

# Staff Report – Planning & Zoning Item



**Date:** February 16, 2016  
**Case No.:** P-16-01  
**Request:** Preliminary Plat  
**Applicant:** Wildcreek LLC

## **Agenda Item**

P-16-01 Consider a preliminary plat for Mystic River, Phase II, a 9.99 acre tract of land, located east of North Main Street, west of the Leon River, and south of the existing Mystic River, Phase I subdivision.

## **Originating Department**

Planning – Erin Smith, Director of Planning

## **Case Summary**

This is a 16-lot subdivision proposed for single family residential development.

## **Project Analysis and Discussion**

This is a residential subdivision proposed as Phase II of Mystic River subdivision. Mystic River Drive is proposed as a collector street with 60 feet of ROW and 37 feet pavement width. Mystic River Drive will extend south and terminate at its intersection with Praline Meadows Drive. Since Mystic River Drive is a collector street, the developer will construct 5 feet wide sidewalks on both sides of this roadway. Praline Meadows Drive will extend east from Mystic River Drive and terminate in a temporary all-weather cul-de-sac, anticipating extension in future plat phases. The size of the proposed lots is in conformance with the Single Family-1 Zoning District requirements in all respects.

On October 23, 2012, Council approved the Tuscan River (former name) preliminary plat containing 85.83 acres of this property for a 120-lot subdivision, including this property. According to the Subdivision Ordinance, Preliminary Plat Review, (1) (d) states that Commission approval or conditional approval shall be valid for a period of twelve (12) months from the date of Commission action. If a Final Plat is not submitted within that time frame, the Preliminary Plat will become null and void. This Preliminary Plat was approved by the P&ZC on October 16, 2012 and by the Council on October 23, 2012; therefore, the former preliminary plat is null and void, and an updated preliminary plat is required P&ZC and Council consideration.

When staff began review of Mystic River, Phase II, we recognized that this plat does not match the layout of the preliminary plat approved in 2012. There are several items with this

subdivision that need to be addressed, such as accessibility, cul-de-sac length, parkland, lift stations, etc., so staff requested submittal of a revised master plan or overall preliminary plat that addresses these elements.

The developer submitted a master plan that includes a conceptual layout for Phases I and II. At this time, there is one means of ingress/egress for the Mystic River subdivision at North Main Street. According to the Council adopted 2009 International Fire Code, two points of ingress/egress is required for subdivisions with 30 lots or larger. Mystic River, Phase I is 42 lots and this proposed second phase is 16 lots, a total of 58 lots in Phases I and II with one means of egress. The master plan indicates that a second means of egress will be constructed to Guthrie Drive in the next phase of Mystic River. Since this proposal is for an additional 16 lots and the developer has promised to provide a second means of egress in Phase III, Jeff Booker, Fire Marshal concurs with this design and the single access, given the limited number of additional lots. We recommend approval of this variance.

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. Praline Meadows Drive is proposed to extend east approximately 1,243 feet from Mystic River Drive and terminate in a temporary all-weather cul-de-sac. The applicant is requesting a variance to allow for a 1,243 feet cul-de-sac since this roadway will be extended south in the next phase of Mystic River to the future Pecan Meadow Drive that is proposed to connect to Guthrie Drive. (Note: At City Council request, we are exploring area code requirements for cul-de-sac length and will be presenting a report/recommendation in near future).

There are a total of 58 lots in Phase I and Phase II; therefore, a dedication of 0.58 acres of parkland is required for these two plat phases. The master plan submitted by the developer identifies dedication of parkland adjacent to the future Mystic River Drive street extension south to Pecan Valley Drive in the next phase. We met with the developer on January 27, 2016 to discuss the master plan and future subdivision phases. At that meeting, the developer stated they would like to create an overall preliminary plat for the remainder of their property in conjunction with submittal of Mystic River, Phase III plat. The developer would like to develop a trail system within the existing ATMOS and ONCOR easements, create green space, and construct a pavilion and pool that will be maintained and owned by the HOA. Staff concurs with this request to delay parkland dedication; however, when the next phase of Mystic River is submitted, a parkland plan for the overall preliminary plat will be required at that time for P&ZC and Council review, and no additional final plats will be recommended until such obligation and commitment has been addressed.

Finally, the lift station constructed to serve the lots in Phase I, and the proposed lots in Phase II, is complete, except for the landscaping that is required for screening. The developer is requesting to delay irrigation and landscape installation until the next phase of Mystic River when Pecan Valley Drive will be constructed, to maintain interim access to this lift station. The developer has expressed that it is difficult to access the lift station to maintain the irrigation and landscaping, since a roadway does not exist at this time leading to the lift

station. Since there are no adjacent residences, delaying the installation of the irrigation and landscaping around the lift station until the next phase of Mystic River appears to be a reasonable request.

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

### **Recommendation**

Recommend approval of the preliminary plat for Mystic River, Phase II, a 9.99 acre tract of land, located east of North Main Street, west of the Leon River, and south of the existing Mystic River, Phase I subdivision, subject to:

1. Cul-de-sac variance for street exceeding 600 feet (1,243 feet).
2. Single access variance for subdivision exceeding 30 lots (58 total lots).
3. Submittal of an overall preliminary plat that addresses a second means of ingress/egress, accessibility, cul-de-sac length, parkland, trails, and lift station landscaping and irrigation in conjunction with the Mystic River, Phase III plat.
4. Scheduled provision of these items with the next plat phase of Mystic River:
  - a) An improved second means of access.
  - b) Dedication of suitable parkland for all Mystic River phases.
  - c) Provision of lift station irrigation and landscaping.
5. Mystic River Drive sidewalk requirement on both sides, from Paradise Drive to Praline Meadows Drive.
6. City's Letter to Applicant's Engineer dated February 2, 2016.

### **Attachments**

1. Preliminary Plat Application
2. Preliminary Plat
3. Location Map
4. Master Plan
5. City's Letter to Applicant's Engineer dated February 2, 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:

Mystic River Phase II

Phone Number:

254 947 5577

Mailing Address:

P.O. Box 297 Salado TX 76571

Email Address:

Salado Tx @ vvm.com

Owner:

Gated River One LLC

Phone Number:

254 947 5577

Mailing Address:

P.O. Box 297 Salado TX 76571

Email Address:

Salado Tx @ vvm.com

Current Description of Property:

Lot:

1

Block:

198/199

Subdivision:

N/A

Acres:

9.99 acres

Survey:

M F Connell

Abstract Number:

0006

Street Address:

3921 N. Main St. Belton, TX

Frontage in Feet:

Depth in Feet:

Does Zoning comply with proposed use?

☒ Yes

☐ No

Current Zoning:

Planned Development

Name of Proposed subdivision:

Mystic River Phase II

Number of Lots:

110

Fees \$

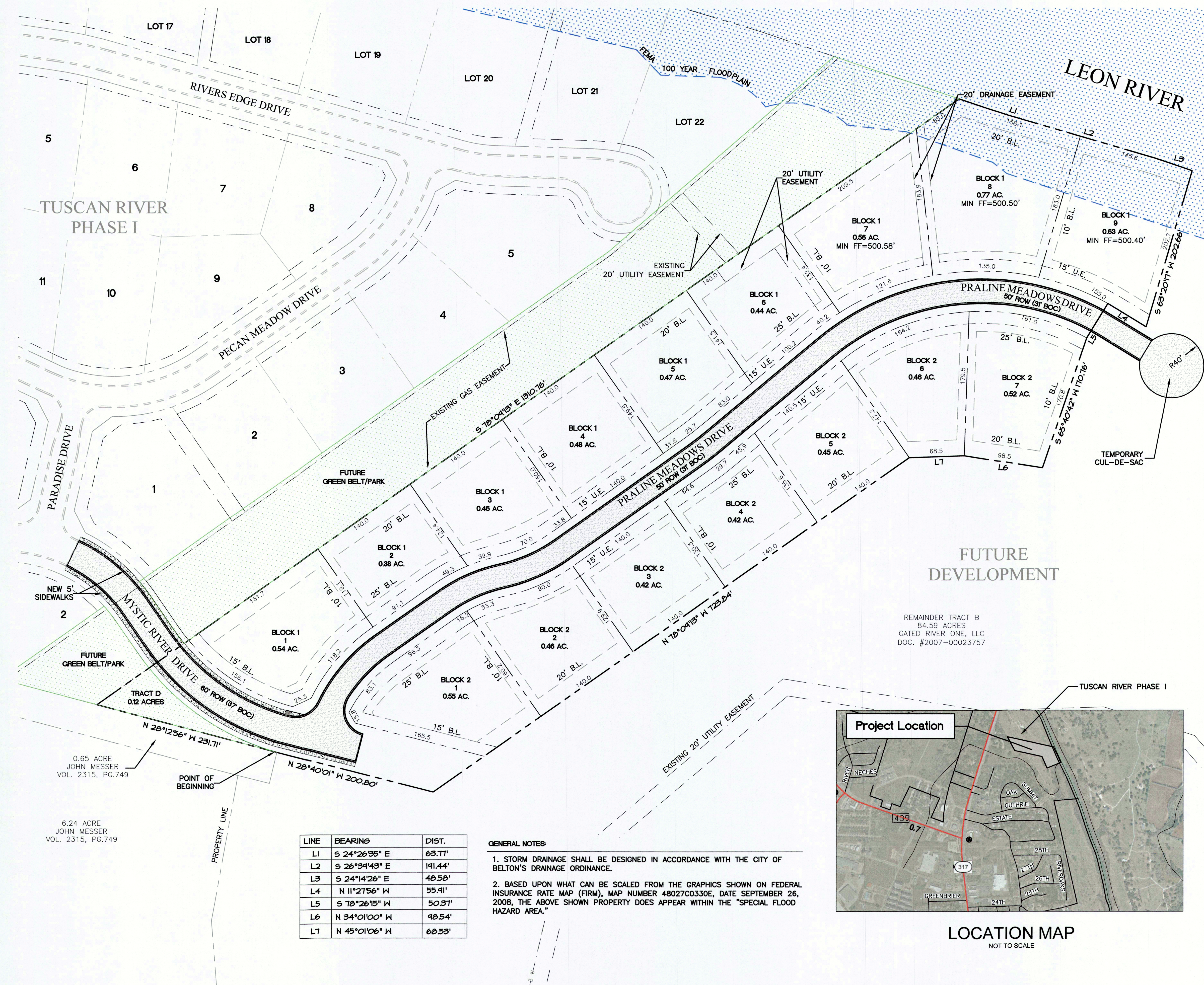
Signature of Applicant:

Date:

Signature of Owner:

Date:



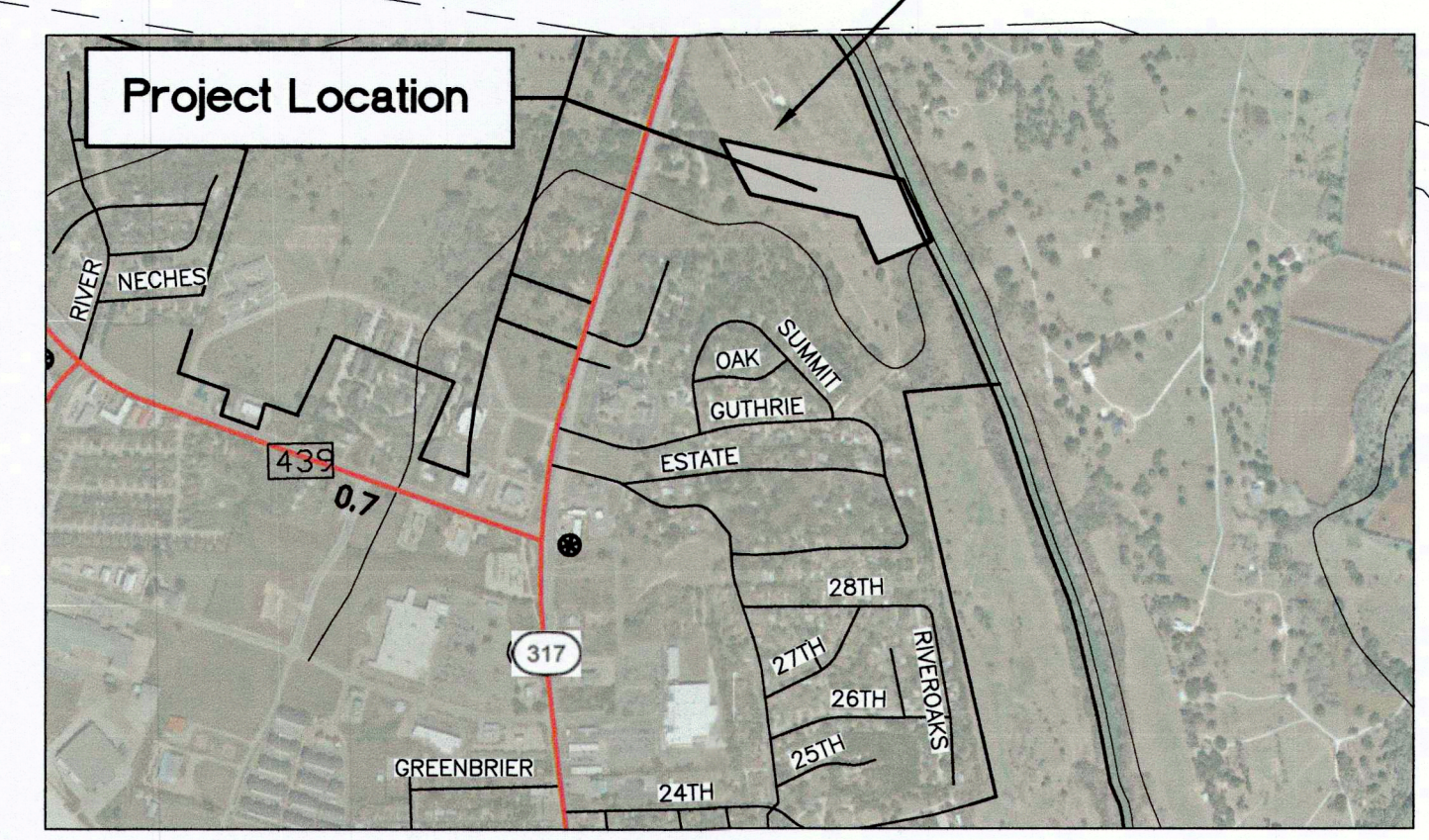


LINE	BEARING	DIST.
L1	S 24°26'35" E	63.71'
L2	S 26°34'43" E	191.44'
L3	S 24°14'26" E	48.50'
L4	N 11°27'56" W	55.91'
L5	S 78°26'15" W	50.37'
L6	N 34°01'00" W	48.54'
L7	N 45°01'06" W	68.53'

GENERAL NOTES:

1. STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S DRAINAGE ORDINANCE.

2. BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEDERAL INSURANCE RATE MAP (FIRM), MAP NUMBER 48027C0330E, DATE SEPTEMBER 26, 2008, THE ABOVE SHOWN PROPERTY DOES APPEAR WITHIN THE "SPECIAL FLOOD HAZARD AREA."



LOCATION MAP  
NOT TO SCALE

DEVELOPMENT STATISTICS:

TOTAL ACREAGE: 9.99 ACRES  
TOTAL DEVELOPED RESIDENTIAL LOTS: 16 LOTS

DEVELOPER:  
WILD CREEK, LLC

REGISTERED PROFESSIONAL LAND SURVEYOR:  
QUICK, INC. RPLS  
3305 SHELL ROAD, GEORGETOWN, TEXAS 78628

REGISTERED PROFESSIONAL ENGINEER:  
CLARK & FULLER, PLLC  
215 N. MAIN STREET, TEMPLE, TEXAS 76501

OWNER:  
BILLY PIPES AND GLENN HODGE  
P.O. BOX 297  
SALADO, TEXAS 76571  
(254) 749-8881

STATE OF TEXAS  
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.



1-13-16  
MONTY L. CLARK  
REGISTRATION NUMBER 90894

RECOMMENDED FOR PRELIMINARY APPROVAL:

CITY ENGINEER DATE:

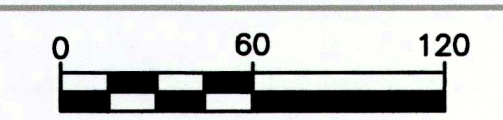
APPROVED FOR PRELIMINARY APPROVAL:

DATE:

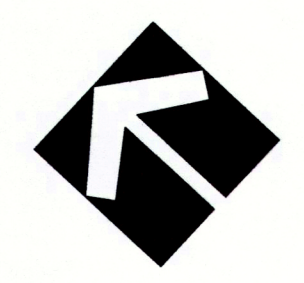
APPROVED FOR PREPARATION OF FINAL PLAT

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE:

SECRETARY, PLANNING AND ZONING COMMISSION DATE:



Date: Revisions: Remarks:



DRAWING STATUS  
THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF THE LICENSED PROFESSIONAL ENGINEER, CLARK & FULLER, PLLC, NO. F-10384.  
☒ FOR REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.  
☐ FOR CONSTRUCTION  
DATE: 1-13-16

MYSTIC RIVER  
PHASE TWO  
Belton, Texas

1-13-16  
MONTY L. CLARK  
REGISTRATION NUMBER 90894

CLARK & FULLER  
CIVIL ENGINEERING • DESIGN • PLANNING  
215 North Main Street, Temple, TX 76501  
254.899.0899 www.clarkfuller.com F-10384

Project No: 131366.04  
Plot Date: 1-13-16  
Drawn By: LLW  
Designed By: MLC

C1.1



# P-16-01 Mystic River Phase II

**PROPOSED PLAT:**

Preliminary Plat  
Mystic River Phase II  
9.99 Acres

**PROPERTY OWNER:**

GATED RIVER ONE LLC





# P-16-01 Mystic River Phase II


**PROPOSED PLAT:**

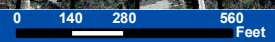
Preliminary Plat  
Mystic River Phase II  
9.99 Acres

**PROPERTY OWNER:**

GATED RIVER ONE LLC

Legend

 P\_16\_01



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







**LEGEND:**

- FEMA 100 YEAR FLOOD PLAIN
- FUTURE GREEN BELT / PARK

Date: \_\_\_\_\_ Revisions  
Remarks: \_\_\_\_\_

MASTER PLAN

**DRAWING STATUS**

THIS DRAWING WAS PREPARED UNDER THE AUTHORITY OF  
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☒ THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION.  
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**MYSTIC RIVER  
SUBDIVISION PHASE II  
CONCEPTUAL PLAN**

Belton, Texas

**CLARK & FULLER**  
CIVIL ENGINEERING • DESIGN • PLANNING  
215 North Main Street, Temple, TX 76781  
254-897-0899 www.clarkfuller.com P-10384

Project No:	131366.04
Drawn By:	JMB
Designed By:	MLC

**C1.4**





# City of Belton

Planning Department

February 2, 2016

**Applicant: Gated River One / Clark and Fuller**

**Date Submitted: 01-14-16**

**Project: Mystic River Phase II, Preliminary Plat**

**Location: 9.99 Acres, Belton, Texas 76513**

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Please address these comments from the City of Belton following review of your submittal.

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

**Planning:**

1. Mystic River Drive is shown as a collector street. Please revise the pavement width to 37 feet back of curb.
2. When the tree survey is submitted with the final plat, please include a list of protected trees 20 inches and larger and state whether the tree is being removed or saved.
3. Please submit restrictive covenants in conjunction with the final plat submittal.

**Public Works/KPA:**

1. Please submit a geotechnical report and drainage report for staff review.
2. Public Works and the applicant's engineer have discussed the drainage issue around the existing lift station. The City approves the Engineer's proposal to core the rock rip rap to drain the water that ponds in that area.
3. Please provide a proposed grading plan with the final plat submission.
4. The existing sewer is shown to be just outside of the right-of-way at Block 2, Lot 7. Please adjust the roadway so that the sewer line is within the right-of-way. Please also adjust the waterline to between back of curb and right-of-way line.
5. Verify the 10-foot wide sewer line easement. Staff believes this easement is 20 feet wide to accommodate the deep sewer in this area.
6. Please provide record drawings for the off-site sewer and lift station in Phase I.
7. Provide a street light at the curve by the storm drain curb inlet.
8. The end of line flush assembly on the 8 inch waterline shall be automatic and can be relocated phase to phase as development continues.
9. Install a gate valve at the end of the 8 inch waterline at the tee for the hydrant.
10. Install three gate valves at the tee of Mystic Drive and Pecan Praline. One of the valves can be used as the flush assembly valve.
11. Please ensure the sewer line to the west will serve Lot 1, Block 1.
12. Consider installing all dry utility conduits at time of street construction.
13. Add finished floor elevation on lots affected by the flood plain.
14. Avoid cross drainage from lot to lot.

**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.**