

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, February 20, 2024

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, Alton McCallum, Ty Taggart, Luke Potts, Nichole Fischer, Dominica Garza, and Justin Ruiz. The following members were absent: Quinton Locklin. 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 McCallum gave the Invocation.

Pledge of Allegiance – Chair Baggerly led the Pledge.

2. Public comments. (Audio 00:49)

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 01:34)

Commission Member Potts motioned to approve minutes from the January 16, 2024, meeting, seconded by Vice Chair Jarratt. The motion passed with 8 ayes and 0 nays.

4. Z-24-04 - Hold a public hearing and consider a zoning change from Agricultural to Planned Development – Commercial Highway on 7.51 acres located at 3401 S. IH 35 Service Road, located on the southwest intersection of Interstate 35 and Mesquite Road. (Audio 01:52)

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Marie Cherivtch of 371 Mesquite Road spoke against the change with concerns about incorporating a bus stop for school aged children at a truck stop, Mesquite Road needs repair, and challenges with exiting the interstate and slowing down.

Michelle Ciccariello of 511 Mesquite Road spoke against the change with concerns about vagrants, child trafficking, traffic issues, erosion of the road, drainage, environmental impact, water, and property values.

Michelle Croom of 488 Mesquite Road spoke against the change with concerns about truck drivers exiting the interstate, crime rates going up, fumes from the fuel, and increased traffic.

Nelda Deholloz of 306 Mesquite Lane spoke against the change with concerns about traffic and Mesquite Road not being repaired.

Richard Mathias, Applicant Representative, spoke in favor of this change and stated he was asked to amend the application and addressed each issue previously mentioned in the original request.

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

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

Mr. Mathias answered questions from the Commission Members.

Commission Member Potts made a motion to approve Z-24-04 as presented. Commission Member Taggart seconded the motion. The motion passed with 8 ayes and 0 nays.

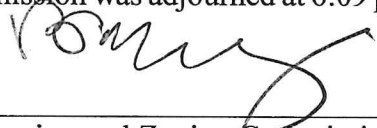
- 5. P-22-45 - Consider a final plat of Unity Four Plat, comprising 7.51 acres, located at the southwest intersection of Interstate 35 Frontage Road and Mesquite Drive. (Audio 36:45)**

City Planner Ms. Moore presented the staff report.

Commission Member Fischer made a motion to approve P-22-45 as presented. Commission Member McCallum seconded the motion. The motion passed with 8 ayes and 0 nays.

- 8. Administrative Plat Approvals: None to report for January 2024.**

With no other city business, the Planning and Zoning Commission was adjourned at 6:09 p.m. (Audio ends at 39:55)



Chair, Planning and Zoning Commission

Attest:



Melinda Brice, Planning Administrator