



City of Belton, Texas

**City Council Meeting Agenda
Tuesday, May 25, 2021 - 5:30 p.m.
Wright Room at the Harris Community Center
401 N. Alexander, Belton, Texas**

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember Dan Kirkley.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Director of Parks and Recreation Matt Bates.

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

Invocation. The Invocation will be given by Councilmember Craig Pearson.

1. Call to order.
2. Presentation of Council pay for 2020-2021.
3. Presentation of Waste Management Scholarships to Belton ISD graduating seniors.
4. Presentation of Presidential Volunteer Service Awards to members of the Belton Fire Corps.
5. 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.

Consent Agenda

Items 6-9 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.

6. Consider minutes of May 11, 2021, City Council Meeting.
7. Consider appointments to the following boards and commissions:
 - A. Ethics Commission
 - B. Planning and Zoning Commission
 - C. Parks Board
8. Consider a resolution of support for HB 532 designating a portion of State Highway Loop 121 in Belton, Texas, as Deputy Sheriff John Rhoden Memorial Highway, in addition to any other designation.
9. Consider a resolution adopting an Affirmative Fair Housing Marketing Plan and a Waitlist Policy related to the Texas Home Investment Partnerships HRA Program Application.

Planning and Zoning

10. Hold a public hearing and consider a zoning change from Single Family-2 (SF-2) District to Planned Development - Single Family-2 (PD-SF-2) on approximately 0.338 acres located at 514 E. Avenue R, located at the northwest corner of Miller Street and East Avenue R, described as Charlie Miller Addition, Block 001, Lot Pt. 2.
11. Hold a public hearing and consider a zoning change from Single Family Residential-1 District to a Planned Development – Single Family Residential-1 District to allow an alternative roof pitch on 6.011 acres located on East 25th Avenue, described as the Guess Dulany subdivision, Block 1, Lots 1-11.
12. Hold a public hearing and consider a zoning change from Single Family-1 (SF-1) District to Multiple Family (MF) District on approximately 0.7551 acres located at 710 Shine Street and described as Belton Original, Block 131, Lot 7, Pt. 8, (S Pt. of 8), Tract C.

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.



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OFFICE OF THE CITY MANAGER

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

Invocation. The Invocation will be given by Councilmember Craig Pearson.

1. Call to order.
2. **Presentation of Council pay for 2020-2021.**

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

3. **Presentation of Waste Management Scholarships to Belton ISD graduating seniors.**

Belton's PIO Paul Romer, who coordinated effort, will outline the process. Paul Daugereau of Waste Management will be in attendance to present the scholarship money to this year's recipients.

4. **Presentation of Presidential Volunteer Service Awards to members of the Belton Fire Corps.**

See Staff Report from Fire Chief Jon Fontenot. Present awards to James McGowan, Donna Aregood and DeShon Williams.

5. Public Comments.

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6. **Consider minutes of May 11, 2021, City Council Meeting.**

A copy of the minutes is attached. Recommend approval.

7. **Consider appointments to the following boards and commissions:**

A. **Ethics Commission**: Bert Peeples, Mark Fitzwater, Larry Pointer, Mike Miller, Craig Hammonds, Nicholas Rabroker, Rucker Preston

B. **Planning and Zoning Commission**: Quinton Locklin, David Jarratt, Dave Covington and Zachary Krueger

C. **Parks Board**: Diane Ring, Jason Wolfe and Ted Smith

8. **Consider a resolution of support for HB 532 designating a portion of State Highway Loop 121 in Belton, Texas, as Deputy Sheriff John Rhoden Memorial Highway, in addition to any other designation.**

See Staff Report from City Manager Sam Listi. Recommend adoption of the resolution.

9. **Consider a resolution adopting an Affirmative Fair Housing Marketing Plan and a Waitlist Policy related to the Texas Home Investment Partnerships HRA Program Application.**

See Staff Report from Grants and Special Projects Coordinator Jo-Ell Guzman. Recommend adoption of the resolution.

Planning and Zoning

10. **Hold a public hearing and consider a zoning change from Single Family-2 (SF-2) District to Planned Development - Single Family-2 (PD-SF-2) on approximately 0.338 acres located at 514 E. Avenue R, located at the northwest corner of Miller Street and East Avenue R, described as Charlie Miller Addition, Block 001, Lot Pt. 2.**

See Staff Report from Planner Tina Moore. At its meeting on May 18, 2021, the Planning and Zoning Commission unanimously recommended approval of this zoning change with conditions, and Staff concurs.

11. **Hold a public hearing and consider a zoning change from Single Family Residential-1 District to a Planned Development – Single Family Residential-1 District to allow an alternative roof pitch on 6.011 acres located on East 25th Avenue, described as the Guess Dulany subdivision, Block 1, Lots 1-11.**

See Staff Report from Planner Tina Moore. At its meeting on May 18, 2021, the Planning and Zoning Commission unanimously recommended approval of this zoning change with conditions, and Staff concurs.

12. **Hold a public hearing and consider a zoning change from Single Family-1 (SF-1) District to Multiple Family (MF) District on approximately 0.7551 acres located at 710 Shine Street and described as Belton Original, Block 131, Lot 7, Pt. 8, (S Pt. of 8), Tract C.**

See Staff Report from Planner Tina Moore. At its meeting on May 18, 2021, the Planning and Zoning Commission unanimously recommended approval of this zoning change with conditions, and Staff concurs.

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.



Staff Report – City Council Agenda Item

Agenda Item #4

Presentation of Presidential Volunteer Service Awards to members of Belton's Fire Corps.

Originating Department

Fire Department – Jon Fontenot, Fire Chief

Background

The Presidential Volunteer Service Award program began in 2003 under the President's Council on Service and Civic Participation. The President's Council felt it was important to recognize the critical role of volunteers throughout our nation. This award honors individuals who positively impact their communities and inspire others to take action.

Belton Fire Corps was established in September of 2016. Belton Fire Corps' mission is to focus on three main areas: Fire Rehabilitation, Community Emergency Response, and supporting local large special events such as the 4th of July parade. BFC also participates in public education and outreach, as well as training events with Belton Fire Department.

Three Belton Fire Corps members have participated in enough volunteer hours to earn them this prestigious award given by the White House-based Council. James McGowan earned a bronze level award, Donna Aregood earned a silver level award, while DeShon Williams has achieved the Lifetime Service Medal.

Fiscal Impact

None

Recommendation

Formal presentation at the Council meeting of these three awards

Attachments

Explanation of all three awards

James McGowan
Presidential Volunteer Service Award
Bronze 110 Hours

The Presidential Volunteer Service Award began in 2003 under the President's Council on Service and Civic Participation. The President's Council felt it was important to recognize the critical role of volunteers throughout our nation. This award honors individuals who positively impact their communities and inspire others to take action.

Belton Fire Corps was established in September of 2016. Belton Fire Corps mission is to focus on three main areas: Fire Rehabilitation, Community Emergency Response, and supporting local large special events such as the 4th of July parade. BFC also participates in public education and outreach, as well as training events with Belton Fire Department.

James McGowan is receiving the 2020 Bronze Presidential Volunteer Service Award for his service with the Belton Fire Corps. The Bronze PVSA is presented to volunteers who have provided between 100 and 249 volunteer hours. James has provided 110 hours of volunteer service with the Belton Fire Corps.

James began as the Belton Fire Corps Liaison for the Belton Fire Department in 2016. He firmly believes that a new organization filled with volunteers can make a direct impact in a positive way, not only with the Belton Fire Department, but also in the Belton community. James believes that volunteers are critical in smaller communities where resources may be limited. James believes in the support that Belton Fire Corps provides for the firefighters of the Belton Fire Department. He knows that his service helps to relieve the workload of the firefighters and also encourages community outreach. James has provided important training and guidance for the Belton Fire Corps team.

Donna Aregood
Presidential Volunteer Service Award
Silver 252 Hours

The Presidential Volunteer Service Award began in 2003 under the President's Council on Service and Civic Participation. The President's Council felt it was important to recognize the critical role of volunteers throughout our nation. This award honors individuals who positively impact their communities and inspire others to take action.

Belton Fire Corps was established in September of 2016. Belton Fire Corps mission is to focus on three main areas: Fire Rehabilitation, Community Emergency Response, and supporting local large special events such as the 4th of July parade. BFC also participates in public education and outreach, as well as training events with Belton Fire Department.

Donna Aregood is receiving the 2020 Silver Presidential Volunteer Service Award for her service with the Belton Fire Corps. The Silver PVSA is presented to volunteers who have provided between 250 and 499 volunteer hours. Donna has provided 252 hours of volunteer service with the Belton Fire Corps.

Donna was one of the first members of the Belton Fire Corps in 2016. She finds enjoyment in helping others and making a positive difference in someone's day. Donna has a kind spirit that welcomes all new volunteers to the organization. While growing up, Donna lived next to a fire station, and she remembers the firefighters always being kind. She felt that joining Belton Fire Corps would provide her a way to give back to the community and honor those memories. Donna is a dependable, self-motivated, hardworking volunteer who Belton Fire Corps officers have learned they can depend upon.

DeShon Williams
Presidential Volunteer Service Award
Lifetime Award 4,266 Hours

The Presidential Volunteer Service Award began in 2003 under the President's Council on Service and Civic Participation. The President's Council felt it was important to recognize the critical role of volunteers throughout our nation. This award honors individuals who positively impact their communities and inspire others to take action.

Belton Fire Corps was established in September of 2016. The Belton Fire Corps mission focuses on three main areas: Fire Rehabilitation, Community Emergency Response, and supporting local large special events such as the 4th of July parade. BFC also participates in public education and outreach, as well as training events with Belton Fire Department.

DeShon Williams is receiving the 2020 Lifetime Presidential Volunteer Service Award for her service with the Belton Fire Corps. The Lifetime PVSA is presented to volunteers who have provided 4,000 or more volunteer hours over their lifetime. To date, DeShon has provided 4,266 hours of service with the Belton Fire Corps.

DeShon began her journey with Belton Fire Corps in March of 2017. She began as the Events Coordinator and quickly worked her way through the ranks to President. She has completed Team Leader training at the Master level, and has completed the nationally recognized Community Emergency Response Team certification course.

DeShon is a United States Navy Veteran where she served as a firefighter. She extended her love of firefighting and community service after her stint in the Navy by joining the Belton Fire Corps. Not only is DeShon a veteran, but she is also the wife of a retired veteran. During her husband's time on active duty, Mrs. Williams spent many hours volunteering her time with organizations that supported families of active duty personnel as well as veterans.

DeShon has been a driving force for fire safety in the community, coordinating three large smoke detector and FireStop programs that placed life-saving devices in Belton homes. Additionally, DeShon serves as the Secretary for the Bell County Emergency Management Reserve Team, serves as the Belton Fire Corps Liaison to Cen-Tex DART, and she previously served as a Belton Police Department CHIPS member.

DeShon Williams' eagerness to serve, dedication, and compassionate spirit has brought many benefits to Belton and Bell County. Belton Fire Corps is blessed to have DeShon represent the City and Fire Department in such a positive manner. There is no one more deserving of this high recognition than DeShon Williams.

Belton City Council Meeting
May 11, 2021 – 5:30 P.M.

The Belton City Council met in regular session in the Wright Room of the Harris Community Center. Members present included Mayor Wayne Carpenter, Mayor Pro Tem Dan Kirkley and Councilmembers David K. Leigh, Craig Pearson, Guy O'Banion, John R. Holmes, Sr. and Daniel Bucher. Staff present included Sam Listi, Gene Ellis, John Messer, Michelle Fogle, Jon Fontenot, Paul Romer, Chris Brown, Mike Rodgers, Angellia Points, Kim Kroll, Charlotte Walker, Bob van Til, Matt Bates, Jo-Ell Guzman and Cynthia Hernandez.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Guy O'Banion, and the pledge to the Texas Flag was led by Public Information Officer Paul Romer. The Invocation was given by Mayor Wayne Carpenter.

1. **Call to order.** Mayor Carpenter called the meeting to order at 5:30 p.m.
2. **Administer the Oath of Office to newly elected Councilmembers.** *(Audio 1:42)*

City Attorney John Messer administered the Oath of Office to newly elected Councilmembers: Place 1 – John R. Holmes, Sr. (2-year term); Place 2 – Dan Kirkley (2-year term); Place 3 – Craig Pearson (3-year term); and Place 4 – David K. Leigh (3-year term).

3. **Select Mayor Pro Tem.** *(Audio 5:32)*

Councilmember O'Banion made a motion nominating Councilmember Leigh to a 1-year term as Mayor Pro Tem. Councilmember Pearson seconded the motion which was unanimously approved upon a vote of 7-0.

4. **Proclamations.** *(Audio 6:16)*

A. **Police Week: May 9-15, 2021 and Peace Officers' Memorial Day: May 15, 2021**

Assistant City Manager/Chief of Police Gene Ellis was present to receive the proclamation.

B. **Emergency Medical Services Week: May 16-22, 2021**

Chief Jon Fontenot from the Belton Fire Department, and Byron Sedlacek from American Medical Response were present to receive the proclamation.

5. **Public Comments.** *(Audio 13:07)*

There were none.

Consent Agenda

Items 6-11 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. (*Audio 13:11*)

6. **Consider minutes of April 27, 2021, City Council Meeting.**
7. **Consider a resolution confirming consent for a proposed bond issue by the Bell County Municipal Utility District (MUD) No. 1 as provided for in the Development Agreement between the City, the MUD, and W&B Development II, LLC.**
8. **Consider authorizing the City Manager to execute deeds for two small existing property encroachments into Heritage Park described below:**
 - A. **Approximately 500 sq. ft. located behind the residence at 1905 Leon Street and owned by Jennifer and Gary Hancock; and**
 - B. **Approximately 1500 sq. ft. located behind the residence at 1913 Leon Street and owned by Gina and Joe Wiener.**
9. **Consider authorizing rehabilitation of the pumps at the Loop 121 pump station by Smith Pump Company, Inc.**
10. **Consider authorizing the BEDC Executive Director to execute a contract for the sale of 2.7 acres on Powell Avenue to Nickster, LLC.**
11. **Consider authorizing the BEDC Executive Director to execute a contract with KPA Engineers dba Covey Landscape Architects for development of a Downtown Belton Marketing Plan and authorizing a budget amendment to fund the project.**

Mayor Pro Tem Leigh requested that Item 8 be pulled for discussion.

Upon a motion by Mayor Pro Tem Leigh, and a second by Councilmember Holmes, Consent Agenda Items 6, 7 and 9 - 11, including the following captioned resolution, were unanimously approved upon a vote of 7-0.

RESOLUTION NO. 2021-17-R

A RESOLUTION OF THE CITY OF BELTON, TEXAS, PROVIDING CONSENT FOR THE APPLICATION OF BELL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1 TO ISSUE \$3.425 MILLION IN BONDS

City Manager Sam Listi presented Consent Agenda #8.

Upon a motion by Mayor Pro Tem Leigh, and a second by Councilmember Holmes, Consent Agenda Item 8 was unanimously approved upon a vote of 7-0.

There being no further business, the Mayor adjourned the meeting at 5:50 p.m.

ATTEST:

Wayne Carpenter, Mayor

Amy M. Casey, City Clerk



Staff Report – City Council Agenda Item

Agenda Item #7

Consider appointments to the following boards and commissions:

- A. Ethics Commission
- B. Planning and Zoning Commission
- C. Parks Board

Originating Department

Administration – Amy M. Casey, City Clerk

Background

- A. The term for the entire Ethics Commission has ended. The Mayor and each Councilmember has expressed a desire to reappoint their current representative to another term on the Commission. Tyson McLaughlin, who represents Councilmember Bucher, is moving outside the City limits, so Councilmember Bucher is proposing Rucker Preston as his new representative.

Name	Representing City Councilmember
Mike Miller	Dan Kirkley
Bert Peeples	Wayne Carpenter
Mark Fitzwater	David K. Leigh
Larry Pointer	Craig Pearson
Dr. Craig Hammonds	Guy O'Banion
Nicholas Rabroker	John R. Holmes, Sr.
Rucker Preston	Daniel Bucher

- B. The terms of Quinton Locklin, David Jarratt, Dave Covington and Zachary Krueger will end on June 13, 2021. Each has expressed a desire to serve another 2-year term on the Planning and Zoning Commission if so appointed by the City Council.
- C. The terms of Ted Smith, Diane Ring and Jason Wolfe will end on June 20, 2021. Each has expressed a desire to serve another 2-year term on the Parks Board if so appointed by the City Council.

Fiscal Impact: None

Recommendation: Recommend approval of the appointments.

Attachments: None



Staff Report – City Council Agenda Item

Agenda Item #8

Consider a resolution of support for HB 532 designating a portion of State Highway Loop 121 in Belton, Texas, as Deputy Sheriff John Rhoden Memorial Highway, in addition to any other designation.

Originating Department

Administration – Sam Listi, City Manager

Background

Representative Hugh Shine introduced HB 532 designating a portion of State Highway Loop 121 as Deputy Sheriff John Rhoden Memorial Highway. He asked if the City would consider a resolution of support. The Mayor provided a letter of support on May 12, 2021, and we are following up with action on the resolution as requested.

Fiscal Impact

None

Recommendation

Recommend adoption of the resolution.

Attachments

None



City of Belton

– Founded 1850 –

May 12, 2021

The Honorable Hugh Shine
Texas State Representative, District 55
P.O. Box 2910
Austin, Texas 78768

via email: hugh.shine@house.texas.gov

Dear Representative Shine:

This letter is to inform you that the City of Belton wholeheartedly supports and approves of HB 532, designating a portion of State HWY Loop 121 in Belton, Texas as Deputy Sheriff John Rhoden Memorial Highway. We are scheduling action on the attached Resolution at our May 25th City Council Meeting and anticipate favorable action at that time.

If you need additional documentation, please let me know.

Sincerely,

Wayne Carpenter
Mayor
City of Belton, Texas

Cc: Charlotte Blakemore, Rep. Shine COS
Belton City Councilmembers
Sam A. Listi, City Manager
Amy Casey, City Clerk

RESOLUTION NO. 2021-18-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, EXPRESSING SUPPORT FOR HB 532 WHICH DESIGNATES A PORTION OF STATE HIGHWAY LOOP 121 AS DEPUTY SHERIFF JOHN RHODEN MEMORIAL HIGHWAY, IN ADDITION TO ANY OTHER DESIGNATION.

WHEREAS, Representative Hugh Shine has introduced a bill to be enacted by the legislature of the State of Texas designating a portion of State Highway Loop 121 in Belton, Texas, as Deputy Sheriff John Rhoden Memorial Highway, in addition to any other designation; and

WHEREAS, the City Council of the City of Belton, Texas, recognizes the appropriateness of memorializing one of our local law enforcement heroes who lost his life in the line of duty.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, that the City of Belton, Texas, expresses its full support for designating a portion of State Highway Loop 121 in Belton, Texas, as Deputy Sheriff John Rhoden Memorial Highway, in addition to any other designation, and respectfully requests the Texas Legislature vote to enact this bill.

PASSED AND APPROVED this the 25th day of May, 2021.

CITY OF BELTON, TEXAS

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk



Staff Report – City Council Agenda Item

Agenda Item #9

Consider a resolution adopting an Affirmative Fair Housing Marketing Plan and a Waitlist Policy related to the Texas Department of Housing and Community Affairs (TDHCA) HOME Grant Program.

Originating Department

Administration – Jo-El Guzman, Grants and Special Projects Coordinator

Summary Information

On April 13, 2021, the Council adopted Resolution 2021-15-R which allows the City to secure grant funding for new replacement owner-occupied homes through the reservation system. When the application is complete and resubmitted, TDHCA will send a contract allowing the City access to the system. The current contract expires on June 4, 2021.

The resolution under consideration provides for an Affirmative Fair Housing Marketing Plan and a Waitlist Policy that are also required to satisfy the TDHCA HOME grant application requirements.

Fiscal Impact

None

Recommendation

Recommend Council approval of the resolution.

Attachments

Resolution 2021-15-R
Proposed Resolution
Exhibit A – Affirmative Fair Housing Marketing Plan
Exhibit B – Waitlist Policy

RESOLUTION 2021-15-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, APPROVING THE APPLICATION FOR FUNDING THROUGH THE RESERVATION SYSTEM OF THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR THE HOME INVESTMENT PARTNERSHIP PROGRAM; COMMITTING TO A LOCAL MATCH, AND DESIGNATING THE CITY MANAGER AS THE AUTHORIZED REPRESENTATIVE.

WHEREAS, the Texas Department of Housing and Community Affairs (TDHCA) has notified the public of a funding availability to benefit lower income residents of Texas communities through the Texas HOME Investment Partnerships Program; and

WHEREAS, the Texas HOME Investment Partnership Program has identified significant housing needs in the City of Belton, particularly for the rehabilitation and reconstruction of owner occupied housing; and

WHEREAS, the City of Belton wishes to assist our lower income homeowners while simultaneously enhancing the health, economic, and aesthetic quality of the community:

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

Section 1: The City of Belton acknowledges and agrees to apply for a HOME Program Reservation Agreement;

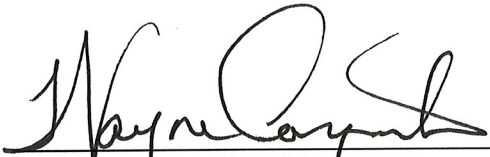
Section 2: That the application will include the Homeowner Rehabilitation Assistance (HRA), Persons with Disabilities (PWD), and Disaster Relief (DR) programs;

Section 3: That the match will be provided in accordance to 10 TAC of up to 15% of Project Hard Costs per household assisted through the Texas HOME Investment Partnership Program in the form of waived fees, cash, leverage, and other forms of eligible match;

Section 4: The City designates **CITY MANAGER, SAM A. LISTI**, as the person authorized to sign all forms related to the preparation of, and execution of any and all HOME agreements including loan documents and grant agreements;

Section 5: The City will use general funds up to the amount of \$40,000 as a cash reserve to pay program costs before reimbursements are received from the State of Texas HOME Investment Partnership Program;

Approved on this the 13th day of April, 2021, by the City Council of Belton, Texas.


Wayne Carpenter, Mayor

ATTEST:


Amy M. Casey, City Clerk

RESOLUTION 2021-19-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AUTHORIZING THE ADOPTION OF AN AFFIRMATIVE FAIR HOUSING MARKETING PLAN AND A WAITLIST POLICY IN REGARDS TO THE TEXAS HOME INVESTMENT PARTNERSHIPS HRA PROGRAM APPLICATION BY THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR PARTICIPATION IN THE HOME PROGRAM HRA RESERVATION SYSTEM.

WHEREAS, the City Council of the City of Belton desires to develop a viable community including decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low/moderate income; and

WHEREAS, certain conditions exist that represent a threat to public health and safety; and

WHEREAS, it is necessary, and in the best interest of the City of Belton, to participate in the HOME HRA PROGRAM;

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

PART 1. THE AFFIRMATIVE FAIR HOUSING MARKETING PLAN as required for participation with the Texas Department of Housing and Community Affairs (TDHCA) HOME HRA Reservation Program is hereby approved and is attached as Exhibit "A." This Affirmative Fair Housing Marketing Plan may be amended from time to time.

PART 2. The Waitlist Policy as required for participation with the Texas Department of Housing and Community Affairs HOME HRA Reservation Program is hereby approved and is attached as Exhibit "B."

PASSED AND APPROVED ON THIS THE 25th DAY OF MAY, 2021.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk

City of Belton
Affirmative Fair Housing Marketing Plan
May 25, 2021

I. Affirmative Fair Housing Marketing Plan in accordance with 10TAC 20.9

The City of Belton and its representatives shall adopt the affirmative marketing procedures and requirements as specified in accordance with 10TAC 20.9.

II. Policy on Nondiscrimination and Accessibility

With respect to the treatment of applicants, the City and its representatives will not discriminate against any individual or family because of race, color, national origin, religion, gender, disability, familial status or presence of children in a household.

III. Training

1. The City of Belton and its representatives shall provide staff with all relevant regulations and Fair Housing provisions. All HOME Program staff shall be required to follow the procedures and policies adopted by The City of Belton.
2. Training shall include reviewing marketing, outreach, data collection, reporting, and record keeping in order to make sure the Least likely to apply population is being reached effectively. The City of Belton staff shall annually receive instruction regarding fair housing laws and the Development's Affirmative Marketing Plan.
3. Appropriate staff will take webinars/fair housing training classes from time to time as deemed necessary per changing of rules/new staff members/new tools implemented.
4. Review HOME applications to insure that the least likely to apply populations are getting the information and revise any advertising/information sources to better reach the intended population.

IV. Marketing and Outreach

1. All advertising shall display the Equal Housing Opportunity logo or the phrase "Equal Housing Opportunity."
2. Special marketing outreach consideration will be given to the following underserved populations per TDHCA Region 8 findings of Least likely to apply populations:

- a. Race: Asian
 - b. Ethnicity: None
 - c. Other Groups: Persons with disabilities
3. Upon changes to the population determined to be least likely to apply, the methods of outreach will be updated to include these populations.
4. Marketing shall include the use of newspapers of general circulation (Killeen Daily Herald, Belton Journal and Temple Daily Telegram). Distribution is in the City of Belton and Bell County, and the City of Belton representatives will place notices in newspapers, specialized publications, and newsletters to reach potential residents. Applications, notices, and all publications will include a Fair Housing and Equal Opportunity Logo, as well as the Accessibility Logo. Community media advertisement of the projects will be through the following newspaper: **Countywide**.
5. The City of Belton and or representatives will contact local civic and community organizations representative of the ethnic and cultural diversity of the area to inform them about the HOME program and how it may be able to assist homeowners in the community. Groups representing Persons with Disabilities, Asian Americans, and Households with Children, will also be contacted. Where necessary, the City of Belton may publish its marketing materials in multiple languages in order to better reach potential applicants in the area with language limitations.

To further inform the groups least likely to apply for the available HOME Program housing, the following local organizations will be contacted with HOME Program housing information:

Name of Organization	Population Served
City of Belton Chamber of Commerce 412 E. Central Avenue Belton, Texas 76513 254-939-3551	Persons with Disabilities, Asian and households with children.
VFW City of Belton 2311 S. Pearl Street Belton Texas 76513 254-939-7159	Persons with Disabilities and Asian
Lena Armstrong Public Library 301 E. 1 st Avenue Belton Texas 76513 254-933-5830	Persons with Disabilities, Asian, and households with children.
Chinese Mission of First Baptist Church 506 N Main Street Belton Texas 76513 254-215-2000	Asian

6. Other neighborhood-based, nonprofit housing agencies that maintain waiting lists or make referrals for below market rate housing will be contacted.

Agency Name	Address	Telephone #
Central Texas Housing Consortium-Belton	715 Saunders Street Belton, Texas 76513	254-939-5321

V. Race and Ethnic Data Collection and Reporting

1. Any family who asks shall receive a HOME application package containing all information and documents needed to apply for the HOME Program. The application is also offered in Spanish. The application contains a demographics and special needs page to be completed.
2. The City of Belton's HOME Program Administrator will serve as coordinator for the marketing of the City of Belton HOME Program, as well as oversee the application process. Monthly reports to the City Council, which will include the number of applications received for The HOME program, the status of each application, and which homes are moving forward and possible, will be funded along with construction updates in regards to on-going HOME Program projects.

VI. Compliance Assessment

1. The City of Belton will review the Affirmative Marketing Plan every three (3) years, or as needed, per TDHCA requirements and will update as needed to ensure compliance.
2. The City of Belton will annually assess the success of affirmative marketing actions for the HOME Program. If the demographic data of the applicants and residents varies significantly from the jurisdiction's population data, advertising efforts and outreach will be targeted to underrepresented groups in an attempt to balance the applicants and residents with the demographics of the jurisdiction.

VII. Record Keeping

1. The City of Belton shall establish and maintain an Affirmative Marketing file to hold advertisements, flyers, and other public information documents to demonstrate that the appropriate logo and language have been used. Additionally, the City of Belton shall keep records of its activities in implementing the affirmative marketing plan, including other community outreach efforts and its annual analysis.
2. The City of Belton shall keep up-to-date records based on census data, applications, and surveys about community residents, applicants, residents of the project, and records about application selections.

3. The City of Belton shall provide HUD and HOME staff access to any pertinent books, documents, papers or other records of their HOME-assisted properties, as necessary, for determining compliance with civil rights and nondiscrimination requirements.
4. The City of Belton will adopt a waitlist for HOME program applications that comply with HOME program rules. Please see Waitlist policy attached.



Single Family Affirmative Marketing Tool, TDHCA Uniform Service Region 8

Activity: Homebuyer

- HOME Homebuyer Assistance
- HOME Single Family Development
- Homebuyer Assistance with New Construction Program

Least Likely to Apply Populations:

Race: White, Asian

Ethnicity: None

Other Groups: Persons with Disabilities

Activity: Rehabilitation

- HOME Contract for Deed
- HOME Homeowner Rehabilitation Assistance

Least Likely to Apply Populations:

Race: Asian

Ethnicity: None

Other Groups: Persons with Disabilities, Households with Children

Activity: Rental Assistance

- HOME Tenant Based Rental Assistance

Least Likely to Apply Populations:

Race: Asian

Ethnicity: Hispanic

Other Groups: Persons with Disabilities



Effective October 31, 2019

City of Belton HOME Program Waitlist Policy

The City of Belton will begin accepting homeowner applications for at least thirty (30) days. Following a minimum of 30 days for application submission, a neutral random selection process will be used to prioritize the applications. The name of each applicant will be assigned a number. Each number will be written on a slip of paper and placed in a container. The slips of paper will then be drawn, and this will be the order in which the applicants will be served. There will also be, from time to time, consideration for homeowners with the greatest need. If all applications received during the application period can be served, and funding is available, applicants will then be served on a first-come first-served basis.

HOME program requires that one in every four households be at or below 30% area median family income. If one of the first four homes does not fall under the 30% area median family income, the City will go down the list, and the first qualified applicant with under 30% area median family income will move forward.

Staff Report – City Council Agenda Item



Date: May 25, 2021
Case No.: Z-21-02
Request: SF-2 to PD- SF-2
Applicant/Owner: LWG Associates and
Kyle Bybee

Agenda Item #10

Hold a public hearing and consider a zoning change from Single Family-2 (SF-2) District to Planned Development - Single Family-2 (PD-SF-2) on approximately 0.338 acres located at 514 E. Avenue R, located at the northwest corner of Miller Street and East Avenue R, described as Charlie Miller Addition, Block 001, Lot Pt. 2.

Originating Department

Planning – Tina Moore, Planner

Current Zoning: Single Family-2 Residential District (SF-2)

Proposed Zoning: Planned Development - Single Family 2 Residential District

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 11: Area defined by Nolan Creek to the north, city limits to the south and east, and Wall Street to the west. Projected to be the southeast residential core of the city; primarily single family residential development with opportunities for retail and commercial areas along Holland Road (FM 436).

Background/Case Summary

This property is zoned Single Family-2 (SF-2) and is currently platted as part of the Charlie Miller Addition, block 1, lot part 2, which was approved in January 1953. The current home on this property was constructed in 2018.

An administrative subdivision plat was recently submitted requesting the division of this tract into two equal size lots to allow for the placement of another home north of the existing home. Each lot will consist of approximately 7,290 sq. ft. with an approximate depth of 82' and a width of 90', which does not meet the area requirements of the SF-2 zoning district. This zoning change to a Planned Development is to request for a reduction in the SF-2 minimum requirement to allow for an infill project. The approval for this administrative plat is pending the outcome of this requested zoning change.

Project Analysis and Discussion

Existing Conditions: This area contains a mixture of site built homes and mobile homes as well as undeveloped land. This property, and the adjacent properties, are zoned SF-2. A site built home is located on the properties to the north, south and east, and the property to the west is undeveloped. Other zonings in this vicinity include Planned Development Multi-family and Agricultural Districts.

Allowable Land Uses: The proposed PD-SF-2 Zoning District limits the use of this property to single family homes. No attached single family, duplex, multi-family, or business/commercial uses are permitted.

Area & Setback Requirements: Minimum area and setback requirements for the requested Zoning District are summarized below:

SF-2 Zoning Requirements		PD Conditions
Minimum Lot Area	7,500	Reduction to 7,200
Minimum Lot Width	60'	No changes proposed
Minimum Lot Depth	100'	Reduction to 80'
Front Yard Setbacks	25'	Reduction to 15' Lot 2 – E. Ave R 25' Lot 2 – Miller Street 25' Lot 1 – Miller Street
Rear Yard Setbacks	20'	Reduction to 15'
Side Yard Setbacks	6'/15' from street right of way	6'/15' from street right of way

The applicant is requesting a reduction in the minimum lot size, lot depth, and front and rear yard setbacks. The proposed minimum lot size will be reduced from 7,500 to 7,200 square feet. The proposed lot depth will be reduced from 100' to 80' for both lots in the proposed Miller Street Subdivision. Lot 2 of the proposed subdivision is a key lot and is required to meet a 25' front yard setback on both Miller Street and East Avenue R. The existing house has an approximate 15' front yard setback from East Avenue R; hence the request for a reduction from 25' to 15'. A rear setback reduction to 15' is requested for both lots due to the reduced lot depth. No changes are requested for the front yard setback from Miller Street and side yard setbacks. These changes seem reasonable for an infill development.

Future Land Use Map:

The FLUM identifies this general area for residential use and shows a mixture of uses including single family, two family, patio homes and multi-family homes. This is consistent with the Design Standards Type Area 11 assigned to this general area which projects single family residential use. The requested residential zoning district is compatible with the existing residential zoning and residential uses in this area. Therefore, the proposed PD-SF2 zoning district appears to be reasonable in this location.

Recommendation

The Planning and Zoning Commission met on May 18, 2021, and with a vote of 7-0 unanimously recommended approval of the zoning change with the conditions below:

1. The use of the property shall conform to the Single Family-2 Zoning District in all respects, except as follows:
 - a. A 7,200 minimum lot area is allowed.
 - b. A minimum depth of 80' is allowed.
 - c. A 15' rear yard setback is allowed.
 - d. A 15' front yard setback is allowed along East Avenue R for Lot 2.
2. A replat is required.

Attachments

Zoning application

Property Location Map

Zoning map

Aerial photo

Proposed Miller Street Subdivision plat

Map with zoning notice boundary (200')/Zoning notice to owners/Property owner's list

P&Z Minutes Excerpt

Ordinance

**City of Belton
Request for a Zoning Change**

**To the City Council and the
Planning & Zoning Commission**

Fee: \$250.00

Date Received: 12-16 Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: LWG Associates Phone Number: 254 718 2897
Mailing Address: 202 E Barton City: Temple State: TX 76501
Email Address: lguess@hotmail.com

Owners Name: Better Belton Feun Phone Number: 254 718 2897
Mailing Address: 202 E Same City: _____ State: _____
Email Address: _____

Applicant's Interest in Property: _____
subdivision

Legal Description of Property: _____
see proposed plat

Is this property being simultaneously platted? _____

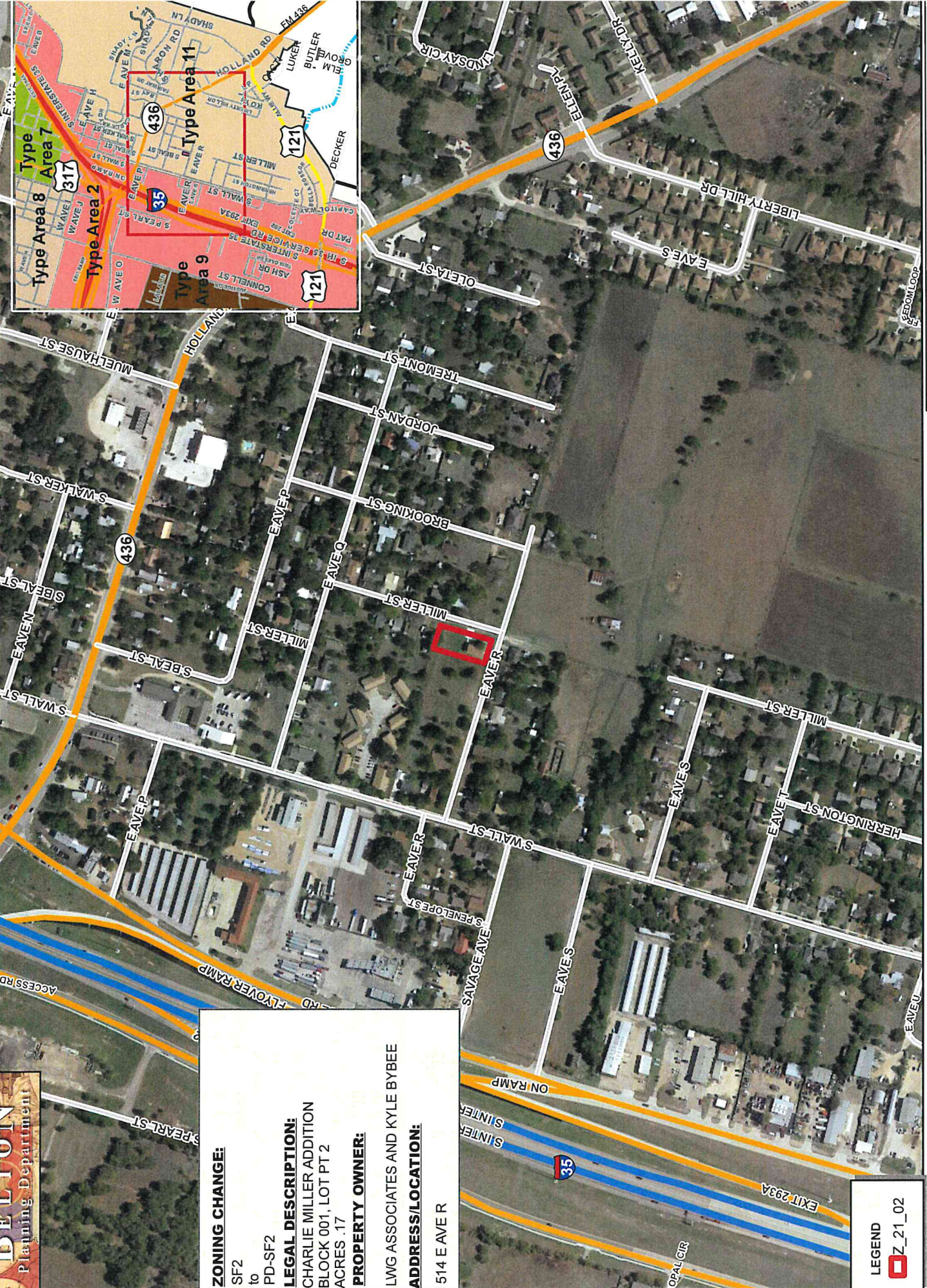
Street Address: East Av. Miller & Ave R.
Zoning Change From single family to PD
Signature of Applicant: [Signature] Date: 12/15/20
Signature of Owner (if not applicant): [Signature] Date: 1.5.21

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.



Zoning Case # Z-21-02 Location



ZONING CHANGE:
SF2
to
PD-SF2

LEGAL DESCRIPTION:
CHARLIE MILLER ADDITION
BLOCK 001, LOT PT 2
ACRES .17

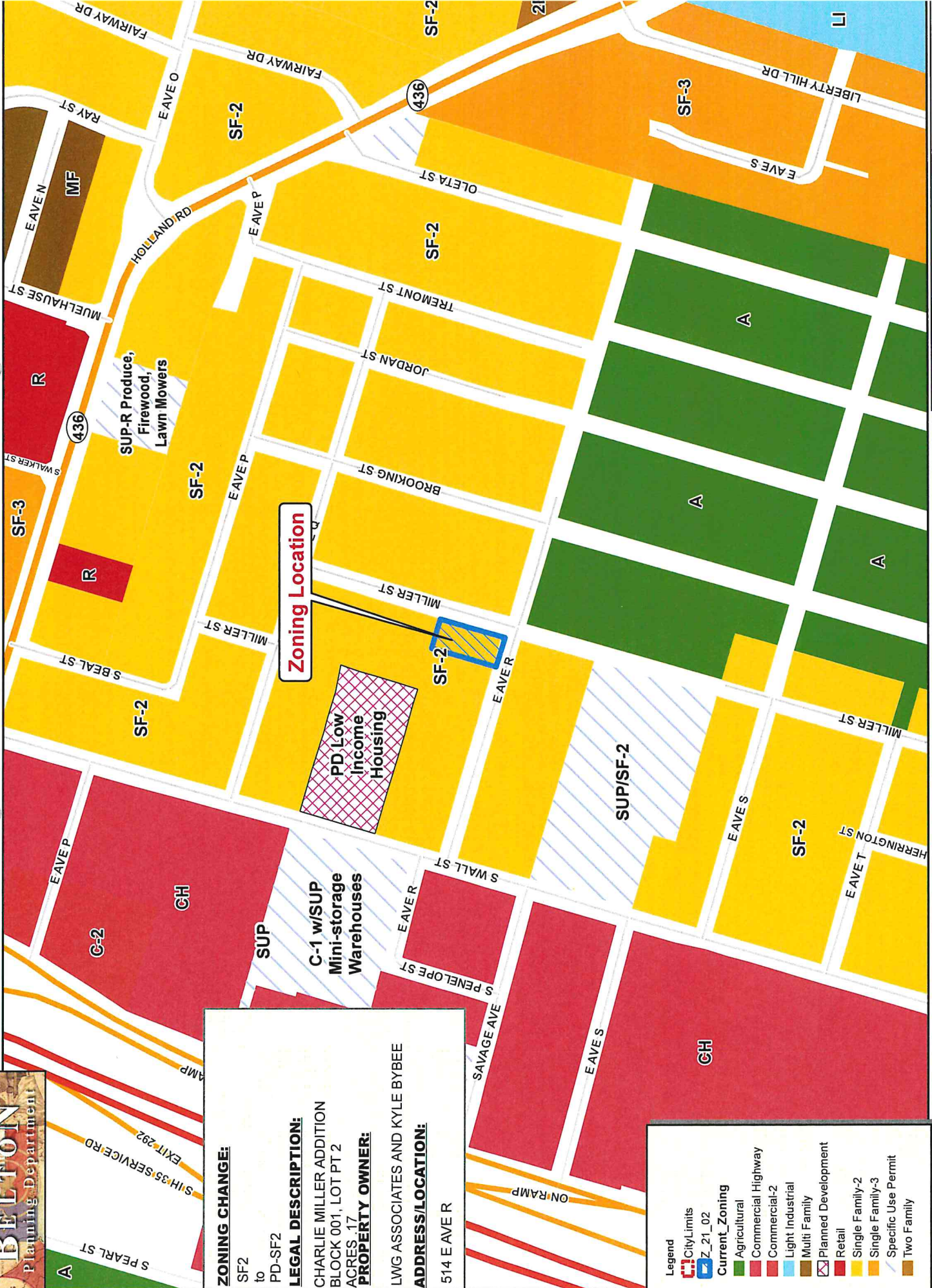
PROPERTY OWNER:
LWG ASSOCIATES AND KYLE BYBEE

ADDRESS/LOCATION:
514 EAVE R

LEGEND
 Z-21_02



Zoning Case # Z-21-02 Zoning



ZONING CHANGE:
SF2
to
PD-SF2

LEGAL DESCRIPTION:
CHARLIE MILLER ADDITION
BLOCK 001, LOT PT 2
ACRES .17

PROPERTY OWNER:
LWG ASSOCIATES AND KYLE BYBEE

ADDRESS/LOCATION:
514 EAVE R

Legend

- City Limits
- Z_21_02
- Current_Zoning
- Agricultural
- Commercial Highway
- Commercial-2
- Light Industrial
- Multi Family
- Planned Development
- Retail
- Single Family-2
- Single Family-3
- Specific Use Permit
- Two Family



Zoning Case # Z-21-02 Aerial



ZONING CHANGE:
SF2
to
PD-SF2

LEGAL DESCRIPTION:
CHARLIE MILLER ADDITION
BLOCK 001, LOT PT 2
ACRES .17

PROPERTY OWNER:
LWG ASSOCIATES AND KYLE BYBEE

ADDRESS/LOCATION:
514 E AVE R

LEGEND

 Z_21_02

FINAL ADMINISTRATIVE PLAT OF
MILLER STREET SUBDIVISION

BEING 0.3391 ACRE, situated in the M. F. CONNELL SURVEY, ABSTRACT 6, City of Belton, Bell County, Texas, being a replat of a portion of LOT 2, BLOCK 1, CHARLIE MILLER ADDITION, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet A, Slide 141-C, Plat Records of Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL
I, JERRY L. NUGENT, Surveyor, do hereby certify that the above and foregoing plat of the Miller Street Subdivision, as shown on the face hereof, is a true and correct copy of the original plat as the same was filed in the office of the County Clerk of Bell County, Texas, and that the same was duly recorded in the Public Records of Bell County, Texas, in accordance with the provisions of the Act in that behalf enacted.

WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL
I, JERRY L. NUGENT, Surveyor, do hereby certify that the above and foregoing plat of the Miller Street Subdivision, as shown on the face hereof, is a true and correct copy of the original plat as the same was filed in the office of the County Clerk of Bell County, Texas, and that the same was duly recorded in the Public Records of Bell County, Texas, in accordance with the provisions of the Act in that behalf enacted.

WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL
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WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL
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WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL
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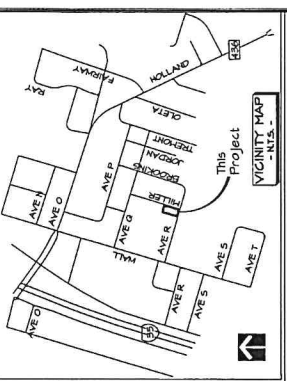
WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BELL
I, JERRY L. NUGENT, Surveyor, do hereby certify that the above and foregoing plat of the Miller Street Subdivision, as shown on the face hereof, is a true and correct copy of the original plat as the same was filed in the office of the County Clerk of Bell County, Texas, and that the same was duly recorded in the Public Records of Bell County, Texas, in accordance with the provisions of the Act in that behalf enacted.

WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS



NOTES:
1. The proposed plat is to create a plat of two existing lots.
2. The proposed plat is to be created in accordance with the provisions of the Act in that behalf enacted.
3. The proposed plat is to be created in accordance with the provisions of the Act in that behalf enacted.
4. The proposed plat is to be created in accordance with the provisions of the Act in that behalf enacted.
5. The proposed plat is to be created in accordance with the provisions of the Act in that behalf enacted.
6. The proposed plat is to be created in accordance with the provisions of the Act in that behalf enacted.

LOT 1, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 2, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 3, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 4, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 5, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 6, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 7, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 8, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 9, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 10, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 11, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 12, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 13, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 14, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 15, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 16, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 17, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 18, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 19, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

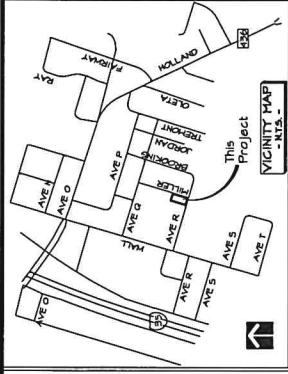
LOT 20, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 21, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 22, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

LOT 23, BLOCK 1
JERRY L. NUGENT, Surveyor
BELL COUNTY, TEXAS

MILLER STREET SUBDIVISION

[illegible]

EXISTING CONDITIONS EXHIBIT for
MILLER STREET SUBDIVISION
situated in the City of Belton, Bell County, Texas

Print Date: 01-14-2021

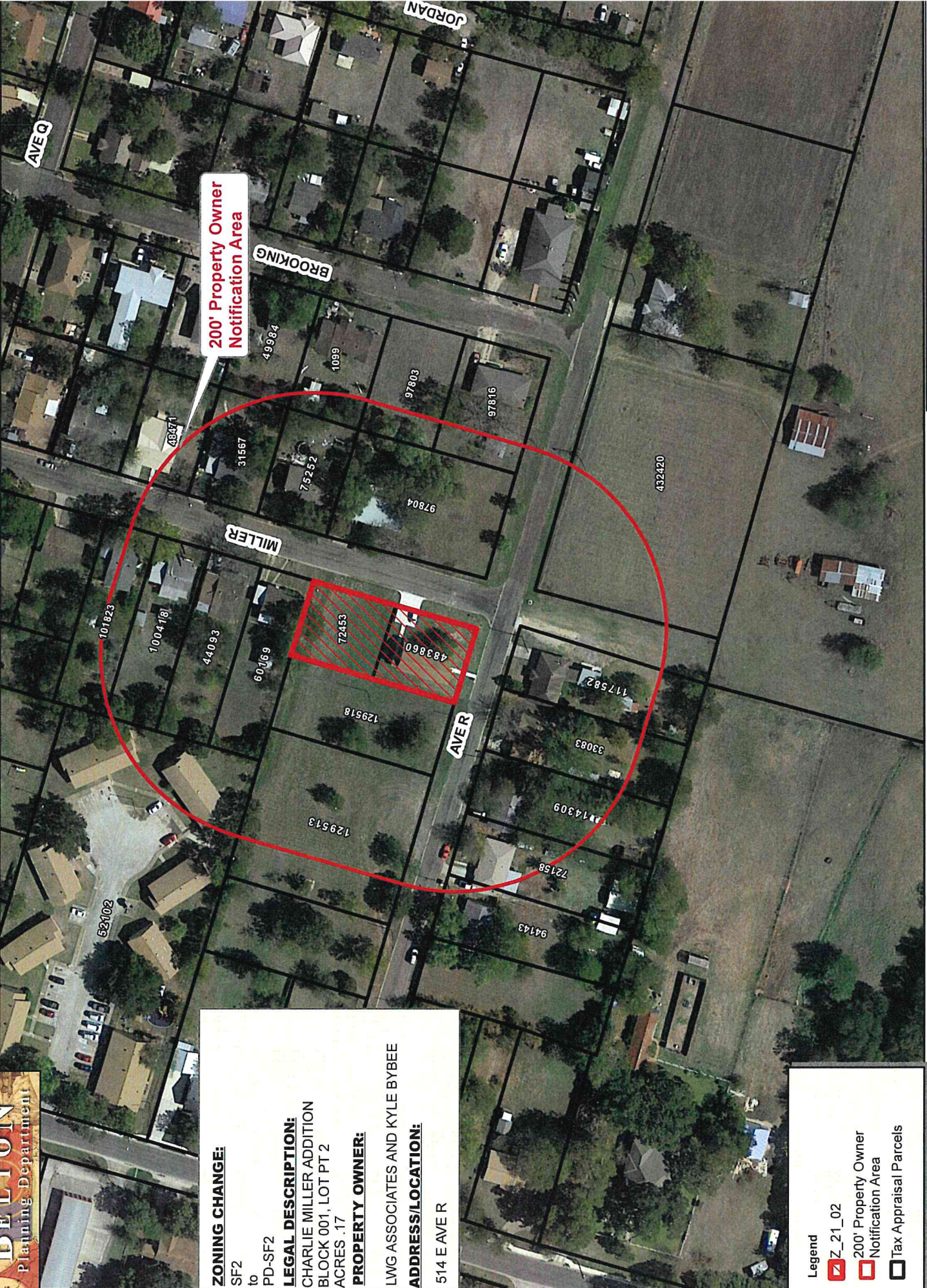
Survey completed	11-01-2020
Scale:	1" = 20'
Job No.	201434
Dwg No.	201434.1 T & V
Drawn by	SLM
Surveyor	SSL #1036



ALL COUNTY SURVEYING, INC.
 P.O. Box 100, 10023600
 4350 South 2nd Street
 Temple, Texas 76702
 254-776-2212 Killeen 254-634-6636
 Fax 254-774-7608
www.allcountysurveying.com



Zoning Case # Z-21-02



ZONING CHANGE:
SF2
to
PD-SF2

LEGAL DESCRIPTION:
CHARLIE MILLER ADDITION
BLOCK 001, LOT PT 2
ACRES .17

PROPERTY OWNER:
LWG ASSOCIATES AND KYLE BYBEE

ADDRESS/LOCATION:
514 E AVE R

Legend

☒ Z_21_02

☐ 200' Property Owner Notification Area

☐ Tax Appraisal Parcels

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: LWG ASSOCIATE AND KYLE BYBEE,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 514 E AVENUE R, CHARLIE MILLER ADDITION, BLK 01, LOT 2,
FROM A(N) SINGLE FAMILY 2 ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – SINGLE FAMILY 2 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, May 18, 2021**, 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, May 25th, 2021**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

NOTE: TO MITIGATE THE SPREAD OF COVID-19, THESE MEETINGS MAY BE CLOSED TO IN-PERSON ATTENDANCE BY THE PUBLIC. IF CLOSED, COMMISSION AND COUNCIL MEMBERS WILL ATTEND VIRTUALLY VIA A ZOOM MEETING. CITIZENS MAY JOIN THE ZOOM MEETING BY CALLING (888) 475-4499 AND ENTERING THE MEETING ID THAT WILL BE POSTED WITH THE AGENDA PRIOR TO THE MEETING AT BELTONTXAS.GOV. STATUS OF THE MEETING, WHETHER IT IS OPEN OR CLOSED TO IN-PERSON ATTENDANCE, WILL BE POSTED ON THE AGENDA AT THIS WEBSITE. CITIZENS MAY PROVIDE WRITTEN COMMENTS ON AGENDA ITEMS TO THE CITY PLANNING DEPARTMENT AT PLANNING@BELTONTXAS.GOV PRIOR TO 1:00 P.M. ON MAY 18, 2021.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON MAY, 18TH, 2021.

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**

97803 RENICK, MURRAY D 1620 MILLER ST BELTON, TX. 76513-4349	97804 RENIK, MURRAY D & ENRIQUE SAMUDIO 1620 MILLER ST BELTON, TX. 76513	94143 POEHL, JANICE & PAUL R 505 E AVENUE R BELTON, TX. 76513-4332
117582 TORRES, LUPE ETUX AMELIA 515 E AVENUE R BELTON, TX. 76513-4332	1099 VALENZUELA, BENJAMIN JR 1613 BROOKING ST BELTON, TX. 76513	72158 LARGENT, LAURA ETVIR RODNEY 509 E AVENUE R BELTON, TX. 76513-4332
14309 GUTHRIE, ROBERT A ETUX STEPHANIE R 511 E AVENUE R BELTON, TX. 76513-4332	33083 SALAZAR, MARTHA 513 E AVENUE R BELTON, TX. 76513-4332	48471 OLIVARES, LUIS GERARDO ETUX MATILDE LECHUGA 2205 S WALL ST BELTON, TX. 76513
31567 HARRIS, TAWNYA L 1612 MILLER ST BELTON, TX. 76513-4349	49984 HILLIARD, MARK D 6009 BAKER LN ALVARADO, TX. 76009-5919	75252 MARTINEZ, MARTINA S 1616 MILLER ST BELTON, TX. 76513-4349
97816 RENICK, MURRAY D 1620 MILLER ST BELTON, TX. 76513-4349	432420 GOLDEN, GILBERT F & JAMES L 2328 SHANKLIN RD BELTON, TX. 76513	129518 GARCIA, JESSE F 442 W CLARK ST BARTLETT, TX. 76511-4087
129513 CITY OF BELTON PO BOX 120 BELTON, TX. 76513-0120	60169 MCKINNEY, JIMMY L & RUTH A 1615 MILLER ST BELTON, TX. 76513-4348	44093 GUERRERO FAMILY TRUST 1613 MILLER ST BELTON, TX. 76513
100418 RODRIQUEZ, JUAN D 1611 MILLER ST BELTON, TX. 76513-4348	101823 GUTHRIE, ALVIN F 1609 MILLER ST BELTON, TX. 76513-4348	52102 HOUSING AUTHORITY CITY OF BELTON 715 SAUNDERS ST BELTON, TX. 76513
72453 LWG ASSOCIATES LLC 202 E BARTON AVE TEMPLE, TX. 76501-3371	483860 BYBEE, KYLE 514 E AVENUE R BELTON, TX. 76513	SUPERINTENDENT BELTON I.S.D. P O Box 269 BELTON TEXAS 76513

circle one

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

1. I don't want another Bell Oaks, that's a mess
2. No Crime will go up, that's fact
3. We need home business, more street lights

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

DATE: 1-12-2021

SIGNATURE: Robert A. Guthrie

14309
GUTHRIE, ROBERT A ETUX STEPHANIE R
531 E AVENUE R
BELTON, TX 76513-4332

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

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: LWG ASSOCIATE AND KYLE BYBEE,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 514 E AVENUE R, CHARLIE MILLER ADDITION, BLK 01, LOT 2,
FROM A(N) SINGLE FAMILY 2 ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – SINGLE FAMILY 2 ZONING DISTRICT.

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

circle one

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

1. LOSS OF PRIVACY
2. NOISE
3. TRAFFIC

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

DATE: 5-9-21 SIGNATURE: *Jimmy L. McKinney*

60169
MCKINNEY, JIMMY L & RUTH A
1615 MILLER ST
BELTON, TX. 76513-4348

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

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, May 18, 2021

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

- 4. Z-21-02 Hold a public hearing and consider a zoning change from Single Family-2 (SF-2) to Planned Development-Single Family-2 (PD-SF-2) on approximately 0.338 acres located at 514 E. Avenue R, located at the northwest corner of Miller Street and Avenue R, described as Charlie Miller Addition, Block 001, Lot Pt. 2. (Audio 1:40)**

Staff Planner Ms. Moore presented the staff report (Exhibit A).

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

Chair Baggerly asked for a motion. Commission Member Mr. Covington made a motion to approve item Z-21-02 as recommended by Staff. Commission Member Mr. Hendrick seconded the motion. The motion was approved with 7 ayes, 0 nays.

ORDINANCE NO. 2021-09

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY RESIDENTIAL – 2 DISTRICT WITH A CONSERVATION REVITALIZATION OVERLAY TO A PLANNED DEVELOPMENT COMMERCIAL HIGHWAY DISTRICT FOR A 0.126 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 11 DESIGN STANDARDS.

WHEREAS, Larry Guess and Kyle Bybee, owners of the following described property have presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 18th day of May, 2021, at 5:30 p.m. for hearing and adoption, said district being described as follows:

514 E. Avenue R, Charlie Miller Addition, Block 001, Lot Pt. 2.
(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 25th day of May, 2021, 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 Single Family-2 (SF-2) District to Planned Development - Single Family-2 (PD-SF-2) in accordance to Section 11, Single Family Two Zoning District, and Section 32 – Planned Development District, and the Design Standards in Ordinance 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 the property shall conform to the Single Family-2 Zoning District in all respects, except as follows:
 - a. A 7,200 minimum lot area is allowed.
 - b. A minimum depth of 80’ is allowed.
 - c. A 15’ rear yard setback is allowed.
 - d. A 15’ front yard setback is allowed along East Avenue R.
2. A replat is required.

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 25th day of May 2021, by a vote of _____ ayes and _____ nays.

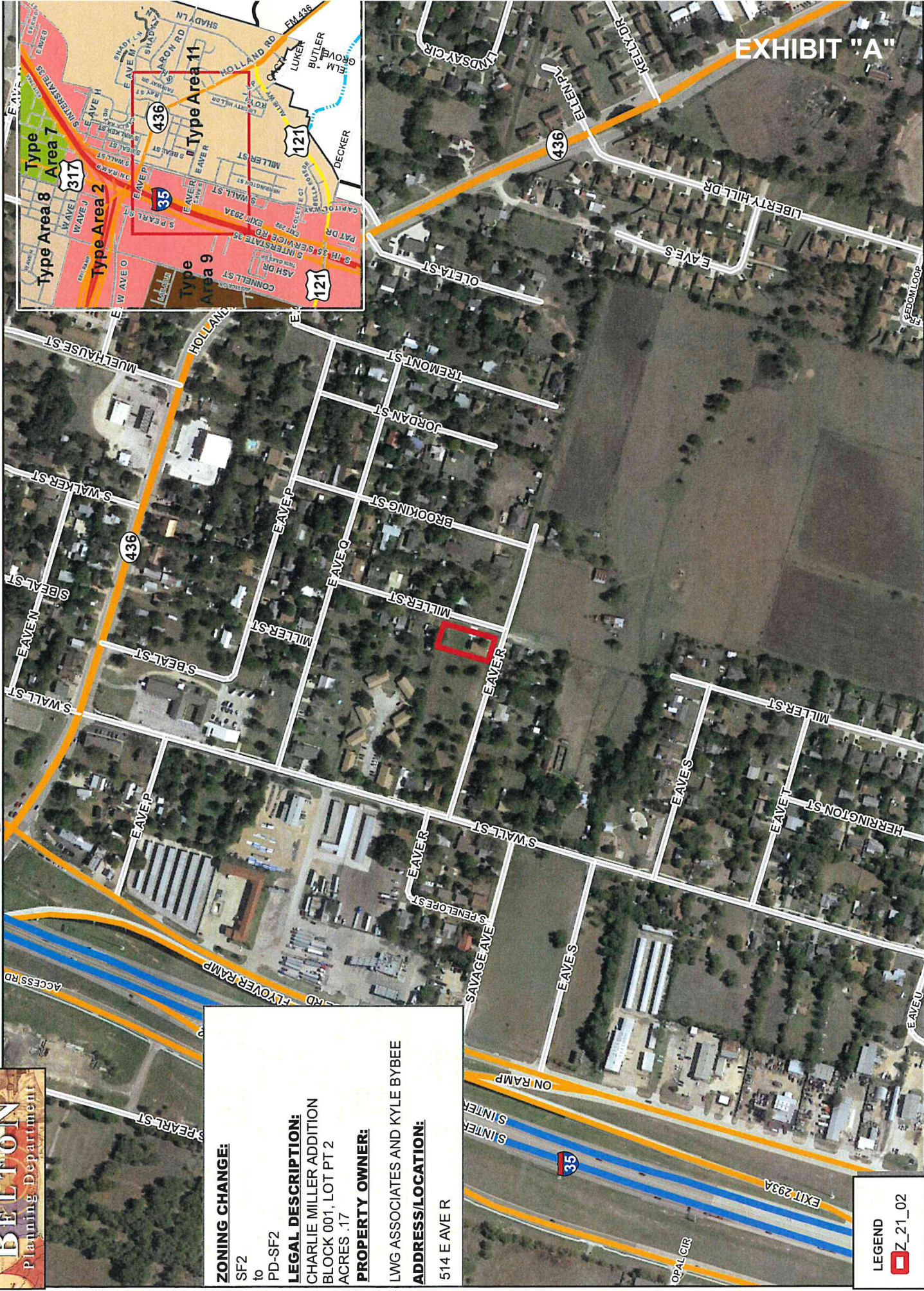
SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 25th day of May, 2021.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk

Zoning Case # Z-21-02 Location



ZONING CHANGE:
SF2
to
PD-SF2

LEGAL DESCRIPTION:
CHARLIE MILLER ADDITION
BLOCK 001, LOT PT 2
ACRES .17

PROPERTY OWNER:
LWG ASSOCIATES AND KYLE BYBEE

ADDRESS/LOCATION:
514 EAVE R

LEGEND
 Z-21_02



Staff Report – City Council Agenda Item

Date: May 25, 2021
Case No.: Z-21-05
Request: SF-1 to PD- SF-1
Applicant: Belton Engineering
Owner: LGGD Properties, LLC.

Agenda Item #11

Hold a public hearing and consider a zoning change from Single Family Residential-1 District to a Planned Development – Single Family Residential-1 District to allow an alternative roof pitch on 6.011 acres located on East 25th Avenue, described as the Guess Dulany subdivision, Block 1, Lots 1-11.

Originating Department

Planning – Tina Moore, Planner

Current Zoning: Single Family Residential-1 District (SF-1)

Proposed Zoning: Planned Development – Single Family Residential-1 (PD-SF1)

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 14:

Type Area is currently, and projected to be, primarily single lot developments. This includes the former Leon Valley Golf Course, River Fair, Red Rock and Smith Dawson Ranch areas.

Background/Case Summary

The applicant requested a variance to the Exterior Building Design Standards to allow an alternative roof pitch to construct homes with a flat or shallow roof. Section IV.C.4, *Minimum Exterior Construction Standards*, of the Design Standards, in Section 7.1 of the Belton Zoning Ordinance requires Single Family and Duplex Residential structures to have a minimum roof pitch of 6:12, unless otherwise stated in the applicable Zoning District. A flat roof has a very low slope, between 1:4 to 1:2, so that water drains. Because of this low slope, the 2015 International Residential Code require different construction materials to ensure the roof stays watertight.

The Guess Dulany final plat was approved in March 2020.

Project Analysis and Discussion

Existing Conditions: The surrounding areas to the east, west and north are zoned SF-1 and are developed with residential site built homes. Heritage Park is south and east of this subdivision and is zoned Agricultural.

Allowable Land Uses: The proposed zoning will not alter the permitted uses in the SF-1 Zoning District, which permits detached housing. The zoning regulations including minimum lot size and setback requirements will remain in place. These requirements will not be altered with this zoning change.

Future Land Use Map

The FLUM identifies this general area as a residential. The proposed use is consistent with the FLUM and adjacent zoning district. Therefore, the proposed PD-SF-1 zoning district appears to be reasonable.

Recommendation

The Planning and Zoning Commission met on May 18, 2021, and with a vote of 7-0 unanimously recommended approval of the zoning change with the conditions below:

1. The use of the property shall conform to the SF-1 District in all aspects.
2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance with the exception of:
 - a. Section IV.C.4, *Minimum Exterior Construction Designs*, and requirements for a minimum roof pitch of 6:12 to allow for an alternative roof pitch that meets the requirement of the adopted International Residential Codes.

Attachments

Zoning application and proposed home design

Property Location Map

Zoning map

Aerial photo

Map with zoning notice boundary (200')/Zoning notice to owners/Property owner's list

P&Z Minutes Excerpt

Ordinance

**City of Belton
Request for a Zoning Change**

**To the City Council and the
Planning & Zoning Commission**

Fee: \$250.00

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: BELTON ENGINEERING, INC Phone Number: 254-731-5600
Mailing Address: 106 N. EAST STREET City: BELTON State: TX
Email Address: lchitay@beltonengineers.com

Owners Name: LGGD PROPERTIES, LLC Phone Number: _____
Mailing Address: 202 E. BARTON AVENUE City: TEMPLE State: TX
Email Address: lguess@hotmail.com

Applicant's Interest in Property:

BUILD MODERN HOMES. SEE ATTACHED SAMPLE

Legal Description of Property:

GUESS DULANY SUBDIVISION - DOC No. 2020025504

Is this property being simultaneously platted? No

Street Address: 517 E. 25th AVENUE

Zoning Change From SF-1 to PD SF-1, ~~PD MF~~

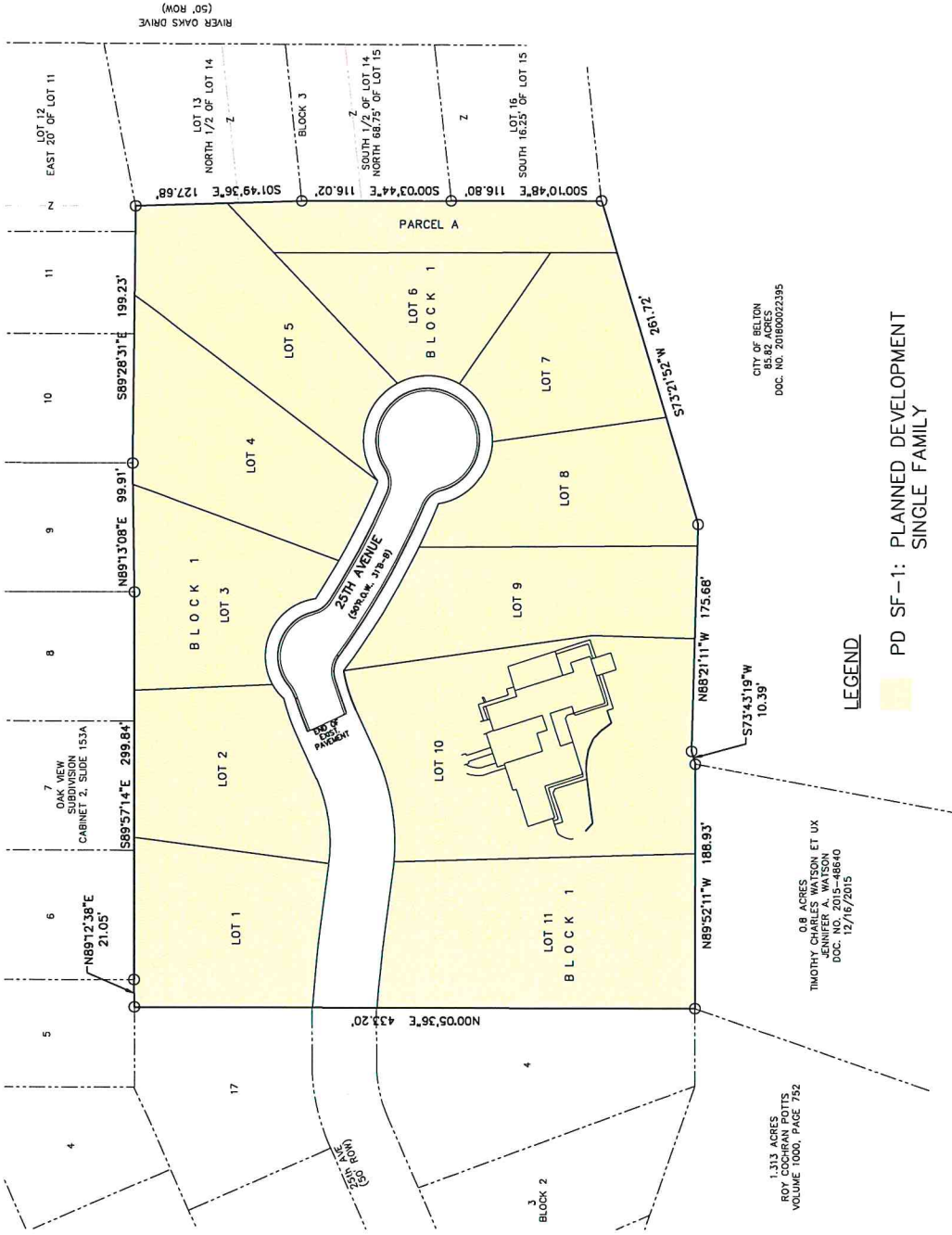
Signature of Applicant: _____ Date: _____

Signature of Owner (if not applicant): [Signature] Date: 04-15-21

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.

REVISIONS



LEGEND

PD SF-1: PLANNED DEVELOPMENT
SINGLE FAMILY

1.313 ACRES
ROY COCHRAN POTTS
VOLUME 1000, PAGE 752

0.8 ACRES
TIMOTHY CHARLES WATSON ET UX
JENNIFER A. WATSON
DOC. NO. 2015-48840
12/16/2015

CITY OF BELTON
85.82 ACRES
DOC. NO. 201600022395



REZONE LAYOUT OF:
GUESS DULANY SUBDIVISION
6.011 ACRES, 11 LOTS, 1 BLOCK
0.685 ACRES DEDICATED STREET R.O.W TO CITY OF BELTON
M.F. CONNELL SURVEY, ABSTRACT #6, BELL COUNTY TEXAS
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY TEXAS



C1.0



FORM # E-13392
BELTON ENGINEERING INC.
106 NO. EAST STREET
BELTON, TEXAS 78513
PHONE (817) 251-7273
MOBILE (254) 289-7273
BELTONEENGINEERS.COM
*Engineering
Design/Build
Planning*

REZONE LAYOUT PLAN OF:
GUESS DULANY SUBDIVISION
317 E. 25TH AVENUE
CITY OF BELTON, BELL COUNTY, TEXAS
LEG6D PROPERTIES, LLC
202 E. BAYLON AVENUE
TEMPLE, TEXAS, 76501



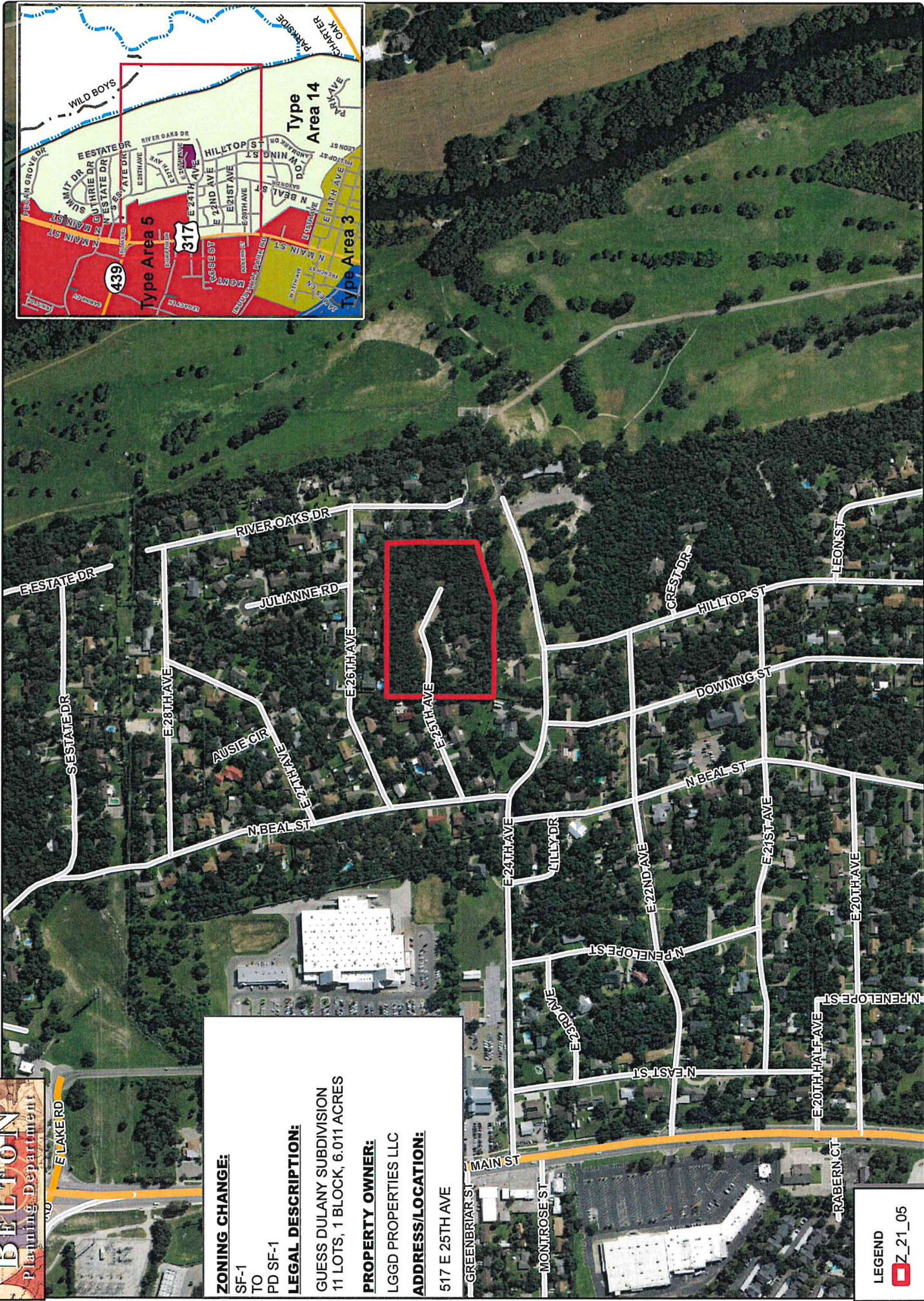
04/27/21
SCALE: 1"=60'
DRAWN: RR
ELEC. DRAWING FILE
C:\WORK\REZONE.DWG
DATE: 04/27/21
JOB NO.: 16044
01 OF 01



517 E 25TH AVE

Z 21_05

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-21-05 Zoning



Author: Anthony Nofziger, City of Belton

Path: G:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2021\Zoning Change Cases\Z-21-05\Z-21-05 Zoning.mxd

ZONING CHANGE:

SF-1

TO

PD SF-1

LEGAL DESCRIPTION:

GUESS DULANY SUBDIVISION
11 LOTS, 1 BLOCK, 6.011 ACRES

PROPERTY OWNER:

LGGD PROPERTIES LLC

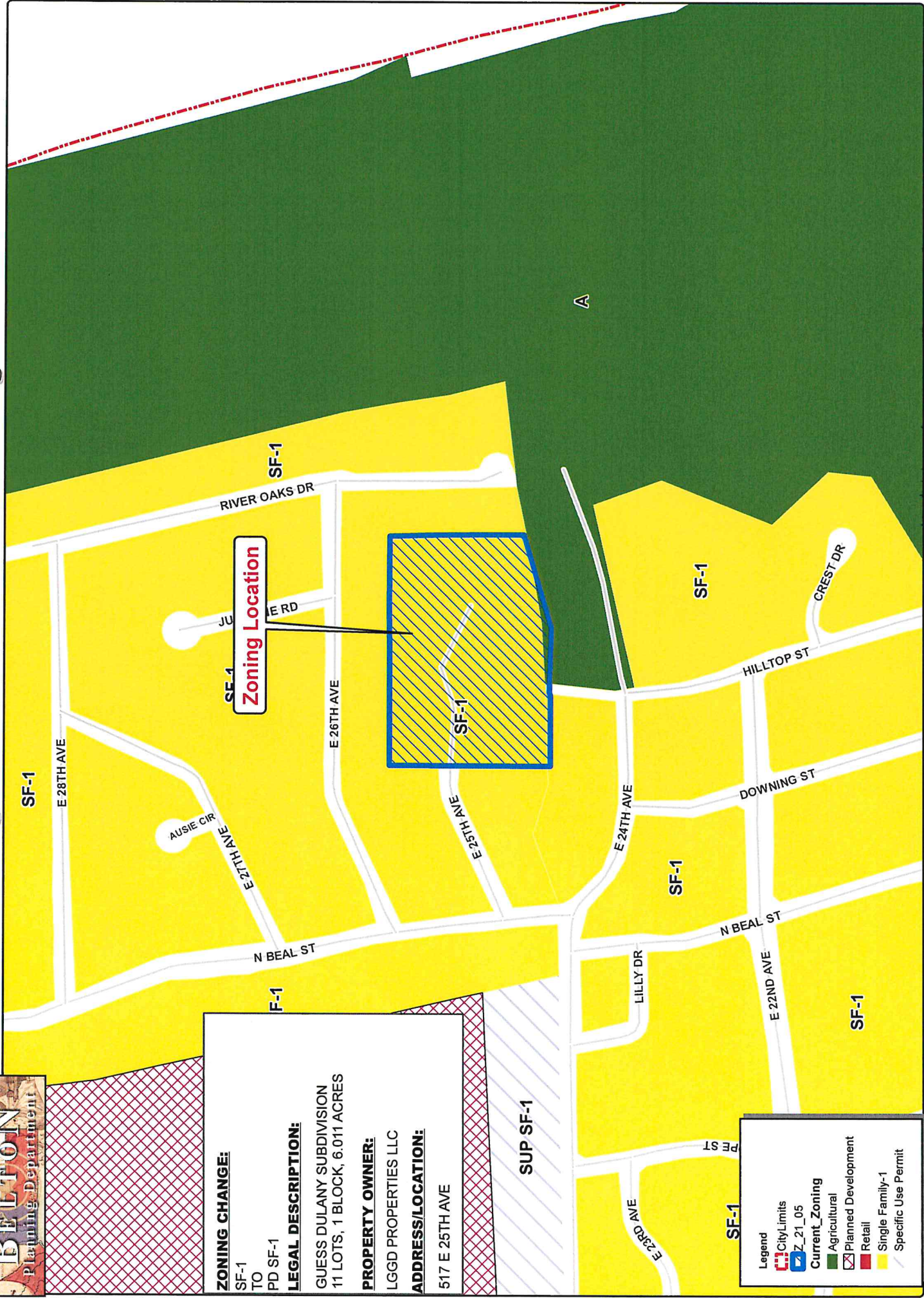
ADDRESS/LOCATION:

517 E 25TH AVE

SUP SF-1

Legend

- City Limits
- Z-21-05
- Current Zoning
- Agricultural
- Planned Development
- Retail
- Single Family-1
- Specific Use Permit

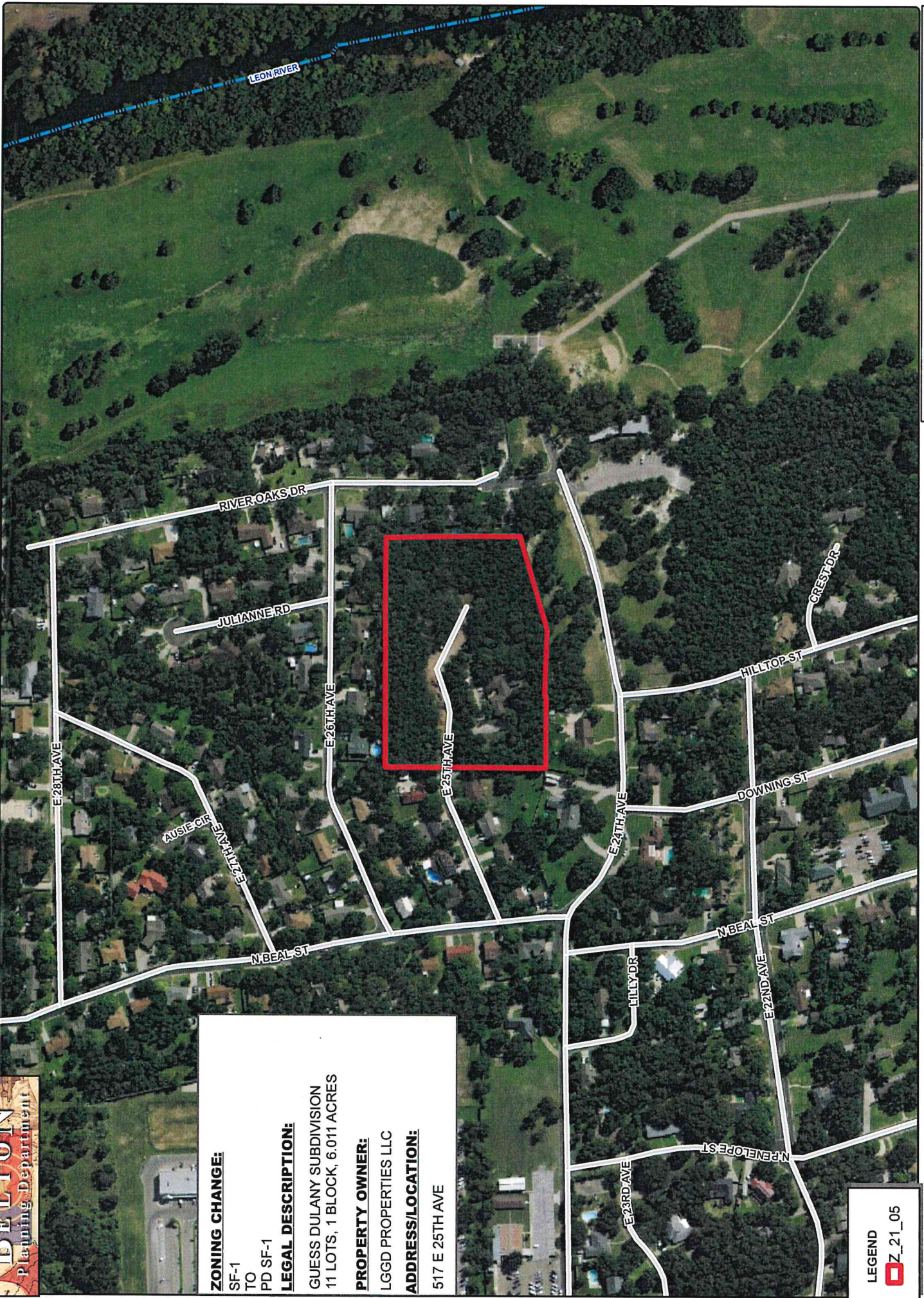


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Map Date: 4/27/2021

Zoning Case # Z-21-05 Aerial



ZONING CHANGE:

SF-1

TO

PD SF-1

LEGAL DESCRIPTION:

GUESS DULANY SUBDIVISION
11 LOTS, 1 BLOCK, 6.011 ACRES

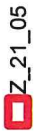
PROPERTY OWNER:

LGPD PROPERTIES LLC

ADDRESS/LOCATION:

517 E 25TH AVE

LEGEND

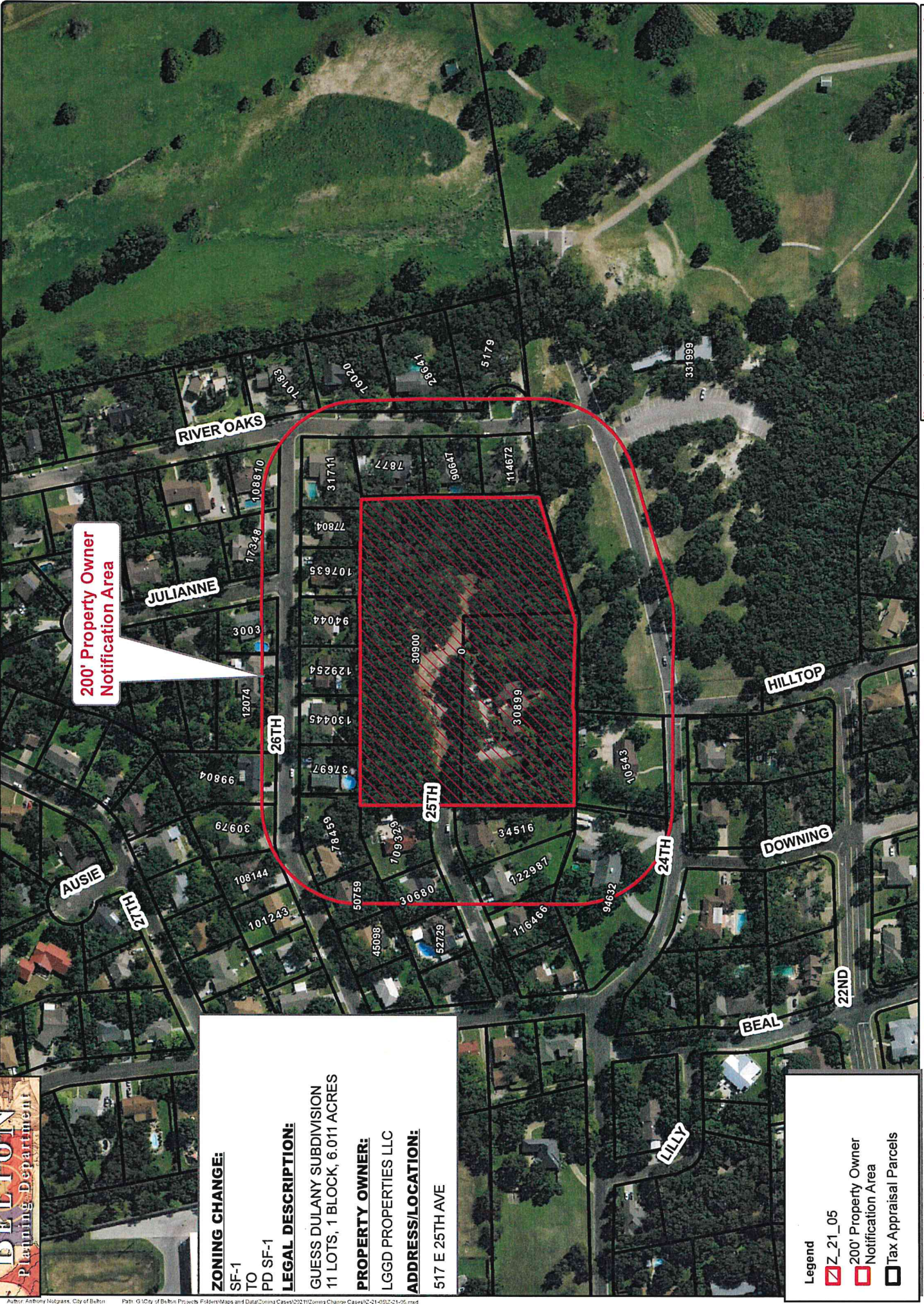


Z_21_05



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-21-05



200' Property Owner Notification Area

ZONING CHANGE:
SF-1
TO
PD SF-1

LEGAL DESCRIPTION:
GUESS DULANY SUBDIVISION
11 LOTS, 1 BLOCK, 6.011 ACRES

PROPERTY OWNER:
LGGD PROPERTIES LLC

ADDRESS/LOCATION:
517 E 25TH AVE

Legend

- ☒ Z_21_05
- ☐ 200' Property Owner Notification Area
- ☐ Tax Appraisal Parcels

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: LGPD PROPERTIES, LLC.,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: GUESS DULANY SUBDIVISION LOTS 1-11, BLOCK 1,
FROM A(N) SINGLE FAMILY 1 ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – SINGLE FAMILY 1 ZONING DISTRICT
TO ALLOW FOR A DESIGN STANDARD VARIANCE FOR THE REQUIRED ROOF PITCH FOR MODERN HOME DESIGN BUILDINGS
IN THE SINGLE FAMILY 1 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, May 18, 2021**, 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, May 25th, 2021**, AT THE T. B.
HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

NOTE: TO MITIGATE THE SPREAD OF COVID-19, THESE MEETINGS MAY BE CLOSED TO IN-PERSON ATTENDANCE BY THE
PUBLIC. IF CLOSED, COMMISSION AND COUNCIL MEMBERS WILL ATTEND VIRTUALLY VIA A ZOOM MEETING. CITIZENS
MAY JOIN THE ZOOM MEETING BY CALLING (888) 475-4499 AND ENTERING THE MEETING ID THAT WILL BE POSTED WITH
THE AGENDA PRIOR TO THE MEETING AT BELTONTXAS.GOV. STATUS OF THE MEETING, WHETHER IT IS OPEN OR CLOSED
TO IN-PERSON ATTENDANCE, WILL BE POSTED ON THE AGENDA AT THIS WEBSITE. CITIZENS MAY PROVIDE WRITTEN
COMMENTS ON AGENDA ITEMS TO THE CITY PLANNING DEPARTMENT AT PLANNING@BELTONTXAS.GOV PRIOR TO 1:00
P.M. ON MAY 18, 2021.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN
REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING
IT TO THE ADDRESS BELOW OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON MAY 18, 2021.

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**

94044
PESCHEL, BEVERLY
615 E 26TH AVE
BELTON, TX 76513

50759
RASMUSSEN, JENNIFER J
509 E 26TH AVE
BELTON, TX 76513

34516
FALSONE, WILLIAM C II ETUX
509 E 25TH AVE
BELTON, TX 76513

7877
BEHM, ROBERT G ETUX
2510 RIVER OAKS DR
BELTON, TX 76513

31711
DUVALL, JAY ALAN & ELISA MOESA
TRUST
2512 RIVER OAKS DR
BELTON, TX 76513

45098
CREEK, LINDA
505 E 26TH AVE
BELTON, TX 76513

90647
NEISER, LUKE P ETUX AMBER L
2506 RIVER OAKS DR
BELTON, TX 76513

130445
SCARBOROUGH, VIRGINIA L ETVIR
LLOYD DALE
609 E 26TH ST
BELTON, TX 76513

109329
PHILLIPS, WILLIAM ETUX GENESEA A
514 E 25TH ST
BELTON, TX 76513

52729
HUGGINS, ROBERT L ETUX KAREN A
506 E 25TH AVE
BELTON, TX 76513

116466
THOMPSON, CECIL
503 E 25TH AVE
BELTON, TX 76513

107635
TREADWAY, WILBERT LEE ETUX BETTY
J
4913 LEDGESTONE TRL
TEMPLE, TX 76502

122987
VERNON, BETTY J
505 E 25TH AVE
BELTON, TX 76513

37697
FRARY, MARK S ETUX WINONA L
607 E 26TH AVE
BELTON, TX 76513

77804
MUSACCHIO, GEORGE L ETUX
619 E 26TH AVE
BELTON, TX 76513

114672
ZINKE, MICHAEL SR ETUX TERESA
BLACK
2500 RIVER OAKS DR
BELTON, TX 76513

78459
DONNELLY, RONALD K ETUX DEBRA
513 E 26TH AVE
BELTON, TX 76513

30680
LAKEY, BRANDON A ETUX KATELYN
510 E 25TH AVE
BELTON, TX 76513

129254
PRATT, CHRISTIE ETVIR MERRITT
JASON
104 OAK STONE DR
JARRELL, TX 76537

99804
ROSEBROCK, JAMES D ETUX BETHANY
210 E 23RD
BELTON, TX 76513

108144
SKAGGS, BRANDON G & SARA J
312 E 22ND AVE
BELTON, TX 76513

30979
CHAPA, ALICIA ETVIR AMADEO
FERNANDO JR
602 E 26TH AVE
BELTON, TX 76513

108810
SOTTOSANTI, VINCENT J ETUX
2602 RIVER OAKS DR
BELTON, TX 76513

3003
ANGELL, KENNETH E ETUX REGINA
2600 JULIANNE RD
BELTON, TX 76513

17348
MAYFIELD, MILTON ETUX VIRGINIA
2601 JULIANNE RD
BELTON, TX 76513

76020
MUCHA-WELLMAN, CHRISTEL
2511 RIVER OAKS DR
BELTON, TX 76513

28641
BATCHELOR, JOSHUA
2507 RIVER OAKS DR
BELTON, TX 76513

70183
MCCARTY, DEWEY W JR ETUX
2601 RIVER OAKS DR
BELTON, TX 76513

101243
ROURKE, MYRA
1307 GREEN TERRACE
ROUND ROCK, TX 78664

12074
CRAWFORD, FLORENCE LYNETTE
610 E 26TH AVE
BELTON, TX 76513

94632
POTTS, ROBERT ROY JR ETUX
ASHLEY JENEE
221 E CENTRAL
BELTON, TX 76513

30900
LGGD PROPERTIES LLC
202 E BARTON AVE
TEMPLE, TX 76501

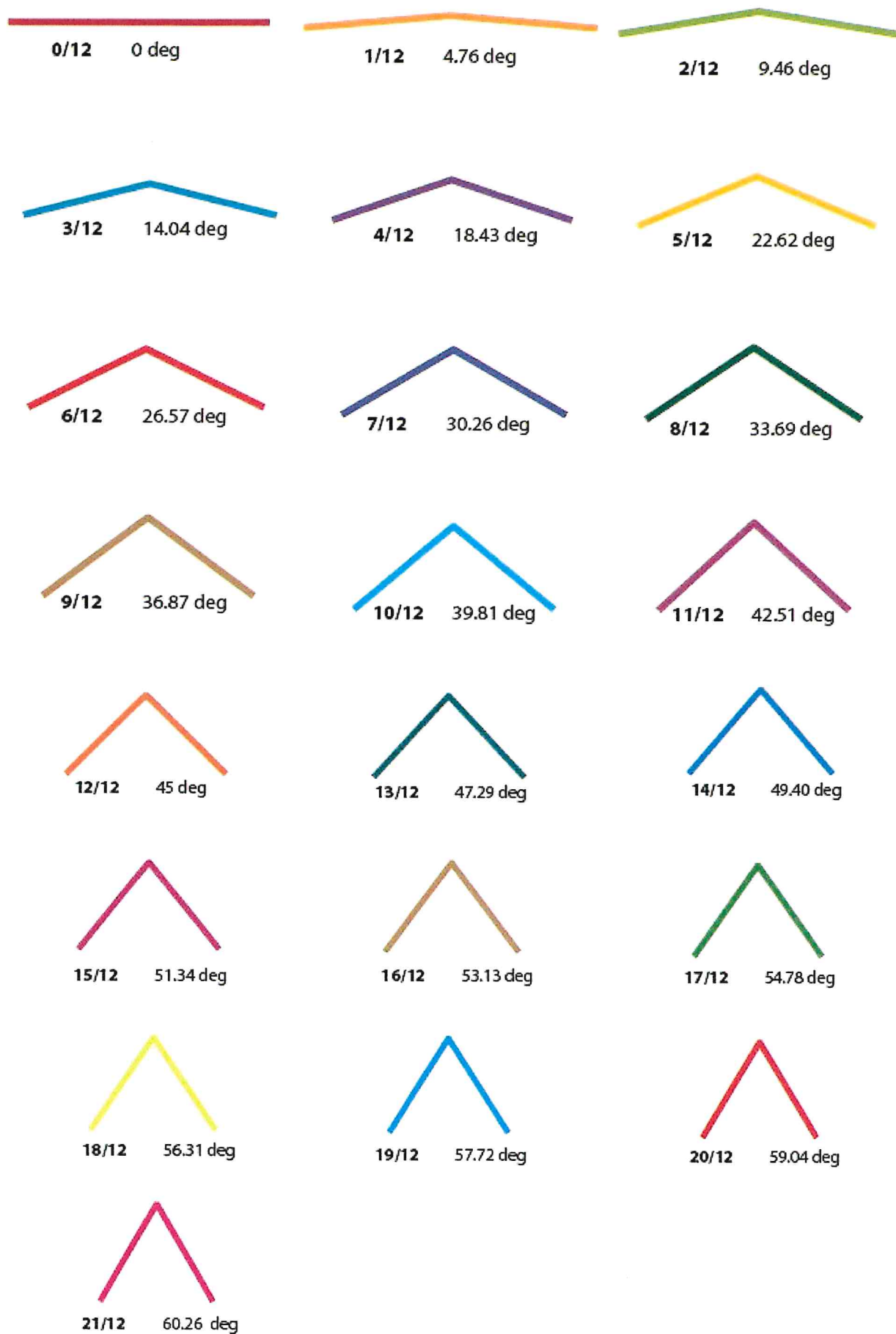
10543
WATSON, TIMOTHY CHARLES ETUX
JENNIFER A
504 E 24TH
BELTON, TX 76513

5179
FISHER, WILLIAM R & GWENDOLYN Y
PO BOX 362
BELTON, TX 76513

30899
LGGD PROPERTIES LLC
202 E BARTON AVE
TEMPLE, TX 76501

331999
CITY OF BELTON
PO BOX 120
BELTON, TX 76513

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



Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, May 18, 2021

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

- 5. Z-21-05 Hold a public hearing and consider a zoning change from Single Family-1 District to a Planned Development - Single Family-1 District (PD-SF-1) to allow for an alternative roof pitch on 6.011 acres located on East 25th Avenue, described as the Guess Dulany Subdivision, Block 1, Lots 1-11. (Audio 8:30)**

Staff Planner Ms. Moore presented the staff report (Exhibit B).

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

Commission Member Mr. Potts made a motion to approve item Z-21-05 as recommended by Staff. Commission Member Mr. Hendrick seconded the motion. The motion was approved with 7 ayes, 0 nays.

ORDINANCE NO. 2021-10

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY RESIDENTIAL-1 DISTRICT TO A PLANNED DEVELOPMENT – SINGLE FAMILY RESIDENTIAL-1 DISTRICT 6.011 ACRES LOCATED ON EAST 25TH AVENUE, DESCRIBED AS THE GUESS DULANY SUBDIVISION, BLOCK 1, LOTS 1-11.

WHEREAS, Larry Guess, the property owner and developer of the subdivision, 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 18th day of May, 2021, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Guess Dulany subdivision, Block 1, Lots 1-11.
(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 25th day of May, 2021, 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 Single Family Residential-1 District to a Planned Development – Single Family Residential-1 District in accordance to Section 10, Single Family Two Zoning District, and Section 32 – Planned Development District, and the Design Standards in Ordinance 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 the property shall conform to the SF-1 District in all aspects.
2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance with the exception of:
 - a. Section IV.C.4, *Minimum Exterior Construction Designs*, and requirements for a minimum roof pitch of 6:12 to allow for an alternative roof pitch that meets the requirement of the adopted International Residential Codes.

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 25th day of May 2021, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 25th day of May, 2021.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk



CITY OF
BELTON
Planning Department

517 E 25TH AVE

Z_21_05

Map Date: 4/27/2021 Aerial Imagery Date: 2018

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.



Staff Report – City Council Agenda Item

Date: May 25, 2021
Case No.: Z-21-06
Request: SF-1 to MF
Applicant/Owners: Edward C. Vallejo and
Carla E. Morris

Agenda Item #12

Hold a public hearing and consider a zoning change from Single Family–1 (SF-1) District to Multiple Family (MF) District on approximately 0.7551 acres located at 710 Shine Street and described as Belton Original, Block 131, Lot 7, Pt. 8, (S Pt. of 8), Tract C.

Originating Department: Planning Department – Tina Moore - Planner

Current Zoning: Single Family District–1 (SF-1)

Proposed Zoning: Multi Family Residential District (MF)

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Areas 3: Central Northwest Belton generally encompassed by the following boundaries: Crusader Way to the North; Nolan Creek to the South; Hwy 317/Main Street to the East; and Loop 121 to the West including the incorporation of the University of Mary Hardin Baylor (UMHB) Campus.

The projected growth of this type area is primarily UMHB campus and has the potential to be developed as an Urban Infill creating pedestrian environments with tree-lined streetscape, minimal building setbacks with new projects developing contextually with their surroundings.

Background/Case Summary

This application was initially submitted by a prospective buyer interested in developing an apartment complex on this vacant property and the adjacent western property zoned MF. Due to time constraints, the buyer withdrew from the application which is now being requested by the owner of the properties. The owner wishes to maximize the potential use of this property to help facilitate future sales. At this juncture, there are no development projects proposed.

This property is currently platted as Belton Original, Block 131, Lot 7, Part 8, Tract C.

Project Analysis and Discussion

Existing Conditions: This property is currently undeveloped except for a dilapidated accessory structure. The properties to the south and east are zoned SF-1 and are developed with site built residences. The undeveloped property to the west, also owned by the applicant, is zoned MF. The properties north are also zoned MF and are developed with site built single family residences.

Land Use Table/Allowable Uses: The requested Multi Family Zoning District will allow any of the uses identified below:

- Apartments (and related facilities)
- Duplex and Single Family
- Family home
- Child care center
- Nursing home

Area & Setback Requirements: Minimum area and setback requirements for the requested Multi Family (MF) Zoning District are summarized below:

Multi Family

Lot Area:	10,000 sq ft;	Front Yard:	25'
	2,420 sq ft/du (18 du/acre)	Rear Yard:	20'
Lot Width:	80'	Side Yard:	8'/15' adjacent to street
Lot Depth:	120'		

The lot proposed for rezoning comprises approximately 32,892 sq. ft. and satisfies the area requirements. Due to topography and access limitations, the owner intends to consolidate this lot and the adjacent western lot prior to development. The consolidated lots will be approximately 2.8 acres which will allow a maximum of 50 units according to the current density requirements. A subdivision plat will be required for this lot, with or without the consolidation with the property to the west. Setback and density requirements will be reviewed in the future with the submittal of a site plan and building permit application.

Site Development: Some site development issues to be worked out prior to the issuance of a building permit have been identified and mentioned to the applicant. These include the developer's responsibility to extend a 6" sewer line to and through the property from its current termination point on Shine Street. Alternatively, a septic system may be considered, subject to Bell County Public Health Department and City's Public Works Department approvals. A 6" water line is available at the location; however, the line will need to be tested to see if it meets fire flow requirements. These issues will be addressed during the plat and site plan review.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for a single family residence but shows its proximity to multi-family and institutional land uses. The desired growth for Design

City Council Agenda Item

May 25, 2021

Page 2 of 3

Standards Type Area 3 is the expansion of the college campus. The proposed zoning change is compatible with the existing zoning and appears to be reasonable at this location. This appears to be an acceptable use as an infill project development if the site plan and building design is sensitive to and compatible with the Shine Street neighborhood.

Recommendation

The Planning and Zoning Commission met on May 18, 2021, and with a vote of 7-0 unanimously recommended approval of the zoning change with the conditions below:

1. The use of the property shall conform to the Multi-Family Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 3 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance.
3. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.

Attachments

Zoning application

Property Location Map

Zoning map

Aerial photo

Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')

P&Z Minutes Excerpt

Ordinance

**City of Belton
Request for a Zoning Change**

**To the City Council and the
Planning & Zoning Commission**

Fee: \$250.00

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Edward C Vallejo Phone Number: (817)797-1343
Mailing Address: 117B S Main St City: McGregor State: TX
Email Address: ecvallejo@aol.com

Owners Name: Edward C Vallejo, Carla E Morris Vallejo Phone Number: (817)797-1343
Mailing Address: 117B S Main St City: McGregor State: TX
Email Address: ecvallejo@aol.com

Applicant's Interest in Property:
Property owner

Legal Description of Property:
BELTON ORIGINAL, BLOCK 131, LOT 7, PT 8, (S PT OF 8), TRACT C

Is this property being simultaneously platted? _____

Street Address: 710 Shine St. Belton, TX 76513

Zoning Change From Single family to Multi-Family

Signature of Applicant: Edward C Vallejo Date: 05-04-2021

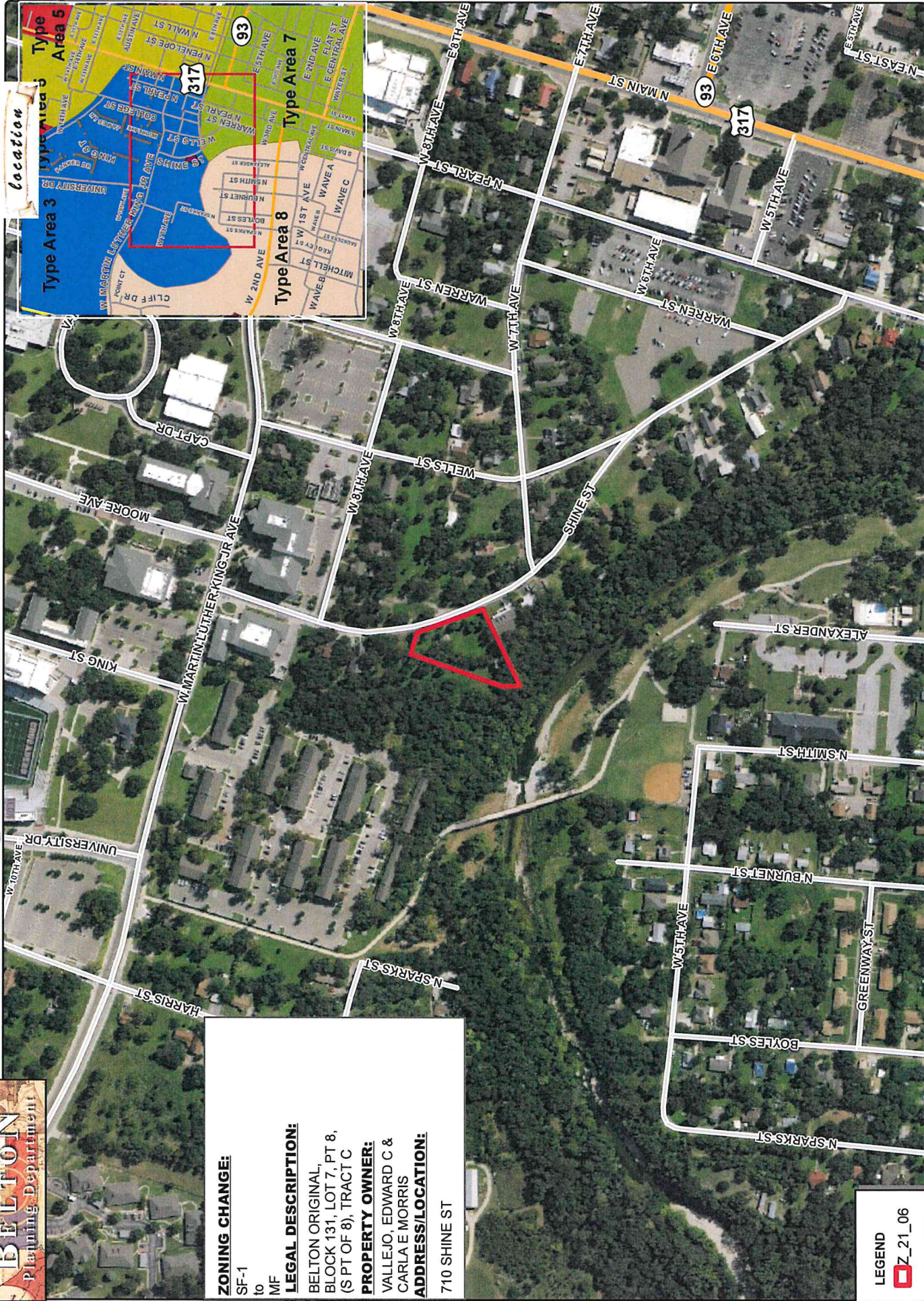
Signature of Owner (if not applicant): Carla E Morris Vallejo Date: 05-04-2021

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.



Zoning Case # Z-21-06 Location



ZONING CHANGE:

SF-1

to

MF

LEGAL DESCRIPTION:

BELTON ORIGINAL,
BLOCK 131, LOT 7, PT 8,
(SPT OF 8), TRACT C

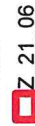
PROPERTY OWNER:

VALLEJO, EDWARD C &
CARLA E MORRIS

ADDRESS/LOCATION:

710 SHINE ST

LEGEND



Z_21_06



0 130 260 520 Feet

Zoning Case # Z-21-06 Zoning



Author: Anthony Hargraves, City of Belton

Path: G:\City of Belton Projects\Public\Maps and Data\Zoning\Case\2021\Zoning Change Case\2021-06\Z-21-06 Zoning.mxd

ZONING CHANGE:

SF-1
to
MF

LEGAL DESCRIPTION:

BELTON ORIGINAL,
BLOCK 131, LOT 7, PT 8,
(SPT OF 8), TRACT C

PROPERTY OWNER:

VALLEJO, EDWARD C &
CARLA E MORRIS

ADDRESS/LOCATION:

710 SHINE ST

Zoning Location

- Legend**
- City Limits
 - Z-21-06
 - Current Zoning
 - Agricultural
 - Conservation Revitalization Overlay
 - Multi Family
 - Office-1
 - Planned Development
 - Retail
 - Single Family-1
 - Single Family-2
 - Single Family-3
 - Specific Use Permit
 - Two Family
 - University Campus-1



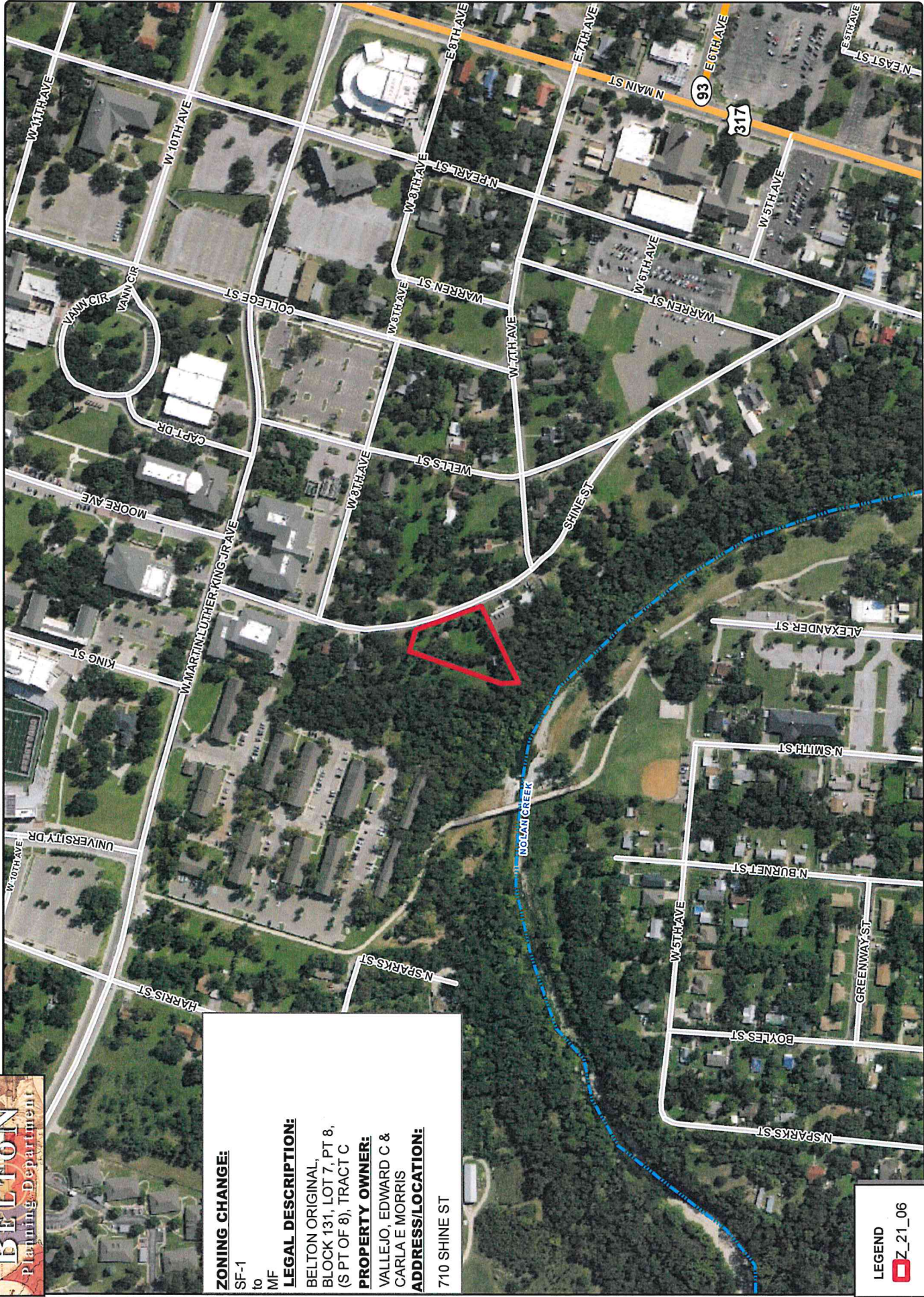
0 145 290 580 Feet

Map Date: 5/5/2021

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-21-06 Aerial



ZONING CHANGE:

SF-1
to
MF

LEGAL DESCRIPTION:

BELTON ORIGINAL,
BLOCK 131, LOT 7, PT 8,
(SPT OF 8), TRACT C

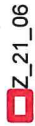
PROPERTY OWNER:

VALLEJO, EDWARD C &
CARLA E MORRIS

ADDRESS/LOCATION:

710 SHINE ST

LEGEND

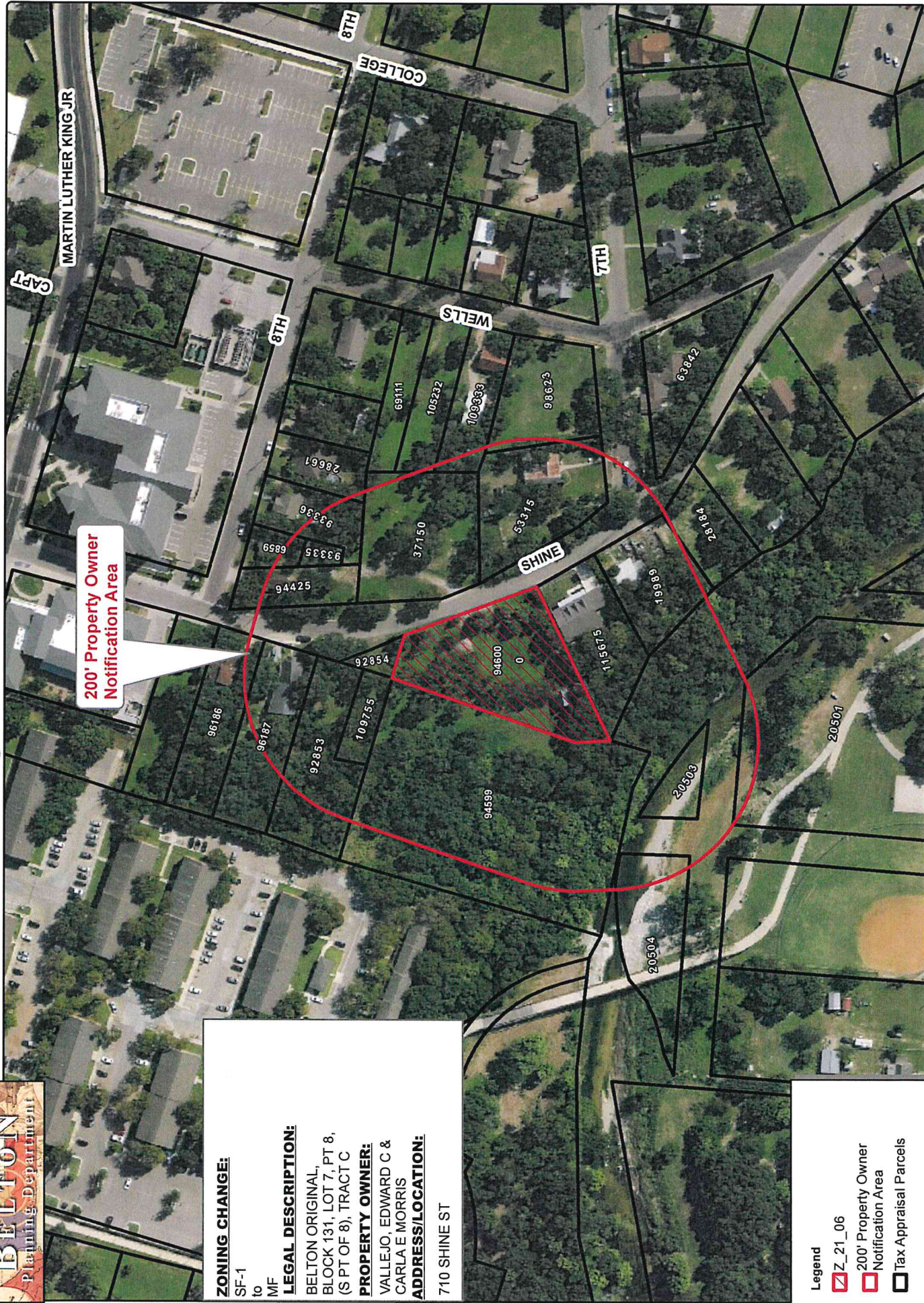


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Zoning Case # Z-21-06



200' Property Owner Notification Area

ZONING CHANGE:

SF-1 to MF

LEGAL DESCRIPTION:

BELTON ORIGINAL, BLOCK 131, LOT 7, PT 8, (SPT OF 8), TRACT C

PROPERTY OWNER:

VALLEJO, EDWARD C & CARLA E MORRIS

ADDRESS/LOCATION:

710 SHINE ST

Legend

Z_21_06

200' Property Owner Notification Area

Tax Appraisal Parcels



0 65 130 260 Feet

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: EDWARD VALLEJO,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 710 SHINE STREET, BELTON ORIGINAL, BLK 131, LT 7, PT 8, (S PT
OF 8, TRACT C
FROM A(N) SINGLE FAMILY - 1 ZONING DISTRICT,
TO A(N) MULTIPLE FAMILY (MF) 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, May 18, 2021**, 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, May 25th, 2021**, AT THE T. B.
HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

NOTE: TO MITIGATE THE SPREAD OF COVID-19, THESE MEETINGS MAY BE CLOSED TO IN-PERSON ATTENDANCE BY THE
PUBLIC. IF CLOSED, COMMISSION AND COUNCIL MEMBERS WILL ATTEND VIRTUALLY VIA A ZOOM MEETING. CITIZENS
MAY JOIN THE ZOOM MEETING BY CALLING (888) 475-4499 AND ENTERING THE MEETING ID THAT WILL BE POSTED WITH
THE AGENDA PRIOR TO THE MEETING AT BELTONTXAS.GOV. STATUS OF THE MEETING, WHETHER IT IS OPEN OR CLOSED
TO IN-PERSON ATTENDANCE, WILL BE POSTED ON THE AGENDA AT THIS WEBSITE. CITIZENS MAY PROVIDE WRITTEN
COMMENTS ON AGENDA ITEMS TO THE CITY PLANNING DEPARTMENT AT PLANNING@BELTONTXAS.GOV PRIOR TO 1:00
P.M. ON MAY 18, 2021.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN
REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING
IT TO THE ADDRESS BELOW OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON MAY 18TH.

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**

92854
PETERSON, KEITH L III
2018 ROBERTS DR
GRANDBURY, TX 76048

19989
CHRISNER, BENSON WAYNE
640 SHINE ST
BELTON, TX 76513

96186
RAFAEL, FRANCISCO P & GLORIA L
808 SHINE ST
BELTON, TX 76513

109333
JAROLIK, FRANKIE & WILMA
PO BOX 1184
BELTON, TX 76513

63842
STARKS, NIKKI LOUISE
624 WELLS ST
BELTON, TX 76513

93335
LARSON, TRAVIS B ETAL
8003 FIERRO CV
AUSTIN, TX 78729-7323

92853
PETERSON, KEITH L III
2018 ROBERTS DR
GRANDBURY, TX 76048

115675
JLNC INC
1500 RIVERY BLVD STE 2200
GEORGETOWN, TX 78628

96187
RAFAEL, GAMALIEL P & MARIA R
PO BOX 1461
BELTON, TX 76513

UMHB 109755
UMHB BOX 8441
BELTON, TX 76513

53315
MAJOR, JEANNE
407 W 7TH AVE
BELTON, TX 76513

28661
DELGADO, ALBERT N ETUX ROSA J
414 W 8TH AVE
BELTON, TX 76513

37150 & 98623 & 28184 & 105232 &
69111 & 6859

93336
LARSON, TRAVIS B ETAL
8003 FIERRO CV
AUSTIN, TX 78729-7323

94425
ZIMMERMAN, MARK ANDREW ETUX
LAURIE ANN
2303 FULLER LN
HARKER HEIGHTS
76548-8704

94599 & 94600
VALLEJO, EDWARD C & CARLA E
MORRIS
117B S MAIN ST
MCGREGOR, TX 76657-1604

20501, 20503, 20504
CITY OF BELTON
P O BOX 120
BELTON, TX 76513

Superintendent
Belton I.S.D.
P O Box 269
Belton Texas 76513

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, May 18, 2021

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

- 6. Z-21-06 Hold a public hearing and consider a zoning change from Single Family-1 (SF-1) District to Multiple Family (MF) District on approximately 0.7551 acres located at 710 Shine Street and described as Belton Original, Block 131, Lot 7, Pt. 8, (S Pt. of 8), Tract C. (Audio 13:40)**

Staff Planner Ms. Moore presented the staff report (Exhibit C).

Chair Baggerly opened the public hearing.

The applicant, Mr. Edward Vallejo, 117 South Main Street B, McGregor, TX, spoke before the Commission. He said he thinks future use of the property is going to be multi-family housing. He said he would be most appreciative of an affirmative vote. With no one else requesting to speak, Chair Baggerly closed the public hearing.

ORDINANCE NO. 2021-11

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-1 (SF-1) DISTRICT TO MULTIPLE FAMILY (MF) DISTRICT ON APPROXIMATELY 0.7551 ACRES LOCATED AT 710 SHINE STREET, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 3 DESIGN STANDARDS.

WHEREAS, Edward C. Vallejo and Carla E. Morris, 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 18th day of May, 2021, at 5:30 p.m. for hearing and adoption, said district being described as follows:

710 Shine Street, Belton Original, Block 131, Lot 7, Pt. 8, (S Pt. of 8), Tract C.
(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 25th day of May, 2021, 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 Single Family-1 (SF-1) District to Multiple Family (MF) District, in accordance to Section 15, Multiple Family Zoning District and the Design Standards in Ordinance 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 the property shall conform to the Multi-Family Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 3 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance.
3. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.

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 25th day of May 2021, by a vote of _____ ayes and _____ nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 25th day of May, 2021.

Wayne Carpenter, Mayor

ATTEST:

Amy M. Casey, City Clerk



Zoning Case # Z-21-06 Location

