

Staff Report – Planning & Zoning Item



Date: November 15, 2016
Case No.: Z-16-17
Request: SF-1 to NS
Applicant: Brett Turner

Agenda Item

Z-16-17 Hold a public hearing and consider a zoning change request from Single Family-1 to Neighborhood Service Zoning District at 408 Lake Road, located on the south side of Lake Road, east of Neese Drive and west of Commerce Street.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change for a proposed boutique. To the north are Texell, Lonestar Pediatric Dental, and Scott & White Pharmacy; to the east are single family homes, Fairway Mortgage, and the future 3-story retail/office building at the southeast corner of Commerce and Lake Road; to the south is Quail Meadows Park; and to the west are single family homes located within the Forrest Hill Subdivision, Belton Education Station, and the River Oaks shopping center.

Current Zoning

Single Family-1

Proposed Zoning

Neighborhood Service

Design Standards Type Area : 5

Recommended Type Area: 5

This property is in Type Area 5 in the Design Standards. If approved, a Neighborhood Service District use would be required to comply with all the Design Standards for Type Area 5.

Land Use Table/Allowable Uses

The Neighborhood Service Zoning District allows the following land uses, and would accommodate this request:

- Antique Shop
- Bakery or confection shop, retail
- Barber or beauty shop

- Church
- Child care center or day care center
- Food or convenience stores (no gasoline sales)
- Health studio, gym or exercise class area
- Personal service shop
- Service or retail, incidental to the main use
- Veterinarian office, no hospital (No outside kennels or pens)

Project Analysis and Discussion

This property is located amidst an undergoing change in surrounding land-uses, from residential to office/retail where homes like this along FM 439 are being converted into business uses. Businesses such as Bush's Chicken, Aaron's, Sonic, Scott & White Pharmacy, Texell, Lonestar Pediatric Dental, That Art Place, among other examples have been manifesting along FM 439. The applicant has submitted this zone change to allow for a proposed boutique in conjunction with the Future Land Use Plan that identifies this area as Retail/Neighborhood Service. Neighborhood Service zoning requires a minimum lot area of 7,000 square feet, minimum front yard setback of 25', minimum side yard setback of 5', and minimum rear yard setback of 20'. All new construction must comply with the Neighborhood Service Zoning area regulations in all respects.

According to Section 34, Off-Street Parking and Loading Requirements, of the Zoning Ordinance, a retail store or personal service establishment shall provide one parking space per 200 square feet of gross floor area. Site development considerations will include parking to meet the neighborhood service use and access connections to the adjoining property to the east.

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 Single Family-1 to Neighborhood Service District with development regulated under the Design Standards for Type Area 5 standards as follows:

1. The allowable uses of the property shall conform to the Neighborhood Service Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards discussed above
 - b. Building Design Standards

c. Landscape Design Standards

3. Sign Standards shall conform to Ordinance 2008-11.
4. Cross access connection is required prior to the issuance of a Certificate of Occupancy for connection to the adjacent property to the east.
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 owners
7. Property owners list

City of Belton
Request for Zoning Change

To the City Council and the
Planning and Zoning Commission

Fee: \$250.00

Deadline for a zoning change request is the last
business day of the month.

Date Received:

10-25-16

Date Due:

10-28-16

Applicant:

Brett A. Turner

Phone Number:

254 760 4888

Mailing Address:

921 Estate Dr.

City:

Belton

State:

TX

Email Address:

brettalanturner@yahoo.com

Owners Name:

Whimsical Wonders, LLC-Series Two

Phone Number:

254 760 4888

Mailing Address:

921 Estate Dr

City:

Belton

State:

TX

Email Address:

brettalanturner@yahoo.com

Applicant's
Interest in
Property:

Owner

Legal Description of Property:

0.671 Acres, Bennett, James, NO, 71, Bell County

Is this property being simultaneously platted?

NO

Street Address:

408 Lake Rd

Zoning changing from:

Residential

to:

Neighborhood Services

SF-1

Signature of Applicant

Date

10-25-16

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-16-17 Location

ZONING CHANGE:

Single Family-1 to
Neighborhood Service

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT
ACRES .671

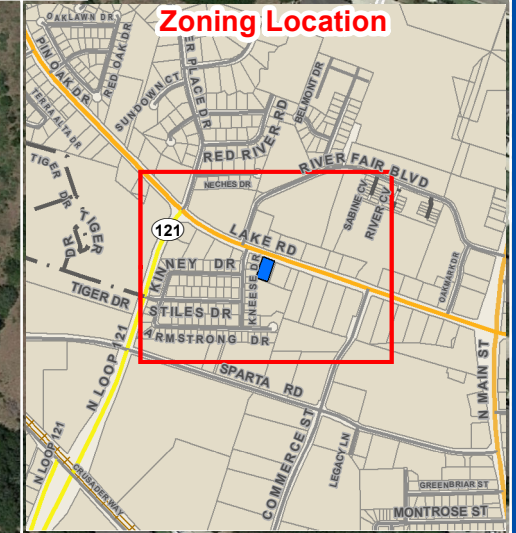
PROPERTY OWNER:

BRETT TURNER


ADDRESS/LOCATION:

408 LAKE RD

Zoning Location



LEGEND

 Z_16_17



0 70 140 280
Feet

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

Single Family-1 to Neighborhood Service

A0071BC JAMES BENNETT
ACRES .671

BRETT TURNER

408 LAKE RD

-  Agricultural
-  Commercial-1
-  Commercial-2
-  Light Industrial
-  Multi Family
-  Neighborhood Service
-  Planned Development
-  Retail
-  Single Family-1
-  Single Family-2
-  Specific Use Permit



Zoning Location

0 140 280 560 Feet

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

Zoning Case # Z-16-17 Aerial

ZONING CHANGE:

Single Family-1 to
Neighborhood Service

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT
ACRES .671

PROPERTY OWNER:

BRETT TURNER


ADDRESS/LOCATION:

408 LAKE RD

KINNEY DR

LAKE RD

LEGEND

 Z_16_17



0 15 30 60
Feet

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

ZONING CHANGE:

Single Family-1 to
Neighborhood Service

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT
ACRES .671

PROPERTY OWNER:




BRETT TURNER

ADDRESS/LOCATION:

408 LAKE RD

200' Property Owner
Notification Area

Legend

-  Z_16_17
-  200' Property Owner
Notification Area
-  Tax Appraisal Parcels



0 45 90 180
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: BRETT TURNER,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 408 LAKE ROAD,
FROM A(N) SINGLE FAMILY-1 ZONING DISTRICT,
TO A(N) NEIGHBORHOOD SERVICE 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, November 15, 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, November 22, 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**

61051
TURNER, BRETT
921 ESTATE DRIVE
BELTON, TX 76513-1402

99824
CANYON CREEK CROSSING AT BELTON LLC
1023 CANYON CREEK DR STE 100
TEMPLE, TX 76502-3278

136044
ROBINSON, STEPHEN H & TAMMY P
502 KINNEY DR
BELTON, TX 76513-1411

136056
WHITIS, ROBERT ELWOOD & GRACE RUTH
3206 PURPLE SAGE DR
BELTON, TX 76513

196176
GAMMILL, JAMES B & CLELLENE J
108 MESQUITE DR
KINGSLAND, TX 78639-9578

196192
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

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

73071
BARTEK, RUSSELL B ETUX
306 LAKE RD
BELTON, TX 76513-1514

136028
EDDINGS, CALVIN E ETUX JOANNE
2807 KNEESE DR
BELTON, TX 76513-1414

136054
ROSIGNOL, SCOTT D
2808 KNEESE DR
BELTON, TX 76513-1413

136057
HALANEY, LLOYD J ETUX DEANNE B
2710 KNEESE DR
BELTON, TX 76513-1410

196187
DICKSON, CHESTER E
24 W RIVERCREST DR
HOUSTON, TX 77042-2127

211466
LSPD PROPERTIES LLC
505 E HUNTLAND DR NO 340
AUSTIN, TX 78752

77172
MOULDER, LISA K
404 LAKE RD
BELTON, TX 76513-1402

136029
BARRINGTON, WILLIAM E & STELLA
503 KINNEY DR
BELTON, TX 76513-1412

136055
BUNKE, MARY ANN ETVIR RATJE H
2806 KNEESE DR
BELTON, TX 76513-1413

136058
DICKSON, CHESTER E & DIANE M
24 W RIVERCREST DR
HOUSTON, TX 77042

196188
FRENCH, BRYAN T
1704 SUMMERWOOD LOOP
BRYAN, TX 77807-1102

239318
TEXELL CREDIT UNION
PO BOX 983
TEMPLE, TX 76503

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BRETT TURNER,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 408 LAKE ROAD,
FROM A(N) SINGLE FAMILY-1 ZONING DISTRICT,
TO A(N) NEIGHBORHOOD SERVICE 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, November 15, 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, November 22, 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. Approve
2. Use is consistent with desired planning result.
3. _____

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

DATE: _____

11-8-16

SIGNATURE: _____



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

99824

CANYON CREEK CROSSING AT BELTON LLC
1023 CANYON CREEK DR STE 100
TEMPLE, TX 76502-3278

Staff Report – Planning & Zoning Item



Date: November 15, 2016
Case No.: Z-16-18
Request: AG to C-1 w/SUP
Applicant: Dan Snyder

Agenda Item

Z-16-18 Hold a public hearing and consider a zoning change from Agricultural to Commercial-1 Zoning District with a Specific Use Permit for used auto sales at 4451 West Highway 190, a 5.552 acre tract of land, located on the south side of U.S. Highway 190, west of FM 1670, and east of Dogridge Road.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to Commercial-1 with a Specific Use Permit to allow for used auto sales. To the north is U.S. Highway 190; to the east is Keys Valley Baptist Church; to the south is Snyder's Auto Salvage; and to the west are Metal Mart and the HOP, operated by Hill Country Transit District.

Current Zoning

Agricultural

Proposed Zoning

Commercial-1 with Specific Use Permit
for used auto sales

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 and in addition, used auto sales, would be required to comply with all the Design Standards for Type Area 2.

Land Use Table/Allowable Uses

The Commercial-1 Zoning District with the Specific Use Permit will allow for used auto sales. The uses allowed in the base Commercial-1 Zoning District include:

- 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

The applicant is proposing this zone change to allow for used auto sales. The applicant is the owner of Snyder's Auto Salvage, a business located south of this property, within Belton's ETJ. The applicant has indicated that vehicles from Snyder's Auto Salvage, depending on the condition, will be for sale at the proposed used auto sales business.

On July 15, 2015, the Planning and Zoning Commission recommended disapproval of a requested zoning change to Commercial-2 to allow for used auto sales. At the P&ZC meeting, City staff recommended the developer re-apply for a zoning change to C-1 with an SUP for used auto sales, since the uses in the C-1 District are more compatible with Type Area 2 and surrounding uses and the required site plan could attempt to ensure compatibility. The applicant did not appeal this unfavorable recommendation for C-2 District to City Council.

In September 2016, staff noticed a large metal building had been constructed just outside the Belton City limits for used auto sales, with US 190 visibility. The City limits extend approximately 1,000 feet along US 190, generally 500' south and 500' north of US 190. Due to the limited amount of City limits fronting US 190, the areas outside the City limits are still visible to US 190. Building permits are not required in Bell County and construction of this building did not trigger the platting requirement. Asphalt millings were installed within the City limits without a permit, and there were automobiles displayed for sale in this area, also within the City limits.

Staff mailed the applicant a letter on September 21, 2016, and Dan Snyder scheduled an appointment with City staff to discuss the zoning violation. Staff informed the applicant of the violation and discussed steps moving forward. The applicant immediately removed the vehicles from the area within the City limits and all vehicles are currently being displayed on the portion of the applicant's property located outside the Belton city limits, in Bell County.

The applicant has submitted a zoning change request to Commercial-1 with a Specific Use Permit to allow for used auto sales. The applicant has submitted a site plan that identifies a display area for the used automobiles for sale. There is an existing 29' wide concrete driveway leading into the property from US 190 that will provide access to Snyder's Auto Salvage and the used auto sales business and display area. The applicant is proposing to construct the used auto sales display area in two phases. Phase I is the southernmost area located close to the new building that is proposed to display a total of 101 used automobiles

and Phase II is directly adjacent to US 190 and is proposed to display a total of 109 used automobiles. The display area will be constructed with asphalt and will contain a 30' wide fire lane within the display area. The applicant has stated that no trees will be removed for the construction of these display areas. The site plan also includes a landscape plan that identifies existing and proposed landscaping in compliance with the City's Design Standards.

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-1 Zoning District with a Specific Use Permit for used auto sales, 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 used auto sales are 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, to include compliance with the attached site plan
3. Sign Standards shall conform to Ordinance 2008-11.
4. The used auto sales display area is required to be constructed with asphalt or concrete.

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. Property Photographs
9. Proposed Site Plan

City of Belton
Request for Zoning Change

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

Date Received: 10-25-16 Oct 11, 2016 Date Due: Oct 31, 2016 Deadline for a zoning change request is the last business day of the month.

Applicant: Daniel T. Snyder Phone Number: 254-657-2747 x112

Mailing Address: PO Box 32 City: Holland State: TX

Email Address: dan@snydersalvage.com

Owners Name: Daniel T. Snyder Phone Number: 254-913-11066

Mailing Address: PO Box 32 City: Holland State: TX

Email Address: dan@snydersalvage.com

Applicant's
Interest in
Property:

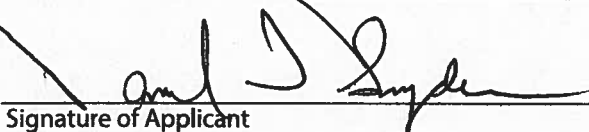
Property Owner

Legal Description of Property: 5.992 acre tract of land situated in the JOHN LEWIS SURVEY, ABSTRACT No. 512

Is this property being simultaneously platted? No

Street Address: 4451 W Hwy 190, Belton TX 76513

Zoning changing from: AG to: C1 w/ specific use permit


Signature of Applicant

10-25-16
Date

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-16-18 Location

ZONING CHANGE:

Agriculture to
Commercial-1 w/SUP

LEGAL DESCRIPTION:

A0512BC J LEWIS, 15, 16,
(PT OF 52.485AC TRACT),
ACRES 5.552


PROPERTY OWNER:

DTACTL PROPERTIES LLC

ADDRESS/LOCATION:

4451 W HWY 190 SVC RD

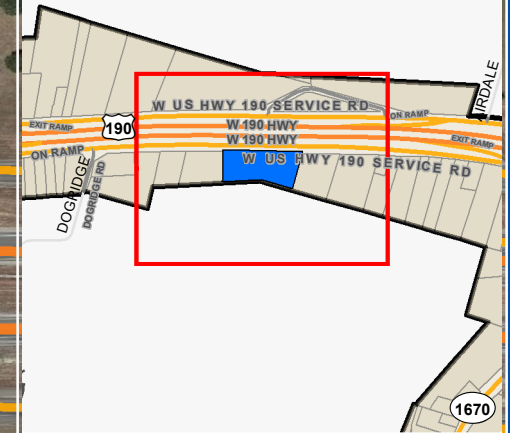
LEGEND

 Z_16_18



0 70 140 280
Feet

Zoning Location



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

Zoning Case # Z-16-18 Zoning

ZONING CHANGE:

Agriculture to
Commercial-1 w/SUP

LEGAL DESCRIPTION:

A0512BC J LEWIS, 15, 16,
(PT OF 52.485AC TRACT),
ACRES 5.552

PROPERTY OWNER:

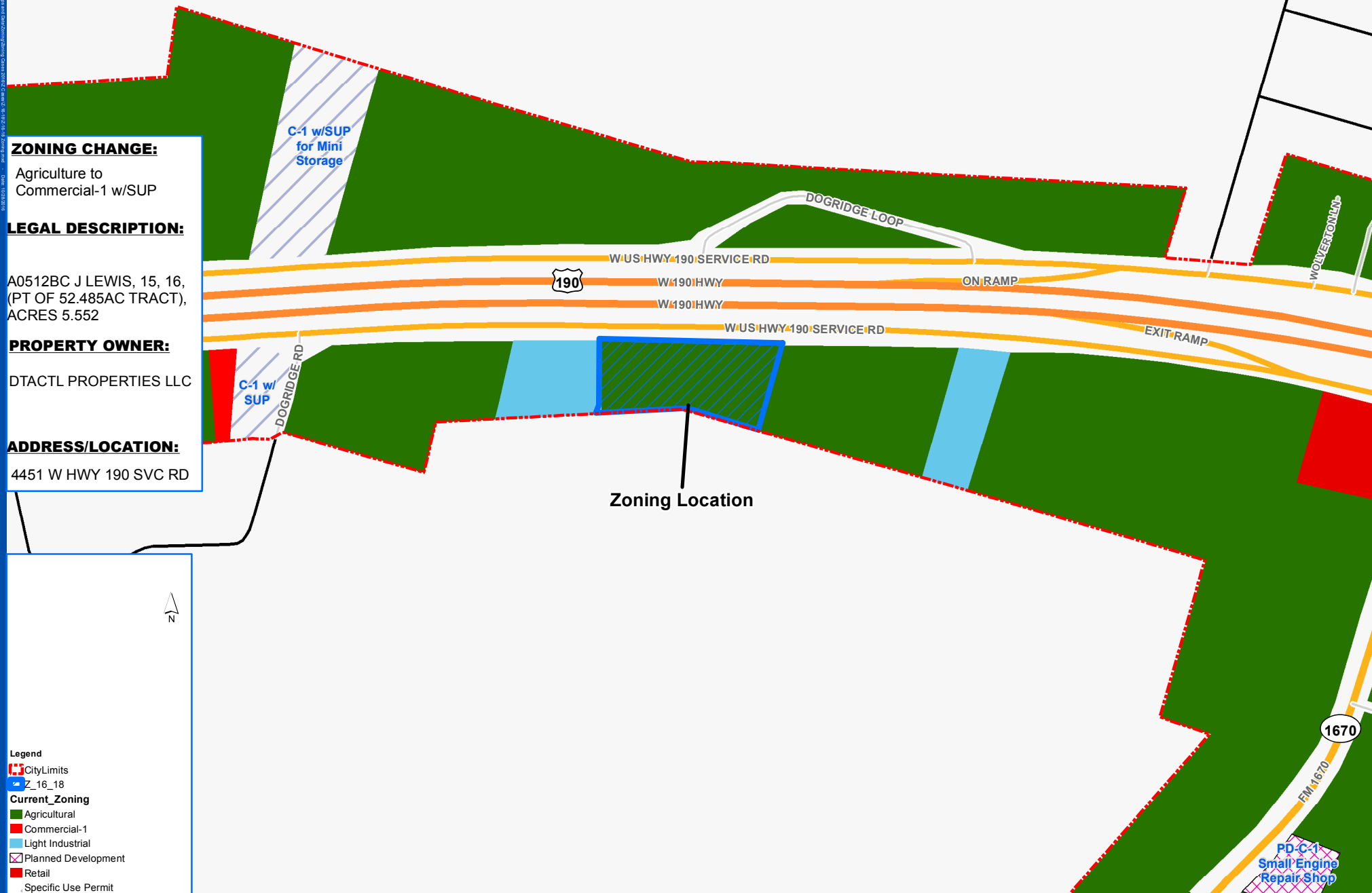
DTACTL PROPERTIES LLC

ADDRESS/LOCATION:

4451 W HWY 190 SVC RD

Legend

- City Limits
- Z_16_18
- Current Zoning**
- Agricultural
- Commercial-1
- Light Industrial
- Planned Development
- Retail
- Specific Use Permit



Zoning Case # Z-16-18 Aerial

W 190 HWY

190 W 190 HWY

W US HWY 190 SERVICE RD

ZONING CHANGE:

Agriculture to
Commercial-1 w/SUP

LEGAL DESCRIPTION:

A0512BC J LEWIS, 15, 16,
(PT OF 52.485AC TRACT),
ACRES 5.552

PROPERTY OWNER:

DTACTL PROPERTIES LLC

ADDRESS/LOCATION:

4451 W HWY 190 SVC RD

LEGEND



Z_16_18



0 35 70 140
Feet

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

Zoning Case # Z-16-18

200' Property Owner
Notification Area

ZONING CHANGE:

Agriculture to
Commercial-1 w/SUP

LEGAL DESCRIPTION:

A0512BC J LEWIS, 15, 16,
(PT OF 52.485AC TRACT),
ACRES 5.552




PROPERTY OWNER:

DTACTL PROPERTIES LLC

ADDRESS/LOCATION:

4451 W HWY 190 SVC RD

Legend

-  Z_16_18
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels



0 70 140 280
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: DANIEL SNYDER,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 4451 WEST HIGHWAY 190,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) COMMERCIAL-1 WITH SPECIFIC USE PERMIT FOR USED AUTO SALES 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, November 15, 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, November 22, 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**

59121

KEYS VALLEY BAPTIST CHURCH

5120 DOGRIDGE RD

BELTON, TX 76513-7030

122648

DTACTL PROPERTIES LLC

24549 STATE HIGHWAY 95

HOLLAND, TX 76534

353103

HILL COUNTRY TRANSIT DISTRICT

PO BOX 217

SAN SABA, TX 76877-0217

467790

DTACTL PROPERTIES LLC

24549 STATE HIGHWAY 95

HOLLAND, TX 76534

467791

HILL COUNTRY TRANSIT DISTRICT

PO BOX 217

SAN SABA, TX 76877-0217



PHOENIX AUTO GROUP

PHOENIX AUTO GROUP
HOURS OF OPERATION
MONDAY-SUNDAY 9AM TO 5PM
SUNDAY CLOSED
254-231-1016
WWW.PAGCAL.COM

PHOENIX AUTO GROUP
HOURS OF OPERATION
MONDAY-SUNDAY 9AM TO 5PM
SUNDAY CLOSED
254-231-1016
WWW.PAGCAL.COM

PHOENIX AUTO GROUP





PHOENIX AUTO GROUP
HOURS OF OPERATION
MONDAY - SAT TO 5PM
SUNDAY - CLOSED
254-214-1010
WWW.PHOTOGRAPHY



PHOENIX AUTO GROUP



PHOENIX AUTO GROUP



PHOENIX AUTO GROUP

HUGE SELECTION
LOWEST PRICES
ONLINE INVENTORY



WRENCH A PART
Full Service Auto Parts
(254) 939-6700

TO ALL OUR
LOYAL CUSTOMERS

**THANK YOU !
GRACIAS !**

www.wrenchapart.com



TO ALL OUR
LOYAL CUSTOMERS
**THANK YOU !
GRACIAS !**
www.wrenchapart.com

Walmart



TO ALL OUR
LOYAL CUSTOMERS
THANK YOU!
GRACIAS!
www.hondacart.net

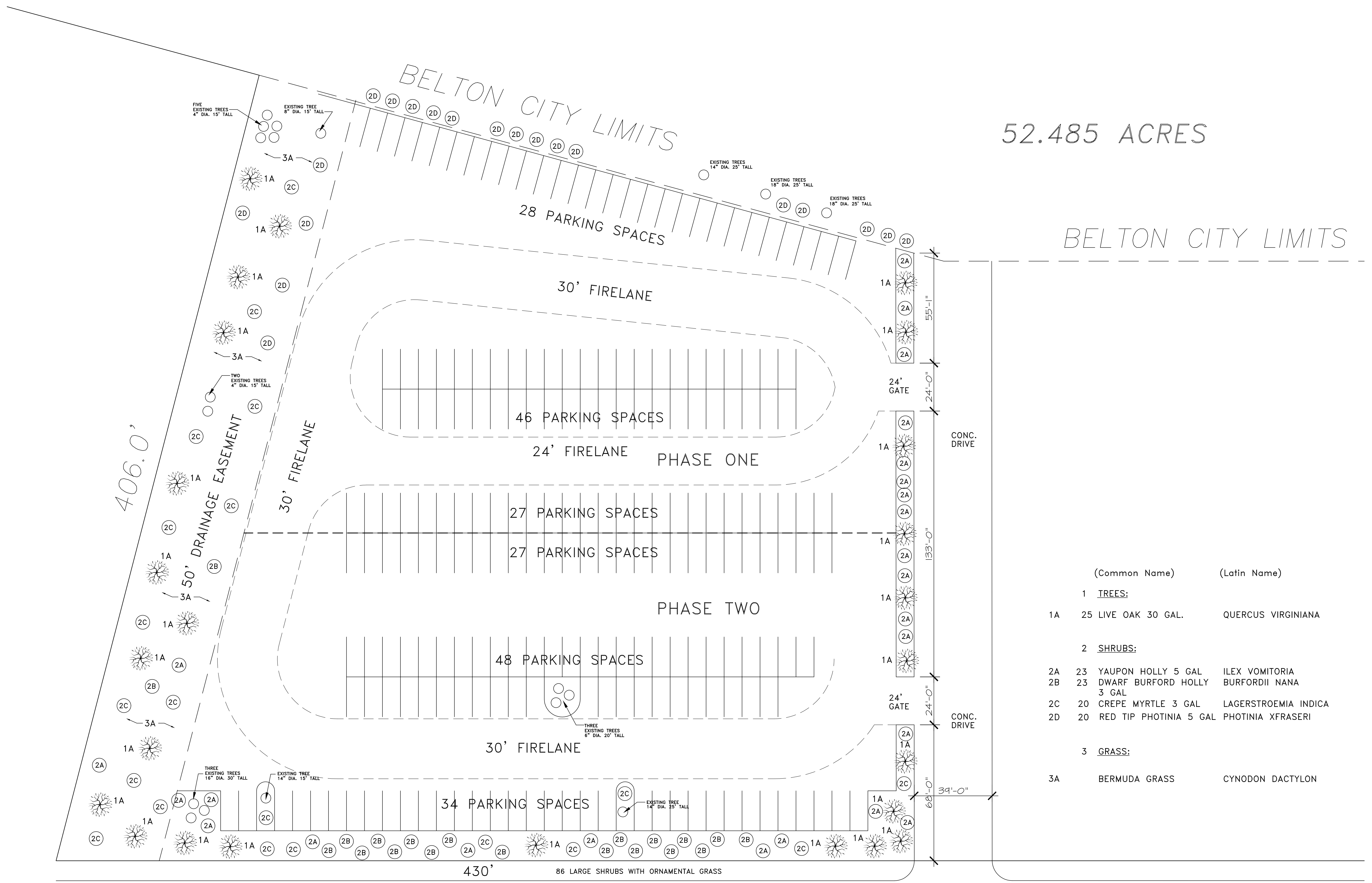
HONDA
CARTS
SALES & SERVICE
800-451-4514

10000









52.485 ACRES

BELTON CITY LIMITS

	(Common Name)	(Latin Name)
1	<u>TREES:</u>	
1A	25 LIVE OAK 30 GAL.	QUERCUS VIRGINIANA
2	<u>SHRUBS:</u>	
2A	23 YAUPON HOLLY 5 GAL	ILEX VOMITORIA
2B	23 DWARF BURFORD HOLLY 3 GAL	BURFORDII NANA
2C	20 CREPE MYRTLE 3 GAL	LAGERSTROEMIA INDICA
2D	20 RED TIP PHOTINIA 5 GAL	PHOTINIA XFRASERI
3	<u>GRASS:</u>	
3A	BERMUDA GRASS	CYNODON DACTYLON

827.01

Staff Report – Planning & Zoning Item



Date: November 15, 2016
Case No.: P-16-30
Request: Final Plat
Applicant: McLean Group LLC

Agenda Item

P-16-30 Consider a revised final plat for Sendero Estates Subdivision, a 63.38 acre tract, located on the west side of Wheat Road, east of Boxer Road, and north of the US Highway 190.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 193-lot subdivision proposed for 191 single family homes and 2 commercial properties along US Highway 190.

Project Analysis and Discussion

On March 22, 2016, Council approved the final plat containing a total of 179 lots, proposed as Sendero Estates Subdivision. The developer is now requesting to increase the number lots in this subdivision to a total of 193 lots, resulting in an overall increase of 14 single family lots. The developer is requesting to plat a total of 191 lots proposed for single family construction and 2 lots proposed for commercial. A rezoning is not necessary to allow the 14 additional lots since all residential lots are in compliance with the Single Family-2 Zoning District requirements, except a 20 feet front yard setback was approved with the preliminary plat prior to annexation inside the City limits. A zoning change request to Planned Development Commercial Highway for Lot 1, Block 2 and Commercial Highway for Lot 15, Block 1 is being presented concurrently with the final plat. The preliminary plat, formerly known as Chisholm Trail West Subdivision, was approved by Council on June 24, 2014. In November 2014, City staff submitted a request to the Public Utility Commission (PUC) to transfer the Dog Ridge Water Supply Corporation (DRWSC) CCN to the City of Belton. The Dog Ridge Water Supply Corporation Board voted its approval to relinquish the Certificate of Convenience and Necessity (CCN) and allow full certification by the City of Belton so that Belton may serve this subdivision with City water. This CCN transfer took several months to complete, so two preliminary plat extensions were approved by Council in May and October 2015 to ensure the CCN transfer was complete prior to final plat consideration. The CCN transfer is now complete and will provide the City of Belton with the exclusive right to provide water to this proposed subdivision.

Digby Drive is proposed as a collector street, with 60 feet of ROW and 37 feet pavement width. To create a collector street network from Digby Drive to Pointer Drive, the developer is proposing that Pointer Drive and Damascus Drive, from Digby Drive to Pointer Drive contain 60 feet of ROW and 37 feet pavement width. The portion of Pointer Drive west of this subdivision outside the City limits is

currently contains 60 feet of ROW and this proposal is consistent with that existing ROW. Sendero Estates Drive is proposed to contain 50 feet of ROW with a 37 feet street pavement width. The developer is also proposing to have 50 feet of ROW with a 37 feet street pavement width for Galloway Drive and Charbray Drive, from Sendero Estates Drive to Galloway Drive to provide adequate traffic flow within this subdivision leading to the two points of access. Digby Drive will extend west and terminate at Damascus Drive.

According to the 2009 International Fire Code, two points of access are required for subdivisions with 30 lots or more. When the preliminary plat was approved, two means of access were proposed from Digby Drive to Wheat Road and Pointer Drive to the existing Twin Lakes Addition subdivision. The developer is now proposing a second means of access at Sendero Estates Drive from US Highway 190. The developer is proposing to pave Pointer Drive to within his subdivision to the Lake-to-Lake Road ROW for a possible connection in the future.

On August 25, 2015, Council approved an amendment to Section 503, Sidewalk Standards and Policy, of the Subdivision Ordinance. This policy requires sidewalks along both sides of collector and arterial streets. When this policy was approved, Council also approved a resolution to require sidewalks required along one side of collector streets on plats approved between February 25, 2014 and August 25, 2014. A list of subdivisions approved within this time frame and associated collector streets was included in this resolution. Digby Drive was included in this resolution since the preliminary plat was approved within this time frame. Therefore, only one sidewalk side is required.

The developer is proposing a sidewalk plan to include a 5 feet wide sidewalk along the south side of Digby Drive, extending from Wheat Road to Damascus Drive. The southern side of Digby was chosen due to the proximity to the proposed public parkland within this subdivision. The developer is also proposing to create a sidewalk network by providing a 5 feet wide sidewalk along both sides of Sendero Estates Drive, the south side of Charbray Drive, and the east side of Galloway Drive. There are lots fronting Galloway Drive and a portion of Charbray Drive, so the 5 feet wide sidewalks in those areas will be installed by the builders and the developer will install sidewalks in all other areas. The 10 feet wide hike and bike trail installed by the City along the west side of Wheat Road extends just south of the Digby Drive entrance for this subdivision. The developer is proposing to construct a 10 feet wide hike and bike trail from the current terminus to the northern plat boundary along Wheat Road. This sidewalk plan will create a safe pedestrian network from US Highway 190 to Chisholm Trail Elementary (see Sidewalk Plan).

Tract A is located on the southern side of Digby Drive and is a total of 3.04 acres. Tract A is proposed to contain 1.32 acres for a regional detention pond and 1.72 acres of proposed parkland. There are a total of 191 residential lots in this proposed subdivision; therefore, a dedication of 1.91 acres of parkland is required. Typically when the City receives public parkland through subdivision dedication, this is raw land without any improvements. The developer is proposing to install a concrete half-court basketball area, bench in the public park area, and 3-seat swing set; therefore, the minor reduction in the required acreage appears to be a reasonable request and will provide suitable park area for the residents in this subdivision and the surrounding community. Tract B is part of the Rustic Oaks subdivision restrictive covenants that do not permit the creation of residential lots less than 5 acres in size. The developer is proposing to maintain ownership of this tract and when the restrictive covenants are amended, this tract will be replatted into single family lots. The developer is proposing to maintain ownership of Tract E since due to the tract dimensions it cannot be utilized in this subdivision.

The final plat for this subdivision includes a proposal to convey approximately 120' of right-of-way (ROW) for the future Lake-to-Lake Road ROW, a total of 4.29 acres (Tracts C and D). In combination with existing Boxer Road ROW (currently 60' ROW), and transitions inside and outside the plat boundary, this alignment is consistent with Belton's Thoroughfare Plan. This proposal will maintain the opportunity for an eventual Lake-to-Lake Road street alignment, with this area proposed to be removed from the TXDOT project boundary. Due to TXDOT's expressed "environmental justice" concern with any alignment that differs from its preferred alternative, the section of road from US 190 to FM 93 has been deleted from TXDOT's project boundary and is the responsibility of local entities, the City and the County. The portion of Lake-to-Lake Road from FM 93 to FM 439 is now the TXDOT project boundary.

On March 8th, Council approved a development agreement that included City obligations to compensate the developer for the 4.29 acres of Lake to Lake Road ROW. The development agreement also included funding from the City to oversize the water and sewer lines from 8 inches to 12 inches to accommodate future growth to the north and west of this subdivision.

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

Recommendation

Recommend approval of a revised final plat for Sendero Estates Subdivision, a 63.38 acre tract, located on the west side of Wheat Road, east of Boxer Road, and north of the US Highway 190, subject to:

1. Construct 5 feet wide sidewalks:
 - a) Along the southern side of Digby Drive, from Wheat Road to Damascus Drive.
 - b) Along the eastern side of Galloway Drive.
 - c) Along the south side of Charbray Drive, from Sendero Estates Drive to Galloway Drive.
 - d) Along both sides of Sendero Estates Drive.
2. Construct a 10 feet wide hike and bike trail from the current terminus to the northern plat boundary along Wheat Road.
3. Dedicate Tract A to the City for a regional detention pond and public parkland.
4. Install a concrete half-court basketball area, bench in the public park area, and 3-seat swing set.
5. Compliance with all conditions in the City's Letter to Applicant's Engineer dated November 2, 2016.

Attachments

1. Final Plat Application
2. Final Plat
3. Utility Plan
4. Topography Plan
5. Sidewalk Plan
6. City's Letter to Applicant's Engineer dated November 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 \$ 829

Date Received: 10-14-16 Date Due: 10-15-16 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Clark & Fuller

Phone Number: 254.899.0899

Mailing Address: 215 North Main Street

Email Address: JFuller@clark-fuller.com

Owner: McLean Commercial, Ltd. & James D. McLean

Phone Number:

Mailing Address: PO Box 1183 Killeen, Texas 76540

Email Address:

Current Description of Property:

Lot: Block: Subdivision:

Acres: 63.38 Survey: Lewis Walker Survey

Abstract Number: 860 Street Address: 800 Wheat Road, Belton, TX

Frontage in Feet: 420 Depth in Feet: 2900

Does Zoning comply with proposed use?

☒ Yes

☐ No

Current Zoning: SF-2

Name of Proposed subdivision: Sendero Estates

Number of Lots: 193

Fees \$ 829

Signature of Applicant:

Date:

Signature of Owner:

Date:

Final Plat of
SENDERO ESTATES
a subdivision in the City of Belton, Bell County, Texas.

Being 63.38 ACRES situated in the
LEWIS WALKER SURVEY, ABSTRACT NO. 860,
Bell County, Texas

LOTS - 193
BLOCKS - 8
TRACTS - 5

OWNERS:
MCLEAN COMMERCIAL
PO BOX 1183
KILLEEN, TX 76540

JAMES D. MCLEAN JR.
PO BOX 1183
KILLEEN, TX 76540

STATE OF TEXAS
COUNTY OF BELL

MCLEAN COMMERCIAL, LTD. and JAMES D. MCLEAN, JR. BEING THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SENDERO ESTATES, 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.

MCLEAN COMMERCIAL, LTD.
By: WILLIAM E. HICKMAN

JAMES D. MCLEAN, JR.

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM E. HICKMAN, 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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES D. MCLEAN, JR., 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 SENDERO ESTATES, 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.

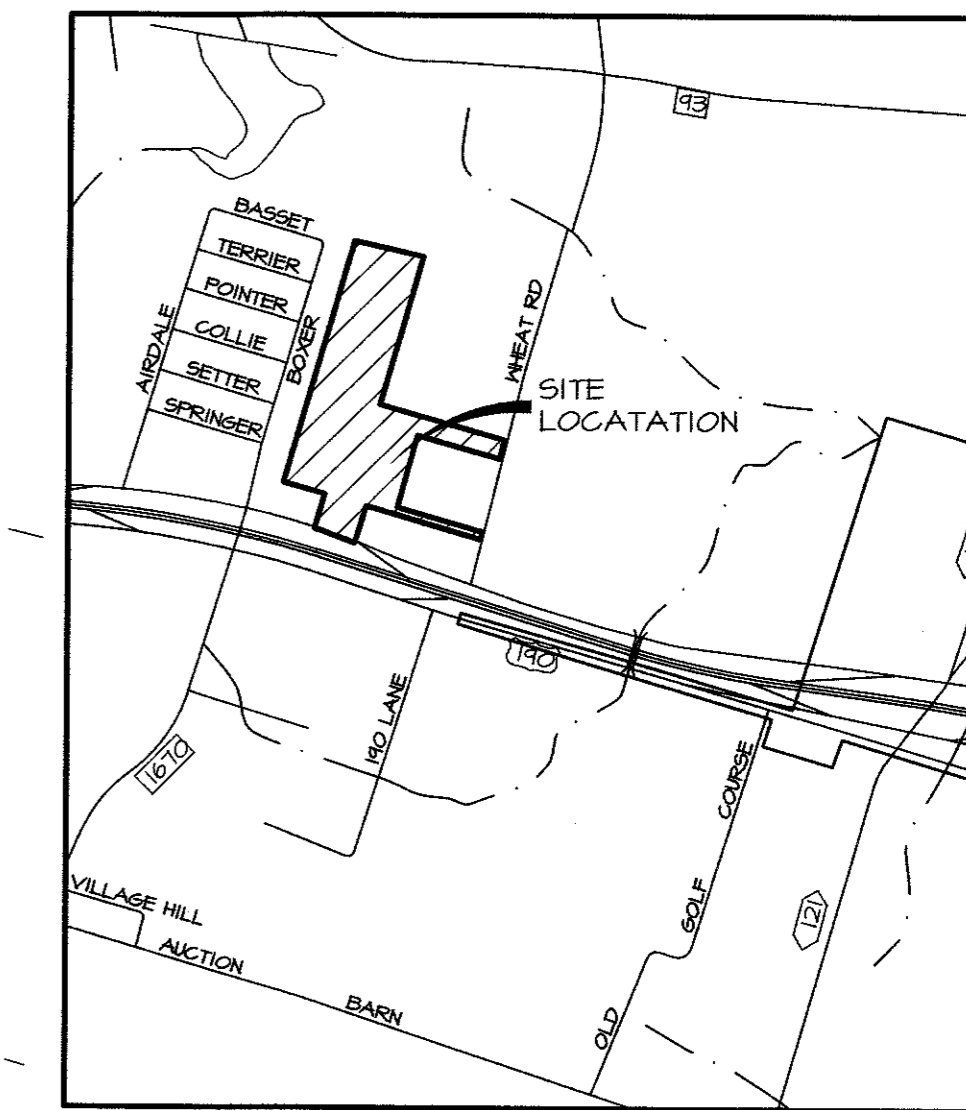
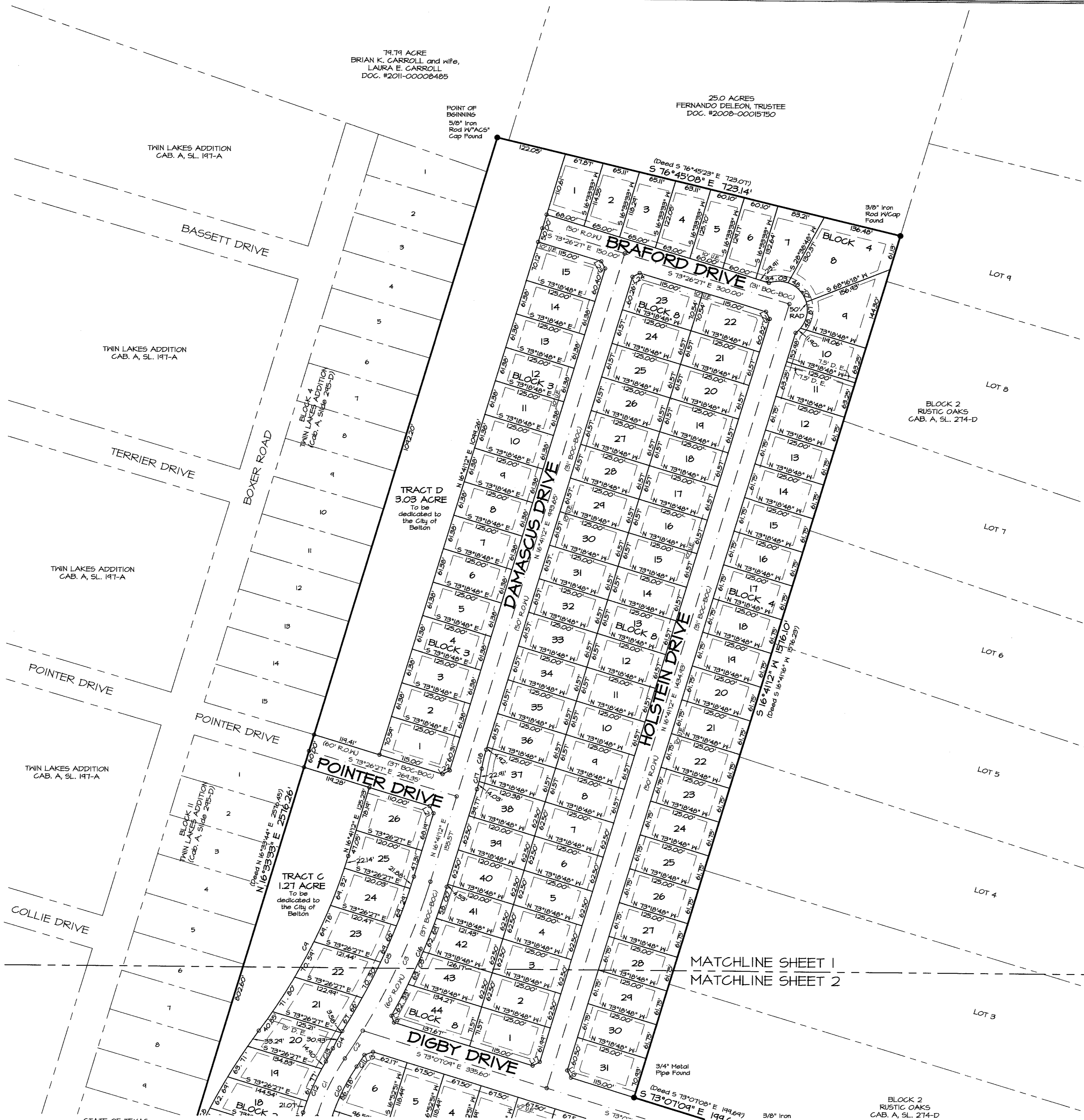
WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2016.

CITY CLERK

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SENDERO ESTATES, 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



NOTES:
• Dangles 5/8" Iron Rods with "ACS" Cap found, unless otherwise noted.
All interior lot corners will be 5/8" Iron Rods with "ACS" Caps set at time of completion of final construction of roadways and utilities.

EASEMENTS & BUILDING LINES (unless otherwise noted)

BL - BUILDING LINE
UE - UTILITY EASEMENT
DE - DRAINAGE EASEMENT

20' FRONT BUILDING LINE
15' SIDE STREET BUILDING
6' SIDE BUILDING LINE
20' REAR BUILDING LINE

10' UTILITY EASEMENT ADJACENT TO ALL ROADS EXCEPT HIGHWAY 190, UNLESS OTHERWISE NOTED.

MATCHLINE SHEET 1
MATCHLINE SHEET 2

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

RECORDATION INFORMATION:

FILED FOR RECORD THIS _____ DAY OF _____, 2016.

IN YEAR _____ PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS

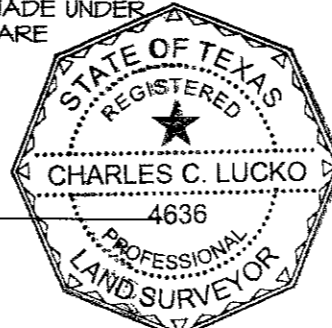
DEDICATION INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

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.

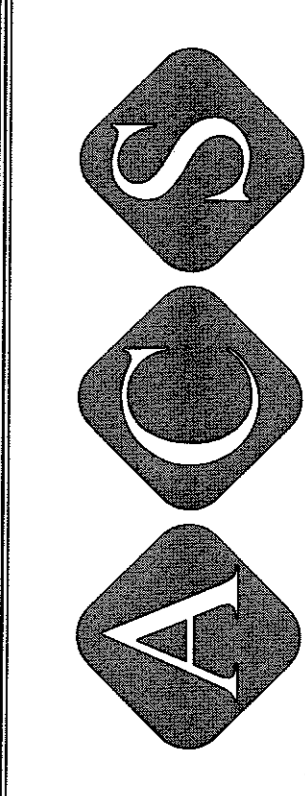
CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636

DATE SURVEYED: January 25, 2015



FINAL PLAT OF
SENDERO ESTATES
WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS

1303 South 21st Street
Temple, Texas 76704
254-770-2212 Killeen 254-634-4636
Fax 254-774-7608
Tx. Firm Lic. No. 00236000



ALL COUNTY SURVEYING, INC.

Plot Date: 11-10-2016
Survey completed: 01-25-2015
Scale: 1" = 100'
Job No.: 130755.2
Dwg No.: 130755P
Drawn by: MDH
Surveyor: CCL #4636

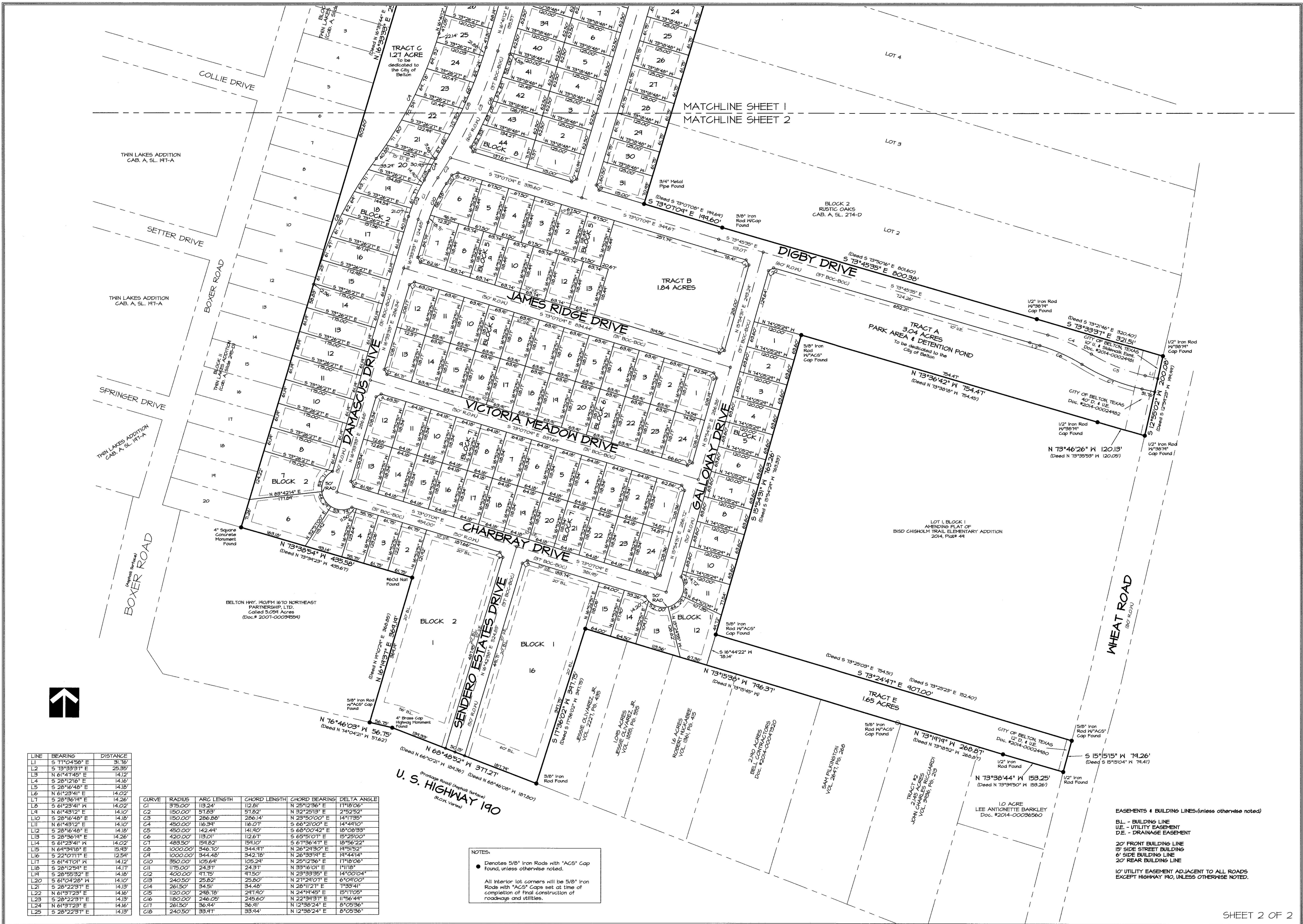
Copyright 2016 All County Surveying, Inc.

LINE	BEARING	DISTANCE
L1	S 77°04'50" E	31.76
L2	S 73°33'31" E	25.35
L3	N 61°47'45" E	14.12
L4	S 28°12'16" E	14.16
L5	S 28°16'48" E	14.18
L6	N 61°23'41" E	14.02
L7	S 28°36'19" E	14.26
L8	S 61°23'41" W	14.02
L9	N 61°43'12" E	14.10
L10	S 28°16'48" E	14.18
L11	N 61°43'12" E	14.10
L12	S 28°16'48" E	14.18
L13	S 28°36'19" E	14.26
L14	S 61°23'41" W	14.02
L15	N 64°39'18" E	15.43
L16	S 22°07'17" E	12.54
L17	S 61°47'01" W	14.12
L18	S 28°12'54" E	14.17
L19	S 28°55'32" E	14.18
L20	S 61°04'28" W	14.10
L21	S 28°12'54" E	14.18
L22	N 61°31'23" E	14.16
L23	S 28°12'54" E	14.18
L24	N 61°31'23" E	14.16
L25	S 28°12'54" E	14.18

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	375.00'	113.24'	112.81'	N 25°12'36" E	17°18'06"
C2	150.00'	57.83'	57.82'	N 52°25'13" E	2°52'52"
C3	150.00'	286.88'	286.14'	N 23°19'00" E	14°11'35"
C4	450.00'	116.34'	116.07'	S 66°12'00" E	14°44'10"
C5	450.00'	142.44'	141.90'	S 68°00'42" E	18°08'33"
C6	420.00'	113.01'	112.61'	S 65°51'07" E	15°25'00"
C7	483.50'	154.82'	154.10'	S 67°56'47" E	18°56'22"
C8	1000.00'	346.10'	344.41'	N 26°12'30" E	14°51'52"
C9	1000.00'	344.48'	342.18'	N 26°33'19" E	14°44'14"
C10	350.00'	105.64'	105.24'	N 25°12'36" E	17°18'06"
C11	1175.00'	24.31'	24.31'	N 33°16'01" E	1°11'18"
C12	400.00'	47.75'	47.50'	N 23°33'35" E	14°00'04"
C13	240.50'	25.82'	25.80'	N 21°24'07" E	6°04'00"
C14	261.50'	34.51'	34.48'	N 26°11'27" E	7°33'41"
C15	1120.00'	248.78'	247.40'	N 24°14'45" E	15°17'05"
C16	1180.00'	246.05'	245.60'	N 22°34'37" E	11°56'44"
C17	261.50'	36.44'	36.41'	N 12°38'24" E	8°05'36"
C18	240.50'	33.47'	33.44'	N 12°38'24" E	8°05'36"

NOTES:

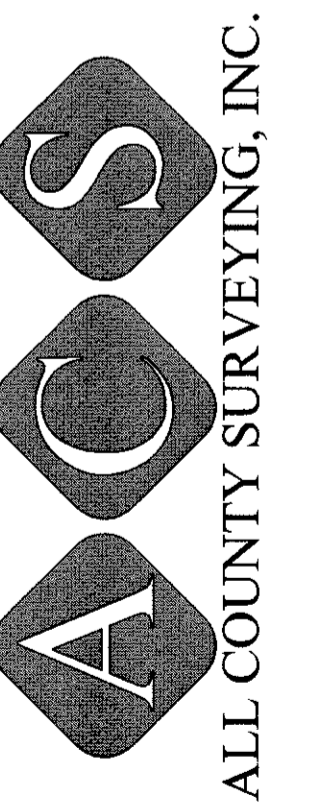
- Denotes 5/8" Iron Rods with "ACS" Cap Found, unless otherwise noted.
- All interior lot corners will be 5/8" Iron Rods with "ACS" Caps set prior to completion of final construction of roadways and utilities.



SENDERO ESTATES

FINAL PLAT OF
WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS

1303 South 21st Street
Temple, Texas 76504
254-718-2212 Killeen 254-634-4636
Fax 254-714-7608
Tx. Firm Lic. No. 10023600



ALL COUNTY SURVEYING, INC.

Plot Date: 11-10-2016
Survey completed: 01-25-2015
Scale: 1" = 100'
Job No.: 1301552
Dwg No.: 130155P
Drawn by: MDH
Surveyor: CCL #4636
Copyright 2016 All County Surveying, Inc.

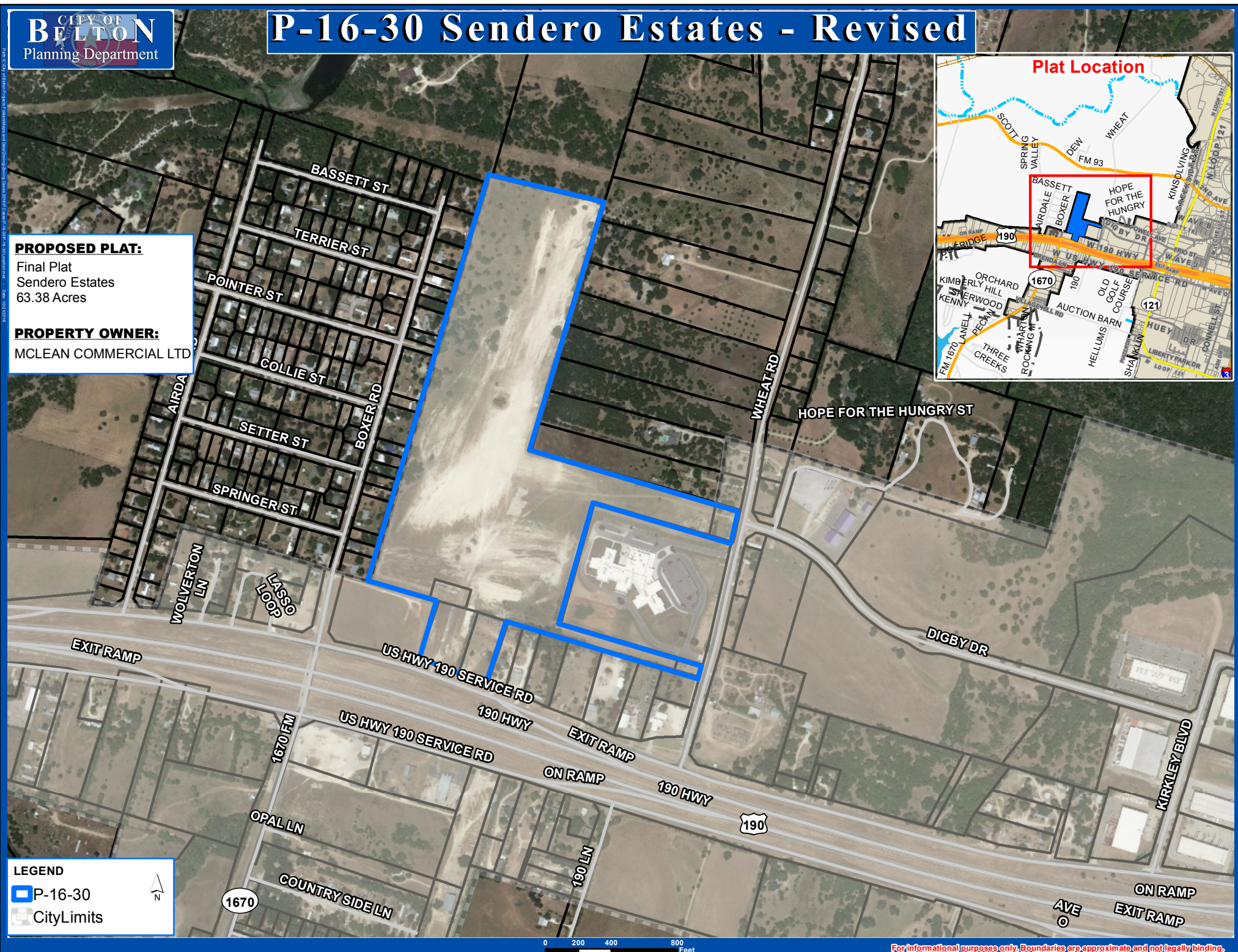
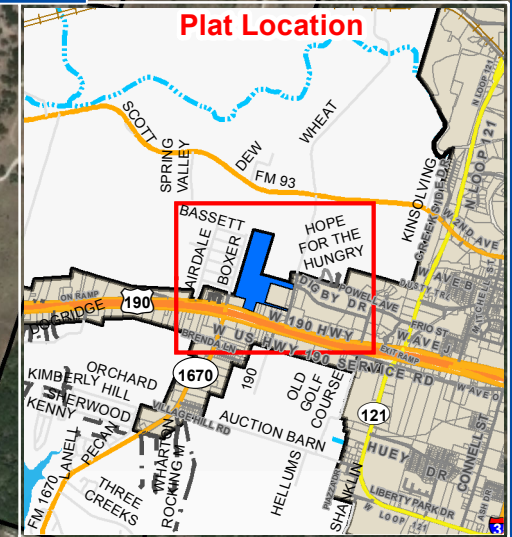
P-16-30 Sendero Estates - Revised

PROPOSED PLAT:

Final Plat
Sendero Estates
63.38 Acres

PROPERTY OWNER:

MCLEAN COMMERCIAL LTD



LEGEND

- P-16-30
- CityLimits



0 200 400 800
Feet

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

P-16-30 Sendero Estates - Revised

PROPOSED PLAT:

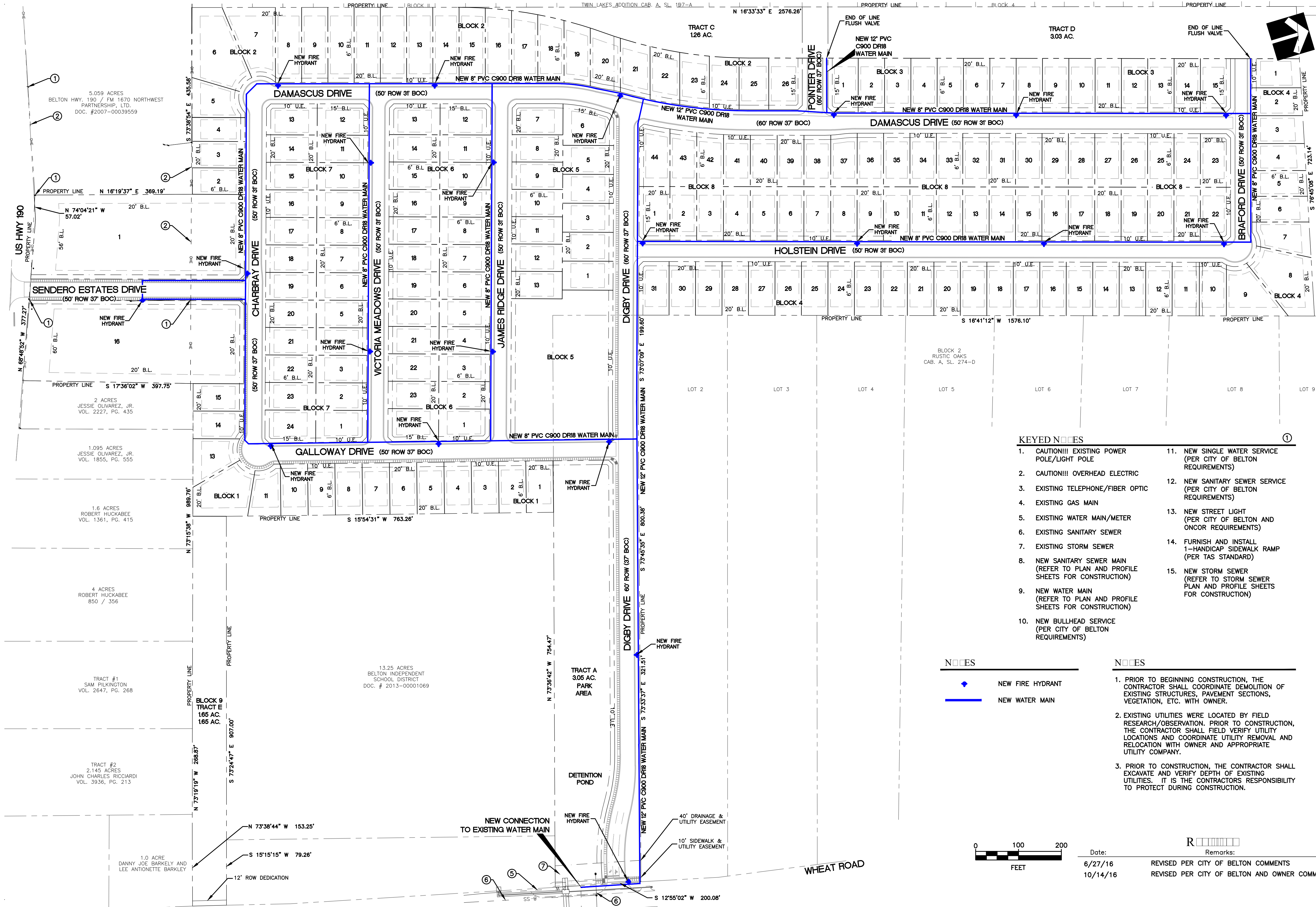
Final Plat
Sendero Estates
63.38 Acres

PROPERTY OWNER:

MCLEAN COMMERCIAL LTD

Proposed Sendero Estates





- KEYED NOTES**
- CAUTION!!! EXISTING POWER POLE/LIGHT POLE
 - CAUTION!!! OVERHEAD ELECTRIC
 - EXISTING TELEPHONE/FIBER OPTIC
 - EXISTING GAS MAIN
 - EXISTING WATER MAIN/METER
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - NEW SANITARY SEWER MAIN (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION)
 - NEW WATER MAIN (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION)
 - NEW BULLHEAD SERVICE (PER CITY OF BELTON REQUIREMENTS)
 - NEW SINGLE WATER SERVICE (PER CITY OF BELTON REQUIREMENTS)
 - NEW SANITARY SEWER SERVICE (PER CITY OF BELTON REQUIREMENTS)
 - NEW STREET LIGHT (PER CITY OF BELTON AND ONCOR REQUIREMENTS)
 - FURNISH AND INSTALL 1-HANDICAP SIDEWALK RAMP (PER TAS STANDARD)
 - NEW STORM SEWER (REFER TO STORM SEWER PLAN AND PROFILE SHEETS FOR CONSTRUCTION)

- NOTES**
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING STRUCTURES, PAVEMENT SECTIONS, VEGETATION, ETC. WITH OWNER.
 - EXISTING UTILITIES WERE LOCATED BY FIELD RESEARCH/OBSERVATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND COORDINATE UTILITY REMOVAL AND RELOCATION WITH OWNER AND APPROPRIATE UTILITY COMPANY.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY DEPTH OF EXISTING UTILITIES. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT DURING CONSTRUCTION.

0 100 200
FEET

Date: 6/27/16
10/14/16

REMARKS:
REVISED PER CITY OF BELTON COMMENTS
REVISED PER CITY OF BELTON AND OWNER COMMENTS

DRAWING STATUS

25.0 ACRES
FERNANDO DELEON, TRUSTEE
DOC. #2008-00015750

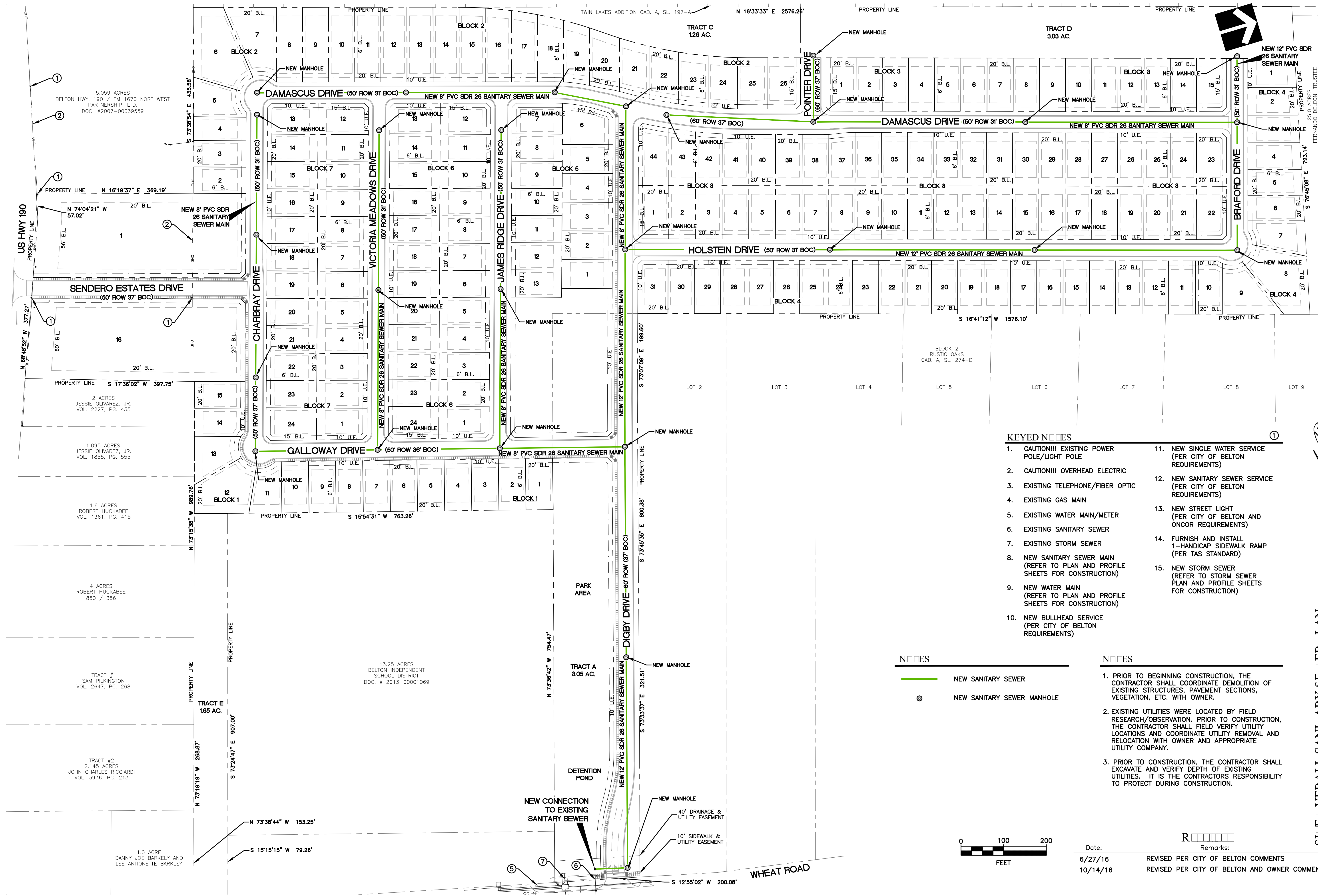
THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF THE STATE OF TEXAS, CHAPTER 161, P.E. 100183, CLARK & FULLER, PLLC FIRM NO. F-10384. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PURPOSES THAN THAT SPECIFICALLY STATED HEREON. ANY REVISIONS TO THESE DRAWINGS SHALL BE MADE ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.

SENDERO ESTATES
RESIDENTIAL SUBDIVISION
BELTON, TEXAS

CLARK & FULLER
CIVIL ENGINEERING • DESIGN • PLANNING
215 North Main Street, Temple, TX 76701
254-899-0899 www.clark-fuller.com F-10384

Plot Date: 10-14-16
Project No: 131421.01
Drawn By: ECB
Designed By: JBF

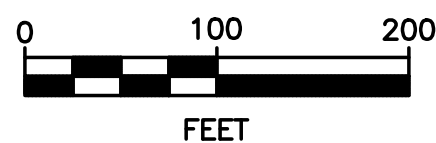
10-14-16



- KEYED NOTES**
- | | |
|--|---|
| 1. CAUTION!!! EXISTING POWER POLE/LIGHT POLE | 11. NEW SINGLE WATER SERVICE (PER CITY OF BELTON REQUIREMENTS) |
| 2. CAUTION!!! OVERHEAD ELECTRIC | 12. NEW SANITARY SEWER SERVICE (PER CITY OF BELTON REQUIREMENTS) |
| 3. EXISTING TELEPHONE/FIBER OPTIC | 13. NEW STREET LIGHT (PER CITY OF BELTON AND ONCOR REQUIREMENTS) |
| 4. EXISTING GAS MAIN | 14. FURNISH AND INSTALL 1-HANDICAP SIDEWALK RAMP (PER TAS STANDARD) |
| 5. EXISTING WATER MAIN/METER | 15. NEW STORM SEWER (REFER TO STORM SEWER PLAN AND PROFILE SHEETS FOR CONSTRUCTION) |
| 6. EXISTING SANITARY SEWER | |
| 7. EXISTING STORM SEWER | |
| 8. NEW SANITARY SEWER MAIN (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION) | |
| 9. NEW WATER MAIN (REFER TO PLAN AND PROFILE SHEETS FOR CONSTRUCTION) | |
| 10. NEW BULLHEAD SERVICE (PER CITY OF BELTON REQUIREMENTS) | |

- NOTES**
- NEW SANITARY SEWER
 - NEW SANITARY SEWER MANHOLE

- NOTES**
- PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING STRUCTURES, PAVEMENT SECTIONS, VEGETATION, ETC. WITH OWNER.
 - EXISTING UTILITIES WERE LOCATED BY FIELD RESEARCH/OBSERVATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND COORDINATE UTILITY REMOVAL AND RELOCATION WITH OWNER AND APPROPRIATE UTILITY COMPANY.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY DEPTH OF EXISTING UTILITIES. IT IS THE CONTRACTORS' RESPONSIBILITY TO PROTECT DURING CONSTRUCTION.



Date: 6/27/16
10/14/16

REMARKS:
REVISED PER CITY OF BELTON COMMENTS
REVISED PER CITY OF BELTON AND OWNER COMMENTS

DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF THE PROFESSIONAL ENGINEER, CLARK & FULLER, P.L.L.C. FIRM NO. 100163. NO PART OF THESE DRAWINGS IS TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CLARK & FULLER, P.L.L.C.

☐ FOR REVIEW
☐ FOR CONSTRUCTION
☒ FINAL DRAWING

SENDER ESTATES

RESIDENTIAL SUBDIVISION

BELTON, TEXAS

10-14-16

CLARK & FULLER

CIVIL ENGINEERING • DESIGN • PLANNING

215 North Main Street, Temple, TX 76781
254.899.0899 • www.clarkfuller.com • F. 10384

Plot Date: 10-14-16

Project No: 131421.01

Drawn By: ECB

Designed By: JBF

C



LEGEND

DRAINAGE DESIGN CRITERIA



RATIONAL METHOD EQUATION
 $Q = (C) (I) (A)$

DRAINAGE BASIN AREA DIVIDE

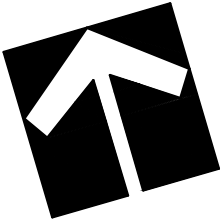


DIRECTIONAL FLOW ARROW



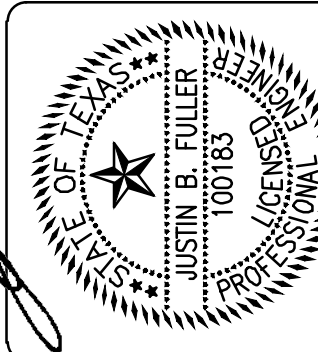
DRAINAGE CALCULATIONS

AREA DESIGNATION	AREA (acres)	Tc (min.)	COEF. OF RUNOFF	FREQ.	INTEN. (in./hr.)	DISCHARGE (cfs)
Area 1	26.77	30	0.30	2	3.07	24.68
Area 1	26.77	30	0.30	5	4.00	32.13
Area 1	26.77	30	0.30	10	4.58	36.79
Area 1	26.77	30	0.30	25	5.39	43.31
Area 1	26.77	30	0.30	50	5.93	47.62
Area 1	26.77	30	0.30	100	6.64	53.33
Area 2	29.67	47	0.30	2	2.29	20.36
Area 2	29.67	47	0.30	5	3.01	26.78
Area 2	29.67	47	0.30	10	3.45	30.73
Area 2	29.67	47	0.30	25	4.07	36.21
Area 2	29.67	47	0.30	50	4.50	40.06
Area 2	29.67	47	0.30	100	5.03	44.77
Area 3	2.42	24	0.30	2	3.52	2.56
Area 3	2.42	24	0.30	5	4.57	3.32
Area 3	2.42	24	0.30	10	5.22	3.79
Area 3	2.42	24	0.30	25	6.15	4.46
Area 3	2.42	24	0.30	50	6.74	4.89
Area 3	2.42	24	0.30	100	7.56	5.49
OS1	8.00	28	0.30	2	3.21	7.70
OS1	8.00	28	0.30	5	4.17	10.01
OS1	8.00	28	0.30	10	4.77	11.46
OS1	8.00	28	0.30	25	5.62	13.49
OS1	8.00	28	0.30	50	6.17	14.82
OS1	8.00	28	0.30	100	6.92	16.60
OS2	45.47	67	0.40	2	1.79	32.48
OS2	45.47	67	0.40	5	2.37	43.04
OS2	45.47	67	0.40	10	2.72	49.50
OS2	45.47	67	0.40	25	3.21	58.36
OS2	45.47	67	0.40	50	3.57	64.91
OS2	45.47	67	0.40	100	3.99	72.48



C

Plot Date: 2-15-16
Project No: 131421.01
Drawn By: ECB
Designed By: JBF



SENDER ES AES
RESIDENTIAL SUBDIVISION

BELTON, TEXAS

DRAINAGE

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF JUSTIN B. FULLER, P.E., 100183, CLARK & FULLER, PLLC, FIRM NO. F-10384.
THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED COMPLETE.
FOR CONSTRUCTION
FINAL DRAWINGS

2-15-16

RE DEVELOPMENT DRAINAGE PLAN

Remarks:

Date:

LINE	BEARING	DISTANCE
L1	S 11°04'30" E	31.16'
L2	S 13°33'57" E	28.39'
L3	N 81°41'49" E	14.12'
L4	S 28°12'25" E	14.18'
L5	S 28°18'48" E	14.18'
L6	N 61°23'41" E	14.22'
L7	S 28°18'41" E	14.26'
L8	S 61°23'41" E	14.22'
L9	N 61°45'12" E	14.10'
L10	S 28°18'48" E	14.18'
L11	S 28°18'48" E	14.18'
L12	S 28°18'48" E	14.18'
L13	S 28°18'48" E	14.18'
L14	S 61°23'41" E	14.22'
L15	N 61°45'12" E	14.10'
L16	S 28°18'48" E	14.18'
L17	S 61°41'01" E	14.12'
L18	S 28°12'25" E	14.18'
L19	S 28°18'48" E	14.18'
L20	S 61°41'01" E	14.12'
L21	S 28°12'25" E	14.18'
L22	N 61°45'12" E	14.10'
L23	S 28°12'25" E	14.18'
L24	N 61°45'12" E	14.10'
L25	S 28°12'25" E	14.18'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	15.71'	12.81'	N 28°12'25" E	17°15'00"
C2	150.00'	15.71'	12.81'	N 52°29'13" E	2°52'33"
C3	150.00'	286.56'	286.14'	N 28°12'25" E	14°11'08"
C4	450.00'	16.94'	16.07'	S 60°10'00" E	14°44'10"
C5	450.00'	142.44'	141.80'	S 60°10'00" E	18°02'59"
C6	450.00'	115.21'	112.51'	S 65°51'01" E	19°25'00"
C7	450.00'	154.52'	154.10'	S 61°36'41" E	18°56'22"
C8	1000.00'	846.10'	844.41'	N 36°24'30" E	14°51'53"
C9	1000.00'	844.48'	842.78'	N 36°24'30" E	14°51'53"
C10	850.00'	128.64'	125.24'	N 25°13'40" E	17°15'00"
C11	1175.00'	24.51'	24.37'	N 33°10'01" E	11°11'5"
C12	400.00'	41.75'	41.50'	N 23°33'55" E	14°00'04"
C13	240.50'	25.82'	25.50'	N 21°34'01" E	8°04'00"
C14	251.50'	34.51'	34.48'	N 21°11'31" E	18°35'41"
C15	150.00'	246.18'	241.60'	N 24°44'55" E	8°11'05"
C16	150.00'	246.25'	245.60'	N 23°49'51" E	11°56'44"
C17	281.50'	36.44'	36.41'	N 12°58'24" E	8°05'56"
C18	240.50'	35.41'	35.44'	N 12°58'24" E	8°05'56"

NOTES:
 1. Denotes 5/8" Iron Rod with "ACS" Cap Found, unless otherwise noted.
 2. All interior lot corners will be 5/8" Iron Rod with "ACS" Caps set at time of completion of final construction of roadways and utilities.

FINAL PLAT OF
SENDERO ESTATES
 WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS

1303 South 21st Street
 Temple, Texas 76704
 254-778-2212, Kileen 254-634-4636
 Fax 254-774-1608
 Tx. Firm Lic. No. 10023600



Plot Date: 11-10-2016
 Survey completed: 01-25-2019
 Scale: 1" = 100'
 Job No.: 1807852
 Dwg No.: 1807852
 Drawn by: MEH
 Surveyor: CCL 54655
 Copyright 2019 All County Surveying, Inc.



City of Belton

Planning Department

November 2, 2016

Applicant: Clark and Fuller / McLean Commercial, Ltd.

Date Submitted: 10-17-16

Project: Sendero Estates Revised, Final Plat

Location: 63.38 Acres, South Wheat Road, Belton, Texas 76513

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

Planning:

1. Please submit restrictive covenants for staff review.
2. Please provide confirmation from Dog Ridge WSC regarding service to Lot 1, Block 1 and Lot 15, Block 2.
3. Please separate the parkland and detention pond on the plat and state "To be dedicated to the City of Belton" on the plat.
4. Please submit a letter stating the additional parkland improvements proposed due to the increase in lots.

Public Works/KPA:

1. A revised set or water and sewer plans are required due to the change in lot layout.
2. Previous Public Works/KPA comments 1, 2, 6, 7, 9, 10, 12, 15, and 16. Updated sheets and documentation needs to be provided to verify changes have been made.
3. Previous Public Works/KPA comment 3. What agreement or documentation will there be to state clearly who is the responsible entity for Tract E. What enforcement measures will be stated? Please provide this documentation for review with the next submittal.
4. Previous Public Works/KPA comment 4. The geotechnical report has not been submitted.
5. Under previous Planning comment 3 and under Public Works/KPA comment 8, the response is that discussion with the City Staff is planned for delivery of the answers to the comments/questions. Please provide outcome as a comment response.
6. Plan Sheet C16.3: The typical street pavement details should show the various pavement design depths, specifications and compaction effort expected for the installation.
7. On Sheet C12.4, the outfall of the 30" storm sewer is located on the adjacent property. Has a drainage easement been obtained from the property owner to allow the construction of the outfall on their property? Also, it appears from the contours and the profile, that the existing ground is approximately 4-feet higher than the proposed outfall flowline. It appears that some grading to daylight will be required on the neighboring property, but there are no callouts for this. A temporary construction easement may also be needed for this work.

8. The revised drainage plan and report was not thoroughly reviewed. The revised report with the requested information will be reviewed for completion.

Building Official:

No comments.

Fire Department:

No comments.

Police Department:

Recommend construction fencing at entrances to deter theft and trespass. Please avoid leaving high value construction equipment and supplies unsecured on job site.

GIS:

Plat/Field note error: Southwestern corner of plat shows S 73-38-54 E but the plat shows N 73-38-54 W

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: November 15, 2016
Case No.: P-16-31
Request: Final Plat
Applicant: Clark and Fuller

Agenda Item

P-16-31 Consider a final plat for the Meadows subdivision, a 28.474 acre tract of land, located on the east side of FM 1670 and south of Amity Road, located partially in Belton's Extra Territorial Jurisdiction (ETJ).

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 46-lot subdivision proposed for single family residential development in Belton's ETJ.

Project Analysis and Discussion

This is a residential subdivision, containing 46 lots, proposed as the Meadows subdivision. Meadows Drive is the subdivision entrance roadway that extends to FM 1670. The residential streets will extend from Meadows Drive and create a loop within the development. There are 24 proposed lots on the eastern side of this subdivision located in Belton's ETJ and the remaining 22 lots on the western side of this subdivision are located in Bell County. The applicant's engineer has indicated that each lot in this subdivision will contain a septic system. All of the proposed lots are over 0.50 acres in size. A letter is required with final plat submission from Salado Water Supply Corporation and the Bell County Health Sanitarian.

There is an existing culvert along FM 1670 just south of this proposed subdivision that captures flow from the western drainage area. This culvert leads to an existing drainage channel on the adjacent property to the south extending to the 100-year floodplain. The developer is proposing to create drainage easements within this development and release the drainage onto the property to the south leading to a proposed off-site retention/detention pond. The drainage channel and retention/detention pond will need to be designed and improved to adequately handle the post-development flows. City and Bell County staff have met with the applicant's engineer to discuss the need for a drainage easement and agreement with the southern property owner that states the southern property owner will be responsible for maintenance of the drainage channel and retention/detention pond in perpetuity. The drainage easement and agreement will address enforcement measures to maintain the off-site pond. The easement and agreement are being drafted at this time.

The Subdivision Ordinance requires the developer to construct and install a 6 feet wide sidewalk along the subdivision side of arterial streets. Since FM 1670 is a minor arterial street, the developer is required to install a 6 feet wide sidewalk along the eastern side of FM 1670. The developer is requesting a variance to the sidewalk requirement since there are no sidewalks nearby for a potential future connection, and the fact this portion of the subdivision is located in Bell County, not the City's

ETJ. Bell County has stated that sidewalks are not required; therefore, a sidewalk is not recommended in this location. On August 23rd, Council recommended approval of the preliminary plat, subject to this variance request.

This subdivision is proposed to contain 24-lots in Belton's ETJ boundary; therefore, a dedication of 0.24 acres of parkland or a \$4,800 fee-in-lieu of land dedication is required in conjunction with this plat request. City staff strongly encouraged the development a HOA-owned neighborhood park for the residents in this subdivision. The developer is requesting a variance to the parkland requirements. The lots in this subdivision are 0.50 acres and larger, which provides open space on each lot for the residents. This subdivision is located quite far outside the Belton City limits, and is not close to any existing City parks. The Parks Master Plan does not identify any future parkland in this area. Compliance with the ordinance would result in escrowing \$4,800 for up to 10 years to give the City allowable time to determine where in the vicinity these neighborhood park funds might be used. Since one half of this subdivision is located outside Belton's ETJ, and there is open space provided within these larger rural lots, staff concurs with the developer's request for a variance. On August 23rd, Council recommended approval of the preliminary plat, subject to this variance request.

The Subdivision Ordinance requires subdivisions in the City and the City's ETJ to construct a water distribution system with appropriate appurtenances for fire protection. All subdivisions are required to install fire hydrants that meet the City's fire flow requirements. For single family subdivisions, the City requires a minimum of 500 gallons per minute with a 20 PSI residual pressure. City staff will complete fire flow testing prior to the Planning and Zoning Commission meeting to determine if Salado WSC will meet the City's fire protection requirements.

We have reviewed the plat and find it acceptable as a final plat, subject to conditions contained in the letter to the applicant's engineer and the requirement to meet the City's fire protection requirements. Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and made comments. After Council action, this plat will be taken to Bell County Commissioners Court for approval.

Recommendation

Recommend conditional approval of the final plat for the Meadows subdivision, a 28.474 acre tract of land, located on the east side of FM 1670 and south of Amity Road, located partially in Belton's Extra Territorial Jurisdiction (ETJ), subject to:

1. FM 1670 sidewalk variance. (Recommended)
2. Parkland requirement variance. (Recommended)
3. City's minimum fire protection requirements.
4. City's Letter to Applicant's Engineer dated November 2, 2016

Attachments

1. Final Plat Application
2. Final Plat
3. Location Maps
4. City's Letter to Applicant's Engineer dated November 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 Fees due \$ 388.00
☒ Final Subdivision
☐ Administrative Plat
☐ Replat
☒ ETJ
☐ City Limits

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Clark & Fuller, PLLC Phone: 254-899-0899
Mailing Address: 215 N. Main Street Temple, TX 76501
Email Address: jfuller@clark-fuller.com

Owner: Pampa Investment Group, LP Phone: 512-415-0338
Mailing Address: 8455 Lyndon Lane Austin, TX 78729
Email Address: rcollins4@austin.rr.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 28.474 Survey: Young Williams Survey, Abstract No. 861
Abstract #: _____ Street Address: _____
Frontage in Feet: 659 Depth in Feet: 1725

Does Zoning comply with proposed use? NA Current Zoning: _____
Name of proposed subdivision: The Meadows
Number of Lots: 46 Fee: \$ 388.00

Signature of Applicant: *Pampa Investment Group LP* Date: 10-14-16
Signature of Owner: *By [Signature]* Date: 10-14-16

FINAL PLAT
THE MEADOWS

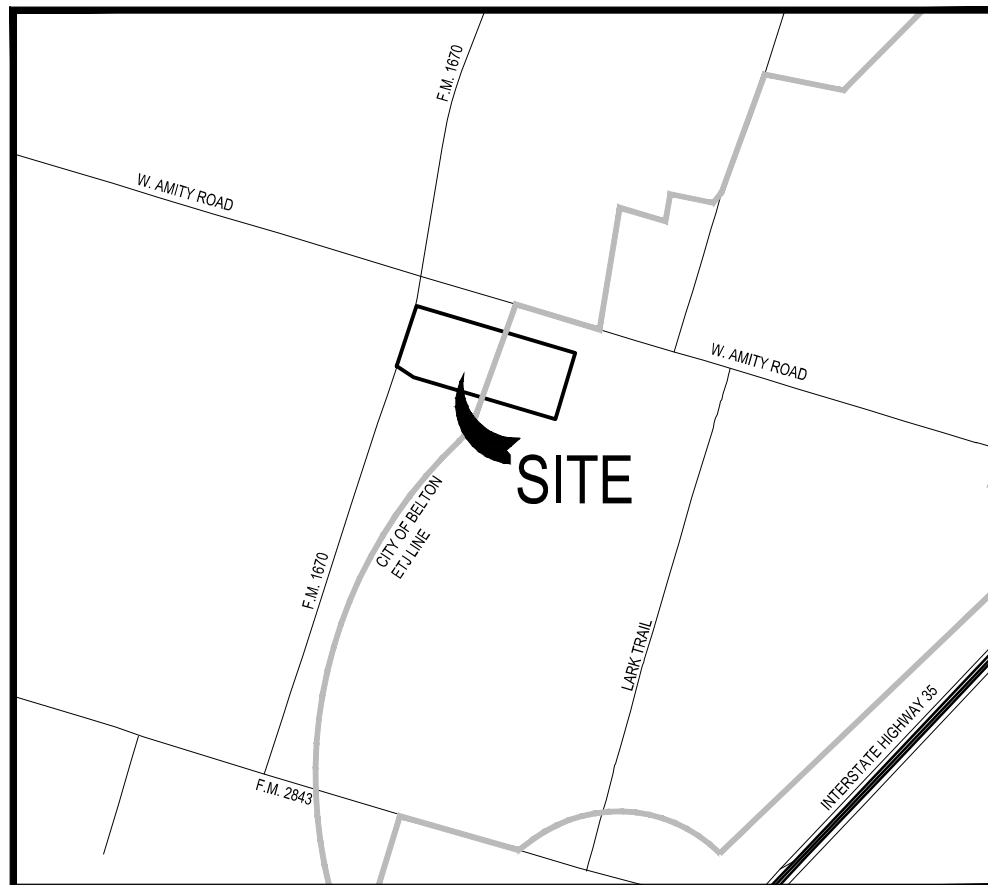
A SUBDIVISION IN THE E.T.J. OF THE
CITY OF BELTON, BELL COUNTY, TEXAS.

BEING A 28.474 ACRE TRACT OF LAND LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861,
BELL COUNTY, TEXAS. SAID 28.474 ACRE TRACT BEING ALL OF THAT CALLED 5.00 ACRE TRACT AND A
10.00 ACRE TRACT RECORDED IN DOCUMENT NO. 20160008625, OFFICIAL PUBLIC RECORDS, BELL
COUNTY, TEXAS, AND A PORTION OF THAT CALLED 14.062 ACRE TRACT RECORDED IN DOCUMENT NO.
20160008623, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

- LEGEND
- P.O.B. POINT OF BEGINNING
 - 1/2" IRON ROD FOUND UNLESS SPECIFIED OTHERWISE
 - SET 1/2" IRON ROD WITH A BLUE "QUICK INC." PLASTIC CAP
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.S.L. BUILDING SETBACK LINE

NOTE:

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF VILLAGE ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHDRAWALS OF UTILITIES AND BUILDING PERMITS.
2. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
3. NO FENCES ARE ALLOWED TO CROSS THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.



LOCATION MAP
1" = 2000'

OWNERS' RESPONSIBILITIES
IT IS UNDERSTOOD THAT THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING
IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING
OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE
CONSTRUCTED OF PLACE IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN
BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER
PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DAMAGE
EASEMENTS IN THIS SUBDIVISION, OTHER THAN THOSE DRAWING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE
COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT.
FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

STATE OF TEXAS

COUNTY OF BELL

PAMPA INVESTMENT GROUP, L.P. BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS
THE MEADOWS, A SUBDIVISION IN THE ETJ OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS
SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS,
WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS
SUBDIVISION.

IT IS UNDERSTOOD THAT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH
THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE
ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS,
AND MUNICIPAL WATERSHED ORDINANCES.

BY: R.J. COLLINS
PAMPA INVESTMENT GROUP, LP

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R.J. COLLINS, 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

WHEREAS, PAMPA INVESTMENTS LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT
NO. 861, BELL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A 28.474 ACRE TRACT OF LAND LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861, BELL COUNTY, TEXAS, SAID
28.474 ACRE TRACT BEING ALL OF THAT CALLED 5.00 ACRE TRACT AND A 10.00 ACRE TRACT RECORDED IN DOCUMENT NO.
20160008625, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, AND A PORTION OF THAT CALLED 14.062 ACRE TRACT RECORDED IN
DOCUMENT NO. 20160008623, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SAID 28.474 ACRE TRACT BEING MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE EAST LINE OF FM HIGHWAY 1670, SAID POINT BEING THE NORTHWEST CORNER OF
SAID 10.00 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINES OF SAID 5.00 ACRE TRACT, SAID 10.00 ACRE TRACT AND SAID 14.062 ACRE TRACT, S 73°27'45" E,
A DISTANCE OF 1725.00 TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 14.062 ACRE TRACT, SAID POINT BEING THE
NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST LINE OF SAID 14.062 ACRE TRACT, S 16°48'59" W, A DISTANCE OF 719.17 TO A 1/2" IRON ROD FOUND AT THE
SOUTHEAST CORNER OF SAID 14.062 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 14.062 ACRE TRACT, N 73°28'10" W, A DISTANCE OF 1537.48 TO A 1/2" IRON SET WITH A BLUE
"QUICK INC RPLS 6447" PLASTIC CAP FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 69°54'28" W, A DISTANCE OF 210.49 TO A 1/2" IRON SET WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP IN THE EAST
RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1670 FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1670, N 18°14'37" E, A DISTANCE OF 659.61 TO THE POINT OF
BEGINNING CONTAINING 28.474 ACRES OF LAND.

NOTE: THIS DESCRIPTION IS BASED ON AN ON THE GROUND SURVEY PERFORMED ON 05-17-2015. THE BASIS OF BEARINGS WAS
ESTABLISHED FROM THE TRIMBLE VRS NETWORK SYSTEM, NAD (83) TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE,
4203, US SURVEY FOOT, GRID.

STATE OF TEXAS

COUNTY OF BELL

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

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

CITY CLERK

AFFIDAVIT,

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

DATED THIS THE ____ DAY OF _____, 2016.

BY: _____
BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE MEADOWS, AN ADDITION TO THE CITY OF BELTON WAS
APPROVED THIS ____ DAY OF _____, 2016, 2016 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON,
TEXAS.

CHAIRMAN

SECRETARY

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE ADDITION TO THE CITY OF BELTON WAS APPROVED THIS
DAY OF _____, 2016, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

BELL COUNTY

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS ____ DAY OF _____, 20__ BY THE BELL COUNTY COMMISSIONERS' COURT, AND
MAY BE FILED FOR RECORD IN THE DEED RECORDS OF BELL COUNTY BY THE COUNTY CLERK.

COUNTY JUDGE

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

NOTARY PUBLIC

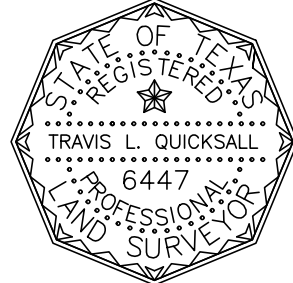
BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE LICENSING AUTHORITY FOR ON-SITE SEWAGE DISPOSAL IN BELL COUNTY TEXAS,
HEREBY CERTIFIES THAT THIS SUBDIVISION HAS BEEN EVALUATED FOR ON-SITE DISPOSAL. IN ITS CURRENT CONDITION, THE
PROPOSED
SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE BELL COUNTY BOARD OF HEALTH.

SANITARIAN

DATE

NOTE: IT IS IMPORTANT THAT THE DEVELOPER CONTACT THE PERMITTING AUTHORITY PRIOR TO ANY SITE PREPARATION, SIZE
AND TYPE OF BUSINESS WILL DETERMINE ON-SITE SEWAGE DISPOSAL REQUIREMENTS. FAILURE TO DO SO MAY RESULT IN MAJOR
FINANCIAL DIFFICULTIES. THIS DEPARTMENT ENFORCES THE LOCAL ORDER APPROVED FOR BELL COUNTY BY THE (TQCD) TEXAS
COMMISSION ON ENVIRONMENTAL QUALITY.



S&G VENTURES INC
REMAINING PORTION OF A
CALLED 180.152 ACRE TRACT
VOLUME 3849, PAGE 663
O.P.R.

LINE TABLE	
LINE	BEARING DISTANCE
L1	S73° 27' 45"E 51.45'
L2	S73° 27' 45"E 31.79'
L3	N61° 32' 15"E 14.14'
L4	N28° 27' 45"W 14.14'
L5	N47° 27' 45"W 31.79'
L6	N47° 27' 45"W 53.14'
L7	N61° 32' 15"E 14.14'
L8	S38° 19' 33"E 14.11'
L9	S61° 42' 37"W 14.16'
L10	N28° 27' 45"W 14.14'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	109.50'	22.84'	11°56'55"	S67° 29' 17"E 22.79'
C2	190.50'	39.73'	11°56'55"	S67° 29' 17"E 38.66'
C3	50.00'	47.69'	54°39'19"	S01° 42' 29"E 45.91'
C4	50.00'	54.31'	62°13'52"	S57° 04' 54"W 53.15'
C5	50.00'	54.31'	62°13'52"	N59° 04' 21"W 51.68'
C6	50.00'	158.06'	161°18'46"	N61° 32' 15"E 99.99'
C7	50.00'	73.51'	84°14'25"	N76° 54' 55"W 67.07'
C8	50.00'	68.61'	79°37'17"	N04° 39' 56"E 63.35'
C9	50.00'	16.20'	19°33'48"	N57° 09' 28"E 16.13'
C10	50.00'	168.32'	161°12'29"	S38° 19' 23"E 99.99'
C11	50.00'	15.92'	19°14'41"	N19° 38' 03"W 15.85'
C12	50.00'	71.02'	81°23'11"	N30° 12' 53"E 65.20'
C13	50.00'	70.89'	81°14'10"	S68° 30' 27"E 65.10'
C14	50.00'	157.84'	160°52'02"	N61° 42' 37"E 100.00'
C15	50.00'	53.59'	61°21'52"	S88° 21' 11"E 51.03'
C16	50.00'	48.49'	67°04'40"	S24° 09' 25"E 55.21'
C17	50.00'	46.04'	52°45'14"	S35° 44' 01"W 44.43'
C18	50.00'	158.06'	161°18'46"	N28° 27' 45"W 99.99'
C19	190.50'	39.73'	11°56'55"	N76° 28' 12"W 38.66'
C20	109.50'	22.84'	11°56'55"	N76° 28' 12"W 22.79'

FINAL PLAT
THE MEADOWS

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

BEING A 28.474 ACRE TRACT OF LAND LOCATED IN THE YOUNG WILLIAMS SURVEY, ABSTRACT NO. 861,
BELL COUNTY, TEXAS. SAID 28.474 ACRE TRACT BEING ALL OF THAT CALLED 5.00 ACRE TRACT AND A
10.00 ACRE TRACT RECORDED IN DOCUMENT NO. 20160008625, OFFICIAL PUBLIC RECORDS, BELL
COUNTY, TEXAS, AND A PORTION OF THAT CALLED 14.062 ACRE TRACT RECORDED IN DOCUMENT NO.
20160008623, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

SURVEY NOTES:
1. THIS PLAT WAS RECORDED ON MAY 12, 2016.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY,
TEXAS, MAP NUMBER 48070501E EFFECTIVE DATE SEPTEMBER 26, 2009 THIS PROPERTY LIES IN ZONE X WHICH IS
PERMITTED AS BEING DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREAS. THE FLOOD INSURANCE
PROGRAM IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL
DRAINAGE SOURCES OF SMALL SIZE OR ALL PLANNETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS.
FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED
STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT
CREATE LIABILITY ON THE PART OF THE SURVEYOR.

DATE: OCTOBER 14, 2016

OWNER/DEVELOPER
PAMPA INVESTMENT GROUP, LP
SALADO, TX
(512)415-0338



7200 HENDERSON HIGHWAY
OFFICE: 1203 WELLS ROAD, SUITE 100, DALLAS, TEXAS 75243 PHONE: (214)245-4601
MAILING ADDRESS: 4901 HILLMAN DRIVE, SUITE 200, DALLAS, TEXAS 75243

P-16-31 The Meadows - ETJ



PROPOSED PLAT:

Final Plat
The Meadows
28.474 Acres

PROPERTY OWNER:

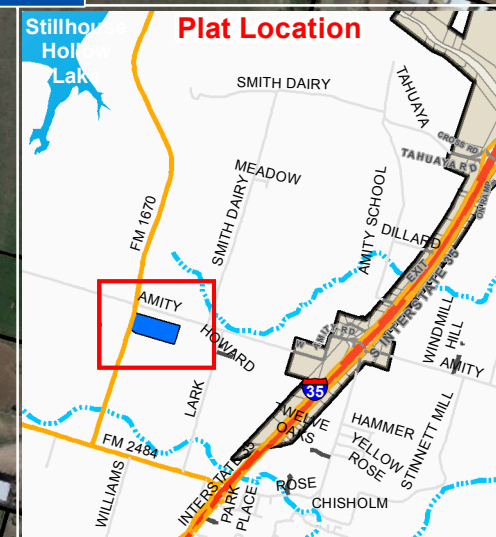
Pampa Investment Group LP

LEGEND

 P_16_31
 CityLimits



0 115 230 460
Feet



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

P-16-31 The Meadows ETJ

PROPOSED PLAT:

Final Plat
The Meadows
28.474 Acres

PROPERTY OWNER:


Pampa Investment Group LP

FM 1670

AMITY RD

Proposed The Meadows Subdivision

Legend

 P_16_31



0 90 180 360
Feet

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



City of Belton

Planning Department

November 2, 2016

Applicant: Clark and Fuller PLLC / Pampa Investment Group LP

Date Submitted: 10-17-16

Project: The Meadows ETJ – Final Plat

Location: 28.474 Acres, Farm Market 1670, Belton, Texas 76513

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

Planning:

1. Please state the street pavement width on the plat.
2. Please submit the revised street name for Meadows Drive.
3. Please revise the signature blocks to state this subdivision is located in City of Belton ETJ.

Public Works/KPA:

1. The offsite drainage easement needs to be finalized per previous comments.
2. On Sheet C5.2, a reference to the detail on Sheet C13.1 needs to be added for the construction of the drainage flume at the downstream end of the pond. Also, the sheet reference for the channel detail is incorrect on this sheet.
3. On Sheets C11.1, C11.2, C12.1, and C12.2 the culverts under the streets should be labeled as Class IV RCP due to the minimal amount of cover over the pipes.
4. Previous Comments 9, 10 and 11 all appear to be acknowledged, but not necessarily resolved.
5. The pond release calculations appear to be based on a detention depth of 2.05-feet. However, the outlet flume has a flowline of 651.80 and a top elevation of 653.50, which is only a depth of 1.70-feet. In order to make the detention pond calculations valid, it would appear that the flowline of the flume would need to be lowered such that the flume depth is at least 2.05-feet. Freeboard provisions should also be considered when setting the flowline of the flume.
6. Previous comments 9 and 10 need to be discussed with City Staff.
7. Please provide TxDOT's approval of the entrance off of FM 1670.
8. The geotechnical report by Alliance Geotechnical Group generally addresses the traffic anticipated for the pavement design. What are the specific 18-kip axle repetitions for which the design was performed?
9. What is the pavement design life assumption?
10. Will the detention pond proposed for the Cosper property be used for agricultural purposes, meaning will it be a retention pond (stock pond) as well? If not, will the detention pond empty within 72 hours?

11. Sheet C 13.1 Miscellaneous Details: The typical section for the pavement needs to show the pavement section selected and detail the accompanying material and installation specifications.
12. Water service to this subdivision has not been resolved.

Building Official:

No comments.

Fire Department:

No comments.

Police Department:

No comments.

GIS:

Per CTCOG 911 services; "The street name of Wildseed Drive is approved. Meadows Drive is not approved as it's already in use in Bell County"

Bell County:

See attached.

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.



County Engineer

P. O. Box 264 • Belton, Texas 76513 • (254) 933-5275 • Fax (254) 933-5276

BRYAN NEAVES, P. E.

October 21, 2016

Mr. Travis Quicksall R.P.L.S.
Quick Inc. Land Surveying
3305 Shell Road
Georgetown, Texas 78628

Mr. Justin Fuller, P.E.
Clark & Fuller Engineering
215 North Main Street
Temple, Texas 76501

Re: Final Plat/ Plans of "The Meadows" Subdivision- City of Belton ETJ

Mr. Quicksall, Mr. Fuller,

After reviewing the Final Plat submitted by your office on October 18, 2016 the following are the County's comments:

Subdivision Regulations:

- **204.1- Street Names**- 911 approval of the chosen street names is required.
- **204.5- Water**- Include on the plat, the requested statement from Clearwater UWCD as outlined in their letter dated 7/22/2016. (Item #2, 4)
- **204.11- Restrictions**- Provide a copy of any proposed restrictions or covenants that apply to this proposed subdivision.
- **204.15- Acreage & Length**- Please breakdown the acreage & length statement by street.
- Verify the amount of signature blocks shown for the City of Belton on the plat. Also, the signature blocks for the City of Belton state that the proposed plat is "an addition to the City of Belton." Please verify.
- If the City of Belton agrees with, and allows the proposed offsite drainage easement/ detention pond for the increased storm water runoff generated by this proposed subdivision in lieu of onsite detention, Bell County requests a plat statement and signature block be placed on the plat indicating approval of the adjoining property owner receiving the additional storm water runoff. The plat statement and easement documents should clearly state which parties will be responsible for the maintenance of the offsite drainage area. The easement documents should be filed separately, and the recordation information should be included in the plat statement.
- Address all comments from the City of Belton.

Two Mylar's and three paper copies of the plat, complete with signatures are required to proceed to Commissioners Court.

Sincerely,

Steve Eubanks
Engineering Technician
Bell County- Land Development

Staff Report – Planning & Zoning Item



Agenda Item

Hold a public hearing and consider an amendment to Section 38.16, Sign Area and Area Regulations, and Section 38.18, Design Requirements, of the Sign Ordinance, regarding the maximum height and cladding of pole signs along the Interstate 35 corridor, from the Leon River to just west of Central Avenue.

Originating Department

Planning – Erin Smith, Director of Planning

Summary Information

According to Section 38, Sign Regulations, signs on properties with I-35 or US 190 frontage require a two pole minimum with a maximum sign height of 20' and maximum sign face area of 225 square feet. The Interstate 35 corridor, from the Leon River to just west of Central Avenue contains areas that are up to 20 feet below the height of the roadway. Under the current Sign Ordinance, new restaurants such as Starbucks and Taco Bell were approved by the Zoning Board of Adjustment to build 75' tall un-cladded pole signs. Most recently, Arby's requested a variance to allow for a pole sign compatible with nearby signs and the request was denied by the ZBA. The ZBA board discussed the need for a code change instead of a variance request to accommodate future similar requests. Staff has reviewed the businesses, property elevations, existing and proposed sign heights, I-35 elevation, height of the sign above I-35, and the roadway and property elevation difference in this area (see table below).

Business	Property Elevation	Sign Height	Top of Sign Elevation	I-35 Elevation	Height of Sign above I-35	Road and Property Elevation Difference
McDonald's	520	75	595	500	95	20
Knights Inn	517	80	597	509	88	8
Whataburger	513	70	583	506	77	7
Burger King	510	75	585	509	76	1
Pizza Hut	519	60	579	505	74	14
Schlotzsky's	513	65	578	506	72	7
Starbuck's	505	75	580	515	65	-10
Arby's Proposal	509	75	584	520	64	-11
Taco Bell	505	75	580	520	60	-15
Cefco (Shell)	506	75	581	525	56	-19
Popeye's Proposal	504	75	579	525	54	-21
McCoy's	498	40	538	506	32	-8
ASCO	498	35	533	515	18	-17

Arby's and Popeye's are two new restaurants under construction within this I-35 corridor that have requested a sign height compatible to other signs in the area. Staff researched the Temple Sign Regulations for properties along I-35. The sign regulations allow for special height signs, 75' tall pylon signs in association with Office Uses or Retail Sales and Service Uses containing six acres or more, or for Fuel Sales, Overnight Accommodation Uses, Restaurant Uses or Vehicle Sales and Service Uses when located on or adjacent to IH 35 or H. K. Dodgen Loop.

This area is essentially built out with existing businesses, such as many restaurants that contain pole signs ranging from 60 to 80 feet in height. There is not much more opportunity for infill development in this area. It is important that the new businesses within this corridor remain competitive with existing like businesses. In review of the elevations and compatibility of existing signs, we recommend an amendment to the Sign Ordinance that allows a maximum un-cladded pole sign height of 75 feet for properties along the Interstate 35 corridor, from the Leon River to just west of Central Avenue. It is staff's judgment that the other areas along I-35 do not have elevation issues like this area; therefore, an increased sign height is not necessary for other areas along I-35.

Staff contacted Anne Culver, Executive Vice President with Scenic City Texas about the potential amendment to determine if it would affect Belton's Scenic City status. Ms. Culver stated that this criterion could result in a loss of 1-2 points since the standards would be less restrictive. In 2015, Belton was awarded a Gold Certification with a total of 270 points achieved in areas such as the City's extensive parks and trail system; code enforcement; landscape requirements; sign regulations; lighting standards; and many other codes that have allowed Belton to become a scenic city. Scenic City Texas will not evaluate Belton's regulations until it is time for us to reapply again in 2020. Staff will begin a review of the current Sign Ordinance this fiscal year and complete an update for Council consideration. The Sign Ordinance update will include a review of Scenic City application requirements to ensure the regulations are consistent. Ms. Culver stated the additional points may be found in other areas to make up for the minor loss of 1-2 points. Scenic City status is also considering including a section in future applications that will award points for masonry requirements in which could add additional points to Belton's application due to the Design Standards that are in place.

On balance, it is staff's judgment that this amendment will allow new signage to be compatible with existing pole signage and allow new development to be competitive with existing businesses.

Recommendation

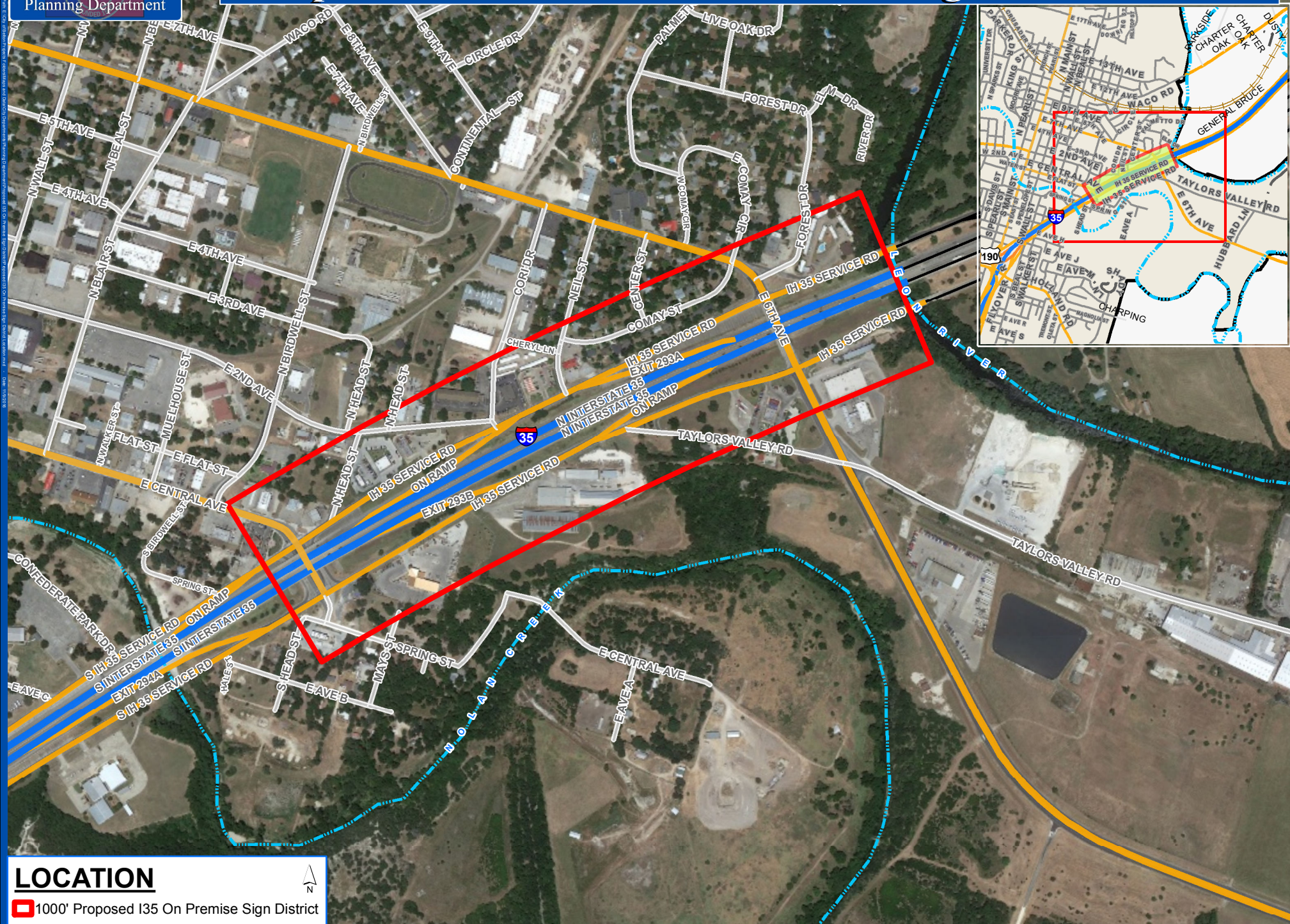
Recommend approval of an amendment to Section 38.16, Sign Area and Area Regulations, and Section 38.18, Design Requirements, of the Sign Ordinance, regarding the maximum height and cladding of pole signs along the Interstate 35

corridor, from the Leon River to just west of Central Avenue to allow a maximum uncladded pole sign height of 75 feet.

Attachments

1. Location map
2. Zoning map
3. Aerial map
4. Proposed I-35 Sign Amendment Corridor map
5. Section 38.16, Sign Area and Area Regulations, of the Sign Ordinance
6. Section 38.18, Design Requirements, of the Sign Ordinance

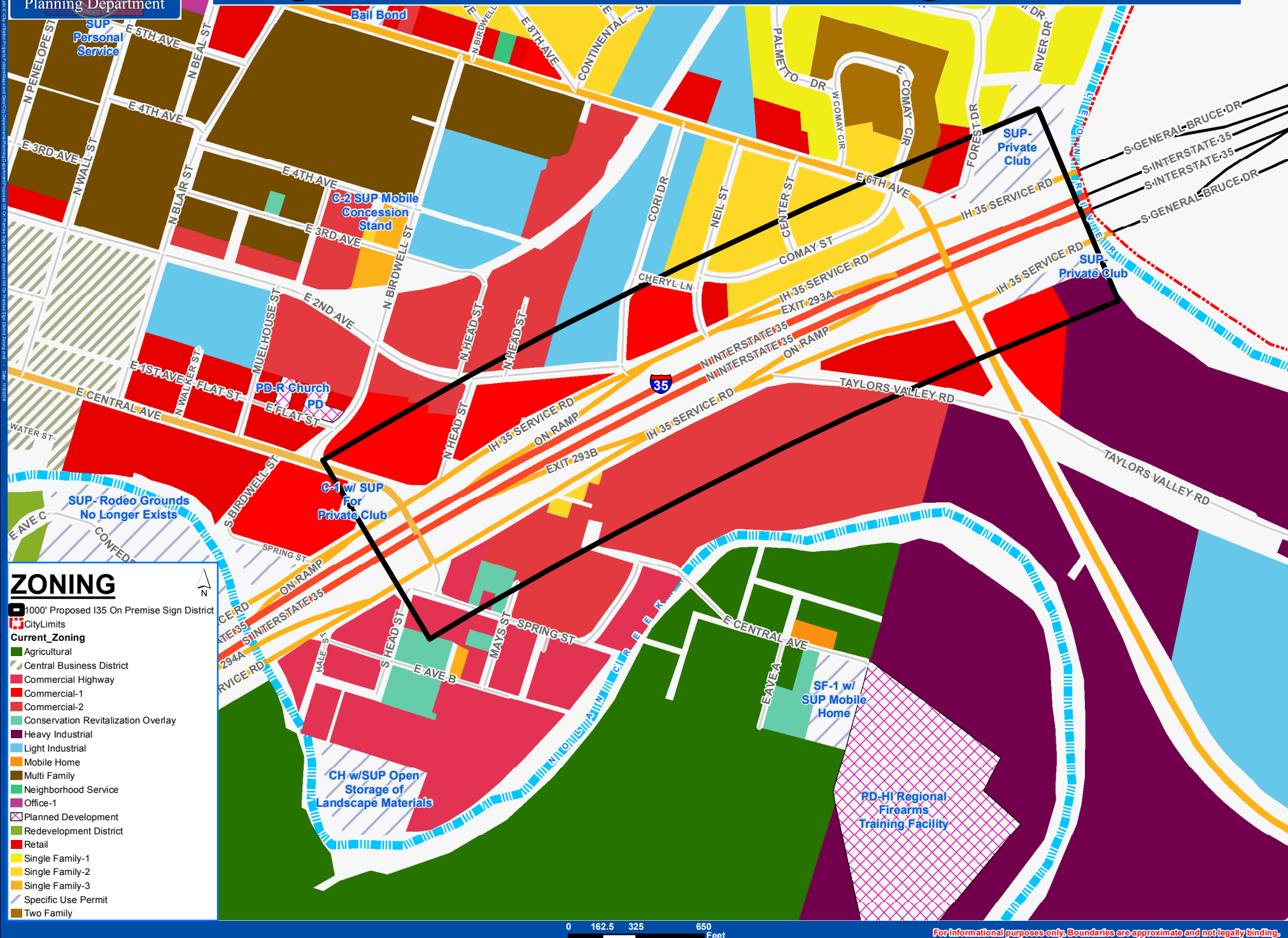
Proposed I35 On Premise Pole Sign Amendment



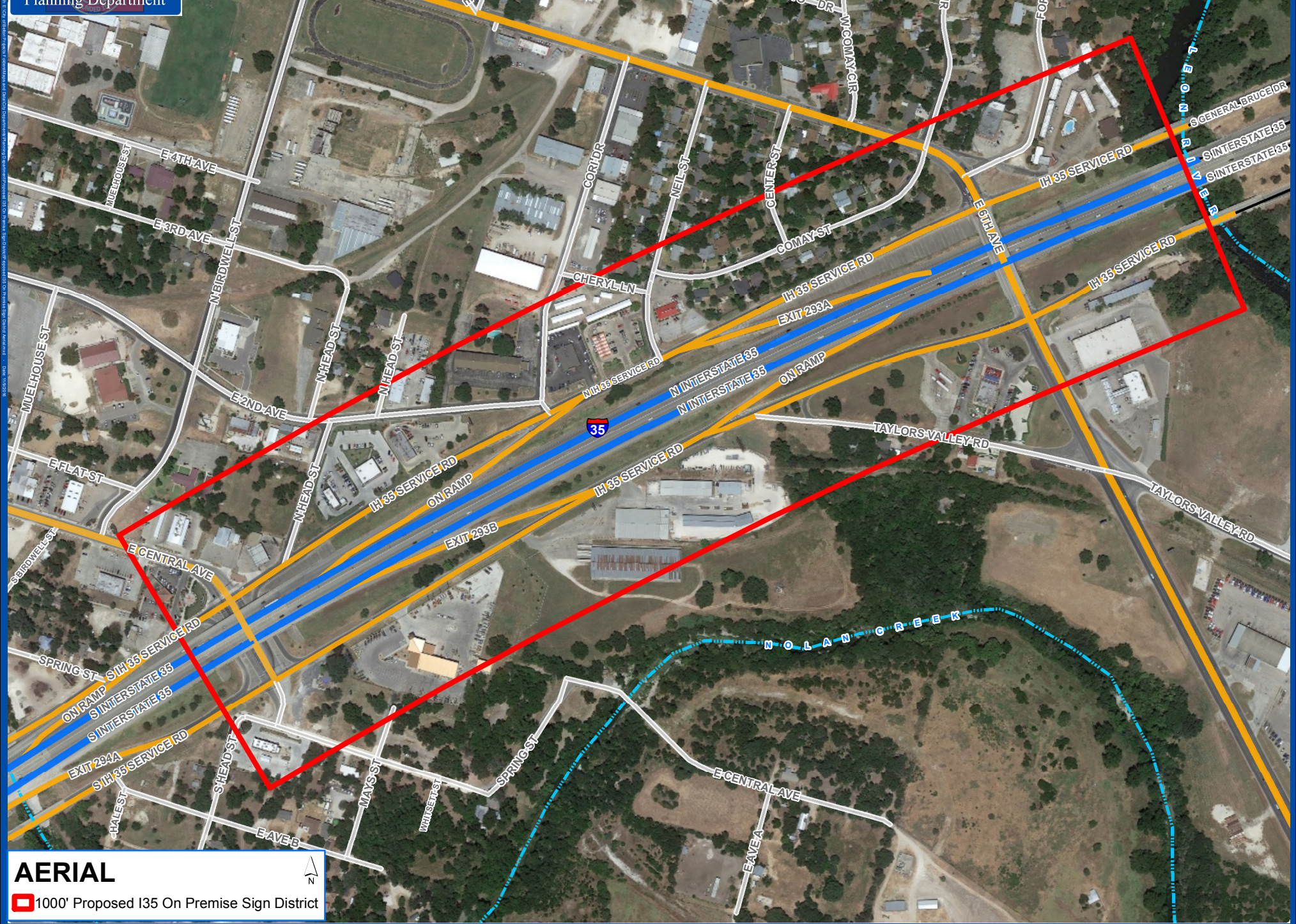
LOCATION




1000' Proposed I35 On Premise Sign District



Proposed I35 On Premise Pole Sign Amendment



AERIAL

 1000' Proposed I35 On Premise Sign District

0 115 230 460 Feet

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

