



# City of Belton, Texas

City Council Meeting Agenda  
Tuesday, July 25, 2023 - 5:30 p.m.  
Wright Room at the Harris Community Center  
401 N. Alexander, Belton, Texas

**Councilmember Craig Pearson will be participating in the meeting remotely from Panama City Beach, Florida.**

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember Wayne Carpenter.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by City Clerk Amy Casey.

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

Invocation. The Invocation will be given by Mayor David K. Leigh.

1. Call to order.
2. Public Comments.

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

## **Consent Agenda**

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

3. Consider minutes of the July 11, 2023, City Council meeting.
4. H-23-05 – Consider a Façade Improvement Grant to restore previously infilled windows and replace windows at the property located at 100 Water Street, located in the Downtown Belton Commercial Historic District.

### **Planning and Zoning**

5. Z-23-12 – Hold a public hearing and consider a zoning change from Planned Development – Single Family-1 Residential District to Single Family-1 Residential District for approximately 53.49 acres described as Matilda Connell Survey, Abstract 6, located east of N. Main Street on Mystic River Drive to allow for detached single-family homes. **This application was withdrawn by the applicant.**
6. Conduct a Public Hearing and consider an ordinance annexing a 5.78 acre tract, located on Taylors Valley Road, east of Hubbard Lane and west of the Leon River.
7. Z-23-14 – Hold a public hearing and consider a zoning change from Agricultural (A) to Heavy Industrial (HI) on an approximately 5.78 acres tract of property on Taylors Valley Road, located in the O.T. Tyler Survey, Abstract 20, on the north side of Taylors Valley Road, east of Hubbard Lane and west of the Leon River.
8. Consider a preliminary plat for the Taylors Valley Addition, comprising 43.07 acres, located on Taylors Valley Road, east of Hubbard Lane and west of the Leon River.
9. Consider a final plat for the Taylors Valley Addition Phase I, comprising 8.06 acres, located on Taylors Valley Road, east of Hubbard Lane, and west of the Leon River.

*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.*

*If interpreter services for the deaf or hearing impaired are required, please contact the City Clerk at (254) 933-5817 at least 48 hours in advance.*



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## OFFICE OF THE CITY MANAGER

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Invocation. The Invocation will be given by Mayor David K. Leigh.

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

3. **Consider minutes of the July 11, 2023, City Council meeting.**

A copy of the minutes is attached. Recommend approval.

4. **H-23-05 – Consider a Façade Improvement Grant to restore previously infilled windows and replace windows at the property located at 100 Water Street, located in the Downtown Belton Commercial Historic District.**

Please see Staff Report from Planner Tina Moore. At its meeting on July 6, 2023, the Historic Preservation Commission recommended approval, and Staff concurs with their recommendation.

**Planning and Zoning**

5. **Z-23-12 – Hold a public hearing and consider a zoning change from Planned Development – Single Family-1 Residential District to Single Family-1 Residential District for approximately 53.49 acres described as Matilda Connell Survey, Abstract 6, located east of N. Main Street on Mystic River Drive to allow for detached single-family homes. This application was withdrawn by the applicant.**

This item has been withdrawn and no action is needed. Since it was advertised for a public hearing, it needed to appear on the agenda.

6. **Conduct a Public Hearing and consider an ordinance annexing a 5.78 acre tract, located on Taylors Valley Road, east of Hubbard Lane and west of the Leon River.**

Please see Staff Report from Director of Planning Bob van Til. Recommend conducting the public hearing and adopting the ordinance as presented.

7. **Z-23-14 – Hold a public hearing and consider a zoning change from Agricultural (A) to Heavy Industrial (HI) on an approximately 5.78 acres tract of property on Taylors Valley Road, located in the O.T. Tyler Survey, Abstract 20, on the north side of Taylors Valley Road, east of Hubbard Lane and west of the Leon River.**

Please see Staff Report from Planner Tina Moore. At its meeting on July 18, 2023, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs.



8. **Consider a preliminary plat for the Taylors Valley Addition, comprising 43.07 acres, located on Taylors Valley Road, east of Hubbard Lane and west of the Leon River.**

Please see Staff Report from Planner Tina Moore. At its meeting on July 18, 2023, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs.

9. **Consider a final plat for the Taylors Valley Addition Phase I, comprising 8.06 acres, located on Taylors Valley Road, east of Hubbard Lane, and west of the Leon River.**

Please see Staff Report from Planner Tina Moore. At its meeting on July 18, 2023, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs.

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**Belton City Council Meeting**  
**July 11, 2023 – 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 David K. Leigh, Mayor Pro Tem John R. Holmes, Sr., Councilmembers Wayne Carpenter, Craig Pearson (Zoom), Daniel Bucher, Stephanie O'Banion and Dave Covington. Staff present included Sam Listi, John Messer, Amy Casey, Gene Ellis, Mike Rodgers, Chris Brown, Matt Bates, Larry Berg, Paul Romer, Charlotte Walker, Cynthia Hernandez, Megan Odiorne, Jon Fontenot, Joe Dyer, Jo-Ell Guzman and Parks and Recreation Staff.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Stephanie O'Banion, and the Pledge to the Texas Flag was led by Director of Public Works Matt Bates. The Invocation was given by Councilmember Wayne Carpenter.

1. **Call to order.** Mayor Leigh called the meeting to order at 5:32 p.m.

2. **Public Comments.** *(Audio 1:56)*

There were no comments.

3. **Proclamation – National Parks and Recreation Month – July 2023**

Mayor Leigh read the Proclamation for National Parks and Recreation Month, and members of the Belton Parks and Recreation Department were present to receive it.

4. **Recognize Manuel Zapata as a recipient of the 2023 National Recreation and Park Association's 30 under 30 award.**

Public Works Director Matt Bates recognized Recreation Coordinator Manuel Zapata on his receipt of this prestigious award.

**Consent Agenda**

Items 5-9 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. *(Audio 10:38)*

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

- A. June 27, 2023, City Council Workshop meeting.
- B. June 27, 2023, City Council meeting.

6. Consider a resolution denying Oncor's application for approval of a Distribution Cost Recovery Factor to increase distribution rates within the City.
7. Consider an allocation in the FY2024 General Fund budget of \$92,250 as a grant match for our new owner-occupied replacement homes through the Texas Home Investment Partnerships HRA Program by the Texas Department of Housing and Community Affairs (TDHCA) for participation in the HOME Program.
8. Consider authorizing the Executive Director of the Belton Economic Development Corporation to enter into an infrastructure development agreement with TH Belton Industrial QOZP I, LP, for construction of a wastewater line from Digby Drive to IH-14.
9. Consider authorizing the City Manager to take all steps necessary to support the City of Houston in their challenge of the constitutionality of pre-emption legislation, HB2127.

Councilmember Carpenter requested that Consent Agenda Item 9 be pulled for discussion.

Upon a motion by Mayor Pro Tem Holmes, and a second by Councilmember Covington, Consent Agenda Items 5-8, including the following captioned resolution, were approved upon a unanimous vote of 7-0.

#### **RESOLUTION NO. 2023-14-R**

**A RESOLUTION OF THE CITY OF BELTON, TEXAS, FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR AND UPDATE GENERATION RIDERS TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR; AUTHORIZING HIRING OF LEGAL COUNSEL; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.**

City Manager Sam Listi presented Item 9 stating that City staff feels it is very important for the City of Belton to take a stand with the City of Houston against the pre-emption bill, HB2127, that is set to go into effect on September 1, 2023.

Upon a motion by Councilmember O'Banion, and a second by Councilmember Carpenter, Consent Agenda Item 9 was approved upon a unanimous vote of 7-0.

## **FY2024 Budget**

10. **Receive a presentation on the FY2024-FY2028 Strategic Plan and invite public input at the City Council meeting on August 22, 2023.** (Audio 15:51)

City Manager Sam Listi gave a presentation on the goals and objectives of the proposed FY2024-FY2028 Strategic Plan. Mr. Listi stated the Strategic Plan will be considered for adoption at the September 12, 2023, City Council meeting in conjunction with budget adoption, and he recommended the Council receive public input at the City Council meeting on August 22, 2023.

11. **Receive a presentation on the FY2024 Proposed Annual Budget for the City of Belton.** (Audio 26:24)

Director of Finance Mike Rodgers presented an overview of the proposed FY2024 Budget. No action is required of the Council at this time. Budget adoption is scheduled for the City Council meeting on September 12, 2023, at 5:30 p.m., at the Harris Community Center.

## **Miscellaneous**

12. **Receive a presentation on Fire Department Training which occurred between June 5 and June 24, 2023.** (Audio 1:42:55)

Fire Chief Jon Fontenot presented this item. No action was required of the Council.

There being no further business, the Mayor adjourned the meeting at 7:22 p.m.

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David K. Leigh, Mayor

ATTEST:

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Amy M. Casey, City Clerk

# Staff Report – City Council Agenda Item



**Date:** July 25, 2023  
**Case No.:** H-23-05  
**Request:** Restore and Replace  
Windows and FIG  
**Applicant:** Lina Chtay  
**Address:** 100 Water Street

## **Agenda Item #4**

H-23-05 – Consider a Façade Improvement Grant to restore previously infilled windows and replace windows at the property located at 100 Water Street, located in the Downtown Belton Commercial Historic District.

## **Originating Department**

Planning Department – Tina Moore - Planner/HPO

## **Case Summary**

The applicant has submitted this request to replace existing windows and install previously infilled windows with the exact replacement size.

## **Historic District**

Downtown Belton Commercial Historic District

## **Background Information**

The property at 100 Water Street is in the Downtown Belton Commercial Historic District. The former Grand Opera is a contributing property in both the local historic district and National Registered Belton Commercial Historic District. The local district contains buildings constructed between 1870 and 1959. Nearly half of the buildings in this district are contributing historic structures.

According to the 2012 City of Belton Historic Resources Survey, this is a high-priority two-part commercial block with Romanesque Revival stylistic influence. According to the survey, this building was built in 1895 with a limestone exterior. The 2022 Historic Building Survey notes the building was remodeled in 1930 and indicates the arched window opening and fanlight over doors are decorative features. The 2022 survey also notes that the previous window openings have been infilled.

## **Summary**

The applicant recently purchased this building and plans to provide leasable retail and restaurant spaces. Exterior renovations include the following:

### **North Facing Façade – Water Street**

1. Replace four 84' x 138" windows and half-circle windows.
2. Replace eleven 50" x 70" windows.
3. Clean and seal the limestone exterior.
4. Add signage.
5. Replace the fabric awning color.

### **West Facing Façade – N. Main Street**

1. Remove limestone from four previously filled windows. Limestone to be saved for enclosing alley opening.
2. Add four 68" x 120" half-circle windows.
3. Clean and seal the limestone exterior.
4. Add signage.

### **South Facing Façade – Alley**

1. Close one "opening" with stone used from previously filled windows.
2. Replaced three previously filled openings three 50" x100" eyebrow windows and one 80' x 160" eyebrow entrance and add a rear door.

## **Secretary's Standards for Rehabilitation**

Listed below are the Secretary of the Interior's Standard for Rehabilitation that should be evaluated when considering the appropriateness of the proposed renovation:

1. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. [Staff noted changes in the property while reviewing the Sanborn maps from 1885 to 1921. This was originally several storefronts \(grocery, shoemaker, hide and wool, soda water\) constructed of frame construction. In the 1896 map, the Grand Opera House was at this location. Constructed with stone material on the first floor, the second, third, and fourth floors were brick construction. Three windows were shown on the eastern section of the building. In 1907, the Christian Church occupied this property; the western windows were removed, and the overall height of the building was reduced to two stories. Windows were added to the second floor at the southern elevation. Over the years other improvements and openings were added.](#)

[The applicant is requesting to open previously closed windows and replace the existing upper-story windows. Typically, historic windows contain wooden sills and muntins but are prone to damage from the elements and as well as time. The applicant indicates](#)

that the existing wooden frames are damaged and requests that they be removed to prevent damage from moisture. The proposed windows are double layered with a solar film between them that provides the tinted finish. The historic practice recommends clear or very slightly tinted glass to be used on the upper and storefront windows. Per our design guidelines, when window replacement is necessary, it must be done within the existing historic openings to avoid filling in or enlarging the original windows. The applicant is maintaining the configuration of the upper windows.

2. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. The applicant plans to power wash the exterior and reseal the building exterior.

Historic preservation practices encourage repairs not replacement of original windows. It is recommended to weatherize existing windows to increase energy efficiency. Non-operable windows are a detriment and are not consistent with building code safety requirements. A similar replacement would be ideal; however, the new windows will be compatible in proportion, shape, location, pattern, and size.

### **Fiscal Impact**

The total cost for the façade project is estimated at \$213,000. The applicant stated this was previously several storefronts (4 storefronts) and has requested the maximum matching grant allowed for two storefronts with three visible facades. An aerial view of the property shows a break in the roof pattern that indicates two storefronts. A maximum amount of \$40,000 is requested.

Amount: \$40,000

Budgeted: ☒ Yes ☐ No

Funding Source(s): \$90,000 was included in the TIRZ FY 2023 budget for FIG funding.

### **Recommendation**

At their meeting on July 6, 2023, the Historic Preservation Commission recommended approval of the COA and FIG subject to the following conditions:

1. The existing windows should be replaced with an in-kind match, and the wooden sills should be repaired and restored not removed.
2. Tinted windows are permitted on the western elevation (N. Main Street) but not allowed at the primary (Water Street) and secondary (alley) elevations.
3. Recommend approval of a maximum amount of \$40,000 for the FIG.

**Attachments**

HPC minutes from July 6, 2023 meeting  
Certificate of Appropriateness Application  
Location Maps  
Pictures and Sanborn Map  
FIG Budget Overlook



Minutes of the Belton  
**Historic Preservation Commission (HPC)**  
Thursday, July 6, 2023

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The Historic Preservation Commission met at 5:30 P.M. in the Wright Room, Harris Community Center. The following Commission members were present: Chair TC Lipe, Barrett Covington, and Ann West. Commission members Tammie Baggerly and Ann Carpenter were absent. The following staff members were present: Director of Planning, Bob van Til, Planner and Historic Preservation Officer (HPO) Tina Moore, Planning Administrator Melinda Brice, and Recreation Coordinator Manuel Zapata.

**1. Call To Order.**

Commission Chair TC Lipe called the meeting to order at 5:30 p.m.

**2. Public comments.** (Audio 00:43)

Commission Chair TC Lipe invited the public to speak. With no speakers, the public comment period was closed.

**3. Approve the minutes from the previous meeting.** (Audio 01:27)

Commission Member Barrett Covington made a motion to approve the minutes from the March 2, 2023, meeting. Commission Member Ann West seconded the motion. The minutes were approved with 3 ayes and 0 nays.

**4. H-23-05 Consider a Certificate of Appropriateness (COA) application and Façade Improvement Grant to restore previously infilled windows and replace windows at the property located at 100 Water Street, located in the Downtown Belton Commercial Historic District.** (Audio 2:05)

Planner and HPO Tina Moore presented the staff report.

Lina Chtay, Applicant, of 1170 Indian Pass, Salado, TX, answered questions for the commission members.

Commission Member Ann West made a motion to approve H-23-05 with the following conditions:

1. In-kind wood framing replacement or repairs are required around the windows;
2. Tinted windows are allowed only on the West side along Main Street;
3. Pressure washing or sandblasting of the limestone exterior is not permitted.
4. Recommend approval of the \$40,000 Façade Improvement Grant (FIG).

Commission Member Barrett Covington seconded the motion, which was passed with 3 ayes and 0 nays.

**5. H-23-06 Consider a Certificate of Appropriateness (COA) application to replace exterior wood siding with Hardiplank at 1027 N. Penelope Street, located in the North Central Belton Historic District.** (Audio 31:58)

Planner and HPO Tina Moore presented the staff report.

Jose Pizano, Applicant, and Joanna Pizano, Applicant's Daughter, and Interpreter, of 673 Decker Rd., Belton, TX, answered questions for the commission members.

Commission Member Barrett Covington made a motion to approve H-23-06 to allow the replacement of the wood siding with hardiplank wood at 1027 N. Penelope Street. Commission Member Ann West seconded the motion, which was passed with 3 ayes and 0 nays.

**6. Receive an update regarding administrative approvals the Historic Preservation Officer granted. (Audio 40:10)**

Planner and HPO Tina Moore provided an update of administratively approved COAs for the months of March-June 2023.

With no further business on the agenda, the meeting adjourned at 6:13 p.m.

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Chair, Historic Preservation Commission



## Certificate of Appropriateness Application

### Historic Preservation Commission

#### Applicant contact information

Name: Lina Chtay

Address: 106 N. East Street Belton, Texas 76513

Phone: 254-731-5600 Fax: \_\_\_\_\_ Email: lchtay@beltonengineers.com

Role: ☒ Owner ☐ Architect/contractor ☐ Other: \_\_\_\_\_

Property Address: 100 Water Street Belton, Texas 76513

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

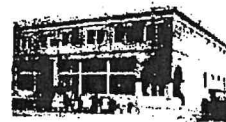
#### Description of proposed work:

Exhibit A is current facade of property. Exhibit B is a photo of the original facade. Our contractors are proposing to return the structure to its historical exterior. Currently the structure is displaying acute windows with arch detail. The change will be to remove the windows and replace with larger, open storefront windows similar to as shown in Exhibit B.

Exhibit A



Exhibit B



[Signature]  
Signature

04-19-23  
Date

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

**Planning Department**

Date \_\_\_\_\_

Recommended \_\_\_\_\_


Rejected \_\_\_\_\_

**FACADE IMPROVEMENT GRANT PROGRAM  
APPLICATION**Applicant's Name: Lina Chtay Date: 4/19/2023Business Name: Belton EngineeringContact Person: Lina ChtayMailing Address: 106 N. East Street Belton, Texas 76513Phone: 254-731-5600 Fax: \_\_\_\_\_E-mail: lchtay@beltonengineers.com**Details of Planned Improvements (attach additional paper if necessary).**  
See Exhibit A and Exhibit BRestore the facade to its historical state by replacing existing windows and elevations.**If you are using a contractor (not required), please list the names of contractors from whom you have received proposals (list in order of preference):**1. Peerless Roofing - Jeff Ling - jeff@peerlessroofing.com - 254.718.9152

2. \_\_\_\_\_

3. \_\_\_\_\_

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

Total cost of improvement project: \$ 100,000.00Amount of Grant requested: \$ 20,000.00Amount to be paid by the applicant: \$ 80,000.00Anticipated completion date: 4/19/2023  
Applicant's signature64-19-23  
Date



## FACADE IMPROVEMENT GRANT PROGRAM AGREEMENT

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I have met with the Planning Department, and I fully understand the Facade & Sign Reimbursement Grant Procedures and Details established by the Belton City Council.

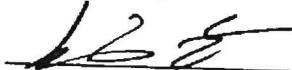
I intend to use this Grant program for the aforementioned renovation projects to forward the efforts of the downtown revitalization and historic preservation program.

I have read the Facade Grant Application Procedures and Guidelines.

I understand that, if I am awarded a Facade Improvement Incentive Grant by the City of Belton, any deviation from the approved project may result in the partial or total withdrawal of the Facade Improvement Grant. Upon completion, the facade must be maintained for a period of 3 years from the time of construction. If the facade is altered for any reason within 3 years of construction, I will be required to reimburse the City of Belton immediately for the full amount of the Facade Improvement Grant.

Belton Engineering

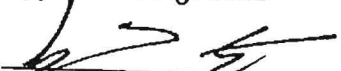
Business/Organization Name



4/19/2023

Applicant's Signature

Date



4/19/2023

Building Owner's Signature

Date

Planning Director Recommendation

Date

Mayor Approval

Date



## Certificate of Appropriateness Application Historic Preservation Commission

### Applicant contact information

Name: Lina Chtay  
Address: 106 N. East Street Belton, Texas 76513  
Phone: 254-731-5600 Fax: \_\_\_\_\_ Email: lchtay@beltonengineers.com  
Role: ☒ Owner ☐ Architect/contractor ☐ Other: \_\_\_\_\_  
Property Address: 202 S Main Street Belton, Texas 76513

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Exhibit A



Exhibit B



[Signature]  
Signature

04-19-23  
Date

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**Planning Department**

Date \_\_\_\_\_

Recommended \_\_\_\_\_

Rejected \_\_\_\_\_

## FACADE IMPROVEMENT GRANT PROGRAM APPLICATION

Applicant's Name: Lina Chtay Date: 4/19/2023Business Name: Belton EngineeringContact Person: Lina ChtayMailing Address: 106 N. East Street Belton, Texas 76513Phone: 254-731-5600 Fax: \_\_\_\_\_E-mail: lchtay@beltonengineers.com**Details of Planned Improvements (attach additional paper if necessary).**  
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2. \_\_\_\_\_
3. \_\_\_\_\_

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Applicant's signature64-19-23  
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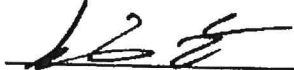
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I have read the Facade Grant Application Procedures and Guidelines.

I understand that, if I am awarded a Facade Improvement Incentive Grant by the City of Belton, any deviation from the approved project may result in the partial or total withdrawal of the Facade Improvement Grant. Upon completion, the facade must be maintained for a period of 3 years from the time of construction. If the facade is altered for any reason within 3 years of construction, I will be required to reimburse the City of Belton immediately for the full amount of the Facade Improvement Grant.

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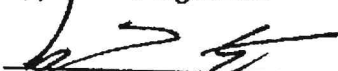
Business/Organization Name



4/19/2023

Applicant's Signature

Date



4/19/2023

Building Owner's Signature

Date

Planning Director Recommendation

Date

Mayor Approval

Date



**254-939-  
2603**



**3300**

Remove and replace windows per attached exhibits.

\$180,000

Power wash exterior of building and seal rock.

\$12,000

Remove existing signs and replace with new.

\$24,000

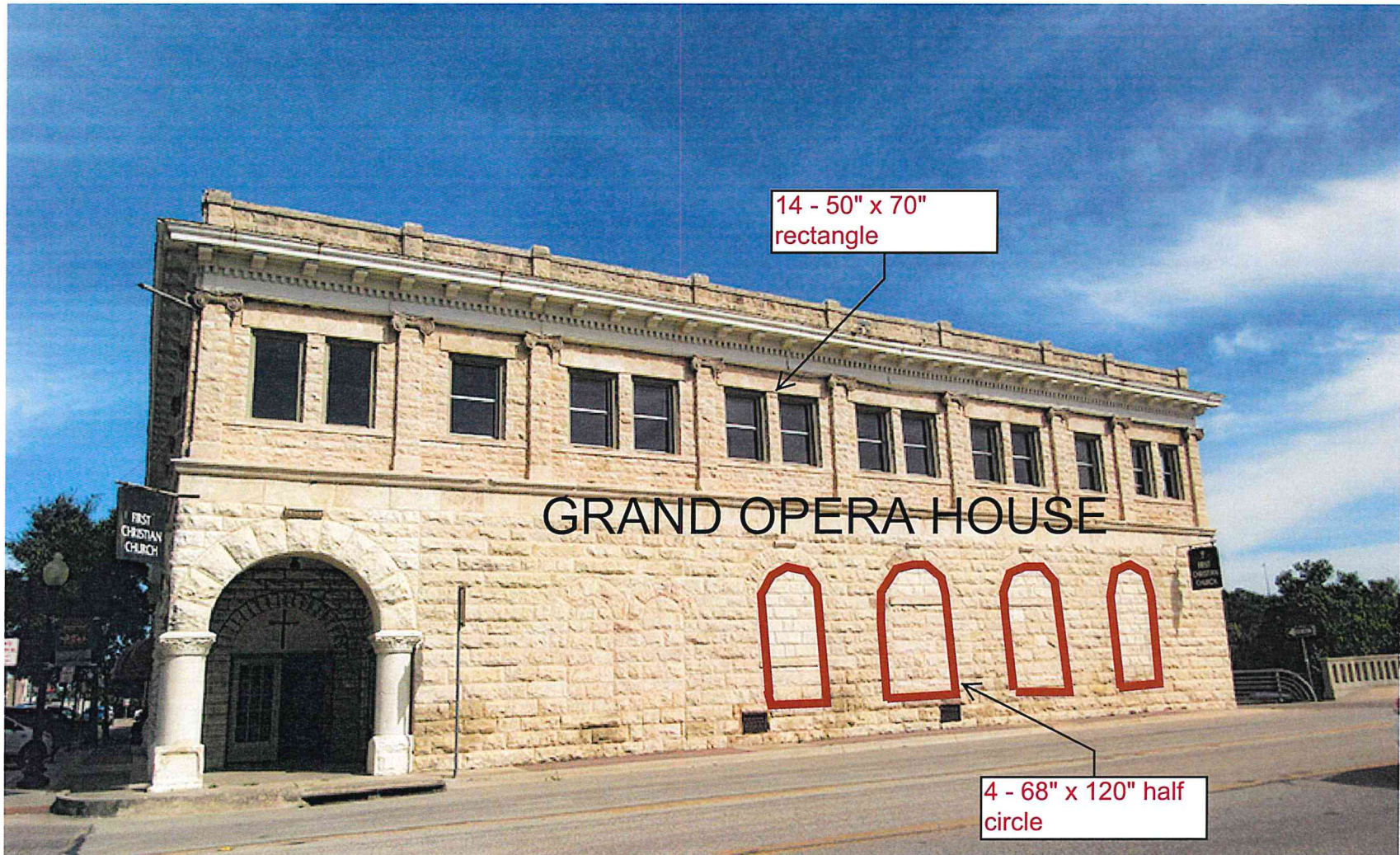
Paint, sandblasting, and miscellaneous

\$15,000

Total: 231,000





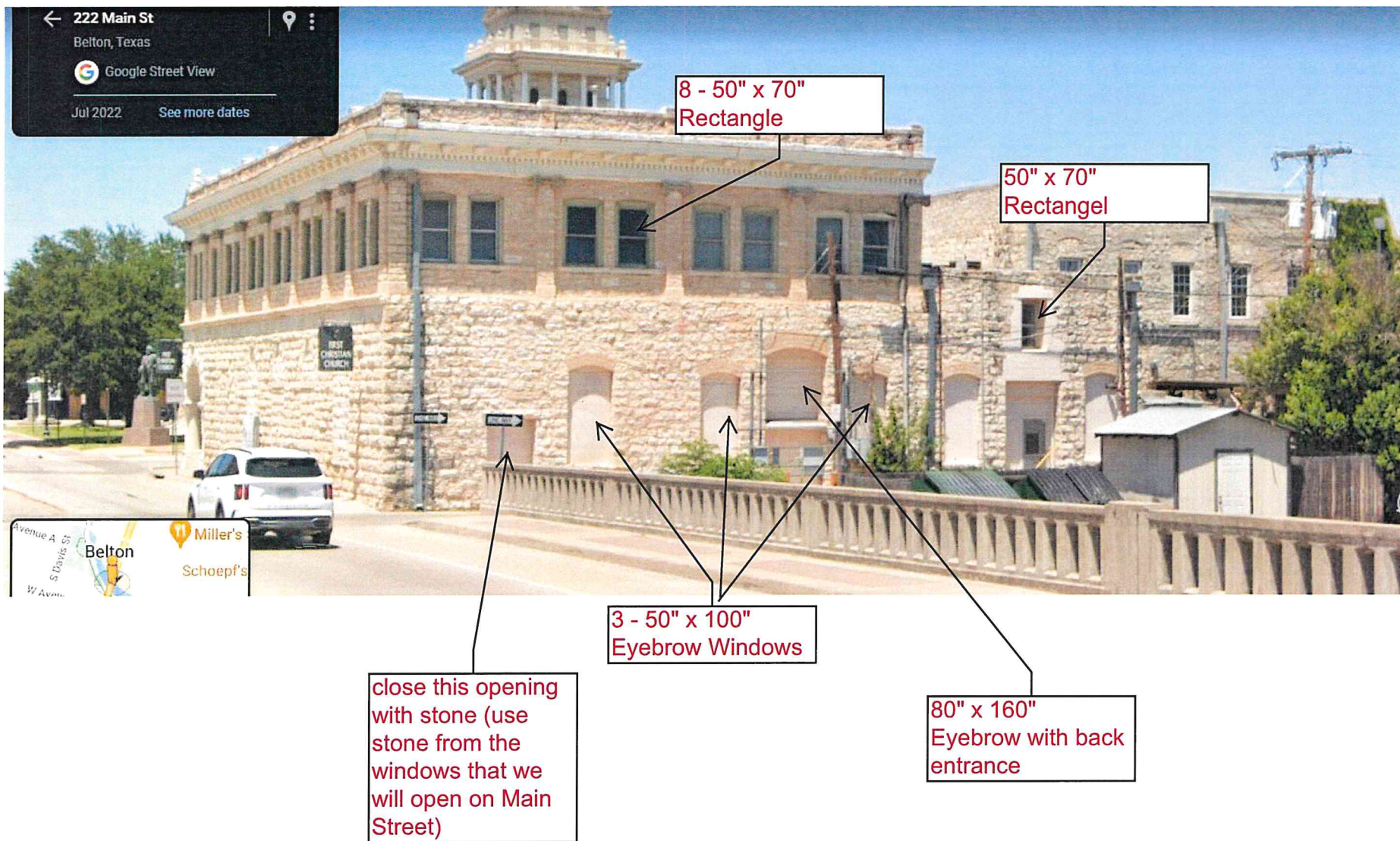


14 - 50" x 70"  
rectangle

## GRAND OPERA HOUSE

4 - 68" x 120" half  
circle









# HPC CASE # H-23-05AERIAL

**REQUEST**  
SEE CASE FILE  
**LEGAL DESCRIPTION:**

BELTON ORIGINAL, BLOCK 012, LOT 4,  
FR 1, 2, 3, (FR OF 1 & W 1/2 OF  
3 & W 1/2 OF FR OF 2)

**PROPERTY OWNER:**

LC GROUP INVESTMENTS, LLC

**ADDRESS/LOCATION:**

202 S. MAIN ST

**Legend**

H\_23\_05

☐ Tax Appraisal Parcels

Map Date: 6/26/2023

0 25 50 100 Feet

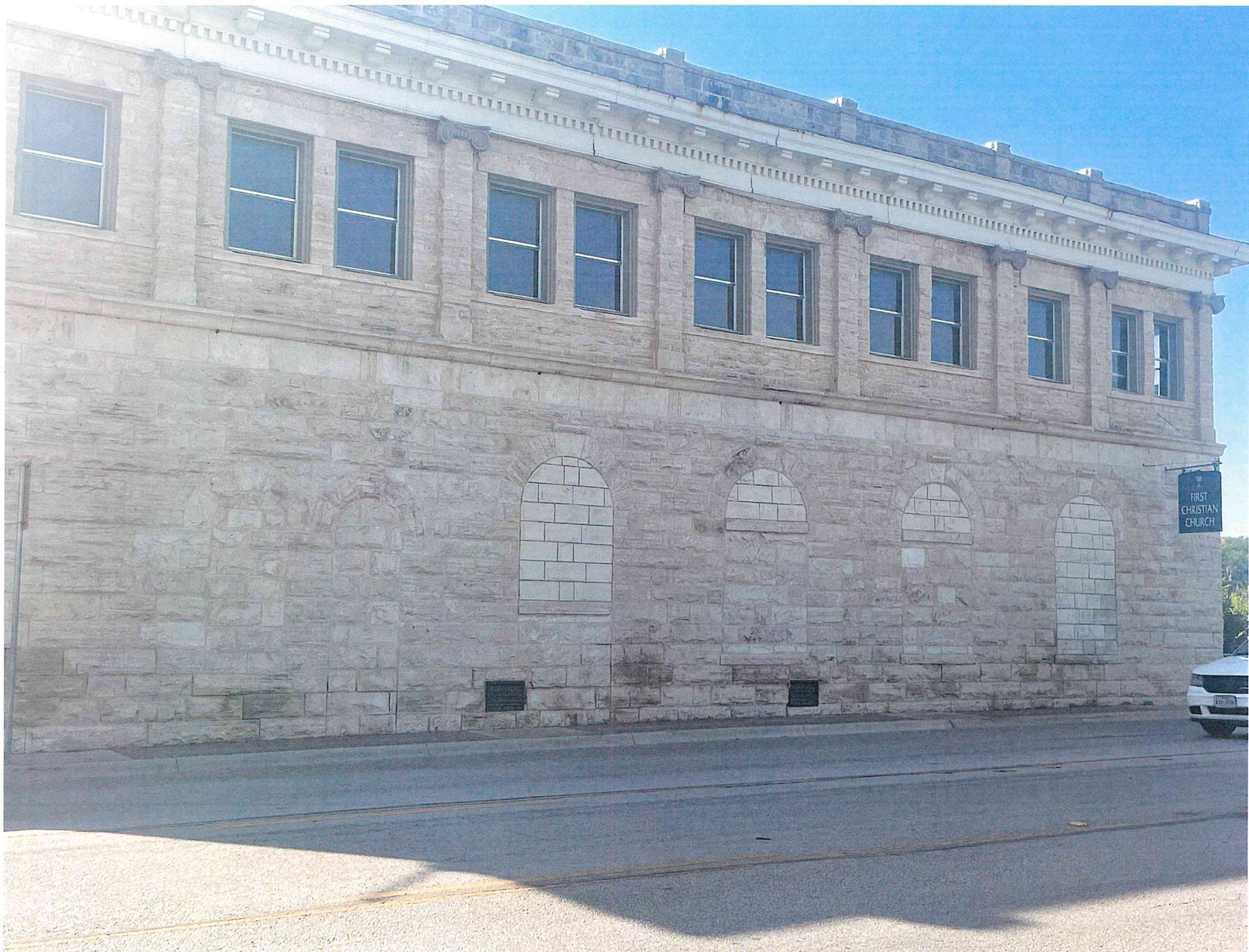


Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton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











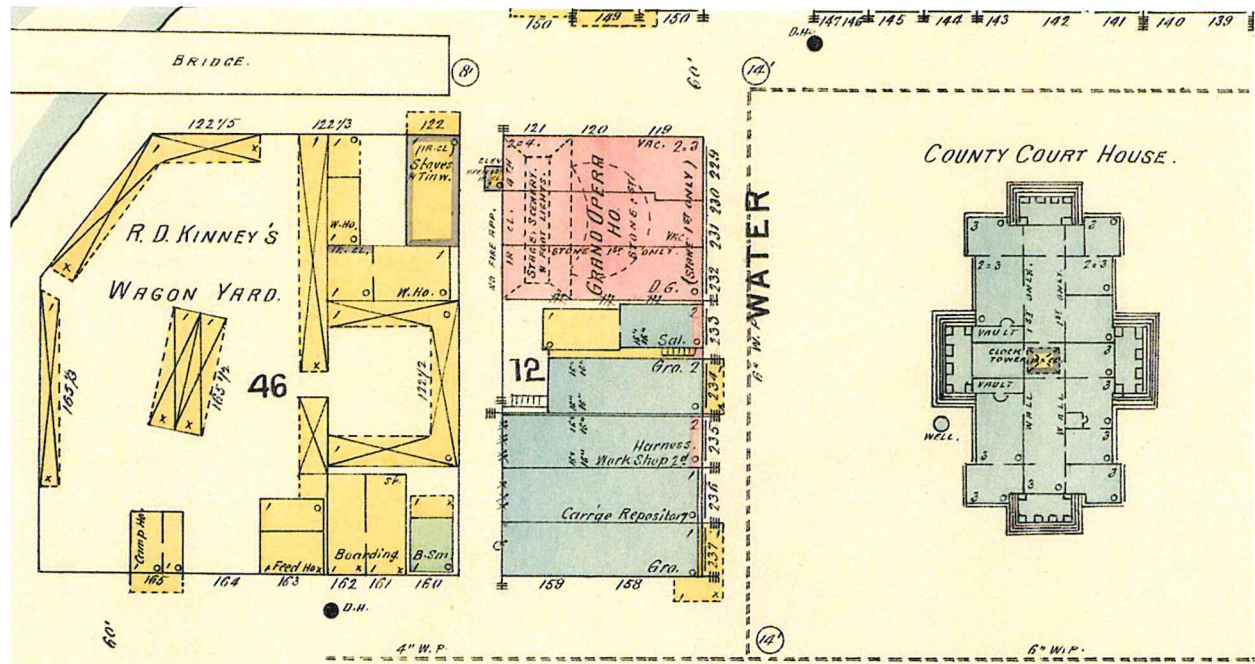




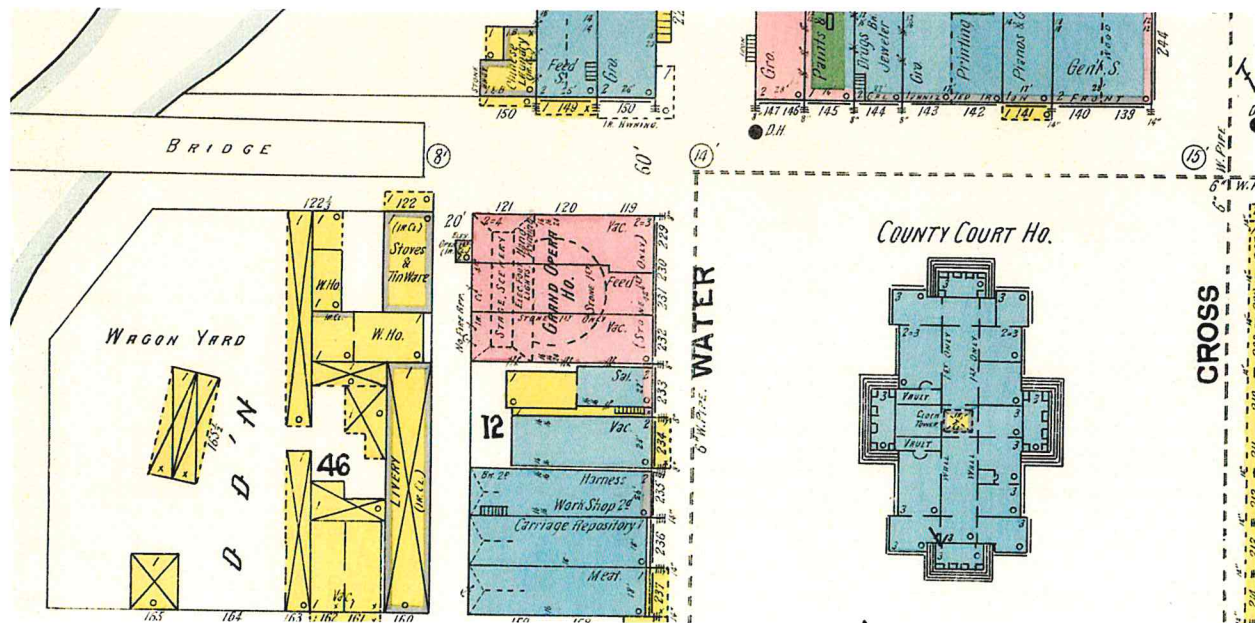




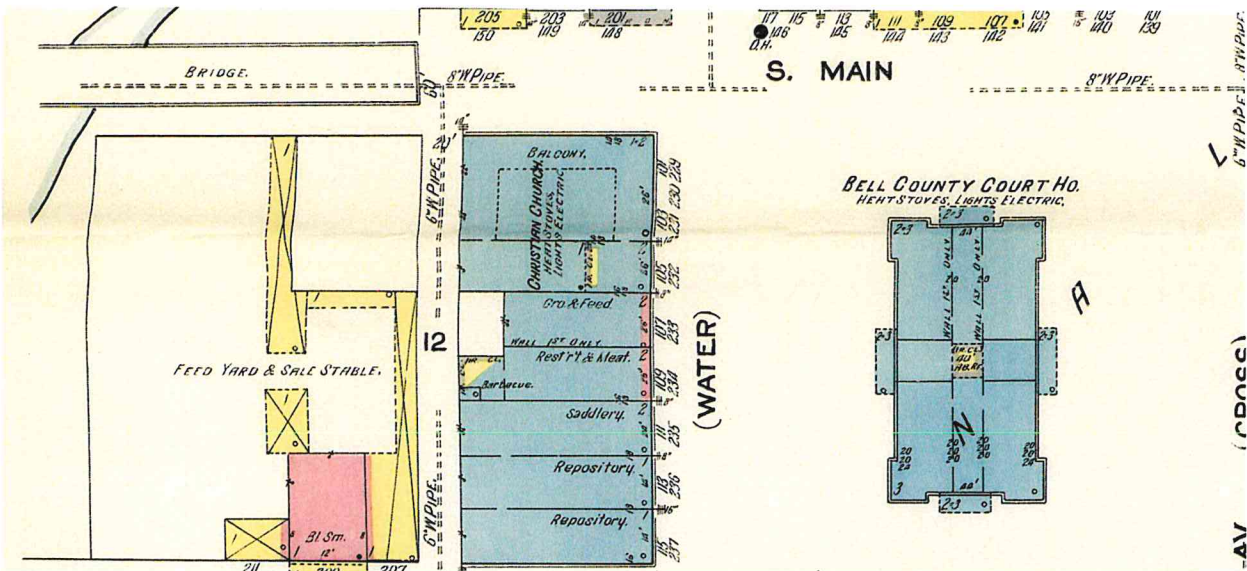
1896 Sanborn Map – Grand Opera House with a stone first floor and brick upper (2-3 stories), three windows at eastern elevation.



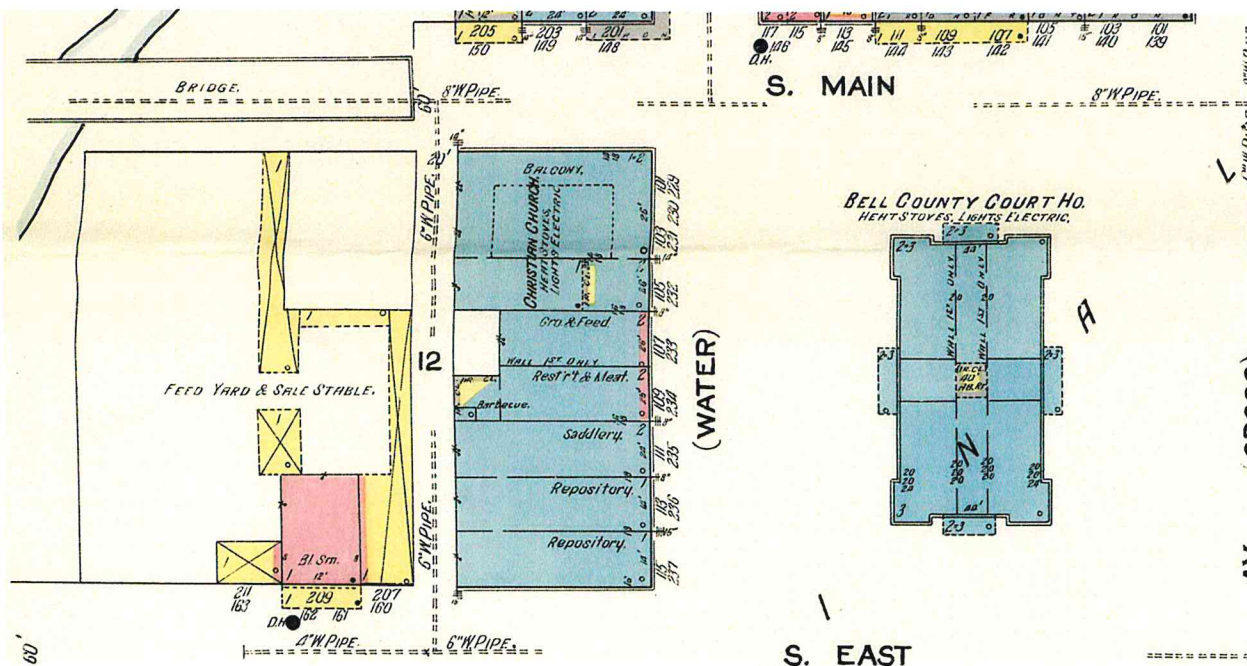
1902 Sanborn Map – Grand Opera House



1907 Sanborn Map – Christian Church with a stone two-story façade. Windows at the southern elevation.



1912 Sanborn Map - Christian Church with a stone two-story façade. Windows at the southern elevation.







# City of Belton | Historic Resources Survey, 2022

Address: 202 S MAIN ST ID #: 266  
 District: Downtown Belton Commercial Historic District Status: Contributing Parcel #: 35671  
 Latitude: 31.0555208 Longitude: -97.4624607

## Basic Inventory Information

Current Name: First Christian Church

Historic Name: N/A

Property Type: ☒ Building ☐ Structure ☐ Object ☐ Site

Year Built: 1895, 1930 Actual ☒ Estimated

Current Use: Religion

Former Use: Commerce/trade

## Style, Plan, # Stories

Style Influence(s): Romanesque Revival

Plan: 2-part commercial

# of stories: 2

## Roof

### Primary Form:

☐ A-frame ☐ Conical ☐ Gable, clipped ☐ Gable, side ☐ Mansard ☐ With parapet  
☐ Barrel ☐ Double-pitch-hip ☐ Gable, crossed ☐ Gable-on-hip ☐ Pyramidal ☐ Unknown/not visible  
☐ Butterfly ☒ Flat ☐ Gable, front ☐ Gambrel ☐ Sawtooth ☐ Other:  
☐ Complex ☐ Gable ☐ Gable, prow ☐ Hipped ☐ Shed ☐ Flag

### Materials:

☐ Composition shingles ☒ Rolled asphalt ☐ Composition tile ☐ Wood shake/shingles ☐ Other:  
☐ Metal ☐ Clay tile ☐ Slate tile ☐ Unknown/not visible ☐ Flag

## Chimney(s)

Number: 0

Type: ☐ Interior ☐ Exterior ☐ Brick ☐ Stone ☐ Stucco ☐ Other:



## Wall Material(s)

<input checked="" type="checkbox"/> Aluminum/vinyl/composite siding	<input type="checkbox"/> Glass block	<input checked="" type="checkbox"/> Stone	<input type="checkbox"/> Wood - vertical boards
<input type="checkbox"/> Asbestos	<input type="checkbox"/> Glass skin	<input type="checkbox"/> Stucco	<input type="checkbox"/> Wood - board and batten
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Glazed brick/tile/block	<input type="checkbox"/> Terra cotta	<input type="checkbox"/> Wood - plywood
<input type="checkbox"/> Brick	<input type="checkbox"/> Hollow tile block	<input type="checkbox"/> Wood shingles	<input type="checkbox"/> Unknown/not visible
<input type="checkbox"/> Concrete	<input type="checkbox"/> Log	<input type="checkbox"/> Wood siding	<input type="checkbox"/> Other:
<input type="checkbox"/> Concrete/cinder block	<input type="checkbox"/> Metal	<input type="checkbox"/> Wood siding panels	
<input type="checkbox"/> Enameled steel	<input type="checkbox"/> PermaStone	<input type="checkbox"/> Wood - horizontal boards	

## Primary Porch

**Type:** ☒ Integrated ☐ Set within ell ☐ Partial-width ☒ Stoop ☐ None ☐ Other:  
☐ Projecting ☐ Full-width ☐ Commercial storefront ☐ Wrap-around ☐ Unknown/Not visible

**Support:** ☒ Arch(es) ☒ Classical column(s) ☐ Suspension rods ☐ With piers or pedestals  
☐ Box column(s) ☐ Fabricated metal ☐ Tapered box support(s) ☐ None  
☐ Brackets ☐ Masonry pier ☐ Wood post(s)-plain ☐ Unknown/not visible  
☐ Cantilevered ☐ Suspension cables ☐ Wood posts-turned ☐ Other:

## Primary Door

**Type:** ☒ Double ☐ French ☐ Single ☐ Sliding ☐ None ☐ Unknown/not visible ☐ Other:

**Material:** ☒ Wood ☐ Metal/fiberglass/composite ☐ Unknown/not visible ☐ Other:

**Features:** ☐ Decorative surround ☐ Paneled ☐ Sidelights ☐ Transom ☐ Other:  
☒ Glazed ☐ Pediment ☐ Slab ☐ Unknown/not visible

## Windows

## Window Type 1

**Type:** ☐ Awning/Hopper ☐ Double-/Single-hung ☐ Louver ☐ Sliding ☐ Not discernable ☐ Other:  
☐ Casement ☒ Fixed ☐ Pivot ☐ None ☐ Not visible

**Material:** ☐ Metal ☐ Vinyl/Fiberglass ☒ Wood ☐ Not discernable ☐ Other: **Lites:** Single

**Arrangement:** ☐ Bay ☐ Grouped ☐ Paired ☐ Ribbon ☒ Single ☐ W/ transom ☐ Other:

## Window Type 2

**Type:** ☐ Awning/Hopper ☐ Double-/Single-hung ☐ Louver ☐ Sliding ☐ Not discernable ☐ Other:  
☐ Casement ☒ Fixed ☐ Pivot ☐ None ☐ Not visible

**Material:** ☐ Metal ☐ Vinyl/Fiberglass ☒ Wood ☐ Not discernable ☐ Other: **Lites:** Single

**Arrangement:** ☐ Bay ☐ Grouped ☒ Paired ☐ Ribbon ☐ Single ☐ W/ transom ☐ Other:

## Window Type 3

**Type:** ☐ Awning/Hopper ☐ Double-/Single-hung ☐ Louver ☐ Sliding ☐ Not discernable ☐ Other:  
☐ Casement ☒ Fixed ☐ Pivot ☐ None ☐ Not visible

**Material:** ☐ Metal ☐ Vinyl/Fiberglass ☒ Wood ☐ Not discernable ☐ Other: **Lites:** Single

**Arrangement:** ☐ Bay ☐ Grouped ☐ Paired ☐ Ribbon ☒ Single ☐ W/ transom ☐ Other:

## Additional Window Information

## Architectural and Decorative Features

**Architectural:** Arched window opening(s); Fanlight over door

**Decorative:** Cornice; Stained glass window(s); Decorative window surround(s); Pilasters; Dentils; Columns

## Major Alterations

Door/entrance added; Awning(s) added; Window opening(s) infilled; Signage removed

## Ancillary Buildings

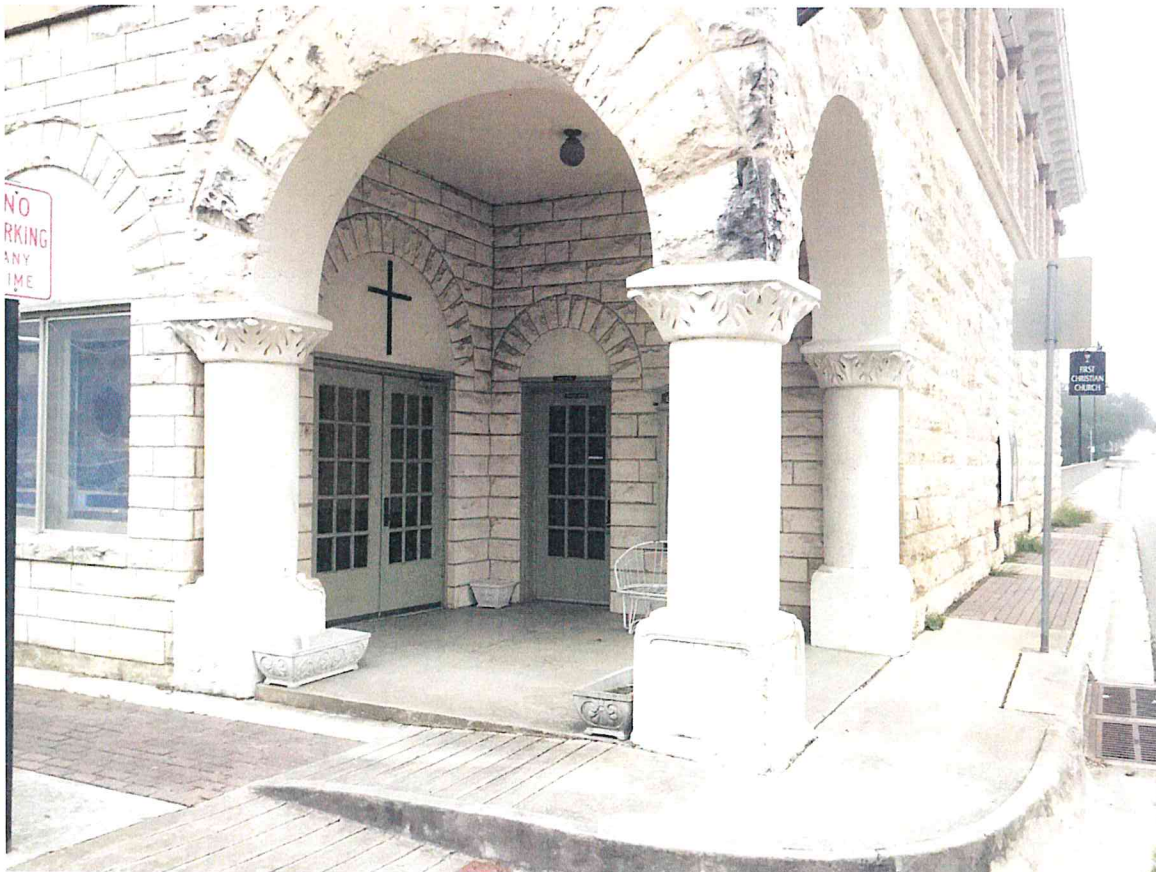
Garage: 0 Carport: 0  
 Shed: 0 Other: 0

## Notes

Sanborn Fire Insurance Maps of Belton, Texas, from 1896, 1902, and 1912 label this building as a restaurant. Listed in the NRHP as part of the Belton Commercial Historic District.













## Façade Improvement Grant

### FY 22-23

#### Budget

**\$ 120,000**

	<i><b>Applicant</b></i>	<i><b>Date Approved</b></i>	<i><b>Location</b></i>	<i><b>Status of project</b></i>	<i><b>Amount</b></i>
Refunded - March 15, 2023	CRW/Dean Wrinkler	September 14, 2021	207 E. Central Avenue	Complete	\$ 20,000.00
Refunded - May 10, 2023	Dominica Garza	January 25, 2022	122 N Pearl St.	Complete	\$ 9,775.00
			subtotal		\$ 29,775.00

#### Budget Remaining

**\$ 90,225.00**

<b>Pending Projects</b>	Daybreak Construction	March 14, 2023	203 N. East Street	Complete	\$ 10,000.00
	Daybreak Construction	March 14, 2023	201 N. East Street	Complete	\$ 20,000.00
	J.A.I. L. Ministries	March 14, 2023	211 E. Central Ave	In progress	\$ 5,175.00
			Subtotal		\$ 35,175.00

**\$ 35,175.00**

#### FY 22/23 Balance

**\$ 55,050.00**

### FY 23/24 Budget

**\$ 150,000**

<b>Pending Projects</b>	Arusha Coffee Company	October 27, 2020	126 N. East Street	In progress	\$ 11,502.37
	Jo Mapel	April 13, 2021	108 W. Central Ave	In progress	\$ 20,000.00
	Lina Chtay	Pending consideration	100 Water Street	Pending	\$ 40,000.00
			Subtotal		\$ 71,502.37

#### FY 23/24 Balance

**\$ 78,497.63**



# Staff Report – City Council Agenda Item

## Agenda Item #6

Conduct a Public Hearing and consider an ordinance annexing approximately 5.78 acres, located on Taylors Valley Road, generally located east of Hubbard Lane and west of the Leon River.

### Originating Department

Planning – Bob van Til, AICP, Planning Director

### Purpose

The purpose of this item is to conduct a public hearing and consider an ordinance annexing a parcel of land described as:

- A 5.78-acre tract located in the O.T. Tyler Survey, Abstract 20, Taylors Valley Road, Bell County, Texas (Property ID# 479259, B/CS Leasing LLC, Property Owner).

### Background Information

Todd Scott's development company, KDAVEO, LLC/Cross Plains Development/Riley Scott Development, presented a concept plan to the City last year for a 42.28-acre tract of land north of Taylors Valley Road and south of the Leon River (see attached #1). This concept plan includes residential, office warehouse, a batch plant, and provides an easement for an alternative future regional Belton-Temple Georgetown Railroad trail. The property includes a portion of land that is in the City of Temple's ETJ. This is the 5.78-acre area subject to the annexation (see attachment #2).

Mr. Scott indicated that a company which operates batch plants is interested in purchasing the property located on eastern boundary of the 42.28-acre tract. To facilitate the development, and its associated infrastructure, the BEDC entered into an agreement with the property owner. However, the BEDC cannot offer incentives to a project on land that is located outside the city limits of Belton.

This is a voluntary annexation request. The property was in the Temple ETJ. The property owner requested that the property be released by Temple so that it could become part of Belton's ETJ and annexed into the City of Belton. The City of Temple began the process to release the ETJ on June 15, 2023. The release of the ETJ was completed on July 6, 2023. On June 27, 2023, the City Council approved Resolution 2023-13 calling a public hearing for July 25, 2023, for the annexation of this property.

### **Zoning of the Annexed Property**

The property will be zoned Agricultural automatically upon annexation. To accommodate the proposed development, the property owner requested that the newly annexed property be rezoned to Heavy Industrial. The Planning and Zoning Commission recommended approval of the rezoning during their meeting on July 18, 2023, subject to the completion of the annexation.

The rezoning request is also scheduled for this City Council meeting, following the action to annex.

Mr. Scott is also currently in the process of platting the property to facilitate the proposed improvements. Those items are also on the July 25, 2023, Council agenda.

### **Recommendation**

Conduct the public hearing and approve the ordinance annexing approximately 5.78 acres located on Taylors Valley Road.

### **Attachments**

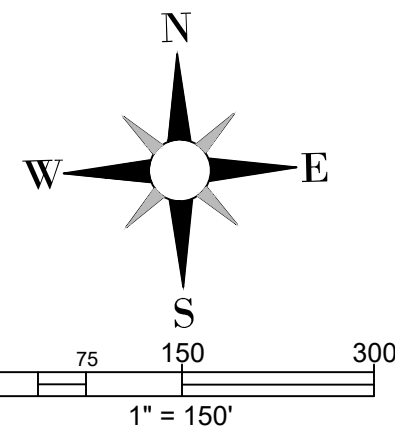
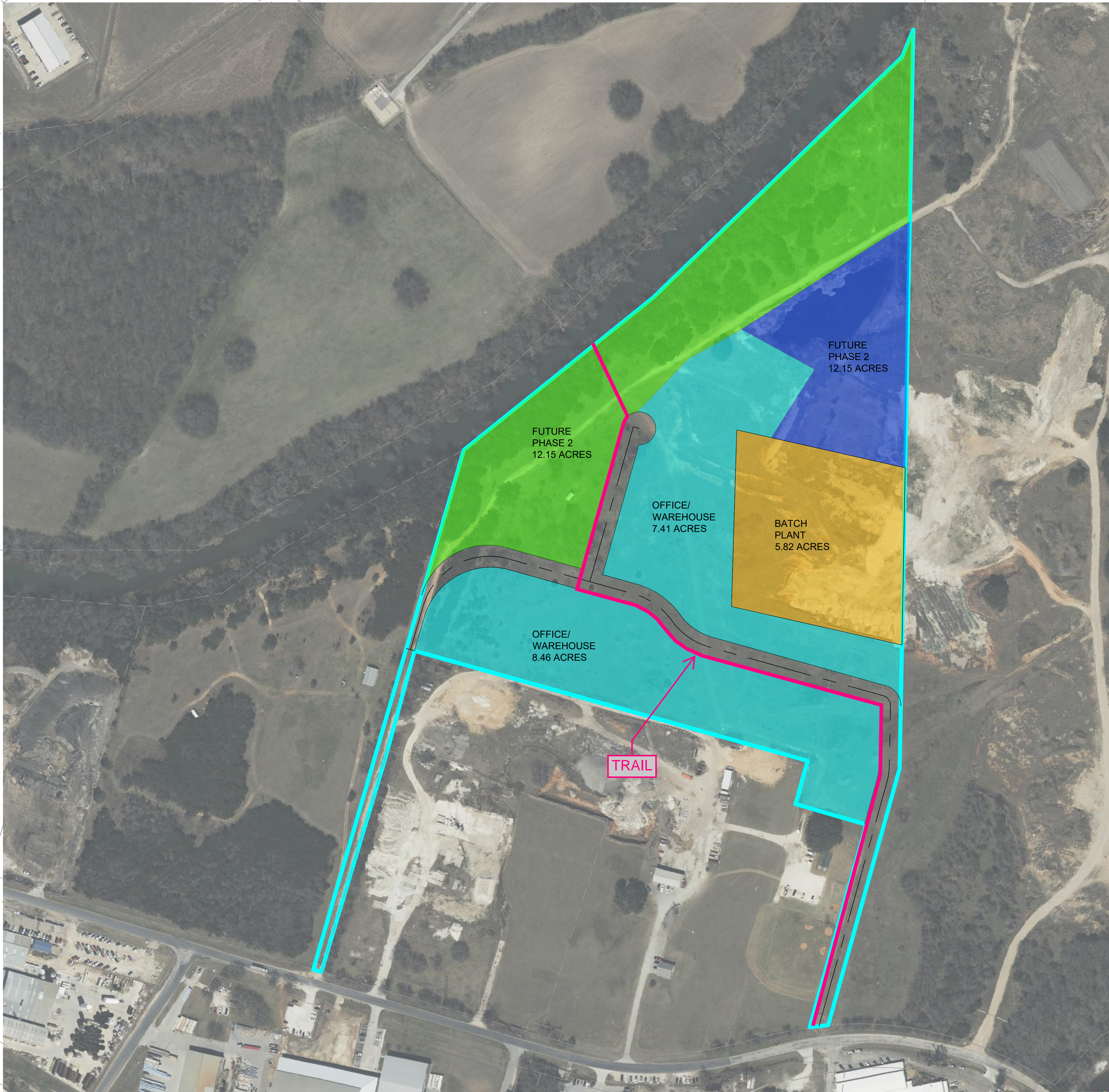
Taylors Valley Concept Plan

Map of the tract of land subject to annexation

Request for annexation (email)

Ordinance approving the voluntary annexation, including the legal description of the property and the Service Plan.






1	ORIGINAL RELEASE	05/06/2020
REV.	DESCRIPTION	DATE



TAYLOR'S VALLEY  
ROAD

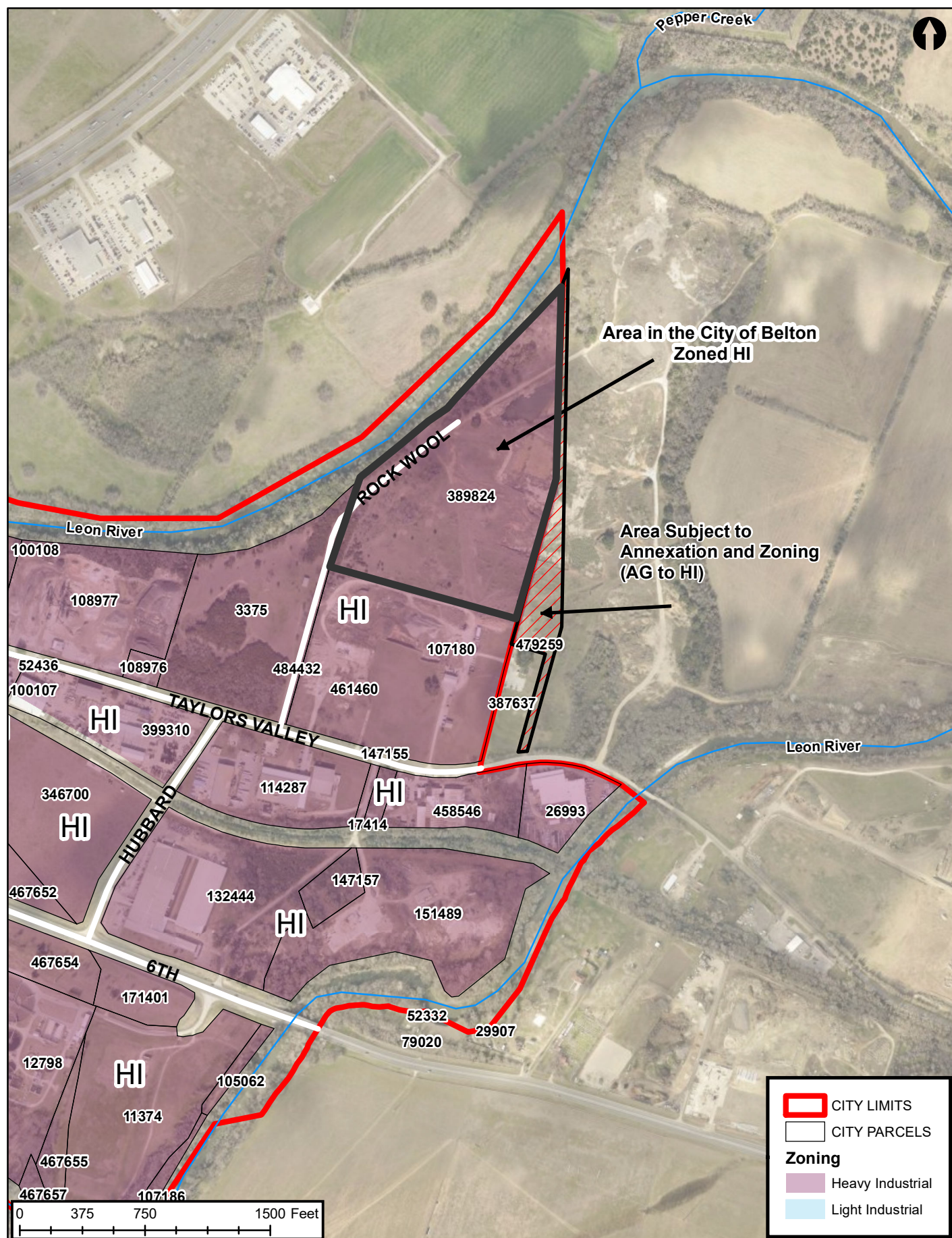
CONCEPT MAP

SIGNATURE	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF XXXXXX, P.E. XXXXX ON 00/00/0000. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	PM	TWF
	DESIGN	TWF
	DRAFTED	TWF
	CHECKED	TWF
	PROJECT #	01-001-001
DRAWING #		5



## Attachment 2: Taylors Valley Development Annexation



## Bob Van Til

---

**From:** Mike Price <mikep@texcrete.net>  
**Sent:** Tuesday, June 20, 2023 2:13 PM  
**To:** Bob Van Til; todd scott; Tina Moore  
**Subject:** RE: Annexation Request

### This Message Is From an External Sender

This message is from an EXTERNAL email source. DO NOT open attachments or click links from unknown senders or unexpected email. Contact Belton IT support for assistance if necessary.

[Report Suspicious](#)

Please use this email as notification that we at Texcrete and BCS Leasing voluntarily wish to annex our property on Taylors Valley road into the city of Belton following the terms laid out in the original agreement.

Thanks,

Mike Price  
TexCrete Ready Mix  
General Manager  
979-255-2053 (M)



**From:** Bob Van Til <BVanTil@BeltonTexas.Gov>  
**Sent:** Tuesday, June 20, 2023 2:01 PM  
**To:** todd scott <todd@rileyscotthomes.com>; Mike Price <mikep@texcrete.net>; Tina Moore <TMoore@BeltonTexas.Gov>  
**Subject:** RE: Annexation Request

Hi, Todd. Is it possible to get that short email today?

Thanks,  
Bob van Til, AICP  
Director of Planning  
City of Belton, Texas  
254-933-5816





**ORDINANCE NO. 2023-22**

**AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF BELTON, BELL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.**

**WHEREAS**, §43.003 of the Texas Local Government Code authorizes the City of Belton, Texas, an incorporated city, to annex territory.

**WHEREAS**, the procedures prescribed by the Texas Local Government Code and the Charter of the City of Belton, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

Property described as a 5.78-acre tract of property located in the O.T. Tyler Survey, Abstract 20, Taylors Valley Road, Bell County, Texas (Property ID# - 479259, B/CS Leasing LLC, Property Owner). (See Exhibit A)

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

1. That the heretofore described property is hereby annexed to the City of Belton, Bell County, Texas, and that the boundary limits of the City of Belton be and the same are hereby extended to include the above described territory within the city limits of the City of Belton, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Belton and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.
2. A service plan or agreement for the area is hereby adopted and attached as Exhibit B.

The City Clerk is hereby directed to file with the County Clerk of Bell, Texas, a certified copy of this ordinance.

**PASSED** by an affirmative vote of all members of the City Council, this the 25<sup>th</sup> day of July, 2023.

APPROVED:

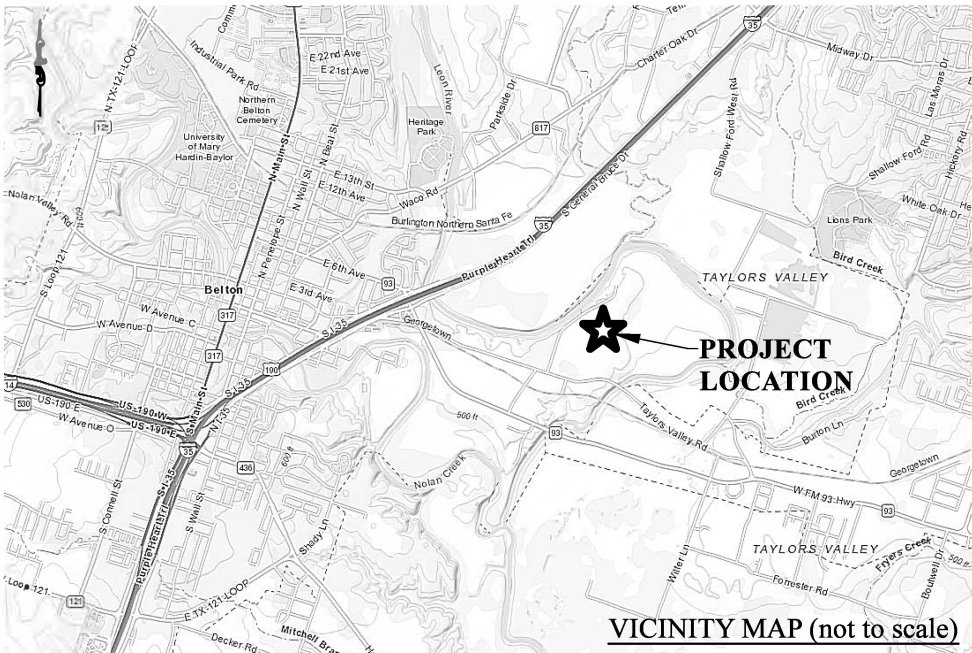
\_\_\_\_\_  
David K. Leigh, Mayor

ATTEST:

\_\_\_\_\_  
Amy M. Casey, City Clerk

EXHIBIT "A"

BEING 5.78 ACRES OF LAND OUT OF THE ORVILLE T. TYLER SURVEY, ABSTRACT NO. 20, BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.781 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JONATHAN HUNTER, RECORDED IN DOCUMENT NO. 2017-052282, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS.



SURVEYOR'S NOTES:

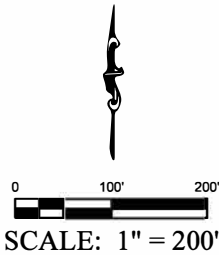
- The bearings and distances recited hereon are grid values derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) = 0.9998618.
- A portion of this tract is shown to be within Zone "AE" (Special Flood Hazard Area), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0345E, effective date of 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
- Field Notes accompany this exhibit.

LEGEND:

- P.O.B. = POINT OF BEGINNING
- = CAPPED IRON ROD FOUND (unless otherwise noted)
- = 1/2" IRON ROD WITH CAP SET
- OHE — = OVERHEAD ELECTRIC

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1104.18'	53.95'	53.95'	S 83°29'22" W	2°47'59"



SURVEYOR'S CERTIFICATE

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

*Luther E. Frobish* 04/17/2023  
Luther E. Frobish  
Registered Professional Land Surveyor  
State of Texas No. 6200





**FIELD NOTES**  
**5.78 ACRES**  
**BELL COUNTY, TEXAS**

**BEING** 5.78 acres of land out of the Orville T. Tyler Survey, Abstract No. 20, Bell County, Texas, and being all of a called 5.781 acre tract of land described in a deed to JONATHAN HUNTER, recorded in Document No. 2017-052282, Real Property Records in Bell County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½ inch iron rod found in the north right-of-way line of Taylor Valley Road, for the southeast corner of said 5.781 acre tract and being at the southwest corner of a called 264.432 acre tract of land described in a deed to KILLEEN ONION CREEK, LP, recorded in Document No. 2018-020116, of said Property Records;

**THENCE** with the north right-of-way line of said Taylor Valley Road and with the most southerly boundary line of said 5.781 acre tract, being a curve to the left, having a radius of 1104.18 feet, an arc length of 53.95 feet, and a long chord bearing S 83°29'22" W, 53.95 feet, to a ½ inch iron rod with cap set for the southwest corner of said 5.781 acre tract and for the southeast corner of a called 3.26 acre tract of land described in a deed to RT SCHNEIDER CONSTRUCTION CO., LTD, recorded in Volume 6247, Page 751, Official Public Records of Bell County, Texas;

**THENCE** with the common boundary lines of said 5.781 acre tract and of said 3.26 acre tract, for the following calls:

1. N 15°33'26" E, 609.93 feet (*deed N 15°33'26" E, 609.94'*), to a capped iron rod found;
2. N 73°52'41" W, 212.93 feet, to a capped iron rod found for the northwest corner of said 3.26 acre tract and being in the east boundary line of a called 15.937 acre tract of land described in a deed to RUSSELL SCHNEIDER et ux. JOY SCHNEIDER, recorded in Volume 3673, Page 527, said Public Records, and being in the dividing line of Belton City Limits to the west and Temple E.T.J. to the east;

**THENCE** N 15°32'58" E, 130.34 feet, with the said dividing line of said Belton City Limits and Temple E.T.J., same being the east boundary line of said 15.937 acre tract and the northerly west boundary line of said 5.781 acre tract, to a ½ inch iron rod found for the southeast corner of a called 36.501 acre tract of land described in a deed to JONATHAN HUNTER, recorded in Document No. 2016-028924, said Property Records, for the northeast corner of said 15.937 acre tract;

**THENCE** continuing with the said dividing line of Belton City Limits and Temple E.T.J., same being the west boundary line of said 5.781 acre tract and with the east boundary line of said 36.501 acre tract, for the following calls:

1. N 15°30'32" E, 905.31 feet, to a capped iron rod found;
2. N 01°33'57" E, 1168.84 feet, to a capped iron rod found in the southeast bank of the Leon River, for the north corner of said 36.501 acre tract and for the northwest corner of said 5.781 acre tract;

**THENCE** N 22°24'33" E, 84.40 feet (*deed N 22°18'38" E, 84.70'*), continuing with the said dividing line of Belton City Limits and Temple E.T.J., along the southeast bank of said Leon River and with the most northerly west boundary line of said 5.781 acre tract, to a capped iron rod found for the north corner of said 5.781 acre tract and being at the northwest corner of said 264.432 acre tract;

**THENCE** departing the said dividing line of Belton City Limits and Temple E.T.J., with the east boundary line of said 5.781 acre tract and along the west boundary line of said 264.432 acre tract, for the following calls:

1. S 01°03'17" W, 2141.27 feet, to a capped iron rod found;
2. S 15°33'26" W, 772.32 feet, to the **POINT OF BEGINNING** and containing **5.78 acres** of land.

**NOTES:**

*The bearings and distances recited herein are grid values derived from GPS observations based on the NAD 1983 (2011 datum) State Plane Coordinate System, Texas Central Zone (4203). CCF = 0.9998618.*

Luther E. Frobish      04/17/2023  
Luther E. Frobish  
Registered Professional Land Surveyor  
State of Texas No. 6200





## EXHIBIT B

# City of Belton

– Founded 1850 –

July 25, 2023

City of Belton Municipal Service Plan for the Annexation of the following parcels of property:

Property described as a 5.78-acre tract of property located in the O.T. Tyler Survey, Abstract 20, Taylors Valley Road, Bell County, Texas (Property ID# - 479259, B/CS Leasing LLC, Property Owner).

In accordance with State law, the City is required to provide all areas subject to annexation with a Service Plan. The City will provide the following services, beginning immediately upon the effective date of the annexation. All the services will be provided at a service level that is equal or superior to the level of services in the area prior to the annexation.

**Police Protection.** Police protection personnel and equipment from the Belton Police Department shall be provided to the areas immediately upon the effective date of the annexation of the areas. Response to calls for police services, crime prevention programs and all other police services will be provided at the same level as provided to other areas of the City. Police enforcement and protection services shall be provided at the request of residents/property owners in the area.

**Animal Control.** The City shall provide animal control services immediately upon the effective date of the annexation of the area. These services encompass regular patrol by the animal control officer and response to animal nuisance problems from residents in the area.

**Fire and Emergency Medical Service (EMS) Protection.** Upon annexation, the City will provide fire and EMS response at the level provided inside the Belton city limits. The service level will be equal to or better than the current level, with the limitations of water available. Code Enforcement. The City shall provide code enforcement services immediately upon annexation to include response to complaints of weedy lot violations, junked vehicles, sign violations, and other similar general city code violations.

**Fire Prevention.** All of the services performed by the City's Fire Marshal shall be provided immediately upon the effective date of the annexation of the areas.

**Planning, Zoning and Development Review.** The area will automatically be zoned Agricultural on the effective date of annexation. In conjunction with review of Comprehensive Plan, a land use plan will be developed and permanent zoning established under the process specified by the City's Zoning Ordinance. In the interim, the Planning & Zoning Commission and the City Council will consider zoning and rezoning tracts of the property in response to landowner requests. Subdivision plat review will occur in the City and in Belton's extraterritorial jurisdiction in order to ensure orderly development of land, reduce flood potential, achieve

efficient operation of public facilities and services, and provide accurate description and addressing of property.

**Code Compliance.** Immediately upon the annexation becoming effective, building inspection activities will be available. The Building Official shall provide consultation with the project developers, independent contractors and homeowners for building code requirements, plan review for structures in the area, and on-site inspection services as needed, to include evaluation of hazardous and dilapidated buildings.

**Library.** Residents within the newly annexed areas shall be provided all services available at Belton's Lena Armstrong Public Library.

**Parks and Recreation.** All City of Belton public parks, facilities, and resources shall be available to residents of the annexed area.

**Streets and Drainage.** Existing dedicated public streets and drainage structures and courses maintained by Bell County will be maintained by the City of Belton at their current or better level of improvement with like topography, land use, and density as those found within the City. Private streets are not maintained by the City. Roadways maintained by the Texas Department of Transportation (TxDOT) will continue to be maintained by TxDOT. Maintenance of streets and rights-of-way shall be as follows:

- (1) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.
- (2) Routine maintenance and right-of-way mowing as presently performed within City.
- (3) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies.
- (4) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards.
- (5) Installation and maintenance of street lighting in accordance with established policies of the City.
- (6) The City will enforce drainage requirements in the Subdivision Ordinance and related standards.
- (7) Private streets will remain the responsibility of record owners or the homeowners association and as such be maintained by the responsible party.

**Sanitation and Recycling.** Sanitation and recycling service will be immediately available to residential customers in accordance with existing City ordinances. Residents in the newly annexed area may select to continue service with their current service provider for up to two years, or switch to the City's service, currently provided by contract with Waste Management, Inc. After the second anniversary of the annexation date, the City will provide the service at City rates. Residents will be contacted with information regarding how to obtain sanitation and recycling service, and efforts will be made to coordinate any transition of service. Sanitation service will be immediately available to non-residential customers through any of the commercial services franchised by the City. Non-residential customers are responsible for obtaining commercial service.

**Brush Collection Services.** Brush collection services shall be provided to residents in the same manner and at the same rate as provided for other residents within the City of Belton.



**Water Service/Distribution.** The area proposed for annexation is located within Certificate of Convenience and Necessity of the City of Belton. Water service will be subject to regulation by the City of Belton as it relates to development standards and design requirements, including the City's subdivision regulations, in effect at the time of installation. The developer or property owner is responsible for funding extension and connection to the municipal system in accordance with the City's subdivision regulations and extension policies.

**Wastewater Service/Collection.** Wastewater services are available for extension to the area proposed for annexation in the same manner as they are available in the other locations within the City of Belton, in accordance with the City's wastewater extension policies. The developer or property owner is responsible for funding extension and connection to the municipal system in accordance with the City's subdivision regulations and extension policies.

**Environmental Health.** Immediately upon the effective date of the annexation, the City's environmental health ordinances and regulations shall be applicable to the annexed areas. All health-related matters are handled for the City by the Bell County Health District.

**Services, Funding and City Policies.** All services which require expenditure of public funds are subject to annual appropriations by the City Council. Copies of City policies are available in the City Clerk's office upon request.



## Staff Report – City Council Agenda Item

**Date:** July 25, 2023  
**Case No.:** Z-23-14  
**Request:** Agricultural to HI  
**Applicant/Owner:** Republic Engineering & Development Services/B/CS Leasing LLC.

### **Agenda Item #7**

Z-23-14 – Hold a public hearing and consider a zoning change from Agricultural (A) to Heavy Industrial (HI) on an approximately 5.78 acres tract of property on Taylors Valley Road, located in the O.T. Tyler Survey, Abstract 20, on the north side of Taylors Valley Road, east of Hubbard Lane and west of the Leon River.

### **Originating Department**

Planning Department – Tina Moore, Planner

**Current Zoning:** Agricultural District (A)

**Current Use(s):** Vacant Property

**Proposed Zoning:** Heavy Industrial

**Proposed Uses:** Concrete Batch Plant

### **Future Land Use Map (FLUM) Designation:**

This area is pending annexation and is not currently on the FLUM. The property is adjacent to Industrial land uses.

### **Design Standards Type Area 10:**

This area is pending annexation and is adjacent to Type Area 10, which is projected to be primarily industrial and manufacturing businesses.

### **Background/Case Summary**

The applicant recently requested a release from the City of Temple's Extraterritorial Jurisdiction (ETJ) and voluntary annexation into Belton. Temple approved the release of this property from their Extraterritorial Jurisdiction at their City Council Meeting on July 6, 2023.

Section 6 of the Zoning Ordinance, states that all properties annexed shall be classified as Agricultural until a permanent zoning is approved by the Planning and Zoning Commission and City Council.

The applicant is requesting that this property be zoned to Heavy Industrial for the construction of a Concrete Batch Plant. The proposed zoning is consistent with adjacent properties.

### **Project Analysis and Discussion**

Existing Conditions: The surrounding uses are:

<b><i>Direction</i></b>	<b><i>Zoning</i></b>	<b><i>Use</i></b>
North	N/A	City of Temple Limits
South	Heavy Industrial	American Spincast, and Cap Fleet Upfitters
West	Heavy Industrial and City of Temple ETJ	RT Schneider Construction
East	N/A	Bell County (City of Temple ETJ)

Allowable Land Uses: The proposed zoning change would allow for the proposed Concrete Plant and other uses permitted in the HI District (various manufacturing plants, refinery or chemical plant, meat packing plant, gravel and soil storage, etc.).

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the HI District, which requires a minimum lot size of 15,000 SF, and a minimum width of 75'. This lot is approximately 5.78 acres and meets the minimum lot requirements. A preliminary and final plat are under review for this property.

Water and Sewer: This property will be serviced by City of Belton water and wastewater.

### **Recommendation**

At their meeting on July 18, 2023, the Planning and Zoning Commission unanimously recommended approval of the requested zoning change from Agricultural District to Heavy Industrial for the property located on Taylors Valley Road, subject to the following:

1. All proposed use of this property shall conform to the Heavy Industrial District in all respects.
2. The development of each property shall conform to all applicable Type Area 10 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - a. Site Development Standards
  - b. Landscape Design Standards
  - c. Tree Protection, Preservation, and Mitigation Standards.



**Attachments**

Zoning application

Property Location Map

Zoning map

Aerial

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

P&Z Minutes Excerpt

Ordinance

# ZONING CHANGE APPLICATION

Fee: \$300.00



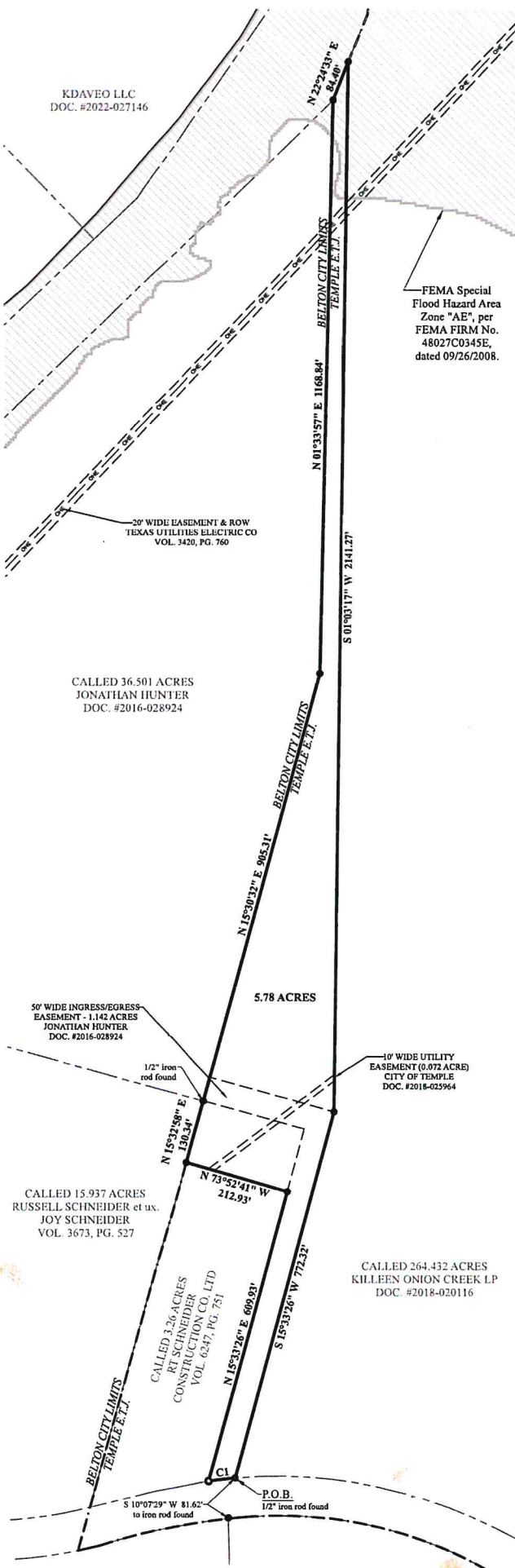
<b>Date received:</b>	
<b>APPLICANT NAME:</b> Republic Engineering & Development Services	
<b>EMAIL:</b> tyler@republiceds.com	<b>PHONE NUMBER:</b>
<b>MAILING ADDRESS:</b> PO Box 3123 Harker Heights, TX 76548	
<b>PROPERTY OWNER NAME:</b> B/CS Leasing, LLC	
<b>EMAIL:</b> careysmith@texcon.net	<b>PHONE NUMBER:</b> 979-690-7711
<b>MAILING ADDRESS:</b> PO Box 138, Kurten, TX 77862	

<b>Proposed Use of Structures (building) and Property (exterior property):</b> Multi-Use Commercial
<b>Current Use:</b> Vacant
<b>LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED:</b> directly across from 2603 Taylor Valley Road
<b>Legal Description of Property:</b> Abstract Survey <u>OT Tyler</u> Parcel ID <u>479259</u> Lot(s): _____ Block(s): _____ of Subdivision _____
<b>Existing Zoning:</b> <u>N/A</u> <b>Proposed Zoning:</b> <u>Heavy Industrial</u>

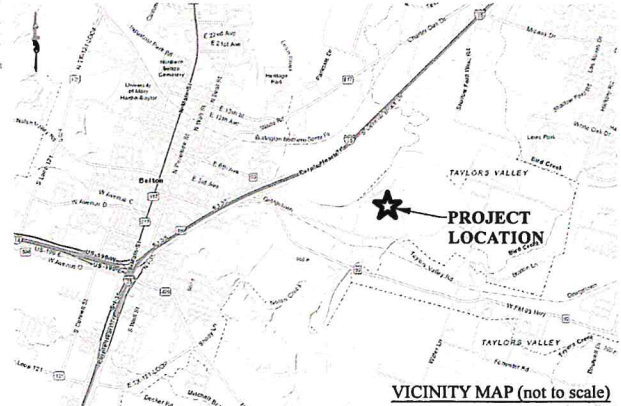
Signature of Applicant: Tyler Freese Date: 07-05-2023

Signature of Owner (if not applicant): Colleen Date: 7-6-2023

City of Belton Planning Department  
333 Water Street ★ Belton, Texas 76513 ★ Phone (254) 933-5812 ★ Fax (254) 933-5822



**EXHIBIT "A"**  
 BEING 5.78 ACRES OF LAND OUT OF THE ORVILLE T. TYLER SURVEY, ABSTRACT NO. 20, BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.781 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JONATHAN HUNTER, RECORDED IN DOCUMENT NO. 2017-052282, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS.



**SURVEYOR'S NOTES:**

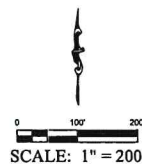
1. The bearings and distances recited hereon are grid values derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) = 0.9998618.
2. A portion of this tract is shown to be within Zone "AE" (Special Flood Hazard Area), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0345E, effective date of 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
3. Field Notes accompany this exhibit.

**LEGEND:**

- P.O.B. = POINT OF BEGINNING  
 ● = CAPPED IRON ROD FOUND (unless otherwise noted)  
 ○ = 1/2" IRON ROD WITH CAP SET  
 — O/E — = OVERHEAD ELECTRIC

**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1104.18'	53.95'	53.95'	S 83°29'22" W	2°47'55"



**FROBISH**  
 LAND SURVEYING



**SURVEYOR'S CERTIFICATE**

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

*Luther E. Frobish* 04/17/2023  
 Luther E. Frobish  
 Registered Professional Land Surveyor  
 State of Texas No. 6200







# Zoning Case # Z-23-14 Location

## ZONING CHANGE:

AG  
to  
HI

## LEGAL DESCRIPTION:

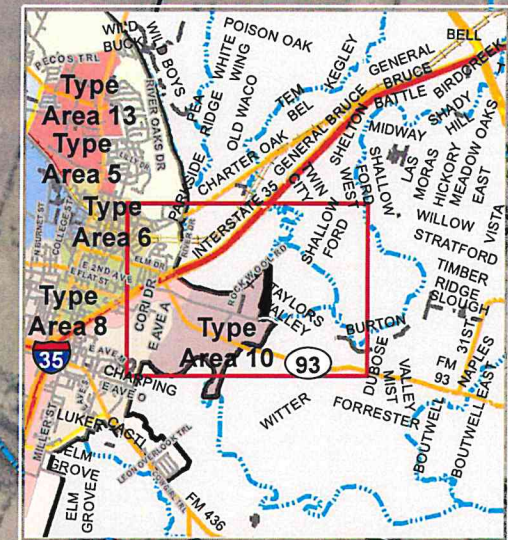
A0020BC O T TYLER, 1,  
ACRES 5.781

## PROPERTY OWNER:

REPUBLIC ENGINEERING &  
DEVELOPMENT

## ADDRESS/LOCATION:

2792 TAYLORS VALLEY RD



## LEGEND

Z\_23\_14

Map Date: 7/6/2023

0 500 1000 2000  
Feet



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



# Zoning Case # Z-23-14\_Zoning



## ZONING CHANGE:

AG  
to  
HI

## LEGAL DESCRIPTION:

A0020BC O T TYLER, 1,  
ACRES 5.781

## PROPERTY OWNER:

REPUBLIC ENGINEERING &  
DEVELOPMENT

## ADDRESS/LOCATION:

2792 TAYLORS VALLEY RD

## Legend

City Parcels

Z\_23\_14

## Current\_Zoning

- Agricultural
- Commercial Highway
- Commercial-1
- Commercial-2
- Conservation Revitalization Overlay
- Heavy Industrial
- Light Industrial
- Mobile Home
- Multi Family
- Neighborhood Service
- Planned Development
- Retail
- Single Family-1
- Single Family-2
- Single Family-3
- Specific Use Permit
- Two Family

Map Date: 7/6/2023

0 500 1000 2000 Feet



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Author: Anthony Higgins, City of Belton

**ZONING CHANGE:**  
AG  
to  
HI

**LEGAL DESCRIPTION:**  
A0020BC O T TYLER, 1,  
ACRES 5.781

**PROPERTY OWNER:**  
REPUBLIC ENGINEERING &  
DEVELOPMENT

**ADDRESS/LOCATION:**  
2792 TAYLORS VALLEY RD

**LEGEND**  
Z\_23\_14

Map Date: 7/6/2023



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# Zoning Case # Z-23-14

## ZONING CHANGE:

AG  
to  
HI

## LEGAL DESCRIPTION:

A0020BC O T TYLER, 1,  
ACRES 5.781

## PROPERTY OWNER:

REPUBLIC ENGINEERING &  
DEVELOPMENT

## ADDRESS/LOCATION:

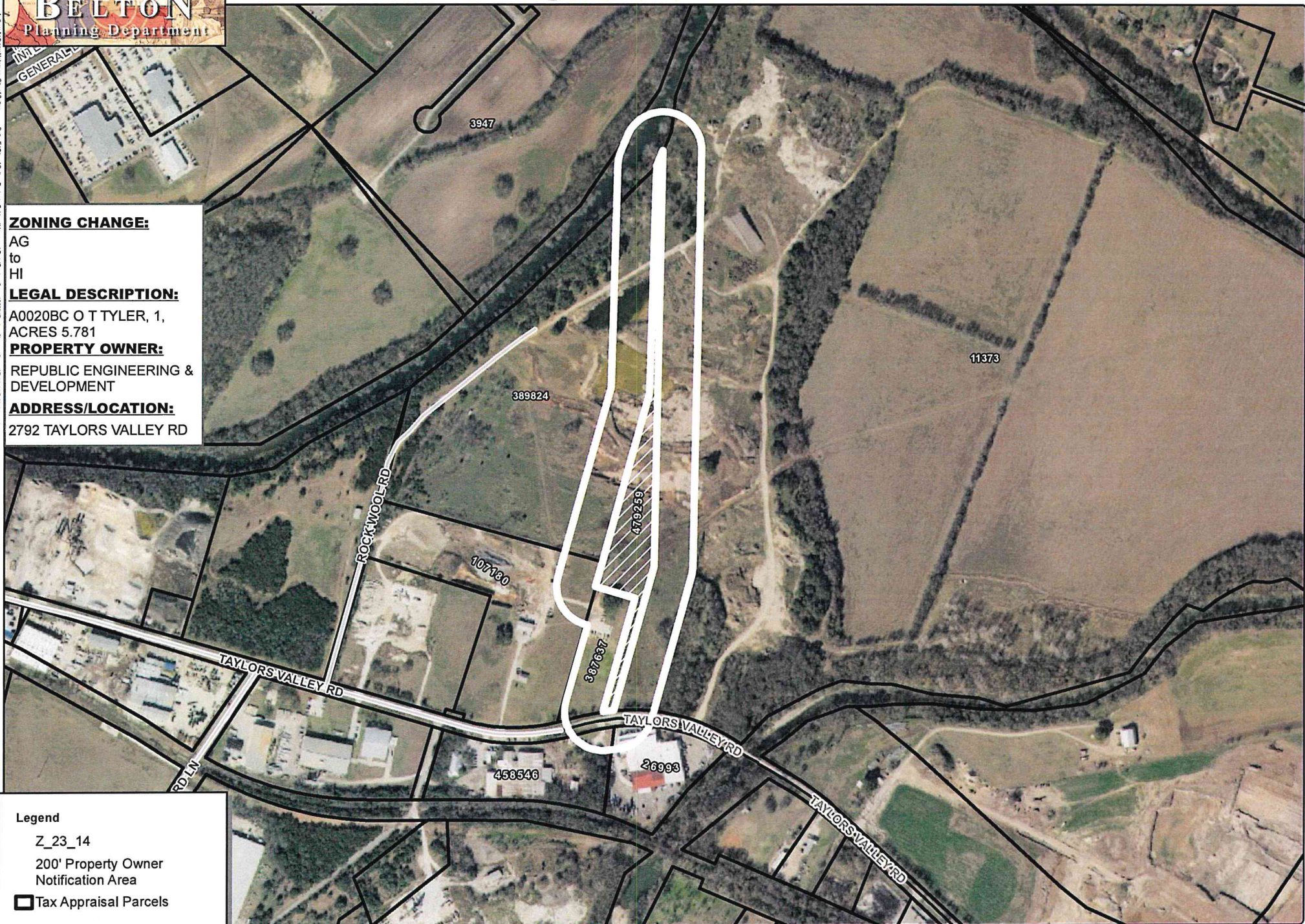
2792 TAYLORS VALLEY RD

## Legend

Z\_23\_14

200' Property Owner  
Notification Area

Tax Appraisal Parcels



0 500 1000 Feet



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: B/CS LEASING, LLC.,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: ON TAYLOR VALLEY ROAD (SEE ATTACHED LOCATION MAP)  
FROM A(N) AGRICULTURAL ZONING DISTRICT,  
TO A(N) HEAVY INDUSTRIAL ZONING DISTRICT,  
TO ALLOW FOR THE CONSTRUCTION OF A CONCRETE PLANT FACILITY

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, July 18, 2023**, 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, July 25, 2023**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200' OF THE PROPOSED ZONING CHANGE. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONING CHANGE. 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 **P.O. BOX 120, BELTON, TX 76513** OR VIA EMAIL TO [PLANNING@BELTONTXAS.GOV](mailto:PLANNING@BELTONTXAS.GOV), PRIOR TO 1:00 P.M. ON JULY 25, 2023.

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. \_\_\_\_\_

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. BOX 120  
BELTON, TEXAS 76513  
254.933.5291**

\*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

3947  
302 ACRES LEON RIVER LP  
13010 N HIGHWAY 183 STE 104  
AUSTIN, TX 78750-3243

107180  
SCHNEIDER, RUSSELL ETUX JOY  
2918 RIVERSIDE TRL  
TEMPLE, TX 76502-5914

458546  
AMERICAN SPINCAST INC  
PO BOX 769  
BELTON, TX 76513-0769

11373  
KILLEEN ONION CREEK LP  
PO BOX 10759  
KILLEEN, TX 76547

387637  
R T SCHNEIDER CONSTRUCTION CO LTD  
PO BOX 876  
BELTON, TX 76513-0876

479259  
HUNTER, JONATHAN  
504 CHIMNEY ROCK DR  
VICTORIA, TX 77904

26993  
WD HOLDINGS LLC  
11568 PENDLETON TROY RD  
TROY, TX 76579-3795

389824  
HUNTER, JONATHAN  
504 CHIMNEY ROCK DR  
VICTORIA, TX 77904



## **ORDINANCE NO. 2023-23**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL DISTRICT TO HEAVY INDUSTRIAL FOR APPROXIMATELY 5.78 ACRES LOCATED ON TAYLORS VALLEY ROAD, EAST OF HUBBARD LANE AND WEST OF THE LEON RIVER.**

**WHEREAS**, Republic Engineering & Development Services, representing B/CS Leasing Inc., the property owner, 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 18<sup>th</sup> day of July, 2023, at 5:30 p.m. for hearing and adoption, said district being described as follows:

approximately 5.78 acres  
located on the north side of Taylors Valley Road,  
east of Hubbard Lane and west of the Leon River  
described in the O.T Tyler Survey, Abstract 20  
(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 25<sup>th</sup> day of July 2023, 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 Agricultural to Heavy Industrial, in accordance to Section 28, *Heavy Industrial 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. All proposed use of this property shall conform to the Heavy Industrial District in all respects.
2. The development of each property shall conform to all applicable Type Area 10 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - a. Site Development Standards
  - b. Landscape Design Standards
  - c. Tree Protection, Preservation, and Mitigation Standards.

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 25<sup>th</sup> day of July 2023, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

**SIGNED AND APPROVED** by the Mayor and attested by the City Clerk on this the 25<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
David K. Leigh, Mayor

ATTEST:

\_\_\_\_\_  
Amy M. Casey, City Clerk





# Zoning Case # Z-23-14 Location

## ZONING CHANGE:

AG  
to  
HI

## LEGAL DESCRIPTION:

A0020BC O T TYLER, 1,  
ACRES 5.781

## PROPERTY OWNER:

REPUBLIC ENGINEERING &  
DEVELOPMENT

## ADDRESS/LOCATION:

2792 TAYLORS VALLEY RD

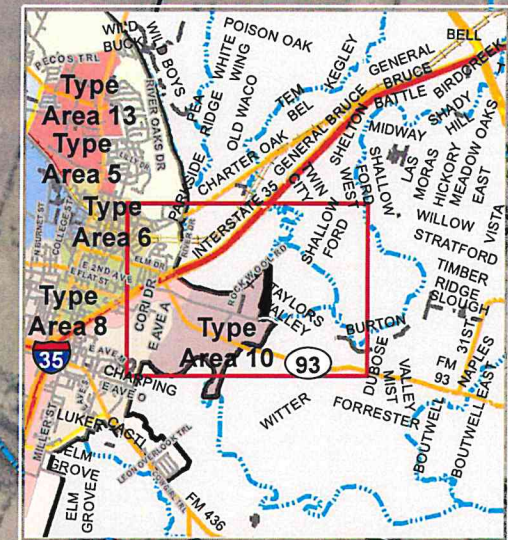


EXHIBIT "A"

## LEGEND

Z\_23\_14

Map Date: 7/6/2023

0 500 1000 2000  
Feet



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Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
Tuesday, July 18, 2023

---

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Vice Chair David Jarratt, Alton McCallum, Quinton Locklin, Dominica Garza via Zoom, Luke Potts, and Justin Ruiz. The following members were absent: Joshua Knowles, Nicole Fischer, and Brett Baggerly. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst Alex Munger.

- 6. Z-23-14 - Hold a public hearing and consider a zoning change from Agricultural (A) to Heavy Industrial (HI) on an approximately 5.78 acres tract of property on Taylor's Valley Road, located in the O.T. Tyler Survey, Abstract 20, on the north side of Taylors Valley Road, east of Rockwood Lane and west of Shallow Ford Road.**  
*(Audio 04:26)*

City Planner Ms. Moore presented the staff report.

Vice Chair David Jarratt opened the public hearing.

Tyler Freese, Civil Engineer with Republic Engineering & Development Services, of 6305 Pat Cole, Temple, TX, spoke to the commission about the project and answered questions from the commission members.

With no further public input, the public hearing was closed.

Commission Member Quinton Locklin made a motion to approve Z-23-14 as presented. Commission Member Alton McCallum seconded the motion. The motion passed with 6 ayes and 0 nays.



# Staff Report – City Council Agenda Item

Date: July 25, 2023  
Case No.: P-23-07  
Request: Preliminary Plat  
Applicant: Republic Engineering and Development Services  
Owner/Developer: B/CS Leasing, LLC

## Agenda Item #8

P-23-07– Consider a preliminary plat for the Taylors Valley Addition, comprising 43.07 acres, located at 2792 Taylors Valley Road, east of Hubbard Lane and west of the Leon River.

## Originating Department

Planning – Tina Moore, Planner

## Case Summary

This preliminary plat includes one block, tract A, and lot 1 for the development of Heavy Industrial developments. Approximately 5.78 acres, located on the east side of the property in the Temple ETJ, is scheduled for annexation. The City Council will consider the annexation at their July 25 meeting.

## Project Analysis and Discussion

This property is mostly zoned Heavy Industrial (HI). The 5.78 acres to be annexed is also being considered for a zoning change to Heavy Industrial (see zoning case Z-23-14). Below are the requirements for HI Zoning District.

	HI	Proposed Plat
Minimum Lot Area	15,000 SF	43.07 acres
Lot Width	75'	Approximately 1,445
Lot Depth	N/A	Approximately 2,123
Minimum Front Yard Setback	25'	25'
Minimum Side Yard Setback	None unless adjacent to residential then 60'	NA
Minimum Rear Yard Setback	None unless adjacent to residential then 60'	NA
Maximum Lot Coverage	50%	



**Water:** Most of this property, except for the 5.78 acres anticipated for annexation, is located within the City of Belton Certificate of Convenience and Necessity (CCN). An 8" water line is available in Taylor Valley Road. The applicant will extend the 8" line to serve lot one and eventually the entire property.

**Sewer:** This is located outside the City's Wastewater CCN. However, the south side of Taylors Valley Road is within the CCN. A 6" sewer line is located on Taylors Valley Road. The applicant will connect to the existing line and extend an 8" wastewater line to serve the entire property.

**Access:** Access will be provided from Taylors Valley Road by a new local street, Texcon Lane, on the eastern side of the property. Another access is proved by an existing private road Rockwool Road, on the west side of the property.

**Streets:** Taylors Valley Road is designated as a local street on the Thoroughfare Plan Map that requires 50' of right of way (ROW) and 31' of pavement. The current road has 80' of ROW and approximately 26' of pavement. No dedication or perimeter street improvements are required.

Texcon Lane is a proposed local street that will provide access to Taylors Valley Road. Texcon Lane is proposed to be a 50'-60' of ROW, 31' of pavement with curb and gutter.

**Georgetown Railroad Hike and Bike Trail:** A 20' wide easement for an alternative route for the Georgetown Railroad Hike and Bike Trail is included in this preliminary plat. This is a regional trail project between Belton and Temple. This proposed trail will begin at the intersection of Taylors Valley Road and extend through the property to the Leon River. If the trail utilizes this route, it may extend across the Leon River into the City of Temple.

**Drainage:** Drainage plans have been reviewed by staff.

### **Recommendation**

At their meeting on July 18, 2023, the Planning and Zoning Commission unanimously recommended approval of the Taylors Valley Addition preliminary plat.

### **Attachments**

Preliminary Plat Application  
Location Map  
Zoning Map  
Preliminary Plat  
P&Z Minutes Excerpt



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

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

☐ General Development Plan Review

☒ Preliminary Subdivision

Fees due \$ \_\_\_\_\_

☐ Final Subdivision

☐ Administrative Plat



ETJ

☐ Replat

Inside Belton City Limits

Date Received: \_\_\_\_\_ Date Due: \_\_\_\_\_

**(All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)**

Applicant: Republic Engineering & Development Services Phone: 979-533-3906

Address: PO Box 3123 Harker Heights, TX 76548

Email: tyler@republiceds.com

Owner: B/CS Leasing, LLC Phone 979-690-7711

Mailing Address: PO Box 138, Kurten TX 77862

Email Address: careysmith@texcon.net

**Current Description of Property:**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Acres: 43.07 Survey: O T Tyler

Abstract #: \_\_\_\_\_ Street Address: 2792 Taylors Valley Road

Frontage in Feet: 54' & 24.5' Depth in Feet: 2123

Does Zoning comply with proposed use? Yes Current Zoning: HI

Name of proposed subdivision: Taylors Valley Addition

Number of Lots: 3 Fee: \$ 290

Signature of Applicant: Tyler Freese Date: 03-05-2023

Signature of Owner: Carey Smith Date: 3/5/2023 | 6:16:00 PM PST

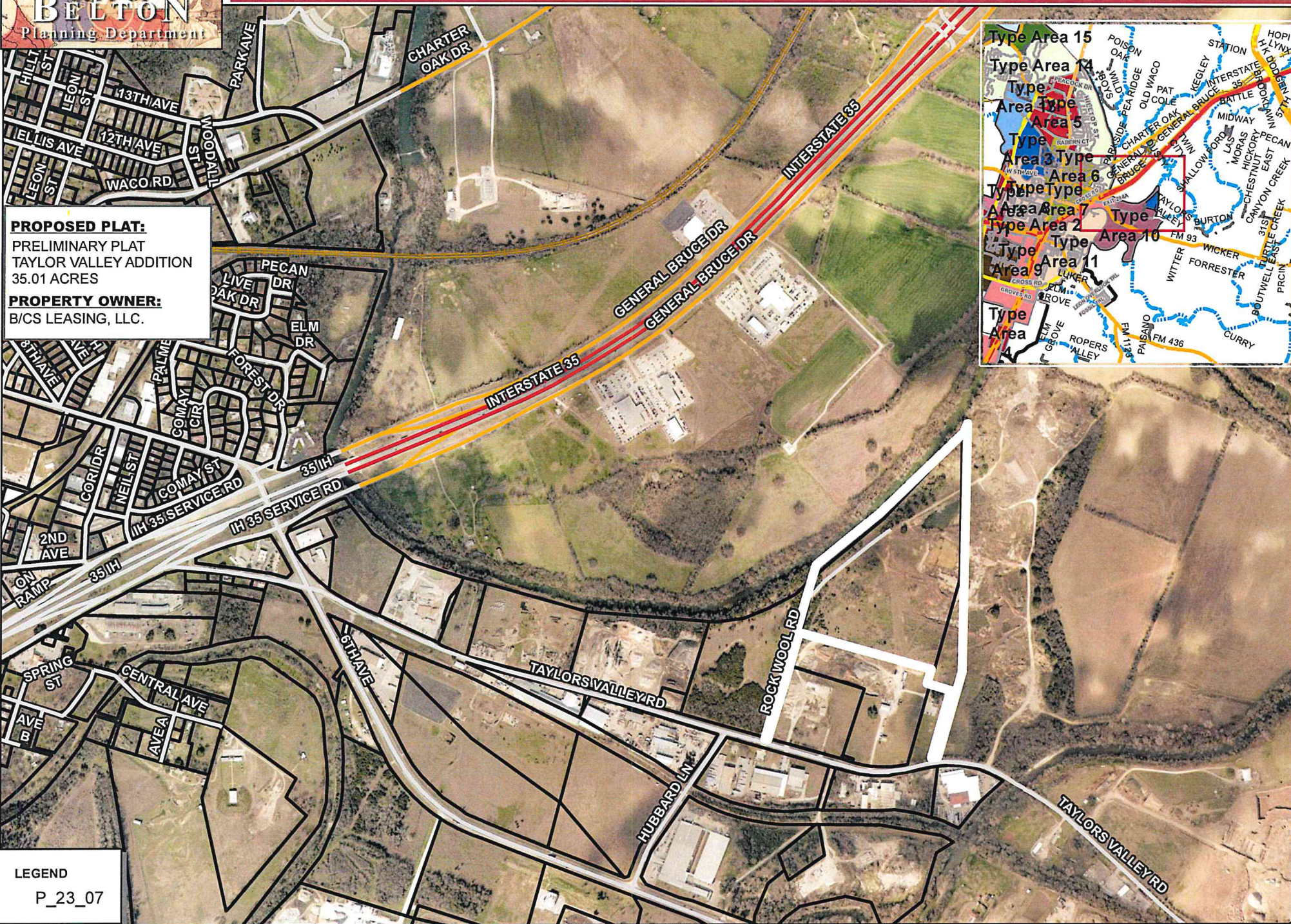
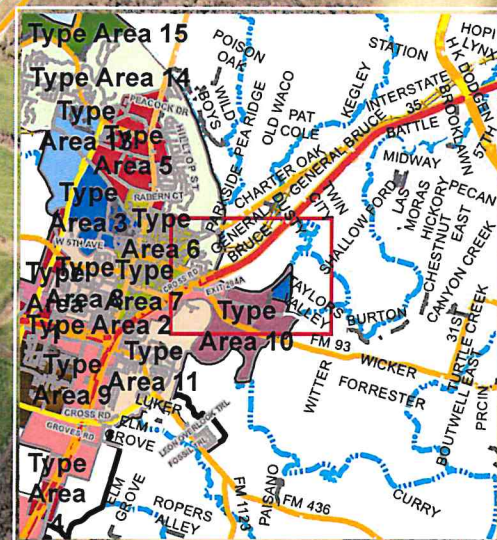
F7C7505196CA4D3...

**NOTE: Variances to code requirements may be considered by P&ZC and City Council.**



**PROPOSED PLAT:**  
PRELIMINARY PLAT  
TAYLOR VALLEY ADDITION  
35.01 ACRES

**PROPERTY OWNER:**  
B/CS LEASING, LLC.



**LEGEND**  
P\_23\_07



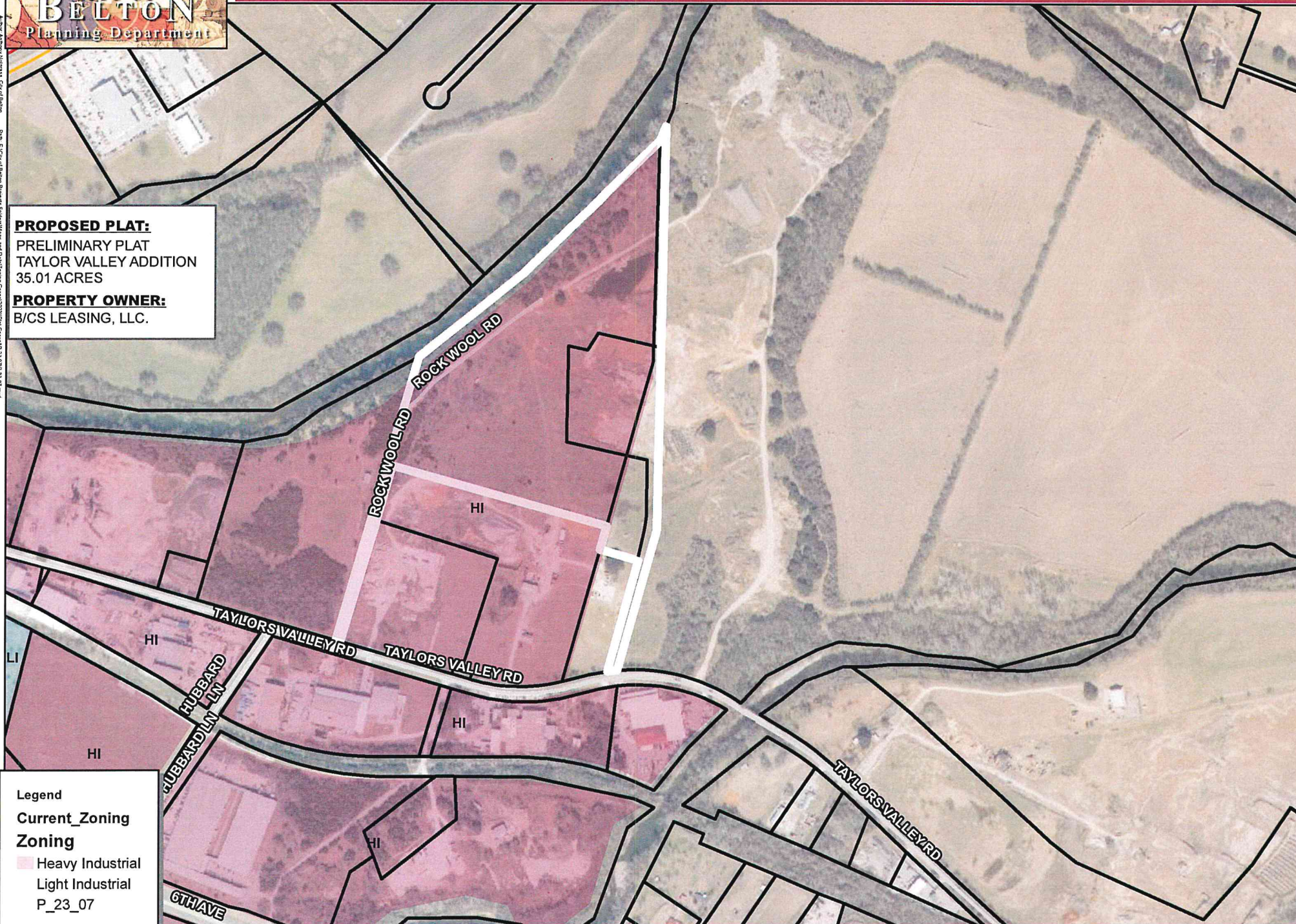


# P-23-07 - TAYLOR VALLEY ADDITION

**PROPOSED PLAT:**  
PRELIMINARY PLAT  
TAYLOR VALLEY ADDITION  
35.01 ACRES

**PROPERTY OWNER:**  
B/CS LEASING, LLC.

Legend  
Current\_Zoning  
Zoning  
Heavy Industrial  
Light Industrial  
P\_23\_07





43.07 acres out of the Orville T. Tyler Survey, Abstract #20  
Belton City Limits and Temple E.T.J., Bell County, Texas.

43.07 acres out of the Orville T. Tyler Survey, Abstract #20  
Belton City Limits and Temple E.T.J., Bell County, Texas.

KNOW ALL MEN BY THESE PRESENTS, that B/C'S LEASING, LLC., a Texas Limited Liability Company, being the owner of the land shown on this plat designated as TAYLOR VALLEY ADDITION, within the E.T.J. of the City of Belton, Bell County, Texas, and being a total of 41.07 acres of land out of the Orville T. Tyler Survey, Abstract No. 20, Bell County, Texas, does hereby join, approve, and consent to all dedications and plat note requirements shown hereon. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and roads that are shown hereon.

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Ora E. Smith, managing agent of B/C/S LEASING, LLC, a Texas Limited Liability Company.

**Secretary**

Secretary

City Clerk

**LINE TABLE:**

LINE	DESCRIPTION	UNIT PRICE
1	1/2" x 1/2" x 1/2" W	1.15
2	1/2" x 1/2" x 1/2" F	1.15
3	1/2" x 1/2" x 1/2" W	1.15
4	1/2" x 1/2" x 1/2" W	1.15
5	1/2" x 1/2" x 1/2" F	1.15

**CURVE TABLE:**

[illegible]

**TITLE COMMITMENT NOTES:**

- |   | TITLE COMMITMENT NOTES<br>(Schedule B - No time limit on this tract)   |
|---|--|
| <p>The bearings and distances coordinated herein are grid values derived from GPS observations based on the NAD(83) 2011 State Plane Coordinate System, Texas Central Zone from 4203. The Combined Correction Factor is 0.000000.</p> <p>A portion of this tract is shown to be within Zone "AE," (Special Flood Hazard Area, per FEMA's) Flood Insurance Rate Map (FIRM), effective date 01/01/2013, Flood Zone AE-1.</p> <p>09/26/2018, This document does not deny that this tract will, or will not, flood, nor does it create any liability in such event on the part of this assurance.</p> <p>This document is furnished with the benefit of a title commitment provided by Missouri Title &amp; Trust Company, Inc., as an agent for Fidelity National Title Insurance Company, C.F.P. No. 22-4047, effective date of 01/01/2013. Any easements, covenants, conditions, restrictions, which have, exist, or are noted in said title commitment or deed of record or observed on the ground are not altered by this document.</p> <p>Access Easement "AA" provides temporary access to land at Block 1. Final access will be given in a later date. At which time, said Easement "AA" shall be abandoned.</p> <p>Location of Access Easement "BB" is preliminary. This access must be provided in future platting of Tract "A".</p> <p>Tract "B" - Due to Flood Elevation (DFE) = 485 feet. Minimum Flood Free Elevation (FFE) = 486 feet. The City of Lubbock "BB" shall be re-evaluated when further subdivisions occur.</p> <p>The City of Lubbock does not regulate lake-to-lake drainage.</p> <p>The City of Lubbock shall have the right to place a 16' wide x 16' high TxDOT Lane, Tract "A" must provide provisions for continuation of the trail either along road front extensions or through a 20' wide easement.</p> | <p>1. Easement to the City of Temple recorded in Document No. 2018-025964, Official Public Records of Real Property of His County, Texas, does affect this tract and is shown herein.</p> <p>2. Easement to the City of Lubbock recorded in Document No. 2018-025964, Official Public Records of Real Property of His County, Texas, does affect this tract and is shown herein.</p> <p>3. Easement to American Telephone and Telegraph Company recorded in Volume 2387, Page 115, of said Public Records, is a "blanket" type easement and therefore may affect this tract.</p> <p>4. Easement to Texas Utilities Electric Company recorded in Volume 1420, Page 768, of said Public Records, does affect this tract and is shown herein.</p> <p>5. Access easement to Jonathan Hunt recorded in Document No. 2016-029264, of said Public Records, does affect this tract and is shown herein.</p> <p>6. See above.</p> |

KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

DATE PRINTED: 06/06/2023

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Bell County Tax Appraisal District



REPUBLIC  
ENGINEERING & DEVELOPMENT SERVICES

Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
Tuesday, July 18, 2023

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The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Vice Chair David Jarratt, Alton McCallum, Quinton Locklin, Dominica Garza via Zoom, Luke Potts, and Justin Ruiz. The following members were absent: Joshua Knowles, Nicole Fischer, and Brett Baggerly. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst Alex Munger.

**7. P-23-07 - Consider a preliminary plat for the Taylors Valley Addition, comprising 43.07 acres, located on Taylors Valley Road, east of Hubbard Lane and west of the Leon River. (Audio 09:47)**

City Planner Ms. Moore presented the staff report.

Vice Chair David Jarratt opened the public hearing.

Tyler Freese, Civil Engineer with Republic Engineering & Development Services, of 6305 Pat Cole, Temple, TX, spoke to the commission about the project and answered questions from the commission members.

With no further public input, the public hearing was closed.

Commission Member Luke Potts made a motion to approve P-23-07 as presented. Commission Member Quinton Locklin seconded the motion. The motion passed with 6 ayes and 0 nays.



# Staff Report – City Council Agenda Item



Date: July 25, 2023  
Case No.: P-23-18  
Request: Final Plat  
Applicant: Republic Engineering and Development Services  
Owner/Developer: B/CS Leasing, LLC

## Agenda Item #9

P-23-13 – Consider a final plat for the Taylors Valley Addition Phase I, comprising 8.06 acres, located at 2792 Taylors Valley Road, east of Hubbard Lane and west of the Leon River.

## Originating Department

Planning – Tina Moore, Planner

## Case Summary

This final plat proposes a one-block, one-lot, and access easement across Tract A addition for heavy industrial developments. This includes approximately 5.78 acres, located on the east side of this plat, scheduled for annexation by the City Council on July 25, 2023. Zoning case Z-23-14 requests a zoning change from Agricultural to Heavy Industrial for 5.78 acres of this property.

## Project Analysis and Discussion

This property exceeds the minimum requirements for the AG and HI zoning districts. Plat note #8, indicates setbacks will be in accordance with the Zoning Ordinance. Future construction plans will be reviewed to ensure setback requirements are met. Below are the requirements for HI and AG zoning districts.

	<b>HI</b>	<b>AG</b>	<b>Proposed Plat</b>
Minimum Lot Area	15,000 SF	3 acres	8.07 acres
Lot Width	75'	150'	Approximately 1,445
Lot Depth	N/A	300'	Approximately 2,123
Minimum Front Yard Setback	25'	50'	25'
Minimum Side Yard Setback	None unless adjacent to residential then 60'	20'	NA
Minimum Rear Yard Setback	None unless adjacent to residential then 60'	25'	NA
Maximum Lot Coverage	50%	N/A	

**Water:** Most of this property, except for the 5.78 acres scheduled for annexation, is located within the City of Belton Certificate of Convenience and Necessity (CCN). An 8" water line is available in Taylors Valley Road. The applicant plans to extend an 8" water line to the end of the proposed Texcon Lane (public ROW). A private service line will connect Lot 1 to the public water line.

**Sewer:** This is located outside the City's Wastewater CCN. However, the south side of Taylors Valley Road is within the CCN. A 6" sewer line is available at this location. The applicant will connect to the existing line and extend an 8" wastewater line to the end of the north end of Texcon Lane.

**Access:** Access will be provided from Taylors Valley Road by a new local street, Texcon Lane, on the east side of the property.

**Streets:** Texcon Lane is a proposed local street that will provide access to this property from Taylors Valley Road. Texcon Lane is proposed to be 50'- 60' of ROW, 31' of pavement with curb and gutter.

**Georgetown Railroad Hike and Bike Trail:** An alternative route for the Georgetown Railroad Hike and Bike Trail is included in the preliminary plat. This is a regional trail project between Belton and Temple. This proposed trail will begin at the intersection of Taylors Valley Road and extend through the property to the Leon River. If the trail utilizes this route, it may extend across the Leon River into the City of Temple. The road section for Texcon Lane shows that a 10' trail can be constructed within the ROW. Plat note #7 provides authorization for the City to construct the trail if this route is utilized.

**Drainage:** Drainage plans are under review and pending corrections as noted in the staff comment letter to the applicant.

### **Recommendation**

At their meeting on July 18, 2023, the Planning and Zoning Commission unanimously recommended approval of the Taylor Valley Phase 1, Final Plat, subject to:

- a. Staff Comment Letter dated 7-11-23.

### **Attachments**

Final Plat Application

Final Plat

Location Map

Zoning Map

Staff Comment Letter 7-11-23

P&Z Minutes Excerpt





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

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

- ☐ General Development Plan Review
- ☒ Preliminary Subdivision
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat

Fees due \$ \_\_\_\_\_



ETJ

Inside Belton City Limits

Date Received: \_\_\_\_\_ Date Due: \_\_\_\_\_

**(All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)**

Applicant: Republic Engineering & Development Services Phone: 979-533-3906

Address: PO Box 3123 Harker Heights, TX 76548

Email: tyler@republiceds.com

Owner: B/CS Leasing, LLC Phone 979-690-7711

Mailing Address: PO Box 138, Kurten TX 77862

Email Address: careysmith@texcon.net

**Current Description of Property:**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Acres: 43.07 Survey: O T Tyler

Abstract #: \_\_\_\_\_ Street Address: 2792 Taylors Valley Road

Frontage in Feet: 54' & 24.5' Depth in Feet: 2123

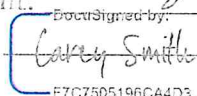
Does Zoning comply with proposed use? Yes Current Zoning: HI

Name of proposed subdivision: Taylors Valley Addition

Number of Lots: 3 Fee: \$ 290

Signature of Applicant: Tyler Freese Date: 03-05-2023

Signature of Owner: Carey Smith Date: 3/5/2023 | 6:16:00 PM PST



**NOTE: Variances to code requirements may be considered by P&ZC and City Council.**

VICINITY MAP (not to scale)



By: Ora F. Smith, agent

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Ora E. Smith, managing agent of B/CS LEASING, LLC., a Texas Limited Liability Company.

STATE OF TEXAS  
COUNTY OF BELL

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**Chairman**

**Secretary**

I hereby certify that the above and foregoing plat of Taylor Valley Phase 1, an addition within the city limits of Belton, Texas, was approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the City Council of the City of Belton, Texas.

Mayer \_\_\_\_\_ Secretary \_\_\_\_\_

Said Subdivision shall be subject to all requirements of the Subdivision Ordinance of the City of Belton.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023

City Clerk

FILED FOR RECORD this \_\_\_\_\_ day of \_\_\_\_\_, 2023, in Document No. \_\_\_\_\_, Official Public Records of Real Property in Bell County, Texas.

County Clerk

**LEGEND:**

P.O.B.	POINT OF BEGINNING
*	* CAPPED IRON ROD FOUND (surface corrosion line marker)
⊙	1/2" IRON ROD SET WITH CAP
-----	OVERHEAD ELECTRICAL

LINE#	NAME	TIME
1	NAME	TIME
2	NAME	TIME
3	NAME	TIME
4	NAME	TIME
5	NAME	TIME
6	NAME	TIME
7	NAME	TIME

[illegible]

GENERAL NOTES

- | A   | TITLE COMMITMENT NOTES<br>(Indicate 250, 500, 1000, etc. (with first street))  |
|---|--|
| 1. The bearings and distances recited herein are true and varied from GPS observations based on the NAD83 (2011) State Plane Coordinate System, Texas Central Zone of GRS 4293. The Combined Correction is 0.0000118.   |  |
| 2. A portion of this tract may be to within Zone "AE" (special Flood Hazard Area) per FEMA's Flood Insurance Rate Map (H430) for Bell County, Texas (Special Flood Hazard Zone), effective date of 08/01/2013. This does not mean that I will not flood, nor does it mean that I have any liability in such event on the part of this survey.   | <p>3. <u>Exemption to the City of Temple recorded in Document No. 2018-025964, Official Public Records of Real Property of Bell County, Texas, does affect this tract and is shown herein.</u></p> <p>4. <u>No a survey matter.</u></p> <p>5. <u>Exemption to American Telephone and Telegraph Company recorded in Volume 2383, Page 115, of said Public Records, is a "blanket" type exemption and therefore may affect this tract.</u></p> |
| 3. This deed was performed in full compliance with a title commitment provided by Monetta Abshire & Title Company, Inc., as an agent for Fidelity National Title Insurance Company (F.N.T.I. No. 22-4046, effective date of January 1, 2013). Any easements, rights-of-way, setback lines, encumbrances, etc. not shown on said title commitment deed and recited or observed on the ground are not shown hereon. | <p>6. <u>Exemption to Texas Utilities Electric Company recorded in Volume 3428, Page 760, of said Public Records, does affect this tract and is shown herein.</u></p> <p>7. <u>Accretion easements to Johnson County recorded in Document No. 2014-029324, of said Public Records, does affect this tract and is shown herein.</u></p>   |
| 4. "Access Easement" shall provide temporary access along a 10' wide right of way. Final access will be given at a later date. At which time, said Easement shall be abandoned.   | 8. <u>See "a" above.</u>   |
| 5. The City of Bell County does not require lot-to-lot drainage.  |  |
| 6. The City of Bell County shall have the right to place a 10' wide front yard set-back on Tract One.   |  |
| 7. Building setback lines shall be in accordance with the City of Bell County Ordinance for "High Industrial" Zoning District.  |  |
| 8. Water and wastewater services will be provided by the City of Bell County.   |  |

**SURVEYOR'S CERTIFICATE**

KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

*Luther E. Frohish* 06/06/2023  
Luther E. Frohish  
Registered Professional Land Surveyor  
State of Texas No. 6200

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Bell County Tax Appraisal District





**PROPOSED PLAT:**  
FINAL PLAT  
TAYLOR VALLEY PHASE 1  
8.06 ACRES  
**PROPERTY OWNER:**  
B/CS LEASING, LLC.

**Legend**  
P\_23\_18  
CityLimits



**SF-1**

FINAL PLAT  
TAYLOR VALLEY PHASE 1  
8.06 ACRES

**B/CS LEASING, LLC.**

35 IH

**C-1**

**C-1**

**HI-SUP**

 P\_23\_18

### Current\_Zoning

■ Commercial-1

■ Heavy Industrial

 Light Industrial

Single Family-1

Single Family-2

Specific Use Permit

Map Date: 7/12/2023

0 4000 8000 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.





# City of Belton

Planning Department

July 11, 2023

**Project: Taylors Valley Addition Phase I, Final Plat**

**Applicant: Republic Engineering and Development Services (REDS)**

**Date Submitted: 1<sup>ST</sup> REVIEW – 5-8-23**

**2<sup>nd</sup> Review – 6-6-23**

**Drainage Report – 6-20-23**

**Location: 8.06 ACRES LOCATION: TAYLORS VALLEY ROAD**

**\*\*\*Please comment back in red under the comments submitted on this sheet.\*\*\***

## **PLANNING:**

1. Please increase the 6" wastewater line to an 8" line as recommended by Public Works Director Matt Bates via email on 6-12-23.

## **PUBLIC WORKS/KPA:**

2. Please provide the final Geotechnical Report for review.
3. Please provide a revised drainage report:
  - a. Drainage map was not included in the resubmittal (page 4 is missing). The pre vs post-project drainage map was not included in the plan set. This is concerning because the pre vs post-project drainage areas in the report (Page 8) are not the same size.
  - b. Drainage areas are not consistent, please revise.

## **BUILDING OFFICIAL:**

No Comments.

## **FIRE DEPT:**

No further comments.

## **POLICE DEPT:**

No Comments.

## **GIS:**

No Comments.

## **Outside Utility Provider Comments**

- ☐ **Oncor:**
- ☐ **AT&T:**
- ☐ **Atmos Energy:**
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**
- ☐ **Spectrum (Time Warner):**
- ☐ **USPS**

- ☐ Clearwater UCD: No signature need per memo dated 5-9-23
- ☐ TXDOT: Not adjacent to a TxDOT facility. No comments – emailed 5-10-23

**Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.**



Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
Tuesday, July 18, 2023

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The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Vice Chair David Jarratt, Alton McCallum, Quinton Locklin, Dominica Garza via Zoom, Luke Potts, and Justin Ruiz. The following members were absent: Joshua Knowles, Nicole Fischer, and Brett Baggerly. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst Alex Munger.

**8. P-23-18 - Consider a final plat for the Taylors Valley Addition Phase I, comprising 8.06 acres, located on Taylors Valley Road, east of Hubbard Lane and west of the Leon River. (Audio 14:59)**

City Planner Ms. Moore presented the staff report.

Vice Chair David Jarratt opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Quinton Locklin made a motion to approve P-23-18 as presented. Commission Member Alton McCallum seconded the motion. The motion passed with 6 ayes and 0 nays.