Staff Report – Planning & Zoning Item



Date:September 20, 2016Case No.:Z-16-10Request:LI to C-2Applicant:Ronnie Tynes

Agenda Item

Z-16-10 Hold a public hearing and consider a zoning change from Light Industrial to Commercial-2 Zoning District for a proposed used car lot on Lot 1 and 2, Block 2 of the Salado Business Park Addition, a 2.08 acre tract of land, located on the northwest corner of Goodway Drive and West Amity Road, west of Interstate 35.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to Commercial-2, to allow for used auto sales. To the north are BH Vaquero Construction and SE Technologies Company; to the east are Lochridge-Priest, Inc., Verano Homes, and Interstate 35; and to the south and west is vacant land.

Current Zoning Proposed Zoning

Light Industrial

Commercial-2

Design Standards Type Area : 4 Recommended Type Area: 4

This property is in the identified Type Area 4 in the Design Standards. If approved, a Commercial-2 District use would be required to comply with all the Design Standards for Type Area 4.

Land Use Table/Allowable Uses

The Commercial-2 Zoning District allows the following land uses, and would accommodate the request:

- Any use permitted in the Commercial-1 District
- Auto sales, new or used

P&Z Agenda Item September 20, 2016 Page 1 of 3

- Automobile repair (major) garages, parts sales and body repair, auto painting, and window tinting.
- Commercial amusement (indoor or outdoor)
- Equipment sales (new or used) and rental (heavy)
- Flea Market (indoors only)
- Frozen Food Locker
- Limited warehousing and wholesale distribution
- Manufactured or mobile home sales (used)
- Open or outside storage uses
- Portable Building Sales
- Tool rental (with outside display)
- Trailer and Truck Rental (including outside storage)
- Truck and Heavy Load Vehicle Repair
- Welding shop

Project Analysis and Discussion

This property is located within the Salado Business Park on the northwest corner of Goodway Drive and West Amity Road, west of Interstate 35. This property is currently zoned Light Industrial and a zoning change to Commercial-2 is required for used auto sales. The Future Land Use Plan identifies this area as Retail/Neighborhood Service. It is staff's judgment that Commercial-2 zoning is compatible with the adjacent Light Industrial uses.

This zoning change request includes Lots 1 and 2, Block 2 of the Salado Business Park Addition. A replat will be required prior to new development. This zoning change to Commercial-2 will require any new construction to contain a minimum of 90% masonry required in the Design Standards. Light Industrial zoning allows for a minimum of 30% masonry.

After careful review of the City's Design Standards, Zoning Ordinance, and the applicability of this use among surrounding properties, this requested zone change to Commercial-2 does appear to be a reasonable request.

Recommendation

Recommend approval of zone change from Light Industrial to Commercial-2 for used auto sales, with development regulated under the Design Standards for Type Area 4 standards as follows:

- 1. The allowable uses of the property shall conform to the Commercial-2 Zoning District in all respects.
- 2. The development of the property shall conform to all applicable Type Area 4 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:

P&Z Agenda Item September 20, 2016 Page 2 of 3

- a. Site Development Standards discussed above
- b. Building Design Standards
- c. Landscape Design Standards
- 3. Sign Standards shall conform to Ordinance 2008-11.
- 4. Subdivision plat is required.

Attachments:

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

P&Z Agenda Item September 20, 2016 Page 3 of 3

City of Belton Request for a Zoning Change

To The City Council and the Planning and Zoning Commission

Fee: \$250.00

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

Applicant:Rownie TynesPhone Number:254)728-6611Mailing Address:Po.A. 1283City:SALADEState:TLEmail Address:Romme Tynes 2 @ CAMAIL. COM

Owners Name: UIDAL PALMA Phone Number: (512) 636-6868 Mailing Address: 1600 BENCH, MARK DR. City: AUSTIN State: TX Email Address: UIPA 100 SBCCLOBALINET

Applicant's Interest in Property: <u>REAL ESTATE BRUCER Advising OWNER-AD UWNERSHID INTERNET</u> <u>IN SUBJECT PROPERTY</u> Legal Description of Property: <u>LOTS I AND 2, BLOCK 2, SALADU INVESTMENTS LUTS, LLC</u>

Is this property being simultaneously platted?

Street Address: 201 Goodway DENO AND 380 W. AMITY ROAD. Zoning Change From <u>LIGHT ENDESTED</u> to <u>COMMERCIAL-2</u> Signature of Applicant: <u>Light ENDESTED</u> Date: <u> $\frac{8}{2}/16$ </u> Signature of Owner (if not applicant): <u>Date: 802/16</u> Checklist for Zoning Items to be submitted with application:

Signed Application

V 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 or irregular tracts or acreage, a drawing of the property must be submitted.



Zoning Case # Z-16-10 Location

280 Fer

140

ZONING CHANGE: Light Industrial

to Commercial-2

LEGAL DESCRIPTION:

Lots 1 & 2, Block 2

PROPERTY OWNER: SALADO-INDUSTRIAL LOTS LLC

ADDRESS/LOCATION: PropID: 364652 380 W Amity Rd

PropID: 364653 201 Goodway Dr

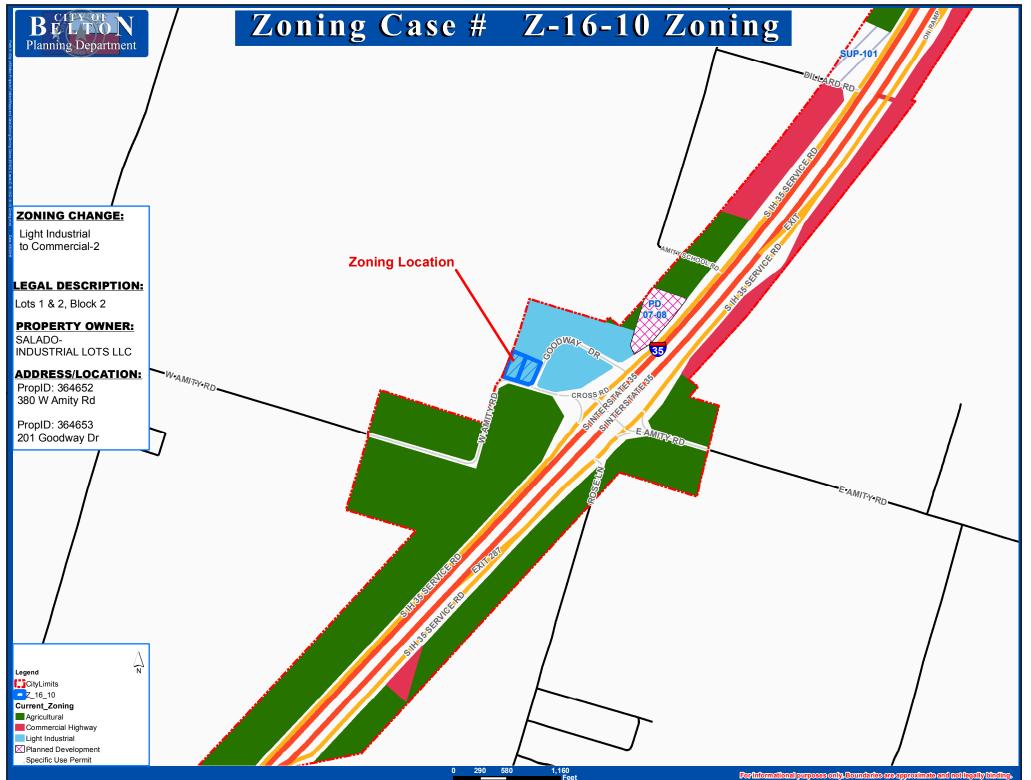
CROSS RD

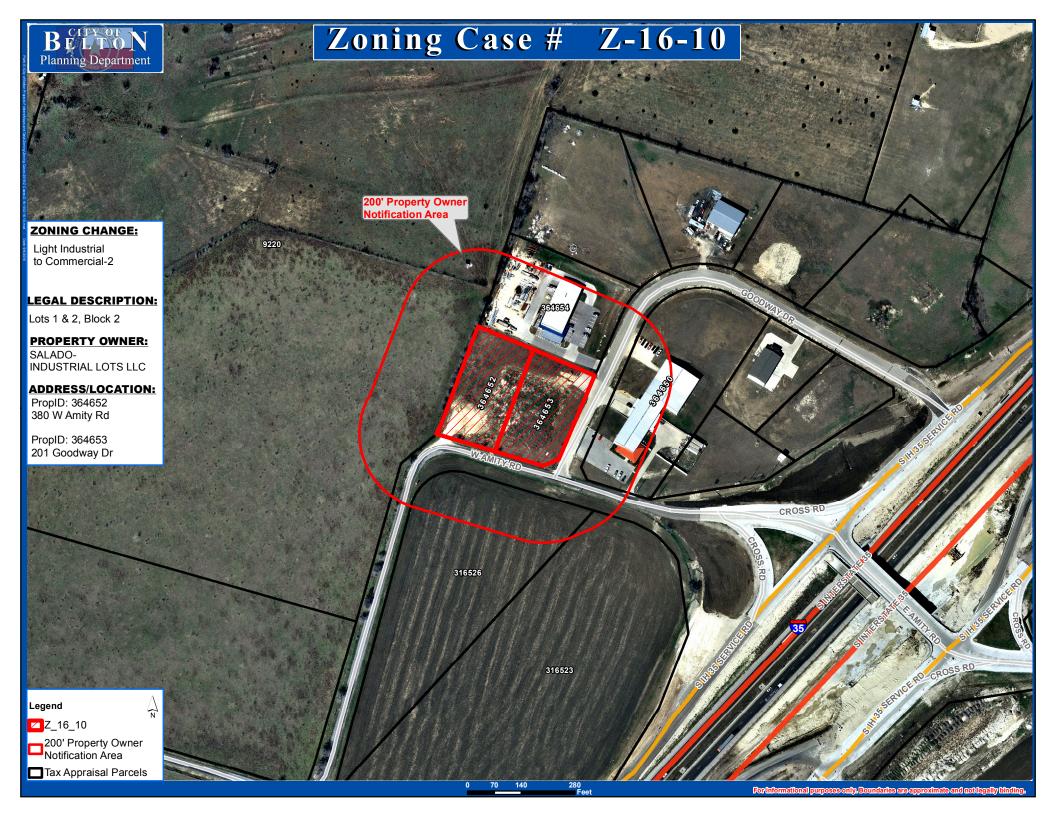
LEGEND

 $\bigcap_{\mathbf{N}}$

SRD







THE CITY OF BELTON	HAS RECEIVED A REQUEST FROM	: <u>Ronnie Tynes</u> ,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY:		380 West Amity Road and 201 Goodway Drive ,
FROM A(N) LIGHT	Industrial	ZONING DISTRICT,
TO A(N) COMM	IERCIAL-2	ZONING DISTRICT.

The Planning & Zoning Commission of the City of Belton, Texas will hold a public hearing pursuant to this request at <u>5:30 P.M., Tuesday, September 20, 2016</u> 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, September 27, 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.	
J	(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

9220

BENNETT, WILLARD ETUX JANET L RAND PO BOX 884 BELTON, TX 76513-0884

364650 F W RICHARDSON ENTERPRISES LLC 8398 SOUTH IH 35 BELTON, TX 76513

364654 HUNTER, BERT A ETUX LINDA D 4850 FM 1123 BELTON, TX 76513-7754 316523 TIMMERMANN, TERRELL PO BOX 4784 AUSTIN, TX 78765-4784

364652 SALADO INDUSTRIAL LOTS LLC PO BOX 1283 SALADO, TX 76571-1283

SUPERINTENDENT DR. SUSAN KINCANNON BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513 316526 TIMMERMANN, TERRELL PO BOX 4784 AUSTIN, TX 78765-4784

364653 SALADO INDUSTRIAL LOTS LLC PO BOX 1283 SALADO, TX 76571-1283

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM:	RONNIE TYNES
	380 WEST AMITY ROAD AND 201 GOODWAY DRIVE
FROM A(N) LIGHT INDUSTRIAL	ZONING DISTRICT.
TO A(N) COMMERCIAL-2	ZONING DISTRICT,

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT <u>5:30 P.M., Tuesday, September 20, 2016</u> 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 <u>5:30 P.M., Tuesday, September 27,</u> <u>2016</u>, 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.

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

circle on

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

364652	364653
SALADO INDUSTRIAL LOTS LLC	SALADO INDUSTRIAL LOTS LLC
PO BOX 1283	PO BOX 1283
SALADO, TX 76571-1283	SALADO, TX 76571-1283

Staff Report – Planning & Zoning Item



Date:September 20, 2016Case No.:Z-16-12Request:CH to RApplicant:Mike Halabi

Agenda Item

Z-16-12 Hold a public hearing and consider a zoning change request from Commercial Highway to Retail Zoning District for a Popeye's Louisiana Kitchen at 1005 East Central Avenue, a 0.658 acre tract of land, located on the southeast corner of Interstate 35 and East Central Avenue and on the north side of Spring Street.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to allow for a Popeye's Louisiana Kitchen. The existing church on this property will be demolished and a new building will be constructed for a Popeye's Louisiana Kitchen. To the north are Interstate 35, Cefco, Starbucks, and Jimmy John's; to the east are ASCO, McCoy's Building Supply, and McDonald's; to the south are single family homes; to the southwest is the recently constructed Taco Bell; and to the west is Interstate 35 Service Road.

Current Zoning

Proposed Zoning

Commercial Highway

Retail

Design Standards Type Area : 2 Recommended Type Area: 2

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

Land Use Table/Allowable Uses

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

- Any use permitted in the NS District
- Clothing and Apparel Store

P&Z Agenda Item September 20, 2016 Page 1 of 3

- Convenience Store with gasoline sales
- Discount, Variety or Department Store
- Furniture and Appliance Store
- Home Improvement Center
- Restaurant
- Shopping Center and Related Retail Uses

Project Analysis and Discussion

This property is located on the southeast corner of Interstate 35 and East Central Avenue, amidst a majority of retail and commercial uses. Recently a new Taco Bell was constructed directly across East Central Avenue from this site. The applicant is proposing to construct a 2,460 square feet Popeye's Louisiana Kitchen at this location. There is an existing church on this property and a permit has been submitted to demolish that building. This restaurant use is permitted in the Commercial Highway Zoning District; however, the applicant is requesting a zoning change to Retail to reduce the required front yard setback. The Commercial Highway Zoning District requires a minimum front yard setback of 60 feet, making it difficult to construct a new building within the required setbacks due to the irregular shape of this lot. The Retail Zoning District requires a minimum front yard setback of 25 feet and will provide sufficient space for this new restaurant building. The existing church on this property does not comply with the Commercial Highway setback requirements; however, this is considered to be considered a grandfathered use. All new construction must comply with the zoning area regulations in all respects.

The applicant is proposing to construct the building exterior with brick and a 3 foot tall stone wainscot. Section 34, Off-Street Parking and Loading Requirements, of the Zoning Ordinance, states that a restaurant requires 1 parking space per 100 square feet of gross floor area; therefore, a minimum of 13 parking spaces would be required. The current site plan identifies a total of 23 parking spaces. There is a large 64 inch live oak tree on the northeast corner of this property adjacent to Interstate 35. Staff has recently reviewed the landscape plans and recommended increasing the size of the island by one additional parking space, approximately 9 feet, to ensure this heritage tree remains in good condition. There are three existing driveways to this site and the applicant is proposing to utilize all driveways. The driveway off Central Avenue is 32 feet wide and the two driveways off Interstate 35 frontage road are 30 feet wide.

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 Commercial Highway to Retail District with development regulated under the Design Standards for Type Area 2 standards as follows:

P&Z Agenda Item September 20, 2016 Page 2 of 3

- 1. The allowable uses of the property shall conform to the Retail 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
- 3. Sign Standards shall conform to Ordinance 2008-11.

Attachments:

- 1. Zoning application
- 2. Letter from current property owner
- 3. Property Location Map
- 4. Zoning map
- 5. Aerial photo
- 6. Map with zoning notice boundary (200')
- 7. Zoning notice to owners
- 8. Property owners list
- 9. Site Plan
- 10. Elevations
- 11. Landscape Plan

P&Z Agenda Item September 20, 2016 Page 3 of 3 City of Belton Request for Zoning Change

diner met	To the City Council and the
	Planning and Zoning Commission
	Fee: \$250.00
Date Received:	$\boxed{08-29-16}$ Date Due: $\boxed{08-31-16}$ Deadline for a zoning change request is the last business day of the month.
Applicant:	Mike HALABi Phone Number: 214-6938743
Mailing Address:	P.O. BOX 1802 City: BELTON State: TX
Email Address:	MMHALABI @ ADL.COM
Owners Name:	BELL CENTRAL HOLDINGSLLPhone Number: 214-6938743
Mailing Address:	P. D. BOX 1802 City: BELTON State: TX
Email Address:	MM HALABie Aol. COM
Applicant's Interest in Property:	AUTHORIZED AGENT
Legal Description	
ls this property be	ing simultaneously platted?
Street Address:	1005 E. CENTRAL AVE BELTON, TK
Zoning changing	from: CH to: R RETAIL
	M.M. Lee. 8/29/16
Signature of App#	Cant Date Date
Signature of Owne	er (if not applicant) Date Date
Checklist for Zonin	ng Items to be submitted with application:
Signed Applica	ation

- 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-16-12 Location

280

ZONING CHANGE:

BELTON Planning Department

Commercial Highway to Retail

LEGAL DESCRIPTION:

PENDLETON, BLOCK 002 LOT PT 2, 3, & PORTION OF AN UNDEDICATED ROW (NOLAN RD), 0.658AC

PROPERTY OWNER: BELL CENTRAL HOLDINGS LLC

ADDRESS/LOCATION:

 $\Delta_{\mathbf{N}}$

1005 E Central Ave

LEGEND

Zoning Location

ND

ERD

EAVE

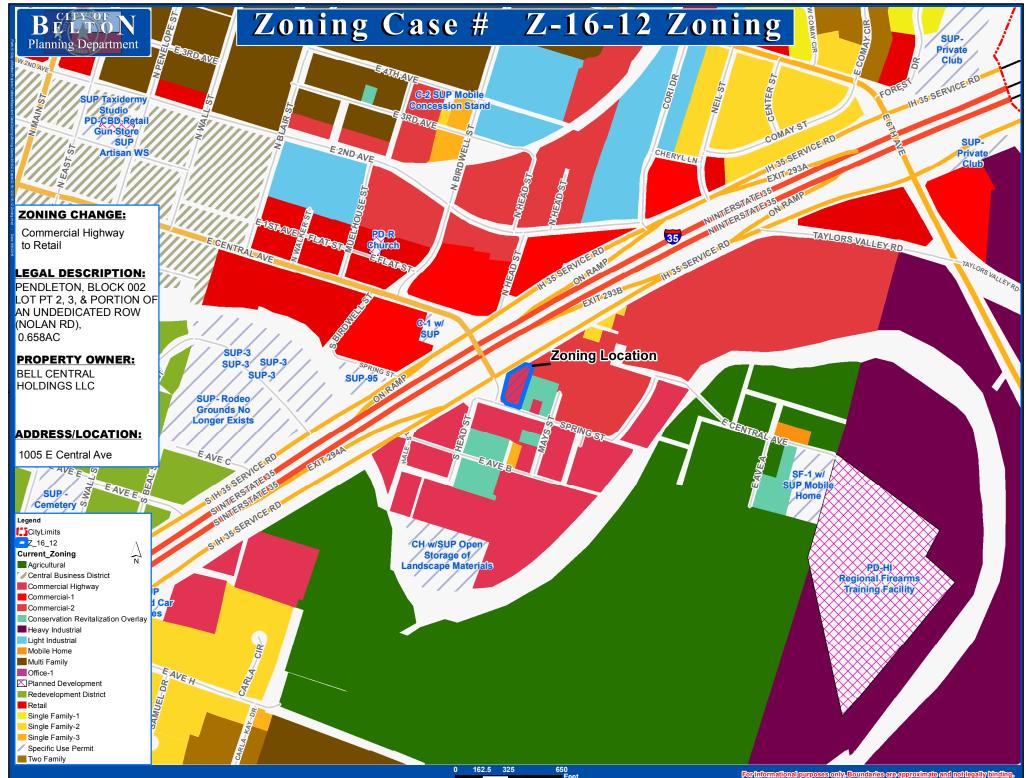
E CENTRAL WATER ST

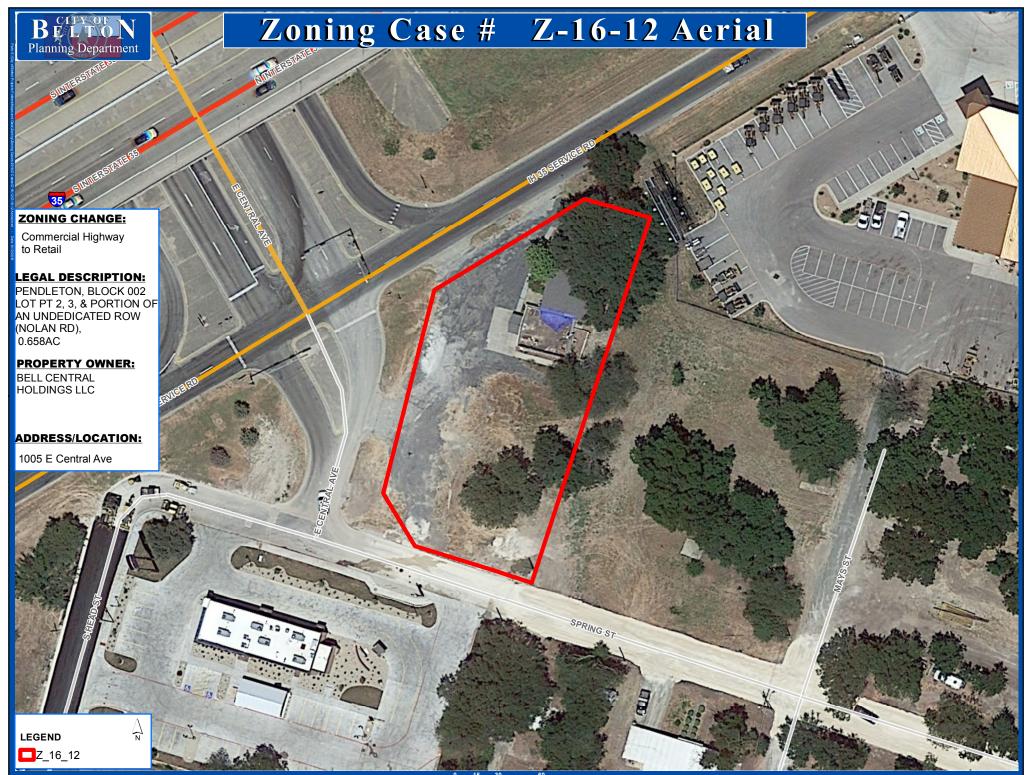
SIPS5 SERI

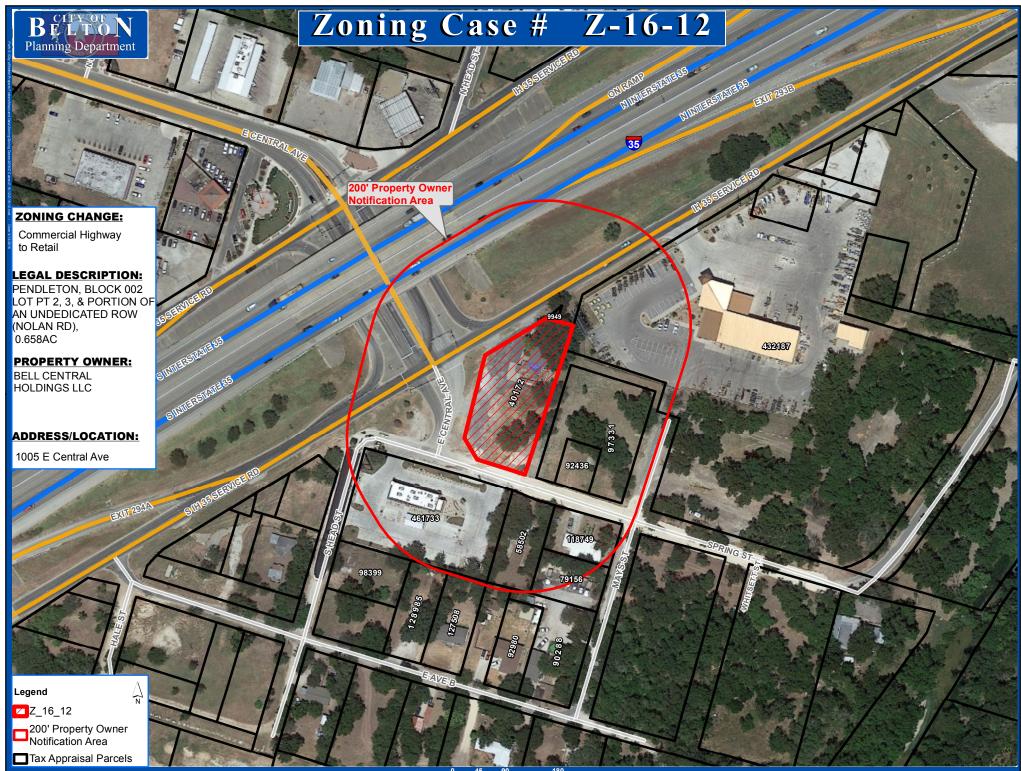
COUNTREE

35

COM







THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: <u>MIKE HALABI</u>				
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY:		1005 East Central Avenue	,	
FROM A(N)	COMMERCIAL HIGHWAY		ZONING DISTRICT,	
TO A(N)	RETAIL		ZONING DISTRICT.	

The Planning & Zoning Commission of the City of Belton, Texas will hold a public hearing pursuant to this request at <u>5:30 P.M., Tuesday, September 20, 2016</u> 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 <u>5:30 P.M., Tuesday, September 27,</u> <u>2016</u>, 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.	
J	(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

9949

BIGHAM, W E 2406 GLENBROOK MEADOWS DR GARLAND, TX 75040-4144

79156 ZAVALA, ROSENDO ETUX BETTY ANN 907 W AVE C BELTON, TX 76513-3355

92980 MOJICA, JOEY & VERONICA M ZAVALA 1018 E AVENUE B BELTON, TX 76513-3604

118749

TURNER, OPHELIA 1019 SPRING ST BELTON, TX 76513-3626

432187 I-40 GROUP PO BOX 3888 LUBBOCK, TX 79452-3888 40172 BELL CENTRAL HOLDINGS LLC PO BOX 1802 BELTON, TX 76513

90288 ZAVALA, ROSENDO ETUX BETTY ANN 907 W AVE C BELTON, TX 76513-3355

97331 REED, BENJAMIN ETAL 829 W AVENUE I APT B BELTON, TX 76513-3781

127508 BRONSON, ROSE MARIE WHITE 1007 E AVENUE B BELTON, TX 76513-3603

461733 BELTON T B LLC 21715 CARTAGENA DR BOCA RATON, FL 33428 58502 RHOADES, OLA CHRISTINE PO BOX 1721 BELTON, TX 76513-5721

92436 BELL FALLS LLC - SERIES 106 3020 CHEVY CIR TEMPLE, TX 76504

98399 TAX APPRAISAL DISTRICT OF BELL CO TRUSTEE PO BOX 390 BELTON, TX 76513-0390

128985 BRONSON, ROSA MARIE 1007 E AVENUE B BELTON, TX 76513-3603

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

 THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MIKE HALABI
 ,

 TO CHANGE THE FOLLOWING DESCRIBED PROPERTY:
 1005 EAST CENTRAL AVENUE
 ,

 FROM A(N)
 COMMERCIAL HIGHWAY
 ZONING DISTRICT,

 TO A(N)
 RETAIL
 ZONING DISTRICT,

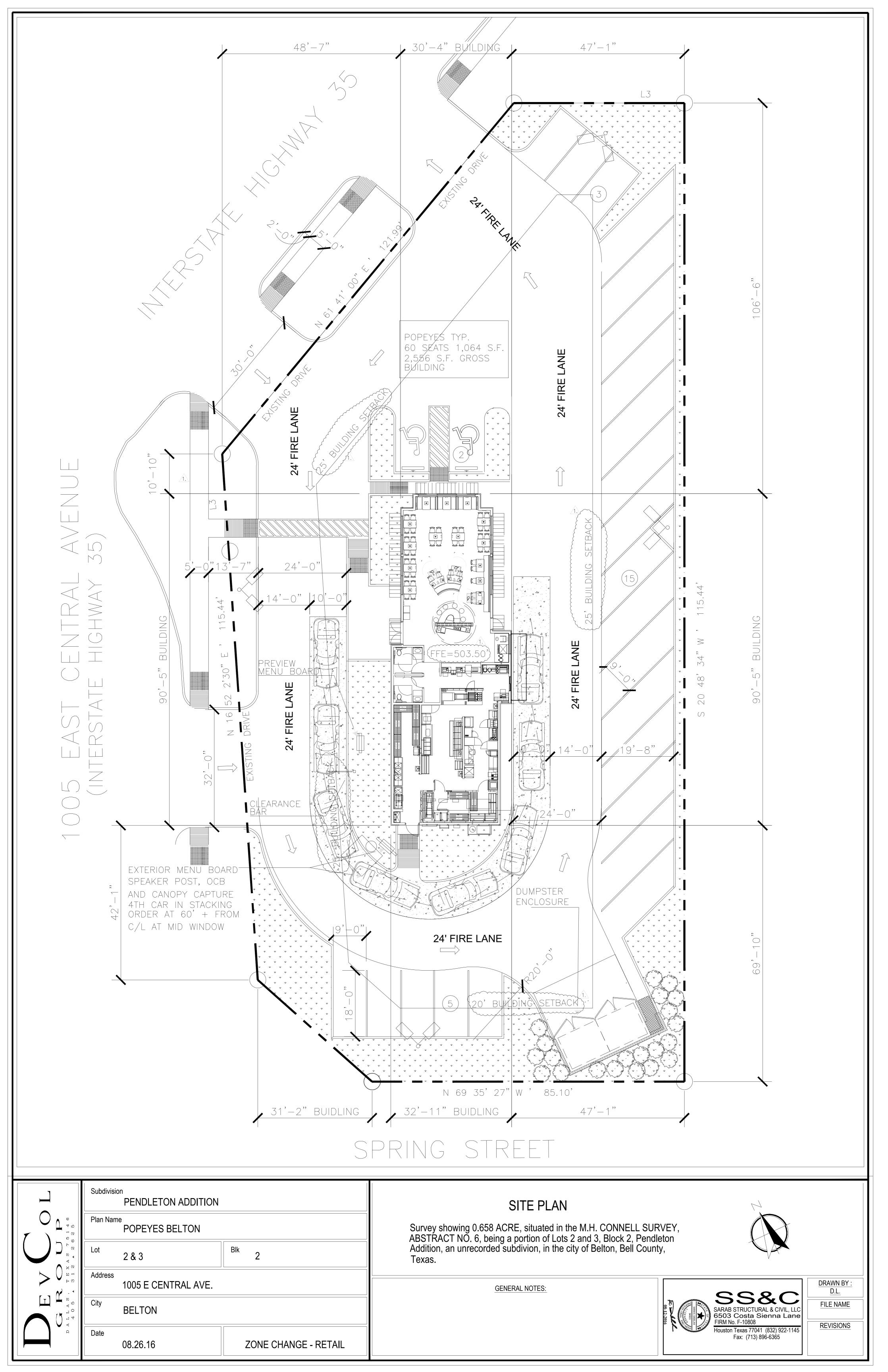
THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT <u>5:30 P.M., Tuesday, September 20, 2016</u> IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

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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.

AP	PLICATION ABOVE FOR THE REA	, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED SONS EXPRESSED BELOW:
	(FURTHER COMME	NTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)
E:	9-15-14	SIGNATURE: Dea Christine France
		and A fundation - 1. Porte
		Planning Departmen City of Belton P. O. Box 120 Belton, Texas 76513
	58502 RHOADES, OLA CHRISTINE PO BOX 1721	PLANNING DEPARTMEN CITY OF BELTON P. O. BOX 120



SPECIFICATIONS:

DIVISION 7: THERMAL AND MOISTURE PROTECTION SECTION 7C: SHEET METAL WORK

GENERAL

PROVISION 1. SCOPE: FURNISH AND INSTALL GRAVEL STOPS, FLASHING, PARAPET CAP, DOWNSPOUTS, AND GUTTERS.

A. ROOFING MEMBRANE FLASHING IS INCLUDED IN SECTION

7B: MEMBRANE ROOFING. MATERIALS

1. MATERIALS SHEET METAL: .032 ALUMINUM.

2. NAIL FASTENERS: 1 3/4" X 11 GAUGE GALVANIZED, STAINLESS STEEL, OR ALUMINUM ROOFING NAILS MAY BE USED FOR FASTENERS INTO WOOD WHEN CONCEALED ONLY.

3. WASHERS: NEOPRENE

4. SCREW FASTENERS: CORROSION-RESISTANT, SELF-TAPPING, HEX HEAD SCREW, 1/4" MINIMUM DIAMETER WITH SUFFICIENT LENGTH TO PENETRATE 1" MINIMUM INTO WOOD OR 1/2" MINIMUM INTO STEEL. PROVIDE NEOPRENE SEALING WASHER FOR EXPOSED FASTENING.

PERFORMANCE

1. INSTALLATION: EXPOSED FLASHINGS SHALL BE PAINTED TO MATCH ADJACENT MATERIALS. VERIFY WITH POPEYES' REPRESENTATIVE.

SECTION 7D: STANDING SEAM

PART 1 - GENERAL

1.0 SUBMITTALS

A. SUBMIT FOR APPROVAL SAMPLES, SHOP DRAWINGS, PRODUCT DATA. QUALITY ASSURANCE

A. COMPLY WITH GOVERNING CODES AND REGULATIONS.

PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WARRANT

METAL ROOF SYSTEM MANUFACTURER, UPON FINAL ACCEPTANCE FOR PROJECT, FURNISH A WARRANTY

COVERING BARE METAL AGAINST RUPTURE, STRUCTURAL FAILURE AND PERFORATION DUE TO NORMAL ATMOSPHERIC CORROSION EXPOSURE FOR A PERIOD OF 20 YEARS. PART 2 - PRODUCTS (UC-4 SERIES, AS MANUFACTURED AND SPECIFIED BY

UNA-CLAD., METAL ROOF SYSTEMS.) 2.0 MATERIALS

A. METAL ROOF SYSTEM PROFILE: 1. UC-4 "NO CLIP", 1 1/2" HIGH BATTENS x 12" RIB TO RIB. (SMALL BATTEN-SB)

- 2. CONCEALED FASTENER
- B. GAUGE: 1. .026 GAUGE - STEEL
- C. TEXTURE:
- SMOOTH D. FINISH:

1. PREMIUM FLUOROCARBON COATING PRODUCED WITH KYNAR 500 OR HYLAR 5000 RESIN (20 YEAR WARRANTY.)

E. MANUFACTURER: 1. UNA-CLAD OR EQUAL

PART 3 - EXECUTION

3.0 INSTALLATION

A. COMPLY WITH SMACNA SHEET METAL MANUAL RECOMMENDATIONS. COMPLY WITH ACCESSORY MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS. COORDINATE INSTALLATION WITH ROOFING SYSTEM TO

- ENSURE WEATHERTIGHT PERFORMANCE. B. ANCHOR SECURELY TO STRUCTURE TO WITHSTAND
- INWARD AND OUTWARD LOADS. C. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC

CORROSION.

DIVISION 9: FINISHES

SECTION 9G: EIFS PART 1 GENERAL

1.01 DESCRIPTION

A. DESIGN REQUIREMENTS: THE STRUCTURAL WALL SYSTEM TO WHICH THE EIFS IS ATTACHED SHALL MEET L/240 MAXIMUM ALLOWABLE DEFLECTION CRITERIA AND APPLICABLE BUILDING CODE REQUIREMENTS.

1.02 SUBMITTALS A. SUBMIT SAMPLES FOR APPROVAL AS DIRECTED BY

OWNER.

1.03 DELIVERY, STORAGE AND HANDLING

A. ALL EIFS MATERIALS SHALL BE DELIVERED IN THEIR ORIGINAL SEALED CONTAINERS BEARING MANUFACTURER'S NAME AND IDENTIFICATION OF PRODUCT WITH WRITTEN APPLICATION INSTRUCTIONS AND APPROPRIATE HEALTH, HAZARD, AND SAFETY DATA.

B. ALL EIFS READY-MIXED MATERIALS SHALL BE PROTECTED FROM EXTREME HEAT, SUN AND FROST. FACTORY PROPORTIONED BAGGED MATERIALS SHALL BE STORED OFF THE GROUND AND PROTECTED FROM MOISTURE.

1.04 JOB CONDITIONS

A. ALL EIFS MATERIALS SHALL NEVER BE APPLIED IF AMBIENT AND SURFACE TEMPERATURES CANNOT BE KEPT ABOVE 40° F DURING APPLICATION AND DRYING PERIOD. FOR

INSTALLATION IN TEMPERATURES LESS THAN 40° F SUPPLEMENTARY HEAT SHALL BE PROVIDED. THE INSTALLED EIFS MATERIALS SHALL BE PROTECTED FROM EXPOSURE TO

RAIN AND FREEZING UNTIL DRY. 1.11 WARRANTY

A. PROVIDE MANUFACTURERE'S STANDARD LABOR AND MATERIAL WARRANTY

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. STO CORP B. DRYVIT SYSTEMS, INC.

2.02 ADHESIVES

A. DISPERSION ADHESIVE - NONCEMENTITIOUS, ACRYLIC BASED ADHESIVE.

2.03 INSULATION BOARD

A. NOMINAL 1.0 lb/cubic feet (16 kg/cubic meter) EXPANDED POLYSTYRENE (EPS) INSULATION BOARD IN COMPLIANCE WITH ASTM C 578 TYPE I REQUIREMENTS, AND EIMA GUIDELINE SPECIFICATION FOR EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.

2.04 BASECOAT

A. ONE-COMPONENT POLYMER MODIFIED CEMENTITIOUS BASE COAT WITH FIBER REINFORCEMENT AND LESS THAN 33% PORTLAND CEMENT CONTENT BY WEIGHT.

2.05 REINFORCING MESHES

A. STANDARD MESH 1. STO MESH - NOMINAL 4.5 oz/sq.yd. (163 g/sq.meter)

SYMMETRICAL, INTERLACED OPEN-WEAVE GLASS FIBER FABRIC MADE WITH MINIMUM 25 PERCENT BY WEIGHT ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH STO MATERIALS.

B. HIGH IMPACT MESH 1. STO INTERMEDIATE MESH (MESH C) - NOMINAL 11.0 oz/sq.yd. HIGH IMPACT, INTERWOVEN, OPEN WEAVE GLASS FIBER FABRIC WITH ALKALINE RESISTANT COATING FOR COMPATIBILITY WITH STO MATERIALS.

2.06 PRIMER

A. STO PRIMER

ACRYLIC BASED PRIMER (FOR STO ACRYLIC BASED FINISHES)

2.07 FINISH COAT

A. STO ACRYLIC BASED TEXTURED WALL COATING. SEE E.I.F.S. FORMULAS FOR FINISH COLOR.

2.08 JOB MIXED INGREDIENTS

A. PORTLAND CEMENT: ASTM C 150, TYPE I. B. WATER: CLEAN AND POTABLE.

PART 3 EXECUTION

A. UNDER NO CIRCUMSTANCES SHALL ANY OF THE PRODUCTS BE ALTERED BY ADDING ANY ADDITIVES. EXCEPT FOR SMALL AMOUNTS. OF CLEAN WATER AS DIRECTED ON LABEL. ANTIFREEZE,

ACCELERATORS, RAPID BINDERS, ETC., ARE FORBIDDEN. B. THE SURFACE TO RECEIVE THE EIFS SHALL BE STRUCTURALLY SOUND, CLEAN, DRY AND FREE OF WARPAGE, RESIDUAL MOISTURE OR DAMAGE FROM MOISTURE. SURFACES SHALL BE UNIFORM, WITH NO IRREGULARITIES GREATER THAN 1/8" in 4'-0". SURFACES SHALL BE INSPECTED FOR COMPLIANCE WITH THE FOLLOWING REQUIREMENTS PRIOR TO INSTALLATION OF THE EIFS:

> 1. PLYWOOD SHEATHING SHALL MEET A.P.A. (AMERICAN PLYWOOD ASSOCIATION) REQUIREMENTS FOR EXTERIOR OR EXPOSURE 1 CLASSIFICATION. APA DESIGN AND CONSTRUCTION GUIDELINES SHALL BE FOLLOWED FOR STORAGE, HANDLING AND INSTALLATION. MANUFACTURER'S PUBLISHED RECOMMENDATIONS SHALL BE FOLLOWED FOR SHALL BE FOLLOWED FOR STORAGE, HANDLING, STORAGE, HANDLING, INSTALLATION AND PROTECTION. ANY SHEATHING NOT IN COMPLIANCE SHALL BE REPLACED TO CONFORM WITH SPECIFICATION REQUIREMENTS PRIOR TO INSTALLATION OF THE EIFS

2. CONCRETE, MASONRY OR PLASTER SURFACES SHALL BE PROPERLY CURED AND FREE OF DIRT, DUST, OIL, GREASE, MILDEW, FUNGUS, LATENCY, PAINT, EFFLORESCENCE AND ANY OTHER CONTAMINANT. ANY SURFACES NOT IN COMPLIANCE SHALL BE CORRECTED PER MANUFACT.

RECOMMENDATIONS PRIOR TO INSTALLATION OF THE EIFS. C. AFTER SATISFACTORY INSPECTION OF SURFACES AND

CORRECTION OF ANY DEVIATIONS FROM SPECIFICATION REQUIREMENTS, THE EIFS INSTALLATION MAY BEGIN PER MANUFACTURER'S INSTRUCTIONS. D. THE STARTER STRIP OF MESH SHALL BE WIDE ENOUGH TO ADHERE 4" OF MESH ONTO THE WALL, BE ABLE TO WRAP AROUND THE

BOARD EDGE AND COVER APPROXIMATELY 4" ON THE OUTSIDE SURFACE OF THE BOARD. THIS "BACKWRAP" PROCEDURE SHALL BE FOLLOWED AT ALL EXPOSED BOARD EDGES IN ACCORDANCE WITH DETAILS (EXAMPLE-WINDOW AND DOOR HEADS AND JAMBS).

ALL AREAS WHERE THE EIFS MEETS DISSIMILAR MATERIAL OR TERMINATES (FOR EXAMPLE, WINDOW AND DOOR FRAMES) SHALL HAVE THE INSULATION BOARD CUT BACK FROM THE ADJOINING MATERIAL A MINIMUM OF 1/4" TO FORM AN ISOLATION JOINT. E. APPLY THE ADHESIVE TO THE BACK OF THE INSULATION BOARD STAGGER VERTICAL JOINTS AND INTERLOCK BOARDS AT ALL INSIDE AND OUTSIDE CORNERS. APPLY FIRM PRESSURE OVER ENTIRE SURFACE OF THE BOARDS TO INSURE UNIFORM CONTACT. BOARDS SHALL BRIDGE SHEATHING JOINTS BY A MINIMUM OF 8". ALL BOARD JOINTS SHALL BE BUTTED TIGHTLY TOGETHER TO ELIMINATE ANY THERMAL BREAKS IN THE EIFS. CARE MUST BE TAKEN TO PREVENT ANY ADHESIVE FROM GETTING BETWEEN THE JOINTS OF THE BOARDS, ALL OPEN JOINTS IN THE INSULATION BOARD LAYER SHALL BE FILLED WITH SLIVERS OF INSULATION OR AN APPROVED SPRAY FOAM

F. NAILS, SCREWS, OR ANY OTHER TYPE OF NONTHERMAL MECHANICAL FASTENER SHALL NOT BE USED.

G. EXPANSION JOINTS ARE REQUIRED IN THE EIFS WHERE THEY EXIST IN THE SUBSTRATE, WHERE THE EIFS ADJOINS DISSIMILAR CONSTRUCTION, AND AT FLOOR LINES IN MULTILEVEL WOOD FRAME CONSTRUCTION. THE EIFS SHALL TERMINATE AT THE EXPANSION JOINT TO PROVIDE APPROPRIATE JOINT SIZE (SEE DETAILS) AND ALL BOARD EDGES SHALL BE COATED WITH APPROPRIATE GROUND COAT AND MESH IN ACCORDANCE WITH STANDARD "BACKWRAPPING" PROCEDURE. APPROPRIATE SEALANT/PRIMER AND BACKER SHALL BE INSTALLED AFTER GROUND COAT IS FULLY DRY TO PREVENT ANY WATER FORM GETTING INTO OR BEHIND THE SYSTEM.

H. USE OF PLASTIC OR METAL CORNER BEADS, STOPBEADS, ETC., IS FORBIDDEN.

I. APPLY APPROPRIATE GROUND COAT OVER THE INSULATION BOARD WITH PROPER SPRAY EQUIPMENT OR A STAINLESS STEEL TROWEL TO A UNIFORM THICKNESS OF APPROXIMATELY 1/16". WORK HORIZONTALLY OR VERTICALLY IN STRIPS OF 40", AND IMMEDIATELY EMBED STANDARD REINFORCING MESH INTO THE WET GROUND COAT. THE MESH SHALL BE DOUBLE WRAPPED AT ALL CORNERS AND OVERLAPPED NOT LESS THAN 2-1/2" AT MESH JOINTS.AVOID WRINKLES IN THE MESH. THE FINISH THICKNESS OF THE GROUND COAT SHALL BE SUCH THAT THE MESH IS FULLY EMBEDDED. ALLOW GROUND COAT TO THOROUGHLY DRY BEFORE APPLYING PRIMER OR FINISH

J. DUPLICATE INSTALLATION PROCESS NOTED IN 3.01 M USING STANDARD MESH CREATING SECOND MESH LAYER AND ADDITIONAL IMPACT RESISTANCE. ALLOW TO DRY BEFORE APPLICATION OF EITHER STO PRIMER (OPTIONAL) OR STO FINISH.

K. IF A PRIMER IS USED, APPLY WITH BRUSH, ROLLER OR PROPER SPRAY EQUIPMENT OVER CLEAN, DRY GROUND COAT AND ALLOW TO DRY THOROUGHLY BEFORE APPLYING FINISH. P. APPLY FINISH DIRECTLY OVER THE GROUND COAT (OR PRIMED GROUND COAT) ONLY AFTER THE GROUND COAT/PRIMER HAS THOROUGHLY DRIED. THE FINISH SHALL BE APPLIED BY SPRAYING, ROLLING OR TROWELING WITH A STAINLESS STEEL TROWEL, DEPENDING ON FINISH SPECIFIED. GENERAL RULES FOR APPLICATION OF FINISHES ARE AS FOLLOWS:

1. USE A CLEAN, RUST-FREE, HIGH-SPEED MIXER TO THOROUGHLY STIR THE FINISH TO A UNIFORM CONSISTENCY (SMALL AMOUNTS OF CLEAN WATER MAY BE ADDED TO AID WORKABII ITY AVOID APPLICATION IN DIRECT SUNLIGHT.

3. APPLY FINISH IN A CONTINUOUS APPLICATION, ALWAYS WORKING TO A WET EDGE.

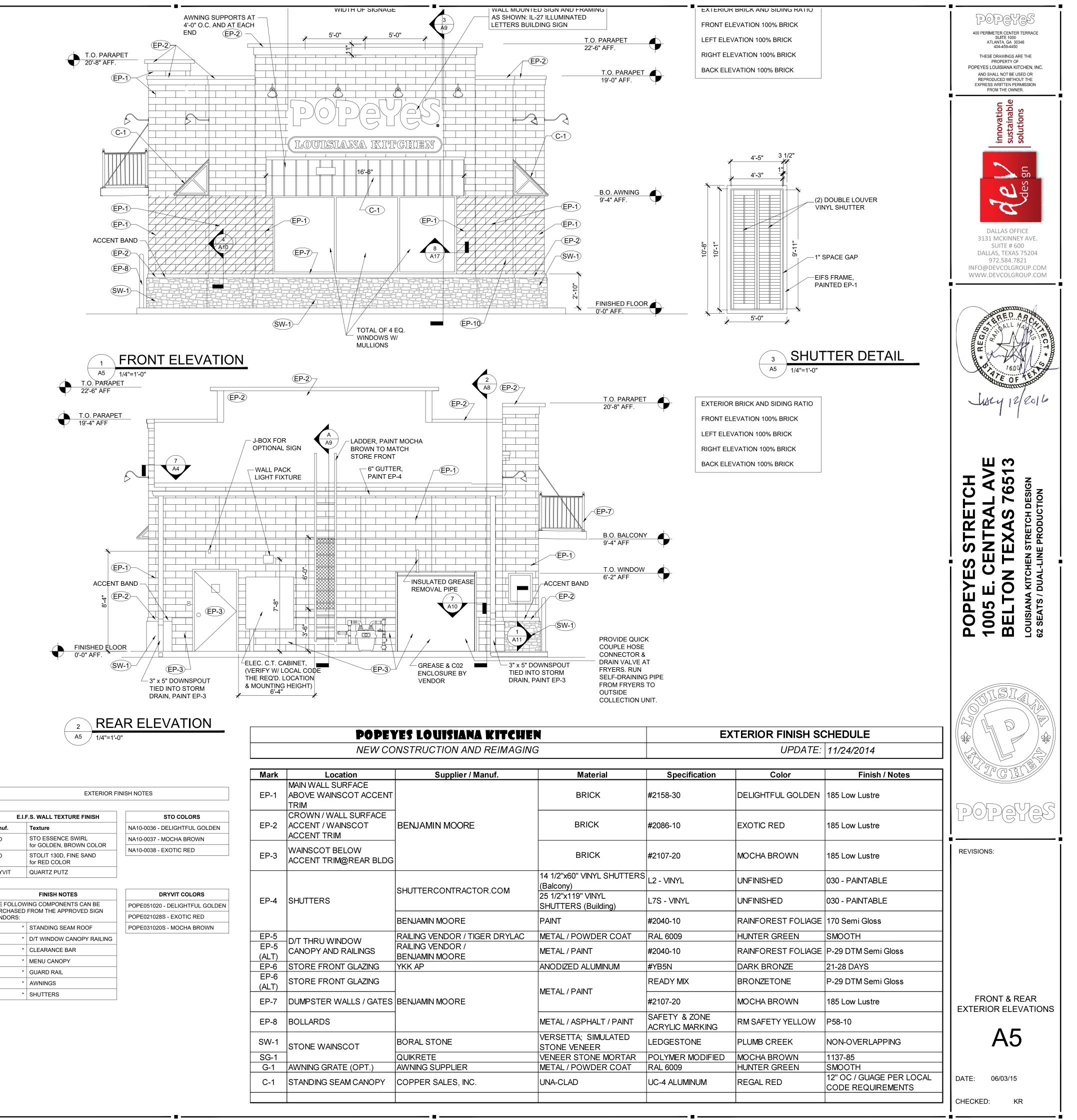
4. WEATHER CONDITIONS AFFECT APPLICATION AND DRYING TIME. HOT OR DRY CONDITIONS LIMIT WORKING TIME AND ACCELERATE DRYING AND MAY REQUIRE ADJUSTMENTS IN THE SCHEDULING OF WORK TO ACHIEVE DESIRED RESULTS; COOL OR DAMP CONDITIONS EXTEND WORKING TIME AND RETARD DRYING AND MAY REQUIRE ADDED MEASURES OF PROTECTION AGAINST WIND, DUST, DIRT, RAIN AND FREEZING. 5. AESTHETIC "U"-GROOVES MAY BE DESIGNED INTO THE SYSTEM. (A MINIMUM OF 3/4" INSULATION BOARD MUST BE LEFT AFTER ANY GROOVES ARE CUT).

6. "R" (RILLED TEXTURE) FINISHES MUST BE FLOATED WITH A PLASTIC TROWEL TO ACHIEVE THEIR RILLED TEXTURE.

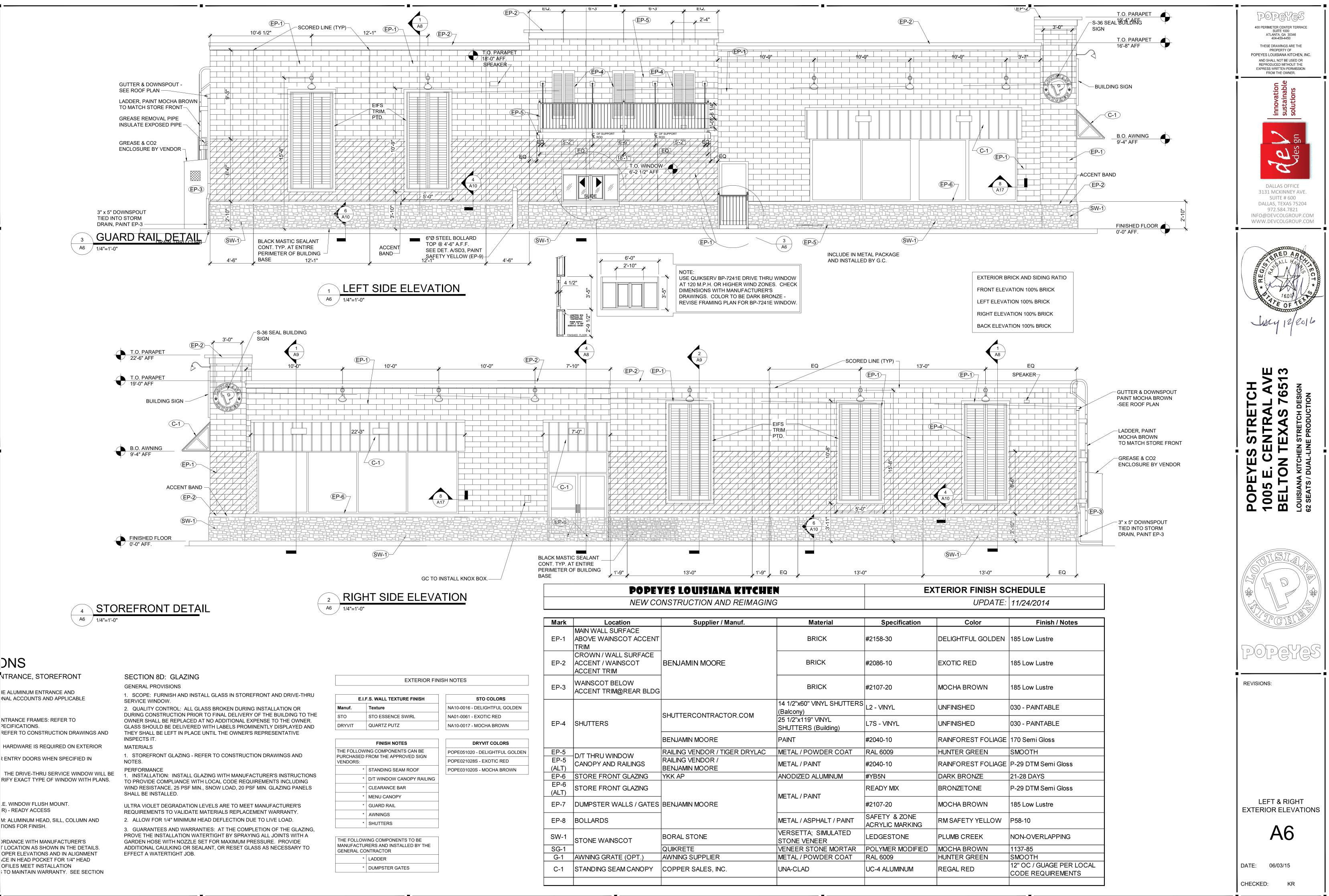
7. AVOID INSTALLING SEPARATE BATCHES OF FINISH SIDE-BY-SIDE. 8. APPLY FINISH COLOR TO EIFS MIX AND APPLY TO WALL.

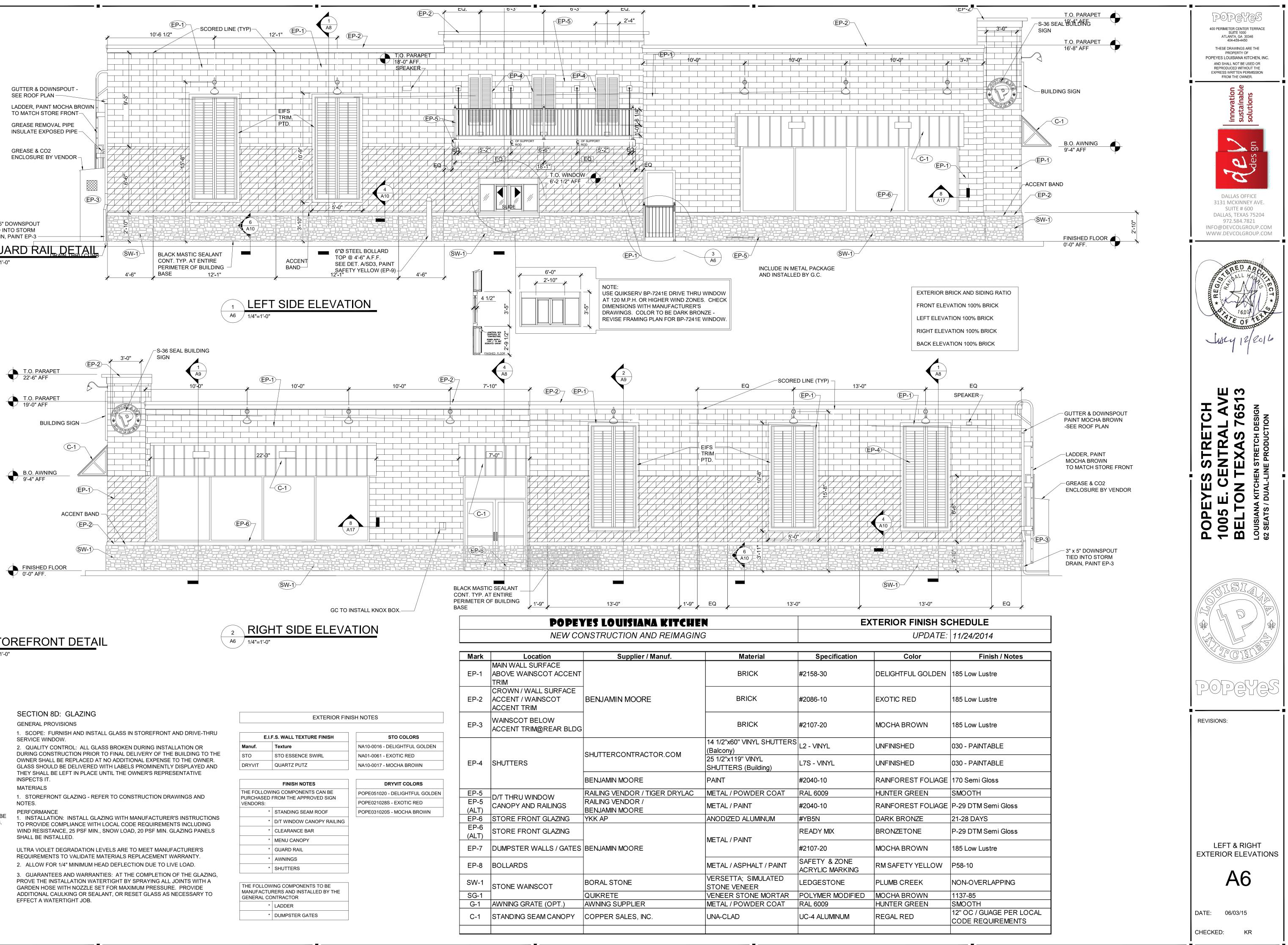
COLOR TO MATCH EXTERIOR FINISH SCHEDULE COLORS.

L. STO EXTERIOR INSULATION AND FINISH TEXTURE SYSTEM: APPLY HIGH IMPACT SYSTEM ADJACENT TO DOORS FOR ADDITIONAL IMPACT RESISTANCE, USING STO INTERMEDIATE MESH. USE THE STANDARD SYSTEM SPECIFICATIONS AT ALL OTHER LOCATIONS.



_					
E.I.F.S. WALL TEXTURE FINISH		STO COLORS			
Manuf.	Texture	NA10-0036 - DELIGHTFUL GOLDEN			
STO STO ESSENCE SWIRL		NA10-0037 - MOCHA BROWN			
	for GOLDEN, BROWN COLOR	NA10-0038 - EXOTIC RED			
STO	STOLIT 130D, FINE SAND for RED COLOR				
DRYVIT	QUARTZ PUTZ				
	FINISH NOTES	DRYVIT COLORS			
THE FOLLOWING COMPONENTS CAN BE		POPE051020 - DELIGHTFUL GOLDEN			
VENDORS:	D FROM THE APPROVED SIGN	POPE021028S - EXOTIC RED			
	* STANDING SEAM ROOF	POPE031020S - MOCHA BROWN			
	* D/T WINDOW CANOPY RAILING				
	* CLEARANCE BAR				
	* MENU CANOPY				
	* GUARD RAIL				
	* AWNINGS				
	* SHUTTERS				







DNS

NTRANCE, STOREFRONT

IE ALUMINUM ENTRANCE AND NAL ACCOUNTS AND APPLICABLE

NTRANCE FRAMES: REFER TO PECIFICATIONS.

HARDWARE IS REQUIRED ON EXTERIOR

ENTRY DOORS WHEN SPECIFIED IN

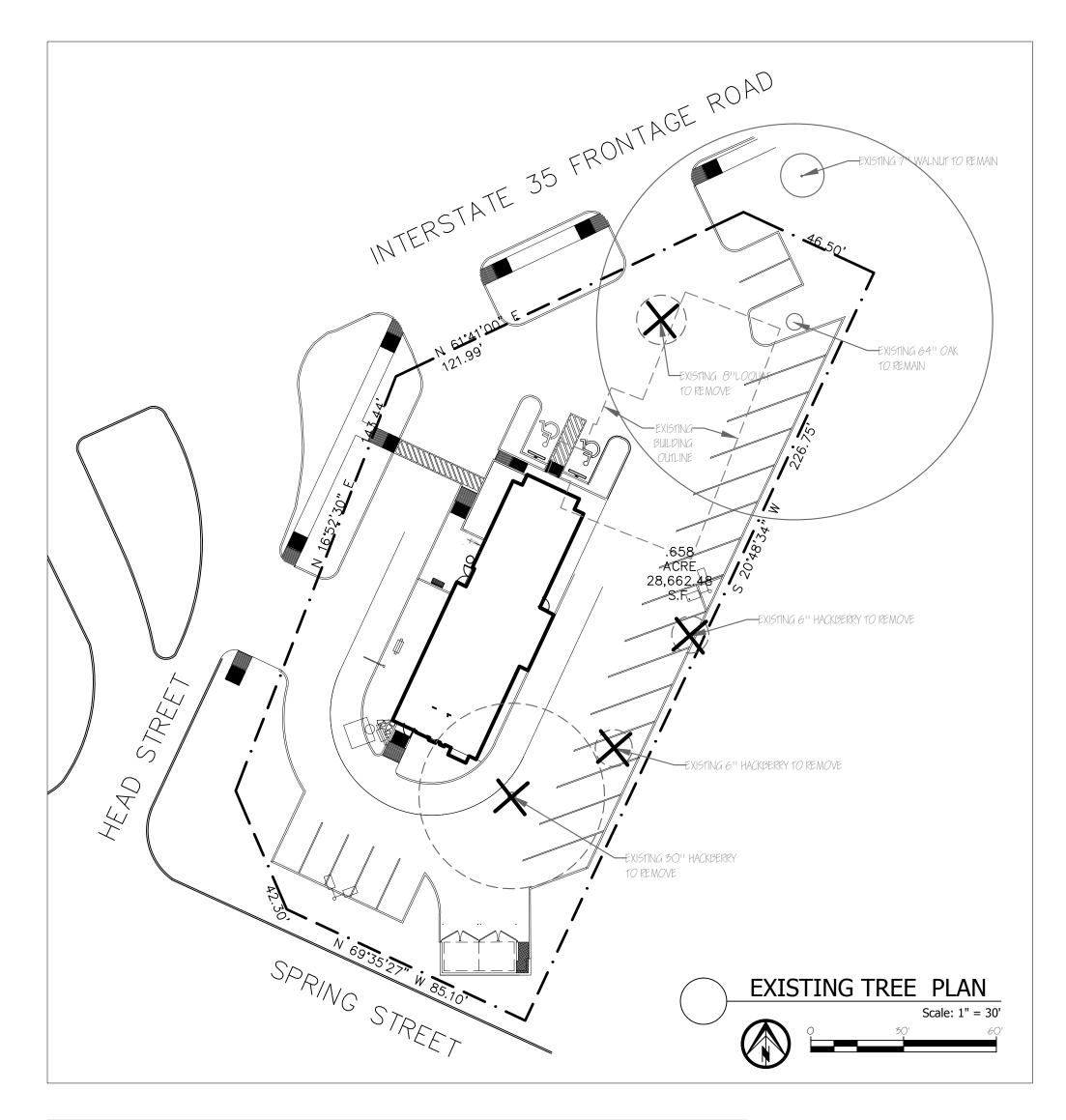
THE DRIVE-THRU SERVICE WINDOW WILL BE RIFY EXACT TYPE OF WINDOW WITH PLANS.

E. WINDOW FLUSH MOUNT. R) - READY ACCESS

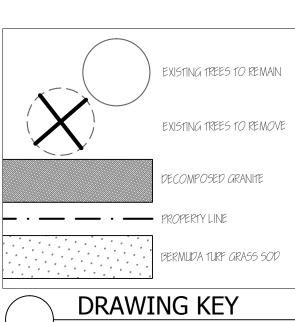
A: ALUMINUM HEAD, SILL, COLUMN AND FIONS FOR FINISH.

RDANCE WITH MANUFACTURER'S LOCATION AS SHOWN IN THE DETAILS. OPER ELEVATIONS AND IN ALIGNMENT CE IN HEAD POCKET FOR 1/4" HEAD OFILES MEET INSTALLATION TO MAINTAIN WARRANTY. SEE SECTION

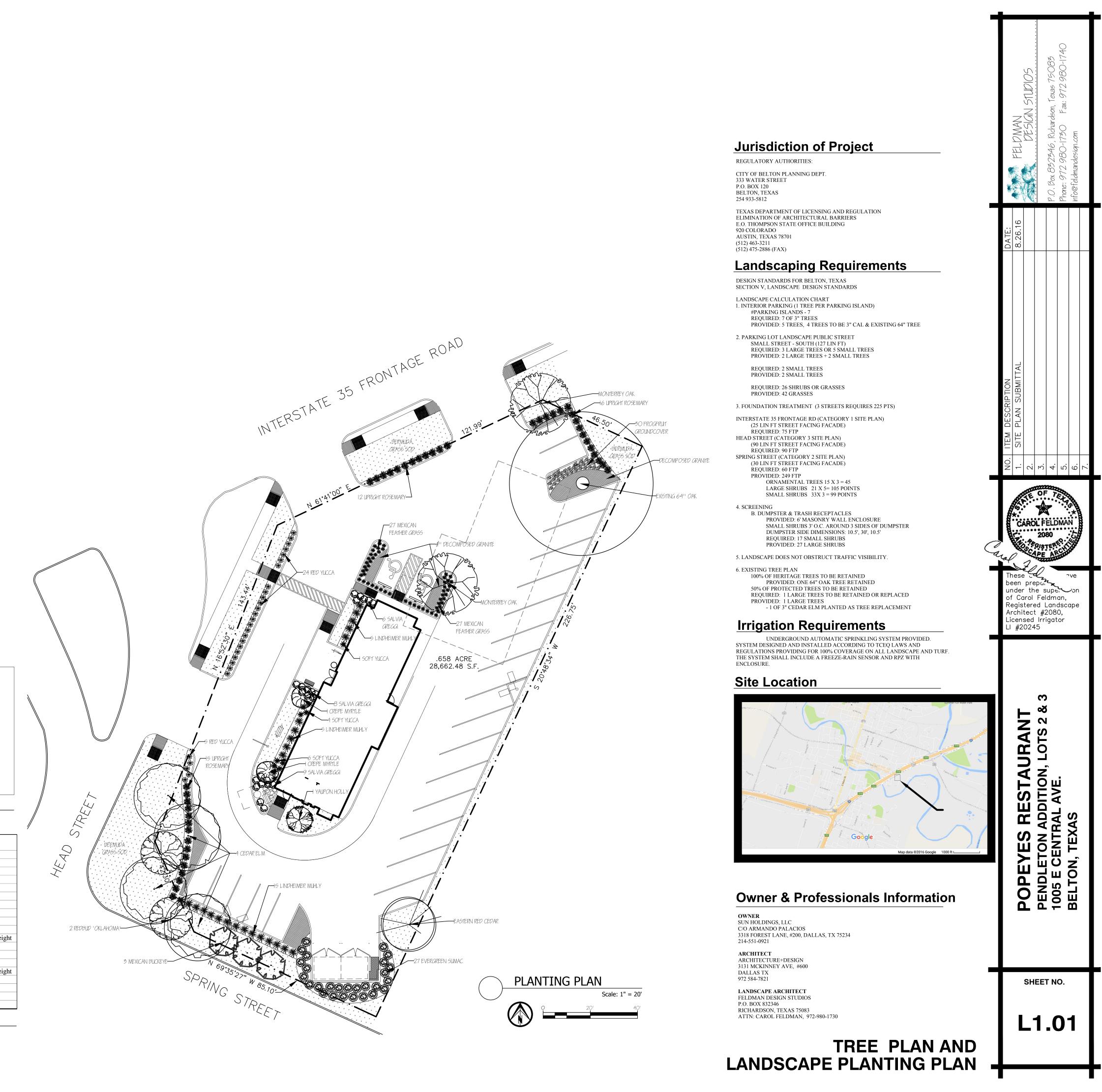
E.I.F.S. WALL TEXTURE FINISH				
Manuf.	Texture			
STO	STO ESSENCE SWIRL			
DRYVIT QUARTZ PUTZ				
	FINISH NOTES			
	NG COMPONENTS CAN BE FROM THE APPROVED SIGN			
*	STANDING SEAM ROOF			
*	D/T WINDOW CANOPY RAILING			
*	CLEARANCE BAR			
*	MENU CANOPY			
*	GUARD RAIL			
*	AWNINGS			
*	SHUTTERS			
	I			
THE FOLLOW	ING COMPONENTS TO BE			



Common Name	Size	Protected/Heritage	Remain/ Remove	Notes	
				Existing tree very close to existing building foundation. Proffesional	
				trimming required prior to excavation work. A maximum of	
Oak	64"	Heritage	Remain	30% crown removal.	
Walnut	7"		Remove		
Loquat	8"	Protected	Remove	A 'really' big ornamental tree.	
Hackberry	30"	Protected	Remove		
Hackberry	6"		Remove		
Hackberry	6"		Remove		
EXISTING TREE LIST					



			Texas			
Common Name	Botanical Name		Native	Size	Qty	Remarks
Cedar Elm	Ulmus crassifolia	Tree	Yes	65 gal	4	3" cal. min.
Crepe Myrtle 'Country Red'	Lagerstroemia indica 'Country Red'	Small tree	No	15 gal	2	8' min height
Eastern Red Cedar	Juniperus virginiana	Tree	Yes	45 gal	1	3" cal. min.
Evergreen Sumac	Rhus virens	Shrub	Yes	5 gal	27	
Frogfruit	Phyla nodiflora	Groundcove	Yes	4" pots	30	
Lindheimer Muhly / Big Muhly	Muhlenbergia lindheimeri	Grass	Yes	3 gal	25	
Mexican Buckeye	Ungnadia speciosa	Small tree	Yes	15 gal	3	8' min height
Mexican Feather Grass	Stipa tenuissima	Grass	Yes	1 gal	54	
Monterrey Oak/Mexican White Oak	Quercus polymorpha	Tree	Yes	65 gal	2	3" cal. min.
Red Yucca	Hesperaloe parviflora	Shrub-like	Yes	3 gal	29	
Redbud 'Oklahoma'	Cercis canadensis var. texensis 'Oklahoma'	Small tree	Yes	15 gal	2	Tree form, 8' min heig
Rosemary	Rosimarinus officinalis	Perennial	No	3 gal	43	
Salvia greggii ' white'	Salvia greggii	Perennial	Yes	1 gal	23	
Softleaf Yucca	Yucca recurvifolia	Shrub-like	No	5 gal	11	
Yaupon Holly	Ilex vomitoria	Small tree	Yes	15 gal	1	Tree form, 8' min heig
Bermuda turfgrass sod	Tiff 419			sq.ft.	6750	
Flagstone	Oklahoma			sq.ft.	25	
Decomposed granite	Brown, 5.5" compacted to 4" depth			sq.ft.	450	
		PLAN	IT LI	ST		



Staff Report – Planning & Zoning Item



Date:September 20, 2016Case No.:Z-16-13Request:R to PD-RApplicant:Ronnie Schoepf, Jr.

Agenda Item

Z-16-13 Hold a public hearing and consider a zoning change from Retail to Planned Development Retail Zoning District for a proposed meat market at 116 North Birdwell Street, a 0.68 acre tract of land, located on the northwest corner of Flat Street and Birdwell Street.

Originating Department

Planning Department - Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to allow for a proposed meat market on the vacant lot, located on the northwest corner of Flat Street and Birdwell Street. To the north are the Belton Police Department building and memorial; to the northeast is the Carpet, Tile and Appliance Center; to the east is Pentecostal Church of Jesus Christ; to the southeast are Sonic and The Floor Store; to the south is Belton Parts Plus; to the southwest is Schoepf's Old Time Bar-B-Que; and to the west are a vacant lot, Schoepf's outdoor concert area, and Bell County Flooring.

Current Zoning Proposed Zoning

Retail

Planned Development Retail

Design Standards Type Area : 7 Recommended Type Area: 7

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

Land Use Table/Allowable Uses

The Planned Development Retail Zoning District will allow for a meat market. The uses allowed in the base Retail Zoning District include:

- Any use permitted in the NS District
- Bakery (retail sales only)
- Clothing and Apparel
- Convenience Store with gasoline sales

P&Z Agenda Item September 20, 2016 Page 1 of 3

- Discount, Variety or Department Store
- Food or Grocery Store
- Furniture and Appliance Store
- Gasoline or service station
- Home Improvement Center
- Restaurant
- Shopping center and related retail uses

Project Analysis and Discussion

This property is located on the northwest corner of Flat Street and Birdwell Street amidst a majority of retail uses. The applicant is proposing this zone change to allow for a 5,000 square feet building for a meat market. This lot has an irregular shape, making it difficult to construct a retail building within the required setbacks. Currently, this property is zoned Retail and a zoning change to Planned Development Retail will allow for a reduced front yard (facing Birdwell) setback of 22 feet, as opposed to the required 25 feet minimum front yard setback, and a reduced northern and southern side yard setback of 10 feet, instead of the required 25 feet minimum side yard setback, pending a favorable P&ZC recommendation. This property is located within a floodplain, so the applicant will construct the building 18" above the base flood elevation (BFE).

The applicant is proposing to construct the exterior with stone to match the existing Schoepf's Old Time Bar-B-Que and Estacia's buildings. This 5,000 square feet building will contain a storage area, meat preparation area, and retail area for customers. The applicant is proposing to provide a total of 17 parking spaces for staff and customers. The reductions in the setbacks provide some relief for the proposed development, but do not allow sufficient space for the interior driveway and required parking. City staff met with the applicant on-site to review the proposed development. There is a large 2,947 square foot area next to the Belton Police Memorial that is not utilized at this time and is often muddy when it rains because it does not contain grass. City staff are working with the applicant to create an access and parking easement to allow for a 20 feet wide interior driveway and 4 parking spaces. The parking lot improvements will reduce maintenance in this vacant area next to the Belton Police Memorial sign, and provide additional parking for the Belton Police Department, which is mainly needed on court days. The Belton Police Department dumpster is located close to the northwestern edge of this property, so the applicant is proposing to create an 1,825 square feet access and dumpster easement. This will allow the new dumpster to be located directly adjacent to the existing Police Department dumpster. This easement will also contain a provision to allow accessibility to this property from the Police Department property through a driveway that the applicant is proposing to construct. Currently, there is an access easement through the Police Department property that provides access to the applicant's lot. This driveway from the Police Department property to this property will provide internal access to the proposed parking.

The proposed driveway from Birdwell Street will be 14 feet wide and provide access for oneway traffic. There will be a 20 feet wide driveway leading to Flat Street, the 30 feet wide alley

> P&Z Agenda Item September 20, 2016 Page 2 of 3

adjacent to this property. This site design proposes that customers enter this property from Birdwell Street and exit onto Flat Street. The applicant is proposing to create a sitting and landscape area between the front of the building and Birdwell Street. There is a large existing tree in this area that the applicant is proposing to save. This area will also contain additional landscaping that will meet the City's landscape requirements. The applicant will install tables and seating in this area for customers to utilize, similar to the front of Schoepf's Old Time Bar-B-Que restaurant.

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 the zone change from Retail to Planned Development Retail with development be regulated under the Design Standards for Type Area 7 standards as follows:

- 1. The use of this property must conform to the Retail Zoning District in all respects, and in addition a meat market is a permitted use. A reduced front yard setback of 22 feet and reduced northern and southern side yard setbacks of 10 feet are permitted.
- 2. All associated meat market operations shall be conducted and contained within the primary structure.
- 3. 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
- 4. Sign Standards shall conform to Ordinance 2008-11.
- 5. Subdivision plat is required prior to issuance of a building permit.

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. Proposed Site Plan
- 8. Proposed Elevations
- 9. Proposed Driveway Access Easements

P&Z Agenda Item September 20, 2016 Page 3 of 3

City of Belton Request for Zoning Change

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

Date Received:	Aug 31, 2016	Date Due:	Aug 31, 2016		or a zoning change request is the last lay of the month.			
Applicant:	Ronnie Schoepf, Jr.			Phone Number:	254-421-3424			
Mailing Address:	702 East Central Avenue			City: Belton		State:	ТХ	
Email Address:	ronnie@schoepfsbt	q.com]					
Owners Name:	Schoepf's Properties, LLC			Phone Number:	254-939-1151			
Mailing Address:	702 East Central Avenue			City: Belton	State: TX		ТХ	
Email Address:	ronnie@schoepfsbbq.com							
Applicant's Interest in Property:	Proposal for a meat	market.						
Legal Description	of Property: RATHE	R 1ST, BLOCK 008, I	OT PT 3, S 79' OF 3 a	and NW PT OF 3, 50')	(72'			
Is this property be	eing simultaneously pl	atted? Yes						
Street Address:	116 North Birdwell							
Zoning changing	from: Retail	to:	PD-Retail					
Runne Signature of Appli	Schorf	}		8/31/16 Date				
Signature of Own	er (if not applicant)			Date			A 110 1 10 10 100	

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.

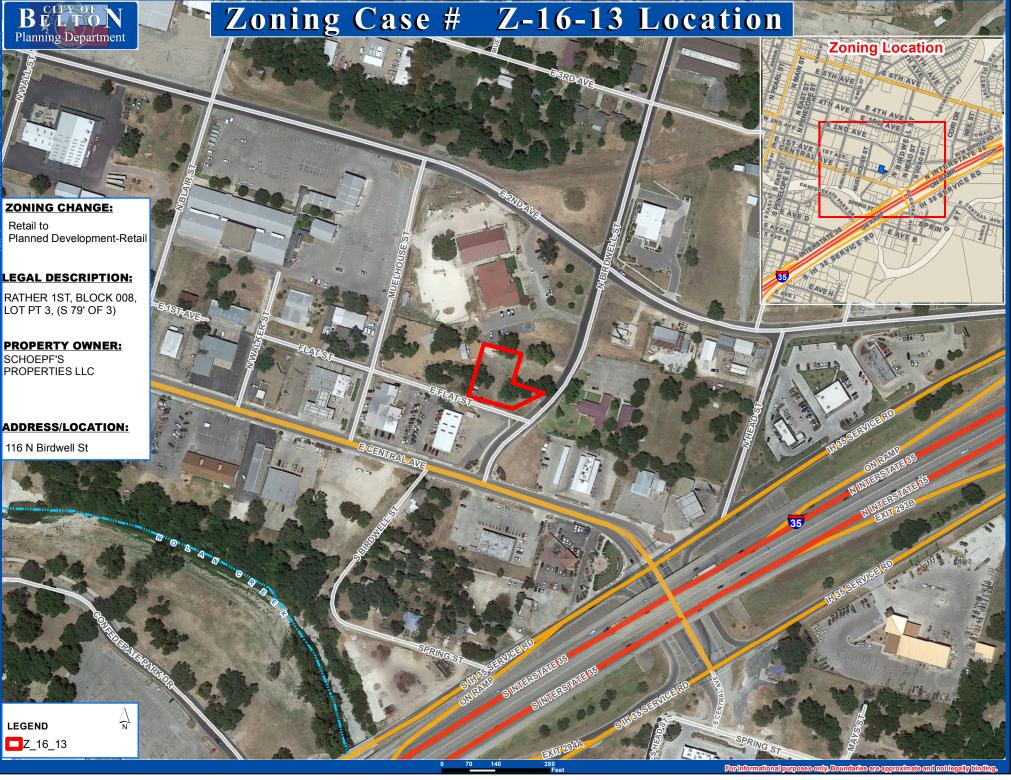
In the event the request involves more than one lot of irregular tracts or acreage, a drawing of the property must be submitted.

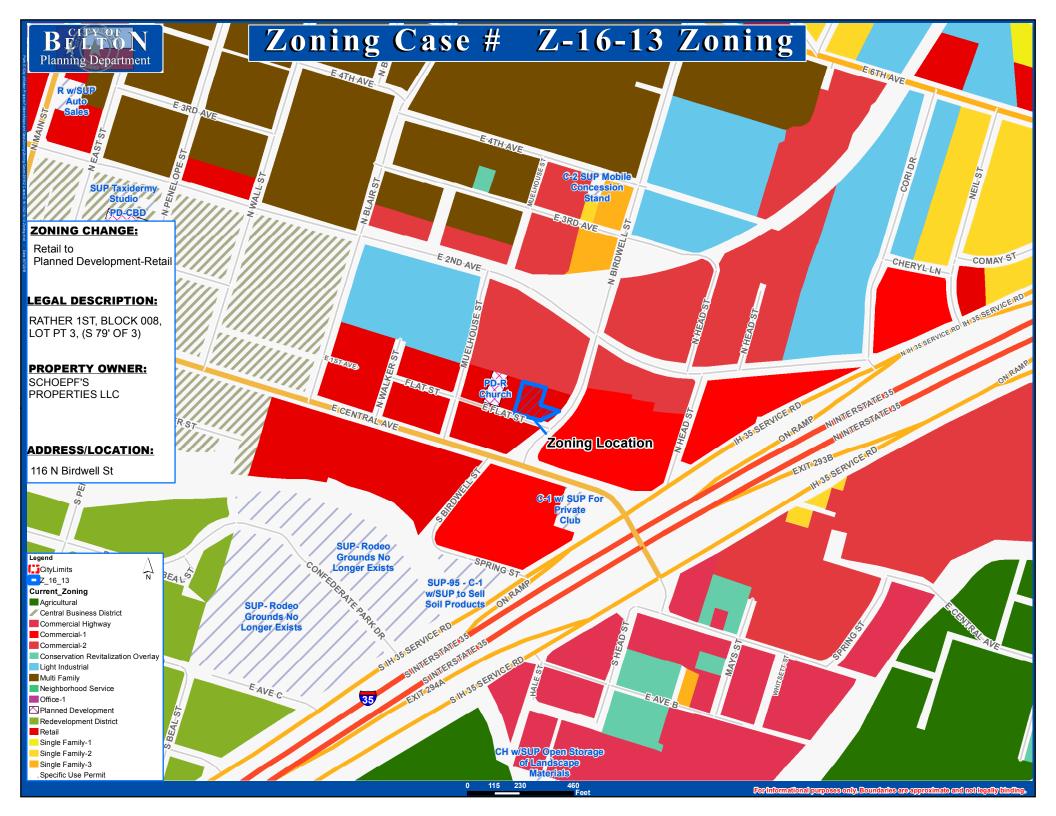
Zoning Case # Z-16-13 Location

Retail to

SCHOEPF'S PROPERTIES LLC

ADDRESS/LOCATION:









 THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: <u>RONNIE SCHOEPF JR.</u>
 ,

 TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: <u>116 NORTH BIRDWELL STREET</u>,
 ,

 FROM A(N)
 <u>RETAIL</u>
 ZONING DISTRICT,

 TO A(N)
 <u>PLANNED DEVELOPMENT- RETAIL</u>
 ZONING DISTRICT,

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT <u>5:30 P.M., Tuesday, September 20, 2016</u> 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, September 27, 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.	
5	(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 23339 SCHOEPF'S PROPERTIES LLC 271 CLAREMONT DR BELTON, TX 76513-6955

27650 SCHOEPF'S PROPERTIES LLC 271 CLAREMONT DR BELTON, TX 76513-6955

69559 SCHOEPF'S PROPERTIES LLC 271 CLAREMONT DR BELTON, TX 76513-6955

92010 PENTECOSTAL CHURCH OF JESUS 929 S WHEAT RD BELTON, TX 76513-7122

130047 SCHOEPF'S PROPERTIES LLC 271 CLAREMONT DR BELTON, TX 76513-6955

SUPERINTENDENT DR. SUSAN KINCANNON BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513 23881 RICHARDSON, VIRGIL L ETUX PO BOX 2323 PONCA CITY, OK 74602-2323

31221 RICHARDSON, VIRGIL L ETUX PO BOX 2323 PONCA CITY, OK 74602-2323

69565 SCHOEPF'S PROPERTIES LLC 271 CLAREMONT DR BELTON, TX 76513-6955

94584 SCHOEPF'S PROPERTIES LLC 271 CLAREMONT DR BELTON, TX 76513-6955

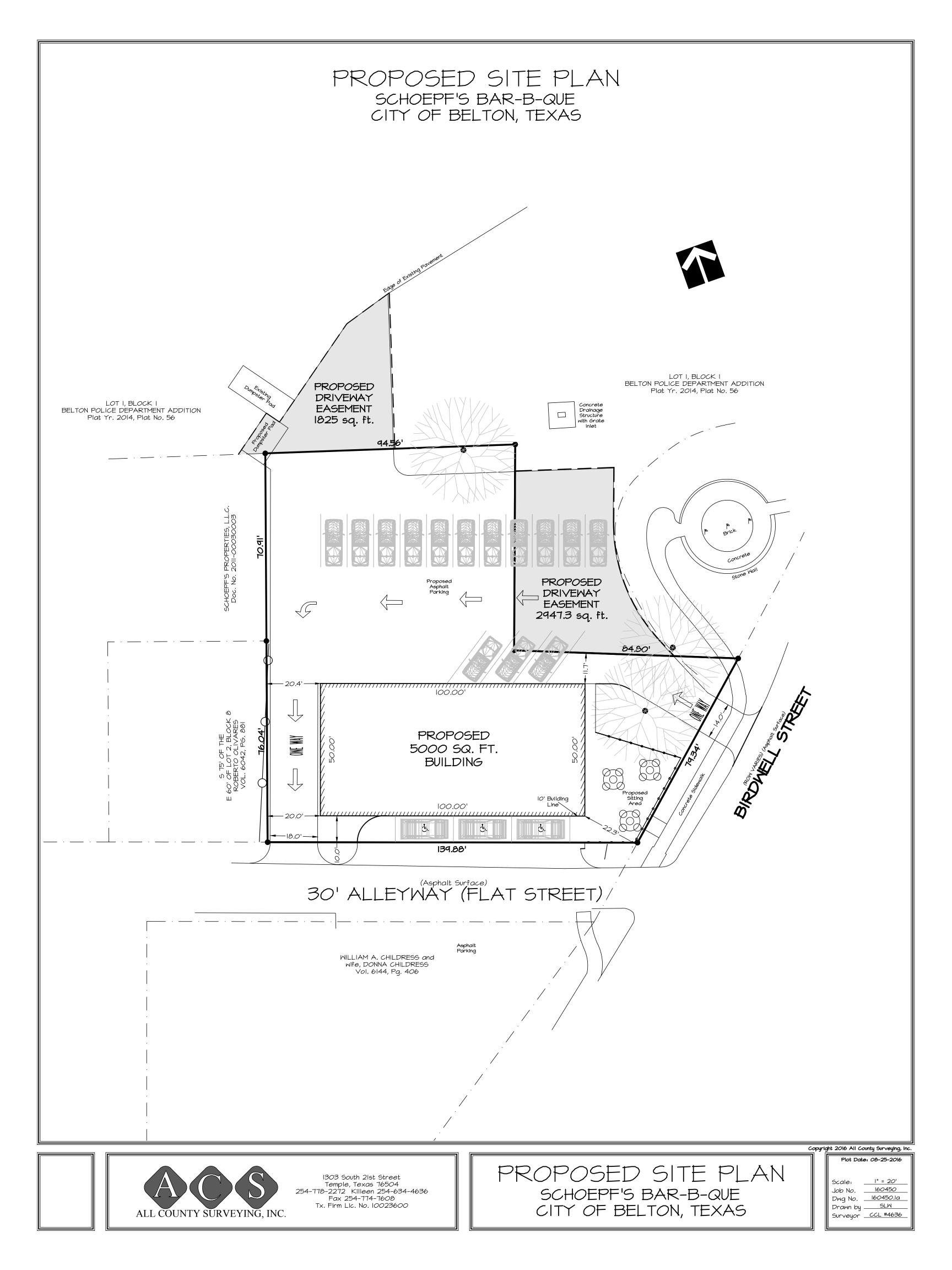
168488 ALLTEL COMMUNICATIONS INVESTMENTS INC PO BOX 2549 ADDISON, TX 75001 25492 SCHOEPF'S PROPERTIES LLC 271 CLAREMONT DR BELTON, TX 76513-6955

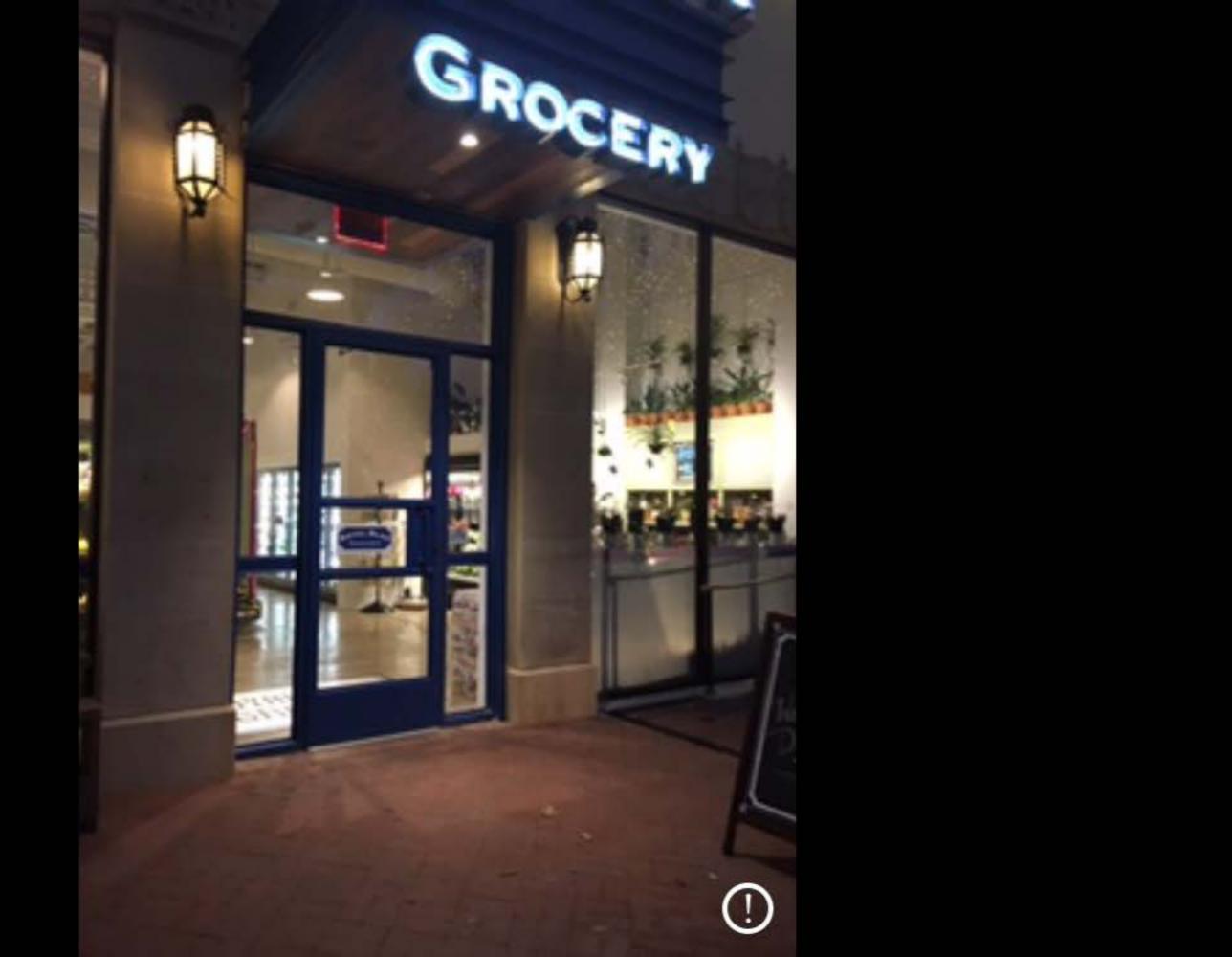
37538 CHILDRESS, WILLIAM A ETUX DONNA 4016 SUNFLOWER LN TEMPLE, TX 76502-4822

92009 PENTECOSTAL CHURCH OF JESUS CHRIST 117 N BIRDWELL ST BELTON, TX 76513-3207

130036 OLIVARES, ROBERTO 314 E AVENUE P BELTON, TX 76513-4313

457304 CITY OF BELTON PO BOX 120 BELTON, TX 76513-0120

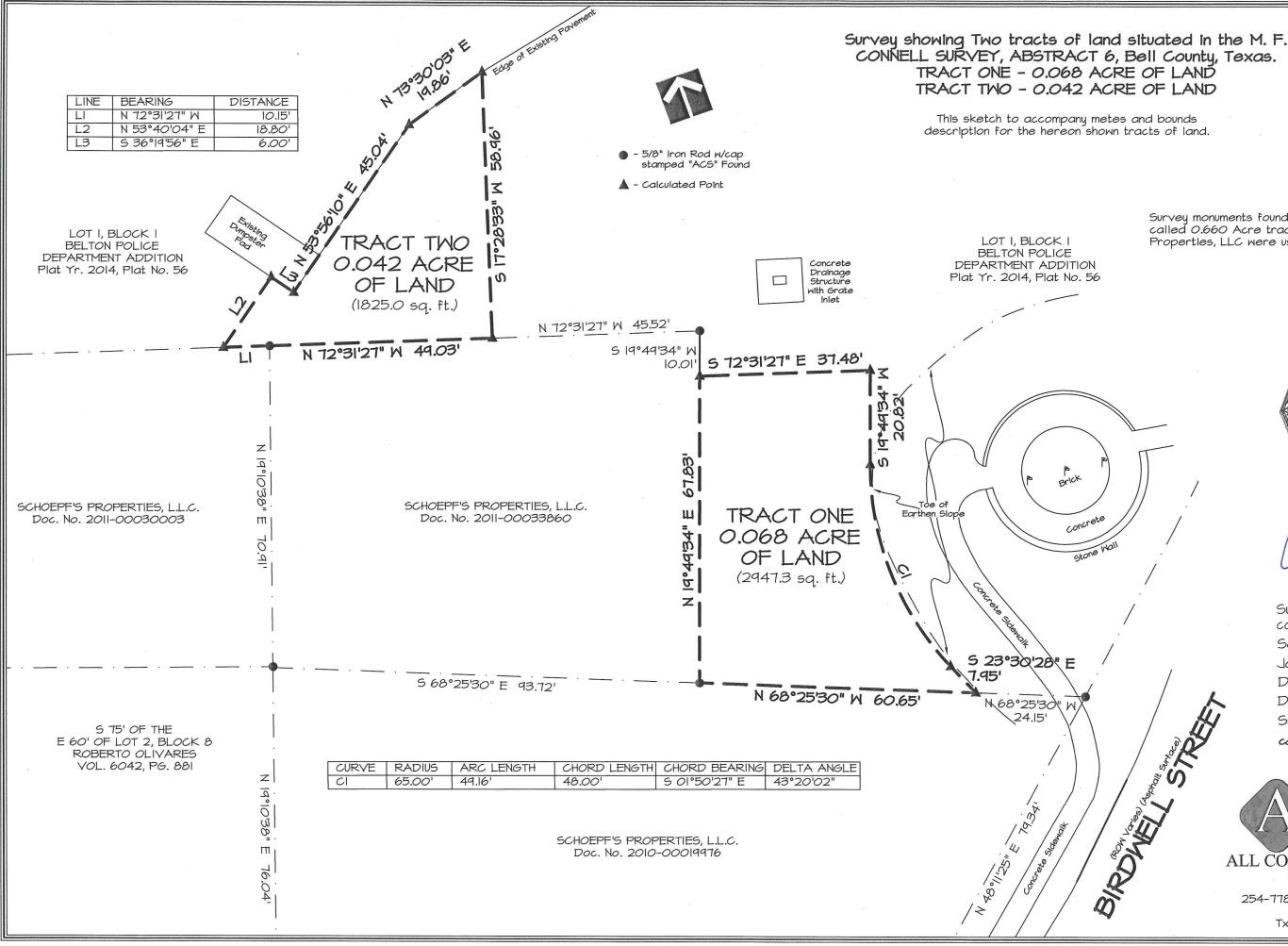












STOCE STOCE

Survey monuments found along the north line of a called 0.660 Acre tract conveyed to Schoepf's Properties, LLC were used for directional control.



Survey		0
completed:_	08-25-2016	20
Scale: _	" = 20'	30-
Job No.: _	160450	0
Dwg No.: _	160450.2	0
Drawn by:_	SLW	Date:
Surveyor: _		
Copyright 2016 All County Surveying, Inc.		



ALL COUNTY SURVEYING, INC. 1303 South 21st Street Temple, Texas 76504 254-778-2272 Killeen 254-634-4636 Fax 254-774-7608 Tx. Firm Lic. No. 10023600

Staff Report – Planning & Zoning Item



Date:September 20, 2016Case No.:Z-16-14Request:AG to PD-CHApplicant:Bell County

Agenda Item

Z-16-14 Hold a public hearing and consider a zoning change from Agricultural to Planned Development Commercial Highway for a proposed equestrian center at 301 West Loop 121, a 40 acre tract of land, located on the south side of West Loop 121 and west of Interstate 35.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request to allow for a proposed equestrian center with a performance arena and warm-up arena with horse stalls. To the north are Expo Quick Stop, TXDOT area office; and Lockaway Storage; to the northeast is 7-Eleven; to the east are Interstate 35, La Quinta Inn and Suites, Oxbow Steakhouse, Sunbelt RV, and the existing EXPO exhibit area, arena building, and stall barn; to the south are single family homes; and to the west is the Belton Veterinary Clinic.

Current Zoning

Proposed Zoning

Agricultural

Planned Development Commercial Highway

Design Standards Type Area : 2 Recommended Type Area: 2

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

Land Use Table/Allowable Uses

The Planned Development Commercial Highway Zoning District will allow for an equestrian center. The uses allowed in the base Commercial Highway Zoning District include:

• Any use permitted in the Retail District

P&Z Agenda Item September 20, 2016 Page 1 of 3

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

Project Analysis and Discussion

This property is adjacent to this existing Bell County Expo Center. Currently, this property is zoned Agricultural, and a zoning change to Planned Development Commercial Highway is proposed to allow for a proposed equestrian center with an 850 seat performance arena and warm-up arena with horse stalls. The Future Land Use Plan identifies this area as public/semi public.

This proposal will create a major expansion for the Bell County Expo Center. Both arenas will have dirt floors for the horses. The applicant has stated that the building expansions will be a total of approximately 220,000 square feet. In addition to the proposed arenas, the applicant is proposing to construct an additional 600-700 parking spaces. Interior parking landscaping will be required for all new parking. The parking spaces proposed on the southwestern portion of this property will be larger to allow for horse/cattle trailer parking. An additional driveway is proposed from Loop 121 into the new parking area. Since Loop 121 is a TxDOT roadway, the TxDOT area office will need to review and approve the driveway width and location.

The building exterior is proposed to match the existing Bell County Expo Center. The exterior of the arena buildings are proposed to contain a concrete wall panels, galvalume metal wall panels, and split face CMU. With The primary eastern façade is also proposed to contain a 3 foot tall stone wainscot. The roof is proposed to be constructed with galvalume standing seam roof panels.

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

Recommendation

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

1. The use of this property must conform to the Commercial Highway Zoning District in all respects, and in addition an equestrian center is a permitted use.

P&Z Agenda Item September 20, 2016 Page 2 of 3

- 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 Standard, to include compliance with the attached conceptual site plan
 - b. Building Design Standards, in which the exterior will be constructed with concrete wall panels, galvalume metal wall panels, split face CMU, and a 3 foot tall stone wainscot (eastern façade of performance arena) to match the existing EXPO buildings. See attached elevations.
 - c. Landscape Design Standards
- 3. Sign Standards shall conform to Ordinance 2008-11.

Attachments:

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

P&Z Agenda Item September 20, 2016 Page 3 of 3

Zoning Case # Z-16-14 Location

121

ZONING CHANGE: Agriculture to Planned Development-Commercial Highway

BELTON Planning Department

LEGAL DESCRIPTION:

A0906BC J P WALLACE ACRES 40.0

PROPERTY OWNER:

BELL COUNTY

ADDRESS/LOCATION:

Loop 121

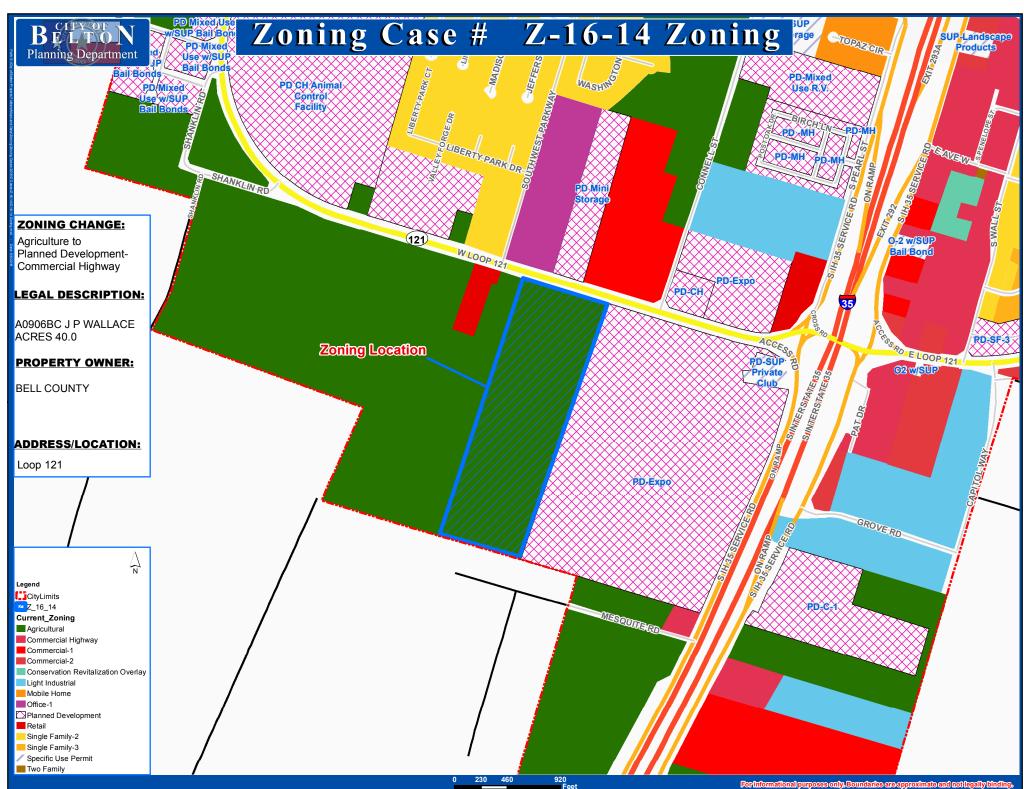
LEGEND

Zoning Location

ELM GROVE

TION BARN

121







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

 THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BELL COUNTY
 ,

 TO CHANGE THE FOLLOWING DESCRIBED PROPERTY:
 301 WEST LOOP 121
 ,

 FROM A(N)
 AGRICULTURAL
 ZONING DISTRICT,

 TO A(N)
 PLANNED DEVELOPMENT-COMMERCIAL HIGHWAY
 ZONING DISTRICT.

The Planning & Zoning Commission of the City of Belton, Texas will hold a public hearing pursuant to this request at <u>5:30 P.M., Tuesday, September 20, 2016</u> 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 <u>5:30 P.M., Tuesday, September 27,</u> <u>2016</u>, 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.	
J	(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 8445 BELL COUNTY PO BOX 768 BELTON, TX 76513-0768

29591 MARTINEZ, MARTIN ETUX MARIA 126 MESQUITE LN BELTON, TX 76513-4618

198282 BELL COUNTY PO BOX 768 BELTON, TX 76513-0768

332852 EXTRA SPACE PROPERTIES TWO LLC PO BOX 320099 ALEXANDRIA, VA 22320

SUPERINTENDENT DR. SUSAN KINCANNON BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513 15398 DURHAM, GRADY R & ANITA JANE 298 MESQUITE LN BELTON, TX 76513-4636

52658 WSD HY MEADOW RANCH LP 707 W LOOP 121 BELTON, TX 76513-3394

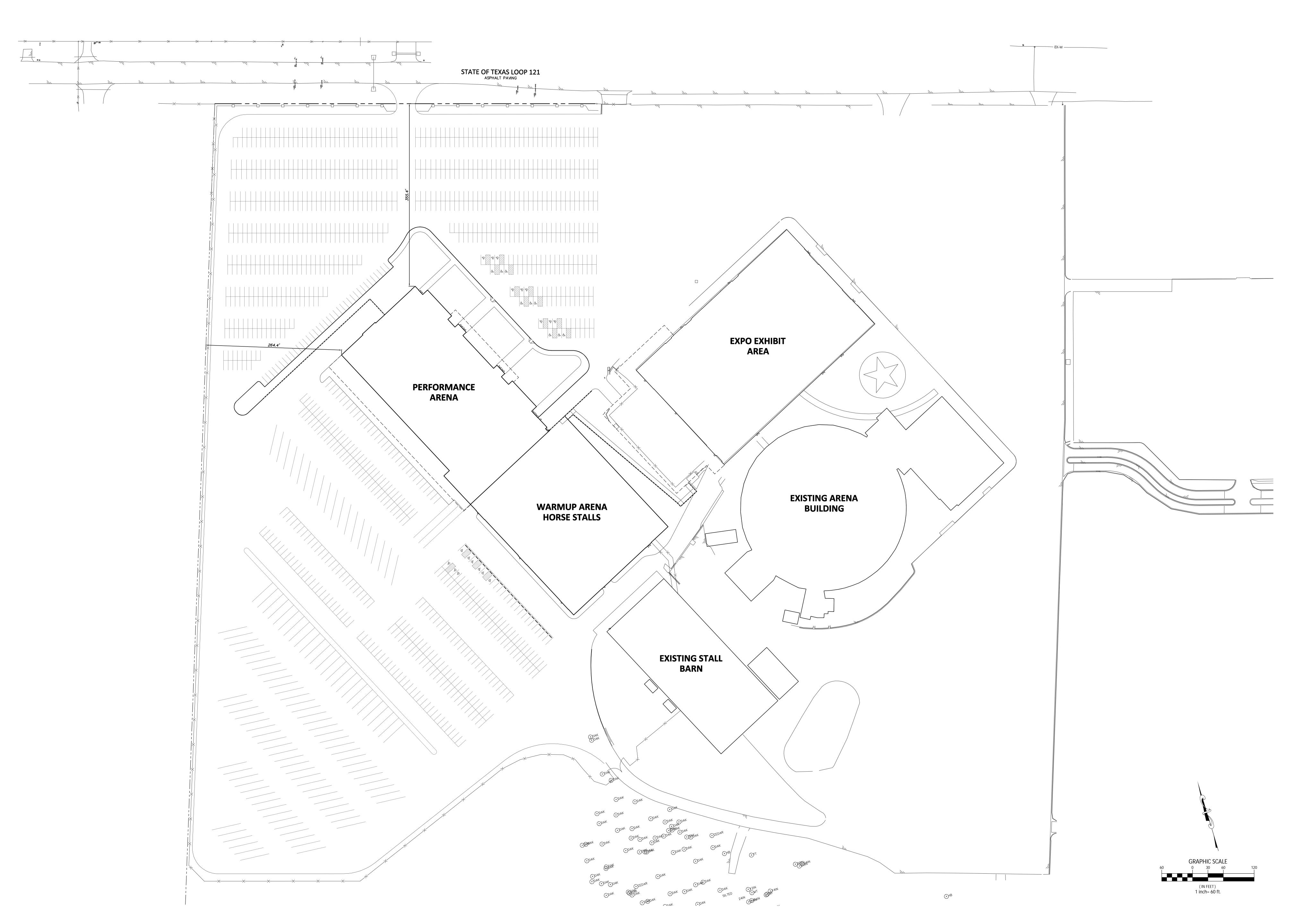
231673 KILLEEN BIBLE CHURCH 4717 WESTCLIFF RD KILLEEN, TX 76543-3019

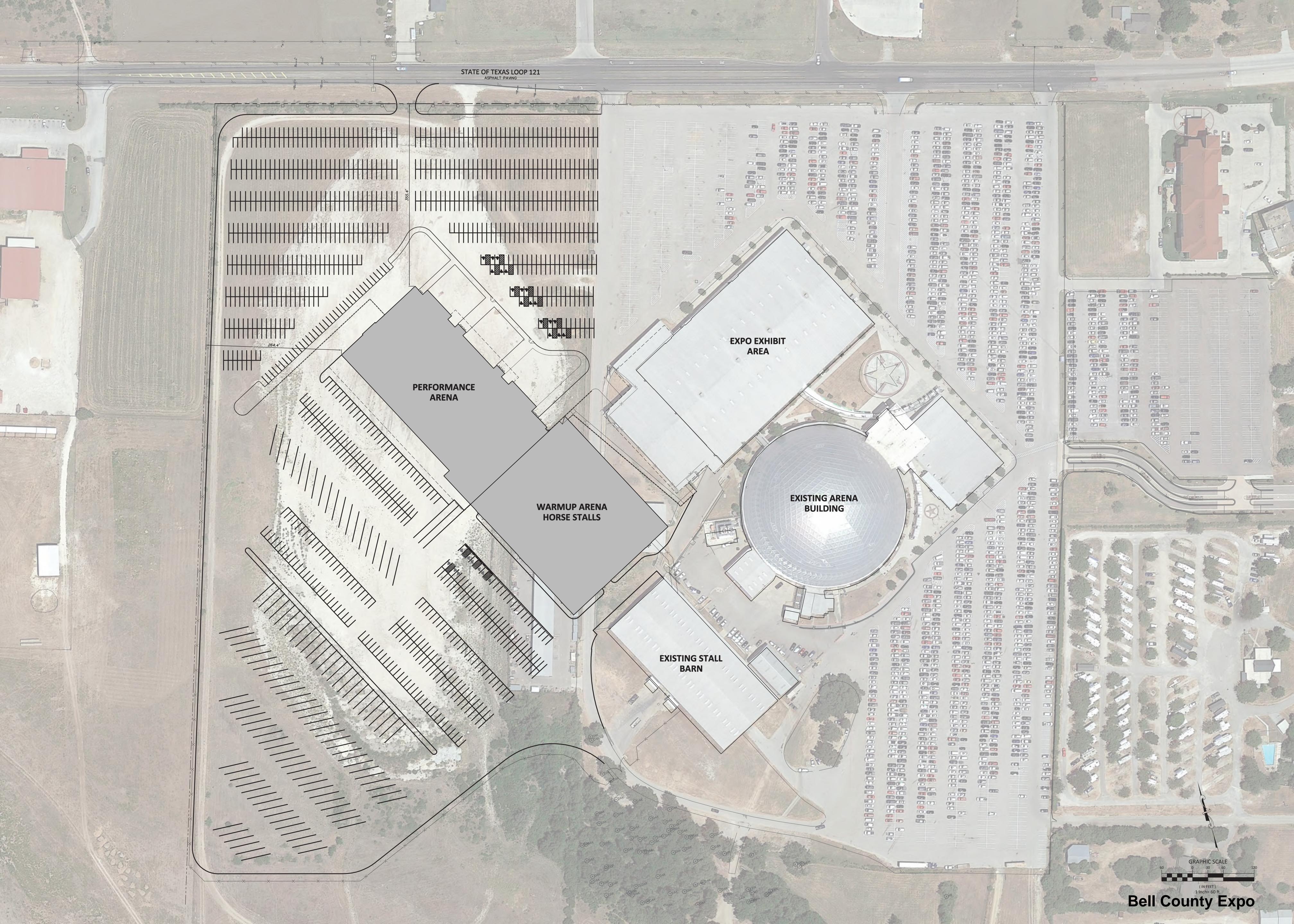
367340 CITY OF BELTON PO BOX 120 BELTON, TX 76513-0120 15399 DEHOLLOZ, NELDA & JULIAN DEHOLLOZ III 717 MARY JANE ST BELTON, TX 76513-3723

76927 SCOTT, BYRON K 488 MESQUITE RD BELTON, TX 76513-4616

331320 STATE OF TEXAS 100 S LOOP DR WACO, TX 76704-2858

367699 BELTON VETERINARY PROPERTY LLC 707 W LOOP 121 BELTON, TX 76513-3394



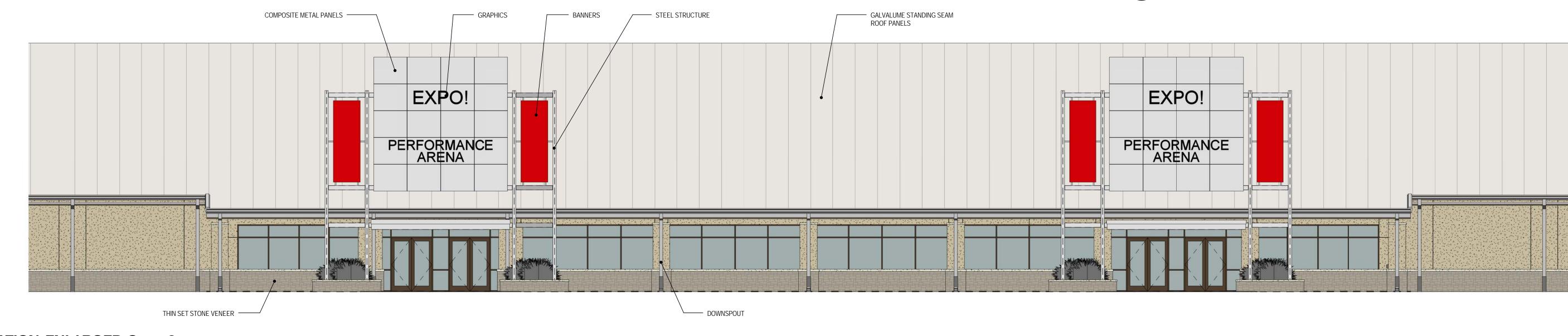


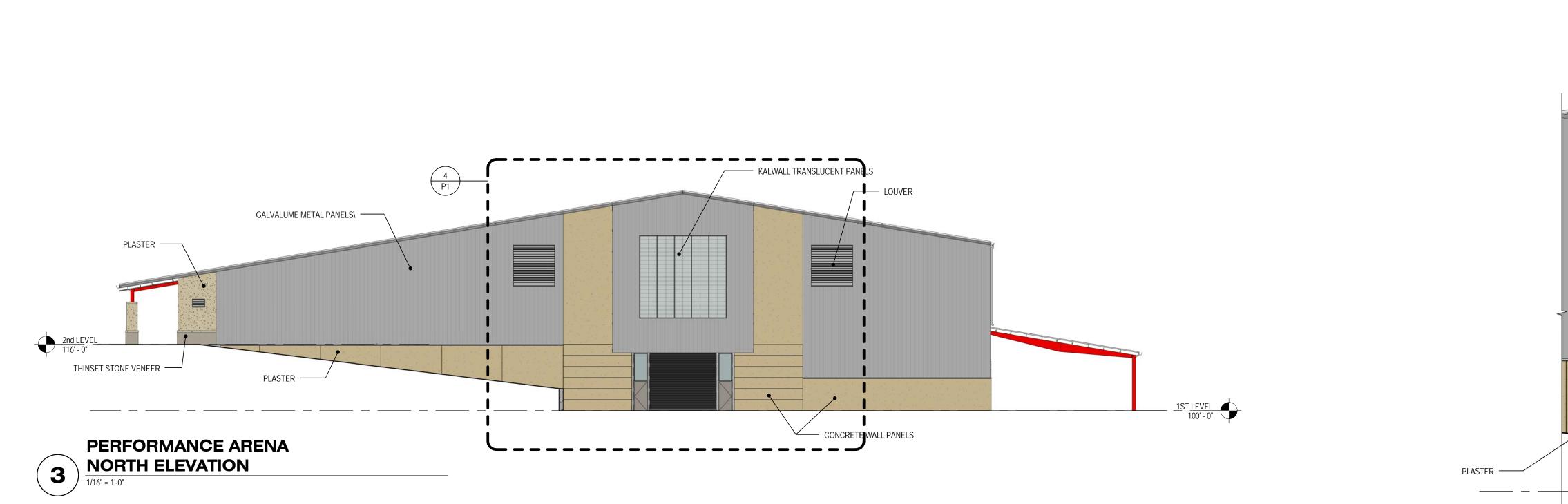
BELTON, TEXAS 76513

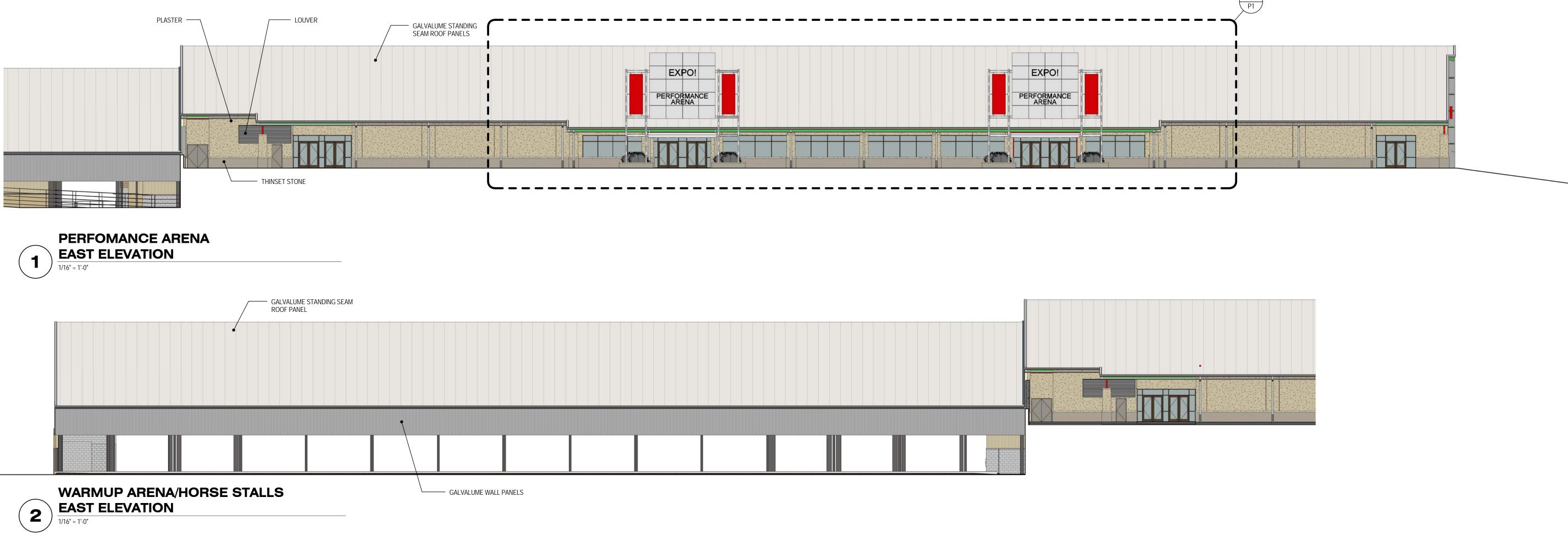
301 WEST LOOP 121 BELL COUNTY EXPO

LIVESTOCK/EQUESTRIAN FACILITY

5 EAST ELEVATION_ENLARGED Copy 2

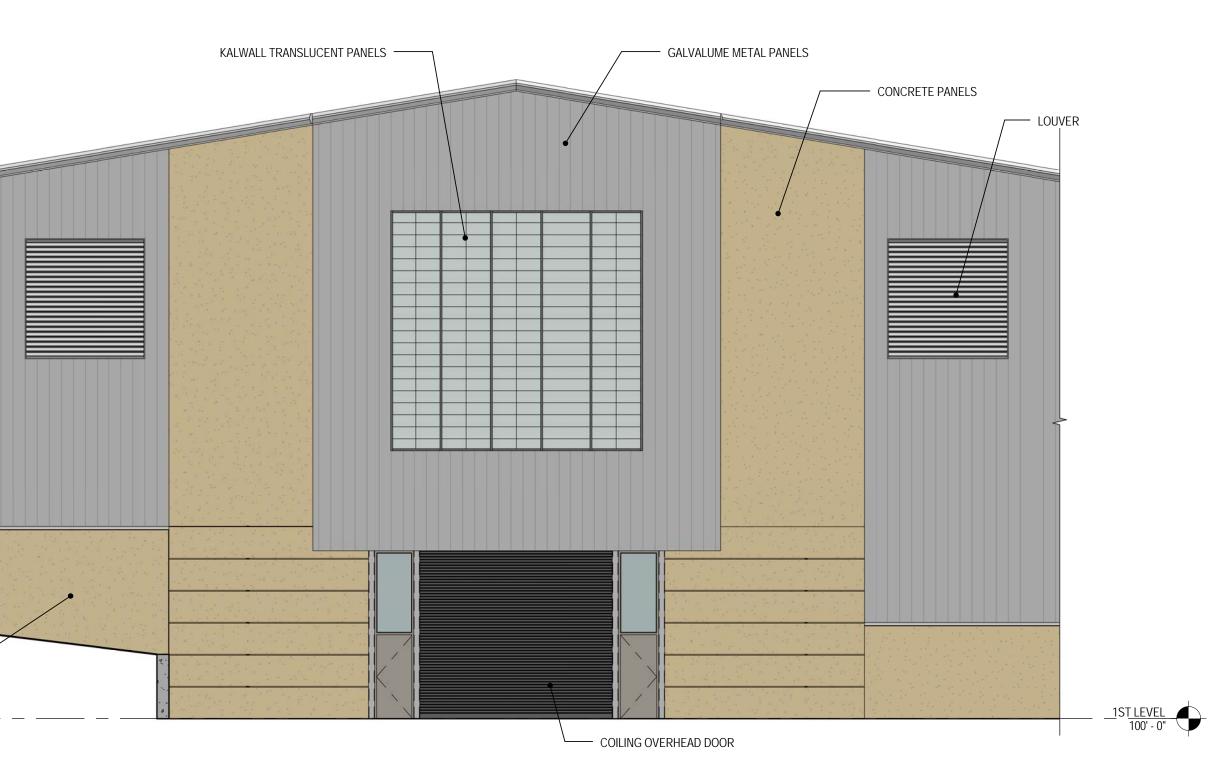






08/31/16





4 ENLARGED ELEVATION



SHEET P1



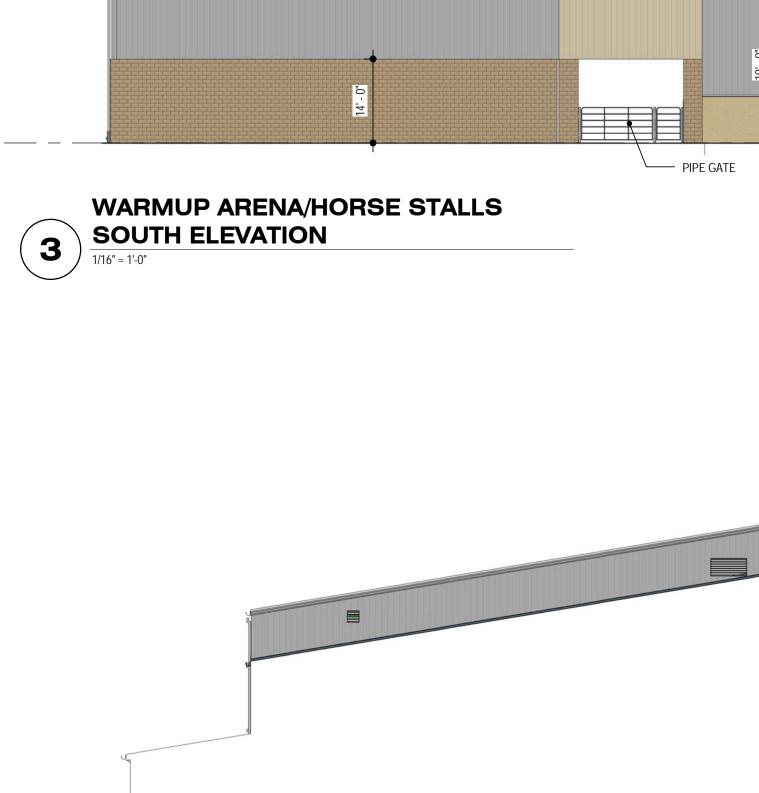
301 WEST LOOP 121 BELL COUNTY EXPO BELTON, TEXAS 76513

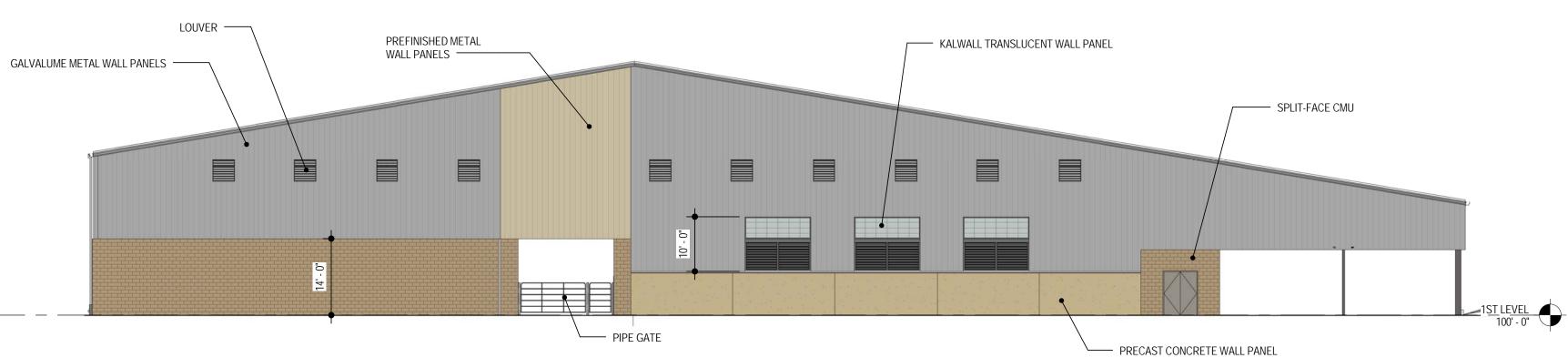
PERFORMANCE ARENA

1/16" = 1'-0"

 \checkmark

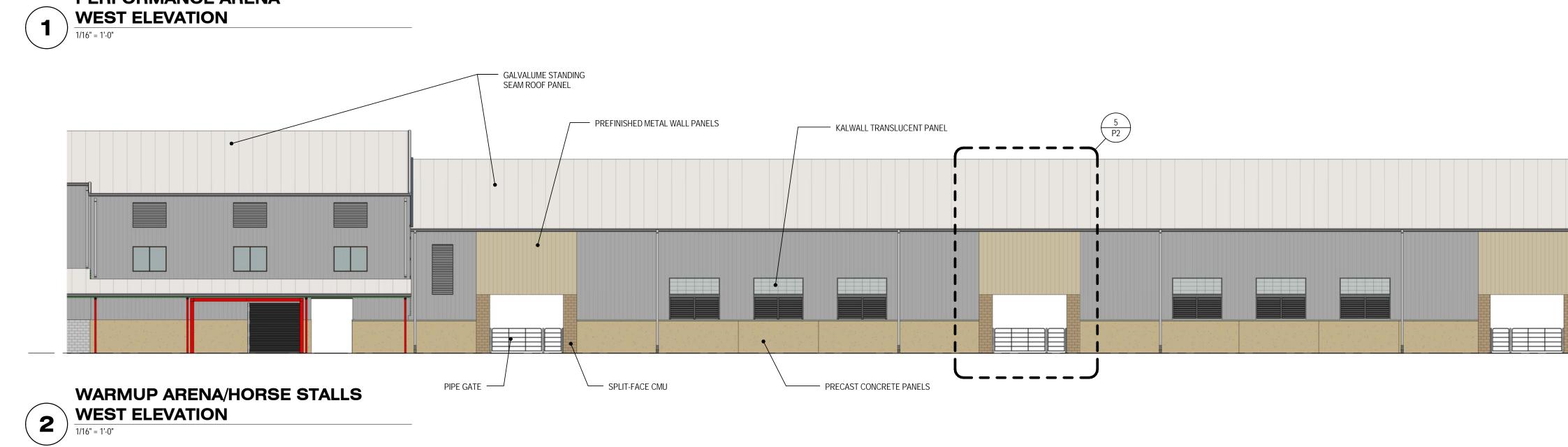
LIVESTOCK/EQUESTRIAN FACILITY





- LOUVER

-



— GALVALUME STANDING SEAM ROOF PANEL ę _____03 47 13.A1 PERFORMANCE ARENA





08/31/16

architects / planners / interiors

SHEET P2



Staff Report – Planning & Zoning Item



Date:September 20, 2016Case No.:P-16-27Request:Preliminary/Final PlatApplicant:Quick Inc. Land Surveying

Agenda Item

P-16-27 Consider a preliminary/final plat for the Elm Grove Heights Addition, a 3.739 acre tract of land, located on the west side of Elm Grove Road, east of Interstate 35, in Belton's Extra Territorial Jurisdiction (ETJ).

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 1-lot subdivision with an existing single family home.

Project Analysis and Discussion

This is a 1-lot subdivision plat, located in Belton's ETJ, proposed as the Elm Grove Heights Addition. There is an existing single family home on the proposed Lot 1. This 3.739 acre property is currently unplatted, but divided into two separate tracts by a fence. Tract 1 is 1.312 acres with the existing single family home and Tract 2 is 2.416 aces. The applicant is upgrading their septic system and the location is within the 100 foot required setback required by Bell County Health Department. A subdivision plat is required to plat (consolidate) this property into a single lot. The applicant is not proposing any other improvements to the property other than a septic system upgrade.

According to the Subdivision Ordinance, any residential subdivision within the City of Belton, or within the City's extraterritorial jurisdiction, is required to set aside and dedicate to the public sufficient and suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland for each dwelling unit proposed. These requirements may be satisfied through parkland dedication or payment of fees-in-lieu of required parkland or a combination of the two. This subdivision requires parkland dedication of 0.01 acres or \$200 parkland fee for the single lot. The developer is requesting a variance to the parkland requirement. Since this property contains an existing single family home, and there are no parks within one mile of this property where the park funds could be spent, a variance to the parkland requirement appears to be a reasonable request.

P&Z Agenda Item September 20, 2016 Page 1 of 2 Elm Grove Road is designated as a minor arterial on the Thoroughfare Plan which requires 100 feet of right-of-way; however, the pavement width is approximately 20 feet and the right-of-way varies. Bell County is requesting a ROW dedication that is a 30' offset from the centerline of road. The applicant is proposing to dedicate 0.077 acres of ROW for Elm Grove Road for the portion adjacent to this proposed lot. According to the Subdivision Ordinance, the developer is required to contribute into escrow half the total cost of paving (up to 18.5 feet), curb and gutter, for the portion of Elm Grove Road adjacent to this proposed lot. The developer is requesting a variance to the perimeter street improvement requirements. Since there is an existing home on this proposed lot, and there is not an increase in traffic anticipated, a variance to the perimeter street improvement requirements appears to be a reasonable request.

Elm Grove Road is a minor collector and the Subdivision Ordinance requires construction of a 6 foot wide sidewalk for the portion of Elm Grove Road adjacent to this proposed lot. The applicant is also requesting a variance to the sidewalk requirements. There are no sidewalks nearby for possible future connection or planned sidewalks in this area; therefore, a variance to the sidewalk requirements appears to be a reasonable request.

We have reviewed the plat and find it acceptable as a preliminary/final plat, subject to conditions contained in the letter to the applicant's engineer. 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 approval of preliminary/final plat for the Elm Grove Heights Addition, a 3.739 acre tract of land, located on the west side of Elm Grove Road, east of Interstate 35, in Belton's Extra Territorial Jurisdiction (ETJ).

Attachments

- 1. Preliminary/Final Plat Application
- 2. Preliminary/Final Plat
- 3. Location Map
- 4. Note from the Applicant
- 5. Letter to the Applicant's Engineer dated August 19, 2016

P&Z Agenda Item September 20, 2016 Page 2 of 2

STATE OF TEXAS COUNTY OF BELL

FIELD NOTES FOR A 3.739 ACRE TRACT OF LAND:

BEING A 3.739 ACRE TRACT OF LAND LOCATED IN THE O.T. TYLER SURVEY, ABSTRACT NO. 20, BELL COUNTY, TEXAS, SAID 3.739 ACRE TRACT BEING ALL OF A CALLED 2.416 ACRE TRACT AND ALL OF A CALLED 1.312 ACRE TRACT RECORDED IN DOCUMENT NO. 201500028118, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 3.739 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 3/8" IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF ELM GROVE ROAD, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 2.416

- ACRE TRACT, THE NORTHEAST CORNER OF A CALLED 1.500 ACRE TRACT RECORDED IN DOCUMENT NO. 201100014046, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- 1. THENCE, WITH THE SOUTH LINE OF SAID 2.416 ACRE TRACT, THE NORTH LINE OF SAID 1.500 ACRE TRACT, N84°29'58"W A DISTANCE OF 392.84', (RECORD, N 82°04'35" W, 392.97') TO A 3/8" IRON ROD LOCATED AT THE SOUTHWEST CORNER OF SAID 2.416 ACRE TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:
- 2. THENCE, WITH THE WEST LINE OF SAID 2.416 ACRE TRACT, N17°15'16"E A DISTANCE OF 255.59', (RECORD, N 19°39'42" E, 255.52') TO A 5/8" IRON ROD LOCATED AT THE NORTHWEST CORNER OF SAID 2.416 ACRE TRACT, THE SOUTHWEST CORNER OF SAID 1.312 ACRE TRACT, SAID POINT BEING AN ANGLE POINT OF THE HEREIN DESCRIBE TRACT;
- 3. THENCE, WITH THE WEST LINE OF SAID 1.312 ACRE TRACT, N17°19'43"E A DISTANCE OF 158.20', (RECORD, N 19°35'29" E, 158.19') TO A 3" IRON CORNER POST FOUND AT THE NORTHWEST CORNER OF SAID 1.312 ACRE TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:
- 4. THENCE, WITH THE NORTH LINE OF SAID 1.312 ACRE TRACT, S 87°34'21" E A DISTANCE OF 392.82', (RECORD, S 85°12'22" E, 393.08') TO A 1/2" IRON ROD SET WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP IN THE WEST RIGHT-OF-WAY LINE OF ELM GROVE ROAD, SAID POINT BEING THE NORTHEAST CORNER OF SAID 1.312 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
- 5. THENCE, WITH THE EAST LINE OF SAID 1.312 ACRE TRACT, THE WEST RIGHT-OF-WAY LINE OF ELM GROVE ROAD, S15°30'28"W A DISTANCE OF 140.76', (RECORD, S 19°00'00" W, 141.56') TO A 1/2" IRON ROD FOUND AT THE BASE OF A FENCE POST FOR THE SOUTHEAST CORNER OF SAID 1.312 ACRE TRACT, THE NORTHWEST CORNER OF SAID 2.416 ACRE TRACT AND BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
- 6. THENCE, WITH THE EAST LINE OF SAID 2.416 ACRE TRACT, THE WEST RIGHT-OF-WAY LINE OF ELM GROVE ROAD S17°10'57" W A DISTANCE OF 293.59' TO THE POINT OF BEGINNING AND CONTAINING 3.739 ACRES OF LAND.

NOTE: THIS DESCRIPTION IS BASED ON AN ON THE GROUND SURVEY PERFORMED ON DATE. 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.

NOW, THEREFORE , KNOW ALL MEN BY THESE PRESENTS:

THAT I, BILLY HELM AND VICKI HELM ACTING HEREIN BY AND THROUGH HIS DULY AUTHORIZED OFFICER(S), DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, ELM GROVE HEIGHTS, BEING A FINAL PLAT OF A SUBDIVISION SITUATED IN THE ETJ OF THE CITY OF BELTON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON. THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS AS SHOWN, ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS. AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES. TREES. SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE. OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF BELTON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF BELTON, TEXAS.

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.

STATE OF TEXAS

COUNTY OF BELL

BILLY HELM, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 1, ELM GROVE HEIGHTS, A SUBDIVISION LOCATED 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.

PER APPRAISAL DISTRICT 14.01 ACRES

NO DESCRIPTION FOUND

DOCUMENT NO. 201100014044

OFFICIAL PUBLIC RECORDS

ZONE, 4203, US SURVEY FOOT, GRID.

OWNER'S RESPONSIBILITIES

STATE OF TEXAS

COUNTY OF BELL

BY: BILLY HELM

STATE OF TEXAS

COUNTY OF BELL

KNOWN TO ME TO BE THE BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ____ 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

VICKI HELM, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LOT 1, ELM GROVE HEIGHTS, A SUBDIVISION LOCATED 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.

BY: VICKI HELM

STATE OF TEXAS

COUNTY OF BELL

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

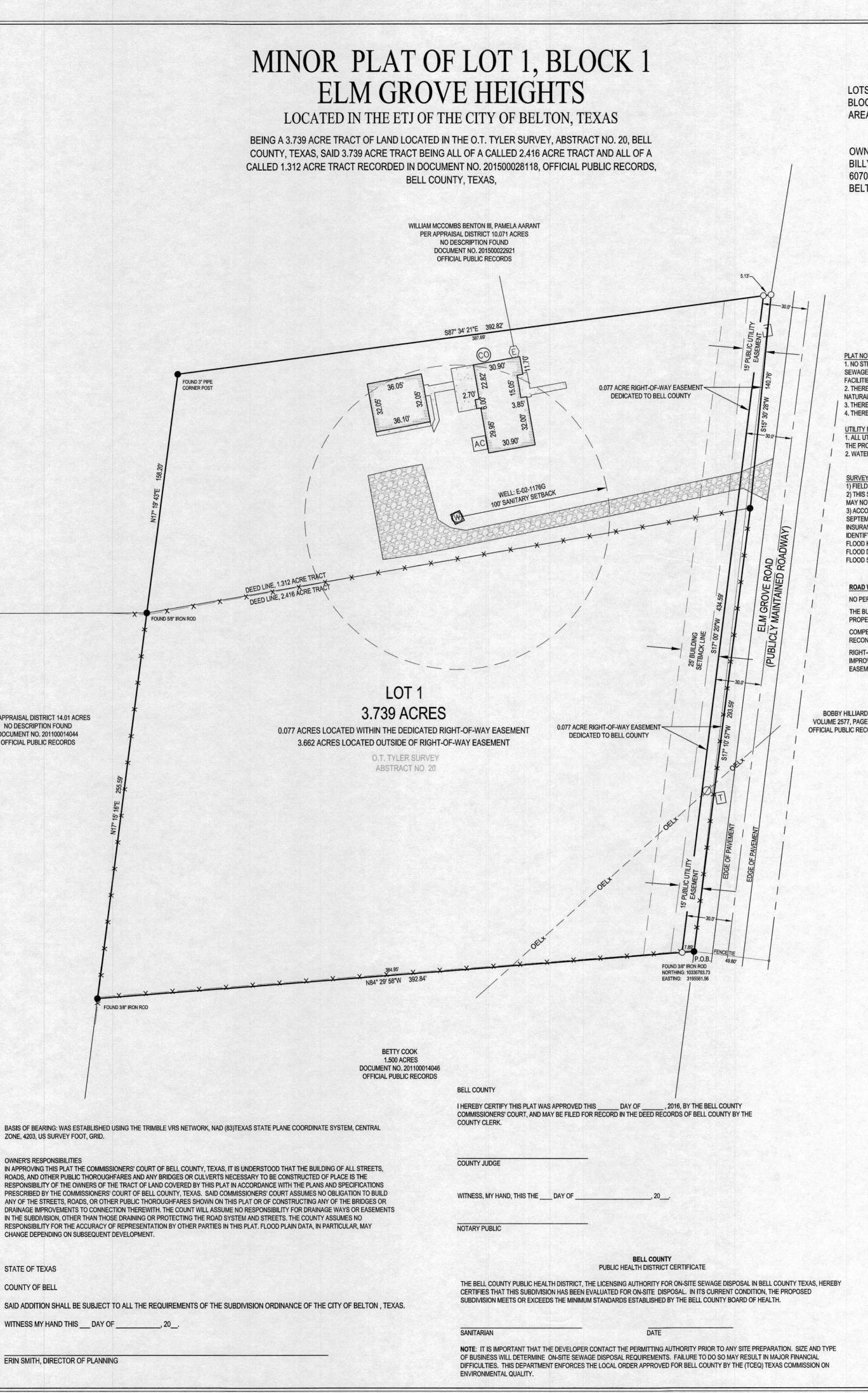
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BELL

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



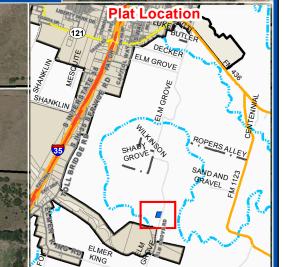
0 ELM GR TON, TEX 0 DTES: TRUCTURE IN	CKI HELM (OVE ROAD (AS) SCALE: 1'=40' 20' $40'$ $60'$ $80'THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PRIVATE$	AGOMULTANDE SUITE 100, GEORGETOWN, TX 78628, PHONE: 512-915-4950 4500 WILLIAMS DR. SUITE 212, BOX 228, GEORGETOWN, TX 78633
E FACILITY AP IES. E IS HEREBY I	PROVED UNDER THE RULES OF BELL COUNTY FOR PRIVATE SEWAGE DEDICATED A THIRTY FOOT WIDE DRAINAGE EASEMENT CENTERED ON ALL JANNELS, CREEKS, OR SWALES UNLESS NOTED OTHERWISE ON THIS PLAT.	GEORGETICAL CELON
E ARE NO NEV E IS 15 FOOT	ANNELS, CREEKS, OR SWALES UNLESS NOTED OTHERWISE ON THIS PLAT. N ROADS CREATED BY THIS PLAT. PUBLIC UTILITY EASEMENT DEDICATED ALONG THE EAST LINE OF THIS LOT.	WI, TX, 786 BOX 228,
OPOSED SUB	DERS HAVE BEEN PROVIDED THE OPPORTUNITY TO REVIEW AND COMMENT ON DIVISION. ROVIDED BY AN EXISTING WELL.	
	ORMED ON: MAY 21, 2016	AN ANS DR. G
OT BE SHOWN ORDING TO TH MBER 26, 2008	S DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS I HEREON. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE. HE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48027C0525E EFFECTIVE DATE IS THIS PROPERTY LIES IN ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD	4104 ROAD, SU
Y ALL AREAS	AM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL AS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR E FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS	FIRM NUMBER: 10194
STATEMENT S	SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.	EIRM NUL
URDEN OF MA ERTY. ENSATION TO NSTRUCTION -OF-WAY EAS OVEMENTS AR	INSTRUCTION, OTHER THAN FENCES, SHALL BE PERMITTED WITHIN ROAD WIDENING EASEMENTS. AINTAINING SUCH PROPERTY SHALL BE ON THE LAND OWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE ANY LANDOWNER FOR ANY ROAD WIDENING EASEMENTS THAT MAY BE REQUIRED SHALL BE LIMITED TO ROAD AND DRAINAGE IMPROVEMENTS AND OF FENCES AT THE DISCRETION OF THE PARTICULAR PRECINCT COMMISSIONER: EMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE E ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING INSTRUCTION, IMPROVEMENT OR MAINTENANCE.	
D E 750 CORDS	Image: Provide of Engenning Image: Image	MINOR PLAT OF LOT 1, BLOCK 1 ELM GROVE HEIGHTS located in the etd of the city of belton, texas
	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON:	
	RECORDATION INFORMATION, FILED FOR RECORD THIS DAY OF, 2016.	JOB NO. 162066
	IN YEAR PLAT #, PLAT RECORDS OF BELL COUNTY, TEXAS.	DRAWN D.T.
	DEDICATION INSTRUMENT NO, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.	CHECKED T.L.Q. SHEET 1 OF 1

P-16-27 Elm Grove Heights - ETJ

PROPOSED PLAT: Final Plat Admin Elm Grove Heights 3.739 acres

PROPERTY OWNER: HELM, BILLY ETUX VICKI

BELTON Planning Department



LEGEND P_16_27

 $\Delta_{\mathbf{N}}$



Feet

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

From:	Erin Smith
To:	Laura Livingston
Subject:	FW: Elm Grove Heights - Variance Request
Date:	Wednesday, August 31, 2016 8:40:43 AM

Please file in Elm Grove plat folder.

From: Travis Quicksall [mailto:tquicksall@quick-inc.net] Sent: Monday, August 29, 2016 5:03 PM To: Erin Smith Subject: Elm Grove Heights - Variance Request

Erin,

We need to request a variance to the following items listed below. Please let me know if I need to provide any additional information

1) Parkland dedication of 0.01 acres or \$200 fee-in-lieu of dedication;

2) Perimeter street improvements for Elm Grove Road; and

3) Construction of a 6 feet wide sidewalk adjacent to this property.

KPA

1. Elm Grove Road is shown on Belton's Thoroughfare Plan to be a minor arterial, which requires a ROW width of 100 feet. Please show the pavement width and ROW width for Elm Grove. Additional ROW may be required.

Do I need to request any variance to the 100' right-of-way comment? We are already providing the county enough property for a 60' right-of-way. Thank you for your continued help.

Travis Quicksall, RPLS QUICK INC.

Land Surveying | Land Planning | Consulting | 3305 Shell Road, Georgetown, Texas, 78628 Office: 512-915-4950 Mobile: 512-639-7332 TBPLS Firm Registration #F-10194104



City of Belton

Planning Department

August 19, 2016

Applicant: Quicksall and Associates / Billy Helm Date Submitted: 08-04-16 Project: Elm Grove Heights ETJ - Final Plat Admin Location: 3.739 Acres, 6070 Elm Grove Road, Belton, Texas 76513

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

Planning:

- 1. Please submit this plat to all utility providers and CWUCD and provide their comments to the City of Belton.
- 2. Are there existing restrictive covenants or deed restrictions for this property?
- 3. After review, the following requirements apply to this plat according to the Subdivision Ordinance:
 - a) Parkland dedication of 0.01 acres or \$200 fee-in-lieu of dedication;
 - b) Perimeter street improvements for Elm Grove Road; and
 - c) Construction of a 6 feet wide sidewalk adjacent to this property.

If a variance is desired for the above items, please submit a letter to the City prior to the September P&ZC and Council meetings.

4. If variances are requested, this plat may not be completed administratively and will need to go before the P&ZC and Council for approval. Please revise the signature blocks.

Public Works/KPA:

- 1. Elm Grove Road is shown on Belton's Thoroughfare Plan to be a minor arterial, which requires a ROW width of 100 feet. Please show the pavement width and ROW width for Elm Grove. Additional ROW may be required.
- 2. Please coordinate with the Health Department with this comment: Only the sewer cleanout and not the tanks or the lateral line is shown on the plans. The Health Department may need to see the location of the septic tank and lateral lines, existing and proposed/expanded.
- 3. Please provide a 10-foot PUE around the perimeter of the lot.
- 4. Please verify with Clearwater that the water well is protected from contamination.

Building Official:

No comments.

Fire Department:

No comments.

Police Department:

No comments.

GIS:

No comments.

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.



• (254) 933-5275 • Fax (254) 933-5276

BRYAN NEAVES, P. E.

June 22, 2016

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

Re: Final Plat of Elm Grove Heights Subdivision- City of Belton ETJ

Mr. Quicksall,

After reviewing the Final Plat submitted by your office on June 22, 2016 the following are the County's comments:

Subdivision Regulations:

- <u>204.2- Dedication</u>- The dedication is required by separate instrument, as well as on the plat. Also, please provide a separate sealed copy of the surveyor's field notes.
- <u>204.5- Water</u>- Certification from the water service provider is required. If underground water is to be the source of water, certification from Clearwater UWCD is required. Clearwater's certification shall be filed at the Clerk's office as part of the subdivision dedication.
- <u>204.6- Wastewater</u>- Certification from the Bell County Health Department is required, along with a copy of the Health Dept.'s site evaluation letter.
- <u>204.10- Owner's Responsibility</u>- Include the owner's responsibility note on the plat.
- <u>204.11- Restrictions</u>- Provide a copy of any proposed restrictions or covenants that may apply to this proposed subdivision.
- <u>204.12- Utility Easements</u>- Is the overhead electric line shown crossing the southeast corner of the property within an easement? If so, include the easement information on the plat.
- <u>204.17- Survey Ties</u>- Survey Ties across the right-of-way of Elm Grove road at each end of the property are required on the plat.
- <u>301.1- Setbacks</u>- A 25' building setback line is required along the right-of-way line of Elm Grove Road.
- <u>302.4- Perimeter Streets</u>- Bell County requests that the developer dedicate property along the right-of-way of Elm Grove Road equal to 60' from the center of the existing right-ofway.

- Please label Elm Grove Road Road as a "public maintained roadway".
- Show the ownership and recordation information for the surrounding properties and the properties directly across Elm Grove Road.
- Please verify that the plat scale shown is correct. (1'' = 60'?)
- 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 Bell County- Land Development