# City of Belton, Texas

**City Council Meeting Agenda**
**Tuesday, November 24, 2026 - 5:30 p.m.**
**Wright Room at the Harris Community Center**
**401 N. Alexander, Belton, Texas**

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember Stephanie O'Banion.

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 Pro Tem John R. Holmes, Sr.

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 3-6 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately:

3. Consider the minutes of October 27, 2026, City Council meeting.

4. Consider authorizing the City Manager to execute a 1-year extension of the contract with Heart of Texas Landscaping for mowing services, and any change orders associated with the contract, not to exceed the amount authorized under State law.

5. Consider authorizing the City Manager to execute a License Agreement with Hunt Communities Belton LLC to install, maintain, and irrigate landscaping in the Toll Bridge Road right-of-way.

6. Consider authorizing the BEDC Interim Executive Director to execute a contract with Legacy Home Builders, LLC, for the purchase of the property located at 217 Mays Street.

**Planning and Zoning**

7. Z-26-19 – Hold a public hearing and consider a zoning change from Commercial-1 to Commercial-1 with a Specific Use Permit (SUP) for an Electronic Changeable Sign on approximately 3 acres located at 7349 W. US Hwy 190.

8. Z-26-21 – Hold a public hearing and consider a zoning change from Agricultural to Retail on 5.11 acres located at 1961 FM 1670/Stillhouse Hollow Dam Road for a proposed retail store.

9. Z-26-22 – Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development – Commercial Highway on 0.851 acres located at 421 E. Avenue M for proposed duplexes.

10. Consider an appeal to the 500-foot separation requirement for a Short-Term Rental at 115 E. 10th Avenue.

***The Council will relocate to the Smith Room for the following item:***

**Executive Session**

11. Executive Session pursuant to the provisions of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.074, Personnel Matters: City Manager's performance evaluation.

*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.*

*Individuals who require reasonable accommodation or auxiliary aids and services to participate should contact the city's ADA Coordinator at 254-933-5880 at least 48 hours (two business days) so arrangements can be made. Individuals who need language interpretation services, including sign language, should contact the City Clerk at 254-933-5817 at least 48 hours (two business days) to request assistance.*

# City of Belton, Texas

**City Council Meeting Agenda**
**Tuesday, November 24, 2026 - 5:30 p.m.**
**Wright Room at the Harris Community Center**
**401 N. Alexander, Belton, Texas**

**OFFICE OF THE CITY MANAGER**

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Councilmember Stephanie O'Banion.

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 Pro Tem John R. Holmes, Sr.

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 3-6 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately:

3. **Consider the minutes of October 27, 2026, City Council meeting.**

   Minutes are attached. Recommend approval.

4. **Consider authorizing the City Manager to execute a 1-year extension of the contract with Heart of Texas Landscaping for mowing services, and any change orders associated with the contract, not to exceed the amount authorized under State law.**

   See Staff Report from Director of Parks and Recreation James Grant. Recommend approval of the 1-year extension of the mowing contract with HOT Landscaping.

5. **Consider authorizing the City Manager to execute a License Agreement with Hunt Communities Belton LLC to install, maintain, and irrigate landscaping in the Toll Bridge Road right-of-way.**

   See Staff Report from Interim Director of Development Services Tina Moore. Recommend approval of the license agreement with Hunt Communities Belton.

6. **Consider authorizing the BEDC Interim Executive Director to execute a contract with Legacy Home Builders, LLC, for the purchase of the property located at 217 Mays Street.**

   See Staff Report from Executive Director of BEDC Warren Ketteman. Recommend approval of the purchase of 217 Mays Street by the BEDC.

**Planning and Zoning**

7. **Z-26-19 – Hold a public hearing and consider a zoning change from Commercial-1 to Commercial-1 with a Specific Use Permit (SUP) for an Electronic Changeable Sign on approximately 3 acres located at 7349 W. US Hwy 190.**

   See Staff Report from Interim Director of Development Services Tina Moore. At its meeting on November 17, 2026, the Planning and Zoning Commission recommended disapproval upon a 5-1 vote, and Staff concurs. **The applicant has requested that this item be postponed. Recommend postponing the item to the December 8, 2026, City Council Meeting.**

8. **Z-26-21 – Hold a public hearing and consider a zoning change from Agricultural to Retail on 5.11 acres located at 1961 FM 1670/Stillhouse Hollow Dam Road for a proposed retail store.**

   See Staff Report from Interim Director of Development Services Tina Moore. At its meeting on November 17, 2026, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs.

9. **Z-26-22 – Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development – Commercial Highway on 0.851 acres located at 421 E. Avenue M for proposed duplexes.**

   See Staff Report from Interim Director of Development Services Tina Moore. At its meeting on November 17, 2026, the Planning and Zoning Commission recommended approval upon a 5-1 vote, and Staff concurs.

10. **Consider an appeal to the 500-foot separation requirement for a Short-Term Rental at 115 E. 10th Avenue.**

    See Staff Report from Interim Director of Development Services Tina Moore. Recommend disapproval of the appeal.

***The Council will relocate to the Smith Room for the following item:***

**Executive Session**

11. Executive Session pursuant to the provisions of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.074, Personnel Matters: City Manager's performance evaluation.

*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.*

*Individuals who require reasonable accommodation or auxiliary aids and services to participate should contact the city's ADA Coordinator at 254-933-5880 at least 48 hours (two business days) so arrangements can be made. Individuals who need language interpretation services, including sign language, should contact the City Clerk at 254-933-5817 at least 48 hours (two business days) to request assistance.*

**Belton City Council Meeting**
**October 27, 2026 – 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 Craig Pearson (zoom), Daniel Bucher, Stephanie O'Banion, and Luke Potts. Councilmember Dave Covington was absent. Staff present included Matt Bates, John Messer, Mike Rodgers, Amy Casey, Rhea Cooper, Megan Odiorne, Scott Hodde, James Grant, Joe Dyer, Chris Brown, Tina Moore, Kofi Adarkwah, Daniel Aguirre, Amanda Cox and Amanda Hairston.

The Pledge of Allegiance to the U.S. Flag was led by Mayor David K. Leigh. The Pledge of Allegiance to the Texas Flag was led by Director of Parks and Recreation James Grant. The Invocation was given by Councilmember Stephanie O'Banion.

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

2. **Public Comments.** *(Audio 2:33)*

   There were no public comments.

3. **Proclamation: Belton Children's Book Week – November 2-7, 2026.** *(Audio 2:55)*

   Representatives from Friends of the Lena Armstrong Public Library and Director of Library Services Amanda Hairston were present to receive the proclamation.

**Consent Agenda**

**Items 4-6 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 7:03)*

4. **Consider minutes of the October 13, 2026, City Council Meeting.**

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

   A. **Building and Standards Commission** – reappointment of Samantha Crumbaugh, Priscilla Linnemann, Eric Haugeberg, Ralph Masters, Brian Johnson, Elizabeth Scamardo – Alternate #1, and appointment of Jon Fontenot replacing Clinton Bailey – Alternate #2
   B. **Library Board of Directors** – reappointment of Roxanne Sanders
   C. **Belton Economic Development Corporation** – reappointment of Tyson McLaughlin and Stevie Spradley

6. **Consider an Ordinance adopting Budget Amendment #1 to the City of Belton FY 2026 Annual Budget.**

Upon a motion by Mayor Pro Tem Holmes and a second by Councilmember Bucher, the Consent Agenda was unanimously approved upon a vote of 6-0.

**ORDINANCE NO. 2026-37**

**AN ORDINANCE OF THE CITY OF BELTON, TEXAS, ADOPTING AMENDMENT NO. 1 TO THE ANNUAL BUDGET OF THE CITY OF BELTON, TEXAS, FOR ITS FISCAL YEAR 2026; BY PROVIDING DETAILED LINE INCREASES; BY MAKING SUPPLEMENTAL APPROPRIATIONS; DECLARING THIS A MATTER OF PUBLIC NECESSITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.**

**Planning and Zoning**

7. **Consider an appeal to the 500-foot separation requirement for a Short-Term Rental at 1204 Forest Street.** *(Audio 8:55)*

   Interim Director of Development Services Tina Moore presented this item.

   Upon a motion by Councilmember O'Banion, and a second by Mayor Pro Tem Holmes, the appeal was unanimously approved upon a vote of 6-0.

8. **Z-26-18 – Hold a public hearing and consider a zoning change from Retail with a Specific Use Permit (SUP) for Used Auto Sales to Retail with an SUP for a Package Store on approximately 0.99 acres located at 3292 Lake Road (FM 439).** *(Audio 12:03)*

   Interim Director of Development Services Tina Moore presented this item.

   Public Hearing: No one spoke for or against this item.

   The applicant was present to answer questions.

   Upon a motion by Councilmember O'Banion, and a second by Councilmember Bucher, the zoning change was unanimously approved upon a vote of 6-0 with a condition that Staff revise the language regarding the dissolution of the SUP for the existing package store prior to the new package store opening.

**ORDINANCE NO. 2026-38**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM RETAIL WITH A SPECIFIC USE PERMIT FOR USED AUTO SALES TO RETAIL WITH A SPECIFIC USE PERMIT FOR A PACKAGE STORE ON APPROXIMATELY 1 ACRE LOCATED AT 3292 LAKE ROAD (FM 439).**

***The Belton City Council will recess the Regular City Council Meeting and convene a meeting of the Belton Employee Benefits Trust.***

**City of Belton Employee Benefits Trust Agenda** *(Audio 31:19)*

1. **Call to Order.** Chair Leigh called the meeting to order at 6:01 p.m.

2. **Receive a presentation and consider awarding contracts for employee insurance products.**

   Director of Human Resources Megan Odiorne presented this item.

   Upon a motion by Mayor Pro Tem Holmes, and a second by Councilmember O'Banion, the contracts for employee insurance products were unanimously approved upon a vote of 6-0.

3. **Adjourn.**

   At 6:11 p.m., Chair Leigh adjourned the Belton Employee Benefits Trust meeting and Mayor Leigh reconvened the City Council meeting.

**Miscellaneous**

9. **Consider approval of funding for employee insurance contracts awarded by the Board of the Employee Benefits Trust and authorize the transfer of funds from the City's operating funds to the Employee Benefits Trust account.** *(Audio 41:12)*

   Director of Human Resources Megan Odiorne presented this item.

   Upon a motion by Councilmember Bucher, and a second by Mayor Pro Tem Holmes, funding of the awarded contracts was unanimously approved upon a vote of 6-0.

10. **Consider a resolution adopting the Ten Texas Traits of Good Government as guiding principles for City of Belton operations and authorize the City Manager to apply for the Balanoff Good Government Award.** *(Audio 1:02:27)*

    Assistant City Manager Matt Bates presented this item.

    Upon a motion by Mayor Pro Tem Holmes, and a second by Councilmember O'Banion, the following captioned resolution was unanimously approved upon a vote of 6-0.

**RESOLUTION NO. 2026-18-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, ADOPTING THE TEN TEXAS TRAITS OF GOOD GOVERNMENT AS GUIDING PRINCIPLES FOR CITY OPERATIONS; DIRECTING THEIR INCORPORATION INTO**

**CITY OPERATIONS AND THEIR PUBLIC PROMOTION; AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION FOR THE BALANOFF GOOD GOVERNMENT AWARD; AND PROVIDING AN OPEN MEETINGS CLAUSE.**

11. **Receive a presentation and consider adopting a policy for appointments to City of Belton Boards and Commissions.** *(Audio 1:17:08)*

    City Clerk Amy Casey presented this item.

    Upon a motion by Councilmember Bucher, and a second by Councilmember Potts, the Boards and Commissions appointment policy was unanimously approved upon a vote of 6-0.

There being no further business, the meeting was adjourned at 7:02 p.m.

_____
David K. Leigh, Mayor

ATTEST:

_____
Amy M. Casey, City Clerk

# Staff Report – City Council Agenda Item

**Agenda Item #4**

Consider authorizing the City Manager to execute one year extension to the Mowing Contract with Heart of Texas Landscaping for City Mowing Services, and any change orders associated with the contract, not to exceed the amount authorized under State law.

## Originating Department

Parks & Recreation – James Grant, Director of Parks & Recreation

## Summary Information

In September 2025, the City issued a Request for Proposals for mowing services covering nine service sections. On October 14, 2025, City Council approved Mowing Contract #91-01-26 with Heart of Texas Landscape & Irrigation Co. The contract provides for an initial one-year term and four optional one-year renewals by mutual agreement, with price increases limited by the contract's Consumer Price Index (CPI) provision.

Staff proposes renewing Sections 2 through 9 for FY2027 at a total cost of $136,222. This is a decrease of $65,493, or 32.47%, from the FY2026 amount of $201,715. The decrease reflects reduced mowing services in Section 9, which covers Texas Department of Transportation (TxDOT) right-of-way, consistent with the adopted FY2027 budget.

The drainage mowing section is funded and managed separately by Public Works and is not included in this request.

**Total Proposal Amount to be awarded:** **$ 136,222.00**

## Fiscal Impact

Amount: **$136,222.00**

Budgeted: ☒ Yes ☐ No

Funding is included in the FY2027 General Fund budget within the Parks and Recreation contract mowing account.

## Recommendation

Staff recommends that City Council authorize the City Manager to execute a one-year renewal of Mowing Contract #91-01-26 with Heart of Texas Landscape & Irrigation Co. for Sections 2

through 9, in the base amount of $136,222, and authorize any change orders not to exceed limits authorized under State law.

**Attachments**
Bid Tabulation

| Section | Section Description | Heart of Texas Landscape & Irrigation Belton FY 27 |
|---|---|---|
| 2 | 1x Monthly Vacant City Lots | $ 8,235.00 |
| 3 | 1x Monthly Quadrants | |
| | (A) Northwest Quadrant | $ 6,750.00 |
| | (B) Northeast Quadrant | $ 4,590.00 |
| | (C) Downtown West Quadrant | $ 5,715.00 |
| | (D) Downtown East Quadrant | $ 4,005.00 |
| | (E) Southwest Quadrant | $ 7,650.00 |
| | (F) Southeast Quadrant | $ 9,720.00 |
| | Sub Totals for Section 3 | $ 38,430.00 |
| 4 | 2x Monthly Liberty Valley & Southwest Parkway | $ 7,380.00 |
| 5 | 2x Monthly Cemetery and Other Mowing | $ 36,630.00 |
| 6 | Downtown Tree Trimming & Herbicide Treatment | $ 2,800.00 |
| 7 | Lake to Lake ROW Shredding & Herbicide Treatment | $ 5,900.00 |
| 8 | Loop 121 ROW | $ 31,097.00 |
| 9 | TxDOT ROW | $ 5,750.00 |
| | **Totals:** | **$ 136,222.00** |

# Staff Report – City Council Agenda Item

**Date:** November 24, 2026
**Request:** License Agreement
**Location:** Toll Bridge Road
**Applicant:** River Farm HOA

**Agenda Item #5**

Consider authorizing the City Manager to execute a License Agreement with River Farm Residential Community, Inc,. to install, maintain, and irrigate landscaping in the Toll Bridge right-of-way.

**Originating Department:**

Development Services – Tina Moore, Interim Director

**Case Summary**

Hunt Community of Belton, LLC, representing the River Farm Residential Community, Inc. Homeowners Association, is requesting a license agreement to landscape the Toll Bridge right-of-way (ROW). The proposed landscaping plans have been reviewed by staff to ensure the use of native plant species and trees. The ROW varies in width from approximately 15 to 18 feet.

A street-use license agreement is necessary to establish the responsibilities for insurance, maintenance, and use of the ROW. Under the terms of the agreement, the association agrees to:

- Provide necessary insurance and add the City as an additional insured, meeting requirements of the Right-of-Way Management Ordinance (Ordinance 2017-40);
- Provide ongoing maintenance for landscaping; and
- Hold the City harmless from claims arising from the use of the property.

The agreement also provides that, should the City elect to terminate the license, the developer or its successor will receive 30 days' notice to remove the landscaping.

**Recommendation:** Recommend approval to authorize a license agreement with River Farm Homeowners Association.

**Attachments**
License Agreement
Exhibit A: ROW
Exhibit B: Field Notes

**Street Use License Agreement**

This License Agreement dated November 24, 2026 is between the City of Belton, Texas, Licensor, and River Farm Residential Community, Inc., Licensee. Licensor is the owner of the property described herein as Right-of-Way and Licensee desires to use said Right-of-Way to install landscaping.

Therefore, Licensor and Licensee agree as follows:

1. Licensee, and their successors, is hereby given permission by Licensor to use the Right-of-Way as shown in the attached approved Exhibit A and Exhibit B, for landscaping, irrigation or other purposes as shown. The Licensor reserves the right to terminate this agreement by giving Licensee thirty (30) day notice. Licensee is not responsible for any impact caused by any work necessarily performed by the City or other agency within said area.

2. Licensee and responsible Homeowners Association agree to do the following:

    a. Obtain all necessary permits and approvals to use the property and to abide by all laws, rules, ordinances and regulations.
    b. Keep the property in a neat, clean and safe conditions.
    c. Maintain landscape materials and irrigation systems per Code requirements.
    d. Acknowledge that the landscape area shall be maintained in perpetuity by Licensee or their successors and assigns unless this agreement is canceled by Licensor.

3. Licensee shall obtain and maintain the necessary and reasonable amount of insurance with an insurance company licensed to do business in the State of Texas acceptable to the Licensor throughout the term of a municipal consent conveyed under this agreement. The Licensee shall furnish the City with proof of insurance at the time of the request for permits or as requested. The City reserves the right to review the insurance requirements and to reasonably adjust insurance coverage and limits when the City Manager determines that changes in statutory law, court decisions, or the claims history of the industry or the person require adjustment of the coverage. Insurance amount must conform to §20-148 of the City's Code of Ordinances.

4. Licensee further agrees to indemnify, defend and hold the Licensor harmless against all claim, costs, expenses and causes of action, including, but not limited to, attorney fees and costs, arising out of or in any way related to the Licensee's use of the property.

To indicate their consent to the above the parties or their authorized representative or officers have executed this agreement.

Licensee: _____

Licensor: _____

Mayor
City of Belton

STATE OF TEXAS, ~~Bell~~ Travis County

On this 12 day of November, 2026, personally appeared before me Joseph M. NAJERA, known by me to be the person whose name is subscribed the foregoing instrument, and acknowledged that he/she executed the same for the purpose and consideration therein expressed.

(Signature of Notary Public) _____

My Commission Expires: 6/17/2028

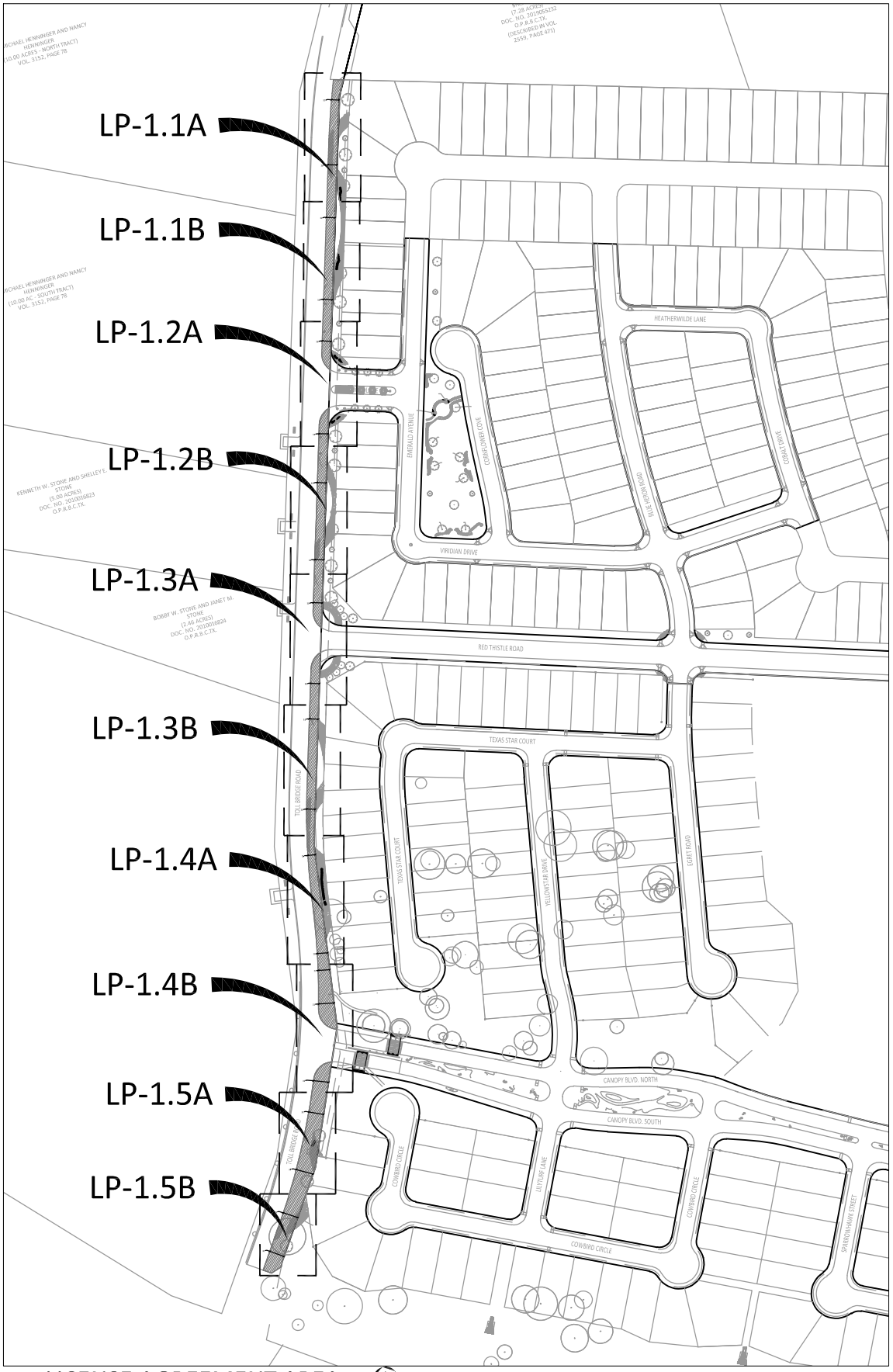
DARYL DE OLIVEIRA
My Notary ID # 134947575
Expires June 17, 2028

STATE OF TEXAS, Bell County

On this _____ day of _____, 20___, personally appeared before me _____, known by me to be the person whose name is subscribed the foregoing instrument, and acknowledged that he/she executed the same for the purpose and consideration therein expressed.

(Signature of Notary Public) _____

My Commission Expires: _____




LEGEND

| SYMBOL | TYPE |
|---|---|
| | LICENSE AREA |

A LICENSE AGREEMENT AREA
SCALE: 1" = 30'

NORTH

EXHIBIT A

0' 15' 30' 60'

LP-1.0
TOLL BRIDGE ROAD
LICENSE AGREEMENT

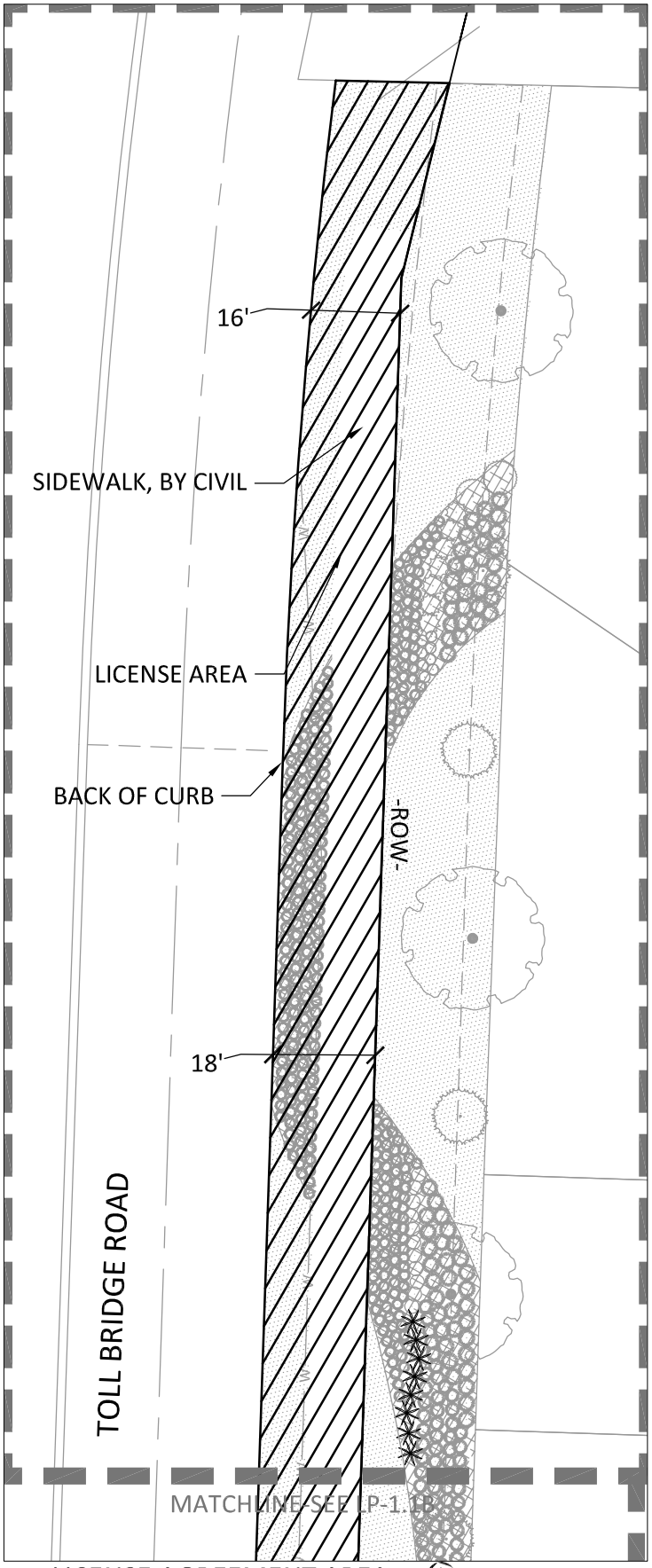
Scale: 1" = 30'
Date: September 25, 2026

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com+ info@secplanning.com

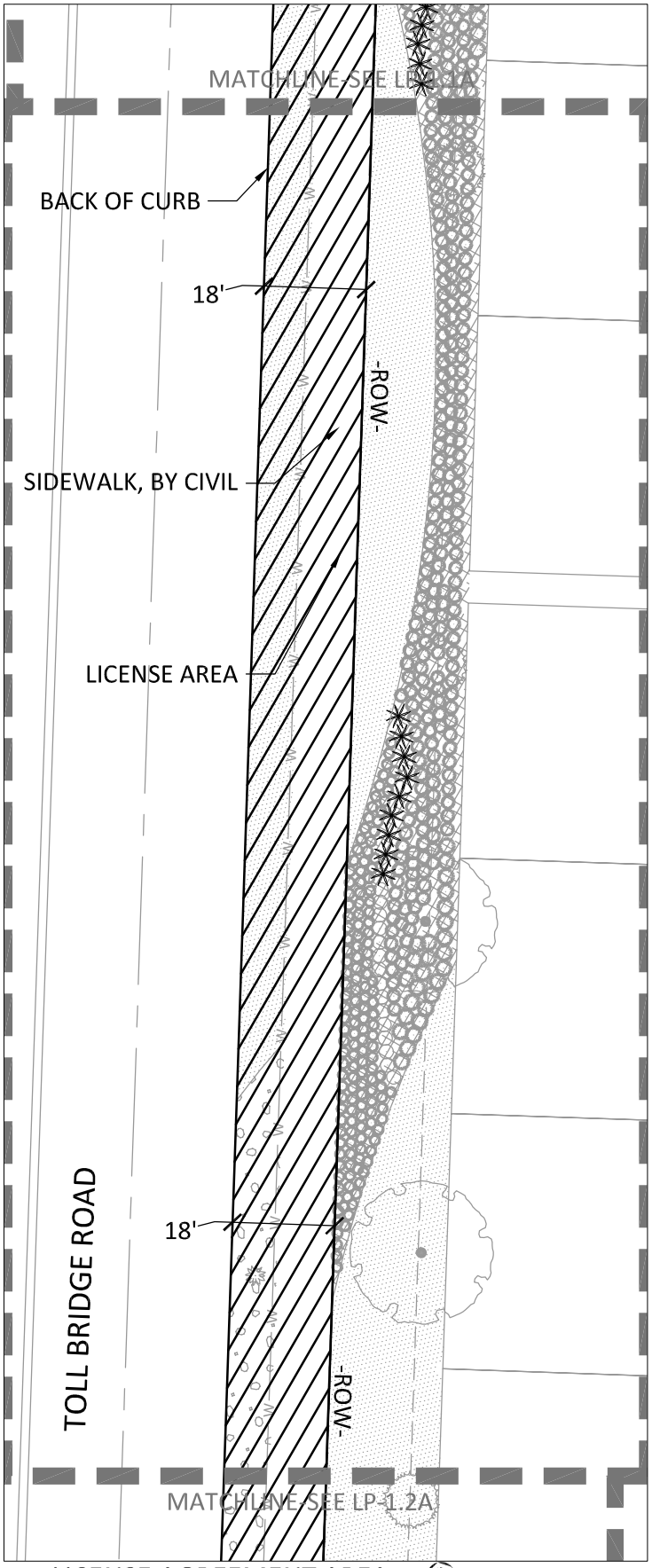
RIVER FARM
BELTON, TEXAS

SHEET FILE: L:\240150-HUCO\Cadfiles\LA\License Agreement\Toll Bridge Road\License Agreement - Tollbridge.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.




A LICENSE AGREEMENT AREA
SCALE: 1" = 30'
NORTH




B LICENSE AGREEMENT AREA
SCALE: 1" = 30'
NORTH

EXHIBIT A

LP-1.1
TOLL BRIDGE ROAD
LICENSE AGREEMENT

RIVER FARM
BELTON, TEXAS

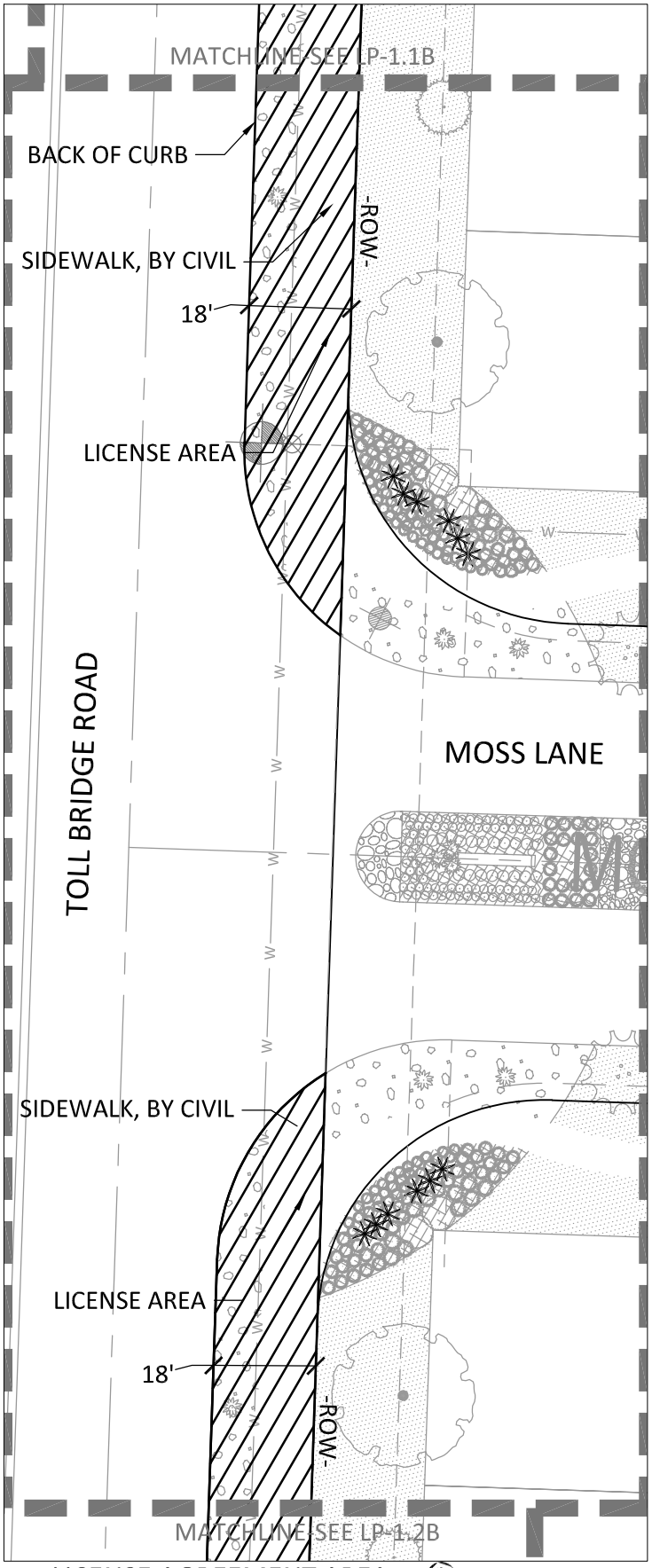
0' 15' 30' 60'

Scale: 1" = 30'
Date: September 25, 2026

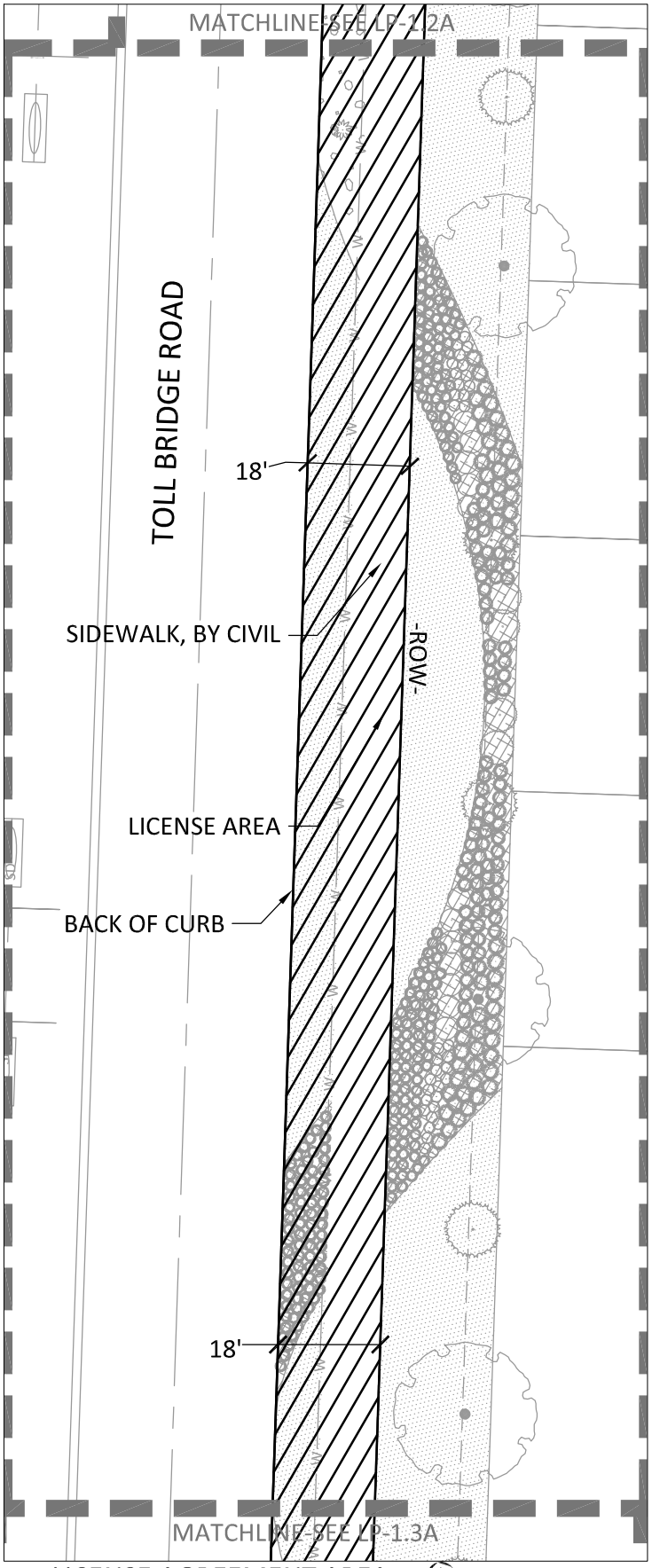
SEC Planning, LLC
*Land Planning + Landscape Architecture + Community Branding*
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com+ info@secplanning.com

SHEET FILE: L:\240150-HUCO\Cadfiles\LA\License Agreement\Toll Bridge Road\License Agreement - Tollbridge.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.




A LICENSE AGREEMENT AREA
SCALE: 1" = 30'
NORTH




B LICENSE AGREEMENT AREA
SCALE: 1" = 30'
NORTH

EXHIBIT A

LP-1.2
TOLL BRIDGE ROAD
LICENSE AGREEMENT

0' 15' 30' 60'

Scale: 1" = 30'
Date: September 25, 2026

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

RIVER FARM
BELTON, TEXAS

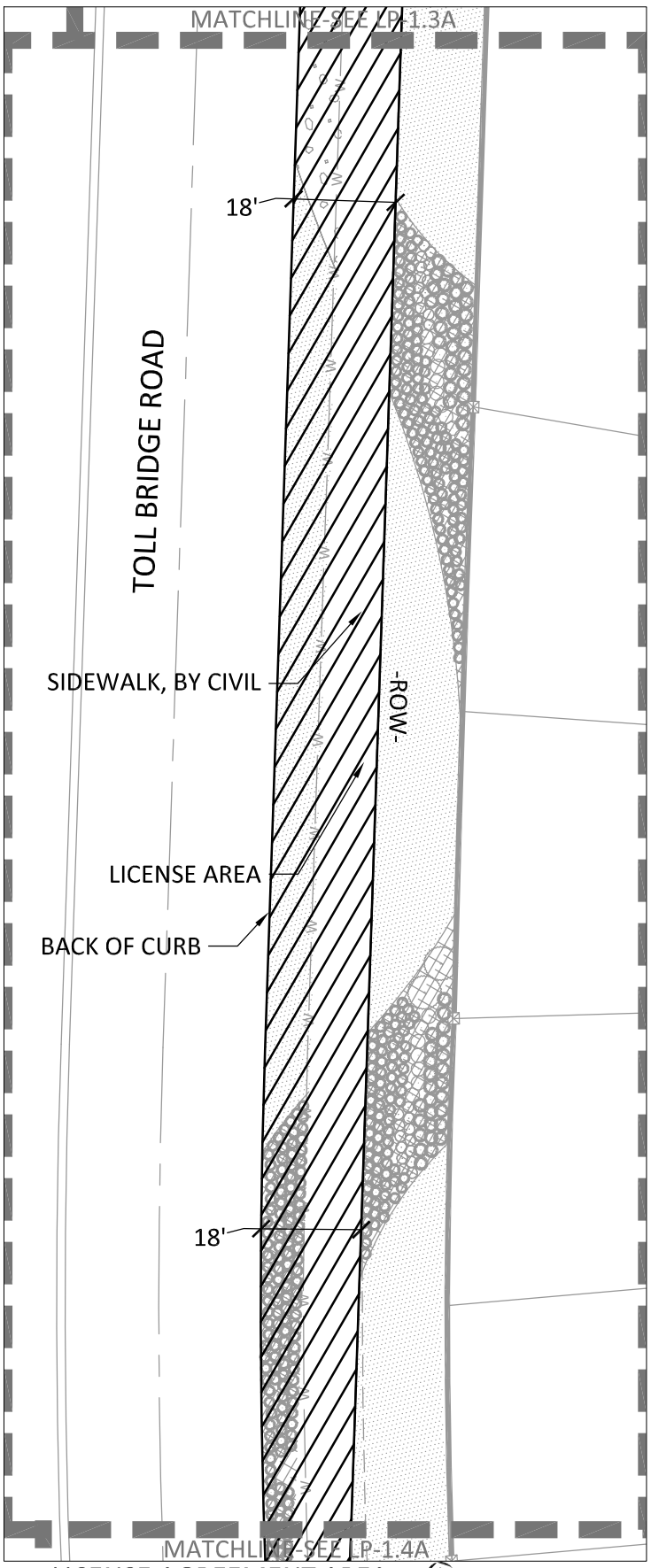
SHEET FILE: L:\240150-HUCO\Cadfiles\LA\License Agreement\Toll Bridge Road\License Agreement - Tollbridge.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.




A LICENSE AGREEMENT AREA
SCALE: 1" = 30'

NORTH




B LICENSE AGREEMENT AREA
SCALE: 1" = 30'

NORTH

# EXHIBIT A

LP-1.3
TOLL BRIDGE ROAD
LICENSE AGREEMENT

0' 15' 30' 60'

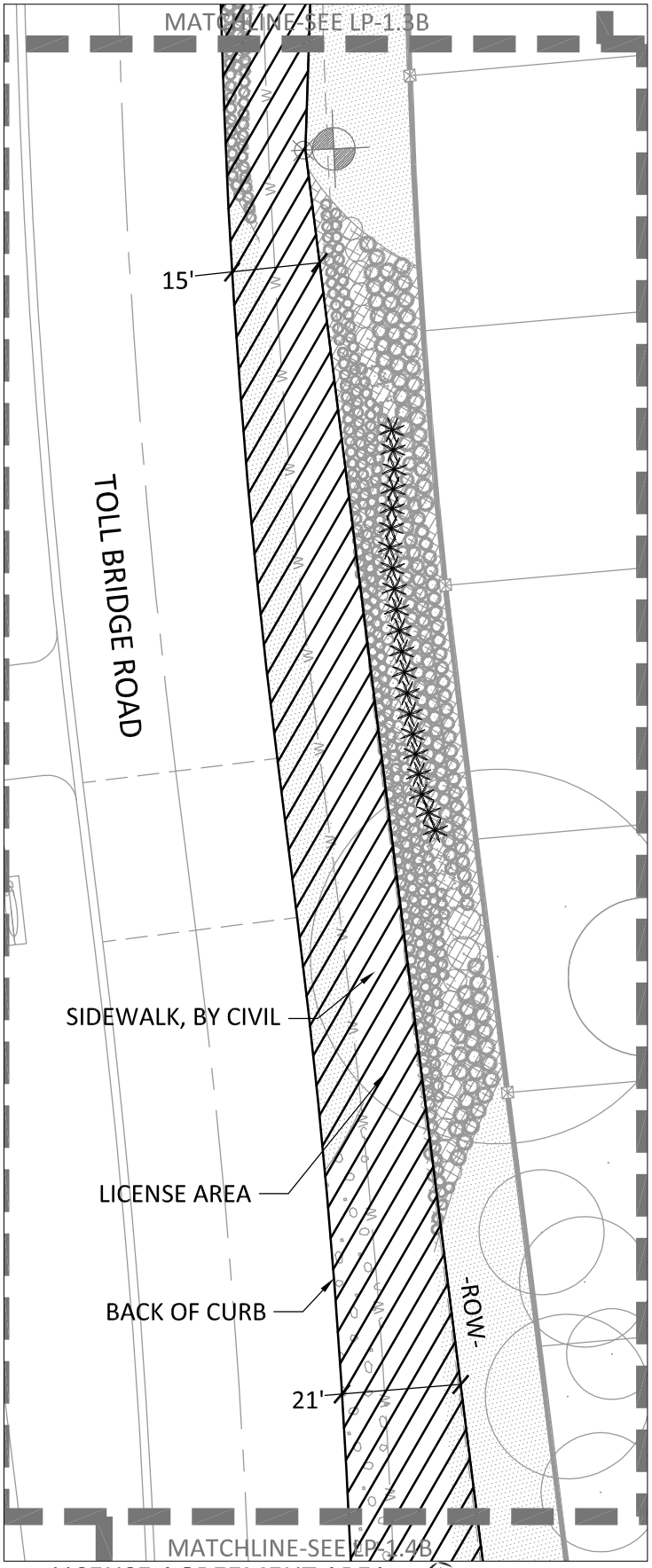
Scale: 1" = 30'
Date: September 25, 2026

SEC Planning, LLC
*Land Planning + Landscape Architecture + Community Branding*
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com+ info@secplanning.com

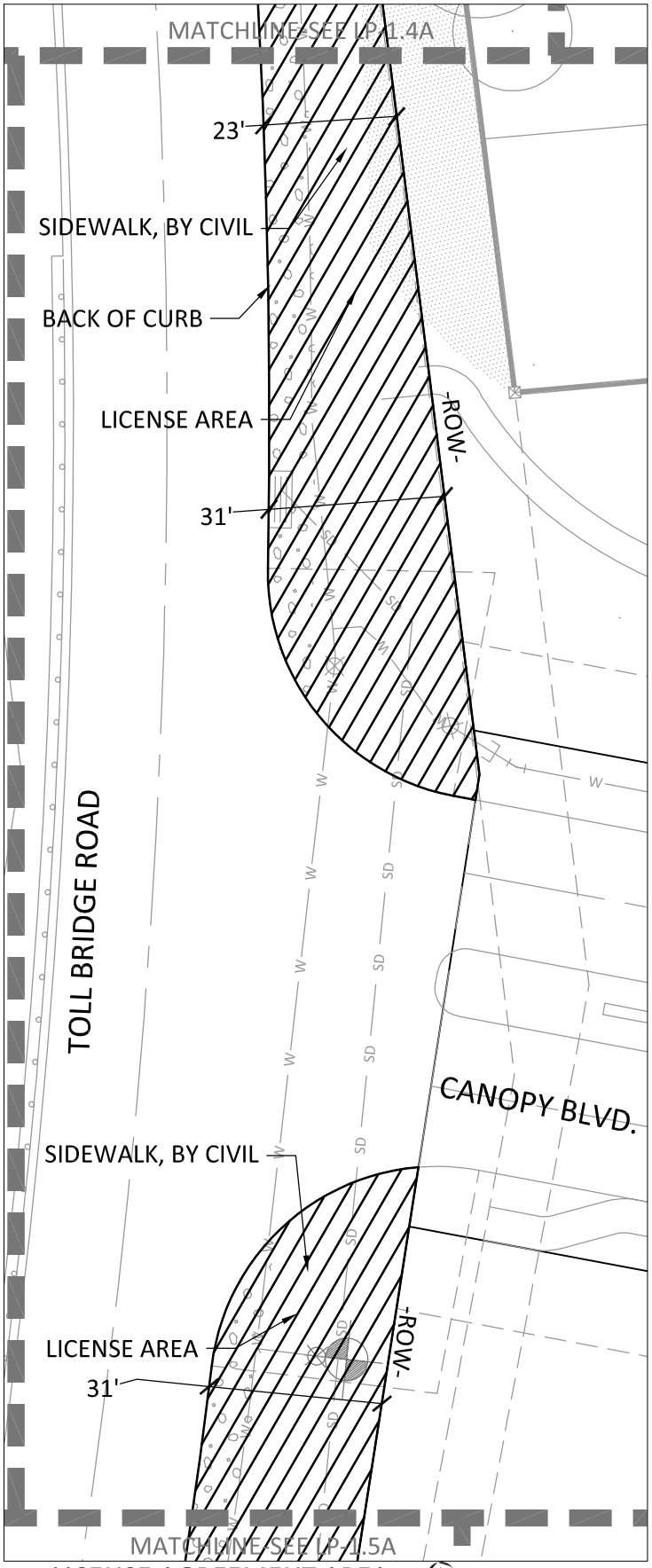
RIVER FARM
BELTON, TEXAS

SHEET FILE: L:\240150-HUCO\Cadfiles\LA\License Agreement\Toll Bridge Road\License Agreement - Tollbridge.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.




A LICENSE AGREEMENT AREA
SCALE: 1" = 30'




B LICENSE AGREEMENT AREA
SCALE: 1" = 30'

NORTH

# EXHIBIT A

LP-1.4
TOLL BRIDGE ROAD
LICENSE AGREEMENT

0' 15' 30' 60'

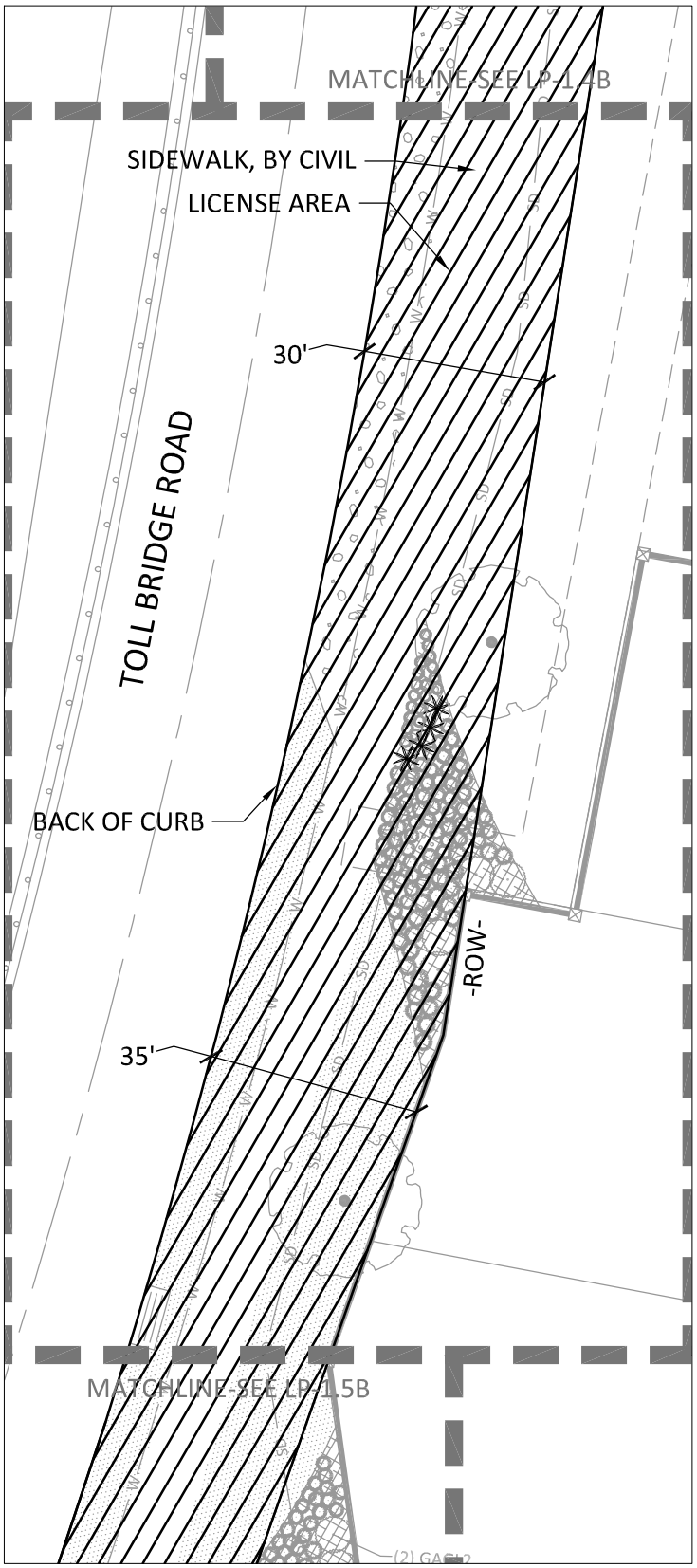
Scale: 1" = 30'
Date: September 25, 2026

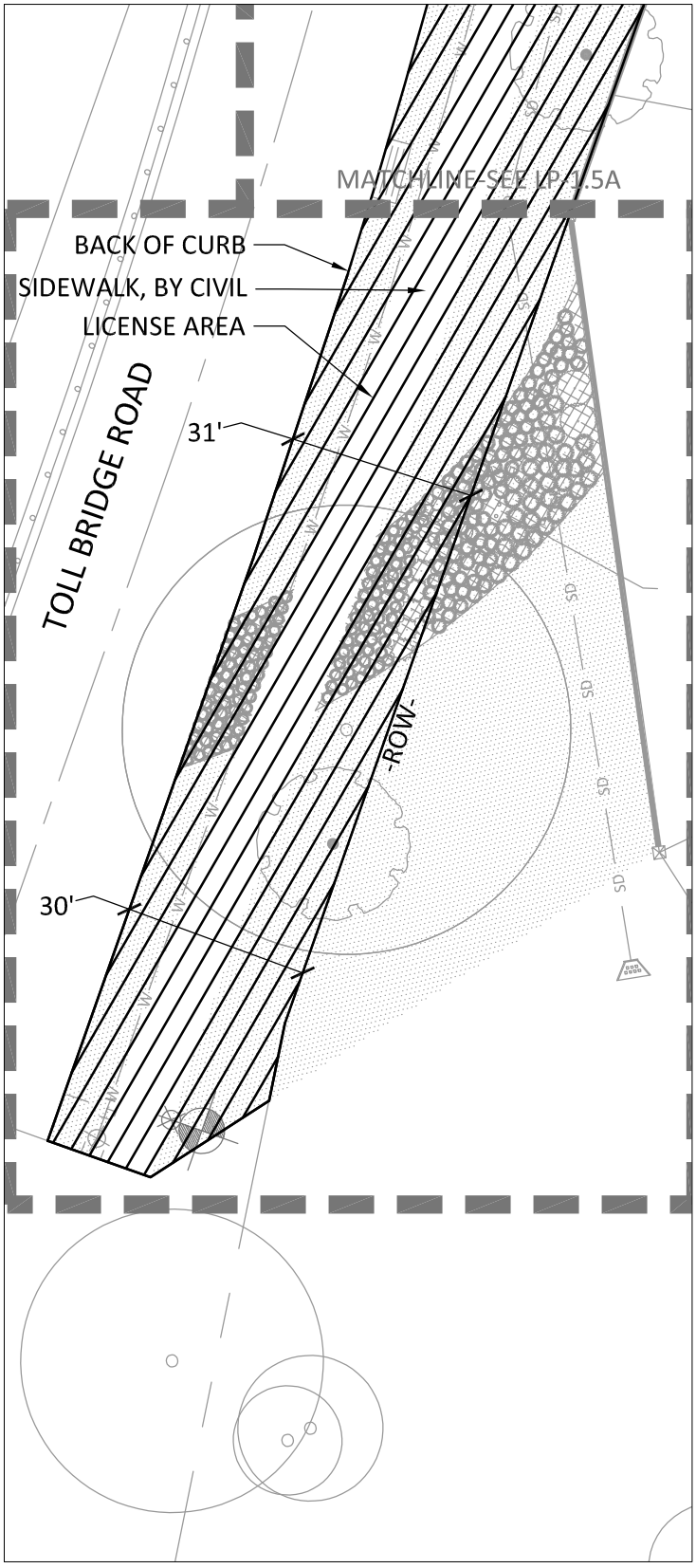
SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com + info@secplanning.com

RIVER FARM
BELTON, TEXAS

SHEET FILE: L:\240150-HUCO\Cadfiles\LA\License Agreement\Toll Bridge Road\License Agreement - Tollbridge.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.




A LICENSE AGREEMENT AREA
SCALE: 1" = 30'
NORTH

B LICENSE AGREEMENT AREA
SCALE: 1" = 30'
NORTH

# EXHIBIT A

LP-1.5
TOLL BRIDGE ROAD
LICENSE AGREEMENT

0' 15' 30' 60'

Scale: 1" = 30'
Date: September 25, 2026

SEC Planning, LLC
*Land Planning + Landscape Architecture + Community Branding*
AUSTIN, TEXAS
t 512.246.7003
www.secplanning.com+ info@secplanning.com

RIVER FARM
BELTON, TEXAS

SHEET FILE: L:\240150-HUCO\Cadfiles\LA\License Agreement\Toll Bridge Road\License Agreement - Tollbridge.dwg

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Exhibit B

**Carlson, Brigance & Doering, Inc.**

Civil Engineering ❖ Surveying

FirmID#F3791 Reg#10024900

0.236 ACRES (10,261 SQ.FT.)
FELIPPI MADRIGAL SURVEY, ABSTRACT NO. 554
BELL COUNTY, TEXAS

**METES AND BOUNDS**

**BEING A 0.236 ACRE (10,261 SQ.FT.) TRACT OF LAND OUT OF THE FELIPPI MADRIGAL SURVEY, ABSTRACT NUMBER 554, BELL COUNTY, TEXAS, BEING A PORTION OF TOLL BRIDGE ROAD, BELL COUNTY, TEXAS, SAID 0.236 ACRE (10,261 SQ.FT.) TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING,** at a capped 1/2 inch iron rod found stamped "CBD SETSTONE" on the north line of a called 478.43 acre tract conveyed to Hunt Communities Belton, LLC by deed recorded in Document Number 2021084212, Official Public Records, Bell County, Texas, being on the south line of a called 7.28 acre tract conveyed to Elizabeth A, Sheppard by deed recorded in Document Number 2019055232, Official Public Records, Bell County, Texas, and described in Volume 2559, Page 471, Official Public Records, Bell County, Texas, same being on the east right-of-way line of said Toll Bridge Road, as dedicated by River Farm Phase 1A, a subdivision recorded in Instrument Number 2026003080, Real Property Records, Bell County, Texas, for the northeast corner and the **POINT OF BEGINNING** of the herein described tract of land,

**THENCE,** with the east line of said Toll Bridge Road, the following two (2) courses and distances, numbered 1 and 2,

1) S28°51'01"W, a distance of 35.42 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE", and
2) S16°55'19"W, passing the northeast corner of Lot 6, Block A, Amended Plat of River Farm Phase 1A, a subdivision recorded in Instrument Number 2026040121, Real Property Records, Bell County, Texas, and continuing for a total distance of 549.93 feet to a calculated point within the right-of-way of said Toll Bridge Road, being at the beginning of a curve to the right, for the southeast corner of the herein described tract of land, from which a capped 1/2 inch iron rod found at the southwest corner of said Lot 6, being on the north line of White Sage Road (50' R.O.W.), bears S77°56'47"E, a distance of 40.15 feet,

**THENCE,** over and across the right-of-way of said Toll Bridge Road, the following three (3) courses and distances, numbered 1 through 3,

1) Along said curve to the right, having a radius of 40.00 feet, an arc length of 39.54 feet, and a chord that bears N11°23'43"W, a distance of 37.95 feet to a calculated point,
2) N16°55'19"E, a distance of 432.59 feet to a calculated point, being at the beginning of a curve to the right, and
3) Along said curve to the right, having a radius of 1332.00 feet, an arc length of 118.55 feet, and a chord that bears N19°28'19"E, a distance of 118.51 feet to a calculated point on the south line of said 7.28 acre tract, being on the north line of said 478.43 acre tract for the northwest corner of the herein described tract of land,

**THENCE,** S73°37'46"E, with the common line of said 7.28 acre tract and said Toll Bridge Road, a distance of 20.05 feet to the **POINT OF BEGINNING,** containing 0.236 acres (10,261 SQ.FT.) of land, as shown on the attached sketch.

Surveyed By: _____ 11/12/2026

AARON V. THOMASON, R.P.L.S. NO. 6214
***CARLSON, BRIGANCE AND DOERING, INC.***
***REG. # 10024900***
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
PH: 512-280-5160
AARON@CBDENG.COM




BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
DATE OF SURVEY: MARCH 18, 2026

Exhibit B

# SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

## LEGEND

- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CALCULATED POINT

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

11/12/2026

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S28°51'01"W | 35.42 |
| L2 | S16°55'19"W | 549.93 |
| L3 | N16°55'19"E | 432.59 |
| L4 | S73°37'46"E | 20.05 |
| L5 | S77°56'47"E | 40.15 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Chord Direction | Chord Length | DELTA |
| C1 | 40.00 | 39.54 | N11°23'43"W | 37.95 | 56°37'53" |
| C2 | 1332.00 | 118.55 | N19°28'19"E | 118.51 | 5°05'58" |

ELIZABETH A. SHEPPARD
(7.28 ACRES)
DOC. NO. 2019055232
O.P.R.B.C.TX.
(DESCRIBED IN VOL. 2559, PAGE 471)

POINT OF BEGINNING

FRED MICHAEL HENNINGER AND NANCY HENNINGER
(10.00 ACRES )
(NORTH TRACT)
VOL. 3152, PAGE 78

HUNT COMMUNITIES BELTON, LLC
(478.43 ACRES)
DOC. NO. 2021084212
O.P.R.B.C.TX.

*FELIPPI MADRIGAL SURVEY*
*ABSTRACT NO. 554*

**0.236 ACRES**
**(10,261 SQ.FT.)**

FRED MICHAEL HENNINGER AND NANCY HENNINGER
(10.00 ACRES)
(SOUTH TRACT)
VOL. 3152, PAGE 78

*TOLL BRIDGE ROAD (R.O.W. VARIES)*

AMENDED PLAT OF
RIVER FARM PHASE 1A
INST. NO., 202604012,1

*EMERALD AVENUE (50' R.O.W., C.O.B.W.SS)*

CORNFLOWER COVE
(50' R.O.W.)

*WHITE SAGE ROAD (50' R.O.W.)*

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83


Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165


J:\AC3D\5670\Survey\M&B – 0.236 ACRES – LA # 1

Exhibit B

**Carlson, Brigance & Doering, Inc.**

Civil Engineering ❖ Surveying

FirmID#F3791 Reg#10024900

0.175 ACRES (7,605 SQ.FT.)
FELIPPI MADRIGAL SURVEY, ABSTRACT NO. 554
BELL COUNTY, TEXAS

**METES AND BOUNDS**

**BEING A 0.175 ACRE (7,605 SQ.FT.) TRACT OF LAND OUT OF THE FELIPPI MADRIGAL SURVEY, ABSTRACT NUMBER 554, BELL COUNTY, TEXAS, BEING A PORTION OF TOLL BRIDGE ROAD, BELL COUNTY, TEXAS, SAID 0.175 ACRE (7,605 SQ.FT.) TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING,** at a capped 1/2 inch iron rod found stamped "CBD SETSTONE" on the north line of Lot 19, Block B, Amended Plat of River Farm Phase 1A, a subdivision recorded in Instrument Number 2026040121, Real Property Records, Bell County, Texas, same being on the south right-of-way line of White Sage Road (50' R.O.W.),

**THENCE,** N68°12'39"W, a distance of 40.14 feet to a calculated point in the right of way of said Toll Bridge Road, for the northeast corner and the **POINT OF BEGINNING** of the herein described tract of land,

**THENCE,** S16°55'19"W, over and across said Toll Bridge Road and partially with the common line of said Lot 19 and said Toll Bridge Road, a distance of 442.29 feet to a calculated point at the beginning of a curve to the right, for the southeast corner of the herein described tract of land, from which a capped 1/2 inch iron rod found on the south line of said Lot 19, being on the north right-of-way line of Red Thistle Road (60' R.O.W.), bears S80°15'17"E, a distance of 39.83 feet,

**THENCE,** over and across the right-of-way of said Toll Bridge Road, the following three (3) courses and distances, numbered 1 through 3,

1) Along said curve to the right, having a radius of 40.00 feet, an arc length of 39.54 feet, and a chord that bears N11°23'40"W, a distance of 37.95 feet to a calculated point,
2) N16°55'19"E, a distance of 375.48 feet to a calculated point, being at the beginning of a curve to the right, and
3) Along said curve to the right, having a radius of 40.00 feet, an arc length of 39.54 feet, and a chord that bears N45°14'19"E, a distance of 37.95 feet to the **POINT OF BEGINNING,** containing 0.175 acres (7,605 SQ.FT.) of land, as shown on the attached sketch.

Surveyed By: _____ 11/12/2026

AARON V. THOMASON, R.P.L.S. NO. 6214
***CARLSON, BRIGANCE AND DOERING, INC.***
***REG. # 10024900***
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
PH: 512-280-5160
AARON@CBDENG.COM




BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
DATE OF SURVEY: MARCH 18, 2026

Exhibit B

# SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

## LEGEND

- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CALCULATED POINT

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

11/12/2026

FRED MICHAEL HENNINGER
AND NANCY HENNINGER
(10.00 ACRES)
(SOUTH TRACT)
VOL. 3152, PAGE 78

FELIPPI MADRIGAL SURVEY
ABSTRACT NO. 554

KENNETH W. STONE AND
SHELLEY E. STONE
(5.00 ACRES)
INST. NO. 2010016823

BOBBY W. STONE AND
JANET M. STONE
(2.46 ACRES)
INST. NO. 2010016824

TUCKER FAMILY
REVOCABLE LIVING TRUST
(22.545 ACRES)
INST. NO. 2021064870

POINT OF BEGINNING

POINT OF COMMENCEMENT

0.175 ACRES
(7,605 SQ.FT.)

WHITE SAGE ROAD (50' R.O.W.)

TOLL BRIDGE ROAD (R.O.W. VARIES)

VIRIDIAN DRIVE (50' R.O.W.)

RED THISTLE ROAD (60' R.O.W.)

AMENDED PLAT OF
RIVER FARM PHASE 1A
INST. NO. 2026040121

RIVER FARM PHASE 2
INST. NO.
2026036182

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S16°55'19"W | 442.29 |
| L2 | N16°55'19"E | 375.48 |
| L3 | N68°12'39"W | 40.14 |
| L4 | S80°15'17"E | 39.83 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Chord Direction | Chord Length | DELTA |
| C1 | 40.00 | 39.54 | N11°23'40"W | 37.95 | 56°37'59" |
| C2 | 40.00 | 39.54 | N45°14'19"E | 37.95 | 56°37'59" |

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83


Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165


J:\AC3D\5670\Survey\M&B – 0.175 ACRES – LA # 2

Exhibit B

**Carlson, Brigance & Doering, Inc.**

Civil Engineering ❖ Surveying
FirmID#F3791 Reg#10024900

0.336 ACRES (14,645 SQ.FT.)
FELIPPI MADRIGAL SURVEY, ABSTRACT NO. 554
BELL COUNTY, TEXAS

**METES AND BOUNDS**

**BEING A 0.336 ACRE (14,645 SQ.FT.) TRACT OF LAND OUT OF THE FELIPPI MADRIGAL SURVEY, ABSTRACT NUMBER 554, BELL COUNTY, TEXAS, BEING A PORTION OF TOLL BRIDGE ROAD, BELL COUNTY, TEXAS, SAID 0.336 ACRE (14,645 SQ.FT.) TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING,** at a capped 1/2 inch iron rod found stamped "CBD SETSTONE" on the north line of Lot 45, Block A, River Farm Phase 2, a subdivision recorded in Instrument Number 2026036182, Real Property Records, Bell County, Texas, same being on the south right-of-way line of Red Thistle Road (60' R.O.W.),

**THENCE,** N58°46'10"W, a distance of 22.74 feet to a calculated point in the right of way of said Toll Bridge Road, for the northeast corner and the **POINT OF BEGINNING** of the herein described tract of land,

**THENCE,** over and across said Toll Bridge Road and partially with the common line of said Lot 45 and said Toll Bridge Road, the following two (2) courses and distances, numbered 1 and 2,

1) S16°55'19"W, a distance of 387.99 feet to a calculated point, and
2) S07°49'58"W, passing the south line of said Lot 45, being the north right-of-way line of Canopy Boulevard (R.O.W. varies), and continuing for a total distance of 370.27 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE", and

**THENCE,** over and across said Canopy Boulevard and said Toll Bridge Road, the following eight (8) courses and distances, numbered 1 through 8,

1) S23°49'33"W, a distance of 4.54 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE",
2) N64°21'23"W, a distance of 4.03 feet to a calculated point, being at the beginning of a curve to the right,
3) Along said curve to the right, having a radius of 40.00 feet, an arc length of 56.15 feet, and a chord that bears N24°08'21"W, a distance of 51.65 feet to a calculated point, being at the beginning of a curve to the left,
4) Along said curve to the left, having a radius of 1,368.00 feet, an arc length of 196.31 feet, and a chord that bears N11°58'01"E, a distance of 196.14 feet to a calculated point,
5) N07°51'22"E, a distance of 28.26 feet to a calculated point, being at the beginning of a curve to the right,
6) Along said curve to the right, having a radius of 1,332.00 feet, an arc length of 210.77 feet, and a chord that bears N12°23'20"E, a distance of 210.55 feet to a calculated point,
7) N16°55'19"E, a distance of 251.95 feet to a calculated point, being at the beginning of a curve to the right,
8) Along said curve to the right, having a radius of 40.00 feet, an arc length of 39.54 feet, and a chord that bears N45°14'19"E, a distance of 37.95 feet to a calculated point to the **POINT OF BEGINNING,** containing 0.336 acres (14,645 SQ.FT.) of land, as shown on the attached sketch.

Surveyed By: _____ 11/12/2026

AARON V. THOMASON, R.P.L.S. NO. 6214
***CARLSON, BRIGANCE AND DOERING, INC.***
***REG. # 10024900***
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
PH: 512-280-5160
AARON@CBDENG.COM

STATE OF TEXAS REGISTERED AARON V. THOMASON 6214 PROFESSIONAL LAND SURVEYOR

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
DATE OF SURVEY: MARCH 18, 2026

Exhibit B

# SKETCH TO ACCOMPANY FIELD NOTES



SCALE: 1" = 100'

## LEGEND

- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CALCULATED POINT

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

11/12/2026

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S16°55'19"W | 387.99 |
| L2 | S07°49'58"W | 370.27 |
| L3 | S23°49'33"W | 4.54 |
| L4 | N64°21'23"W | 4.03 |
| L5 | N07°51'22"E | 28.26 |
| L6 | N16°55'19"E | 251.95 |
| L7 | N58°46'10"W | 22.74 |

BOBBY W. STONE AND
JANET M. STONE
(2.46 ACRES)
INST. NO. 2010016824

POINT OF BEGINNING

POINT OF COMMENCEMENT

FELIPPI MADRIGAL SURVEY
ABSTRACT NO. 554

TUCKER FAMILY
REVOCABLE LIVING TRUST
(22.545 ACRES)
INST. NO. 2021064870

RED THISTLE ROAD (60' R.O.W.)

RIVER FARM PHASE 2
INST. NO.
2026036182

TOLL BRIDGE ROAD
(R.O.W. VARIES)

TEXAS STAR COURT
(50' R.O.W.)

TEXAS STAR COURT (50' R.O.W., C.O.B.W.SS)

0.336 ACRES
(14,645 SQ.FT.)

CANOPY BOULEVARD
(R.O.W. VARIES)

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Chord Direction | Chord Length | DELTA |
| C1 | 40.00 | 56.15 | N24°08'21"W | 51.65 | 80°26'04" |
| C2 | 1368.00 | 196.31 | N11°58'01"E | 196.14 | 8°13'19" |
| C3 | 1332.00 | 210.77 | N12°23'20"E | 210.55 | 9°03'58" |
| C4 | 40.00 | 39.54 | N45°14'19"E | 37.95 | 56°37'59" |

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83


Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165


J:\AC3D\5670\Survey\M&B – 0.336 ACRES – LA # 3

Exhibit B

**Carlson, Brigance & Doering, Inc.**

Civil Engineering ❖ Surveying

FirmID#F3791 Reg#10024900

0.310 ACRES (13,513 SQ.FT.)
FELIPPI MADRIGAL SURVEY, ABSTRACT NO. 554
BELL COUNTY, TEXAS

**METES AND BOUNDS**

**BEING A 0.310 ACRE (13,513 SQ.FT.) TRACT OF LAND OUT OF THE FELIPPI MADRIGAL SURVEY, ABSTRACT NUMBER 554, BELL COUNTY, TEXAS, BEING A PORTION OF TOLL BRIDGE ROAD, BELL COUNTY, TEXAS, SAID 0.310 ACRE (13,513 SQ.FT.) TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING,** at a capped 1/2 inch iron rod found stamped "CBD SETSTONE" in the right-of-way of said Toll Bridge Road (R.O.W. varies) and Canopy Boulevard (R.O.W. varies), for the northeast corner and the **POINT OF BEGINNING** of the herein described tract of land,

**THENCE,** S23°49'33"W, over and across said right-of-way, passing the northwest corner of Lot 60, Block C, River Farm Phase 2, a subdivision recorded in Instrument Number 2026036182, Real Property Records, Bell County, Texas, and continuing with the common line of said Lot 60 and said Toll Bridge Road, a total distance of 216.51 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE" on the west line of Lot 8, Block C, said River Farm Phase 2,

**THENCE,** with the common line of said River Farm Phase 2 and said Toll Bridge Road, the following two (2) courses and distances, numbered 1 and 2,

1) S34°25'11"W, a distance of 198.11 feet to a capped 1/2 inch iron rod found stamped "CBD SETSTONE", and
2) S26°32'27"W, a distance of 13.05 feet to a calculated point for the southeast corner of the herein described tract of land,

**THENCE,** over and across said Toll Bridge Road, the following six (6) courses and distances, numbered 1 through 6,

1) S72°12'54"W, a distance of 23.20 feet to a calculated point,
2) N55°33'25"W, a distance of 18.00 feet to a calculated point,
3) N34°26'35"E, a distance of 101.82 feet to a calculated point,
4) N33°25'04"E, a distance of 48.95 feet to a calculated point, being at the beginning of a curve to the left,
5) Along said curve to the left, having a radius of 1,368.00 feet, an arc length of 248.62 feet, and a chord that bears N27°11'10"E, a distance of 248.28 feet to a calculated point, being at the beginning of a curve to the right, and
6) Along said curve to the right, having a radius of 40.00 feet, an arc length of 54.67 feet, and a chord that bears N61°07'55"E, a distance of 50.51 feet to the **POINT OF BEGINNING,** containing 0.310 acres (13,513 SQ.FT.) of land, as shown on the attached sketch.

Surveyed By: _____ 11/12/2026

AARON V. THOMASON, R.P.L.S. NO. 6214
***CARLSON, BRIGANCE AND DOERING, INC.***
***REG. # 10024900***
5501 WEST WILLIAM CANNON
AUSTIN, TX 78749
PH: 512-280-5160
AARON@CBDENG.COM




BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
DATE OF SURVEY: MARCH 18, 2026

Exhibit B

# SKETCH TO ACCOMPANY FIELD NOTES



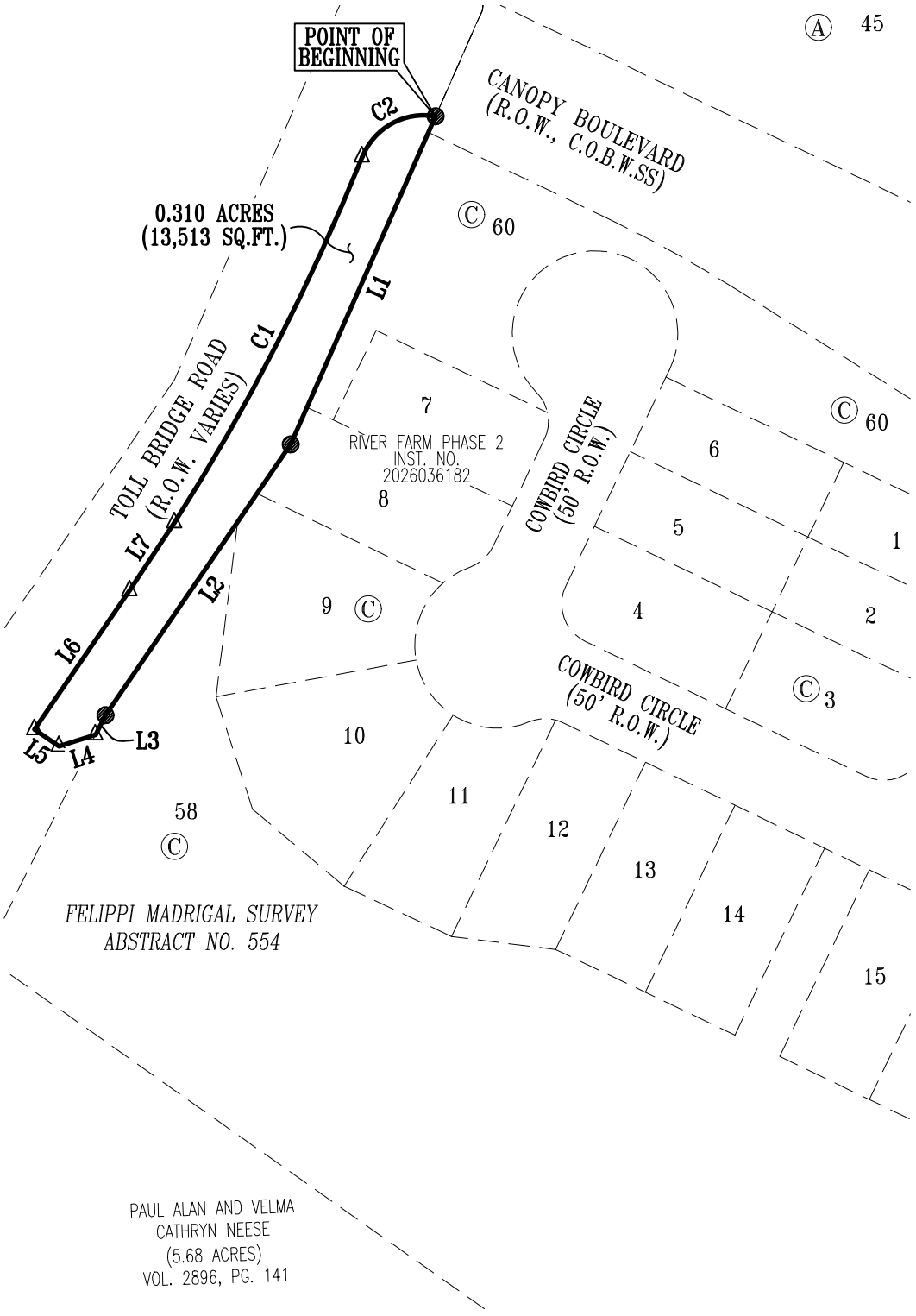

SCALE: 1" = 100'

## LEGEND

- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CALCULATED POINT

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

11/12/2026




| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S23°49'33"W | 216.51 |
| L2 | S34°25'11"W | 198.11 |
| L3 | S26°32'27"W | 13.05 |
| L4 | S72°12'54"W | 23.20 |
| L5 | N55°33'25"W | 18.00 |
| L6 | N34°26'35"E | 101.82 |
| L7 | N33°25'04"E | 48.95 |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Length | Chord Direction | Chord Length | DELTA |
| C1 | 1368.00 | 248.62 | N27°11'10"E | 248.28 | 10°24'47" |
| C2 | 40.00 | 54.67 | N61°07'55"E | 50.51 | 78°18'16" |

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83


Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165


J:\AC3D\5670\Survey\M&B – 0.310 ACRES – LA # 4

# Staff Report – City Council Agenda Item

**Agenda Item #6**

Consider authorizing the BEDC Interim Executive Director to execute a contract with Legacy Home Builders, LLC, for the purchase of the property located at 217 Mays Street.

**Originating Department**

Belton Economic Development Corporation – Warren Ketteman, Interim Executive Director

**Summary Information**

The BEDC Board of Directors met for their regularly scheduled meeting on November 3, 2026. After some general agenda items, the Board adjourned into Executive Session to discuss the "purchase, exchange, lease or value of real property" as permitted by Chapter 551, Government Code, Vernon's Texas Codes Annotated, Section 551.072.

Upon reconvening into Open Session, the Board unanimously voted to approve the purchase of property located at 217 Mays Street from Legacy Home Builders Texas, LLC, represented at the meeting by Mr. Bailey Eickenloff, in the amount of $230,000 with the seller to pay all associated closing costs. This property is located on what will become the new, improved Central Avenue entry into downtown from IH-35 once the "much discussed" TXDOT road improvements are complete.

**Fiscal Impact**

Amount: $230,000

Budgeted: ☐ Yes ☒ No

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

Funding Source(s): BEDC Unrestricted Fund Balance

**Recommendation**

City Council approval of the purchase of this property for the agreed upon price of $230,000.

**Attachment**

Copy of the "Unimproved Property Contract"

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 05-04-2026

# UNIMPROVED PROPERTY CONTRACT

NOTICE: Not For Use For Condominium Transactions

EQUAL HOUSING OPPORTUNITY

1. **PARTIES:** The parties to this contract are **Legacy Home Builders Texas, LLC** (Seller) and **Belton Economic Development Corporation** (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.
2. **PROPERTY:** Lot _____, Block _____, **RICHARD, BLOCK 009, LOT ALL** Addition, City of **Belton**, County of **Bell**, Texas, known as **217 MAYS ST 76513** (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto (Property).
   RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.
3. **SALES PRICE:**
   A. Cash portion of Sales Price payable by Buyer at closing. . . . . $ **230,000.00**
   The term "Cash portion of the Sales Price" does not include proceeds from borrowing of any kind or selling other real property except as disclosed in this contract.
   B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum, ☐ Loan Assumption Addendum, ☐ Seller Financing Addendum. . . . . $ _____
   C. Sales Price (Sum of A and B) . . . . . $ **230,000.00**
   D. The Sales Price ☐ will ☒ will not be adjusted based on the survey required by Paragraph 6C.
   If the Sales Price is adjusted, the Sales Price will be adjusted based on the difference between _____ acres and the acreage set forth in the survey required by Paragraph 6C. The difference in acreage (either increased or decreased) shall be multiplied by the sum of $_____ per acre and either added to or subtracted from the Sales Price stated in Paragraph 3C. If the Sales Price is adjusted by more than 10%, either party may terminate this contract by providing written notice to the other party within _____ days after the terminating party receives the survey. If neither party terminates this contract or if the variance is 10% or less, the adjustment will be made to the amount in ☐ 3A ☐ 3B ☐ proportionately to 3A and 3B.
4. **LEASES:**
   A. Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property.
   B. NATURAL RESOURCE LEASES: "Natural Resource Lease" means an existing oil and gas, mineral, geothermal, water, wind, or other natural resource lease affecting the Property to which Seller is a party. Seller ☐ is ☒ is not a party to a Natural Resource Lease. If Seller is a party to a Natural Resource Lease, check one of the following:
   ☐ (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.
   ☐ (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within _____ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.
5. **EARNEST MONEY AND TERMINATION OPTION:**
   A. DELIVERY OF EARNEST MONEY AND OPTION FEE: Within 3 days after the Effective Date, Buyer must deliver to **FCT - Temple (Kourtney Rambeau)** (Escrow Agent) at **4613 S 31st St, Temple, TX 76502** (address): $ _____ as earnest money and $ _____ as the option fee. The earnest money and option Fee shall be made payable to Escrow Agent and may be paid separately or combined in a single payment.
      (1) Buyer shall deliver additional earnest money of $_____ to Escrow Agent within _____ days after the Effective Date of this contract.
      (2) If the last day to deliver the earnest money, option fee, or the additional earnest money falls on a Saturday, Sunday, or Legal Holiday, the time to deliver the earnest money, option fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or Legal Holiday. "Legal Holiday" means a legal holiday described in Sections 662.003(a) and 662.003(b)(4) and (6), Texas Government Code.
      (3) The amount(s) Escrow Agent receives under this paragraph shall be applied first to the option fee, then to the earnest money, and then to the additional earnest money.
      (4) Buyer authorizes Escrow Agent to release and deliver the option fee to Seller at any time without further notice to or consent from Buyer, and releases Escrow Agent from liability for delivery of the option fee to Seller. The option fee will be credited to the Sales Price at closing.
   B. TERMINATION OPTION: For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the option fee within the time required, Seller grants Buyer the

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC



unrestricted right to terminate this contract by giving notice of termination to Seller within _____ days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the option fee will not be refunded and Escrow Agent shall release any option fee remaining with Escrow Agent to Seller; and (ii) any earnest money will be refunded to Buyer.

C. FAILURE TO TIMELY DELIVER EARNEST MONEY: If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money.

D. FAILURE TO TIMELY DELIVER OPTION FEE: If no dollar amount is stated as the option fee or if Buyer fails to deliver the option fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this Paragraph 5.

E. TIME: **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

**6. TITLE POLICY AND SURVEY:**

A. TITLE POLICY: Seller shall furnish to Buyer at [X] Seller's [ ] Buyer's expense an owner's policy of title insurance (Title Policy) issued by **FCT Temple** (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:

(1) Restrictive covenants common to the platted subdivision in which the Property is located.
(2) The standard printed exception for standby fees, taxes and assessments.
(3) Liens created as part of the financing described in Paragraph 3.
(4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
(5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
(6) The standard printed exception as to marital rights.
(7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
(8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:
[X] (i) will not be amended or deleted from the title policy; or
[ ] (ii) will be amended to read, "shortages in area" at the expense of [ ] Buyer [ ] Seller.
(9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.

B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.

C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)

[ ] (1) Within _____ days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit or Declaration promulgated by the Texas Department of Insurance (T-47 Affidavit or T-47.1 Declaration). Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date if Seller fails to furnish within the time prescribed both the: (i) existing survey; and (ii) affidavit or declaration. If the Title Company or Buyer's lender does not accept the existing survey, or the affidavit or declaration, Buyer shall obtain a new survey at [ ] Seller's [ ] Buyer's expense no later than 3 days prior to Closing Date.

[ ] (2) Within _____ days after the Effective Date of this contract, Buyer may obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier. If Buyer fails to obtain the survey, Buyer may not terminate the contract under Paragraph 2B of the Third Party Financing Addendum because the survey was not obtained.

[X] (3) Within **14** days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity: _____.
Buyer must object the earlier of (i) the Closing Date or (ii) _____ days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC



allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property ☐ is ☒ is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

**If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.**

(3) STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.

(4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract.

(5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.

(6) PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC



(7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller must give Buyer written notice as required by §5.014, Property Code.
(8) TEXAS AGRICULTURAL DEVELOPMENT DISTRICT: The Property ☐ is ☒ is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.
(9) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, §5.205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
(10) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code.
(11) NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

**7. PROPERTY CONDITION:**

A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.
**NOTICE:** Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

B. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.
(Check one box only)
☒ (1) Buyer accepts the Property As Is.
☐ (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____.
(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

C. COMPLETION OF REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, Seller shall complete all agreed repairs and treatments prior to the Closing Date and obtain any required permits. The repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. Seller shall: (i) provide Buyer with copies of documentation from the repair person(s) showing the scope of work and payment for the work completed; and (ii) at Seller's expense, arrange for the transfer of any transferable warranties with respect to the repairs and treatments to Buyer at closing. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.

D. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

E. SELLER'S DISCLOSURE:
(1) Seller ☐ is ☒ is not aware of any flooding of the Property which has had a material adverse effect on the use of the Property.
(2) Seller ☐ is ☒ is not aware of any pending or threatened litigation, condemnation, or special assessment affecting the Property.
(3) Seller ☐ is ☒ is not aware of any environmental hazards that materially and adversely affect the Property.
(4) Seller ☐ is ☒ is not aware of any dumpsite, landfill, or underground tanks or containers now or previously located on the Property.
(5) Seller ☐ is ☒ is not aware of any wetlands, as defined by federal or state law or regulation, affecting the Property.
(6) Seller ☐ is ☒ is not aware of any threatened or endangered species or their habitat affecting the Property.
(7) Seller ☒ is ☐ is not aware that the Property is located ☒ wholly ☐ partly in a floodplain.
(8) Seller ☐ is ☒ is not aware that a tree or trees located on the Property has oak wilt.
If Seller is aware of any of the items above, explain (attach additional sheets if necessary): _____.

F. SELLER'S DISCLOSURE ABOUT GROUNDWATER AND SURFACE WATER RIGHTS (Seller's Water Disclosure): Access to surface water or groundwater on the Property may be regulated, restricted, or prohibited, including but not limited to the right to drill or operate water wells and

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC



the right to withdraw water from surface water sources on or adjoining the Property. The parties shall use the Seller's Water Disclosure published by TREC to identify information related to groundwater and surface water rights. (Check one box only)

☐ (1) Buyer has received the Seller's Water Disclosure.

☐ (2) Buyer has not received the Seller's Water Disclosure. Within _____ days after the Effective Date of this contract, Seller shall deliver the Seller's Water Disclosure to Buyer. If Buyer does not receive the Seller's Water Disclosure, Buyer may terminate this contract at any time prior to the closing and the earnest money will be refunded to Buyer. If Seller delivers the Seller's Water Disclosure, Buyer may terminate this contract for any reason within 7 days after Buyer receives the Seller's Water Disclosure or prior to the closing, whichever first occurs, and the earnest money will be refunded to Buyer.

☒ (3) Seller is not required to deliver the Seller's Water Disclosure to Buyer because all of the following are true:

(a) Seller is not aware of a water well on the Property (in use or not in use);

(b) Seller is not aware of a pond, lake, or water tank on the Property;

(c) Seller is not aware of any certificate of adjudication, certified filing, or permit for surface water rights associated with the Property administered by the Texas Commission on Environmental Quality;

(d) Seller is not aware that any groundwater rights to the Property have been severed, sold, or leased in whole or in part; and

(e) the Property receives water only from the following municipality (City), municipal utility district (MUD) or other special district, water supply corporation (WSC), or private water supply company (PWC): _____.

**8. BROKER OR SALES AGENT DISCLOSURE:**

Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: **A member of Legacy Home Builders Texas LLC is a licensed real estate agent.**

**9. CLOSING:**

A. The closing of the sale will be on or before **December 31**, 20**26**, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:

(1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.

(2) Buyer shall pay the Sales Price in good funds acceptable to the Escrow Agent.

(3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents, transfer of any warranties, and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.

(4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

(5) Private transfer fees (as defined by Chapter 5, Subchapter G of the Texas Property Code) will be the obligation of Seller unless provided otherwise in this contract. Transfer fees assessed by a property owners' association are governed by the Addendum for Property Subject to Mandatory Membership in a Property Owners Association.

**10. POSSESSION:** Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.

**11. SPECIAL PROVISIONS:** (This paragraph is intended to be used only for additional informational items. An informational item is a statement that completes a blank in a contract form, discloses factual information, or provides instructions. Real estate brokers and sales agents are prohibited from practicing law and shall not add to, delete, or modify any provision of this contract unless drafted by a party to this contract or a party's attorney.) _____

**12. SETTLEMENT AND OTHER EXPENSES:**

A. EXPENSES: The following expenses must be paid at or prior to closing:

(1) Seller shall pay the following expenses (Seller's Expenses):

(a) releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract; and

(b) an amount not to exceed $ _____ to be applied to Buyer's Expenses other than brokerage compensation or contributions under Paragraph 12B below.

(2) Buyer shall pay the following expenses (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard



The Foxx Real Estate Group - ARG, 127 Lake Road Ste 205 Belton TX 76513 Phone: 2543389671 Fax: Mayes St Belton
Bailey Eickenloff Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC



insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

B. BROKERAGE COMPENSATION: Brokerage compensation is not set by law and is fully negotiable. Each party shall pay their respective brokers pursuant to the terms of the parties' obligations to compensate their brokers contained in separate written agreements. **The contributions under 12B(1) and 12B(2) below shall be applied to and shall not change the parties' obligations to pay compensation pursuant to those agreements.** The following contributions must be paid at closing:

☐ (1) Seller will pay (check one box only): ☐ $ _____ or ☐ _____ % of the Sales Price to be applied toward the brokerage compensation owed by Buyer to Buyer's broker.

☐ (2) Buyer will pay (check one box only): ☐ $ _____ or ☐ _____ % of the Sales Price to be applied toward the brokerage compensation owed by Seller to Seller's broker.

C. EXPENSE LIMITATION: If a governmental loan program regulation prohibits Buyer from paying charges or fees, then the amount of any concession in 12A(1)(b) shall be first applied to pay such prohibited expenses and then to other Buyer's Expenses but not brokerage compensation or contribution.

**13. PRORATIONS AND ROLLBACK TAXES:**

A. PRORATIONS: Taxes for the current year, interest, rents, and regular periodic maintenance fees, assessments, and dues (including prepaid items) will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

B. ROLLBACK TAXES: If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

**14. CASUALTY LOSS:** If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.

**15. DEFAULT:** If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract, Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.

**16. MEDIATION:** It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

**17. ATTORNEY'S FEES:** A Buyer, Seller, Seller's broker, Buyer's broker, or Escrow Agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.

**18. ESCROW:**

A. ESCROW: The Escrow Agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as Escrow Agent. Escrow Agent may require any disbursement made in connection with this contract to be conditioned on Escrow Agent's collection of good funds acceptable to Escrow Agent.

B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, Escrow Agent may: (i) require a written release of liability of the Escrow Agent from all parties before releasing any earnest money; and (ii) require payment of unpaid expenses incurred on behalf of a party. Escrow Agent may deduct authorized expenses from the earnest money payable to a party. "Authorized expenses" means expenses incurred by Escrow Agent on behalf of the party entitled to the earnest money that were authorized by this contract or that party.

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC



C. DEMAND: Upon termination of this contract, either party or the Escrow Agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the Escrow Agent. If either party fails to execute the release, either party may make a written demand to the Escrow Agent for the earnest money. If only one party makes written demand for the earnest money, Escrow Agent shall promptly provide a copy of the demand to the other party. If Escrow Agent does not receive written objection to the demand from the other party within 15 days, Escrow Agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and Escrow Agent may pay the same to the creditors. If Escrow Agent complies with the provisions of this paragraph, each party hereby releases Escrow Agent from all adverse claims related to the disbursal of the earnest money.

D. DAMAGES: Any party who wrongfully fails or refuses to sign a release acceptable to the Escrow Agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

E. NOTICES: Escrow Agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by Escrow Agent.

**19. REPRESENTATIONS:** All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.

**20. GOVERNMENTAL REQUIREMENTS:**

A. If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non- foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

B. Seller and Buyer shall promptly execute and deliver any statements, documents, and information requested by Escrow Agent required by governmental reporting requirements (for example, reporting to the U.S. Treasury or its bureaus).

**21. NOTICES:** All notices from one party or their agent to the other must be in writing. Notices are effective when mailed, hand-delivered, sent by overnight courier to, or transmitted by electronic transmission to the other party or their agent.

**To Buyer(s) at:**
Address: 412 East Central Avenue Belton, Texas 76513

Phone(s): (254)317-1275

E-mail(s): wketteman@beltonedc.org

**To Seller(s) at:**
Address: 600 S Main St, Belton, TX 76513

Phone(s): (254)338-2451

E-mail(s): Curtis@lhbtexas.com

**To Buyer's agent at:**
Address: _____

Phone: _____

Email: _____

**To Seller's agent at:**
Address: _____

Phone: (254)338-9671

Email: Bailey@texasoaply.com

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC



**22. AGREEMENT OF PARTIES:** This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda and notices which are a part of this contract are (check all applicable boxes):

**Financial**
- ☐ Third Party Financing Addendum
- ☐ Addendum for Sale of Other Property by Buyer
- ☐ Addendum Concerning Right to Terminate Due to Lender's Appraisal
- ☐ Seller Financing Addendum
- ☐ Addendum for Section 1031 Exchange
- ☐ Short Sale Addendum
- ☐ Loan Assumption Addendum
- ☐ Addendum for Release of Liability on Assumed Loan and/or Restoration of Seller's VA Entitlement

**Leases**
- ☐ Addendum Regarding Residential Leases
- ☐ Addendum Regarding Fixture Leases
- ☐ Buyer's Temporary Residential Lease
- ☐ Seller's Temporary Residential Lease

**Additional Tests and Reports**
- ☐ Addendum for Authorizing Hydrostatic Testing
- ☐ Environmental Assessment, Threatened or Endangered Species, and Wetlands Addendum

**Statutory Disclosures and Notices**
- ☐ Addendum for Property in a Propane Gas System Service Area
- ☐ Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
- ☐ Addendum for Coastal Area Property
- ☒ The following utility, water, drainage, public improvement, and other district notices (list all that have been given or are attached): **CUWCD**

**NOTICE: Seller's failure to provide applicable Statutory Disclosures and Notices may provide Buyer with remedies or rights to terminate this contract.**

**Other**
- ☐ Addendum for Property Subject to Mandatory Membership in a Property Owners Association
- ☐ Non-Realty Items Addendum
- ☐ Addendum for "Back-Up" Contract
- ☐ Addendum for Reservation of Oil, Gas, and Other Minerals
- ☐ Other: _____

**23. CONSULT AN ATTORNEY BEFORE SIGNING:** TREC rules prohibit real estate brokers and sales agents from giving legal advice. READ THIS CONTRACT CAREFULLY.

| | |
|---|---|
| Buyer's Attorney is: _____ | Seller's Attorney is: _____ |
| _____ | _____ |
| Phone: _____ | Phone: _____ |
| Fax: _____ | Fax: _____ |
| E-mail: _____ | E-mail: _____ |

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC



**EXECUTED the _____ day of _____, 20_____ (Effective Date).**
**(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)**

Buyer
**Belton Economic Development Corporation**

Authentisign
Curtis Eickenloff
Seller
**Legacy Home Builders Texas, LLC**

Buyer

Seller

The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (http://www.trec.texas.gov) TREC NO. 9-18. This form replaces TREC NO. 9-17.

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC



**BROKER CONTACT INFORMATION**
(Print name(s) only. Do not sign)

The brokers to this sale are:

The Foxx Real Estate Group - ARG (Broker Firm) **represents Seller only as Seller's agent.**
Address: 127 Lake Road Ste 205, Belton, TX 76513
Broker Firm License No.: 9013760
Associate's Name: Bailey Eickenloff
Team Name:
Associate's Email: Bailey@texasopoly.com
Associate's Phone No.: Associate's License No.: 790970
Licensed Supervisor of Associate: Tiffani Foxx
Phone No. of Licensed Supervisor: License No.: 480144

(Broker Firm) **represents Buyer only as Buyer's agent.**
Address:
Broker Firm License No.:
Associate's Name:
Team Name:
Associate's Email:
Associate's Phone No.: Associate's License No.:
Licensed Supervisor of Associate:
Phone No. of Licensed Supervisor: License No.:

☐ **Intermediary**

(Broker Firm) **represents Seller and Buyer as an intermediary.**
Address:
Broker Firm License No.:
Associate's Name (for Seller):
Team Name:
Associate's Email:
Associate's Phone No.: Associate's License No.:
Licensed Supervisor of Associate:
Phone No. of Licensed Supervisor: License No.:
Associate's Name (for Buyer):
Team Name:
Associate's Email:
Associate's Phone No.: Associate's License No.:
Licensed Supervisor of Associate:
Phone No. of Licensed Supervisor: License No.:

Authentisign ID: 2F4FE1C8-6ED8-F111-BF5B-002248230FCC



## OPTION FEE RECEIPT

Receipt of $_____ option fee in the form of _____ is acknowledged.

Escrow Agent **FCT - Temple (Kourtney Rambeau)** Date

## EARNEST MONEY RECEIPT

Receipt of $_____ earnest money in the form of _____ is acknowledged.

Escrow Agent | Received by | Email Address | Date/Time

Address | Phone

City | State | Zip | Fax

## CONTRACT RECEIPT

Receipt of the contract is acknowledged.

Escrow Agent | Received by | Email Address | Date

Address | Phone

City | State | Zip | Fax

## ADDITIONAL EARNEST MONEY RECEIPT

Receipt of $_____ additional earnest money in the form of _____ is acknowledged.

Escrow Agent | Received by | Email Address | Date/Time

Address | Phone

City | State | Zip | Fax

# Staff Report – City Council Agenda Item

**Date:** November 24, 2026
**Zoning No.:** Z-26-19
**Request:** Commercial-1 to Commercial-1 with a SUP for an Electronic Changeable Sign

**Agenda Item #7**

**Z-26-19** – Hold a public hearing and consider a zoning change from Commercial-1 to Commercial-1 with a Specific Use Permit (SUP) for an Electronic Changeable Sign on approximately 3 acres located at 7349 W US Hwy 190. **The applicant has requested that this item be postponed to the December 8, 2026, City Council Meeting.**

**Address:** 7349 W US Hwy 190

**Legal Description:** Hamster Wheel Addition, Block 001, Lot 0001, Acres 3.0

**Acres:** 3 acres

**Current Zoning:** Commercial-1 **Current Use:** Contractor's office/ Warehouse

**Proposed Zoning:** Commercial-1 w/a SUP for an Electronic Changeable Sign

**Proposed Use:** Warehouse with an addition of an Electronic Changeable Sign

**Future Land Use Map (FLUM) Designation:** Commercial/Retail

**Belton Strategic Plan**

This initiative is identified in Belton's Strategic Plan:
**Pillar**: Quality of Life; and Engagement
**Goal 3.1.**: Enhance Quality of Life through planning, park development, and recreation programming, *preservation, and partnerships*.
**Goal 5.3:** Monitor and Improve Development Review Process
**Initiative 3.1.1:** Review/Implement Growth Management Strategy/FLUM.
**Initiative 5.3.1:** Address Development Review

**Case Summary:**

The applicant is requesting a Specific Use Permit (SUP) to install an electronically changeable wall sign on the existing warehouse building. The proposed sign would display electronically changeable messages and would be attached to the building façade facing US Highway 190.

## Background

The eastern portion of the property, approximately 1.99 acres, was rezoned from Agricultural to Commercial-1 in July 2021. The western portion was subsequently rezoned to Commercial-1 in August 2023.

## Project Analysis:

| Direction | Zoning | Use |
|---|---|---|
| North | Agricultural | Residential (J&K Landscaping) |
| South | Agricultural | Residential |
| West | Agricultural | Dog Ridge Water Supply |
| East | Commercial-1 | Taco Cowboy |

## Utilities:

- **Water:** Dog Ridge Water Supply Corporation (WSC) Certificate of Convenience and Necessity (CCN).
- **Sewer:** On-site sewage facility (septic system).

## Sign Regulations and SUP Requirements

- The Sign Ordinance requires a SUP for electronic changeable copy signs.

- Per the recently amended Section 38.18.C, Wall Signs, the maximum permitted wall sign is 80% of the building façade width and may not exceed 4 feet in height.

- The proposed sign measures approximately 30 feet, 6 inches wide by 8 feet, 11 inches tall, for a total area of approximately 272 square feet. The proposed width represents approximately 38% of the building façade and complies with the maximum width requirement. However, the proposed height exceeds the 4-foot maximum allowed for wall signs on non-industrial commercially zoned properties.

- The building is approximately 45 feet tall, and the proposed sign appears proportionate to the building façade. However, the proposed height does not comply with the recently adopted wall sign standards. Approval of the SUP would authorize an exception to these standards.

- Recent approvals for electronic changeable signs have been limited to freestanding signs and billboards. This request represents the first application for an electronic changeable wall sign and could establish an expectation for similar requests on other commercially zoned properties.

- Additionally, residential uses are located north and south of the property. The proposed sign's height, illumination, and changing messages could create visual impacts for nearby residents, particularly during evening and nighttime hours.

## Electronic Sign Lighting and Display Standards

If approved, the electronic changeable sign must comply with the applicable lighting and operational standards in Section 38.15 of the Sign Ordinance, including:

- a maximum luminance of 200 foot-candles.
- an automatic dimming sensor that adjusts sign brightness to ambient light conditions
- blinking, flashing, shimmering, or other display effects that could distract or impair driver vision are prohibited.
- 10-second minimum display of signs.
- Message changes should be accomplished in two seconds or less.

## Recommendation

At its November 17, 2026 meeting, the Planning and Zoning Commission voted to recommend disapproval upon a vote of 5-1, with Commissioner Garza providing the dissenting vote.

Staff recommends disapproval of the requested zoning change from Commercial-1 to Commercial-1 with a Specific Use Permit for an Electronic Changeable Wall Sign.

The proposed sign exceeds the recently adopted four-foot maximum height for wall signs on non-industrial commercially zoned properties. Approval would establish an exception to the City's adopted sign standards and could create expectations for similar requests on other commercially zoned properties.

Staff recommends maintaining consistency in the application of the City's adopted sign regulations.

## Attachments

Proposed Sign
Location Map
Zoning map
Aerial photo
Zoning notice to owners and Map with zoning notice boundary (200')
P&Z Minutes Excerpt
Ordinance




Building 45′ x 80′ (3600sqft)
Sign 8′-11″ x 30′-6″ (271.96sqft)

## SPECIFICATIONS

Daktronics Galaxy GT6X Series 10mm Full Color Unit
Overall Cabinet Size 8′-11″ x 30′-6″
Active Area 8′-4″ x 30′

CLIENT: R&R Roofing
ADDRESS: 7349 W US Hwy 190, Belton TX
LOCATION: Exterior Building
DATE: 09/30/2026

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and applicable local codes. This includes proper grounding and bonding of the sign.
The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of National Electrical Code.

Jackson Sign & Lighting, Inc.
SERVICE · INSTALLATIONS · MFG
22007 BUSH DRIVE | WACO, TEXAS 76712
P.O. BOX 23087 | WACO, TEXAS 76702-3087
TEL. · 254-751-0390
FAX · 254-751-0776

Scale _____ Date _____

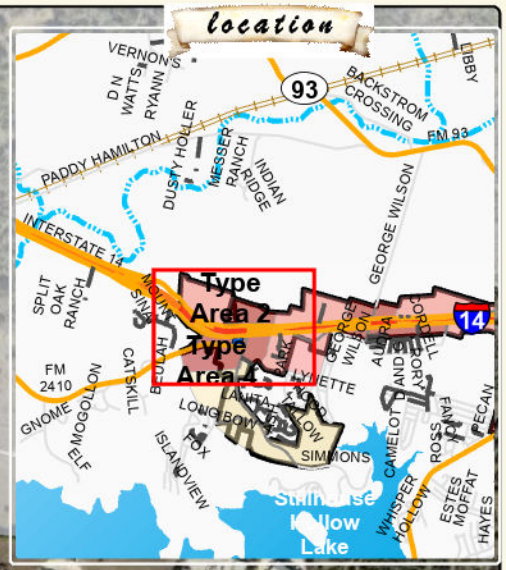
# Z-26-19 LOCATION

CITY OF BELTON
Planning Department

**ZONING CHANGE:**
C-1
to
C-1-SUP

**LEGAL DESCRIPTION:**
HAMSTER WHEEL ADDITION,
BLOCK 001, LOT 0001,
ACRES 3.0

**ADDRESS/LOCATION:**
7349 W HWY 190 SVC RD




BELTON ETJ

Subject Area

BELTON ETJ

LEGEND
Z_26_19

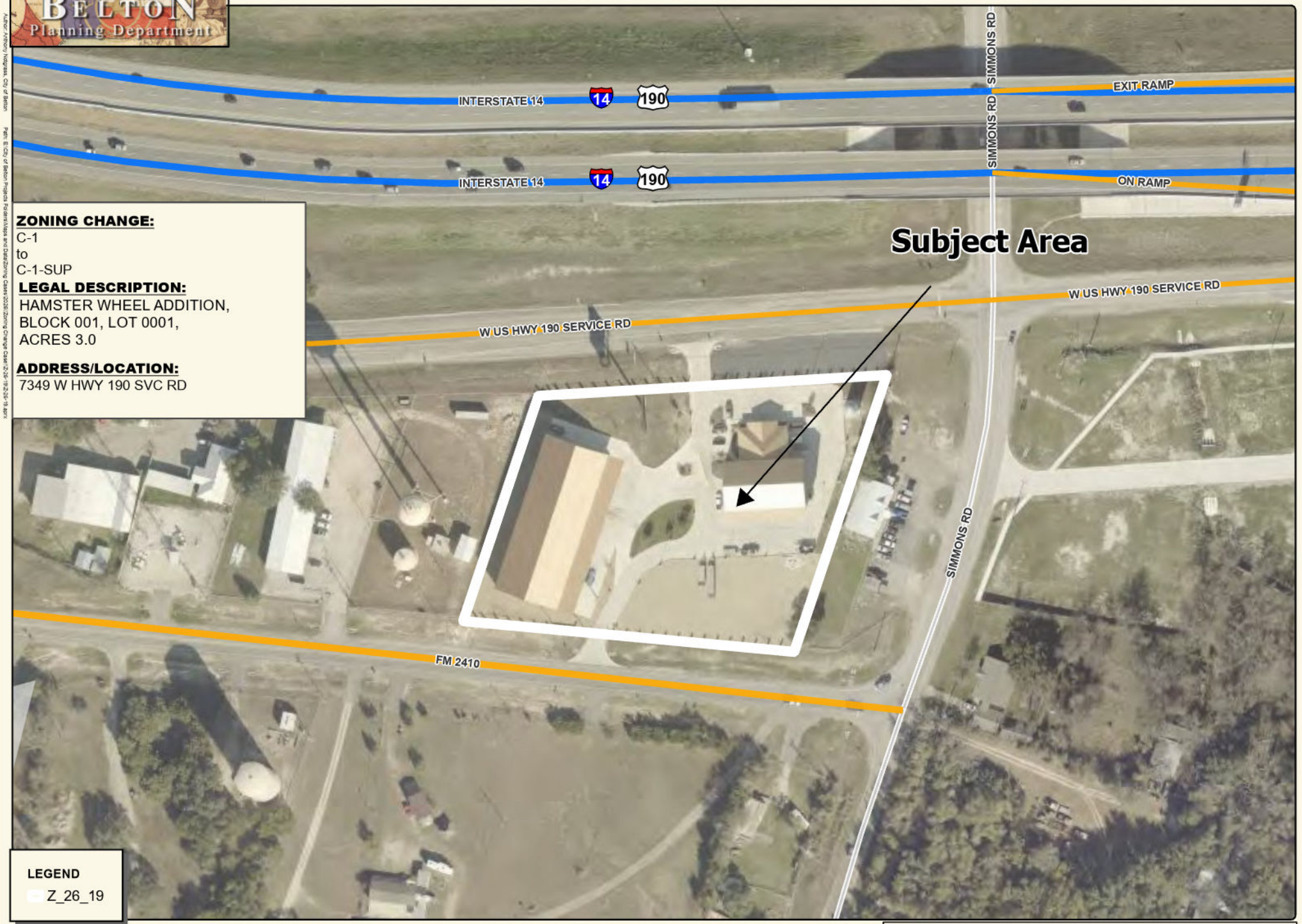
Map Date: 10/7/2026

0 600 1200 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.

# Z-26-19 AERIAL

CITY OF BELTON
Planning Department




**ZONING CHANGE:**
C-1
to
C-1-SUP

**LEGAL DESCRIPTION:**
HAMSTER WHEEL ADDITION,
BLOCK 001, LOT 0001,
ACRES 3.0

**ADDRESS/LOCATION:**
7349 W HWY 190 SVC RD

**LEGEND**
Z_26_19

Map Date: 10/7/2026

0 95 190 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.

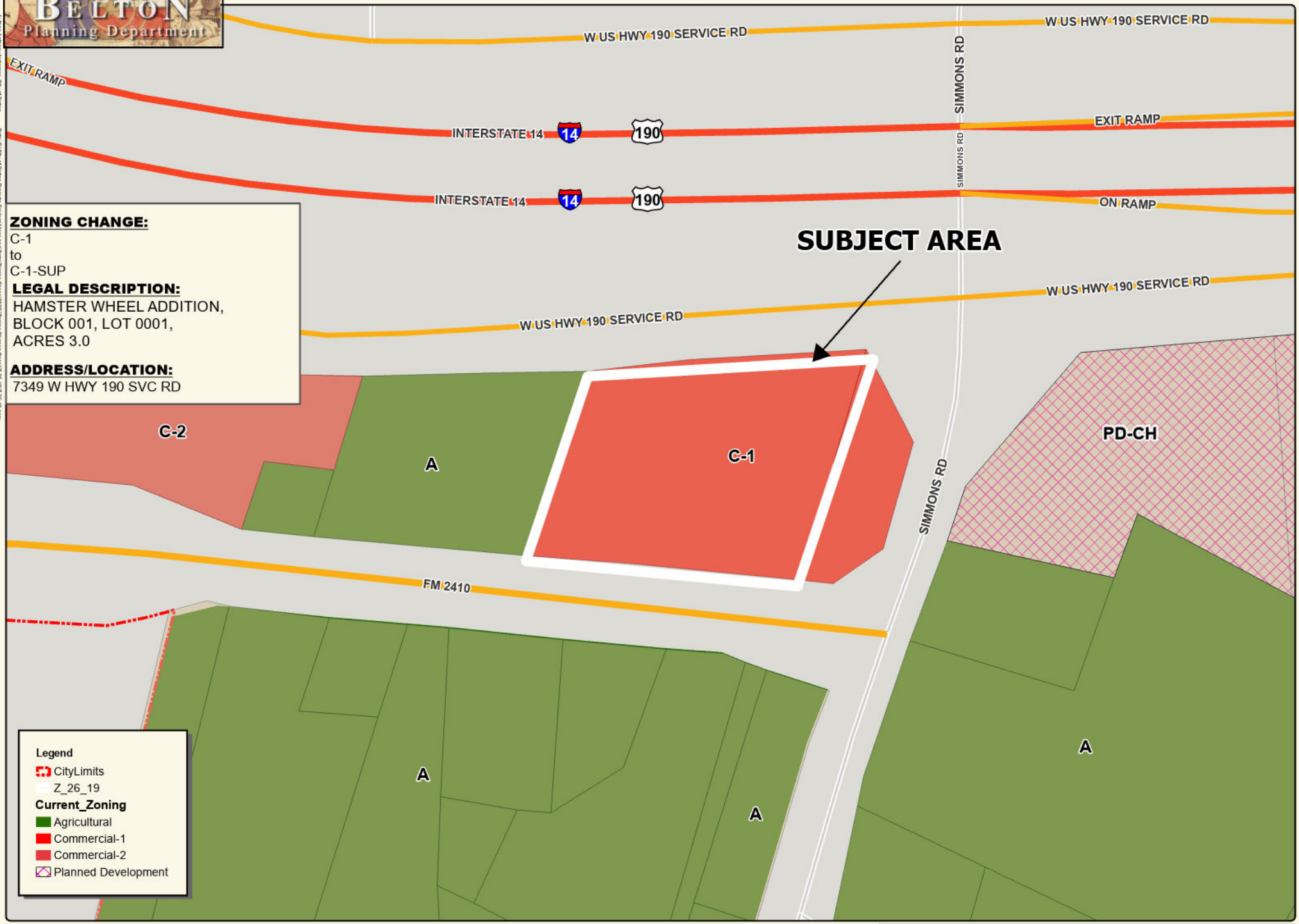
# Z-26-19 ZONING

CITY OF BELTON
Planning Department

**ZONING CHANGE:**
C-1
to
C-1-SUP

**LEGAL DESCRIPTION:**
HAMSTER WHEEL ADDITION,
BLOCK 001, LOT 0001,
ACRES 3.0

**ADDRESS/LOCATION:**
7349 W HWY 190 SVC RD




Map Date: 10/7/2026

0 150 300 Feet

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

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

THE CITY OF BELTON HAS RECEIVED A ZONING CHANGE APPLICATION.
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 7349 W US HWY 190 (SEE ATTACHED MAP)
FROM A(N) COMMERCIAL-1 ZONING DISTRICT,
TO A(N) COMMERCIAL-1 W/ A SPECIFIC USE PERMIT FOR AN ELECTRONIC CHANGEABLE SIGN ZONING DISTRICT,
TO ALLOW FOR A(N): ELECTRONIC CHANGEABLE SIGN TO BE ATTACHED TO THE BUILDING (SEE ATTACHED PLAN)

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, November 17, 2026** IN THE WRIGHT ROOM AT THE T.B. HARRIS COMMUNITY 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, November 24, 2026**, AT THE T.B. HARRIS COMMUNITY CENTER, 401 N. ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU OWN PROPERTY 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 PLANNING@BELTONTEXAS.GOV, PRIOR TO 1:00 P.M. ON NOVEMBER 17, 2026.

*Individuals who require reasonable accommodations or auxiliary aids and services to participate should contact the city's ADA Coordinator at 254-933-5880 at least 48 hours (two business days) so arrangements can be made. Individuals who need language interpretation services, including sign language, should contact the City Clerk at 254-933-5817 at least 48 hours (two business days) to request assistance.*

---

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. _____

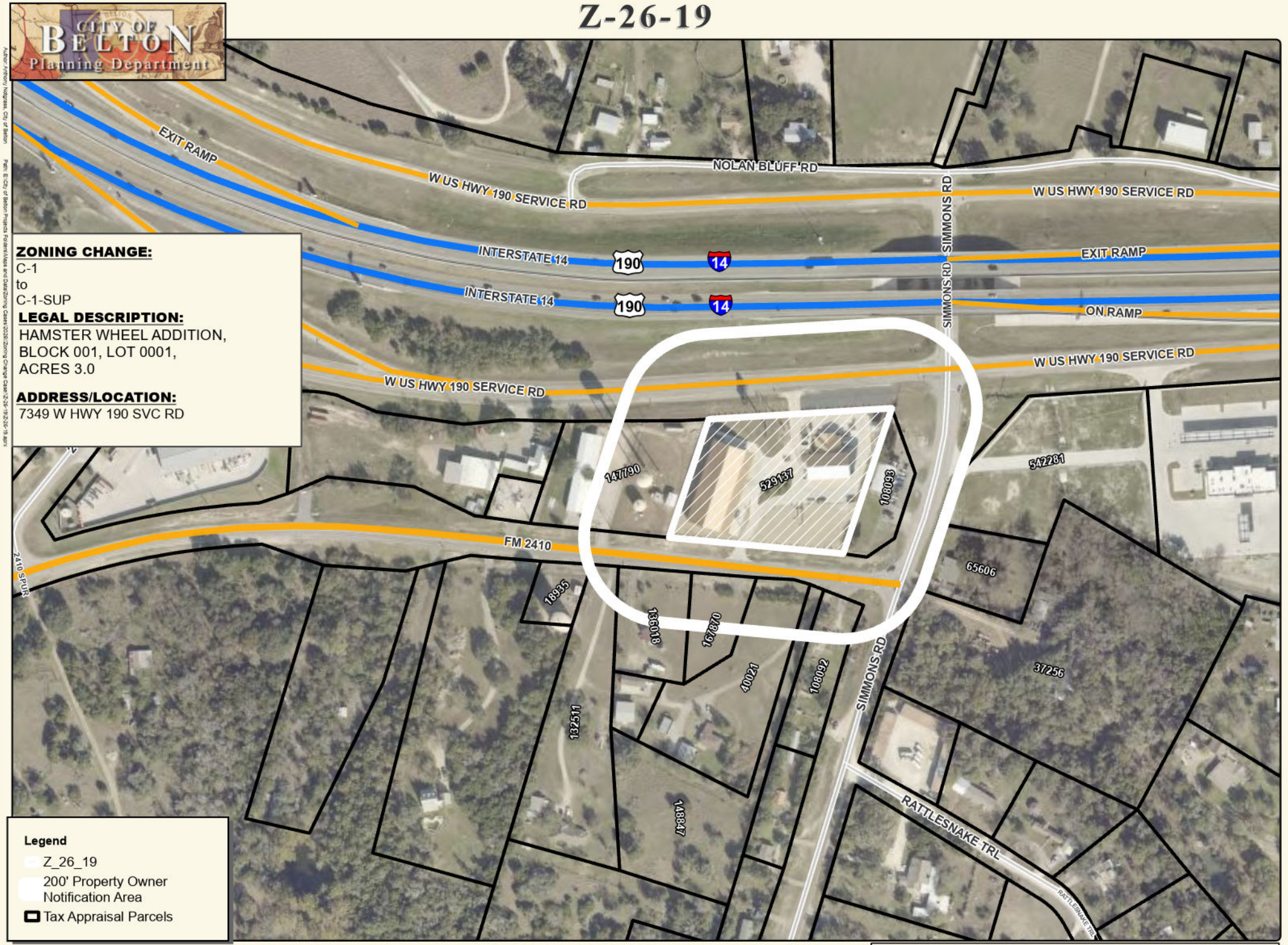
(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER: _____ DATE: _____

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

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

# Z-26-19


CITY OF BELTON
Planning Department
EXIT RAMP
NOLAN BLUFF RD
W US HWY 190 SERVICE RD
SIMMONS RD
INTERSTATE 14
190
14
EXIT RAMP
ON RAMP
FM 2410
2410 SPUR
RATTLESNAKE TRL
ZONING CHANGE:
C-1
to
C-1-SUP
LEGAL DESCRIPTION:
HAMSTER WHEEL ADDITION,
BLOCK 001, LOT 0001,
ACRES 3.0
ADDRESS/LOCATION:
7349 W HWY 190 SVC RD
Legend
Z_26_19
200' Property Owner Notification Area
Tax Appraisal Parcels
Map Date: 10/7/2026
0
250
500
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.

18935
CENTRAL TEXAS WATER SUPPLY
PO BOX 2393
HARKER HEIGHTS, TX 76548-0393

37256
FOSTER, STEPHEN K ETUX SUDIE
2805 SIMMONS RD
BELTON, TX 76513-7890

40021
BRANCHAUD TRULSON GEER SCAFE, SHARON MARIE
7335 FM 2410
BELTON, TX 76513

65606
LOERTCHER, JESSE DRAYTON
PO BOX 1215
BELTON, TX 76513

108092
LOS CHICOS SOCIEDAD ANONYMA LLC-SERIES J
PO BOX 2
NOLANVILLE, TX 76559-0002

108093
MERCADO, MAYRA ANDREA & JOSE LUIS MERCADO MURILLO
8621 KANSAS AVE
TEMPLE, TX 76502

132511
SCHULZE, KENNETH WAYNE
7491 FM 2410
BELTON, TX 76513-7249

136018
ROY, AURELE JR & TAMMY M
PO BOX 1957
BELTON, TX 76513-5957

147790
DOG RIDGE WATER SUPPLY CORP
PO BOX 232
BELTON, TX 76513-0232

148847
ROVETTO, JOHN MARTIN
3076 SIMMONS RD
BELTON, TX 76513

167870
ROY, AURELE JR & TAMMY M
PO BOX 1957
BELTON, TX 76513-5957

529137
SQUIRREL CAGE LLC SERIES HWY 190
7349 W US HIGHWAY 190
BELTON, TX 76513-8224

542281
BELTON PROPERTY LLC
11704 SHOREVIEW OVERLOOK
AUSTIN, TX 78732

Minutes of the
**Planning and Zoning Commission (P&ZC)**
City of Belton
Tuesday, November 17, 2026

---

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair Brett Baggerly, Vice Chair Alton McCallum, Quinton Locklin, Dominica Garza, Damon Gottschalk, and Justin Ruiz. The following members were not present: Lisa Kamprath, Brandon Skaggs, and Ty Taggart. The following staff members were present: Assistant City Manager Matt Bates, Interim Director of Development Services Tina Moore, Planner Kofi Adarkwah, Planning Technician Whitney Lundin, and IT Director Chris Brown.

4. **Z-26-19** – Hold a public hearing and consider a zoning change from Commercial-1 to Commercial-1 with a Specific Use Permit (SUP) for an Electronic Changeable Sign on approximately 3 acres located at 7349 W US Hwy 190. (Audio 0:01:46)

   Interim Director Ms. Moore presented the staff report

   Chair Baggerly opened the public hearing.

   Public Hearing:
   - Rachel Robison, 7349 US Hwy 190, applicant, spoke in favor of the item.

   Commission Member Locklin made a motion to disapprove Z-26-19 as presented. Commission Member Ruiz seconded the motion. The motion was approved upon a vote of 5-1, with Commission Member Garza providing the dissenting vote.

**ORDINANCE NO. 2026-XX**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM COMMERCIAL-1 TO COMMERCIAL-1 WITH A SPECIFIC USE PERMIT FOR AN ELECTRONIC CHANGEABLE SIGN ON APPROXIMATELY 3 ACRE LOCATED AT 7349 W US HIGHWAY 190.**

**WHEREAS,** the applicant 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 17th day of November 17, 2026, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 3.00 acres
7349 W US Highway 190
(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 24th day of November, 2026, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Commercial-1 to Commercial-1 with a Specific Use Permit for an Electronic Changeable Sign, in accordance with Section 24, *Commercial-1*, and Section 33, *Specific Use Permit,* of the Zoning Ordinance 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:

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 27th day of October 2026, by a vote of _____ ayes and _____ nays.

**SIGNED AND APPROVED** by the Mayor and attested by the City Clerk on this the 24th day of November, 2026.

_____
David K. Leigh, Mayor

ATTEST:

_____
Amy M. Casey, City Clerk

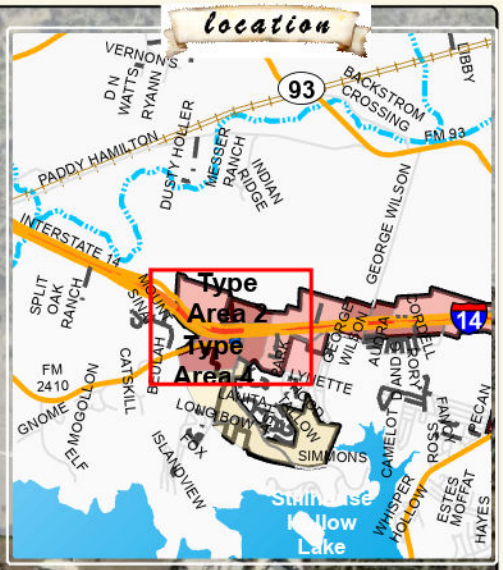
# Z-26-19 LOCATION

CITY OF BELTON
Planning Department

**ZONING CHANGE:**
C-1
to
C-1-SUP

**LEGAL DESCRIPTION:**
HAMSTER WHEEL ADDITION,
BLOCK 001, LOT 0001,
ACRES 3.0

**ADDRESS/LOCATION:**
7349 W HWY 190 SVC RD




BELTON ETJ

Subject Area

W US HWY 190 SERVICE RD
EXIT RAMP
INTERSTATE 14
NOLAN BLUFF RD
SIMMONS RD
ON RAMP
DOGRIDGE RD
JERICHO BLUFF
BEULAH BLVD
2410 SPUR
FM 2410
STANDARD LOOP
TANGLEWOOD
TANGLEWOOD CIR
CIR
RATTLESNAKE TRL
HOOD TRL
PARK TRL

BELTON ETJ

EXHIBIT "A"

LEGEND
Z_26_19

Map Date: 10/7/2026

0 600 1200 Feet

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

# Staff Report – City Council Agenda Item

**Date:** November 24, 2026
**Zoning No.:** Z-26-21
**Request:** Agricultural to Retail

**Agenda Item #8**

**Z-26-21** – Hold a public hearing and consider a zoning change from Agricultural to Retail on approximately 5.11 acres located at 1961 FM 1670/Stillhouse Hollow Dam Rd. for a proposed retail store.

**Address:**1961 FM 1670

**Legal Description:** John Lewis Survey, Abstract No. 512

**Acres:** 5.11 acres

**Current Zoning:** Agricultural (A) **Current Use:** Residential

**Proposed Zoning:** Retail **Proposed Use:** Retail Store

**Future Land Use Map (FLUM) Designation:** Commercial/Retail

**Belton Strategic Plan**

This initiative is identified in Belton's Strategic Plan:
**Pillar**: Quality of Life; and Engagement
**Goal 3.1.**: Enhance Quality of Life through planning, park development, and recreation programming, *preservation, and partnerships*.
**Goal 5.3:** Monitor and Improve Development Review Process
**Initiative 3.1.1:** Review/Implement Growth Management Strategy/FLUM.
**Initiative 5.3.1:** Address Development Review

**Case Summary:**

The applicant requests a zoning change from Agricultural to Retail to accommodate a proposed Dollar General retail store. The property is currently developed with a single-family residence, which would be demolished to accommodate the proposed commercial development.

The preliminary site plan identifies a 10,640-square-foot retail building, 53 parking spaces, landscaping, and screening along property lines adjacent to residential uses. The proposed driveway access has been reviewed and approved by the Texas Department of Transportation (TxDOT).

**Background:**

The property was annexed in 2004 and initially zoned Agricultural (Ag). A portion of the rear property is located within the floodplain; however, no development is proposed within this area. Drainage and stormwater management will be evaluated during the subdivision plat and civil construction plan review process.

The Retail zoning district allows a variety of commercial uses, including auto services and minor repairs, bakeries, clinics, pharmacies, service stations, grocery stores, scientific laboratories, shopping centers, and sporting goods stores. The proposed use as a retail store is permitted by right.

**Project Analysis:**

**FLUM:** The FLUM designates the property for Commercial/Retal uses. The proposed commercial use is consistent with this designation.

**Adjacent Zoning and Uses:**

| Direction | Zoning | Use |
|---|---|---|
| North | Agricultural | Single Family Homes |
| South | PD - Agricultural | Single Family Home |
| West | Ag | Single Family Home |
| East | Belton ETJ | Vacant |

**Utilities:**

- **Water**: Dog Ridge Water Supply Certificate of Convenience and Necessity (CCN).
- **Sewer**: Belton CCN. Recently installed sewer lines are available to connect this property to service.

The property is located along FM 1670, with existing single-family residential uses to the north, south, and west. The proposed retail development represents a transition from the surrounding residential uses to a commercial use along the FM 1670 corridor.

The preliminary site plan identifies landscaping and screening adjacent to residential properties to help mitigate potential impacts. Particular attention will be given to buffering, lighting, noise, and drainage during site plan and construction plan reviews to ensure compatibility with neighboring residential properties and compliance with adopted standards.

**Recommendation:**

The proposed use is consistent with the FLUM and seems appropriate at this location.

At its November 17, 2026 meeting, the Planning and Zoning Commission unanimously voted to recommend approval of the requested zoning change from Agricultural to Retail, subject to the following conditions:

1. The development shall conform to the approved site plan, applicable Retail Zoning District standards, and applicable design standards identified in Ordinance No. 2014-17.

2. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.

3. Construction plans meeting all applicable code requirements are required before construction.

**Attachments**

Proposed site Plan
Location Map
Zoning map
Aerial photo
Zoning notice to owners and Map with zoning notice boundary (200')
P&Z Minutes Excerpt
Ordinance

# EXHIBIT B-1

## PRELIMINARY SITE PLAN

CITY, STATE - STREET: BELTON, TX

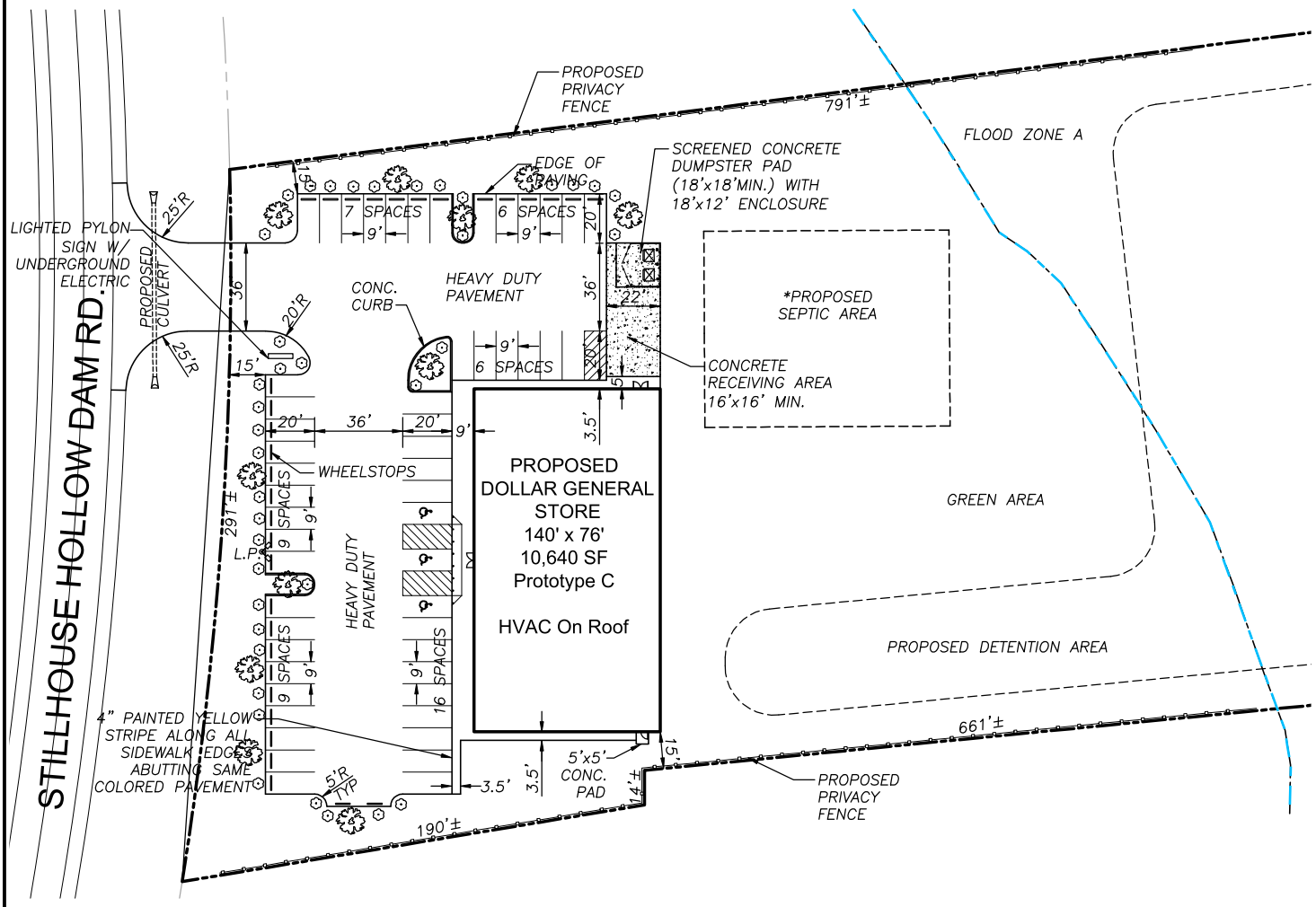
**REVIEWED**
By rmartin at 10:01 am, Sep 08, 2026

FEMA FLOOD ZONE "A"
31.049534, -97.508023

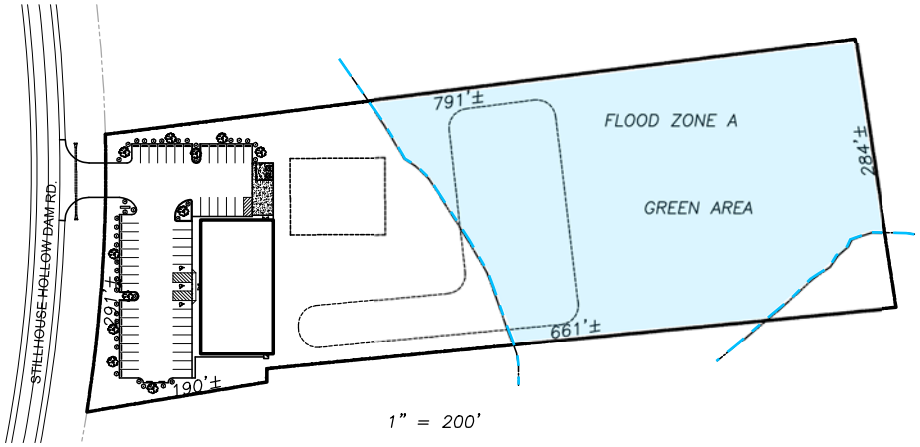
| | |
|---|---|
| PROTOTYPE: | 10640-C |
| BLDG/SALES SF: | 10,640 / 8,504 |
| ACREAGE: | ±5.17 |
| PARKING SPACES: | 53 |
| PARKING SPACES REQUIRED BY CODE: 1/200 sf GFA = 53 | |
| CONCRETE AREA: | 24,055 SF |
| SIDEWALK AREA: | 1,955 SF |
| DRIVEWAY APRON: | 2,275 SF |
| RETAINING WALL: | 0 LF |
| PRIVACY FENCE: | 816 LF |
| PARKING OVER 30 SP: | 4,140 SF |

[redacted]

* ADVANCED SEPT IC SYSTEM REQ'D
* 816 LF PRIVACY FENCE




SCALE = NTS




1" = 200'

* SUGGESTED LOCATION ONLY, SUBJECT TO LOCAL AUTHORITY APPROVAL

© 2026 Overland Engineering, LLC.

# Z-26-21 LOCATION

CITY OF BELTON
Planning Department




**ZONING CHANGE:**
A
to
R

**LEGAL DESCRIPTION:**

A0512BC J LEWIS, 30-2, ACRES 5.11

**ADDRESS/LOCATION:**

1961 FM 1670

**LEGEND**

Z_26_21

Map Date: 11/3/2026

0 400 800 Feet

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

# Z-26-21 AERIAL

CITY OF BELTON
Planning Department




**ZONING CHANGE:**
A
to
R

**LEGAL DESCRIPTION:**

A0512BC J LEWIS, 30-2, ACRES 5.11

**ADDRESS/LOCATION:**

1961 FM 1670

**LEGEND**

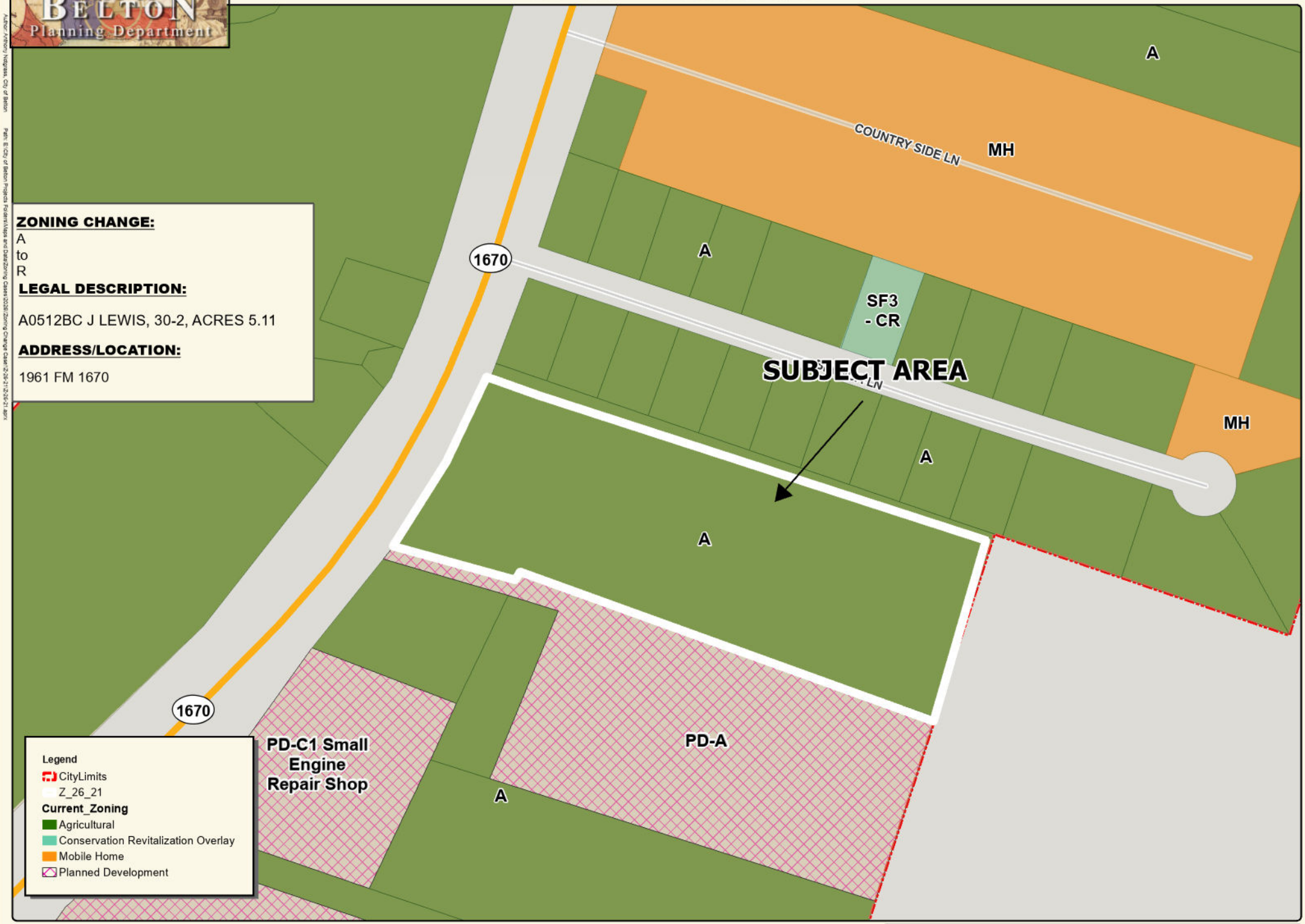
Z_26_21

0 75 150 Feet

Map Date: 11/3/2026

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.

# Z-26-21 ZONING




Map Date: 11/3/2026

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

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

THE CITY OF BELTON HAS RECEIVED A **ZONING CHANGE APPLICATION.**
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1961 FM 1670 (SEE ATTACHED MAP)
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) RETAIL ZONING DISTRICT,
TO ALLOW FOR THE CONSTRUCTION OF A RETAIL STORE (SEE ATTACHED CONCEPT PLAN)

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, November 17, 2026** IN THE WRIGHT ROOM AT THE T.B. HARRIS COMMUNITY CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

The Planning and Zoning Commission will forward its recommendations to the City Council for consideration at its meeting at **5:30 P.M., Tuesday, November 24, 2026**, AT THE T.B. HARRIS COMMUNITY CENTER, 401 N. ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU OWN PROPERTY 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 PLANNING@BELTONTEXAS.GOV, PRIOR TO 1:00 P.M. ON NOVEMBER 17, 2026.

*Individuals who require reasonable accommodations or auxiliary aids and services to participate should contact the city's ADA Coordinator at 254-933-5880 at least 48 hours (two business days) so arrangements can be made. Individuals who need language interpretation services, including sign language, should contact the City Clerk at 254-933-5817 at least 48 hours (two business days) to request assistance.*

---

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**
**254-933-5812**

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

# Z-26-21

CITY OF BELTON
Planning Department

**ZONING CHANGE:**
A
to
R

**LEGAL DESCRIPTION:**

A0512BC J LEWIS, 30-2, ACRES 5.11

**ADDRESS/LOCATION:**

1961 FM 1670




**Legend**

- Z_26_21
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

0 250 500 Feet

**Map Date: 11/3/2026**

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.

12831
BASSETT, JEFFERY MICHAEL & TRUDY CURLEY
3618 BRENDA LN
BELTON, TX 76513

15422
CEBALLOS, MARIA CARMEN BEDOLLA & VICENTE MARTINEZ GUZMAN
818 S 9TH ST
TEMPLE, TX 76504

26232
WALTERS, CHERIE
404 N MAIN ST
BELTON, TX 76513

28053
BUTLER, GRADY
230 LCR 703
KOSSE, TX 76653

32841
LAMER, SEAN P ETUX CINDY E
1872 FM 1670
BELTON, TX 76513

34701
PEACOCK, WILLARD RAYMOND
2025 FM 1670
BELTON, TX 76513

35098
GUTIERREZ, AQUILEO
604 S BEAL ST
BELTON, TX 76513-3546

36349
SACHTLEBEN, MARGARET S
3649 BRENDA LN
BELTON, TX 76513-7114

53790
WHISTLE ASSETS LLC
700 ASHLEY CT
SALADO, TX 76571-5600

60704
KNEESE, JESSE D
PO BOX 536
BELTON, TX 76513

60705
KNEESE, JESSE D
PO BOX 536
BELTON, TX 76513

60706
KNEESE, JESSE D
PO BOX 536
BELTON, TX 76513

63650
LEATHERWOOD, MICHAEL
3643 BRENDA LN
BELTON, TX 76513-7114

67405
SKAGGS, RONALD & ELVIA
1961 FM 1670
BELTON, TX 76513

79174
NILES, DENNIS ROBERT ETAL
120 MADISONS WAY
BUDA, TX 78610

94904
MCENTIRE, CLAUDETTA
3612 BRENDA LN
BELTON, TX 76513

95861
LOPEZ, SAHDY POWERY
3642 BRENDA LN
BELTON, TX 76513

95862
LOPEZ, SAHDY POWERY
3642 BRENDA LN
BELTON, TX 76513

95863
LOPEZ, SAHDY POWERY
3642 BRENDA LN
BELTON, TX 76513

96726
WEEKS, GREGORY B ETUX MEKYSHA
3607 BRENDA LN
BELTON, TX 76513-7114

96736
WEEKS, GREGORY B ETUX MEKYSHA
3607 BRENDA LN
BELTON, TX 76513-7114

97521
BAUGH, LOVIC
1900 FM 1670
BELTON, TX 76513-7101

104702
PILGRIM, SHERRY ETAL
3619 BRENDA LN
BELTON, TX 76513-7114

127179
WHISENANT, SOPHA
3600 BRENDA LN
BELTON, TX 76513

131709
YOUNG, ROBERT N JR
PO BOX 335
BELTON, TX 76513-0335

136104
STATE OF TEXAS
100 S LOOP DR
WACO, TX 76704-2858

238519
SCAFE, DAVID R
PO BOX 54
BELTON, TX 76513

238520
GONZALEZ, JOSE LUIS JR ETUX FATIMA DE ROCIO PEREZ ALAMILLA
3675 BRENDA LN
BELTON, TX 76513

238523
GARCIA, SERGIO RODRIGUEZ & MARIA DELCARMEN CORONEL
2201 S PEARL ST TRLR 93
BELTON, TX 76513

353167
BAUGH, LOVIC G ETUX MARGARET
1900 FM 1670
BELTON, TX 76513-7101

353172
BAUGH, LOVIC G ETUX MARGARET C
1900 FM 1670
BELTON, TX 76513-7101

402313
LOZANO, WANDA & ANITA KILGORE
1967 FM 1670
BELTON, TX 76513

520652
RODRIGUEZ, GERARDO
4392 ORCHARD HILL DR
BELTON, TX 76513

Minutes of the
**Planning and Zoning Commission (P&ZC)**
City of Belton
Tuesday, November 17, 2026

---

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair Brett Baggerly, Vice Chair Alton McCallum, Quinton Locklin, Dominica Garza, Damon Gottschalk, and Justin Ruiz. The following members were not present: Lisa Kamprath, Brandon Skaggs, and Ty Taggart. The following staff members were present: Assistant City Manager Matt Bates, Interim Director of Development Services Tina Moore, Planner Kofi Adarkwah, Planning Technician Whitney Lundin, and IT Director Chris Brown.

5. **Z-26-21** – Hold a public hearing and consider a zoning change from Agricultural to Retail on approximately 5.11 acres located at 1961 FM 1670/Stillhouse Hollow Dam Rd. for a proposed retail store. (Audio 0:18:26)

   Interim Director Ms. Moore presented the staff report

   Chair Baggerly opened the public hearing.

   Public Hearing: There were no public comments.

   Commission Member Gottschalk made a motion to approve Z-26-21 as presented. Commission Member McCallum seconded the motion. The motion was unanimously approved upon a vote of 6-0.

**ORDINANCE NO. 2026-39**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO RETAIL ON APPROXIMATELY 5.11 ACRES LOCATED AT 1961 FM 1670/STILLHOUSE HOLLOW DAM ROAD.**

**WHEREAS,** the applicant 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 17th day of November 17, 2026, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 5.11 Acres
1961 FM 1670/Stillhouse Hollow Dam Road
(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 24th day of November, 2026, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Agricultural to Retail, in accordance with Section 21, *Retail,* of the Zoning Ordinance and the Design Standards in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The development shall conform to the approved site plan, applicable Retail Zoning District standards, and applicable design standards identified in Ordinance No. 2014-17.

2. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.

3. Construction plans meeting all applicable code requirements are required before construction.

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 24th day of November 2026, by a vote of _____ ayes and _____ nays.

**SIGNED AND APPROVED** by the Mayor and attested by the City Clerk on this the 24th day of November, 2026.

_____
David K. Leigh, Mayor

ATTEST:

_____
Amy M. Casey, City Clerk

# Z-26-21 LOCATION

CITY OF BELTON
Planning Department




**ZONING CHANGE:**
A
to
R

**LEGAL DESCRIPTION:**

A0512BC J LEWIS, 30-2, ACRES 5.11

**ADDRESS/LOCATION:**

1961 FM 1670

**LEGEND**

Z_26_21

Map Date: 11/3/2026

0 400 800 Feet

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

EXHIBIT "A"

# Staff Report – City Council Agenda Item

**Date:** November 24, 2026
**Zoning No.:** Z-26-09
**Request:** Commercial Highway (CH) to PD-Commercial Highway

**Agenda Item #9**

**Z-26-22**– Hold a public hearing and consider a zoning change from Commercial Highway (CH) to Planned Development (PD) – Commercial Highway on approximately 0.851 acres located at 421 E Avenue M for proposed duplex homes.

**Address:** 421 E Ave M

**Legal Description:** Wilson Addition, Block 3, Lot Pt. 1 (0.155 acres), Lot Pt. 4 (0.303 acres), and Lot Pt. 4 (0.386 acres); approximately 0.844 acres total.

**Acres**: ± 0.851 acres (per provided Field Notes)

**Current Zoning:** CH **Current Use:** Vacant (north) /Family Home

**Proposed Zoning:** PD-CH **Proposed Use:** Duplexes

**Future Land Use Map (FLUM) Designation:** Commercial/Retail

**Belton Strategic Plan**

This initiative is identified in Belton's Strategic Plan:
**Pillar**: Quality of Life; and Engagement
**Goal 3.1.**: Enhance Quality of Life through planning, park development, and recreation programming, *preservation, and partnerships*.
**Goal 5.3:** Monitor and Improve Development Review Process
**Initiative 3.1.1:** Review/Implement Growth Management Strategy/FLUM.
**Initiative 5.3.1:** Address Development Review

**Background:**

The applicant recently submitted the South Belton Legacy preliminary plat, which proposes four duplex lots totaling eight dwelling units.

The property is currently zoned Commercial Highway (CH), which permits multifamily residential development, including duplexes that comply with the development standards of the Two-Family (2-F) District. However, the proposed lot dimensions and front yard setback do not fully comply with the 2-F District requirements.

The 2-F District requires a minimum lot width of 65 feet, a minimum lot depth of 100 feet, a minimum lot area of 7,200 square feet, and a minimum front yard setback of 25 feet.

The applicant proposes four lots, each approximately 61.89 feet wide and 150 feet deep, with an area of approximately 9,300 square feet. A reduced front yard setback of 20 feet is also requested to accommodate proposed carports within the front yard.

| | 2F REQUIREMENTS | PROPOSED LOTS |
|---|---|---|
| **LOT WIDTH** | 65’ | **61’** |
| **LOT DEPTH** | 100’ | ±150’ |
| **TOTAL AREA** | 7,200 | ±9,300 |
| **FRONT SETBACK** | 25’ | **20’** |
| **REAR SETBACK** | 20’ | 20’ |
| **SIDE SETBACK** | 8’/15’ adjacent to street | 8’/15’ |

The proposed lot width is approximately 6.2% below the 65-foot minimum requirement, while the proposed front yard setback represents a 20% reduction from the required 25 feet. The proposed lot depth and area exceed the minimum requirements.

Although administrative allowances may accommodate certain setback deviations of up to 15%, lot width and lot area deviations are not eligible for administrative approval. The requested Planned Development (PD) zoning provides the mechanism to establish the proposed 61-foot minimum lot width and 20-foot front yard setback.

The applicant is aware of the planned I-35 expansion and its potential impact on the property. Preliminary information provided by TxDOT indicates that no impact to the proposed lots is currently anticipated. However, this is subject to change pending completion and approval of TxDOT's final expansion plans.

**Project Analysis:**

**FLUM:**

The property is designated Commercial/Retail on the FLUM and is located along the I-35 corridor. However, the surrounding area consists primarily of established residential development. The proposed duplexes would be compatible with the existing residential character of the neighborhood and provide a transition between the residential area and the commercial corridor.

| Direction | Zoning | Use |
|---|---|---|
| North | Commercial Highway | Residential |
| South | SF-3 | Residential |
| West | Commercial Highway | Residential |
| East | SF-3 | Residential |

- **Water**: Belton CCN. Available at the site.
- **Sewer**: Belton CCN. Available at the site

## Recommendation

The surrounding neighborhood consists primarily of residential homes, which are compatible with the proposed duplex units.

At its November 17, 2026 meeting, the Planning and Zoning Commission voted 5 to 1 to recommend approval of the requested zoning change from Commercial Highway to Planned Development - Commercial Highway subject to the conditions below. Commissioner Garza provided the dissenting vote.

1. The development shall comply with all applicable Commercial Highway (CH) District and Two-Family (2-F) District development standards, except that a minimum lot width of 61 feet and a minimum front yard setback of 20 feet shall be permitted.

2. A final subdivision plat meeting the requirements of the City's adopted Subdivision Ordinance shall be approved before development.

3. Construction plans in compliance with adopted standards are required.

## Attachments

Property Location Map
Applicant's supporting documents
Zoning map
Aerial photo
Zoning notice to owners and Map with zoning notice boundary (200')
P&Z Minutes Except
Ordinance

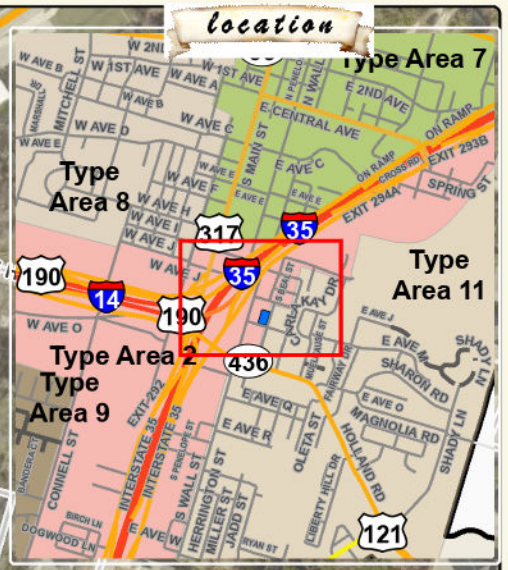
# Z-26-22 LOCATION

CITY OF BELTON
Planning Department

**ZONING CHANGE:**
CH
to
PD-CH

**LEGAL DESCRIPTION:**
-WILSON, BLOCK 003, LOT PT 1, (S 45.3' OF 1) 0.155 ACRES
-WILSON, BLOCK 003, LOT PT 4, (N 85.81' OF 4) 0.303 ACRES
-WILSON, BLOCK 003, LOT PT 4, (S 114.19' OF 4) 0.386 ACRES
TOTAL - 0.844 ACRES

**ADDRESS/LOCATION:**
421 E AVE M




LEGEND
Z_26_22

Map Date: 11/3/2026

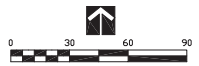
0 250 500 Feet

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.

FINAL PLAT of

# SOUTH BELTON LEGACY

a subdivision within the City of Belton, Bell County, Texas.
0.851 acres, situated in the M.H. CONNELL SURVEY, ABSTRACT NO. 6, BELL COUNTY, TEXAS, embracing a portion of Lot 1, Block 3 and all of Lot 4, Block 3, Wilson Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Volume 87, Page 402, Deed Records of Bell County, Texas.




Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

STATE OF TEXAS
COUNTY OF BELL

Legacy Home Builders-Texas LLC, a Texas limited liability company, owner of the 0.851 acre tract of land shown on this plat, and designated herein as South Belton Legacy, a subdivision within the City of Belton, Bell County, Texas, and whose name is subscribed hereto, hereby dedicates the use of the public forever all streets, alleys, parks, watercourses, drains, easements, and public places shown hereon within the plat boundaries of this subdivision.

Legacy Home Builders-Texas LLC, a Texas limited liability company
600 S. Main Street
Belton, Texas 76513

BY: _____
Curtis Eickenloff, Managing Member

STATE OF TEXAS
COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared, Curtis Eickenloff, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Managing Member of Legacy Home Builders-Texas LLC, a Texas limited liability company for the purposes and consideration therein stated.

Given under my hand and seal of office this the _____ Day of _____, 20____.

_____
Notary Public, State of Texas

**********

STATE OF TEXAS
COUNTY OF BELL

I, hereby certify that the above and foregoing plat of South Belton Legacy, an addition within the City of Belton, Bell County, Texas, meets the requirements for an administrative plat and was approved this the _____ Day of _____, 2026.

_____
Director of Planning

Said subdivision lies within the City of Belton, Bell County, Texas, and shall be subject to all requirements of the platting ordinance of the City of Belton, Texas.

Witness my hand and seal this the _____ Day of _____, 2026.

_____
City Clerk

**********

AFFIDAVIT:

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

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

_____
Bell County Tax Appraisal District

**********

STATE OF TEXAS
COUNTY OF BELL

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

PRELIMINARY - FOR REVIEW ONLY

Preliminary, this document shall not be recorded for any purpose.

Surveyor Name & Number ROY MICHAEL SMITH, RPLS 6748

Release Date SEPTEMBER 21, 2026

_____
Roy Michael Smith, R.P.L.S.
Registration No. 6748

Date Surveyed: August 19, 2026

RECORDATION INFORMATION:

FILED FOR RECORD THIS _____DAY OF_____, 20____,

IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.



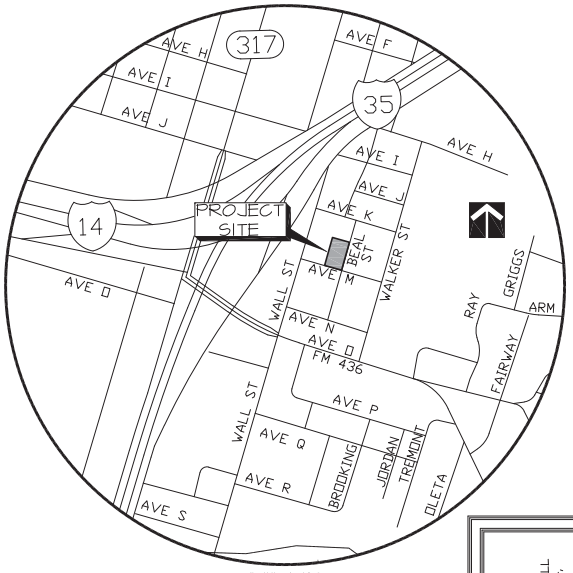

NOTES:

1. Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations, all distances shown hereon are Grid.
2. Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0340E, dated September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.
3. There are four (4) "Heritage Trees" located on this lot.
4. There are no existing or proposed deed restrictions on this property.
3. The City of Belton does not regulate lot to lot drainage.
4. Building setback lines shall be observed as required by the City of Belton Zoning Ordinance.

Lots - Five (5)
Blocks - One (1)
Area - 0.851 Acres

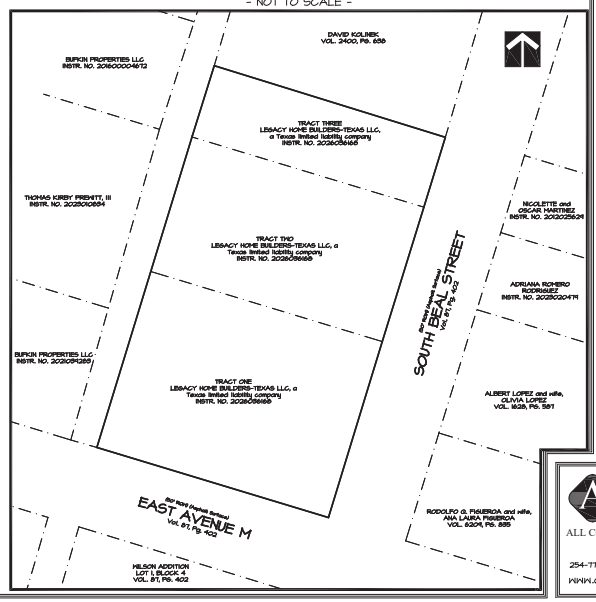
Owner:

Legacy Home Builders-Texas LLC, a Texas limited liability company




VICINITY MAP
SCALE =1"=500'

ORIGINAL LOT CONFIGURATION
- NOT TO SCALE -



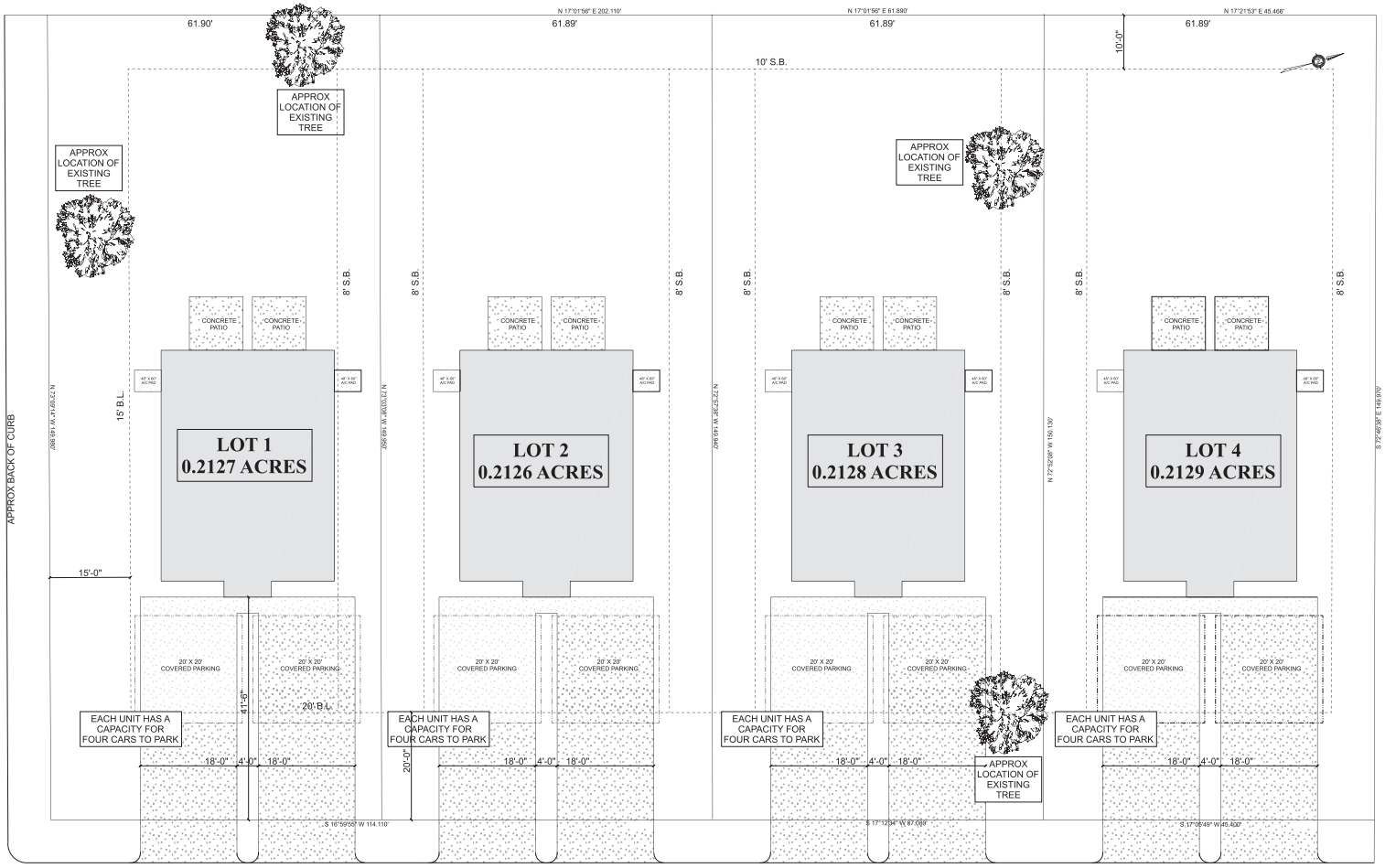

FINAL PLAT of
SOUTH BELTON LEGACY
a subdivision within the City of Belton, Bell County, Texas.
0.851 acres, situated in the M.H. CONNELL SURVEY, ABSTRACT NO. 6, BELL COUNTY, TEXAS, embracing a portion of Lot 1, Block 3 and all of Lot 4, Block 3, Wilson Addition, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Volume 87, Page 402, Deed Records of Bell County, Texas.

| | |
|---|---|
| Plat Date: | 04-21-2026 |
| Survey completed | 08-25-2026 |
| Scale: | 1" = 30' |
| Job No. | 260751 |
| Dwg No. | 260751P |
| Drawn by | RMS |
| Surveyor | RMS 6748 |

Copyright 2026 All County Surveying, Inc.

ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10029600
4350 South 5th Street
Temple, Texas 76502
254-778-2272 Killeen 254-634-4636
Fax 254-774-1608
www.allcountysurveying.com

# EAST AVENUE M




# SOUTH BEAL STREET

SOUTH BEAL STREET SITE PLAN
SCALE: 1" = 10'-0"

POTTER PLANS
DRAFTING & DESIGN
4502 TWIN CITY BLVD
TEMPLE, TX 76502
(254) 541-2382

BUILDER RESPONSIBLE FOR ADHERING TO ALL PERTINENT BUILDING CODES

GENERAL NOTES:
1. ROOF RAFTER, TRUSSES, BEAM SIZES, & DESIGN SHOULD BE VERIFIED FOR COMPLIANCE WITH LOCAL CODES & BUILDING CONDITIONS BY AN ENGINEER/INSPECTOR.
2. ALL WINDOW SIZES SHALL BE VERIFIED FOR EGRESS REQUIREMENTS.
3. ATTIC VENTILATION SHALL BE DESIGNED ACCORDING TO LOCAL CODES AND CLIMATE.
4. ALL DIMENSIONS SHALL BE VERIFIED BY THE BUILDER.
5. ALL MEASUREMENTS SHOULD BE VERIFIED BY THE BUILDER ON JOB SITE.
6. SQUARE FOOTAGES ARE APPROXIMATE ONLY AND MAY VARY WITH ACTUAL CONSTRUCTION.
7. ROOF TRUSSES SHALL BE DESIGNED TO MEET ALL CONFRONTING WIND & SEISMIC FORCE LOADING, AND CLIMATIC ZONE REQUIREMENTS.

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

POTTER PLANS IS NOT A LICENSED ARCHITECT, ENGINEER, OR SURVEYOR. DESIGNER DOES NOT WARRANT THE PROJECT AND SHALL BE HELD HARMLESS FOR ANY AND ALL DAMAGES RESULTING FROM THE DESIGN WITHIN THIS PLAN.

© SHEET HOUSE PLANS LLC DBA POTTER PLANS

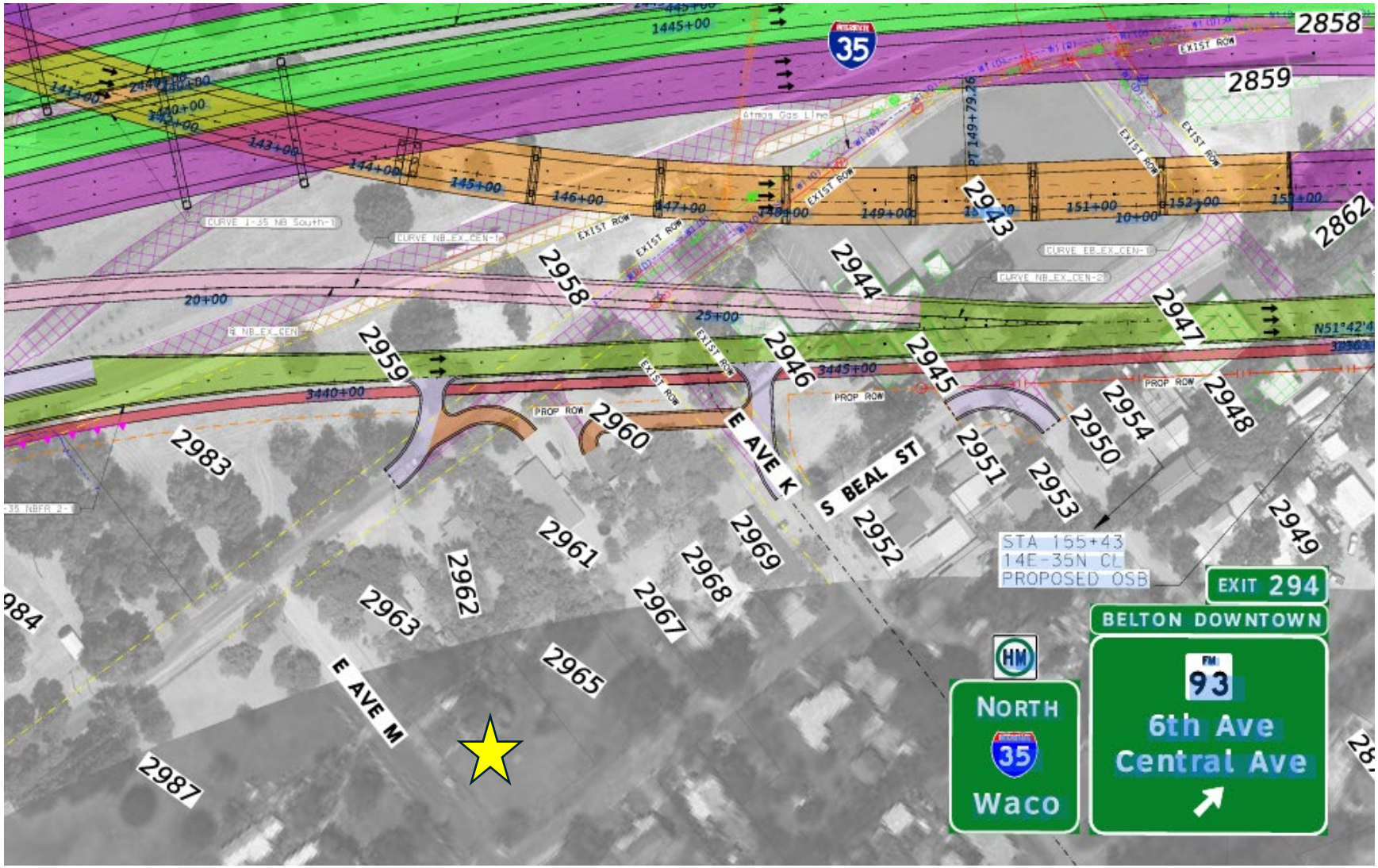
LEGACY HOME BUILDERS

BEAL STREET SITE PLANS

PAGE: 1/1

PRINT DATE: 11/11/2026

**TxDOT – Current Plans**




Proposed Location: 421 E Ave M

# Z-26-22 AERIAL




**ZONING CHANGE:**
CH
to
PD-CH

**LEGAL DESCRIPTION:**
-WILSON, BLOCK 003, LOT PT 1, (S 45.3' OF 1) 0.155 ACRES
-WILSON, BLOCK 003, LOT PT 4, (N 85.81' OF 4) 0.303 ACRES
-WILSON, BLOCK 003, LOT PT 4, (S 114.19' OF 4) 0.386 ACRES
TOTAL - 0.844 ACRES

**ADDRESS/LOCATION:**
421 E AVE M

LEGEND
Z_26_22

0 50 100 Feet

Map Date: 11/3/2026

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.

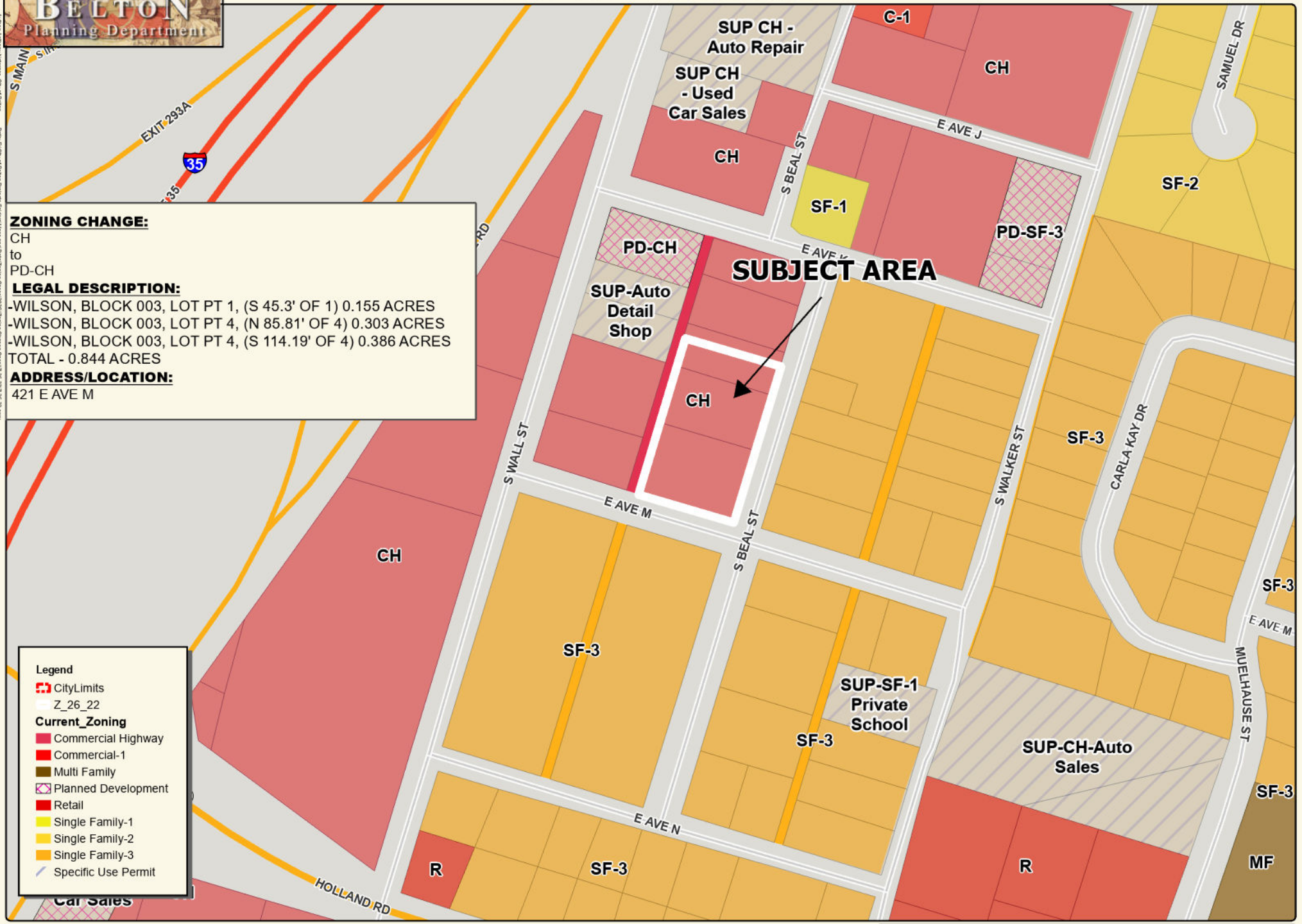
# Z-26-22 ZONING

CITY OF BELTON
Planning Department

**ZONING CHANGE:**
CH
to
PD-CH

**LEGAL DESCRIPTION:**
-WILSON, BLOCK 003, LOT PT 1, (S 45.3' OF 1) 0.155 ACRES
-WILSON, BLOCK 003, LOT PT 4, (N 85.81' OF 4) 0.303 ACRES
-WILSON, BLOCK 003, LOT PT 4, (S 114.19' OF 4) 0.386 ACRES
TOTAL - 0.844 ACRES

**ADDRESS/LOCATION:**
421 E AVE M




Map Date: 11/3/2026

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

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

THE CITY OF BELTON HAS RECEIVED A **ZONING CHANGE APPLICATION.**
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 421 E AVE M (SEE ATTACHED MAP),
FROM A(N) COMMERCIAL HIGHWAY (CH) ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY (PD-CH) ZONING DISTRICT,
TO ALLOW FOR THE CONSTRUCTION FOUR DUPLEX UNITS (SEE ATTACHED SITE PLAN).

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, November 17, 2026** IN THE WRIGHT ROOM AT THE T.B. HARRIS COMMUNITY CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

The Planning and Zoning Commission will forward its recommendations to the City Council for consideration at its meeting at **5:30 P.M., Tuesday, November 24, 2026**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 N. ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU OWN PROPERTY 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 PLANNING@BELTONTEXAS.GOV, PRIOR TO 1:00 P.M. ON NOVEMBER 17, 2026.

*Individuals who require reasonable accommodations or auxiliary aids and services to participate should contact the city's ADA Coordinator at 254-933-5880 at least 48 hours (two business days) so arrangements can be made. Individuals who need language interpretation services, including sign language, should contact the City Clerk at 254-933-5817 at least 48 hours (two business days) to request assistance.*

---

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**
**254-933-5812**

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

# Z-26-22




**ZONING CHANGE:**
CH
to
PD-CH

**LEGAL DESCRIPTION:**
-WILSON, BLOCK 003, LOT PT 1, (S 45.3' OF 1) 0.155 ACRES
-WILSON, BLOCK 003, LOT PT 4, (N 85.81' OF 4) 0.303 ACRES
-WILSON, BLOCK 003, LOT PT 4, (S 114.19' OF 4) 0.386 ACRES
TOTAL - 0.844 ACRES

**ADDRESS/LOCATION:**
421 E AVE M

**Legend**
- Z_26_22
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

0 150 300 Feet

**Map Date: 11/3/2026**

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.

237501
JONES, A LLOYD MANAGEMENT TRUST
1506 PASEO DEL PLATA, STE 300
TEMPLE, TX 76502

5032
LOPEZ, ESTHER A
504 E AVENUE M
BELTON, TX 76513-3914

5111
GONZALES, SUSAN MARIE & JEROVAN ARGUETA
1109 S WALKER ST
BELTON, TX 76513

11264
YAUK, ADAM LEE
1101 S BEAL ST
BELTON, TX 76513-3925

13842
FIGUEROA, RODOLFO Q ETUX ANA LAURA
1113 S BEAL ST
BELTON, TX 76513-3925

17649
CARRASCO, RANDY DELGADO
709 MARY JANE ST
BELTON, TX 76513

18236
CASSIANO, HELEN
500 E AVENUE M
BELTON, TX 76513-3914

24313
KOLINEK, DAVID
2614 APPLE CIDER RD
TEMPLE, TX 76501-3600

24314
KOLINEK, DAVID
2614 APPLE CIDER RD
TEMPLE, TX 76501-3600

33787
RAMIREZ, AGUSTIN A
500 E AVENUE K
BELTON, TX 76513-4522

36206
JONES, A LLOYD MANAGEMENT TRUST
1506 PASEO DEL PLATA, STE 300
TEMPLE, TX 76502

44934, 63176, 66918, 76358
BUFKIN PROPERTIES LLC
3041 ROLLING MEADOW
SALADO, TX 76571

56709
KWAN, NATHAN A ETUX MARCI N
1202 S BEAL ST
BELTON, TX 76513

61038
JONES, A LLOYD MANAGEMENT TRUST
1506 PASEO DEL PLATA, STE 300
TEMPLE, TX 76502

61039
KOLINEK, DAVID
2614 APPLE CIDER RD
TEMPLE, TX 76501-3600

65678
MORENO, JOSE
1107 S WALKER ST
BELTON, TX 76513-3940

65969
LOPEZ, OLIVIA B ESTATE
1125 LINDSAY CIR
BELTON, TX 76513

129934
CARREON, ISAIAS
1203 S BEAL ST
BELTON, TX 76513

114642
LEE, EVAN C & JONNA
506 E AVE M
BELTON, TX 76513

80304
RODRIGUEZ, ADRIANA ROMERO
PO BOX 624
ROGERS, TX 76569-0624

91752
KINDRED, WARREN & DENISE
13884 OLD PIKE RD
MATHEWS, AL 36052

95058
PREWITT, THOMAS KIRBY III
210 W AVENUE R APT 17-1
TEMPLE, TX 76504-7485

102524
SANCHEZ, CARMEN G ETUX ELISA
1103 S WALKER ST
BELTON, TX 76513-3940

112740
MARTINEZ, NICOLETTE & OSCAR
14110 STATE HWY 317
TEMPLE, TX 76504

114550
RODRIGUEZ, JUAN LUIS
1105 S WALKER ST
BELTON, TX 76513-3940

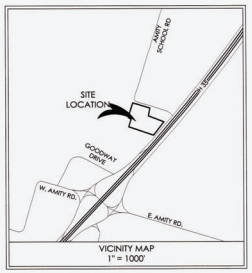
114642
LEE, EVAN C & JONNA
506 E AVE M
BELTON, TX 76513

| Administrative Plat Approvals | | | | | |
|---|---|---|---|---|---|
| | | | | | |
| ***Recorded Date*** | ***Subdivision Name*** | ***Acreage /Location*** | ***No. of Lots*** | ***Description*** | ***Waivers*** |
| 10/27/2026 | Minor Plat of Washburn Addition | 4.342 | 1 | Commercial | None |
| | | | | | |

# MINOR PLAT OF
# WASHBURN ADDITION

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

BEING A 4.342 ACRE TRACT OF LAND, LOCATED IN THE G.F. LANKFORD SURVEY, ABSTRACT NO. 510, BELL COUNTY, TEXAS, SAID 4.342 ACRE TRACT, BEING ALL OF THAT CALLED 4.34 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2016000191175, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.



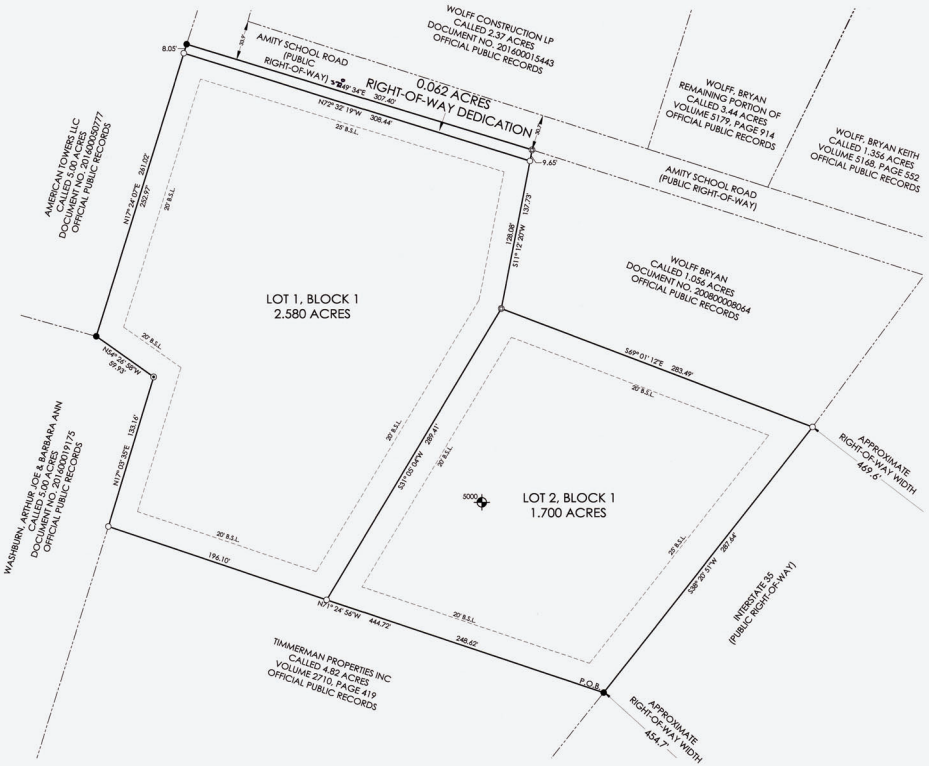




LEGEND

| | |
|---|---|
| P.O.B. | POINT OF BEGINNING |
| B.S.L. | BUILDING SETBACK LINE |
| U.E. | UTILITY EASEMENT |
| ● | 1/2" IRON ROD FOUND |
| ⊙ | 5/8" IRON ROD FOUND |
| ⊕ | 3" METAL PIPE FENCE POST |
| ○ | SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP |
| ◈ | BENCHMARK |

| BENCHMARK TABLE | | | | |
|---|---|---|---|---|
| POINT # | NORTHING | EASTING | ELEVATION | DESCRIPTION |
| 5000 | 10332242.072 | 3181577.721 | 617.90 | 60D NAIL |




AREA OF RIGHT-OF-WAY DEDICATION: 0.062 ACRES

LOTS
ZONING: LIGHT INDUSTRIAL

LOTS - ONE (2)

BLOCKS - ONE (1)

NET AREA - 4.342 ACRES

BUILDING SETBACKS:
LOTS WILL OBSERVE BUILDING SETBACKS AS REQUIRED BY THE CITY OF BELTON ZONING ORDINANCE.

UTILITY NOTE:
THIS PLAT LIES IN THE CITY OF BELTON WATER AND OSSF.

NOTES:
1) FIELD WORK PERFORMED ON: APRIL 30, 2026
2) ADDRESS: 8634 INTERSTATE 35 BELTON, TEXAS
3) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
4) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON ZONING ORDINANCE.
5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY TEXAN TITLE INSURANCE COMPANY, G.F. NUMBER 26-5-1996, ISSUED DATE OF APRIL 22, 2026, EFFECTIVE DATE OF APRIL 5, 2026, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN.THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
6) THE CITY OF BELTON DOES NOT REGULATE LOT TO LOT DRAINAGE.
7) THERE ARE CURRENTLY NO DEED RESTRICTIONS PROPOSED WITH THIS PLAT.

FEMA NOTE:
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027C0510E, EFFECTIVE DATE SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY LIES IN ZONE "X", WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD PLAIN, THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

ON-SITE SEWAGE FACILITY (OSSF) NOTE:
ALL LOTS PROPOSED FOR COMMERCIAL USE MUST SHOW 2X'S THE PROPOSED DRAINFIELD AREA AS PER BELL COUNTY PUBLIC HEALTH DISTRICT'S LOCAL ORDER. THE SECONDARY DRAINFIELD AREA MUST MEET THE PROVISIONS OF TAC 30 CHAPTER 285.

STATE OF TEXAS

COUNTY OF BELL

I, JOE ARTHUR WASHBURN, AND BARBARA ANN WASHBURN, BEING THE CO-OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MINOR PLAT OF WASHBURN ADDITION, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY: JOE ARTHUR WASHBURN

LISA LYNETTE QUICKSALL
Notary Public, State of Texas
Comm. Expires 04-05-2027
Notary ID 134290845

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joe Washburn, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5 DAY OF October 2026

Lisa Quicksall
NOTARY PUBLIC, STATE OF TEXAS

BY: BARBARA ANN WASHBURN

LISA LYNETTE QUICKSALL
Notary Public, State of Texas
Comm. Expires 04-05-2027
Notary ID 134290845

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Barbara Washburn, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5 DAY OF October 2026

Lisa Quicksall
NOTARY PUBLIC, STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, TRAVIS QUICKSALL, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

10/5/2026

TRAVIS L. QUICKSALL
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6447

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES (OSSF'S) IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THE PLANNING MATERIALS THAT HAVE BEEN SUBMITTED MEET OR EXCEED THE MINIMUM STANDARDS FOR OSSF'S ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER. INDIVIDUAL LOTS WILL BE EVALUATED FOR SYSTEM SUITABILITY BY A LICENSED SITE EVALUATOR PRIOR TO DEVELOPMENT. THIS OFFICE RESERVES THE RIGHT NOT TO ISSUE PERMITS FOR OSSF'S IF THEY FAIL TO MEET STATE AND LOCAL RULES.

SIGNATURE: _____
BELL COUNTY PUBLIC HEALTH DISTRICT

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING PLAT OF MINOR PLAT OF WASHBURN ADDITION, AN ADDITION WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS MEETS THE REQUIREMENT FOR AN ADMINISTRATIVE PLAT AND WAS APPROVED THIS THE 27 DAY OF October 2026

Tina Moore
DIRECTOR OF DEVELOPMENT SERVICES

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON. WITNESS MY HAND THIS 28TH DAY OF October 2026

Amy M. Casey
CITY CLERK

AFFIDAVIT,

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

DATED THIS THE 29TH DAY OF Oct. 2026

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

RECORDATION INFORMATION,

FILED FOR RECORD THIS 28TH DAY OF October 2026.

IN YEAR 2026 PLAT # 20260541159 PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. 20260541159, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

Inst# 20260541159

OWNER:
WASHBURN, ARTHUR JOE & BARBARA ANN
8634 INTERSTATE 35
BELTON, TX 76571


Quick Inc.
Land Surveying. Development.
Firm:10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571


MINOR PLAT OF
WASHBURN ADDITION
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS.

BEING A 4.342 ACRE TRACT OF LAND, LOCATED IN THE G.F. LANKFORD SURVEY, ABSTRACT NO. 510, BELL COUNTY, TEXAS, SAID 4.342 ACRE TRACT, BEING ALL OF THAT CALLED 4.34 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2016000191175, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

| | |
|---|---|
| JOB NO. | 26-0124 |
| DATE | OCTOBER 5, 2026 |
| DRAWN | MM |
| CHECKED | TLQ |
| SHEET | 1 OF 1 |

Minutes of the
**Planning and Zoning Commission (P&ZC)**
City of Belton
Tuesday, November 17, 2026

---

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission Members: Chair Brett Baggerly, Vice Chair Alton McCallum, Quinton Locklin, Dominica Garza, Damon Gottschalk, and Justin Ruiz. The following members were not present: Lisa Kamprath, Brandon Skaggs, and Ty Taggart. The following staff members were present: Assistant City Manager Matt Bates, Interim Director of Development Services Tina Moore, Planner Kofi Adarkwah, Planning Technician Whitney Lundin, and IT Director Chris Brown.

6. **Z-26-22** – Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development – Commercial Highway on 0.851 acres located at 421 E Avenue M for proposed duplexes. (Audio 0:22:06)

   Interim Director Ms. Moore presented the staff report

   Chair Baggerly opened the public hearing.

   Public Hearing:
   - Esther Lopez, 1205 S Beal, adjacent property owner, spoke in opposition, with regards to increase in traffic volume to the existing neighborhood.
   - Evan and Joanna Lee, 506 E Ave M, adjacent property owner, spoke in opposition, with regards to potential impacts to the existing character of the neighborhood, walkability, and property values.

   *Commission Member Garza made a motion to disapprove Z-26-22 as presented, there was no second, thus the motion failed.*

   Commission Member Locklin made a motion to approve Z-26-22 as presented. Commission Member Gottschalk seconded the motion. The motion was approved upon a vote of 5-1, with Commission Member Garza providing the dissenting vote.

**ORDINANCE NO. 2026-40**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM COMMERCIAL HIGHWAY TO PLANNED DEVELOPMENT - COMMERCIAL HIGHWAY ON APPROXIMATELY 0.851 ACRES LOCATED AT 421 E. AVENUE M.**

**WHEREAS,** the applicant 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 17th day of November 2026, at 5:30 p.m. for hearing and adoption, said district being described as follows:

Approximately 0.851 Acres
421 E. Avenue M
(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 24th day of November, 2026, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from Commercial Highway to Planned Development - Commercial Highway, in accordance with Section 23, *Commercial Highwa*y and Section 32, *Planned Developmen*t, of the Zoning Ordinance and the Design Standards in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The development shall comply with all applicable Commercial Highway (CH) District and Two-Family (2-F) District development standards, except that a minimum lot width of 61 feet and a minimum front yard setback of 20 feet shall be permitted.

2. A final subdivision plat meeting the requirements of the City's adopted Subdivision Ordinance shall be approved before development.

3. Construction plans in compliance with adopted standards are required.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 24th day of November 2026, by a vote of _____ ayes and _____ nays.

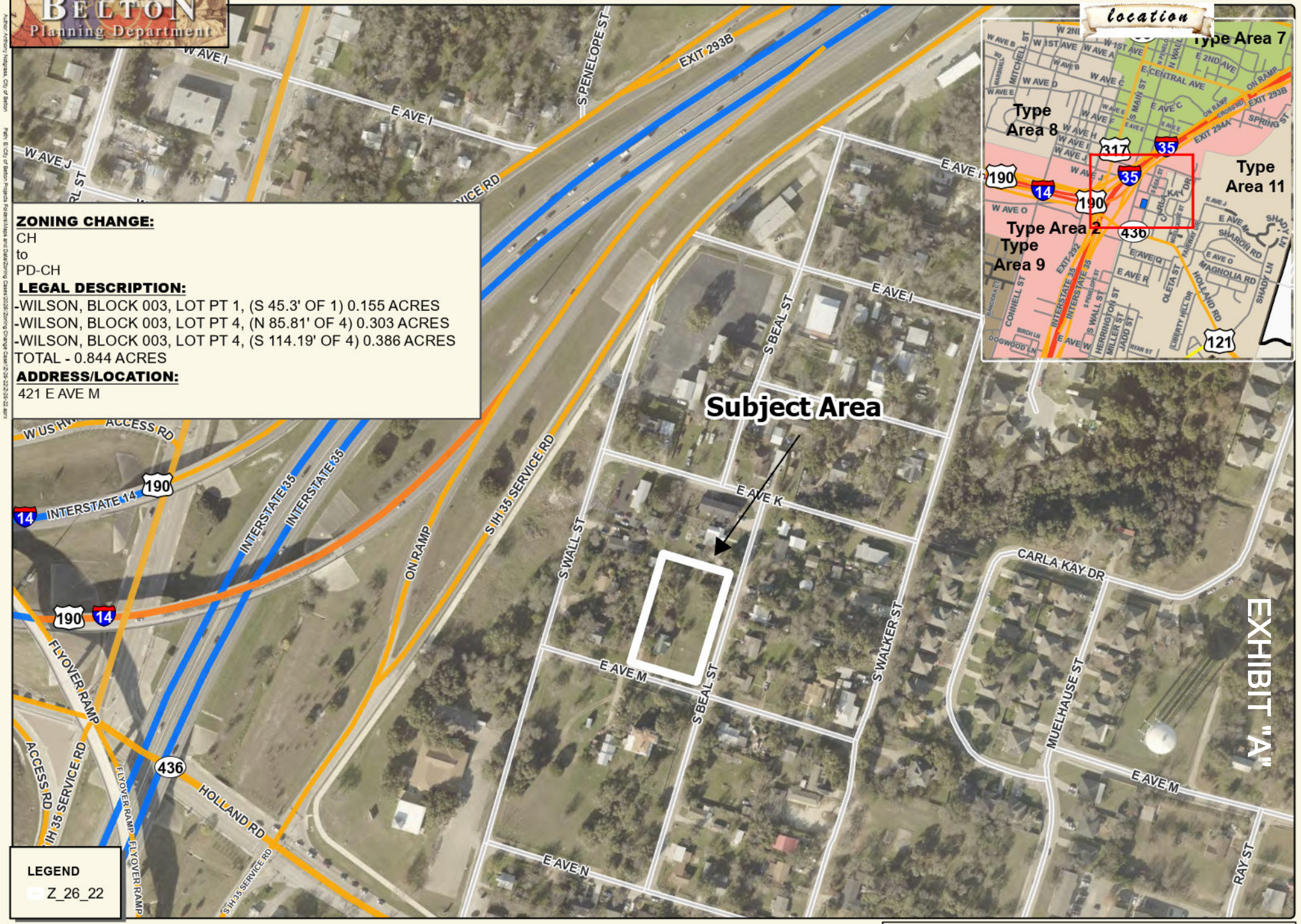
**SIGNED AND APPROVED** by the Mayor and attested by the City Clerk on this the 24th day of November, 2026.

_____
David K. Leigh, Mayor

ATTEST:

_____
Amy M. Casey, City Clerk

# Z-26-22 LOCATION



# Staff Report – City Council Meeting

**Agenda Item #10**

Consider an appeal to the 500-foot separation requirement for a Short-Term Rental at 115 East 10th Avenue.

**Originating Department**

Planning – Tina Moore, AICP, Development Services, Interim Director

**Summary Information**

The applicant recently submitted an application to register a new short-term rental (STR) at 115 E. 10th Avenue. The application was denied because two registered STRs are located within the City's required 500-foot separation distance. The applicant is appealing the denial to the City Council.

Property Data:

1. Address: 115 E 10th Avenue
2. Zoning: Neighborhood – Imagine Belton
3. Current Use: Detached single-family

**Properties with Registered STRs Located Within 500 Feet:**

- 114 E 10 Ave – Across the street
- 215 E 10 Ave –Adjacent property

**Analysis**

Section 11-191(1), Division 3, of Ordinance 2023-10, adopted March 14, 2023, and amended in April 2026, requires STRs to maintain a minimum separation distance of 500 feet from another registered STR. The distance is measured from the nearest property line to the nearest property line. The ordinance allows applicants to appeal denials to the City Council.

The separation requirement is intended to prevent concentrations of STRs in residential neighborhoods that could contribute to increased parking demands, public disturbances, and other neighborhood impacts.

The subject property is located immediately adjacent to an existing registered STR at 215 E. 10th Avenue, with another registered STR located across the street at 114 E. 10th Avenue. Consequently, the proposed STR does not meet the minimum separation requirement.

In the appeal letter, the applicant states that the property would provide a valuable lodging option for visitors, particularly given its proximity to the University of Mary Hardin-Baylor. The applicant also indicates that the property has adequate covered, off-street parking to minimize potential parking concerns and that she intends to operate the STR responsibly and considerately toward surrounding neighbors.

## Recommendation

Recommend denial of the requested appeal. The proposed short-term rental does not meet the 500-foot separation requirement established by the City's STR ordinance and is located immediately adjacent to two other permitted short-term rentals on the same street.

## Fiscal Impact

If approved, the applicant would be required to pay the $50 registration fee and remit hotel occupancy taxes quarterly.

## Attachments

Letter from applicant
Radius Map
Picture of the home

To Development Service team

I am writing to respectfully request consideration and approval to operate my property (115 10th St.) as a short-term rental. I believe this property would provide a valuable lodging option for visitors to the area while meeting a need for convenient, safe accommodations.

One of the property's primary advantages is its location within walking distance of the University of Mary Hardin-Baylor. The university attracts frequent visitors throughout the year. Providing nearby accommodations would offer these individuals a convenient alternative to lodging further away from campus.

The property also offers covered off- street parking, which is a significant benefit for guests. This feature provides a convenient place for guests to park their vehicles without relying on on-street parking and helps minimize potential parking concerns for neighbors' properties.

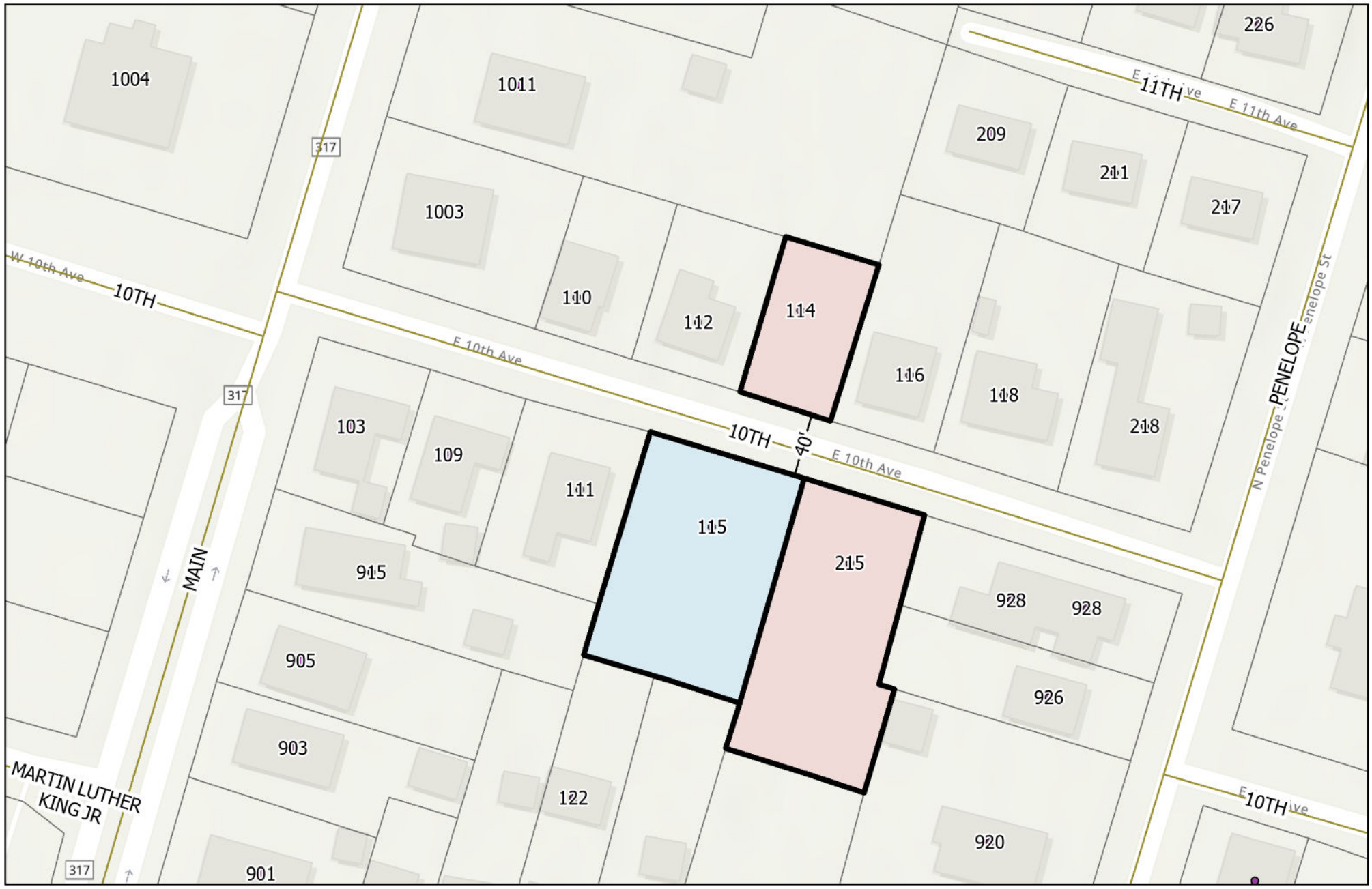
I intend to operate the property responsibly, with consideration for the surrounding neighborhood and community. I am willing to comply with applicable city ordinances, zoning requirements, parking regulations, occupancy limits, noise restrictions, and any other conditions required for approval. I would also establish clear guest guidelines to help ensure that the property is maintained appropriately and that guests respect neighboring residences.

I respectfully ask Development Services to consider the property location, available covered, off-street parking, and potential to meet lodging needs when evaluating this request.

Thank you for your time and consideration. I welcome the opportunity to provide any additional information or documentation needed to support this request.

Sincerely,

Karen Mcadams


1004
1011
226
11TH
E 11th Ave
209
211
217
1003
317
W 10th Ave
10TH
110
112
114
116
118
218
E 10th Ave
PENELOPE
N Penelope St
103
109
111
40'
115
215
MAIN
915
928
928
905
926
903
122
MARTIN LUTHER KING JR
920
901
N
0
100
200 Feet
Existing STR
Proposed STR


RAM