

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
January 2, 2024**

<https://www.youtube.com/watch?v=lwDCy8uxXHQ>

CALL TO ORDER

Chairman MacPherson called the meeting to order at 6:00 p.m.

ATTENDANCE

Commission: Chairman MacPherson, Mayor Larkey, Sr., Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, and Jared Wilson

Mayor Larkey, Sr. arrived at 6:05 P.M.

Absent: Commissioners Kelly Monaghan-Bass, Marsha Vest, and RJ Warren

Staff: Matt Wright, Community Development Director; Madison Rust, Development Technician; and Chris Beal, Fire Marshal

MINUTES

Commissioner Walton moved to approve the December 19, 2023, Planning Commission meeting minutes. Councilmember Pryan seconded the motion. All other members present voted in favor and the motion carried.

PUBLIC HEARING – RZ-2023-05: Application for a Rezoning to “C-2” (General Commercial) for property located at the southwest corner of E. North Ave/58 Highway and Interstate 49. (Presented by Matt Wright, Community Development Director)

Chairman MacPherson opened the public hearing at 6:01 P.M.

Mr. Wright, Community Development Director, gave an overview of the staff report.

There was no one present from the public to speak either in favor or against the proposed rezoning request and Chairman MacPherson closed the public hearing at 6:03 P.M.

Commissioner Walton made a motion to approve the application for a Rezoning to “C-2” (General Commercial) for property located at the southwest corner of E. North Ave/58 Highway and Interstate 49.

The motion was seconded by Commissioner Wilson. When a vote was taken, the following was recorded:
Ayes: 5 – Chairman MacPherson, Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, and Jared Wilson

Noes: 0

Absent: 4 – Mayor Larkey, Sr., Commissioners Kelly Monaghan-Bass, Marsha Vest, and RJ Warren

Mayor Larkey, Sr. was not in attendance for the presentation or vote on this item

The motion carries and will be forwarded to City Council for final approval.

NON-PUBLIC HEARING – PP-2023-04: Application for a Preliminary Plat for Autumn Woods, a 34 lot and 5 tract multi-family subdivision on 11.39 +/- acres, generally located at the northwest corner of W. Markey Road and Belton Avenue. (Presented by Matt Wright, Community Development Director)

Mr. Wright, Community Development Director, gave an overview of the staff report.

The Commission had several questions and/or concerns about the project. Those were in regard to items such as: the Development and Maintenance Agreement, the reasoning for platting these as individual lots, what would happen if the developer did sell any of the lots, the widening of the driveways in the future phases, the parking issues, and the reduction of green space.

Mr. Wright answered their questions by explaining the following: the changes that are being requested will be spelled out in the Development and Maintenance Agreement. This agreement will have to be recorded and will hold the developer accountable to ensure the changes are made. The reason for platting these as individual lots is due to the struggles that they have had with gaining financing. It is much easier to get financing on individual lots as opposed to one big lot with multiple buildings and having to refinance several times. This should help expedite the permitting and approval process. Staff believes the intent of the developer is to build all of these units, however, if the developer ever did decide to sell any of the lots, the approved Development Plan and Development and Maintenance Agreement would follow and remain in full effect unless amendment(s) were requested, reviewed, approved, and recorded. Staff understands the concerns with the parking issues in the first phase of units that were built, so changes have been requested to be made to the driveways in the future units. The new driveways are required to be wider by adding an additional driveway space. This will hopefully eliminate most of the off-street parking. IN addition to that, the developer has been required to install “no parking” signs on one side of the street. The driveway changes do reduce the amount of green space between units, and due to this staff did require the developer to revise the landscape plan to make up for the loss of green space.

The motion was seconded by Councilmember Pryan. When a vote was taken, the following was recorded:

Ayes: 6 – Chairman MacPherson, Mayor Larkey, Sr., Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, and Jared Wilson

Noes: 0

Absent: 3 – Commissioners Kelly Monaghan-Bass, Marsha Vest, and RJ Warren

The motion carries.

NON-PUBLIC HEARING – FP-2023-07: Application for a Final Plat for Autumn Woods Phase 1, Lots 1-18 and Tracts A & D, a 4.23 +/- acre multi-family subdivision generally located at the northwest corner of W. Markey Road and Belton Avenue. (Presented by Matt Wright, Community Development Director)

Mr. Wright, Community Development Director, gave an overview of the staff report.

Mayor Larkey, Sr. made a motion to approve the application for a Final Plat for Autumn Woods Phase 1, Lots 1-18 and Tracts A & D, a 4.23 +/- acre multi-family subdivision generally located at the northwest corner of W. Markey Road and Belton Avenue.

The motion was seconded by Commissioner Walton. When a vote was taken, the following was recorded:

Ayes: 6 – Chairman MacPherson, Mayor Larkey, Sr., Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, and Jared Wilson

Noes: 0

Absent: 3 – Commissioners Kelly Monaghan-Bass, Marsha Vest, and RJ Warren

The motion carries and will be forwarded to City Council for final approval.

NON-PUBLIC HEARING – FP-2023-08: Application for a Final Plat for Autumn Woods Phase 2, Lots 19-34 and Tracts B, C, & E, a 6.91 +/- acre multi-family subdivision generally located at the northwest corner of W. Markey Road and Belton Avenue. (Presented by Matt Wright, Community Development Director)

Mr. Wright, Community Development Director, gave an overview of the staff report.

Mayor Larkey, Sr. made a motion to approve the application for a Final Plat for Autumn Woods Phase 2, Lots 19-34 and Tracts B, C, & E, a 6.91 +/- acre multi-family subdivision generally located at the northwest corner of W. Markey Road and Belton Avenue.

The motion was seconded by Commissioner Walton. When a vote was taken, the following was recorded:
Ayes: 6 – Chairman MacPherson, Mayor Larkey, Sr., Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, and Jared Wilson

Noes: 0

Absent: 3 – Commissioners Kelly Monaghan-Bass, Marsha Vest, and RJ Warren

The motion carries and will be forwarded to City Council for final approval.

COMPREHENSIVE PLAN UPDATE

- Staff has received several analysis reports from the Confluence team, those are currently being reviewed and feedback will be provided. They are also working on concept plans for the four subareas; Old Towne Belton, North Scott Corridor, Markey Business Park, and the North Cass Parkway Interchange. Staff expects to have those by mid-January.
- The next Steering Committee meeting is scheduled for Monday, February 5, 2024.

DIRECTOR'S REPORT

NEXT MEETING DATE: Tuesday, January 16, 2024

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Councilmember Pryan. All voted in favor, and the meeting adjourned at 6:23 P.M.

Citizens are encouraged to email planning@belton.org if they have questions regarding development projects or current or past Planning Commission agenda items.

Helpful links:

[Upcoming Public Hearings](#)

[Current Development Projects Map](#)

Madison Rust, Development Technician

Tom MacPherson, Chairman