



CITY OF BELTON

**City Council Meeting Agenda
Tuesday, August 22, 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 Public Information Officer Paul Romer.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Councilmember David K. Leigh.

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

Invocation. The Invocation will be given by Steve Cannon, Director of JAIL Ministry.

1. Call to order.
2. 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.

3. Recognize the Belton Citizens Police Academy Alumni Association for winning first place for its booth at the Texas Citizen Police Academy Alumni Conference.

Consent Agenda

Items 4-9 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.

4. Consider minutes of previous meetings:
 - A. August 8, 2017, City Council Meeting
 - B. August 15, 2017, Joint City Council/Planning and Zoning Commission Meeting
5. Consider authorizing an extension to the agreement with Jaynes, Reitmeier, Boyd & Therrell, P.C. (JRBT) for Professional Audit Services in the amount of \$35,060 for the FY 2017 audit.
6. Consider authorizing a professional services contract with the Cornish Law Firm for Chris Cornish to be appointed Assistant City Attorney/City Prosecutor.
7. Consider a resolution authorizing a grant application to the Office of the Governor, Criminal Justice Division, for a Rifle-Resistant Body Armor grant.
8. Consider authorizing a 6-month extension for the Façade Improvement Grant awarded to Nancy Boston, 100 South East Street.
9. Consider amendments to the FY 2017 budgets of the Debt Service Fund, TIRZ Operating Fund, and Water and Sewer Fund related to the issuance of the General Obligation Refunding Bonds, Series 2017.

Planning and Zoning

10. Consider the following:
 - A. Hold a public hearing and consider a zoning change from Single Family-2 to Single Family-3 Zoning District for the construction of a single family home at 407 and 410 West 3rd Avenue, located on the northeast corner of West 3rd Avenue and North Smith Street.
 - B. Hold a public hearing and consider a replat for Sylvia's Addition, a 0.311 acre tract of land, located on the northeast corner of North Smith Street and West 3rd Avenue.

11. Consider the following:

- A. Consider an ordinance authorizing abandonment of public rights-of-way north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.
 - B. Hold a public hearing and consider a replat for UMHB Main Campus 2017 Addition, a 75.927 acre tract of land, located north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.
12. Hold a public hearing and consider a replat for Kelley Trust Addition, a 1.617 acre tract of land, located north of Kenny Drive, south of Sandlin Drive, and east and west of Camelot Lane, in Belton's Extra Territorial Jurisdiction (ETJ).
13. Hold a public hearing and consider a replat for Dora Addition, a 0.468 acre tract of land, located on the northeast corner of Lesmar Loop and Sherwood Drive, in Belton's Extra Territorial Jurisdiction (ETJ).
14. Consider preliminary plats for Three Creeks Subdivision, Phases IV, V, VI, and VII, a 146.09 acre tract of land, located generally east of FM 1670 and south of U.S. 190, and adjacent to the north bank of the Lampasas River, in Belton's Extra Territorial Jurisdiction (ETJ).

FY 2018 Budget

15. Conduct a public hearing on the proposed 2017 Property Tax Rate used for the FY 2018 Annual Budget.
16. Call for a public hearing to be held on Tuesday, September 12, 2017, at 5:30 p.m., at the Harris Community Center, 401 N. Alexander, for the City of Belton Budget for Fiscal Year beginning October 1, 2017, and ending September 30, 2018.
17. Receive a presentation and discuss amendments to the City Belton Fee and Rate Schedule.

Executive Session

18. Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, to discuss real estate transaction.

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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3. Recognize the Belton Citizens Police Academy Alumni Association for winning first place for its booth at the Texas Citizen Police Academy Alumni Conference.

The Belton Citizens Police Academy Alumni Association (BCPAAA) board of directors and some of their members attended the annual Texas Citizens

Police Academy Alumni Conference in Waco on August 4th and 5th. The BCPAAA was surprised to learn at the conference banquet on Saturday night that they had been selected to receive the “Best of Show” award for their booth in the exhibit hall. This recognition put Belton on the big stage with many of the largest cities in the state. We are very proud of the accomplishments of the BCPAAA and all of the contributions they make to Belton’s excellent quality of life. BCPAAA members are also CHIPS volunteers. Chief Ellis will introduce BCPAAA President Debbie Smith and members of their board of directors for recognition of this accomplishment.

Consent Agenda

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4. Consider minutes of previous meetings:

- A. August 8, 2017, City Council Meeting
- B. August 15, 2017, Joint City Council/Planning and Zoning Commission Meeting

Copies are attached. Recommend approval.

5. Consider authorizing an extension to the agreement with Jaynes, Reitmeier, Boyd & Therrell, P.C. (JRBT) for Professional Audit Services in the amount of \$35,060 for the FY 2017 audit.

See Staff Report from Director of Finance Brandon Bozon. Recommend approval of the contract extension.

6. Consider authorizing a professional services contract with the Cornish Law Firm for Chris Cornish to be appointed Assistant City Attorney/City Prosecutor.

See Staff Report from City Manager Sam Listi. Recommend approval of the contract with Cornish Law firm appointing Chris Cornish as Assistant City Attorney/City Prosecutor. If approved, Mr. Cornish will be sworn in on the September 26, 2017, City Council meeting.

7. Consider a resolution authorizing a grant application to the Office of the Governor, Criminal Justice Division, for a Rifle-Resistant Body Armor grant.

See Staff Report from Grants and Special Projects Coordinator Bob van Til. Recommend approval of the grant application that requires no local match.

8. Consider authorizing a 6-month extension for the Façade Improvement Grant awarded to Nancy Boston, 100 South East Street.

See Staff Report from Director of Planning Erin Smith. Recommend approval of the FIG 6-month extension.

9. Consider amendments to the FY 2017 budgets of the Debt Service Fund, TIRZ Operating Fund, and Water and Sewer Fund related to the issuance of the General Obligation Refunding Bonds, Series 2017.

See Staff Report from Director of Finance Brandon Bozon. Recommend approval of the budget amendments as presented.

Planning and Zoning

10. Consider the following:

- A. Hold a public hearing and consider a zoning change from Single Family-2 to Single Family-3 Zoning District for the construction of a single family home at 407 and 410 West 3rd Avenue, located on the northeast corner of West 3rd Avenue and North Smith Street.

See the Staff Report from Director of Planning Erin Smith. The Planning and Zoning Commission unanimously recommended approval on August 15, 2017, and Staff concurs. Recommend approval of the zoning change.

- B. Hold a public hearing and consider a replat for Sylvia's Addition, a 0.311 acre tract of land, located on the northeast corner of North Smith Street and West 3rd Avenue.

See the Staff Report from Director of Planning Erin Smith. The Planning and Zoning Commission unanimously recommended approval on August 15, 2017, and Staff concurs. Recommend approval of the replat.

11. Consider the following:

- A. Consider an ordinance authorizing abandonment of public rights-of-way north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.

See the Staff Report from Director of Planning Erin Smith. Recommend approval of the ordinance abandoning certain public rights-of-way as presented.

- B. Hold a public hearing and consider a replat for UMHB Main Campus 2017 Addition, a 75.927 acre tract of land, located north of West Martin Luther King

Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.

See the Staff Report from Director of Planning Erin Smith. The Planning and Zoning Commission unanimously recommended approval on August 15, 2017, and Staff concurs. Recommend approval of the replat.

12. Hold a public hearing and consider a replat for Kelley Trust Addition, a 1.617 acre tract of land, located north of Kenny Drive, south of Sandlin Drive, and east and west of Camelot Lane, in Belton's Extra Territorial Jurisdiction (ETJ).

See the Staff Report from Director of Planning Erin Smith. The Planning and Zoning Commission unanimously recommended approval on August 15, 2017, and Staff concurs. Recommend approval of the replat.

13. Hold a public hearing and consider a replat for Dora Addition, a 0.468 acre tract of land, located on the northeast corner of Lesmar Loop and Sherwood Drive, in Belton's Extra Territorial Jurisdiction (ETJ).

See the Staff Report from Director of Planning Erin Smith. The Planning and Zoning Commission unanimously recommended approval on August 15, 2017, and Staff concurs. Recommend approval of the replat.

14. Consider preliminary plats for Three Creeks Subdivision, Phases IV, V, VI, and VII, a 146.09 acre tract of land, located generally east of FM 1670 and south of U.S. 190, and adjacent to the north bank of the Lampasas River, in Belton's Extra Territorial Jurisdiction (ETJ).

See the Staff Report from Director of Planning Erin Smith. The Planning and Zoning Commission unanimously recommended approval on August 15, 2017, and Staff concurs. Recommend approval of the plats for Phases IV, V, VI and VII of Three Creeks Subdivision.

FY 2018 Budget

15. Conduct a public hearing on the proposed 2017 Property Tax Rate used for the FY 2018 Annual Budget.

The State's truth-in-taxation statutes specify that a proposed ad valorem tax rate which exceeds the lower of the effective rate or the rollback rate requires additional steps before the rate may be adopted. Although the proposed tax rate of \$0.6598 is unchanged from the current year, anything above the effective rate of \$0.6465 is considered a "tax increase." This public hearing is the first of two required by State law.

16. Call for a public hearing to be held on Tuesday, September 12, 2017, at 5:30 p.m., at the Harris Community Center, 401 N. Alexander, for the City of Belton Budget for Fiscal Year beginning October 1, 2017, and ending September 30, 2018.

We are recommending that the Council set Tuesday, September 12, 2017, at 5:30 p.m., for the required public hearing on the FY 2017 Budget.

17. Receive a presentation and discuss amendments to the City Belton Fee and Rate Schedule.

See Staff Report from City Clerk Amy Casey. Receive presentation and discuss the proposed amendments to the Fee and Rate Schedule. No action is required on this item. Consideration of the Ordinance establishing the fees/rates for FY2018 will take place at the City Council meeting on September 19, 2017.

Executive Session

18. Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, to discuss real estate transaction.

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
August 8, 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 Craig Pearson and Councilmembers David K. Leigh, Paul Sanderford, Dan Kirkley, Guy O'Banion and John Holmes, Sr. Staff present included Sam Listi, Gene Ellis, Amy Casey, Brandon Bozon, Bruce Pritchard, Chris Brown, Bob Van Til, Angellia Points, Judy Garrett, Matt Bates, Paul Romer, Charlotte Walker, Cynthia Hernandez and Kim Kroll.

The Pledge of Allegiance to the U.S. Flag was led Assistant City Manager/Chief of Police Gene Ellis, the Pledge of Allegiance to the Texas Flag was led by Mayor Marion Grayson, and the Invocation was given by Mayor Pro Tem Craig Pearson.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 5:30 p.m.
2. **Public Comments.**

Linda Hankins, 2607 N. Main Street, is a veterinarian who owns Belton Small Animal Clinic. The clinic has just begun an expansion. She noticed that HEB, which is close by, advertised for and is having a mobile pet vaccine clinic in their parking lot. She asked if a permit is needed or should be required for mobile clinics? She felt that it is unfair to those veterinarians who have invested in Belton with a permanent location.

Rucker Preston, 2013 Hilltop Street, spoke regarding recycling. He asked the Council to consider reviewing the demand for recycling to see if it is possible to have more recycling pickups and less garbage pickups.

Both items were referred to Staff for review.

3. **Presentation by Harker Heights Fire Chief Paul Sims of a life-saving award to Belton Firefighters for a rescue involving a vehicle accident in Harker Heights.**

Harker Heights Fire Chief Paul Sims recognized Belton Firefighters Cody Avants (unable to attend the meeting) and Josh Isbell for their quick actions and the life-saving rescue of a victim trapped in a burning vehicle following a traffic accident in Harker Heights. They were on their way with a patient to Seton Hospital when they came upon the accident. Belton Fire Chief Bruce Pritchard congratulated the two, and said their names will be engraved on the plaque hanging on the Wall of Honor at the Fire Station. The plaque recognizes those who go above and beyond the call of duty.

Consent Agenda

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may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

4. **Consider the minutes of previous meetings:**

- a. **July 25, 2017, City Council Meeting**
- b. **July 28, 2017, Special Called City Council Meeting/Retreat**

5. **Consider appointments to the following Boards/Commissions:**

- a. **Planning and Zoning Commission** – appoint Lewis Simms to fill Eloise Lundgren's position; appoint Michael Pressley to fill Jason Morgan's position
- b. **Zoning Board of Adjustment** – appoint Nelson Hutchinson to fill Lewis Simms' position; appoint Stephanie O'Banion to fill Michael Pressley's position as alternate; reappoint Zachary Krueger, Luke Potts, Michael Stock, Ted Smith (alternate) and Stephanie O'Banion (alternate) to another two-year term
- c. **Historic Preservation Commission** – appoint Diane Pressley to fill Nelson Hutchinson's position; appoint Ty Hendrick to fill Leo Camden's position; reappoint Diane Pressley and Ty Hendrick to another two-year term
- d. **Ethics Commission** – reappoint Mike Miller, Denise Whitley, Mark Fitzwater, Charla Peters, Larry Pointer, Craig Hammonds to another one-year term, and appoint Nicholas Rabroker

Upon a motion by Councilmember John Holmes, Sr., and a second by Councilmember Dan Kirkley, the Consent Agenda was approved upon a vote of 7-0. Councilmember Guy O'Banion abstained from voting on item 5b.

FY2018 Budget

6. **Presentation of Belton Economic Development Corporation Annual Report and Budget for FY 2018.**

Executive Director, Cynthia Hernandez, presented the BEDC Annual Report. She reviewed BEDC activities during FY 2017, projects that are underway and projects on the horizon. Ms. Hernandez also highlighted some specific budget requests for FY 2018. (See Exhibit "A")

Director of Finance Brandon Bozon said that the BEDC Board has established a Capital Projects Fund, and a budget amendment in the amount of \$4.1M is needed (item 12 on agenda).

Mr. Bozon reviewed BEDC's revenue projections and estimated operating expenditures through 9/30/17.

FY 2018 Budget:

Estimated Beginning Fund Balance		\$ 824,925
Projected Revenues	\$1,769,900	
Proposed Expenditures	<u>(\$ 805,151)</u>	
Net Impact of Proposed Budget		<u>\$ 964,749</u>
Projected Ending Fund Balance		<u>\$1,789,674</u>

Bozon reviewed the Incentive Fund that was established in FY2014, as well as cash flow projections for the Corporation. Transfer to the Incentive Fund in FY2018 totals \$95,000.

No action was required of the Council.

7. **Presentation of Tax Increment Reinvestment Zone (TIRZ) Fund Budget for FY 2018.**

Director of Finance Brandon Bozon summarized the Operating Fund, TIRZ Bond Fund, the TIRZ Capital Projects Fund and the purpose of each. He presented the proposed FY 2018 TIRZ Budget and reviewed the projected revenues and proposed expenditures for the TIRZ Operating Fund. Additionally, he listed the projects that had been granted a Façade Improvement Grant in FY 2017 and those that were in the pipeline for FY 2018.

Mr. Bozon reviewed the debt service schedule, and he discussed several capital projects that were completed in FY 2017, as well as those that were on the horizon for FY 2018 and beyond. He informed the Council that the TIRZ board approved the proposed TIRZ budget at their meeting on July 27, 2017.

Councilmember Holmes asked if the TIRZ Boundary had not been adjusted, could the General Fund have paid the local match for the South Belton Trail grant application. Mr. Bozon said that General Fund could pay the grant match. City Manager Sam Listi said that by amending the boundary of the TIRZ, it makes the County funds eligible for use as well, instead of funding 100% of the cost from the General Fund.

No action was required of the Council on this item.

8. **Receive a presentation and discuss the Ad Valorem Tax Rate, Debt Service Fund and proposed General Fund budget for Fiscal Year 2018.**

Director of Finance Brandon Bozon presented a comparison of the FY 2017 vs. FY 2018 certified tax roll. The FY 2018 total market value increased \$73.65M over FY 2017, and the taxable value increased approximately \$59.65M. He explained that the significant increase in Charitable Organizations is due to the sale of Stoney

Brook Assisted Living Center in April. The owners have converted it to a non-profit assisted living center. He added that in previous years, the only organizations that were able to claim this exemption were Helping Hands Ministry, Body of Christ Clinic and the Masonic Lodge.

Mr. Bozon discussed the historical ad valorem tax rate data. The highest tax rate in the last 25 years was \$0.8239 in 1995. He said that the FY 2018 Non-TIRZ growth is 5.45% and the annualized growth has been 5.54% since the creation of the TIRZ.

Bozon reviewed the definitions of the various tax rates including the effective tax rate and the rollback tax rate. He also presented the effective rate (\$0.6465), the current rate (\$0.6598) and the rollback rate (\$0.6599). He explained that the rollback tax rate calculation splits the tax rate into two separate components: the maintenance and operations rate and the debt service rate. The rollback rate is the effective M&O rate times 1.08 plus debt service rate. He added that the adoption of a tax rate above the rollback rate could trigger an election if petitioned by 10% of registered voters.

Mr. Bozon said that the City is buying down the debt service rate by using Debt Service Fund fund balance. This allows the City to increase the M&O rate to be able to fund more maintenance and operations projects. Should the Council choose not to buy down the debt service rate, then the tax rates shown would change. Councilmember Leigh asked about the funds being utilized from Debt Service Fund fund balance. Mr. Bozon explained that the funds in Debt Service Fund fund balance recognize a higher collection rate than the budgeted collection rate of 97%. Councilmember Holmes asked if the balance in the Debt Service Fund was healthy. Mr. Bozon said that there is approximately \$160,000 in that fund balance.

Bozon showed a comparison of Belton's ad valorem tax rate to other area cities' rates.

The proposed Debt Service Tax Rate is \$0.1053 for FY 2018. Mr. Bozon reviewed the outstanding GO Debt and the corresponding debt service schedule. He added that the projected annual tax roll growth is 3.75%.

Mr. Bozon said that the proposed budget includes \$166,000 for Year 4 of the Street Maintenance Plan, and there is another \$175,000 anticipated to be remaining following completion of the Year 3 Plan projects. A budget amendment to the FY2017 budget is required to allocate an additional \$240,000 to the project rather than putting that money in fund balance. Bozon asked for direction on allocating an additional \$150,000 from fund balance in the FY2018 budget. Councilmember Leigh asked if the \$240,000 is just a one-time shot, or if it will be included in the budget each year. Mr. Bozon said the \$240,000 is a one-time shot, but the \$166,000 budgeted for street maintenance is an increase over the prior year's \$125,000. Mr. Leigh said that the target is closer to \$1.0M. Mr. Listi said that Staff is trying to increase that amount progressively each year, but it cannot be done in one year. Mr. Leigh said that an increase of \$41,000 is not enough. He added that there

are other ways to pay for street maintenance, and not just from the General Fund. He said we need to make it a goal to hit the \$1.0M mark each year because there is a \$1.0M liability in street deterioration. Councilmember O'Banion agreed. Mayor Grayson said there may have to be some trade-offs in order to fund more street maintenance.

Councilmember Leigh suggested that the \$240,000 be put in fund balance, but then take some of that money each year to increase the budgeted amount for street maintenance. He said that after a few years, it will become part of the regular budgeted amount.

Bozon said that another budget initiative is related to Civil Service pay. A compensation study conducted by the Human Resources and Finance Departments showed that Belton is more competitive in certification pay and less competitive in base pay. The proposed budget includes a 5% increase to the Civil Service base pay steps.

A financial summary of the General Fund shows that the beginning fund balance proposed at 10/1/2017 is estimated at \$5.0M. Bozon reviewed the proposed revenues which show an increase from FY 2017 of 6.19%. The new proposed revenues, totaling \$781,210, will be used to fund Capital Equipment Replacement Funds, new personnel, and the increase in the refuse collection contract for the Three Creeks addition.

Next, Mr. Bozon discussed the proposed expenditures for the General Fund for FY 2018. He highlighted the use of new proposed revenues which include balancing the budget, civil service pay increases, street maintenance increase, new personnel, Bell County Communications contract increase, health insurance increase, and increased refuse collection contract. He also reviewed the FY 2018 Contributions that include AUSA Scholarship, Bell County Health District, Hill Country Transit District, HOT Defense Alliance, BISD Crossing Guard Program, Senior Citizens Center, and the Downtown Belton Merchant Association. Contributions for FY 2018 equal \$123,089.

Mr. Bozon summarized the FY 2018 Proposed Budget as follows:

- Budget as presented has no change to current tax rate (\$0.6598)
- Key budget initiatives:
 - Civil service pay scale adjustment: Increase base compensation by 5%
 - Street maintenance funding increase of \$41,000

He also added that future budget challenges include ongoing funding for the Street Maintenance Plan, loss of ambulance revenues, and funding the Capital Improvement Plan.

Councilmember Leigh asked if Staff has surveyed other cities to see what percentage of their budgets are allocated to Street Maintenance. He added that the City needs more of plan for street maintenance. Mr. O'Banion asked if the Capital Equipment Replacement Plan was phased in with fund balance. Mr. Bozon said fund balance was used in one year, and that is similar to what Staff is trying to do with street maintenance, but the amounts needed are much larger than the Capital Equipment Replacement Plan funding.

Councilmember Paul Sanderford said he understands where Councilmembers Leigh and O'Banion are coming from with needing to fund as much street maintenance as possible, but he said as long as we are moving toward the goal, then we are making progress. He has no preference on splitting up the \$240,000 or spending it all in one year.

Mr. Listi explained that Staff has put together a progressive plan to get fully funded for the Street Maintenance Plan. The total amount available for Year 4 funding is potentially \$731,000.

Councilmember Holmes commented about sales tax revenues. He said he is glad that we have contracted for a Retail Marketing Strategy because he does not want to lose business to neighboring cities. Mr. Listi said he is hopeful, and Staff will work to make sure that the retail plan is productive. Sales tax is a large component of the City's "three legged stool" of funding. Mayor Grayson said she receives calls every day from people wanting to be in Belton.

Councilmember Sanderford asked how much of the \$731,000 would be paid to a third party vendors versus in-house crews. Mr. Bozon responded that almost the entire \$731,000 will be paid to outside contractors. Mr. Listi said that Staff is always reviewing efficiencies to determine if it is more cost effective to do a project in-house or contract with a vendor.

Councilmember Sanderford commented that he was surprised by the few vendors that bid the Year 3 Street Maintenance Plan. Mr. Listi said a number of factors went into receiving the few bids with the primary one being timing.

Mr. Bozon said that Staff will be proposing changes to fees for ambulance services in order to make up some of the future loss of revenue. The proposed changes will be presented with the Fee Schedule at a meeting in September.

No action was required by the Council on this item.

9. **Conduct vote by the City Council to place a proposal to adopt a tax rate for Fiscal Year 2018 on the Tuesday, September 19, 2017, agenda.**

Councilmember Kirkley made a motion to place a proposal to adopt the current ad valorem tax rate of \$0.6598 on the agenda for the September 19, 2017, Special

Called City Council meeting. The motion was seconded by Councilmember Leigh and required a roll call vote.

City Council	For	Against	Present and Not Voting	Absent
Mayor Marion Grayson	X			
Mayor Pro Tem Craig Pearson	X			
Councilmember David K. Leigh	X			
Councilmember Dan Kirkley	X			
Councilmember Guy O'Banion	X			
Councilmember John Holmes, Sr.	X			
Councilmember Paul Sanderford	X			

10. **Call for two public hearings on a proposed tax rate for Fiscal Year 2018 to be held on Tuesday, August 22, 2017, and Tuesday, September 12, 2017, at 5:30 p.m. at the Harris Community Center, 401 N. Alexander Street.**

Councilmember Kirkley made a motion to set Tuesday, August 22, 2017, and Tuesday, September 12, 2017, at 5:30 p.m., at the Harris Community Center, 401 N. Alexander, for the public hearings on the proposed ad valorem tax rate. The motion was seconded by Councilmember O'Banion and carried unanimously upon a vote of 7-0.

Budget FY2017

11. **Consider an amendment to the FY2017 General Fund budget**

Director of Finance Brandon Bozon said that in order to fund Year 4 of the Street Maintenance Plan, the following budget amendment needs approval:

\$240,000 amendment to FY2017 budget

Upon a motion by Councilmember Kirkley, and a second by Councilmember Holmes, the budget amendment was unanimously approved upon a vote of 7-0.

12. **Consider an amendment to the FY2017 BEDC budget.**

Director of Finance Brandon Bozon said this budget amendment is needed in order to establish the Capital Projects Fund which will fund four projects:

IH-35 Water Line Extension
Avenue D Extension
Rockwool Site Grading
East Street Improvements

Upon a motion by Mayor Pro Tem Pearson, and a second by Councilmember Holmes, the budget amendment was unanimously approved upon a vote of 7-0.

There being no further business, the Mayor adjourned the meeting at 7:23 p.m.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk



CHARMING, WALKABLE COMMUNITY



WELL CONNECTED



FUN, ADVENTUROUS OUTDOORS



ROOTED IN HISTORY



TALENTED, RELIABLE WORKFORCE



THRIVING BUSINESS CENTER



BEAUTIFUL, STATE-OF-THE-ART

BELTON ECONOMIC DEVELOPMENT CORPORATION

AUGUST 8, 2017 – BELTON CITY COUNCIL



Joe Shepperd
Board President



Griff Lord
Vice President



Barry Harper
Secretary



Steve Jones



Stevie Spradley

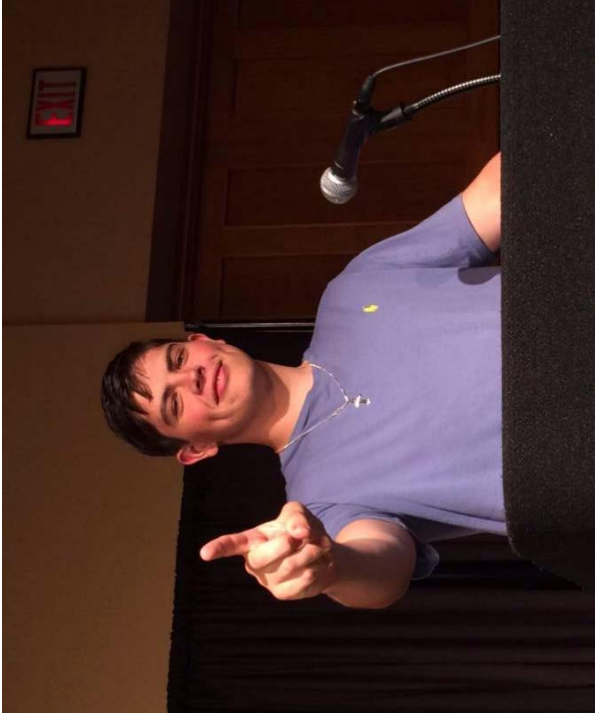
BOARD OF DIRECTORS



Cynthia Hernandez
Executive Director



Ana Borchardt
Director of Business
Retention & Expansion



Jacob Atkinson
Project Assistant

BEDC STAFF

Enhance the economy of the City of Belton by assisting primary industry expand or locate into the community, thereby facilitating new job opportunities.

MISSION

ACCOMPLISHMENTS

2017

MARKETING INITIATIVES

- Completed website redevelopment
- Completed Welcome to Belton video
- Updated Community Profile
- Subscribe to EMSI
- Grand Central Texas Partnership
 - Regional Video
 - 2 Trade Shows
 - 2 Marketing Trips
 - KWTX Partnership

CENTRALLY LOCATED. CENTRAL TO YOUR SUCCESS!

Belton's central location in the Temple-Silicon-Rt Hood MSA right at the cross roads of IH-35 and IH-14 offers quick and easy access to regional, state and international markets.



434,454
Population
Killeen-Temple MSA



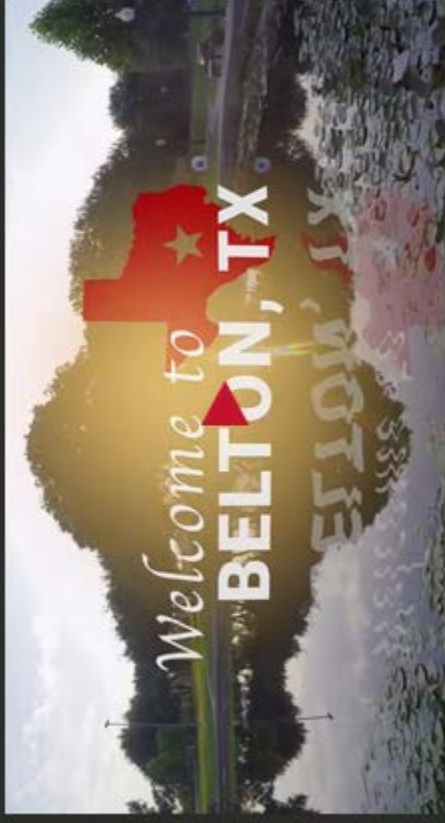
3.2%
Annual Job
Growth



180 MILES
Proximity to Major
Markets in Texas



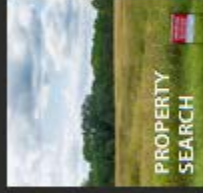
91
Cost of Living
Index



RETAIL DEVELOPMENT

Belton is a business friendly community committed to quality of life developments and supporting new and existing businesses.

[READ MORE](#)



PROPERTY SEARCH

Check out the available commercial properties in Belton. There is always something new through our available properties search tool.

[VIEW PROPERTIES](#)



NEWS & EVENTS

Check out what's happening in and around the City of Belton. There is always something new always on going and we will keep you updated on what you need to know!

[READ NEWS](#)



INDUSTRIAL & BUSINESS PARKS

Strategically located along U.S. Highway 183 and Loop 181, just a couple of miles east of I-35, providing quick and easy access to major transportation corridors in the state.

[LEARN MORE](#)

AVAILABLE PROPERTY

- Rockwool lien released March 2016
- Developed marketing materials for the Rockwool site
- Belton Business Park flyer update
- Property listing at www.beltonedc.org
- LoopNet/Costar Subscription

HIGHWAY 93 INDUSTRIAL PARK



TAYLORS VALLEY RD.

Excellent location within 180 in. east of every major market in Texas. Belton is in the center of the rapidly growing high-tech corridor between Austin and the Dallas-Fort Worth area. The site features a total of 50.09 acres. The 11-acre tract is over 13 acres zoned Heavy Industrial (HI), the remainder tract is over 36 acres zoned Light Industrial and suitable for a variety of development in industrial and light.

CENTRALLY LOCATED. CENTRAL TO YOUR SUCCESS!



- Best location on Highway 93 off I-35 within two miles of I-4
- Infrastructure within proximity to the site
- Lane Zoned Light and Heavy Industrial

- Federal Superfund Reuse Program
- Quick access to major markets, 1-hr. drive north of Austin and 2-hrs. south of Dallas

BeltonEDC
ECONOMIC DEVELOPMENT CORPORATION

300 E. 35th St.
Belton, TX 77913
Phone: 817.222.2701 Fax: 817.222.2702
www.beltonedc.org

Facebook LinkedIn YouTube

All information appearing in this property listing is considered reliable. However, BELTONEDC does not warrant or represent that the information is accurate and complete. BELTONEDC does not assume any liability for any errors or omissions in this listing. BELTONEDC is not responsible for any damages or losses resulting from the use of this information.

LEAD GENERATION

Local
Commercial
Brokers



Of the Inquiries received:

- 18% from Governor's Office of EDT
- 24% Brokers from Austin & Central TX
- 7 % starting a business
- 12% seeking existing buildings
- 23% seeking existing sites

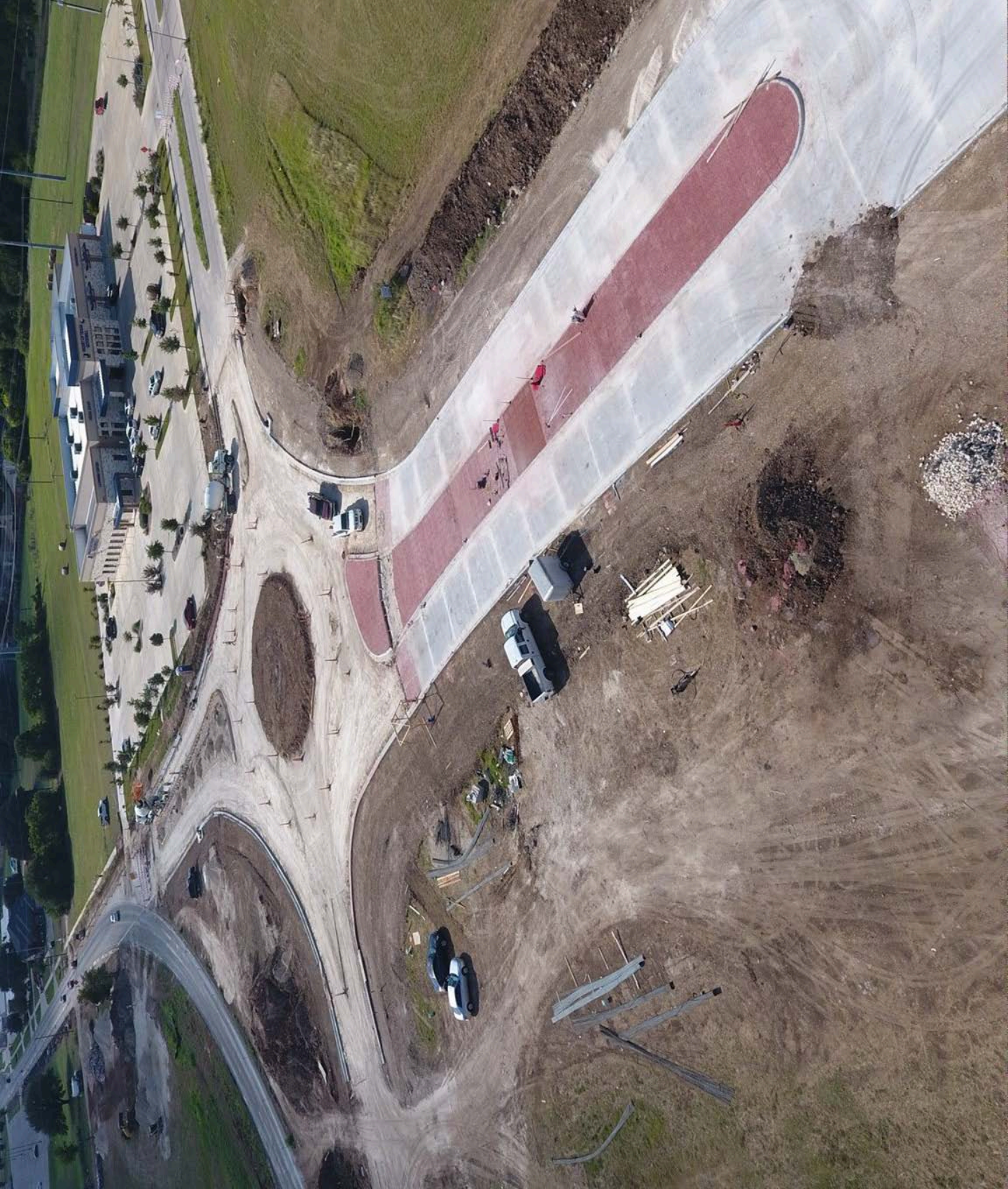
BR&E INITIATIVES

- Industry contacts and visits
- Industry Roundtable lunches (3)
- Team Texas Event – TRU Homes
- **Belltec Expansion \$2.5 million investment/10 new jobs**
- Liaison for community partners



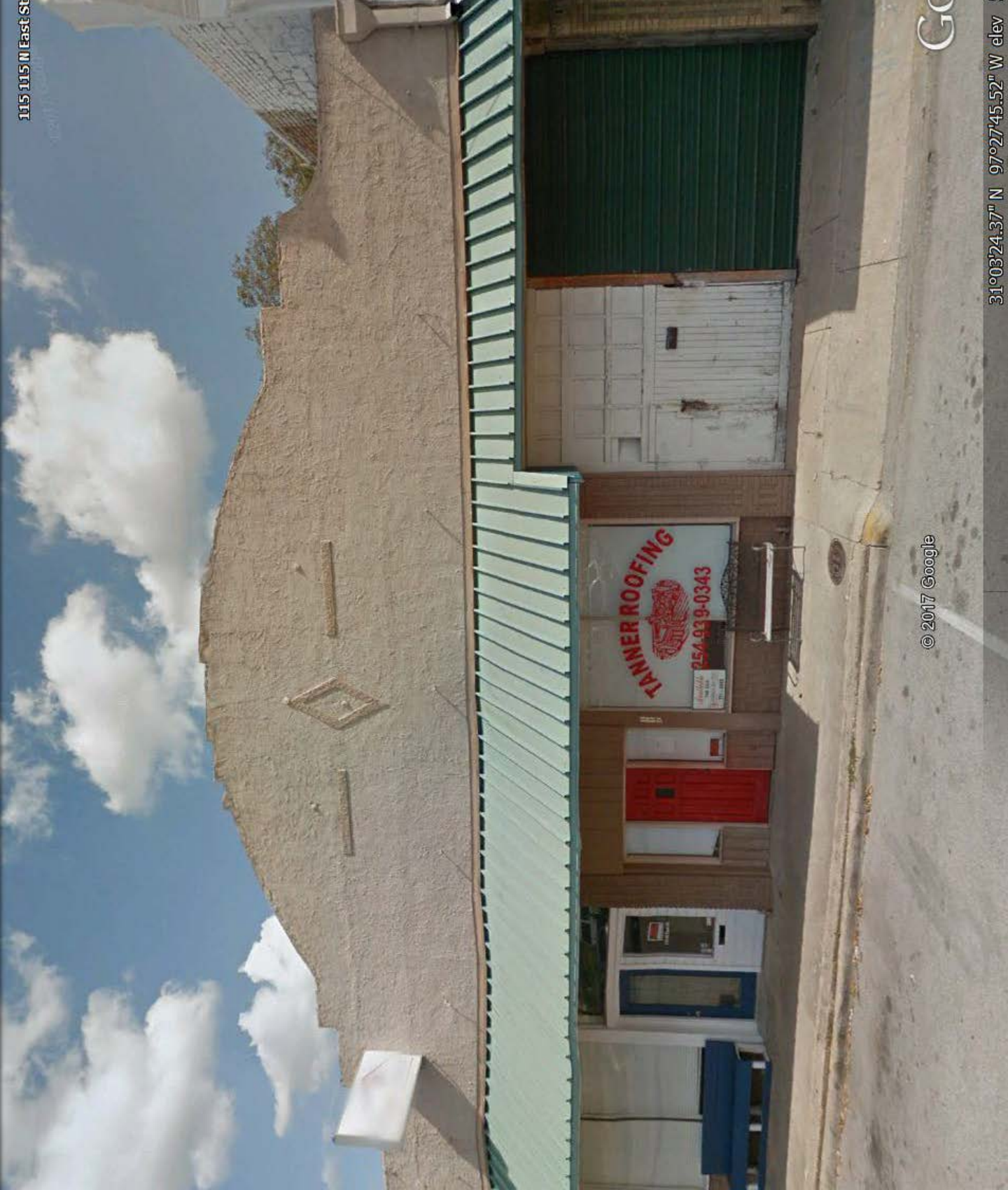
Avenue D Design





ACCOMPLISHMENTS (CONT.)

\$190,000 contribution FY 2017 to
Sparta Rd.



ACCOMPLISHMENTS (CONT.)

Purchased building at 117 N. East
Street for BEDC offices.

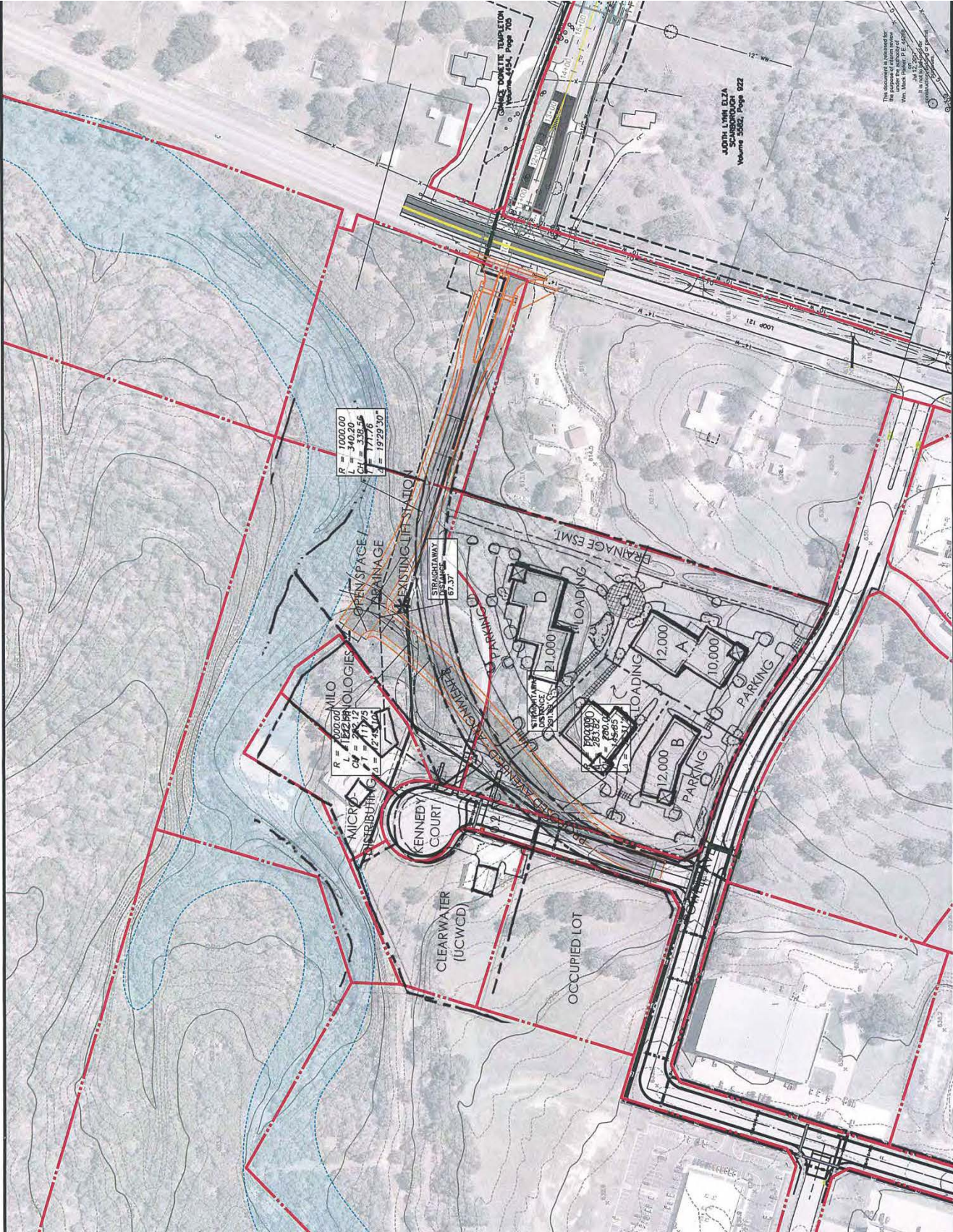
ACCOMPLISHMENTS

- BEDC/City Council joint meetings
- Support in City of Belton Retail Initiatives
 - EMSI access
 - Website presences/available property
 - Participating in Retail trade market analysis
 - Participation in Hotel and conference center initiatives
- Small Business Development Services
- Workforce Development Initiatives
 - CTHRMA
 - P20 Council
 - Workforce Solutions of Central Texas

GOALS

2018

\$1,885,310

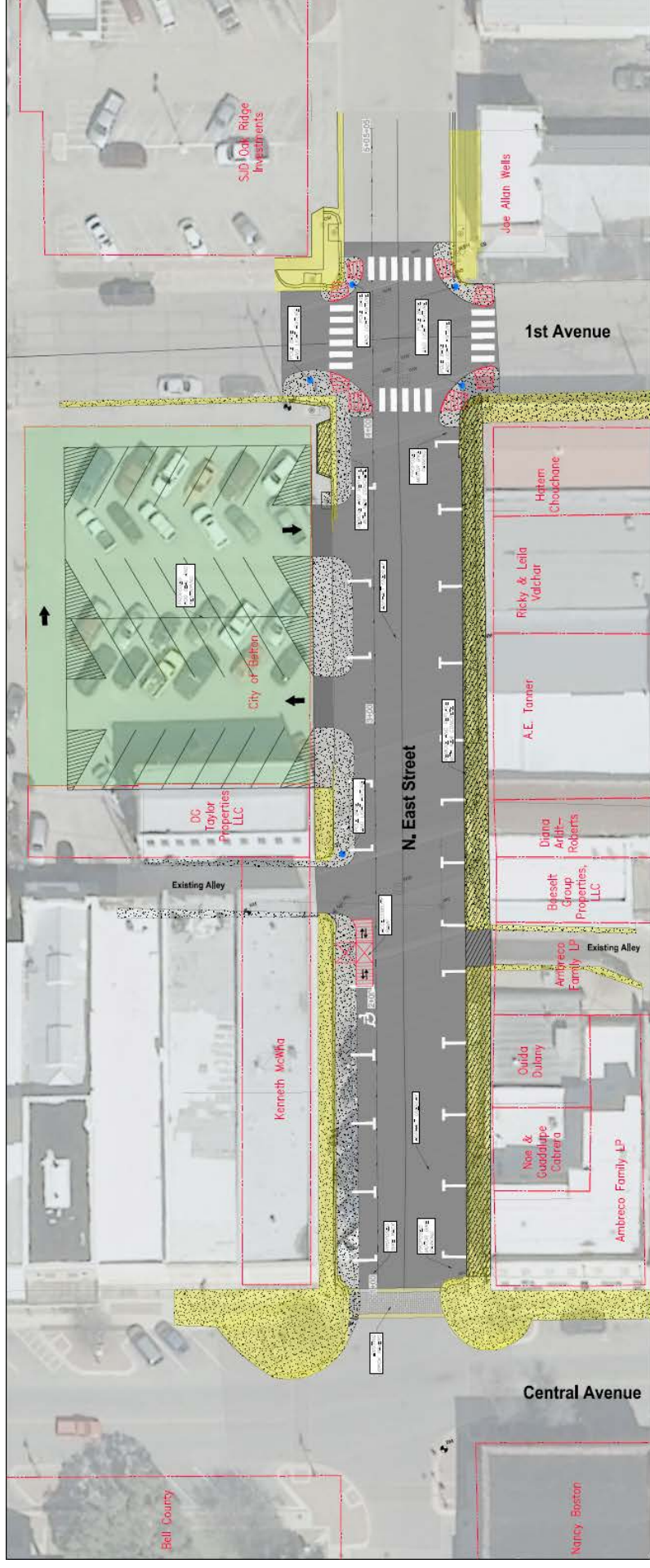


AVENUE D EXTENSION

\$1,885,310

EAST STREET IMPROVEMENTS

\$100,000 BEDC Participation



CAPITAL PROJECTS

Project	FY 17 Cost	FY 18 Cost
Avenue D Design	\$200,000	\$108,000
Avenue D Construction		\$1,885,310
East Street Contribution		\$100,000
IH-35 Design		\$200,000
IH-35 Construction		\$1,500,000
Rockwool Fill		\$80,000

BEDC OFFICE RENOVATION

FY 2018 Budget \$250,000

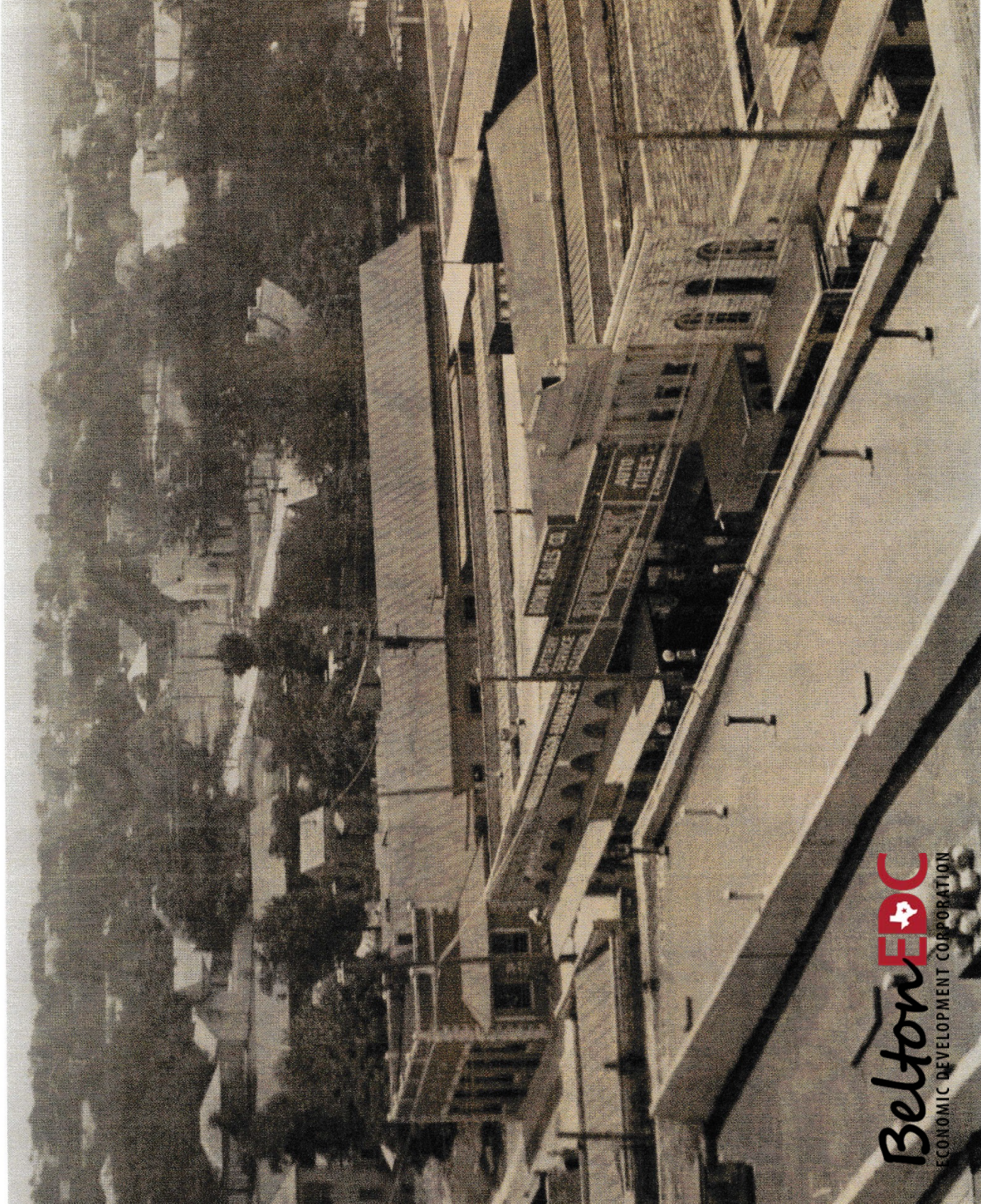
Work with a preservation consultant to establish eligibility for the Texas Historical Tax Credit Program.

Develop drawings for the building as is and drawings for proposed renovation.

Renovations cannot begin until THC has approved plans.

2400 sf renovation for BEDC offices

6200 sf not part of project scope at this time.



GOALS (CONT.)

- Joint meetings between BEDC Board and Belton City Council
- Continue to evaluate property sites and infrastructure needs for future development.
- Enhance marketing initiatives with Grand Central Texas and Team Texas.
- Continue collaboration with the City to assist with marketing for retail development initiatives.

BEDC BUDGET

2018

**JOINT MEETING OF THE
BELTON CITY COUNCIL
PLANNING & ZONING COMMISSION
August 15, 2017 – 4:00 P.M.**

The Belton City Council met in work session with the following members present: Mayor Marion Grayson, Mayor Pro Tem Craig Pearson, and Councilmembers David K. Leigh, Dan Kirkley and John Holmes, Sr. Councilmembers Paul Sanderford and Guy O'Banion were absent. Planning and Zoning Commission members present included: Rae Schmuck, Michael Pressley, Ben Pamplin, Lewis Simms, Dave Covington, David Fuller and Brett Baggerly. Joel Berryman and David Jarratt were absent. Staff present included Assistant City Manager/Chief of Police Gene Ellis, City Clerk Amy Casey, Director of Planning Erin Smith, Director of Finance Brandon Bozon, Director of Public Works Angellia Points, Director of IT Chris Brown, Public Information Officer Paul Romer, and Planner Kelly Trietsch.

1. Call to order. Mayor Marion Grayson called the City Council meeting to order at 4:03 p.m., and Planning and Zoning Commission Chair, Brett Baggerly, called the Planning and Zoning Commission meeting to order.
2. Conduct a joint meeting between the Belton City Council and the Planning and Zoning Commission to discuss the proposed update to the City's Comprehensive Plan.

Director of Planning explained that the City has worked with Brent Baker of Studio 16:19 for several years on this project. Mr. Baker reviewed the process leading to the development of the draft Comprehensive Plan. He said that the Comp Plan is broken into nine chapters, but this meeting will focus on Chapter 4 – Future Land Use Plan. Director of Planning Erin Smith and Mr. Baker presented the attached PowerPoint presentation (Exhibit "A").

Councilmember Leigh said that along IH-35 toward Salado there are some areas that are already industrial. The Land Use Map does not show much industrial in that area, although that is most likely where it will go. It would be good to show the industrial area in order to give direction to developers. Mrs. Smith said that one thought is to preserve the frontage for commercial, or at least give it the appearance of commercial by requiring more of a commercial type façade along IH-35 frontage. Mr. Leigh suggested a new category of zoning for mixed use industrial in that area.

Councilmember Holmes asked if both business parks are light industrial. Mr. Baker said that the business parks are more manufacturing which would be light industrial.

P&Z Commission Member Dave Covington said it may be good to add a note that light industrial uses may be considered.

Councilmember Leigh said that a Lifestyle Center may be needed near the FM 1670/IH-14 area due to the large number of rooftops in that area.

Mrs. Smith said that there will be a public hearing at the September 19, 2017, Planning and Zoning Commission Meeting followed by a public hearing at the October 10, 2017, City Council meeting prior to adoption.

Mayor Grayson and Mayor Pro Tem Pearson praised Director of Planning Erin Smith, her staff and the committee members for their hard work on the Comprehensive Plan.

City Attorney John Messer cautioned the P&Z Commission Members and the City Council to remember the effort that has been put into this document when considering zoning changes in the future.

Mayor Grayson asked if there were any other comments. There were none.

P&Z Chair Baggerly adjourned the P&Z meeting, and Mayor Grayson adjourned the Council meeting at 4:40 p.m.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

DRAFT COMPREHENSIVE PLAN



Joint P&ZC and City Council Workshop

August 15, 2017

EXHIBIT "A"

STEPS LEADING TO THE UPDATED PLAN

- Online Survey: February 5, 2016 to April 30, 2016 – 398 Responses
- Postcard Survey: January 15, 2016 to February 15, 2016 – 26 Responses
- Stakeholder Meetings:
 - Builders, Developers and Realtors
 - Chamber of Commerce and Bell County
 - Civic Clubs
 - Major Employers and Healthcare
 - Education
 - City Boards
 - EMS, Fire Department and Police Department
- Comprehensive Plan Advisory Board: 4 total meetings
- Public Comment Period: May 19, 2017 to June 19, 2017
- Public Workshops:
 - June 7, 2017 – 5:30 p.m. to 7:30 p.m.
 - June 19, 2017 – 3:30 p.m. to 5:00 p.m.
- Historic Preservation Plan: HPC recommended approval on June 22, 2017

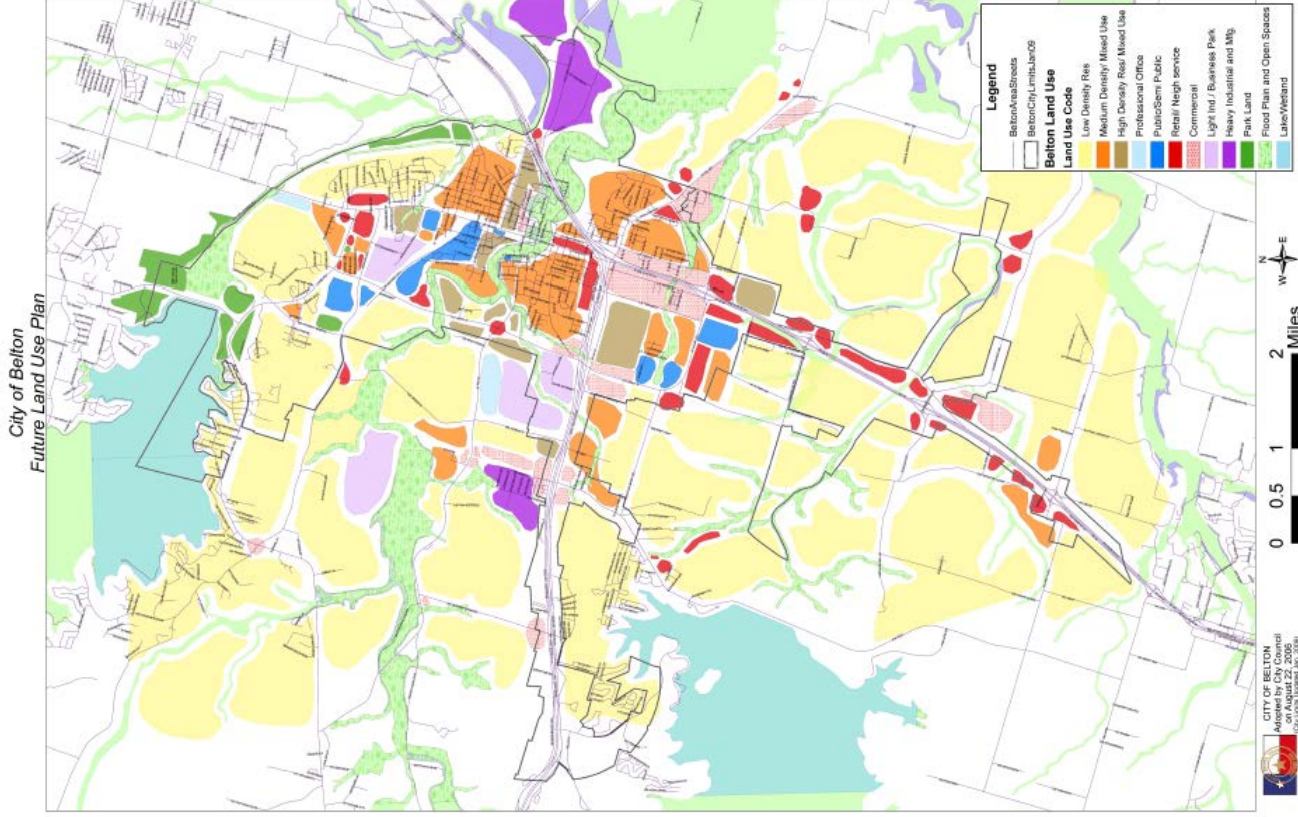
DRAFT 2030 COMPREHENSIVE PLAN

- Chapter 1 – Vision
- Chapter 2 – Government Facilities and Services
- Chapter 3 – Existing Land Use and Trends
- **Chapter 4 – Future Land Use Plan**
- Chapter 5 – City Systems
- Chapter 6 – City Process and Procedures
- Chapter 7 – Special Places and District Identity
- Chapter 8 – Historic Preservation Plan
- Chapter 9 – Future Vision and Implementation

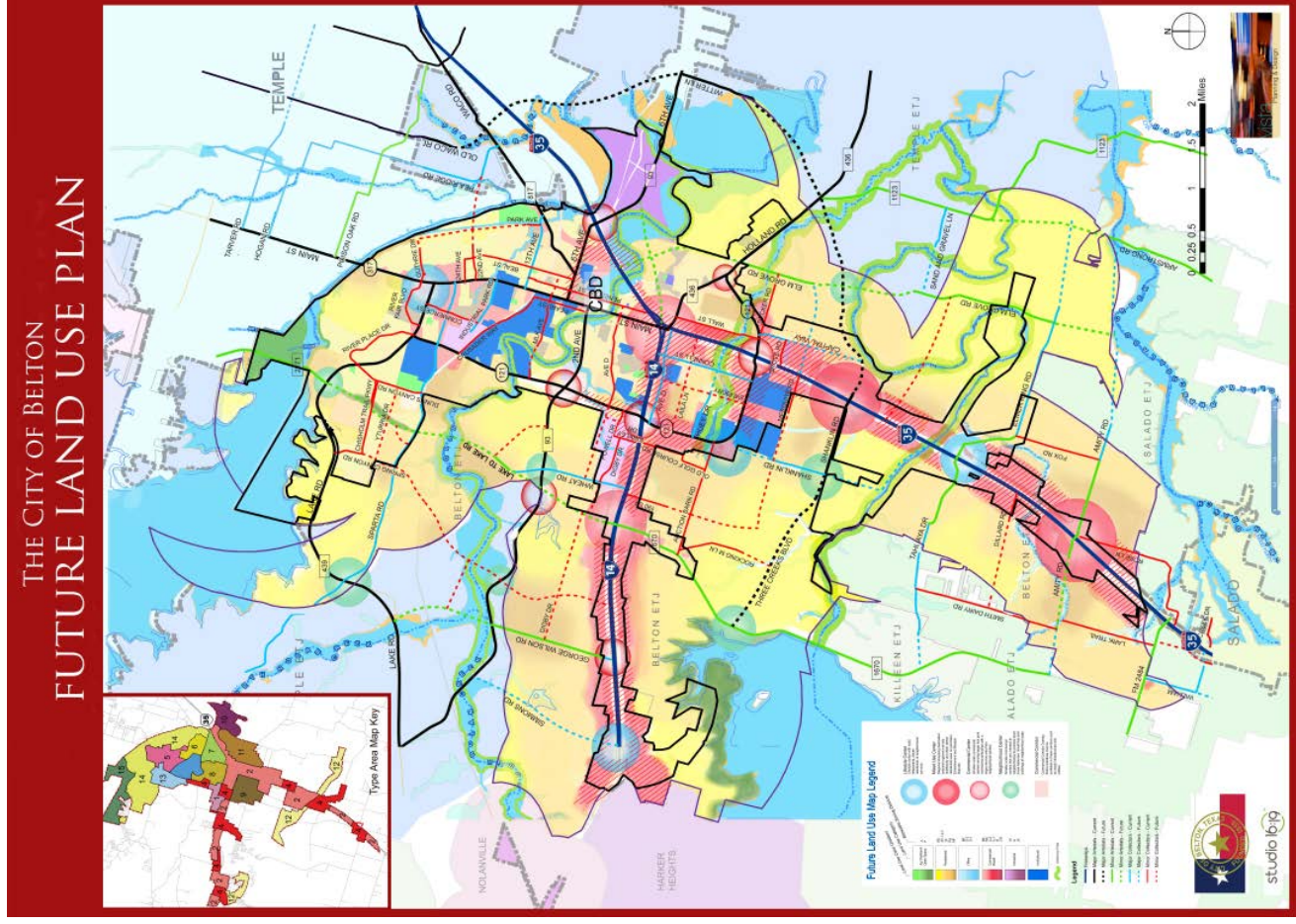
CHAPTER 4 — FUTURE LAND USE PLAN

- The Future Land Use Plan is essential to determine how land will be utilized in the future to provide for organized and effective development.
- Transportation corridors and availability of water and wastewater utilities are crucial for land use decisions.
- The Future Land Use Map (FLUM) is Belton's visual guide for planning, illustrating the general location of a variety of land use categories within the City limits and ETJ.
- The FLUM is a generalized representation of the future land uses for Belton and is not intended to be parcel specific.

2009 Future Land Use Map

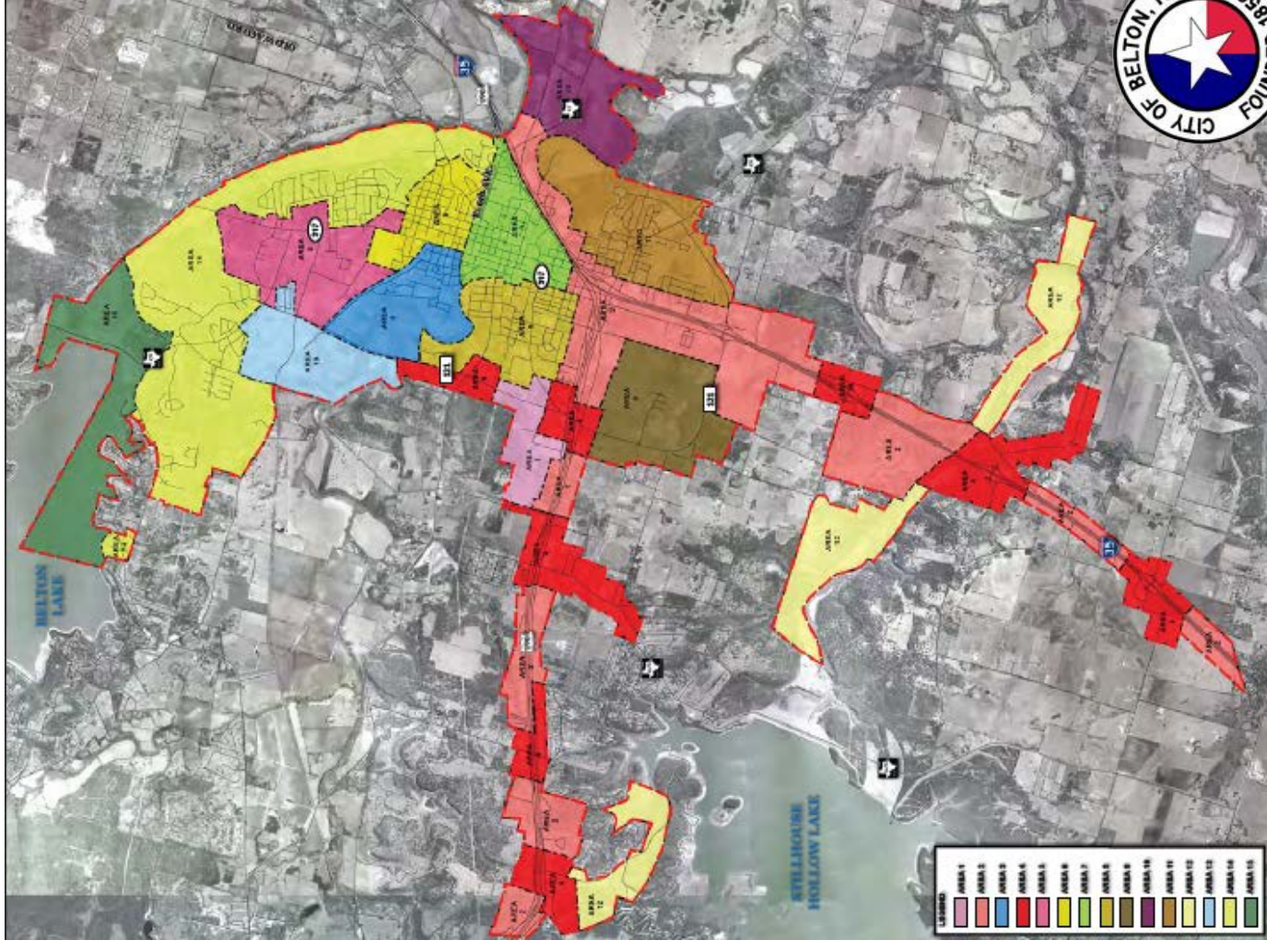


2017 Future Land Use Map



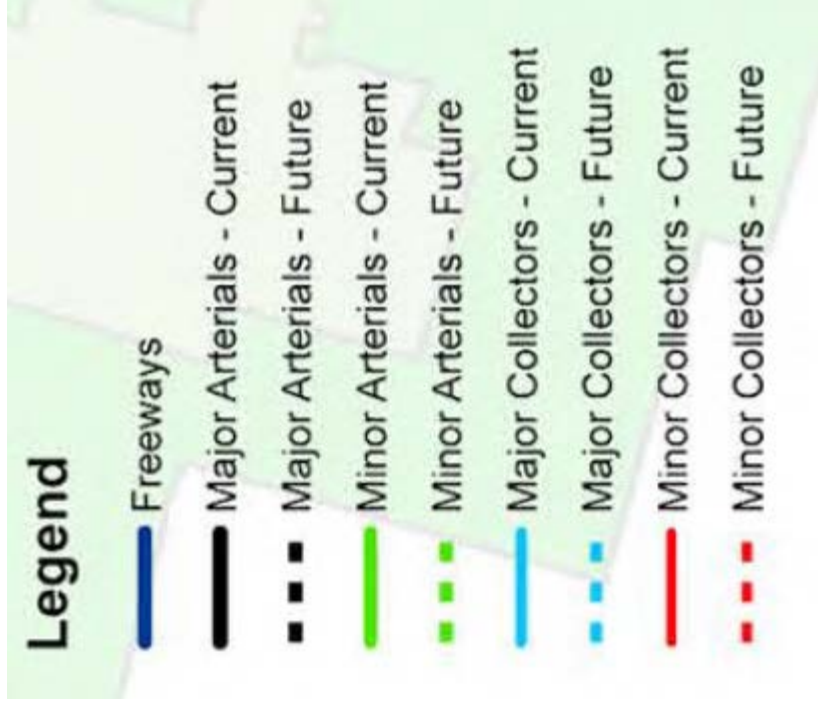
TYPE AREA MAP

- The Design Standards includes a Type Area Map that identifies 15 areas within the City limits.
- Each type area includes applicable standards and appropriate land uses.
- The Design Standards Type Area Map is a component of the FLUM that includes existing and projected growth in 15 areas.
- The FLUM is the big picture for the future vision of the city; whereas, the Type Area Map is more specific and contains applicable standards and land uses permitted in each area.



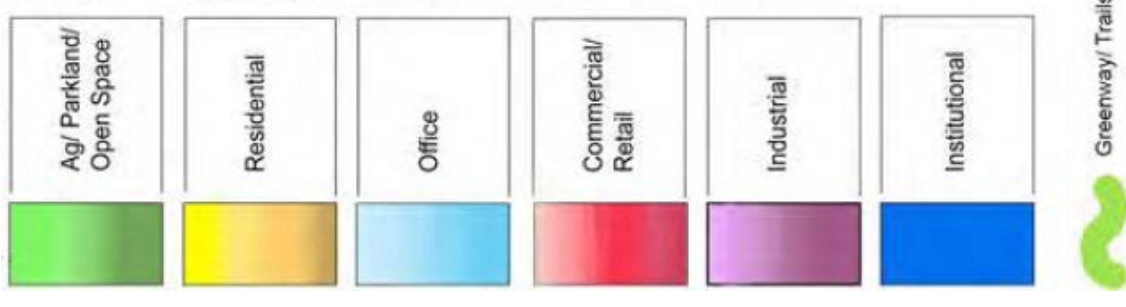
EXISTING AND FUTURE ROADWAYS

- Thoroughfare Plan roadways are included on the Future Land Use Map.
- Both future and planned roadways are shown to determine land uses that may be developed or re-developed in certain areas.
- Solid lines indicate existing roadways.
- Dashed lines indicate future planned roadways.



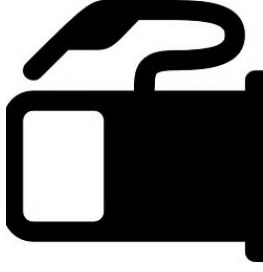
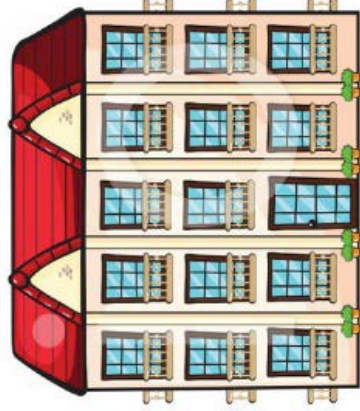
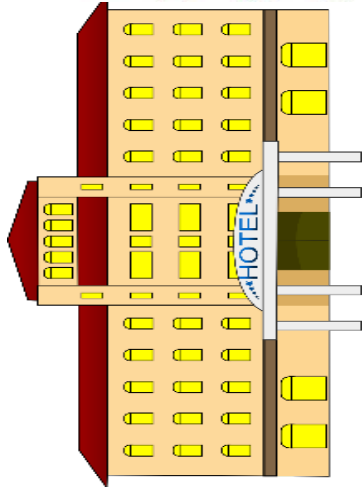
LAND USE CATEGORIES

- Agricultural/Parkland/Open Space: Undeveloped or vacant land
- Residential: Existing and future development of dwelling units ranging from high density (apartments) to low density (single family)
- Office: Typically outside residential neighborhoods
- Retail/Commercial: Low intensity (neighborhood services) to high intensity (regional commercial development)
- Industrial: Located near major highways; developed to minimize impacts on surrounding land uses
- Institutional: Existing and future schools, civic uses, churches, and other public uses



LAND USE CENTERS

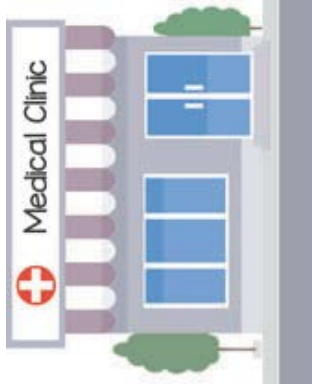
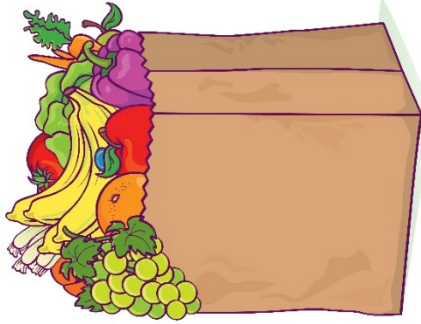
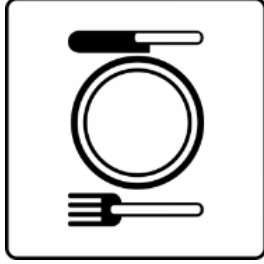
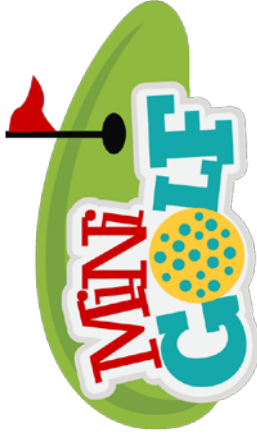
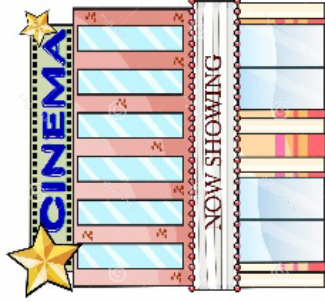
- **Mixed Use Center:** Large-scale commercial shopping areas



Lifestyle Center
Lifestyle center with retail, restaurants, dense residential, & neighborhood services

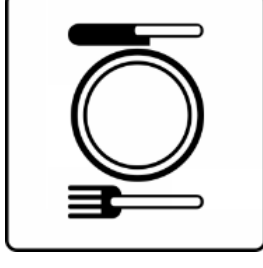
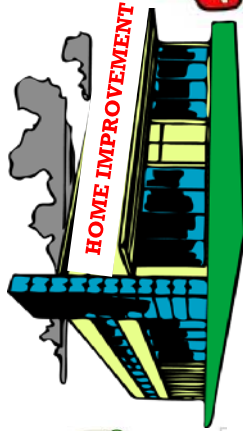
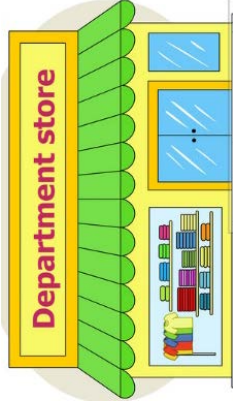
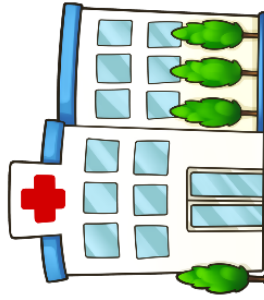
Mixed Use Center
Regional shopping destination; potential regional mall site, multifamily and other dense residential uses on perimeter, Entertainment and lifestyle features.

- **Lifestyle Center:** Retail-oriented; mixture of uses



LAND USE CENTERS

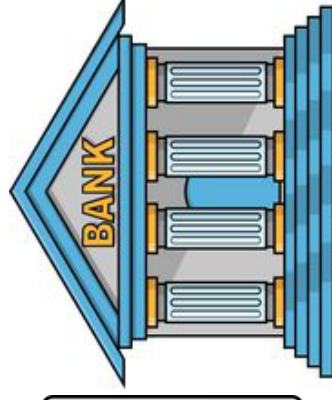
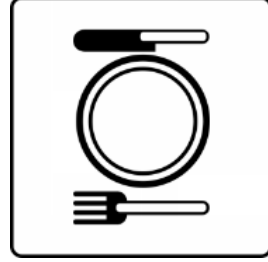
- Commercial Center: Small-scale commercial shopping areas



Commercial Center
Smaller scale commercial centers serving larger foot print commercial enterprise with a larger service area than neighborhood centers

Neighborhood Center
Smaller scale commercial centers that are oriented to neighborhoods to promote short travel distances. Small foot print buildings at neighborhood scale.

- Neighborhood Center: Small-scale, low-intensity developments that serve neighborhoods for goods and services



COMMERCIAL CORRIDOR OVERLAY

- I-35 and US 190/IH-14: Commercial highway frontage uses
- Loop 121: Retail oriented with mixture of medium and high density residential
- East 6th Avenue/FM 93: Potential for development and redevelopment of sites into office and retail uses
- Mixed Use Corridors:
 - Northern portion of Main Street, just south of the Lampasas River
 - Lake Road west of Loop 121
 - FM 93 west of Main Street



Commercial Corridor
Commercial Corridor Overlay,
Extra incentives may be
available in these corridors such
as ready infrastructure and
utilities.

FLUM AMENDMENT PROCESS

- May be amended by resolution.
- Amendment request form submitted to Planning Department.
- Reason for FLUM amendment request should be consistent with the **evaluation criteria** below:
 - More consistent with Comprehensive Plan goals, objectives and policies.
 - Better fit with predominate uses and development pattern in surrounding area.
 - Conditions in area have changed to warrant amendment.
- Public hearings scheduled for P&ZC and Council.
- Website listing 10 days prior to first public hearing.

MOVING FORWARD

- September 19, 2017: Hold a public hearing and present the Final 2030 Comprehensive Plan to the P&ZC on for recommendation.
- October 10, 2017: Hold a public hearing and present the Final 2030 Comprehensive Plan to the City Council.
- October 24, 2017: Present the Final 2030 Comprehensive Plan to the City Council for final action and adoption.



Staff Report – City Council Agenda Item



Agenda Item #5

Consider authorizing extension of agreement with Jaynes, Reitmeier, Boyd & Therrell, P.C. (JRBT) for Professional Audit Services in the amount of \$35,060 for the FY 2017 audit.

Originating Department

Finance Department – Brandon Bozon, Director of Finance

Summary Information

In August 2015, the City Council approved a contract for audit services with Jaynes, Reitmeier, Boyd & Therrell (JRBT) of Waco. The contract was for one year, with the option to extend for four subsequent years. The initial contract was extended for the FY 2016, and both City staff and JRBT would like to extend the contract for the FY 2017 audit. Kristy Davis would again be the JRB&T partner in charge of Belton's audit. Enclosed is a proposal from JRBT extending the contract for one year

Assuming the City remained one major program required to be audited under the Single Audit Act and the State of Texas Single Audit Circular, and consistency in the CPI-U, the all-inclusive fee estimate for five years were as follows:

FY 2015:	\$33,700
FY 2016:	\$34,370
FY 2017:	<u>\$35,060</u>
FY 2018:	\$35,760
FY 2019:	\$36,480

Fiscal Impact

Amount: \$35,060

Budgeted (Proposed): ☒ Yes ☐ No

Funding Source(s): General Fund, Water and Sewer Fund, BEDC Operating Fund

Recommendation

Recommend extension of agreement with Jaynes, Reitmeier, Boyd & Therrell, P.C. for the FY 2017 audit.

Attachments

FY 2017 Engagement Letter



JAYNES REITMEIER BOYD & THERRELL, P.C.
Certified Public Accountants
5400 Bosque Blvd., Ste. 500 | Waco, TX 76710
P.O. Box 7616 | Waco, TX 76714
Main 254.776.4190 | Fax 254.776.8489 | jrbt.com

August 10, 2017

The City Council and
the City Manager
City of Belton, Texas
333 Water Street
P.O. Box 120
Belton, Texas 76513

Ladies and Gentlemen:

The following represents our understanding of the services we will provide City of Belton, Texas.

You have requested that we audit the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Belton, Texas (the "City"), as of September 30, 2017, and for the year then ended and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In addition, we will audit the City's compliance over major federal award programs for the year ended September 30, 2017. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit and an opinion on compliance regarding the City's major federal award programs.

Accounting principles generally accepted in the United States of America require that supplementary information ("RSI"), such as management's discussion and analysis, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

1. Management's Discussion and Analysis
2. Schedule of Changes in the City's Net Pension Liability and Related Ratios – Employees' Pension Plan
3. Schedule of Contributions – Employees' Pension Plan

Supplementary information other than RSI will accompany the City's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

1. Combining financial statements;
2. Individual fund financial statements.

Schedule of Expenditures of Federal Awards

We will subject the schedule of expenditures of federal awards to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling the schedule to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on whether the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements as a whole.

Also, the document we submit to you will include the following other additional information that will not be subjected to the auditing procedures applied in our audit of the financial statements:

1. Information included in the introductory section included in the City's Comprehensive Annual Financial Report; and
2. Information included in the statistical section included in the City's Comprehensive Annual Financial Report.

Data Collection Form

Prior to completion of our engagement, we will complete the sections of the Data Collection Form that are our responsibility. The form will summarize our audit findings, amounts and conclusions. It is management's responsibility to submit a reporting package including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. The financial reporting package must be text searchable, unencrypted, and unlocked. We will coordinate with you the electronic submission and certification. You may request from us copies of our report for you to include with the reporting package submitted to pass-through entities.

The Data Collection Form is required to be submitted within the earlier of 30 days after receipt of the auditors' reports or nine months after the end of the audit period, unless specifically waived by a federal cognizant or oversight agency for audits. Data Collection Forms submitted untimely are one of the factors in assessing programs at a higher risk.

Audit of the Financial Statements

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"), the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America; the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. If appropriate, our procedures will therefore include tests of documentary evidence that support the transactions recorded in the accounts, and direct confirmation of cash, investments, and certain other assets and liabilities by correspondence with creditors and financial institutions. As part of our audit process, we will request written representations from your attorneys, and they may bill you for responding. At the conclusion of our audit, we will also request certain written representations from you about the financial statements and related matters.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements or noncompliance (whether caused by errors, fraudulent financial reporting, misappropriation of assets, detected abuse, or violations of laws or governmental regulations) may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS, and *Government Auditing Standards* of the Comptroller General of the United States of America. Please note that the determination of abuse is subjective and *Government Auditing Standards* does not require auditors to detect abuse.

In making our risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit. Our responsibility as auditors is, of course, limited to the period covered by our audit and does not extend to any other periods.

We will issue a written report upon completion of our audit of the City's basic financial statements. Our report will be addressed to the governing body of the City of Belton, Texas. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grant and contracts, including the results of that testing. However, providing an opinion on internal control and compliance over financial reporting will not be an objective of the audit and, therefore, no such opinion will be expressed.

Audit of Major Program Compliance

Our audit of the City's major federal award program(s) compliance will be conducted in accordance with the requirements of the Single Audit Act, as amended; and the Uniform Guidance, and will include tests of accounting records, a determination of major programs in accordance with the Uniform Guidance and the other procedures we consider necessary to enable us to express such an opinion on major federal award program compliance and to render the required reports. We cannot provide assurance that an unmodified opinion on compliance will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or withdraw from the engagement.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the entity has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major federal award programs. Our procedures will consist of determining major federal programs and performing the applicable procedures described in the U.S. Office of Management and Budget *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the entity's major programs. The purpose of those procedures will be to express an opinion on the entity's compliance with the requirements applicable to each of its major programs in our report on compliance issued pursuant to Uniform Guidance.

Also, as required by the Uniform Guidance, we will perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each of the entity's major federal award programs. However, our tests will be less in scope than would be necessary to render an opinion on these controls and, accordingly, no opinion will be expressed in our report.

We will issue a report on compliance with that will include an opinion or disclaimer of opinion regarding the entity's major federal award programs, and a report on internal controls over compliance that will report any significant deficiencies and material weaknesses identified; however, such report will not express an opinion on internal control.

Other Services

We will also prepare the financial statements of the City in conformity with U.S. generally accepted accounting principles based on information provided by you.

With respect to any nonattest services we perform, the City's management is responsible for (a) making all management decisions and performing all management functions; (b) assigning a competent individual to oversee the services; (c) evaluating the adequacy of the services performed; (d) evaluating and accepting responsibility for the results of the services performed; and (e) establishing and maintaining internal controls, including monitoring ongoing activities. *Government Auditing Standards* require that we document an assessment of the skills, knowledge, and experience of management, should we participate in any form of preparation of the basic financial statements and related schedules or disclosures as these actions are deemed a non-audit service.

Management Responsibilities

Our audit will be conducted on the basis that management and when appropriate, those charged with governance, acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements;
- c. For safeguarding assets;
- d. For identifying all federal awards expenses during the period;
- e. For preparing the schedule of expenditures of federal awards (including notes and noncash assistance received) in accordance with the Uniform Guidance requirements;
- f. For the design, implementation, and maintenance of internal control over compliance;
- g. For identifying and ensuring that the entity complies with laws, regulations, grant, and contracts applicable to its activities and its federal award programs and implementing systems designed to achieve compliance with applicable laws, regulations, grants, and contracts applicable to activities and its federal award programs;
- h. For identifying and providing report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented;

- i. For addressing the findings and recommendations of auditors, for establishing and maintaining a process to track the status of such findings and recommendations and taking corrective action on reported audit findings from prior periods and preparing a summary schedule of prior audit findings;
- j. For following up and taking corrective action on current year audit findings and preparing a corrective action plan for such findings;
- k. For submitting the reporting package and data collection form to the appropriate parties;
- l. For making the auditor aware of any significant vendor/contractor relationships where the vendor/contractor is responsible for program compliance;
- m. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the entity from whom we determine it necessary to obtain audit evidence.
- n. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year period(s) under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole;
- o. For maintaining adequate records, selecting and applying accounting principles, and safeguarding assets; and
- p. For confirming your understanding of your responsibilities as defined in this letter to us in your management representation letter.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of

the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

We understand that your employees will prepare all confirmations we request, and will locate any documents or invoices selected by us for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Fees and Timing

We expect to begin our audit around November 27, 2017, and to issue our report no later than March 31, 2018. Kristy Davis is the engagement partner for the audit services specified in this letter. Her responsibilities include supervising Jaynes, Reitmeier, Boyd & Therrell, P.C.'s services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses. We estimate that our fee, including out-of-pocket expenses, will be \$35,060 (this fee estimate assumes the City has one major award program). Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. This fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Whenever possible, we will attempt to use the City's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Service fees will be assessed on any amount outstanding more than 30 days after the invoice date at a rate equal to one and one-half percent per month. Further, in accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

Other

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Our firm may transmit confidential information that you provided to us to third parties in order to facilitate delivering our services to you. We have obtained confidentiality agreements with all our service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of confidential information to others. We will remain responsible for the work provided by any third-party service providers used under this agreement. By your signature below, you consent to having confidential information transmitted to entities outside the firm. Please feel free to inquire if you would like additional information regarding the transmission of confidential information to entities outside the firm.

The audit documentation for this engagement is the property of Jaynes, Reitmeier, Boyd & Therrell, P.C. and constitutes confidential information. However, we may be requested to make certain audit documentation available to an oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of Jaynes, Reitmeier, Boyd & Therrell, P.C. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit, we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

We agree to retain our audit documentation or workpapers for a period of at least five years from the date of our report.

You agree to inform us of facts that may affect the financial statements of which you may become aware during the period from the date of the auditor's report to the date the financial statements are issued.

At the conclusion of our audit engagement, we will communicate to those charged with governance the following significant findings from the audit:

- Our view about the qualitative aspects of the entity's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,

The City Council and
the City Manager
City of Belton, Texas
August 10, 2017
Page 10

RESPONSE:

This letter correctly sets forth our understanding

City of Belton, Texas

Acknowledged and agreed on behalf of City of Belton, Texas by:

Management Authorized Signature

Title

Governance Authorized Signature

Title

Staff Report – City Council Agenda Item



Agenda Item #6

Consider authorizing a professional services contract with the Cornish Law Firm for Chris Cornish to be appointed as Assistant City Attorney/City Prosecutor.

Originating Department

Administration – Sam Listi, City Manager

Background

John Messer has been the City Attorney since 1978. He serves as a City Council appointee who advises Council, City Manager and Management Team on State statutes, City codes, ordinances and policy issues. Mr. Messer would like to remain City Attorney, and continue to provide comprehensive legal guidance to Council/Management, while transitioning out of Municipal Court duties, effective October 1, 2017.

Christopher Cornish has been an attorney since 2008, and is a principal in a local law firm. Mr. Cornish is currently serving as the City of Morgan's Point City Attorney and City Prosecutor. He is also representing the City of Belton in a pending lawsuit.

Mr. Messer and I have consulted with Mr. Cornish over the last couple of years, following discussion by Council at a Strategic Planning Session on the future need to supplement legal services. Mr. Messer recommends selection of Mr. Cornish as Assistant City Attorney and Prosecutor in Municipal Court. If approved, Mr. Cornish will be sworn in at the September 26, 2017, City Council meeting.

Fiscal Impact

Based on estimated hours for Prosecutor duties, Staff is proposing to include \$10,000 in the FY2018 budget, to be paid monthly to Mr. Cornish.

Amount: \$10,000 Budgeted: ☒ Yes ☐ No

Funding Source(s): FY 2018 budget

Recommendation

Recommend approval of the contract and appointment.

Attachments

Letter from Cornish Law Firm

Cornish Law Firm PLLC

404 North Main Street
Belton, Texas 76513
Tel: (254) 939-5200
Fax: (254) 939-2121
www.cornishlawfirm.com



18 South Main Street
Suite 603
Temple, Texas 76501
Tel: (254) 939-5200
Fax: (254) 939-2121

July 18, 2017

slisti@beltontexas.gov

Sam Listi
333 Water Street
Belton, TX 76513

Re: Assistant City Attorney Services for
Prosecution of Cases in Municipal
Court.

Mr. Listi:

You have requested our Firm to act as an Assistant City Attorney for the purpose of handling the prosecution of pending cases in the Municipal Court. The Firm has agreed to provide these services to the City under the terms set forth in this letter contingent on the approval of the City Council.

The City agrees to pay to the Firm legal fees based upon the agreed contract rate of ten thousand (\$10,000.00) dollars per year beginning October 1, 2017 and ending September 30, 2018. These payments for services shall be divided in equal monthly installment payments. The Firm agrees that Christopher L. Cornish shall provide all services to the City in the role of the City Prosecutor for Municipal Court. If an additional law clerk, or legal assistant is employed by the Firm to assist the City Prosecutor, the City will not be charged any additional amount. This agreement is subject to review and renewal each fiscal year.

Kindest regards,

CORNISH LAW FIRM, PLLC

BY:

A handwritten signature in black ink, appearing to read "C. Cornish".

Christopher L. Cornish

CLC/kb

Staff Report – City Council Agenda Item



Agenda Item #7

Consider a resolution authorizing a grant application to the Office of the Governor, Criminal Justice Division, For a Rifle-Resistant Body Armor grant.

Originating Department

Police Department – Deputy Chief Jen Wesley, and
Administration – Bob van Til, Grants and Special Projects Coordinator.

Summary Information

The purpose of this item is to consider authorizing staff to submit a grant application to the Criminal Justice Division of the Governor's Office for a Rifle-Resistant Body Armor Grant.

The proposed grant anticipates purchasing 10 body armor units for a total cost of \$32,000. No local match is required.

The grant application is due on September 6, 2017.

"In response to the July 7, 2016, shooting of police officers in Dallas, Texas, Senate Bill 12 was passed during the 85th Legislature Regular Session. On May 27, 2017, Governor Abbot signed Senate Bill 12 into law which authorized the Criminal Justice Division (CJD) of the Governor's Office to create a grant program to assist agencies in the purchase of rifle-resistant body armor....to increase the safety of Texas law enforcement officers and prevent further loss of life in active shooter situations (CJD Funding Announcement)."

Fiscal Impact

Funding Source: Grant Funding from the Criminal Justice Division of the Governor's Office. No local match required.

Recommendation

Recommend approval of the resolution.

Attachments

Resolution

RESOLUTION NO. 2017-24-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR CRIMINAL JUSTICE DIVISION AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE GRANT PROGRAM.

WHEREAS, The City of Belton finds it in the best interest of the citizens of Belton to apply for the Rifle Resistant Body Armor Project Grant for the 2017-2018 Year; and

WHEREAS, The City of Belton City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Belton City Council assures that the funds will be returned to the Office of the Governor in full.

WHEREAS, The City of Belton City Council designates Sam Listi, City Manager, as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

NOW THEREFORE, BE IT RESOLVED that the City of Belton City Council approves submission of the grant application for the Rifle Resistant Body Armor Project to the Office of the Governor.

PASSED AND APPROVED this the 22nd day of August, 2017

THE CITY OF BELTON, TEXAS

Marion Grayson, Mayor

ATTEST

Amy M. Casey, City Clerk

Grant Number: 3444001

Staff Report – City Council Agenda Item



Date: August 22, 2017
Request: FIG Extension
Address: 100 South East Street

Agenda Item #8

Consider authorizing a 6-month extension for the Façade Improvement Grant awarded to Nancy Boston, 100 South East Street.

Originating Department

Planning – Erin Smith, Director of Planning/Historic Preservation Officer

Historic District

Downtown Belton Commercial Historic District

Background

This present building at 100 South East Street was built in 1880 and is located in the Downtown Belton Commercial Historic District. The Downtown Belton Commercial Historic District contains an excellent range of buildings constructed between 1870 and 1959. Forty-six percent of the buildings in this district are Contributing historic structures. Most of the buildings that are Non-Contributing have been classified that way due to inappropriate alterations that have covered or removed historic building materials and details. The 2012 City of Belton Historic Resources Survey states that the architectural style associated with this structure is two-part commercial block.

Summary Information

In August 2016, Nancy Boston submitted a Façade Improvement Grant (FIG) application to complete exterior repairs and renovations on the northern and western exterior façades of the building located at 100 South East Street.

The proposal involves items included in the attached summary proposals from Metals2Go and Robert Young Construction:

- Remove stone from the northern and western facades and install new stone veneer;
- Install new aluminum windows and shutters;
- Install new exterior doors; and
- Construct a balcony along the northern and western facades.

On August 11, 2016, the Historic Preservation Commission recommended approval of the Façade Improvement Grant request and on August 23, 2016, the City Council approved the Façade Improvement Grant application. Ms. Boston submitted plans to the city for review and a permit was issued on November 15, 2016 to remove and dispose of the existing structure and exterior building material on the west wall and partial north wall; and reconstruct a new stone wall, with new windows, doors and balcony. After the permit was issued, worked commenced on the demolition of the north and west facades of the existing building. Almost immediately after securing a demolition permit and starting to prepare for the removal of the two exterior walls, the contractor noticed severe instabilities in the existing structure, such as rotted and fire damaged floor joists; roof and floor joists supported by compromised stone, mortar and crumbling debris; and crumbling mortar that held the stone together creating a compromised vertical wall.

The applicant is requesting additional time to update the construction plans, structurally support the building, and complete the exterior renovations. According to the Façade Improvement Grant Program, all applicants must complete the construction within one year from the date the FIG is approved by the City Council. If the applicant is unable to complete construction within one year from the date the FIG is approved, the applicant can submit a written request to City Council for an extension for the commencement. A 6-month time frame will extend the FIG completion deadline to February 22, 2018. The applicant's architect, Tanya Reed with Architectural Edge has submitted a construction schedule that identifies exterior building completion prior to February 22, 2018.

Fiscal Impact

Total projected cost on the application is \$112,439. The FIG application requests the maximum match amount of \$20,000, which is consistent with application guidelines. If determined appropriate, recommend approval.

Amount: \$20,000

Budgeted: ☒ Yes ☐ No

If not budgeted: ☐ Budget Transfer ☐ Contingency ☐ Amendment Needed ☐ Capital Project Funds

Funding Source(s): \$90,000 is included in the proposed FY 2018 TIRZ Operating Budget for the Façade Grant Program. Historically, the budget has been \$50,000 annually, but is proposed to increase for FY 2018 due to the anticipation of this extension and other potential grant applications that are in process. This will be the first award of FY 2018 funds.

Recommendation

Recommend approval of this request to allow a 6-month extension for the Façade Improvement Grant to awarded to Nancy Boston, 100 South East Street.

Attachments

FIG Application, including current photographs of 100 South East Street
Certificate of Appropriateness Application
Location Map
Proposal – Robert Young Construction
Proposal – Metals2Go
Proposal Summary – Architectural Edge
Construction Schedule





Planning Department

Date _____

Recommended _____

Rejected _____



FACADE IMPROVEMENT GRANT PROGRAM APPLICATION

Applicant's Name: Nancy Boston Date: 7.17.16
 Business Name: _____
 Contact Person: Nancy Boston (Tanya M. Reed)
 Mailing Address: P.O. Box 173 Temple, Tx. 76503
 Phone: 760.8155 Fax: _____
 E-mail: boston39@att.net

Details of Planned Improvements (attach additional paper if necessary).

Remove existing stone, storefront: glazing on the 2 street sides of existing building. Restore west: north facades to reflect original building design. (See attached)

If you are using a contractor (not required), please list the names of contractors from whom you have received proposals (list in order of preference):

1. Gus Caballero - Gus' Welding - Balcony: stairs ± 25,000.00
2. Robert Young Construction
3. _____

Bids shall be submitted on the contractor's letterhead and shall contain the contractor's name, address, telephone number, and shall itemize the bid in a manner that allows city staff to determine the authenticity of the bid. If you are doing the work yourself, please have costs or bids prepared for materials and labor.

Total cost of improvement project: \$ 112,439.00

Amount of Grant requested: \$ + 20K

Amount to be paid by the applicant: \$ 92,439.00

Anticipated completion date: Fall 2016

Nancy Boston
Applicant's signature

7/20/2016
Date

N PARTY
NTY











Certificate of Appropriateness Application Historic Preservation Commission

Applicant contact information

Name: NANCY Boston by Tanya Mikecka Reed

Address: 3010 Scott Blvd #102 76504

Phone: 771-2054 Fax: _____ Email: treed@archedge.com

Role: ☐ Owner ☒ Architect/contractor ☐ Other: _____

Property Address: 100 South East Street

1. In the space below, briefly describe the work proposed (*use separate page(s) if necessary*).
2. Please refer to the attachment checklist for additional materials necessary to evaluate the proposed work.

Description of proposed work:

Remove all existing structure and materials on the exterior walls, north and west sides.

Construct new facades complete with new windows, doors and balcony. Historic photographs have been used as reference to create window patterns, match historically appropriate building materials. See Elevation drawings by Arch Edge.

Signature

6-27-16

Date

Submit this form and all necessary attachments (see checklist) at least 14 days before the Historic Preservation Commission meeting to the City of Belton Planning Department, 333 Water Street, P. O. Box 120, Belton, Texas 76513; ph. 254-933-5812.

Request

Renovate North
& West Exterior Facade

LEGAL DESCRIPTION:

BELTON ORIGINAL,
BLOCK 004 LOT PT 5, 6,


PROPERTY OWNER:

BOSTON, NANCY

ADDRESS/LOCATION:

100 S East Street

Legend

 H_16_14

 Tax Appraisal Parcels



0 12.5 25 50
Feet

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

HPC Case # H-16-14

Request

Renovate North
& West Exterior Facade

LEGAL DESCRIPTION:

BELTON ORIGINAL,
BLOCK 004 LOT PT 5, 6,




PROPERTY OWNER:

BOSTON, NANCY

ADDRESS/LOCATION:

100 S East Street

Legend

-  H_16_14
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels
- Historic Districts**
-  Downtown Belton

200' Property Owner
Notification Area

0 30 60 120
Feet

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

**NOTICE OF APPLICATION
FOR A
CERTIFICATE OF APPROPRIATENESS REQUEST
IN THE
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: NANCY BOSTON / TANYA MIKESKA REED,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 100 SOUTH EAST STREET,
LOCATED IN THE DOWNTOWN BELTON HISTORIC DISTRICT HISTORIC DISTRICT,
TO renovate northern and western exterior facades.

THE HISTORIC PRESERVATION COMMISSION WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT
5:00 P.M., Thursday, August 11, 2016 IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N.
ALEXANDER, 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 CERTIFICATE OF
APPROPRIATENESS BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW. IF YOU HAVE ANY
QUESTIONS, PLEASE CONTACT DIRECTOR OF PLANNING AND HISTORIC PRESERVATION OFFICER, ERIN SMITH AT
254-933-5816.

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 REQUEST 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**

1799
ALLEN, CARL HUDSON JR
3410 CLARKSBURG DR
AUSTIN, TX 78745-5820

9927
BIGHAM, SANDRA J
2006 N EAST ST
BELTON, TX 76513-2052

16304
AMBRECO FAMILY LP
200 E CENTRAL AVE
BELTON, TX 76513

20066
GLEN-RIDDLE MANOR PROPERTIES LLC
410 N MAIN ST
BELTON, TX 76513-3165

26948
POTTS, ROY C
221 E CENTRAL AVE
BELTON, TX 76513-3237

38233
ARLDT-ROBERTS, DIANA
4805 LAKEAIRE CIR
TEMPLE, TX 76502-6833

50961
HOLLE, DENNIS C ETUX NANCY J
PO BOX 908
BELTON, TX 76513-0908

56701
GAINES, ROBERT D
PO BOX 1274
BELTON, TX 76513-5274

73179
MESSER, JOHN ETAL
PO BOX 969
BELTON, TX 76513-0969

92483
MACEY, HARRY B III ETUX DEBRA J
PO BOX 2717
TEMPLE, TX 76503-2717

8028
BOSTON, NANCY
12435 FM 2305
BELTON, TX 76513-5438

9928
BIGHAM, SANDRA J
2006 N EAST ST
BELTON, TX 76513-2052

16305
AMBRECO FAMILY LP
200 E CENTRAL AVE
BELTON, TX 76513

20410
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

30889
SERIES C OF BOESELT GROUP PROPERTIES LLC
113 N EAST ST
BELTON, TX 76513

40595
GIBBS, MICHAEL F
PO BOX 907
BELTON, TX 76513-0907

51259
HARPER, BARRY D
1415 MILL CREEK DR
SALADO, TX 76571

56702
GAINES, ROBERT D
1217 W AVENUE J
BELTON, TX 76513-3715

75449
MONTEITH ABSTRACT & TITLE CO INC
PO BOX 178
BELTON, TX 76513-0178

92484
MACEY, HARRY B III ETUX DEBRA J
PO BOX 2717
TEMPLE, TX 76503-2717

8029
BELL COUNTY
PO BOX 768
BELTON, TX 76513-0768

13283
ROWE, SCOTT
106 BLACK WALNUT CT
NOLANVILLE, TX 76513

16306
AMBRECO FAMILY LP
200 E CENTRAL AVE
BELTON, TX 76513

25210
MCWHA, KENNETH R
456 WOODLAND POINT RD
BELTON, TX 76513-6747

30891
DULANY, OUIDA MAE
PO BOX 701277
HOUSTON, TX 77270-1277

43277
BEGLEY, RODNEY SHANE ETUX MICHELLE
511 QUALLA DR
HARKER HEIGHTS, TX 76548

54460
CABRERA, NOE D ETUX GUADALUPE
1520 SHADY LOOP
KILLEEN, TX 76549-6534

56862
ELSER, TIMOTHY A ETUX IRMA V
2102 DOWNING ST
BELTON, TX 76513-2027

75450
MONTEITH ABSTRACT & TITLE CO INC
PO BOX 178
BELTON, TX 76513-0178

94604
BELL COUNTY
PO BOX 768
BELTON, TX 76513-0768

94633

POTTS, ROY COCHRAN ETAL
221 E CENTRAL AVE
BELTON, TX 76513-3237

103292

SHINE BRANCH LLC
500 NORTH LOOP 121
BELTON, TX 76513-3238

118794

MONTEITH ABSTRACT & TITLE COMPANY
PO BOX 178
BELTON, TX 76513-0178

96857

BELL COUNTY
PO BOX 768
BELTON, TX 76513-0768

107861

JESUS ACTS IN INMATES LIVES INC
PO BOX 634
BELTON, TX 76513-0634

205289

RIDDLE, WESLEY A ETUX MARIA AIDA
410 N MAIN ST
BELTON, TX 76513-3165

99788

HEARTLAND RESOURCES INC
6 S 1ST ST
TEMPLE, TX 76501-7604

117830

RIDDLE, MARIA AIDA
410 N MAIN ST
BELTON, TX 76513-3165

230656

WILSON, TIMOTHY B ETUX TAMMY L
PO BOX 252
BELTON, TX 76513-0252

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254-933-5816.

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CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUEST 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: 8-8-16 SIGNATURE: 

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

92484

MACEY, HARRY B III ETUX DEBRA J

PO BOX 2717

TEMPLE, TX 76503-2717

92483

MACEY, HARRY B III ETUX DEBRA J

PO BOX 2717

TEMPLE, TX 76503-2717

**NOTICE OF APPLICATION
FOR A
CERTIFICATE OF APPROPRIATENESS REQUEST
IN THE
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: NANCY BOSTON / TANYA MIKESKA REED,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 100 SOUTH EAST STREET,
LOCATED IN THE DOWNTOWN BELTON HISTORIC DISTRICT HISTORIC DISTRICT,
TO renovate northern and western exterior facades.

THE HISTORIC PRESERVATION COMMISSION WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT
5:00 P.M., Thursday, August 11, 2016 IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N.
ALEXANDER, 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 CERTIFICATE OF
APPROPRIATENESS BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW. IF YOU HAVE ANY
QUESTIONS, PLEASE CONTACT DIRECTOR OF PLANNING AND HISTORIC PRESERVATION OFFICER, ERIN SMITH AT
254-933-5816.

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 REQUEST 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: 8/4/16 SIGNATURE: David E Leigh

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

103292
SHINE BRANCH LLC
500 NORTH LOOP 121
BELTON, TX 76513-3238

Metals 2 Go**For All Of Your Metal Needs****Q u o t e****Ticket # 923664****Waco**

07-13 9:49:19 #

Ordered	7/13/2016
Promised	7/13/2016

Metals 2 Go
1300 Old Hewitt Road
P.O. Box 20425
Waco, Texas 76702
ph:254-235-7700 fax:254-235-7703

Bill To: GUS'S WELDING
7505 PEGESUS ROAD
TEMPLE, TX
76504

Ship To: GUS'S WELDING
7505 PEGESUS ROAD
TEMPLE, TX
76504
Telephone 254-563-9115

FAX # 254-780-1211

Entered LO	Sold By LO	Ship Via TRUCK	Sale Type Quote	Customer # GUS123	Customer PO GUS	Terms COD
----------------------	----------------------	--------------------------	---------------------------	-----------------------------	---------------------------	---------------------

Quantity	Description	Grade	Weight	Unit Price	Total Price	
	This quote is based on a complete order. Pricing could change with deletion of item or items. Quotations are good for 5 days unless the producing mills increase prices. If they raise prices, we will also update our prices at that time.					
10	TUBE-SQ. & RECT. TS6X6X1/4	A500B	24' 0"	4565	238.19 U	\$2381.90
15	Wide Flange W12X26 WIDTH 12.22" X .230" FLANGE 6.49" X .380"	A992	20' 0"	7800	38.33 Cwt	\$2989.74
20	Floor Plate FPL3/16X48 STEEL FLOOR PLATE	CQ	8' 0"	5574	102.56 U	\$2051.20
50	Z-Purlin ZP8X2-1/2X14GA	CQ	20' 0"	3680	2.52 F	\$2520.00
30	TUBE-SQ. & RECT. TS2X2X14GA	A513	24' 0"	1558	1.07 F	\$770.40
100	TUBE-SQ. & RECT. TS1X1X16GA	A513	24' 0"	1985	0.41 F	\$984.00
3	Plate PL3/8X48	A36	8' 0"	1471	178.17 U	\$534.51
	Continued next page					

Metals 267

Q u o t e

Waco

Ticket # 923664

Page 2

For All Of Your Metal Needs

Quantity	Description	Grade	Weight	Unit Price	Total Price
	Sub Total				\$12231.75
Totals			26633		\$12231.75

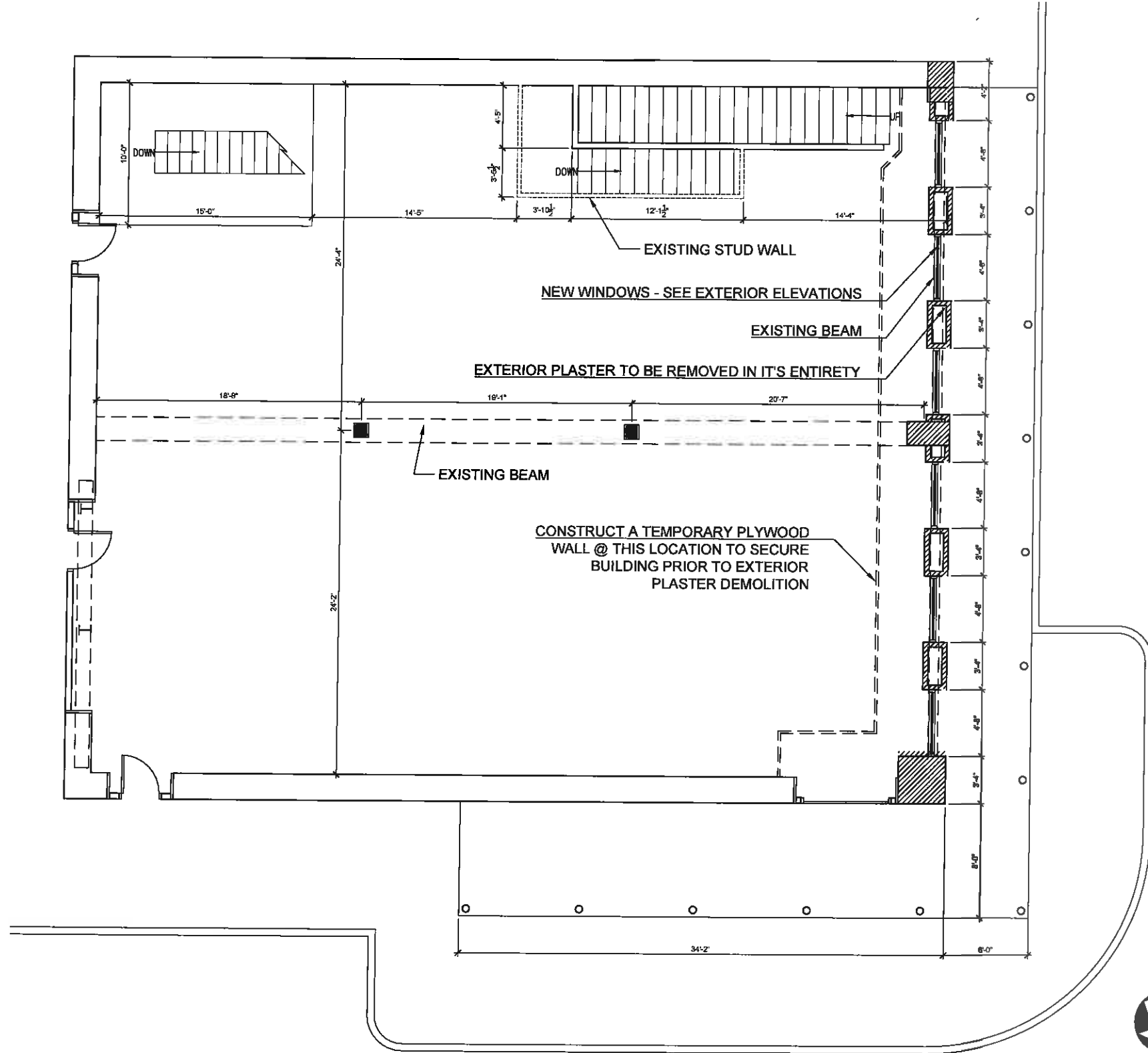
labor cost estimated \$12,000.00

Nancy Boston - 100 South East Street

This is an Opinion of Probable Cost

DATE: 19-Jul-16
A/ E: Architectural Edge Inc.
ESTIMATE: Probable Cost
BY: Tanya Mikeska-Reed
SPECIFICS: Nancy Boston

DIVISION	DIVISION TITLE	TOTAL
1	PROJECT OVERHEAD	
2	SITE CONSTRUCTION	
3	CONCRETE	\$1,200
4	MASONRY	\$8,000
5	METALS	\$27,500
6	WOODS/PLASTICS	\$17,400
7	THERMAL/ MOISTURE PROTECT	\$15,750
8	DOORS & WINDOWS	\$21,000
9	FINISHES	\$1,500
10	SPECIALTIES	\$0
11	EQUIPMENT	\$0
12	FURNISHINGS	\$0
13	SPECIAL CONSTRUCTION	\$0
14	VERTICAL SYSTEMS	
15	MECHANICAL	\$0
16	ELECTRICAL	\$5,000
	PROJECT TOTAL Bare Costs	\$97,350
	Overhead & Profit 5%	\$4,868
	PROJECT SUBTOTAL	\$102,218
	State/Local Sales Taxes 0%	\$0
	Bond 0%	\$0
	Estimate Contingency 10%	\$10,222
	PROJECT TOTAL	\$112,439



NEW FACADE PLAN
SCALE: 1/4" = 1'-0"

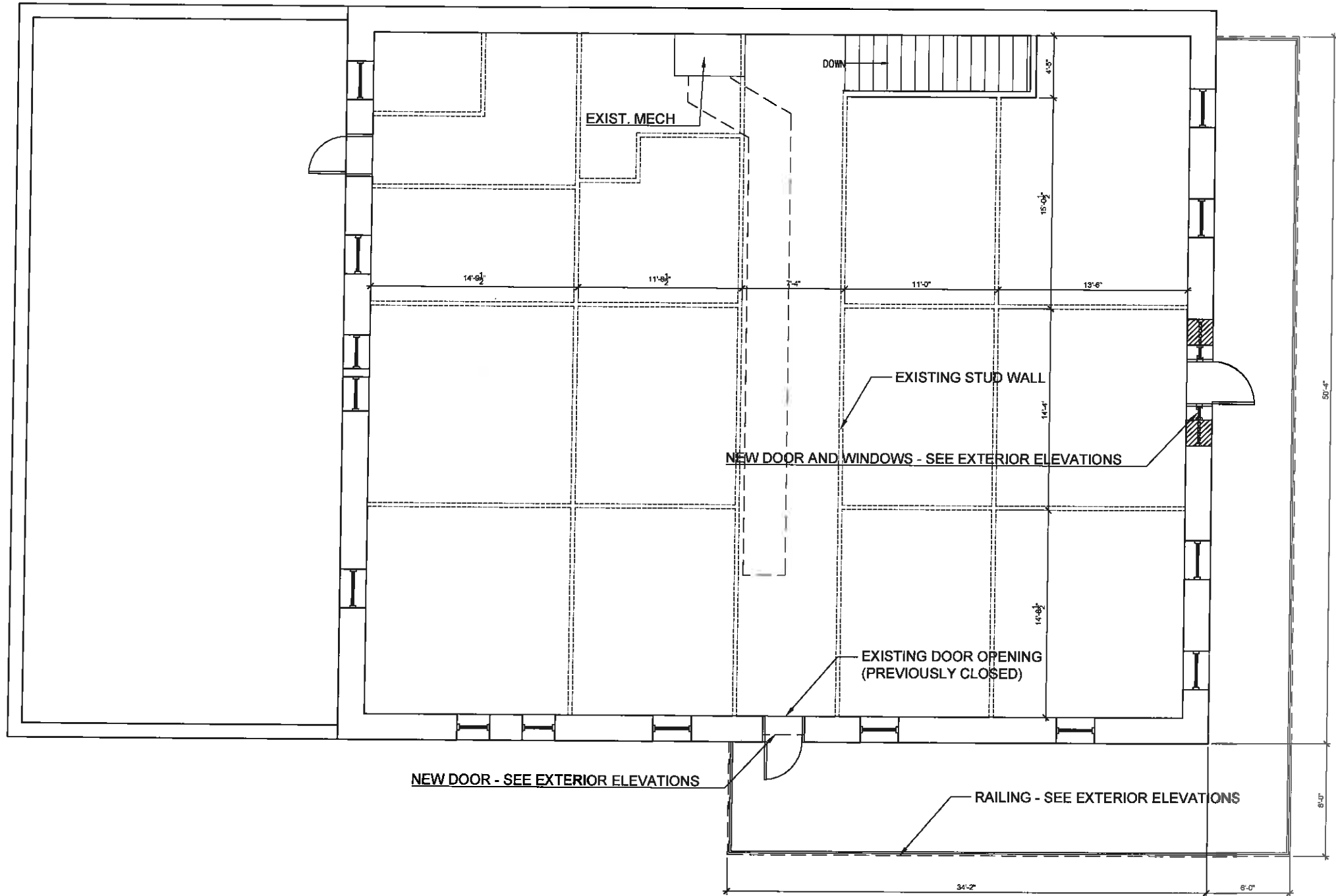
**Architectural
Edge Inc.**
3010 Scott Blvd.
Suite 102
Temple, Texas
76504
254.771.2054 P
254.773.2144 F

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NEW EXTERIOR WALL PLAN
FOR:
HISTORIC BUILDING RENOVATION
NANCY BOSTON
BELTON, TEXAS

proj. date: 06.24.2016
proj. no.: 15025
drawn by: cnc
checked by: TLR
revision 1:
revision 2:
revision 3:

sheet no.
A1.1



NEW FACADE PLAN
SCALE: 1/4" = 1'-0"



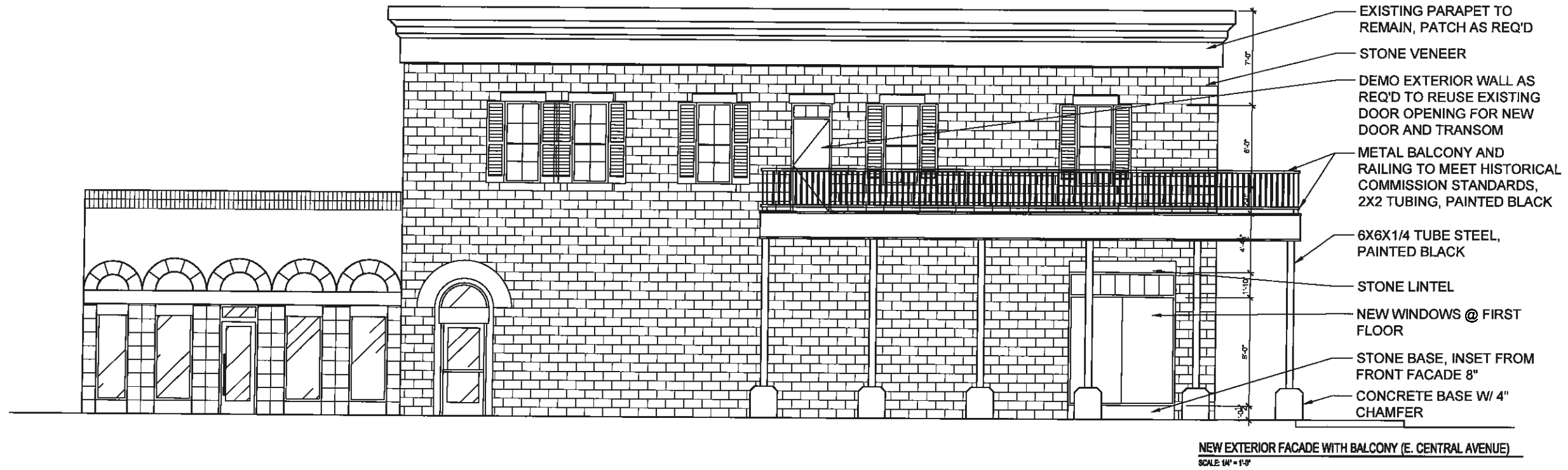
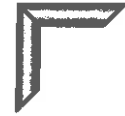
proj. date: 08.24.2016
proj. no.: 15025
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revision 1:
revision 2:
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sheet no.
A1.2

NEW EXTERIOR WALL PLAN
FOR:
HISTORIC BUILDING RENOVATION
NANCY BOSTON
BELTON, TEXAS

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NEW EXTERIOR FACADE WITH BALCONY (E. CENTRAL AVENUE)
SCALE: 1/4" = 1'-0"

ae
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NEW EXTERIOR FACADE

FOR:
HISTORIC BUILDING RENOVATION
NANCY BOSTON
BELTON, TEXAS

proj. date: 08.24.2016
proj. no.: 15025
drawn by: cnc
checked by: TLR
revision 1:
revision 2:
revision 3:

sheet no.
A2.1

NEW EXTERIOR FACADE W/OUT BALCONY (E. CENTRAL AVENUE)
SCALE: 1/4" = 1'-0"





PATCH WALL AS REQ'D FOR
NEW DOOR OPENING WITH
TRANSOM AND SIDELITES

STONE VENEER

METAL BALCONY AND
RAILING TO MEET HISTORICAL
COMMISSION STANDARDS,
PAINTED BLACK

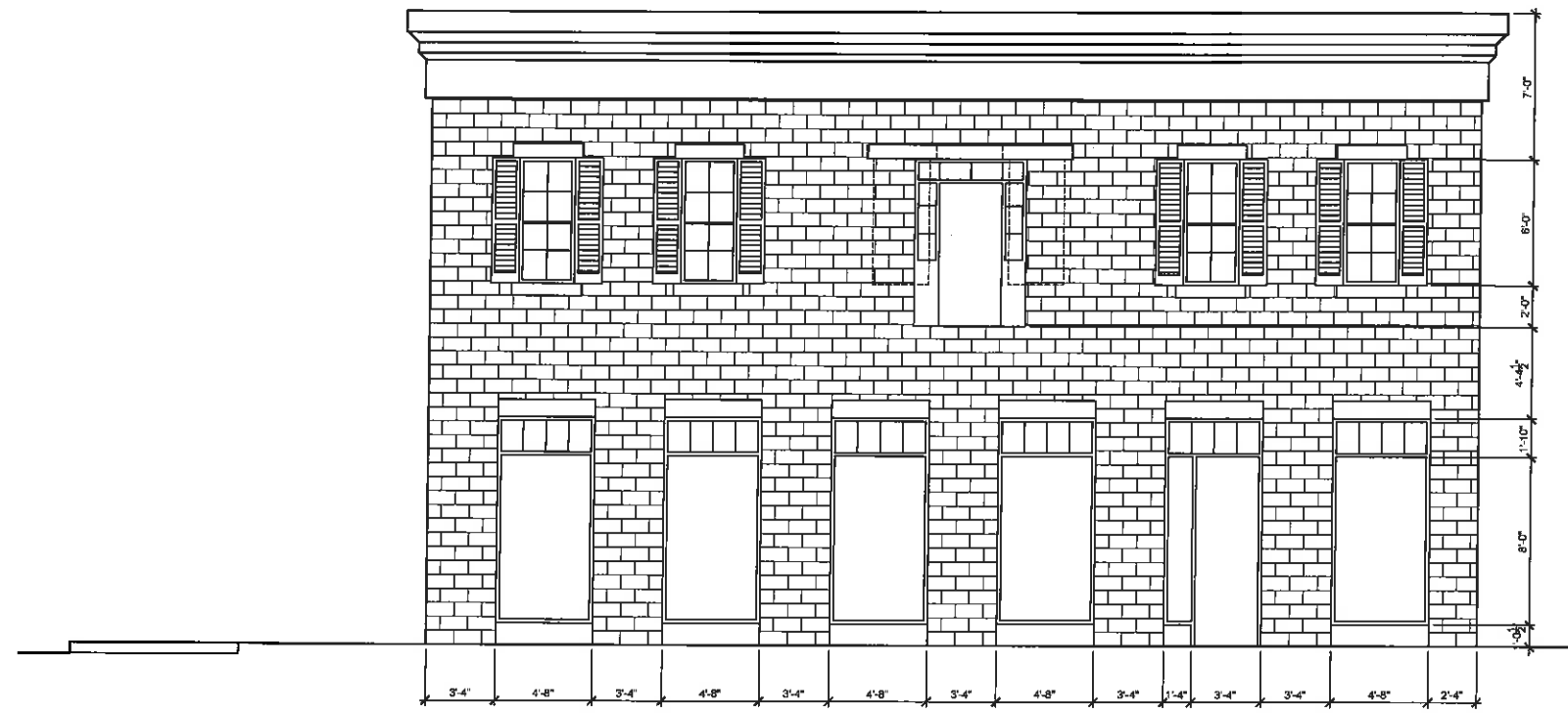
6X6X1/4 TUBE STEEL,
PAINTED BLACK

STONE LINTEL

NEW WINDOWS @ FIRST
FLOOR

STONE BASE, INSET FROM
FRONT FACADE 8"
CONCRETE BASE W/ 4"
CHAMFER

NEW EXTERIOR FACADE WITH BALCONY (S. EAST STREET)
SCALE: 1/4" = 1'-0"



NEW EXTERIOR FACADE W/OUT BALCONY (S. EAST STREET)
SCALE: 1/4" = 1'-0"

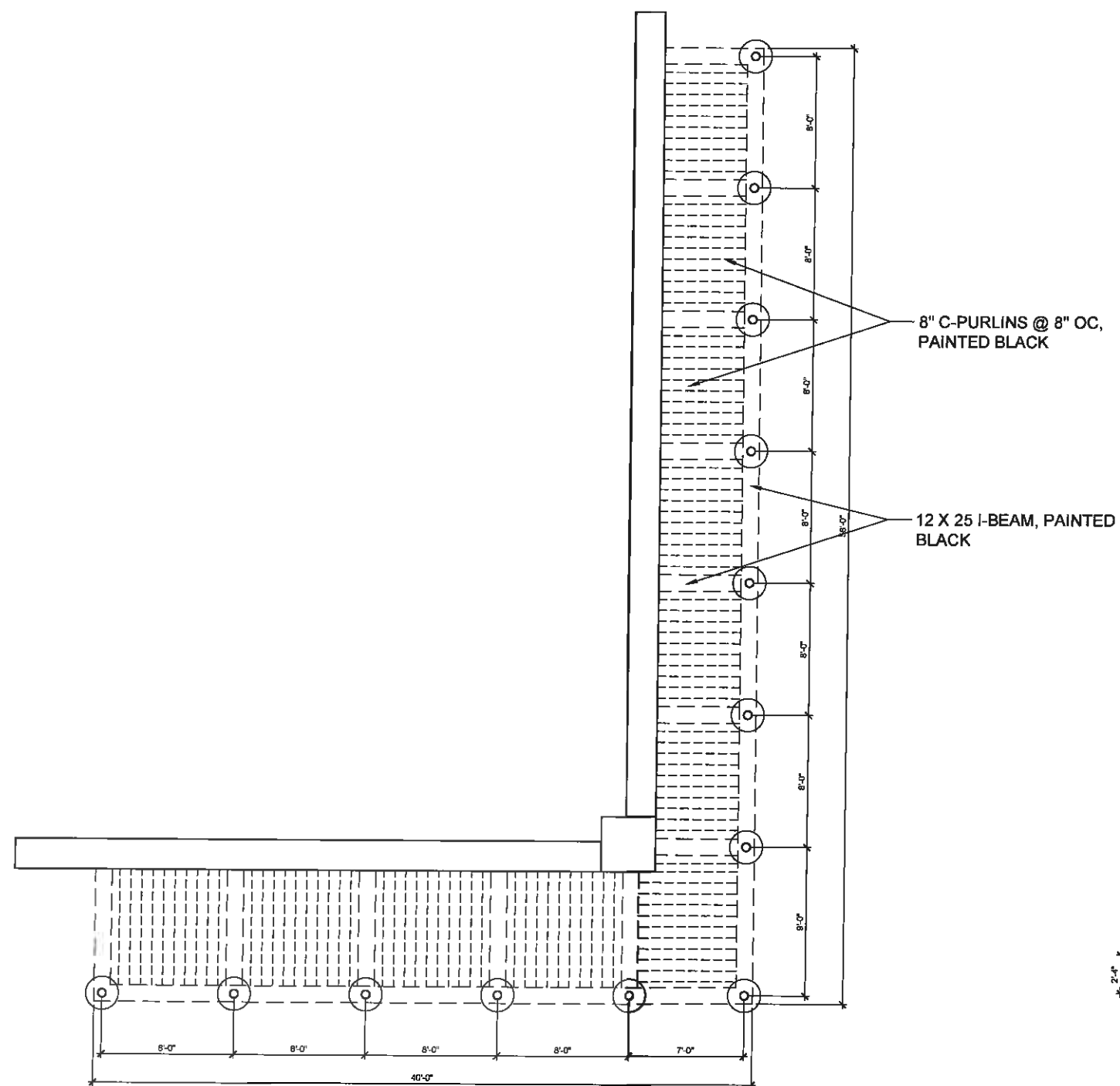
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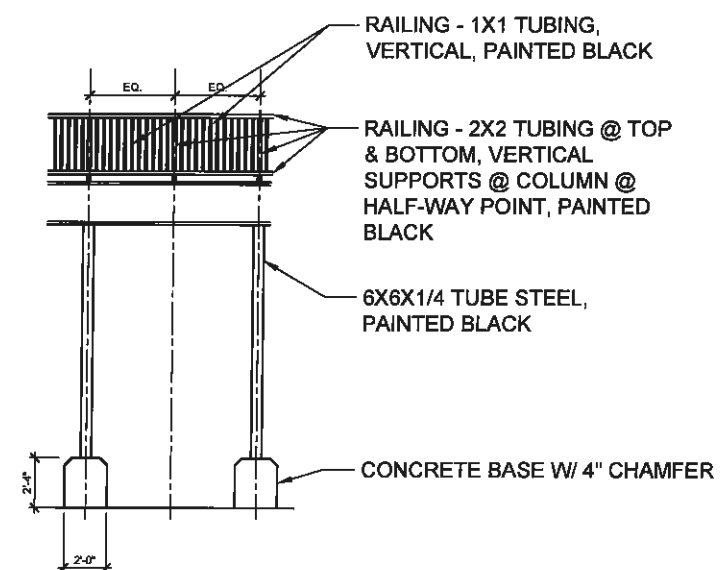
NEW EXTERIOR FACADE
FOR:
HISTORIC BUILDING RENOVATION
NANCY BOSTON
BELTON, TEXAS

proj. date: 06.24.2016
proj. no.: 15025
drawn by: cnc
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revision 3:

sheet no.
A2.2



FRAMING PLAN
SCALE: 1/4" = 1'-0"



RAILING DETAILS

SCALE: 1/4" = 1'-0"



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FRAMING PLAN & DETAIL

FOR:
HISTORIC BUILDING RENOVATION
NANCY BOSTON
BELTON, TEXAS

proj. date:	08.24.2016
proj. no.:	15025
drawn by:	onc
checked by:	TLR
revision 1:	
revision 2:	
revision 3:	

sheet no.

A3.1

**Robert Young Construction
Belton, Texas
76513
254-254-913-0960**

Estimate for Nancy Boston – 100 South East Street

- 1. Furnish all labor to demolish and dispose of the entire first floor of stone, rumble, debris, storefront and doors as it currently exists.**
- 2. Furnish labor and material for the installation of the entire first floor with new stone, repointing and salvaging stone as allowed. (North and West walls)**
- 3. Furnish labor and material for the partial reconstruction of the second floor. (North and West walls)**
- 4. Provide labor and material for a lightweight concrete topping on newly constructed balcony.**

This proposal excludes any metal work, stairs, railing and balcony. To be constructed by others.

Estimated cost of \$15,000.00

July 18, 2016

100 South East Street

Construction Schedule

- August 24th – Phase I - Complete Construction Plans for the purposes of replacing all new structural steel and structural components on the interior of the building and the reconstruction of the north and west stone walls.
- August 28th – Submit construction plans to City of Belton for permitting.
- September 11th – Start construction of structural steel.
- November 2017 – Complete Phase I Construction. This will include the interior structure, new exterior walls, elevator, balcony, exterior stairs, utilities to the building, etc. All documentation for the “shell” building.
- Design and permitting for interior finish-out to run parallel with the construction of the shell.
- 6-month construction time frame for the building interior.
- Completion – Summer 2018

Staff Report – City Council Agenda Item



Agenda Item #9

Consider amendments to the FY 2017 budgets of the Debt Service Fund, TIRZ Operating Fund, and Water and Sewer Fund related to the issuance of the General Obligation Refunding Bonds, Series 2017.

Originating Department

Finance Department – Brandon Bozon, Director of Finance

Summary Information

On May 1, 2017, the City issued \$3,620,000 in General Obligation Refunding Bonds to retire \$3,540,000 of Certificates of Obligation, Series 2007 on August 1, 2017. The principal of the refunding bonds exceeded that of the outstanding bonds being called in order to ensure all issuance costs were able to be covered while keeping the City's net cash payment for debt service in FY 2017 positive or neutral. The net bond proceeds over the balance retired were \$80,000, broken down between the Debt Service Fund, Water & Sewer Fund and TIRZ Fund in the amounts of \$30,000, \$30,000 and \$20,000, respectively. These net proceeds covered the costs associated with the bond issue. The proposed amendment is primarily an accounting exercise to amend the FY 2017 budget to show the intended use for the proceeds and ensure expenditures related to the bond issue costs to not cause total expenditures to exceed the amount authorized in the budget.

	Debt Service Fund	Water & Sewer Fund	TIRZ Fund
Bond Proceeds	\$30,000	\$30,000	\$20,000
Issue Costs	(\$30,000)	(\$30,000)	(\$20,000)
Net Impact	\$-	\$-	\$-

Fiscal Impact

The proposed amendments to the budgets of the Debt Service Fund, Water & Sewer Fund and TIRZ Fund have no impact to the net surplus or deficit. The approval will result in an equal increase to the revenues and expenditures of each fund.

Recommendation

Recommend approval of the proposed budget amendments.

Attachments

General Obligation Refunding Bonds, Series 2017 Report

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

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REINVESTMENT ZONE PORTION

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City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Sources & Uses

Dated 05/31/2017 | Delivered 05/31/2017

Sources Of Funds

Par Amount of Bonds	\$3,620,000.00
Transfers from Prior Issue Debt Service Funds	55,000.00

Total Sources	\$3,675,000.00
----------------------	-----------------------

Uses Of Funds

Costs of Issuance	57,067.86
Deposit to Current Refunding Fund	3,613,101.00
Deposit to Debt Service Fund	4,831.14

Total Uses	\$3,675,000.00
-------------------	-----------------------

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
08/01/2018	Serial Coupon	1.050%	1.050%	440,000.00	100.000%	440,000.00
08/01/2019	Serial Coupon	1.200%	1.200%	440,000.00	100.000%	440,000.00
08/01/2020	Serial Coupon	1.350%	1.350%	440,000.00	100.000%	440,000.00
08/01/2021	Serial Coupon	1.500%	1.500%	450,000.00	100.000%	450,000.00
08/01/2022	Serial Coupon	1.650%	1.650%	450,000.00	100.000%	450,000.00
08/01/2023	Serial Coupon	1.750%	1.750%	275,000.00	100.000%	275,000.00
08/01/2024	Serial Coupon	1.800%	1.800%	280,000.00	100.000%	280,000.00
08/01/2025	Serial Coupon	1.900%	1.900%	280,000.00	100.000%	280,000.00
08/01/2026	Serial Coupon	2.000%	2.000%	280,000.00	100.000%	280,000.00
08/01/2027	Serial Coupon	2.100%	2.100%	285,000.00	100.000%	285,000.00
Total	-	-	-	\$3,620,000.00	-	\$3,620,000.00

Bid Information

Par Amount of Bonds	\$3,620,000.00
Gross Production	\$3,620,000.00
Bid (100.000%)	3,620,000.00
Total Purchase Price	\$3,620,000.00
Bond Year Dollars	\$18,523.39
Average Life	5.117 Years
Average Coupon	1.7475733%
Net Interest Cost (NIC)	1.7475733%
True Interest Cost (TIC)	1.7414795%

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/31/2017	-	-	-	-	-
08/01/2017	-	-	9,619.79	9,619.79	-
09/30/2017	-	-	-	-	9,619.79
02/01/2018	-	-	28,386.25	28,386.25	-
08/01/2018	440,000.00	1.050%	28,386.25	468,386.25	-
09/30/2018	-	-	-	-	496,772.50
02/01/2019	-	-	26,076.25	26,076.25	-
08/01/2019	440,000.00	1.200%	26,076.25	466,076.25	-
09/30/2019	-	-	-	-	492,152.50
02/01/2020	-	-	23,436.25	23,436.25	-
08/01/2020	440,000.00	1.350%	23,436.25	463,436.25	-
09/30/2020	-	-	-	-	486,872.50
02/01/2021	-	-	20,466.25	20,466.25	-
08/01/2021	450,000.00	1.500%	20,466.25	470,466.25	-
09/30/2021	-	-	-	-	490,932.50
02/01/2022	-	-	17,091.25	17,091.25	-
08/01/2022	450,000.00	1.650%	17,091.25	467,091.25	-
09/30/2022	-	-	-	-	484,182.50
02/01/2023	-	-	13,378.75	13,378.75	-
08/01/2023	275,000.00	1.750%	13,378.75	288,378.75	-
09/30/2023	-	-	-	-	301,757.50
02/01/2024	-	-	10,972.50	10,972.50	-
08/01/2024	280,000.00	1.800%	10,972.50	290,972.50	-
09/30/2024	-	-	-	-	301,945.00
02/01/2025	-	-	8,452.50	8,452.50	-
08/01/2025	280,000.00	1.900%	8,452.50	288,452.50	-
09/30/2025	-	-	-	-	296,905.00
02/01/2026	-	-	5,792.50	5,792.50	-
08/01/2026	280,000.00	2.000%	5,792.50	285,792.50	-
09/30/2026	-	-	-	-	291,585.00
02/01/2027	-	-	2,992.50	2,992.50	-
08/01/2027	285,000.00	2.100%	2,992.50	287,992.50	-
09/30/2027	-	-	-	-	290,985.00
Total	\$3,620,000.00	-	\$323,709.79	\$3,943,709.79	-

Yield Statistics

Bond Year Dollars	\$18,523.39
Average Life	5.117 Years
Average Coupon	1.7475733%
Net Interest Cost (NIC)	1.7475733%
True Interest Cost (TIC)	1.7414795%
Bond Yield for Arbitrage Purposes	1.7414795%
All Inclusive Cost (AIC)	2.0716385%

IRS Form 8038

Net Interest Cost	1.7475733%
Weighted Average Maturity	5.117 Years

2017 GO Ref (5/1) FINAL | Issue Summary | 5/1/2017 | 2:23 PM

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Proof Of Bond Yield @ 1.7414795%

Date	Cashflow	PV Factor	Present Value	Cumulative PV
05/31/2017	-	1.0000000x	-	-
08/01/2017	9,619.79	0.9970662x	9,591.57	9,591.57
02/01/2018	28,386.25	0.9884593x	28,058.65	37,650.22
08/01/2018	468,386.25	0.9799267x	458,984.20	496,634.43
02/01/2019	26,076.25	0.9714678x	25,332.24	521,966.66
08/01/2019	466,076.25	0.9630818x	448,869.57	970,836.23
02/01/2020	23,436.25	0.9547683x	22,376.19	993,212.42
08/01/2020	463,436.25	0.9465265x	438,654.69	1,431,867.11
02/01/2021	20,466.25	0.9383559x	19,204.63	1,451,071.74
08/01/2021	470,466.25	0.9302558x	437,653.94	1,888,725.68
02/01/2022	17,091.25	0.9222256x	15,761.99	1,904,487.67
08/01/2022	467,091.25	0.9142647x	427,045.05	2,331,532.71
02/01/2023	13,378.75	0.9063726x	12,126.13	2,343,658.84
08/01/2023	288,378.75	0.8985485x	259,122.31	2,602,781.15
02/01/2024	10,972.50	0.8907921x	9,774.22	2,612,555.36
08/01/2024	290,972.50	0.8831025x	256,958.55	2,869,513.92
02/01/2025	8,452.50	0.8754794x	7,399.99	2,876,913.91
08/01/2025	288,452.50	0.8679220x	250,354.28	3,127,268.19
02/01/2026	5,792.50	0.8604299x	4,984.04	3,132,252.23
08/01/2026	285,792.50	0.8530025x	243,781.72	3,376,033.95
02/01/2027	2,992.50	0.8456392x	2,530.58	3,378,564.53
08/01/2027	287,992.50	0.8383394x	241,435.47	3,620,000.00
Total	\$3,943,709.79	-	\$3,620,000.00	-

Derivation Of Target Amount

Par Amount of Bonds	\$3,620,000.00
Original Issue Proceeds	\$3,620,000.00

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Derivation Of Form 8038 Yield Statistics

Maturity	Issuance Value	Coupon	Price	Issuance Price	Exponent	Bond Years
05/31/2017	-	-	-	-	-	-
08/01/2018	440,000.00	1.050%	100.000%	440,000.00	1.1694444x	514,555.56
08/01/2019	440,000.00	1.200%	100.000%	440,000.00	2.1694444x	954,555.56
08/01/2020	440,000.00	1.350%	100.000%	440,000.00	3.1694444x	1,394,555.56
08/01/2021	450,000.00	1.500%	100.000%	450,000.00	4.1694444x	1,876,250.00
08/01/2022	450,000.00	1.650%	100.000%	450,000.00	5.1694444x	2,326,250.00
08/01/2023	275,000.00	1.750%	100.000%	275,000.00	6.1694444x	1,696,597.22
08/01/2024	280,000.00	1.800%	100.000%	280,000.00	7.1694444x	2,007,444.44
08/01/2025	280,000.00	1.900%	100.000%	280,000.00	8.1694444x	2,287,444.44
08/01/2026	280,000.00	2.000%	100.000%	280,000.00	9.1694444x	2,567,444.44
08/01/2027	285,000.00	2.100%	100.000%	285,000.00	10.1694444x	2,898,291.67
Total	\$3,620,000.00	-	-	\$3,620,000.00	-	\$18,523,388.89

Description of Bonds

Final Maturity Date	8/01/2027
Issue price of entire issue	3,620,000.00
Stated Redemption at Maturity	3,620,000.00
Weighted Average Maturity = Bond Years/Issue Price	5.117 Years
Bond Yield for Arbitrage Purposes	1.7414795%

Uses of Proceeds of Issue

Proceeds used for accrued interest	-
Proceeds used for bond issuance costs (including underwriters' discount)	57,067.86
Proceeds used for credit enhancement	-
Proceeds allocated to reasonably required reserve or replacement fund	-

Description of Refunded Bonds

Proceeds used to currently refund prior issue	3,558,101.00
Proceeds used to advance refund prior issue	-
Remaining weighted average maturity of the bonds to be currently refunded	5.295 Years
Remaining weighted average maturity of the bonds to be advance refunded	-
Last date on which the refunded bonds will be called	8/01/2017

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Form 8038 Refunded Bonds

Date	Type of Bond	Coupon	FV Principal	Price	Issue Price
07 CO Utility					
08/01/2018	Serial Coupon	4.130%	150,000.00	100.000%	150,000.00
08/01/2019	Serial Coupon	4.130%	150,000.00	100.000%	150,000.00
08/01/2020	Serial Coupon	4.130%	150,000.00	100.000%	150,000.00
08/01/2021	Serial Coupon	4.130%	150,000.00	100.000%	150,000.00
08/01/2022	Serial Coupon	4.130%	150,000.00	100.000%	150,000.00
08/01/2023	Serial Coupon	4.130%	105,000.00	100.000%	105,000.00
08/01/2024	Serial Coupon	4.130%	110,000.00	100.000%	110,000.00
08/01/2025	Serial Coupon	4.130%	115,000.00	100.000%	115,000.00
08/01/2026	Serial Coupon	4.130%	120,000.00	100.000%	120,000.00
08/01/2027	Serial Coupon	4.130%	120,000.00	100.000%	120,000.00
Subtotal		-	\$1,320,000.00	-	\$1,320,000.00
-		-	-	-	-
07 CO General Fund					
08/01/2018	Serial Coupon	4.130%	115,000.00	100.000%	115,000.00
08/01/2019	Serial Coupon	4.130%	120,000.00	100.000%	120,000.00
08/01/2020	Serial Coupon	4.130%	125,000.00	100.000%	125,000.00
08/01/2021	Serial Coupon	4.130%	135,000.00	100.000%	135,000.00
08/01/2022	Serial Coupon	4.130%	150,000.00	100.000%	150,000.00
08/01/2023	Serial Coupon	4.130%	170,000.00	100.000%	170,000.00
08/01/2024	Serial Coupon	4.130%	175,000.00	100.000%	175,000.00
08/01/2025	Serial Coupon	4.130%	175,000.00	100.000%	175,000.00
08/01/2026	Serial Coupon	4.130%	180,000.00	100.000%	180,000.00
08/01/2027	Serial Coupon	4.130%	190,000.00	100.000%	190,000.00
Subtotal		-	\$1,535,000.00	-	\$1,535,000.00
-		-	-	-	-
07 CO Reinvest. Zone					
08/01/2018	Serial Coupon	4.130%	125,000.00	100.000%	125,000.00
08/01/2019	Serial Coupon	4.130%	130,000.00	100.000%	130,000.00
08/01/2020	Serial Coupon	4.130%	140,000.00	100.000%	140,000.00
08/01/2021	Serial Coupon	4.130%	145,000.00	100.000%	145,000.00
08/01/2022	Serial Coupon	4.130%	145,000.00	100.000%	145,000.00
Subtotal		-	\$685,000.00	-	\$685,000.00
Total		-	\$3,540,000.00	-	\$3,540,000.00

2017 GO Ref (5/1) FINAL | Issue Summary | 5/ 1/2017 | 2:23 PM

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City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Debt Service Comparison

Date	Total P+I	Existing D/S	Net New D/S	Old Net D/S	Savings
09/30/2017	9,619.79	239,852.75	244,641.40	257,953.75	13,312.35
09/30/2018	496,772.50	-	496,772.50	536,202.00	39,429.50
09/30/2019	492,152.50	-	492,152.50	530,095.00	37,942.50
09/30/2020	486,872.50	-	486,872.50	528,575.00	41,702.50
09/30/2021	490,932.50	-	490,932.50	526,435.50	35,503.00
09/30/2022	484,182.50	-	484,182.50	523,676.50	39,494.00
09/30/2023	301,757.50	-	301,757.50	335,298.00	33,540.50
09/30/2024	301,945.00	-	301,945.00	333,940.50	31,995.50
09/30/2025	296,905.00	-	296,905.00	327,170.00	30,265.00
09/30/2026	291,585.00	-	291,585.00	325,193.00	33,608.00
09/30/2027	290,985.00	-	290,985.00	322,803.00	31,818.00
Total	\$3,943,709.79	\$239,852.75	\$4,178,731.40	\$4,547,342.25	\$368,610.85

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings	383,597.44
Net PV Cashflow Savings @ 2.072%(AIC)	383,597.44
Transfers from Prior Issue Debt Service Fund	(55,000.00)
Contingency or Rounding Amount	4,831.14
Net Present Value Benefit	\$333,428.58
Net PV Benefit / \$3,540,000 Refunded Principal	9.419%

Refunding Bond Information

Refunding Dated Date	5/31/2017
Refunding Delivery Date	5/31/2017

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Current Refunding Escrow

Date	Principal	Rate	+Transfers	Receipts	Disbursements	Cash Balance
05/31/2017	3,558,101.00	-	55,000.00	3,613,101.00	-	3,613,101.00
08/01/2017	-	-	-	-	3,613,101.00	-
Total	\$3,558,101.00	-	\$55,000.00	\$3,613,101.00	\$3,613,101.00	-

Investment Parameters

Investment Model [PV, GIC, or Securities]	PV Discount
Default investment yield target	Unrestricted
Cost of Investments Purchased with Fund Transfers	55,000.00
Cost of Investments Purchased with Bond Proceeds	3,558,101.00
Total Cost of Investments	\$3,613,101.00
Target Cost of Investments at bond yield	\$3,547,662.40
Yield to Receipt	-
Yield for Arbitrage Purposes	1.7414795%

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Summary Of Bonds Refunded

Issue	Purpose	Maturity	Type	of Bond	Coupon	Maturity Value	Call Date	Call Price
Dated 9/13/2007 Delivered 9/13/2007								
07 CO	Utility	08/01/2018	Serial	Coupon	4.130%	150,000	08/01/2017	100.000%
07 CO	Utility	08/01/2019	Serial	Coupon	4.130%	150,000	08/01/2017	100.000%
07 CO	Utility	08/01/2020	Serial	Coupon	4.130%	150,000	08/01/2017	100.000%
07 CO	Utility	08/01/2021	Serial	Coupon	4.130%	150,000	08/01/2017	100.000%
07 CO	Utility	08/01/2022	Serial	Coupon	4.130%	150,000	08/01/2017	100.000%
07 CO	Utility	08/01/2023	Serial	Coupon	4.130%	105,000	08/01/2017	100.000%
07 CO	Utility	08/01/2024	Serial	Coupon	4.130%	110,000	08/01/2017	100.000%
07 CO	Utility	08/01/2025	Serial	Coupon	4.130%	115,000	08/01/2017	100.000%
07 CO	Utility	08/01/2026	Serial	Coupon	4.130%	120,000	08/01/2017	100.000%
07 CO	Utility	08/01/2027	Serial	Coupon	4.130%	120,000	08/01/2017	100.000%
Subtotal		-			-	\$1,320,000	-	-
		-			-	-	-	-
Dated 9/13/2007 Delivered 9/13/2007								
07 CO	General Fund	08/01/2018	Serial	Coupon	4.130%	115,000	08/01/2017	100.000%
07 CO	General Fund	08/01/2019	Serial	Coupon	4.130%	120,000	08/01/2017	100.000%
07 CO	General Fund	08/01/2020	Serial	Coupon	4.130%	125,000	08/01/2017	100.000%
07 CO	General Fund	08/01/2021	Serial	Coupon	4.130%	135,000	08/01/2017	100.000%
07 CO	General Fund	08/01/2022	Serial	Coupon	4.130%	150,000	08/01/2017	100.000%
07 CO	General Fund	08/01/2023	Serial	Coupon	4.130%	170,000	08/01/2017	100.000%
07 CO	General Fund	08/01/2024	Serial	Coupon	4.130%	175,000	08/01/2017	100.000%
07 CO	General Fund	08/01/2025	Serial	Coupon	4.130%	175,000	08/01/2017	100.000%
07 CO	General Fund	08/01/2026	Serial	Coupon	4.130%	180,000	08/01/2017	100.000%
07 CO	General Fund	08/01/2027	Serial	Coupon	4.130%	190,000	08/01/2017	100.000%
Subtotal		-			-	\$1,535,000	-	-
		-			-	-	-	-
Dated 9/13/2007 Delivered 9/13/2007								
07 CO	Reinvest. Zone	08/01/2018	Serial	Coupon	4.130%	125,000	08/01/2017	100.000%
07 CO	Reinvest. Zone	08/01/2019	Serial	Coupon	4.130%	130,000	08/01/2017	100.000%
07 CO	Reinvest. Zone	08/01/2020	Serial	Coupon	4.130%	140,000	08/01/2017	100.000%
07 CO	Reinvest. Zone	08/01/2021	Serial	Coupon	4.130%	145,000	08/01/2017	100.000%
07 CO	Reinvest. Zone	08/01/2022	Serial	Coupon	4.130%	145,000	08/01/2017	100.000%
Subtotal		-			-	\$685,000	-	-
Total		-			-	\$3,540,000	-	-

FINAL

City of Belton, Texas

\$5,365,000 Combination Tax & Limited Revenue Certificates of Obligation, Series 2007

Debt Service To Maturity And To Call

Date	Refunded Bonds	Interest to Call	D/S To Call	Principal	Interest	Refunded D/S
05/31/2017	-	-	-	-	-	-
08/01/2017	3,540,000.00	73,101.00	3,613,101.00	-	73,101.00	73,101.00
02/01/2018	-	-	-	-	73,101.00	73,101.00
08/01/2018	-	-	-	390,000.00	73,101.00	463,101.00
02/01/2019	-	-	-	-	65,047.50	65,047.50
08/01/2019	-	-	-	400,000.00	65,047.50	465,047.50
02/01/2020	-	-	-	-	56,787.50	56,787.50
08/01/2020	-	-	-	415,000.00	56,787.50	471,787.50
02/01/2021	-	-	-	-	48,217.75	48,217.75
08/01/2021	-	-	-	430,000.00	48,217.75	478,217.75
02/01/2022	-	-	-	-	39,338.25	39,338.25
08/01/2022	-	-	-	445,000.00	39,338.25	484,338.25
02/01/2023	-	-	-	-	30,149.00	30,149.00
08/01/2023	-	-	-	275,000.00	30,149.00	305,149.00
02/01/2024	-	-	-	-	24,470.25	24,470.25
08/01/2024	-	-	-	285,000.00	24,470.25	309,470.25
02/01/2025	-	-	-	-	18,585.00	18,585.00
08/01/2025	-	-	-	290,000.00	18,585.00	308,585.00
02/01/2026	-	-	-	-	12,596.50	12,596.50
08/01/2026	-	-	-	300,000.00	12,596.50	312,596.50
02/01/2027	-	-	-	-	6,401.50	6,401.50
08/01/2027	-	-	-	310,000.00	6,401.50	316,401.50
Total	\$3,540,000.00	\$73,101.00	\$3,613,101.00	\$3,540,000.00	\$822,489.50	\$4,362,489.50

Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	5/31/2017
Average Life	5.295 Years
Average Coupon	4.1300000%
Weighted Average Maturity (Par Basis)	5.295 Years
Weighted Average Maturity (Original Price Basis)	5.295 Years

Refunding Bond Information

Refunding Dated Date	5/31/2017
Refunding Delivery Date	5/31/2017

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Utility Portion

Debt Service Comparison

Date	Total P+I	Existing D/S	Net New D/S	Old Net D/S	Savings
09/30/2017	3,593.92	10,206.50	12,340.64	17,464.50	5,123.86
09/30/2018	191,210.00	-	191,210.00	204,516.00	13,306.00
09/30/2019	184,425.00	-	184,425.00	198,321.00	13,896.00
09/30/2020	177,445.00	-	177,445.00	192,126.00	14,681.00
09/30/2021	175,285.00	-	175,285.00	185,931.00	10,646.00
09/30/2022	167,885.00	-	167,885.00	179,736.00	11,851.00
09/30/2023	115,327.50	-	115,327.50	128,541.00	13,213.50
09/30/2024	113,490.00	-	113,490.00	129,204.50	15,714.50
09/30/2025	116,600.00	-	116,600.00	129,661.50	13,061.50
09/30/2026	114,510.00	-	114,510.00	129,912.00	15,402.00
09/30/2027	112,310.00	-	112,310.00	124,956.00	12,646.00
Total	\$1,472,081.42	\$10,206.50	\$1,480,828.14	\$1,620,369.50	\$139,541.36

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings	144,025.13
Net PV Cashflow Savings @ 2.076%(AIC)	144,025.13
Transfers from Prior Issue Debt Service Fund	(20,000.00)
Contingency or Rounding Amount	1,459.78
Net Present Value Benefit	\$125,484.91
Net PV Benefit / \$1,320,000 Refunded Principal	9.506%

Refunding Bond Information

Refunding Dated Date	5/31/2017
Refunding Delivery Date	5/31/2017

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

General Fund Portion

Debt Service Comparison

Date	Total P+I	Existing D/S	Net New D/S	Old Net D/S	Savings
09/30/2017	4,409.37	107,168.25	112,946.97	113,866.00	919.03
09/30/2018	161,022.50	-	161,022.50	178,395.50	17,373.00
09/30/2019	159,605.00	-	159,605.00	178,646.00	19,041.00
09/30/2020	157,985.00	-	157,985.00	178,690.00	20,705.00
09/30/2021	166,162.50	-	166,162.50	183,527.50	17,365.00
09/30/2022	173,987.50	-	173,987.50	192,952.00	18,964.50
09/30/2023	186,430.00	-	186,430.00	206,757.00	20,327.00
09/30/2024	188,455.00	-	188,455.00	204,736.00	16,281.00
09/30/2025	180,305.00	-	180,305.00	197,508.50	17,203.50
09/30/2026	177,075.00	-	177,075.00	195,281.00	18,206.00
09/30/2027	178,675.00	-	178,675.00	197,847.00	19,172.00
Total	\$1,734,111.87	\$107,168.25	\$1,842,649.47	\$2,028,206.50	\$185,557.03

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings	192,648.58
Net PV Cashflow Savings @ 2.096%(AIC)	192,648.58
Transfers from Prior Issue Debt Service Fund	(25,000.00)
Contingency or Rounding Amount	(1,369.35)
Net Present Value Benefit	\$166,279.23
Net PV Benefit / \$1,535,000 Refunded Principal	10.833%

Refunding Bond Information

Refunding Dated Date	5/31/2017
Refunding Delivery Date	5/31/2017

FINAL

City of Belton, Texas

\$3,620,000 General Obligation Refunding Bonds, Series 2017

Classic Bank Bid

Reinvestment Zone Portion

Debt Service Comparison

Date	Total P+I	Existing D/S	Net New D/S	Old Net D/S	Savings
09/30/2017	1,616.50	122,478.00	119,353.79	126,623.25	7,269.46
09/30/2018	144,540.00	-	144,540.00	153,290.50	8,750.50
09/30/2019	148,122.50	-	148,122.50	153,128.00	5,005.50
09/30/2020	151,442.50	-	151,442.50	157,759.00	6,316.50
09/30/2021	149,485.00	-	149,485.00	156,977.00	7,492.00
09/30/2022	142,310.00	-	142,310.00	150,988.50	8,678.50
Total	\$737,516.50	\$122,478.00	\$855,253.79	\$898,766.25	\$43,512.46

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings	46,793.44
Net PV Cashflow Savings @ 1.959%(AIC)	46,793.44
Transfers from Prior Issue Debt Service Fund	(10,000.00)
Contingency or Rounding Amount	4,740.71
Net Present Value Benefit	\$41,534.15
Net PV Benefit / \$685,000 Refunded Principal	6.063%

Refunding Bond Information

Refunding Dated Date	5/31/2017
Refunding Delivery Date	5/31/2017

Staff Report – City Council Agenda Item



Date: August 22, 2017
Case No.: Z-17-10
Request: SF-2 to SF-3
Applicant: All County Surveying

Agenda Item #10A

Hold a public hearing and consider a zoning change from Single Family-2 to Single Family-3 Zoning District for the construction of a single family home at 407 and 410 West 3rd Avenue, located on the northeast corner of West 3rd Avenue and North Smith Street.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant is proposing a zone change to allow for the construction of a new single family home. To the north is the Harris Community Center; and to the east, south, and west are single family homes zoned Single Family-2.

Current Zoning

Single Family-2

Proposed Zoning

Single Family-3

Design Standards Type Area: 8

Recommended Type Area: 8

This property is in the identified Type Area 8 in the Design Standards. If approved, a Single Family-3 District use would be required to comply with all the Design Standards for Type Area 8.

Land Use Table/Allowable Uses

The Single Family-3 Zoning District allows the following land uses, and would accommodate this request:

- Single-family detached dwellings and accessory buildings
- Greenhouses and gardens
- Family Home

Project Analysis and Discussion

This property is located north side of West 3rd Avenue amongst single family homes. The applicant is proposing this zone change to Single Family-3 to construct a new single family home in accordance with the Future Land Use Plan identifies this area as medium density residential/mixed use.

Currently, this property is zoned Single Family-2, and a zoning change to Single Family-3 is required to allow for the construction of a new single family home on a slightly smaller lot than required in the SF-2 Zoning District. The applicant is platting this property into two lots in conjunction with the zoning change request. This property is shown as two separate properties with two separate addresses and two Bell County Tax Appraisal District property identification numbers. There is an existing single family home at 407 West 3rd Avenue and the applicant would like to construct a new single family home at 410 West 3rd Avenue. When the applicant submitted the re-plat for review, staff stated that the proposed lots do not meet the minimum area requirements for the SF-2 Zoning District. The SF-3 Zoning District requires a minimum lot size of 5,000 square feet, minimum lot width of 50 feet, and a minimum lot depth of 90 feet. The proposed lot sizes comply with the Single Family-3 Zoning District area requirements in all respects. A zoning change SF-3 is needed to re-plat this property into two lots.

This area contains properties zoned Single Family-2; however, several lots do not meet the minimum SF-2 District area requirements. This is an established neighborhood with various lot sizes, similar in size to 407 and 410 West 3rd Avenue. After careful review of the City's Design Standards and the applicability of this use among surrounding properties, this requested zone change appears to be reasonable in this location.

Recommendation

Recommend approval of a Single Family-3 Zoning District with development regulated under the Design Standards for Type Area 8 standards as follows:

1. The use of this property must conform to the Single Family-3 Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 7 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards discussed above
 - b. Building Design Standards
 - c. Landscape Design Standards
3. Sign standards shall conform to Ordinance 2008-11

Attachments:

Zoning application
Property Location Map
Zoning map
Aerial photo
Map with zoning notice boundary (200')
Zoning notice to owners
Excerpt from P&Z Minutes
Ordinance

City of Belton
Request for a Zoning Change

To the City Council and the
Planning & Zoning Commission

Fee: \$250.00

Date Received: 07-25 Date Due: 07-31 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: CURTIS WATTS Phone Number: 512-688-5485
Mailing Address: 1102 S. AUSTIN AVENUE City: GEORGETOWN State: TX
Email Address: curtis@allcountysurveying.com

Owners Name: SYLVIA AND PAUL CHAVEZ Phone Number: 254-831-3881
Mailing Address: 410 W 3RD AVENUE City: _____ State: _____
Email Address: NONE

Applicant's Interest in Property:

Legal Description of Property: 0.311 ACRE, BEING ALL OF THE SOUTH 100 FEET OF THE WEST 50 FEET OF LOT 1, BLOCK 7, W.V. MCFARLAND ADDITION, AND THE SOUTH 90 FEET OF THE EAST 95 FEET OF LOT 1, BLOCK 7, SAID W.V. MCFARLAND ADDITION *IN THE MATILDA CONNEL SURVEY, AS

Is this property being simultaneously platted? YES

Street Address: 410 WEST 3RD AVENUE

Zoning Change From SF-2 to SF-3

Signature of Applicant: _____ Date: _____

Signature of Owner (if not applicant): _____ Date: 07/25/15

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 or irregular tracts or acreage, a drawing of the property must be submitted.

* Paul Chavez
PAUL CHAVEZ

* Sylvia Chavez
SYLVIA CHAVEZ

Zoning Case # Z-17-10 Location

ZONING CHANGE:
Single Family-2
to
Single Family-3

LEGAL DESCRIPTION:
MCFARLAND ESTATES
BLOCK 007
LOT PT 1

PROPERTY OWNER:
CHAVEZ, PAUL URENDA

ADDRESS/LOCATION:
407 & 410 W 3RD AVE

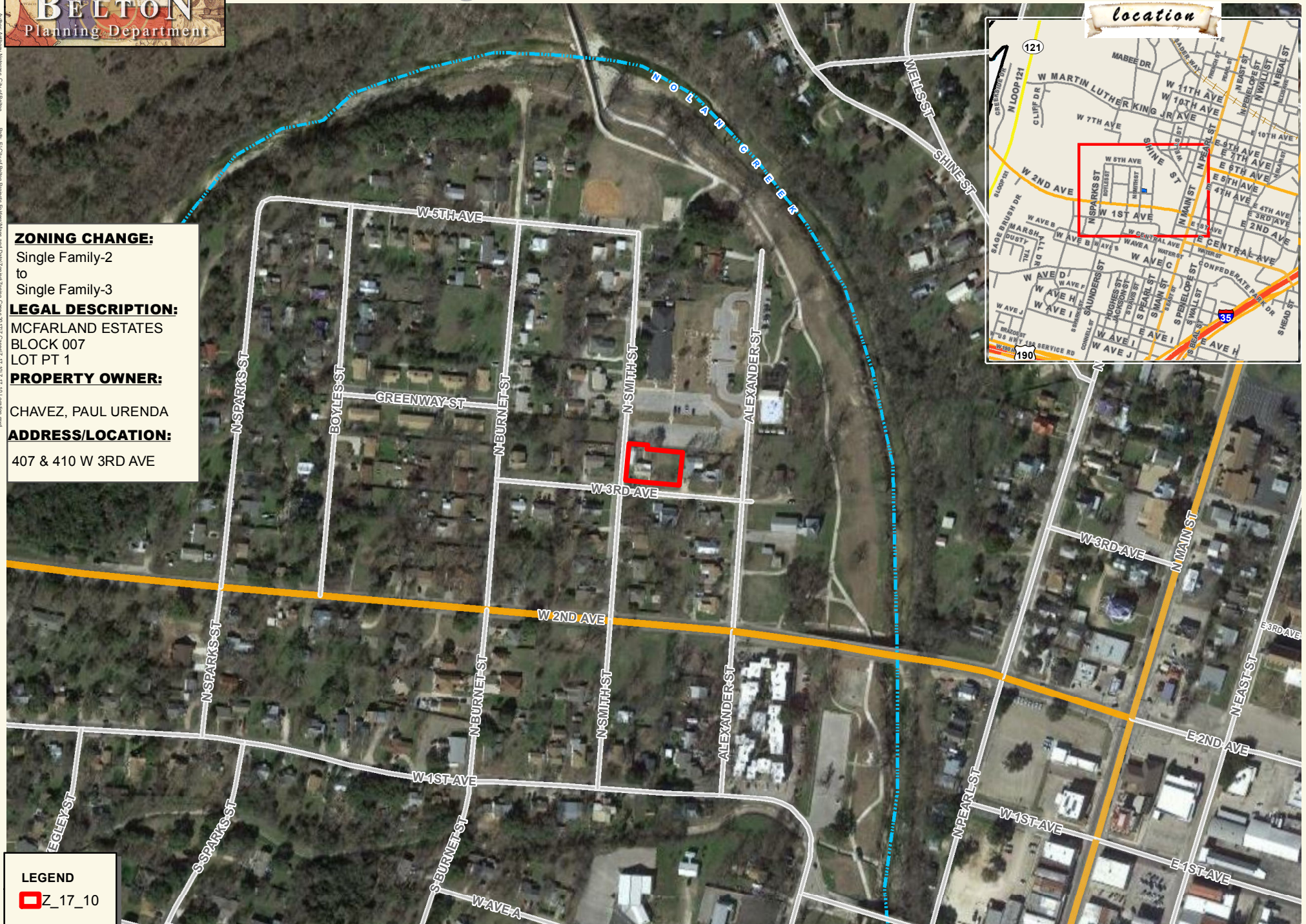
LEGEND
Z_17_10

Map Date: 7/31/2017 Aerial Imagery Date: 2015

0 130 260 520 Feet



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.



Zoning Case # Z-17-10 Zoning

ZONING CHANGE:

Single Family-2
to
Single Family-3

LEGAL DESCRIPTION:

MCFARLAND ESTATES
BLOCK 007
LOT PT 1

PROPERTY OWNER:

CHAVEZ, PAUL URENDA

ADDRESS/LOCATION:

407 & 410 W 3RD AVE

Legend

- 
- City Limits**
Z_17_10
Current_Zoning
- Agricultural
 - Central Business District
 - Commercial-2
 - Conservation Revitalization Overlay
 - Light Industrial
 - Multi Family
 - Neighborhood Service
 - Office-1
 - Office-2
 - Planned Development
 - Redevelopment District
 - Retail
 - Single Family-1
 - Single Family-2
 - Single Family-3
 - Specific Use Permit
 - Two Family
 - University Campus-1

Map Date: 7/31/2017

0 235 470 940 Feet



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Zoning Case # Z-17-10 Aerial

ZONING CHANGE:

Single Family-2
to
Single Family-3

LEGAL DESCRIPTION:

MCFARLAND ESTATES
BLOCK 007
LOT PT 1


PROPERTY OWNER:

CHAVEZ, PAUL URENDA

ADDRESS/LOCATION:

407 & 410 W 3RD AVE

LEGEND

 Z_17_10



Zoning Case # Z-17-10

ZONING CHANGE:

Single Family-2
to
Single Family-3

LEGAL DESCRIPTION:

MCFARLAND ESTATES
BLOCK 007
LOT PT 1

PROPERTY OWNER:

CHAVEZ, PAUL URENDA

ADDRESS/LOCATION:

407 & 410 W 3RD AVE

Legend

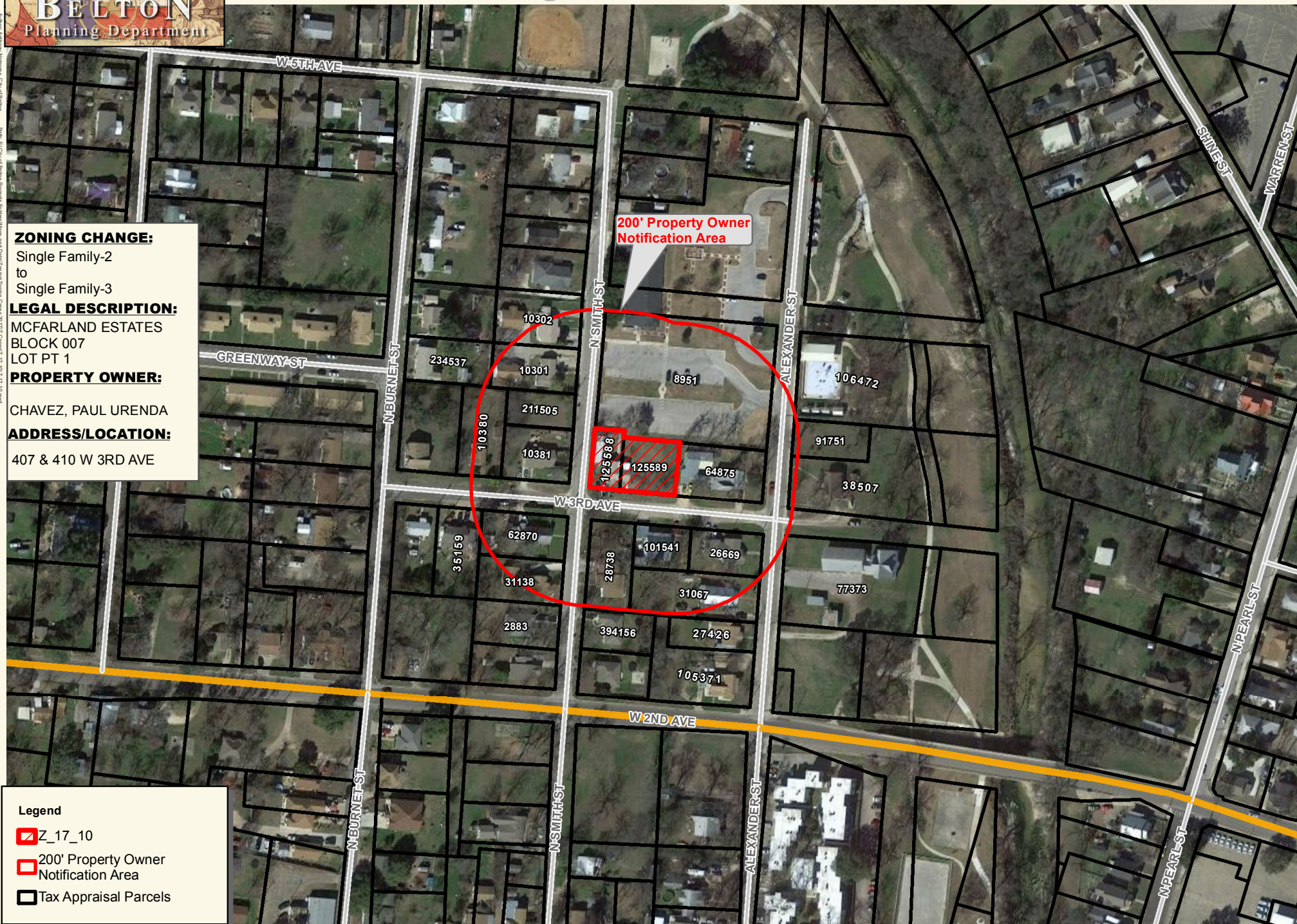
- Z_17_10
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

Map Date: 7/31/2017 Aerial Imagery Date: 2015

0 80 160 320 Feet



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.



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: ALL COUNTY SURVEYING INC.,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 407 AND 410 WEST 3RD AVENUE,
FROM A(N) SINGLE FAMILY-2 ZONING DISTRICT,
TO A(N) Single Family-3 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, August 15, 2017**, 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, August 22, 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**

2883	8951	10301
KELLEY, CASSIE NICOLE	CITY OF BELTON	BLACK, DOROTHY LOUISE
207 SMITH ST	PO BOX 120	3802 TRAILWOOD DRIVE
BELTON, TX 76513-2941	BELTON, TX 76513-0120	TEMPLE, TX 76502
10302	10380	10381
BLACK, DOROTHY LOUISE	MORALES, KARINA	MORALES, KARINA
3802 TRAILWOOD DRIVE	501 W 3RD AVE	501 W 3RD AVE
TEMPLE, TX 76502	BELTON, TX 76513	BELTON, TX 76513
26669	27426	28738
RUIZ, SUSIE ETVIR MAURICIO ROMERO	DANIELS, LOWELL E	DEMERSON, ELBERT
408 W 3RD AVE	205 N ALEXANDER ST	210 SMITH ST
BELTON, TX 76513-2950	BELTON, TX 76513-2961	BELTON, TX 76513-2942
31067	31138	35159
MUNOZ, ANA ALICIA RUIZ	DEMERSON, ELBERT E ETUX CONNIE M	RUIZ, MAURICIO JR
217 N ALEXANDER ST	210 SMITH ST	408 W 3RD
BELTON, TX 76513-2961	BELTON, TX 76513-2942	BELTON, TX 76513
38507	62870	64875
FULLER, MARY FRANCES	KACIR, DAN J & KENNETH D MCCOY	RUIZ, MAURICIO R & ERASMO RUIZ
300 W 3RD AVE	1304 N 1ST ST	223 N ALEXANDER ST
BELTON, TX 76513-2972	TEMPLE, TX 76501-2049	BELTON, TX 76513-2961
77373	91751	101541
MT ZION UNITED METHODIST	BETTER BELTON FOUNDATION INC	RUIZ, MAURICIO R ANS SUSIE
218 N ALEXANDER ST	202 E BARTON AVE	223 N ALEXANDER ST
BELTON, TX 76513-2962	TEMPLE, TX 76501	BELTON, TX 76513-2961
105371	106472	125588
MENA, MARIA	CITY OF BELTON	CHAVEZ, PAUL URENDA
405 SAUNDERS ST	PO BOX 120	410 W 3RD AVE
BELTON, TX 76513	BELTON, TX 76513-0120	BELTON, TX 76513-2949
125589	211505	234537
CHAVEZ, SYLVIA	AGUAYO, JOSE ALFONSO	PHILLIPS FAMILY TRUST
410 W 3RD AVE	140 CIRCLE DR	3802 TRAILWOOD DR
BELTON, TX 76513-2949	BELTON, TX 76513	TEMPLE, TX 76502
394156		
MERCADO, TANYA M		
202 SMITH ST		
BELTON, TX 76513-2942		

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 15, 2017

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: Chair Brett Baggerly, Rae Schmuck, Dave Covington, Joel Berryman, Ben Pamplin, Michael Pressley, Lewis Simms and David Fuller. The following member was absent: David Jarratt. The following staff members were present: Director of Planning, Erin Smith, Planning Clerk, Laura Livingston and Assistant City Manager and Police Chief, Gene Ellis.

4. Consider the following requests:

- a. Z-17-10 Hold a public hearing and consider a zoning change from Single Family-2 to Single Family-3 Zoning District for the construction of a single family home at 407 and 410 West 3rd Avenue, located on the northeast corner of West 3rd Avenue and North Smith Street.**
- b. P-17-14 Hold a public hearing and consider a replat for Sylvia's Addition, a 0.311 acre tract of land, located on the northeast corner of North Smith Street and West 3rd Avenue.**

Ms. Smith presented the staff reports.

Chair Baggerly opened the public hearing for Z-17-10, with no one requesting to speak he closed the public hearing.

Mr. Berryman made the motion to approve Z-17-10. Mr. Pamplin seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

Chair Baggerly opened the public hearing for P-17-14, with no one requesting to speak he closed the public hearing.

Mr. Pamplin made the motion to approve P-17-14. Mr. Covington seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

ORDINANCE NO. 2017-20

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-2 TO SINGLE FAMILY-3 ZONING DISTRICT ON A 0.311 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 8 DESIGN STANDARDS.

WHEREAS, Paul and Sylvia Chavez, owners of the following described property has 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 15th day of August, 2017, at 5:30 p.m. for hearing and adoption, said district being described as follows:

407 and 410 West 3rd Avenue, 0.311 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 22nd day of August, 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 Single Family-2 Zoning District to Single Family-3 Zoning District, in accordance with Section 12 – Single Family-3 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 use of this property must conform to the Single Family-3 Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 7 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards discussed above
 - b. Building Design Standards
 - c. Landscape Design Standards

3. Sign standards shall conform to Ordinance 2008-11

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 22nd day of August, 2017, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 22nd day of August, 2017

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Staff Report – City Council Agenda Item



Date: August 22, 2017
Case No.: P-17-14
Request: Replat
Applicant: All County Surveying

Agenda Item #10B

Hold a public hearing and consider a replat for Sylvia's Addition, a 0.311 acre tract of land, located on the northeast corner of North Smith Street and West 3rd Avenue.

Originating Department: Planning – Erin Smith, Director of Planning

Case Summary

This is a 2-lot subdivision with an existing single family home on Lot 1A and Lot 1B is currently vacant.

Project Analysis and Discussion

This is a 2-lot subdivision plat proposed as Sylvia's Addition. This property is currently a portion of Block 7, Lot 1 of the McFarland Addition and the applicant is proposing to replat this 0.311 acre property into two separate lots. This property is currently zoned Single Family-2 Zoning District and the applicant has submitted a zoning change request to Single Family-3 Zoning District in conjunction with this plat request. The applicant is proposing to replat this property to allow for an additional single family home. There is an existing single family home on Lot 1A and the applicant would like to construct a new single family home Lot 1B. The Public Works Department has confirmed that the additional lot can be served by existing water and sewer lines.

When the applicant submitted the replat for review, staff stated that the proposed lots do not meet the minimum area requirements for the SF-2 Zoning District. The SF-2 Zoning District requires a minimum lot size of 7,500 square feet, minimum lot width of 60 feet, and a minimum lot depth of 100 feet. Lot 1A is 6,621 square feet in area, 64 feet in width, 100 feet in depth along the western lot line, and 90 feet in depth along the eastern property line. Lot 1B is 6,926 square feet in area, 80 feet in width, and 90 feet in depth. The SF-3 Zoning District requires a minimum lot size of 5,000 square feet, minimum lot width of 50 feet, and a minimum lot depth of 90 feet. The proposed lot sizes comply with the SF-3 Zoning District area requirements. The SF-3 Zoning District requires a minimum front yard setback of 25 feet, minimum interior side yard setback of 6 feet; minimum street side yard setback of 15 feet, and minimum rear yard setback of 20 feet. The applicant has submitted a survey that identifies the main building and accessory building locations. The main structure extends slightly into the front yard setback and the accessory building is located within the 15 feet street side yard setback; however, these structures do not appear to cause any visibility issues for the neighborhood. The main

structure has a similar setback to surrounding residences and the accessory building is setback a suitable distance from the street intersection. These minor setback encroachments are existing and this replat does not propose any new lot lines that do not comply with the minimum SF-3 District requirements.

North Smith Street contains 40 feet of right-of-way with an approximate 28 feet pavement width and curb and gutter. The existing North Smith Street right-of-way and street pavement width appear to be sufficient and function well for this residential area. West 3rd Avenue contains 50 feet of right-of-way with an approximate 20 feet pavement width without curb and gutter. According to the Subdivision Ordinance, the developer is required to contribute into escrow half the total cost of paving (up to 18.5 feet) and install curb and gutter, for the portion of West 3rd Avenue adjacent to this subdivision. The applicant submitted a variance letter requesting to waive the perimeter street improvement requirements. It is staff's judgment that one additional single family home will not generate an increase in traffic on West 3rd Avenue; therefore, staff recommends waiving the perimeter street requirement for this two-lot residential subdivision. Since this is a proposal for one additional residential lot, this variance request seems reasonable.

According to the Subdivision Ordinance, any residential subdivision within the City of Belton, or within the City's extraterritorial jurisdiction, is required to set aside and dedicate to the public sufficient and suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland. These requirements may be satisfied through parkland dedication or payment of fees-in-lieu of required parkland or a combination of the two. This subdivision requires parkland dedication of 0.01 acres or \$200 parkland fee for the additional lot. Since this property currently has two separate addresses and Bell County Tax Appraisal District property identification numbers, this change is an improvement to the area by creating legal lots. Due to these factors, staff recommends a variance to parkland dedication or fee-in-lieu requirements.

We have reviewed the replat and find it acceptable.

Recommendation

Recommend approval of the replat for Sylvia's Addition, a 0.311 acre tract of land, located on the northeast corner of North Smith Street and West 3rd Avenue, subject to:

1. South Burnet Street perimeter street improvements variance. (Recommended)
2. Parkland dedication or fee-in-lieu requirements. (Recommended)

Attachments

Final Plat Application
Final Plat
Property Location Map
Perimeter Street Improvement Variance Request
Excerpt from P&Z Minutes

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☐ Preliminary Subdivision
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☒ Replat
- ☐ ETJ
- ☒ City Limits

Fees due \$ 256

CK# 19804

Date Received: 10-20 Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: CURTIS WATTS Phone: 512-970-9122

Mailing Address: 1102 S. AUSTIN AVE. SUITE 100

Email Address: Curtis@allcountysurveying.com

Owner: Paul Urenda Chavez
Sylvia Chavez Phone: (254) 831-3081

Mailing Address: Paul (410 W 3rd Ave) Sylvia (407 W 3rd Ave)

Email Address: _____

Current Description of Property: PORTIONS OF LOT 1, BLOCK 7
OF THE W.V. McFARLAND ADDITION
Lot: 1 Block: 7 Subdivision: "

Acres: 0.311 Survey: Matilda Connel

Abstract #: 6 Street Address: 407 / 410 W. 3rd Ave, Belton

Frontage in Feet: 145' Depth in Feet: 90 - 100

Does Zoning comply with proposed use? YES Current Zoning: SF-2

Name of proposed subdivision: SYLVIA'S ADDITION

Number of Lots: 2 Fee: \$ _____

Signature of Applicant: C.W. Watts Date: 5/25/17

Signature of Owner: Sylvia Chavez Date: 6/15/17

X Paul Chavez

STATE OF TEXAS
COUNTY OF BELL

ME, PAUL URENDA CHAVEZ BEING THE OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, DESIGNATED AS THE SOUTH 100 FEET OF THE WEST FIFTY FEET OF LOT 1, BLOCK 7 OF THE W.Y. MCFARLAND ADDITION, A SUBDIVISION OF RECORD IN VOLUME 25, PAGE 416 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, CONVEYED TO ME BY DEED DATED JUNE 1, 2001, RECORDED IN DOCUMENT NO. 2008-00038812 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND SYLVIA CHAVEZ, BEING THE OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT, DESIGNATED AS THE SOUTH 90 FEET OF THE EAST 45 FEET OF LOT 1, BLOCK 7 OF THE W.Y. MCFARLAND ADDITION, CONVEYED TO ME IN A DEED DATED JUNE 4TH, 2004, RECORDED IN DOCUMENT #2004-00022554 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, IN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

TO THE BEST OF MY KNOWLEDGE, THE ABOVE MENTIONED PROPERTY MEETS PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

PAUL URENDA CHAVEZ

SYLVIA CHAVEZ

STATE OF TEXAS

COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY PAUL URENDA CHAVEZ.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY SYLVIA CHAVEZ.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SYLVIA'S ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON

WITNESS MY HAND THIS ____ DAY OF _____, 2017.

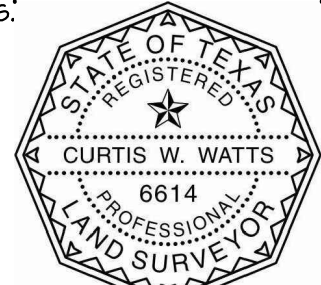
CITY CLERK

SAID SUBDIVISION LIES WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2017.

CITY CLERK

I, CURTIS W. MATTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

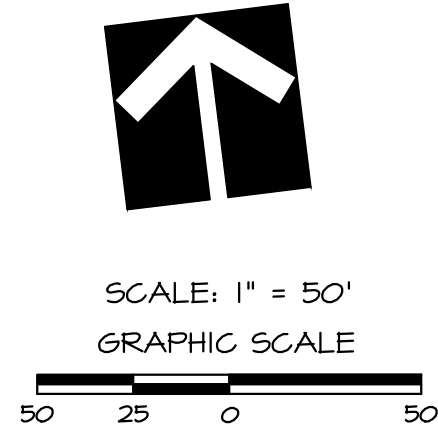


CURTIS W. MATTS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6614

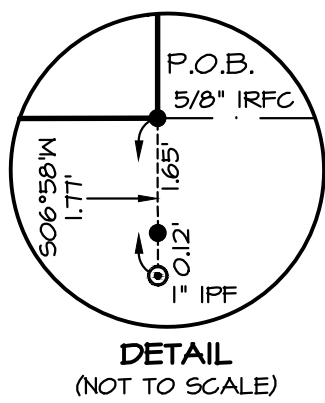
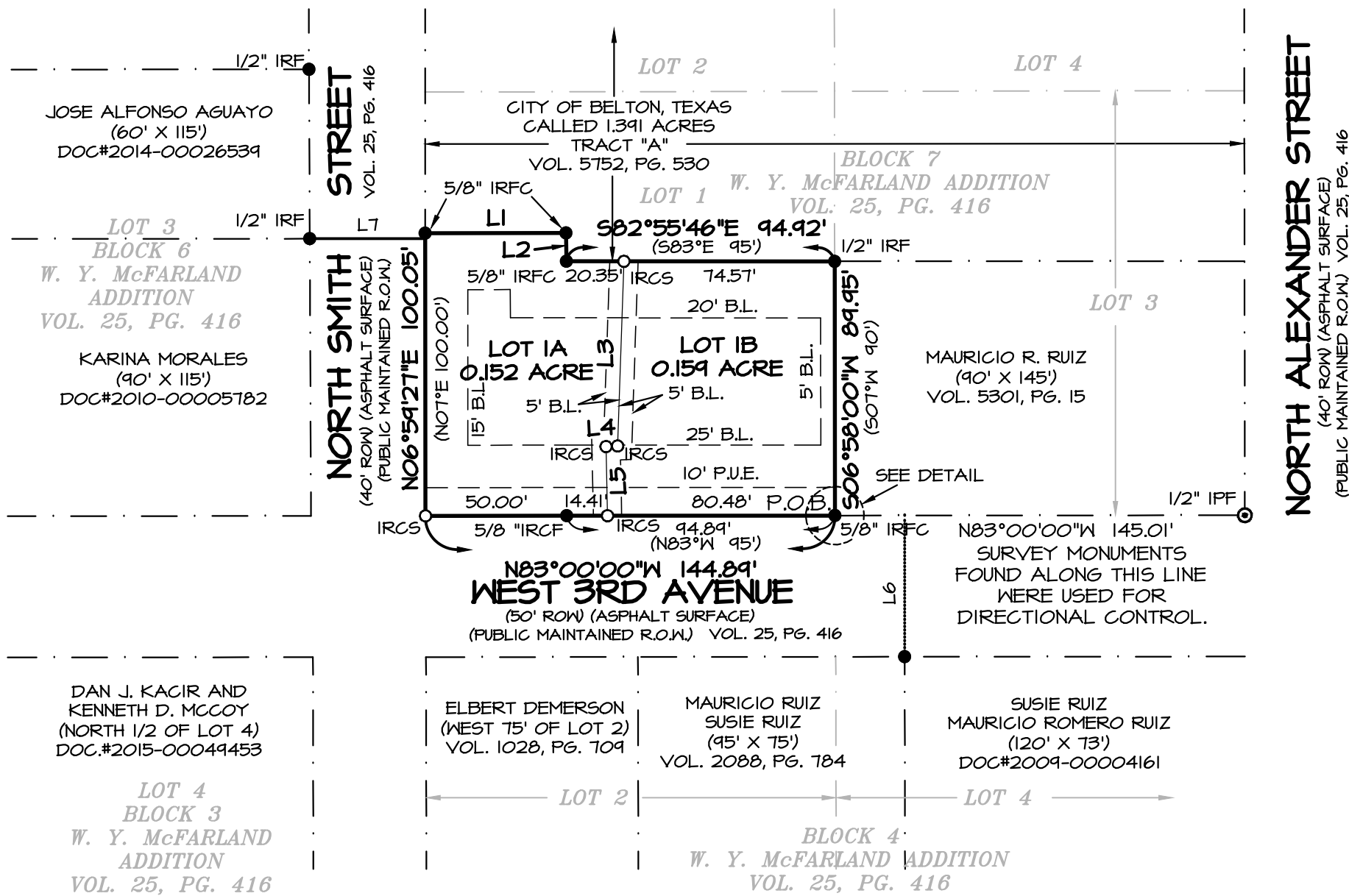
DATE OF SURVEY: MAY 10, 2017

FINAL PLAT OF SYLVIA'S ADDITION BEING A REPLAT OF PORTIONS OF LOT 1, BLOCK 7 OF THE W.Y. MCFARLAND ADDITION, SUBDIVISION WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS

BEING PART OF THE MATILDA CONNEL SURVEY, ABSTRACT NO. 6, BELL COUNTY,
TEXAS, AND BEING A PLAT OF 0.311 ACRE OF LAND.



LEGEND	
● IRF	IRON ROD FOUND (SIZE NOTED)
● IRGF	5/8" IRON ROD WITH "ACS" CAP FOUND
○ IRCS	5/8" IRON ROD WITH "ACS" CAP SET
⊙ IFF	IRON PIPE FOUND (SIZE NOTED)
P.O.B.	POINT-OF-BEGINNING
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION

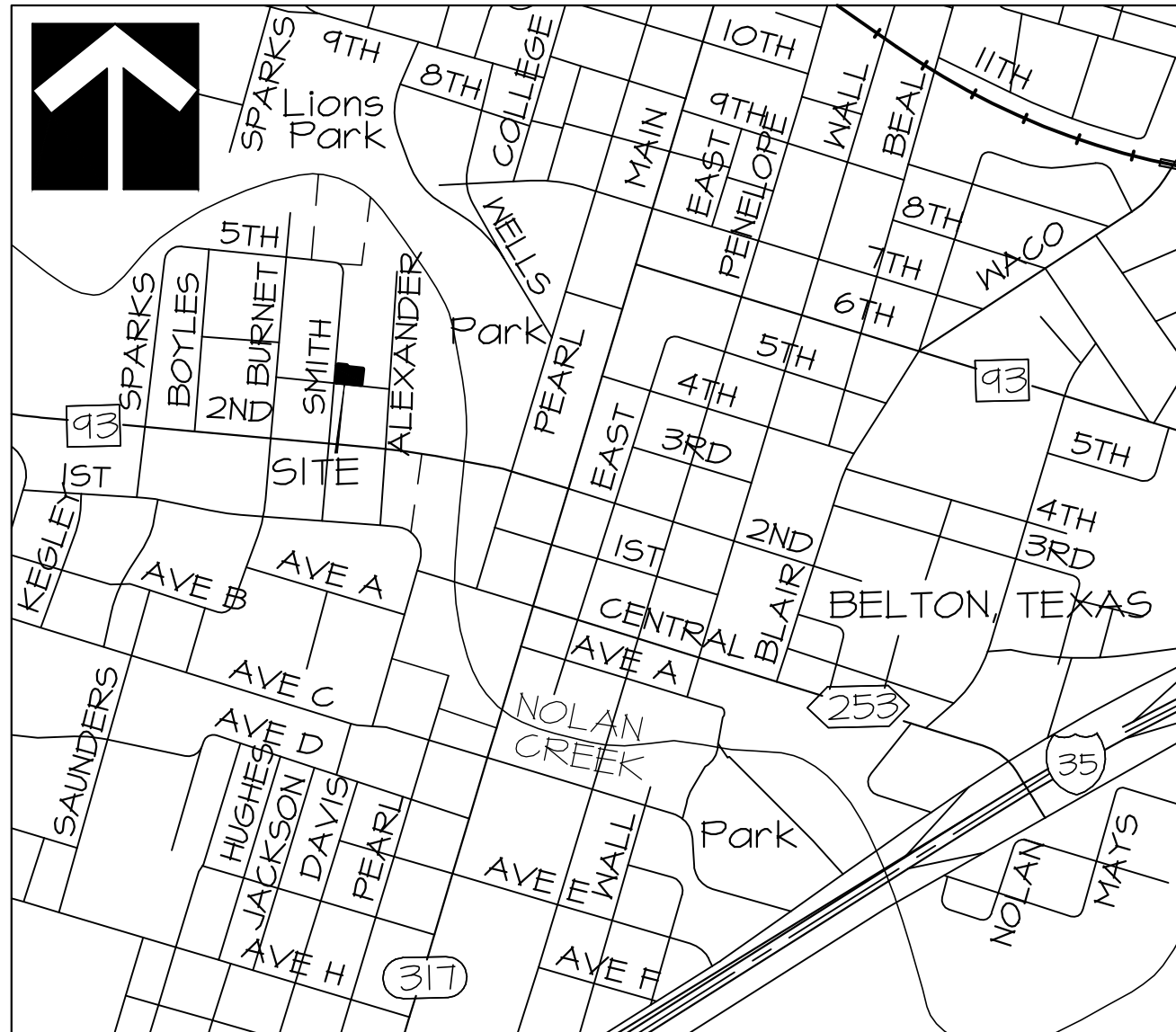


OWNERS:

PAUL URENDA CHAVEZ
410 WEST 3RD AVENUE
BELTON, TX 76513

SYLVIA CHAVEZ
407 WEST 3RD AVENUE
BELTON, TX 76513

LOTS - TWO (2)
BLOCKS - ONE (1)
AREA - 0.311 ACRE (APPROX. 13,542 SQ. FT.)



VICINITY MAP
NOT TO SCALE

NOTES:

- THIS LOT SHALL USE CITY OF BELTON WATER AND WASTEWATER UTILITY SERVICES.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF BELTON, TEXAS.

OWNERS' RESPONSIBILITIES

"IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT."

FLOOD PLAIN NOTE:

BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON F.E.M.A FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 4802710340E, EFFECTIVE DATE SEPTEMBER 26, 2008, THE ABOVE SHOWN PROPERTY APPEARS WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

BEARING BASIS NOTE:

THE BASIS OF BEARINGS SHOWN HEREON IS THE NORTH RIGHT-OF-WAY LINE OF WEST 3RD AVENUE, BEING THE SOUTH LINE OF LOT 3, BLOCK 7 OF THE W.Y. MCFARLAND ADDITION, A SUBDIVISION OF RECORD IN VOLUME 25, PAGE 416 OF THE DEED RECORDS OF BELL COUNTY, TEXAS, BEING ALSO THE SOUTH LINE OF THE TRACT CONVEYED TO MAURICIO R. RUIZ IN VOLUME 5301, PAGE 15 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, HAVING A RECORD BEARING OF NORTH 89°00'00" WEST, AND A SURVEYED BEARING AND DISTANCE OF NORTH 89°00'00" WEST, 145.01 FEET BETWEEN A 1/2" IRON PIPE FOUND AND 5/8" IRON ROD WITH "ACS" CAP FOUND FOR CORNERS OF THE SAID RUIZ DESCRIPTION, BEING CONTROLLING MONUMENTS OF THIS SURVEY.

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 2017 A.D.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

FILED FOR RECORD THIS _____ DAY OF _____, 2017.

IN YEAR _____, PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF REAL

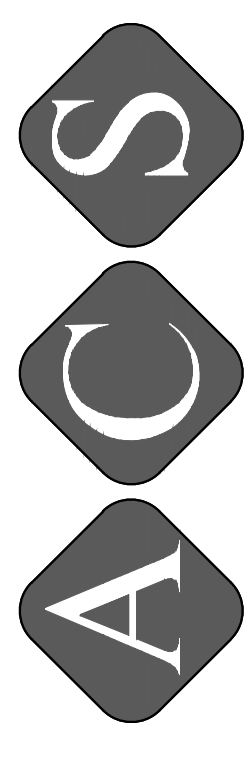
PROPERTY, BELL COUNTY, TEXAS.

FINAL PLAT OF

SYLVIA'S ADDITION

A REPLAT OF PORTIONS OF LOT 1, BLOCK 7 OF THE W.Y.
MCFARLAND ADDITION, SUBDIVISION WITHIN THE FULL
PURPOSE CITY LIMITS OF THE CITY OF BELTON, BELL
COUNTY, TEXAS

1102 South Austin Street
Georgetown, Texas 78626 512-688-5425
Fax 254-714-1608
Tx. Firm Lic. No. 10194304



ALL COUNTY SURVEYING, INC.

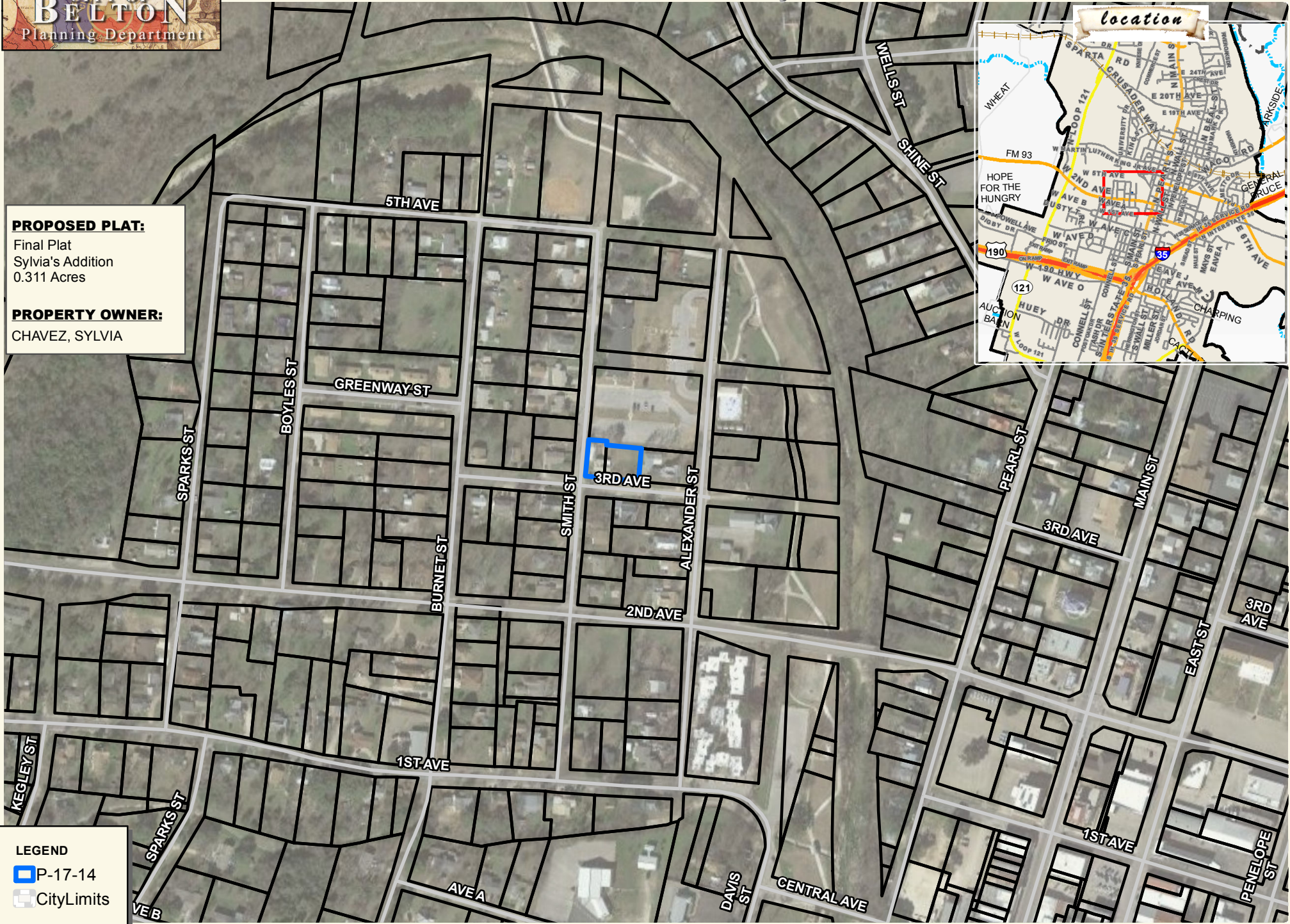
Plot date: 07-25-2017

Job No: 170396
Date: 05-19-2017
Scale: 1" = 50'
Drawing No: 170396.IP
Drawn By: CWM
Checked By: CWM
Copyright 2017 All County Surveying, Inc.

P-17-14 Location - Sylvia's Addition

PROPOSED PLAT:
Final Plat
Sylvia's Addition
0.311 Acres

PROPERTY OWNER:
CHAVEZ, SYLVIA



LEGEND
P-17-14
CityLimits

P-17-14 Sylvia's Addition

PROPOSED PLAT:


Final Plat
Sylvia's Addition
0.311 Acres

PROPERTY OWNER:

CHAVEZ, SYLVIA

Proposed Sylvia's Addition

Legend

 P-17-14

0 65 130 260
Feet



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.



July 25th, 2017

Kelly Trietsch, Planner
City of Belton Planning Department
333 Water Street
Belton, TX 76513

Re: Variance Request per Plat Comment for Sylvia's Addition

Kelly,

This letter constitutes our request for variance from section of Subdivision Ordinance requiring developer contribution of cost for paving and installing curb and gutter.

Our primary reason for requesting variance is the fact there is no curb and gutter on the north side of West 3rd Avenue from intersection of Smith to Alexander. Any new construction (which would be Single-Family and is not imminently planned) would not pose significant run-off.

Thank you,

A handwritten signature in black ink, appearing to read 'C. Watts'.

Curtis Watts, RPLS

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 15, 2017

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: Chair Brett Baggerly, Rae Schmuck, Dave Covington, Joel Berryman, Ben Pamplin, Michael Pressley, Lewis Simms and David Fuller. The following member was absent: David Jarratt. The following staff members were present: Director of Planning, Erin Smith, Planning Clerk, Laura Livingston and Assistant City Manager and Police Chief, Gene Ellis.

4. Consider the following requests:

- a. Z-17-10 Hold a public hearing and consider a zoning change from Single Family-2 to Single Family-3 Zoning District for the construction of a single family home at 407 and 410 West 3rd Avenue, located on the northeast corner of West 3rd Avenue and North Smith Street.**
- b. P-17-14 Hold a public hearing and consider a replat for Sylvia's Addition, a 0.311 acre tract of land, located on the northeast corner of North Smith Street and West 3rd Avenue.**

Ms. Smith presented the staff reports.

Chair Baggerly opened the public hearing for Z-17-10, with no one requesting to speak he closed the public hearing.

Mr. Berryman made the motion to approve Z-17-10. Mr. Pamplin seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

Chair Baggerly opened the public hearing for P-17-14, with no one requesting to speak he closed the public hearing.

Mr. Pamplin made the motion to approve P-17-14. Mr. Covington seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

Staff Report – City Council Agenda Item



Agenda Item #11A

Consider an ordinance authorizing abandonment of public rights-of-way north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.

Originating Department

Planning – Erin Smith, Director of Planning

Summary Information

This is a proposal to abandon all public rights-of-way north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street. Turley and Associates has identified several rights-of-way within this plat boundary that do not contain paved streets; however, the rights-of-way were never abandoned. In some instances, buildings have been constructed over existing rights-of-way. There are also some streets within this plat boundary that were not constructed in the rights-of-way and are located on UMHB private property. Turley and Associates has created a fire lane exhibit that identifies areas where 26' wide fire lanes are required to remain. There are existing public water and sewer lines traversing this property to serve UMHB and surrounding properties. The water and sewer lines will remain public. Turley and Associates has created an easement document that will be recorded with the plat to ensure the City of Belton has access to the public water and sewer lines on this property for maintenance and repairs. There are also existing Atmos and Oncor lines traversing this property that will remain in existing easements. Turley and Associates has provided an exhibit that identifies the locations of the Atmos gas and Oncor electric lines on this property. The UMHB Main Campus 2017 Addition plat is being proposed in conjunction with the rights-of-way abandonment request. If this abandonment is approved, UMHB will be responsible for all maintenance and re-construction of the interior private streets and fire lanes.

Fiscal Impact

This abandonment will eliminate street maintenance costs in this area for the City of Belton.

Recommendation

Recommend approval of the ordinance abandoning all public rights-of-way north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.

Attachments

Proposed ordinance
Map
Final Plat
Rights-of-way Exhibit
Easement Exhibit
Atmos and Oncor Utility Exhibit
Fire Access Exhibit

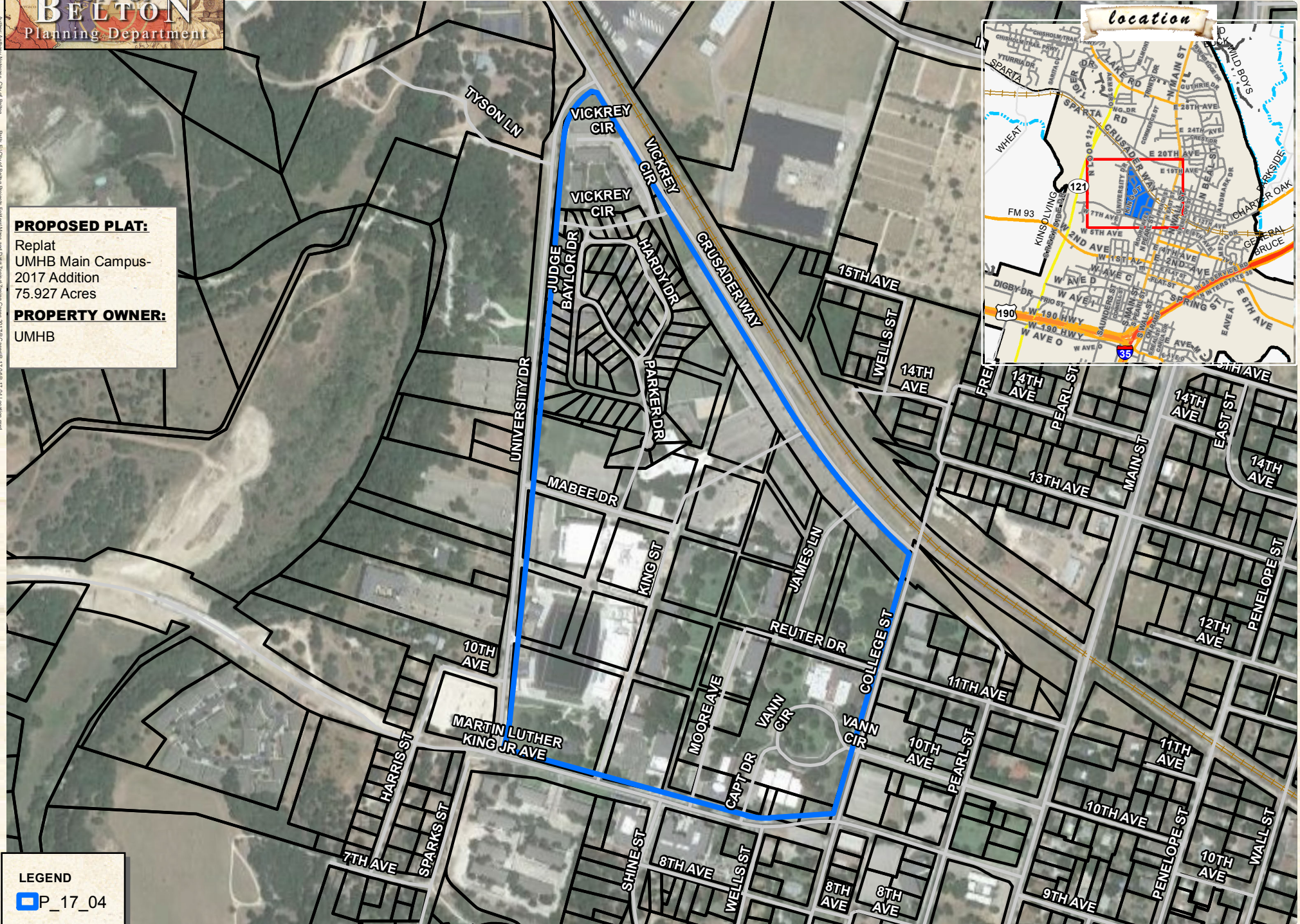
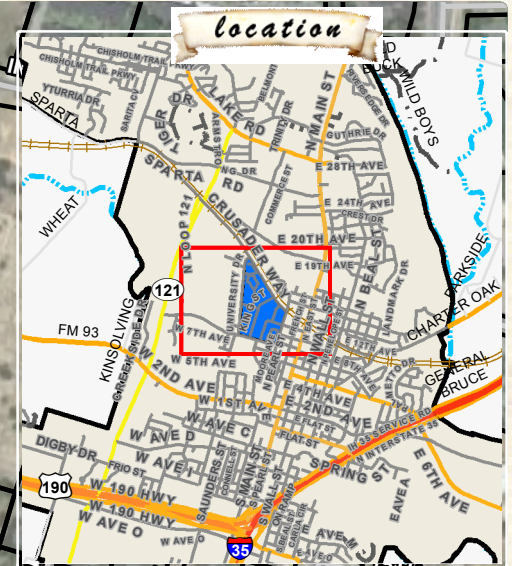
P-17-04 Location UMHB Main Campus 2017 Addition

PROPOSED PLAT:

Replat
UMHB Main Campus-
2017 Addition
75.927 Acres

PROPERTY OWNER:

UMHB



LEGEND

P_17_04



FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN YEAR 2017, PLAT # _____,
PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

TRACT SURVEYED FEBRUARY 7, 2017
75.927 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE
FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	108.19	320.00	19°22'16"	N84°11'05"W 107.67
C2	58.29	380.00	8°47'20"	N10°18'48"E 58.23
C3	246.21	270.00	52°14'48"	N30°53'38"E 237.76
C4	272.31	351.85	4°26'34"	S33°28'03"E 272.24
C5	605.10	2974.90	1°31'39"	S41°30'58"E 604.06

1. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE RATE MAP NO. 480706C0330E, DATED SEPTEMBER 26, 2008
2. ALL CORNERS ARE 1/2" IRON RODS WITH CAPS STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED HEREON.
3. 26' WIDE FIRE ACCESS LANES ARE TO BE MAINTAINED AS SHOWN ON THE ATTACHED EXHIBIT. THE CITY OF BELTON AND THE UNIVERSITY OF MARY HARDIN-BAYLOR MAY AGREE TO REVISE THE FIRE LANE EXHIBIT IN THE FUTURE AS LONG AS IT BE NEEDED TO ACCOMMODATE THE LOCATION OF FUTURE IMPROVEMENTS TO THE CAMPUS.



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RICK MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE UMHB
MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THE
____ DAY OF _____, 2017, BY THE CITY COUNCIL
OF THE CITY OF BELTON, TEXAS.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE
SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK

AFFIDAVIT:

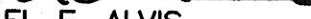
THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY
THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX
APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED
BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, A.D. 2017.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.


MICHAEL E. ALVIS
R.P.L.S. No. 5402

WHEREAS WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, ARE THE SOLE OWNERS OF A 75.927 ACRE TRACT OF LAND SITUATED IN THE M. F. CONNELL SURVEY, ABSTRACT NO. 6 AND THE JAMES BENNETT SURVEY, ABSTRACT NO. 10, BOTH IN THE COUNTY OF BELTON, BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF CERTAIN OTHER TRACTS OF LAND DESCRIBED IN A CERTAIN QUICLAIM DEED DATED JANUARY 3, 1992 FROM THE ATCHISON, TOPEKA AND SANTE FE RAILWAY COMPANY, A DELAWARE CORPORATION TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OF THE PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THE COVANNY TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 1, 1988 FROM RICHARD N. DALE AND WIFE, PATRICIA ANN DALE TO UNIVERSITY OF MARY HARDIN BAYLOR AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OF THE PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

- ALL OF BLOCK 133, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 310, PAGE 231, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 134, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 135, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 48, PAGE 171, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 3, BLOCK 1, LOTS 1 AND 2, BLOCK 2, LOTS 1 THROUGH 3, BLOCK 3, LOTS 1 THROUGH 3, BLOCK 4, LOTS 1 THROUGH 3, BLOCK 5, LOTS 1 AND 2, BLOCK 6, LOTS 1 THROUGH 3, BLOCK 7, LOTS 1 THROUGH 3, BLOCK 8, LOTS 1 THROUGH 3, BLOCK 9 LOTS 1 THROUGH 3, BLOCK 10, LOT 1, BLOCK 11, LOTS 1 THROUGH 3, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, LOTS 1 THROUGH 3, BLOCK 15, LOT 1, BLOCK 16, LOT 1, BLOCK 17, LOT 1, BLOCK 18, LOTS 1 THROUGH 3, BLOCK 19 AND LOTS 1 THROUGH 3, BLOCK 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 56, PAGE 204, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 71, PAGE 7, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCKS 10, 11, 12, 13, 14 AND 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- ALL OF THOSE LOTS AND BLOCKS THAT COMPRISE COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- SAID 75.927 ACRE TRACT OF LAND TO BE INCLUSIVE OF ALL EXISTING RIGHTS-OF-WAY THAT LIE EAST OF UNIVERSITY DRIVE, SOUTH OF CRUISER WAY, WEST OF NORTH COLLEGE STREET AND NORTH OF WEST 9TH AVENUE (ALSO KNOWN AS WEST MARTIN LUTHER KING JR. AVENUE).

SAID 75.927 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY
SEPARATE DOCUMENT.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, BEING SOLE OWNERS OF THE 75.922 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF UMHB MAIN CAMPUS 2017 ADDITION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART OF HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND THE CITY COUNCIL OF SAID CITY OF BELTON, TEXAS, DO HEREBY DEDICATE TO THE CITY OF BELTON, TEXAS, MAIN CAMPUS 2017 ADDITION, AS AN ADDITION TO THE CITY OF BELTON, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE EASEMENTS, AS SHOWN FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF BELTON AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL AND ANY PUBLIC UTILITY THE CITY OF BELTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ANY PART OF THE PLACES, SHRUBS, TREES AND ANY OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY DANGER OF INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BELTON AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND ADDING TO OR REMOVING ALL OR PART OF IT'S RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME, OF PROCURING THE CONSENT OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 2017

THE UNIVERSITY OF MARY HARDIN BAYLOR

BY: Rick Martinez
Vice President for Campus Planning and Support Services

BEING ALL OF BLOCK 133 (VOLUME 310, PAGE 231), BLOCK 134 (VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191), AND BLOCK 135 (VOLUME 316, PAGE 470), ORIGINAL TOWN, BELTON, BELL COUNTY, TEXAS AND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 48, PAGE 171) AND BEING ALL OF BLOCKS 1 THROUGH 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 56, PAGE 204) AND BEING ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 71, PAGE 7) AND BEING ALL OF BLOCKS 10 THROUGH 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION) AND BEING ALL OF COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
501 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400
E-MAIL: MAIL@TURLEY-INC.COM FAX NO. (254) 773-3998

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

UMHB MAIN CAMPUS 2017 ADDITION
AMENDING REPLAT of:
75.927 ACRES
M. F. CONNELL SURVEY, ABSTRACT NO. 6
JAMES BENNETT SURVEY, ABSTRACT NO. 71
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

	REVISIONS	
7/13/17	NOTE 3	MRO

DATE:	02/09/2017
DRN. BY:	MEA
REF.:	
FB/LB	
JOB NO.:	16-1378
SHEET	1 OF 1
COMPUTER DWG. NO.	16-1378
161378-D	
FILE NO.	

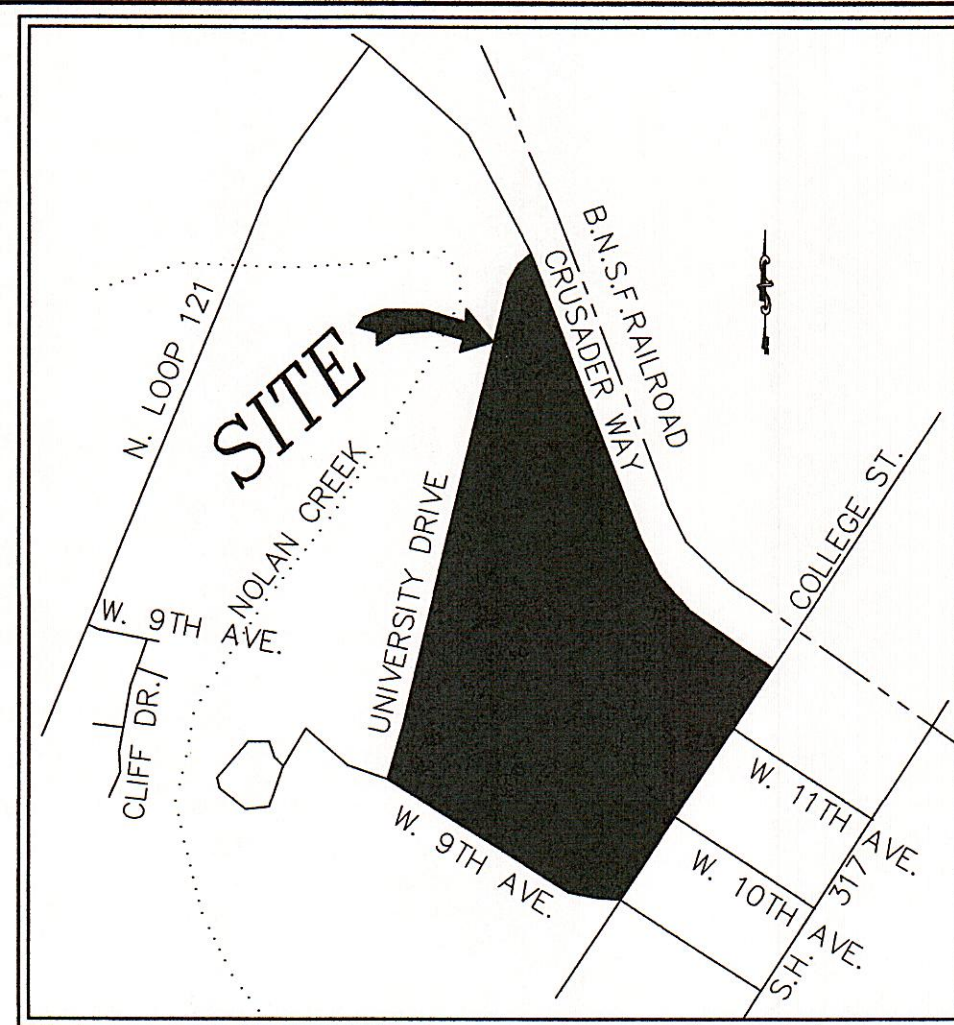
This project is referenced to the City of Belton Coordinate System, an extension of the State of Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless otherwise noted, and all bearings are grid bearings. All coordinate values are referenced to City Monument No. 163. The theta angle at said monument is 01°28'42". The Combined Correction Factor (CCF) is 0.999854. Published City Coordinates are N=10364214.61, E=3195118.93. The tie from the above City Monument to the POB of the 75.927 acre tract is S36°47'09"E, 406.44 feet. Grid Distance= Surface Distance X CCF. Geodetic North= Grid North + theta angle.

Line Table		
Line #	Direction	Length
L1	N14°42'28"E	63.64'
L2	S76°11'50"E	23.94'
L3	S11°31'48"E	128.73'
L6	S43°36'09"E	137.97'
L7	N82°26'40"W	59.97'
L8	N22°59'24"E	189.86'

Curve Table				
Curve #	Length	Radius	Delta	Chord
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C2	58.29	380.00	8°47'20"	N10°18'48"E 58.23
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NOTES:

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2. ALL CORNERS ARE 1/2" IRON RODS WITH CAPS STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED HEREON.



VICINITY MAP: Not To Scale

STATE OF TEXAS COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RICK MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR SECRETARY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN SECRETARY

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, A.D. 2017.

BY: _____

BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

MICHAEL E. ALVIS
R.P.L.S. No. 5402

STATE OF TEXAS COUNTY OF BELL

WHEREAS WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, ARE THE SOLE OWNERS OF A 75.927 ACRE TRACT OF LAND SITUATED IN THE M. F. CONNELL SURVEY, ABSTRACT NO. 6 AND THE JAMES BENNETT SURVEY, ABSTRACT NO. 71, BOTH IN THE CITY OF BELTON, BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN 9.50 ACRE TRACT OF LAND DESCRIBED IN A QUILAM DEED DATED JANUARY 3, 1892 FROM THE TOPEKA AND SANTE FE RAILWAY COMPANY, A DELAWARE CORPORATION TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN VOLUME 2797, PAGE 314, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN CALLED 15.09 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 1, 1988 FROM RICHARD N. DALE AND WIFE, PATRICIA ANN DALE TO UNIVERSITY OF MARY HARDIN BAYLOR AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

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SAID 75.927 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY SEPARATE DOCUMENT.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, BEING SOLE OWNERS OF THE 75.927 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF UMHB MAIN CAMPUS 2017 ADDITION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART OF HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, BELL COUNTY, TEXAS DOES HEREBY ADOPT SAID UMHB MAIN CAMPUS 2017 ADDITION, AS AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES, AND ALLEYS SHOWN ON SAID PLAT, THE EASEMENTS, AS SHOWN FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF BELTON AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE CITY OF BELTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, TREES AND ANY OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OF INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BELTON AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND ADDING ALL OR PART OF IT'S RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME, OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 2017

THE UNIVERSITY OF MARY HARDIN BAYLOR

BY: _____
Rick Martinez
Vice President for Campus Planning and Support Services

AMENDING REPLAT of: UMHB MAIN CAMPUS 2017 ADDITION 75.927 ACRES 1 BLOCK, 1 LOT

BEING ALL OF BLOCK 133 (VOLUME 310, PAGE 231), BLOCK 134 (VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191), AND BLOCK 135 (VOLUME 316, PAGE 470), ORIGINAL TOWN, BELTON, BELL COUNTY, TEXAS AND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 48, PAGE 171) AND BEING ALL OF BLOCKS 1 THROUGH 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 56, PAGE 204) AND BEING ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 71, PAGE 7) AND BEING ALL OF BLOCKS 10 THROUGH 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION) AND BEING ALL OF COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS



ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.

301 N. 3rd ST.
E-MAIL: MAIL@TURLEY-INC.COM
(254) 773-2400
FAX NO. (254) 773-3988
TEMPLE, TEXAS

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

AMENDING REPLAT of:
UMHB MAIN CAMPUS 2017 ADDITION

75.927 ACRES
M. F. CONNELL SURVEY, ABSTRACT NO. 6
JAMES BENNETT SURVEY, ABSTRACT NO. 71
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

REVISIONS	

DATE: 02/09/2017
DRN. BY: MRA
REF.:
FB/LB
JOB NO.: 16-1378
SHEET 1 OF 1
COMPUTER
DWG. NO. 16-1378
13309-D
FILE NO.

SCALE: 1"=200'

FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN YEAR 2017, PLAT # _____
PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

TRACT SURVEYED FEBRUARY 7, 2017
75.927 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE
FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT



Line Table			Curve Table				
Line #	Direction	Length	Curve #	Length	Radius	Delta	Chord
L1	N4°42'08"E	63.64'	C1	188.13	320.00	19°22'14"	N84°11'02"W 107.67
L2	S76°11'50"E	83.94'	C2	58.29	380.00	8°47'20"	N80°18'48"E 58.23
L3	S11°31'48"E	188.79'	C3	246.21	270.00	58°14'46"	N30°53'38"E 237.76
L4	S47°36'00"E	137.97'	C4	272.31	251.85	4°06'34"	S33°28'03"E 272.24
L5	N88°56'42"W	59.97'	C5	685.12	2974.90	11°39'12"	S41°30'58"E 684.86
L6	N82°59'04"E	189.86'					

EASEMENT LINE TABLE

Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L9	14.04	S35°26'44.35"E	L29	47.46	S81°27'33.79"E	L49	15.00	S81°19'03.18"E	L70	15.00	N63°58'16.97"E	L91	19.86	N51°41'46.67"E	L111	97.17	N74°13'48.89"E	L131	263.53	N07°23'15.84"E
L10	74.53	S29°56'38.13"E	L30	15.60	S73°02'32.71"E	L51	51.39	S47°44'56.88"E	L71	17.80	S50°30'34.19"E	L92	17.80	S50°30'34.19"E	L112	166.48	N13°00'55.75"E	L132	88.49	N07°23'15.84"E
L11	84.73	S27°26'05.00"E	L31	50.29	N47°44'56.88"E	L52	75.23	S47°04'18.88"E	L72	25.63	N81°02'33.79"E	L93	25.63	N81°02'33.79"E	L113	153.27	N73°03'37.95"E	L133	167.79	N05°57'08.18"E
L12	5.75	S19°34'49.98"E	L32	38.67	S35°07'25.42"E	L53	185.56	N81°06'11.14"E	L73	26.97	N81°06'11.14"E	L94	12.29	S37°02'24.99"E	L114	26.41	N4°05'28.94"E	L134	26.43	N4°05'28.94"E
L13	24.67	N81°24'09.18"E	L33	74.88	S67°12'42.55"E	L54	12.29	S37°02'24.99"E	L74	12.29	S37°02'24.99"E	L95	49.19	S19°51'52.82"E	L115	43.13	N34°41'43.77"E	L135	28.14	N27°34'43.25"E
L14	31.45	N63°58'16.97"E	L34	193.92	S17°23'06.91"E	L55	49.19	S19°51'52.82"E	L75	49.19	S19°51'52.82"E	L96	88.49	N07°23'15.84"E	L116	7.46	N75°06'21.66"E	L136	12.86	N33°53'52.66"E
L15	143.91	N89°46'21.94"E	L35	84.25	S71°28'18.24"E	L56	44.99	S38°38'08.99"E	L76	44.99	S38°38'08.99"E	L97	28.81	N73°03'35.57"E	L117	69.58	S32°13'23.18"E	L137	248.27	N54°46'53.89"E
L16	71.13	S35°58'39.27"E	L36	53.65	S71°38'18.24"E	L57	28.81	S60°11'35.77"E	L77	28.81	S60°11'35.77"E	L98	193.92	S17°23'06.91"E	L118	26.59	S21°13'23.18"E	L138	54.30	N74°19'22.26"E
L17	23.85	S27°02'59.77"E	L37	28.81	S60°11'35.77"E	L58	193.92	S17°23'06.91"E	L78	193.92	S17°23'06.91"E	L99	267.62	S82°42'09.56"E	L119	218.83	S16°56'27.42"E	L139	42.56	N27°34'43.25"E
L18	167.63	S27°11'43.66"E	L38	75.77	S82°42'09.56"E	L59	267.62	S82°42'09.56"E	L79	267.62	S82°42'09.56"E	L100	75.23	S33°03'24.69"E	L120	28.81	S60°11'35.77"E	L140	144.99	N82°42'09.56"E
L19	54.46	S28°06'54.37"E	L39	76.77	N26°36'54.69"E	L60	267.62	S82°42'09.56"E	L80	267.62	S82°42'09.56"E	L101	243.14	N43°01'30.32"E	L121	51.36	N73°03'35.57"E	L141	15.00	N71°25.44"E
L20	113.31	S73°03'35.57"E	L40	94.60	N88°26'05.82"E	L61	243.14	N43°01'30.32"E	L81	243.14	N43°01'30.32"E	L102	117.75	S45°09'54.79"E	L122	38.25	N73°03'35.57"E	L142	87.58	S88°42'09.56"E
L21	88.77	S19°09'06.17"E	L41	15.50	S71°23'54.18"E	L62	117.75	S45°09'54.79"E	L82	117.75	S45°09'54.79"E	L103	282.34	S45°09'54.79"E	L123	17.47	N82°01'45.37"E	L143	100.72	N71°25.44"E
L22	22.89	S34°41'43.77"E	L42	24.24	S28°16'03.82"E	L63	282.34	S45°09'54.79"E	L83	282.34	S45°09'54.79"E	L104	241.32	N43°01'30.32"E	L124	29.17	N40°01'17.92"E	L144	76.38	N07°23'15.84"E
L23	28.81	S85°50'44.66"E	L43	16.53	S87°06'10.61"E	L64	241.32	N43°01'30.32"E	L84	241.32	N43°01'30.32"E	L105	64.47	S33°03'24.69"E	L125	29.17	N40°01'17.92"E	L145	49.96	N73°03'35.57"E
L24	359.85	S25°12'34.28"E	L44	241.32	N43°01'30.32"E	L65	64.47	S33°03'24.69"E	L85	64.47	S33°03'24.69"E	L106	603.20	N81°06'21.14"E	L126	27.55	S48°58'57.82"E	L146	15.00	N89°59'09.39"E
L25	273.80	S27°07'09.93"E	L45	15.00	N63°58'16.97"E	L66	603.20	N81°06'21.14"E	L86	603.20	N81°06'21.14"E	L107	143.84	N68°57'16.69"E	L127	31.45	S73°06'39.82"E	L147	49.28	S77°00'58.61"E
L26	112.87	S2°02'50.71"E	L46	15.00	N63°58'16.97"E	L67	143.84	N68°57'16.69"E	L87	143.84	N68°57'16.69"E	L108	132.85	N71°01'42.44"E	L128	44.82	S73°06'39.82"E	L148	74.92	N67°02'45.95"E
L27	116.12	S12°02'23.41"E	L47	234.25	N87°06'10.61"E	L68	132.85	N71°01'42.44"E	L88	132.85	N71°01'42.44"E	L109	458.34	N72°23'42.80"E	L129	62.38	N51°18'00.99"E	L149	38.13	N57°07'25.45"E
L28	74.27	S28°04'33.73"E	L48	47.77	N44°46'58.89"E	L69	458.34	N72°23'42.80"E	L89	458.34	N72°23'42.80"E	L110	15.00	N63°58'16.97"E	L130	263.53	N07°23'15.84"E	L150	19.01	N08°04'47.33"E

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
301 N. 3rd St.
TEMPLE, TEXAS 76501
254.773.2400
www.turley-inc.com

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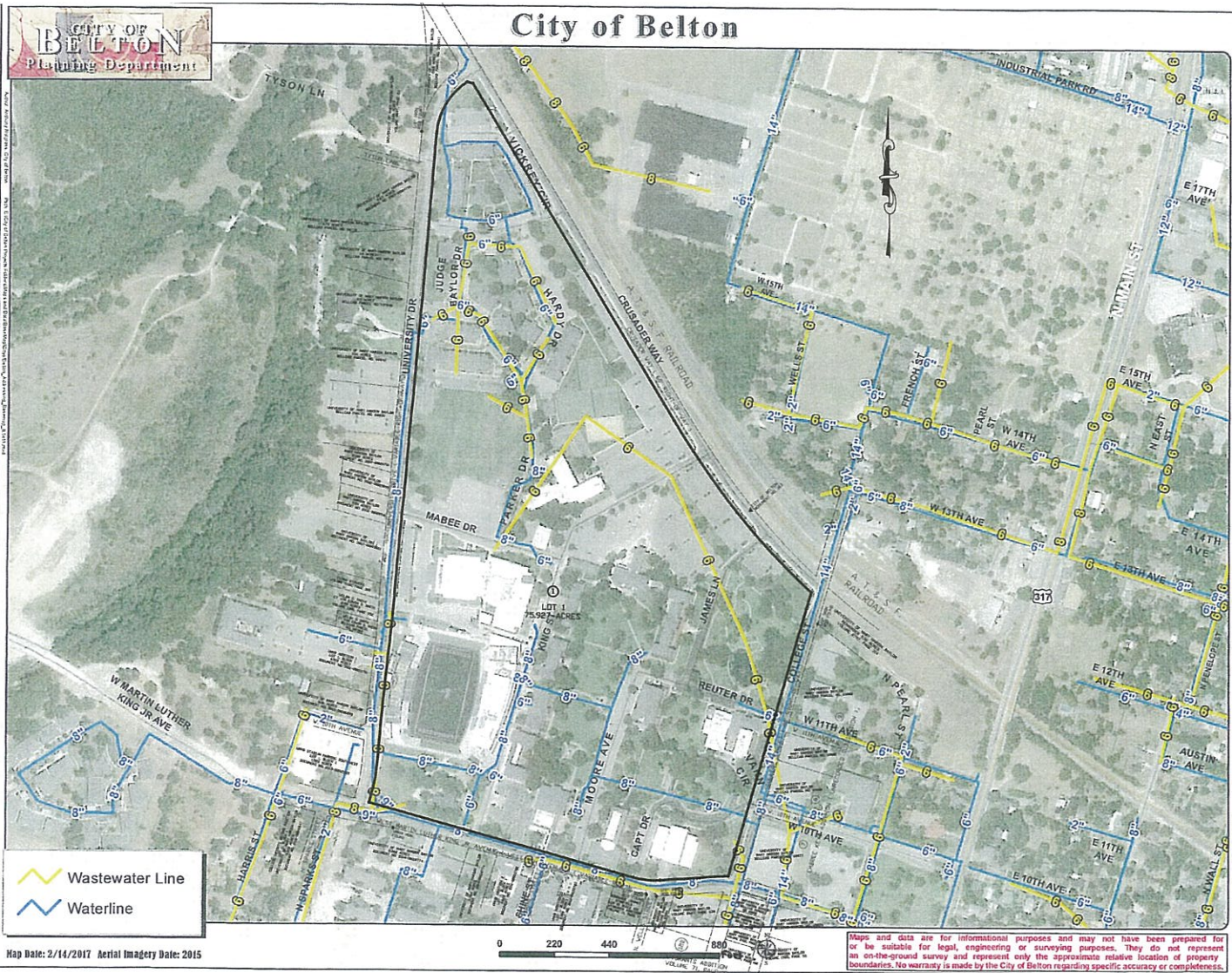
FILE PLAT OF:
UMHB MAIN CAMPUS 2017 ADDITION
75.927 ACRES
JAMES BENNETT SURVEY, ABSTRACT No. 71

PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

REVISIONS		
DATE	DESCRIPTION	DFTR

DRAFTSMAN:
MRG
DATE:
5/22/2017
COMPUTER FILE NAME:
16-1378, UMHB Utility
REFERENCE DRAWING NUMBERS:
REF DWGS NO.s

AMENDING REPLAT of:
UMHB MAIN
CAMPUS 2017 ADDITION
75.927 ACRES
1 BLOCK, 1 LOT



VICINITY MAP: Not To Scale

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ASSOCIATES INC.

UTILITY PLAN OF:
UMHB Main Campus 2017

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:

UNIVERSITY OF MARY HARDIN BAYLOR



Jennifer Ryker

REVISIONS		
DATE	DESCRIPTION	DR

DRAFTSMAN
JFBII

2/14/2017
COMPUTER FILE NAME

16-1378
REFERENCE DRAWING NUMBER

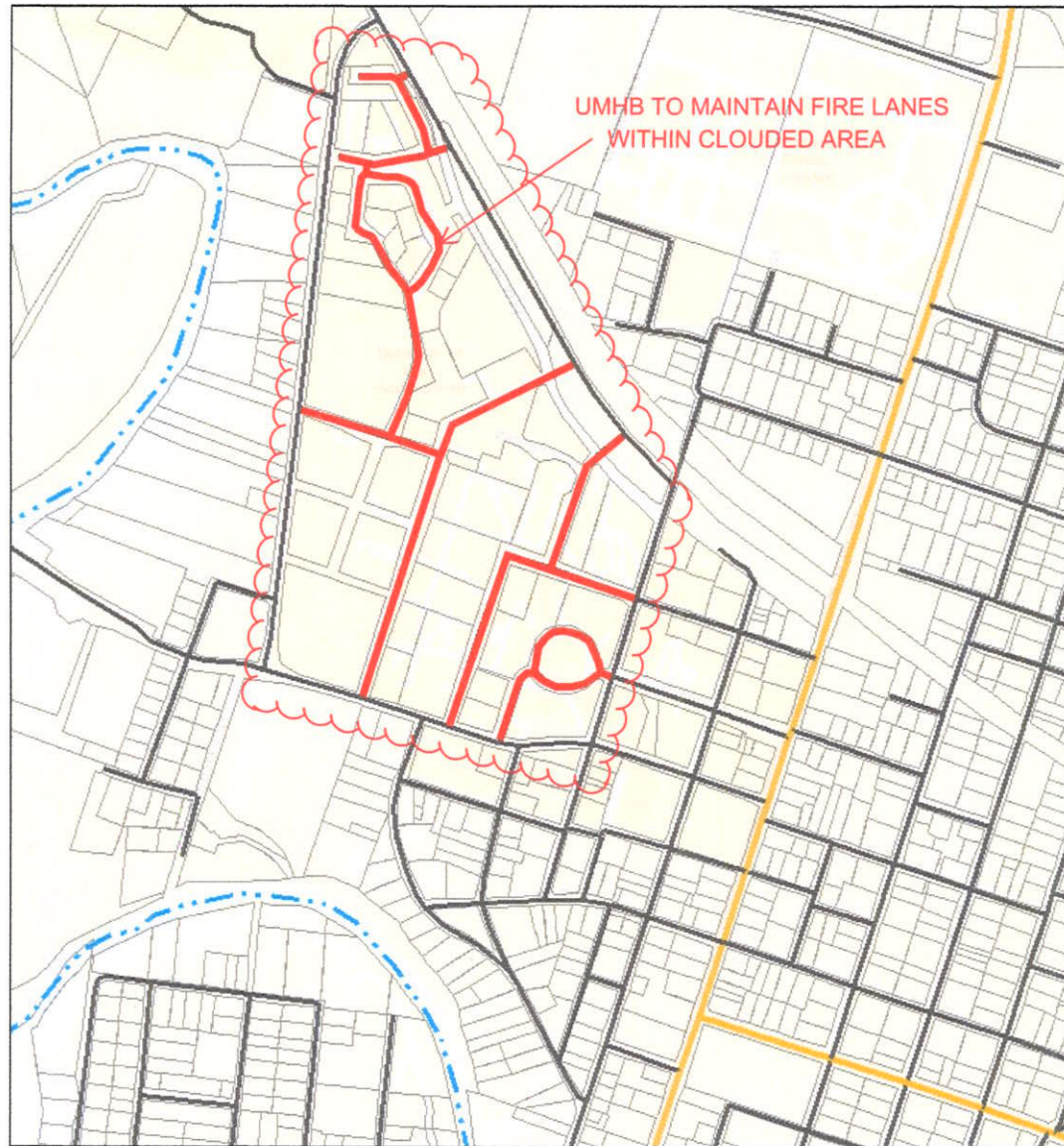
JOB NUMBER 16 1378

10-1378
DRAWING NUMBER
137800

13309-D

UTILITY PLAN OF:
UMHB Main Campus 2017

City of Belton Planning & Zoning

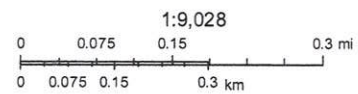


June 22, 2017

City Parcels

Override 1

City Limits



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

ORDINANCE NO. 2017-21

AN ORDINANCE PROVIDING PUBLIC RIGHTS-OF-WAY, LOCATED NORTH OF WEST MARTIN LUTHER KING JR. AVENUE, EAST OF UNIVERSITY DRIVE, SOUTH OF CRUSADER WAY, AND WEST OF COLLEGE STREET, CITY OF BELTON, IS HEREBY ABANDONED AND VACATED FOR ALL PUBLIC PURPOSES.

WHEREAS, there are certain portions of dedicated public rights-of-way in the University of Mary Hardin-Baylor (UMHB) main campus that no longer serve any public purpose as public roadways, and will not be needed in the future as public streets, and

WHEREAS, a fire lane exhibit has been created that identifies areas where 26' wide fire lanes shall be maintained for the safety and welfare of the public; and

WHEREAS, easements have been created for public utilities to perform future maintenance and repairs;

WHEREAS, public circulation and access can be adequately maintained as private streets without this public rights-of-way; and

WHEREAS, the area will be best utilized under private ownership to facilitate improvements within the UMHB main campus.

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

Section I. Certain portions of public rights-of-way are hereby abandoned and vacated as public rights-of-way for all public purposes.

Section II. The property, as described in the map attached as Exhibit "A", is hereby released to the respective property owner as provided by right of law.

Section III. All ordinances or parts thereof in conflict with this ordinance are hereby repealed.

Section IV. This ordinance shall take effect and be in full force and effect from and after the date of its passage, and it is so ordained.

PASSED AND APPROVED the 22nd day of August, 2017.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

Staff Report – City Council Agenda Item



Date: August 22, 2017
Case No.: P-17-04
Request: Replat
Applicant: Turley and Associates

Agenda Item #11B

Hold a public hearing and consider a replat for UMHB Main Campus 2017 Addition, a 75.927 acre tract of land, located north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 1-lot subdivision plat for the University of Mary Hardin-Baylor main campus.

Project Analysis and Discussion

This is a 1-lot subdivision plat proposed as UMHB Main Campus 2017 Addition. UMHB has submitted this plat request for the main campus to allow for both development and re-development of areas within this boundary without the need to create a re-plat for each individual project. This property is currently zoned University Campus-1 Zoning District. The University Campus-1 Zoning District requires a minimum lot area of 5,000 square feet, minimum lot width of 50 feet, and minimum lot depth of 100 feet. This proposed plat complies with the University Campus-1 District area requirements in all respects.

There are existing public water and sewer lines traversing this property to serve UMHB and surrounding properties. The water and sewer lines will remain public. Turley and Associates has created an easement document that will be recorded with the plat to ensure the City of Belton has access to the public water and sewer lines on this property for maintenance and repairs. There are also existing Atmos and Oncor lines traversing this property that will remain in existing easements. Turley and Associates has provided an exhibit that identifies the locations of the Atmos gas and Oncor electric lines on this property.

Turley and Associates has identified several right-of-ways within this plat boundary that do not contain paved streets; however, the right-of-ways were never abandoned. In some instances, buildings have been constructed over existing right-of-ways. There are also some streets within this plat boundary that were not constructed in the right-of-ways and are located on UMHB private property. UMHB is proposing to abandon all of the existing public street right-of-ways

within this plat boundary. If this plat is recommended for approval by the Planning and Zoning Commission, the street abandonment request will be presented to Council for separate consideration. City staff has reviewed this request and finds it acceptable given 26' wide fire lanes are maintained as shown on the attached exhibit. The Fire Marshal has reviewed the fire access exhibit and finds it acceptable to serve the main UMHB campus area within this plat boundary. The fire lane exhibit will be recorded with the plat. Turley and Associates has included a note on the plat that states the following:

26' wide fire access lanes are to be maintained as shown on the attached exhibit. The City of Belton and University of Mary Hardin-Baylor may agree to review the fire lane exhibit in the future as may be needed to accommodate the location of future improvements to the campus.

UMHB will be responsible for all maintenance and re-construction of the interior private streets and fire lanes, pending Council approval of the plat and street abandonments. West Martin Luther King Jr. Avenue, University Drive, Crusader Way, and College Street will remain public streets, and the City of Belton will continue to maintain these roadways.

We have reviewed the replat and find it acceptable.

Recommendation

Recommend approval of the replat for UMHB Main Campus 2017 Addition, a 75.927 acre tract of land, located north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.

Attachments

Final Plat Application
Property Location Map
Final Plat
Right-of-Ways Exhibit
Aerial Exhibit
Easement Exhibit
Water and Wastewater Utility Exhibit
Atmos and Oncor Utility Exhibit
Fire Access Exhibit
P&Z Minutes excerpt

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☐ Preliminary Subdivision Fees due \$ _____
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Turley Associates Inc. Phone: 254-773-2400
Mailing Address: 301 NORTH 3RD STREET TEMPLE TX, 76501
Email Address: BLITTLE@TURLEY-INC.COM

Owner: University of Mary Hardin-Baylor Phone: 254-295-8620
Mailing Address: 900 College Street, Belton, TX 76513
Email Address: RMARTINEZ@UMHB.EDU

Current Description of Property:

Lot: SEE PLAT Block: SEE PLAT Subdivision: SEE PLAT

Acres: _____ Survey: _____

Abstract #: _____ Street Address: _____

Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? YES Current Zoning: UC-1

Name of proposed subdivision: UMHB Main Campus 2017

Number of Lots: 1 Fee \$ _____

Signature of Applicant:  Date: 2/15/17

Signature of Owner: _____ Date: _____

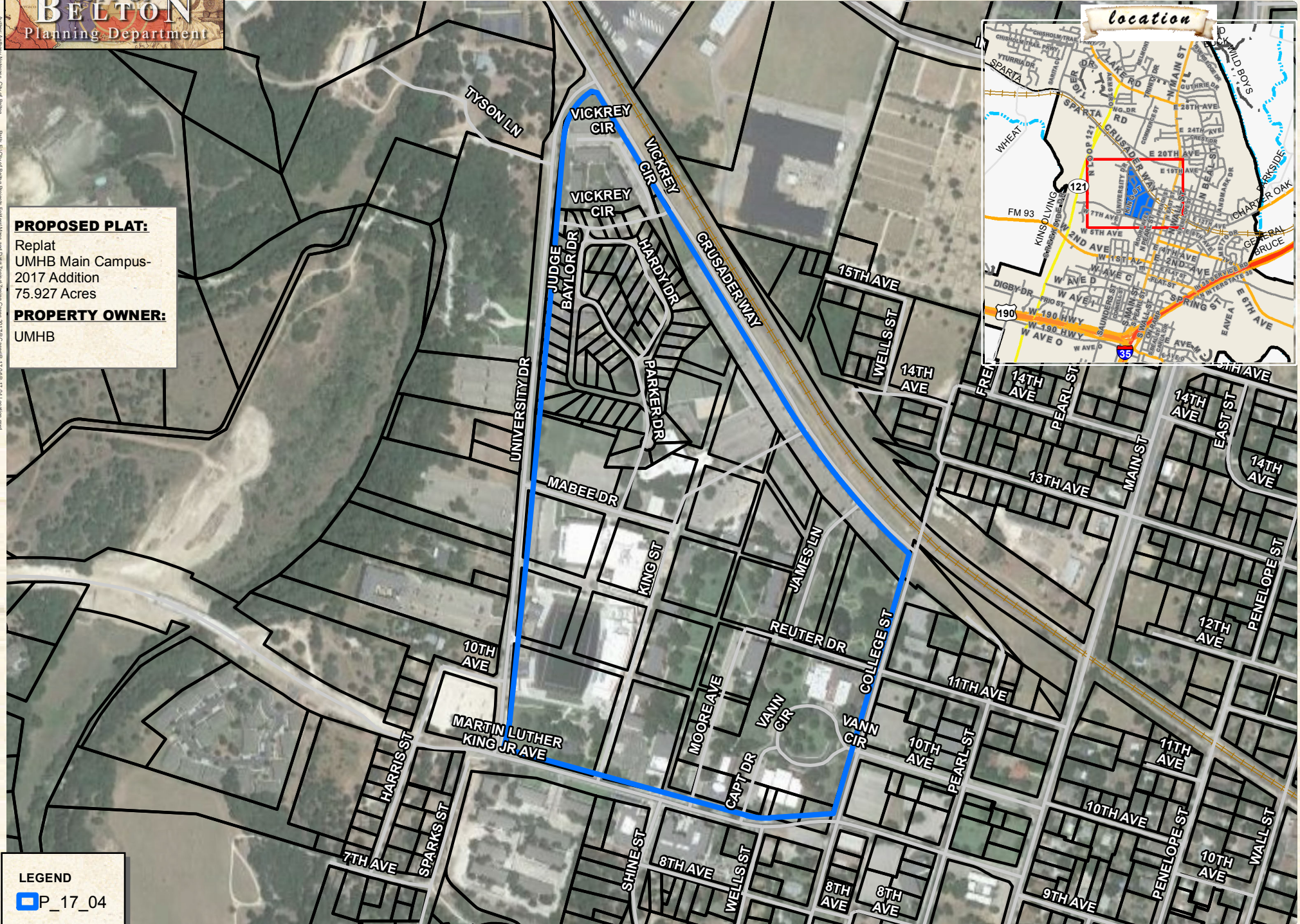
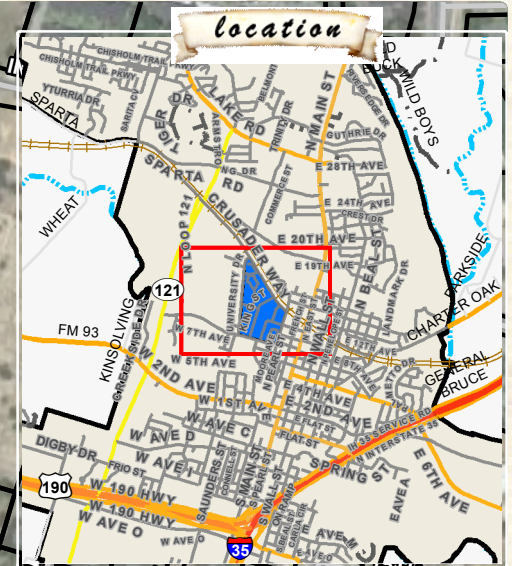
P-17-04 Location UMHB Main Campus 2017 Addition

PROPOSED PLAT:


Replat
UMHB Main Campus-
2017 Addition
75.927 Acres

PROPERTY OWNER:

UMHB



LEGEND

 P_17_04



P-17-04 UMHB Main Campus 2017 Addition

Proposed UMHB Main Campus

PROPOSED PLAT:

Replat
UMHB Main Campus-
2017 Addition
75.927 Acres

PROPERTY OWNER:

UMHB

Legend

- P_17_04
- CityLimits



FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN YEAR 2017, PLAT # _____,
PLAT RECORDS OF BELL COUNTY, TEXAS.

DEED INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS

TRACT SURVEYED FEBRUARY 7, 2017

75.927 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE
FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	108.19	320.00	19°22'16"	N84°11'05"W 107.67
C2	58.29	380.00	8°47'20"	N10°18'48"E 58.23
C3	246.21	270.00	52°14'48"	N30°53'38"E 237.76
C4	272.31	351.85	4°26'34"	S33°28'03"E 272.24
C5	605.10	2974.90	1°31'39"	S41°30'58"E 604.06

1. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE RATE MAP NO. 480706C0330E, DATED SEPTEMBER 26, 2008
2. ALL CORNERS ARE 1/2" IRON RODS WITH CAPS STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED HEREON.
3. 26' WIDE FIRE ACCESS LANES ARE TO BE MAINTAINED AS SHOWN ON THE ATTACHED EXHIBIT. THE CITY OF BELTON AND THE UNIVERSITY OF MARY HARDIN-BAYLOR MAY AGREE TO REVISE THE FIRE LANE EXHIBIT IN THE FUTURE AS LONG AS IT BE NEEDED TO ACCOMMODATE THE LOCATION OF FUTURE IMPROVEMENTS TO THE CAMPUS.



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RICK MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

NOTARY PUBLIC MY COMMISSION EXPIRES

MAYOR _____ SECRETARY _____

CHAIRMAN _____ SECRETARY _____

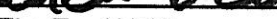
WITNESS MY HAND THIS _____ DAY OF _____, 2017.

AFFIDAVIT:

DATED THIS THE _____ DAY OF _____, A.D. 2017.

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.


MICHAEL E. ALVIS
R.P.L.S. No. 5402



WHEREAS WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, ARE THE SOLE OWNERS OF A 75.927 ACRE TRACT OF LAND SITUATED IN THE M. F. CONNELL SURVEY, ABSTRACT NO. 6 AND THE JAMES BENNETT SURVEY, ABSTRACT NO. 10, BOTH OF THE COUNTY OF BELTON, BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THE CERTIFICATE OF SURVEY CALLED "THE CLARKS QUAILCAMP DEED DATED JANUARY 3, 1892 FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OF THE PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THE CERTIFICATE CALLED "THE CLARKS QUAILCAMP DEED DATED JANUARY 3, 1892 FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OF THE PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THE CERTIFICATE CALLED "THE CLARKS QUAILCAMP DEED DATED JANUARY 3, 1892 FROM THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DELAWARE CORPORATION TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OF THE PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING ALSO BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

- ALL OF BLOCK 133, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 310, PAGE 231, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 134, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 135, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 48, PAGE 171, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 3, BLOCK 1, LOTS 1 AND 2, BLOCK 2, LOTS 1 THROUGH 3, BLOCK 5, LOTS 1 THROUGH 3, BLOCK 4, LOTS 1 THROUGH 3, BLOCK 5, LOTS 1 AND 2, BLOCK 6, LOTS 1 THROUGH 3, BLOCK 7, LOTS 1 THROUGH 3, BLOCK 8, LOTS 1 THROUGH 3, BLOCK 9, LOTS 1 THROUGH 3, BLOCK 10, LOT 1, BLOCK 11, LOTS 1 THROUGH 3, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, LOTS 1 THROUGH 3, BLOCK 15, LOT 1 THROUGH 3, BLOCK 16, LOT 1, BLOCK 17, LOT 1, BLOCK 18, LOTS 1 THROUGH 3, BLOCK 19 AND LOTS 1 THROUGH 3, BLOCK 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 56, PAGE 204, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 71, PAGE 7, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCKS 10, 11, 12, 13, 14 AND 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- ALL OF THOSE LOTS AND BLOCKS THAT COMPRISE COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- SAID 75.927 ACRE TRACT OF LAND TO BE INCLUSIVE OF ALL EXISTING RIGHTS-OF-WAY THAT LIE EAST OF UNIVERSITY DRIVE, SOUTH OF CRUISER WAY, WEST OF NORTH COLLEGE STREET AND NORTH OF WEST 9TH AVENUE (ALSO KNOWN AS WEST MARTIN LUTHER KING JR. AVENUE).

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, BEING SOLE OWNERS OF THE 75.927 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF UMHB MAIN CAMPUS 217 ADDITION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART OF HEREON, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, BELL COUNTY, HEREBY DEDICATE SAID CITY OF BELTON, BELL COUNTY, TEXAS, ADDITION, AS AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL OF THE STREETS, AVENUES, ROADS, DRIVES, AND ALLEYS SHOWN ON SAID PLAT, THE EASEMENTS, AS SHOWN FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF BELTON AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL AND ANY PUBLIC UTILITY OF THE CITY OF BELTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ANY ENCROACHMENT, OBSTRUCTION, FENCES, SHRUBBERIES AND ANY OTHER IMPROVEMENTS OR GROWTHS WHICH ARE AN ENDANGERMENT TO INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BELTON AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND ADDING TO OR REMOVING ALL OR PART OF IT'S RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME, OF PROCURING THE PERMISSION OF ANYONE, THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 2017

THE UNIVERSITY OF MARY HARDIN BAYLOR

BY: Rick Martinez
Vice President for Campus Planning and Support Services

BEING ALL OF BLOCK 133 (VOLUME 310, PAGE 231), BLOCK 134 (VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191), AND BLOCK 135 (VOLUME 316, PAGE 470), ORIGINAL TOWN, BELTON, BELL COUNTY, TEXAS AND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 48, PAGE 171) AND BEING ALL OF BLOCKS 1 THROUGH 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 56, PAGE 204) AND BEING ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 71, PAGE 7) AND BEING ALL OF BLOCKS 10 THROUGH 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION) AND BEING ALL OF COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST. TEMPLE, TEXAS (254) 773-2400
E-MAIL:MAIL@TURLEY-INC.COM FAX NO. (254) 773-3998

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

AMENDING REPLAT of:
UMHB MAIN CAMPUS 2017 ADDITION

75,927 ACRES
M. F. CONNELL SURVEY, ABSTRACT NO. 6
JAMES BENNETT SURVEY, ABSTRACT NO. 71
A SUBDMISION IN THE CITY OF BELTON, BELL COUNTY,

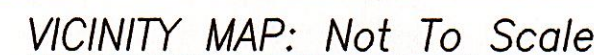
PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

	REVISIONS	
7/13/17	NOTE 3	MRO
DATE: 02/09/2017		
DRN. BY: MEA		
REF.:		
FB/LB		
JOB NO.: 16-1378		
SHEET 1 OF 1		
COMPUTER DWG. NO. 16-1378		
161378-D		
FILE NO.		

FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN YEAR 2017, PLAT # _____,
PLAT RECORDS OF BELL COUNTY, TEXAS.

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	108.19	320.00	19°22'16"	N84°11'05"W 107.67
C2	58.29	380.00	8°47'20"	N10°18'48"E 58.23
C3	246.21	270.00	52°14'48"	N30°53'38"E 237.76
C4	272.31	351.85	4°26'34"	S33°28'03"E 272.24
C5	605.10	2974.90	11°39'15"	S41°30'58"E 604.06

1. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE RATE MAP NO. 480706C0330E, DATED SEPTEMBER 26, 2008
2. ALL CORNERS ARE 1/2" IRON RODS WITH CAPS STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED HEREON.



BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RICK MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

NOTARY PUBLIC MY COMMISSION EXPIRES

MAYOR _____ SECRETARY _____

CHAIRMAN _____ SECRETARY _____

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY
THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX
APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED
BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, A.D. 2017.

BY: _____

BELL COUNTY TAX APPRAISAL DISTRICT

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAN IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

MICHAEL E. ALVIS
R.P.L.S. No. 5402

WHEREAS WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, ARE THE SOLE OWNERS OF A 75.927 ACRE TRACT OF LAND SITUATED IN THE M. F. CONNELL SURVEY, ABSTRACT NO. 6 AND THE JAMES BENNETT SURVEY, ABSTRACT NO. 71, BOTH IN THE CITY OF BELTON, BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF CERTAIN CERTAIN OF CERTAIN CERTAIN CERTAIN IN A QUAILTUM DEED DATED JANUARY 3, 1992 FROM THE ATCHISON, TOPEKA AND SANTE FE RAILWAY COMPANY, A DELAWARE CORPORATION TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN THE PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN DATED 15.09 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 1, 1988 FROM RICHARD N. DALE AND WIFE, PATRICIA ANN DALE TO UNIVERSITY OF MARY HARDIN BAYLOR, BEING OF RECORD IN VOLUME 2129, PAGE 417, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

- ALL OF BLOCK 133, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 310, PAGE 231, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 134, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 135, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 48, PAGE 171, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 3, BLOCK 1, LOTS 1 AND 2, BLOCK 2, LOTS 1 THROUGH 3, BLOCK 3, LOTS 1 AND 2, BLOCK 6, LOTS 1 THROUGH 3, BLOCK 7, LOTS 1 THROUGH 3, BLOCK 8, LOTS 1 THROUGH 3, BLOCK 9, LOTS 1 THROUGH 3, BLOCK 10, LOT 1, BLOCK 11, LOTS 1 THROUGH 3, BLOCK 12, LOT 1, BLOCK 13, LOT 1, BLOCK 14, LOTS 1 THROUGH 3, BLOCK 15, LOTS 1 THROUGH 3, BLOCK 16, LOT 1, BLOCK 17, LOT 1, BLOCK 18, LOTS 1 THROUGH 3, BLOCK 19 AND LOTS 1 THROUGH 3, BLOCK 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 56, PAGE 204, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 71, PAGE 7, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCKS 10, 11, 12, 13, 14 AND 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- ALL OF THOSE LOTS AND BLOCKS THAT COMPRISE COLLEGE PARK MOBILITY HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- SAID 75.927 ACRE TRACT OF LAND TO BE INCLUSIVE OF ALL EXISTING RIGHTS-OF-WAY THAT LIE EAST OF UNIVERSITY DRIVE, SOUTH OF W. WESSLER WAY, WEST OF NORTH COLLEGE STREET AND NORTH OF WEST 9TH AVENUE (ALSO KNOWN AS WEST MARTIN LUTHER KING JR. AVENUE).

SAID 75.927 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY
SEPARATE DOCUMENT.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, BEING SOLE OWNERS OF THE 75.927 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF UMHB MAIN CAMPUS 2017 ADDITION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART OF HEREOF, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND THE CITY OF UMHB MAIN CAMPUS 2017 ADDITION, AS AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES, AND ALLEYS SHOWN ON SAID PLAT, THE EASEMENTS, AS SHOWN FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF BELTON AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL AND ANY PUBLIC UTILITY OF THE CITY OF BELTON OR ANY OTHER CITY, TOWN OR COUNTY, TO REMOVE OR REMOVE AND OR PART OF ANY BUILDING, FENCE, SHRUBS, TREES AND ANY OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BELTON AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND ADDING TO OR REMOVING ALL OR PART OF IT'S RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME OF PROCURING THE PERMISSION OF ANYONE THIS PLAT APART, SUBJECT TO ALL EXISTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 2017

THE UNIVERSITY OF MARY HARDIN BAYLOR

BY: Rick Martinez
Vice President for Campus Planning and Support Services

BEING ALL OF BLOCK 133 (VOLUME 310, PAGE 231), BLOCK 134 (VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191), AND BLOCK 135 (VOLUME 316, PAGE 470), ORIGINAL TOWN, BELTON, BELL COUNTY, TEXAS AND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 48, PAGE 171) AND BEING ALL OF BLOCKS 1 THROUGH 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 56, PAGE 204) AND BEING ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 71, PAGE 7) AND BEING ALL OF BLOCKS 10 THROUGH 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION) AND BEING ALL OF COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.

601 N. 3rd ST.
 TEMPLE, TEXAS
 (254) 773-2400
 FAX NO. (254) 773-3998
 E-MAIL: MAIL@TURLEY-INC.COM

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

AMENDING REPLAT of:
UMHB MAIN CAMPUS 2017 ADDITION

75.927 ACRES
M. F. CONNELL SURVEY, ABSTRACT NO. 6
JAMES BENNETT SURVEY, ABSTRACT NO. 71
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY.

PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

	REVISIONS	

DATE: 02/09/2017

DRN. BY: MEA

REF.:

FB/LI

JOB NO.: 16-1378

SHEET 1 OF 1

COMPUTER
DWG. NO. 16-1378

13309-D

FILE NO.

This project is referenced to the City of Belton Coordinate System, an extension of the State of Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless otherwise noted, and all bearings are grid bearings. All coordinate values are referenced to City Monument No. 163. The theta angle at said monument is 01°28'42". The Combined Correction Factor (CCF) is 0.999854. Published City Coordinates are N=10364214.61, E=3195118.93. The tie from the above City Monument to the POB of the 75.927 acre tract is S36°47'09"E, 406.44 feet. Grid Distance= Surface Distance X CCF Geodetic North= Grid North + theta angle.



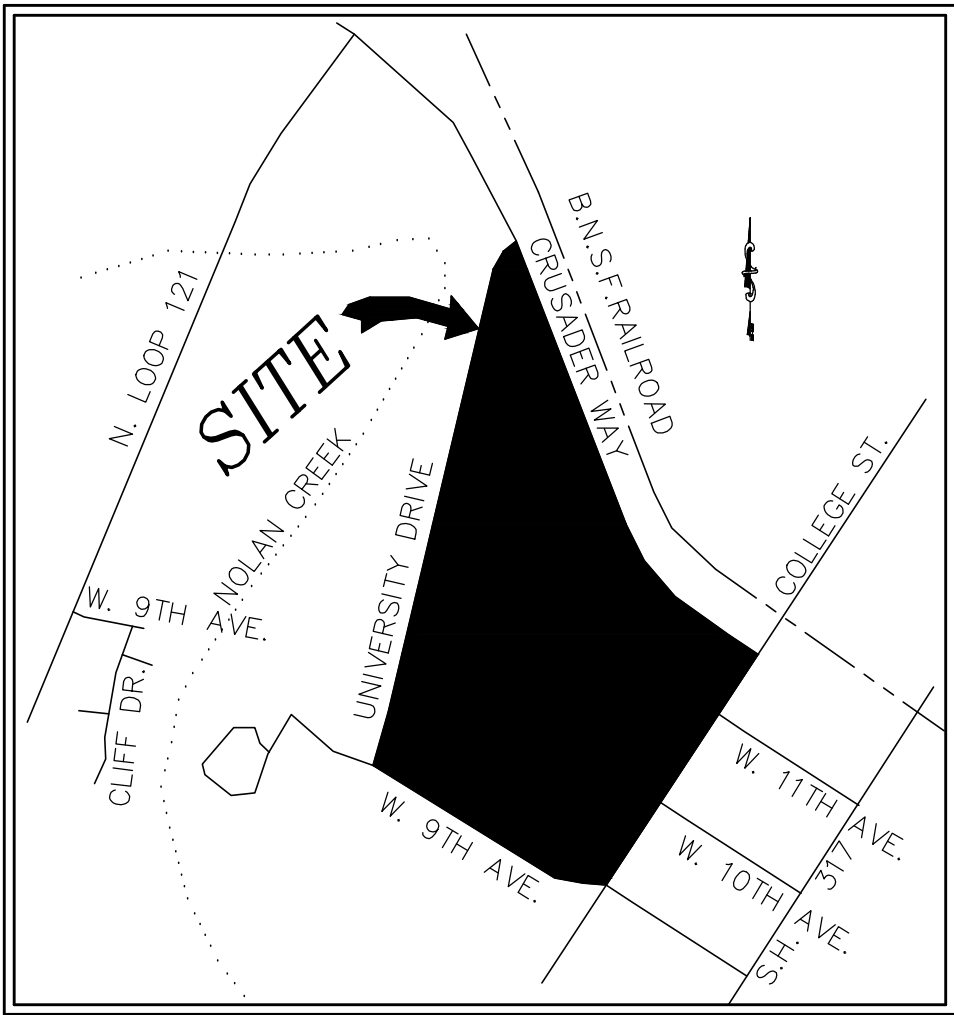
FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN YEAR 2017, PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

TRACT SURVEYED FEBRUARY 7, 2017
75.927 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE
FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT



- NOTES:
1. THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE RATE MAP NO. 480706C0330E, DATED SEPTEMBER 26, 2008
 2. ALL CORNERS ARE 1/2" IRON RODS WITH CAPS STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED HEREON.



VICINITY MAP: Not To Scale

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED RICK MARTINEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR SECRETARY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF UMHB MAIN CAMPUS 2017 ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN SECRETARY

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

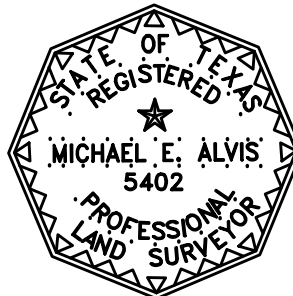
DATED THIS THE _____ DAY OF _____, A.D. 2017.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

MICHAEL E. ALVIS
R.P.L.S. No. 5402



STATE OF TEXAS
COUNTY OF BELL

WHEREAS WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, ARE THE SOLE OWNERS OF A 75.927 ACRE TRACT OF LAND SITUATED IN THE M. F. CONNELL SURVEY, ABSTRACT NO. 6 AND THE JAMES BENNETT SURVEY, ABSTRACT NO. 71, BOTH IN THE CITY OF BELTON, BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN 9.50 ACRE TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED DATED JANUARY 3, 1992 FROM THE ATCHISON, TOPEKA AND SANTE FE RAILWAY COMPANY, A DELAWARE CORPORATION TO UNIVERSITY OF MARY HARDIN BAYLOR, A NON-PROFIT ORGANIZATION AND BEING OF RECORD IN VOLUME 2797, PAGE 314, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND BEING A PART OR PORTION OF THAT CERTAIN CALLED 15.09 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED JULY 1, 1988 FROM RICHARD N. DALE AND WIFE, PATRICIA ANN DALE TO UNIVERSITY OF MARY HARDIN BAYLOR AND BEING OF RECORD IN VOLUME 2128, PAGE 417, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS AND ALSO BEING COMPRISED OF THE FOLLOWING TRACTS OF LAND:

- ALL OF BLOCK 133, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 310, PAGE 231, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 134, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF BLOCK 135, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS OF RECORD IN VOLUME 316, PAGE 470, DEED RECORDS OF BELL COUNTY, TEXAS.
- ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 48, PAGE 171, DEED RECORDS OF BELL COUNTY, TEXAS.
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- ALL OF BLOCKS 10, 11, 12, 13, 14 AND 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- ALL OF THOSE LOTS AND BLOCKS THAT COMPRISE COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).
- SAID 75.927 ACRE TRACT OF LAND TO BE INCLUSIVE OF ALL EXISTING RIGHTS-OF-WAY THAT LIE EAST OF UNIVERSITY DRIVE, SOUTH OF CRUSADER WAY, WEST OF NORTH COLLEGE STREET AND NORTH OF WEST 9TH AVENUE (ALSO KNOWN AS WEST MARTIN LUTHER KING JR. AVENUE).

SAID 75.927 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY SEPARATE DOCUMENT.

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNIVERSITY OF MARY HARDIN BAYLOR, BEING SOLE OWNERS OF THE 75.927 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF UMHB MAIN CAMPUS 2017 ADDITION AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART OF HEREON, AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, BELL COUNTY, TEXAS DOES HEREBY ADOPT SAID UMHB MAIN CAMPUS 2017 ADDITION, AS AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND HEREBY DEDICATES TO SAID CITY ALL STREETS, AVENUES, ROADS, DRIVES, AND ALLEYS SHOWN ON SAID PLAT, THE EASEMENTS, AS SHOWN FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF BELTON AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE CITY OF BELTON SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, TREES AND ANY OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OF INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BELTON AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, AND ADDING TO OR REMOVING ALL OR PART OF IT'S RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANYTIME, OF OBTAINING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCE, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL, THIS _____ DAY OF _____, 2017

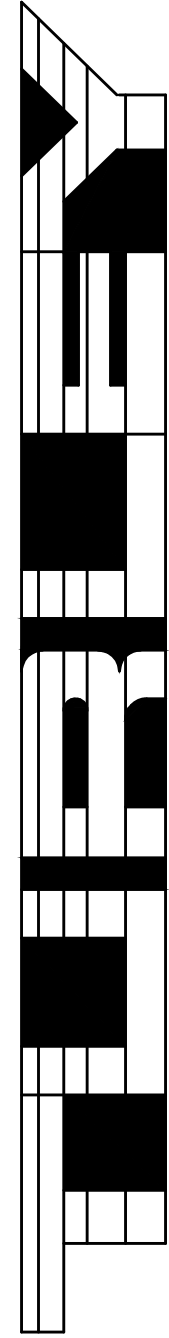
THE UNIVERSITY OF MARY HARDIN BAYLOR

BY: _____
Rick Martinez
Vice President for Campus Planning and Support Services

AMENDING REPLAT of:
**UMHB MAIN
CAMPUS 2017 ADDITION**
75.927 ACRES
1 BLOCK, 1 LOT

BEING ALL OF BLOCK 133 (VOLUME 310, PAGE 231), BLOCK 134 (VOLUME 316, PAGE 470 AND VOLUME 342, PAGE 191), AND BLOCK 135 (VOLUME 316, PAGE 470), ORIGINAL TOWN, BELTON, BELL COUNTY, TEXAS AND BEING ALL OF LOTS 1 THROUGH 8, BLOCK 1, ALLEN AND JACKSON'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 48, PAGE 171) AND BEING ALL OF BLOCKS 1 THROUGH 20, KING AND CAMPBELL'S ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 56, PAGE 204) AND BEING ALL OF LOTS 6, 13, 14, 19 AND 20, BLOCK 122, WYBRANTS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (VOLUME 71, PAGE 7) AND BEING ALL OF BLOCKS 10 THROUGH 15, EMBREE KEYS ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION) AND BEING ALL OF COLLEGE PARK MOBILE HOME PARK ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS (AN UNRECORDED SUBDIVISION).

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS



ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.
301 N. 3rd ST.
E-MAIL:MAIL@TURLEY-INC.COM
TEMPLE, TEXAS
(254) 773-2400
FAX NO. (254) 773-3998

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

AMENDING REPLAT of:
UMHB MAIN CAMPUS 2017 ADDITION

75.927 ACRES
M. F. CONNELL SURVEY, ABSTRACT NO. 6
JAMES BENNETT SURVEY, ABSTRACT NO. 71
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

REVISIONS			

DATE: 02/09/2017
DRN. BY: MEA
REF.:
FB/LB
JOB NO.: 16-1378
SHEET 1 OF 1
COMPUTER
DWG. NO. 16-1378
161378-D
FILE NO.



Line Table			Curve Table				
Line #	Direction	Length	Curve #	Length	Radius	Delta	Chord
L1	N4°42'08"E	63.64'	C1	188.13	320.00	19°22'14"	N84°11'02"W 107.67
L2	S76°11'50"E	83.94'	C2	58.29	380.00	8°47'20"	N80°18'48"E 58.23
L3	S11°31'40"E	188.79'	C3	246.21	270.00	52°14'46"	N30°53'38"E 237.76
L4	S47°36'00"E	137.97'	C4	272.31	251.85	4°06'34"	S33°28'03"E 272.24
L5	N82°56'42"W	59.97'	C5	685.12	2974.90	11°39'12"	S41°30'58"E 684.86
L6	N82°59'04"W	189.66'					

EASEMENT LINE TABLE

Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L9	14.04	S25°26'44.35"E	L29	47.46	S81°27'33.79"E	L49	15.00	S81°19'03.18"E	L70	15.00	N63°58'16.97"E	L90	19.86	N51°41'46.67"E	L110	97.17	N74°13'48.89"E	L130	263.53	N07°23'15.84"E
L10	74.53	S25°56'38.13"E	L30	15.60	S73°02'32.71"E	L50	51.39	S47°44'56.88"E	L71	17.80	S23°02'32.71"E	L91	17.80	S23°02'32.71"E	L111	166.48	N13°00'55.75"E	L131	88.49	N07°23'15.84"E
L11	84.73	S27°26'05.00"E	L31	50.29	N47°44'56.88"E	L51	75.23	S47°04'16.88"E	L72	23.85	N81°02'53.79"E	L92	46.82	N16°58'24.95"E	L112	153.27	N73°03'37.95"E	L132	167.79	N05°57'08.18"E
L12	5.75	S19°34'49.98"E	L32	38.67	S19°34'49.98"E	L52	185.56	N81°06'11.14"E	L73	26.49	N81°06'11.14"E	L93	26.49	N81°06'11.14"E	L113	26.49	N81°06'11.14"E	L133	26.43	N41°30'58.30"E
L13	24.67	N81°24'09.18"E	L33	74.88	S67°12'42.55"E	L53	17.25	N81°06'11.14"E	L74	12.29	S23°02'24.99"E	L94	26.49	S74°13'48.89"E	L114	43.13	N34°41'45.53"E	L134	28.14	N27°34'41.25"E
L14	31.45	N63°58'16.97"E	L34	193.92	S17°23'06.91"E	L54	193.92	S17°23'06.91"E	L75	49.19	S19°32'52.82"E	L95	88.63	N72°16'56.16"E	L115	7.46	N75°06'21.66"E	L135	12.26	N03°53'52.66"E
L15	143.91	N89°46'21.94"E	L35	84.25	S71°28'18.24"E	L55	44.99	S38°10'58.99"E	L76	44.99	S38°10'58.99"E	L96	57.90	N74°13'48.89"E	L116	26.71	S17°33'15.84"E	L136	248.27	N54°46'53.89"E
L16	71.13	S25°58'39.27"E	L36	28.21	S60°11'35.77"E	L56	28.65	S49°08'14.95"E	L77	28.65	S49°08'14.95"E	L97	28.65	S49°08'14.95"E	L117	69.58	S28°12'03.18"E	L137	54.30	N74°19'22.26"E
L17	23.85	S27°02'59.77"E	L37	18.81	S27°10'12.79"E	L57	19.92	S25°10'02.16"E	L78	19.92	S25°10'02.16"E	L98	257.62	S82°07'11.82"E	L118	26.59	N81°06'11.14"E	L138	40.35	N27°34'41.25"E
L18	167.63	S27°11'43.66"E	L38	76.77	S82°42'09.56"E	L58	216.16	S23°03'24.69"E	L79	257.62	S82°07'11.82"E	L99	55.00	S42°28'38.94"E	L119	218.83	S16°56'27.45"E	L139	144.99	N82°42'09.56"E
L19	54.46	S28°06'54.37"E	L39	76.77	N82°42'09.56"E	L59	75.83	S23°04'24.69"E	L100	250.21	S70°07'58.82"E	L101	41.38	N73°02'32.71"E	L120	28.65	N61°56'27.45"E	L140	15.00	N71°25'44"E
L20	113.31	S73°03'35.57"E	L40	94.60	N82°06'05.82"E	L60	243.14	N43°01'30.32"E	L102	33.62	S74°13'48.89"E	L103	49.54	S41°45'09.32"E	L121	51.36	N73°02'32.71"E	L141	87.58	S88°42'09.56"E
L21	88.77	S19°09'06.17"E	L41	15.60	S71°23'54.18"E	L61	117.75	S45°09'54.79"E	L104	24.24	N43°01'30.32"E	L105	64.47	S41°46'58.89"E	L122	38.25	N73°02'32.71"E	L142	100.72	N71°25'44"E
L22	22.89	S24°41'43.77"E	L42	24.24	S28°16'03.82"E	L62	282.34	S45°09'54.79"E	L106	24.24	N43°01'30.32"E	L107	64.47	S23°03'24.69"E	L123	17.47	N82°01'45.37"E	L143	76.38	N07°23'15.84"E
L23	28.81	S85°50'44.66"E	L43	16.53	S87°06'10.61"E	L63	241.32	N43°01'30.32"E	L108	38.24	N43°01'30.32"E	L109	136.25	S23°03'24.69"E	L124	29.17	N40°01'17.92"E	L144	49.96	N73°02'32.71"E
L24	359.85	S25°12'34.28"E	L44	241.32	N43°01'30.32"E	L64	64.47	S23°03'24.69"E	L110	136.25	S23°03'24.69"E	L111	136.25	S23°03'24.69"E	L125	27.55	S48°58'57.82"E	L145	15.00	N05°59'09.39"E
L25	273.80	S27°07'09.93"E	L45	15.00	N63°58'16.97"E	L65	603.20	N81°06'21.14"E	L112	26.49	N81°06'11.14"E	L113	26.49	N81°06'11.14"E	L126	12.05	S82°01'45.37"E	L146	49.28	S77°00'58.61"E
L26	112.87	S27°02'59.77"E	L46	15.00	N63°58'16.97"E	L66	603.20	N81°06'21.14"E	L114	26.49	N81°06'11.14"E	L115	26.49	N81°06'11.14"E	L127	31.45	S73°06'39.82"E	L147	122.24	N07°23'15.84"E
L27	116.12	S12°02'23.41"E	L47	24.24	S87°06'10.61"E	L67	143.84	N68°57'16.69"E	L116	26.49	N81°06'11.14"E	L117	26.49	N81°06'11.14"E	L128	46.82	S77°23'36.91"E	L148	74.92	N67°16'45.95"E
L28	74.27	S28°04'33.73"E	L48	47.77	N44°46'58.89"E	L68	132.85	N71°01'42.44"E	L118	26.49	N81°06'11.14"E	L119	26.49	N81°06'11.14"E	L129	62.38	N51°18'00.99"E	L149	38.13	N52°07'25.45"E
						L69	458.34	N72°23'42.80"E	L120	75.23	S23°03'24.69"E	L121	75.23	S23°03'24.69"E	L130	263.53	N07°23'15.84"E			

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FILE PLAT OF:
UMHB MAIN CAMPUS 2017 ADDITION
75.927 ACRES
JAMES BENNETT SURVEY, ABSTRACT No. 71

PREPARED FOR:
UNIVERSITY OF MARY HARDIN BAYLOR

REVISIONS		
DATE	DESCRIPTION	DFTR

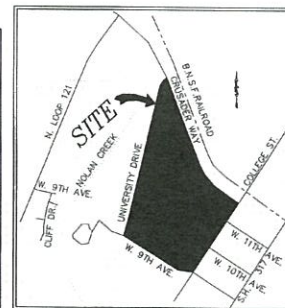
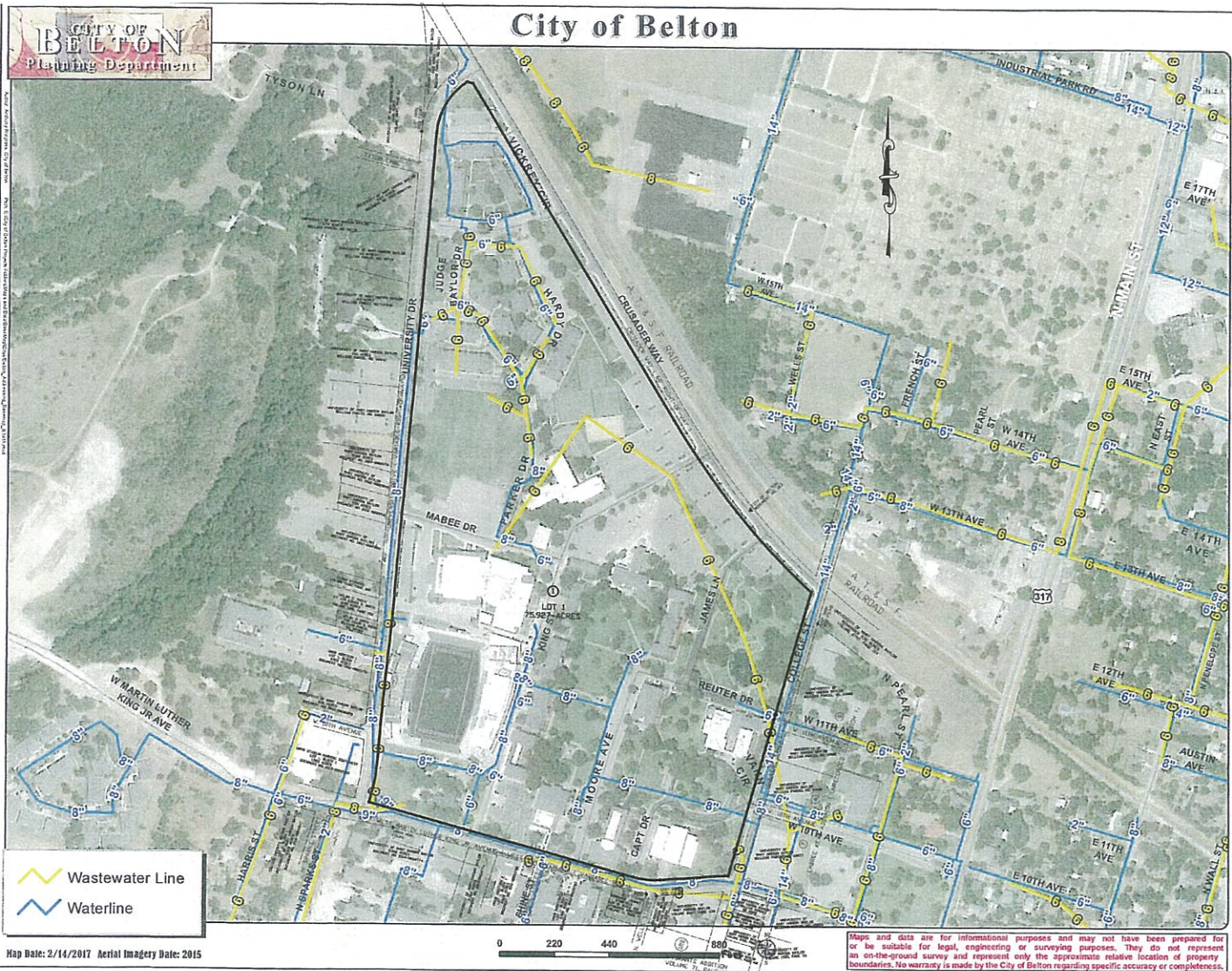
DRAFTSMAN:
MRG

DATE:
5/22/2017

COMPUTER FILE NAME:
16-1378, UMHB Utility

REFERENCE DRAWING NUMBERS:
REF DWGS NO.s

AMENDING REPLAT of:
UMHB MAIN
CAMPUS 2017 ADDITION
75.927 ACRES
1 BLOCK, 1 LOT



VICINITY MAP: Not To Scale

UTILITIES SHOWN ARE FROM THE CITY OF
BELTON GIS DEPARTMENT. LOCATION OF
LINES ARE APPROXIMATE, AND DO NOT
REPRESENT AN ON THE GROUND SURVEY.
TURLEY ASSOCIATES INC. IS NOT
RESPONSIBLE FOR THE ACCURACY OF
THE UTILITIES SHOWN HEREON.

UTILITY PLAN OF:
UMHB Main Campus 2017



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UTILITY PLAN OF:
UMHB Main Campus 2017

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS



Jennifer Ryk

[illegible][illegible]

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DRAFTSMAN

JFEI

2/14/2017

COMPUTER FILE NAME

16-1378

REFERENCE DRAWING NUMBER

JOB NUMBER: 11

16-1378

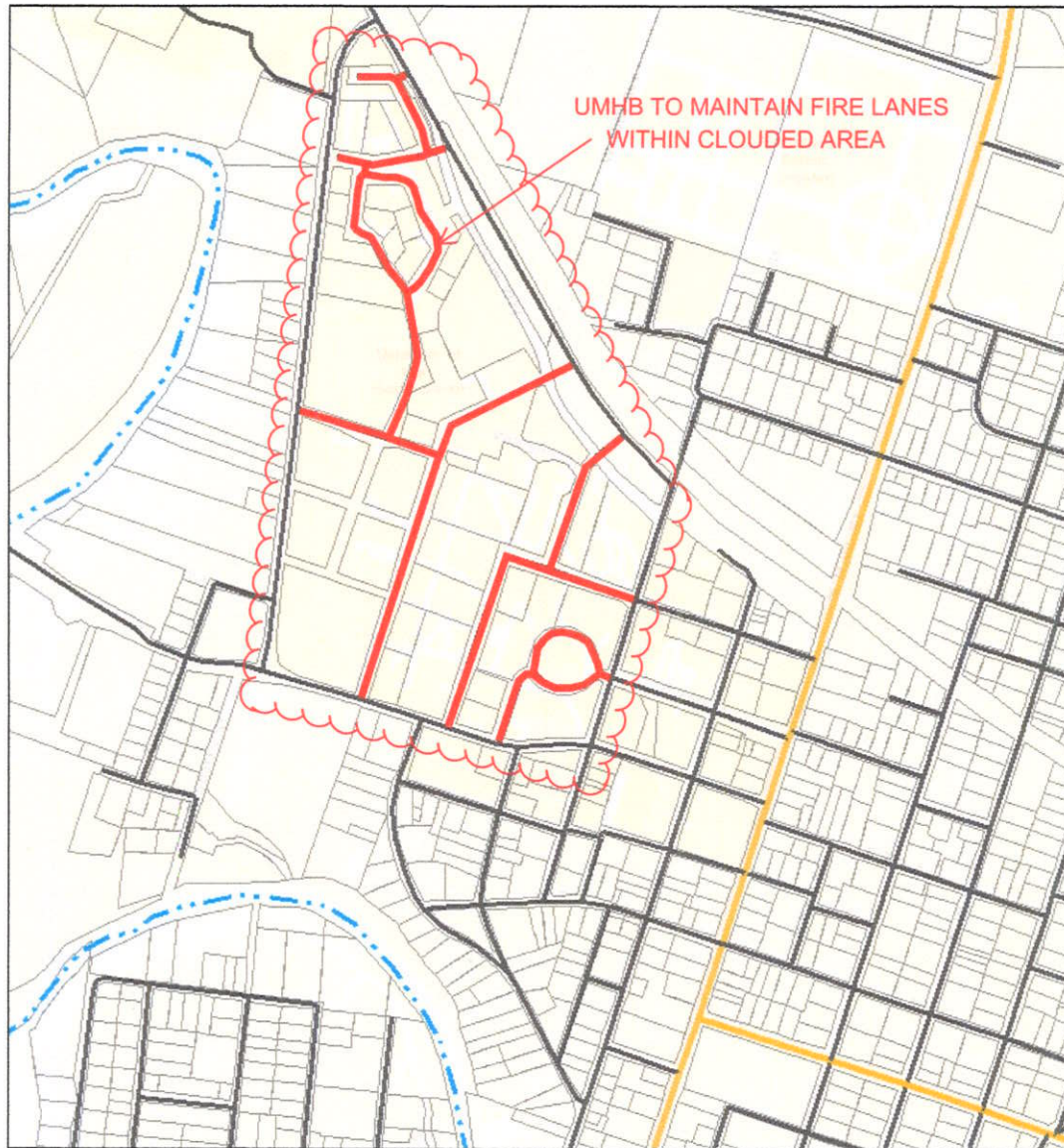
10 1578

DRAWING NUMBER
1.7780 B

113309-D

Figure 1. Schematic diagram of the experimental setup.

City of Belton Planning & Zoning

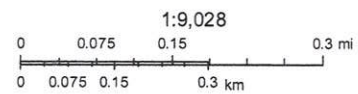


June 22, 2017

City Parcels

Override 1

City Limits



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 15, 2017

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: Chair Brett Baggerly, Rae Schmuck, Dave Covington, Joel Berryman, Ben Pamplin, Michael Pressley, Lewis Simms and David Fuller. The following member was absent: David Jarratt. The following staff members were present: Director of Planning, Erin Smith, Planning Clerk, Laura Livingston and Assistant City Manager and Police Chief, Gene Ellis.

6. P-17-04 Hold a public hearing and consider a replat for UMHB Main Campus 2017 Addition, a 75.927 acre tract of land, located north of West Martin Luther King Jr. Avenue, east of University Drive, south of Crusader Way, and west of College Street.

Ms. Smith presented the staff report.

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

Chair Baggerly said he assumes the reason the subdivision plat boundary doesn't extend all the way to Main Street is because of private property ownership? Ms. Smith said the request didn't include that information. She believes there may be some private ownership, but she couldn't recall. There are some private properties around the UMHB campus zoned University Campus, but not owned by UMHB..

Mr. Pamplin asked if the City and UMHB were working together or is it something they approached the City with. Ms. Smith said they had a meeting with UMHB several months ago and when they spoke about a new development, they asked if the City would require a plat for new development like the Performing Arts Center. Ms. Smith said yes, all new development will require a plat. UMHB then asked if they could plat the entire campus, so the City has the ability to look at it all at once and Ms. Smith said that will be optimal. UMHB worked with the engineer on their own and brought it to the City for review. City Staff spent several months looking at utilities, circulation, fire lanes, amongst several other plat elements. It is also very beneficial to the City to be able to review a plat of a large area and be able look at all elements at one time. It's similar to how Staff prefers to look at preliminary plats with multiple phases, so Staff can see the big picture.

Mr. Berryman asked if abandonment of the roadway would open up the university at any time to stop city traffic going through campus. Ms. Smith said the fire lanes cannot be blocked, but they could potentially block the other streets if they chose to since they will be private, if approved. Mr. Pamplin asked about parking on the private streets? Ms. Smith said she didn't know how that would be done. Mr. Covington asked if Police Chief Ellis had any input. Chief Ellis said it's private property so they could make the private streets inaccessible and allow emergency access

only. Mr. Berryman said apartments do it all the time. Chief Ellis said they do; it's probably not real likely, but it's possible and they certainly can enforce it.

Mr. Covington confirmed the streets surrounding the blue lines on the map, College Street, Crusader Way, University Drive and Martin Luther King Jr. Avenue would all still be public streets, the replat would start inside of there. Ms. Smith said yes, they would all remain public. Mr. Berryman said he isn't interested in cruising through campus, but he's thinking about the immediate neighbors and maybe that's their easiest route through campus to get somewhere else and we inadvertently cut them off. Ms. Smith said it is very similar to other university campuses with private streets. Mr. Pamplin said this will probably make it safer for the students too since there is a lot of pedestrian activity around there all day long, all year long. Chair Baggerly said he ventured a guess that a lot of people think they are private streets already because they have purple street signs. Mr. Berryman said the other thing that stood out were the easements for power and water. Ms. Smith said Oncor and Atmos have existing easements and with this plat they will be creating easements for all of the water and sewer.

Mr. Pamplin made the motion to approve P-17-04. Mr. Fuller seconded the motion, which was approved with 8 ayes, 0 nays.

Staff Report – City Council Agenda Item



Date: August 22, 2017
Case No.: P-17-10
Request: Final Plat
Applicant: All County Surveying

Agenda Item #12

Hold a public hearing and consider a replat for Kelley Trust Addition, a 1.617 acre tract of land, located north of Kenny Drive, south of Sandlin Drive, and east and west of Camelot Lane, in Belton's Extra Territorial Jurisdiction (ETJ).

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a replat from 14 lots to 7 lots to allow for the construction of 7 single family homes.

Project Analysis and Discussion

This is a 7-lot subdivision plat, located in Belton's ETJ, proposed as Kelley Trust Addition. The applicant is proposing to replat this property from 14-lots into a 7-lot subdivision. The applicant met with Bell County Health Department (BCHD) to discuss the required on-site septic system for the lots prior to submitting the replat for City and County staff review. BCHD staff requested the applicant combine the lots to allow for on-site septic systems. The existing lots are 5,000 square feet in area and this proposed replat will increase the lot sizes to 10,000 square feet in area. The minimum lot size requirement is 0.50 acres for on-site septic systems. Bell County stated this replat will allow for on-site septic systems based on combining small lots legally platted prior to 1988. BCHD has reviewed the on-site septic system for each lot proposed in this replat and specified that a 3-bedroom home may be built with a maximum square footage of 2,500 square feet. The builder is required to contact BCHD to approve home placement prior to construction and that will determine if an on-site septic system can be installed.

The Subdivision Ordinance requires subdivisions in the City and the City's ETJ to construct a water distribution system with appropriate appurtenances for fire protection. There are no existing fire hydrants within this neighborhood. This property is served with domestic water by Dog Ridge Water Supply Corporation. The waterline sizes and pressure in this area does not support a fire distribution system. Since this replat is located within a mature neighborhood, a variance appears to be reasonable given a fire distribution system is not available.

We have reviewed the final plat and find it acceptable. Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and made comments. After Council action, this plat will be taken to Bell County Commissioners Court for approval.

Recommendation

Recommend approval of the replat for Kelley Trust Addition, a 1.617 acre tract of land, located north of Kenny Drive, south of Sandlin Drive, and east and west of Camelot Lane, in Belton's Extra Territorial Jurisdiction (ETJ), subject to:

1. Fire distribution system variance. (Recommended)
2. Minimum lot size requirement for on-site septic systems. (Recommended)

Attachments

Final Plat Application

Final Plat

Location Map

Fire Distribution System Variance Letter

P&Z Minutes excerpt

City of Belton
Request for Subdivision Plat
To the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☐ Preliminary Subdivision
- ☐ Final Subdivision
- ☒ Administrative Plat
- ☒ Replat
- ☐ ETJ
- ☐ City Limits

Fees Due \$ \$200

Date Received: 04-27-17 Date Due: (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Mitchell & Associates, Inc.

Phone Number: 254-634-5541

Mailing Address: P.O. Box 1088

Email Address: jkriegel@mitchellinc.net

Owner: Gary Ray Kelley 2012 Trust

Phone Number: 254-290-3469

Mailing Address: 405 Liberty St. Killeen, TX 76542

Email Address: garykelleyhomes@aol.com

Current Description of Property:

Lot: Block: Subdivision: Sherwood Shores VII, Camelot Section

Acres: 1.617 Survey: Lots : 649, 650, 651, 652, 654, 655, 656, 657, 659, 660, 661, 662, 663, 664

Abstract Number: Street Address:

Frontage in Feet: 804.64 Depth in Feet: 100

Does Zoning comply with proposed use?

Current Zoning: N/A

☒ Yes ☐ No

Name of Proposed subdivision: Kelley Trust Addition

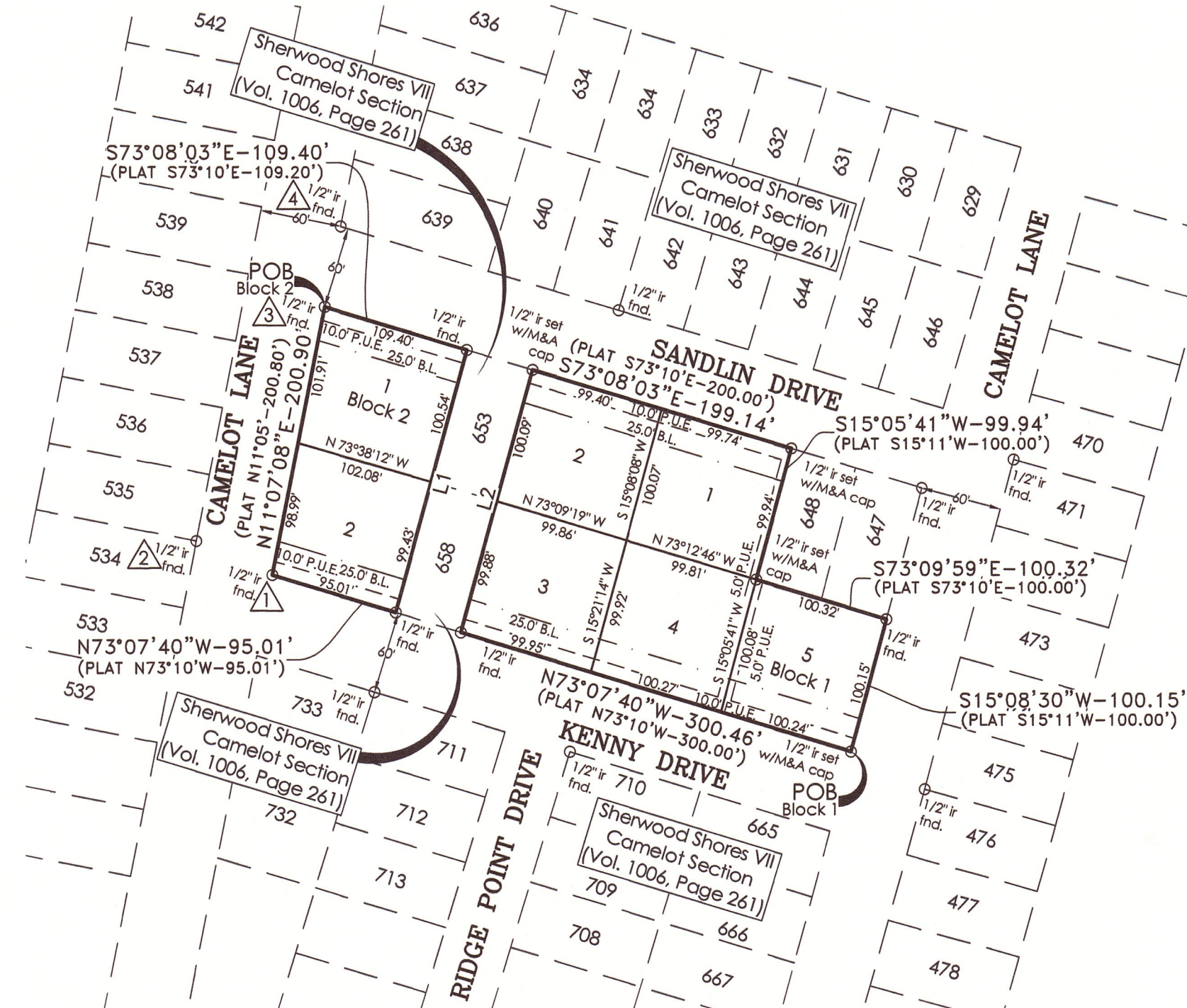
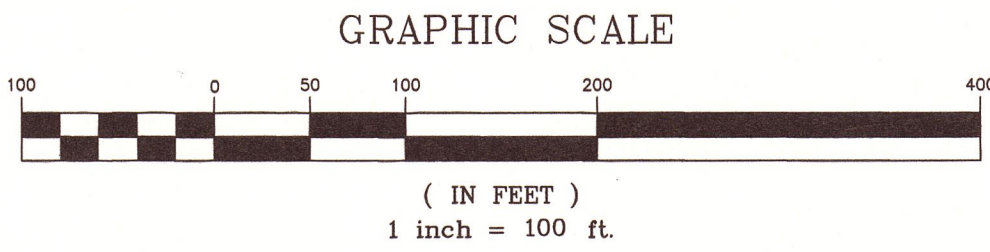
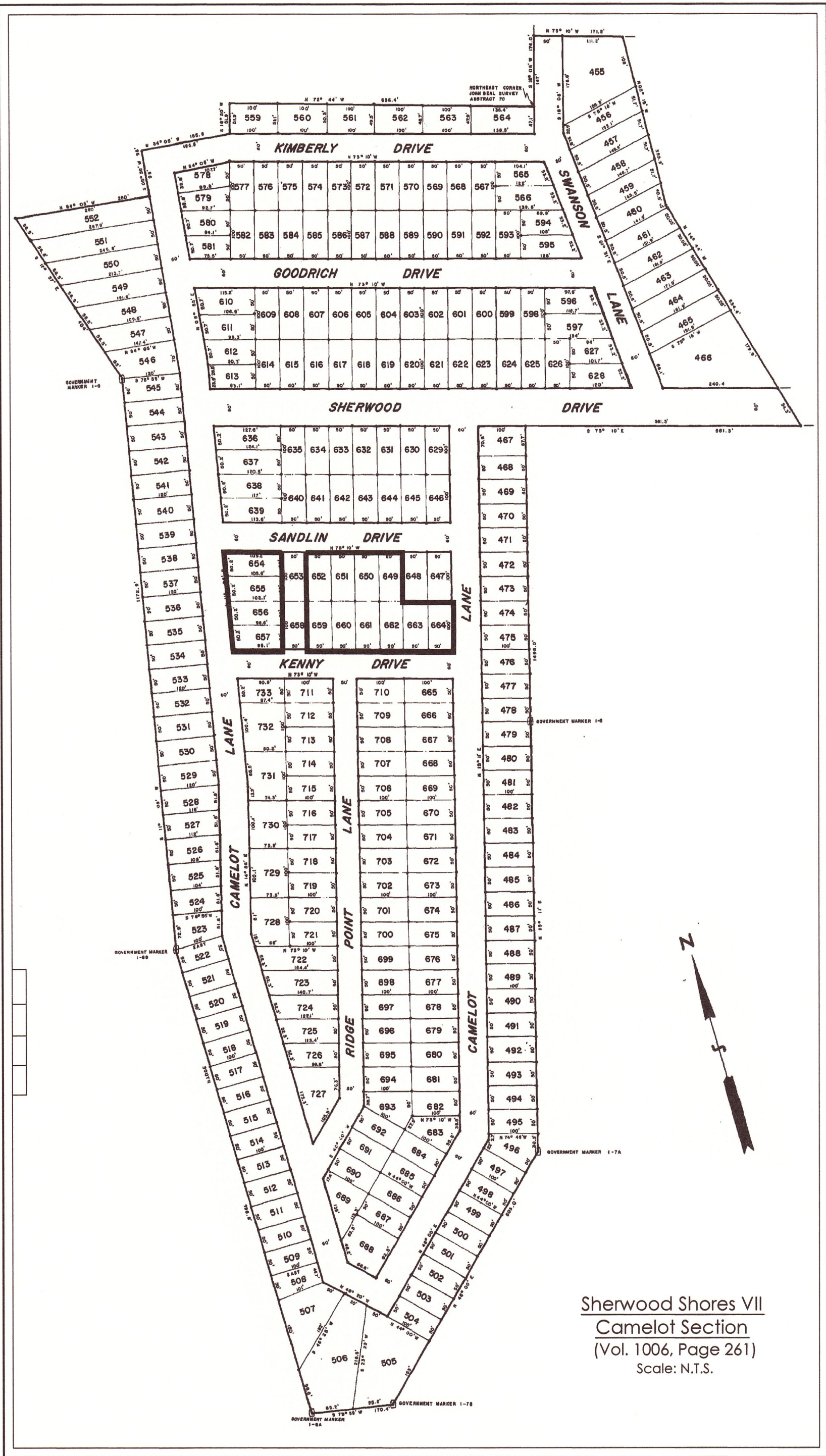
Number of Lots: 7 Fees \$ \$200

Signature of Applicant: _____

Date:

Signature of Owner: Gary R Kelley 2012 Trustee

Date: 4/26/17



Block 1 Area = 1.147 Acres
Block 2 Area = 0.469 Acres
Total Area = 1.616 Acres

REFERENCE TIES

1 to 2	N65°59'39"W-61.25'	3 to 4	N11°31'49"E-60.10'
1/2" iron rod found		3/4" iron rod found	
1/2" iron rod found		1/2" iron rod found	

PROPERTY OWNER:
Gary Ray Kelley
405 Liberty Street
Killeen, TX 76542

SURVEYOR/ENGINEER:
Mitchell & Associates, Inc.
P.O. Box 1088
Killeen, TX 76540

NOTES:

- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (CORS 96), Texas Central Zone as per Leica Texas SmartNet GPS observations. All distances are surface distance. Combined scale factor=1.0001168.
- All interior lot corners marked with 1/2" ir & cap stamped "M&A" set after construction completed.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map), Map No. 48027C0325E, effective date September 26, 2008 for Bell County, Texas.
- This subdivision will be served by on site sewerage facilities (OSSF). The Bell County Health Department must approve any on site sewerage facilities installation prior to construction.
- Water provided by Dog Ridge Water Supply Corporation (CCN 10048).
- Sandlin Drive, Kenny Drive & Camelot Drive are county maintained roads.
- Sandlin Drive (20' wide), Kenny Drive (20' wide) & Camelot Drive (18' wide) are asphalt roads.
- Lot 1, Block 2, faces Sandlin Drive. Lot 2, Block 2 and Lot 5, Block 1 face Kenny Drive.
- The approval of this replat is based on combining small lots legally platted prior to 1988. The combining of two or more complete lots does not create any property lines, they only remove one or more existing lines to create a new building site. A complete OSSF design has been reviewed for each lot in this replat.

LINE TABLE

LINE	LENGTH	BEARING	RECORD CALLS
L1	199.98'	S15°13'20"W	S15°11'W-200.00'
L2	199.97'	N15°24'14"E	N15°11'E-200.00'

LETTER OF COMPLIANCE

Gary Ray Kelley 2012 Trust, as owner of the plat to be known as Kelley Trust Addition, do hereby acknowledge that it is our sole responsibility as owner to assure compliance with the provisions of all applicable federal, state, and local laws and regulations relating to the environment; including (but not limited to) the Endangered Species Act, State Aquifer Regulations, and municipal watershed ordinances.

I, the undersigned, a registered sanitarian in the State of Texas, hereby certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewage Facilities and is hereby recommend for approval.

Signature: _____ Date: _____
Title: _____ Bell County Public Health District

KNOW ALL MEN BY THESE PRESENTS, that Gary Ray Kelley 2012 Trust, whose address is 405 Liberty Street, Killeen, Texas 76542, being the sole owner of that certain 1.616 acre tract of land in Bell County, Texas, and the land herein described being all of Lots 649 thru 652, Lots 654 thru 657, and Lots 659 thru 664, Sherwood Shores VII, Camelot Section, a subdivision in Bell County, Texas, of record in Cabinet A, Slide 282-B, Plat Records of Bell County, Texas, which is more fully described in the dedication of KELLEY TRUST ADDITION, as shown by the plat hereof, attached hereto, and made a part hereof, and approved by the City of Belton, Bell County, Texas, and the Commissioners' Court of Bell County, Texas, and Gary Ray Kelley, does hereby adopt said KELLEY TRUST ADDITION, as an addition to the City of Belton, Bell County, Texas, and hereby dedicates to said city/county all streets, avenues, roads, drives and alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Belton and Bell County. The utility and drainage easements shown on said plat are dedicated to said city/county for the installation and maintenance of any and all public utilities, which the city/county may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 26th day of April, 2017.

For: Gary Ray Kelley 2012 Trust

Gary Ray Kelley, Trustee

Before me, the undersigned authority, on this day personally appeared Gary Ray Kelley, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



Jessica M. Kriegl
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 10/17/17

STATE OF TEXAS

COUNTY OF BELL

I hereby certify that the above and foregoing plat of KELLEY TRUST ADDITION, an addition within the Extraterritorial Jurisdiction of the City of Belton, Bell County, Texas was approved this the _____ day of _____, 2017, by the Planning and Zoning Commission of the City of Belton, Texas.

Chairman, Planning Commission

Secretary, Planning Commission

I hereby certify that the above and foregoing plat of KELLEY TRUST ADDITION, an addition within the Extraterritorial Jurisdiction of the City of Belton, Bell County, Texas was approved this the _____ day of _____, 2017, by the City Council of the City of Belton, Texas.

Mayor, City of Belton

ATTEST: City Secretary

Said addition lies within the Extraterritorial Jurisdiction of the City of Belton, Bell County, Texas and shall be subject to all requirements of the Platting Ordinance of the City of Belton, Texas and Bell County.

Witness my hand and seal this the _____ day of _____, 2017.

City Clerk

In approving this plat by the Commissioners' Court of Bell County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Bell County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets. The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on the subsequent development.

I hereby certify this plat was approved this _____ day of _____, 2017 by the Bell County Commissioners' Court and may be filed for record in the Plat Records of Bell County, by the County Clerk.

COUNTY JUDGE

Witness my hand this _____ day of _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: _____

KNOW ALL MEN BY THESE PRESENTS,

That I, Rex D. Haas, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Belton, Texas and Bell County, and this subdivision is within the Extraterritorial Jurisdiction of Belton, Texas.

Rex D. Haas
Registered Professional
Land Surveyor, No. 4378



AFFIDAVIT:

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this the _____ day of _____, 20____ A.D.

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this _____ day of _____, 20____. In Year _____, Plat # _____, Plat Records of Bell County, Texas. Dedication Instrument # _____, Official Public Records of Real Property, Bell County, Texas.

KELLEY TRUST ADDITION
BEING A REPLAT OF ALL OF LOTS 649 THRU 652, 654 THRU 657 & 659 THRU 664,
SHERWOOD SHORES VII, CAMELOT SECTION
CITY OF BELTON ETJ, BELL COUNTY, TEXAS

FINAL PLAT

SHEET TITLE:

MITCHELL & ASSOCIATES, INC.

ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION NO. 3247
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00



DWG. No.	DRAWN BY:	DATE:	SCALE:	FB/LB:	7 LOTS	AREA:
17-034-D-5	FRB	APRIL 2017	AS SHOWN	1863/75	2 BLOCKS	1.616 AC.

P-17-10 Location - Kelly Trust Addition - ETJ



PROPOSED PLAT:

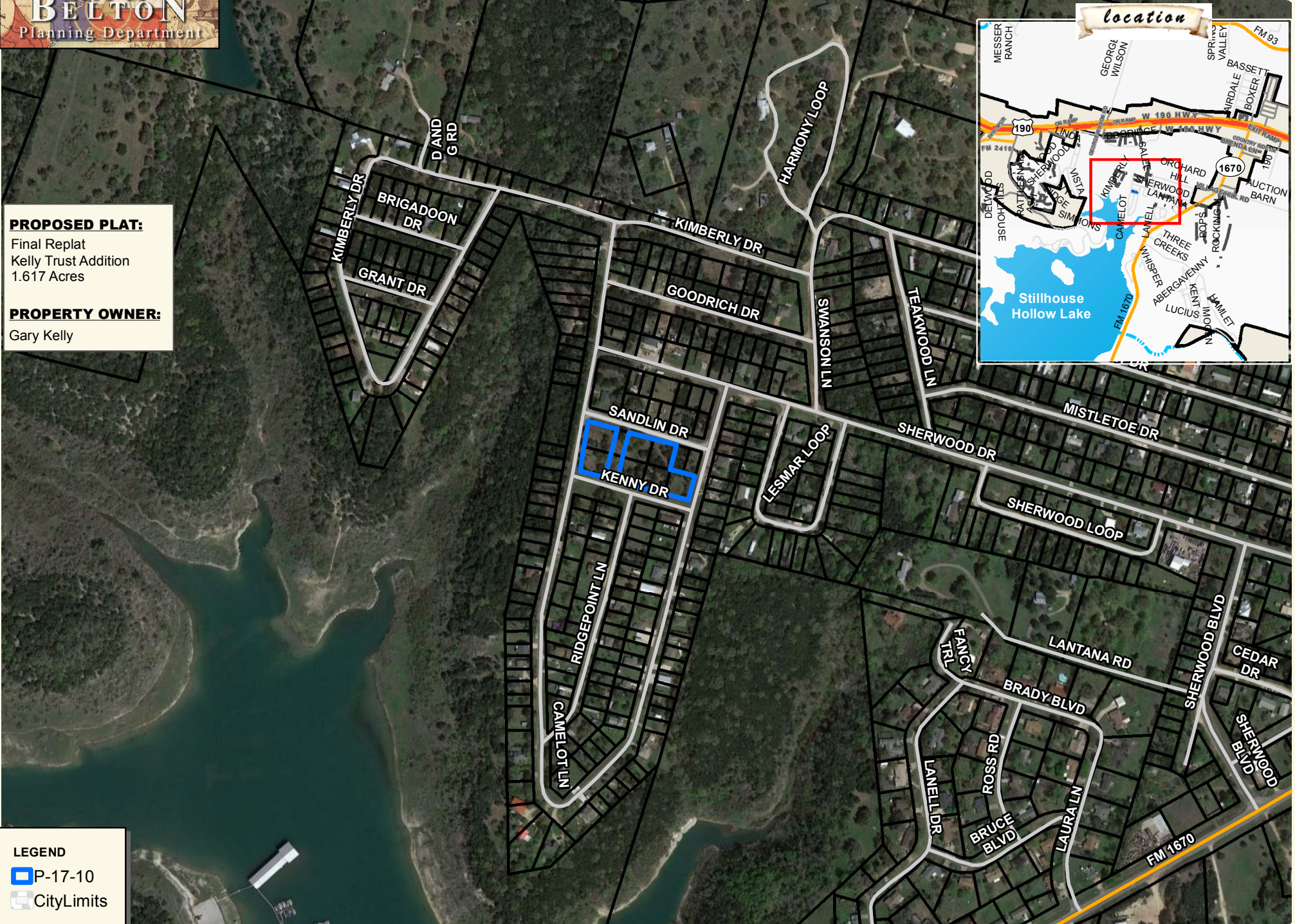
Final Replat
Kelly Trust Addition
1.617 Acres

PROPERTY OWNER:

Gary Kelly

LEGEND

-  P-17-10
-  CityLimits



0 200 400 800 Feet



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.

P-17-10 Kelly Trust Addition - ETJ


PROPOSED PLAT:

Final Replat
Kelly Trust Addition
1.617 Acres

PROPERTY OWNER:

Gary Kelly

Legend

 P-17-10

Map Date: 8/9/2017 Aerial Imagery Date: 2015

0 62.5 125 250
Feet



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.

July 31, 2017

Gary Ray Kelley, Property Owner
405 Liberty Street
Killeen, TX 76543
Mobile: (254) 290-3469

To: City of Belton
333 Water Street
Belton, TX 76513

RE: Request for Variance
Sherwood Shores VII - Kelley Trust Addition

To whom it may concern.

I am requesting a variance in the property code requirement for Fire Protection. Sherwood Shores VII water system does not support Fire Protection Systems. This area is protected by the Stillhouse Volunteer Fire Department.

Thank you,



Gary R. Kelley

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 15, 2017

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: Chair Brett Baggerly, Rae Schmuck, Dave Covington, Joel Berryman, Ben Pamplin, Michael Pressley, Lewis Simms and David Fuller. The following member was absent: David Jarratt. The following staff members were present: Director of Planning, Erin Smith, Planning Clerk, Laura Livingston and Assistant City Manager and Police Chief, Gene Ellis.

Pledge of Allegiance – Chair Baggerly led all present.

Invocation – Mr. Covington gave the Invocation.

7. P-17-10 Hold a public hearing and consider a replat for Kelley Trust Addition, a 1.617 acre tract of land, located north of Kenny Drive, south of Sandlin Drive, and east and west of Camelot Lane, in Belton's Extra Territorial Jurisdiction (ETJ).

Ms. Smith presented the staff report.

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

Mr. Berryman said there is an area between the two lots that Ms. Smith pointed out that was called "non-ownership." Ms. Smith said the applicant is not the owner of those two lots, so the plat boundary does not include those two lots. Mr. Pamplin asked why the fire marshal say it was OK to re-plat these properties without fire protection? Ms. Smith said there are no fire hydrants in this area and it's an existing subdivision that's already been platted several years ago. Mr. Pressley said this subdivision wouldn't necessarily be able to be built today, but now the City and County must deal with it. Ms. Smith said that's right and they are improving the situation by making larger lots, so instead of 14 homes there will be seven.

Ms. Schmuck made the motion to approve P-17-10. Mr. Simms seconded the motion, which was approved with 8 ayes, 0 nays.

Staff Report – City Council Agenda Item



Date: August 22, 2017
Case No.: P-17-15
Request: Final Plat
Applicant: All County Surveying

Agenda Item #13

Hold a public hearing and consider a replat for Dora Addition, a 0.468 acre tract of land, located on the northeast corner of Lesmar Loop and Sherwood Drive, in Belton's Extra Territorial Jurisdiction (ETJ).

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a replat from 4 lots to 1 lot for an existing single family home.

Project Analysis and Discussion

This is a 1-lot subdivision plat, located in Belton's ETJ, proposed as Dora Addition. This property is currently Lots 760, 761, 762, and 763 of Sherwood Shores, Phase VII addition and the applicant is proposing to replat this property into a single lot. The applicant has stated that the septic system needs to be upgraded. Bell County Health Department reviewed the septic system and stated it is not in compliance with current requirements and an upgrade is required. This proposed replat will increase the lot size to 0.468 acres, slightly less than the required 0.50 acre lot size for on-site septic systems. Bell County stated this replat will allow for an upgraded septic system.

The Subdivision Ordinance requires subdivisions in the City and the City's ETJ to construct a water distribution system with appropriate appurtenances for fire protection. There are no existing fire hydrants within this neighborhood. This property is served with domestic water by Dog Ridge Water Supply Corporation. The waterline sizes and pressure in this area does not support a fire distribution system. Since this replat is for an existing single family home within a mature neighborhood, a variance appears to be reasonable given a fire distribution system is not available.

We have reviewed the final plat and find it acceptable. Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and made

comments. After Council action, this plat will be taken to Bell County Commissioners Court for approval.

Recommendation

Recommend approval of the replat for Dora Addition, a 0.468 acre tract of land, located on the northeast corner of Lesmar Loop and Sherwood Drive, in Belton's Extra Territorial Jurisdiction (ETJ), subject to:

1. Fire distribution system variance. (Recommended)
2. Minimum lot size requirement for on-site septic systems. (Recommended)

Attachments

Final Plat Application

Final Plat

Location Map

Fire Distribution System Variance Letter

P&Z Minutes excerpt

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☐ Preliminary Subdivision Fees due \$ 253.00
☐ Final Subdivision
☐ Administrative Plat
☒ Replat
☐ ETJ
☐ City Limits

Date Received: 06-15 Date Due: 06-15 (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Curtis Watts RPLS Phone: (512) 970-9122

Mailing Address: 1102 S. Austin Ave, Suite 100

Email Address: Curtis@allcountysurveying.com

Owner: Marcelo Aguinaga & Dora Aguinaga Phone: (254) 444-9722

Mailing Address: 2996 Lesmar Loop Belton, TX 76513

Email Address: dora.aguinaga1@icloud.com

Current Description of Property:

Lot: 760-763 Block: _____ Subdivision: Sherwood Shores Phase VII Carrousel Section

Acres: _____ Survey: _____

Abstract #: _____ Street Address: 2904 Sherwood Drive

Frontage in Feet: 100.04 Depth in Feet: 202.26 - 205.32'

Does Zoning comply with proposed use? N/A Current Zoning: N/A (ETJ)

Name of proposed subdivision: Dora Addition

Number of Lots: 1 Fee: \$ 253

Signature of Applicant: Curtis Watts Date: 6/13/17

Signature of Owner: Marcelo Aguinaga Date: _____

Signature of Owner: Dora Aguinaga

STATE OF TEXAS
COUNTY OF BELL

ME, MARCELO AGUINAGA AND DORA AGUINAGA, BEING THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS LOTS 760, 761, 762 AND 763 OF SHERWOOD SHORES PHASE VII, CARROUSEL SECTION, RECORDED IN CABINET A, SLIDE 284-A OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, AN ADDITION IN THE E. T. J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS, CONVEYED TO US BY DEED DATED JUNE 7, 2001, RECORDED IN VOLUME 441, PAGE 680 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES. TO THE BEST OF MY KNOWLEDGE, THE ABOVE MENTIONED PROPERTY MEETS THESE PROVISIONS.

MARCELO AGUINAGA

DORA AGUINAGA

STATE OF TEXAS

COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY MARCELO AGUINAGA.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017, BY DORA AGUINAGA.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **DORA'S ADDITION** TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK

SAID SUBDIVISION LIES WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2017.

CITY CLERK

I, CURTIS W. MATTS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.

CURTIS W. MATTS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6614

DATE OF SURVEY: APRIL 7, 2017

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS THE _____ DAY OF _____, 2017, BY THE BELL COUNTY COMMISSIONERS COURT AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF BELL COUNTY, TEXAS.

COUNTY JUDGE

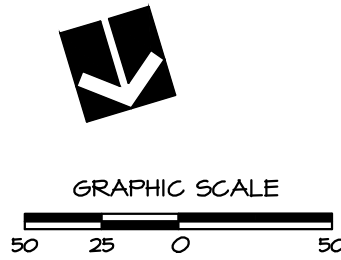
WITNESS MY HAND THIS THE _____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT OF DORA ADDITION

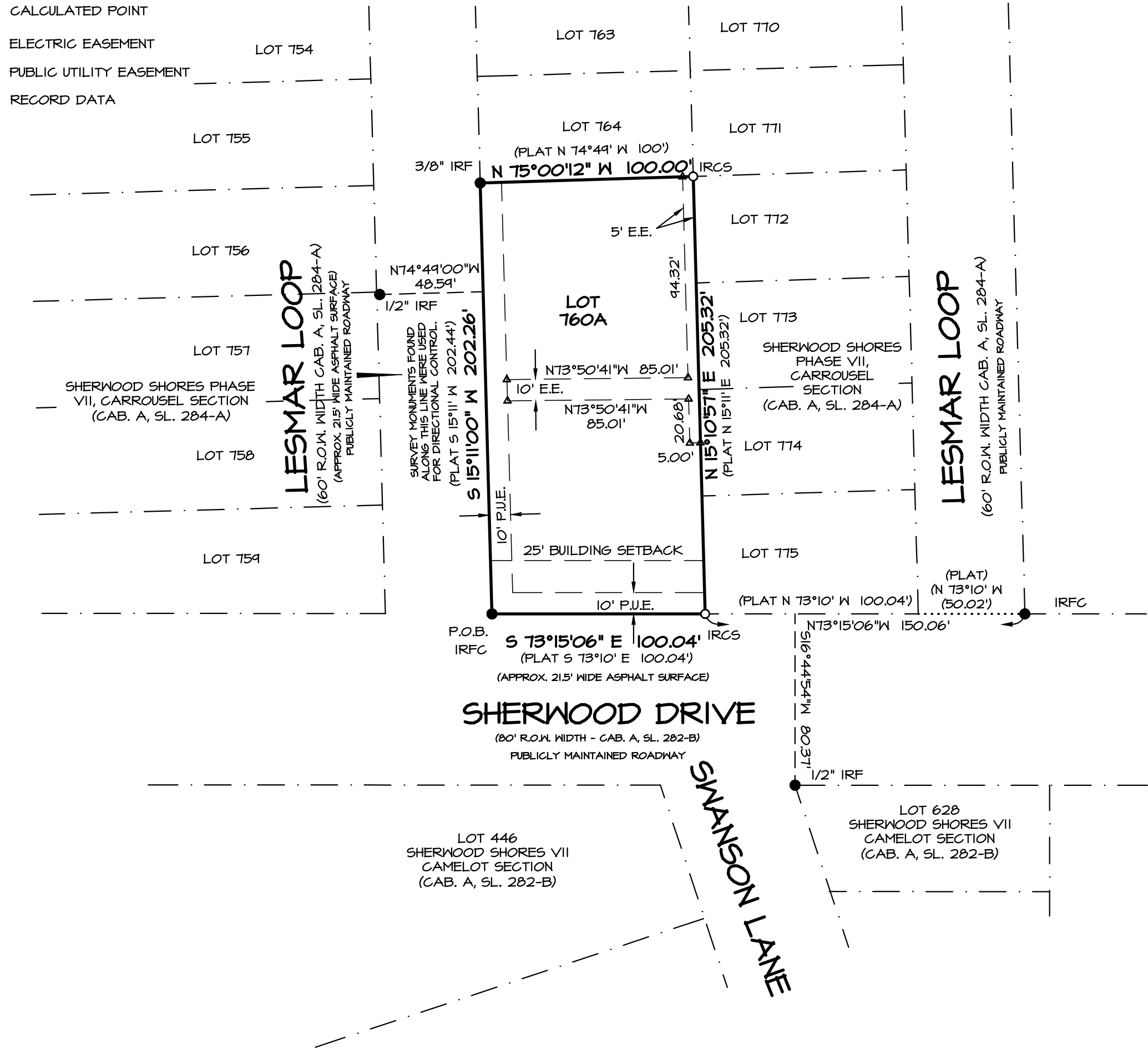
BEING AN AMENDING REPLAT OF LOTS 760, 761, 762 AND 763 OF SHERWOOD SHORES PHASE VII, CARROUSEL SECTION, A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS

BEING PART OF THE JOHN LEWIS SURVEY, ABSTRACT NO. 512 BELL COUNTY, TEXAS, AND BEING A PLAT OF 0.705 ACRES OF LAND.



LEGEND

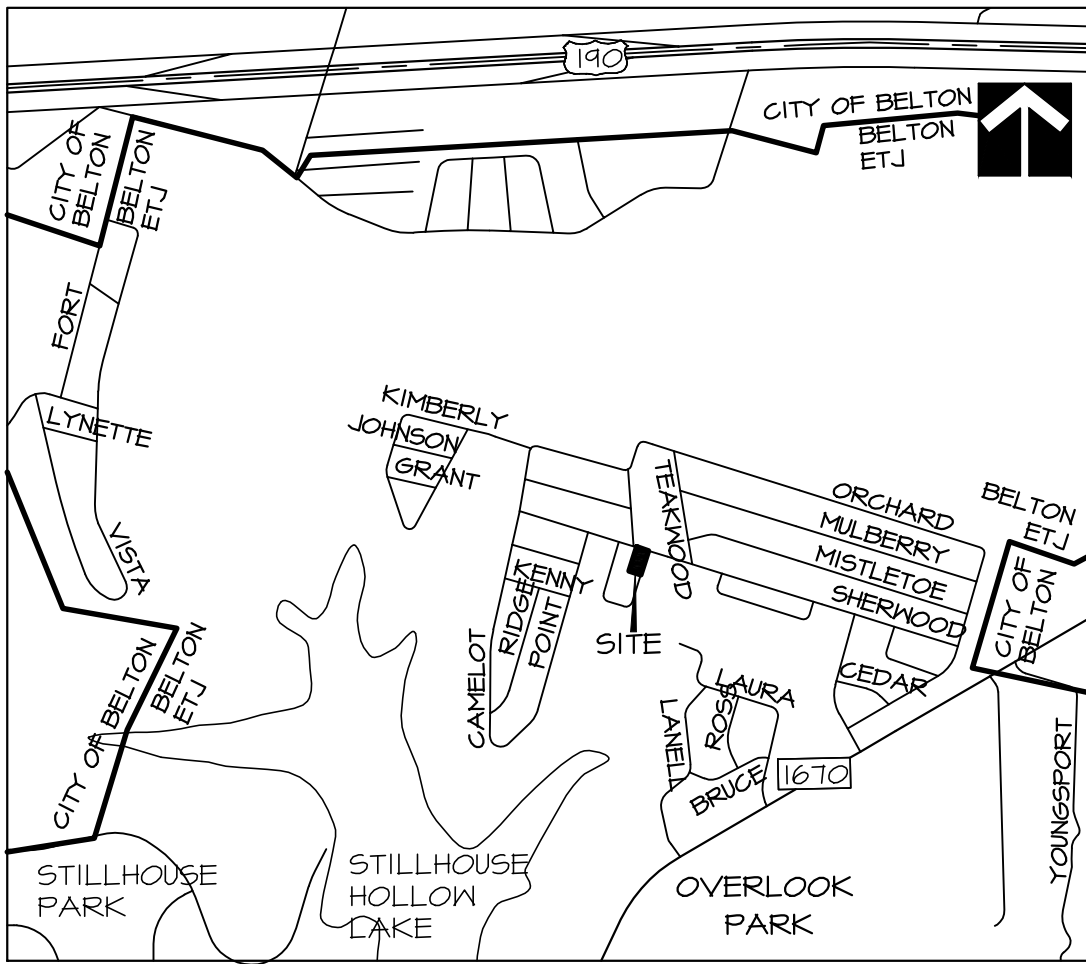
- IRFG 5/8" IRON ROD WITH "ACS" CAP FOUND
- IRCS 5/8" IRON ROD WITH "ACS" CAP SET
- IRF IRON ROD FOUND (SIZE NOTED)
- △ CALCULATED POINT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD DATA



OWNERS:

MARCELO AGUINAGA AND DORA AGUINAGA
2996 LESMAR LOOP
BELTON, TX 76513

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 0.468 ACRE (APPROX. 20,379 SQ. FT.)



VICINITY MAP
NOT TO SCALE

NOTES:

- THIS LOT SHALL USE DOG RIDGE WATER SUPPLY CORPORATION AS THE SOURCE OF WATER.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- THIS LOT IS SUBJECT TO THE WATER LINE EASEMENT (15' WIDE CENTERED ON LINE AS INSTALLED) RECORDED IN 2014-00000201 OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

OWNERS' RESPONSIBILITIES

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

FLOOD PLAIN NOTE:

BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON F.E.M.A FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48027G0322, EFFECTIVE DATE SEPTEMBER 26, 2009, THE ABOVE SHOWN PROPERTY APPEARS WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

BEARING BASIS NOTE:

THE BASIS OF BEARINGS SHOWN HEREON IS THE WEST RIGHT-OF-WAY LINE OF LESMAR LOOP, BEING THE EAST LINE OF LOTS 760-763 OF SHERWOOD SHORES PHASE VII, CARROUSEL SECTION, A SUBDIVISION OF RECORD IN CABINET A, SLIDE 284-A OF THE PLAT RECORDS OF BELL COUNTY, TEXAS, HAVING A RECORD BEARING ON SAID PLAT OF NORTH 15°11' EAST, CUMULATIVE RECORD DISTANCE OF 202.44 FEET, AND A SURVEYED BEARING AND DISTANCE OF NORTH 15°11' EAST, 202.26 FEET BETWEEN TWO 5/8" IRON RODS FOUND, BEING CONTROLLING MONUMENTS OF THIS SURVEY.

FILED FOR RECORD THIS _____ DAY OF _____, 2017.

IN YEAR _____, PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF REAL

PROPERTY, BELL COUNTY, TEXAS.

AFFIDAVIT:

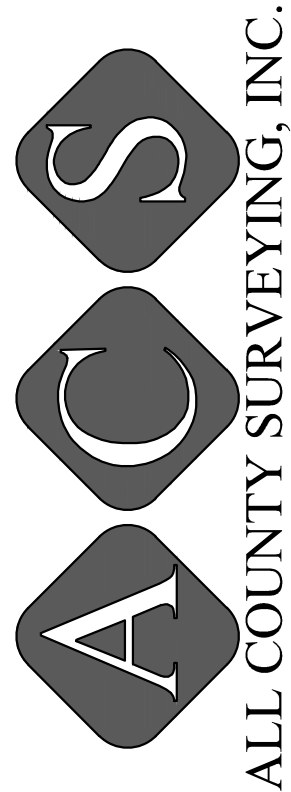
THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 2017 A. D.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

FINAL PLAT OF
DORA ADDITION
AN AMENDING REPLAT OF LOTS 760, 761, 762 AND 763 OF SHERWOOD SHORES PHASE VII, CARROUSEL SECTION, A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS

1303 South 21st Street
Temple, Texas 76504
254-778-2212 Killeen 254-634-4636
Fax 254-774-1608
Tx. Firm Lic. No. 10023600



ALL COUNTY SURVEYING, INC.

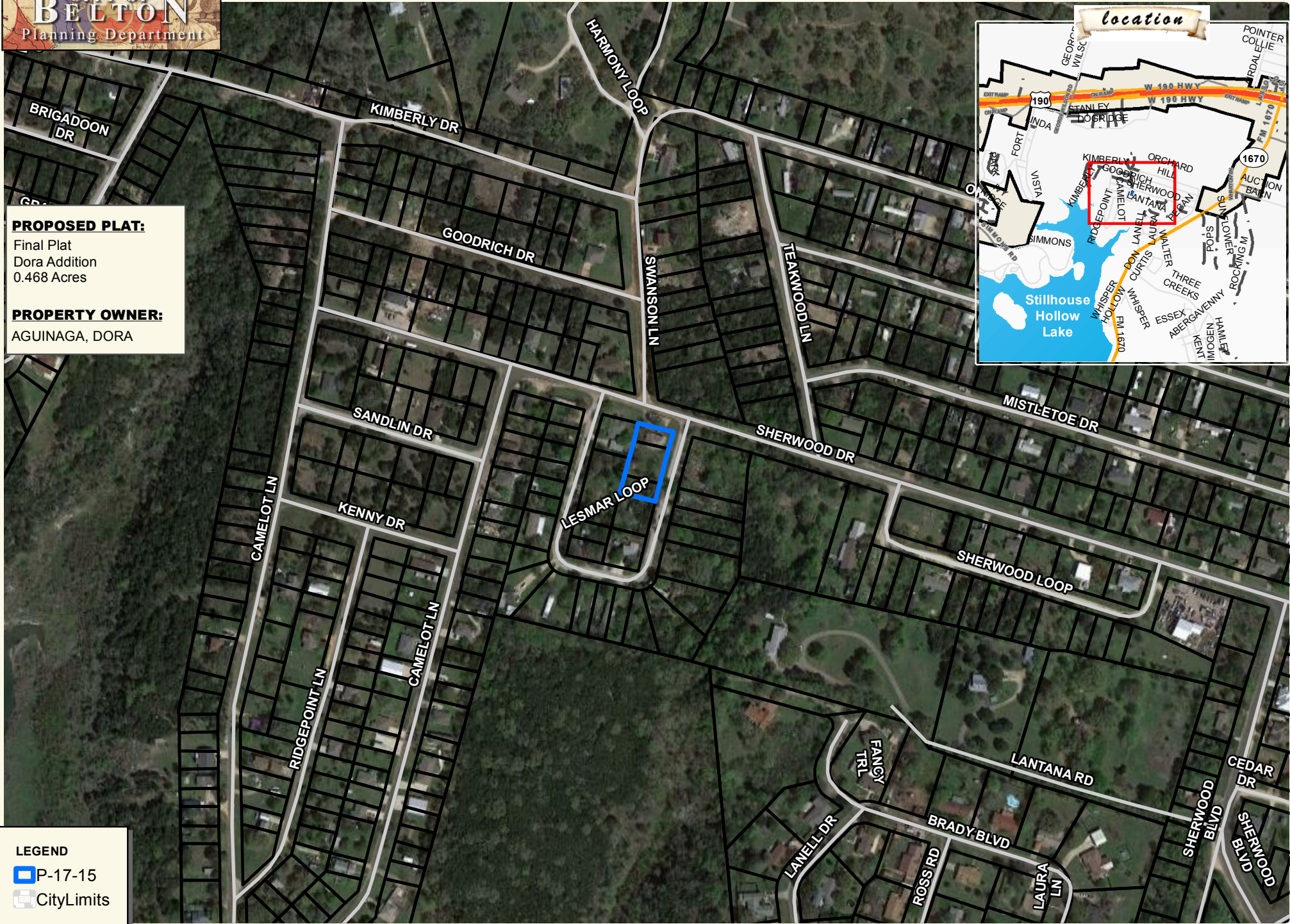
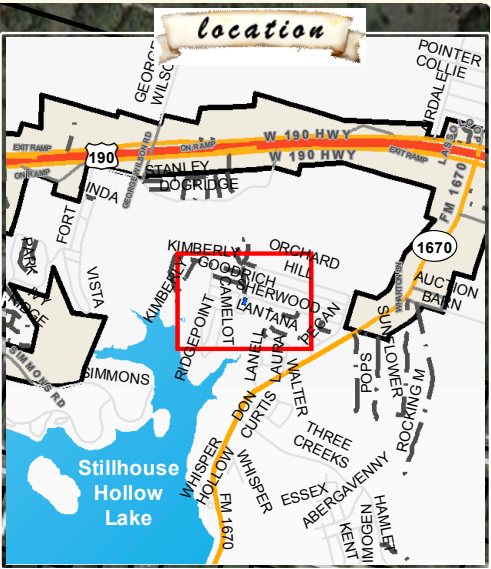
Plot date: 05-05-2017

Job No: 170411
Date: 05-19-2017
Scale: 1" = 50'
Drawing No: 170411.P
Drawn By: GWN
Checked By: GWN
Copyright 2017 All County Surveying, Inc.

P-17-15 Location - Dora Addition - ETJ

PROPOSED PLAT:
Final Plat
Dora Addition
0.468 Acres

PROPERTY OWNER:
AGUINAGA, DORA



LEGEND

P-17-15

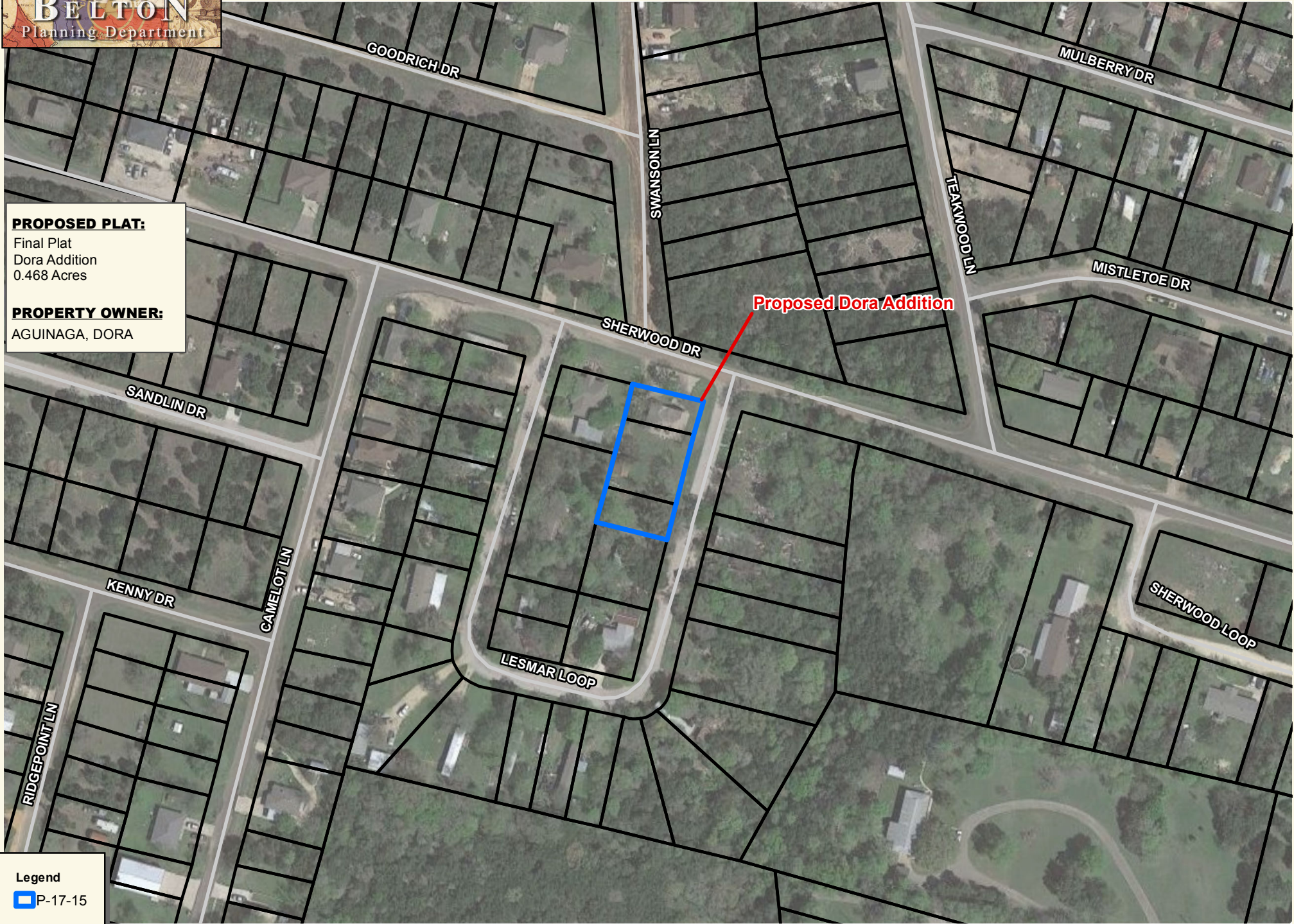
CityLimits

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P-17-15 Dora Addition - ETJ

PROPOSED PLAT:
Final Plat
Dora Addition
0.468 Acres

PROPERTY OWNER:
AGUINAGA, DORA



Legend
P-17-15





August 2, 2017

Kelly Trietsch, Planner
City of Belton Planning Department
333 Water Street
Belton, TX 76513

Re: Variance Request per Plat Comment for Dora's Addition

Kelly,

This letter constitutes our request for variance from section of Subdivision Ordinance requiring fire protection measures be installed.

Our primary reason for requesting variance is the fact that the surrounding homes and neighborhood are served by Stillhouse Volunteer Fire Department. The fire station is located within a mile of this property.

Thank you,

Curtis Watts, RPLS

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 15, 2017

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: Chair Brett Baggerly, Rae Schmuck, Dave Covington, Joel Berryman, Ben Pamplin, Michael Pressley, Lewis Simms and David Fuller. The following member was absent: David Jarratt. The following staff members were present: Director of Planning, Erin Smith, Planning Clerk, Laura Livingston and Assistant City Manager and Police Chief, Gene Ellis.

8. P-17-15 Hold a public hearing and consider a replat for Dora Addition, a 0.468 acre tract of land, located on the northeast corner of Lesmar Loop and Sherwood Drive, in Belton's Extra Territorial Jurisdiction (ETJ).

Ms. Smith presented the staff report.

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

Mr. Berryman asked if their current septic system would be allowed to remain in place? Ms. Smith said no, Bell County Health Department has stated the septic system will need to be upgraded. Mr. Covington said that's the reason for the replat. Until this is replatted into one single lot, an upgraded septic tank will not be permitted. Mr. Covington said it seems pretty expensive to get your property replatted to make a septic tank work on there. Are there any better options than having someone go through the replatting process to get their septic system fixed? Ms. Smith said the Bell County Health Department is looking into that right now. She added that the Texas Commission on Environmental Quality establishes the minimum requirement for the lot size and there are state law requirements to plat when combining properties. Ms. Smith said she received a call from a Bell County Commissioner stating since they are seeing this a lot, they want to figure out a way to encourage this rather than discourage it as it can be a financial burden. Bel County Health Department is working with TCEQ to determine what other methods could be done without requiring a re-plat. Mr. Covington said there has to be a better solution that doesn't cost thousands of dollars to the property owner.

Mr. Covington made the motion to approve P-17-15. Ms. Schmuck seconded the motion, which was approved with 8 ayes, 0 nays.

Staff Report – City Council Agenda Item



Date: August 22, 2017
Case No.: P-17-16
Request: Final Plat
Applicant: WB Development

Agenda Item #14

Consider preliminary plats for Three Creeks Subdivision, Phases IV, V, VI, and VII, a 146.09 acre tract of land, located generally east of FM 1670 and south of U.S. 190, and adjacent to the north bank of the Lampasas River, in Belton's Extra Territorial Jurisdiction (ETJ).

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

- Phase IV – 151-lot subdivision proposed for single family residential development
- Phase V – 98-lot subdivision proposed for single family residential development
- Phase VI – 131-lot subdivision proposed for single family residential development
- Phase VII – 79-lot subdivision proposed for single family residential development
- Total of 1,033 lots in 7 phases

Project Analysis and Discussion

This is a series of residential subdivision plats proposed as Three Creeks Subdivision, Phases IV, V, VI, and VII. All of the lots in each subdivision are a minimum of 50' in width, in compliance with the Development Agreement. Currently, this subdivision contains one entrance known as Three Creeks Boulevard with 120' of right-of-way (ROW) off FM 1670 with 1,033 lots total in Phases I-VII. The Development Agreement states that the developer will dedicate 50' of right-of-way and grade and prepare with crushed limestone base 27' wide and provide a 25 foot double penetration/seal coat travel surface of Rocking M Lane from Auction Barn Road to the Municipal Utility District's northern property line within two years from the completion and acceptance of the first roundabout on the arterial roadway known as Three Creeks Boulevard. Therefore, this requirement will be due May 1, 2019. According to the Subdivision Ordinance, any single family residential subdivision within the City of Belton or the City's ETJ shall provide 3 entrances/access streets for subdivisions with more than 101 lots. The development agreement approved by City Council in 2010 included a master plan of the proposed subdivision that identified two points of access, and this should be adequate for this subdivision until a connection is made from Three Creeks Boulevard to Shanklin Road in the future, as shown on the City's Thoroughfare Plan.

Phase IV is a 151-lot subdivision plat that proposes construction of Galveston Road, Baffin Lane, and Lavaca Drive, and a portion of Copano Road, Guadalupe Drive, and Rocking M Lane, each with 50' of right-of-way. Phase IV also includes a portion of Three Creeks Boulevard with 120' of right-of-way.

Phase V is a 98-lot subdivision plat that proposes construction of Corpus Christi Court, Aransas Drive, and a portion of Dickinson Loop, each with 50' of right-of-way.

Phase VI is a 131-lot subdivision plat that proposes construction of St. Charles Court, Matagorda Road, and a portion Copano Loop, each with 50' of right-of-way. Phase VI also includes private parkland shown as Tract B.

Phase VII is a 79-lot subdivision plat that proposes construction of Redfish Court and Nueces Way, and a portion of Aransas Drive, Dickinson Loop, and St. Charles Court, each with 50' of right-of-way. The eastern portion of Three Creeks Boulevard is also proposed within Phase VII; however, right-of-way is not shown to the eastern property boundary. There is a portion of the Whitis property not included in the plat boundary. Three Creeks Boulevard right-of-way and street pavement is required to extend to the eastern property boundary, in accordance with Section 7.06 of the Development Agreement. This property will need to be included in the final plat for Phase VII.

According to the Subdivision Ordinance, each residential subdivision is required to dedicate sufficient and suitable parkland and/or payment of fees-in-lieu of required parkland. There are a total of 1,033 lots in Phases I-VII and ultimately 1,500 lots for the entire Three Creeks subdivision; therefore, a total of 10.33 acres of parkland is required at this time and ultimately 15 acres for the entire 1,500 lots in this subdivision. The developer has provided a total of 127.34 acres of private parkland that contains several trail networks and pavilions for the residents. This private parkland exceeds the Subdivision Ordinance requirements and is consistent with the master plan in the development agreement.

The lots in this subdivision are served by City of Belton water and sewer, and Bell County is responsible for the streets and drainage.

We have reviewed the plat and find it acceptable, subject to conditions contained in the letter to the applicant's engineer. Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and made comments. After Council action, this plat will be taken to Bell County Commissioners Court for action.

Recommendation

Recommend approval of the preliminary plats for Three Creeks Subdivision, Phases IV, V, VI, and VII, a 146.09 acre tract of land, located generally east of FM 1670 and south of U.S. 190, and adjacent to the north bank of the Lampasas River, in Belton's Extra Territorial Jurisdiction (ETJ), subject to:

1. Conditions contained in the letter to the applicant's engineer dated August 4, 2017
2. The terms of the development agreement.

Attachments

Preliminary Plat Applications

Preliminary Plats – Phases IV, V, VI, and VII

Overall Plan of Phases I-VII

Trail Plan

Thoroughfare Plan

City's Letter to Applicant's Engineer dated August 4, 2017

Section 7.06 of the Development Agreement

P&Z Minutes excerpt

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☒ Preliminary Subdivision Fees due \$ _____
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave. Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Owner: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 300 Illinois Ave. Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: _____ Survey: S.L. Fitch & C.H. Fitch
Abstract #: 317 & 316 Street Address: FM 1670
Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: ETJ

Name of proposed subdivision: Three Creeks Phase IV

Number of Lots: 151 Fee: \$ 703

Signature of Applicant: _____ Date: 7/13/17

Signature of Owner: _____ Date: 7/13/17

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☒ Preliminary Subdivision Fees due \$ _____
☐ Final Subdivision
☐ Administrative Plat
☐ Replat
☐ ETJ
☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Owner: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: _____ Survey: S.C. Fitch & C.H. Fitch
Abstract #: 317 & 316 Street Address: FM 1670
Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: ETJ

Name of proposed subdivision: Three Creeks Phase IV

Number of Lots: 98 Fee: \$ 544

Signature of Applicant: _____ Date: 7/13/17

Signature of Owner: _____ Date: 7/13/17

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☒ Preliminary Subdivision Fees due \$ _____
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@palgoengineering.com

Owner: Whitis Land Investments LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@palgoengineering.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: _____ Survey: S.L.H. Fitch & Young Williams
Abstract #: A-316 + A-861 Street Address: FM 1670
Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: ETJ

Name of proposed subdivision: Three Creeks Phase II
Number of Lots: 131 Fee: \$ 643

Signature of Applicant: _____ Date: 7/13/17
Signature of Owner: _____ Date: 7/13/17

City of Belton
Request for Subdivision Plat
to the City Council and the
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☒ Preliminary Subdivision Fees due \$ _____
☐ Final Subdivision
☐ Administrative Plat
☐ Replat
☐ ETJ
☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Whitis Land Investments LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Owner: Whitis Land Investments, LTD Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave Ste 100 Killeen TX 76543
Email Address: Scott@yalgoengineering.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: _____ Survey: C.H. Fitch
Abstract #: A-316 Street Address: FM 1670
Frontage in Feet: _____ Depth in Feet: _____

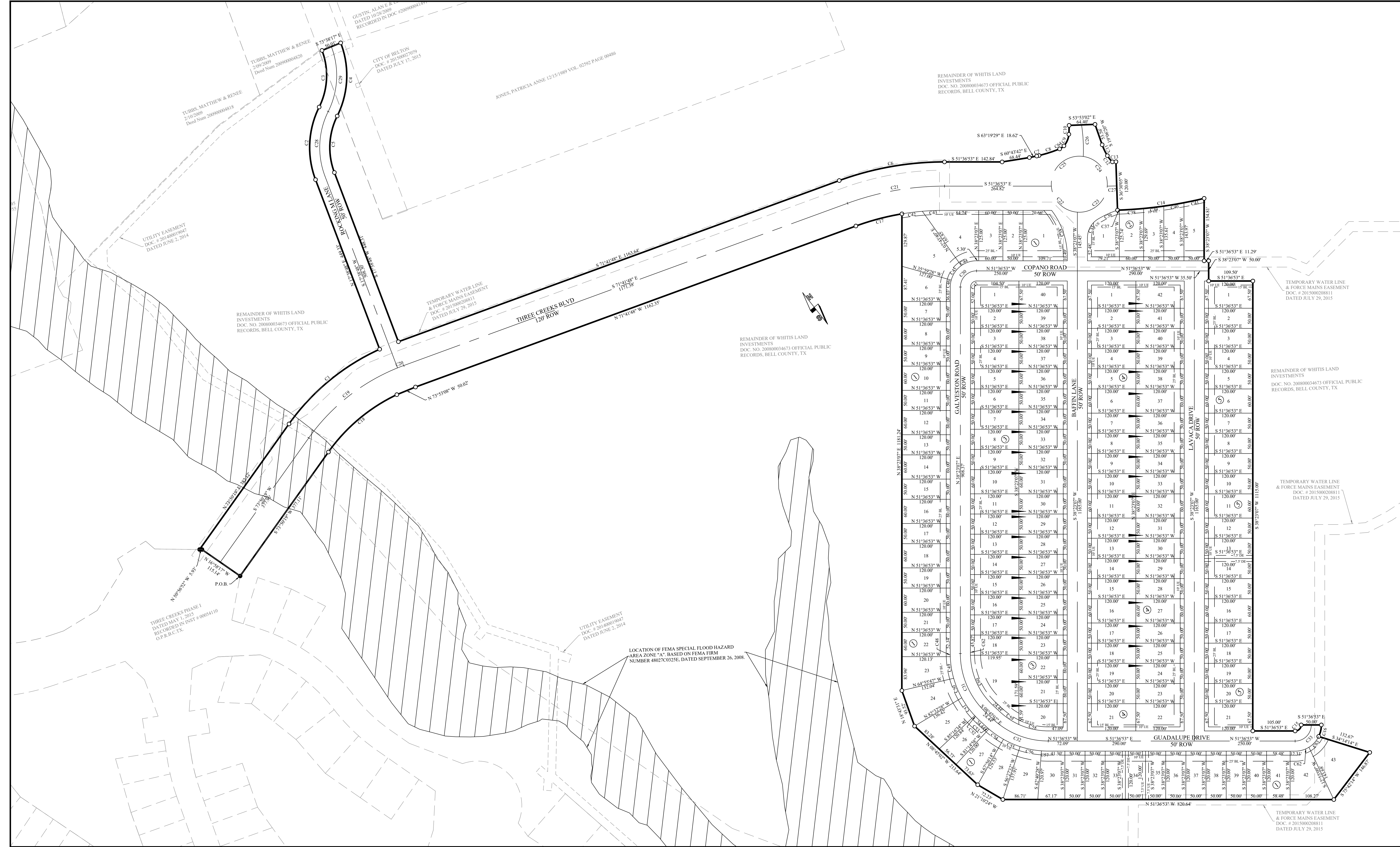
Does Zoning comply with proposed use? Yes Current Zoning: ETJ

Name of proposed subdivision: Three Creeks Phase VII

Number of Lots: 79 Fee: \$ 487

Signature of Applicant: _____ Date: 7/13/17

Signature of Owner: _____ Date: 7/13/17



REV.

DESCRIPTION

DATE

BY

1

ORIGINAL RELEASE

07/14/2017

BTW

PROJECT NUMBER: TC04

CLIENT NAME: WBW DEVELOPMENT GROUP - SERIES 030

APPROVED BY: SAB

CLIENT LOCATION: KILLEEN, TX

AUTHORIZED BY: WBW

PROJECT INFORMATION

TOTAL SIZE: 37.17 ACRES
TOTAL BLOCKS: 5
TOTAL LOTS: 151

GRAPHIC SCALE

0100'200'300'

01"2"3"

IN FEET

BENCHMARK

CITY OF BELTON BRASS MONUMENT # B501, LOCATED IN EAST R.O.W. MARGIN OF F.M. 1670 ON SOUTH END OF STILLHOUSE HOLLOW DAM - BEARING S 48°39'54" W, 6915.95 FEET FROM P.O.B.

TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983(2011) DATUM, TEXAS CENTRAL ZONE, NO. 4203.
N: 10345305.167
E: 3173682.900
Z: 698.76 (NAV83 DATUM-GEOD12A)

PRELIMINARY PLAT OF
THREE CREEKS PHASE IV
BELTON E.T.J., BELL COUNTY, TEXAS

Yalgo, LLC

3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

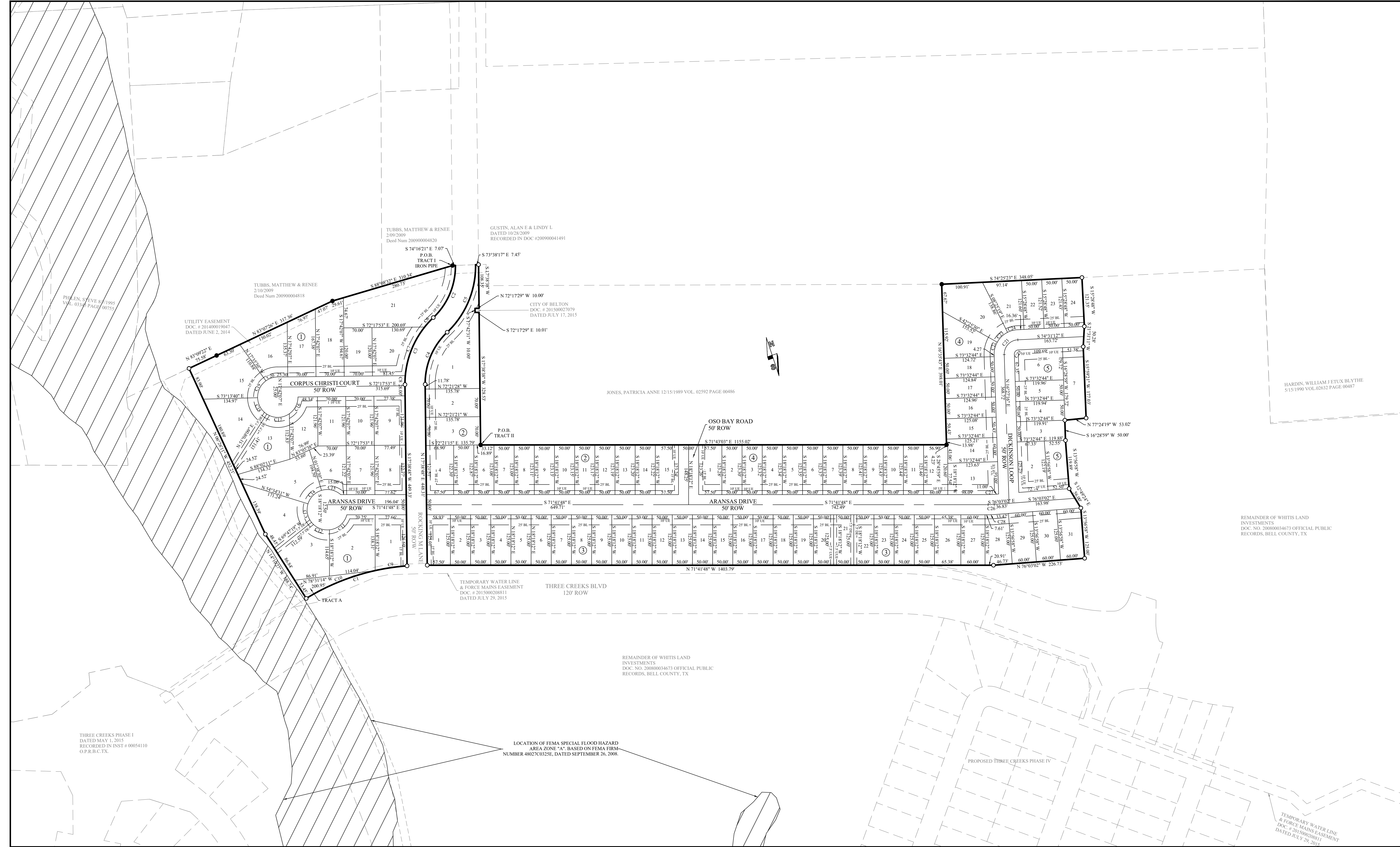
PRINTED ON July 14, 2017

SHEET

2

OF

2



PRINTED ON July 14, 2017

REV.	DESCRIPTION	DATE	BY
1	ORIGINAL RELEASE	07/14/2017	BTW
PROJECT NUMBER: TC05		CLIENT NAME: WBW DEVELOPMENT GROUP - SERIES 038	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

TOTAL SIZE: 21.90 ACRES TOTAL BLOCKS: 5 TOTAL LOTS: 98
--

GRAPHIC SCALE

0

100'

200'

300'

0

1"

2"

3"

IN FEET

BENCHMARK
CITY OF BELTON BRASS MONUMENT # B501, LOCATED IN EAST R.O.W. MARGIN OF F.M. 1670 AT SOUTH END OF STILLHOUSE HOLLOW DAM. BEARING S 48°23'37" W, 822.79 FEET FROM P.O.B. TRACT I. S 69°27'05" W, 785.12 FEET FROM P.O.B. TRACT II.
TEXAS STATE PLANE COORDINATE SYSTEM, NAD(83)2011 DATUM, TEXAS CENTRAL ZONE, NO. 4203 N: 1034385.167 E: 3175682.900 Z: 698.76 (NAD83 DATUM-GEOD12A)

PRELIMINARY PLAT OF
THREE CREEKS PHASE V
BELTON E.T.J., BELL COUNTY, TEXAS

Yalgo, LLC

3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

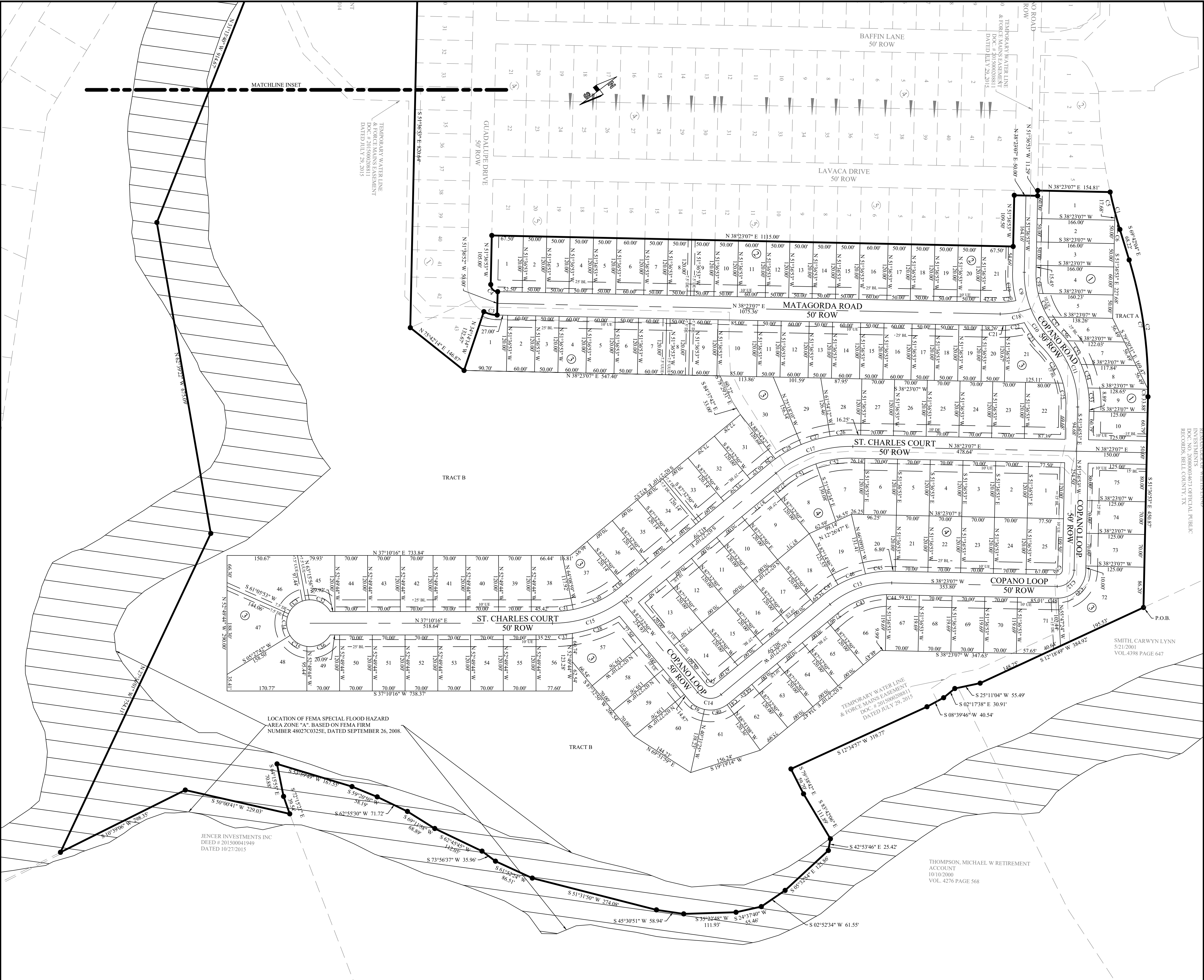
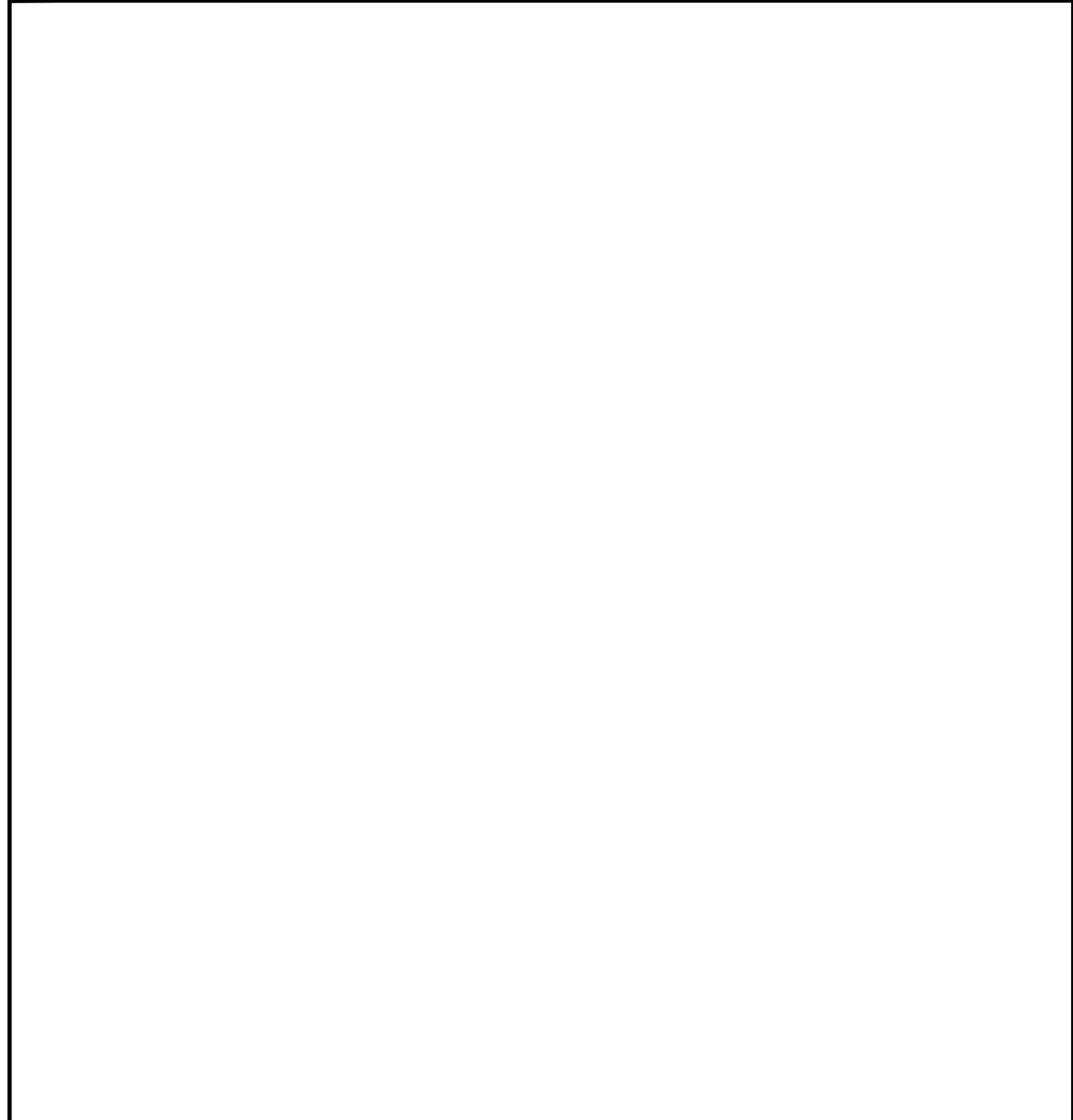
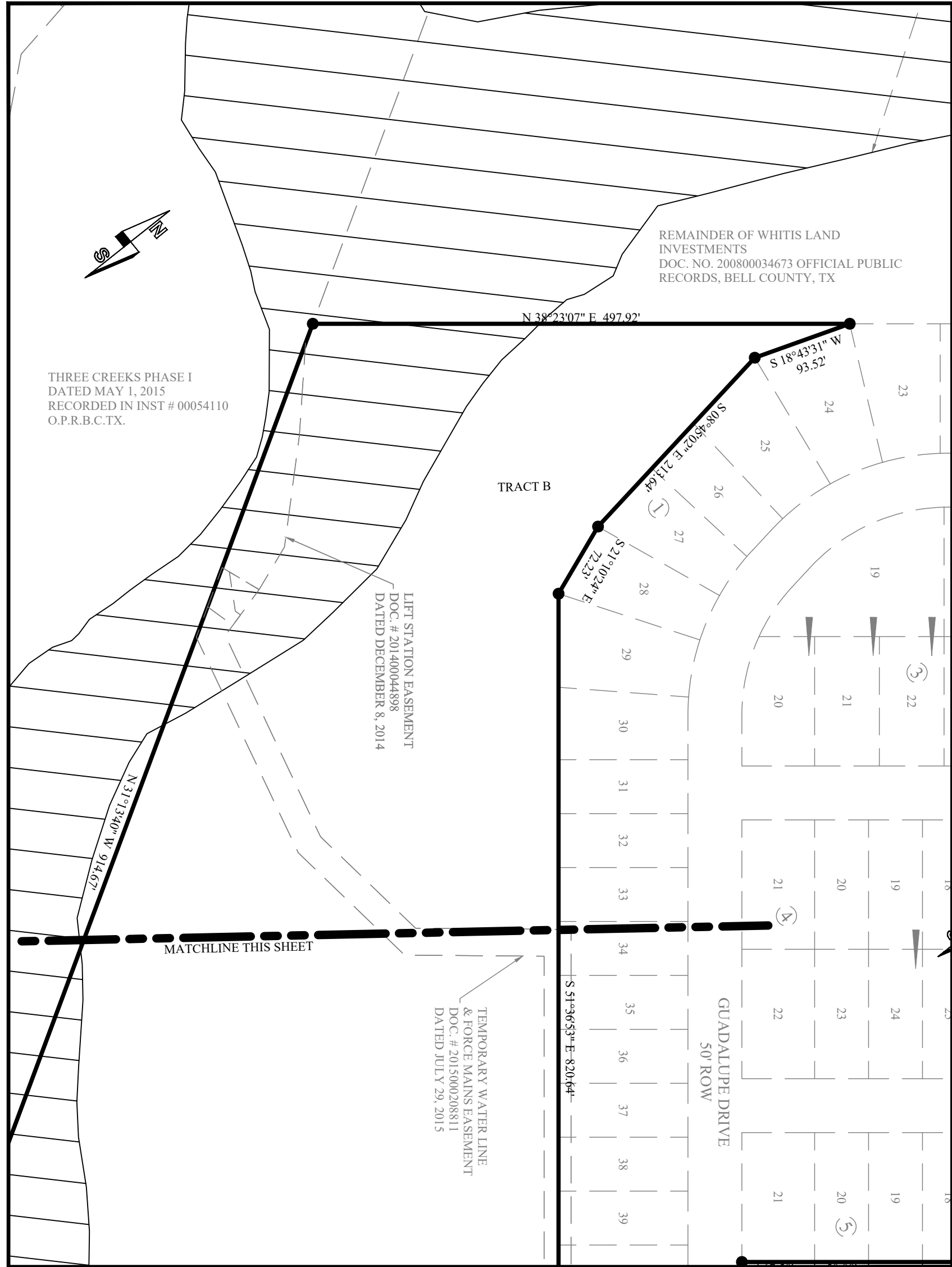
SHEET

2

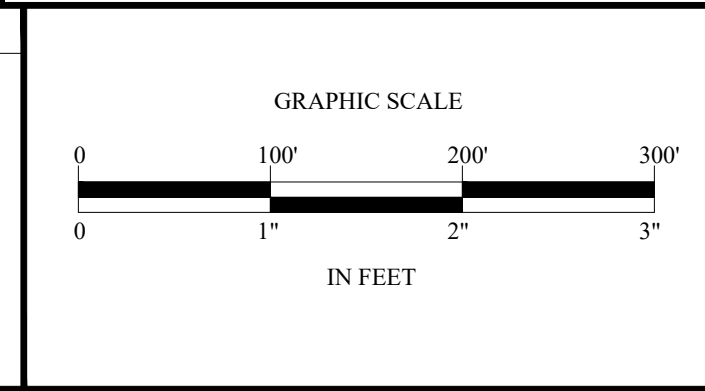
OF

2

PRINTED ON July 14, 2017



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
				TOTAL SIZE: 65.07 ACRES
				TOTAL BLOCKS: 1
				TOTAL LOTS: 131
				TRACTS: 2
1	ORIGINAL RELEASE	07-14-2017	BTW	
PROJECT NUMBER: TC06		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC-SERIES 039		
		CLIENT LOCATION: KILLEEN, TX		
APPROVED BY: SAB				
AUTHORIZED BY: WBW				



BENCHMARK
CITY OF BELTON BRASS MONUMENT #1501,
LOCATED IN EAST R/W MARION ST. FM. 1070 AT
SOUTH END OF STILLHOUSE HOLLOW DAM - BEARING
S 68°19'38" W, 907.30 FEET FROM P.O.B.
TEXAS STATE PLANE COORDINATE
SYSTEM, NAD83/8301 DATUM,
TEXAS CENTRAL ZONE, NO. 4203,
N: 1044586.167
E: 317562.900
Z: 698.76 (NAD83 DATUM-GEOD12A)

PRELIMINARY PLAT OF
THREE CREEKS PHASE VI
BELTON E.T.J., BELL COUNTY, TEXAS

Valgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

SHEET
2
OF
2

Three Creeks Phases IV-VII

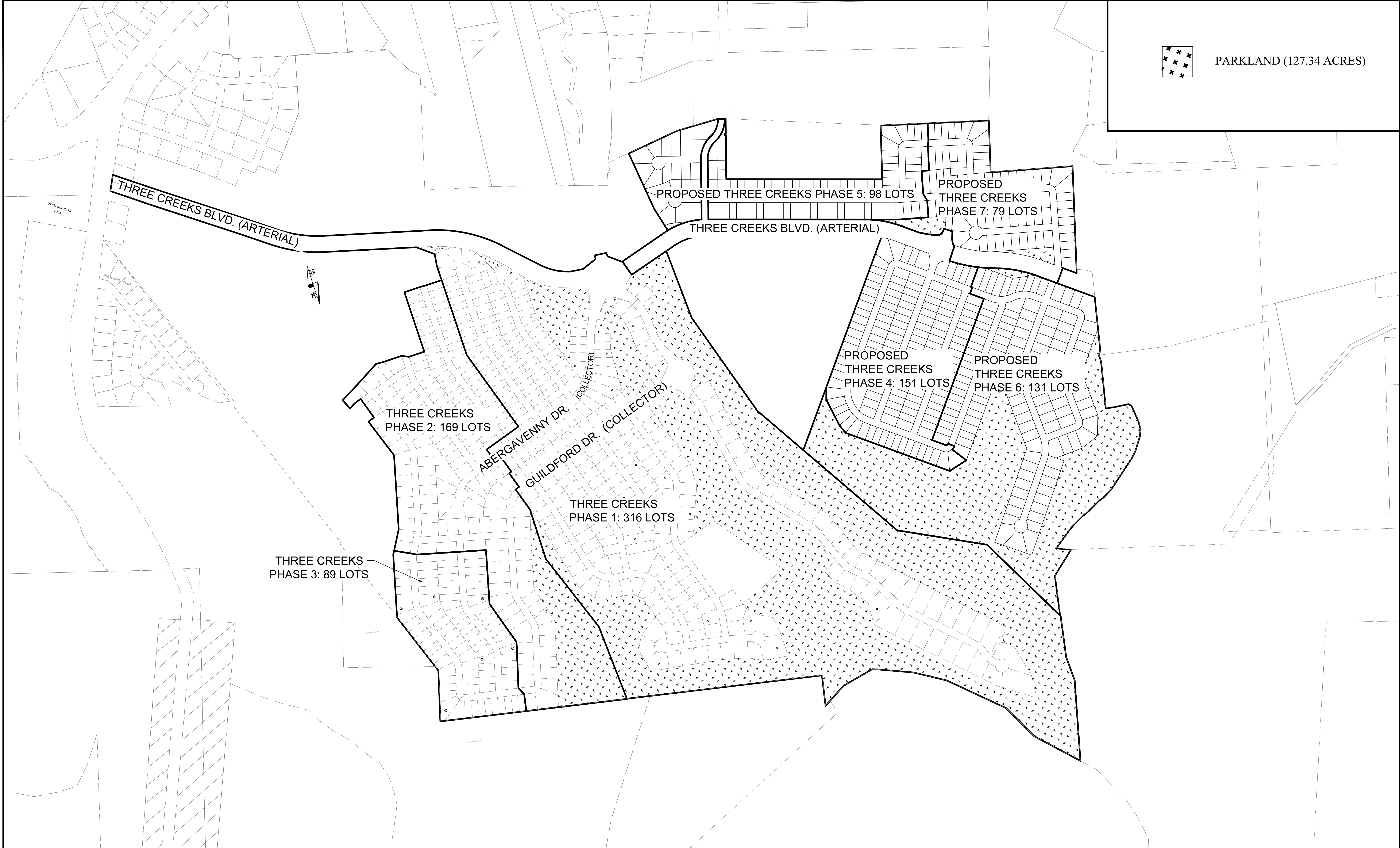
Aerial imagery prepared by City of Belton
Map Date: 8/10/2017 Aerial Imagery Date: 2015



- Three Creeks Phase IV
- Three Creeks Phase V
- Three Creeks Phase VI
- Three Creeks Phase VII
- Property Lines



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.



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	<div>OVERALL PLAN PHASES 1, 2, 3, 4, 5, 6 & 7</div> <div>THREE CREEKS</div> <div>BELTON E.T.J., BELL COUNTY, TEXAS</div>	<div>Yalgo, LLC</div> <div>3000 Illinois Ave., Suite 100</div> <div>Killeen, TX 76543</div> <div>PH (254) 953-5353</div> <div>FX (254) 953-5057</div> <div>Texas Registered Engineering Firm F-10264</div> <div>Texas Registered Surveying Firm 10194095</div>	SHEET
				TOTAL SIZE: 412 ACRES TOTAL LOTS: 1033	CONCRETE TXDOT MONUMENT - BEARING N 24°53'19" W, 3158.33 FEET FROM P.O.B.			
2	ADDED PHASES 4 - 7	7-19-2017	BTW		TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983(2011) DATUM, TEXAS CENTRAL ZONE, NO. 4203.			
1	ORIGINAL RELEASE	12-12-2016	TWF		N: 10351347.069 E: 3175235.144 Z: 705.50 (NAVD88 DATUM-GEOID12A)			
PROJECT NUMBER: TC03		CLIENT NAME: WBW DEVELOPMENT GROUP						
		CLIENT LOCATION: KILLEEN, TX						
APPROVED BY: SAB								
AUTHORIZED BY: WBW								

GRAPHIC SCALE

0

300'

600'

900'

0

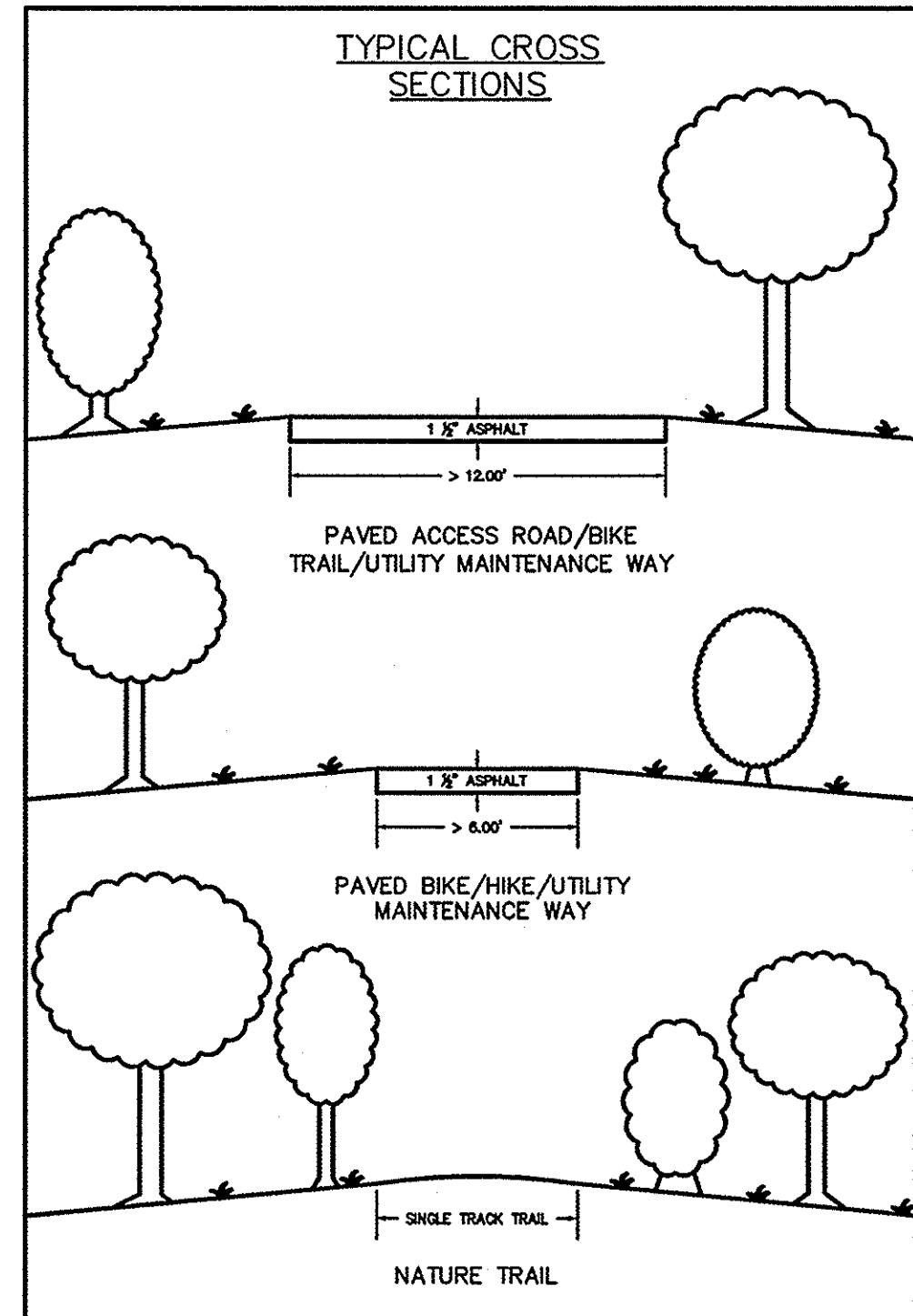
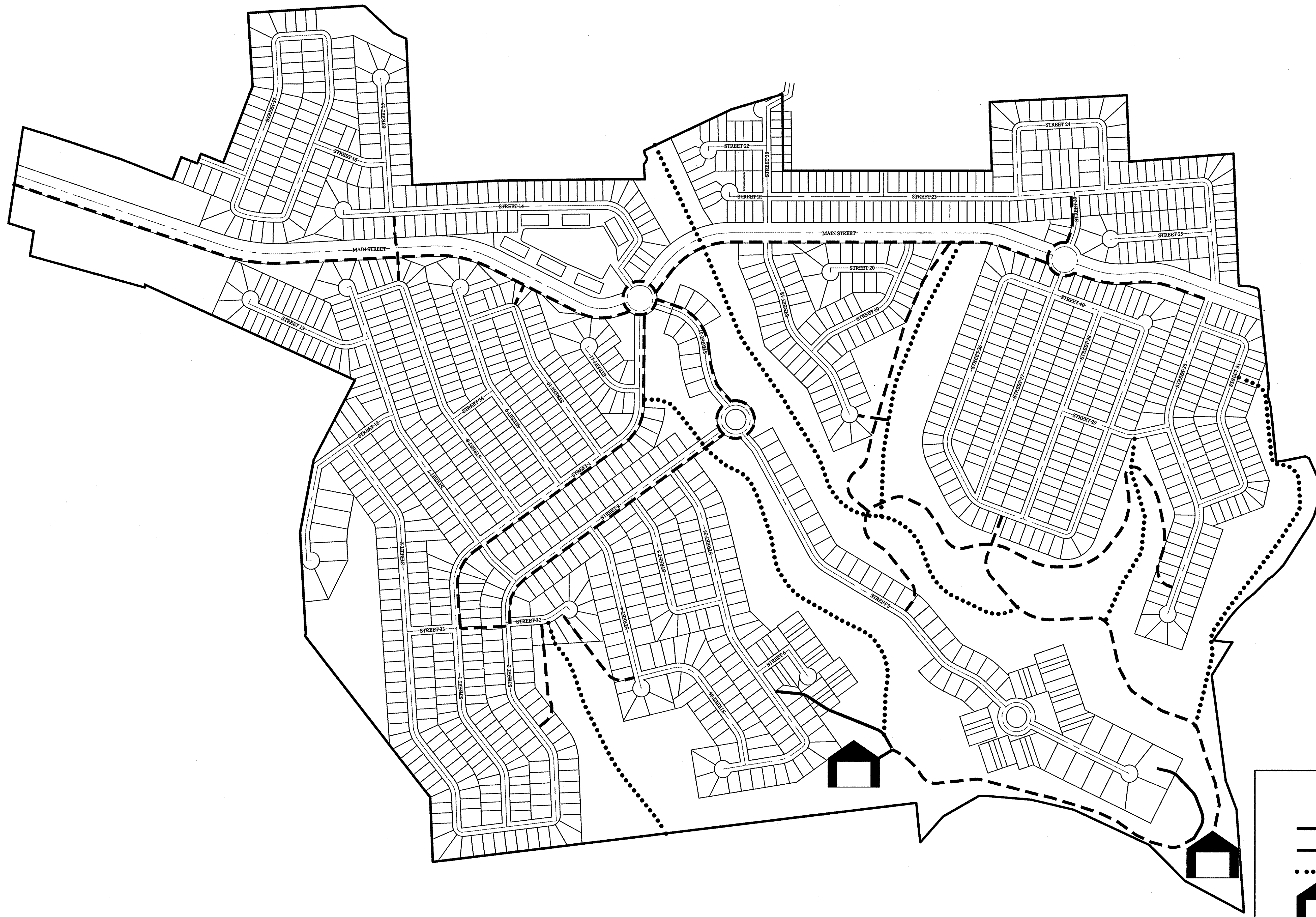
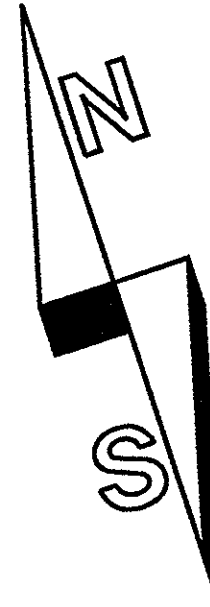
1"

2"

3"

IN FEET

PRINTED ON JULY 19, 2017

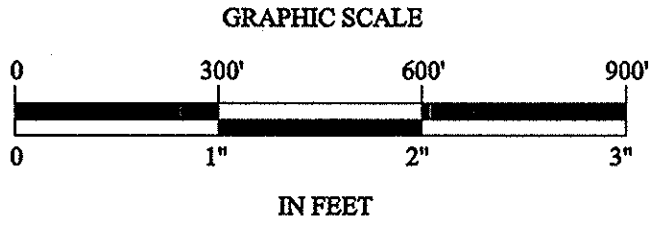


LEGEND

- PAVED ACCESS ROAD/BIKE TRAIL
- PAVED BIKE/HIKE
- NATURE TRAIL
- PAVILION

REV.	DESCRIPTION	DATE	BY
1	INITIAL RELEASE	01/25/2011	JAT
PROJECT NUMBER: 1059			
CLIENT NAME: W & B DEVELOPMENT			
CHECKED BY: SAB			
APPROVED BY: SAB			
AUTHORIZED BY: WBW			

PROJECT INFORMATION
TOTAL SIZE: 539.8 ACRES
TOTAL BLOCKS: —
TOTAL LOTS: 1523
TOTAL TRACTS: 16



BENCHMARK

CONCEPTUAL PARK-TRAIL SYSTEM
LA CACHETTE
CITY OF BELTON, BELL COUNTY, TEXAS

-NOT FOR CONSTRUCTION-
-FOR REVIEW ONLY-

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-0032
Texas Registered
Engineering Firm F-10264

City of Belton Thoroughfare Plan Map

*The Lake-to-Lake Road alignment shown is under study and subject to revision.

Legend

Freeways

Major Arterials - Current

Major Arterials - Future

Minor Arterials - Current

Minor Arterials - Future

Major Collectors - Current

Major Collectors - Future

Minor Collectors - Current

Minor Collectors - Future

Belton City Limits

Belton ETJ

Temple City Limits

Temple ETJ

Salado City Limits

Salado ETJ

Morgans Point Resort City Limits

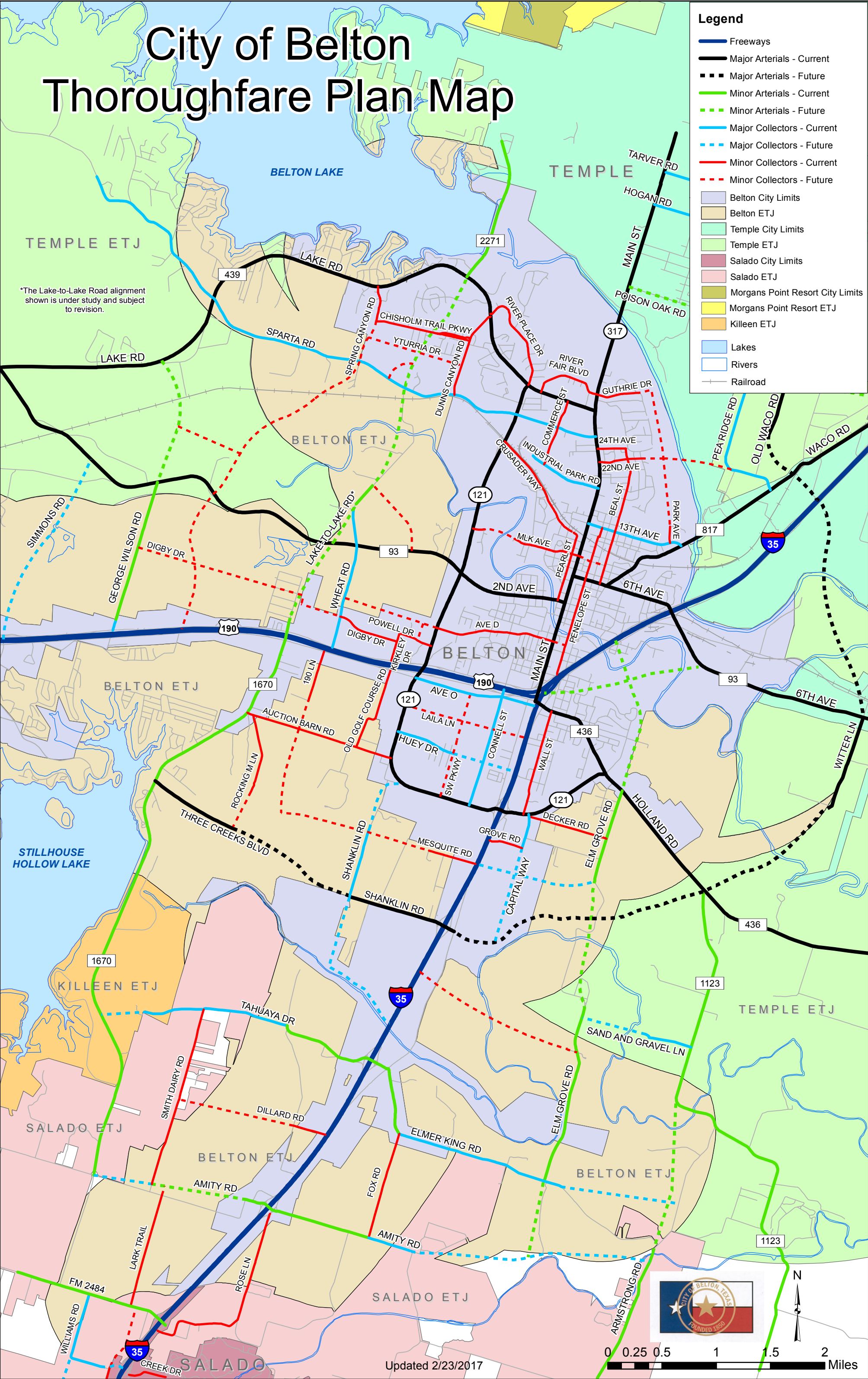
Morgans Point Resort ETJ

Killeen ETJ

Lakes

Rivers

Railroad





City of Belton

Planning Department

August 4, 2017

Applicant: Whitis Land Investments LTD

Date Submitted: 07-14-17

Project: Three Creeks, Phases IV - VII – Preliminary Plats

Location: ETJ of Belton, Texas 76513

*****Please comment back in red under the comments submitted on this sheet.*****

Planning:

Thank you for the quality submission of the preliminary plats for Three Creeks, Phases IV – VII. The preliminary plats are scheduled for the August 15, 2017 Planning and Zoning Commission meeting and August 22, 2017 City Council meeting. Please let us know if you would like to set up a meeting to review the staff comments in this letter.

Comments for all 4 Phases

1. The Belton city limits on the vicinity maps is shown incorrectly. Please revise the vicinity map to reflect the current city limits.
2. Please state the pavement widths for all streets in the construction plans.
3. Please provide a street light plan for each plat phase.
4. Please add a note to the plats stating the required interior side yard (5') and rear yard (20') setbacks.
5. Please add a note to the plats stating that garages arranged to be entered from the side yard facing a public street shall have a minimum distance equal to the required front yard for the main building (25').
6. Please also include a signature block for the Mayor on the plats. (example attached)
7. Please add a note to the plats stating fences are not permitted within drainage easements.

Phase IV Comments

This plat includes a proposal to construct of a portion of Rocking M Lane. In order to provide adequate street circulation for the residents in this subdivision, a hammerhead or cul-de-sac should be constructed in conjunction with Phase IV. Please provide a construction schedule for Rocking M Lane, from Three Creeks Boulevard to Auction Barn Road, if possible.

Phase V Comments

1. Please state the PUE width recorded with Document #201400019047 on the plat.
2. Are the easements between Block 1, Lots 3 and 4, and Block 1, Lots 13 and 14 proposed to be surface or underground drainage?
3. What is Tract A on the proposed plat? Please label what Tract A will be utilized for on the plat (for example: HOA Parkland) and designate as a common area if appropriate.

Phase VI Comments

1. Please state on the plat that Tract B is HOA parkland. How do residents access the proposed parkland in Tract B?
2. What is Tract A on the proposed plat? Please label what Tract A will be utilized for on the plat (for example: HOA Parkland) and designate as a common area if appropriate.

Phase VII Comments

1. What are Tracts A, B, C, and D on the proposed plat? Please label what Tracts A, B, C, and D will be utilized for on the plat (for example: HOA Parkland) and designate as a common area if appropriate.
2. Sheet 2 of 2 refers to Phase III. Please revise to state Phase VII.
3. The remainder of Whitis property to the east of proposed Phase VII should be included with this plat. Three Creeks Boulevard ROW and street pavement is required to extend to the eastern property boundary in accordance with Section 7.06 of the Development Agreement.
4. Please include all surrounding ownerships on the plat adjacent to the plat boundary.

Public Works/KPA:

Comments for all 4 Phases

1. Some proposed lots show existing or proposed utility easements within the lots or running along the sides or backs of lots. The concern is accessibility and damage to those corresponding utilities with fence installations. Please adjust lots to not overlap easements.
2. Please submit plan and profiles of all utilities.
3. Please provide detail sheets for water and sewer, confirming pipeline materials, manhole types, embedment, backfill, etc.
4. Add labels to contours on topography maps.
5. Confirm embedment and backfill in utility trenches to avoid washouts and sinks that have occurred in previous phases.
6. Add a water sample station for every 100 lots. Sampling stations shall be manufactured by Kordeen, Model 0001-3.
7. Please provide sewer calculations to confirm size of sewer lines for ultimate build out.
8. Confirm the trigger point (i.e., number of homes) when any changes or modifications are required to the Three Creeks lift station.
9. All temporary and permanent flush assemblies shall be automatic flush assemblies. Please ensure flush assemblies are Mueller Hydro-Guard HG-11 or Eclipse 9400 WC Automatic Flushing Device. All flush assemblies shall be metered. Please address drainage at flush assemblies.
10. The City plans to evaluate the need to oversize water and sewer lines to service areas near/adjacent to the proposed development.
11. Please ensure all manholes in the floodplain will be water tight.
12. There are instances where the storm drainage from rows of lots passes to and through downstream lots. Some consideration will need to be addressed to provide for this passage and not impede flow or cause flooding issues to the adjacent lots.
13. Please provide a geotechnical report for staff review.

Phase IV Comments

1. Sheet 3 – Please add isolation valves at the following locations.
 - a. West of the tee on Copano at intersection of Baffin.
 - b. Copano and Lavaca south of the tee.
 - c. End of Guadalupe Drive to avoid water interruptions to Lots 39 through 41 when next phase is connected into this water line.
2. Sheet 4 – Confirm sewer line sizes south of manhole 6.
3. Sheet 6 – Please include a north arrow.
4. Sheet 9 shows a proposed drainage culvert to be constructed within FEMA Zone A. A CLOMR/LOMR will be required for this installation. Bell County is the Floodplain Management entity for the unincorporated areas of Bell County.
5. Please provide a geotechnical report for Rocking M Lane.

Phase V Comments

1. Please add water isolation valves at the location of Rocking M Lane at Three Creeks Blvd.
2. Extend the waterline to the property boundary at Rocking M Lane and Oso Bay Road.
3. Please change UUE to a City of Belton UE.
4. All clean outs need to be manholes.
5. Verify sewer line size downstream of manhole 56.
6. Extend sewer line to property line.

Phase VI Comments

1. Add water isolation valves at the following locations:
 - a. Show location of the valve on Copano Loop at Lot 71.
 - b. Show location of the valve on St. Charles Court at Lot 22.
 - c. Matagorda Road Lot 1 (unless a valve is proposed in Phase IV).
2. Please cap the sewer line with a plug at the end of Charles Court.
3. The sewer seems inaccessible in Tract B. Please clarify how maintenance crews can access the sewer located in Tract B. An all-weather access road may be required.
4. Sewer lines starting at manhole 89 and manhole 29 (which received flow from Phase VII) seem too small for the anticipated flow.

Phase VII Comments

1. Steel encase the waterline under Three Creeks Boulevard.
2. Please add a valve at the Three Creeks Boulevard connection.

Building Official:

No comments.

Fire Department:

Flow tests will be conducted after the waterlines and fire hydrants are installed to ensure compliance with the 2015 International Fire Code.

Police Department:

No Comments.

GIS:

No Comments.

Bell County:

Please see the attached comment sheet.

Belton ISD:

1. The proposed cul-de-sacs are too small to turn a bus (cannot make that tight of a turn without bumping a curb), but the proposed roundabouts and through streets will allow the bus to pass through the subdivision safely without the need to back up.
2. Pick-up points will be designated within the subdivision, but may be some distance from homes located on cul-de-sacs.

Outside Utility Provider Comments

1. **Oncor:** No response received.
2. **AT&T:** In agreement with the proposed plat.
3. **Atmos Energy:** In agreement with the proposed plat.
4. **Charter Communication:** No response received.
5. **Centrovision:** No response received.
6. **Spectrum (Time Warner):** No response received.
7. **USPS:** No response received.
8. **Clearwater UCD:** No response received.

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.



County Engineer

P. O. Box 264 • Belton, Texas 76513 • (254) 933-5275 • Fax (254) 933-5276

BRYAN NEAVES, P. E.

July 18, 2017

Mr. Scott Brooks P.E.
Yalgo Engineering LLC
3000 Illinois Ave. Ste.100
Killeen, Texas 776543

Re: Three Creeks Phase IV- City of Belton ETJ

Mr. Brooks,

After reviewing the Phase IV preliminary plat submitted to this office on July 17, 2017 by the City of Belton, the following are the County's comments:

Preliminary Plat:

- 203.4- Dimensions- a bearing/ distance error is labeled along the street centerline between C31 & C32.
- 203.5- Street Names- 911 approval of the proposed street names is required.
- 203.6- Drainage- Preliminary plat submittals shall include type and size of proposed drainage structures.
- 203.9- Drawing Requirements- Bell County requires with preliminary plat submittals that the developer provide for review, the construction drawings including Plan/Profile drawings, Drainage & Topography drawings and calculations, typical street sections from ROW to ROW, geotechnical report, etc.
- 303- Design standards- the proposed centerline radius for curves C28 & C29 along Rocking M Lane do not meet the county's minimum speed designs for local or collector roads.
- Please provide a copy of the geotechnical report for the proposed subdivision phase.
- Label the location of the street name changes between Copono, Galveston and Guadalupe streets on the plat.
- Address all City of Belton comments.

Sincerely,

Steve Eubanks
Engineering Technician
Bell County- Land Development

- (iii) A franchise, license or use fee shall not be imposed on water, sewer or drainage facilities that are constructed, installed, maintained or operated by, on behalf of or for the benefit of the District, subject to the limitations set forth in Section 7.03.

c. The initial term of the agreements set forth in this Section 7.04 shall begin on the respective date, or dates, that Section 7.03 is finally held invalid by a competent court of last resort and in such event, shall extend from such date to the next following September 30th (the "Initial Term"). From and after the Initial Term, the covenants and agreements set forth in this Section 7.04 shall be, respectively and individually, renewable annually, for a term of one year each, effective as of the first day of October of each year (the "Extended Term"), by the City and the District continuing to accept the benefits of the subsections of this Section 7.04, and providing for the same in their respective budgets or operating plan. Either the City or the District may terminate any covenant or agreement set forth in this Section 7.04 by giving at least 180 days prior written notice of termination to the other party.

Section 7.05 Failure to Comply with Franchise Provisions. Notwithstanding any other term or provision of this Agreement whatsoever, if the District shall legally challenge, or fail or refuse to continue in effect or comply with, Section 7.03 or Section 7.04, or shall default in performance of this Agreement and fail or refuse to cure such default within 90 days, or shall otherwise terminate any services or authority of the City under Section 7.03 or Section 7.04, the City may, by giving at least 180 days prior written notice and opportunity to cure to the District at anytime thereafter, annex, abolish and dissolve the District.

Section 7.06 Arterial Street Alignment. The City concurs with the general alignment and functionality of the road system shown on the Master Land Plan, including the proposed arterial street with roundabouts. Developer shall provide at least 120 feet of right of way and at least 37 feet of street pavement section for the proposed arterial beginning at FM 1670 and extending to the eastern boundary of the Land in a manner and alignment approved by the City. The City will approve requested roundabouts in conjunction with subdivision plat approval. The proposed arterial shall be completed from FM 1670 to the eastern boundary of the Land in phases as the abutting portions of the Land are platted and in any event before the date of the last bond issuance for reimbursement to the Developer. The arterial shall be constructed in logical phases, which shall be subject to City approval.

Section 7.07 City Right of Way Acquisition. The City will use its reasonable, good faith and continuing efforts to obtain the right of way necessary to connect the arterial street described in Section 7.6 from its Eastern terminus to Shanklin Road, within a reasonable period of time.

Section 7.08 Trails within Land. The Developer and the District may install and maintain trails along arterial and collector streets in lieu of complying with any requirements to install sidewalks. Sidewalks will be installed in retail, commercial and multi-family areas, and as reasonably required to connect the trail system.

Section 7.09 Other City Services. The City is not required to provide any services to the Land or the District before annexation unless specifically set forth in this Agreement.

Minutes of the meeting of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, August 15, 2017

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: Chair Brett Baggerly, Rae Schmuck, Dave Covington, Joel Berryman, Ben Pamplin, Michael Pressley, Lewis Simms and David Fuller. The following member was absent: David Jarratt. The following staff members were present: Director of Planning, Erin Smith, Planning Clerk, Laura Livingston and Assistant City Manager and Police Chief, Gene Ellis.

9. P-17-16 Consider preliminary plats for Three Creeks Subdivision, Phases IV, V, VI, and VII, a 146.09 acre tract of land, located generally east of FM 1670 and south of U.S. 190, and adjacent to the north bank of the Lampasas River, in Belton's Extra Territorial Jurisdiction (ETJ).

Ms. Smith presented the staff report.

Mr. Covington said if this is approved, one of the conditions is extending Three Creeks Boulevard all the way to the eastern property boundary. Chair Baggerly asked why it wasn't extended on the plat? Ms. Smith said she didn't know, she asked the applicant to address the questions. Mr. Tyler Freese, 2512 Hector Drive, Killeen, is one of the engineers on the project. Mr. Freese said the piece that's not platted has topography issues, it's very steep and its alignment to the creek wouldn't be ideal for a crossing. They know the City is looking at extending this roadway east at some time in the future, so they were going to leave it off and have discussions with the City. Mr. Freese said they came up with a new solution to adjust Three Creeks Boulevard that will fix all of the issues with crossing the creek. Chair Baggerly asked about the existing portion of Rocking M Lane and whether Whitis Land Investments owns it, mentioning it's a gravel road. Mr. Freese said yes. Ms. Smith said even though Rocking M Lane is located in Bell County, the Development Agreement is written that they will dedicate 50 feet of ROW and build a 27-foot wide street that will be dedicated to the City of Belton.

Mr. Pamplin made the motion to approve P-17-16. Mr. Berryman seconded the motion, which was approved with 8 ayes, 0 nays.

FY 2018 TAX RATE

Public Hearing



CERTIFIED TAX ROLL

Comparison of Tax Rolls	FY 2017	FY 2018	Change
Total Market Value	\$1,403,760,099	\$1,477,406,418	\$73,646,319
Less State Mandated Reductions			
10% Residential Cap	(\$1,915,535)	(\$2,370,364)	(\$454,829)
Ag Value Loss	(\$8,540,927)	(\$13,040,601)	(\$4,499,674)
Totally Exempt Property	(\$349,964,064)	(\$355,498,164)	(\$5,534,100)
Veteran's Partial	(\$2,848,075)	(\$2,967,885)	(\$119,810)
Veteran's 100% HS	(\$15,378,173)	(\$20,122,983)	(\$4,744,810)
<u>Local Options:</u>			
Abatements	(\$13,918,439)	(\$7,707,328)	\$6,211,111
Charitable Organizations	(\$223,081)	(\$3,871,133)	(\$3,648,052)
Over 65	(\$10,782,622)	(\$11,049,104)	(\$266,482)
Disabled	(\$1,133,331)	(\$1,145,662)	(\$12,331)
Pollution Control	(\$1,461,937)	(\$2,385,901)	(\$923,964)
Taxable Value	\$997,593,915	\$1,057,247,293	\$59,653,378

\$29,794,471 in new value taxable added to the roll.



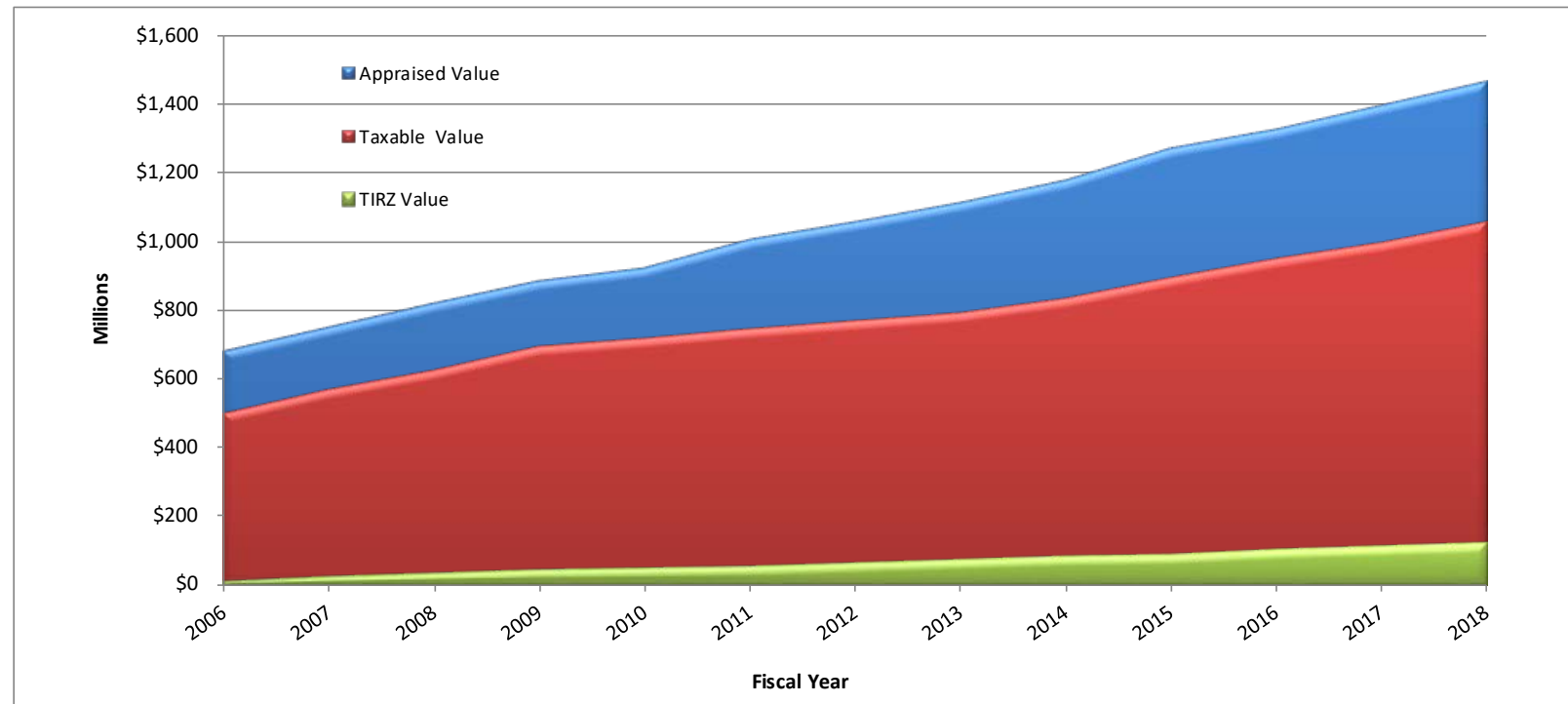
HISTORICAL VALUES

Fiscal Year	Tax Year	Tax Rate	Appraised Value	% Change	Taxable Value	% Change	Tax Levy	Collections	%	TIRZ Value	% Change
2006	2005	\$0.6750	\$681,292,912	11.30%	\$502,019,398	14.18%	\$3,388,414	\$ 3,300,813	97.41%	\$ 12,618,404	
2007	2006	\$0.6550	\$750,068,830	10.09%	\$569,777,215	13.50%	\$3,730,314	\$ 3,647,857	97.79%	\$ 26,686,436	111.49%
2008	2007	\$0.6550	\$821,610,708	9.54%	\$626,671,977	9.99%	\$4,104,701	\$ 4,023,508	98.02%	\$ 34,863,608	30.64%
2009	2008	\$0.6550	\$885,807,551	7.81%	\$694,953,743	10.90%	\$4,551,947	\$ 4,455,311	97.88%	\$ 46,662,236	33.84%
2010	2009	\$0.6550	\$920,295,495	3.89%	\$719,733,740	3.57%	\$4,746,286	\$ 4,629,436	97.54%	\$ 51,798,069	11.01%
2011	2010	\$0.6550	\$1,003,315,239	9.02%	\$747,923,436	3.92%	\$4,898,899	\$ 4,755,548	97.07%	\$ 54,484,927	5.19%
2012	2011	\$0.6540	\$1,057,699,156	5.42%	\$767,959,433	2.68%	\$5,022,455	\$ 4,916,417	97.89%	\$ 64,001,446	17.47%
2013	2012	\$0.6598	\$1,113,098,626	5.24%	\$792,650,868	3.22%	\$5,229,910	\$ 5,124,859	97.99%	\$ 75,024,448	17.22%
2014	2013	\$0.6598	\$1,175,639,416	5.62%	\$835,898,027	5.46%	\$5,515,255	\$ 5,426,284	98.39%	\$ 83,081,610	10.74%
2015	2014	\$0.6598	\$1,270,087,875	8.03%	\$894,861,696	7.05%	\$5,904,297	\$ 5,780,783	97.91%	\$ 89,666,510	7.93%
2016	2015	\$0.6598	\$1,326,200,720	4.42%	\$949,857,395	6.15%	\$6,267,159	\$ 6,159,460	98.28%	\$ 102,898,754	14.76%
2017	2016	\$0.6598	\$1,395,219,172	5.20%	\$997,593,915	5.03%	\$6,582,125	\$ 6,439,300	97.83%	\$ 110,743,113	7.62%
2018	2017	\$0.6598	\$1,464,365,817	4.96%	\$1,057,247,293	5.98%	\$6,975,718	TBD	97.00%	\$ 122,102,068	10.26%
Annualized				6.58%		6.40%			97.57%		20.82%

- Highest tax rate in the last 25 years was \$0.8239 in 1995
- Last time tax rate was above \$0.70 was 2005 at \$0.7050
- Annualized Non-TIRZ growth has been 5.54% since creation of TIRZ
- FY 2018 Non-TIRZ growth is 5.45%



HISTORICAL VALUES



- Since FY 2006
 - 6.58% annual Appraised Value growth
 - 6.40% annual Taxable Value growth
 - 20.82% annual TIRZ Value growth
 - 5.54% annual non-TIRZ Value growth

DEFINITIONS – EFFECTIVE TAX RATE

- The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year, based on a tax rate that would produce the same amount of taxes if applied to the same properties taxed in both years.
- Appraisal increases, tax rate decrease and vice-versa
- Adjusts for TIRZ and new improvements
- Aggregate calculation
- No public hearing

DEFINITIONS — ROLLBACK TAX RATE

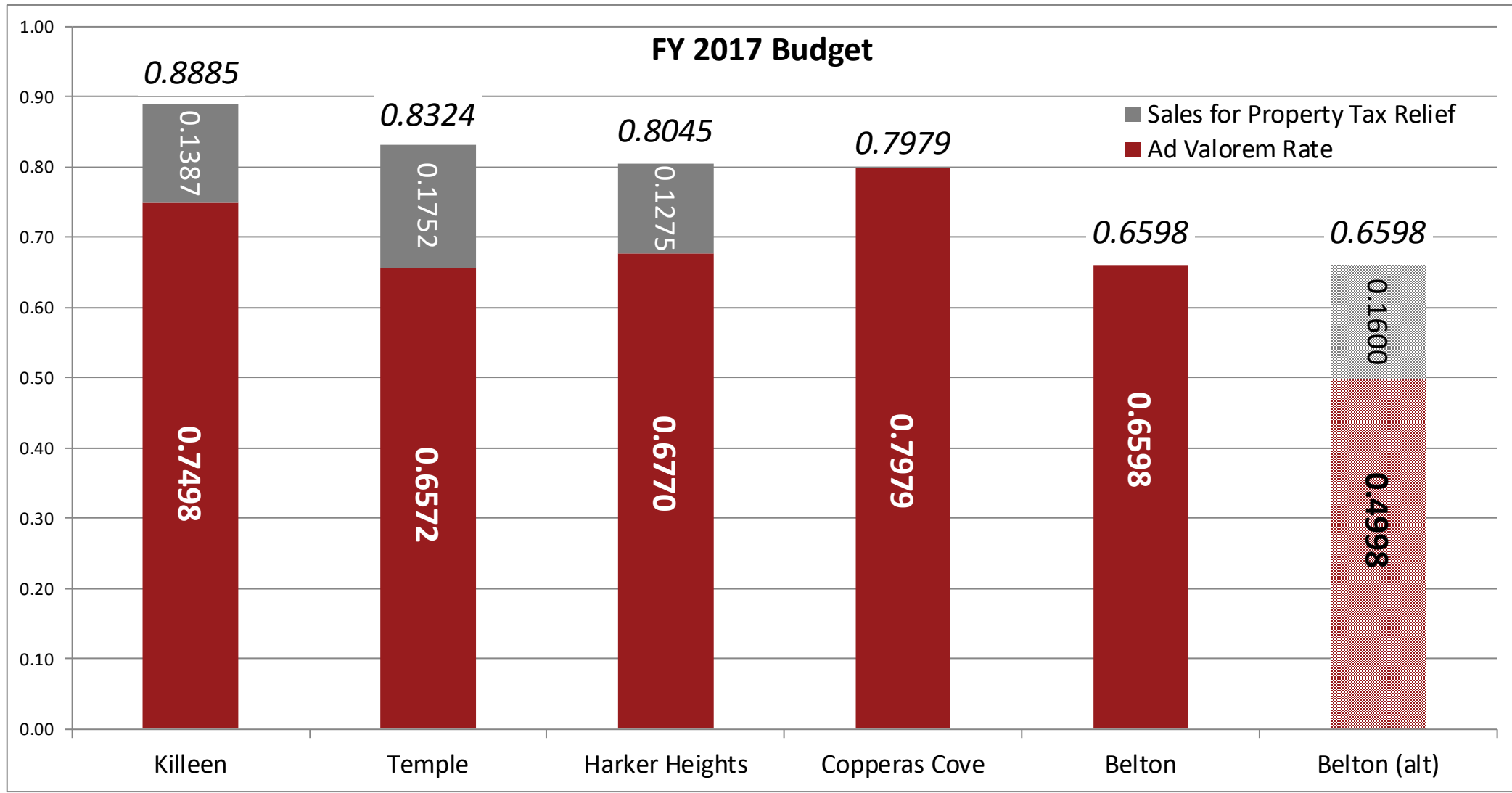
- The rollback tax rate calculation splits the tax rate into two separate components
 - Maintenance and operations rate
 - Debt service rate
- Rollback rate = effective M&O rate x 1.08 plus debt service rate
- Adoption of a tax rate above the rollback rate could trigger an election if petitioned by 10% of registered voters

TAX RATE OPTIONS

Budget FY 2018 Comparison of Tax Rates	FY 2017	FY 2018		
	\$0.6598 Current Rate	\$0.6465 Effective Rate	\$0.6598 Current Rate	\$0.6599 Rollback Rate
Taxable Value	\$997,593,915	\$1,057,247,293	\$1,057,247,293	\$1,057,247,293
O&M Tax Rate	\$0.5393	\$0.5412	\$0.5545	\$0.5546
Debt Service Tax Rate	<u>\$0.1205</u>	<u>\$0.1053</u>	<u>\$0.1053</u>	<u>\$0.1053</u>
Total Tax Rate	\$0.6598	\$0.6465	\$0.6598	\$0.6599
<i>Change from current rate</i>		<i>(\$0.0133)</i>	<i>\$0.0000</i>	<i>\$0.0001</i>
Total Tax Levy	\$6,582,125	\$6,835,104	\$6,975,718	\$6,976,775
Estimated Collections - 97%	\$6,384,661	\$6,630,051	\$6,766,446	\$6,767,472
Current Ad Valorem	\$5,218,623	\$5,550,168	\$5,686,563	\$5,687,589
Payment to TIRZ	<u>(\$579,320)</u>	<u>(\$640,992)</u>	<u>(\$656,744)</u>	<u>(\$656,863)</u>
Net General Fund Current AV Taxes	\$4,639,303	\$4,909,176	\$5,029,819	\$5,030,726
Each \$1M of Tax Value @ 97%	\$6,400	\$6,271	\$6,400	\$6,401
Penny Tax @ 97% Collection	\$96,767	\$102,553	\$102,553	\$102,553
Penny Tax @ 97% - net of TIRZ	\$86,025	\$90,709	\$90,709	\$90,709
Value of Average Home in Belton	\$149,705	\$157,844	\$157,844	\$157,844
Tax on Average Home	\$988	\$1,020	\$1,041	\$1,042
<i>Change from current year</i>		<i>\$32</i>	<i>\$53</i>	<i>\$54</i>



TAX RATE COMPARISON



NEXT STEPS

- Today
 - Call for public hearing on budget
 - Receive presentation on Fee and Rate Schedule
- 9/12/17 (Regular Council Meeting)
 - Conduct a public hearing on the tax rate
 - Conduct a public hearing on the budget
 - Conduct a public hearing on the Strategic Plan
 - Adopt Fee Schedule Ordinance
- 9/19/17 (Special Called Council Meeting)
 - Adopt the Strategic Plan
 - Adopt the budget for FY 2017
 - Adopt the tax rate for FY 2017
- 10/01/17: FY 2018 Begins



Staff Report – City Council Agenda Item



Agenda Item #17

Receive a presentation and discuss amendments to the City of Belton Fee and Rate Schedule.

Originating Department

Administration – Amy M. Casey, City Clerk
Fire – Bruce Pritchard, Chief
Planning – Erin Smith, Director of Planning
Public Works – Angellia Points, Director of Public Works
Finance – Brandon Bozon, Director of Finance

Summary Information

Annually, as a part of the budget process, Staff analyzes all fees and rates for services. A comprehensive ordinance revising or establishing fees for services is attached. Changes from current practice are shown in red and ~~striketrough~~, with page numbers noted. Most notable changes are as follows:

- Charging a \$50 fee for a Certificate of Occupancy (page 2)
- Clarifying that the fee for Contractor Registration is per calendar year (page 3)
- Decreasing the cost of a portable/temporary sign permit from \$60 to \$35 (page 3)
- Clarifying per amp charge for Electrical Permit Fees (page 3)
- Increasing the Mechanical Permit Fee for commercial vent hoods from \$7 to \$15 (page 5)
- Updating the equipment description and increasing the HazMat response fee for the Engine from \$100 to \$160 per hour (page 5)
- Increasing the Ambulance Standby Fee from \$100 to \$160 per hour (page 5)
- Increasing the cost of damaged fire hose from \$500 to \$800 per 100' section (page 5)
- Increasing inspection fees for outdoor/indoor public fireworks displays from \$50 to \$75 and eliminating the repeat performance (same location) fee (page 6)
- Increasing inspection fees for installation of fuel tanks from \$40 to \$50 per tank and inspection of fuel tank removal from \$20 to \$30 per tank (page 6)
- Increasing inspection fees for day care centers from \$50 to \$70 for less than 25 children and decreasing inspection fees for day care centers from \$75 to \$70 for 26-49 children (page 6)
- Increasing inspection fees for foster homes, boarding homes, etc. from \$25 to \$50 (page 6)
- Changing tent inspection fees to be a flat \$25 regardless of size (page 6)
- Increasing inspection fees for fire alarm certification and sprinkler certification from \$100 to \$150 for 12,000 sf and under and from \$200 to \$250 for over 12,000 sf (page 6)
- Increasing inspection fee for commercial vent hoods from \$25 to \$50 and increasing the reinspection fee from \$50 to \$75 (page 6)

- Increasing other inspection fees from \$25 to \$50 (page 7)
- Changing the International Fire Code reference from 2009 to 2015 (page 7)
- Clarifying the brush collection fees (page 8)
- Clarifying water tapping fees (page 13)
- Clarifying sewer tapping fees (page 14)
- Increasing the base rate for water from \$16 to \$16.50 (page 14)
- Increasing the base rate for sewer from \$13 to \$13.50 (page 15)
- Increasing the residential drainage fee from \$3 to \$5 (page 15)
- Increasing the EMS transport fees by \$100 per type (page 16)
- Charging a \$100 fee for Non Transport Level 1 EMS calls (page 16)
- Increasing Level 2 and Level 3 Non Transport EMS calls (page 17)
- Adding a fee for Future Land Use Map Amendment (page 17)
- Removing the fee for administrative plats (page 17)
- Adding fees for Wireless Towers (page 18)

All other fees remain unchanged from last year.

Fiscal Impact

Many of the proposed fee revisions are meant to cover City costs and should have minor fiscal impact.

Recommendation

Receive presentation and discuss proposed changes. Ordinance approving proposed changes will be included on the September 19, 2017, City Council meeting agenda.

Attachments

Proposed Revised Fee and Rate Schedule

ORDINANCE NO. 2017-##

AN ORDINANCE AMENDING THE FEE SCHEDULE ESTABLISHING RATES AND FEES FOR CERTAIN ITEMS, SERVICES AND PERMITS PROVIDED FOR IN THE CODE OF ORDINANCES OF THE CITY OF BELTON, TEXAS.

WHEREAS, the Code of Ordinances of the City of Belton, Bell County, Texas, in various chapters and sections, provides for certain rates and fees to be charged for certain items, services and permits; and

WHEREAS, the Code provides that those said rates and fees shall be set by ordinance and kept on file with the office of the City Clerk of the City of Belton.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that:

I.

The attached schedule of fees, rates and permits, described as Exhibit "A" and incorporated herein for all purposes and containing 20 pages, is hereby adopted in its entirety and the amounts set forth for fees, rates and permits therein shall stand until changed by Ordinance of the City Council of the City of Belton, Texas.

II.

This Ordinance, together with its Exhibit "A", shall at all times be available for public viewing in the office of the City Clerk of the City of Belton, Texas.

III.

This Ordinance shall take effect and be in full force and effect on October 1, 2017.

PASSED AND APPROVED this the 22nd day of August, 2017.

Marion Grayson, Mayor

ATTEST:

Amy M. Casey, City Clerk

EXHIBIT "A"

**CITY OF BELTON
FEE & RATE SCHEDULE**

(Effective October 1, 2017)

Sec. 2-29 **Lena Armstrong Public Library Fees** (Fee Ordinance #2016-34)

Book Sales	\$0.25-\$5.00 or donation; older books market value
Books:	
Late	\$0.10 per book per day, plus cost for mailing late notice (\$1.00)
Late Audio	\$0.50 per book per day, plus cost for mailing late notice (\$1.00)
Lost/damaged	
Adult Books	Replacement cost plus processing fee (\$1.00 for materials)
Children's Books	Replacement cost plus processing fee (\$1.00 for materials)
Temporarily Out of Circulation	\$5.00 per item
Copies/prints:	
Black & white	\$0.20 per page
Color	\$0.50 per page
Fax service	
Send a fax:	
Local	\$0.10 per page
Long distance, same area code	\$0.15 per page
Long distance, different area code	\$0.20 per page
Receive a fax	\$0.20 per page
Ear Buds	\$1.00 per item
Scanning:	
Print/e-mail	\$0.30 per page
Edit	\$2.00 per page
Interlibrary Loan	Postage cost
Library Card	First one is free, replacement cards \$3.00 each
Proctor Exams (print/fax)	\$5.00 each
Publication of Information	Library provided complimentary copy of publication

**City of Belton Fee & Rate Schedule
Effective 10/1/2017**

Page 2

Publication of Photographs	Library provided complimentary copy of publication in which photograph appears
Research	Fees for copies, actual postage cost, and personnel cost
DVDs:	
Late	\$0.50/day
Damaged	Replacement cost

Sec. 3-29 **Limitation of Number of Animals** (Fee Ordinance #2007-26)

Permit fee for animals in excess of limitation shall be \$25.00 annual fee.

Sec. 4-33 **Building Permit Fees** (Fee Ordinance #~~2014-39~~ 2017-##)

New Residential Construction	\$.10 per sq. foot
New Commercial Construction	\$.15 per sq. foot
Certificate of Occupancy	No fee \$50
GIS fee (inputting subdivision, utilities, infrastructure)	\$25.00
Multiple units (2 or more units)	\$10.00 per unit fee additional
Technology Fee	\$10.00
<u>Residential/Commercial Remodel/Additions</u>	
0-1,000 sq. feet	\$85.00
Each additional 1,000 sq. feet	\$25.00 per additional 1,000 sq. foot or portion thereof
<u>Demolition by Owner</u> (Fee Ordinance #2014-39)	
Basic Permit	\$60.00 plus \$300.00 cash deposit or \$1,000.00 surety bond
<u>Demolition by City</u> (Fee Ordinance #2010-38)	
Equipment Cost	\$200.00/hour per piece of City equipment (includes operator) + 20% of disposal costs – 2 hour minimum
Additional Personnel Cost	\$50.00/hour per City employee
<u>Fence Permits</u> (Fee Ordinance #2014-39)	
Basic Permit	\$35.00

City of Belton Fee & Rate Schedule
Effective 10/1/2017

Page 3

Roof Permits (Fee Ordinance #2015-44)

Basic Permit \$35.00

House Moving Permits (Fee Ordinance #2014-39)

Basic Permit \$110.00 plus \$300.00 cash deposit or \$1,000.00 surety bond

Moving In Permits (Mobile Home Installation)
(Fee Ordinance #2014-39)

\$110.00

Contractor Registration (Fee Ordinance #~~2004-40~~ 2017-##) \$50.00 per calendar year

Sign Permits (Fee Ordinance #~~2014-39~~ 2017-##)

On premises \$60.00

Off premises \$1,010.00

Portable/temporary ~~\$60.00~~ \$35.00

Sec. 4-144 **Electrical Permit Fees** (Fee Ordinance #~~2014-39~~ 2017-##)

Basic Permit Fee \$35.00 + fees below

~~Up to 200 amps~~ Per 100 amps \$10.00

~~Additional 100 amps~~ \$10.00 each 100 amps

110 Circuits \$4.00

220 Circuits \$5.00

Equipment Motors (½ to 50 HP) \$12.00

Equipment Motors (Over 50 HP) \$25.00

Signs \$15.00

Temporary Pole \$20.00

Pool Bonding/Grounding \$10.00

Mobile Home \$20.00

Meter Loop/Service Charge \$20.00

Reinspection Fee \$35.00

City of Belton Fee & Rate Schedule
Effective 10/1/2017

Page 4

	Reschedule Inspection Fee	\$35.00
Sec. 4-206	<u>Plumbing Permit Fees</u> (Fee Ordinance #2014-39)	
	Basic Permit Fee	\$35.00 + fees below
	Per Fixture	\$5.00
	Backflow Prevention Assembly	\$10.00
	Water Heater	\$5.00
	Gas System (up to 5 outlets)	\$6.00
	Per Added Outlet	\$1.00
	Grease Recovery Device	\$15.00
	Lawn Sprinkler System (per head)	\$1.00
	Sewer/Water Yard Line	\$5.00
	Gas Test	\$5.00
	LPG Tank (propane) installation	\$25.00 per tank
	Reinspection Fee	\$35.00
	Reschedule Inspection Fee	\$35.00
Sec. 4-227	<u>Swimming Pools</u> (Fee Ordinance #2014-39)	
	Above ground	\$35.00
	In ground	\$85.00
	Commercial/Institutional	\$110.00
Sec. 4-351	<u>Mechanical Permits</u> (Fee Ordinance # 2014-39 2017-##)	
	Basic Permit Fee	\$35.00 + fees below
	Each heating unit	\$20.00
	Each refrigeration unit	\$20.00
	Replacement of heating or refrigeration unit	\$20.00

**City of Belton Fee & Rate Schedule
Effective 10/1/2017**

Page 5

	Modification of system, per air opening	\$1.00
	Each commercial vent hood	\$7.00 \$15.00
	Each commercial refrigeration system	\$7.00
	Any commercial work requiring inspection but not listed above	\$15.00
	Any residential work requiring inspection but not listed above	\$15.00
	Reinspection Fee	\$35.00
	Reschedule Inspection Fee	\$35.00
Sec. 5-3	<u>Hazardous Material & Major Incident Response Fees</u> (Fee Ordinance # 2014-39 2017-##)	
minimum	Pumper Truck Engine	\$100.00 \$160.00 per hour, 1 hour
	Support Vehicle Command Vehicle	\$100.00 per hour, 1 hour minimum
	Police Vehicle	\$100.00 per hour, 1 hour minimum
	Other (public works, barricades, etc.)	\$100.00 per hour, 1 hour minimum
	Additional personnel	\$50.00 per hour, 1 hour minimum
	City supplied water (per 1,000 gallons as determined by calculation pumping time and rate)	\$5.50 per 1,000 gallons
	Ambulance Standby	\$100.00 \$160.00 per hour
	Bulldozer (includes operator)	\$100.00 per hour, 2 hour minimum
	Backhoe (includes operator)	\$100.00 per hour, 2 hour minimum
	Dump truck (includes operator)	\$100.00 per hour, 2 hour minimum
	Sand (per cubic yard)	\$25.00, minimum 3 yards
	Other approved absorbent as needed/required	Actual cost + 10%
	Other items necessary to control/contain incident	Actual cost + 10%
	Disposal of debris	Actual cost + 10%
plus S&H	Damaged Fire Hose	\$500.00 \$800.00 per 100' section

City of Belton Fee & Rate Schedule
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Sec. 6-16 **Fire Inspection Fees** (Fee Ordinance #~~2014-39~~ 2017-##)

Blasting permit (per job/address)	
One-day permit	\$50.00
Each additional day	\$25.00
Bond/insurance requirement	\$1,000,000
Fireworks	
Outdoor public display	\$50.00 \$75.00
Repeat performance (same location)	\$10.00
Insurance requirement	\$300,000
Indoor public display (ground burst)	\$50.00 \$75.00
Repeat performance (same location)	\$10.00
Insurance requirement	\$300,000
Fuel Tanks	
Installation	\$40.00 \$50.00 per tank
Removal	\$20.00 \$30.00 per tank
Tank test	\$20.00 per tank
Line Test	\$20.00 per tank
Hospital/Nursing Homes	\$150.00 annual fee
Day Care Centers	
Less than 25 children	\$50.00 \$70.00 annual fee
26 to 49 children	\$75.00 \$70.00 annual fee
50 to 100 children	\$150.00 annual fee
Foster Home, Family Care, Boarding Home, Other, etc.	\$25.00 \$50.00
Pre-inspection Permits for Open Burning	\$25.00
Carnival/Circus Safety Inspection	\$250.00
Tent Inspections	\$25.00
Up to 100 occupants	\$25.00
Over 100 occupants	\$50.00
Fire Alarm Certification	
12,000 sf and under	\$100.00 \$150.00
Over 12,001 sf	\$200.00 \$250.00
Fire Flow Certification	\$100.00
Sprinkler Certification	
12,000 sf and under	\$100.00 \$150.00
Over 12,001 sf	\$200.00 \$250.00
Commercial Vent Hood Inspection	\$25.00 \$50.00
Reinspection Fee	\$50.00 \$75.00

*Other permits ~~\$25.00~~ **\$50.00**

*Other inspections ~~\$25.00~~ **\$50.00**

Reinspection fee (separate) \$50.00

*Other permits or inspections not listed above required by the ~~2009~~ **2015** International Fire Code or its references. Other permit/inspection charges will be assessed a minimum charge of \$25.00 plus total amount of time utilized in plan review, code research, inspection(s) and documentation.

Sec. 8-71 **Solid Waste Collection Rates - Residential** (Ordinance #2016-48)
 (Effective January 1, 2017)

Curbside	\$15.49 per month
Curbside Additional Container	\$5.77 per month per additional container
Door-to-Truck Service	\$26.88 per month
Door-to-Truck Service Additional Container	\$10.50 per month per additional container
Residential Recycling Service Additional Container	\$5.25 per month additional container

The monthly charge for multiple residential units (apartments, duplexes, etc.), shall be the number of residential dwelling units multiplied by the rate for the type of service provided.

Replacement Recycling or Trash Container \$70.00 per cart

If the cart is stolen or missing one free replacement cart will be provided to the customer. Only one replacement container will be provided per 18-month period; the replacement charge will be applied for any additional replacement container within the 18-month period. Carts damaged by the customer will result in the replacement charge. The City reserves the right to charge for replacement containers if the City determines there is a pattern of abuse, neglect, or loss. A stolen container must be reported to the Utility Billing Department.

Sec. 8-72 **Solid Waste Collection Rates – Commercial Cart Collection** (Ordinance #2016-48)
 (Effective January 1, 2017)

Once per week service	\$26.24 per cart per month
Commercial Cart Collection Additional Cart	\$15.75 per additional cart per month
Commercial Recycling Cart	\$8.40 per month
Institutional Recycling	\$8.40 per month
Replacement Recycling or Trash Container	\$70.00 per cart

If the cart is stolen or missing one free replacement cart will be provided to the customer. Only one replacement container will be provided per 18-month period; the replacement charge will be applied for any additional replacement container within the 18-month period. Carts damaged by the customer will result in the replacement charge. The City reserves the right to charge for replacement containers if the City determines there is a pattern of abuse, neglect, or loss. A stolen container must be reported to the Utility Billing Department.

Sec. 8-74 **Brush Collection** (Ordinance #~~2011-04~~ 2017-##)

Residential Garbage Customers \$3.00 per month

City will only pick up a maximum of 6 CY per week per residential address.

Excess Brush Fee for residential garbage customers \$50.00 per CY up to 6 CY
Over the initial 6 CY

Non-Residential ~~Customers within City Limits~~ As-Called \$50.00 per ~~18~~ 6 CY load ~~(one-load minimum)~~

Sec. 10-40 **Vehicle Towing, Impoundment, and Wrecker Rotation List** (Ordinance #2012-10)

Annual Tow Service Permit and Inspection \$50.00

Each Additional Wrecker Permit \$25.00/annually

Annual Storage Facility Permit and Inspection \$50.00

Maximum fees allowed to be charged by tow companies

Non-consent tow \$130.00

Incident management tow \$130.00

Winching/overturn fee \$75.00

Dolly use fee \$50.00

Deep-water recovery fee \$200.00

Storage fee \$20.00 per day

Cleanup fee for large debris \$25.00 per hour

Waiting fee \$65.00 per hour

Fuel surcharge 10% of total fees excluding storage and waiting fees

Driveshaft removal fee \$50.00

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	Specialized equipment fees for towing and cleanup	Reasonable hourly rates per industry standard or actual rates paid by tow service to third party vendor plus 10%
Sec. 11-17	<u>Alcoholic Beverage Permits</u> (Ordinance #70687-1)	
	Fees equal to ½ of the State fee	
Sec. 11-60	<u>Massage Establishment (as authorized by a Specific Use Permit under Section 33.14 Item 19 of the Zoning Ordinance) License Fee</u> (Fee Ordinance #2002-41)	
	Annual fee for each establishment	\$1,000.00
Sec. 11-61	<u>Massagist Business (as authorized by a Specific Use Permit under Section 33.14 Item 19 of the Zoning Ordinance) Permit Fee</u> (Fee Ordinance #2002-41)	
	Annual fee	\$500.00
Sec. 11-108	<u>Peddlers, Solicitors, Itinerant Merchants Permit Fees</u> (Fee Ordinance #2016-34)	
	30-day license fee (not mobile food vendors)	\$100.00
	One or more agents - license fee above plus \$10.00 for each agent or employee so engaged.	
	12-Month Mobile Food Vendor Permit	\$100.00
Sec. 11-117	<u>Garage Sale Permit Fee</u> (Ordinance #081391-1)	\$5.00 (Limited to three per year)
Sec. 11-143	<u>Boarding Home Permit Fee</u> (Ordinance #2016-10)	
	Permit to Operate a Boarding Home	\$1,000.00
Sec. 11-148	Renewal of Permit to Operate a Boarding Home	\$1,000.00 per year
Sec. 11-152	Reinspection Fee	\$50.00 per inspector, per hour for each reinspection after first inspection
Sec. 15-50	<u>Park Permit/Reservation Fees</u> (Fee Ordinance #2015-44)	
	Park Facilities (resident in city limits)	\$25.00 per day + clean-up deposit*
	Park Facilities (non-resident)	\$50.00 per day + clean-up deposit*
	Park Attendant Fee (park events with vendors)	\$25.00 per hour, per attendant

Available Facilities

Yettie Polk Park Gazebo	
Confederate Park Pavilion	
Confederate Park Western Pavilion	
Confederate Park Central Pavilion	
Heritage Park Lions Pavilion	
Heritage Park HEB Pavilion	
Chisholm Trail Park Amphitheater	
With electricity	\$10.00 additional (limited to two outlets)
Each additional outlet	\$10.00 additional
*Clean-up deposit (for each facility)	\$25.00 refundable deposit

Park Event

Confederate Park, Yettie Polk Park, Heritage Park, Chisholm Trail Park	
Commercial/ticketed events	\$250.00 per day + \$100.00 clean-up deposit
Non-ticketed events	\$100.00 per day + \$100.00 clean-up deposit
With electricity	\$10.00 additional (limited to two outlets)
Each additional outlet	\$10.00 additional (i.e. for vendors' use)

Playing Fields (day use only; no concessions)***

Resident in city limits	\$25.00 per field per day + clean-up deposit**
Non-resident	\$50.00 per field per day + clean-up deposit**

Available Facilities

Jaycee baseball field	
Heritage Park baseball fields	
Heritage Park soccer field (no lights)	
Chisholm Trail Park softball fields	
Chisholm Trail Park soccer fields (no lights)	
With electricity (lights/scoreboards)	\$25.00 additional per field
**Clean-up deposit (for each field)	\$25.00 refundable deposit

***Fields available for reservation only during non-league play.

Practice Play

Heritage Park Baseball Complex	Not available
Heritage Park Soccer Complex	Not available
Chisholm Trail Park Softball Complex	Not available
Lions Park Softball Field	Not available
Jaycee Baseball Field	Not available
Chisholm Trail Park Soccer Fields	No fee, first come first served (Not available when utilized under separate agreement.)
Continental Baseball Field	No fee, first come first served
Griggs Baseball Field	No fee, first come first served
Heritage Park Practice Baseball Field	No fee, first come first served

Neighborhood Recreational or Scrimmage Play

Lions Park Softball Field	No fee, by reservation only (Limit 1 scrimmage per 7 days, 3-hour maximum)
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Youth League Play

The following facilities are available for league play for youth sports organizations through a separate agreement with the City:

Heritage Park Baseball Complex	Chisholm Trail Park Softball Complex
Heritage Park Soccer Complex	Jaycee Baseball Field
\$500.00 clean-up deposit per organization	
\$5.00 per player fee per organization per season (effective January 1, 2013)	

Adult League Play

The following facilities are available for adult league play through a separate agreement with the City, subject to availability and maintenance requirements of the requested facilities:

Chisholm Trail Park Soccer Complex	Heritage Park Soccer Complex
\$375.00 fee per registered league team per season + 500.00 clean-up deposit	
\$5.00 per player fee per organization per season (effective January 1, 2013)	

Tournament Play

Tournaments may be held by organizations that do not have a separate agreement with the City, from Friday afternoons at 5:00 p.m. to Sunday evenings at 8:00 p.m. Applicants are limited to 3 events per year, per complex. Requests must be submitted at least two weeks prior to proposed event. All field rentals are at the discretion of the City based on field conditions and availability. All field preparations will be the responsibility of the renter.

Heritage Park Baseball Complex (5 fields, bleacher seating, restrooms, concession)	\$1,000.00 + \$500.00 clean-up deposit
Heritage Park Soccer Complex (4 fields, restrooms, concession)	\$750.00 + \$500.00 clean-up deposit
Chisholm Trail Park Softball Complex (3 fields, bleacher seating, restrooms, concession)	\$750.00 + \$500.00 clean-up deposit
Jaycee Baseball Field (1 field, bleacher seating, restrooms, concession)	\$250.00 + \$500.00 clean-up deposit
Light Fee	\$25.00 per hour, per complex

Harris Community Center Rental Rates (Policies Amendment 7/13/2015)

Belton residents and businesses located inside the Belton city limits may contract the Center at 90% of the below listed regular rates.)

Starting rate is for 2 Hours - Minimum				
Room (Capacity)	Deposit		Minimum	Max rate charged - 8 hours
Evans (220)	\$ 300		\$ 200	\$75 each additional hour
Kinchion (55)	\$ 200		\$ 100	\$25 each additional hour
Simpson (40)	\$ 175		\$ 75	\$25 each additional hour
Smith (32)	\$ 150		\$ 50	\$20 each additional hour
McGee (17)	\$ 150		\$ 50	\$20 each additional hour
Kitchen	\$75 rental fee, no deposit required			
Starting rate is for 4 Hours - Minimum				
Room	Deposit		Minimum	Max rate charged - 8 hours
Entire Center (364)	\$ 500		\$ 650	\$150 each additional hour
\$100 Audio/Visual Equipment Deposit (Evans Only)				
Optional Discounts (Promo Codes):				
COB - 10% off Belton Business/Resident Discount (inside city limits)				
MT – 20% off Monday thru Thursday				
NP - 20% off Civic Club and/or Non-profits (proof may be required - only valid Monday thru Thursday)				

Off-duty officer(s) will be required at events with alcohol present. Rates will be based on current fee & rate schedule regarding off-duty police and reserve officers (page 20).

Recreational class fees 30% to City, 70% to Instructor (Fee Ordinance 2012-30)

Sec. 20-78 **Driveway Permit Fee** (Fee Ordinance #2014-39)

\$60.00 basic permit/inspection + \$25.00 per additional approach

\$60.00 Reinspection Fee

Sec. 22-132 **Special Events Fee** (Fee Ordinance #2014-39) \$50.00

Sec. 23-136 **Water Deposits** (Fee Ordinance #2014-39)

Single Family Residential and Commercial

3/4" & 5/8"	\$100.00
1"	\$100.00
1½"	\$100.00
2"	\$450.00
3"	\$550.00
4"	\$650.00
6"	\$850.00
8"	\$1200.00

Multifamily Residential	\$40 per unit (\$6,000 maximum)
Outside City limits	1¼ times the in-City rate
Damaged Meter Repair Fee	Actual cost +10%
Tampering with water meter	\$500.00
Tampering with fire hydrant	\$1,250.00

Sec. 23-137 **Water Tapping Fees** (Fee Ordinance #2014-39 2017-##)

5/8" - 3/4" meter	
Laid in place type	\$400.00
Not laid in place type (no street cut)	\$900.00
Not laid in place type connected at service line	\$600.00
5/8" - 3/4" meter - street cut	\$1,300.00
Over 5/8" - 3/4" up to 1" meter	Appropriate fee above + \$100.00 additional
Over 1" meter	Actual cost material + equipment/labor
Equipment	\$100.00 per hour per piece of equipment
Labor	\$25.00 per employee per hour

Meters up to 1"

Meter only install	\$450.00
Tap with no street cut	\$1,000.00
Tap with street cut	\$1,400.00
Cut in tee on existing line for irrigation meter	\$750.00

Meters over 1"

Meter cost + 10% + equipment + labor
 @ \$100.00/hour/piece of equipment + labor
 @ \$25.00/employer/hour
 Note: meters 1.5" and up will require strainers

Fire Line Tap Fees: \$250.00/diameter inch

Technology Fee (for both contractor and City installations) \$10.00

Sewer Tapping Fees (Fee Ordinance #2014-39 2017-##)

~~Laid in place type — 4" sewer tap~~

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	Contractor installed	\$300.00
	Not laid in place type City installed:	
	4" sewer tap - no street cut	\$800.00
	Not laid in place type 4" sewer tap - street cut	\$1,200.00
	Sewer taps larger than 4"	Actual cost (\$800.00 minimum) + equipment/labor Larger of \$800 or materials + 10%, equipment and labor (charged at \$100.00 per hour per piece of equipment and \$25.00 per employee per hour)
	Technology Fee (for both contractor and City installations)	\$10.00
Sec. 23-138	<u>Construction Water Meters</u>	
	Rental	\$100.00 per month
	Water cost	\$3.70 per 1,000 gallons
	Placement Fee	\$25.00
	Meter Relocation Fee	\$25.00
	Construction Meters	\$2,500.00 refundable deposit (moved from Sec. 23-136)
Sec. 23-139	<u>Utility Reconnect Fees</u> (Fee Ordinance #2014-39)	
	Normal hours	\$20.00
	After hours	\$40.00
	Irrigation meter reactivation/deactivation	\$20.00
Sec. 23-140	<u>Transfer of Utility Service Fee</u> (Ordinance #2008-32)	\$20.00
Sec. 23-141	<u>New Service Fee</u> (Fee Ordinance #2008-32)	\$20.00
Sec. 23-151	<u>Water Rates</u> (Fee Ordinance #2016-34 2017-##)	
	0 - 2,000 gallons	\$16.00 \$16.50 minimum

Over 2,000 gallons \$3.70 per thousand gallons

Sec. 23-152 **Water and Sewer Rates Outside the City** (Ordinance #2004-25)

1¼ times the prevailing rate within the City

Sec. 23-154 **Leak Rate** (Fee Ordinance #2012-30)

One-half the per 1,000 gallons rate in excess of the prior 12 months average consumption, or comparable historical use for a particular month(s).

Sec. 23-171 **Sewer Rates** (Fee Ordinance #~~2016-34~~ 2017-##)

Class A

0 – 2,000 gallons

~~\$13.00~~ \$13.50 minimum

2,001 – 15,000 gallons

\$5.00 per thousand gallons

Classes B, C & D

0 – 2,000 gallons

~~\$13.00~~ \$13.50 minimum

Over 2,000 gallons

\$5.00 per thousand gallons

Sec. 23-186 **Late Fee** (Fee Ordinance #2014-39) \$10.00

Sec. 23-187 **Returned Check Fee** (Fee Ordinance #2004-40) \$30.00

Sec. 23-308 **Drainage Fee** (Ordinance #2012-42 2017-## and #2016-32)

Residential Property

# of Units	Monthly Fee
1	\$3.00 \$5.00 per monthly billing cycle per single family dwelling unit
2	\$3.00 \$5.00 per unit, \$6.00 total per monthly billing cycle
3	\$3.00 \$5.00 per unit, \$9.00 total per monthly billing cycle
4	\$3.00 \$5.00 per unit, \$12.00 total per monthly billing cycle

Other Property

Sq. Ft. Range of Impervious Cover	Monthly Fee
250,000 sq. ft. and over	\$200.00
100,000 – 249,999 sq. ft.	\$100.00
50,000 – 99,999 sq. ft.	\$50.00
10,000 – 49,999 sq. ft.	\$20.00
0 – 9,999 sq. ft.	\$10.00

Sec. 23-337 **Irrigation System Permits** (Ordinance #2014-39)

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Installation permit	\$40.00 + fees below
Per sprinkler head	\$1.00
Backflow prevention assembly	\$10.00
Reinspection Fee	\$35.00
Reschedule Inspection Fee	\$35.00

Sec. 24-22 Taxicab Permit Fees (Ordinance #51348)

Annual license fee	\$20.00 per vehicle per year
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Sec. 24-27 Taxicab Fares and Charges (Ordinance #21280-1)

Fares	\$.90 first 1/16 mile and portion thereof
	\$.10 per 1/16 mile and portion thereof additional
Airport Cab Service	Same basis except \$.25 each added passenger

Sec. 24-76 Emergency Medical Services Rates (Fee Ordinance #2016-34 ~~2017-##~~)

EMS Transports:

Service Level	City	Rural
<u>Basic Life Support (BLS)</u> : emergency pre-hospital care that uses non-invasive medical acts.	\$500 \$600	\$800
<u>Advanced Life Support (ALS1)</u> : emergency pre-hospital care that uses invasive medical acts; includes IV, oxygen and EKG monitoring.	\$600 \$700	\$800
<u>Advanced Life Support (ALS2)</u> : emergency pre-hospital care that uses invasive medical acts; includes IV, oxygen, EKG monitoring and drug therapy.	\$700 \$800	\$800

No Transport Calls: a call for EMS which may include BLS, ALS1 or ALS2 treatment and/or patient evaluation, but no transportation of the individual is made in a City of Belton ambulance.

Service Level	City	Rural
<u>Non Transport Level 1</u> : calls which result in no BLS, ALS1 or ALS2 treatment other than patient evaluation and non-transportation. <i>*If in the opinion of the Fire Chief or his representative, the frequency of no transport calls constitutes an abuse of public service, the City reserves the right to charge the BLS rate for such services.</i>	No Charge \$100.00*	\$800
<u>Non Transport Level 2</u> : calls which result in BLS treatment and		

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non-transportation.	\$500 \$600	\$800
Non Transport Level 3: calls which result in ALS1 or ALS2 treatment and non-transportation.	\$600 \$700	\$800

Mileage:

Loaded – per mile beginning from where the EMS vehicle picks up the patient and ending at the point of patient delivery. \$10.00 per mile

Unloaded (Rural Only) – in addition to Loaded Miles, per mile beginning from where the unloaded EMS vehicle leaves the City of Belton and ending where the unloaded EMS vehicle re-enters the City of Belton. \$10.00 per mile (\$90.00 maximum)

Zoning (Fee Ordinance #~~2016-34~~ **2017-##**)

Rezoning	\$250.00
Specific use permit	\$250.00
Variance request	\$100.00
Future Land Use Map Amendment	\$100.00

Subdivisions and Developments (Fee Ordinance #2016-34 **2017-##**)

General Development Plan review	\$200.00
Administrative plat	\$200.00 + recording fees
Preliminary subdivision plat	\$250.00 + \$3.00 per lot + recording fees
Final subdivision plat	\$250.00 + \$3.00 per lot + recording fees
Preliminary 1-lot subdivision plat	\$250.00 + \$10.00 per acre + recording fees
Final 1-lot subdivision plat	\$250.00 + \$10.00 per acre+ recording fees
Placing traffic control devices and street name signs	\$275.00 for each sign assembly (typically includes pole, stop or yield sign and street name sign). Also applies to replacement signs due to accidents or vandalism.
Material Testing Fees	Actual Costs + 10%
Park Land Dedication (Ord. #2005-05)	\$200 per dwelling unit, as provided for in Section 517.05 of the Subdivision Ordinance.
Tree Replacement Fee (Ord. #2016-25)	\$100 per diameter inch

Wireless Tower

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New Wireless Tower Construction \$150

Wireless Tower Modification \$60

Floodplain Assessment Permit (Fee Ord. #2016-34) \$50.00 (moved from Sec. 4-33)

Miscellaneous Fees

Bound Publications (Fee Ordinance #2016-34)

Budget	\$20.00
CAFR	\$15.00
Charter	\$15.00
Comprehensive Plan	\$25.00
Design Manual	\$15.00
Parks Strategic Master Plan	\$15.00

Public Information Requests (Fee Ordinance #2016-34)

Accident Reports \$5.00 per report

Other requests (in accordance with current guidelines adopted by the Attorney General's Office)

Standard copy (up to 8½x14)

Black & white copies	\$0.10 per page
Color copies	\$0.25 per page
(each side that has recorded information is considered a page)	

Electronic Copies - No charge

Paper Copies - No charge if total amount is less than \$1.00

Nonstandard copy

Oversized paper (11x17, greenbar, bluebar)	\$0.50 per page
Color copies, oversized paper	\$0.75 per page
CD ROM	\$1.00 each
Magnetic tape	actual cost
Data cartridge	actual cost
Tape cartridge	actual cost
Digital video disc (DVD)	\$3.00 each
Specialty paper (mylar, blueprint, blue line, map, photographic)	actual cost
Other electronic media	actual cost
Microfiche/microfilm	
Paper copy	\$0.10 per page
Fiche or film copy	actual cost

Personnel charge

Programming personnel	\$28.50/hour
Other personnel (labor to locate, compile, and reproduce)	\$15.00/hour (see City Clerk)
Overhead charge	20% of personnel charge (see City Clerk)

Computer resource charge

Mainframe	\$10.00 per CPU minute
Midsized	\$1.50 per CPU minute
Client/server	\$2.20/hour
PC or LAN	\$1.00/hour

Miscellaneous supplies (labels, boxes, etc.)	actual cost
Remote document retrieval	actual cost
Postage/shipping (if applicable)	actual cost
Credit card transaction fee (if applicable)	actual cost

Fax

Local	\$0.10/page
Long distance, same area code	\$0.15/page
Long distance, different area code	\$0.20/page

Court fees (amounts retained by City) (Fee Ordinance #2010-38)

Teen court fee	\$50.00
Community service fee (adult/juvenile)	\$50.00

Nuisance Abatement (Fee Ordinance #2012-17)

By City:

Grass mowing/lot cleanup (includes personnel)	\$100.00/hour (2 hour minimum)
Debris removal/haul costs	\$100.00/hour per piece of City equipment (includes operator) + disposal cost + 20% of disposal cost
Additional personnel	\$25.00/hour

By Vendor:

Grass mowing, lot cleanup, and debris removal	Actual cost + 20%
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Credit Card Payments (Fee Ordinance #2004-40)

Credit Card Payments	4%
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Internet Payments	4% + \$1.25 convenience fee
Refused Credit Card	\$30.00
Returned Check Fee	\$30.00

Other (Fee Ordinance #2016-34)

Historic Preservation Certificate of Appropriateness Application (non-administrative)	\$50.00
Right-of-Way Abandonment Application	\$100.00

Naming Policy: (Street Renaming and Facility Naming Policy Rev. June 11, 2013)

A. Street Renaming Policy Application	\$150.00
B. City Facility Naming Application	\$75.00
Fingerprinting	\$5.00 per card
Vehicle Title Inspections (68A)	\$40.00 per vehicle
Vehicle Impound Fee	\$10.00/day
*Off-Duty Police	\$30.00 per hour (two hour minimum) or actual overtime rate if contracted through City
*Off-Duty Fire Fighters	\$30.00 per hour (two hour minimum) or actual overtime rate if contracted through City
*Ambulance Standby	\$100.00/hour (in addition to off-duty personnel cost)
*Patrol Unit Escorts:	
Educational institutions domiciled in Belton	Per mile at prevailing City mileage rate
Other institutions and entities	\$25.00/hour + actual personnel costs

*Employment and use of all off-duty public safety employees and vehicles shall be pursuant to the "Special Public Safety Services Policy" approved by the City Council.

Fire Department Fee Changes

Section 5-3 Hazardous Materials & Major Incident Response fees.

- Increasing the Engine & Ambulance Standby to \$160/hour. This fee will match our City Ordinance of \$100/unit/hour + \$30/member/hour = \$160
- Increasing Damaged Fire Hose to \$800/100' section + S/H. This increase is simply due to rising cost of a 5" hose (\$700/50' section)

Section 6-16 Fire Inspection Fees

- Outdoor public display – Increasing to \$75. \$10 of the \$75 is to cover the "My Permit" fee. So we are only increasing by \$5
- Indoor public display (ground burst) Same as above.
- Fuel Tank Installation & Removal – Increasing \$10 to cover My Permit fees
- Day Care Center – Increasing to \$70. \$10 general increase and \$10 for My Permit fee
- Tent Inspections – Changing to \$25 for any size tent. Regardless of the size tent, it is a relatively simple inspection.
- Fire Alarm Certification – Increasing to \$150 for <12,000sq.ft. \$250 for >12,000sq. ft. This includes \$10 My Permit fee
- Sprinkler Certification – Same as Fire Alarm Certification
- Commercial Vent Hood Inspection – Increasing to \$50 including \$10 My Permit Fee
- Commercial Reinspection – Slight increase to \$75. Includes \$10 My Permit Fee

Section 24-76 - Emergency Medical Service Rates (General increase to help offset possible loss of revenue in 2019 if we lose the County EMS Contract)

- \$100 increase across the board
- Added \$100 for No Transports within the City Limits.

Public Works Fee Changes

- Brush Collection Changes
 - Included in the existing fee is 6 CY of brush collection per week, which is picked up during the City's weekly scheduled route pick-up. This is clarified on the City's website. However, some residents put out significantly more brush than 6 CY. The proposed changes include a \$50 fee for excess brush up to and for every 6 CY of excess brush.
 - The non-residential as-called fee was for 18 CY, which is essentially one entire truck load. 18 CY is rarely picked up from a non-residential customer, and 6 CY is more reasonable for the \$50 fee.
 - When comparing to area cities:
 - Temple – will pick up 6 cubic yards of brush per collection, any amount over 6 cubic yards will be charged at a rate of \$65 per 6 cubic yards.
 - Killeen – will pick up 6 cubic yards of brush per collection, any amount over 6 cubic yards will be charged \$7.50 for each additional cubic yard.
 - Harker Heights – Waste Management picks up brush on the regular trash pick-ups, two (2) times per week, brush must be tied and bundled in lengths of four (4) feet or less, with a weight per bundle not to exceed fifty (50) pounds. No more than five (5) bundles of brush will be picked up per residence, per pick-up day. For excessive brush or bulky items, the City has provided a drop site. The

size of a load is limited to 4 cubic yards and the number of loads to 2 per household per day. Overloaded pickups and trailers will not be accepted.

- Copperas Cove – provides twice monthly collection of yard waste in biodegradable Kraft bags (no more than 40 pounds). The first 3 cubic yards are free, any amount over 3 cubic yards is charged \$6 per cubic yard.
- Georgetown – Texas Disposal Systems picks up yard trimmings/brush once a month, all year round, from the curbside. Material must be bundled, in a personal container or Kraft bags must be used. Each bundle must be no more than (4) four feet long and weigh no more than 35 pounds. Max of 20 items per pick up.

- Bulk Waste Section

- Bulk Waste has been an emerging, but complicated topic over the last few years. Recently, Public Works and Code Enforcement have noticed an increased number of bulk items on the curb. Public Works currently offers quarterly bulk waste events, which are hugely popular. Although more than 160 CY of bulk is collected at each event, more and more bulk is showing up on the streets.
- Therefore, the Public Works Department will increase the bulk waste collection events to every other month.
- Bulk that is on the curb will be addressed by code enforcement. Code enforcement already has a provision in the fee schedule to charge for the debris removal at \$100/hour per equipment + disposal cost + 20% of disposal cost.
- Every city offers a different service when it comes to bulk collection. While some area cities offers a 8am-5pm drop off location, others will pick up bulk for \$50 to \$200, depending upon volume or weight of the bulk items. Others do not offer any type of pick-up service, and resorts to code enforcement.
 - Temple – Collections occur twice a month. They do not accept rocks and refrigerators. Also, the collections do not include remodeling, demolition, building, roofing or hazardous materials. A fee of \$65 per cubic yard is charged.
 - Killeen – Collections occur weekly. The minimum fee is \$21.00 per collection stop for up to three cubic yards. In excess of three (3) cubic yards, the additional fee is \$7.50 per cubic yard. Boxes or bags must not weigh more than fifty (50) pounds and must be no larger than 2'x2'x2'.
 - Harker Heights – They do not accept bulk waste pick up at the curb. For excessive brush or bulky items, the City has provided a drop site. The size of a load is limited to 4 cubic yards and the number of loads to 2 per household per day. Overloaded pickups and trailers will not be accepted.
 - Copperas Cove – They collect large household items such as TV's, furniture, mattresses, box springs, etc., placed on the address side of the residence. This collection will be provided twice monthly on the residents scheduled collection day. The first 3 cubic yards are free of charge. Any amount over 3 cubic yards is charged at \$6.00 per cubic yard.
 - Georgetown – Residents are allotted two (2) free bulky waste curbside pick-ups per year. Bulky waste items include: furniture, mattresses, toilets, refrigerators, and washers/dryers. For a fee, customers may bring bulky wastes to their collection station; fees are assessed at the gatehouse.
 - When compared to area cities and in evaluating the most efficient operation for Belton, the proposed fee for Belton is consistent with area cities.

- Water Tapping Fees

- In order to clarify confusion with the water tapping fee schedule, the fees were reorganized to list fees for meters 1" and smaller and fees for meters larger than 1".
 - 5/8" x 3/4" meter fees increased \$50 to account for cost for the new AMI meters.
 - Fee for taps made without street cuts increased \$100 to align with typical cost of materials (meter), and labor required.
 - When compared to area cities:
 - 5/8"x3/4" Meters: Temple -\$390, Killeen - \$350, Harker Heights - \$300, Copperas Cove - \$600, Georgetown - \$350
 - 1" Meter: Temple - \$410, Killeen - \$477, Harker Heights - \$300, Copperas Cove – 3/4" fee plus time and materials, Georgetown - \$500
 - Fee for taps requiring a street cue increased \$100 to align with typical cost of materials (meter), and labor required.
 - When compared to area cities:
 - Temple -3/4" \$1150, 1" \$1170
 - Killeen – does not specify separate charges for street cuts
 - Harker Heights - \$300 plus materials/street cut cost
 - Copperas Cove – street cut cost will be assessed in addition to the tap fees above
 - Georgetown – tap fees above plus cost of materials and labor
 - Added a fee to cut in a connection for an irrigation meter.
 - When compared to area cities: Temple, Killeen, Harker Heights, Copperas Cove and Georgetown – does not specify separate charges for irrigation
 - Clarified how costs are calculated for meters over 1".
 - When compared to area cities:
 - Temple - 1 1/2"(\$450 for no street cut, \$1210 for street cut)plus the cost of the meter, 2"(\$490 for no street cut, \$1240 for street cut)plus the cost of the meter, and 3"(\$960 for no street cut, \$3240 for street cut)plus the cost of the meter and any materials. Anything over 3" pays a base charge of \$320 for no street cut, \$1080 for street cut plus the cost of the meter and any materials.
 - Killeen – 1 1/2" \$862, 2" \$1375, after 2", there is no clarification of tap charges
 - Harker Heights – 1 1/2" \$400 plus materials/street cut cost, 2" \$500 plus materials/street cut cost, 4" \$750 plus materials/street cut cost, 6" \$1500 plus materials/street cut cost, 8" \$1500 plus materials/street cut cost
 - Copperas Cove – anything over 3/4" is the base rate of \$600 plus time, materials and assessed street cut fee.
 - Georgetown – 1 1/2" \$650, 2" \$950, anything over a 2" is \$50 plus meter charge and cost of materials and labor
 - Added a line for fire line tap fees, which is consistent with Temple and Harker Heights.
 - Temple - \$200 per inch for no street cut, \$300 per inch for street cut, Killeen, Harker Heights, Copperas Cove, and Georgetown – no breakdown for fire line taps

- Sewer Tapping Fees
 - Similar to the water tapping fees, the fee schedule was clarified for sewer taps. However, no changes in costs are proposed.

Finance Department Fee Changes

- Drainage Fees
 - Increasing residential to \$5 as discussed in budget presentation. Area cities charge \$6.
- Water/Sewer Fees
 - Increasing base rate by \$.50 in accordance with utility rate study.

Planning Department Fee Changes

- Certificate of Occupancy
 - Changing the CO from no fee to a \$50 fee. The City of Killeen requires a \$90 fee. The CO inspection requires a plan review and inspections by both the Fire Marshal and Building Official or Inspector which requires a substantial amount of time. This fee will help off-set the time utilized to provide these services.
- Contractor Registration Fee
 - The City of Harker Heights charges a \$75 fee per year and the City of Killeen charges a \$80 fee per year. We are recommending the fee change from a one-time fee to a fee per calendar year like area cities to ensure the insurance information we have for each contractor is up to date and their license is still valid.
- Temporary Sign
 - Recommend lowering this fee from \$60 to \$35. There is much less review involved with temporary signs than permanent signage. Also, the City of Belton only allows temporary signs for a maximum of 90 days per calendar year, so this fee appears to be more fair for the applicants given the time frame they can have a sign and the amount of review involved with each permit.
- Electrical – Amp Cost
 - The City of Temple charges \$15 per 100 amps. The way this fee is listed now is \$10 for up to 200 amps and \$10 for each additional 100 amps. This makes it difficult for contractors to calculate the fees, so we would like to make it as simple and clear as possible. Recommend changing this to \$10 per 100 amps, similar to the City of Temple.
- Mechanical – Commercial Vent Hood
 - The City of Temple charges \$15 for each vent hood. Recommend increasing the fee from \$7.00 to \$15.00 to be consistent with neighboring cities.
- Future Land Use Map Amendment
 - Recommend including a fee of \$100. This process will be similar to a zoning change which requires staff review and development of a staff report. The Comprehensive Plan update includes a provision to allow for FLUM amendments with public hearing and newspaper notice requirements. The previous Comprehensive Plan did not provide a provision to allow for FLUM changes. To off-set the staff time and cost of a newspaper notification, a \$100 fee appeared to be fair.

- Administrative Plat
 - Recommend deleting this fee from the Fee Schedule. In this case, administrative plats will have the same fee as plats that go before the P&ZC and Council for approval. Harker Heights, Killeen, and Temple do not have a fee listed for administrative plats and charge the same fee for an administrative plat as they do with other plats. There is the same amount of staff review time involved with administrative plats as there is with other plats. Also, there are many instances where a plat is submitted as an administrative plat, but city staff finds during plat review that it cannot move forward as an administrative plat. In those instances, staff notifies the applicant that additional payment is needed, but this is very difficult for staff to manage.

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Belton

Waco

Temple

Harker Heights

Killeen

Copperas Cove

Blasting

One day	\$50.00	\$125.00	\$100.00			
Each Day	\$25.00					
Annual	None		\$1,030			
Ins Req	\$1,000,000					

Fire Works

Out Door	\$50.00	\$125.00	\$250.00	\$250.00		\$500.00
Repeat	\$10.00					
Indoor	\$50.00					
Repeat	\$10.00					
Ins Req	\$300,00			\$300,000		

Fuel Tanks

Installation	\$40.00/Tank	\$80 1st/\$25	\$105.00	\$75.00 Per Tank		\$125.00
Removal	\$20.00/Tank	\$65 1st/\$25	\$60.00	\$25.00 Per Tank		
Tank Test	\$20.00/Tank			Included	\$50.00	
Line Test	\$20.00/Tank	\$2.00 Nozzle		\$25.00 Per Tank	\$50.00	

Nursing Home

	\$150.00	\$10+.50 Bed	\$65.00		\$135.00	
Up To 50				\$50.00		\$100.00
50+				\$100.00		\$200.00

Hospitals

	\$150.00	\$100+.50 Bed	\$300	\$150.00	\$180.00	
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Day Cares

Less than 25	\$50.00	\$35.00+.50 child	\$15.00		\$135.00	
26 to 49	\$75.00			\$50.00		\$100.00
50 +	\$150.00			\$100.00		\$200.00

Foster Home

	\$25.00	\$35.00+.50 Child	\$40.00	No Charge	\$37.00	\$80.00
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Carnival

	\$250.00	\$125.00		\$150.00		
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Tent

100 people	\$25.00			\$50.00		
over 100	\$50.00	\$37.50		\$100.00		

Fire Alarms

\$150.00 for	\$50.00
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		\$65.00 + \$1 device	\$105.00	1st 200 devices	1st 30min	\$125.00
Below 12,000 sf	\$100.00			\$1.00 a device	\$25.00	
Over 12,000 sf	\$200.00			for each over 200	1/2 after	

Fire Flow

	\$100.00			\$100.00		
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Sprinkler Certification

		\$65.00 +	\$130.00		\$125.00	\$125.00
Under 12,000 sf	\$100.00	\$.30 Head	\$180 w/	\$150.00	1st 2 hr	
Over 12,000 sf	\$200.00	\$65.00 more for Fire Pump	Fire Pump	\$200.00	\$25.00 1/2 Hour	

Vent Hood

\$25.00	\$40.00
	\$2.50 a Vozzle

City of Belton
Comparison of Ambulance Rates

Aug-16

City	Copperas Cove	Harker Heights	Killeen	Scott & White Hospital	Williamson County	Average	Belton
BLS	\$ 650.00	\$ 500.00	\$ 560.00	\$ 900.00	\$ 795.00	\$ 681.00	\$ 500.00
ALS1	\$ 750.00	\$ 600.00	\$ 690.00	\$ 900.00	\$ 895.00	\$ 767.00	\$ 600.00
ALS2	\$ 850.00	\$ 700.00	\$ 770.00	\$ 900.00	\$ 895.00	\$ 823.00	\$ 700.00
Treatment/No Transport	\$ 200.00	\$ 125.00	\$ 236.00	\$ 150.00	\$ 282.50	\$ 76.50	\$500-\$600
No Treatment/No Transport	\$ -	\$ -	\$ 100.00	\$ -	\$ 282.50	\$ -	-
Rural							
BLS	\$ 850.00	\$ 800.00	\$ 560.00	\$ 900.00	\$ 795.00	\$ 781.00	\$ 800.00
ALS1	\$ 850.00	\$ 800.00	\$ 690.00	\$ 900.00	\$ 895.00	\$ 827.00	\$ 800.00
ALS2	\$ 850.00	\$ 800.00	\$ 770.00	\$ 900.00	\$ 895.00	\$ 843.00	\$ 800.00
No Treatment/No Transport	\$ -	\$ -	\$ 600.00	\$ -	\$ 282.50	\$ 416.50	\$ 800.00
BLS No Transport	\$ 250.00	\$ 700.00	\$ 700.00	\$ 150.00	\$ 282.50	\$ 416.50	\$ 800.00
ALS No Transport	\$ 250.00	\$ 700.00	\$ 700.00	\$ 150.00	\$ 282.50	\$ 416.50	\$ 800.00
Mileage Charge - per mile	\$ 15.00	\$ 10.00	\$ 13.00	\$ 20.00	\$ 15.00	\$ 14.60	\$ 10.00

Plus \$15.00/mile

Plus cost of whatever supplies are used.

Hasn't been started as of yet