

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton, City Hall
333 Water Street
Tuesday, January 18, 2022

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Chair Brett Baggerly, Vice Chair Dave Covington, Luke Potts, Zachary Krueger, David Jarratt, Quinton Locklin, Stephanie O'Banion and Nicole Fischer. The following members were absent: Joshua Knowles. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

1. Call To Order.

Commission Chair Mr. Baggerly called the meeting to order at 5:30 P.M.

Pledge of Allegiance – Commission Chair Brett Baggerly led all present.

Invocation – Commission Member Stephanie O'Banion gave the Invocation.

2. Public comments.

Chair Baggerly opened the public comment portion of the meeting. With no one requesting to speak, the public comment portion of the meeting was closed.

3. Consider approval of minutes from previous meeting. (Audio 1:15)

Commission Member Stephanie O'Banion made a motion to approve the minutes from the December 21, 2021 meeting, seconded by Commission Member Nicole Fischer. The motion passed unanimously with 8 ayes, 0 nays.

4. Z-21-26 Hold a public hearing and consider a zoning change from Commercial Highway to Commercial Highway with a Specific Use Permit for the placement of an electronic changeable sign on approximately 8 acres located at 500 N. 1-35 Service Road, on the east side of I-35, south of Nolan Creek (Crossroads Church property). (Audio 1:51)

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Crossroads Church Pastor Matt Thrasher, 500 IH South 35, said he was available for questions. With no one else requesting to speak, Chair Baggerly closed the public hearing.

Commission Member Luke Potts and Chair Baggerly discussed the sign standards and past signs that have come before the Commission. Ms. Moore said the Crossroads sign does meet the criteria as written in the Sign Ordinance.

Ms. O'Banion asked if the guidelines Ms. Moore presented on digital signs should become part of the Sign Ordinance. Ms. Moore stated that an SUP is currently required for all electronic signs and must come before the Commission. Ms. Moore further stated should the Sign Ordinance be amended in the future to allow electronic signs as a permitted use without an SUP, the guidelines could be adopted with the amendment.

Vice Chair Mr. Dave Covington made a motion to approve item Z-21-26, a zoning change from Commercial Highway to Commercial Highway with a Specific Use Permit for the placement of an electronic changeable sign on approximately 8 acres located at 500 N. 1-35 Service Road. Commission Member Ms. Fischer seconded the motion. The motion was approved with 8 ayes, 0 nays.

5. Z-22-01 Hold a public hearing and consider a zoning change from Agricultural District to Commercial-2 District on approximately 2.12-acre property located at 3150 Simmons Road, south of Interstate 14 and west of Simmons Road. (Audio 12:47)

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Mr. Bob Kujan, the owner of 2991 Simmons Road a property adjacent to the zoning change property, made a statement about his property and opposed the zoning change.

The owner of 3150 Simmons Road, Mr. Jeff Lackmeyer, 1201 SWS Young, Killeen, introduced himself and said he appreciated the comments the neighbor made. He has been in construction 18 years, and he believes the construction impact will be minimal.

Ms. Moore explained that Mr. Kujan's property would not be affected directly by the zoning change and explained the notification process.

Mr. Covington asked Ms. Moore about the screening requirements.

Commission Member Mr. Luke Potts made a motion to approve item Z-22-01, a zoning change from Agricultural District to Commercial-2 District on approximately 2.12-acre property located at 3150 Simmons Road. Vice Chair Dave Covington seconded the motion. The motion was approved with 8 ayes, 0 nays.

6. Z-22-02 Hold a public hearing and consider a zoning change from Light Industrial to Commercial Highway on approximately 8.984-acre property located at 3360 South IH-35, east of IH-35 and south of Grove Road. (Audio 26:30)

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing, and with no one requesting to speak, he closed the public hearing.

Commission Member Ms. Stephanie O'Banion made a motion to approve item Z-22-02, a zoning change from Light Industrial to Commercial Highway on approximately 8.984-acre property located at 3360 South IH-35. Commission Member Mr. Zachary Krueger seconded the motion. The motion was approved with 8 ayes, 0 nays.

- 7. Z-22-03 Hold a public hearing and consider a zoning change from Neighborhood Service to Redevelopment District on approximately 1.55-acre property located at 1001 W. Avenue D, located east of North Loop 121 and north West Avenue D. (30:42)**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing, and with no one requesting to speak, he closed the public hearing.

Chair Baggerly said it's welcomed development in this area.

Commission Member Ms. Nicole Fischer made a motion to approve item Z-22-03, a zoning change Neighborhood Service to Redevelopment District on approximately 1.55-acre property located at 1001 W. Avenue D. Commission Member Mr. Dave Covington seconded the motion. The motion was approved with 8 ayes, 0 nays.

- 8. Z-22-04 Hold a public hearing and consider a zoning change from Agricultural to Commercial Highway on a 9.78-acre property located at 1901 S. IH 35, generally located west of Interstate 35 and south of Interstate 14. (Audio 36:10)**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. With no one requesting to speak, he closed the public hearing.

Commission Member Mr. Luke Potts made a motion to approve item Z-22-04, a zoning change from Agricultural to Commercial Highway on a 9.78-acre property located at 1901 S. IH 35. Commission Member Ms. Stephanie O'Banion seconded the motion. The motion was approved with 8 ayes, 0 nays.

- 9. P-20-28 Consider a final plat of Southwood Hills Phase III comprising 15.743 acres, located on the west side of Connell Street, south of Laila Lane and north of Huey Drive. (Audio 40:08)**

Staff Planner Ms. Moore presented the staff report.

Commission Member Mr. Luke Potts made a motion to approve item P-20-28, consider a final plat of Southwood Hills Phase III, comprising 15.743 acres, located on the west side of Connell Street. Commission Member Ms. Stephanie O'Banion seconded the motion. The motion was approved with 8 ayes, 0 nays.

- 10. Receive an update on administratively approved plats. (Audio 46:13)**

Staff Planner Ms. Moore described the administrative plats that were processed this month.

With no other city business, the Planning and Zoning Commission was adjourned at 6:17 p.m. (Audio ends at 47:04)



Chair, Planning and Zoning Commission