

Staff Report – Planning & Zoning Item



Date: October 18, 2016
Case No.: Z-16-15
Request: MF to NS
Applicant: Bethany Rosebrock

Agenda Item

Z-16-15 Hold a public hearing and consider a zoning change request from Multiple Family to Neighborhood Services Zoning District at 508 North Wall Street, located on the west side of North Wall Street, between East 5th and East 6th Avenues.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to allow for a Neighborhood Service business or office use. To the north are Valvoline and Sheer Bliss; to the east are Montgomery Chiropractic and single family homes; to the west are State Farm Insurance, Community Counseling Center, and ; and to the south are the 1874 Church, Bell Fine Arts Association, and single family homes.

Current Zoning

Multiple Family

Proposed Zoning

Neighborhood Service

Design Standards Type Area: 7

Recommended Type Area: 7

This property is in Type Area 7 in the Design Standards. If approved, a Neighborhood Service District use would be required to comply with all the Design Standards for Type Area 7.

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 a variety of office, neighborhood service, retail, and single family uses. The applicant is proposing this zone change to allow for a proposed business or office use in conjunction with the Future Land Use Plan which identifies this area as High Density/Mixed Use.

The applicant is proposing to utilize the existing building as a future Neighborhood Service use. Currently, there is not adequate on-site parking for a Neighborhood Service use. According to the Bell County Tax Appraisal District, this structure is 1,778 square feet in size. Section 34, Off-Street Parking and Loading Requirements, of the Zoning Ordinance, states an office use shall provide one parking space for each 300 square feet of gross floor area and a retail or personal service use shall provide one parking space for each 200 square feet of gross floor area. An office use will require a total of 6 on-site parking spaces and a retail or personal service use will require a total of 9 on-site parking spaces. The parking surface shall be concrete, asphalt, or brick.

This property is located in the Central Belton Historic District. If changes are proposed to the exterior of the structure, the Historic Preservation Commission will review to determine if the changes maintain the integrity of this historic building.

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 Multiple Family to Neighborhood Service District with development regulated under the Design Standards for Type Area 7 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 7 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. On-site parking is required prior to issuance of a Certificate of Occupancy.

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

Date Received:

9/27/16

Date Due:

09-30-16

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

Applicant:

BETHANY ROSEBROCK

Phone Number:

254 721 6255

Mailing Address:

618 N WALL
y mail

City:

BELTON

State:

TX

Email Address:

beth033@gmail.com

Owners Name:

BETHANY ROSEBROCK

Phone Number:

Mailing Address:

same

City:

State:

Email Address:

Applicant's
Interest in
Property:

I would like to zone property commercial

Legal Description of Property:

SMITH'S SECOND ADDITION BLOCK 032 LOT 8 PT 9N 25ft
8ft 9

Is this property being simultaneously platted?

N/A

Street Address:

508 N Wall

Zoning changing from:

RESIDENTIAL
Multi-Family

to:

NEIGH SERVICE

Signature of Applicant

Bethany Rosebrock

Date

9/27/16

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-16-15 Location

ZONING CHANGE:

Multi Family to
Neighborhood Service

LEGAL DESCRIPTION:

ALEXANDERS ADDITION
BLOCK 006, LOT PT 2


PROPERTY OWNER:

ROSEBROCK, JAMES
ETUX BETHANY

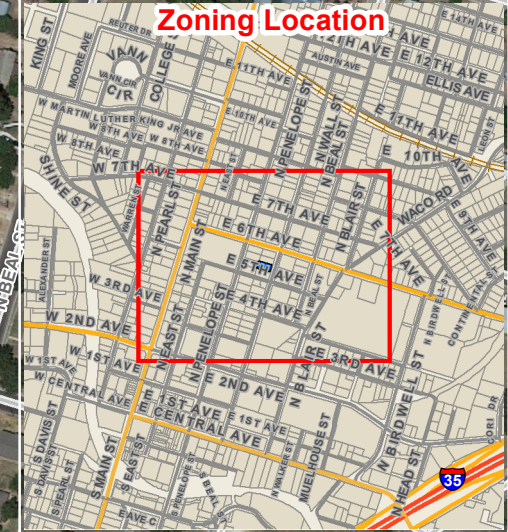
ADDRESS/LOCATION:

508 N Wall St

LEGEND

 Z_16_15

Zoning Location



0 70 140 280
Feet

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

Zoning Case # Z-16-15 Zoning

ZONING CHANGE:

Multi Family to
Neighborhood Service

LEGAL DESCRIPTION:

ALEXANDERS ADDITION
BLOCK 006, LOT PT 2

PROPERTY OWNER:

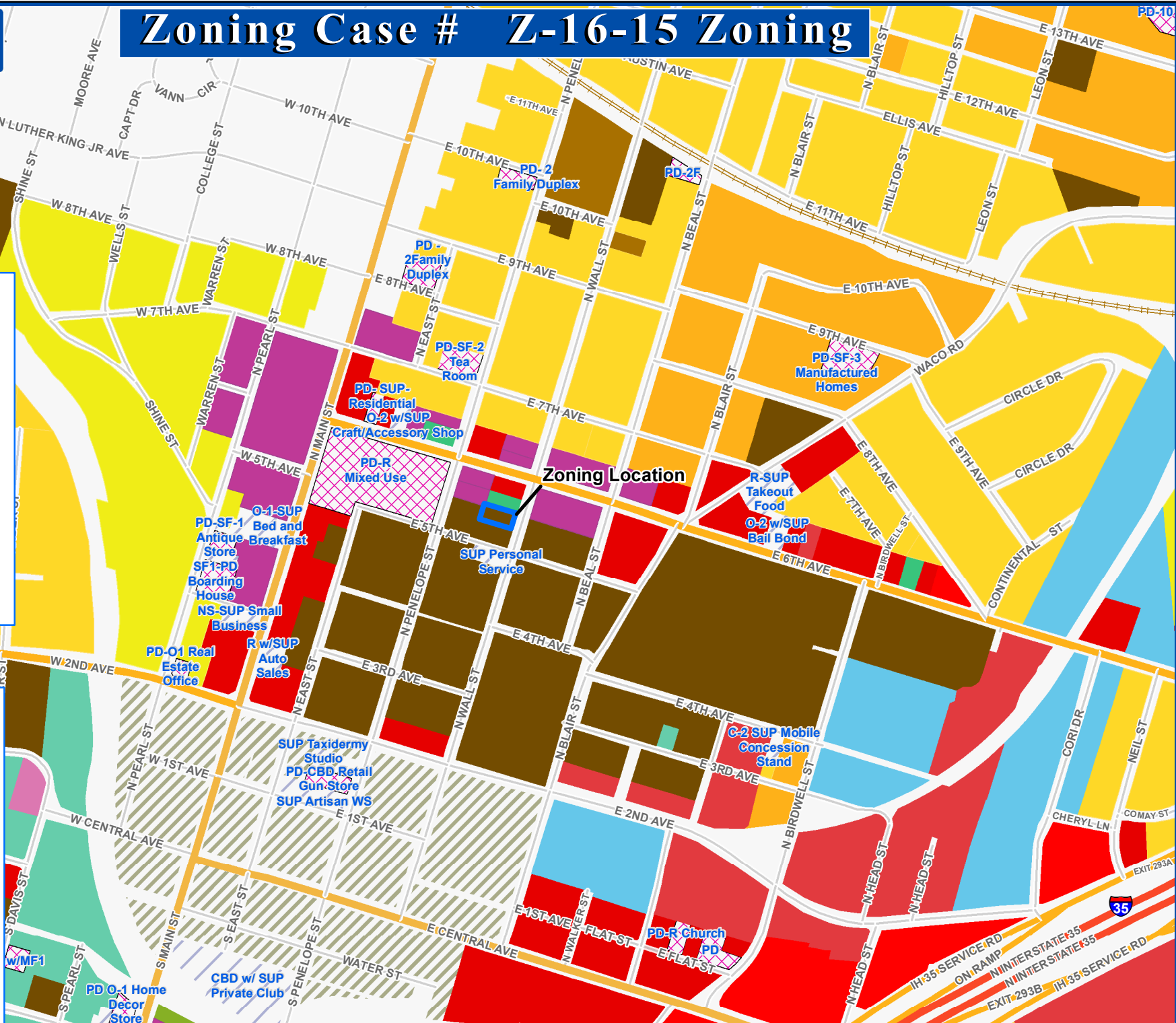
ROSEBROCK, JAMES
ETUX BETHANY

ADDRESS/LOCATION:

508 N Wall St

Legend

- City Limits
- Z-16-15
- Current_Zoning**
 - Agricultural
 - Central Business District
 - Commercial-1
 - Commercial-2
 - Conservation Revitalization Overlay
 - Light Industrial
 - Multi Family
 - Neighborhood Service
 - Office-1
 - Office-2
 - Planned Development
 - Redevelopment District
 - Retail
 - Single Family-1
 - Single Family-2
 - Single Family-3
 - Specific Use Permit
 - Two Family



Zoning Case # Z-16-15 Aerial

ZONING CHANGE:

Multi Family to
Neighborhood Service

LEGAL DESCRIPTION:

ALEXANDERS ADDITION
BLOCK 006, LOT PT 2


PROPERTY OWNER:

ROSEBROCK, JAMES
ETUX BETHANY

ADDRESS/LOCATION:

508 N Wall St

LEGEND

 Z_16_15



0 15 30 60
Feet

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

Zoning Case # Z-16-15

ZONING CHANGE:

Multi Family to
Neighborhood Service

LEGAL DESCRIPTION:

ALEXANDERS ADDITION
BLOCK 006, LOT PT 2

PROPERTY OWNER:




ROSEBROCK, JAMES
ETUX BETHANY

ADDRESS/LOCATION:

508 N Wall St

200' Property Owner
Notification Area

Legend

-  Z_16_15
-  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: BETHANY ROSEBROCK,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 508 NORTH WALL STREET,
FROM A(N) MULTI-FAMILY 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, October 18, 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, October 25, 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**

5014	5015	5183
LARANCE, JOHN EDWARD JR ETUX ROXANA T	MCGOLDRICK ENTERPRISES INC	STEPHENSON, TIM STATE FARM INC
501 N PENELOPE ST	806 CHATHAM RD	1344 RIDGEWOOD DR
BELTON, TX 76513	BELTON, TX 76513-6708	NORTHBROOK, IL 60062
7433	7923	15793
SMITH, JUANITA L	POWELL, RANDY	525 NORTH MAIN STREET CROSSING LTD
509 N WALL ST	2907 TIMBER RIDGE DR	3839 BEE CAVE RD STE 305
BELTON, TX 76513-2676	TEMPLE, TX 76502-8810	AUSTIN, TX 78746
19610	22636	38371
KELLY, BETHEL W	MOBLEY, GORDON E & SHIRLEY M	FUENTES, ISABEL M & PHILLIP
504 N WALL ST	503 N WALL ST	445 N PENELOPE ST
BELTON, TX 76513-2677	BELTON, TX 76513-2676	BELTON, TX 76513-6007
58631	63537	73523
ROSEBROCK, JAMES ETUX BETHANY	LACANNE, BRENT	3513 L C
508 N WALL ST	PO BOX 56	3114 RIVER PLACE DR
BELTON, TX 76513-2677	SALADO, TX 76571-0056	BELTON, TX 76513-1014
75530	94338	94341
MONTGOMERY L&P FAMILY TRUST	POOLE, NORMAN F	BOWLES, DYLAN ETUX JESSE
401 E 6TH AVE	413 GUTHRIE DR	1237 COUNTY ROAD 197
BELTON, TX 76513-2667	BELTON, TX 76513-1219	JONESBORO, TX 76538
100292	109706	125832
GONZALEZ, JOSE ETUX MARIA DEJESUS	SHERTZER, DEBORAH FAITH ETAL	DUNLAP, LESLEIGH
439 N PENELOPE ST	445 N WALL ST	12179 LANDFILL RD
BELTON, TX 76513-6007	BELTON, TX 76513	HOLLAND, TX 76534
127540	405016	405017
GODOY, JOSE LUIS ETUX MARIA M	BELL FINE ARTS ASSOCIATION	1874 CHURCH RESTORATION COMMITTEE
507 N PENELOPE ST	PO BOX 624	430 N WALL ST
BELTON, TX 76513-2675	BELTON, TX 76513-0624	BELTON, TX 76513-6009
SUPERINTENDENT DR. SUSAN KINCANNON BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513		

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

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

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. _____
3. _____

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

DATE: 10/9/14 SIGNATURE: Juanita Smith

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

7433
SMITH, JUANITA L
509 N WALL ST
BELTON, TX 76513-2676

Staff Report – Planning & Zoning Item



Date: October 18, 2016
Case No.: Z-16-16
Request: AG to LI
Applicant: Will Morris – Charter Real Estate

Agenda Item

Z-16-16 Hold a public hearing and consider a zoning change from Agricultural to Light Industrial Zoning District for a UPS parking lot on a 5.00 acre tract of land, located east of South Interstate 35 and south of Grove Road.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to allow for a UPS parking lot addition. To the north are UPS and Frito-Lay zoned Light Industrial; to the east are Armstrong WSC pump station and undeveloped land; to the south is Cedar Crest Hospital; and to the west are Interstate Highway 35 roadway, Sunbelt RV, and Bell County Expo Center.

Current Zoning

Agricultural

Proposed Zoning

Light Industrial

Design Standards Type Area: 2

Recommended Type Area: 2

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

Land Use Table/Allowable Uses

The Light Industrial Zoning District allows the following land uses, and would accommodate this request:

- 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 property is located amidst other industrial uses, such as the existing Frito-Lay and UPS properties. The applicant is proposing this zone change to allow for a UPS parking lot addition. The Future Land Use Plan identifies this area as High Density/Mixed Use and it is staff's judgment a light industrial use is compatible with nearby uses.

UPS recently purchased 5 acres directly south of the existing UPS property. Staff went by the UPS site and noticed several trees had been removed and a large asphalt parking lot was constructed without obtaining the required permits. Staff contacted the contractor and requested they meet with staff immediately to discuss the matter. Staff met with the contractor and stated that a detailed site plan, drainage study, and parking lot specifications are needed for the required permit. The contractor has provided those items to City staff for review. Staff also requested a tree survey; however, a tree survey was not completed prior to tree removal. The contractor stated that the trees removed were cedar trees below the heritage tree size requirement.

The site plan identifies a total of 151 parking spaces and access lanes that have been constructed on a portion of this 5 acre piece of property. There are 141 employee parking spaces, 7 customer parking spaces, and 3 handicap parking spaces. The eastern portion of this 5 acre property is undeveloped and the existing trees are remaining in this area. A tree survey is requested at this time for this undeveloped portion of the property to determine if new landscaping is required in the parking lot. According to the Design Standards landscape requirements, a large tree is required in a median at the end of each parking bay, so a total of 16 large trees are required. If the tree survey of the undeveloped eastern portion of the property identifies existing trees that will provide credits for the 16 required trees, then no additional landscaping will be required. When the undeveloped portion of this property is proposed for development, a detailed landscape plan will be required to satisfy the landscape requirements for this parking lot and the new development proposed. If the tree credits will not satisfy the landscape requirements, a landscape plan will be required at this time to satisfy the landscape requirements for the parking lot addition.

This property has not been platted, so a subdivision plat is required for the developed portion of this property.

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

Recommendation

Recommend approval of zone change from Agricultural to Light Industrial District with development regulated under the Design Standards for Type Area 2 standards as follows:

1. The allowable uses of the property shall conform to the Light Industrial Zoning District in all respects.
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 discussed above
 - b. Building Design Standards
 - c. Landscape Design Standards, to include a tree survey for the undeveloped portion of the property. A landscape plan may be required if there are not enough tree credits to satisfy the landscape requirements for the parking lot addition. When the undeveloped portion of this property is proposed for development, a detailed landscape plan will be required to satisfy the landscape requirements for this parking lot and the new development proposed.
3. Sign Standards shall conform to Ordinance 2008-11.
4. A subdivision plat on the developed portion of this property 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
8. Site Plan
9. Survey

City of Belton
Request for Zoning Change

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

Date Received: 9/30/16 Date Due: 9/30/16 Deadline for a zoning change request is the last business day of the month.

Applicant: Will Morris IV Phone Number: 254-778-6675

Mailing Address: 3000 S 31st Street, Suite 500 City: Temple State: TX

Email Address: will@charterres.com

Owners Name: Westwood Associates, LLC Phone Number: 254-778-6675

Mailing Address: c/o 3000 S 31st Street, Suite 500 City: Temple State: TX

Email Address:

Applicant's
Interest in
Property:

President of Agent representing Owner

Legal Description of Property: A0006BC, M F Connell, 89-2, Acres 5.000 also known as Bell Cad Property ID# 466685

Is this property being simultaneously platted? Has already been platted

Street Address: Elm Grove Spur, Belton, Texas 76513

Zoning changing from: Agriculture to: Light Industrial

Signature of Applicant

agent for
West Wood Associates, LLC

Date

9/30/16

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-16-16 Location

ZONING CHANGE:

Agriculture
to Light Industrial

LEGAL DESCRIPTION:

A0006BC M F CONNELL89-2
ACRES 5.000

PROPERTY OWNER:


WESTWOOD
ASSOCIATES LLC

ADDRESS/LOCATION:

Grove Rd



LEGEND

 Z_16_16



0 70 140 280
Feet

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

Zoning Case # Z-16-16 Zoning

PD-CH

PD-SUP
Private
Club

O2 w/SUP

E LOOP 121 (121)

DECKER RD

PD-Expo

ZONING CHANGE:

Agriculture
to Light Industrial

LEGAL DESCRIPTION:

A0006BC M F CONNELL89-2
ACRES 5.000

PROPERTY OWNER:

WESTWOOD
ASSOCIATES LLC

ADDRESS/LOCATION:

Grove Rd










Zoning Location

PD-C-1

MESQUITE RD

35

Legend

-  City Limits
-  Z-16-16
- Current_Zoning**
 -  Agricultural
 -  Commercial Highway
 -  Commercial-1
 -  Commercial-2
 -  Light Industrial
 -  Planned Development
 -  Retail
 -  Specific Use Permit



0 162.5 325 650
Feet

Zoning Case # Z-16-16 Aerial

ZONING CHANGE:

Agriculture
to Light Industrial

LEGAL DESCRIPTION:

A0006BC M F CONNELL89-2
ACRES 5.000


PROPERTY OWNER:

WESTWOOD
ASSOCIATES LLC

ADDRESS/LOCATION:

Grove Rd

LEGEND

 Z_16_16



0 35 70 140
Feet

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

Zoning Case # Z-16-16

ZONING CHANGE:

Agriculture
to Light Industrial

LEGAL DESCRIPTION:

A0006BC M F CONNELL89-2
ACRES 5.000

PROPERTY OWNER:





WESTWOOD
ASSOCIATES LLC

ADDRESS/LOCATION:

Grove Rd

200' Property Owner
Notification Area

Legend

-  Z_16_16
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels
-  City Limits



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: WILL MORRIS IV,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 5.0 ACRES, 204 GROVE ROAD,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) 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, October 18, 2016** IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

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

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**

448631

ARMSTRONG WATER SUPPLY CORP
PO BOX 155
HOLLAND, TX 76534-0155

8531

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

29619

DKOTA INVESTMENTS INC
5600 W LOVERS LN STE 116
DALLAS, TX 75209-4360

21858

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

466685

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

3239

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

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

SITE WORK PARKING LOT UPS 204 GROVE ROAD BELTON, TEXAS 76513



EXISTING METAL BUILDING 248' X 478'

DELIVERY DOOR

EXISTING ASPHALT PARKING AREA

20' FIRE LANE



SCALE: 1"=50'

ROOF DOWN GUTTER DRAINAGE SWELL

SURFACE RUN-OFF

25.00'

EXISTING ASPHALT PARKING AREA

20' FIRE LANE

ACCESS LANE

BREAK IN NATURAL GRADE (TOPO)

WOODED AREA

325.00'

ACCESS LANE

24.00' ACCESS LANE



ACCESS LANE

ACCESS LANE



ACCESS LANE

18 WHEELER ACCESS LANE

3.6% SLOPE

88.42'

20' FIRE LANE

120.00'

SURFACE RUN-OFF

18 WHEELER ACCESS LANE

3.6% SLOPE

380.00'

SPACING BREAK DOWN
EMPLOYEE PARKING 141 SPACES
CUSTOMER PARKING 7 SPACES
DEDICATED HANDICAP 3 SPACES
TYPICAL SPACE WIDTH 9'
TYPICAL FIRE LANE WIDTH 20'
TYPICAL ACCESS LANE 24'
TRUCK ACCESS LANE VARIES >20'

Westwood Associates, LLC
10.491 ACRES
VOL. 5920, PG. 645
Being a Part of
South Loop Industrial Park
BLOCK 2, - CAB B, SLIDE 118A

DKOTA INVESTMENTS INC.
1.503 AC - DEC#2015-12312

CITY OF BELTON
129 ACRE ROW & PUE
VOL. 2918, PAGE 431

The following easements and/or instruments do not affect the 5.00 acre tract of land out of the M.F. CONNELL Survey, Abstract #6, Bell County, Texas, described hereon.

Easement to Texas Power & Light Company, recorded in Volume 448, Pg. 598.

Easement to Texas Power & Light Company, recorded in Vol. 457, Page 582.

Easement to Texas Power & Light Company, recorded in Vol. 553, Page 112.

Easement to Texas Power & Light Company, recorded in Vol. 556, Page 507.

Easement to Texas Power & Light Company, recorded in Vol. 579, Page 400.

Easement to Texas Power & Light Company, recorded in Vol. 760, Page 375.

Easement to Texas Power & Light Company, recorded in Vol. 801, Page 411.

City of Belton Road & Utility Easement, recorded in Vol. 2918, Page 431.

Utility Easement to City of Belton, recorded in Volume 2918, Page 436.

City of Belton Road & Utility Easement, recorded in Volume 2387, Page 558.

Utility Easement to City of Belton, recorded in Vol. 2387, Page 556.

Easmt. to Central Texas Water Supply Corp. recorded in Vol. 1718, Pg 757.

Easmt. to Central Texas Water Supply Corp. recorded in Vol. 2666, Pg 534.

Easement to Enserch Corporation, recorded in Vol. 2461, Pg. 224.

Easement to Enserch Corporation, recorded in Doc#2011-00020739.

Easement to Amice Energy Corporation recorded in Doc#2011-00020740.

Easmt. & R O W to Amice Energy Corporation recorded in Doc#2011-23625.

R O W Easmt to Armstrong Water Supply Corp. recorded in Doc#2011-23625.

ADJUTINER N 70°37'14"W
S 73°18'03" E 599.86'
DEED S 70°37'45" E

BELL COUNTY JOINT VENTURE
55 ACRES
VOLUME 2002, PAGE 819

5.00 ACRES

N 16°37'59" E 325.42'

CIRS #2181

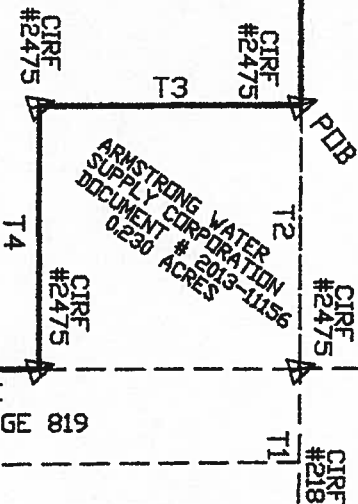
N 73°17'44" W 700.01'

BELL COUNTY JOINT VENTURE
55 ACRES VOLUME 2002, PAGE 819

CITY OF BELTON PUE ESMT
134 ACRES, VOL 2918, PG 558

BELL COUNTY JOINT VENTURE
55 ACRES
VOLUME 2002, PAGE 819

APPRX. LOCATION CENTRAL TEXAS WATER SUPPLY CORPORATION
20' EASEMENT- VOLUME 1719, PAGE 737
20' EASEMENT- VOLUME 2666, PAGE 534



CIRF #2475

CIRF #2475

PDB

CIRF #2475

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Staff Report – Planning & Zoning Item



Date: October 18, 2016
Case No.: P-16-29
Request: Preliminary/Final Plat
Applicant: Eckermann Engineering, Inc.

Agenda Item

P-16-29 Consider a preliminary/final plat for Nolan Creek Industrial Park, an 84.958 acre tract of land beginning 855 feet south of FM 93, and located east of Interstate 35, west of the Temple Belton Wastewater Treatment Plant, and north of Nolan Creek.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 1-lot subdivision proposed for a concrete batch plant.

Project Analysis and Discussion

This is a 1-lot subdivision plat for a concrete batch plant, proposed as Nolan Creek Industrial Park. This property is zoned Heavy Industrial and a concrete batch plant is an allowable use in this zoning district. There is a 50 foot wide private access easement extending south from FM 93 for access to this property. This access easement was created when the City platted the Central Belton Industrial Park, Section I, a portion of the former Rockwool property. There was an existing access easement to this property on its far west side, along Nolan Creek, before the Central Belton Industrial Park, Section I plat was created. The Central Belton Industrial Park, Section I plat moved the access easement to this central location to provide access from FM 93 to the tract in this request, as well as to the two new lots created with the plat: one (east) proposed for expansion of the wastewater treatment plant and the other (west) proposed for future wastewater plant expansion needs (see attached plat).

The applicant is proposing to construct a 40 foot wide concrete driveway with 30 foot radii extending from FM 93 to this property (850 feet). The applicant is proposing to extend an 8 inch waterline 1,177 linear feet and install four fire hydrants from FM 93 to this property. In order to extend the waterline and install fire hydrants, a 15 foot City of Belton waterline easement is needed to facilitate these improvements. The applicant is proposing to create a 15 foot City of Belton waterline easement by separate instrument along the western side of the existing access easement on City of Belton property. The applicant is also proposing to install an overhead electric power line and three street lights along the west side of the

proposed City of Belton easement. The street lights will be spaced every 300 feet, with a street light at the intersection of FM 93 and this proposed driveway. In order to install the required electrical service, a 10 foot Public Utility Easement is needed to facilitate the overhead electric power line. Finally, a slope easement is needed as well on the east side of the private access easement.

The applicant recognizes the need to compensate the City for use of public property (utility and slope easements) to service the concrete batch plant, and has submitted a letter proposing the following improvements to satisfy the use of public property and compensate the City:

- A. Install +/-850 linear feet of 40-foot wide concrete pavement along the existing 50-foot access easement.
- B. Install a 55-foot x 35-foot concrete driveway stub to the Belton Wastewater Treatment Plant.
- C. Install a new 40-foot wide TXDOT concrete driveway with 30-foot radii onto FM 93.
- D. Maintain the 40-foot concrete pavement section until the City develops their adjacent tracts. After such, a shared maintenance responsibility agreement will be made.
- E. Install 1,177 linear feet of 8-inch water line and four (4) fire hydrants along the proposed western side of the proposed access driveway and southern property line of the City of Belton property.
- F. Install an overhead electric power line and three (3) street light mast arms along the west side of the proposed access driveway.

The combination of utility easements (30,900 square feet) and slope easement (6,400 square feet) total 37,300 square feet in area that the city needs to be compensated for this development to occur, a total of 0.857 acres. Based on a Broker's Opinion of Value for the overall Rockwool site in 2013, the 94 acres was valued at \$910,000, \$9,681 per acre. Based on the required use of 0.857 acres, the City needs to be compensated in an amount of at least \$8,297.

It is staff's judgment that the proposed improvements satisfactorily compensate the City for the use of City property for the proposed 15 foot City of Belton waterline easement, the 10 foot Public Utility Easement, and the slope easement, since the associated improvements will benefit the existing City/TBWWTP properties, and provide improved access to the TBWWTP. We do recommend creation of a maintenance agreement that addresses the owner's obligation to maintain this driveway.

The concrete batch plant will initially be constructed as a temporary facility. All improvements stated above will be required prior to issuance of a Certificate of Occupancy for this temporary facility, except for the 850' of 40' wide concrete pavement, which will be built using concrete made at the plant soon after the facility is operational. Staff is currently reviewing construction plans for the temporary concrete batch plant. Once the temporary concrete batch plant is constructed, the applicant will begin design of the permanent concrete facility for staff review. A required TCEQ public hearing was conducted on October 6, 2016 at the Harris Community Center and the applicant stated there were no objections to this

project at the hearing. We are awaiting TCEQ's approval of the proposed development at this time.

The southern portion of this 84.958 acre property is located within the 100-year floodplain. The applicant has stated that no development will occur within the floodplain. There will be no tree removal for the construction of the temporary and permanent concrete batch plant.

We have reviewed the plat and find it acceptable, subject to conditions contained in the letter to the applicant's engineer dated September 26, 2016.

Recommendation

Recommend approval of a preliminary/final plat for Nolan Creek Industrial Park, an 84.958 acre tract of land beginning 855 feet south of FM 93, and located east of Interstate 35, west of the Temple Belton Wastewater Treatment Plant, and north of Nolan Creek, subject to the following:

1. Conditions contained in the letter to the applicant's engineer dated September 26, 2016; and
2. Creation of a maintenance agreement that addresses the owner's obligation to maintain the 850' driveway serving the concrete batch plant.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Letter from Applicant
5. Central Belton Industrial Park, Section 1 Plat

Line Table		
Line #	Direction	Length
L1	N87°47'00"W	18.58'
L2	S78°53'23"W	66.11'
L3	S64°47'30"W	122.71'
L4	S39°16'15"W	81.65'
L5	S9°41'28"W	53.98'
L6	S34°13'24"W	144.72'
L7	S17°57'06"W	102.27'
L8	S42°02'29"W	31.47'
L9	S54°05'47"W	50.37'
L10	S42°09'05"W	100.62'
L11	S54°40'34"W	92.17'
L12	S61°19'36"W	193.83'
L13	S79°17'59"W	144.40'
L14	S87°59'57"W	199.80'
L15	N84°59'09"W	147.39'
L16	N74°23'42"W	142.53'
L17	N65°24'39"W	145.00'
L18	N54°09'58"W	196.62'
L19	N45°06'45"W	202.55'
L20	N49°18'12"W	100.08'
L21	N37°37'47"W	101.25'
L22	N42°22'48"W	154.46'
L23	N26°08'31"W	178.26'
L24	N5°17'07"E	148.58'
L25	N28°08'26"E	45.18'
L26	N17°09'42"E	48.36'
L27	N19°46'04"E	153.14'
L28	N51°48'42"E	48.21'
L29	N24°18'21"E	58.82'
L30	N41°28'38"E	137.82'
L31	N56°14'18"E	107.58'
L32	N41°45'17"E	162.22'
L33	N37°01'21"E	161.60'
L34	N42°00'53"E	151.16'
L35	N56°20'49"E	58.59'
L36	N27°58'22"E	68.28'
L37	N39°10'40"E	70.50'
L38	S75°07'16"E	61.32'
L39	S75°07'16"E	103.48'

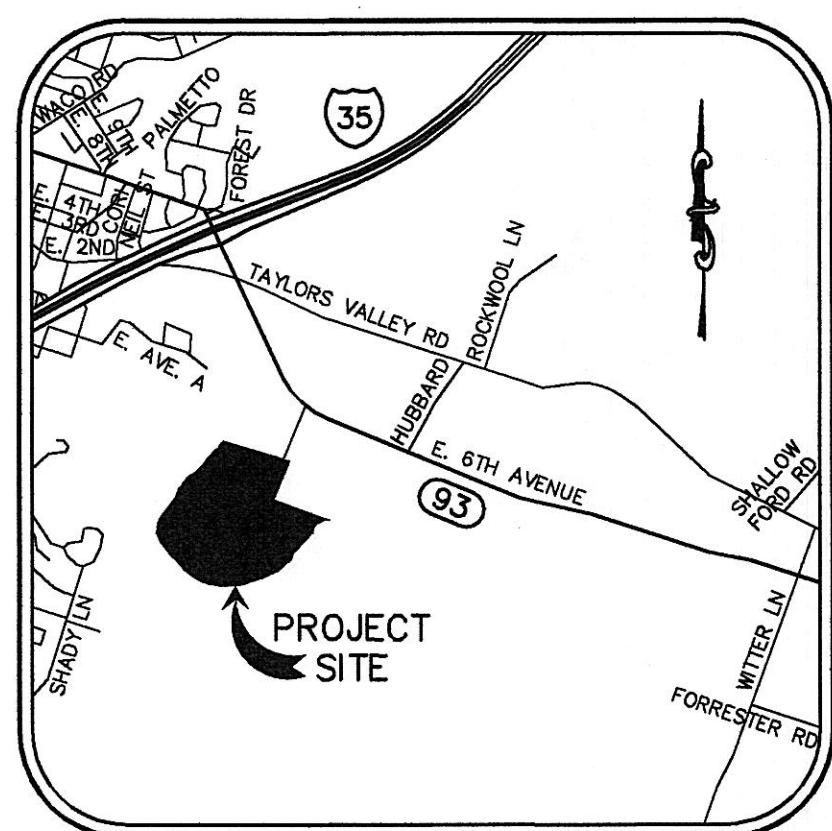
J. L. CHARPING VOLUME 2680, PAGE 509
BELLCAD ID#19498 CALLED 111.14 ACRES

84.598 ACRES

LOT 1
BLOCK ①

CENTERLINE OF NOLAN CREEK

GLANDA NEUWIRTH VOLUME 4321, PAGE 544
BELLCAD ID#52434 CALLED 267.716 ACRES



VICINITY MAP

STATE OF TEXAS
COUNTY OF BELL
SANDRA BARNETT, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NOLAN CREEK INDUSTRIAL PARK, A SUBDIVISION IN THE CITY OF BELTON, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.
SANDRA BARNETT
STATE OF TEXAS
COUNTY OF BELL
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____ 2016 BY SANDRA BARNETT.

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF NOLAN CREEK INDUSTRIAL PARK TO THE CITY OF BELTON WAS APPROVED THIS ____ DAY OF ____ 2016, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR SECRETARY

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF NOLAN CREEK INDUSTRIAL PARK TO THE CITY OF BELTON WAS APPROVED THIS ____ DAY OF ____ 2016, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN SECRETARY

STATE OF TEXAS
COUNTY OF BELL

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

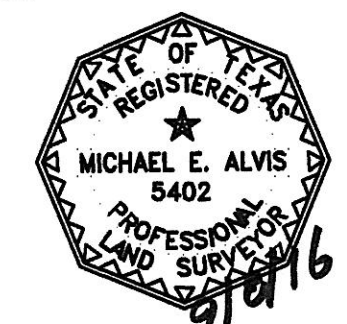
WITNESS MY HAND THIS ____ DAY OF ____ 2016.

CITY CLERK

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL E. ALVIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BELTON, TEXAS.

Michael E. Alvis
MICHAEL E. ALVIS, R.P.L.S.
NO. 5402



TAX CERTIFICATE
THE BELL COUNTY TAX APPRAISAL DISTRICT, 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 ____ DAY OF ____ A.D. 2016.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD THIS ____ DAY OF ____ IN YEAR ____ PLAT NO. ____ PLAT RECORDS OF BELL COUNTY, TEXAS.

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

NOTES:
1. OWNER IS SANDRA BARNETT.
2. A PORTION OF THIS TRACT IS WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0340E, DATED SEPTEMBER 26, 2008.
3. PLEASE NOTE THAT U.E. = UTILITY EASEMENT, B.L. = BUILDING SETBACK LINE, AND D.E. = DRAINAGE EASEMENT, R.O.W. = RIGHT-OF-WAY.

FINAL PLAT OF:
NOLAN CREEK INDUSTRIAL PARK

1 LOT, 1 BLOCK 84.598 ACRES

O. T. TYLER SURVEY, ABSTRACT NO. 20

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

84.598 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT.

TEXAS STATE PLAIN COORDINATE SYSTEM (NAD 1983) AS DETERMINED BY G.P.S. OBSERVATION.

TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
301 N. 3rd St.
TEMPLE, TEXAS 76501
254.773.2400
254.773.3998
www.turley-inc.com
SURVEY FIRM NO. 10056000 • ENGINEERING FIRM NO. 1658

© TURLEY ASSOCIATES, INC.

THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

FINAL PLAT OF:
NOLAN CREEK INDUSTRIAL PARK
O. T. TYLER SURVEY, ABSTRACT NO. 20
BELL COUNTY, TEXAS
PREPARED FOR:
ECKERMANN ENGINEERING
P.O. BOX 388
LAMPASAS, TEXAS 76850

REVISIONS

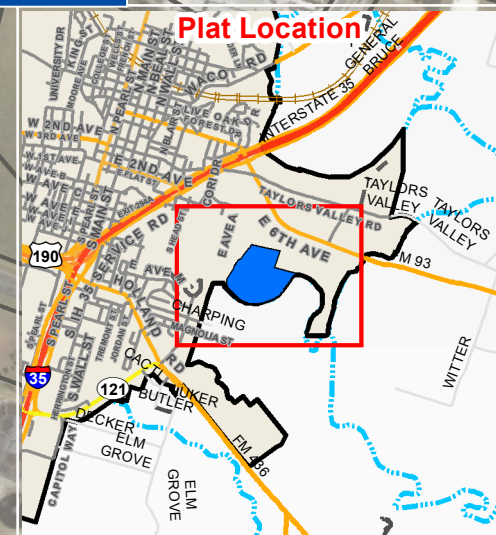
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01 OF 01


P-16-29 Nolan Creek Industrial Park

PROPOSED PLAT:

Final Plat
Nolan Creek Industrial Park
84.598 acres

PROPERTY OWNER:BARNETT, SANDRA
& JAN DENSMAN

LEGEND

 P_16_29



Age Group	Percentage
18-24	187.5
25-34	375
35-44	562.5
45-54	750
55-64	937.5
65-74	1125
75-84	1312.5
85+	1500

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

P-16-29 Nolan Creek Industrial Park

Proposed Nolan Creek Industrial Park


PROPOSED PLAT:

Final Plat
Nolan Creek Industrial Park
84.598 acres

PROPERTY OWNER:

BARNETT, SANDRA
& JAN DENSMAN

Legend

 P_16_29



0 115 230 460
Feet

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



September 9, 2016

Erin Smith
Director of Planning
City of Belton
PO Box 120
Belton, TX 76513

**Re: *Engineer's Summary Letter
 Nolan Creek Industrial Park Subdivision Application
 Belton, Texas***

Dear Mrs. Smith,

Please accept this final subdivision plat application summary letter for a subdivision to support the proposed Tex-Mix concrete plant in Belton, Texas. The project site consists of an 84.598-acre tract of land and is not proposed for development as part of this application. The subject site is located on FM 93 (E. 6th Avenue) approximately 2,200 LF southeast of the intersection of Taylors Valley Road and FM 93 and is within the full purpose jurisdiction of the City of Belton, Bell County, Texas.


The proposed subdivision will consist of one lot (Lot 1, Block 1) and will be known as the Nolan Creek Industrial Park Subdivision. The Final Plat is included with this submittal for review and approval. The site is partially located within the 100-year floodplain based upon FEMA Map Number 48027C0340E, dated September 26, 2008 and is currently zoned Heavy Industrial (HI). No construction is proposed as part of this application and the future Tex-Mix concrete batch plant design plans will be submitted under a separate application.

Water service for the subdivision will be provided by a proposed 8-inch water line that will connect to an existing 12-inch water line running parallel to FM 93 and along the southern side of the roadway. Design plans to support the water line extension will be provided in a subsequent application, per discussions with City Staff. Wastewater service is not available to the property and will be provided by an On-Site Septic Facility when required. Electric service will be provided by an existing overhead 3-phase electric line located just north of the subject tract. Easements to support the subject utility extensions will be provided via separate instrument and will be finalized as part of the subsequent plan applications.

In summary, the proposed final plat application substantially conforms to the City of Belton requirements. If you should have any questions, or need additional information regarding the Nolan Creek Industrial Park Subdivision, please feel free to contact us at 512-556-8160.

Sincerely,

ECKERMANN ENGINEERING, INC.


Sam N. Walker, P.E.
Vice President

Attachments: Final Plat Application Package



Post Office Box 830: Leander, Texas 78646
Main Office: 512-759-1438 Fax: 512-759-2160

October 14, 2016

Erin Smith
City of Belton - Planning Director
333 Water Street
Belton, TX 76513

**Re: *Easement and Grading Consideration Summary
 Tex-Mix Belton Concrete Batch Plant Development
 Belton, Texas***

Dear Mrs. Smith:

As discussed in multiple meetings with City Staff, Tex-Mix Concrete acknowledges that upgrades to the existing access driveway, the addition of a 15-foot waterline easement, and the additional of a 10-foot electrical easement across City of Belton property are required to develop the proposed concrete batch plant. Tex-Mix also recognizes the need to provide consideration to the City for the use of said property/easements.

As consideration to the City, Tex-Mix proposes to:

- Install +/-850 linear feet of 40-foot wide concrete pavement along the existing 50-foot access easement.
- Install a 55-foot x 35-foot concrete driveway stub to the Belton Wastewater Treatment Plant.
- Install a new 40-foot wide TXDOT concrete driveway with 30-foot radii onto FM 93.
- Maintain the 40-foot concrete pavement section until the City develops their adjacent tracts. After such, a shared maintenance responsibility agreement will be made.
- Install 1,177 linear feet of 8-inch water line and four (4) fire hydrants along the proposed western side of the proposed access driveway and southern property line of the City of Belton property.
- Install an overhead electric power line and three (3) street light mast arms along the western side of the proposed access driveway.

The above mentioned improvements will not only benefit the proposed concrete batch plant, but will also enhance the value and development potential of the City of Belton properties located along FM 93 by enhancing access, electrical connectivity, and completing two sides of the water/fire loop around the subject tracts. In summary, we believe that the value of the proposed improvements exceeds and/or offsets any consideration that should owed to the City of Belton for the dedication of said easements. If you should have any questions regarding the Tex-Mix Belton development, please feel free to contact us at 512-968-5820.

Sincerely,

TEX-MIX CONCRETE

Logan Owens

Final Plat of
CENTRAL BELTON
INDUSTRIAL PARK, SECTION 1
an addition in the City of Belton, Bell County, Texas, being 41.09 Acres situated in the O. T. TITLER SURVEY, ASS'N MAP 20, Bell County, Texas, being a portion of a called

STATE OF TEXAS
COUNTY OF BELL

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, the undersigned authority, on this DAY PERSONALLY APPEARED WILLIAM AUSTIN, 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 2nd DAY OF January 1961

STATE OF TEXAS
COUNTY OF HALL

JOSEPH C. HALL, Clerk.

NOTICE: COUNTY CLERK HAS RECEIVED AND FORWARDED AS OF APRIL 18, 2004, THE FOLLOWING: 1. A CERTIFICATE OF ELECTION FOR THE CITY LEADER OF THE CITY OF HALL, TEXAS, FOR THE TERM OF 2004-2006, BY THE VOTERS OF HALL COUNTY, TEXAS, 2004.

Joseph C. Hall

APR 18 2004

CLERK OF HALL COUNTY

STATE OF TEXAS
 COUNTY OF BELL
 I, JAMES M. WOODS, Clerk of said County, do hereby certify that the within and foregoing is a true and correct copy of the original of the same as the same is on file in my office.
 Witness my hand and seal of office this 2nd day of January, 1915.

STATE OF TEXAS
COUNTY OF BELL

JOHN W. BELL, a married person, and ANITA B. BELL, the wife of JOHN W. BELL, of the City of Ft. Worth, Texas, and JOHN W. BELL, JR., the son of JOHN W. BELL and ANITA B. BELL, all of said City of Ft. Worth, Texas, do hereby certify that the within and foregoing instrument is the true and correct copy of the original instrument, and that all necessary legal requirements have been complied with in the execution, and that all necessary legal requirements have been complied with in the execution, and that all necessary legal requirements have been complied with in the execution.

APPROVED:
THE DAYTON POLICE DEPARTMENT, THE DAYTON UNIVERSITY OF THE HEALTH SCIENCES AND THE DAYTON PUBLIC SCHOOLS HAVE COMBINED TO DEVELOP THIS USE ON FORMS ON THE BASIS OF THE FOLLOWING:

DATE RECEIVED: JULY 25, 1964
RECEIVED BY: LINDA M. LEE
RECEIVED AT: 4000

Charles C. Leach

DATE: 6 DAY OF JAN 1964

RECORDS INFORMATION
FILE NO. 9 DATE OF 7-9-0 YEAR _____
PLANT RECEIVED BY U PLANT RECEIVED BY MILL COUNTY, TENN.
REMARKS: RECORDED IN DOCUMENT NO. 28000023 OFFICIAL FILED RECORD
MILL COUNTY, TENN.

[illegible]

LOT# - TWO (2)
 ACRES - ONE (1)
 AREA - 100 ACRES
 OWNER - BELTON
 PO BOX 600
 BELTON, TEXAS 76705

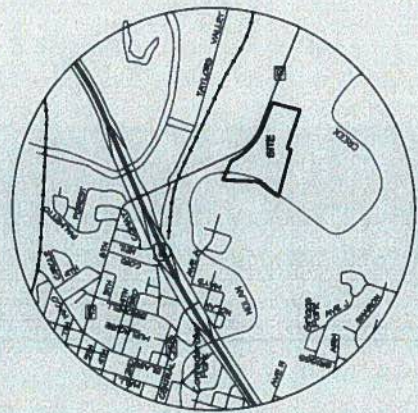
Rt. 60

Rt. 100

Dashed line indicating a boundary or route.

LOT 1
8 ACRES

* NOLAN CREEK
INDUSTRIAL*
PARK PLAT



London & Lancashire Assurance Co. Ltd.
The Directors of the company, registered in
England, and the company are authorised to
accept deposits of money from the public.
The company is licensed by the Prudential
Regulator of Insurance to carry out business
as authorised by the City of London.

An aerial photograph showing a road intersection. A vertical road on the left is labeled 'DANFORTH & BAYVIEW'. A horizontal road at the top is labeled 'DANFORTH AVE'. A diagonal road on the right is labeled 'BAYVIEW AVE'. A small area at the top right is labeled 'LOT 2'. The image is oriented vertically on the page.

WTP

Final Plot of
CENTRAL BELTON
INDUSTRIAL PARK, SECTION I
an addition in the City of Belton, Bell County, Texas.

ALL COUNTY SURVEYING, INC.

 1905 South 21st Street
 Tempe, Arizona 85284
 254-779-2773
 FAX 254-774-7808
 TX. Perm Lic. No. 10025900

Print Date: 01-03-2014

Serial: _____
Completed: 01-03-2014
Scales: F. 1507
Job No.: 140389
Drug No.: 14030207
Drawn by: SLM
Reviewer: CCL 000010

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