

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
Tuesday, March 19, 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, Luke Potts, Quinton Locklin, Nichole Fischer, Dominica Garza, and Justin Ruiz. The following members were absent: David Jarratt, Alton McCallum, and Ty Taggart. The following staff members were present: Assistant City Manager Matt Bates, Director of Planning Bob van Til, Senior 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 00:52)

Chair Baggerly opened the public hearing.

Jill Robins, of Holland, TX, addressed the Commission Members about the State of Emergency Declaration for the Solar Eclipse and concerns for planned activities in Belton.

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

3. Consider approval of minutes from the previous meeting. (Audio 03:42)

Commission Member Potts motioned to approve minutes from the February 20, 2024, meeting, seconded by Commission Member Fischer. The motion passed with 6 ayes and 0 nays.

4. Z-24-05 - Hold a public hearing and consider a zoning change from Commercial Highway (CH) to Single Family 3 with Conservation Revitalization Overlay (SF-3 w/ CR Overlay) on approximately 0.1430 acres located at 401 W. Avenue J. (Audio 04:04)

Senior Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Ninfa Dominguez, Applicant's Spouse, of 1293 Boxer, spoke in favor of the zoning change.

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

Chair Baggerly reopened the public hearing.

David Gonzales, of 309 W. Avenue J, had questions for the Commission Members and stated this was his mother's property.

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

Senior Planner Ms. Moore answered questions from the Commission Members, and after further discussion, it was confirmed this wasn't Mr. Gonzales' mother's property.

Commission Member Potts made a motion to approve Z-24-05 as presented. Commission Member Ruiz seconded the motion. The motion passed with ayes 6 and 0 nays.

5. Z-24-06 - Hold a public hearing and consider a zoning change from Planned Development (PD) – Expo to Planned Development (PD) – Commercial District 1 (C1), on approximately 8.406 acres located at 2905 S. IH 35 Service Rd. (Audio 12:04)

Senior Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Kendall Wimberly, Project Engineer, of 301 N. 3rd, Temple, TX, spoke in favor of the zoning change.

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

Senior Planner Ms. Moore answered questions from the Commission Members. Commission Member Fischer inquired about the height of the fence adjacent to the owner of the opposition letter received. The fence height is proposed at 6 feet, but the applicant was agreeable to increase it to 8 feet.

Commission Member Potts made a motion to approve Z-24-06 as presented. Commission Member Fischer seconded the motion. The motion passed with 6 ayes and 0 nays.

6. Z-24-07 - Hold a public hearing and consider a zoning change from Single Family – 2 (SF-2) to Planned Development - Single Family-3 (PD-SF-3) on approximately 0.5592 acres located at 305, 307, & 309 E. Avenue Q. (Audio 20:24)

Senior Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Pat Patterson, Applicant, of 1605 Alta Vista Loop, Temple, TX, explained the reason for the request and spoke in favor of the zoning change.

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

Commission Member Locklin made a motion to approve Z-24-07 as presented. Commission Member Fischer seconded the motion. The motion passed with 6 ayes and 0 nays.

7. **P-24-01 - Hold a public hearing and consider a residential replat of the Samuel Davis Subdivision Phase II, Lots 1 and 2, to create 3 residential lots, located at 305, 307, & 309 E. Avenue Q, on 0.5592 acres at the northwest corner of E. Avenue Q and S. Wall St. (Audio 24:56)**

Senior Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Fischer made a motion to approve P-24-01 as presented. Commission Member Ruiz seconded the motion. The motion passed with 6 ayes and 0 nays.

8. **Z-24-08 - Hold a public hearing and consider a zoning change from Planned Development – Retail (PD-R) to Amended Planned Development – Retail (Amended PD-R) on approximately 0.775 acres located at 500 S. Main St. (Audio 26:39)**

Senior Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Fischer made a motion to approve Z-24-08 as presented. Commission Member Locklin seconded the motion. The motion passed with 6 ayes and 0 nays.

9. **Consider amendments to the Belton Zoning Ordinance, Section 38 relating to Murals. (Audio 29:13)**

Planning Director van Til presented this item.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Planning Director van Til answered questions from the Commission Members.

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

Assistant City Manager Bates addressed the Commission Members stating as a part of the Beautification Committee they are pro murals and want to encourage more people to do murals. He further stated that this was just to put a process in place for murals.

Commission Member Potts made a motion to disapprove item 9 as currently presented. Recommends revisions before moving forward to City Council. Commission Member Garza

seconded the motion. The motion passed with 4 ayes and 2 nays with Chair Baggerly and Commission Member Fischer opposing.

10. Consider amendments to the Belton Zoning Ordinance, Section 36 relating to Accessory Dwelling Units. (Audio 1:15)

Planning Director van Til presented this item.

Chair Baggerly opened the public hearing.


With no public input, the public hearing was closed.

Commission Member Fischer made a motion to approve item 10 as presented. Commission Member Locklin seconded the motion. The item passed with 6 ayes and 0 nays.

11. Administrative Plat Approvals for February 2024.

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

With no other city business, the Planning and Zoning Commission was adjourned at 6:54 p.m. (Audio ends at 1:24)


Chair, Planning and Zoning Commission

Attest: 
Melinda Brice, Planning Administrator