

# Staff Report – Planning & Zoning Item



**Date:** July 19, 2016  
**Case No.:** Z-16-09  
**Request:** AG to CH & LI  
**Applicant:** Central Realty Partners

## Agenda Item

Z-16-09 Hold a public hearing and consider a zoning change from Agricultural to Commercial Highway Zoning District on a 3.679 acre tract of land and from Agricultural to Light Industrial Zoning District on a 8.984 acre tract of land located at 3360 South Interstate Highway 35, located on the east side of South Interstate Highway 35 and south of Grove Road.

## Originating Department

Planning – Erin Smith, Director of Planning

## Case Summary

The applicant has submitted this request for two zone changes on one property: Commercial Highway on 3.679 acres to allow for future commercial development along IH-35 frontage; and from Agricultural to Light Industrial on the rear 8.984 acres for 360 Tents. To the north are UPS and Frito-Lay zoned Light Industrial; to the east is vacant land; to the south is Cedar Crest Hospital; and to the west is Interstate Highway 35 roadway.

## Current Zoning

Agricultural

## Proposed Zoning

Commercial Highway (3.679 acre tract) and Light Industrial (8.984 acre tract)

## 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 Highway District use (3.679 acre tract) and Light Industrial District use (8.984 acre tract) would be required to comply with all the Design Standards for Type Area 2.

## Land Use Table/Allowable Uses

The proposed base zoning district, Commercial Highway along IH 35, would allow the following land uses, and would accommodate this request on the 3.679 acre tract:

- Any use permitted in the Retail District

- Commercial Amusement (Indoor or Outdoor), but not including drag strips, auto motorcycle or go-cart racing
- Community or Exposition Center
- Hotel or Motel
- Hospital or Nursing Home
- Multi-Family
- New Car Sales (used car sales permitted only as an incidental use to the main use)
- Restaurant, with drive-in service

The Light Industrial Zoning District on the rear portion of the tract would allow the following land uses, and would accommodate this request on the 8.984 acre tract:

- Apparel and other products assembled from finished textiles
- Contractor's yard
- Electronic products manufacturing
- Facilities for the manufacturing, fabrication, processing or assembly of products provided that such facilities are completely enclosed and provided that no effects from noise, smoke, glare, vibration, fumes or other environmental factors are measurable at the property line.
- Farm implement manufacturing
- Industrial and manufacturing plants including the processing or assembling of parts for production or finished equipment where the process of manufacturing or treatment of materials is such that no dust, odor, gas, smoke or noise is emitted and not more than twenty percent (20%) of the lot or tract is used for the open storage of products, materials, or equipment
- Newspaper printing
- Plastic products manufacture, but not including the processing of raw materials
- Sporting and athletic equipment manufacture

### **Project Analysis and Discussion**

This entire 12.663 acre property is currently vacant and the applicant is proposing these zone changes to allow for development of a 360 Tent manufacturing building on 8.984 acres and future commercial development on the 3.679 acre remainder of this property fronting Interstate Highway 35. Currently, this property is zoned Agricultural and a zoning change to Commercial Highway and Light Industrial are proposed to allow for future commercial and 360 Tents industrial development. The Future Land Use Plan identifies this area as high density residential mixed use. The Design Standards identify this property in Type Area 2 which states that the desired growth and development in this area is primarily commercial highway frontage uses. It staff's judgment that a Commercial Highway District use along the IH-35 frontage and a Light Industrial use in the rear of the property are compatible with existing and future development in this area.

360 Tents is a private company established in 2006 dedicated to designing and manufacturing small and large tents. The company handles standard pole tents, frame tents, high peak tents, canopies, custom tents from 20' wide to 120' wide, and several other tent

manufacturing elements. The company has military contracts and currently employs 10 people at the Belton location. 360 Tents currently leases a portion of the former Izzy Design building at 804 Industrial Park Road from the University of Mary Hardin-Baylor (UMHB). 360 Tents would like to make a permanent investment in the Belton community by owning their own land and building. If this zoning change request is approved, 360 Tents plans to purchase this property for development of an industrial manufacturing building in the rear 8.984 acres of this property. The 3.679 acres fronting IH-35 will be marketed for future commercial development.

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 Commercial Highway Zoning District on a 3.679 acre tract of land and to Light Industrial Zoning District on a 8.984 acre tract of land, with development regulated under the Design Standards for Type Area 2 standards as follows:

1. The allowable uses of the 3.679 acre property shall conform to the Commercial Highway Zoning District in all respects.
2. The allowable uses of the 8.984 acre property shall conform to the Light Industrial Zoning District in all respects.
3. 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
  - b. Building Design Standards
  - c. Landscape Design Standards
4. Sign Standards shall conform to Ordinance 2008-11.
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. Zoning Exhibit

City of Belton  
Request for Zoning Change

To the City Council and the  
Planning and Zoning Commission  
Fee: \$250.00

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

Applicant:  Phone Number:

Mailing Address:  City:  State:

Email Address:

Owners Name:  Phone Number:

Mailing Address:  City:  State:

Email Address:

Applicant's  
Interest in  
Property:

Legal Description of Property:

Is this property being simultaneously platted?

Street Address:

Zoning changing from:  to:

  
Signature of Applicant

  
Date

  
Roy Levit

6/15/2016

Signature of Owner (if not applicant) \_\_\_\_\_ Date \_\_\_\_\_

Checklist for Zoning Items to be submitted with application:

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



## Zoning Case # Z-16-09 Location

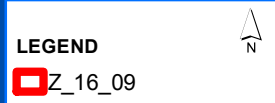
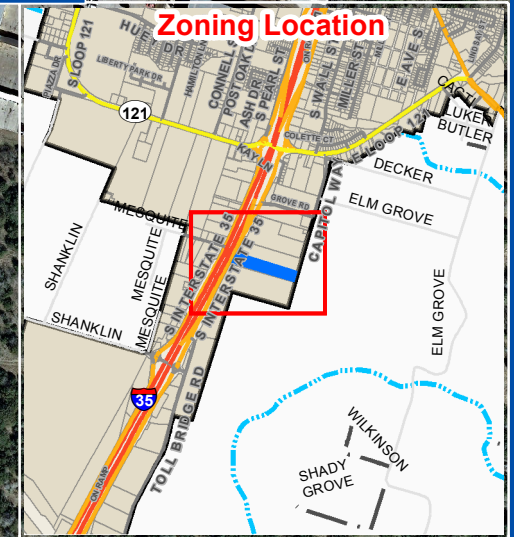
**ZONING CHANGE:**

Ag to  
CH & LI

### **LEGAL DESCRIPTION:**

MF Connell Survey  
A-6, Bell County, TX**PROPERTY OWNER:**BELL COUNTY JOINT  
VENTURE**ADDRESS/LOCATION:**

3360 S IH 35



0 90 180 360 Feet

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



Ag to  
CH & LI

MF Connell Survey  
A-6, Bell County, TX

BELL COUNTY JOINT  
VENTURE

## 3360 S IH 35

CityLimits  
Z\_16\_09  
**Current\_Zoning**  
Agricultural  
Commercial Highway  
Commercial-1  
Commercial-2  
Light Industrial  
Office-1  
Planned Development  
Retail  
Single Family-2  
Single Family-3  
Specific Use Permit

## Zoning Location

0 290 580 1,160 Feet

**For Informational purposes only. Boundaries are approximate and not legally binding.**



# Zoning Case # Z-16-09 Aerial

## **ZONING CHANGE:**

Ag to  
CH & LI

## **LEGAL DESCRIPTION:**

MF Connell Survey  
A-6, Bell County, TX



## **PROPERTY OWNER:**

BELL COUNTY JOINT  
VENTURE

## **ADDRESS/LOCATION:**

3360 S IH 35

## **LEGEND**

-  Z\_16\_09, CH
-  Z\_16\_09, LI



0 70 140 280  
Feet

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



**ZONING CHANGE:**

Ag to  
CH & LI

**LEGAL DESCRIPTION:**

MF Connell Survey  
A-6, Bell County, TX


**PROPERTY OWNER:**


BELL COUNTY JOINT  
VENTURE

**ADDRESS/LOCATION:**


3360 S IH 35

**Legend**

 Z\_16\_09, CH

 Z\_16\_09, LI

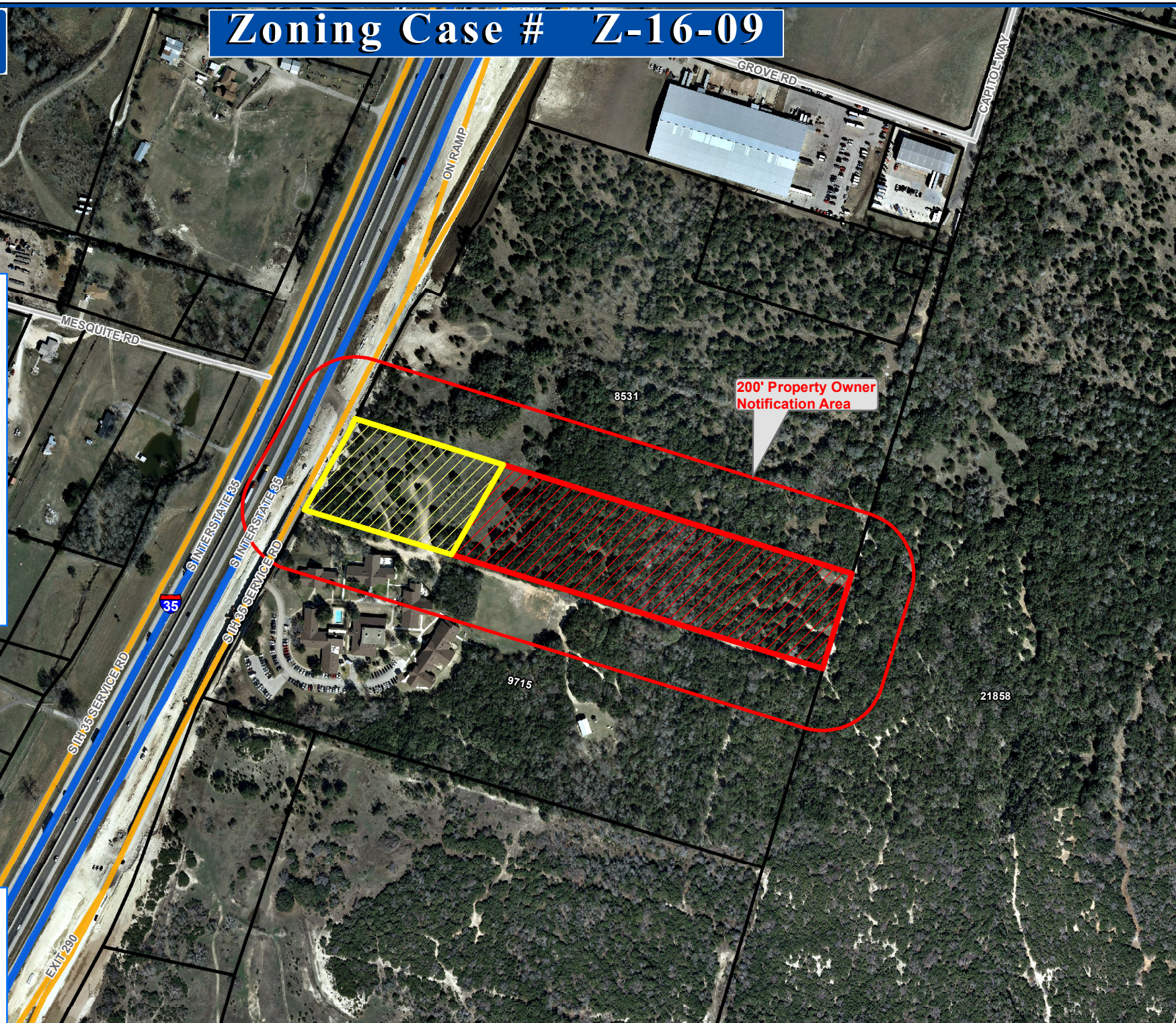
 200' Property Owner  
Notification Area

 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: CENTRAL REALTY PARTNERS,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3360 SOUTH IH 35,  
FROM A(N) AGRICULTURAL ZONING DISTRICT,  
TO A(N) COMMERCIAL HIGHWAY / LIGHT INDUSTRIAL 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, July 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, July 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.

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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

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

9715

HMIH CEDAR CREST LLC  
3500 S INTERSTATE 35  
BELTON, TX 76513-9426

21858

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







# Staff Report – Planning & Zoning Item



**Date:** July 19, 2016  
**Case No.:** P-16-21  
**Request:** Replat  
**Applicant:** Quick Land Surveying

## **Agenda Item**

P-16-21 Hold a public hearing and consider a re-plat for Red River subdivision, a 7.037 acre tract of land, located on the north side of Red River Road and east of Riverwood Drive.

## **Originating Department**

Planning – Erin Smith, Director of Planning

## **Case Summary**

This is a 3-lot subdivision for the construction of a two single family homes on the vacant lots. There is an existing home on proposed Lot 2.

## **Project Analysis and Discussion**

This is a 3-lot subdivision plat proposed as Red River subdivision. This property is zoned Single Family-1 Zoning District. Proposed Lot 2 contains a single family home and Lots 1 and 3 are currently vacant. Lots 1 and 3 are proposed for the development of single family homes. The Single Family-1 District requires a minimum lot area of 10,000 square feet, minimum lot width of 70 feet, and minimum lot depth of 100 feet. The proposed lots comply with the Single Family-1 area requirements in all respects.

The existing Red River Road extends to this property and proposed Lots 1 and 3 have frontage along this roadway. There is an existing asphalt driveway extending from Red River Road to proposed Lot 1 with the existing home. This replat includes a 20 foot access easement over the existing driveway to provide access to Lot 2. Driveways for proposed Lots 1 and 3 will extend from the existing asphalt driveway within the access easement. Lot 2 has a water meter in an existing utility easement adjacent to Red River ROW. Lots 1 and 3 contain a 10' public utility easement along the south side of the lots where the water meters will be located. Lot 2 contains a septic system and Lots 1 and 3 will also contain a septic system since there are no existing sewer lines nearby to serve these two additional lots.

According to the Subdivision Ordinance, any residential subdivision within the City of Belton, or within the City's extraterritorial jurisdiction, is required to set aside and dedicate to the public sufficient and suitable lands for the purpose of parkland and/or make a financial



contribution for the acquisition and development of such parkland for each dwelling unit proposed. These requirements may be satisfied through parkland dedication or payment of fees-in-lieu of required parkland or a combination of the two. This subdivision requires parkland dedication of 0.02 acres or \$400 parkland fee for the additional two lots. A \$400 parkland fee could be readily used at a nearby park.

City staff 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 re-plat for Red River subdivision, a 7.037 acre tract of land, located on the north side of Red River Road and east of Riverwood Drive, subject to the letter to the Applicant's Engineer dated June 17, 2016.

### **Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. Letter to the Applicant's Engineer dated June 17, 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-16-21 Red River Replat of Lot 1 Block 1

**PROPOSED PLAT:**

Replat  
Red River Replat  
7.037 Acres


**PROPERTY OWNER:**

HOUSTON & HOUSTON  
PROPERTIES LLC

Proposed Red River Replat



Legend

 P\_16\_21



# P-16-21 Red River Replat of Lot 1 Block 1

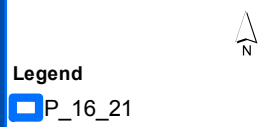
**PROPOSED PLAT:**

Replat  
Red River Replat  
7.037 Acres

**PROPERTY OWNER:**

HOUSTON & HOUSTON  
PROPERTIES LLC

Proposed Red River Replat



0 37.5 75 150  
Feet

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





# City of Belton

Planning Department

June 17, 2016

**Applicant: Quick Inc. Land Surveying / Rod Houston**

**Date Submitted: 06-02-16**

**Project: Red River Subdivision, Replat Lot 1, Block 1**

**Location: 7.037 Acres, 3300 Red River Run, Belton, Texas 76513**

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

**Planning:**

1. Please include all setback lines on the plat.
2. Are there existing restrictive covenants or deed restrictions for this property?
3. Please submit restrictive covenants or deed restrictions for staff review. Please also ensure that the legal document states all lot owners are responsible for maintenance of the private roadway.
4. Are there private street lights proposed for this subdivision? If so, recommend creation of a utility easement along the access easement for HOA ownership and maintenance.
5. Recommend creation of a utility easement for the waterline to be owned and maintained by the HOA.
6. Please submit this plat to all utility providers and CWUCD and provide their comments to the City of Belton.
7. Please show the original lot configuration on the plat.
8. Please submit a tree survey for staff review.

**Public Works/KPA:**

1. Please submit the proposed utility plan. The plan should state the location and number of proposed water meters.
2. Three individual meters are required with separate waterlines to each lot. The maintenance of the waterlines after the meter needs to be addressed using a legal and binding document.
3. Per previous discussions with the property owner, these lots will be served by separate septic systems. Has Bell County reviewed the proposed plat and septic system plan?
4. Will the access easement be private? Who is responsible for the roadway maintenance?

**Building Official:**

1. Is this going to be a gated community?
2. Please show if any of the property is in floodplain.

**Fire Department:**

A knox box is required for the gate to allow emergency access.

**Police Department:**

No comments

**GIS:**

1. Point of Beginning label should be located at the southwest corner (currently labeled at the northeast corner and also on the southern boundary).
2. Line 16 is not labeled on the plat.

**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:** July 19, 2016  
**Case No.:** P-16-24  
**Request:** Replat  
**Applicant:** All County Surveying

## **Agenda Item**

P-16-24 Hold a public hearing and consider a re-plat for Forrest Hill, Phase V, a 0.717 acre tract of land, located on the north side of Armstrong Drive and east of Kneese Drive.

## **Originating Department**

Planning – Erin Smith, Director of Planning

## **Case Summary**

This is a 1-lot subdivision for the construction of a single family home with a tract for the expansion of Belton's park system.

## **Project Analysis and Discussion**

This is a 1-lot subdivision plat proposed as Forrest Hill, Phase V subdivision. This property is zoned Single Family-2 Zoning District. This property is currently vacant and the applicant would like to construct a single family home on Lot 1. The Single Family-2 District requires a minimum lot area of 7,500 square feet, minimum lot width of 60 feet, and minimum lot depth of 100 feet. The proposed lot and tract comply with the Single Family-2 area requirements in all respects.

The Forrest Hill, Phase IV plat proposed Armstrong Drive to terminate in a cul-de-sac; however, it currently terminates in a dead-end. The cul-de-sac was proposed to be constructed when this property develops into a single family use. The applicant is proposing to divide this property into a lot for a single family home and dedicate Tract A containing 0.425 acres to the City of Belton for expansion of and improved access to the existing Quail Meadows Park. A development agreement is being prepared for Council approval that includes the developer's obligation to dedicate parkland and the City's obligation to construct the cul-de-sac and install a water meter and sewer tap for proposed Lot 1.

City staff 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 re-plat for Forrest Hill, Phase V, a 0.717 acre tract of land, located on the north side of Armstrong Drive and east of Kneese Drive, subject to the letter to the Applicant's Engineer dated June 30, 2016.

### **Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. Letter to the Applicant's Engineer dated June 30, 2016

STATE OF TEXAS  
COUNTY OF BELL

EDANBRA DEVELOPMENT, L.C. BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED  
HEREIN AS FORREST HILL, PHASE V, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND  
WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE 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.

By: BRAD DUSEK, President  
EDANBRA DEVELOPMENT, L.C.

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM B. PIPES,  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF FORREST HILL, PHASE V, AN ADDITION  
WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2016, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF  
BELTON, TEXAS.

CHAIRMAN SECRETARY

SAID SUBDIVISION LIES WITHIN THE CITY LIMITS OF 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 \_\_\_\_\_, 2016.

CITY CLERK

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF FORREST HILL, PHASE V, AN ADDITION  
WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2016, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR SECRETARY

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 DESCRIBED BY THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
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.

Charles C. Lucko

CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: JUNE 15, 2016  
REGISTRATION NO. 4636



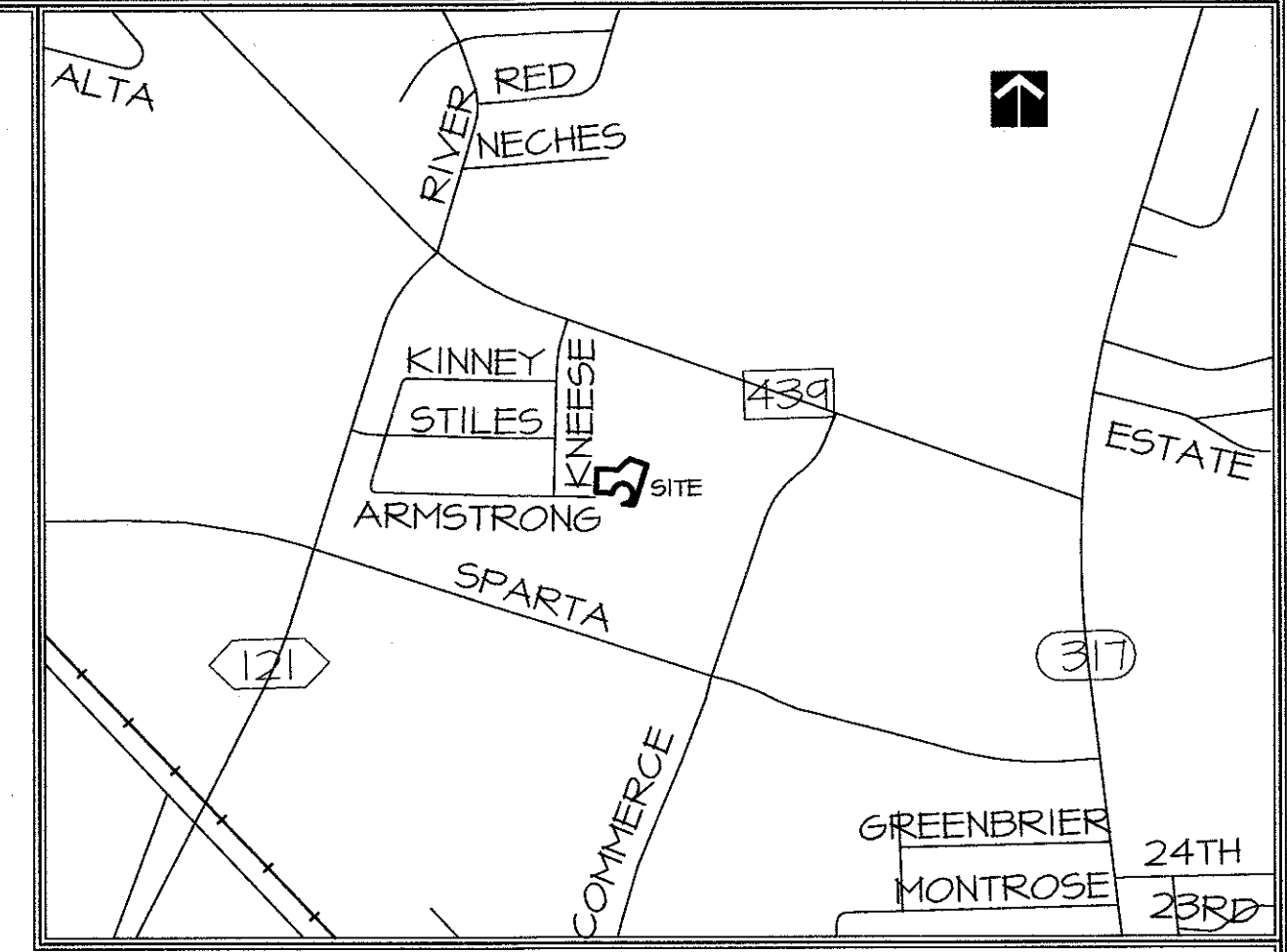
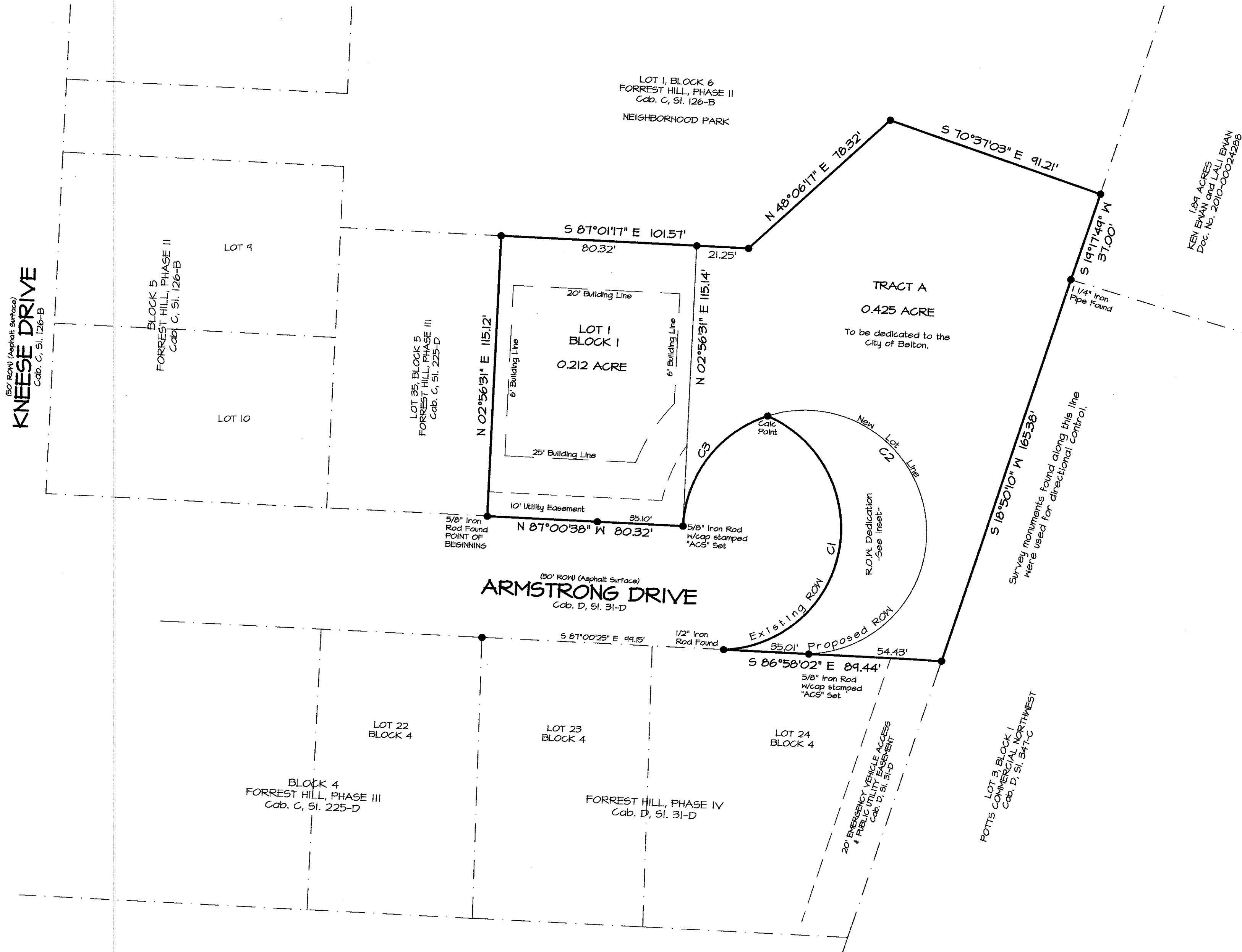
## Final Plat of FORREST HILL, PHASE V

a subdivision in the City of Belton, Bell County, Texas.

Being part of the JAMES BENNETT SURVEY, ABSTRACT 71, Bell County,  
Texas, and being a REPLAT of Lot 25, Block 4, FORREST HILL, PHASE  
IV, an addition in the City of Belton, Bell County, Texas, according to  
the plat of record in Cabinet D, Slide 31-D, Plat Records of Bell  
County, Texas.

OWNER:  
EDANBRA DEVELOPMENT, L.C.  
1115 SOUTH 33rd STREET  
TEMPLE, TEXAS 76504

LOTS - 2  
BLOCKS - 1  
AREA - 0.717 ACRE



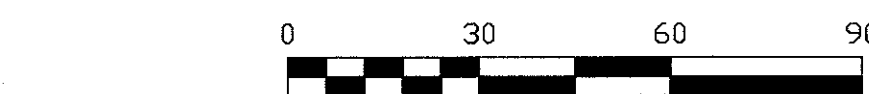
Based upon what can be scaled from the graphics shown on FEMA Flood Insurance  
Rate Map (FIRM), Map No. 48021C0330E, effective date September 26, 2008, a  
portion of the above shown property appears within the "Special Flood Hazard  
Area", and appears to be situated in Zone AE, as shown hereon. This 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.

### RECORDATION INFORMATION:

PLAT RECORDED IN PLAT YEAR \_\_\_\_\_, PLAT NO. \_\_\_\_\_, PLAT RECORDS OF BELL  
COUNTY, TEXAS

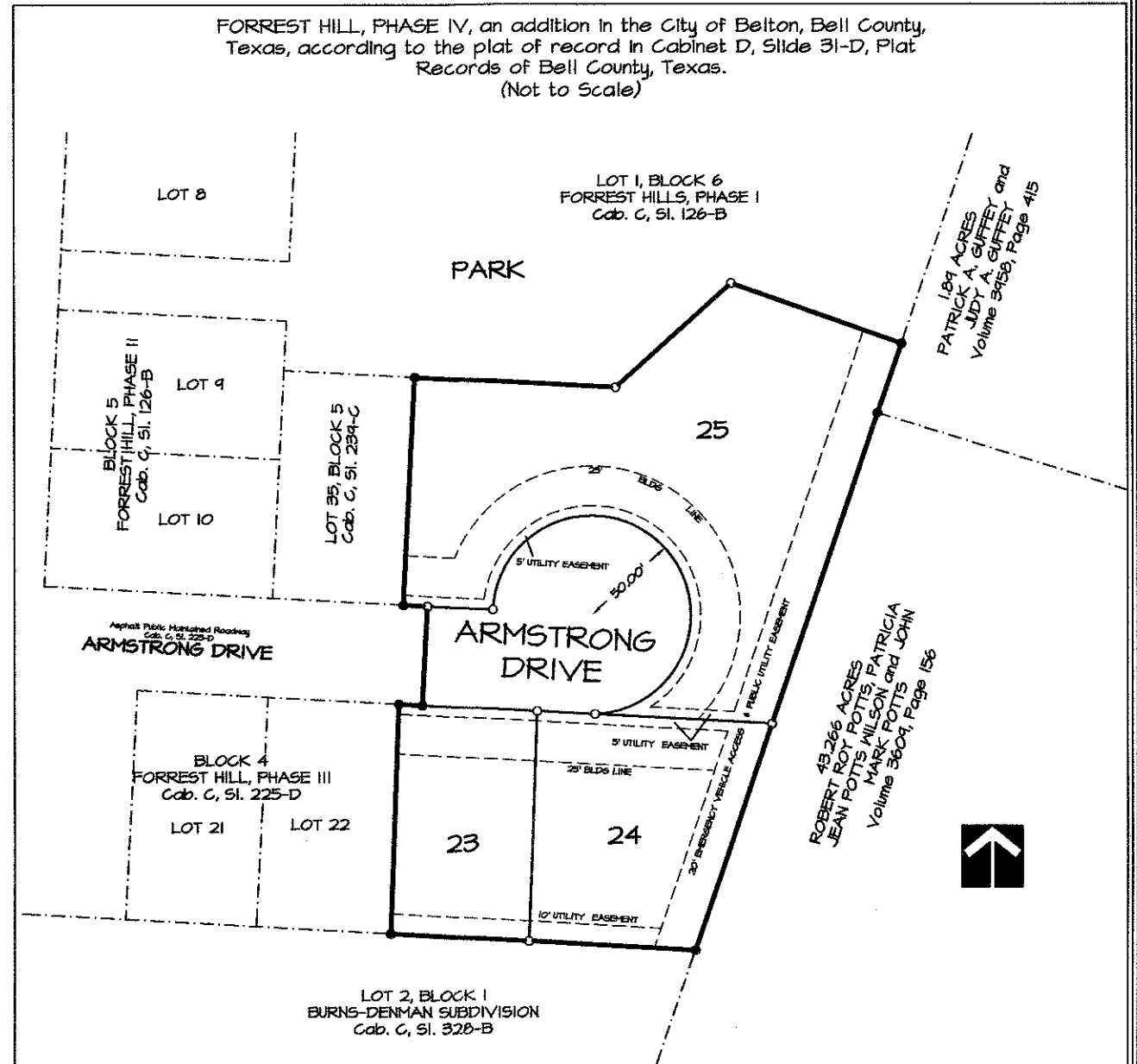
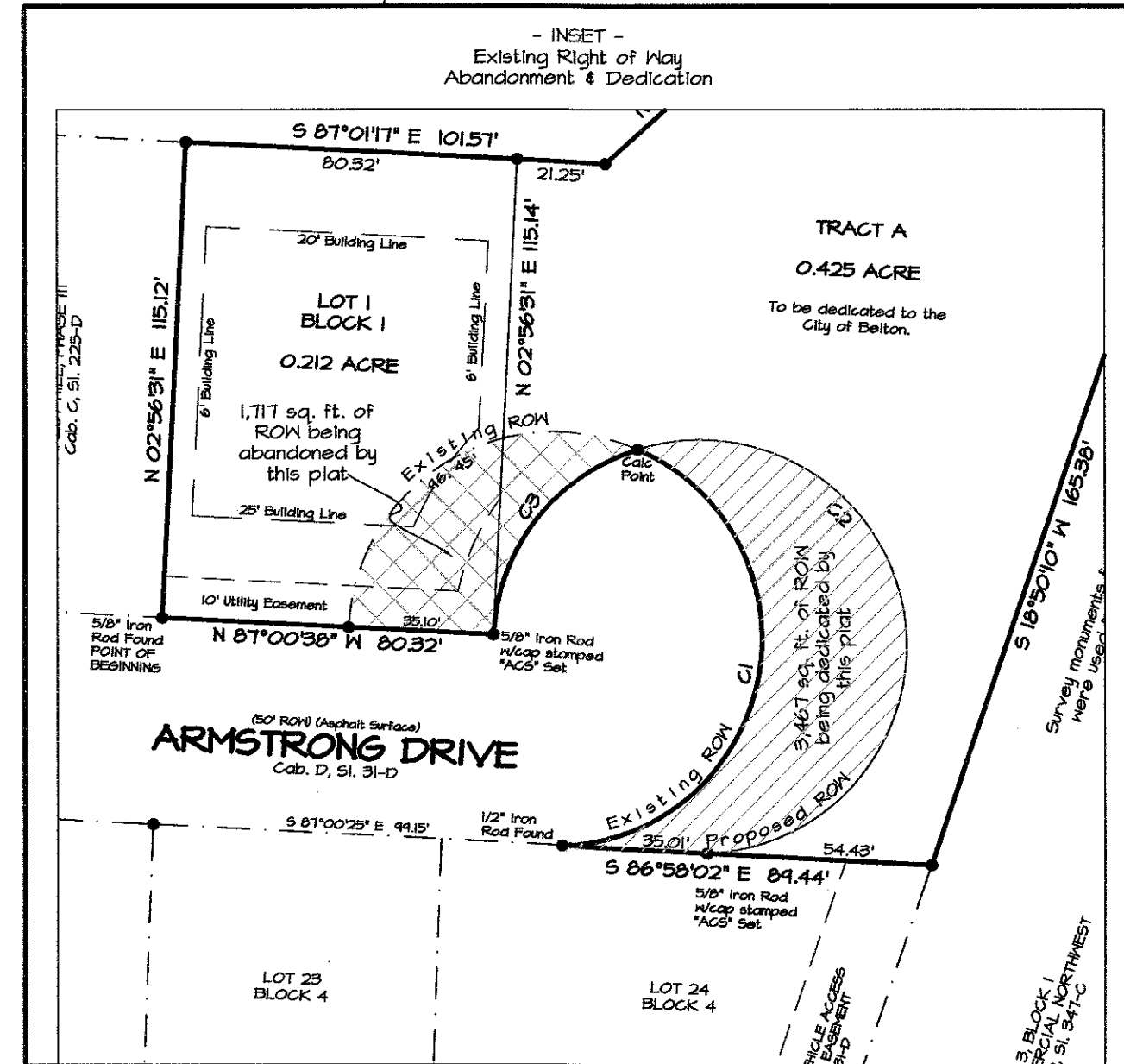
DEDICATION RECORDED IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC  
RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS

FILED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.



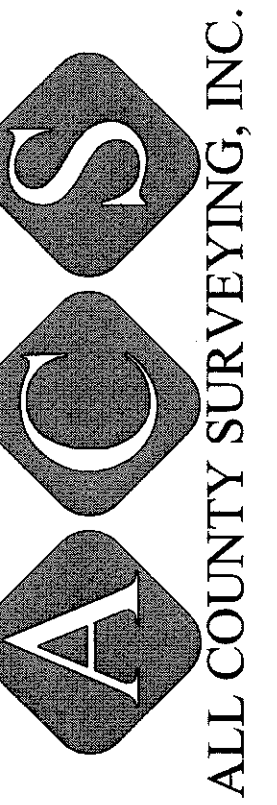
• 5/8" Iron Rod w/cap  
stamped "ACS" Found  
(unless otherwise noted)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	134.88'	41.54'	N 0°44'58" E	184°19'35"
C2	50.00'	231.37'	13.65'	N 44°22'10" W	265°01'51"
C3	50.00'	60.57'	56.43'	S 31°46'05" W	69°24'26"



Final Plat of  
**FORREST HILL, PHASE V**  
a subdivision in the City of Belton, Bell County, Texas.

1803 South 21st Street  
Temple, Texas 76504  
254-778-2272 Killeen 254-634-4636  
Fax 254-774-7608  
Tx. Firm Lic. No. 10023600



ALL COUNTY SURVEYING, INC.

Plat Date: 06-20-2016  
Survey completed: 06-15-2016  
Scale: 1" = 30'  
Job No. 160333  
Dwg No. 160333P  
Drawn by: SLN  
Surveyor: CCL #4636  
Copyright 2016 All County Surveying, Inc.



# P-16-24 Forrest Hill Phase V

**PROPOSED PLAT:**

Final Plat  
Forrest Hill Phase V  
0.717 Acres


**PROPERTY OWNER:**

EDANBRA DEVELOPMENT L C

Proposed Forrest Hill Phase V



Legend

 P\_16\_24



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Proposed Forrest Hill Phase V

**PROPOSED PLAT:**


Final Plat  
Forrest Hill Phase V  
0.717 Acres

**PROPERTY OWNER:**

EDANBRA DEVELOPMENT L C

ARMSTRONG DR

Legend

 P\_16\_24



0 15 30 60  
Feet

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



# City of Belton

Planning Department

June 30, 2016

**Applicant:** All County Surveying / Edanbra Development LC

**Date Submitted:** 06-21-16

**Project:** Forrest Hill Phase V – Final Plat

**Location:** 0.717 Acres, Armstrong Drive, 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. Please remove the shaded/hatched area that shows the former ROW on the plat.
2. Please provide the square footage or acreage of Tract A on the plat.
3. State “To be dedicated to the City of Belton” on Tract A.

**Public Works/KPA:**

No comments.

**Building Official:**

No comments.

**Fire Department:**

No comments.

**Police Department:**

No comments.

**GIS:**

1. Field notes show bearings for the existing ROW (includes S 86-58-02 E – 35.01 and Curve 1 on plat) and switches bearings to the proposed ROW at the calculated point.
2. C2 appears to encompass the full proposed ROW (C2+C3 on plat), C3 appears to be a duplicate of C2 from the calculated point to the 5/8 Iron Rod.

**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.