Family -2 w/ Conservation Revitalization Overlay w/ a Specific Use Permit for an Accessory Dwelling Unit with a kitchen on approximately 0.344 acres located at 621 South Pearl Street located at the northwest corner of South Pearl Street and West Avenue F.** (Audio 7:20)

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Taggart made a motion to approve Z-24-03 as presented. Commission Member McCallum seconded the motion. The motion passed with 5 ayes and 0 nays.

8. **Receive a brief update on the Future Land Use Map Project.** (Audio 11:17)

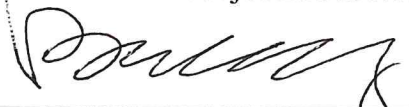
Director of Planning Bob van Til presented the update on the Future Land Use Map.

Director of Planning van Til answered questions from the Commission Members.

9. **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 5:56 p.m. (Audio ends at 25:40)

  
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Chair, Planning and Zoning Commission

Attest:   
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Melinda Brice, Planning Administrator