



CITY OF BELTON

**City Council Meeting Agenda
Tuesday, May 9, 2017 - 5:30 p.m.
Wright Room, Harris Community Center
401 N. Alexander, Belton, Texas**

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Director of Library Services Kim Kroll.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Councilmember Jerri Gauntt.

"Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

Invocation. The Invocation will be given by Rebecca Fox Nuelle, Pastor of First Presbyterian Church.

1. Call to order.
2. Presentation of Council pay for 2016-2017.
3. Recognition of outgoing Councilmember Jerri Gauntt.
4. Administer the Oath of Office to newly elected Councilmembers.
5. Select Mayor Pro Tem.
6. Public Comments.

Citizens who desire to address the Council on any matter may register to do so prior to this meeting and speak during this item. Forms are located on the table outside of the south side entry to the meeting room. Please state your name and address for the record, and limit your comments to three minutes. Also, please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1)engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.

7. Recognition of Fire Department personnel for life saving rescue on April 11, 2017.

Regular Agenda

8. Consider the minutes of the April 25, 2017, City Council Meeting.
9. Consider an ordinance amending the boundary of Tax Increment Reinvestment Zone #1 established by Ordinance 2004-64.
10. Consider a resolution authorizing the City Manager to take all steps necessary to support the submission of an application to the Texas Department of Transportation's 2017 Transportation Alternatives Set-Aside Program (TAP) for the South Belton Hike & Bike Trail Project, and committing to the project's development, implementation, construction, maintenance, management, and financing.
11. Consider award of bid and authorizing the City Manager to execute a contract for the annual construction materials for infrastructure projects, and any change orders associated with the contract, not to exceed the amount authorized under state law.

Planning and Zoning

12. Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development Commercial Highway Zoning District for a recreational vehicle park on a 12 acre tract of land at 5353 South Interstate Highway 35 Service Road, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 mile south of Shanklin Road.

Work Session

13. Receive a presentation and discuss Roundabout Design Concepts.

The City Council reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.



CITY OF BELTON

OFFICE OF THE CITY MANAGER

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"Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

Invocation. The Invocation will be given by Rebecca Fox Nuelle, Pastor of First Presbyterian Church.

1. **Call to order.**
2. **Presentation of Council pay for 2016-2017.**

The City Council will receive their pay in the amount of \$1.00 for the past year of service to the citizens of Belton.

3. **Recognition of outgoing Councilmember Jerri Gauntt.**

Jerri Gauntt served the citizens of Belton from May 2013 – May 2017 as City Councilmember. We thank her for her service.

4. **Administer the Oath of Office to newly elected Councilmembers.**

The City Attorney will administer the Oath of Office to the newly elected Councilmembers.

5. **Select Mayor Pro Tem.**

The City Attorney will conduct the process for selection of Mayor Pro Tem.

6. Public Comments.

Citizens who desire to address the Council on any matter may register to do so prior to this meeting and speak during this item. Forms are located on the table outside of the south side entry to the meeting room. Please state your name and address for the record, and limit your comments to three minutes. Also, please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1)engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.

7. Recognition of Fire Department personnel for life saving rescue on April 11, 2017.

Fire Chief Bruce Pritchard will recognize Fire Department personnel for their roles in the life-saving rescue that took place in the flood waters on April 11, 2017.

Regular Agenda

8. **Consider the minutes of the April 25, 2017, City Council Meeting.**

A copy of the minutes is attached. Recommend approval.

9. **Consider an ordinance amending the boundary of Tax Increment Reinvestment Zone #1 established by Ordinance 2004-64.**

See Staff Report from City Manager Sam Listi. Recommend approval of the ordinance amending the TIRZ boundary.

10. **Consider a resolution authorizing the City Manager to take all steps necessary to support the submission of an application to the Texas Department of Transportation's 2017 Transportation Alternatives Set-Aside Program (TAP) for the South Belton Hike & Bike Trail Project, and committing to the project's development, implementation, construction, maintenance, management, and financing.**

See Staff Report from City Manager Sam Listi and other Staff. Recommend approval of the resolution authorizing an application for TAP grant funds for the South Belton Hike & Bike Trail project.

11. **Consider award of bid and authorizing the City Manager to execute a contract for the annual construction materials for infrastructure projects, and any change orders associated with the contract, not to exceed the amount authorized under state law.**

See Staff Report from Director of Internal Services/City Engineer Angellia Points.
Recommend approval as presented.

Planning and Zoning

12. **Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development Commercial Highway Zoning District for a recreational vehicle park on a 12 acre tract of land at 5353 South Interstate Highway 35 Service Road, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 mile south of Shanklin Road.**

See Staff Report from Director of Planning Erin Smith. Recommend disapproval of the zoning change request as presented.

Work Session

13. **Receive a presentation and discuss Roundabout Design Concepts.**

Information on this item will be presented at the meeting.

The City Council reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.

Belton City Council Meeting
April 25, 2017 – 5:30 P.M.

The Belton City Council met in regular session in the Wright Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem David K. Leigh and Councilmembers Craig Pearson, Jerri Gauntt, Dan Kirkley, Paul Sanderford and Guy O'Banion. Staff present included Sam Listi, John Messer, Amy Casey, Erin Smith, Gene Ellis, Chris Brown, Kim Kroll, Paul Romer, Bruce Pritchard, Angellia Points, Matt Bates, Charlotte Walker and Aaron Harris.

The Pledge of Allegiance to the U.S. Flag was led by Director of Internal Services/City Engineer Angellia Points, and the Pledge of Allegiance to the Texas Flag was led by Mayor Marion Grayson. The Invocation was given by Dr. Shawn Shannon, Director of Baptist Student Ministries at the University of Mary Hardin-Baylor.

1. **Call to order.** Mayor Grayson called the meeting to order at 5:35 p.m.
2. **Public Comments.** City Manager Sam Listi said that he, Mayor Grayson, Councilmember Kirkley, and Director of Planning Erin Smith attended a ceremony on Saturday, April 22, 2017, with other Central Texas officials, unveiling Interstate 14 signage and designating the Fort Hood/Central Texas region as a Great American Defense Community.

Aaron Harris, Grants & Special Projects Coordinator, explained that this was his last City Council meeting, as he has taken a job in San Marcos. He thanked the Council and Staff for the opportunities he has had at the City of Belton.

Consent Agenda

Items 3-4 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

3. **Consider the following:**
 - A. **Minutes of the April 6, 2017, Joint City Council/BEDC Meeting; and**
 - B. **Minutes of the April 11, 2017, City Council Meeting.**
4. **Consider appointments to the following Boards/Commissions:**
 - A. **Planning and Zoning Commission** (appointed Dave Covington)
 - B. **Historic Preservation Commission** (appointed Dorothy Coppin)

Upon a motion by Mayor Pro Tem David K. Leigh, and a second by Councilmember Craig Pearson, the Consent Agenda items were unanimously approved by a vote of 7-0.

Miscellaneous

5. **Hold a public hearing and consider an ordinance creating Reinvestment Zone #11 for tax abatement for BELLTEC Industries at 2057 Commerce Street.**

City Manager Sam Listi explained that the purpose of the public hearing is to receive public comments regarding creation of Reinvestment Zone (RZ) Number 11. He said that creation of the Zone allows the Council to consider a request from BELLTEC Industries for tax abatement as an economic development incentive supporting their business expansion in Belton. Existing Tax Abatement RZ #8 adjoins this property to the west, but the BELLTEC property is not included within its boundaries. The creation of RZ #11 will allow consideration of the tax abatement proposal at this time and, when RZ #8 is considered for renewal in late 2018, BELLTEC may be included in it.

The Mayor opened the public hearing.

David Jones of BELLTEC Industries explained that his business was fortunate in that they have not slowed down. He said that they have expanded their business in the past without asking for incentives from the City. They are planning a significant expansion to their business, as well as adding ten new jobs, and they are asking for tax abatement from the City as a way to keep a very heavy manufacturing company in Belton.

Seeing no one else wishing to speak for or against the item, the Mayor closed the public hearing. Mayor Grayson said that she enjoyed helping grow existing businesses in the community. Councilmember O'Banion added that BELLTEC is a very well recognized brand name in the industry. Mayor Pro Tem Leigh said he's seen BELLTEC augers in several states he's visited.

Upon a motion by Councilmember Paul Sanderford, and a second by Councilmember Dan Kirkley, the following captioned ordinance was unanimously approved by a vote of 7-0.

ORDINANCE NO. 2017-10

AN ORDINANCE OF THE CITY OF BELTON, TEXAS, CREATING AN AREA AS TAX ABATEMENT REINVESTMENT ZONE NO. 11 FOR INDUSTRIAL TAX ABATEMENT, ESTABLISHING THE BOUNDARIES THEREOF AND OTHER MATTERS RELATING THERETO; DECLARING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

6. **Consider authorizing a tax abatement agreement with BELLTEC Industries.**

City Manager Sam Listi stated that the City has received an application for tax abatement from BELLTEC Industries. He said that BELLTEC is an existing business that manufactures augers, hydraulic drives, and a variety of other items for industry.

Mr. Listi explained BELLTEC's proposal is to construct a 14,500 square foot building behind the current facility. Their proposal includes:

- \$2.5M investment (\$1.5M building and \$1.0M equipment and machinery)
- \$1.5M real property improvement
- 10 new employees proposed
- Summer 2017 construction with late summer opening

Listi further explained that the tax abatement proposal is for 70% property tax abatement on the \$1.5M in building improvements for five years. This request is eligible according to the criteria for tax abatement outlined in Ordinance 2016-09. An investment of between \$250,000 - \$2,500,000 qualifies the applicant for consideration of abatement of either 70% fixed or a sliding scale, and the applicant has chosen 70% abatement fixed for five (5) years. The investment is also eligible for abatement of Bell County property taxes, and Staff presented this request to Bell County Commissioners on April 19, 2017, with action anticipated on May 8, 2017. BISD is not eligible to participate in property tax abatement, and Clearwater was notified as required, but has declined.

Loss of future ad valorem tax revenue is projected for five (5) years, after which time investment will be on the tax rolls. Fiscal impact to the City is shown below at 70% fixed for five (5) years, based on the City tax rate of \$0.6958 per \$100 valuation, for an investment of \$1,500,000.

- FY 2018: \$6,927.90
- FY 2019: \$6,927.90
- FY 2020: \$6,927.90
- FY 2021: \$6,927.90
- FY 2022: \$6,927.90
- Total \$34,639.50

Mr. Listi said that this is a great opportunity for the City and County to invest in a homegrown company. BELLTEC is the ideal company for tax abatement.

Mayor Pro Tem Leigh clarified that this abatement is only for the new building and not the existing property. Mr. Listi said that is correct. He added that BELLTEC must construct the new building, and it must achieve the proposed value. Additionally, the agreement includes adding ten new jobs.

Councilmember Jerri Gauntt said that this is not giving BELLTEC cash, and it is not saying BELLTEC does not have to pay taxes. She said that the abatement is just a pause that allows them to grow and expand, which is good for Belton.

Upon a motion by Councilmember Dan Kirkley, and a second by Councilmember Craig Pearson, item 6 was unanimously approved by a vote of 7-0.

7. **Consider authorizing a development agreement between the Belton Economic Development Corporation and BELLTEC Industries to support their investment and job creation in Belton.**

BEDC Executive Director Cynthia Hernandez said that BELLTEC Industries is a family-owned business that was established in Belton in 1988. The company designs and manufactures innovative drilling products for industry, utilities and agriculture.

Mrs. Hernandez explained that BELLTEC has experienced steady growth in their operations and sales over the years. The company underwent a small expansion in 2012. With the assistance of BEDC, BELLTEC installed a new sprinkler system, retrofitted their roof, and added 4,500 sf to the facility. Furthermore, the company created three new jobs for a total of 26 full-time employees in 2012.

Today, the company is once again in need of expansion, and is requesting assistance from BEDC. Mrs. Hernandez said that BELLTEC is proposing an investment of \$1.5 million to expand the facility, and an additional \$1 million in equipment. This investment will allow BELLTEC to manufacture a greater variety of drilling products and to pursue new markets. The expansion will entail a 14,500 sf addition to the building and hiring ten new employees, as well as retaining the existing 30 positions. She said the BEDC is proposing a \$200,000 performance based incentive.

2016 property values for BELLTEC Industries as provided by the Bell County Tax Appraisal District reflect \$354,724 in real estate property and \$1,083,209 in personal property (including inventory). Hernandez explained that based on an economic impact analysis conducted for this project, the City of Belton alone will receive \$247,932 in net benefits from the retention and expansion of BELLTEC over the next 10-year period.

Mrs. Hernandez explained that the City of Belton will realize a 16.2% annual average rate of return each year (over the next 10 years) from BEDC's proposed investment in this project. The rate of return on investment calculates the average annual rate of return to the City, treating the total incentive value as the initial investment and the net benefits to the City as the return. Furthermore, the City can expect a payback period of 6.4 years on BEDC's investment in this expansion.

The BEDC Board approved the Development Agreement with BELLTEC Industries on April 4, 2016.

Upon a motion by Councilmember Craig Pearson, and a second by Councilmember Dan Kirkley, item 7 was unanimously approved by a vote of 7-0.

8. **Consider reaffirming the Fund Balance Policy for the City of Belton.**

Director of Finance Brandon Bozon said the purpose of the Fund Balance Policy is to set guidelines for establishing minimums in fund balance, the appropriate use for any funds in excess of the established minimums, and recovery strategies should the City fall below the established minimums. He said the City should maintain adequate levels of unassigned fund balance to mitigate financial risk from unforeseen revenue fluctuations, unanticipated expenditures and similar circumstances.

Bozon said this policy addresses only the budgeted funds that are not considered restricted funds: General Fund, Water & Sewer Fund, and the Drainage Fund. Three of the remaining four budgeted funds are classified as restricted funds:

- Debt Service Fund – taxes pledged for bonded debt
- TIRZ Fund – use of funds restricted by State law
- Hotel/Motel Fund – use of funds restricted by State law

He added that while the Economic Development Fund balance is classified under GASB 54 as unrestricted, the use of those funds is limited by State law.

Mr. Bozon explained that it is the goal of the City to achieve and maintain an unassigned fund balance in the General Fund, the Water & Sewer Fund, and the Drainage Fund equal to 25% of expenditures plus the annual debt service for any fund-supported borrowing from external creditors for the fiscal year. The target of 25% plus debt service is set to ensure the City can remain operational and meet credit obligations in the event of a downturn or disaster.

Fund balances as of October 1, 2016, are:

- General Fund
 - Unassigned Fund Balance \$5,037,278
 - In Excess of Minimum \$1,817,093
- Water & Sewer Fund
 - Unassigned Fund Balance \$5,501,614
 - In Excess of Minimum \$2,749,574
- Drainage Fund
 - Unassigned Fund Balance \$258,157
 - In Excess of Minimum \$167,217

Mr. Bozon said there are no proposed revisions to the policy for 2017.

Upon a motion by Mayor Pro Tem Leigh, and a second by Councilmember Guy O'Banion, item 8 was unanimously approved by a vote of 7-0.

Planning and Zoning

9. **Hold a public hearing and consider amendments to Section 103, Definitions and Section 302, Subdivision Procedures, of the Subdivision Ordinance.**

Director of Planning Erin Smith explained that at the March 28, 2017, City Council meeting, Subdivision Ordinance amendments were discussed, and action was taken by Council to approve them. However, the public hearing was not conducted as required. As a result, this item is being presented at this meeting to hold the public hearing, and allow the public an opportunity to speak with regard to the proposed amendments, prior to final Council action. Mrs. Smith briefly reviewed the proposed amendments.

The Mayor opened the public hearing. Seeing no one wishing to speak for or against the item, the Mayor closed the public hearing.

Upon a motion by Councilmember Paul Sanderford, and a second by Councilmember Dan Kirkley, item 9 was approved by a vote of 5-2 with Councilmembers Gauntt and O'Banion providing the dissenting votes.

Work Session

10. **Receive a presentation and discuss the City's participation in the Texas Municipal Retirement System.**

City Manager Sam Listi explained that this topic was placed on the agenda at the request of members of Council and following discussions among Staff. Director of Finance Brandon Bozon and Assistant City Manager/Chief of Police Gene Ellis presented the item as shown in Exhibit "A".

Mayor Pro Tem Leigh said, "A retirement plan where the employer puts in 10%, and people are contributing 5%, and it is not capped, is pretty much unheard of in the private sector." He added that the public sector has a much better retirement than those in the private sector.

Councilmember Jerri Gauntt said that private employers pay better, and there is more flexibility in the pay structure. Mr. Leigh said that 25-30% participation in a private retirement system is good. He said that most of the younger employees are more interested in how much their take home pay is versus retirement benefits.

Mr. Leigh said that City employees contribute to the TMRS retirement, can contribute to an IRA, and they also have social security retirement. As a tool for recruitment and retention, the City would have better results putting the funds in employees' pockets, and then let those employees who are interested in retirement funding invest it where they want.

Councilmember O'Banion said that some people go to work in government for the stability of the retirement system. He added that there are also employees who are only interested in getting a paycheck.

Councilmember Sanderford said that there is a savings to the City in retaining employees, but he sees the quality of employees at the City today, so he is not sure that there is a problem with recruiting and retaining employees. He said that he is very aware of other budget pressures in Belton in addition to this one.

Councilmember Craig Pearson said that he appreciates City employees and the work that they do. He asked if Department Heads doing exit interviews are finding that they are losing employees due to the 5% versus 7% retirement difference when Belton is compared to other cities. Chief Ellis said that he most often hears pay as the reason for leaving.

City Manager Listi said that this issue represents a challenge which comes up periodically, but he is not aware of an employee who has left specifically because of the 5% TMRS benefit. Mayor Pro Tem Leigh asked if the cities who are shown to have a 7%, 2:1 TMRS retirement plan are also paying more per hour to their employees. He wondered whether those cities have shifted to more of a benefit package rather than a take-home package. City Manager Listi said that he believed the other cities also paid their employees more.

Director of Human Resources Charlotte Walker said the smaller cities are pretty comparable to Belton in pay. She added that Belton is not competitive with the larger cities in pay.

Councilmember Gauntt said that she is aware of a few Belton retirees who retired at a young age, and are now working at the Bell County Sheriff's Department because Bell County's retirement is better. She said that millennials are more savvy about retirement, and they do think about the future. She added that Belton is losing people in recruitment because of the TMRS issue. She said that employees do not feel that they are valued.

Councilmember O'Banion said that Council definitely needs to work on these issues; however, he does not think the Council would be good stewards of taxpayer dollars if Council was to change to a 7%, 2:1 TMRS City at this time. He said Council has to look at funding for street maintenance as well as funding other projects which have been discussed. He added that he thinks the TMRS plan is definitely something that needs to be discussed and considered in order to show employees that Council is doing something. He thinks it is important to at least

consider a phased approach to give employees the message that Council does value them.

Councilmember Pearson said Council does not want to shortchange the employees. He requested that Council look at the total employee compensation package during budget discussions this year. Mayor Pro Tem Leigh asked that data from exit interviews and employee surveys be included as well.

Director of Human Resources Charlotte Walker said that the retirement plan had more effect on retention than recruitment. Councilmember Sanderford said that Belton will have trouble competing with larger cities for the “rising star” type employees. He added, however, that he wants Belton to be competitive with other similar-sized cities.

City Manager Listi thanked the Council for their input and said that Staff would bring back additional information at a later date. No Council action was required on this item.

There being no further business, the meeting was adjourned at 6:51 p.m.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

TMRS DISCUSSION

Plan Overview

- TMRS is a hybrid retirement plan
 - TMRS retirement benefit is “cash balance” in nature
 - Not based on a percentage of salary
- Plan Structures
 - Employee contributions of 5%, 6% or 7%
 - Employer match of 1:1, 1.5:1 or 2:1
- Belton’s plan is 5%, 2:1 match

Market Position

- Belton’s plan structure is middle of the road as far as structure, but behind in the market
- Benefits offered by TMRS cities with a population of 15,000 to 25,000:

Employee Contribution	Match	
	1.5:1	2:1
5%	5.0%	13.3%
6%	0.0%	13.3%
7%	3.3%	65.0%

Why its important

- Recruitment and Retention
- One of most talked about subjects by tenured employees and Millennials.



Financial Implications – TMRS Plan Change

- Annual Budget Impact – Incremental Cost

Incremental Cost	7%; 1.5:1	6%; 2:1	7%;2:1
General Fund	\$71,178	\$170,696	\$351,278
Water & Sewer	\$11,487	\$27,548	\$56,691
Drainage Fund	\$1,627	\$3,901	\$8,027
BEDC	\$1,601	\$3,840	\$7,902
Total	\$85,893	\$205,984	\$423,898

- Financial Health Impact – Funded Ratio

Plan Structure	5%; 2:1 (Current)	7%; 1.5:1	6%; 2:1	7%;2:1
Funded Ratio	89.3%	83.7%	82.1%	75.6%
Unfunded Actuarial Liability	\$2,159,243	\$3,508,303	\$3,923,659	\$5,826,366

Financial Implications – 457b Alternative

100% Participation	1%	2%	3%	4%
General Fund	\$65,906	\$131,812	\$197,717	\$263,623
Water & Sewer Fund	\$10,636	\$21,272	\$31,909	\$42,545
Drainage Fund	\$1,506	\$3,012	\$4,518	\$6,024
BEDC	\$1,483	\$2,965	\$4,448	\$5,930
Total	\$79,531	\$159,061	\$238,592	\$318,122

- Annual Budget Impact City contribution to 457b plan - participation variable

30% Participation	1%	2%	3%	4%
General Fund	\$19,772	\$39,543	\$59,315	\$79,087
Water & Sewer Fund	\$3,191	\$6,382	\$9,573	\$12,763
Drainage Fund	\$452	\$904	\$1,355	\$1,807
BEDC	\$445	\$890	\$1,334	\$1,779
Total	23,859	47,718	\$71,577	\$95,437

Decision Points

- Priority level
- Personnel challenges
 - Public safety compensation
 - Health insurance costs
- Non-personnel challenges
 - Street maintenance
 - Strategic plan elements
- How to proceed
 - TMRS adjustment or 457b contribution
 - Phasing
 - TMRS: Incremental plan changes or incremental contribution rate changes over budget cycles
 - 457b: Target City contribution adopted incrementally over budget cycles

Staff Report – City Council Agenda Item



Agenda Item #9

Consider an ordinance amending the boundary of Tax Increment Reinvestment Zone #1 established by Ordinance 2004-64.

Originating Department

Administration – Sam Listi, City Manager

Summary Information

Tax Increment Reinvestment Zone (TIRZ) Number One was created in 2004, and has never been amended. This item proposes to amend the boundary of the TIRZ, to add publicly owned, non-taxable property along a portion of IH-35 to the TIRZ, to facilitate a TAP (Transportation Alternatives Program) grant application to extend the City's Hike/Bike Trail. The project will link the existing hike and bike trails to South Belton and will greatly enhance connectivity. The trail will begin in Confederate Park where the existing trail ends. It will go under IH-35 and south along the frontage road of IH-35 to the Wall/Holland Road (FM 436) intersection. This modest expansion to the boundary of the TIRZ would allow the local match to be funded by TIRZ. The proposed addition to the TIRZ will include City parkland and TxDOT right-of-way only (see attachment). The boundary amendment is from Confederate Park Road to Avenue J/K.

The proposed amendment was presented to the TIRZ Board on March 27, 2017, and it was recommended unanimously.

The TAP grant application deadline is May 22, 2017. The local grant match, proposed to be funded by the TIRZ, is \$333,801.

Fiscal Impact

N/A – No taxable property is proposed to be added to the TIRZ boundary.

Recommendation

Recommend approval of ordinance.

Attachments

Revised Ordinance

Exhibit "A" – Map

Exhibit "B" – Legal Description (to be provided later)

TIRZ Amendment Statute Excerpt

ORDINANCE NO. 2017-11

AN ORDINANCE AMENDING THE BOUNDARY OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF BELTON, TEXAS, AND OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council of the City of Belton, Texas, (the "City"), desires to amend the boundary of Tax Increment Reinvestment Zone Number One which was created in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act"); and

WHEREAS, on March 27, 2017, the Board of Directors of the Tax Increment Reinvestment Zone Number One approved a recommendation to adjust the boundary of the Zone to include the area shown on Exhibit "A."

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS:

SECTION 1: That the facts and recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct.

SECTION 2: That the City Council has made the following findings and determinations based on the evidence presented to it:

- a) That adjustment of the boundary of the tax increment reinvestment zone as described by the map in Exhibit "A" and by description in Exhibit "B" will result in benefits to the City, its residents and property owners.
- b) That the adjusted boundary of the reinvestment zone, as defined in Exhibits "A" and "B", meets the criteria for a reinvestment zone set forth in the Act in that:
 1. It is a contiguous geographic area located wholly within the corporate limits of the City.
 2. The area to be included in the new alignment is predominately open and, because of obsolete platting or deterioration of structures or lack of site improvements, or other factors, this substantially impairs or arrests the sound growth of the City.
- c) That 100 percent of the property in the proposed adjusted boundary is property dedicated to public use.

- d) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 15 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any.
- e) That the proposed adjustment to the boundary of the reinvestment zone does not contain more than 15 percent of the total appraised value of real property taxable by a county or school district.
- f) That the improvements in the reinvestment zone will significantly enhance the value of all taxable real property in the reinvestment zone.
- g) That the development or redevelopment of the proposed property addition to the reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. That the City hereby adjusts the boundary of Tax Increment Reinvestment Zone #1 as described in Exhibits "A" and "B" attached.

SECTION 4: That if any section, paragraph, clause or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5: This Ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED this 9th day of May, 2017, at a regular meeting of the City Council of the City of Belton, Texas.

CITY OF BELTON

Marion Grayson, Mayor

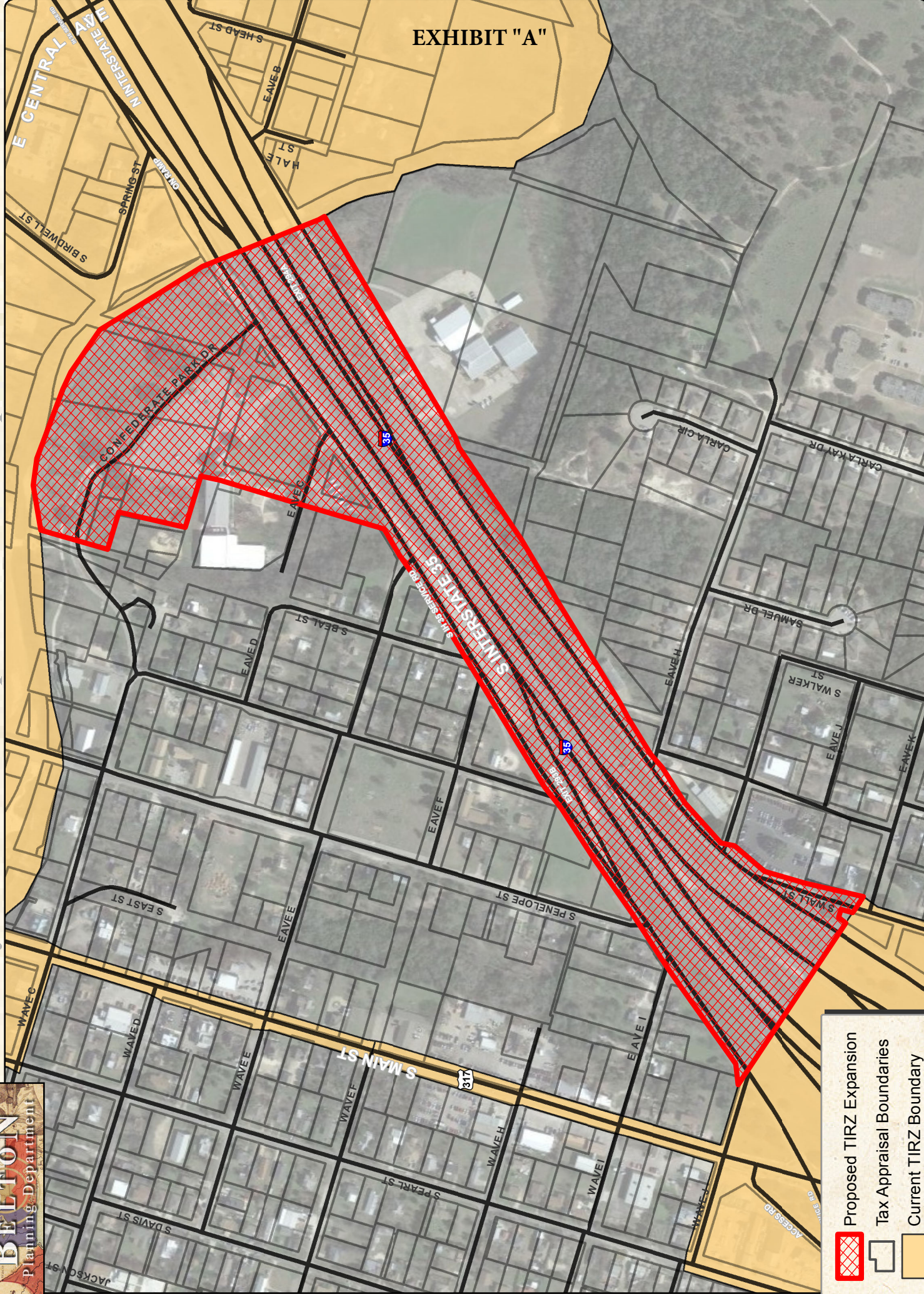
ATTEST:




Amy M. Casey, City Clerk

City of Belton Proposed TIRZ Expansion



EXHIBIT "A"



-  Proposed TIRZ Expansion
-  Tax Appraisal Boundaries
-  Current TIRZ Boundary



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.

**City of Belton, Texas
Proposed TIRZ Boundary Expansion
May 9, 2017**

BOUNDARY DESCRIPTION

1. BEGINNING at the intersection of the north ROW line of W. Avenue J and the west ROW line of S. IH 35; thence
2. NORTHEASTERLY along the west ROW line of IH 35 a distance of approximately 2300' to the most southerly southeast corner of Lee Blk 011, Lot PT 3,4; thence
3. NORTHEASTERLY along said lot a distance of approximately 100'; thence
4. NORTHERLY along said lot a distance of 75' and continuing northerly along the east side of LEE BLK 011, Lot 2 PT 1 (east half of 1); thence
5. NORTHWARD approximately 600' to the southwest corner of Belton Original Blk 118, Lots 1,2,3; thence
6. WESTERLY along the south lot line of Belton Original Blk 118, Lot PT 5,6 (E. 160' of 5&6), a distance of approximately 180'; thence
7. NORTHWARD along said lot, approximately 225' to its intersection with Belton Original Blk 118, Lot PT 4 (W. 160' of 4) Alley N. of E. Avenue C; thence
8. WESTERLY along said lot approximately 120' to the southwestern corner of said lot; thence
9. NORTHEASTERLY approximately 225' along the west side of said lot to the intersection with the current TIRZ boundary along the south side of Nolan Creek; thence
10. EASTWARDLY along the current TIRZ boundary and Nolan Creek, along the north side of Belton Original Blk 118, Lots 1,2, and 3; Lee Blk 024, Lot ALL, (Acres 2.58); and crossing the intersection of S. Birdwell and Spring Street along the north side of Lee Blk 025, Lot ALL, (Acres 1.9); thence
11. FROM the intersection of the TIRZ boundary and the north ROW line of IH 35, crossing IH 35 along the TIRZ boundary line and extending to the south side of IH 35 ROW; thence
12. SOUTHWESTERLY along and parallel to the south/east IH 35 ROW line, extending approximately 2570' to its intersection with the northernmost ROW line of S. Wall Street; thence
13. SOUTHWARD along the east ROW line of S. Wall approximately 325' to the north ROW line of East Avenue K, also the north boundary of the TIRZ; thence
14. NORTHWESTERLY along the north ROW line of E. Avenue K, along the TIRZ boundary, crossing IH 35 at a diagonal, to the north ROW of W. Avenue J, a distance of approximately 780' to point of beginning in this TIRZ boundary expansion.

Sec. 311.007. CHANGING BOUNDARIES OR TERM OF EXISTING ZONE. (a) Subject to the limitations provided by Section 311.006, if applicable, the boundaries of an existing reinvestment zone may be reduced or enlarged by ordinance or resolution of the governing body of the municipality or by order or resolution of the governing body of the county that created the zone.

(b) The governing body of the municipality or county may enlarge an existing reinvestment zone to include an area described in a petition requesting that the area be included in the zone if the petition is submitted to the governing body of the municipality or county by the owners of property constituting at least 50 percent of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located. The composition of the board of directors of the zone continues to be governed by Section 311.009(a) or (b), whichever applied to the zone immediately before the enlargement of the zone, except that the membership of the board must conform to the requirements of the applicable subsection of Section 311.009 as applied to the zone after its enlargement. The provision of Section 311.006(b) relating to the amount of property used for residential purposes that may be included in the zone does not apply to the enlargement of a zone under this subsection.

(c) The governing body of the municipality or county that designated a reinvestment zone by ordinance or resolution or by order or resolution, respectively, may extend the term of all or a portion of the zone after notice and hearing in the manner provided for the designation of the zone. A taxing unit other than the municipality or county that designated the zone is not required to participate in the zone or portion of the zone for the extended term unless the taxing unit enters into a written agreement to do so.

Staff Report – City Council Agenda Item



Agenda Item #10

Consider a Resolution authorizing the City Manager to take all steps necessary to support the submission of an application to the Texas Department of Transportation's 2017 Transportation Alternatives Set-Aside Program (TAP) for the South Belton Hike & Bike Trail Project and committing to the project's development, implementation, construction, maintenance, management, and financing.

Originating Department

Administration – Sam A. Listi, City Manager
Aaron Harris, Grants and Special Projects Coordinator
Public Works – Angellia Points, Director of Internal Services
Planning – Erin Smith, Director of Planning

Summary Information

This resolution authorizes the City of Belton to submit an application to the Transportation Alternatives Set-Aside Program (TAP) to the Texas Department of Transportation (TxDOT) for the South Belton Hike & Bike Trail. This project would be an extension of the Nolan Creek Hike and Bike Trail, providing continuity and connectivity from FM 436 at Wall Street to the Nolan Creek trailhead located in Confederate Park. The following list comprises of the previous hike and bike facilities constructed through this program:

1. **Nolan Creek Hike and Bike Trail Phase I** – Project completed in 2006. Trail is along Nolan Creek, from IH-35 to the Harris Community Center.
2. **Nolan Creek Hike and Bike Trail Phase II** – Project completed in 2014. Extended the Hike and Bike Trail from Harris Community Center north across Nolan Creek to Martin Luther King Jr. Blvd.
3. **Chisholm Trail Corridor Hike and Bike Facility Phase I** – Project completed in 2016. Extended pedestrian and bicycle facilities along MLK to Loop 121 as a component of the MLK Jr. Extension and Overpass project.
4. **Chisholm Trail Corridor Hike and Bike Facility Phase II** – Project is currently under design and scheduled to begin construction in 2018.
5. **South Belton Hike and Bike Trail** - The application process is pending City Council consideration of Resolution that accompanies this staff report. Please see the attached map for the proposed route.

Key elements that appear to make this application competitive include:

1. Accessibility – provides safe and improved connection across a major roadway (IH35).
2. Regional Connectivity – provides direct connection to major transit location, Belton Park & Ride.
3. Safe Route to School Component – providing accessibility to the Belton Christian Youth Center and Nolan Creek Charter School.
4. Previous Trail and Hike/Bike Linkages – Nolan Creek Trail & Chisholm Trail Segments – existing and under construction.
5. Park Linkages – The following parks and their amenities would be linked with this trail extension: Confederate, Yettie Polk, and Harris.
6. Community Facility Linkages – Downtown shopping, schools, university, churches, financial institutions, senior/student/family housing, job centers, and government center facilities.
7. Belton's Experience with TxDOT Programs – If funded, this would be the fifth pedestrian facilities project for the City, and we have received positive reviews on our project performance from TxDOT.

City Match

The City of Belton must commit to match 20% of project costs (Project Match) and 20% of TXDOT Admin Fees (Admin Match).

The Total Project Cost is estimated at \$1,669,005.

The grant funded amount is estimated to be \$1,335,204.

The City match is estimated to be \$333,801. The City will fulfill this match in two ways: \$35,764 in cash match towards TxDOT administration cost and \$298,037 in engineering/environmental fees.

The application deadline is May 22, 2017.

Fiscal Impact

Amount: \$333,801 – Project is proposed to be funded from the Tax Increment Reinvestment Zone. Preliminary project discussions were taken to the TIRZ Board in March along with the TIRZ boundary adjustment. Formal funding action will be presented to the TIRZ Board this summer.

Budgeted: ☐ Yes ☒ No ☐ Capital Project Funds

If not budgeted: ☐ Budget Transfer ☐ Contingency ☒ Amendment Needed

Recommendation

Recommend authorizing the City Manager to take all steps necessary to support the submission of an application to the Texas Department of Transportation's 2017 Transportation Alternatives Set-Aside Program (TAP) for the South Belton Hike and Bike Trail and committing to the project's development, implementation, construction, maintenance, management, and financing.

Attachments

Resolution
Map
Letters of Support

RESOLUTION NO. 2017-19-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON,
TEXAS, TO CERTIFY FUNDING AND SUPPORT FOR THE 2017
STATEWIDE TEXAS DEPARTMENT OF TRANSPORTATION,
TRANSPORTATION ALTERNATIVES SET-ASIDE PROGRAM, FOR
THE APPLICATION TO RECEIVE FUNDING TO CONSTRUCT THE
SOUTH BELTON HIKE AND BIKE TRAIL.**

Whereas, the Texas Department of Transportation (TxDOT) has announced a matching funding program entitled "Transportation Alternatives Set-Aside Program";

Whereas, eligible project types include, but are not limited to the construction of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation, construction of infrastructure-related projects and systems that will provide safe routes for non-drivers, conversion and use of abandoned railroad corridors for trails for pedestrians, bicyclists, or other non-motorized transportation users and construction of infrastructure-related projects to improve the ability of students to walk and bicycle to school;

Whereas, staff recommends submission of the South Belton Hike and Bike Trail project for consideration with a total estimated cost (including TxDOT administration fees) of \$1,669,005 with a total City match \$333,801;

Whereas, if awarded staff believes the proposed project reflects the Parks and Recreation Strategic Master Plan's number one priority for hike/bike trails, and will provide a vision for multi-modal transportation (bicycle and pedestrian);

Whereas, the application will be evaluated by TxDOT staff and the Transportation Alternatives Set-Aside Program Evaluation Committee, with recommendations going to the Texas Transportation Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council authorizes submission of an application for funding through the Texas Department of Transportation, Transportation Alternatives Program in the amount of \$1,669,005, with \$333,801 City match, to construct the South Belton Hike and Bike Trail.

Part 2: The City of Belton supports funding this project as described in the 2017 TAP Set-Aside Nomination Form (including the construction budget, TxDOT's 15% administrative costs, and the required local match) and commits to the project's development, implementation, construction, maintenance, management, and financing.

The City is willing and able to enter into an agreement with the department by resolution or ordinance should the project receive TAP Set-Aside funding.

PASSED AND APPROVED this the 9th day of **May**, 2017.

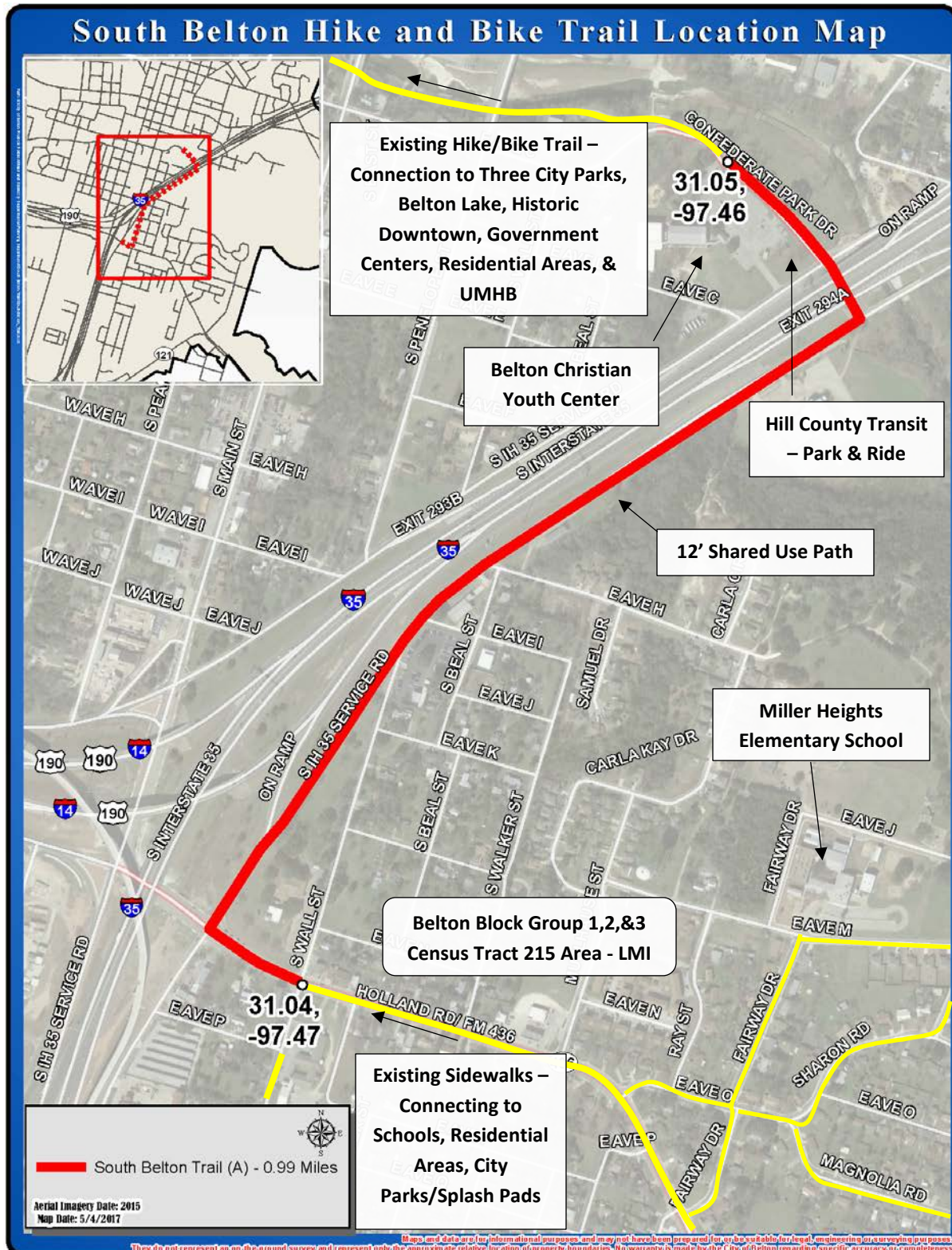
THE CITY OF BELTON, TEXAS

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Project Layout Map



JOHN R. CARTER

31ST DISTRICT, TEXAS

COMMITTEE ON APPROPRIATIONS

CHAIRMAN

SUBCOMMITTEE ON HOMELAND SECURITY

CO-CHAIRMAN

HOUSE ARMY CAUCUS



Congress of the United States
House of Representatives
Washington, DC 20515-4331

WASHINGTON OFFICE:

2110 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-3864

<http://carter.house.gov>

DISTRICT OFFICES:

1717 N. IH-35, SUITE 303
ROUND ROCK, TX 78664
(512) 246-1600

6544-B SOUTH GENERAL BRUCE DRIVE
TEMPLE, TX 76502
(254) 933-1392

April 28, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, Texas 76513

Dear Mayor Grayson:

I am pleased to support Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing Trail network across IH35 to the existing sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes by facilitating use of roads, sidewalks, hike and bike trails, and bus transportation across the community. Finally, this connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Again, I appreciate the City of Belton's effort to provide your citizens with an accessible, safe, and green transportation alternative. The long-term benefit of encouraging people to use these transportation alternatives will become evident with continued use for generations to come. I appreciate the opportunity to support this vital community project. If my office can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "John R. Carter".

John R. Carter
Member of Congress



DAWN BUCKINGHAM
STATE SENATOR

April 21, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, Texas 76513

Dear Mayor Grayson:

I am pleased to support Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing Trail network across IH35 to the existing sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes by facilitating use of roads, sidewalks, hike and bike trails, and bus transportation across the community. Finally, this connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Thank you for allowing me the opportunity to support this community project on behalf of Senate District 24. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Buckingham", is written over a horizontal line.

Dawn Buckingham, M.D.



STATE of TEXAS
HOUSE of REPRESENTATIVES



HUGH D. SHINE

DISTRICT 55
BELL COUNTY

May 4, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, Texas 76513

Dear Mayor Grayson:

I am pleased to support Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing Trail network across IH35 to the existing sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes by facilitating use of roads, sidewalks, hike and bike trails, and bus transportation across the community. Finally, this connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Thank you for the opportunity to support this community project. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Hugh D. Shine".

Hugh D. Shine
State Representative
District 55



HUGH.SHINE@HOUSE.TEXAS.GOV

Capitol: P.O. Box 2910 • Austin, Texas 78768-2910 • (512) 463-0630 • (512) 463-0937 fax
District: 4 South First Street • Temple, Texas 76501



April 25, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, Texas 76513

RE: TxDOT Transportation Alternatives Grant Program

Dear Mayor Grayson:

On behalf of the Killeen-Temple Metropolitan Planning Organization, I am pleased to support Belton's application for the TxDOT Transportation Alternatives Program (TA) grant funds to develop the South Belton Hike & Bike Trail. This project is currently identified as B40-05 in our 2040 Metropolitan Transportation Plan project listing. It will provide a vital link in the community's pedestrian and bike trail system by connecting the trail in Confederate Park with the sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes. This connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

We appreciate the opportunity to support this community project. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Maxwell".

Cheryl Maxwell, AICP
Director



P.O. Box 217
San Saba, Texas 76877
(325) 372-4677
(325) 372-6110 Fax

Operated by
Hill Country Transit District

April 24, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, TX 76513

Dear Mayor Grayson:

We at The HOP have seen people increasingly rely on diverse methods of transportation, including public transit, bicycles, and walking. The proposed South Belton Hike & Bike Trail is an important part of the bicycle and pedestrian trail system seen in this area. This project extends the trail system across I-35, providing connectivity to sidewalks already in place along FM 436. Many passengers riding The HOP to and from Confederate Park transport their bicycles on the bus, and this Trail extension can be of great benefit for people relying on optional transportation methods.

Numerous transportation projects and enhancements have been underway in recent years in Central Texas, and this project builds upon previous projects, expanding transportation choices for residents, students and visitors in Belton. Trail options such as this one help people reach diverse destinations, such as churches, parks, schools, shopping, downtown, employment, housing, and government offices.

The HOP appreciates the opportunity to offer its support for this project. Please let us know if we can provide assistance or support during your application process.

Sincerely,

Carole Warlick
General Manager
Hill Country Transit District



Bell County, Texas

POST OFFICE BOX 768 / BELTON, TEXAS 76513-0768 / TELEPHONE (254) 933-5105 / FAX (254) 933-5179

COUNTY JUDGE JON H. BURROWS

COMMISSIONERS:

Russell T. Schneider, Precinct No. 1

Tim Brown, Precinct No. 2

Bill Schumann, Precinct No. 3

John Fisher, Precinct No. 4

April 21, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, Texas 76513


Dear Mayor Grayson:

I am pleased to support Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing Trail network across IH35 to the existing sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes by facilitating use of roads, sidewalks, hike and bike trails, and bus transportation across the community. Finally, this connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Thank you for allowing Bell County the opportunity to support this community project. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,



JON H. BURROWS
Bell County Judge



UNIVERSITY OF
MARY HARDIN-BAYLOR
EDUCATION FOR LIFE... EXPERIENCE OF A LIFETIME

April 28, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, Texas 76513

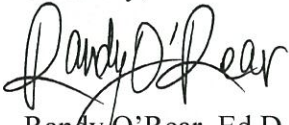
Dear Mayor Grayson:

I am pleased to support Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing Trail network across IH35 to the existing sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes by facilitating use of roads, sidewalks, hike and bike trails, and bus transportation across the community. Finally, this connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Thank you for allowing the University of Mary Hardin-Baylor the opportunity to support this community project. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,


Randy O'Rear, Ed.D.
President





BELTON INDEPENDENT SCHOOL DISTRICT

Office of Superintendent · PO Box 269 · Belton, TX 76513-0269 · 254/215-2002 · Fax: 254/215-2094

SUSAN KINCANNON, Ed.D.

Superintendent of Schools

April 25, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, Texas 76513

Dear Mayor Grayson:

I am pleased to support Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing trail network across IH-35 to the existing sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes by facilitating use of roads, sidewalks, hike and bike trails, and bus transportation across the community. Finally, this connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Thank you for allowing Belton ISD the opportunity to support this community project. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,

Susan Kincannon, Ed.D.
Superintendent



May 5, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, Texas 76513

Dear Mayor Grayson:

I am pleased to support Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing Trail network across IH35 to the existing sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes by facilitating use of roads, sidewalks, hike and bike trails, and bus transportation across the community. Finally, this connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Thank you for allowing Belton Christian Youth Center the opportunity to support this community project. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Briere'.

Lori Briere
Executive Director
Belton Christian Youth Center
505 E. Ave C
Belton, Texas 76513
www.beltonyouth.com
Christ Centered. Mission Driven.



May 5, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, Texas 76513

Dear Mayor Grayson:

On behalf of the Belton Economic Development Corporation, I am pleased to provide this letter in support of Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing Trail network across IH35 to the existing sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes by facilitating use of roads, sidewalks, hike and bike trails, and bus transportation across the community. Finally, this connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Thank you for allowing the Belton Economic Development Corporation the opportunity to support this community project. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,

Cynthia Hernandez
Executive Director

2017 Board of Directors

Executive Committee

Keith Leija
Chairman
Key Power Solutions

Bradley Sheppard
Immediate Past Chairman
Better Homes & Gardens Real Estate
Bradfield Properties

Matt Gunter
Gunter Financial Partners

Kayla Poits
Woodhouse Day Spa

Steve Theodore
University of Mary Hardin-Baylor

Nelson Hutchinson
Temple Technology Services

Directors

Robert Potts
Cochran, Blair & Potts

Dirk Aaron
Clearwater Underground Water
Conservation District

Chris Flor
CGI Technologies and Solutions

David Jones
Belltec Industries, Inc

Sandra Russell
Workforce Solutions of Central Texas

Dr. Susan Kincannon
Belton ISD

Lacey Steenson
First Texas Bank

Misty Nobles
Inhouse Systems

Sarah Donohoe
Centraland Title Company

Leo Camden
Fine Line Design & Build

Emily Kirkpatrick
Farmers Insurance Group - Emily
Kirkpatrick Agency

Ex-Officio

Tim Stephens
Bell County Expo Center

Nancy Barget
Fort Hood

Sam Listi
City of Belton

Luke Potts
Seaton Medical Center
Harker Heights

May 4, 2017

Mayor Marion Grayson
City of Belton
P.O. Box 120
Belton, Texas 76513

Dear Mayor Grayson:

I am pleased to support Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing Trail network across IH35 to the existing sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes by facilitating use of roads, sidewalks, hike and bike trails, and bus transportation across the community. Finally, this connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Thank you for allowing Belton Area Chamber of Commerce the opportunity to support this community project. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,

Mark Arrazola
President/CEO



Like



Follow



Subscribe





May 5, 2017

Mayor Marion Grayson

City of Belton

P.O. Box 120

Belton, Texas 76513

Dear Mayor Grayson:

I am pleased to support Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing Trail network across IH35 to the existing sidewalks along FM 436.

We are very excited about this as the connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Thank you for allowing Crossroads Church the opportunity to support this community project. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,

Sincerely,

Ben Harper
Family Pastor, Crossroads Church
ben@crcbelton.com

www.crcbelton.com

500 S IH 35 / PO Box 1596
Belton, TX 76513
office/254.939.2122
fax/254.933.7839 email/info@crcbelton.com



Immanuel

Lutheran Ministries

Immanuel

Church and Main Office

2109 W. Ave H
Temple, Texas 76504
254-773-3898

Bright Beginnings

Children's Day Out

1215 S. Wall Street
Belton, Texas 76513
254-939-0824

Immanuel

Prince of Peace

1215 Wall Street
Belton, Texas 76513

Senior Pastor

Rev. Dana Wilhelmsen

Associate Pastor

Belton Campus
Rev. Luke Madsen

Associate Pastor

Youth and Young Families
Rev. Grayson Albers

Early Childhood Ministry

Katie James

Children's Ministry

Marca Scott

Worship Ministry

Ken Mowell

Adult Ministry

Rev. Luke Madsen

Shepherd's Staff

Lou Guillaud

Business Manager

Leigh-Ann Lucas

President

Greg Oermann

Chairman of Elders

David Lockwood

Office Hours

8 am to 5 pm, Mon--Thu
8 am - Noon, Friday

www.ilm texas.org

May 5, 2017

Mayor Marion Grayson

City of Belton

P.O. Box 120

Belton, Texas 76513

Dear Mayor Grayson:

I am pleased to support Belton's application for the South Belton Hike & Bike Trail. This project will provide a vital link in the community's pedestrian and bike trail system by extending the extensive existing Trail network across IH35 to the existing sidewalks along FM 436.

This project will complement and build upon previously funded enhancement program projects, and will expand transportation choices that provide residents, students, and visitors enhanced diversity in transportation modes by facilitating use of roads, sidewalks, hike and bike trails, and bus transportation across the community. Finally, this connectivity will link community assets including parks, schools, churches, downtown shopping, employment centers, housing, and government services.

Thank you for allowing Immanuel Prince of Peace the opportunity to support this community project. If we can provide additional assistance or information during the application process for this project, please do not hesitate to contact me.

Sincerely,

Rev. Dana Wilhelmsen,
Senior Pastor

Revealing the Beauty of God's Kingdom and Sharing the Goodness of Jesus

Staff Report – City Council Agenda Item



Agenda Item #11

Consider award of bid and authorizing the City Manager to execute a contract for the annual construction materials for infrastructure projects, and any change orders associated with the contract, not to exceed the amount authorized under state law.

Originating Department

Engineering – Angellia Points, P.E., Director of Internal Services/City Engineer

Background

Annually, the City enters into a contract with a construction company or materials provider to have access to items such as in-place concrete (such as sidewalks, pedestrian ramps, and curbing) installation of hot mix asphaltic concrete, bedding materials, and crushed limestone base. The materials are used for typical maintenance work, internal capital improvement projects, TIRZ projects, and other miscellaneous work that the City participates in. In addition to these materials, Public Works provides the excavation, preparation of right-of-way, preparation of subgrade, processing of limestone base, bedding preparation for concrete placements, traffic control, and final site restoration.

The most recent contract was in 2014 with Dixon Paving, with two one-year extensions.

Bid quantities are estimates, and materials will be ordered on an as-needed basis by the Director of Public Works. The City reserves the right to reduce quantities and/or the total contract amount at the sole discretion of the City. Due to this stipulation, the approved amounts do not represent the absolute cost of the contract, but are guaranteed prices from the company for unit quantities.

The infrastructure contract was developed, and advertisement for bids began on April 6, 2017. Bids were opened on May 4, 2017 at 2:00 p.m. Four bidders submitted bid for this contract. The contract allowed for bidders to bid one or multiple items.

Bidder	Bid A Concrete	Bid B HMAC	Bid C Pipe Bedding	Bid D Road Base
Old Castle-Wheeler	No bid	\$240,060	No bid	No bid
Austin Materials	No bid	\$260,750	\$18,100	\$270,000
Dixon Paving	\$301,975	No bid	\$14,400	\$240,000
Lonestar Grading & Materials	\$564,800	No bid	\$13,874	\$238,800

KPA and the City Engineer evaluated the bids and determined that the following low bidders have the capability and resources to perform to the requirements of the contract.

- Bid A – Concrete
 - Dixon Paving at \$301,975
- Bid B – Hot Mix Asphaltic Concrete
 - Old Castle-Wheeler at \$260,750
- Bid C – Pipe Bedding
 - Lonestar Grading & Materials at \$13,874
- Bid D – Road Base
 - Lonestar Grading & Materials at \$238,800

Fiscal Impact

Bid summaries are attached, and fiscal impact will vary from project to project. The funding sources will be operating budget, capital project funds, and bond funds as appropriate.

Budgeted: ☒ Yes ☐ No ☒ Capital Project Funds, TIRZ Funds, Etc.

If not budgeted: ☐ Budget Transfer ☐ Contingency ☐ Amendment Needed

Recommendation

Award bid and authorize the City Manager to execute a contract for the annual construction materials for infrastructure projects, and any change orders associated with the contract, not to exceed the amount authorized under state law.

Attachments

Bid Tabulation

BID TABULATION
CITY OF BELTON

1991-105-10
(2017)

Annual Construction Materials Infrastructure Projects
333 Water Street; Belton, Texas 76513
May 4, 2017; 2:00 PM

				BIDDER INFORMATION							
				Austin Materials LLC 9020 N Capital of Texas Hwy Bldg II, Suite 250 Austin, Texas 78759		Old Castle Materials Texas, Inc. 6904 Hwy 190 West Belton, Texas 76513		Dixon Paving, Inc. PO Box 664 Belton, Texas 76513		Lone Star Grading & Materials, LLC PO Box 1162 Salado, Texas 76511	
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
1	9	EA	Mobilization & Move-In for work totalling up to \$10,000.00	\$	\$ -	\$	\$ -	\$ 650.00	\$ 5,850.00	\$ 1,000.00	\$ 9,000.00
2	8	EA	Mobilization & Move-In for work totalling \$10,001.00 through \$25,000.00		-		-	450.00	3,600.00	1,000.00	8,000.00
3	6	EA	Mobilization & Move-In for Work Totaling More than \$25,000.00		-		-	250.00	1,500.00	1,000.00	6,000.00
4	4,000	LF	24" Standard Concrete Curb & Gutter with Steel Reinforcement		-		-	10.50	42,000.00	25.00	100,000.00
5	1,000	LF	18" Concrete Ribbon Curb with Steel Reinforcement		-		-	8.50	8,500.00	20.00	20,000.00
6	300	LF	24" Mountable Concrete Curb & Gutter with Steel Reinforcement		-		-	10.75	3,225.00	22.00	6,600.00
7	150	SY	6" Thick Concrete Valley Gutter with Steel Reinforcement		-		-	38.00	5,700.00	72.00	10,800.00
8	60	SY	6" Thick Concrete Driveways including Curb, Gutter & Flat Work with Steel		-		-	40.00	2,400.00	90.00	5,400.00
9	4,500	SY	5" Concrete Sidewalk with Steel Reinforcement		-		-	36.00	162,000.00	63.00	283,500.00
10	1,500	LF	Provide & Place 1" by 6" Redwood (Grade 1) for Construction		-		-	1.00	1,500.00	5.00	7,500.00
11	2	EA	10' Concrete Radius Unit including Curb, Gutter, Flat Work & Steel Reinforcement		-		-	750.00	1,500.00	2,000.00	4,000.00
12	4	EA	15' Concrete Radius Unit including Curb, Gutter, Flat Work & Steel Reinforcement		-		-	1,000.00	4,000.00	2,500.00	10,000.00
13	8	EA	20' Concrete Radius Unit including Curb, Gutter, Flat Work & Steel Reinforcement		-		-	1,200.00	9,600.00	3,000.00	24,000.00
14	2	EA	30' Concrete Radius Unit including Curb, Gutter, Flat Work & Steel Reinforcement		-		-	1,600.00	3,200.00	3,500.00	7,000.00
15	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT Pedestrian Ramp Type 1 Excluding Domed Pavers	NO BID	-	NO BID	-	600.00	1,200.00	1,500.00	3,000.00
16	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT Pedestrian Ramp Type 2 Excluding Domed Pavers		-		-	600.00	1,200.00	1,500.00	3,000.00
17	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT Pedestrian Ramp Type 3 Excluding Domed Pavers		-		-	900.00	1,800.00	1,500.00	3,000.00
18	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT Pedestrian Ramp Type 5 Excluding Domed Pavers		-		-	650.00	1,300.00	1,500.00	3,000.00
19	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT Pedestrian Ramp Type 6 Excluding Domed Pavers		-		-	950.00	1,900.00	1,500.00	3,000.00
20	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT Pedestrian Ramp Type 7 Excluding Domed Pavers		-		-	750.00	1,500.00	1,500.00	3,000.00
21	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT Pedestrian Ramp Type 10 Excluding Domed Pavers		-		-	650.00	1,300.00	1,500.00	3,000.00
22	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT Pedestrian Ramp Type 11 Excluding Domed Pavers		-		-	900.00	1,800.00	1,500.00	3,000.00
23	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT Pedestrian Ramp Type 20 Excluding Domed Pavers		-		-	800.00	1,600.00	1,500.00	3,000.00
24	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT Pedestrian Ramp Type 21 Excluding Domed Pavers		-		-	700.00	1,400.00	1,500.00	3,000.00
25	2	EA	Provide & Install all Concrete, Labor, forming & Steel Reinforcement for TxDOT		-		-	1,200.00	2,400.00	1,500.00	3,000.00
26	100%	LS	Items Requested by Owner not on the Construction Drawings or not itemized on the Bid Schedule		-		-	30,000.00	30,000.00	30,000.00	30,000.00
TOTAL BID A AMOUNT - (Items 1 - 26)					\$ NO BID -	\$ NO BID -			\$ 301,975.00		\$ 564,800.00

BID B - Hot Mix Asphaltic Concrete Components											
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
1	2	EA	Mobilization & Move-In for 1-500 Tons of HMAC Placement	\$ 6,000.00	\$ 12,000.00	\$ 2,500.00	\$ 5,000.00		-		-
2	2	EA	Mobilization & Move-In for Over 500 Tons of HMAC Placement	6,000.00	12,000.00	2,500.00	5,000.00	NO BID	-	NO BID	-
3	8,000	SY	Provide & Install 2" HMAC Type "C" including sweeping Limestone Base & Prime	10.50	84,000.00	10.92	87,360.00		-		-
4	100	TN	Provide & Install HMAC Type "C" Overage	95.00	9,500.00	61.00	6,100.00		-		-
5	5,000	SY	Provide & Install 2" HMAC Type "D" Including Sweeping, Limestone Base & Prime Coat Application	10.50	52,500.00	10.92	54,600.00		-		-
6	300	TN	Provide & Install HMAC Type "D" Overage	95.00	28,500.00	61.00	18,300.00		-		-
7	13,000	SY	Provide & Install Single Course Chip Seal	3.25	42,250.00	4.90	63,700.00		-		-
TOTAL BID B AMOUNT - (Items 1 - 7)					\$ 240,750.00	\$ 240,060.00		\$ NO BID -		\$ NO BID -	

BID C - Bedding											
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
1	700	TN	Provide & Deliver 1" Crushed Stone Bedding Materials	\$ 21.00	\$ 14,700.00	NO BID	\$ -	\$ 16.00	\$ 11,200.00	\$ 15.74	\$ 11,018.00
2	200	TN	Provide & Deliver Washed Sand or Washed Manufactured Sand Bedding Material	17.00	3,400.00		-	16.00	3,200.00	14.28	2,856.00
TOTAL BID C AMOUNT - (Items 1 - 2)					\$ 18,100.00	\$ NO BID -		\$ 14,400.00		\$ 13,874.00	

BID D - Crushed Limestone Base											
Item No.	Estimated Quantity	Unit	Bid Data Description	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount	Unit Price	Extended Amount
1	20,000	TN	Provide & Deliver Crushed Limestone Base	\$ 13.50	\$ 270,000.00	NO BID	\$ -	\$ 12.00	\$ 240,000.00	\$ 11.94	\$ 238,800.00
TOTAL BID D AMOUNT - (Item 1)					\$ 270,000.00	\$ NO BID -		\$ 240,000.00		\$ 238,800.00	

Did Bidder Acknowledge Addenda No. 1?	YES	YES	YES	YES
Did Bidder Acknowledge Addenda No. 2?	YES	YES	YES	YES
Did Bidder Acknowledge Addenda No. 3?	YES	YES	YES	YES
Did Bidder provide Bid Security?	YES	YES	YES	YES

I hereby certify that this is a correct & true tabulation of all bids received

Wm. Mack Parker 5-5-17
Wm. Mack Parker, PE, CFM Date
Kasberg, Patrick & Associates, LP



Staff Report – City Council Agenda Item



Date: May 9, 2017
Case No.: Z-16-19
Request: CH to PD-CH
Applicant: Jerry & Bonnie Fisher

Agenda Item #12

Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development Commercial Highway Zoning District for a recreational vehicle park on a 12 acre tract of land at 5353 South Interstate Highway 35 Service Road, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 mile south of Shanklin Road.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to Planned Development Commercial Highway, to allow for a recreational vehicle (RV) park. To the north are UPS, Frito Lay, Goode Towing, and Cedar Crest Hospital; to the east are single family homes; to the southwest is Custom Countertops; and to the west are Interstate 35 and vacant land zoned Agricultural.

Current Zoning

Commercial Highway

Proposed Zoning

Planned Development Commercial Highway

Design Standards Type Area : 2 **Recommended Type Area:** 2

This property is in the identified Type Area 2 in the Design Standards. If approved, a Commercial Highway District use would be required to comply with all the Design Standards for Type Area 2.

Land Use Table/Allowable Uses

The Commercial Highway Zoning District would accommodate the request, and would also allow the following land uses:

- Any use permitted in the Retail District

- Commercial Amusement (Indoor or Outdoor), but not including drag strips, auto motorcycle or go-cart racing
- Community or Exposition Center
- Hotel or Motel
- Hospital or Nursing Home
- Multi-Family
- New Car Sales (used car sales permitted only as an incidental use to the main use)
- Restaurant, with drive-in service

Project Analysis and Discussion

This 12 acre property is currently vacant and the applicant is proposing this zone change to allow for a recreational vehicle (RV) park. This property fronts Interstate Highway 35 and also extends to Toll Bridge Road. The Future Land Use Plan identifies this area as Retail/Neighborhood Service. Currently, this property is zoned Commercial Highway and a zoning change to Planned Development Commercial Highway is proposed to allow a recreational vehicle (RV) park called Heart of Texas RV Resort.

The Planned Development Commercial Highway proposal will allow for the proposed Heart of Texas RV Resort. A RV park is defined in the Zoning Ordinance; however, it is not listed as a permitted use in any of the zoning districts. It is staff's judgment that a Commercial Highway Zoning District is an appropriate base zoning for this use and this location. According to Section 34, Off-Street Parking and Loading Requirements, of the Zoning Ordinance, in Office, Retail and Commercial Zoning Districts, and the IP-Industrial Park Zoning District, all required parking shall be provided on paved concrete, asphalt, or other similar impervious surface (brick). The applicant is proposing to pave the proposed 25 feet wide internal private roads with asphalt.

The RV park is proposed to contain a total of 100 RV sites that will all be constructed with concrete. The applicant is proposing to construct 94 pull-through and 6 back-in RV sites that will be 30 feet in width and 65 feet in length with sufficient space for RV parking, vehicle parking, landscaping, and outdoor space for the guests. Also proposed is a great lodge that will include a store, offices, bathrooms, and a laundry area. There will be several parking spaces constructed adjacent to the great lodge. The applicant is proposing to provide a playground, horse shoe and bounce ball area, dog park, grilling area with a gazebo, and a pool and hot tub for the RV park guests. The applicant would also like to provide a fountain at the entrance.

According to Chapter 19, Recreation Vehicle Parks, of the Code of Ordinances, an RV shall not exceed 8 feet in width and 32 feet in length. RV's are now made to be 45 feet in length, so we recommend the maximum length of the RV's not exceed 45 feet in length in conjunction with this ordinance. The Code of Ordinances also states that each recreational vehicle park shall be planned for and shall provide a minimum of one acre of park area and the applicant is exceeding this requirement. This section of the Code of Ordinances states that each recreational vehicle park shall not exceed an overall density of 20 recreational

vehicle sites per acre. There are a total of 100 RV sites on 12 acres; therefore, this proposal complies with that requirement.

This zoning change request was recommended for approval by the Planning and Zoning Commission (P&ZC) on December 20th. After the P&ZC meeting, staff met with the applicant to discuss development related infrastructure requirements. Staff requested the applicant evaluate the required infrastructure improvements (waterline extension, sewer line extension, and perimeter street improvements) required with the anticipated plat prior to the City Council meeting. The item was tabled by City Council indefinitely for the applicant to develop estimates for related infrastructure costs, for the staff to evaluate them, and to allow the applicant time to determine how they will address these associated plat items.

Ms. Smith sent the applicant a letter on March 16th outlining the infrastructure requirements and estimated costs for a waterline extension, sewer line extension, and perimeter street improvements for Toll Bridge Road. There is a 14" waterline that stubs out onto this property. The City's sewer line extension project is proposed to extend approximately 1,000 linear feet away from the northern property line. According to the City's water and wastewater extension policy, the developer is required to extend the utilities to and through their property. City staff recommended the developer extend both an 8" waterline and 8" sewer line to serve this proposed development. This property is directly adjacent to both I-35 and Toll Bridge Road. According to the Subdivision Ordinance, the developer is required to contribute one half the total cost of paving and installing curb and gutter for the portion of Toll Bridge Road adjacent to this property.

On April 12th, we received a letter from the applicant in response to the infrastructure requirements outlined in the letter sent by Ms. Smith. The applicant agrees to extend the waterline in accordance with City policy, but has requested a variance to the perimeter street improvement requirements and extension of the sewer line to serve this property. The applicant is proposing to install a septic tank to serve the RV park until a sewer line is constructed in the future. The City is making a large investment in excess of \$6 million to extend sewer along I-35, and the proposal to serve this development with a septic tank does not appear to be in the public interest. According to Section 23-38, Extension of Utility Mains, of the Code of Ordinances, if the development is not served by existing utilities, it shall be the responsibility of the developer to construct the offsite extensions as well as onsite. The perimeter street improvements to Toll Bridge Road are also necessary to develop this property adequately and provide circulation for this development without causing a burden on adjacent properties. We could not recommend approval of a subdivision plat of this property that eliminates the Toll Bridge Road property frontage from the plat, in order to avoid the perimeter street improvement requirement.

Both water and sewer utility extensions and perimeter street improvements are necessary to develop this property properly. The applicant's request to forego these important development related items appears to make this requested zone change unreasonable.

Recommendation

Recommend disapproval of zone change from Commercial Highway to Planned Development Commercial Highway Zoning District.

If the Council considers the zone change reasonable, recommend approval with development regulated under the Design Standards for Type Area 2 standards as follows:

1. The allowable uses of the property shall conform to the Commercial Highway Zoning District in all respects, and in addition a recreational vehicle (RV) park is a permitted use.
2. The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards, to include compliance with the attached site plan
 - b. Building Design Standards
 - c. Landscape Design Standards
3. Sign Standards shall conform to Ordinance 2008-11.
4. The interior private roads are required to be constructed with asphalt or concrete.
5. The recreational vehicles shall not exceed 8 feet in width and 45 feet in length.
6. A subdivision plat is required and must address requirements for waterline extension, sewer line extension, and perimeter street improvements for Toll Bridge Road.

Attachments:

- | | |
|--|---|
| 1. Zoning application | 13. Staff letter dated March 16, 2017 |
| 2. Property Location Map | 14. Applicant letter dated April 7, 2017
(Received by staff on April 12, 2017) |
| 3. Zoning map | 15. P&Z Minutes Excerpt |
| 4. Aerial photo | 16. Ordinance |
| 5. Map with zoning notice boundary
(200') | |
| 6. Zoning notice to owners | |
| 7. Property owners' list | |
| 8. Survey | |
| 9. Proposed Site Plan | |
| 10. Proposed Great Lodge | |
| 11. Photographs | |
| 12. Utility Map | |

City of Belton
Request for Zoning Change

To the City Council and the
Planning and Zoning Commission

Fee: \$250.00

Deadline for a zoning change request is the last
business day of the month.

Date Received:

11-30-16

Date Due:

11-30-16

Applicant:

JERRY & BONNIE Fisher

Phone Number:

602-809-6473

Mailing Address:

16 VERBENA ST.

City:

BELTON

State:

TX

Email Address:

CLASSICCOACH45@yahoo.com

76513

Owners Name:

JERRY HERRICK

Phone Number:

254-718-9620

Mailing Address:

13480 Blackberry Road

City:

SALADO

State:

TX

Email Address:

76571

Applicant's
Interest in
Property:

RV PARK

Legal Description of Property:

A0554BC F MADREGAL, 20 (ANNIE MAE TR) Acres 19.47

Is this property being simultaneously platted?

NO

Street Address:

Zoning changing from:

CH

to:

PD-CH

Signature of Applicant

Date

Signature of Owner (if not applicant)

Date

Checklist for Zoning Items to be submitted with application:

- ☐ Signed Application
- ☐ Fees Paid
- ☐ Complete Legal Description of the property to be re-zoned
- ☐ Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back for specific guidelines.
- ☐ In the event the request involves more than one lot of irregular tracts or acreage, a drawing of the property must be submitted.

Zoning Case # Z-16-19 Location

ZONING CHANGE:

CH to PD-CH

LEGAL DESCRIPTION:

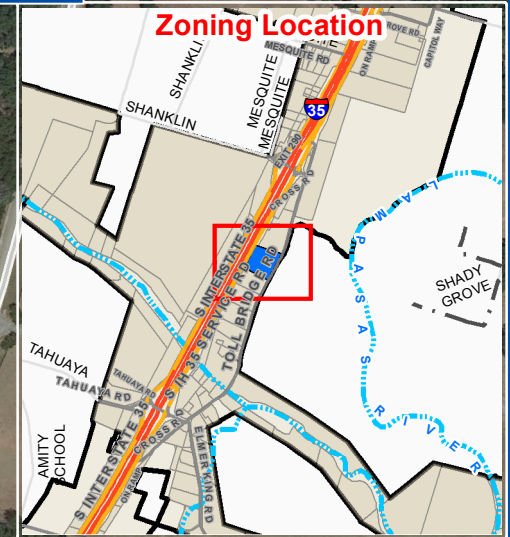
A0554BC F MADREGAL
20, (ANNIE MAE TR),
ACRES 19.47

PROPERTY OWNER:


HERRICK, JERRY L
ETUX ELAINE S

ADDRESS/LOCATION:

5353 S IH 35 SVC RD



LEGEND

 Z_16_19



0 70 140 280
Feet

For informational purposes only. Boundaries are approximate and not legally binding.

Zoning Case # Z-16-19 Zoning

ZONING CHANGE:

CH to PD-CH

LEGAL DESCRIPTION:

A0554BC F MADREGAL
20, (ANNIE MAE TR),
ACRES 19.47

PROPERTY OWNER:









HERRICK, JERRY L
ETUX ELAINE S

ADDRESS/LOCATION:

5353 S IH 35 SVC RD

Zoning Location

Legend

-  City Limits
-  Z_16_19
- Current Zoning**
-  Agricultural
-  Commercial Highway
-  Commercial-2
-  Light Industrial
-  Planned Development
-  Single Family-1



0 230 460 920
Feet

For informational purposes only. Boundaries are approximate and not legally binding.

Zoning Case # Z-16-19 Aerial

ZONING CHANGE:

CH to PD-CH

LEGAL DESCRIPTION:

A0554BC F MADREGAL
20, (ANNIE MAE TR),
ACRES 19.47


PROPERTY OWNER:

HERRICK, JERRY L
ETUX ELAINE S

ADDRESS/LOCATION:

5353 S IH 35 SVC RD

LEGEND

 Z_16_19



0 140 280 560
Feet

For informational purposes only. Boundaries are approximate and not legally binding.

Zoning Case # Z-16-19

ZONING CHANGE:

CH to PD-CH

LEGAL DESCRIPTION:

A0554BC F MADREGAL
20, (ANNIE MAE TR),
ACRES 19.47

PROPERTY OWNER:


HERRICK, JERRY L
ETUX ELAINE S


ADDRESS/LOCATION:


5353 S IH 35 SVC RD

200' Property Owner
Notification Area

Legend

 Z_16_19

 200' Property Owner
Notification Area

 Tax Appraisal Parcels



0 70 140 280
Feet

For informational purposes only. Boundaries are approximate and not legally binding.

**NOTICE OF APPLICATION
FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: JERRY FISHER,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 12.0 ACRES, 5353 SOUTH INTERSTATE 35,
FROM A(N) COMMERCIAL HIGHWAY ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY FOR A RECREATIONAL VEHICLE (RV) PARK ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, December 20, 2016** IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, January 10, 2017**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____
2. _____
3. _____

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: _____ SIGNATURE: _____

**PLANNING DEPARTMENT
CITY OF BELTON
P. O. Box 120
BELTON, TEXAS 76513
254-933-5812**

47291

ALFORD, LAURA
5271 TOLLBRIDGE RD
BELTON, TX 76513-7934

105615

SHEPPARD, ALTON L JR ETUX ELIZABETH
PO BOX 687
BELTON, TX 76513-0687

420158

ALFORD, RANDY & LAURA H
5271 TOLLBRIDGE RD
BELTON, TX 76513-7934

72402

IIGK PROPERTY MANAGEMENT LTD
PO BOX 966
TEMPLE, TX 76503-0966

109929

STANDARD, AUBREY N JR
609 WASHINGTON BLVD
BIG SPRING, TX 79720

420163

ALFORD, LAURA
5271 TOLLBRIDGE RD
BELTON, TX 76513-7934

99276

HERRICK, JERRY L ETUX ELAINE S
13480 BLACKBERRY RD
SALADO, TX 76571-5405

420157

KINCAID, JAMES M ETUX DOLORES D
5355 TOLLBRIDGE RD
BELTON, TX 76513-8086

SUPERINTENDENT
DR. SUSAN KINCANNON
BELTON I.S.D.
P O BOX 269
BELTON TEXAS 76513

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IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. *I protest this request and am strongly against being zoned*
2. *for an RV park I think it would not be in the best interest*
3. *of our neighbor hood and surrounding areas.*

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: 12-21-16
12-21-16

SIGNATURE: _____

Elizabeth Sheppard
Alton L. Sheppard

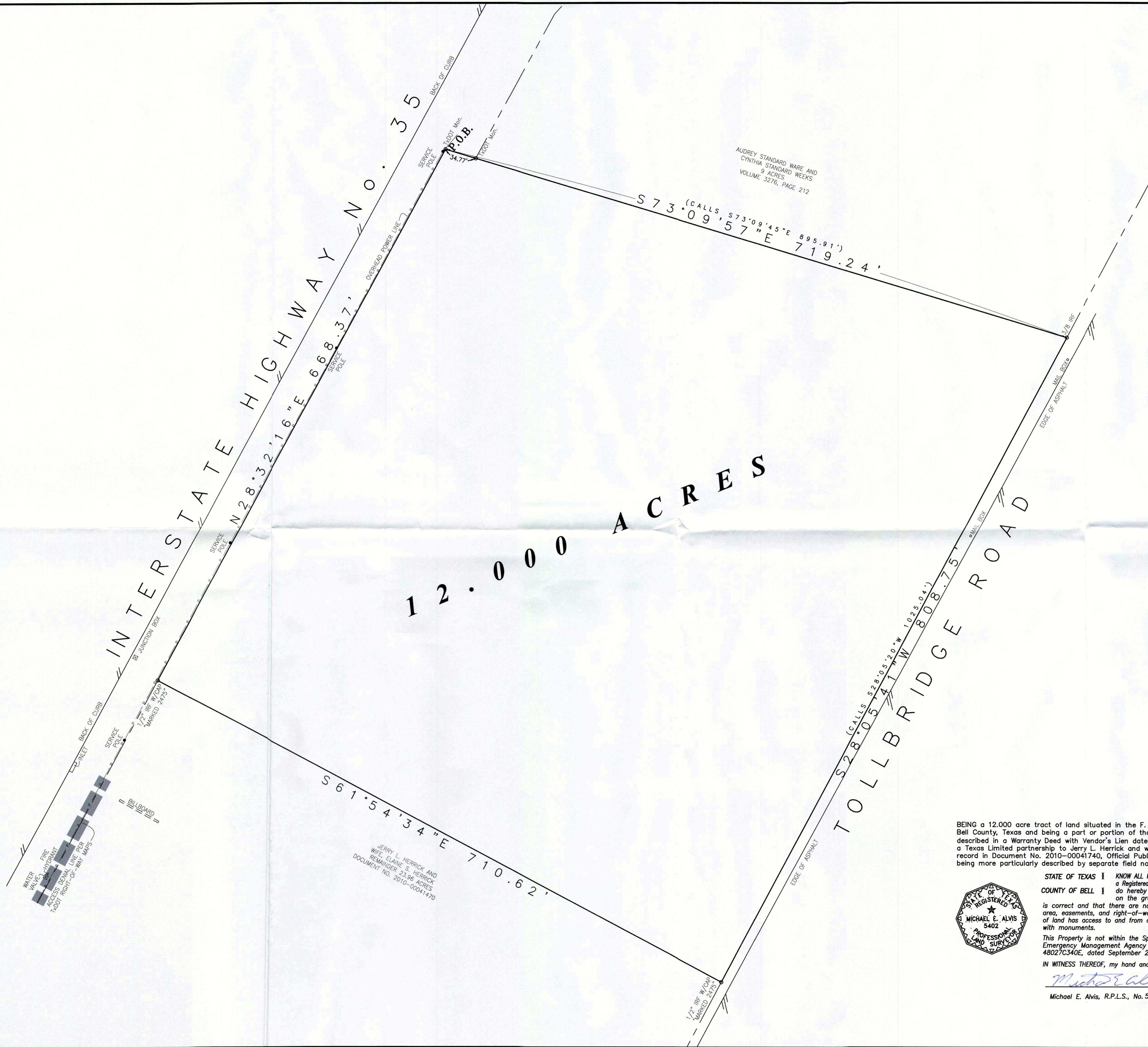
PLANNING DEPARTMENT
CITY OF BELTON
P. O. Box 120
BELTON, TEXAS 76513
254-933-5812

105615

SHEPPARD, ALTON L JR ETUX ELIZABETH

PO BOX 687

BELTON, TX 76513-0687



BEING a 12.000 acre tract of land situated in the F. MADRIGAL SURVEY, ABSTRACT No. 554, Bell County, Texas and being a part or portion of that certain 23.96 acre tract of land described in a Warranty Deed with Vendor's Lien dated June 1, 2010 from River Farm, Ltd., a Texas Limited partnership to Jerry L. Herrick and wife, Elaine S. Herrick and being of record in Document No. 2010-0004740, Official Public Records of Bell County, Texas and being more particularly described by separate field notes.

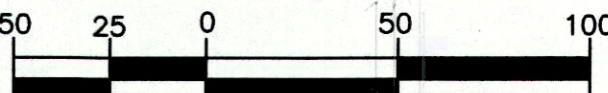


STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments.

This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C340E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 21th day of December, 2015.

Michael E. Alvis
Michael E. Alvis, R.P.L.S., No. 5402



TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
301 N. 3rd St. 76501
Temple, Texas www.turley-inc.com
254.773.2400 fax 254.773.3998
SURVEY FIRM NO. 10056000 • ENGINEERING FIRM NO. 1658

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12.000 ACRE TRACT
135 & TOLLBRIDGE ROAD
F. MADRIGAL SURVEY, ABSTRACT No. 554
BELL COUNTY, TEXAS

PREPARED FOR:
JERRY & BONNIE FISCHER

REVISIONS		
DATE	DESCRIPTION	DFTR

DRAFTSMAN:
MRG
DATE:
12/21/2015
COMPUTER FILE NAME:
15-1031
REFERENCE DRAWING NUMBERS:
REF DWGS NO.s
JOB NUMBER:
15-1031
DRAWING NUMBER:
13117-D

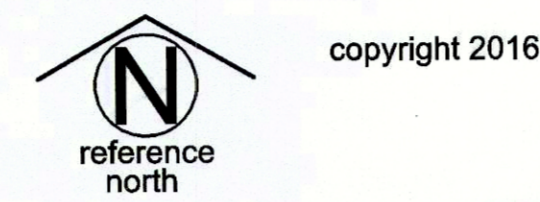
PAGE#
01

ron d. beard
& associates
austin
FULL SPECTRUM nationwide RESORT SPECIALISTS
11203 ANTLER LANE AUSTIN, TEXAS 78726
TELEPHONE 512-219-7688
FAX 866-608-5499
MOBILE 512-750-3402
E-MAIL RDBACONSULTING@GMAIL.COM
WEB SITE WWW.RDBACONSULTING.COM

20 nov 16
heart of texas rv resort
belton TX

masterplan

0' 25' 50' 100' 200'
measure 1" for scale this sheet

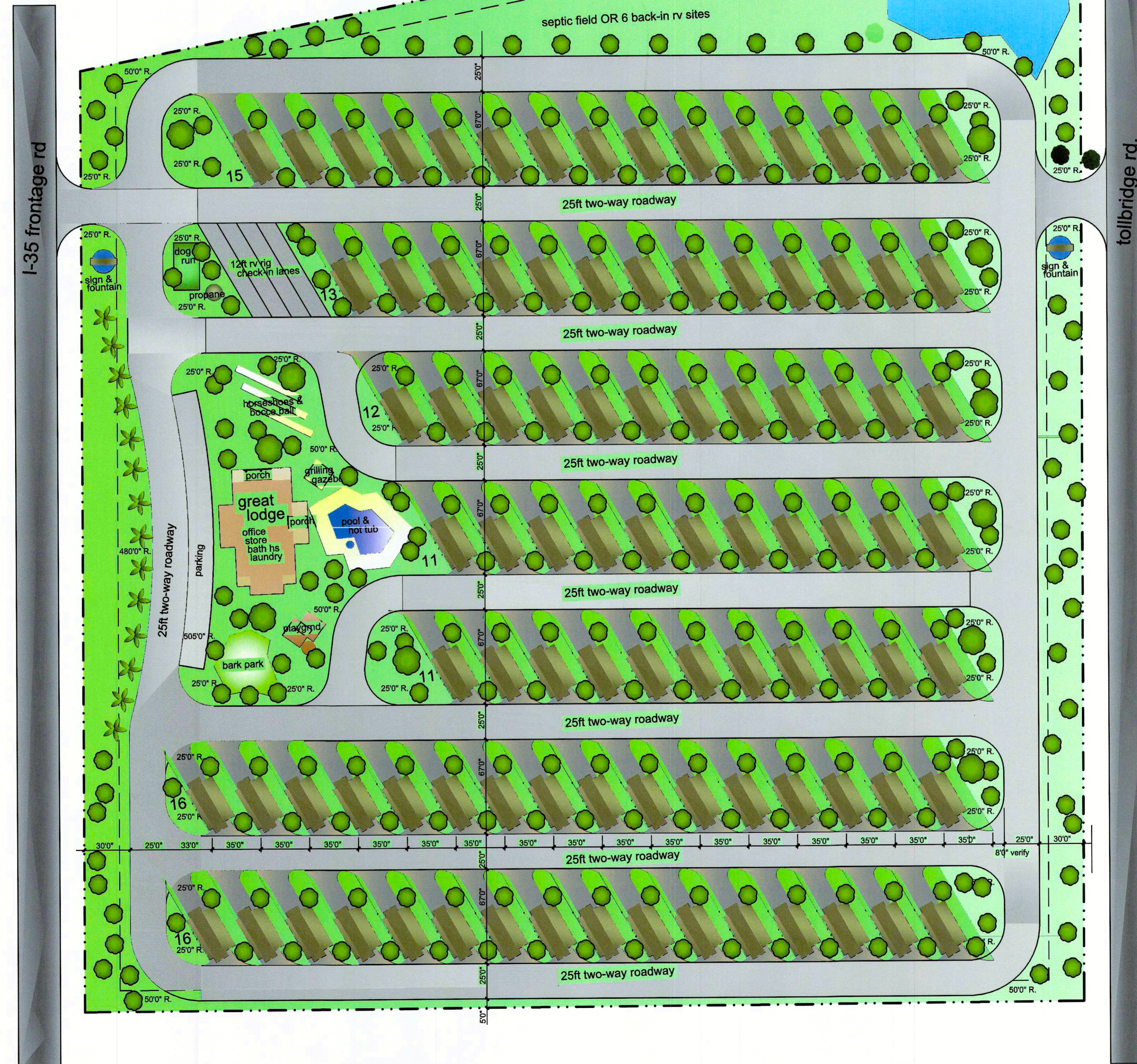


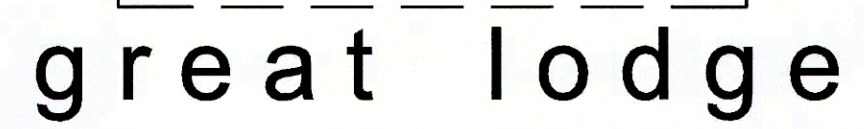
94 total guest sites

94 pull-thru rv sites

06 optional back-in rv sites
if septic field not required

34ft x 77ft rv rig site (30ft net width & 65ft net length)





0' 4' 8' 16' 32'

measure 1" for scale this sheet

20 nov 16



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FULL SPECTRUM nationwide SPECIALISTS
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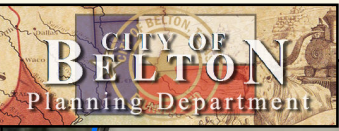
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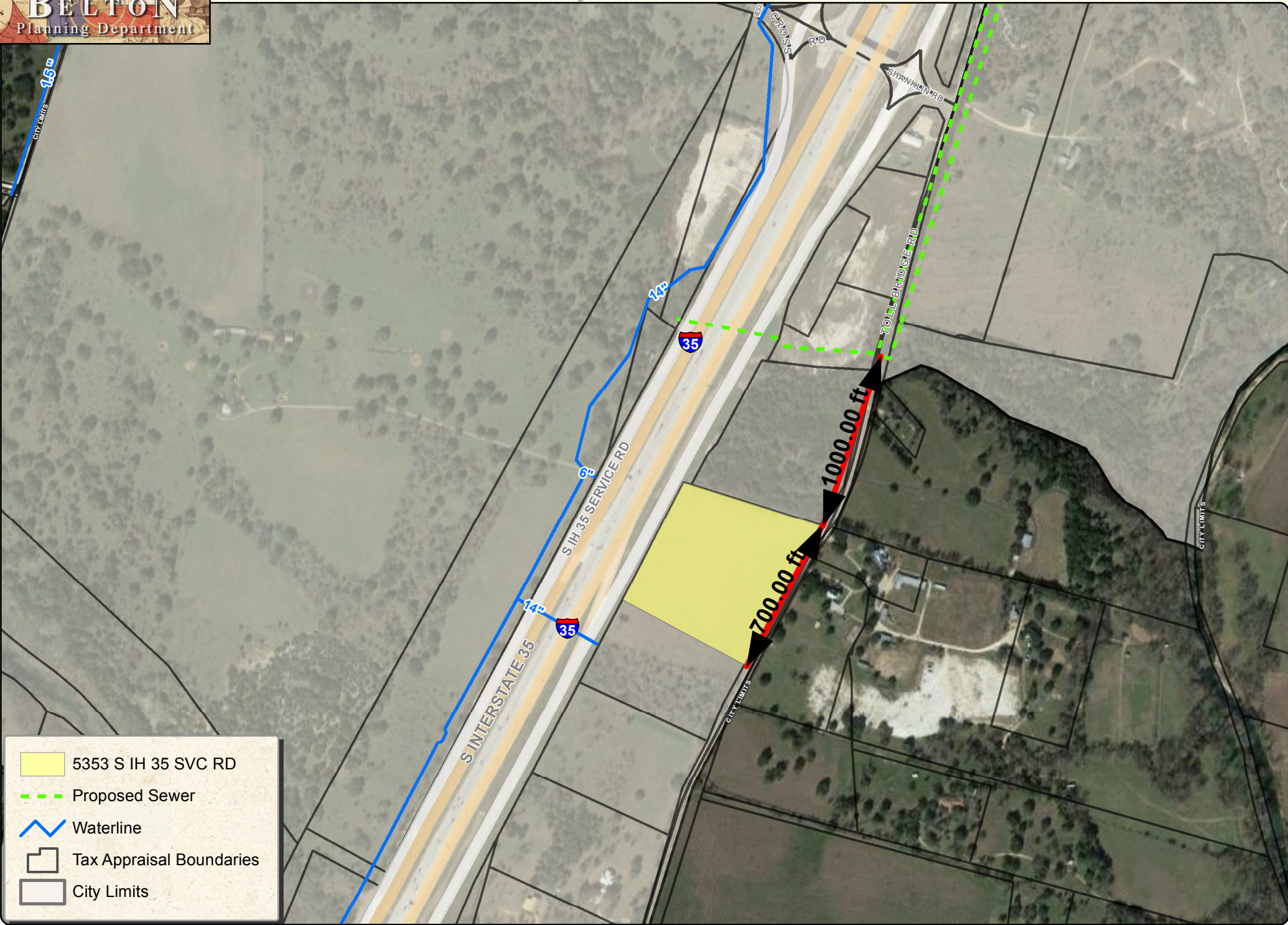






City of Belton

Aerial Imagery: 2015
Map Date: 5/4/2017
City of Belton
Planning Department



- 5353 S IH 35 SVC RD
- Proposed Sewer
- Waterline
- Tax Appraisal Boundaries
- City Limits



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.



City of Belton

~ Founded 1850 ~

March 16, 2017

Dear Mr. and Mrs. Fisher,

The City of Belton has reviewed your request for a determination about items required to serve your property proposed for a Recreational Vehicle Park, located on Interstate 35 south of Shanklin Road and west of Toll Bridge Road. The rezoning of your property has been tabled by City Council indefinitely at your direction, in order to develop estimates for related infrastructure costs, and pending a decision on how you want to proceed on addressing these associated plat items.

A subdivision plat is also required prior to issuance of a building permit for this development. Required infrastructure improvements associated with the plat include funding extensions for water service, sewer service and perimeter street improvements for Toll Bridge Road. These costs are estimated and summarized below and detailed in the attachments:

1. Waterline Extension	\$210,584
2. Sewer line Extension	\$241,697
3. Perimeter Street Improvements	\$106,432
Estimated Total	\$558,713

Belton's City Engineer has estimated these costs, and we will utilize these amounts until you provide more realistic numbers for these improvements in a cost estimate completed by an engineer.

- The attached exhibit indicates the required extension of an 8" waterline along Interstate 35.
- An extension of the City's proposed sewer line is also required. Attached is Section 23.38, Extension of Utility Mains – Responsibility, of the Code of Ordinances.
- Finally, perimeter street improvements are required for Toll Bridge Road.

Since these utility and perimeter street improvements are subdivision plat requirements, a variance to one or more of these requirements may be requested to the Planning and Zoning Commission and City Council with submission of your subdivision plat and a basis for consideration.

We look forward to hearing from you. If you have any questions, please feel free to contact me at (254) 933-5816 or esmith@beltontexas.gov.

Sincerely,

Erin Smith

Director of Planning

City of Belton

cc: Sam Listi, City Manager
Angellia Points, City Engineer
Byron Sinclair, Director of Public Works
John Messer, City Attorney

333 Water Street ★ P.O. Box 120 ★ Belton, Texas 76513 ★ Phone (254) 933-5800 ★ Fax (254) 933-5822

Heart of Texas RV Resort		
Waterline		
8" Waterline	1475 LF	\$210,584

Waterline		
8" Waterline	1475 LF	\$210,584

8" Waterline	1475 LF	\$210,584
--------------	---------	-----------

8" Waterline	1475 LF	\$210,584
--------------	---------	-----------

8" Waterline	1475 LF	\$210,584
--------------	---------	-----------

Sewerline		
8" Sewer	1700 LF	\$241,697

8" Sewer	1700 LF	\$241,697
----------	---------	-----------

8" Sewer	1700 LF	\$241,697
----------	---------	-----------

8" Sewer	1700 LF	\$241,697
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Perimeter Street Improvements		
18.5' Width	700 LF	\$106,432

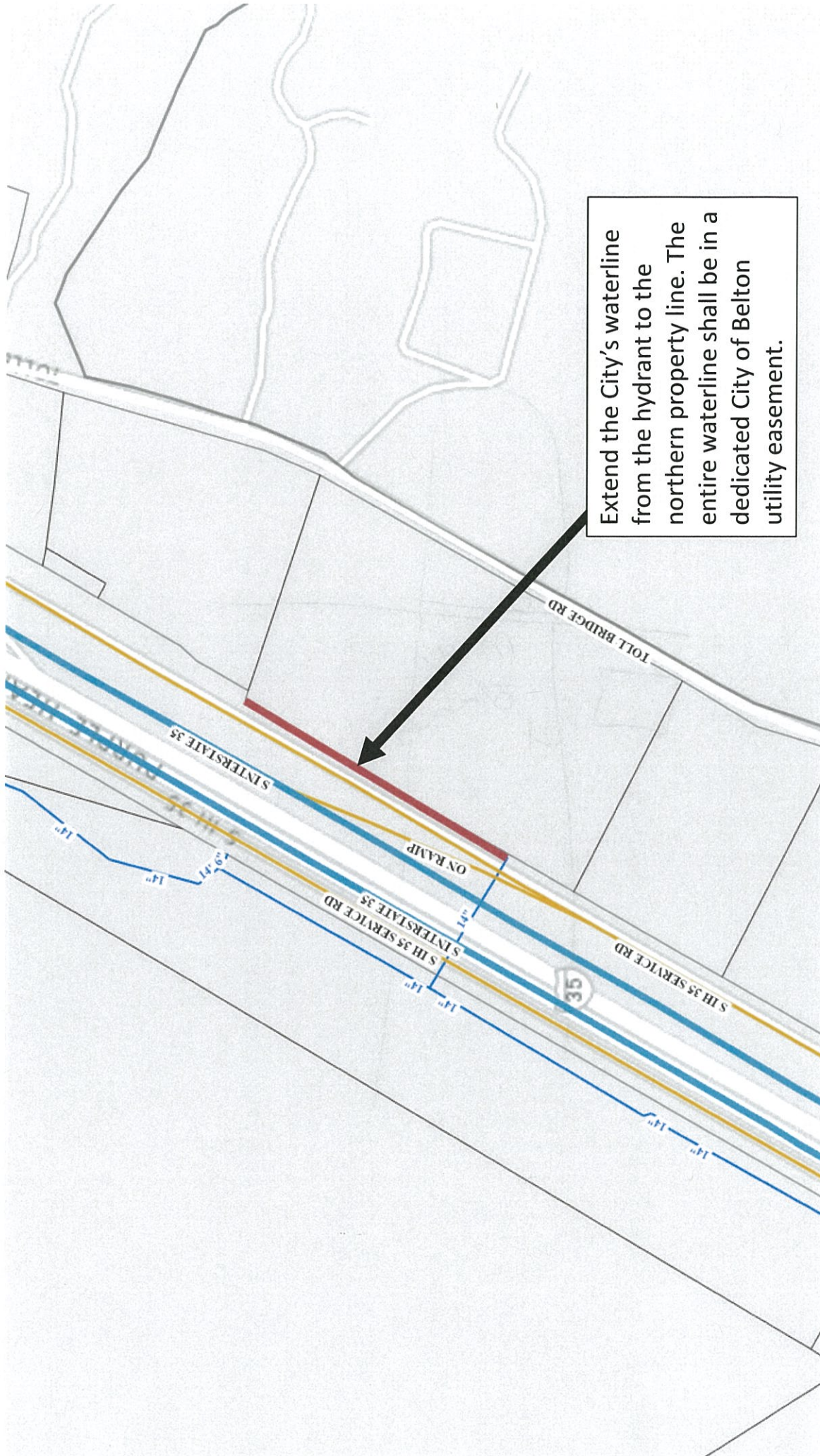
18.5' Width	700 LF	\$106,432
-------------	--------	-----------

18.5' Width	700 LF	\$106,432
-------------	--------	-----------

18.5' Width	700 LF	\$106,432
-------------	--------	-----------

TOTAL - Perimeter Street + 8" Water + 8" Sewer:		\$558,713
---	--	-----------

TOTAL - Perimeter Street + 8" Water + 8" Sewer:		\$558,713
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Extend the City's waterline from the hydrant to the northern property line. The entire waterline shall be in a dedicated City of Belton utility easement.

Sec. 23-38. – Extension of utility mains – Responsibility.

- a) If the existing utilities are inadequate to properly serve proposed development, it will be the responsibility of the developer to extend water and sewer mains of the minimum size required or defined as necessary to serve the development. The city may at its discretion participate in up to fifty (50) percent of the cost of off-site extension where it is deemed beneficial to existing development.
- b) If the city determines that oversizing of mains is necessary to achieve overall system goals or needs, the city shall pay for the cost of oversizing. Nothing herein shall be construed to obligate the city to participate.
- c) If the development site is not served by existing utilities, it shall be the responsibility of the developer to construct the offsite extensions as well as the onsite. Size shall be that necessary to properly serve the development consistent with the overall utility system.
- d) The city at its discretion may require oversizing and will pay for oversizing. The city may at its discretion participate for up to fifty (50) percent of the offsite extension cost. If the city participates, the developer shall not be entitled to recover any pro rata charges from any subsequent connections to the utility. If the city does not participate, the developer shall be allowed to recover pro rata charges from subsequent connections to the extension in accordance with the city's cost recovery policy.

Received: April 12, 2017

April 7, 2017

Ms. Erin Smith
Director of Planning
333 Water Street
P.O. Box 120
Belton, TX 76513-0120

Re: Heart of Texas RV Resort

Dear Ms. Smith:

As per your request, I am sending you a letter so as I may clarify our commitments to the City of Belton, Texas, in order to receive a majority vote with City Council on the constructing of our Rv Resort on I-35 just south of Shanklin Road east side of 35. I can and will assure you this will be a top notch facility maintained and ran by my wife and myself.

Item 1 - Water, we will install line from its present location south of our property and through to the north side. We will also install any fire hydrants that would be required. This would be done at our expense.

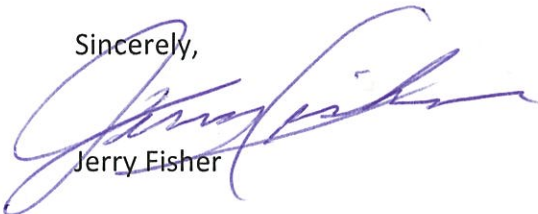
Item 2 - Sewer line, as per our previous meetings and stated at our PNZ meeting. we would use a septic tank till the sewer line was installed to the south of us, at that time, we would tie in to the line. Meantime, while we are waiting on the sewer, we can construct the park and begin to make a revenue for city tax.

Item 3 - Tollbridge Road, as I stated in my last e-mail, we will be building a fence on the back side of our property from along Tollbridge Rd, therefore, not using Tollbridge Rd at all.

Item 4 - Depending upon the outcome of City Council, we will furnish City Planning a plot map of the park.

Thank you for your time.

Sincerely,



Jerry Fisher

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, December 20, 2016

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Ben Pamplin, Mat Naegele, Brett Baggerly, Rae Schmuck, Eloise Lundgren and Frank Minosky. The following staff members were present: Director of Planning, Erin Smith and Planning Clerk, Laura Livingston. Chair John Holmes, Jason Morgan and Joel Berryman were absent.

3. Z-16-19 Hold a public hearing and consider a zoning change request Commercial Highway to Planned Development Commercial Highway Zoning District for a recreational vehicle park on a 12-acre tract of land at 5353 South Interstate Highway 35 Service Road, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 mile south of Shanklin Road.

Ms. Smith presented the staff report.

Mr. Pamplin opened the public hearing. Mr. James Kincaid, 5355 Toll Bridge Road, said he owns the property across Toll Bridge Road. Mr. Kincaid said Toll Bridge Road is not big enough and cannot support RV's traveling down that road as evidenced by his personal experience with his RV. There are no sewer lines running through that area. He recommends denying the rezoning request until a sewer line is extended to this property. He also said crime could be a factor.

The applicant, Mr. Jerry Fisher, 16 Verbena Street, said he and his wife Bonnie have been in the RV park business for 15-16 years and have not had any crime issues at their RV parks. Mr. Fisher said since this is a Commercial zoned property, something will be built there. He believes their RV park will be much more secure than anything else.

With no one else requesting to speak, Mr. Pamplin closed the public hearing.

Mr. Baggerly asked if there are plans to run sewer to this area? Ms. Smith said not at this time. The owner has been discussing installation of a septic system with the Bell County Health Department.

Ms. Lundgren asked if TxDOT has been contacted regarding the driveway? Ms. Smith said no, to which the applicant Mr. Jerry Fisher said zoning is their first step. Ms. Smith said first is the zoning change, next will be a review of the plat to examine the driveways and adjacent roadways.

Mr. Naegele made the motion to approve Z-16-19. Ms. Rae Schmuck seconded the motion, which was approved unanimously with 6 ayes, 0 nays.

ORDINANCE NO. 2017-12

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM COMMERCIAL HIGHWAY TO PLANNED DEVELOPMENT COMMERCIAL HIGHWAY ZONING DISTRICT ON A 12.0 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 2 DESIGN STANDARDS.

WHEREAS, Jerry and Elaine Herrick, owners of the following described property have presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 20th day of December, 2016, at 5:30 p.m. for hearing and adoption, said district being described as follows:

5353 S IH 35 Service Road, 12.0 acres, Belton, Texas
(location map attached as Exhibit "A")

WHEREAS, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 9th day of May, 2017, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, a hearing was held upon the application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from a Commercial Highway Zoning District to Planned Development Commercial Highway Zoning District, in accordance with Section 23 – Commercial Highway Zoning District, and the Design Standards in Ordinance No. 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The allowable uses of the property shall conform to the Commercial Highway Zoning District in all respects, and in addition a recreational vehicle (RV) park is a permitted use.
2. The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:

- a. Site Development Standards, to include compliance with the attached site plan (Exhibit "B")
- b. Building Design Standards
- c. Landscape Design Standards

3. Sign Standards shall conform to Ordinance 2008-11.

4. The interior private roads are required to be constructed with asphalt or concrete.

5. The recreational vehicles shall not exceed 8 feet in width and 45 feet in length.

6. A subdivision plat is required and must address requirements for waterline extension, sewer line extension, and perimeter street improvements for Toll Bridge Road.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 9th day of May, 2017, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 9th day of May, 2017.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-16-19 Location

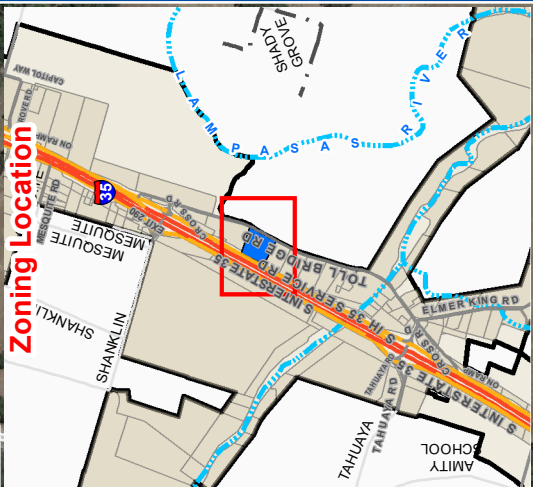
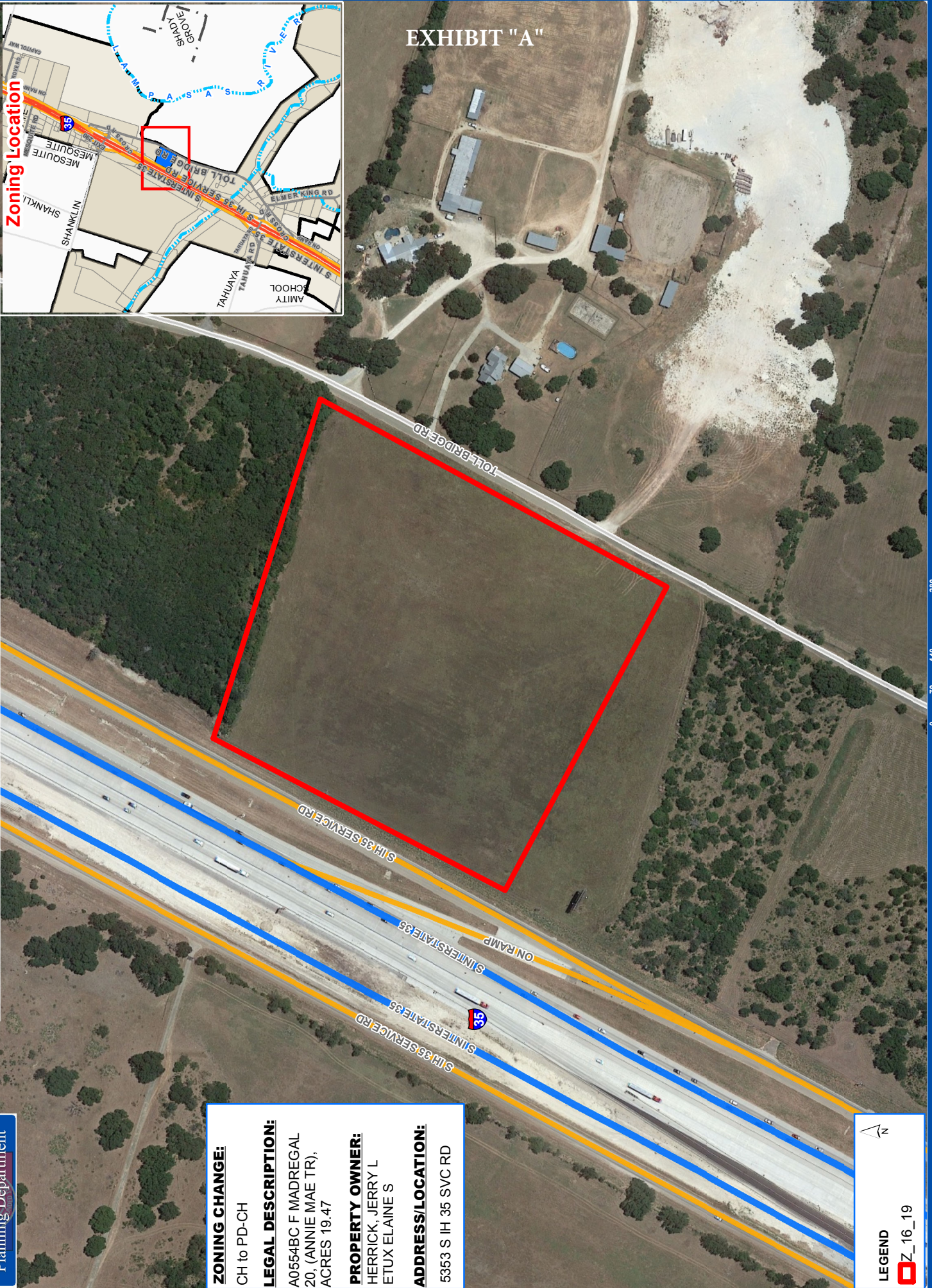


EXHIBIT "A"



ZONING CHANGE:
CH to PD-CH

LEGAL DESCRIPTION:
A0554BC F MADREGAL
20, (ANNIE MAE TR),
ACRES 19.47

PROPERTY OWNER:
HERRICK, JERRY L
ETUX ELAINE S

ADDRESS/LOCATION:
5353 S IH 35 SVC RD

LEGEND
Z-16-19

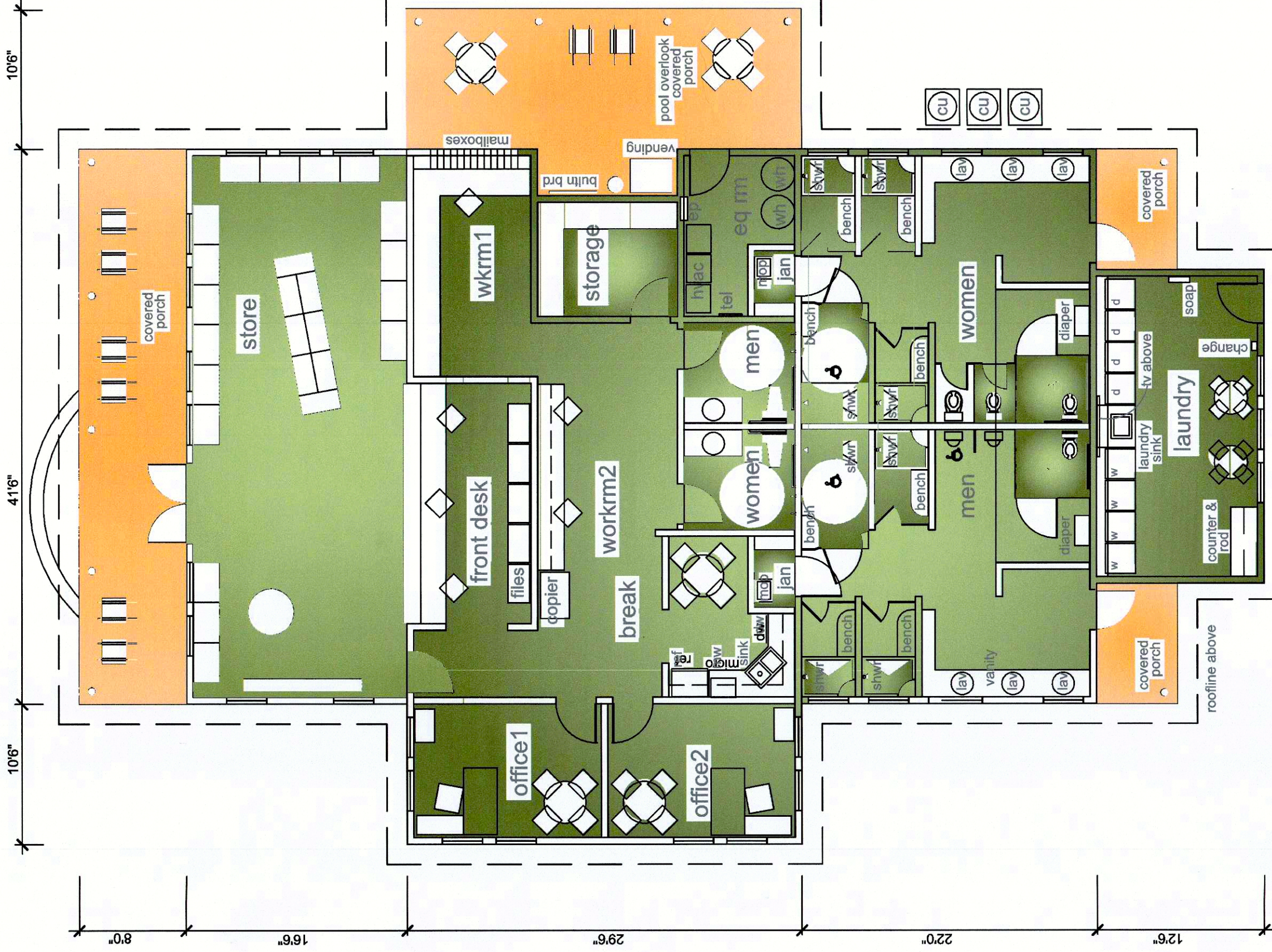
This detailed site plan for a 100-unit RV park is organized into 16 lots, numbered 1 through 16. Each lot is a long, narrow strip, approximately 250 feet wide and 500 feet long, containing 25 RV units. The units are arranged in two rows of 12 units each, with a 12th unit in the center of each row. The lots are separated by 25-foot two-way roadways. A central service area, located between lots 11 and 12, contains a 'great lodge' with an office, store, and laundry; a pool and hot tub; a playground; a parking area; a bark park; and a playground. The plan also shows a 'sign & fountain' area at the top and bottom, and a 'septic field OR 6 back-in RV sites' area on the left. The entire park is bordered by a '35 frontage rd' on the left and a 'tollbridge rd' on the right. The plan includes various dimensions, such as 250' R, 500' R, and 25' R, and a scale bar indicating 0, 50, and 100 feet.

I-35 belton TX

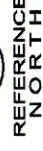
0' 4' 8' 16' 32'

measure 1" for scale this sheet

measure 1" for scale this sheet



20 nov 16



ARCHITECTURE, PLANNING & CONSULTING SERVICES

11203 ANTLER LANE AUSTIN, TEXAS 78726

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FAX 866-608-5499

MOBILE 512-750-3402
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