### **Staff Report – Planning & Zoning Item**



Date: March 15, 2016

Case No.: Z-16-02
Request: CH to C-2
Applicant: Terry Potts

#### **Agenda Item**

Z-16-02 Hold a public hearing and consider a zoning change from Commercial Highway to Commercial-2 for an office warehouse on a 0.264 acre lot of land, located east of South Interstate Highway 35, west of Pat Drive, and north of Grove Road.

#### **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 office warehouses. To the north are East Loop 121 roadway, Bell Pawn, OceanQuest Pools, and Belton Stor-It; to the east are single family homes and Belton Auto Auction; to the south are UPS and Frito-Lay zoned Light Industrial; and to the west are Interstate Highway 35 roadway, Oxbow Steakhouse, and Bell County Expo Center.

#### Current Zoning Proposed Zoning

Commercial Highway Commercial-2

#### 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-2 District use would be required to comply with all the Design Standards for Type Area 2.

#### **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

- 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)
- Home improvement center
- Limited warehousing and wholesale distribution
- Nursery and plant sales with outside storage as primary use
- Open or outside storage uses
- Tool rental (with outside display)
- Welding shop
- Wholesale building materials sales or lumberyard

#### **Project Analysis and Discussion**

This property is 0.264 acres and is currently vacant. The applicant is proposing this zone change to allow for a single structure containing three office warehouses. The northern portion of this property is 56.95 feet in depth and the southern portion is 87.38 feet in depth. The applicant also owns the 1.728 acre lot directly south of this property that is currently zoned Commercial-2. This office use would be permitted in the Commercial Highway Zoning District; however, the applicant is requesting a zoning change to Commercial-2 mainly due to the required setbacks.

The Commercial Highway Zoning District requires a minimum front yard setback of 60 feet and minimum rear and side yard setback of 20 feet. This property was zoned prior to the IH-35 expansion that resulted in a smaller lot depth. The Commercial-2 Zoning District requires a minimum front yard setback of 20 feet and minimum side and rear yard setback of 15 feet. The side yard setback increases to 20 feet when adjacent to a street. The required setbacks in the Commercial Highway Zoning District make this property unusable due to the lot depth; therefore, a zoning change to Commercial-2 appears to be a reasonable request.

The Commercial-2 Zoning District allows high intensity commercial uses; however, it is staff's judgment that due to the size of this property, most uses listed in this district will be difficult to achieve. If this zoning change request is approved, each office warehouse will contain two offices, a bathroom, and 300 square feet of warehouse space. The exterior will be constructed of stone with metal warehouse doors that will contain a baked-on color. Staff will work with the applicant to create more elevation on the primary façade, such as the construction of a parapet.

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 Commercial-2 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 Commercial-2 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.
- 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
- 8. Site Plan Example
- 9. Building Layout Example
- 10. Elevation Example

### City of Belton Request for a Zoning Change

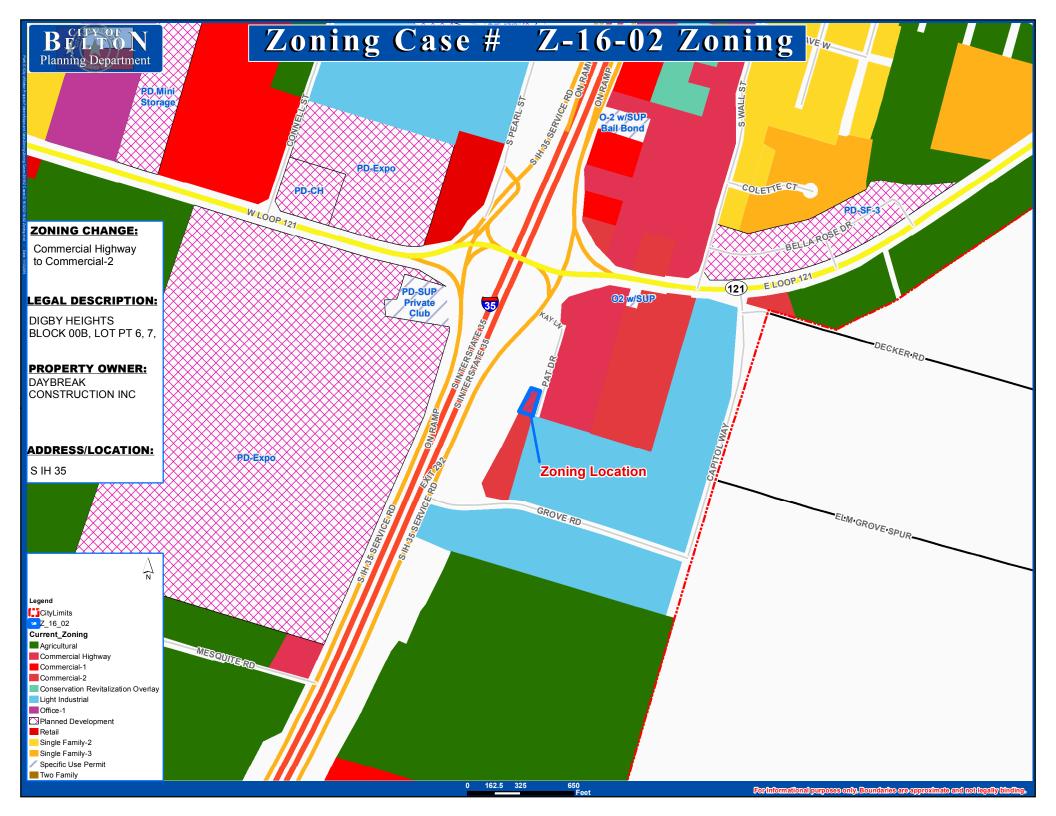
# To The City Council and the Planning and Zoning Commission

Fee: \$250.00

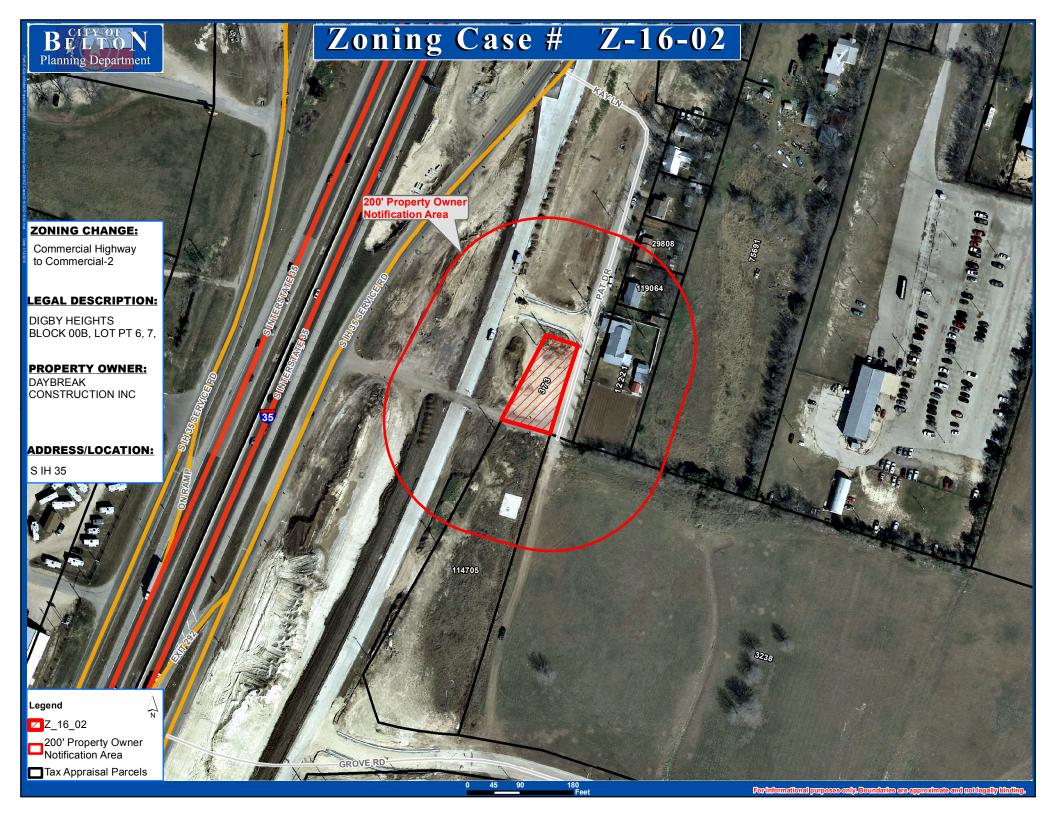
ree. \$250.00
Date Received: 1/3/15 Date Due: 1/29/15 Deadline for a zoning change request is the last business day of the month.
Applicant: TERRY POTTO Phone Number: 254-239-7777  Mailing Address: 2911 Supplie Way City: Berton State: Tx  Email Address: +pottoe daybreak construction inc. com
Owners Name: TATEREAK CANT, INC Phone Number: 254-289-7777  Mailing Address: 2911 Sulphur VELLS City: BELTON State: TX  Email Address: Tpottsc. 424 breek construction in c. can
Applicant's Interest in Property:
Legal Description of Property:  264 PLEE (ATTISCHET) REMAIN'S TORTION LOTA 6\$7, BLOCK BY  THE 14HTS  Is this property being simultaneously platted?
Street Address: 2500 5 IH35  Zoning Change From CH to C-2  Signature of Applicant: 5075th Date: 1/13/15
Signature of Owner (if not applicant): In Feb Date: 1/13/19
Checklist for Zoning Items to be submitted with application:
o Signed Application
o Fees Paid
o Complete Legal Description of the property to be re-zoned
o Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back
for specific guidelines.
o In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the

property must be submitted.









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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TERRY PO	OTTS ,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 0.264 AC	res, South IH 35
From A(n) Commercial Highway	ZONING DISTRICT,
To A(N) COMMERCIAL-2	ZONING DISTRICT.
The Planning & Zoning Commission of the City of pursuant to this request at <u>5:30 P.M., Tuesday, March</u> Harris Center, 401 N. Alexander, Belton, Texas.	•
IF APPROVED BY THE PLANNING & ZONING COMMISSION, A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET	BE AT <b>5:30 P.M., Tuesday, March 22, 2016</b> , AT
AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELL BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTED COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELO	N COMMENTS ABOUT THIS ZONING CHANGE BY
IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OF CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETING	, , , , , , , , , , , , , , , , , , ,
circle one	
AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:	E REQUESTED ZONING AMENDMENT PRESENTED IN
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 3238 CSC GROUP L P

2802 CAPITOL WAY

BELTON, TX 76513-4637

12221

BOYD, LOIS HUNT

3151 WOODED ACRES RD

BELTON, TX 76513-7741

75691

REDDYLEE LLC

6007 WOODED CREEK CV

TEMPLE, TX 76502

29808

DOMINGUEZ, MARY A

PO BOX 954

BELTON, TX 76513-0954

373

DAYBREAK CONSTRUCTION INC.

2911 SULPHAR WELL ROAD

BELTON, TX 76513-0419

114705

DAYBREAK CONSTRUCTION INC.

2911 SULPHAR WELLS ROAD


BELTON, TX 76513-7919


119064

FAUCETT, DEBORAH FAYE

2810 PAT DR

BELTON, TX 76513-4500







### Staff Report – Planning & Zoning Item



Date: March 15, 2016

Case No.: Z-16-03

Request: AG & SF-2 to PD-CH and

AG & SF-2 to CH

Applicant: James McLean

#### Agenda Item

Z-16-03 Hold a public hearing and consider a zoning change from Agricultural and Single Family-2 to Planned Development Commercial Highway Zoning District for an indoor firearms facility at 3360 West Highway 190 on a 2.22 acre tract of land, and from Agricultural to Commercial Highway Zoning District at 7140 West Highway 190 on a 2.81 acre tract of land, located on the north side of U.S. Highway 190, between Boxer Road and South Wheat Road.

#### **Originating Department**

Planning Department - Erin Smith, Director of Planning

#### **Case Summary**

The applicant has submitted this request for two zone changes to allow:

- a) Proposed indoor firearms facility at 3360 West Highway 190; and
- b) Future commercial use at 7140 West Highway 190.

To the north of the sites are the future Sendero Estates residential subdivision and Chisholm Trail Elementary; to the east are Jessie and Brothers, Bell Contractors, International Motors, Central Texas Marble, and Auto Trader Classics; to the south are Dixon Paving and Centroplex Mobile Homes; and to the west is property zoned Retail and the Twin Lakes residential subdivision.

#### **Current Zoning**

#### **Proposed Zoning**

Agricultural and Single Family-2

- a) Planned Development Commercial Highway; and
- b) Commercial Highway

#### 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 Highway Zoning District use would be required to comply with all the Design Standards for Type Area 4.

#### **Land Use Table/Allowable Uses**

The proposed base zoning district, Commercial Highway, allows the following land uses, and would accommodate this request:

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

#### A) Project Analysis and Discussion for Indoor Gun Range

This property is located on the north side of U.S. Highway 190, generally between Boxer Road and Wheat Road amidst a majority of commercial uses. The applicant is proposing this zone change to allow for an indoor firearms facility, proposed as Sendero Shooting Range. Currently, this property is zoned Agricultural and Single Family-2 and a zoning change to Planned Development Commercial Highway will allow for an indoor shooting range. Commercial Highway zoning requires a minimum lot area of 7,200 square feet, minimum front yard setback of 60', and minimum side and rear yard setback of 20'. The Planned Development proposal will allow for a reduced front yard setback of 56 feet, instead of the required 60 feet front yard setback.

On July 21, 2015, the zoning change request to Commercial Highway for a gun range was disapproved by the Planning and Zoning Commission due to the proposal to extend this CH zoning into the proposed Sendero Estates single family neighborhood. Since then staff has met with the applicant several times to discuss a Planned Development District zone change proposal that includes a plan to provide adequate screening between the proposed single family neighborhood and the CH District use. The applicant is proposing to construct a 34,725 square feet building composed of 81% stone and 19% stucco. The primary façade/main entrance is proposed to face eastward to Sendero Estates Drive. There will be two driveway entrances from the proposed Sendero Estates Drive and the parking lot is proposed to contain a total of 80 parking spaces. There is a proposed bullet collector, AR 500 steel baffles, and dust collector proposed on the southern side of the main building directly adjacent to US Highway 190. The applicant is proposing to construct a masonry enclosure with a door for accessibility.

The building will extend from US Highway 190 to rear proposed Charbray Drive, observing a 77 feet building setback to the property line. There are single family lots oriented southward proposed directly adjacent to the west of this development, so the applicant is proposing to construct an 8 feet tall masonry fence and landscaping between proposed Lot 1, Block 2 (gun range) and Lot 2, Block 2 (single family). It is staff's judgment that this proposed transition will provide adequate screening between this proposed commercial use and the single family lots to the west. The northern portion of the proposed indoor shooting range building contains a service/loading area and the dumpster directly adjacent to Charbray Drive. There will be an 8

feet tall masonry dumpster enclosure with 3 gallon shrubs. There are single family lots that will face the proposed fun range to the north across Charbray Drive, so the applicant is proposing to install eleven 4 inch evergreen trees for screening purposes.

The proposed landscape plan identifies trees and shrubs throughout the parking lot and adjacent to the building. Staff has reviewed the proposed landscape plan and the landscaping provided complies with the Design Standards landscape requirements. The landscape plan meets the landscape requirements for interior parking, parking adjacent to a public street, Foundation Treatment Points (FTPs), dumpster screening, and required screening between higher intensity land uses adjacent to or abutting lower intensity land uses.

According to Chapter 42 of the Texas Penal Code, a noise is presumed to be unreasonable if the noise exceeds a decibel level of 85. The applicant has not yet provided the City with the proposed indoor gun range sound specifications. If this zoning change request is approved, the Police Chief will need to review the sound specifications to ensure the proposed indoor gun range meets Texas Penal Code requirements.

#### B) Commercial Highway District Proposal

The applicant is also proposing a zoning change to Commercial Highway on the lot directly to the east across Sendero Estates Drive. When building plans are proposed for this lot, staff will work with the applicant to ensure there is adequate screening between the commercial use and single family neighborhood.

#### <u>Summary</u>

After careful review of the City's Design Standards, Zoning Ordinance, and the relationship of this use to future surrounding residential properties, this requested zone change to

- a) Planned Development Commercial Highway for an indoor firearms facility (3360 West Highway 190); and
- b) Commercial Highway for a future commercial use (7140 West Highway 190) request.

#### Recommendation

#### A) Indoor Gun Range:

Recommend approval of a zone change from Agricultural and Single Family-2 to Planned Development Commercial Highway with development regulated under the Design Standards for Type Area 4 standards as follows:

- 1. The use of this property must conform to the Commercial Highway Zoning District in all respects, and in addition an indoor shooting range is a permitted use. A reduced front yard setback of 56 feet is permitted.
- 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:

- a. Planned Development Site Plan in all details.
- b. Planned Development Building Design Standards in all details.
- c. Planned Development Landscape Design Standards in all details.
- 3. Sign Standards shall conform to Ordinance 2008-11.
- 4. Subdivision plat is required prior to issuance of a building permit.

#### B) Commercial Highway District Proposal:

Recommend approval of zone change from Agricultural and Single Family-2 to Commercial Highway 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 Highway 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:
  - 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 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 Landscape Plan
- 9. Proposed Elevations

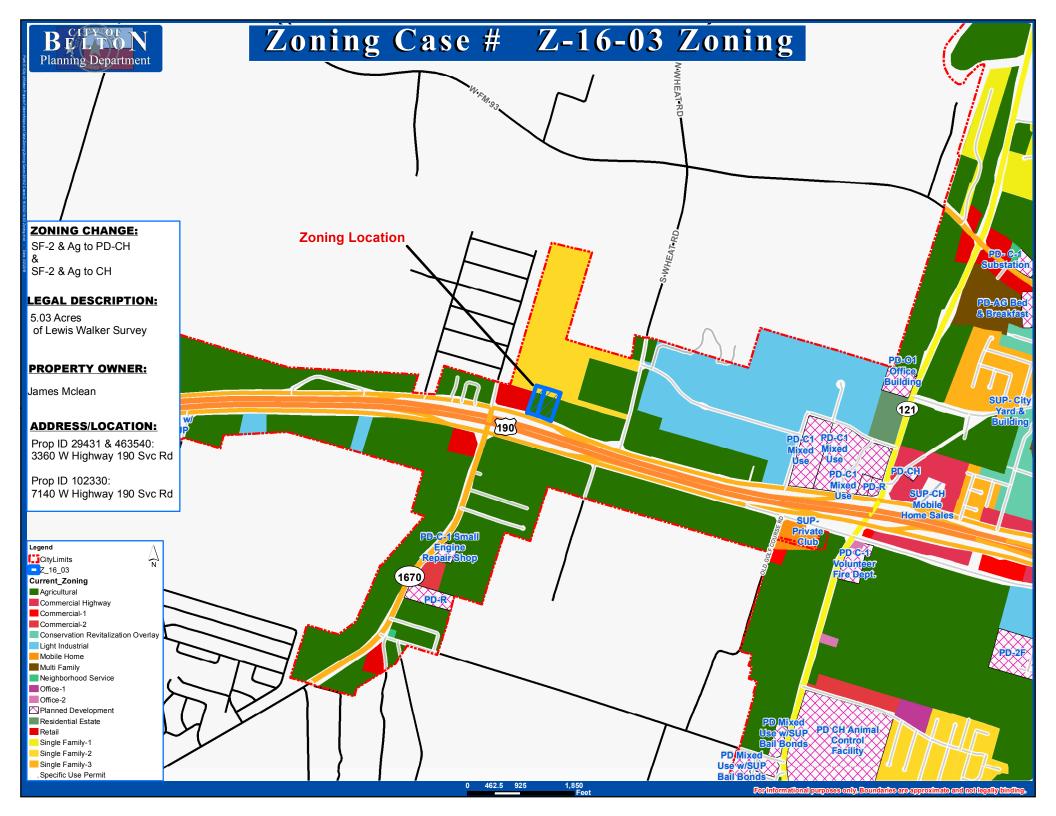
## City of Belton Request for a Zoning Change

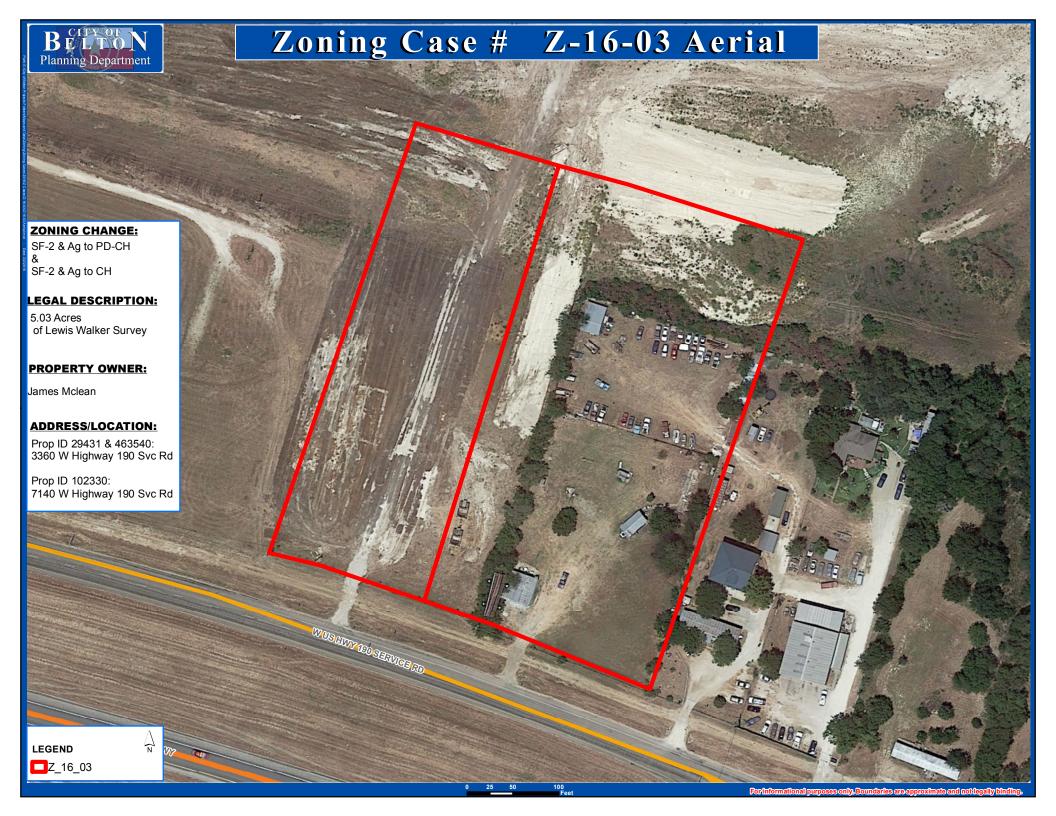
# To The City Council and the Planning and Zoning Commission

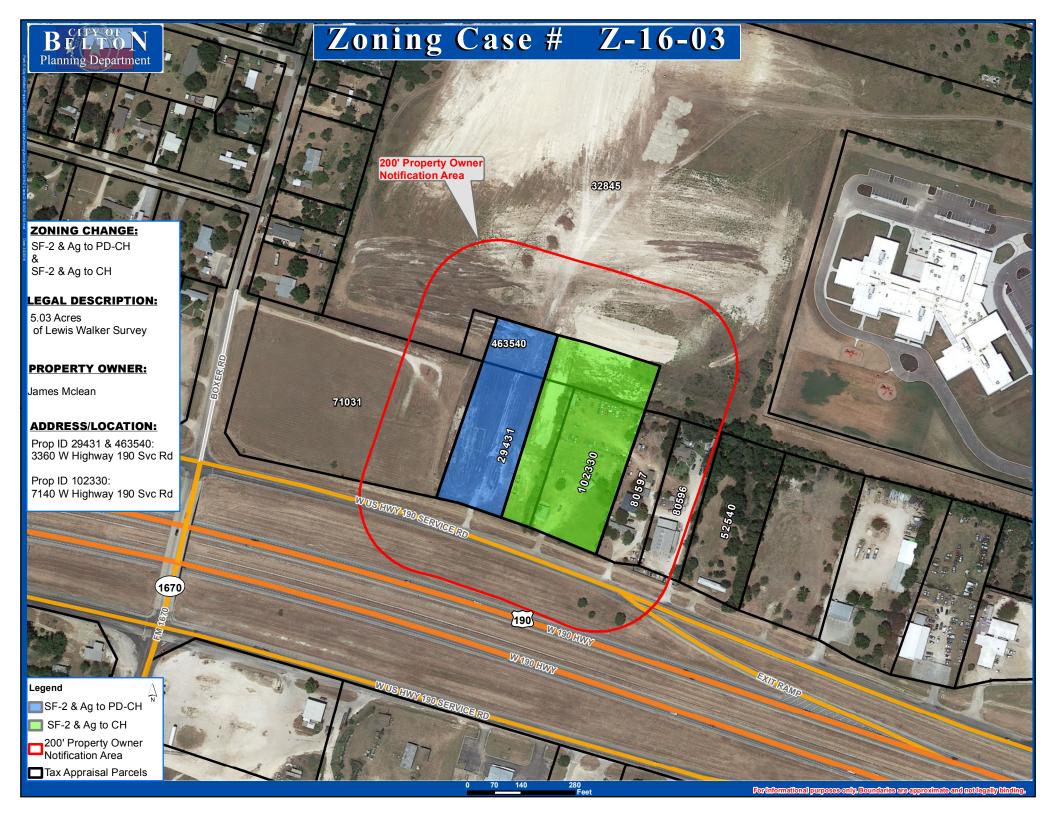
Fee: \$250.00

Date Received: Date Due: 2-26-26	Deadline for a zoning	change request is the last
business day of the month.		
Applicant: James McLean Mailing Address: 401 Trimmier Rock	Phone Number: 25	4-634-4514
Mailing Address: 4101 Trimmier Road	City: Killern	State: TX
Email Address: ji MMY@ Mcleanle, Co	ρM	
Owners Name: Same Mailing Address:	Phone Number:	
Walling Hourebs.	City:	State:
Email Address:	Telephone Teleph	
Auntinentia Interest in Duamentus		
Applicant's Interest in Property:	or	
0.001		
Legal Description of Property:		
5.03 Acres of Lewis Walk	Cer Survey, Abstr	A NO. 260
Is this property being simultaneously platte	ed? <b>Yt</b> 5	
Street Address: 3360, 7140 11.  Zoning Change From A6, 5F-2  Signature of Applicant: 1000 Early	5. Hwy 110	1/200141
Zoning Change From Ab 3F	toto	Tuy Comperen (330 Fa)
	Date: <u>2-20</u>	2016 (Conhail 1964 1190)
Signature of Owner (if not applicant):	Date:	
Checklist for Zoning Items to be submitted wit	th application:	
Signed Application		
Fees Paid		
Complete Legal Description of the pro	pperty to be re-zoned	
Site Plans per Section 32, Planned Dev		Ordinance Please see the back
	veropinent, of the Zoning	Ordination. I loade see the sack
for specific guidelines.		
In the event the request involves more	than one lot or irregular t	cracts or acreage, a drawing of the
property must be submitted.		X I I I I I I I I I I I I I I I I I I I









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

THE CITY OF	BELTON HAS RECEIVED A REQUEST FROM	: JAMES MCLEAN	
TO CHANGE 1	THE FOLLOWING DESCRIBED PROPERTY:	3360 West Highway 190	
FROM A(N)_	AGRICULTURAL		ZONING DISTRICT,
To A(N)	PLAN DEVELOPMENT COMMERCIAL HI	GHWAY	ZONING DISTRICT.

## THE PLANNED DEVELOPMENT PROPOSAL INCLUDES A REQUEST TO ALLOW THE FOLLOWING ADJUSTMENTS IN PROPOSED COMMERCIAL HIGHWAY DISTRICT STANDARDS:

- INDOOR FIREARMS FACILITY
- MINIMUM FRONT YARD SETBACK OF 56 FEET, INSTEAD OF THE REQUIRED 60 FEET MINIMUM SETBACK.

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, March 15, 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, March 22, 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
	TERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN
THE APPL	LICATION 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

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

THE CITY	Y OF BELTON HAS RECEIVED A REQUEST FROM: <u>J</u> A	MES MCLEAN ,
TO CHANG	IGE THE FOLLOWING DESCRIBED PROPERTY: 71	40 West Highway 190 ,
FROM A(1	(n) <u>Agricultural</u>	ZONING DISTRICT,
To A(N)	COMMERCIAL HIGHWAY	ZONING DISTRICT.
PURSUAN HARRIS C IF A PUBLIC THE T. B. A BY ATTER	TO THIS REQUEST AT 5:30 P.M., Tuesday, CENTER, 401 N. ALEXANDER, BELTON, TEXAS.  F APPROVED BY THE PLANNING & ZONING COMMON CHEARING BY THE CITY COUNCIL. THAT MEETIN HARRIS COMMUNITY CENTER, 401 ALEXANDER AS AN INTERESTED PROPERTY OWNER, THE CITY ENDING THESE HEARINGS. YOU MAY SUBMIT OF THE CITY COUNCIL THESE HEARINGS.	OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY
IF	FING THIS FORM AND RETURNING IT TO THE ADDRE F YOU REQUIRE INTERPRETER SERVICES FOR THE I T CITY HALL AT LEAST 48 HOURS BEFORE THESE I	DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY
	circle one TERESTED PROPERTY OWNER, I (PROTEST) (APPRO ICATION ABOVE FOR THE REASONS EXPRESSED BE	OVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN CLOW:
1		
2		
3		
	(FURTHER COMMENTS MAY BE EXPRES	SED ON A SEPARATE SHEET OF PAPER)
DATE:	Sig	NATURE:

PLANNING DEPARTMENT CITY OF BELTON P. O. BOX 120 BELTON, TEXAS 76513 254-933-5812 MCLEAN, JAMES D JR

PO BOX 1183

KILLEEN, TX 76540-1183

71031

29431

BELTON HWY 190/FM 1670 NORTHEAST

PARTNERSHIP LTD
PO BOX 170639

ALICTINI TV 7071

AUSTIN, TX 78717

PO BOX 1183

102330

MCLEAN, JAMES D JR

IVICELAIN, JAIVIES D'III

KILLEEN, TX 76540-1183

32845

MCLEAN COMMERCIAL LTD

PO BOX 1183

KILLEEN, TX 76540-1183

80596

OLIVAREZ, JESSIE JR

3272 W US HIGHWAY 190

BELTON, TX 76513-7691

463540

MCLEAN, JAMES D JR

PO BOX 297

LOMETA, TX 76853-0297

52540

HUCKABEE, MARY LOUISE

423 W AVENUE D

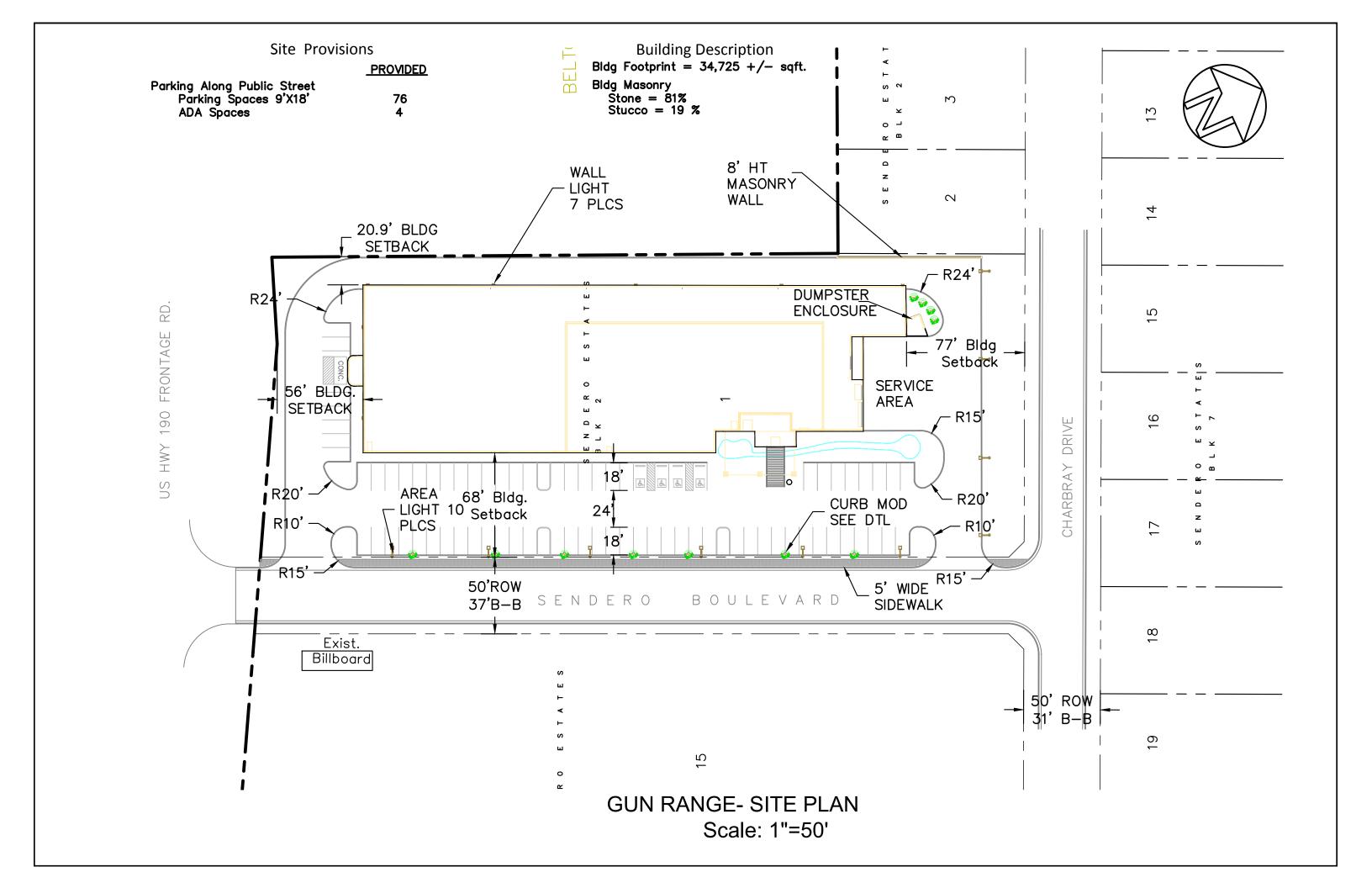
BELTON, TX 76513-3419

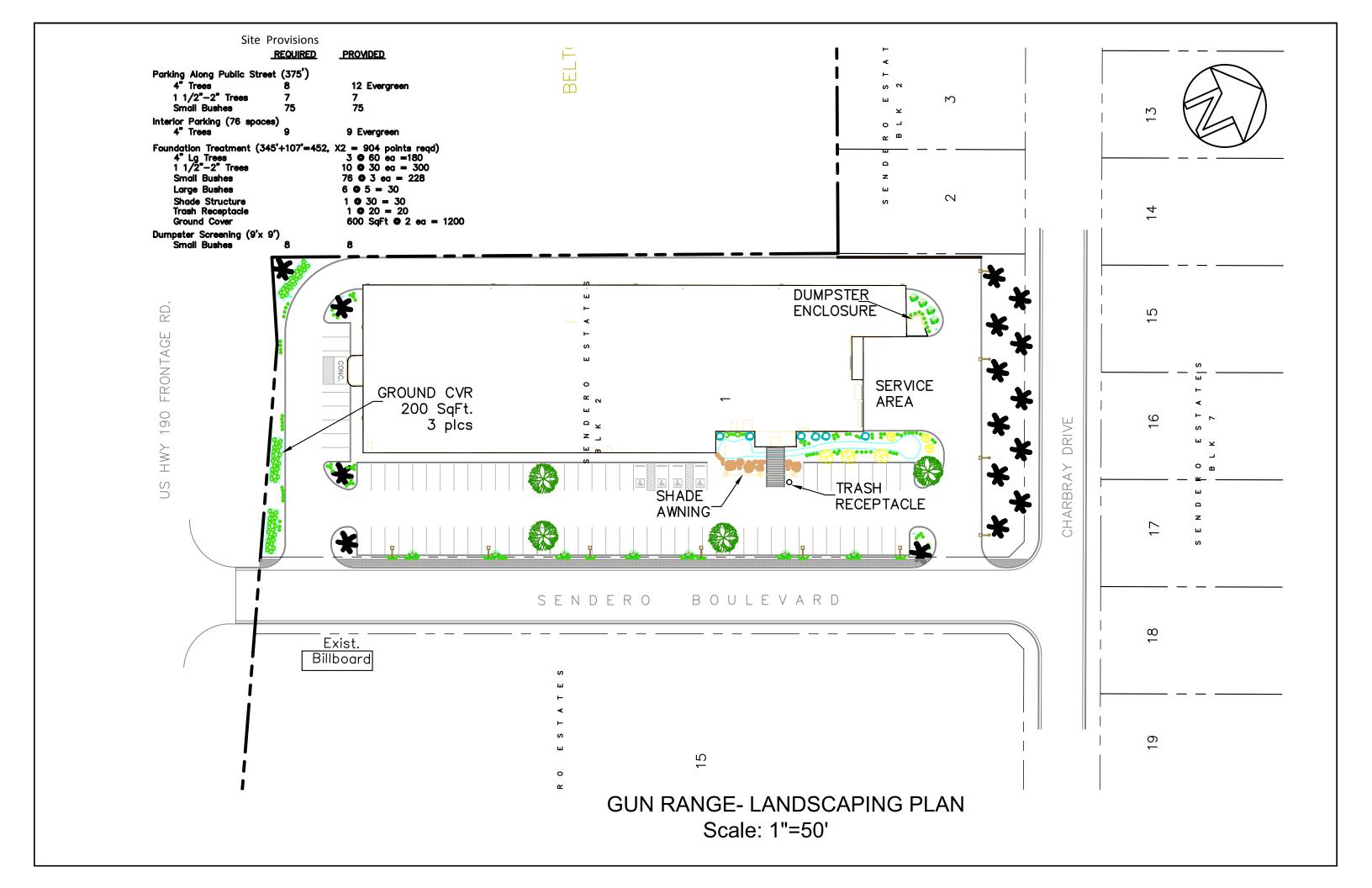
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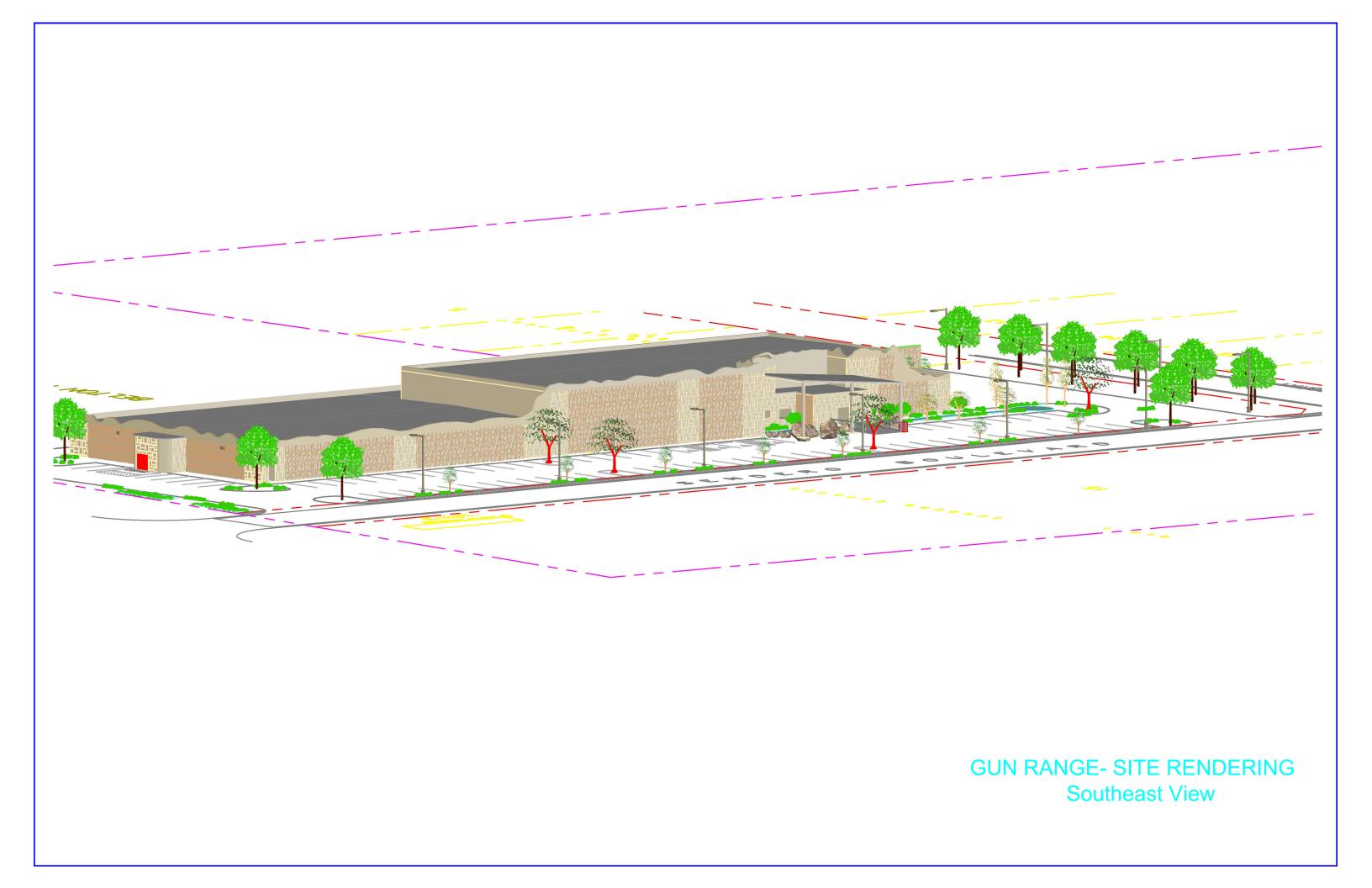
OLIVAREZ, JESSIE JR

3272 W US HIGHWAY 190

BELTON, TX 76513-7691



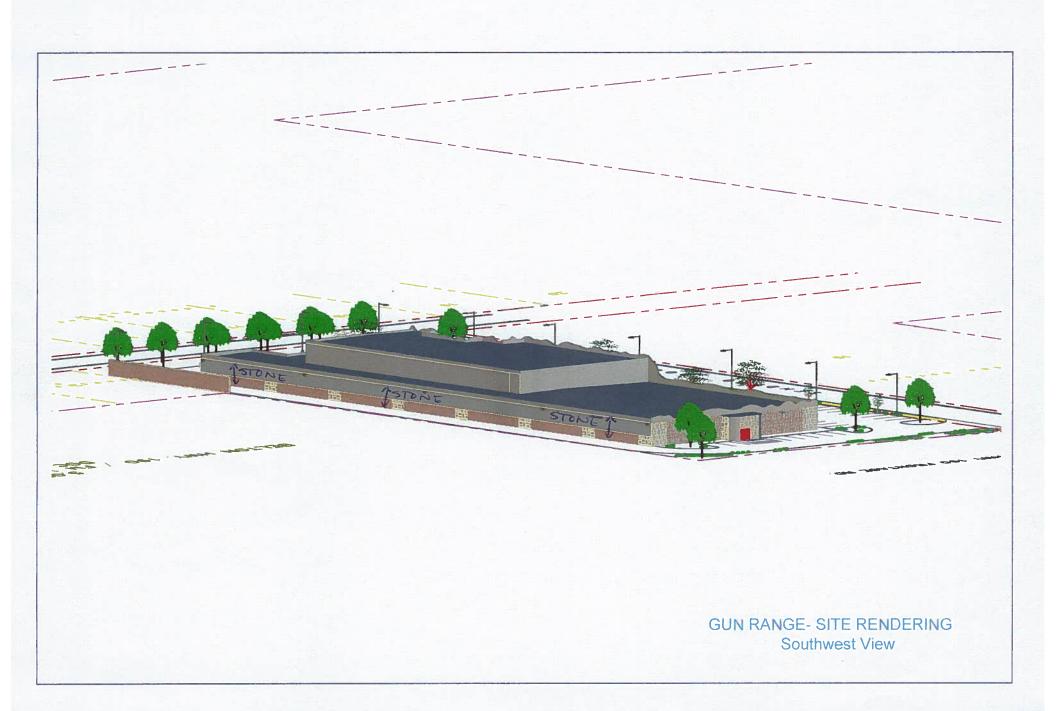












### **Staff Report – City Council Agenda Item**



Date: March 15, 2016

Case No.: P-16-09 Request: Final Plat

Applicant: Wildcreek LLC

#### Agenda Item

P-16-09 Consider a final plat for Mystic River, Phase II, a 10.071 acre tract of land, located east of North Main Street, west of the Leon River, and south of the existing Mystic River, Phase I, subdivision.

#### **Originating Department**

Planning – Erin Smith, Director of Planning

#### **Case Summary**

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

#### **Project Analysis and Discussion**

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

During preliminary plat review, the developer submitted a master plan that includes a <u>Conceptual Plan</u> for Phases I and II. At this time, there is only one means of access for the Mystic River subdivision at North Main Street/SH 317. According to the 2009 International Fire Code, two points of access are required for subdivisions with 30 lots or more. Mystic River, Phase I, is 42 lots, and this proposed second phase is 16 lots, a total of 58 lots in Phases I and II with one means of access. The master plan indicates that a second means of access will be constructed to Guthrie Drive in the next phase of Mystic River. The developer has agreed to provide a "rough cut" road extension of Mystic River Drive, connecting eastward to the built lift station road, for emergency access. Provision of this emergency access supports approval of the requested variance until a permanent second access road is installed.

According to the Subdivision Ordinance under Section 502, Street Standards and Policy, (F) Cul-de-Sacs and Dead-End Streets, the maximum length of a cul-de-sac or dead-end street with a permanent turnaround shall be 600 feet, except under unusual conditions with the approval of the Planning and Zoning Commission. Praline Meadows Drive is proposed to extend east approximately 1,243 feet from Mystic River Drive and terminate in a temporary all-weather cul-de-sac. The applicant is requesting a variance to allow for a 1,243 feet cul-de-sac since this roadway will be extended south in the next phase of Mystic River to the future Pecan Meadow Drive that is proposed to connect to Guthrie Drive. We recommend approval of this variance.

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

Finally, the lift station constructed to serve the lots in Phase I, and the proposed lots in Phase II, is complete, except for the landscaping that is required for screening. The developer is requesting to delay irrigation and landscape installation until the next phase of Mystic River when Pecan Valley Drive will be constructed, to maintain interim access to this lift station. The developer has expressed that it is difficult to access the lift station to maintain the irrigation and landscaping, since a roadway does not exist at this time leading to the lift station. Since there are no adjacent residences, delaying the installation of the irrigation and landscaping around the lift station until the next phase of Mystic River appears to be a reasonable request.

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

#### Recommendation

Recommend approval of the final plat for Mystic River, Phase II, a 10.071 acre tract of land, located east of North Main Street, west of the Leon River, and south of the existing Mystic River, Phase I subdivision, subject to:

- 1. Cul-de-sac variance for street exceeding 600 feet (1,243 feet).
- 2. Single access variance for subdivision exceeding 30 lots (58 total lots), with the provision of a "rough cut" road extension of Mystic River Drive, connecting eastward to the built Lift Station road, for emergency access.

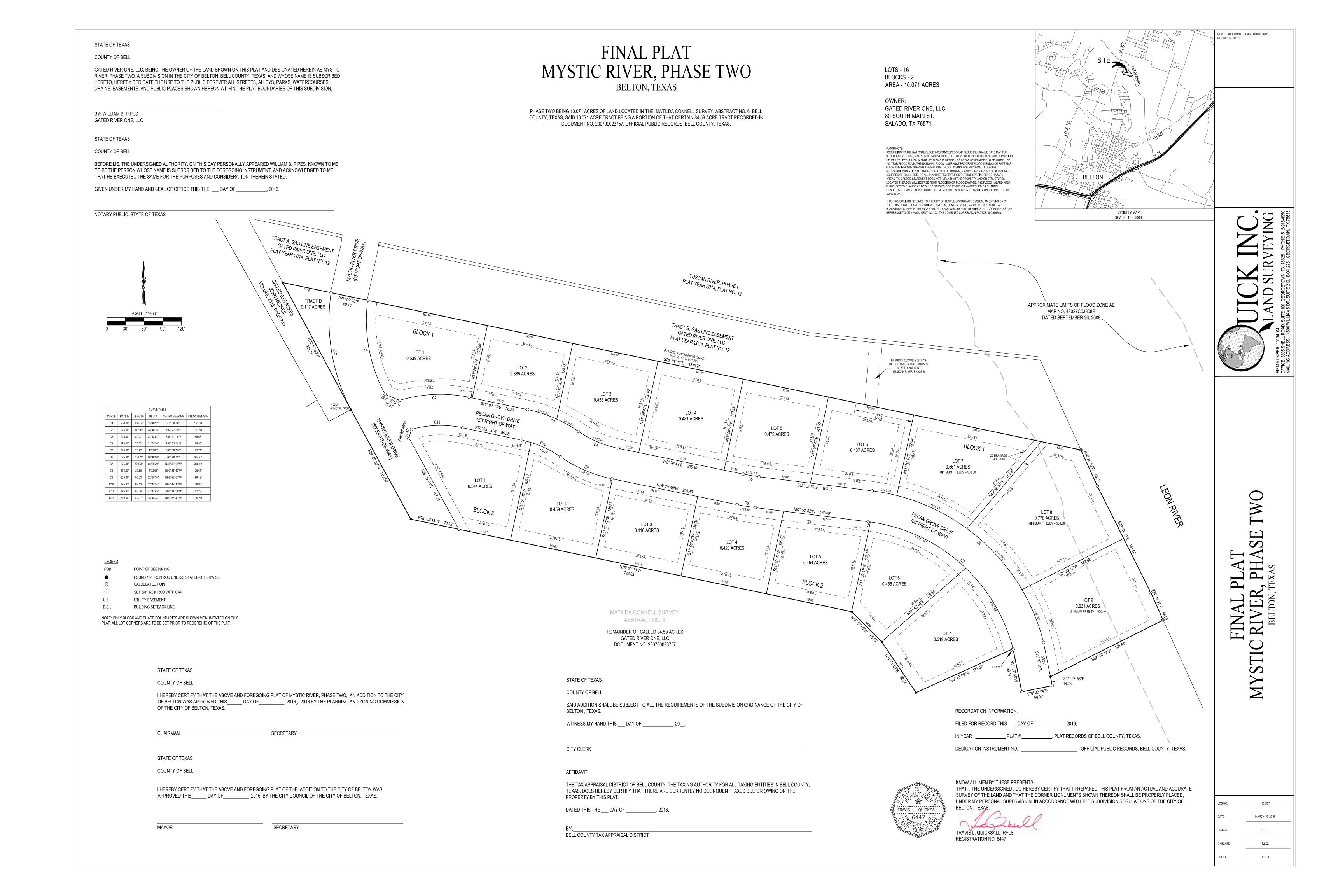
- 3. Submittal of an overall preliminary plat that addresses a second means of ingress/egress, accessibility, cul-de-sac length, parkland, trails, and lift station landscaping and irrigation in conjunction with the Mystic River, Phase III plat.
  - a) Scheduled provision of these items with the next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

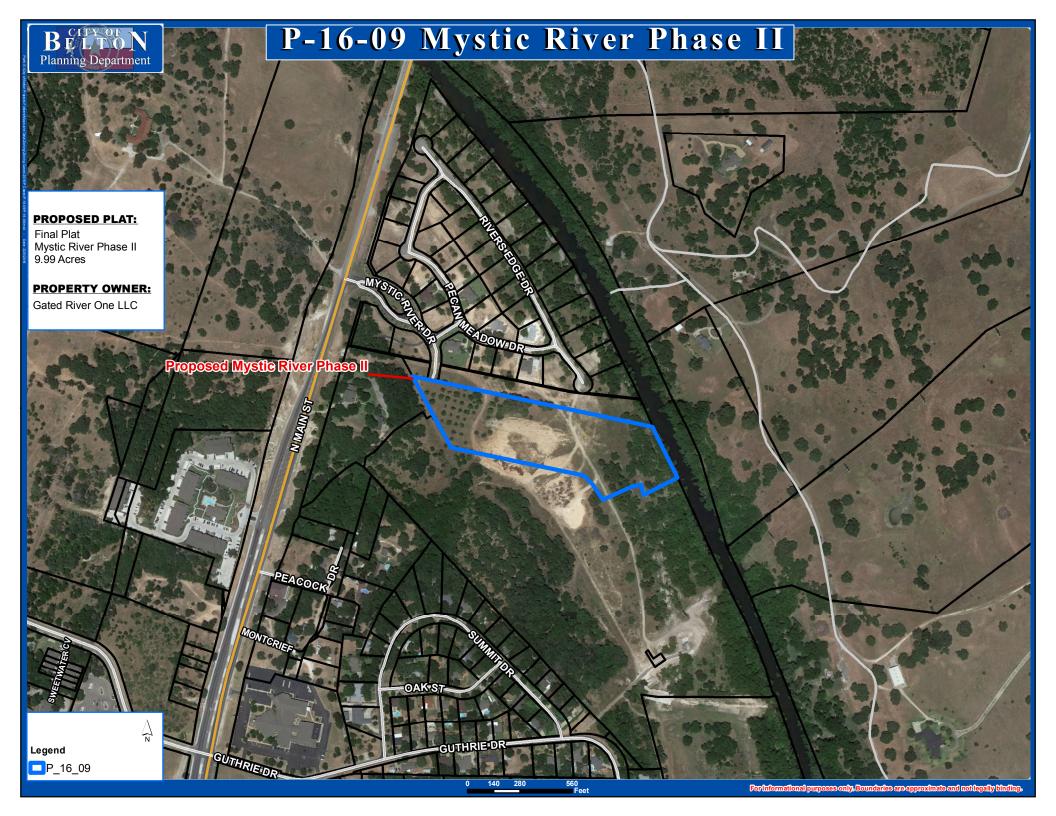
#### **Attachments**

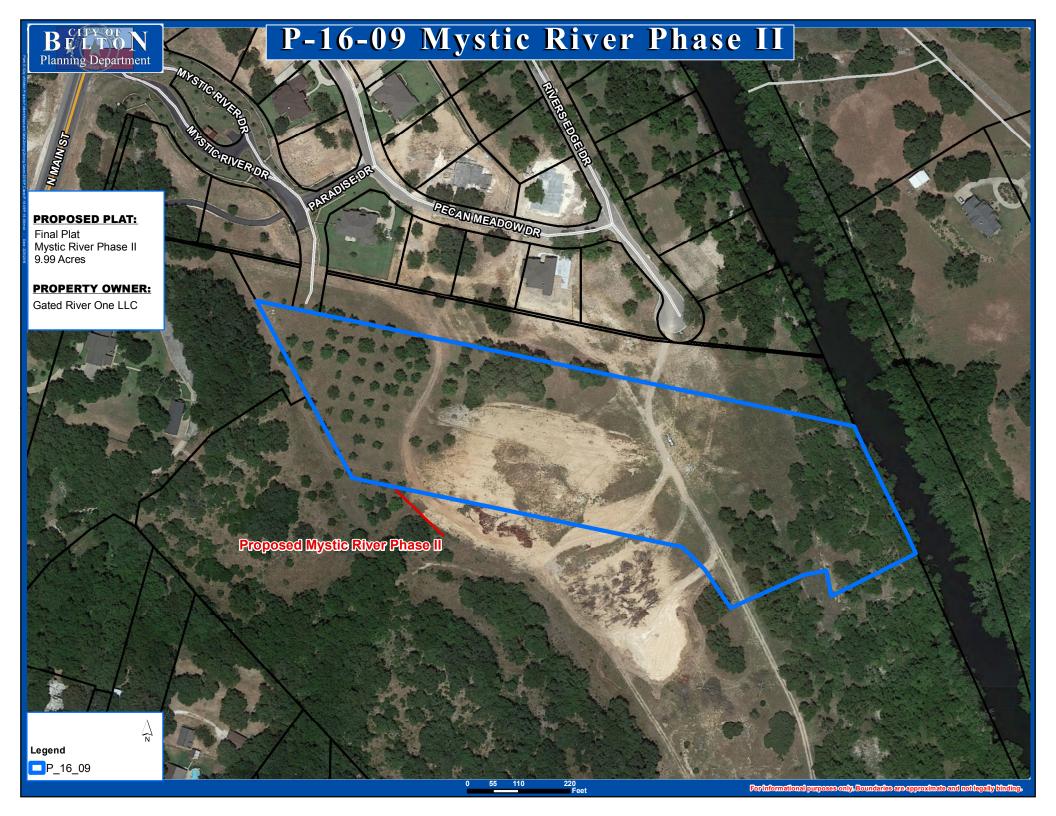
- 1. Final Plat Application
- 2. Final Plat
- 3. Location Map
- 4. Master Plan
- 5. Emergency Access Exhibit
- 6. City's Letter to Applicant's Engineer dated March 3, 2016

# City of Belton Request for Subdivision Plat To the City Council and the Planning and Zoning Commission

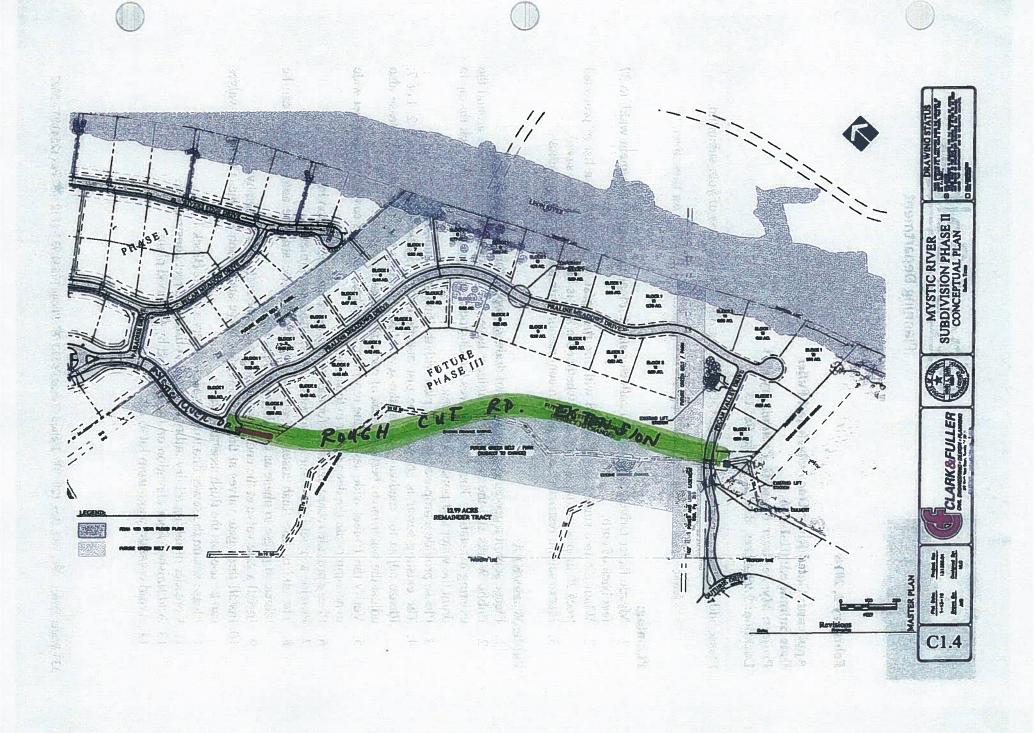
Application is hereby made to the City Council for the following:
Preliminary Subdivision
Final Subdivision Fees Due \$
Adminstrative Plat
☐ Replat
<b>다</b> 타
☐ City Limits
Date Received:  Date Due:  (All plans are to be returned to the Planning Department within 5 working days)
Applicant: Clark & Fuller, PLLC. Phone Number: 254-899-0899
Mailing Address: 215 N. Main Street
Email Address: mclark@clark-fuller.com OR jfuller@clark-fuller.com
Owner: Gated River One LLC Phone Number: 254-947-5577
Mailing Address: P.O.BOX 297 Salaclo, TX 76571
Email Address: Saladotx @ vvm.com
Current Description of Property:
Lot: 1 Block: 1991199 Subdivision: N/A
Acres: 9.99 Survey: MECONNEM
Abstract Number: Cao U Street Address: 3921 N. Main ST.
Frontage in Feet: Depth in Feet:
Does Zoning comply with proposed use? Current Zoning: Planned Development
Yes No
Name of Proposed subdivision: MYStic River Phase I
Number of Lots:   ( Fees \$
HC / losse
Signature of Applicant: Date: 02/12/16
Signature of Owner: Date: 62/12/16













## City of Belton

#### Planning Department

March 3, 2016

Applicant: Gated River One / Clark and Fuller

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

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

Location: 9.99 Acres, Pecan Grove Drive, Belton, Texas 76513

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

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

#### **Planning:**

- 1. Please state whether the trees on the tree survey (Sheet C3.1) are proposed for removal or mitigation.
- 2. There is a 42" pecan (#5831) located over the proposed storm sewer. Can the storm sewer be shifted to the west to avoid causing the need to remove this heritage tree?
- 3. Lot 8, Block 1 contains 7 heritage trees. Will any heritage trees be removed when a home is built? Shifting the western lot line northwest will create more buildable area and avoid heritage tree removal.
- 4. The plat boundary needs to extend to the end of Pecan Grove Road where the temporary turnaround starts.
- 5. Please submit restrictive covenants for staff review.

#### **Public Works/KPA:**

- 1. Sheet C2.2 There is a reference to concrete pavement and parking lot. Please clarify.
- 2. The plans reference "private sidewalks." Please clarify is there are any private sidewalks.
- 3. Please note that the City of Belton shall receive copies of all stormwater permitting and SWPPP documents.
- 4. Add an automatic flush assembly at the temporary turnaround, which can likely be reused in the next phase.
- 5. Provide details (i.e., alignment, materials, width, maintenance) for the temporary emergency access road.
- 6. Make note for contractor to test all modified manholes along with the new manholes.
- 7. Verify callout for top of manhole for the existing manhole located at Sta 08+76.25.
- 8. The existing manhole south of the temporary turnaround should be modified to match new grade.
- 9. Show energy dissipaters as called out on C6.5 as City of Belton detail Page 5-46.
- 10. Sheet C7.1 Detail 4 Note 1 Riprap shall be grouted.
- 11. Change the meter box to East Iron Jordan cast iron lid, model D1600, and 18" deep plastic box. The City is now installing automatic reading meters with a radio antenna. Please see Angellia Points for a revised meter box detail, if needed.

- 12. Add 3/8" dia rebar at 12" OC both ways in the proposed sidewalks.
- 13. Revise C8.3 to 5 feet wide sidewalks to match C7.3.

#### **Building Official:**

Please state the finished floor elevation of Block 1, Lots 8 & 9.

#### **Fire Department:**

No comments.

#### **Police Department:**

No comments.

#### GIS:

Label "Point of Beginning".

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.

### Staff Report – Planning & Zoning Item



Date: March 15, 2016

Case No.: Z-16-03

Request: AG & SF-2 to PD-CH and

AG & SF-2 to CH

Applicant: James McLean

#### Agenda Item

Z-16-03 Hold a public hearing and consider a zoning change from Agricultural and Single Family-2 to Planned Development Commercial Highway Zoning District for an indoor firearms facility at 3360 West Highway 190 on a 2.22 acre tract of land, and from Agricultural to Commercial Highway Zoning District at 7140 West Highway 190 on a 2.81 acre tract of land, located on the north side of U.S. Highway 190, between Boxer Road and South Wheat Road.

#### **Originating Department**

Planning Department - Erin Smith, Director of Planning

#### **Case Summary**

The applicant has submitted this request for two zone changes to allow:

- a) Proposed indoor firearms facility at 3360 West Highway 190; and
- b) Future commercial use at 7140 West Highway 190.

To the north of the sites are the future Sendero Estates residential subdivision and Chisholm Trail Elementary; to the east are Jessie and Brothers, Bell Contractors, International Motors, Central Texas Marble, and Auto Trader Classics; to the south are Dixon Paving and Centroplex Mobile Homes; and to the west is property zoned Retail and the Twin Lakes residential subdivision.

#### **Current Zoning**

#### **Proposed Zoning**

Agricultural and Single Family-2

- a) Planned Development Commercial Highway; and
- b) Commercial Highway

#### 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 Highway Zoning District use would be required to comply with all the Design Standards for Type Area 4.

#### **Land Use Table/Allowable Uses**

The proposed base zoning district, Commercial Highway, allows the following land uses, and would accommodate this request:

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

#### A) Project Analysis and Discussion for Indoor Gun Range

This property is located on the north side of U.S. Highway 190, generally between Boxer Road and Wheat Road amidst a majority of commercial uses. The applicant is proposing this zone change to allow for an indoor firearms facility, proposed as Sendero Shooting Range. Currently, this property is zoned Agricultural and Single Family-2 and a zoning change to Planned Development Commercial Highway will allow for an indoor shooting range. Commercial Highway zoning requires a minimum lot area of 7,200 square feet, minimum front yard setback of 60', and minimum side and rear yard setback of 20'. The Planned Development proposal will allow for a reduced front yard setback of 56 feet, instead of the required 60 feet front yard setback.

On July 21, 2015, the zoning change request to Commercial Highway for a gun range was disapproved by the Planning and Zoning Commission due to the proposal to extend this CH zoning into the proposed Sendero Estates single family neighborhood. Since then staff has met with the applicant several times to discuss a Planned Development District zone change proposal that includes a plan to provide adequate screening between the proposed single family neighborhood and the CH District use. The applicant is proposing to construct a 34,725 square feet building composed of 81% stone and 19% stucco. The primary façade/main entrance is proposed to face eastward to Sendero Estates Drive. There will be two driveway entrances from the proposed Sendero Estates Drive and the parking lot is proposed to contain a total of 80 parking spaces. There is a proposed bullet collector, AR 500 steel baffles, and dust collector proposed on the southern side of the main building directly adjacent to US Highway 190. The applicant is proposing to construct a masonry enclosure with a door for accessibility.

The building will extend from US Highway 190 to rear proposed Charbray Drive, observing a 77 feet building setback to the property line. There are single family lots oriented southward proposed directly adjacent to the west of this development, so the applicant is proposing to construct an 8 feet tall masonry fence and landscaping between proposed Lot 1, Block 2 (gun range) and Lot 2, Block 2 (single family). It is staff's judgment that this proposed transition will provide adequate screening between this proposed commercial use and the single family lots to the west. The northern portion of the proposed indoor shooting range building contains a service/loading area and the dumpster directly adjacent to Charbray Drive. There will be an 8

feet tall masonry dumpster enclosure with 3 gallon shrubs. There are single family lots that will face the proposed fun range to the north across Charbray Drive, so the applicant is proposing to install eleven 4 inch evergreen trees for screening purposes.

The proposed landscape plan identifies trees and shrubs throughout the parking lot and adjacent to the building. Staff has reviewed the proposed landscape plan and the landscaping provided complies with the Design Standards landscape requirements. The landscape plan meets the landscape requirements for interior parking, parking adjacent to a public street, Foundation Treatment Points (FTPs), dumpster screening, and required screening between higher intensity land uses adjacent to or abutting lower intensity land uses.

According to Chapter 42 of the Texas Penal Code, a noise is presumed to be unreasonable if the noise exceeds a decibel level of 85. The applicant has not yet provided the City with the proposed indoor gun range sound specifications. If this zoning change request is approved, the Police Chief will need to review the sound specifications to ensure the proposed indoor gun range meets Texas Penal Code requirements.

#### B) Commercial Highway District Proposal

The applicant is also proposing a zoning change to Commercial Highway on the lot directly to the east across Sendero Estates Drive. When building plans are proposed for this lot, staff will work with the applicant to ensure there is adequate screening between the commercial use and single family neighborhood.

#### <u>Summary</u>

After careful review of the City's Design Standards, Zoning Ordinance, and the relationship of this use to future surrounding residential properties, this requested zone change to

- a) Planned Development Commercial Highway for an indoor firearms facility (3360 West Highway 190); and
- b) Commercial Highway for a future commercial use (7140 West Highway 190) request.

#### Recommendation

#### A) Indoor Gun Range:

Recommend approval of a zone change from Agricultural and Single Family-2 to Planned Development Commercial Highway with development regulated under the Design Standards for Type Area 4 standards as follows:

- 1. The use of this property must conform to the Commercial Highway Zoning District in all respects, and in addition an indoor shooting range is a permitted use. A reduced front yard setback of 56 feet is permitted.
- 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:

- a. Planned Development Site Plan in all details.
- b. Planned Development Building Design Standards in all details.
- c. Planned Development Landscape Design Standards in all details.
- 3. Sign Standards shall conform to Ordinance 2008-11.
- 4. Subdivision plat is required prior to issuance of a building permit.

#### B) Commercial Highway District Proposal:

Recommend approval of zone change from Agricultural and Single Family-2 to Commercial Highway 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 Highway 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:
  - 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 prior to issuance of a building permit.

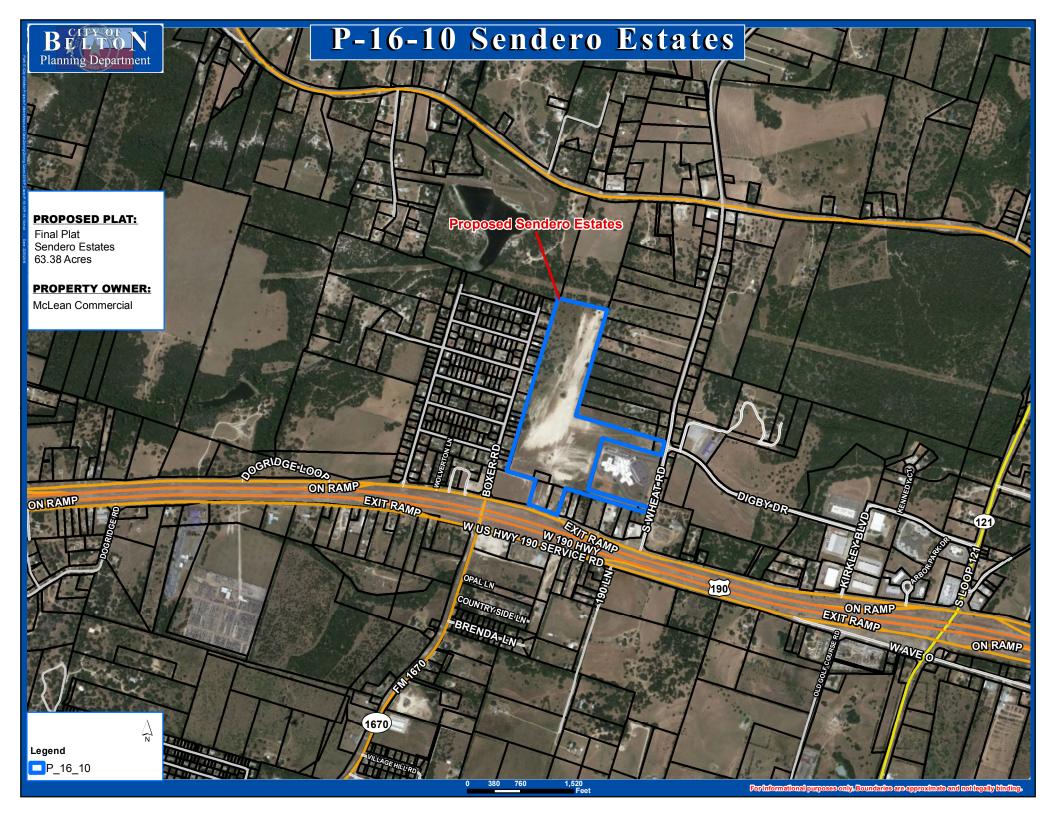
#### Attachments:

- 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 Landscape Plan
- 9. Proposed Elevations

# City of Belton Request for Subdivision Plat To the City Council and the Planning and Zoning Commission

Application is hereby made to the City Council for the following:
Preliminary Subdivision
Final Subdivision Fees Due \$ 787
Adminstrative Plat
☐ Replat
□ E11
City Limits
Date Received: Feb 16, 24 Date Due: Feb 16, 24 working days)  (All plans are to be returned to the Planning Department within 5 working days)
Applicant: Clark & Fuller Phone Number: 254.899.0899
Mailing Address: 215 North Main Street
Email Address: JFuller@clark-fuller.com
Owner: McLean Commercial, Ltd. & James D. McLean Phone Number:
Mailing Address: PO Box 1183 Killeen, Texas 76540
Email Address: Shepherd@mcleanlc.com
Current Description of Property:
Lot: Subdivision:
Acres: 63.38 Survey: Lewis Walker Survey
Abstract Number: 860 Street Address: 800 Wheat Road, Belton, TX
Frontage in Feet: 420 Depth in Feet: 2900
Does Zoning comply with proposed use?  Current Zoning: SF-2
∑ Yes
Name of Proposed subdivision: Sendero Estates
Number of Lots: 1779 Fees \$ 787
Signature of Applicant: Date: 2/15/16
Signature of Owner:



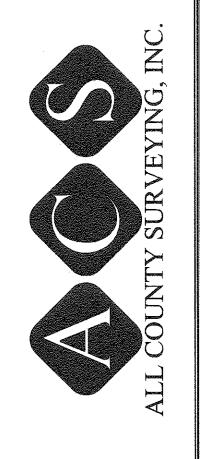


Final Plat of 79.79 ACRE BRIAN K. CARROLL and wife, LAURA E. CARROLL DOC. #2011-00008485 SENDERO ESTATES a subdivision in the City of Belton, Bell County, Texas. 25.0 ACRES FERNANDO DELEON, TRUSTEE DOC. #2008-00015750 POINT OF BGINNING 5/8" Iron Rod W'ACS" Being 63.38 ACRES situated in the LEWIS WALKER SURVEY, ABSTRACT NO. 860, Bell County, Texas TWIN LAKES ADDITION CAB. A, SL. 197-A OWNERS: MCLEAN COMMERCIAL PO BOX 1163 KILLEEN, TX 76540 LOTS - 179 BLOCKS - 8 TRACTS - 5 JAMES D. MCLEAN JR. PO BOX 1183 KILLEEN, TX 76540 STATE OF TEXAS COUNTY OF BELL MCLEAN COMMERCIAL, LTD. and JAMES D. MCLEAN, JR. BEING THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **SENDERO ESTATES**, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE TWIN LAKES ADDITION CAB. A, SL. 197-A VICINITY MAP - N.T.S. -MCLEAN COMMERCIAL, LTD. By: WILLIAM E. HICKMAN BLOCK 2 RUSTIC OAKS CAB. A, SL. 274-D JAMES D. MCLEAN, JR. STATE OF TEXAS COUNTY OF BELL BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM E. HICKMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND TRACT D 3.03 ACRE GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2016. NOTARY PUBLIC, STATE OF TEXAS TWIN LAKES ADDITION CAB. A, SL. 197-A STATE OF TEXAS COUNTY OF BELL BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES D. MCLEAN, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ POINTER DRIVE NOTARY PUBLIC, STATE OF TEXAS POINTER DRIVE Denotes 5/8" Iron Rods with "ACS" Capf found, unless otherwise noted. TWIN LAKES ADDITION STATE OF TEXAS CAB. A, SL. 197-A All interior lot corners will be 5/8" Iron Rods with "ACS" Caps set at time of COUNTY OF BELL completion of final construction of roadways and utilities. I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SENDERO ESTATES, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS. 22 EASEMENTS & BUILDING LINES: (unless otherwise noted) U.E. - UTILITY EASEMENT SECRETARY 23 DE. - DRAINAGE EASEMENT 20' FRONT BUILDING LINE 1.27 ACRE 15' SIDE STREET BUILDING 6' SIDE BUILDING LINE SAID SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND 20' REAR BUILDING LINE SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF BELTON, IO' UTILITY EASEMENT ADJACENT TO ALL ROADS EXCEPT HIGHWAY 190, UNLESS OTHERWISE NOTED. MATCHLINE SHEET WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016. MATCHLINE SHEET 2 CITY CLERK LOT3 STATE OF TEXAS COUNTY OF BELL BLOCK 2 RUSTIC OAKS I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SENDERO ESTATES, AN CAB. A, SL. 274-D ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE \_\_ DAY OF \_\_\_\_ \_\_\_\_, 2016, BY THE CITY COUNCIL OF STATE OF TEXAS THE CITY OF BELTON, TEXAS. COUNTY OF BELL The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes RECORDATION INFORMATION: due to the Tax Appraisal District of Bell County on the property described by this plat. I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND FILED FOR RECORD THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2016. CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE IN YEAR \_\_\_\_\_\_ PLAT #\_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS CORRECTLY SHOWN THEREON. DEDICATION INSTRUMENT NO. \_ , OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS. Bell County Tax Appraisal District CHARLES C. LUGK 4636 CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: January 25, 2015 REGISTRATION NO. 4636 SHEET I OF 2

SENDERO ESTATES

MITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS

1303 South 21st Street Temple, Texas 76504 54-778-2272 Killeen 254-634-4636 Fax 254-774-7608



Flot Date: 03-10-2016

Survey

completed 01-25-2015

Scale: 1" = 100'

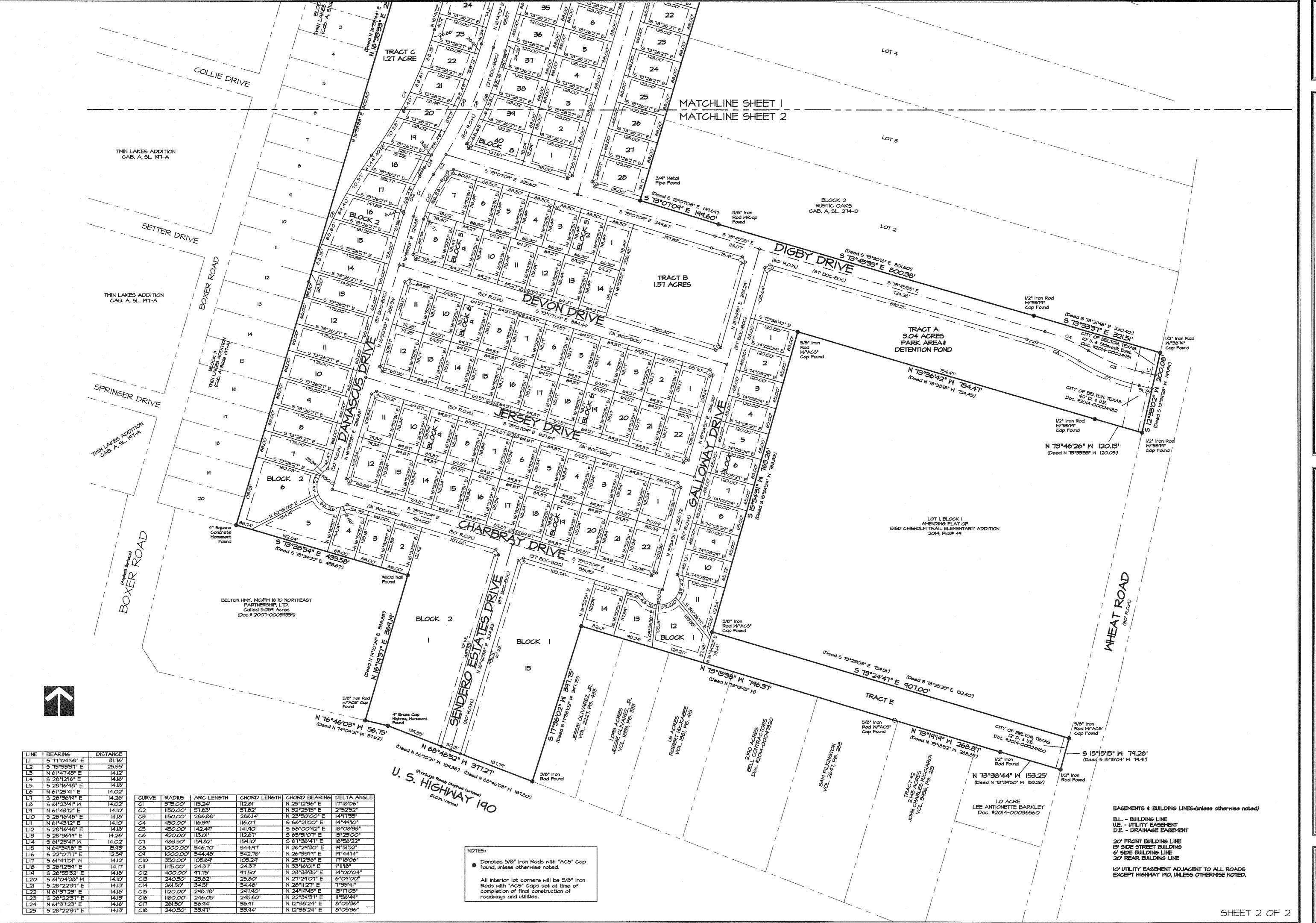
Job No. 1307552

Dwg No. 130755P

Drawn by MDH

Surveyor CCL \*4636

Copyright 2016 All County Surveying, Inc.



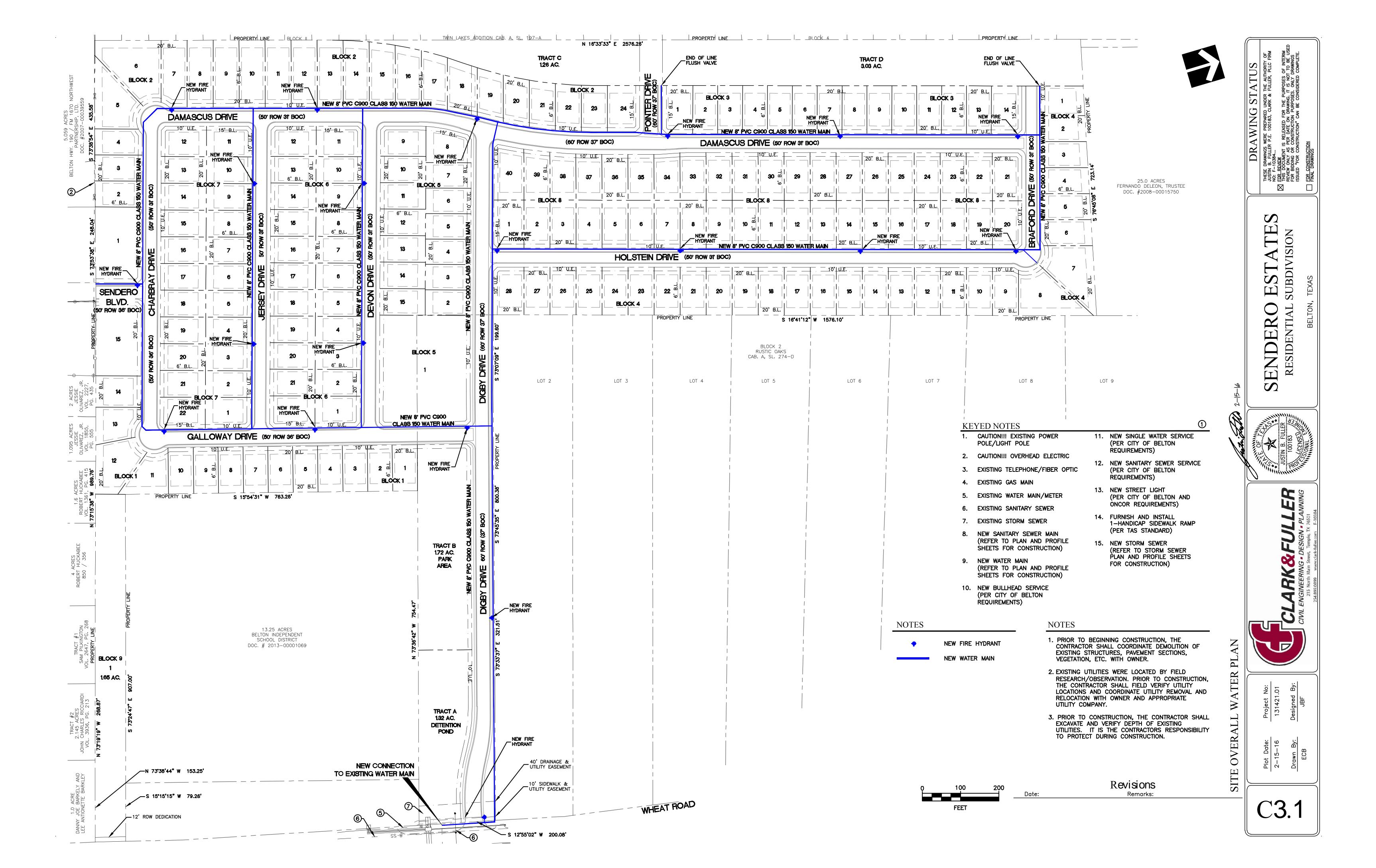
SENDERO ESTATES

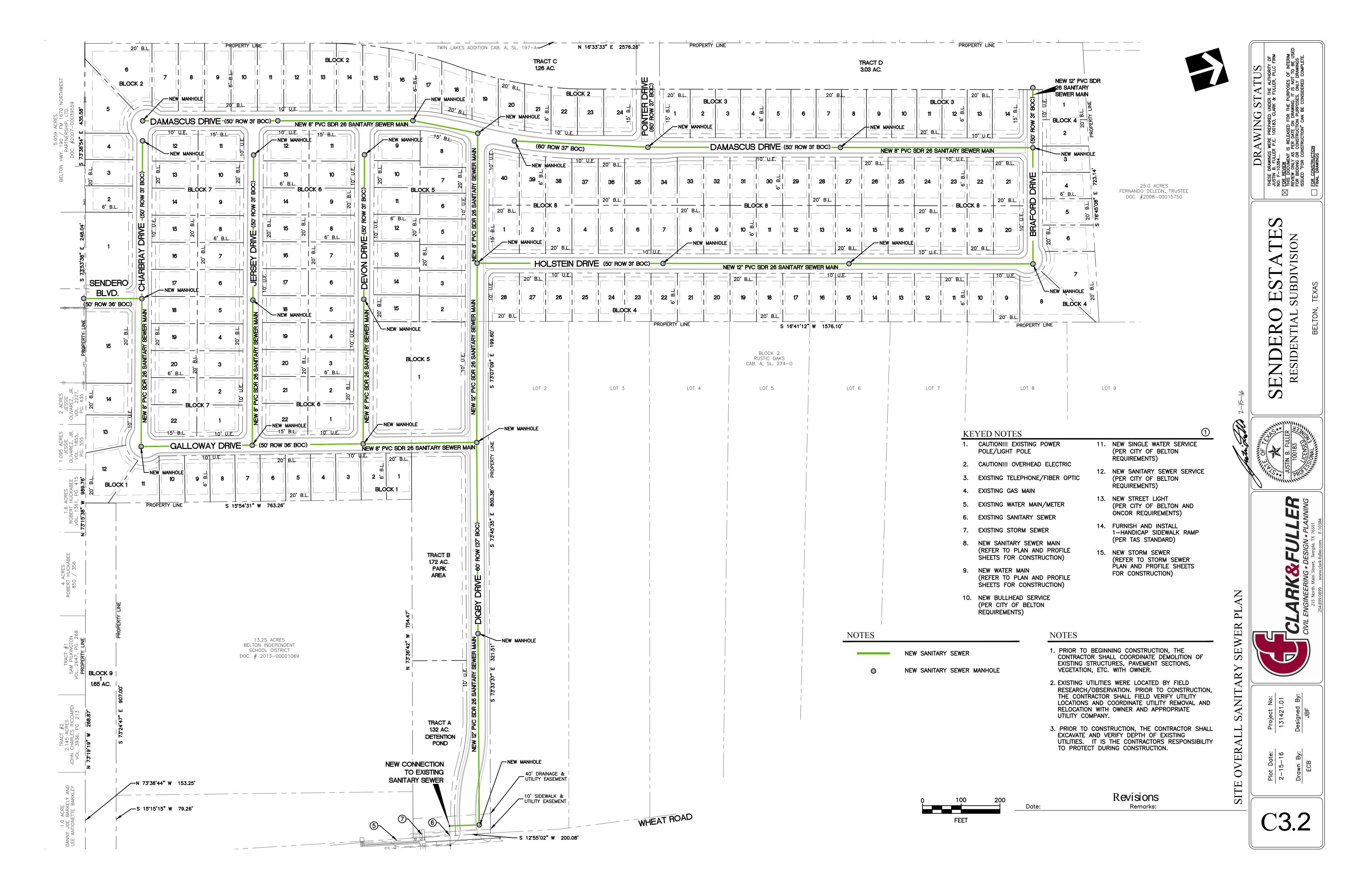
WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS

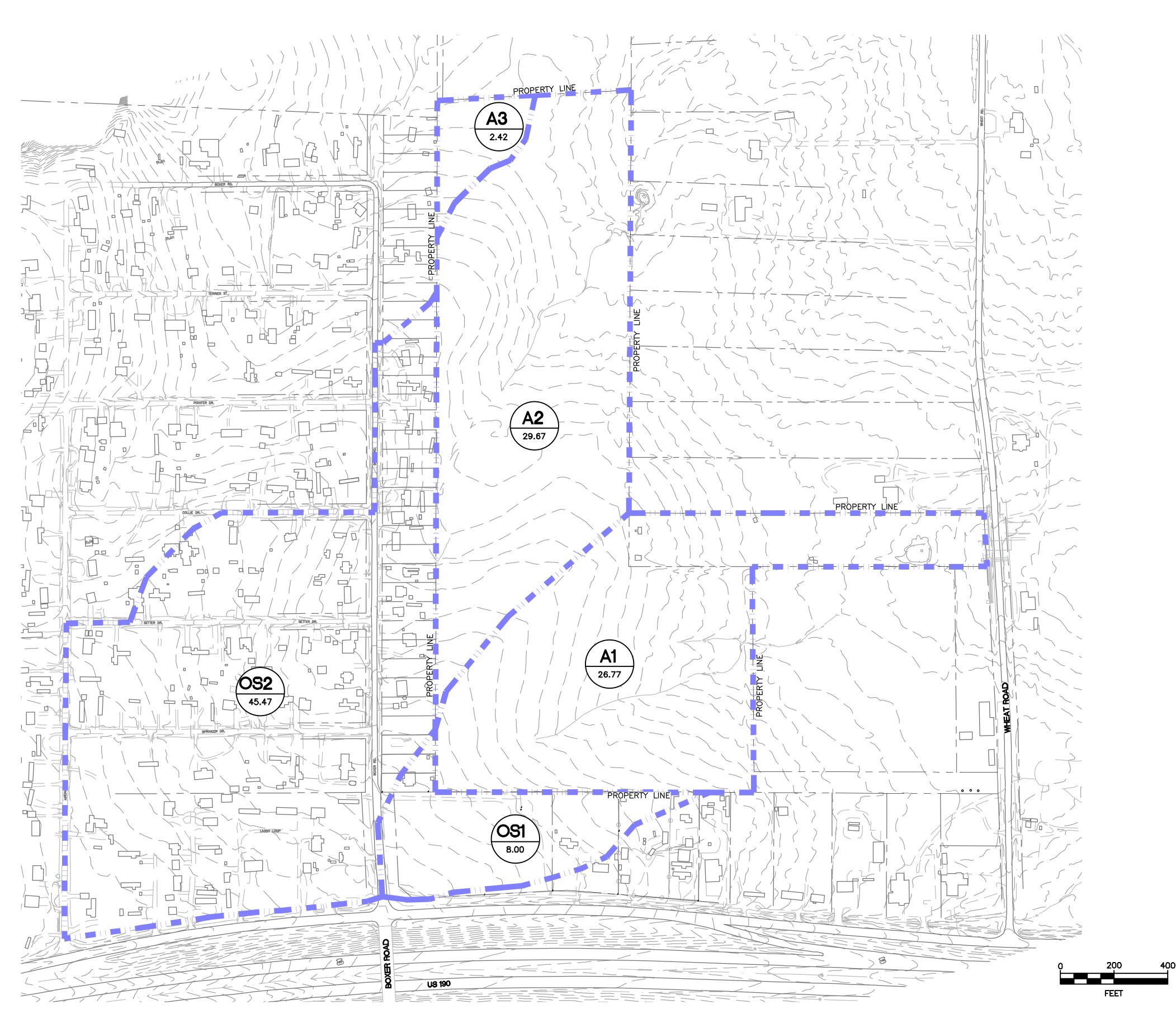
1303 South 21st Street Temple, Texas 76504 254-778-2272 Killeen 254-634-4636 Fax 254-774-7608 Tx. Firm Llc. No. 10023600



Plot Date: 03-10-2016
Survey
completed 01-25-2015
Scale: 1" = 100'
Job No. 1307552
Dwg No. 130755P
Drawn by MDH
Surveyor CCL #4636
Copyright 2016 All county Surveying, inc.







LEGEND

DRAINAGE DESIGN CRITERIA



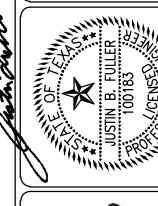
RATIONAL METHOD EQUATION Q = (C) (I) (A)

## DRAINAGE CALCULATIONS

		PRE-D	EVELOPN	MENT		
AREA DESIGNATION	AREA (acres)	Tc (min.)	COEF. OF RUNOFF	FREQ.	INTEN. (in./hr.)	DISCHARGE (cfs)
Area 1	26.77	30	0.30	2	3.07	24.68
Area 1	26.77	30	0.30	5	4.00	32.13
Area 1	26.77	30	0.30	10	4.58	36.79
Area 1	26.77	30	0.30	25	5.39	43.31
Area 1	26.77	30	0.30	50	5.93	47.62
Area 1	26.77	30	0.30	100	6.64	53.33
Area 2	29.67	47	0.30	2	2.29	20.36
Area 2	29.67	47	0.30	5	3.01	26.78
Area 2	29.67	47	0.30	10	3.45	30.73
Area 2	29.67	47	0.30	25	4.07	36.21
Area 2	29.67	47	0.30	50	4.50	40.06
Area 2	29.67	47	0.30	100	5.03	44.77
Area 3	2.42	24	0.30	2	3.52	2.56
Area 3	2.42	24	0.30	5	4.57	3.32
Area 3	2.42	24	0.30	10	5.22	3.79
Area 3	2.42	24	0.30	25	6.15	4.46
Area 3	2.42	24	0.30	50	6.74	4.89
Area 3	2.42	24	0.30	100	7.56	5.49
051	8.00	28	0.30	2	3.21	7.70
OS1	8.00	28	0.30	5	4.17	10.01
0S1	8.00	28	0.30	10	4.77	11.46
051	8.00	28	0.30	25	5.62	13.49
0S1	8.00	28	0.30	50	6.17	14.82
0S1	8.00	28	0.30	100	6.92	16.60
<b>0</b> S2	45.47	67	0.40	2	1.79	32.48
OS2	45.47	67	0.40	5	2.37	43.04
0S2	45.47	67	0.40	10	2.72	49.50
052	45.47	67	0.40	25	3.21	58.36
0S2	45.47	67	0.40	50	3.57	64.91
0S2	45.47	67	0.40	100	3.99	72.48

ESTATES

SUBDIVISION SENDERO RESIDENTIAL S

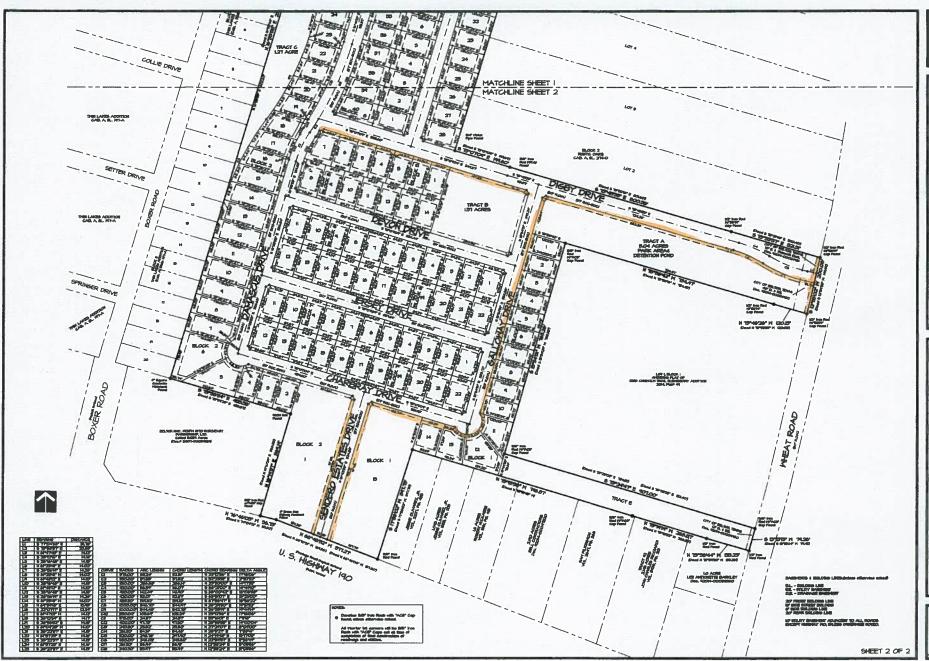




PRE-DEVELOPMENT DRAINAGE PI

C4.1

Revisions Remarks:



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

BC/9 South 28t Street
Temple, Tesson 19504
254-775-772 - Killes 1954-4696
7x, Frm Lic. No. 1002286c0





# City of Belton

#### Planning Department

March 3, 2016

Applicant: Clark and Fuller / McLean Commercial, Ltd.

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

**Project: Sendero Estates, Final Plat** 

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

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

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

#### **Planning:**

- 1. Please state the lot width dimensions for Lots 3-8, Block 1.
- 2. Include setbacks on Lot 1, Block 2 and Lot 15, Block 1.
- 3. Please change Galloway Drive, Charbray Drive (from Sendero Boulevard to Galloway Drive), and Sendero Drive to a 37 feet BOC pavement width.
- 4. State the right-of-way (ROW) width of Wheat Road.
- 5. Please provide the TXDOT permit for the entrance off Highway 190.
- 6. Please submit to TXDOT to review the ROW width of Highway 190 to determine if additional ROW is needed.
- 7. Please submit a tree survey for staff review.
- 8. Will there be a subdivision entrance sign? If so, recommend creating common area for that signage.
- 9. Please submit restrictive covenants for staff review.
- 10. Please submit the plat for review by Clearwater UCD and Dog Ridge WSC.
- 11. What is the proposed use of Lot 1, Block 9?
- 12. Please identify a 5 feet wide sidewalk along both sides of Sendero Boulevard and the south side of Charbray Drive.
- 13. Please revise the plans to include a 10 feet hike and bike trail along Wheat Road where it doesn't exist now.
- 14. Confirm legal authority to provide fire protection outside the City's CCN as proposed.

#### **Public Works/KPA:**

- 1. General
  - a. The notes refer to a parking lot. Please clarify the location of the parking lot.
  - b. The notes refer to private sidewalks. Please clarify what sidewalks are private vs. public.
  - c. Sheet C11.2. Is the Tract C label supposed to be Block 5 Lot 1?
  - d. What is the proposed use of Lot 1, Block 9 and who is responsible for maintenance?

- e. Is there a geotechnical report for the project? If there has been one prepared or one is to be prepared, the pavement sections need to reflect the selected structure to be used and identify the specifications to be implemented such as ASTM compaction, moisture content, types of materials, thickness of courses, etc.
- f. Has Bell county reviewed the plans?
- g. Has TxDOT reviewed the plans?
- h. Item 8 under General Construction Notes on Sheet C2.1 refers to the "Standard Specifications For Public Works Construction North Central Texas Latest Edition." The City of Belton has not adopted this Specification Document for construction in the City of Belton and thus, will need to be evaluated for acceptance to use details for this project.
- i. Plan sheet C2.2-Trench Safety Notes-Item 3: This note regarding indemnification shall include the City of Belton, Bell County and the State of Texas as an indemnified parties. Also, this paragraph shall be made a part of the written contract between the Owner of the project and the Contractor or Contractors selected to construct this project.
- j. Provide a pavement striping plan for Digby Drive from Station 15+00 to Station 18+67 including street markings and pedestrian cross walks. All pavement markings shall be heat applied, thermoplastic materials with the appropriate application of glass, reflective beads. See TxDOT specifications items for further details.
- k. Sheet C15.1: The reference to Pointer Drive at the top of the profile layout should probably read "SENDERO BLVD."
- 1. Will there be sidewalk access between lots to the school from Galloway Drive?

#### 2. Utilities

- a. Polyethylene plastic wrap shall be AWWA approved.
- b. All materials shall be US domestic.
- c. The City of Belton has elected to oversize both water and sewer per the development agreement. Please revise the plans to reflect this change.
- d. Extend sewer through Pointer for future connections.
- e. The meter box detail has changed to accommodate the new automatic meter reading meters. Please contact Angellia Points for revised detail and model number.
- f. Sheet C8.1. Call out the valve and bend in the waterline at Charbray and Galloway Drive.
- g. Are the valves at Damascus and Devon shown on Sheet C11.1 and C7.2 shown in the same locations? Same question applies to the valve at Damascus and Jersey on C7.1 and C10.1.
- h. Some of the water lines crossing over sewer lines seem to be closer than two feet in vertical separation. Please verify all crossings meet TCEQ Chapter 217.53.
- i. The potable water pipe proposed is PVC C900 Class 150. This pipe should be PVC C900 DR 18 since the most recent classification.
- j. Who is the legal entity to provide fire service to Block 1 Lot 15 and Block 2 Lot 1? Fire service from the City of Belton would require a looped water line along Sendero Blvd with a hydrant on both sides of the road at the CCN line. The waterlines shall be 8 inches in diameter.

#### 3. Drainage

- a. On all drainage drawings, include direction of flow arrows and label all major contours.
- b. Show proposed or existing grading in the ROW on Sheet C4.2.
- c. Is the pre-development and post-development grades consistent with the grading done on site to-date? This will affect the cut and fill required for the streets, lots, drainage calculations, etc.
- d. In the proposed drainage channel concrete between Block 4 Lots 7 and 8 concrete lined?
- e. Recommend changing the 10' utility easement on Block 2 Lot 18 to a drainage easement.
- f. Although there is no increase in the 100-year storm runoff to the northeast, the flow is concentrated through the channel, discharging onto private property. An easement or written consent from downstream property(ies) is required. The same comment applies to the property owner northwest of the development who is receiving more runoff than pre-development, although the owner did express a desire to receive addition runoff. Public Works would like to request a meeting with the Engineer to walk through the drainage calculations and improvements. Please contact Angellia Points for a meeting time/date.
- g. Fence is proposed around the detention pond. Fences aren't typically recommended around detention ponds for rescue operations and maintenance. Please clarify intent. The City would like to discuss other safety measures, including signage.
- h. The proposed storm drainage pipe in the construction plans calls for HDPE pipe. The City's requirement for storm drain piping is RCP.
- i. A complete drainage report is required. The detention pond sizing and design was not verified with the data provided on the plans.
- j. Sheet C8.2 shows the stormwater pipe crossing very close to the water line with very little cover over the stormwater pipe. Please verify location of storm sewer and depth of cover over this pipe. Also verify if the waterline should be encased at this crossing.

#### **Building Official:**

No comments.

#### **Fire Department:**

No comments.

#### **Police Department:**

Please avoid leaving construction equipment and materials unsecure on job site to avoid theft.

#### GIS:

- 1. Label "Point of Beginning"
- 2. Sendero Boulevard There is a similarly named street known as "Sendera Road" with a Belton address and zip code outside Harker Heights. Please change this street to a

- different name. Recommend changing the name to "Sendero Estates Drive", similar to the subdivision name.
- 3. Devon Road Street needs to be renamed or coupled with a modifier since there is a street in the vicinity of Belton's City Limits named "Devin Road" and a near phonetically similar street named "Dauphin Drive" in the Belton Postal area.

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.