

Staff Report – Planning & Zoning Item



Date: April 19, 2016
Case No.: Z-16-04
Request: AG to PD-C-1
Applicant: Nilay Limbachiya

Agenda Item

Z-16-04 Hold a public hearing and consider a zoning change from Agricultural to Planned Development Commercial-1 Zoning District for a recreational vehicle park on a 20 acre tract of land, located on the east side of South Interstate Highway 35, south of Grove Road.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to Commercial-1, to allow for a recreational vehicle (RV) park and future commercial development along Interstate Highway 35. To the north are UPS and Frito-Lay zoned Light Industrial; to the east is undeveloped land; to the south is Cedar Crest Hospital; and to the west are Interstate Highway 35 roadway, Sunbelt RV, and Bell County Expo Center.

Current Zoning

Agricultural

Proposed Zoning

Planned Development Commercial-1

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

This property is in the identified Type Area 2 in the Design Standards. If approved, a Commercial-1 District use would be required to comply with all the Design Standards for Type Area 2.

Land Use Table/Allowable Uses

The Commercial-1 Zoning District allows the following land uses, and would accommodate the request:

- Any use permitted in the Retail District (i.e. Gasoline or service station)
- Auto sales

- Consumer repair services
- Food sales
- Home improvement Center with outside storage
- Hotel or motel
- Pawn Shop
- Trailer Rental
- Tool and Light Equipment Rental
- Wholesale club or department store

Project Analysis and Discussion

This 20 acre property is currently vacant and the applicant is proposing this zone change to allow for a recreational vehicle (RV) park on 15 acres of this property and future commercial development on the remaining 5 acres of this property that fronts Interstate Highway 35. The Future Land Use Plan identifies this area as high density residential/mixed use. Currently, this property is zoned Agricultural and a zoning change to Planned Development Commercial-1 is proposed to allow a recreational vehicle (RV) park called Hilltop RV Park.

The Planned Development C-1 proposal will allow for the proposed Hilltop RV Park. A RV park is defined in the Zoning Ordinance; however, it is not listed as a permitted use in any of the zoning districts. It is staff's judgment that a Commercial-1 Zoning District is an appropriate base zoning for this use and this location. According to Section 34, Off-Street Parking and Loading Requirements, of the Zoning Ordinance, in Office, Retail and Commercial Zoning Districts, and the IP-Industrial Park Zoning District, all required parking shall be provided on paved concrete, asphalt, or other similar impervious surface (brick). The applicant is proposing to pave the proposed 20 feet wide internal private roads with concrete. The entrance to the RV park from Interstate Highway 35 service road will be 35 feet wide and constructed with concrete. Interstate Highway 35 service road is a TXDOT roadway; therefore, TXDOT must approve the proposed driveway location for this RV park prior to construction.

The RV park is proposed to contain a total of 240 RV sites that will all be constructed with concrete. The applicant is proposing to construct a mixture of 45 feet long and 110 feet long RV sites with sufficient space for RV parking, vehicle parking, landscaping, and outdoor space for the guests. Also proposed is a 1,800 square feet office and laundry area close to the entrance of the RV Park. There will be 10 parking spaces constructed adjacent to this building. There are a total of 20 cottages proposed on the southwestern portion of the property with 40 concrete parking spaces available for the guests. Each cottage will be a studio style layout with approximately 230 square feet of living space. There will be two buildings with showers constructed for RV park guests with adequate parking provided adjacent to each building. The applicant is also proposing to provide an outdoor play area and a dog park for the RV park guests. There are several existing trees on this property that the applicant would like to retain to provide shade for the RV park guests. The existing trees will be evaluated in relation to proposed construction plans to determine mitigation requirements for trees removed.

There is a 14" Central Texas WCS waterline extending east-west through the middle of the property within an existing easement. The applicant has contacted Central Texas WSC regarding this development and they stated that the RV sites and roadways may be constructed over the easement, but no buildings may be constructed over the line. The applicant has designed the site to ensure no buildings will be constructed within the easement.

After careful review of the City's Design Standards and the applicability of this use among surrounding properties, this requested zone change appears to be reasonable in this location.

Recommendation

Recommend approval of zone change from Agricultural to Planned Development Commercial-1 Zoning District with development regulated under the Design Standards for Type Area 2 standards as follows:

1. The allowable uses of the property shall conform to the Commercial-1 Zoning District in all respects, and in addition a recreational vehicle (RV) park is a permitted use.
2. The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards, to include compliance with the attached site plan
 - b. Building Design Standards
 - c. Landscape Design Standards
3. Sign Standards shall conform to Ordinance 2008-11.
4. The interior private roads are required to be constructed with asphalt or concrete.
5. A subdivision plat is required.

Attachments:

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owner's
7. Property owner's list
8. Proposed Site Plan

City of Belton
Request for a Zoning Change

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

Fee: \$250.00

Date Received: 3/31/16 Date Due: 3/31/16 Deadline for a zoning change request is the last business day of the month.

Applicant: NILAY LIMBACHIA Phone Number: 512 638 7330
 Mailing Address: 10412 WELLS DR City: AUSTIN State: TX
 Email Address: nilaylimbachia@gmail.com

Owners Name: Bell County Joint Venture Phone Number: _____
 Mailing Address: _____ City: _____ State: _____
 Email Address: _____

Applicant's Interest in Property:

RV Park

Legal Description of Property:

2-10 acres out of A0006BC, MF CONNELL 89-2, 45.924

Is this property being simultaneously platted? Yes.

Street Address: 3010 & 3020 JH 35 Belton, TX 76513

Zoning Change From Ag. to PD Commercial-1

Signature of Applicant: [Signature] Date: 3/31/2016

Signature of Owner (if not applicant): [Signature] Date: 3/31/2016

Checklist for Zoning Items to be submitted with application:

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

Zoning Case # Z-16-04 Location

ZONING CHANGE:

Ag to PD C-1

LEGAL DESCRIPTION:

20 Acres
A0006BC M F CONNELL,
89-2, ACRES 50.926

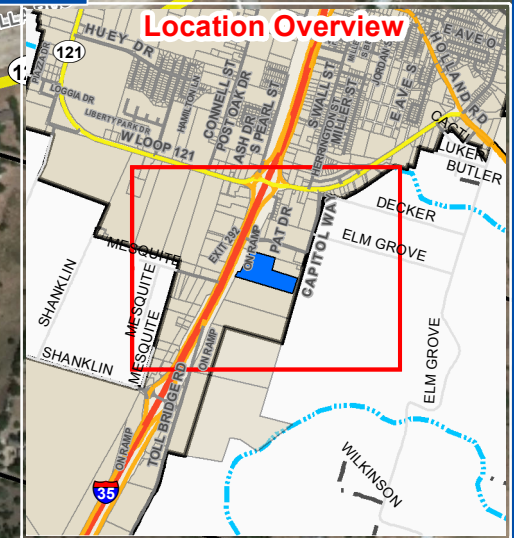
PROPERTY OWNER:

Bell County Joint Venture


ADDRESS/LOCATION:

S IH 35

Location Overview



LEGEND

 Z_16_04



0 187.5 375 750
Feet

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

Zoning Case # Z-16-04 Zoning

ZONING CHANGE:

Ag to PD C-1

LEGAL DESCRIPTION:

20 Acres
A0006BC M F CONNELL,
89-2, ACRES 50.926

PROPERTY OWNER:

Bell County Joint Venture

ADDRESS/LOCATION:

S IH 35

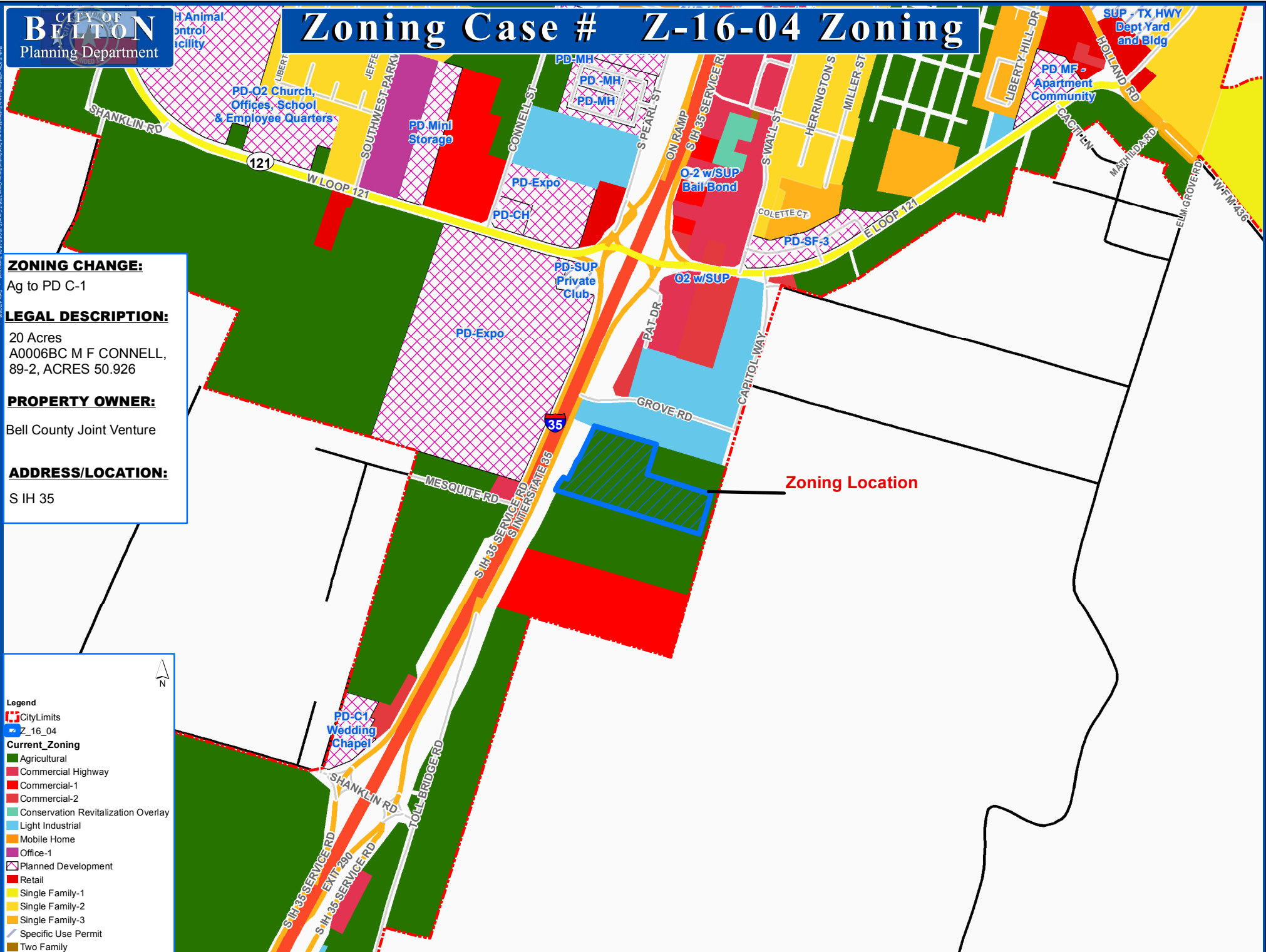
Legend

- City Limits
- Z_16_04
- Current Zoning**
- Agricultural
- Commercial Highway
- Commercial-1
- Commercial-2
- Conservation Revitalization Overlay
- Light Industrial
- Mobile Home
- Office-1
- Planned Development
- Retail
- Single Family-1
- Single Family-2
- Single Family-3
- Specific Use Permit
- Two Family



0 350 700 1,400
Feet

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



Zoning Case # Z-16-04 Aerial

ZONING CHANGE:

Ag to PD C-1

LEGAL DESCRIPTION:

20 Acres
A0006BC M F CONNELL,
89-2, ACRES 50.926


PROPERTY OWNER:

Bell County Joint Venture

ADDRESS/LOCATION:

S IH 35

LEGEND

 Z_16_04



0 70 140 280
Feet

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

ZONING CHANGE:

Ag to PD C-1

LEGAL DESCRIPTION:

20 Acres
A0006BC M F CONNELL,
89-2, ACRES 50.926

PROPERTY OWNER:




Bell County Joint Venture

ADDRESS/LOCATION:

S IH 35

200' Property Owner
Notification Area

Legend

-  Z_16_04
-  200' Property Owner
Notification Area
-  Tax Appraisal Parcels

0 115 230 460
Feet

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

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: NILAY LIMVACHIYA,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 20 ACRES, SOUTH IH 35,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT COMMERCIAL-1 FOR A RECREATIONAL VEHICLE (RV) PARK ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, April 19, 2016** IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, April 26, 2016**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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

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

circle one

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

1. _____
2. _____
3. _____

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

DATE: _____ SIGNATURE: _____

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

8531

BELL COUNTY JOINT VENTURE
1010 5TH AVE
NEW YORK, NY 10028-0130

21858

ROVELLI, GAILEN CLARK & GARY B CLARK
204 TAYLORS DR
TEMPLE, TX 76502-3529

3239

WESTWOOD ASSOCIATES LLC ETAL
3000 S 31ST ST STE 500
TEMPLE, TX 76502-1822

466685

WESTWOOD ASSOCIATES LLC
3000 SO 31ST ST STE 500
TEMPLE, TX 76502

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

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

1. Property owned by Westwood Associates is zoned Light Industrial. A
2. Change to zoning of the adjacent property for the purpose of an
3. RV Park would not be a compatible use.

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

DATE: 4/11/16 SIGNATURE: Paula Nottingham, Property Mgr
on behalf of Westwood Associates

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

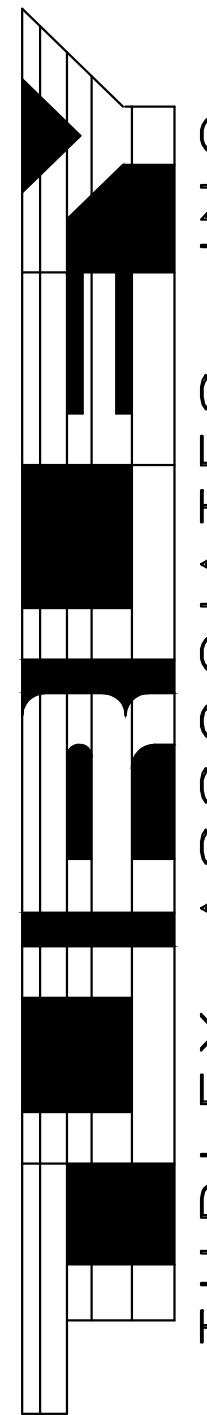
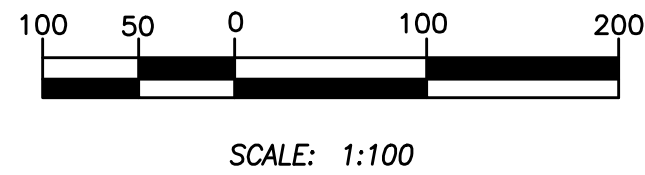
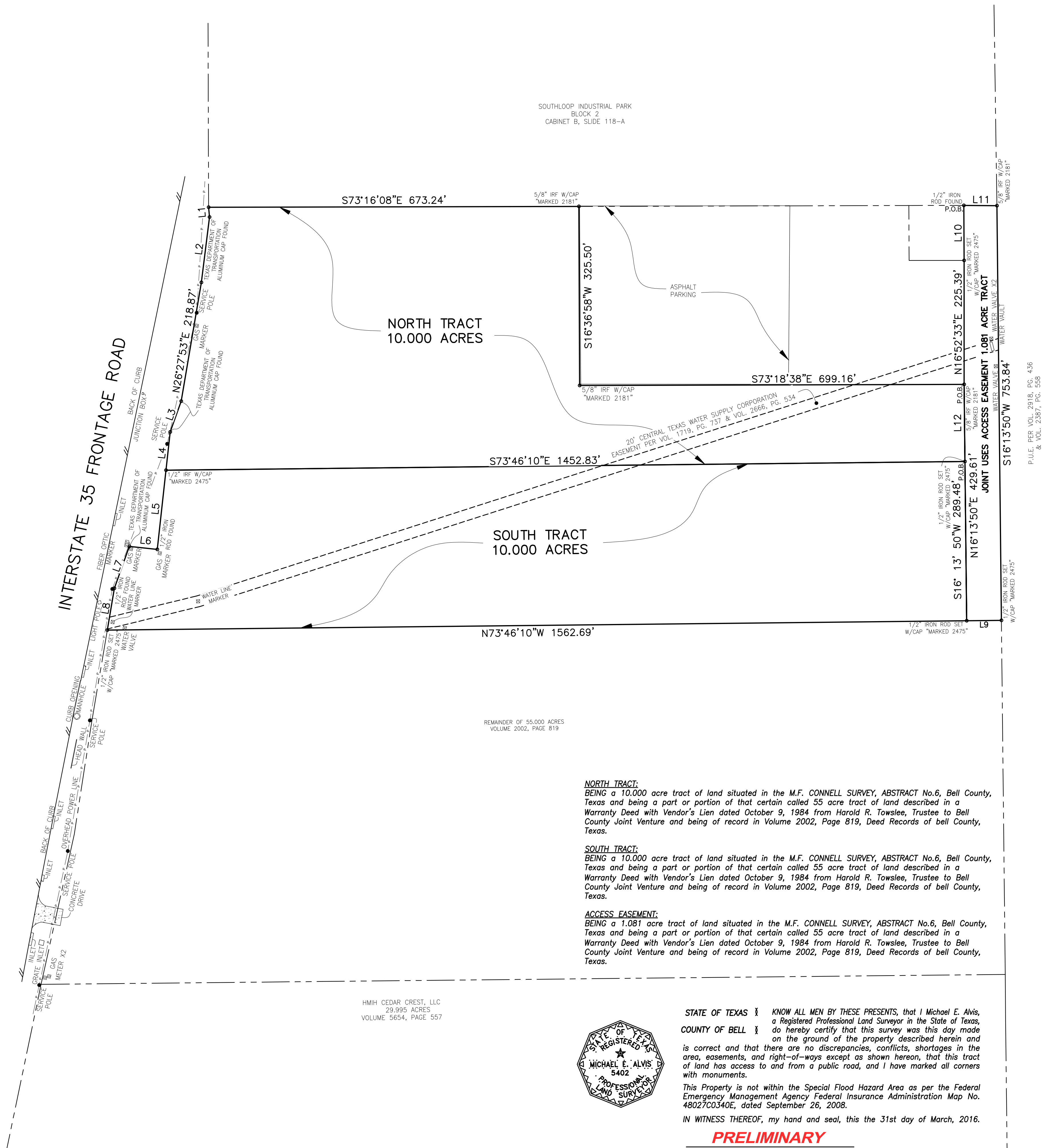
466685

WESTWOOD ASSOCIATES LLC
3000 SO 31ST ST STE 500
TEMPLE, TX 76502

3239

WESTWOOD ASSOCIATES LLC ETAL
3000 S 31ST ST STE 500
TEMPLE, TX 76502-1822

Parcel Line Table			
Line #	Length	Direction	
L1	18.02	N11° 47'	49.00°E
L2	119.72	N23° 57'	59.00°E
L3	59.41	N36° 35'	34.00°E
L4	69.92	N23° 07'	23.00°E
L5	144.95	N23° 07'	23.00°E
L6	51.09	S66° 55'	52.00°E
L7	80.94	N36° 29'	19.00°E
L8	76.96	N26° 29'	39.00°E
L9	63.16	N73° 46'	10.00°W
L10	99.97	N16° 34'	13.00°E
L11	60.17	S72° 42'	28.00°E
L12	140.12	S16° 13'	50.00°W



TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
3301 N. 3rd St. 254.773.2400
TEMPLE, TEXAS 75051 www.turley-inc.com fax 254.773.3998
SURVEY FIRM NO. 10056000 • ENGINEERING FIRM NO. 1658

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ASSOCIATES INC.

SURVEY OF:
BELL COUNTY JOINT VENTURE
M.F. CONNELL SURVEY, ABSTRACT No. 6
BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
ROY LEVIT

**FOR REVIEW
PURPOSES
ONLY -
NOT FOR
CONSTRUCTION**

[illegible]

DRAFTSMAN:
MRG
DATE:
3/31/16
COMPUTER FILE NAME:
16-329
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JOB NUMBER:
16-329
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Staff Report – Planning & Zoning Item



Date: April 19, 2016
Case No.: P-16-11
Request: Final Plat
Applicant: Carothers

Agenda Item

P-16-11 Hold a public hearing and consider a final plat for Highland Estates, Phase III, a 15.229 acre tract of land, located north of Sparta Road, west of Dunn's Canyon Road, and east of the existing Highland Estates Subdivision, Phase I and recently developed Highland Estates, Phase II.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 35-lot subdivision proposed for single family residential development.

Project Analysis and Discussion

This is a residential subdivision, containing 35 lots, proposed as Phase III of Highland Estates. Lacy Ridge Court will extend southeast and terminate in a cul-de-sac north of Sparta Road. Stillman Court will extend north from Lacy Ridge Court and terminate in a cul-de-sac. The size of the proposed lots is in conformance with the Single Family-2 Zoning District requirements in all respects.

According to the Subdivision Ordinance under Section 502, Street Standards and Policy, (F) Cul-de-Sacs and Dead-End Streets, the maximum length of a cul-de-sac or dead-end street with a permanent turnaround shall be 600 feet, except under unusual conditions with the approval of the Planning and Zoning Commission. This subdivision is elevated high above Sparta Roadway, making it difficult to create a safe connection. The intersection for Mystic Mountain Lane is also close and Sparta Road is a collector, so the driveway entrances should be spaced at greater intervals. The applicant received approval of a variance to allow for a 1,241 feet cul-de-sac proposed as Lacy Ridge Court when the preliminary plat was presented on January 26, 2016. On April 7th, City staff met with BISD transportation staff to discuss school bus pick-up/drop-off for residential areas containing cul-de-sacs. BISD staff informed City staff that state law requires a maximum walking distance to school bus stops of ¼ mile (1,320 linear feet) for elementary school students and ½ mile (2,640 linear feet) for middle and high school students; therefore, if the bus stops at the corner of Lacy Ridge Drive

and Mystic Mountain Lane the student walking distance will comply with state law requirements. Due to the length of the cul-de-sac regarding bus pick-up/drop-off and other issues discussed above, as well as previous P&ZC and City Council approval at preliminary plat, this appears to be a reasonable variance request. The Council adopted 2009 International Fire Code states two points of ingress/egress is only required for subdivisions with 30 lots or larger. Jeff Booker, Fire Marshal, has reviewed the ingress/egress and concurs with this design and the single access, given the limited number of lots.

A major change is proposed in how the developer now plans to meet his obligation for neighborhood parks required in the Subdivision Ordinance. This subdivision is proposed to contain 35-lots; therefore, a dedication of 0.35 acres of parkland is required in conjunction with this plat request. Dawson Ranch, Phase VI is a 23-lot subdivision and Highland Estates, Phase II is a 33-lot subdivision. The developer initially proposed to dedicate a total of 1.62 acres of parkland to the City to satisfy the parkland requirements for these three subdivisions, comprising the westernmost properties adjacent to Sparta Road. The topography of the previously proposed parkland area increases to 20%-100% slope in a strip extending from the northwest to the southeast to the north and south tract boundaries. Creation of a park grading plan to allow for safe pedestrian access from both subdivisions was a condition of preliminary plat approval. During construction plan review, the developer submitted a grading plan for the proposed park area. City staff and developer worked on several alternative proposals and recommendations for the park grading plan; however, the plan did not provide for adequate accessibility for the public. The developer is now proposing the fee-in-lieu of parkland dedication in the amount of \$18,200 to satisfy the parkland requirements for the three subdivisions (91 total lots). City staff agree the fee-in-lieu is the best option for these subdivisions, since the proposed parkland was located on the edge of the Highland Estates, Phase III subdivision, instead of a central location close to all three subdivisions, and did not meet the minimum pedestrian accessibility standards, as proposed. The preliminary plat identified a total of 34 lots and 1.62 acres of parkland and now that the parkland is no longer proposed, that area has now changed to a single family lot, a total of 35 lots in this subdivision.

Tract B is proposed as an expansion of the existing detention pond in Highland Estates, Phase I to accommodate the additional drainage generated by this development. Tract B will be owned by the City of Belton and maintained by the HOA. The Subdivision Ordinance requires the developer to construct and install a 5 feet wide sidewalk along the subdivision side of collector streets. Since Sparta Road is a major collector street, the developer is required to install a 5 feet wide sidewalk along the northern side of Sparta Road. Staff evaluated the sidewalk location and due to the steep topography, a sidewalk is not recommended in this location.

We have reviewed the plat and find it acceptable as a final plat.

Recommendation

Recommend approval of the final plat for Highland Estates, Phase III, a 15.229 acre tract of land, located northeast of the Sparta Road and Wheat Road intersection and north and west of the existing Highland Estates Subdivision, Phase I, subject to:

1. Cul-de-sac variance for street exceeding 600 feet (1,241 feet).
2. Single access for subdivision exceeding 30 lots (35 total lots).
3. Sparta Road sidewalk variance.
4. City's Letter to Applicant's Engineer dated April 15, 2016
5. Park fee of \$18,200 in lieu of land dedication in satisfaction of the developer's obligation for three subdivisions:
 - Dawson Ranch, Phase VI;
 - Highland Estates, Phase II; and
 - Highland Estates, Phase III.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. City's Letter to Applicant's Engineer dated April 15, 2016

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

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

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

Fees Due \$

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

Applicant: Phone Number:

Mailing Address:

Email Address:

Owner: Phone Number:

Mailing Address:

Email Address:

Current Description of Property:

Lot: Block: Subdivision:

Acres: Survey:

Abstract Number: Street Address:

Frontage in Feet: Depth in Feet:

Does Zoning comply with proposed use?

☒ Yes ☐ No

Current Zoning:

Name of Proposed subdivision:

Number of Lots: Fees \$

Signature of Applicant:

Date:

Signature of Owner:

Date:

P-16-11 Highland Estates Phase III

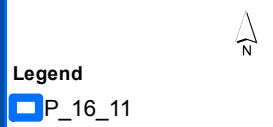
PROPOSED PLAT:

Final Plat
Highland Estates Phase III
15.229 Acres

PROPERTY OWNER:

Carothers Development LLC

Proposed Highland Estates Phase III



0 200 400 800
Feet

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

P-16-11 Highland Estates Phase III

PROPOSED PLAT:


Final Plat
Highland Estates Phase III
15.229 Acres

PROPERTY OWNER:

Carothers Development LLC

Proposed Highland Estates Phase III

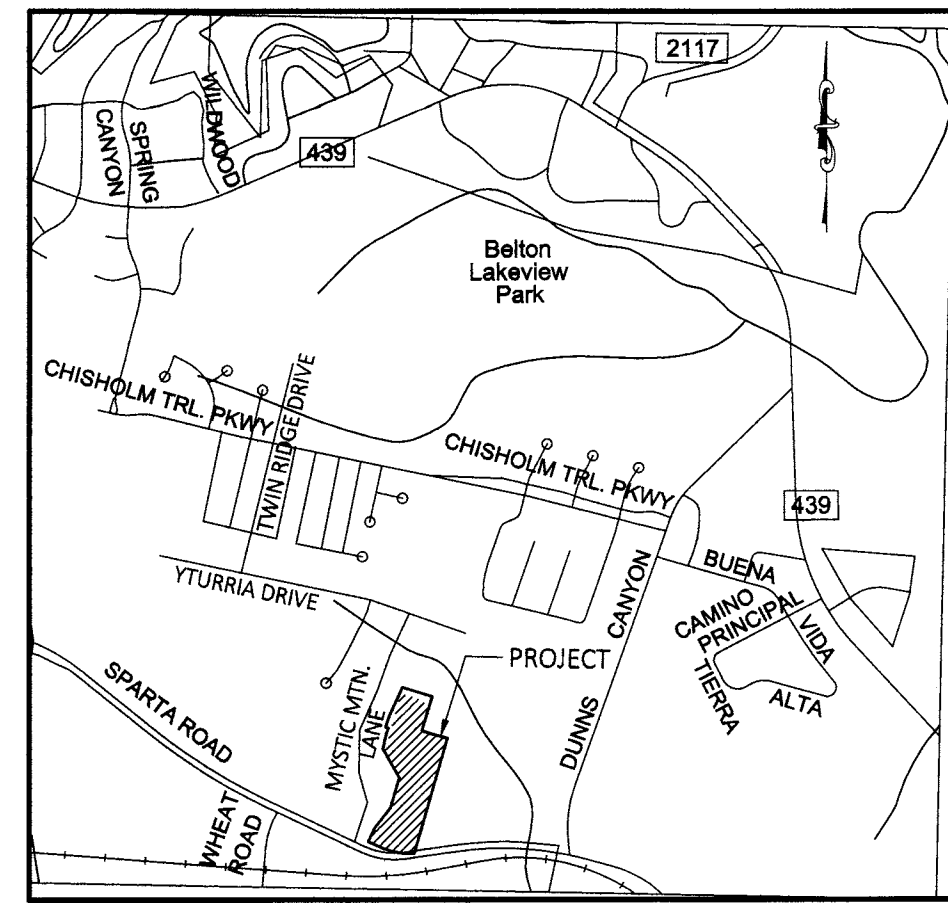
Legend

 P_16_11



0 70 140 280
Feet

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



LOCATION MAP
NOT TO SCALE

PLAT NOTES:
NUMBER OF LOTS = 35
NUMBER OF BLOCKS = 2
NUMBER OF LETTER DESIGNATED TRACTS = 2 (DRAINAGE)
ACREAGE OF ROW DEDICATION = 1.79 ACRES
C.L. LENGTH OF LACY RIDGE DRIVE = 1,035.71 LF
C.L. LENGTH OF STILLMAN COURT = 331.35 LF
TOTAL AREA OF SUBDIVISION = 15.229 ACRES
LEWIS WALKER SURVEY, ABSTRACT NO. 860

EASEMENTS:
A 10.00' PUBLIC UTILITY EASEMENT ON THAT PORTION OF EACH LOT THAT IS CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY SHALL BE PART OF THIS PLAT.
BUILDING SETBACK AND EASEMENT NOTES FOR ALL LOTS (UNLESS OTHERWISE SPECIFIED) AND LEGEND:

- 25' TYP. FRONT BUILDING SETBACK (SYMBOL (A))
6' TYP. INTERIOR SIDE BUILDING SETBACK (SYMBOL (B))
15' TYP. STREET SIDE BUILDING SETBACK (SYMBOL (C))
20' TYP. REAR BUILDING SETBACK (SYMBOL (D))
10' TYP. RESIDENTIAL P.U.E. (SYMBOL (E))
20' NON-TYP. RESI. P.U.E. (SYMBOL (F))
20' REAR SETBACK AND DRAINAGE EASEMENT (SYMBOL (G))

FEMA INFORMATION:
THIS ADDITION IS WITHIN FEMA FIRM MAP 48027C0330E, DATED SEPT. 28, 2008. ALL AREAS OF THIS SUBDIVISION ARE IN "ZONE X": AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE OF FLOOD WITH A DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NOTE: THE FINISH FLOOR ELEV. OF EACH HOUSE SHALL BE A MINIMUM OF 1.0' ABOVE THE T.C. GRADE AT THE HIGHEST POINT ON THE FRONT CURB, OR THE OWNER MUST SUBMIT A LOT LAYOUT AND DRAINAGE PLAN TO OBTAIN A BUILDING PERMIT.

PROJECT MONUMENT & BENCHMARK HIGHLAND ESTATES-PHASE III:
CITY MONUMENT B-14, 597.69

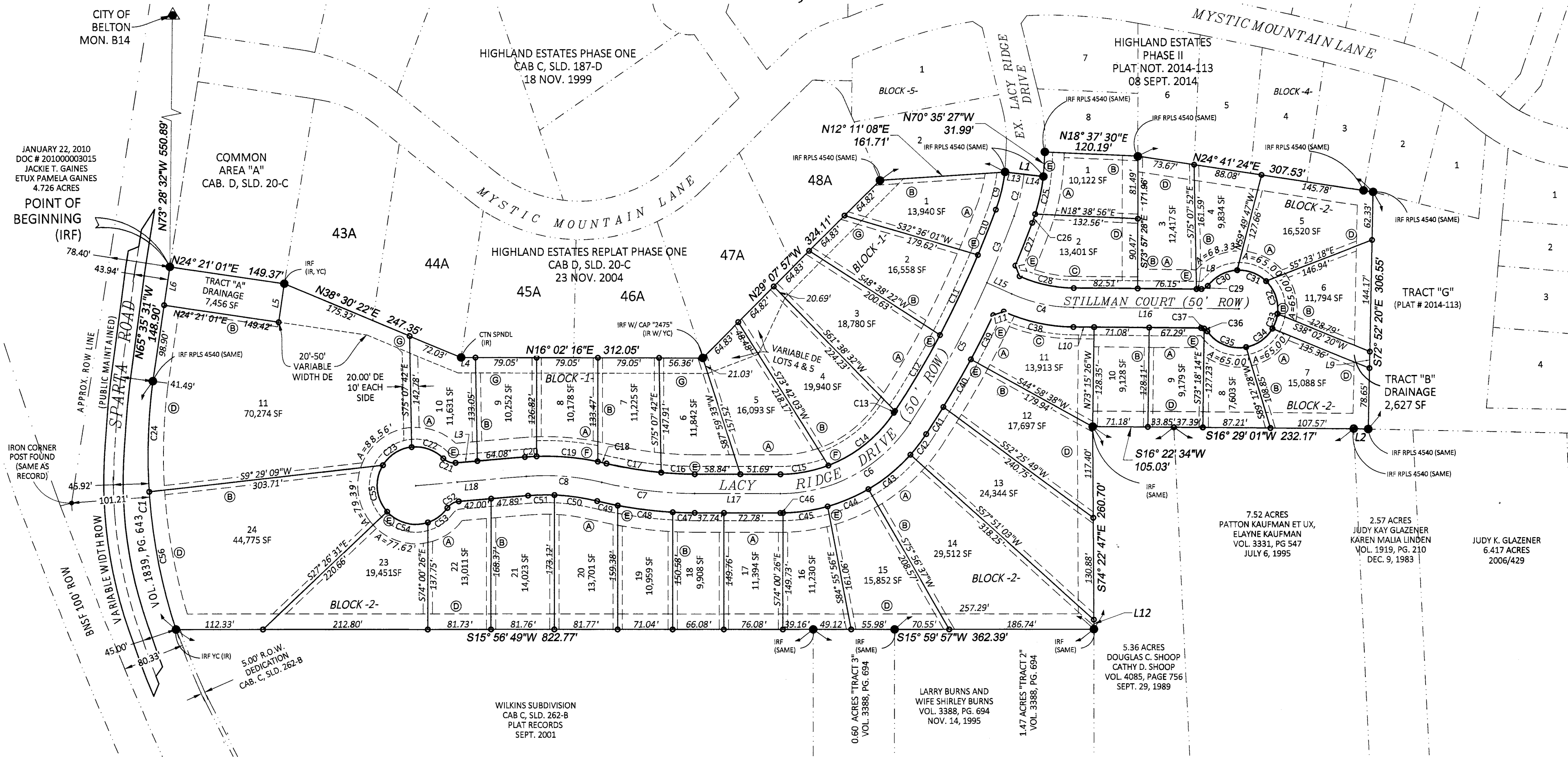
CITY OF BELTON MONUMENT INFORMATION:
THIS PLAT IS REFERENCED TO THE CITY OF BELTON HORIZONTAL CONTROL SYSTEM MONUMENTS:

MONUMENT B-519 (NAD 83 TEXAS CENTRAL ZONE)
NORTHING 10375537.000
EASTING 3186352.122
ELEVATION 687.16
CONVERGENCE 1" 27' 52.13"
COMBINED SCALE FACTOR 0.9998832
MONUMENT B-18 (NAD 83 TEXAS CENTRAL ZONE)
NORTHING 10377045.608
EASTING 3181794.966
ELEVATION 723.48
CONVERGENCE 1" 27' 25.37"
COMBINED SCALE FACTOR 0.9998834
MONUMENT B-14 (NAD 83 TEXAS CENTRAL ZONE)
NORTHING 10370565.148
EASTING 3187511.267
ELEVATION 597.69
CONVERGENCE 1" 27' 58.24"
COMBINED SCALE FACTOR 0.9998829
THE BEARING BASIS IS THE LINE FROM MONUMENT B-18 TO MONUMENT B-519 WHICH BEARS N 71° 41' 00"W.
ALL DISTANCES ARE GRID.

DRAINAGE DISCLAIMER:
THE CITY OF BELTON IS NOT RESPONSIBLE FOR LOT-TO-LOT DRAINAGE AND DOES NOT REGULATE LOT-TO-LOT DRAINAGE.

MAINTENANCE:
THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE OPEN CHANNEL DRAINAGE FACILITIES LOCATED WITHIN TRACTS A, AND B.

FINAL PLAT Highland Estates - Phase III Including the Replat of the Detached Remnants of Common Area A, Lots 43, 44, 45, 46, 47 & 48 Highland Estates Phase One, Cab. C, Sld 187-D Belton, Texas



BEING 15.229 ACRES OF LAND SITUATED IN THE LEWIS WALKER SURVEY ABSTRACT NO. 860, BELL COUNTY, TEXAS,
INCLUDING DETACHED REMNANTS OF COMMON AREA A, LOTS 43, 44, 45, 46, 47 & 48 HIGHLAND ESTATES PHASE ONE, CAB. C, SLD. 187-D

LEGEND

- (A) - COB Monument Found
(B) - 1/2" Iron Rod Found As Noted
(C) - 1/2" Iron Rod Found With Cap "RPLS 4540"
(D) - 1/2" Iron Rod Set With Cap "RPLS 4540"
(E) - Set At All Lot Corners
(F) - Record Information

Line Table		
Line #	Length	Direction
L1	49.91'	N22°46'48"E
L2	18.80'	S17°33'38"W
L3	25.81'	N11°08'39"E
L4	18.54'	S16°03'35"W
L5	50.00'	N65°38'59"W
L6	50.11'	S65°36'01"E
L7	14.75'	S84°26'30"W
L8	6.45'	N16°31'05"E
L9	21.39'	S72°53'31"E
L10	26.74'	S16°31'05"W
L11	14.36'	N2°40'32"W
L12	12.42'	N74°20'36"W
L13	24.90'	N22°44'19"E
L14	25.00'	N22°49'02"E
L15	35.08'	N40°07'50"E
L16	213.84'	N16°31'05"E
L17	110.79'	N15°59'32"E
L18	143.51'	N11°08'39"E

Curve Table						
Curve #	Length	Radius	Delta	Chord	Chord Direction	
C1	323.68'	716.20'	25°53'39"	320.93'	S79°24'05"E	
C2	56.39'	244.79'	13°11'58"	56.27'	N60°34'45"W	
C3	93.06'	1297.29'	4°06'36"	93.04'	N51°55'28"W	
C4	82.42'	200.00'	23°36'45"	81.84'	N28°19'28"E	
C5	206.64'	1297.29'	9°07'35"	206.42'	N45°18'22"W	
C6	198.04'	200.00'	56°44'07"	190.05'	N12°22'31"W	
C7	121.15'	500.00'	13°52'59"	120.86'	N22°56'03"E	
C8	98.08'	300.00'	18°43'54"	97.64'	N20°30'36"E	
C9	48.92'	219.79'	12°45'13"	48.82'	N60°27'56"W	
C10	63.28'	1272.29'	2°51'00"	63.28'	N52°33'16"W	
C11	113.92'	1272.29'	5°07'49"	113.88'	N48°33'51"W	
C12	113.97'	1272.29'	5°07'56"	113.93'	N43°25'59"W	
C13	2.80'	1272.29'	0°07'33"	2.80'	N40°48'22"W	
C14	109.99'	175.00'	36°00'40"	108.19'	N22°44'15"W	
C15	63.30'	175.00'	20°43'27"	62.95'	N05°37'49"E	
C16	43.36'	475.00'	5°13'51"	43.35'	N18°36'27"E	
C17	71.74'	475.00'	8°39'12"	71.67'	N25°32'58"E	
C18	11.51'	325.00'	2°01'45"	11.51'	S28°51'41"W	
C19	76.97'	325.00'	13°34'12"	76.79'	S20°50'08"W	

Curve Table						
Curve #	Length	Radius	Delta	Chord	Chord Direction	
C20	15.20'	325.00'	2°40'49"	15.20'	S12°29'04"W	
C21	17.45'	20.00'	49°59'41"	16.90'	N36°08'30"E	
C22	44.73'	50.00'	51°15'33"	43.26'	S35°30'34"W	
C23	45.46'	50.00'	52°05'38"	43.91'	S16°10'01"E	
C24	142.32'	875.06'	9°19'06"	142.16'	S72°09'07"E	
C25	49.92'	269.79'	10°36'08"	49.85'	N61°50'40"W	
C26	12.02'	269.79'	2°33'11"	12.02'	N55°15'21"W	
C27	59.54'	1322.29'	2°34'48"	59.54'	N52°41'21"W	
C28	72.12'	175.00'	23°36'45"	71.61'	N28°19'28"E	
C29	9.48'	10.00'	54°18'53"	9.13'	N10°38'21"W	
C30	44.61'	50.00'	51°07'25"	43.15'	S12°14'05"E	
C31	47.43'	50.00'	54°21'15"	45.67'	S40°30'15"W	
C32	46.34'	50.00'	53°06'05"	44.70'	S86°51'45"W	
C33	20.18'	50.00'	23°07'13"	20.04'	N55°01'59"W	
C34	42.67'	50.00'	48°53'27"	41.38'	N19°02'12"W	
C35	57.16'	50.00'	65°29'54"	54.10'	N38°07'09"E	
C36	5.43'	10.00'	31°06'45"	5.36'	S55°16'35"W	
C37	4.05'	10.00'	23°12'07"	4.02'	S28°07'09"W	
C38	92.73'	225.00'	23°36'45"	92.07'	N28°19'28"E	

Curve Table						
Curve #	Length	Radius	Delta	Chord	Chord Direction	
C39	63.38'	1322.29'	2°44'46"	63.37'	N46°59'24"W	
C40	71.09'	1322.29'	3°04'49"	71.08'	N44°04'36"W	
C41	41.39'	1322.29'	1°47'37"	41.39'	N41°38'23"W	
C42	33.50'	225.00'	8°31'55"	33.47'	N36°28'38"W	
C43	70.14'	225.00'	17°51'36"	69.85'	N23°16'52"W	
C44	57.33'	225.00'	14°35'54"	57.17'	N07°03'07"W	
C45	58.92'	225.00'	15°00'11"	58.75'	N07°41'58"E	
C46	3.30'	225.00'	0°50'26"	3.30'	N15°34'19"E	
C47	28.36'	525.00'	3°05'41"	28.35'	N17°32'23"E	
C48	72.57'	525.00'	7°55'10"	72.51'	N22°59'45"E	
C49	27.72'	525.00'	3°01'29"	27.71'	N28°23'25"E	
C50	55.83'	275.00'	11°37'55"	55.73'	S24°03'36"W	
C51	34.08'	275.00'	7°05'59"	34.05'	S14°41'39"W	
C52	17.45'	20.00'	49°59'41"	16.90'	S13°51'12"E	
C53	31.93'	50.00'	36°35'37"	31.39'	N20°33'14"W	
C54	57.45'	50.00'	65°50'06"	54.34'	N30°39'37"E	
C55	64.76'	50.00'	74°12'30"	60.33'	S79°19'05"E	
C56	181.34'	693.31'	14°59'10"	180.82'	S85°05'37"E	

Certificate of the Owner:

KNOW ALL MEN BY THESE PRESENTS,

That Carothers Development, L.L.C., being the sole Owner of the land shown in this plat and designated herein as HIGHLAND ESTATES - PHASE III, an Addition to the City of Belton, Bell County, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the Public forever, all streets, parks, water courses, drains, easements, and public places as shown hereon, and conveys to the City of Belton, Texas for public use Tract A and Tract B.

Carothers Development, L.L.C.
50 South Wheat Road
Belton, Texas 76513

Jason Carothers, President

STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged before me on this _____ day of _____, 2016 A.D. By Jason Carothers.

NOTARY PUBLIC STATE OF TEXAS

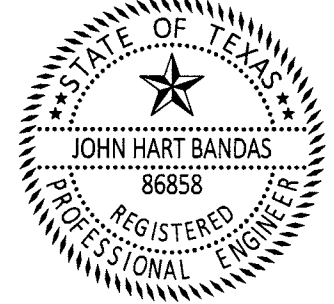
My Commission Expires _____

Certificate of the Registered Professional Engineer:

KNOW ALL MEN BY THESE PRESENTS,

That I, John Hart Bandas, Registered Professional Engineer, do hereby certify that I prepared all drainage calculations and designed all drains, streets, roads, and appurtenances in accordance with the Subdivision Regulations of the City of Belton, Texas.

John Hart Bandas, P.E.
Registered Professional Engineer
State of Texas #86858
Firm # F-3782



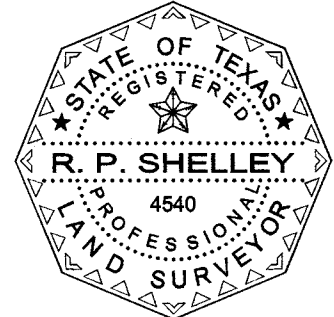
Certificate of the Registered Professional Land Surveyor:

KNOW ALL MEN BY THESE PRESENTS,

That I, R.P. Shelley, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Belton, Texas.

THIS FINAL PLAT IS RELEASED FOR
REVIEW AND SHALL NOT BE FILED OR
USED FOR REAL PROPERTY
TRANSACTIONS.

R.P. Shelley, RPLS No. 4540
Registered Professional Land Surveyor



Certificate of Approval by the Planning & Zoning Commission:

I hereby certify that the above and foregoing plat of HIGHLAND ESTATES - PHASE III, an Addition to the City of Belton, Texas was approved this _____ day of _____, 2016, by the Planning & Zoning Commission of the City of Belton, Texas.

Chairman

Secretary

Certificate of Approval by the City Council:

I hereby certify that the above and foregoing plat of HIGHLAND ESTATES - PHASE III, an Addition to the City of Belton, Texas was approved this _____ day of _____, 2016, by the City Council of the City of Belton, Texas.

Mayor

Secretary

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

Witness my hand this _____ day of _____, 2016.

City Clerk

TAX CERTIFICATE

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

Dated this _____ day of _____,

_____, A.D. 2016

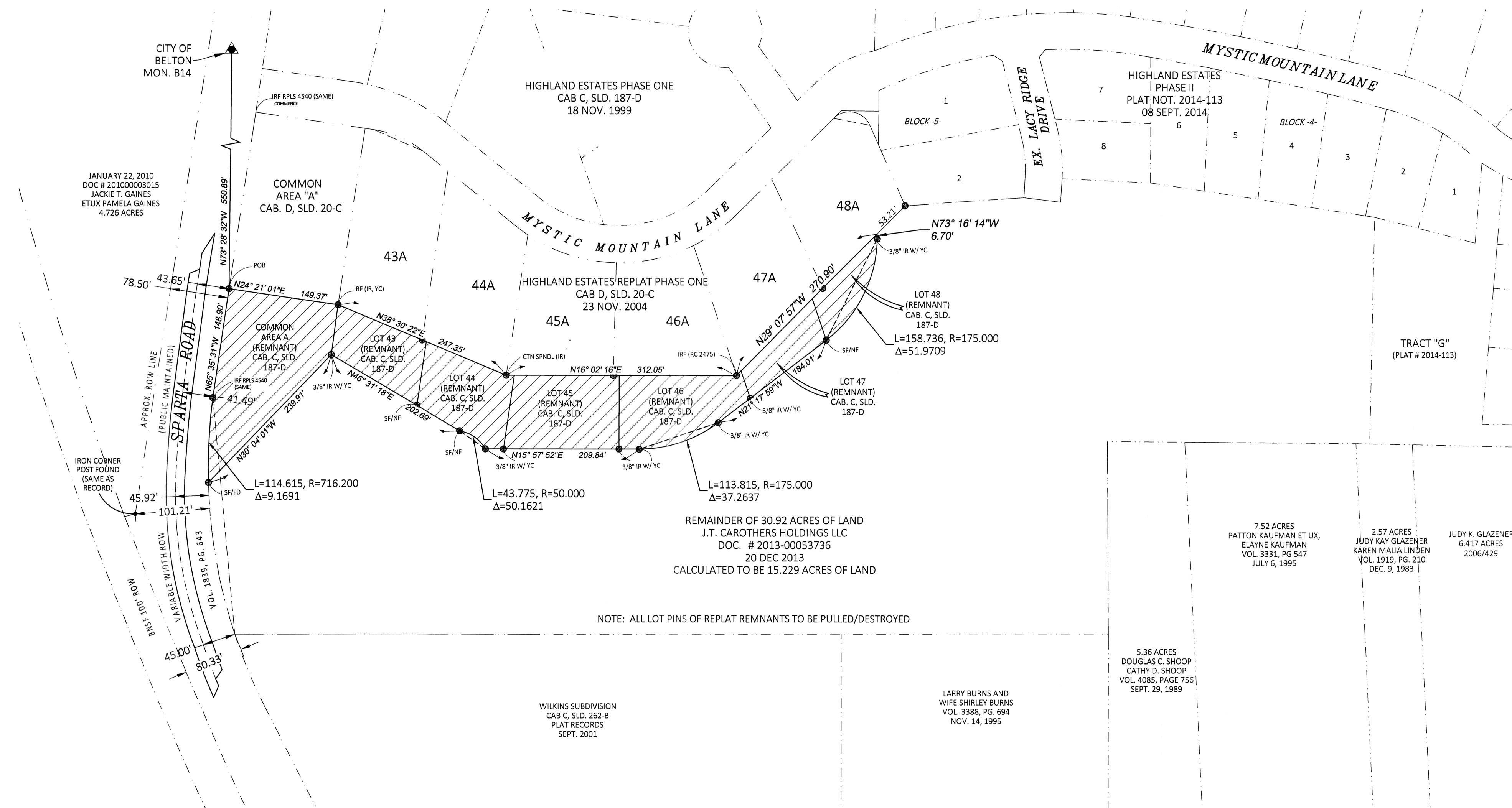
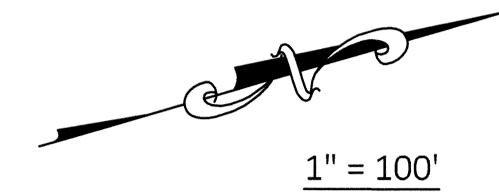
Bell County Tax Appraisal District

By: _____

FILED FOR RECORD this _____ day of _____, 2016, A.D. in CABINET _____, SLIDE _____
Plat Records of Bell County, Texas.

DEDICATION INSTRUMENT DOCUMENT NO. _____, Official Records of Bell County, Texas.

FINAL PLAT
Highland Estates – Phase III
Including the Replat of the Detached Remnants of
Common Area A, Lots 43, 44, 45, 46, 47 & 48
Highland Estates Phase One, Cab. C, Sld 187-D
Belton, Texas



PRIOR TO PLATTING HIGHLAND ESTATES PHASE III
 15.229 ACRES OF LAND SITUATED IN THE LEWIS WALKER SURVEY ABSTRACT NO. 860, BELL COUNTY, TEXAS,
 INCLUDING DETACHED REMNANTS OF COMMON AREA A, LOTS 43, 44, 45, 46, 47 & 48 HIGHLAND ESTATES PHASE ONE, CAB. C, SLD. 187-D

LOT REMNANTS TO BE VACATED BY REPLAT

BEGINNING at a 1/2-inch iron rod with a red cap marked "RPLS 4540" in the northerly right-of-way of SPARTA ROAD, same being southeast corner of COMMON AREA "A" (CAB. D, SLD. 20-C), the southwest corner of the remnant by replat of COMMON AREA "A" (CAB. C, SLD. 187-D), and which bears North 73°28'32" West for a distance of 550.89 feet to CITY OF BELTON MONUMENT B-14;

THENCE with the replat irregular easterly line of HIGHLAND ESTATES-PHASE I REPLAT, (CAB. D, SLD. 20-C), same being the irregular westerly line of the REMAINDER OF 30.92 ACRES OF LAND, DOC. #2013-000053736, (CAROTHERS REMAINDER) for the following four courses:

1. North 24°21'01" East for a distance of 149.37 feet, to an iron rod (iron rod with a yellow cap), found at the northeast corner of the remnant of COMMON AREA "A" and southeast corner of LOT 43A;
2. North 38°30'22" East for a distance of 247.35 feet, to a cotton spindle (iron rod), found at the northeasterly corner of LOT 44A and southeasterly corner of LOT 45A;
3. North 16°02'16" East for a distance of 312.05 feet, to an iron rod (iron rod marked with RC 2475), found at the northeasterly corner of LOT 46A and southeasterly corner of LOT 47A;
4. North 29°07'57" West for a distance of 270.90 feet, to an un-monumented point in the easterly line of LOT 48A;

THENCE departing the easterly line of said REPLAT, and the irregular westerly line of said CAROTHERS REMAINDER, and crossing said CAROTHERS REMAINDER the following eight courses:

1. North 73°16'14" West for a distance of 6.70 feet, to a 3/8-inch iron rod with a yellow cap, found in the northeasterly line of LOT 48 remnant;
2. Along a non-tangent curve to the left, with an arc length of 158.74 feet, radius of 175.00 feet, and a delta angle of 51°97'09", to an un-monumented point (iron rod searched for/not found), at the southeast corner of LOT 48 remnant and northeast corner of LOT 47 remnant;
3. North 21°17'59" West for a distance of 184.01 feet, to a 3/8-inch iron rod with a yellow cap, found in the easterly line of LOT 46 remnant;
4. Along a tangent curve to the left, with an arc length of 113.82 feet, radius of 175.00 feet, and a delta angle of 37°26'37", to a 3/8-inch iron rod with a yellow cap, found in the easterly line of said LOT 46 remnant;
5. North 15°57'52" East for a distance of 209.84 feet, to a 3/8-inch iron rod with a yellow cap, found in the easterly line of LOT 44 remnant;
6. Along a non-tangent curve to the right, with an arc length of 43.78 feet, radius of 50.00 feet, and a delta angle of 50°16'21", to an un-monumented point (iron rod searched for/not found), in the westerly line of said LOT 44 remnant;
7. North 46°31'18" East for a distance of 202.69 feet, to a 3/8-inch iron rod with a yellow cap, found at the southeast corner of LOT 43 remnant and northeast corner of COMMON AREA "A";
8. North 30°04'01" West for a distance of 239.91 feet, to a monumented iron rod (iron rod searched for/destroyed), found at southeast corner of said COMMON AREA "A" remnant;

THENCE with the northerly line of said SPARTA ROAD, same being the southerly line of said CAROTHERS REMAINDER and said REPLAT REMNANTS, the following two courses:

1. Along a non-tangent curve to the left, with an arc length of 114.61 feet, radius of 716.20 feet, and a delta angle of 9°16'91", to an iron rod marked RPLS 4540, found at the southerly line of said COMMON AREA "A" and said right-of-way of SPARTA ROAD;
2. North 65°35'41" West for a distance of 148.90 feet, to the POINT OF BEGINNING, and containing 2.005 acres of land.



City of Belton

Planning Department

April 15, 2016

Applicant: Carothers Development, LLC / Bandas Engineering Company

Date Submitted: 04-05-16

Project: Highland Estates Phase III, Final Plat and Construction Plans

Location: 15.229 Acres, Lacy Ridge Court, Belton, Texas 76513

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

Planning:

No comments.

Public Works/KPA:

No comments.

Building Official:

No comments.

Fire Department:

No comments.

Police Department:

No comments.

GIS:

No comments.

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

Staff Report – Planning & Zoning Item



Date: April 19, 2016
Case No.: P-16-13
Request: Final Plat
Applicant: Heights Evergreen

Agenda Item

P-16-13 Consider a final plat for Hubbard Branch, Phase I, a 45.656 acre tract of land, located along the north side of FM 436/Holland Road, east of Loop 121.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is Phase I of the Hubbard Branch subdivision proposed to contain 177 lots for single family homes.

Project Analysis and Discussion

This is a single family subdivision, containing 177 lots, proposed as Hubbard Branch, Phase I Subdivision. Phase 1 contains two separate entrances into the subdivision from Leon Overlook Trail and OT Tyler Drive, as required by the 2009 International Fire Code. Each of the entrances will contain a 150' transition to 41' pavement width for turning movements at the FM 436/Holland Road intersections. OT Tyler Drive and Leon Overlook Trail are proposed collectors with 60' of ROW and a 37' wide pavement width. Belle Hubbard Trail, Fossil Trail, and Settlers Oak Drive are proposed local streets with 60' of ROW and a 36' wide pavement width. Cedar Glen Cove Drive and Cowgirl Trail are proposed local streets with 50' of ROW and a 31' wide pavement width. The applicant is proposing to install a 5' wide sidewalk along one side of all collector streets and the portion of Settlers Oak Drive, from OT Tyler Drive to Leon Overlook Drive in which a majority of this roadway will be constructed in Phase II. The BISD school site is located in the center of the entire subdivision between Land Grant Lane and OT Tyler Drive. The proposed sidewalks will create a walkable neighborhood for the BISD students and the residents within this subdivision, and comply with Resolution 2015-25, approved September 8, 2015, for subdivisions that were in the planning process at the adoption of the sidewalk standards.

This subdivision will be served by City of Belton water and sewer. To serve this subdivision with sewer, the applicant is proposing to construct two lift stations and a force main extending from the subdivision directly to the Temple Belton Wastewater Treatment Plant (TBWWTP)

located on FM 93. The lift station proposed to be constructed to serve Phase I will be located on a 0.064 acre tract of land adjacent to the off-site easement. Quintero Engineering is proposing a 12 feet wide concrete roadway in a 35 feet wide easement extending from Settlers Oak Drive to the northern preliminary plat boundary and a 12 feet wide asphalt roadway in a 45 feet wide easement extending from the northern preliminary plat boundary to the TBWWTP. This easement will contain the proposed force main with adequate space for the Public Works Department to access and complete maintenance on the proposed lift stations. The City concurs in this proposed sewer service.

According to the Subdivision Ordinance, each residential subdivision is required to dedicate sufficient and suitable parkland and/or payment of fees-in-lieu of required parkland to pay the fee-in-lieu of parkland dedication. The developer is proposing to pay a fee-in-lieu of parkland dedication. There are a total of 177 lots in Phase I; therefore, a parkland fee of \$35,400 is required prior to construction plan approval. The developer is proposing to construct an 8' wide concrete trail within a 60' wide HOA private parkland area that will extend the length of the subdivision along FM 436/Holland Road. The Thoroughfare Plan classifies FM 436/Holland Road as a major arterial roadway. According to the Design Standards, fencing along arterial roadways must be constructed with masonry columns every 50 feet with wood fencing and a capped topped rail. The fencing along FM 436/Holland Road must comply with the Site Development Standards for fencing, walls, and screening in the Design Standards.

We have reviewed the plat and find it acceptable, subject to conditions contained in the letter to the applicant's engineer.

Recommendation

Recommend approval of a final plat for Hubbard Branch, Phase I, a 45.656 acre tract of land, located along the north side of FM 436/Holland Road, east of Loop 121, subject to the comments contained in the letter to the applicant's engineer dated April 1, 2016.

Attachments

1. Final Plat Application
2. Final Plat
3. Property Location Map
4. Street Classification and Sidewalk Layout
5. City's Letter to Applicant's Engineer dated April 1, 2016.

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

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

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

Fees Due \$

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

Applicant: Phone Number:

Mailing Address:

Email Address:

Owner: Phone Number:

Mailing Address:

Email Address:

Current Description of Property:

Lot: Block: Subdivision:

Acres: Survey:

Abstract Number: Street Address:

Frontage in Feet: Depth in Feet:

Does Zoning comply with proposed use? ☒ Yes ☐ No Current Zoning:

Name of Proposed subdivision:

Number of Lots: Fees \$

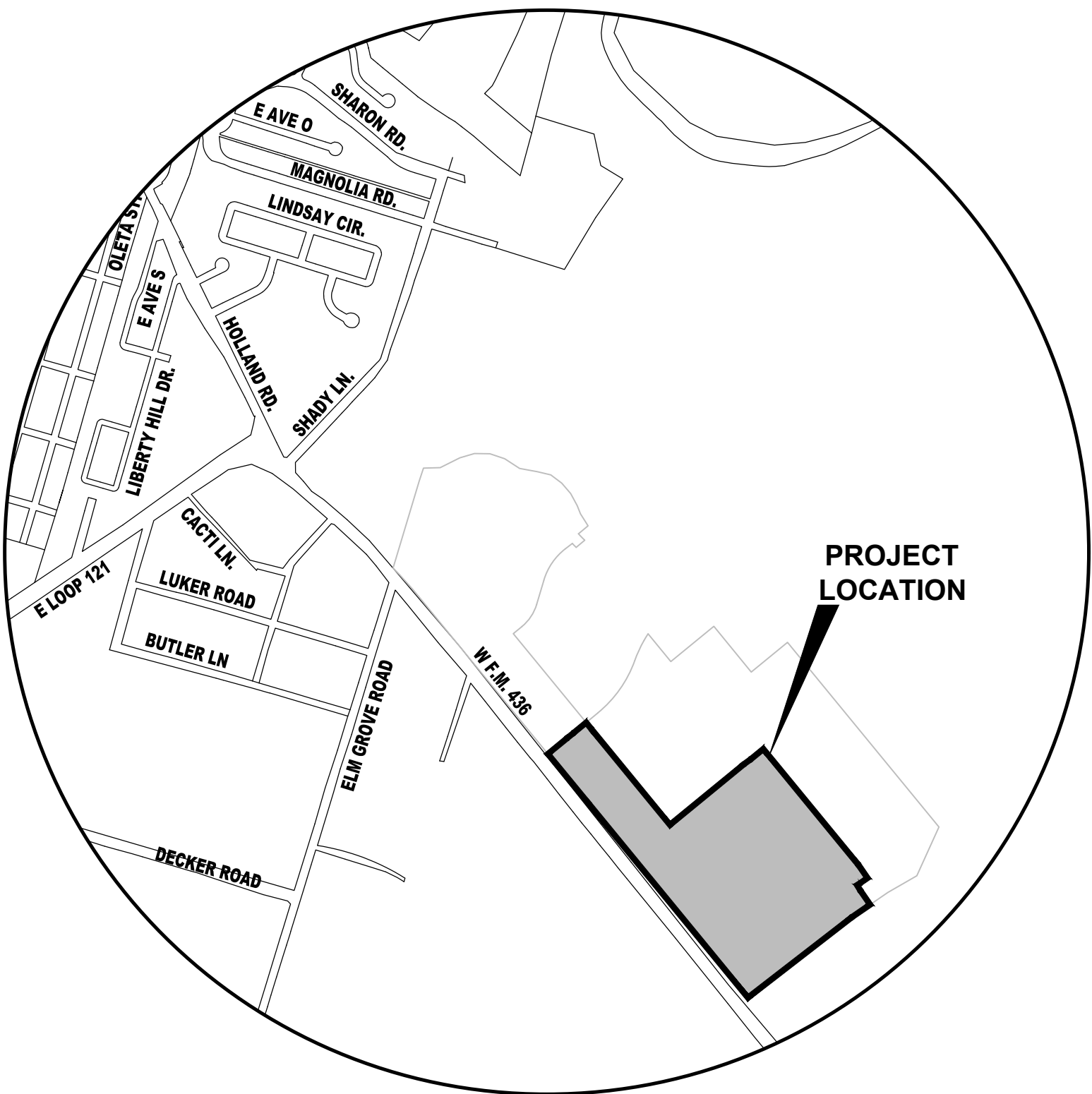
Signature of Applicant:

Date:

Signature of Owner:

Date:

HUBBARD BRANCH ADDITION
PHASE ONE
BELTON, BELL COUNTY, TEXAS



LOCATION MAP

SCALE: NTS



KNOW ALL MEN BY THESE PRESENTS, THAT HEIGHTS EVERGREEN DEVELOPERS, LTD. WHOSE ADDRESS IS 4300 CHANTZ, KILLEEN, TEXAS, BEING THE SOLE OWNER(S) OF THAT CERTAIN 45.656 ACRE TRACT OF LAND IN BELL COUNTY, TEXAS, PART OF THE O.T. TYLER SURVEY, ABSTRACT NUMBER 20, WHICH IS MORE FULLY DESCRIBED IN THE DEDICATION OF HUBBARD BRANCH ADDITION, PHASE ONE, AS SHOWN BY THE PLAT HEREOF, ATTACHED HERETO, AND MADE A PART HEREON, AND APPROVED BY THE CITY OF BELTON, BELL COUNTY, TEXAS AND HEIGHTS EVERGREEN DEVELOPERS, LTD., DOES HEREBY DEDICATE TO SAID CITY AND COUNTY ALL STREETS, AVENUES, DRIVES AND ALLEYS SHOWN ON SAID PLAT, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES WHEN AND AS AUTHORIZED BY THE CITY OF BELTON.

THE DRAINAGE AND UTILITY EASEMENTS SHOWN ON SAID PLAT ARE DEDICATED TO SAID CITY OF BELTON FOR INSTALLATION AND MAINTENANCE OF ANY AND ALL PUBLIC UTILITIES, WHICH THE CITY MAY ELECT TO INSTALL AND MAINTAIN OR PERMIT TO BE INSTALLED OR MAINTAINED.

WITNESS THE EXECUTION HEREOF, ON ON THIS ____ DAY OF _____, 20 ____.

FOR: HEIGHTS EVERGREEN DEVELOPERS, LTD.

WILLIAM E. HICKMAN, OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS ____ DAY OF _____, 20 _____, PERSONALLY APPEARED WILLIAM E. HICKMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE HUBBARD BRANCH ADDITION, PHASE ONE, ADDITION TO THE CITY OF BELTON APPROVED THIS ____ DAY OF _____, 20 _____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

CITY COUNCIL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE HUBBARD BRANCH ADDITION, PHASE ONE, ADDITION TO THE CITY OF BELTON APPROVED THIS ____ DAY OF _____, 20 _____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

CITY CLERK

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

WITNESS MY HAND THIS ____ DAY OF _____, 20 ____.

CITY CLERK

SURVEYORS' CERTIFICATE:

I, A. W. KESSLER, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGING PLAT WERE FOUND OR PLACED, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON, TEXAS.

A. W. KESSLER
R. P. L. S. NO. 1852
415 E. AVENUE D
KILLEEN, TX 76541

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 _____, 2016 A.D.

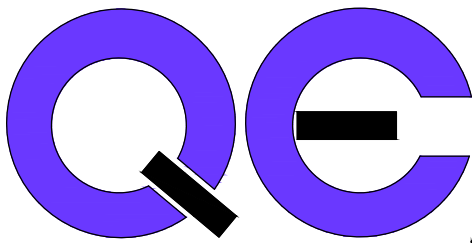
By: _____
BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:

FILED FOR RECORD THIS ____ DAY OF _____, 20 _____, IN YEAR _____, PLAT # _____,
PLAT RECORDS OF BELL COUNTY, TEXAS, AND DEDICATION INSTRUMENT # _____, OFFICIAL
RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

BY: _____

SURVEY:	O.T. TYLER SURVEY, A-20	OWNER:	HEIGHTS EVERGREEN DEVELOPERS, LTD. 4300 CHANTZ KILLEEN, TEXAS
NUMBER OF BLOCKS:	10		
NUMBER OF LOTS:	177		
TOTAL ACREAGE:	45.656 Ac.	SURVEYOR:	A.W. KESSLER 415 E. AVENUE D KILLEEN, TEXAS 76541 (254) 493-9962
DATE:	MARCH, 2016		



415 E. AVENUE D
KILLEEN, TEXAS 76541
T.B.P.E. FIRM NO.: 14709 T.B.P.L.S. FIRM NO.: 10194111

PHONE: (254) 493-9962
FAX: (254) 432-7070

COVER SHEET

HUBBARD BRANCH ADDITION, PHASE ONE
BELTON, BELL COUNTY, TEXAS

HUBBARD BRANCH ADDITION, PHASE ONE
45.656 ACRE TRACT, O.T. TYLER SURVEY, ABSTRACT NUMBER 20
BELTON, BELL COUNTY, TEXAS

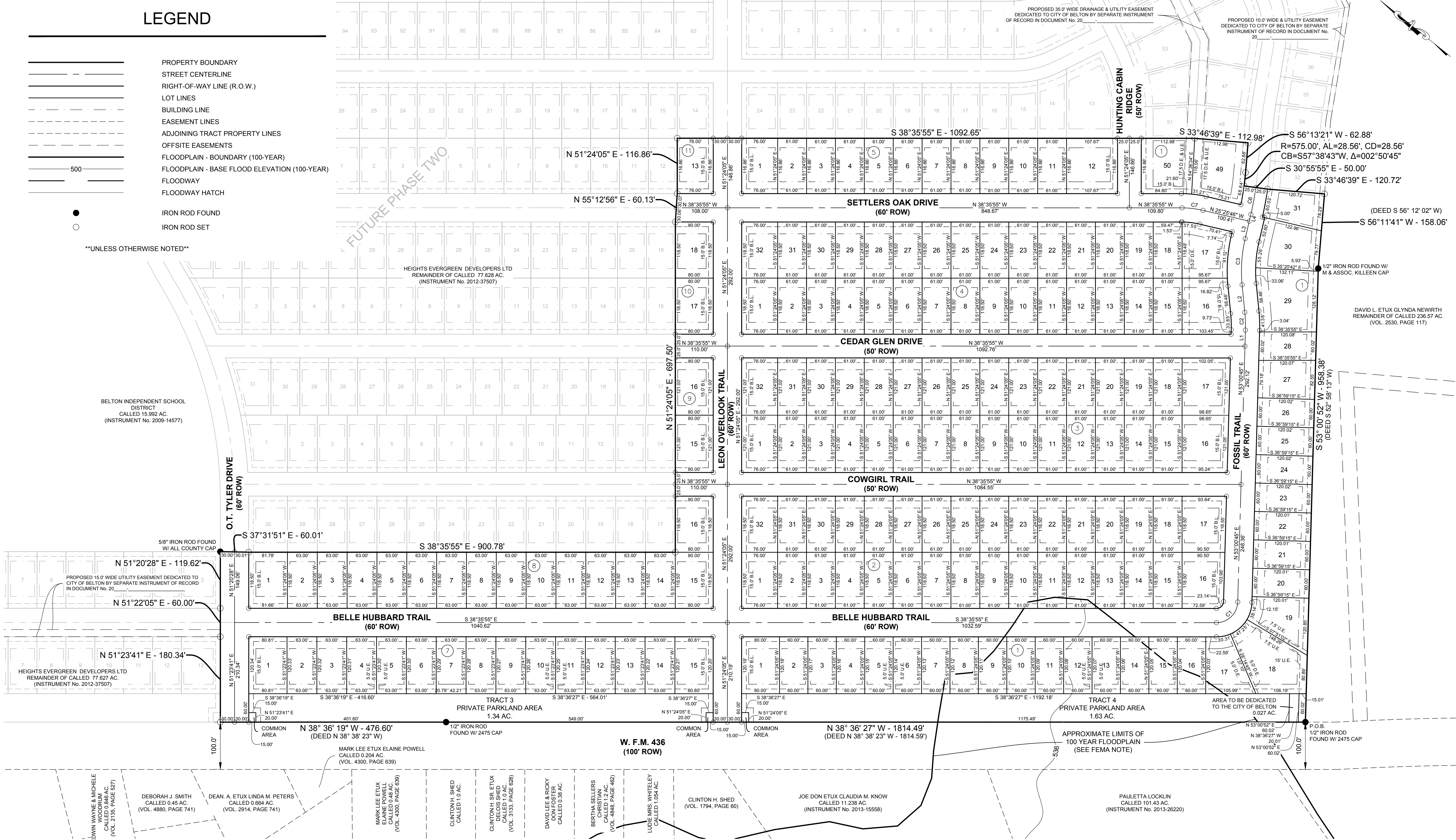
DRAWING NO.:

P1

LEGEND

	PROPERTY BOUNDARY
	STREET CENTERLINE
	RIGHT-OF-WAY LINE (R.O.W.)
	LOT LINES
	BUILDING LINE
	EASEMENT LINES
	ADJOINING TRACT PROPERTY LINES
	OFFSITE EASEMENTS
	FLOODPLAIN - BOUNDARY (100-YEAR)
	FLOODPLAIN - BASE FLOOD ELEVATION (100-YEAR)
	FLOODWAY
	FLOODWAY HATCH
	IRON ROD FOUND
	IRON ROD SET

UNLESS OTHERWISE NOTED



NOTES:

- THE BUILDING SETBACK LINES FOR THIS TRACT SHALL BE DETERMINED AS REQUIRED BY THE APPLICABLE ZONING SECTION OF THE CITY CODE OF ORDINANCES AS RELATED TO THE DEVELOPMENT OF THIS TRACT UNLESS SHOWN HERON.
- THE BEARINGS SHOWN HERON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICANET GPS OBSERVATION. ALL DISTANCES ARE SURFACE DISTANCE.
- PERMANENT CORNERS, EXTERIOR AND INTERIOR, WILL BE 1/2 IRON ROD MARKED WITH QUINTERO CAP SET AFTER COMPLETED CONSTRUCTION AS AUTHORIZED BY THE DEVELOPER.
- WATER SERVICE PROVIDED BY CITY OF BELTON.
- BUILDING SETBACK LINES:
 - FRONT BUILDING SETBACK LINES = 25.0'
 - REAR BUILDING SETBACK LINES = 20.0'
 - SIDE BUILDING SETBACK LINES = 5.0'
- ALL UTILITY EASEMENTS ARE 10.0' WIDE, UNLESS OTHERWISE NOTED.
- FENCES ARE NOT PERMITTED IN DRAINAGE EASEMENTS.
- ALL DETENTION PONDS ARE TO BE MAINTAINED BY THE HOA.
- THE CITY OF BELTON IS NOT RESPONSIBLE FOR LOT-TO-LOT DRAINAGE AND DOES NOT REGULATE LOT-TO-LOT DRAINAGE.

FEMA NOTES:

- THE LIMITS OF THE 100-YEAR FLOOD (I.E., SPECIAL FLOOD HAZARD AREA) AS SHOWN HEREON WERE TAKEN FROM SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP (FIRM) PANEL FOR BELL COUNTY, TEXAS DATED SEPTEMBER 26, 2008, PANEL NUMBER 48027C0340E. THE SURVEYOR DOES NOT CERTIFY AS TO THE ACCURACY OR INACCURACY OF SAID INFORMATION AND DOES NOT WARRANT OR IMPLY THAT STRUCTURES PLACED WITHIN ANY OF THE PLATTED AREAS WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
- THE SURVEYOR WOULD ADVISE PROPERTY OWNERS HAVING PROPERTY ADJACENT TO, OR WITHIN, SPECIAL FLOOD HAZARD AREAS TO CONTACT THE APPROPRIATE LOCAL FLOODPLAIN ADMINISTRATOR WITH REGARDS TO ANY FLOODPLAIN RELATED QUESTIONS.

MINIMUM FINISHED FLOOR ELEVATIONS (FFE) SHALL BE AT LEAST 1.5' ABOVE BASE FLOOD ELEVATION (BFE)

2008 FEMA CONDITIONS			
BLOCK	LOT	BFE (FEET)	MINIMUM FFE (FEET)
1	7	537.14	538.64
1	8	536.65	538.15
1	9	536.16	537.66
1	10	535.72	537.22
1	11	535.30	536.80
1	12	534.89	536.39
1	13	534.64	536.14
1	14	534.50	536.00
1	15	534.37	535.87
1	16	534.23	535.73
1	17	534.10	535.60
2	10	535.49	536.99
2	11	535.07	536.57
2	12	534.70	536.20
2	13	534.60	536.10

TABLE				
LINE # / CURVE #	BEARING	LENGTH	RADIUS	ARC LENGTH
C7	S 32° 00' 50" E	45.87	200.00	45.97
C1	N 82° 47' 35" W	62.74	45.00	69.42
L1	N 53° 00' 45" E	33.89		
C2	N 49° 25' 14" E	37.59	300.00	37.62
L2	N 45° 49' 42" E	58.46		

TABLE				
LINE # / CURVE #	BEARING	LENGTH	RADIUS	ARC LENGTH
C3	N 55° 11' 58" E	97.70	300.00	98.13
L3	N 64° 34' 14" E	37.74		
L4	N 64° 34' 14" E	14.86		
C6	N 61° 49' 10" E	57.60	600.00	57.62



FINAL PLAT

HUBBARD BRANCH ADDITION, PHASE ONE

BELTON, BELL COUNTY, TEXAS

HUBBARD BRANCH ADDITION, PHASE ONE
45.656 ACRE TRACT, O.T. TYLER SURVEY, ABSTRACT NUMBER 20
BELTON, BELL COUNTY, TEXAS

DRAWING NO.:

P2

P-16-13 Hubbard Branch Phase I

PROPOSED PLAT:

Final Plat
Hubbard Branch Phase I
45.656 Acres


PROPERTY OWNER:

Heights Evergreen -
Developers, Ltd

Proposed Hubbard Branch Phase I

121

Legend

 P-16-13



0 485 970 1,940
Feet

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

P-16-13 Hubbard Branch Phase I

PROPOSED PLAT:


Final Plat
Hubbard Branch Phase I
45.656 Acres


PROPERTY OWNER:

Heights Evergreen -
Developers, Ltd

Proposed Hubbard Branch Phase I

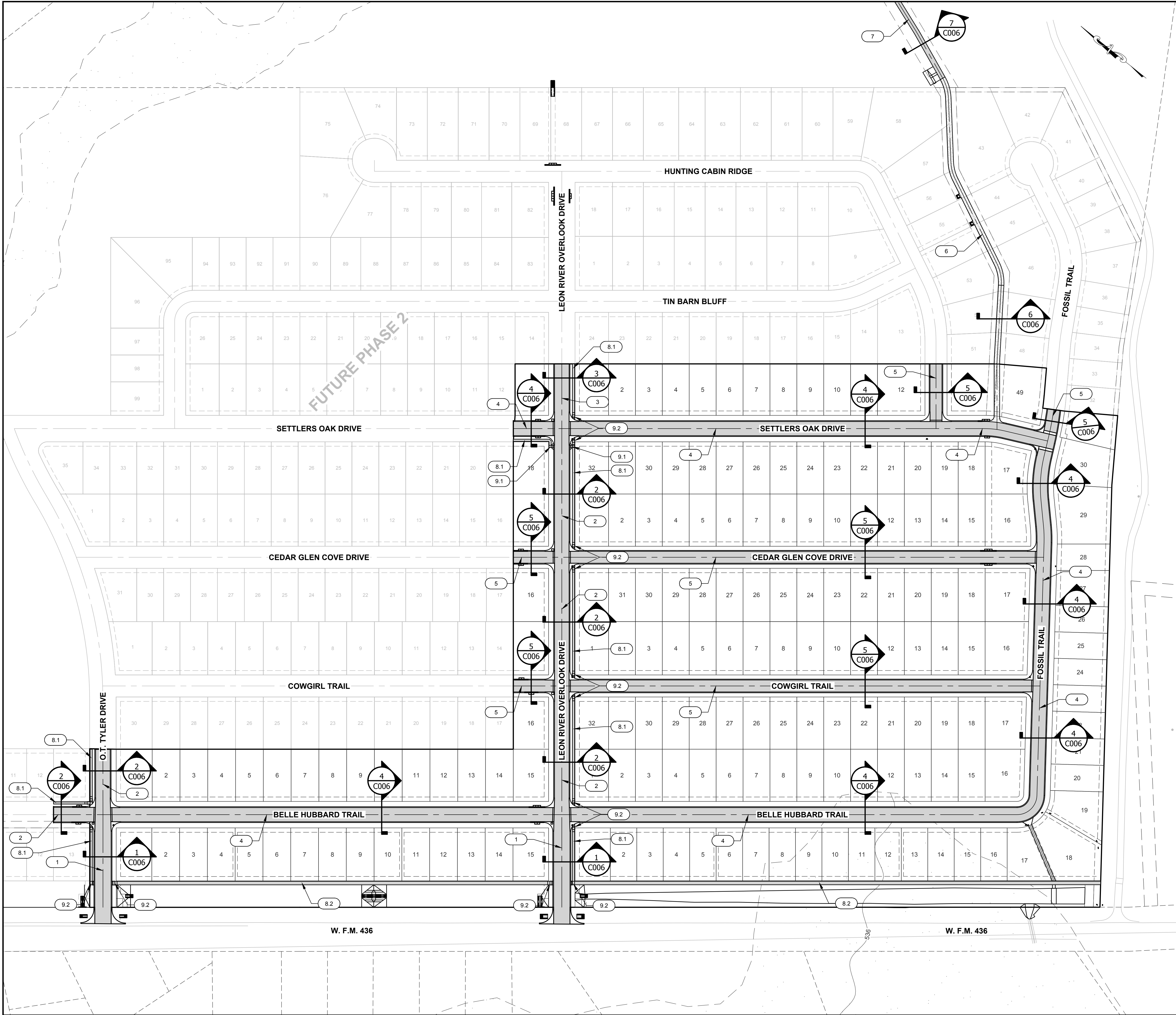
Legend

 P-16-13



0 140 280 560
Feet

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



NOTES

1. FOR STREET DESIGN, REFERENCE THE GEOTECHNICAL ENGINEERING STUDY PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI), PSI PROJECT NO. 0303821-R3, DATED JANUARY 7, 2016.

XX

KEYNOTES

PROPOSED STREET IMPROVEMENTS:

1. COLLECTOR STREET
1.1. ROW WIDTH = 60.0'
1.2. STREET WIDTH = 41.0' BOC-BOC
2. COLLECTOR STREET
2.1. ROW WIDTH = 60.0'
2.2. STREET WIDTH = 37.0' BOC-BOC
3. LOCAL/RESIDENTIAL STREET
3.1. ROW WIDTH = 60.0'
3.2. STREET WIDTH = 37.0' BOC-BOC
4. LOCAL/RESIDENTIAL STREET
4.1. ROW WIDTH = 60.0'
4.2. STREET WIDTH = 36.0' BOC-BOC
5. LOCAL/RESIDENTIAL STREET
5.1. ROW WIDTH = 60.0'
5.2. STREET WIDTH = 31.0' BOC-BOC
6. LIFT STATION ACCESS ROAD
6.1. EASEMENT WIDTH = 35.0'
6.2. STREET WIDTH = 12.0' MIN
6.3. PAVEMENT TYPE: CONCRETE
7. LIFT STATION ACCESS ROAD
7.1. EASEMENT WIDTH = 45.0' MIN
7.2. STREET WIDTH = 12.0' MIN
7.3. PAVEMENT TYPE: ASPHALT

PROPOSED SIDEWALK IMPROVEMENTS:

8. REINFORCED CONCRETE SIDEWALK:
8.1. 5.0' WIDE SIDEWALK
8.2. 8.0' WIDE SIDEWALK
9. CURB RAMPS:
9.1. CITY TYPE 1 (C508)
9.2. TXDOT TYPE 7 (C600)

C006

ABBREVIATIONS

- MIN - MINIMUM
BOC - BACK-OF-CURB
ROW - RIGHT-OF-WAY

0 100' 200'
GRAPHIC HORIZONTAL SCALE



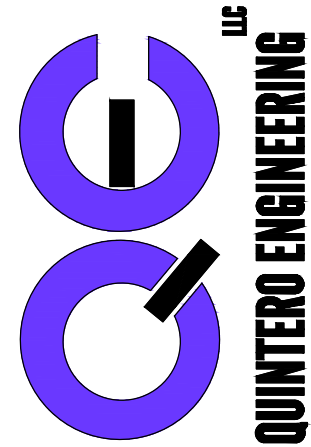
REVISIONS		DATE	BY

For Interim Review Only
These documents are released for the purpose of review and comment under the authority of: Pedro Quintero, P.E., P.E. No. 111656 on March 16, 2016. They are not to be used for construction purposes.

ISSUED FOR REVIEW, COMMENT

PROJECT NO.: 12-001
DATE: March 2016

QUINTERO ENGINEERING, LLC
415 E. AVENUE D
KILLEEN, TEXAS 76541
PHONE: (254) 493-9982
FAX: (254) 432-7070
T.B.P.E. FIRM NO.: 1-16789
T.B.P.L.S. FIRM NO.: 10794111



HUBBARD BRANCH ADDITION, PHASE ONE
BELTON, BELL COUNTY, TEXAS

SHEET TITLE: OVERALL ROADWAY & SIDEWALK LAYOUT

DRAWING NO.: C005



City of Belton

Planning Department

April 1, 2016

Applicant: Quintero Engineering

Date Submitted: 03-15-16

Project: Hubbard Branch Phase I, Final Plat and Construction Plans

Location: 77.628 Acres, Farm Market 439, Belton, Texas 76513

*****Please address all comments in red following City comments submitted on this sheet.*****

Planning:

1. The preliminary plat validity expired in February 2016. Please submit an overall preliminary plat that identifies all of the proposed phases. The preliminary plat will need to be presented to the P&ZC and Council for consideration in conjunction with Phase I final plat.
2. Due to preliminary plat expiration, 5 feet wide sidewalks are required along both sides of all collector streets in accordance with the Sidewalk Policy.
3. Please submit a revised exhibit, prior to the P&ZC and Council meetings that identifies the collector streets and sidewalks, as was done previously for the parkland exhibit.
4. There are 177 lots in Phase 1; therefore, the parkland fee is \$35,400. Please submit this payment prior to construction plan approval.
5. Awaiting TXDOT response regarding the TIA and ROW of FM 436.
6. The fencing along FM 436 (arterial roadway) is required have masonry columns spaced every 50 feet with wood fencing with a capped topped rail.
7. Sheet C002 is blank.
8. The street lights are spaced too close together. Please revise to be 300 linear feet apart. A recommended street lighting plan is attached.
9. Please state the trees proposed to be preserved and removed on the tree survey (Sheet C011).
10. Provide restrictive covenants for staff review per Section 302.04.M of the Subdivision Ordinance.

Public Works/Engineering:

1. General
 - a. Cover: Change contacts from PWD and Water Superintendent to City Engineer, Angellia Points, P.E. and Construction Inspector, Rick Hairston.
 - b. C001 Index. Reference links are broken.
 - c. C002. Blank sheet. C002 was references in the comment responses.
 - d. C003. Global change throughout plans. Change Note 1 to the satisfaction of the "City Engineer" in accordance...
 - e. C003. Note 22. Utility permits in FM436 ROW will be from TxDOT.
 - f. C003. Note 41. Street design shall be approved by the City of Belton.
 - g. C003. Note 14. State "domestic USA" products.
 - h. C003. Note 14.1. Add all BMPs shall be in place prior to any excavation.

- i. The City of Belton is now a member of Texas 811 for utility locates. Add to notes and revise references in plans.
 - j. C003. Note 16.5. Change contacts per previous comments.
 - k. C004. Fill in blanks in note sheets.
 - l. There are miscellaneous references in the plans that have broken links. I.e., Sheet C113 callouts.
 - m. Has TxDOT reviewed the plans? TxDOT may not allow open cut of driveways for the water line along FM436.
 - n. TxDOT question: If a left-turn lane is needed in the future, does TxDOT have sufficient ROW to accommodate this change?
 - o. Has BISD reviewed the plans?
 - p. Benchmarks were not found on the plans or the plat. Please provide.
 - q. Text in half sized plans are small and difficult to read.
2. Streets and Geotechnical
- a. Type III barricades are required at the end of Phase I streets until subsequent phases are constructed.
 - b. Geotechnical report: What occurred in borings B-13, B-16, and B-20 for the bores to not be completed?
 - c. Provide a street signage and street striping plan per discussions regarding traffic control.
 - d. Base material is specified as TxDOT Type 248 and 347. Specify TxDOT Type 247 Type A, Grade 2 or better.
 - e. Sheet C700 – In the Temporary Turnaround Detail, it says a Professional Engineer will determine the thickness of the base material. Please include the thickness details in the plans rather than wait until construction.
 - f. Sheets C301-C303 – There are section labels for the lift station access road called A.1 and B.1, but there is no sheet reference as to where these sections can be found. It appears that these would correspond to Sections 7 and 6, respectively, on Sheet C006. This discrepancy needs to be corrected and a sheet reference added on Sheets C301-C303.
 - g. C006. For clarity, add labels for what roads are covered by each section. Add details for strength of concretes, HMAC Type C OR D.
 - h. Consider dedicating the ROW and easements for future phases of Hubbard Branch. Doing so allows eliminated the need for intermediate easements. It also ensures utilities to be placed at the proper bury depths and alignment of non-Phase I utilities. Along those same lines, consider setting top of curb stakes for the non-Phase I utilities to allow for proper bury depths and alignments.
 - i. Install at least 5 feet of fill along lift station roadway before excavating and installing sewer line for protection of the new sewer line.
 - j. C303. Label the road on plan view.
3. Utilities
- a. C004. Where the TCEQ minimum rules and regulations are in conflict with the City of Belton Design Manual, the more stringent rules shall apply.
 - b. C007. Add a 12" valve at connection to existing main. Show also on C201.
 - c. C007. Install a flush assembly at the end of the waterline at hydrant at FM436 on the southern corner of the property.

- d. C007. Identify the document number on the 15' utility easement when established.
- e. C007. Water Note 11. Change to domestic USA. Delete note 14.
- f. C008. Is the sewer flow directional arrow on the 10" sewer at Lot 49 correct? How is Lot 18 served by sewer?
- g. Recommend listing fire hydrant fittings required for project bidding clarification.
- h. Note ALL flush assemblies shall be automatic.
- i. Some automatic flush assemblies are called out to be 8 inches. AFA are not produced at this size. Reduce to 2 inches. Revised recommended detail is attached.
- j. C209 through C212. Show 42" of cover from top of curb elevations at all locations in lieu of existing surface.
- k. Confirm sewer depths and sizes allow for subsequent phases to be built, including the school, and be able to gravity flow into the proposed sewer system.
- l. To accommodate the City's new automated metering infrastructure (AMI), the City's meter box detail has changed. See attached revised detail.
- m. The need for an additional AMI collector tower is being evaluated by City staff and the City's AMI consultant. Will advise.
- n. The City will provide the new Temple-Belton WWTP headworks design upon competition. Design is underway.
- o. See revised sewer manhole details for revised COB custom covers. It is the City's understanding there is no added cost to using this custom cover designed by East Jordan Iron Works.
- p. See attached revised lift station sign detail to match all other COB lift station signs.
- q. Add a water sample station on the 8-inch waterline near the hydrant (3 feet away) and 1" water tap for the lift station. Sample station shall be manufactured by Koraleen Enterprises, Model 0001-3 and shall be in accordance with the latest regulations of the TCEQ.
- r. C303. Install a RPZ backflow preventer, above grade, for the 1" water line connection that leads to the lift station.
- s. Show gauge of chain link fence in lift station notes.
- t. A 5' diameter manhole is not shown at lift station per 11-6-15 response.
- u. C306. As discussed, show flowable fill backfill under valve vault to ensure there is no future settling of structure. Use 1" crushed and washed gravel under wet well.
- v. General lift station notes: specify Generac generator model and specifications. Provide a propane operated generator and show pad for propane tank and size of propane tank. Provide 2 NEMA 4x junction boxes - one for pump control float wires and another for the pumps. The adjustable pipe support shown is not a true adjustable pipe support. Provide the 12" wide mow strip around the perimeter of the fence. Provide stilling well. Provide hoist/crane sufficiently sized to remove pumps. Provide alarm light out of top of control panel. Provide an automatic switch gear. Provide quick disconnect bypass pumping connection. Add to note that all ductile iron pipe and fitting shall be coated with 401 epoxy.
- w. The issue of a roadway along the force main route has not been resolved. Please schedule a meeting with the City Engineer and Director of Public Works.
- x. Provide a detail of the vault for clean outs and air/vacuum release valves.
- y. Provide documentation that BRA and City of Temple are in agreement with the proposed route and connection within the plant.

- z. C501. Air release pipe and bends shall be brass - no PVC.
- aa. C504. Sewer Service detail is incorrect. Coordinate with the City Engineer for a revised detail. It will need to be revised by staff and then sent to the Engineer.
- bb. C509. Confirm the TXDOT details for ADA ramps are current specifications.
- cc. C205. Clarify the locations of the reducers and valves called out. Unclear where the 8" and 6" valves are to be placed.

4. Drainage

- a. The detention ponds seem to be mislabeled as 'parkland.'
- b. All curb inlets, junction boxes, etc. are required to have a 0.10' of fall between the inlet and outlet flowlines.
- c. Updated stormwater manhole details are attached as an option for use.
- d. The Engineer noted the CLMOR-F process has begun. This document will require acceptance and approval by FEMA before the final plat can be approved by the City.
- e. It is unclear how the water is conveyed under the sidewalk for Flume 1A-F1 to the detention area. Clarify on detail on C418.
- f. Clarify detailed contours shown on C302.
- g. Concrete pilot channels are recommended in the detention ponds for maintenance purposes. The pilot channels will also assist in maintaining the shape of the pond and minimize erosion.
- h. C428. Use concrete 'square' dissipaters per COB detail, not curb stops.
- i. The top of weirs were set at the 100-year storm WSEs. With no freeboard and potentially high velocities, the entire width of the top of weirs should be concrete armored to prevent eroding the soils around the weir walls.
- j. Consider modifying Note 7 on P2 to state: Fences are not permitted in drainage easements with surface drainage.
- k. Portions of Leon Overlook Trail, specifically sections in DA 2B-S3.1 and DA 3B-S4, do not have one clear lane in each direction for a 10-year storm as required for collectors by the City of Belton Design Manual.
- l. Previous Stormwater Comment 5 does not appear to have been addressed in the plans (temporary erosion control not found on sheets referenced in response).
- m. Previous Stormwater Comment 9 does not appear to have been addressed in the plans.
- n. Sheets C427-C429 – The detention pond details are scattered about on these sheets (i.e. there is plan view on one sheet and the corresponding profile is on another sheet). The details need to be grouped together by detention pond or at least have sheet references to let the contractor know where to look to find the corresponding views.
- o. Sheets C427-C429 – All concrete structures for detention outlets need to have the edges toed-in at least 18-inches. Currently, some details show a 2.50' toe (which is good), others show no toe at all.
- p. Sheet C403 – The details indicate that there are multiple ponds, yet there is only Detention Pond #3 labeled on this sheet. All ponds need to be labeled.
- q. A variance may need to be requested for the 1-foot freeboard in the detention ponds for the 100-year storm events.
- r. Previous Stormwater Comment 13 response indicates a change in the design to reduce fill volumes. The plans indicate fills to still be in the range of 5-7' in some

areas. Make note to the type of fill to be used and for a maximum of 8-inch loose lifts to ensure quality control and compaction on the fill material around the pipe. Refer to the City's design manual for pipe embedment.

- s. Recommend the engineer call out the actual limits of pipe materials in the plan and profile where each type of proposed pipe is to be used, rather than leave it up to the contractor to determine this. RCP is required for stormwater pipe.
- t. Are flumes 4B-F1 and 5B-F1 privately maintained? They are both less than 6-feet in width.
- u. Previous Comment Sheet C408 -1, C409 -1, C410 -1, C411 -1, C413 -1,
 - i. – Response indicates that area of 18" storm sewer requiring Class IV RCP is outside of Phase 1 construction. That appears to be true. The engineer needs to revise line type and add callouts and shading to delineate what is to be constructed with Phase 1. Currently, it is all the same line type which would lead one to think it is all to be constructed with this phase.
- v. Previous Comment Sheet C408 -3, C409-3, C410 -3, C411 -4, C415 -2 , C416 -2, C417 -2, C418 -2, – This comment has not been addressed. Several of the line lengths in the report do not correspond to the line length called out in the plans.
- w. Previous Comment Sheet C414 -1. – Response indicates that area of storm sewer requiring a drainage easement is outside of Phase 1 construction. That appears to be true. The engineer needs to revise line type and add callouts and shading to delineate what is to be constructed with Phase 1. Currently, it is all the same line type which would lead one to think it is all to be constructed with this phase.
- x. Previous Comment Sheet C415 -1. – This comment has not been addressed.
- y. Previous Comment Sheet C435 -2. – (Now Sheet C428) There is telephone line shown next to the alignment of the culverts in Details S2 and S3. Will the telephone line pose a conflict with the proposed pipes?
- z. Previous Comment Sheet C435 -4. – (Now Sheet C428) This comment has not been addressed. Additionally, the sheet references to the sections in the details needs to be completed.
- aa. Previous Comment Sheet C436 -4. – (Now Sheet C429) This comment has not been addressed.
- bb. Show flume elevation in profile on C212 over waterline.
- cc. Show easement width on C213. Provide easement document.
- dd. There seems to be a lot of drainage sheet flowing over the roadway to the lift station and around the lift station. There are some concerns there will be erosion along the roadway, across the road, and around the lift station.

Fire Department/GIS:

No comments.

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