

Staff Report – Planning & Zoning Item



Date: May 16, 2017
Case No.: Z-17-06
Request: SF-1 to SF-2
Applicant: Barnes Independent Developers

Agenda Item

Z-17-06 Hold a public hearing and consider a zoning change from Single Family-1 to Single Family-2 Zoning District on a 9.753 acre tract of land, located on the west side of Connell Street and north of West Loop 121, in the vicinity of Mitchell Branch drainageway.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change from Single Family-1 to Single Family-2, to allow for a residential subdivision. To the northwest is Liberty Valley, Phase III single family subdivision; to the north are Southwood Hills duplex subdivision and a mixture of single family homes and mobile homes; to the east is the Twin Oaks Subdivision; to the south are Extra Space Self Storage and the TXDOT area office; to the west is Liberty Valley, Phase III single family subdivision.

Current Zoning

Single Family-1

Proposed Zoning

Single Family-2

Design Standards Type Area: 9

Recommended Type Area: 9

This property is in the identified Type Area 9 in the Design Standards. If approved, a Single Family-2 District use would be required to comply with all the Design Standards for Type Area 9.

Land Use Table/Allowable Uses

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

- Single-family detached dwellings and accessory buildings
- Greenhouses and gardens
- Family Home

Project Analysis and Discussion

This property is located along the west side of Connell Street amidst residential subdivisions with Single Family-2 and Two-Family zoning and some office/retail uses. The applicant is proposing a

P&Z Agenda Item
May 16, 2017
Page 1 of 3

zone change to allow for a proposed residential subdivision with single family homes in conjunction with the Future Land Use Plan that identifies this area as medium density residential/mixed use. Currently, the 9.753 acres is zoned Single Family-1 and the applicant is proposing a zoning change to Single Family-2 to allow for a similar density to the existing Liberty Valley subdivision located directly west of this property. If this zoning change request is approved, the applicant will then submit a preliminary plat for P&ZC and Council review.

Area Regulations	Single Family-1	Single Family-2
Minimum Lot Area	10,000 square feet	7,500 square feet
Minimum Lot Width	70 feet	60 feet
Minimum Lot Depth	100 feet	100 feet
Minimum Front Yard Setback	25 feet	25 feet
Minimum Side Yard Setback	7 feet interior; 15 feet corner lot	6 feet interior; 15 feet corner lot
Minimum Rear Yard Setback	20 feet	20 feet

The Single Family-2 Zoning District requires a minimum front yard setback of 25'; minimum interior side yard setback 6'; minimum 15' side yard setback from a public street; and a minimum rear yard setback of 20'. The area regulations in the Single Family-2 Zoning District require a minimum lot area of 7,500 square feet; minimum lot depth of 100'; and minimum lot width of 60'. The lots shown on the approved preliminary plat are in compliance with the Single Family-2 District requirements in all respects.

All of the homes will consist of 90% masonry, in accordance with the Design Guidelines, and other Single Family-2 requirements.

After careful review of the Zoning Ordinance and surrounding uses, this requested zone change appears to be a reasonable request.

Recommendation

Recommend approval of zone change from Single Family-1 to Single Family-2 Zoning District with development regulated under the Design Standards for Type Area 9 standards as follows:

1. The allowable uses of the property shall conform to the Single Family-2 Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 9 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 owners
7. Property Survey

City of Belton
Request for a Zoning Change

**To the City Council and the
Planning & Zoning Commission**

Fee: \$250.00

Date Received: 04-11-17 Date Due: 04-30-17 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Barnes Independent Developers Phone Number: 254-526-4979
Mailing Address: P.O. Box 148 City: Killeen State: Tx
Email Address: col40mar@me.com

Owners Name: Barnes Independent Developers Phone Number: 254-526-4979
Mailing Address: P.O. Box 148 City: Killeen State: Tx
Email Address: col40mar@me.com

Applicant's Interest in Property:
Subdivide into residential lots

Legal Description of Property:
A0906BC JP Wallace 30 9.753 acres

Is this property being simultaneously platted? NO

Street Address: 2303 Connell Street

Zoning Change From SF-1 to SF-2

Signature of Applicant: Jennifer Ryber Date: 4-10-17

Signature of Owner (if not applicant): [Signature] Date: 4-10-17

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

Zoning Case # Z-17-06 Location

ZONING CHANGE:

SF-1 to SF-2

LEGAL DESCRIPTION:

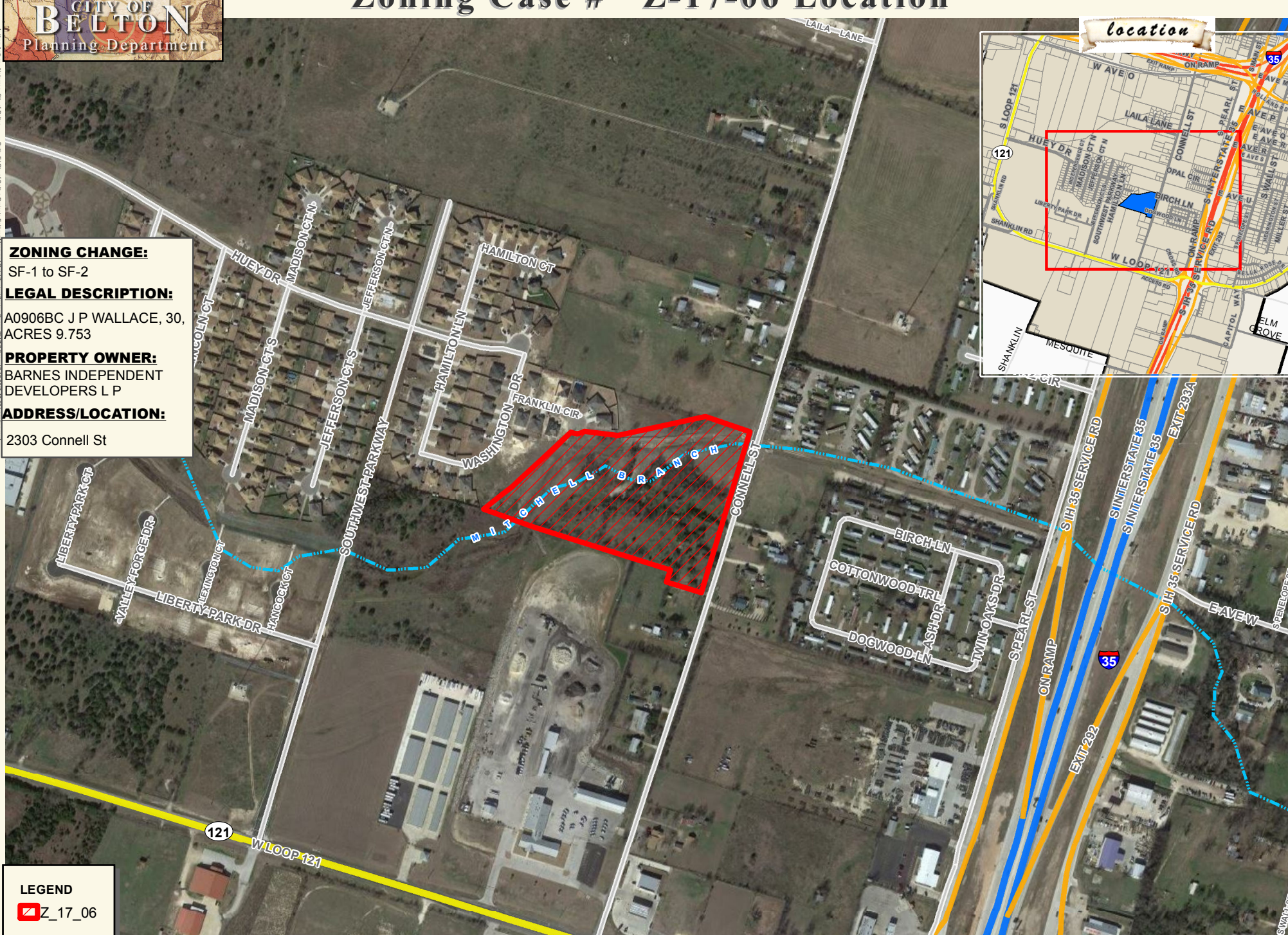
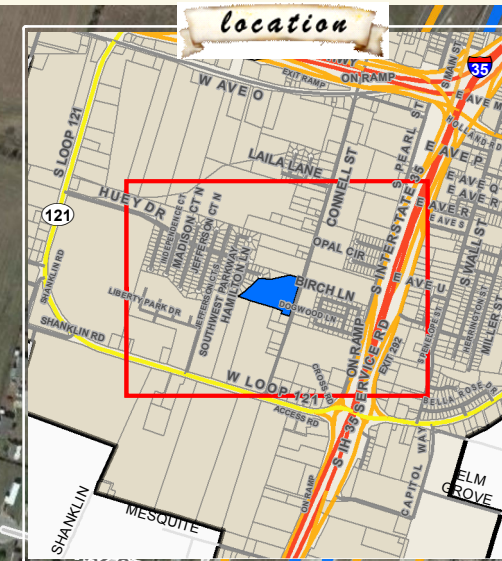
A0906BC J P WALLACE, 30,
ACRES 9.753

PROPERTY OWNER:


BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

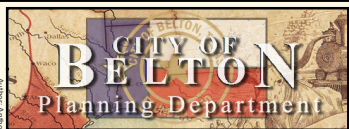
2303 Connell St



LEGEND

 Z_17_06

Zoning Case # Z-17-06 Zoning



ZONING CHANGE:

SF-1 to SF-2

LEGAL DESCRIPTION:

A0906BC J P WALLACE, 30,
ACRES 9.753

PROPERTY OWNER:

BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

2303 Connell St

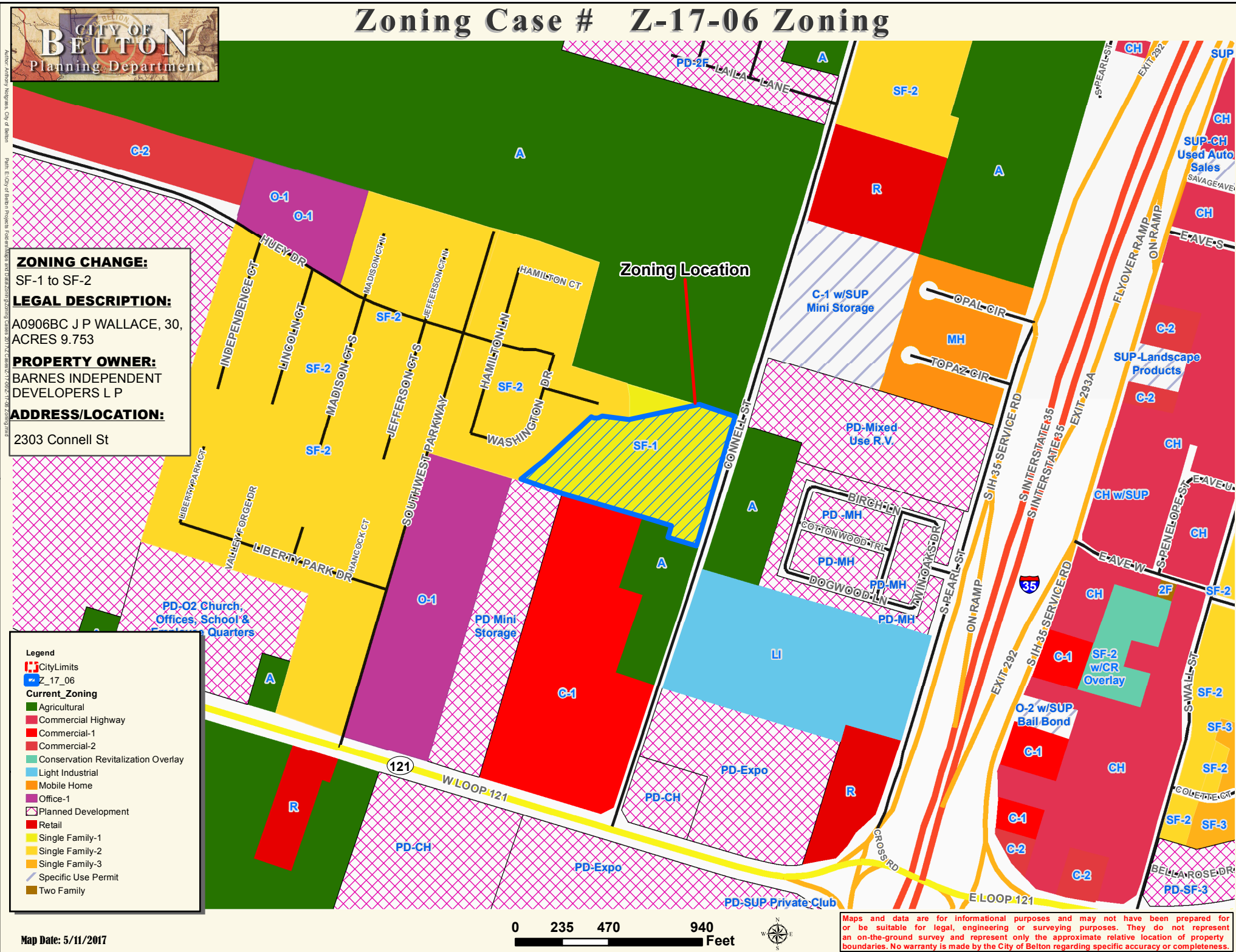
- Legend**
- City Limits
 - Z-17-06
 - Current Zoning**
 - Agricultural
 - Commercial Highway
 - Commercial-1
 - Commercial-2
 - Conservation Revitalization Overlay
 - Light Industrial
 - Mobile Home
 - Office-1
 - Planned Development
 - Retail
 - Single Family-1
 - Single Family-2
 - Single Family-3
 - Specific Use Permit
 - Two Family

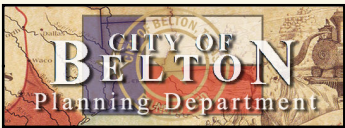
Map Date: 5/11/2017

0 235 470 940 Feet



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.





Zoning Case # Z-17-06 Aerial

ZONING CHANGE:

SF-1 to SF-2

LEGAL DESCRIPTION:

A0906BC J P WALLACE, 30,
ACRES 9.753


PROPERTY OWNER:

BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

2303 Connell St

LEGEND

 Z_17_06

Map Date: 4/25/2017 Aerial Imagery Date: 2015

0 65 130 260
Feet



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Zoning Case # Z-17-06

ZONING CHANGE:

SF-1 to SF-2

LEGAL DESCRIPTION:

A0906BC J P WALLACE, 30,
ACRES 9.753

PROPERTY OWNER:

BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

2303 Connell St

Legend

- ☒ Z_17_06
- ☐ 200' Property Owner Notification Area
- ☐ Tax Appraisal Parcels

Map Date: 4/25/2017 Aerial Imagery Date: 2015

0 130 260 520 Feet



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BARNES INDEPENDENT DEVELOPERS,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2303 CONNELL STREET,
FROM A(N) SINGLE FAMILY-1 ZONING DISTRICT,
TO A(N) SINGLE FAMILY-2 ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, May 16, 2017** 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, May 23, 2017**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

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

circle one

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

1. _____
2. _____
3. _____

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

DATE: _____ SIGNATURE: _____

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

1698	12428	91140
STAR PLNDV TX LLC	CABRERA, ISAAC ETUX MARTA	PATRONELLI, PERRY
4600 COX RD STE 400	2420 CONNELL ST	4487 WEST DR
GLEN ALLEN, VA 23060-6732	BELTON, TX 76513-4248	BELTON, TX 76513
91141	108176	129460
PATRONELLI, PERRY	RODRIGUEZ, EZEQUIEL	SHEPPERD, DAVID CARL ETUX DEBRA LAJUAN
4487 WEST DR	2460 CONNELL ST	2055 CONNELL ST
BELTON, TX 76513	BELTON, TX 76513-4248	BELTON, TX 76513-4239
130727	132131	231673
BARNES INDEPENDENT DEVELOPERS L P	ZEHR, DENNIS L	KILLEEN BIBLE CHURCH
PO BOX 148	2290 CONNELL ST	4717 WESTCLIFF RD
KILLEEN, TX 76540-0148	BELTON, TX 76513-4244	KILLEEN, TX 76543-3019
331320	332852	368347
STATE OF TEXAS	EXTRA SPACE PROPERTIES TWO LLC	AIRGAS SOUTHWEST INC
100 S LOOP DR	34405 W 12 MILE RD STE 215	PO BOX 1152
WACO, TX 76704-2858	FARMINGTON HILLS, MI 48331	TULSA, OK 74101-1152
439612	459149	459150
ANDREWS, TIMOTHY E ETUX CHERI L	BOOKOUT, BRENDA L ETVIR JOHN D	UNDERHILL, SCOTT B
2501 CONNELL ST	2316 WASHINGTON DR	2328 WASHINGTON DR
BELTON, TX 76513-4249	BELTON, TX 76513	BELTON, TX 76513
459151	459152	459153
WRIGHT, JARETT ETUX NANCY	LEMAY HOMES LTD	LEMAY HOMES LTD
2342 WASHINGTON DR	PO BOX 148	PO BOX 148
BELTON, TX 76513	KILLEEN, TX 76540-0148	KILLEEN, TX 76540-0148
459154	459155	459156
LEMAY HOMES LTD	LEMAY HOMES LTD	LEMAY HOMES LTD
PO BOX 148	PO BOX 148	PO BOX 148
KILLEEN, TX 76540-0148	KILLEEN, TX 76540-0148	KILLEEN, TX 76540-0148
459157	459158	459159
LEMAY HOMES LTD	LEMAY HOMES LTD	LEMAY HOMES LTD
PO BOX 148	PO BOX 148	PO BOX 148
KILLEEN, TX 76540-0148	KILLEEN, TX 76540-0148	KILLEEN, TX 76540-0148
459160	459161	459162
LEMAY HOMES LTD	CREACY, AVERY & JANIS W RUFF	LEMAY HOMES LTD
PO BOX 148	1025 FRANKLIN CIR	PO BOX 148
KILLEEN, TX 76540-0148	BELTON, TX 76513	KILLEEN, TX 76540-0148
459163	459164	459165
LEMAY HOMES LTD	LEMAY HOMES LTD	CITY OF BELTON
PO BOX 148	PO BOX 148	PO BOX 120
KILLEEN, TX 76540-0148	KILLEEN, TX 76540-0148	BELTON, TX 76513-0120

459172

SUTTON, PAULA & ROBERT

2365 WASHINGTON DR

BELTON, TX 76513

459173

LEMAY HOMES LTD

PO BOX 148

KILLEEN, TX 76540-0148

SUPERINTENDENT

DR. SUSAN KINCANNON

BELTON I.S.D.

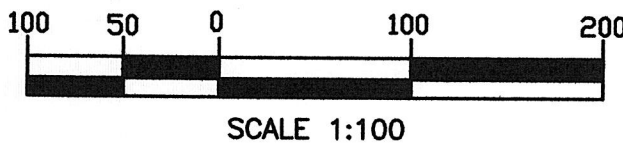
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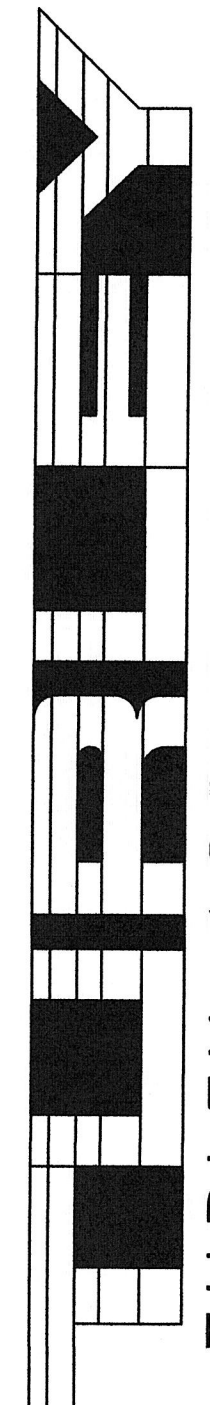
BELTON TEXAS 76513



Line Table		
Line #	Length	Direction
L1	146.96	N51°13'37"E
L2	136.40	S82°41'13"E
L3	194.38	S73°22'24"E
L4	148.18	N74°03'53"W
L5	65.00	N18°26'57"E

Curve Table			
Curve #	Length	Radius	Chord
C24	57.64	50.00	N86° 04' 29"E 54.50





TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING

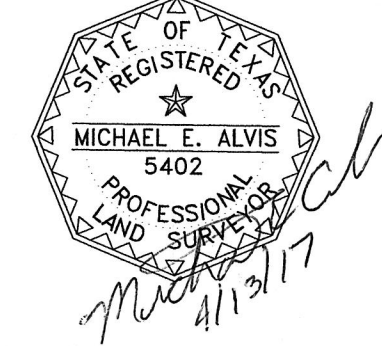
301 N. 3rd St.
TEMPLE, TEXAS 76501

254.773.2400
www.turley-inc.com

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ZONING MAP FOR:
9.753 ACRES
J.P. WALLACE SURVEY
ABSTRACT NO. 906
BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
BARNES INDEPENDENT DEVELOPERS, L. P.
P.O. BOX 148
KILLEEN, TEXAS 76540



REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN:
Matt Kelly
DATE:
April 7, 2017
COMPUTER FILE NAME:
17-212 Zoning
REFERENCE DRAWING NUMBERS:

17-212
DRAWING NUMBER:
17212-D

PAGE #
01

Staff Report – Planning & Zoning Item



Date: May 16, 2017
Case No.: Z-17-07
Request: O-1 to NS
Applicant: Barnes Independent Developers

Agenda Item

Z-17-07 Hold a public hearing and consider a zoning change request from Office-1 to Neighborhood Service Zoning District on a 5.09 acre tract of land, located on the north side of Huey Drive and east of Loop 121, in the vicinity of Independence Court and Lincoln Court.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change from an Office-1 District to a Neighborhood Service District to allow for office and limited retail uses. To the north it is undeveloped land zoned Agricultural; to the east and south is Liberty Valley Subdivision with SF-2 zoning; to the southwest is the Bell County Justice Center; and to the west is Belton ISD School Nutrition/Support Services.

Current Zoning

Office-1

Proposed Zoning

Neighborhood Service

Design Standards Type Area: 9

Recommended Type Area: 9

This property is in Type Area 9 in the Design Standards. If approved, a Neighborhood Service District use would be required to comply with all the Design Standards for Type Area 9.

Land Use Table/Allowable Uses

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

- Any use permitted in the Office-1 District
- Antique Shop
- Bakery or confection shop, retail
- Barber or beauty shop
- Church
- Child care center or day care center
- Food or convenience stores (no gasoline sales)
- Health studio, gym or exercise class area

- Personal service shop
- Service or retail, incidental to the main use
- Veterinarian office, no hospital (No outside kennels or pens)

Project Analysis and Discussion

This property is located amidst a mixture of residential uses and Bell County and Belton I.S.D properties. The applicant has submitted this zone change to allow for both office and limited retail uses. The Future Land Use Plan that identifies this area as Public/Semi Public; however, given the current Office-1 zoning, this zoning change request to Neighborhood Services is compatible with the surrounding neighborhood and public uses. Neighborhood Service zoning requires a minimum lot area of 7,000 square feet, minimum front yard setback of 25', minimum side yard setback of 5', and minimum rear yard setback of 20'. This property was platted as Lot 1, Block 6 in the Liberty Valley, Phase I plat. A subdivision plat will not be required unless this lot is proposed to be subdivided.

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

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

Recommendation

Recommend approval of zone change from Office-1 to Neighborhood Service District with development regulated under the Design Standards for Type Area 9 standards as follows:

1. The allowable uses of the property shall conform to the Neighborhood Service Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 9 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. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Property owners list
8. Liberty Valley, Phase I Plat

City of Belton
Request for a Zoning Change

To the City Council and the
Planning & Zoning Commission

Fee: \$250.00

Date Received: _____ Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Barnes Independent Development Phone Number: 254-526-4979
Mailing Address: P.O. Box 148 City: Killeen State: TX
Email Address: col40mar@me.com
Cole40mar

Owners Name: Barnes Independent Development Phone Number: 254-526-4979
Mailing Address: P.O. Box 148 City: Killeen State: TX
Email Address: col40mar@me.com
Cole40mar

Applicant's Interest in Property:
Development into office / neighborhood service

Legal Description of Property:
Liberty Valley Phase I, Block 006, Lot 0001

Is this property being simultaneously platted? No

Street Address: Justice Dr. Belton, TX (Huey Dr.)

Zoning Change From O-1 to NS

Signature of Applicant: Jennifer Ryden Date: 4-26-17

Signature of Owner (if not applicant): Col Date: 4-27-17

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



Zoning Case # Z-17-07 Location

ZONING CHANGE:

Office-1
to
Neighborhood Service

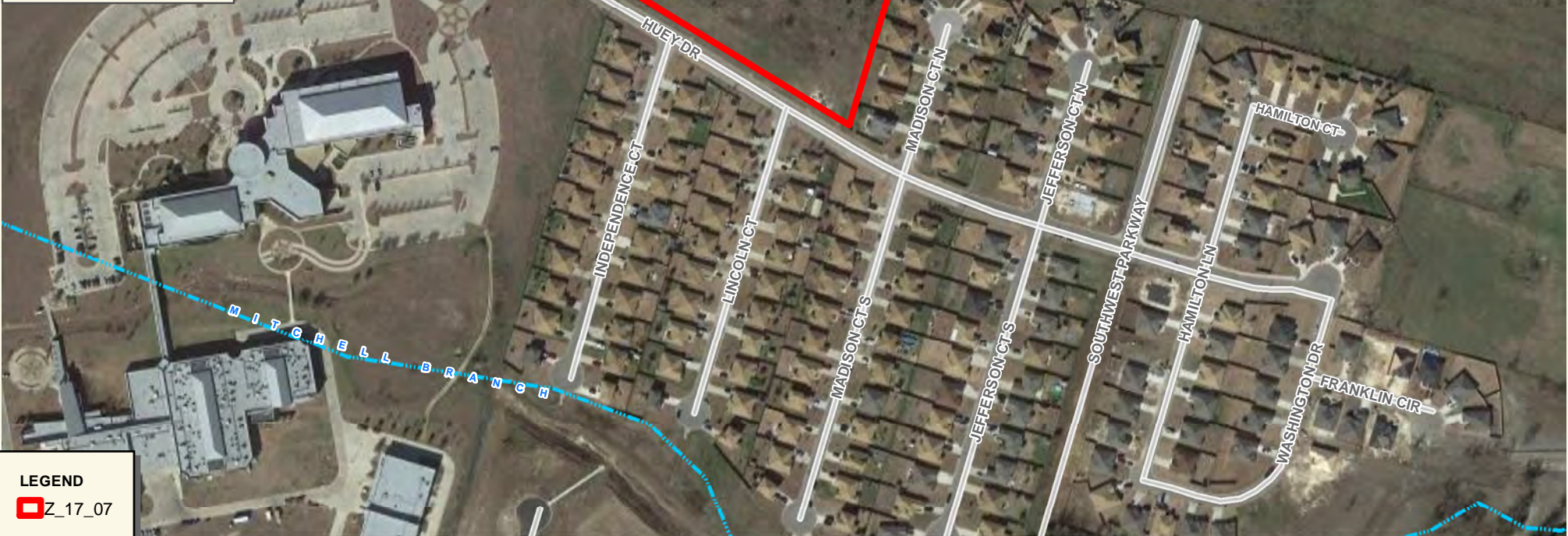
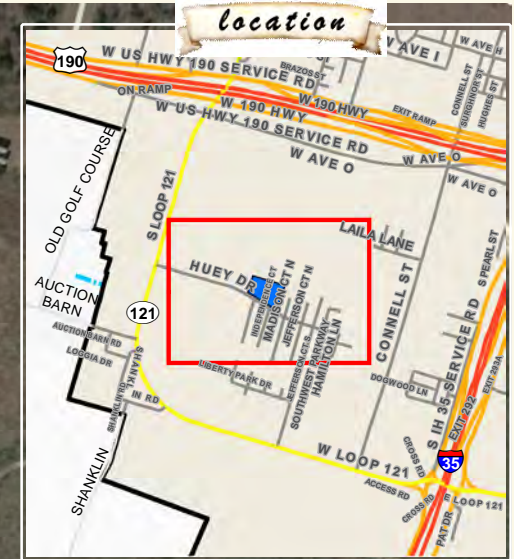
LEGAL DESCRIPTION:

LIBERTY VALLEY PHASE I
BLOCK 006
LOT 0001


PROPERTY OWNER:
BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

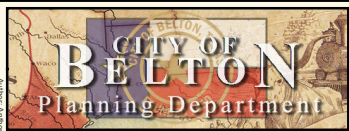
Huey Dr



LEGEND

 Z_17_07





Zoning Case # Z-17-07 Zoning

ZONING CHANGE:

Office-1
to
Neighborhood Service

LEGAL DESCRIPTION:

LIBERTY VALLEY PHASE I
BLOCK 006
LOT 0001

PROPERTY OWNER:

BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

Huey Dr

Zoning Location



Zoning Case # Z-17-07 Aerial

ZONING CHANGE:

Office-1
to
Neighborhood Service

LEGAL DESCRIPTION:

LIBERTY VALLEY PHASE I
BLOCK 006
LOT 0001


PROPERTY OWNER:

BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

Huey Dr

LEGEND

 Z_17_07



0 65 130 260
Feet



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Zoning Case # Z-17-07

ZONING CHANGE:

Office-1
to
Neighborhood Service

LEGAL DESCRIPTION:

LIBERTY VALLEY PHASE I
BLOCK 006
LOT 0001

PROPERTY OWNER:

BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

Huey Dr

200' Property Owner
Notification Area

Legend

- ☒ Z_17_07
- ☐ 200' Property Owner
Notification Area
- ☐ Tax Appraisal Parcels

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BARNES INDEPENDENT DEVELOPERS,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: HUEY DRIVE – PROPERTY ID 393682,
FROM A(N) OFFICE-1 ZONING DISTRICT,
TO A(N) NEIGHBORHOOD SERVICE ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, May 16, 2017** 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, May 23, 2017**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

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

circle one

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

1. _____
2. _____
3. _____

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

DATE: _____ SIGNATURE: _____

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

13920	58302	72052
BROWN, FRANCES TRUSTEE	KEATON, CHARLES P	MCNAMARA, JOE A
1051 W AVENUE O	5500 LOOKOUT RIDGE DR	1202 W AVENUE O
BELTON, TX 76513-4108	MARBLE FALLS, TX 78654-3684	BELTON, TX 76513-4127
232135	393629	393630
BELTON IND SCHOOL DISTRICT	PORTER, STACEY M ETVIR JEFFREY	RICE, JAMES R JR & MISTY A RIDDLE
PO BOX 269	2100 INDEPENDENCE CT	2102 INDEPENDENCE CT
BELTON, TX 76513-0269	BELTON, TX 76513	BELTON, TX 76513-1366
393631	393637	393638
MEDINA, JUSTO ETUX ALLISA	RENO, RICHARD ETUX TAMMY PEARSON	NELSON, ARGYLE S ETUX KAMRINE N
3186 SNYDER CT	6217 MILLER LN	466 KEELMANS POINT AVE
HONOLULU, HI 96818-3653	BELTON, TX 76513-8159	LAS VEGAS, NV 89178-1224
393639	393648	393649
BOLEN, BOBBY D ETUX PENNY L	LUNDE, NATHAN A ETUX ASHLEY C	ZOROMSKI, LISA
2105 INDEPENDENCE CT	2104 LINCOLN CT	2102 LINCOLN CT
BELTON, TX 76513-1366	BELTON, TX 76513-1367	BELTON, TX 76513-1367
393650	393651	393652
NOEL, DANIEL LYNN ETUX LISA LYNN	MANSFIELD, CARLA J	CARRIZALES, JUVENTINO ETUX ANTONIA
2100 LINCOLN CT	2101 LINCOLN CT	2103 LINCOLN CT
BELTON, TX 76513-1367	BELTON, TX 76513-1367	BELTON, TX 76513-1367
393653	393661	393662
WOODALL, DAPHNE K ETVIR CALEB M	MENDOZA, JUAN	ALLEN, CLIFFORD H
2105 LINCOLN CT	2102 MADISON DR	2100 S MADISON CT
BELTON, TX 76513-1367	BELTON, TX 76513-1368	BELTON, TX 76513
393663	393669	393670
CUARISMA, ANTOINETTE RODRIGUES & MANSFIELD	GATEWOOD, MARK I ETUX SHANDA D	GELNAR, RICHARD F ETUX DONNA MARIE
LEO CUARISMA SR	469 HACKBERRY RD	2011 MADISON DR
2101 MADISON COURT SOUTH	SALADO, TX 76571	BELTON, TX 76513-1370
BELTON, TX 76513		
393671	393672	393673
STUART, CHRISTOPHER EVAN	STALEY, DORIAN TERRELL ETUX JULIE R	MORENO, AMANDA L
2009 MADISON COURT NORTH	2007 MADISON CT N	2005 MADISON CT N
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
393674	393675	393676
WALL, DANIEL A	LEBLANC, CHRISTOPHER	PETERSON, JORDAN LYNNE
2003 MADISON COURT NORTH	2001 MADISON CT N	2000 MADISON CT N
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-1370
393677	393678	393679
WOOD, JOSHUA DALE & JENNIFER VALDEZ WOOD	DOLAN, JEFFEREY M	WHITE, GWENDOLYN M
2002 MADISON CT N	2004 MADISON CT NORTH	2006 MADISON DR
BELTON, TX 76513-1370	BELTON, TX 76513	BELTON, TX 76513-1370

393680

WATKINS, SEAN
2008 MADISON CT NORTH
BELTON, TX 76513

394172

BELL COUNTY
PO BOX 768
BELTON, TX 76513-0768

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

393681

AKE, ARTHUR A
2010 MADISON DR
BELTON, TX 76513-1370

467730

BROWN, FRANCES TRUSTEE
1051 W AVENUE O
BELTON, TX 76513-4108

393682

BARNES INDEPENDENT DEVELOPERS L P
PO BOX 148
KILLEEN, TX 76540-0148

467732

MCNAMARA, JOE A
1202 W AVENUE O
BELTON, TX 76513-4127

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BARNES INDEPENDENT DEVELOPERS,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: HUEY DRIVE – PROPERTY ID 393682,
FROM A(N) OFFICE-1 ZONING DISTRICT,
TO A(N) NEIGHBORHOOD SERVICE ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, May 16, 2017** 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, May 23, 2017**, 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 ^{circle one} (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. Tax-Increase on property-Tax est. showed \$38000 increase
2. Trespassing and removing merchandise from my property
3. Fences Cut by trespassers

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

DATE: 5-10-17 SIGNATURE: Joe A. McNamara

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

467732

MCNAMARA, JOE A

1202 W AVENUE O

BELTON, TX 76513-4127

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FOR AN
AMENDMENT TO THE ZONING ORDINANCE
OF THE
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circle one

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

1. I have had too many people already cutting my fencing,
2. Trepassing,
3. and removing merchandise from my property.

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

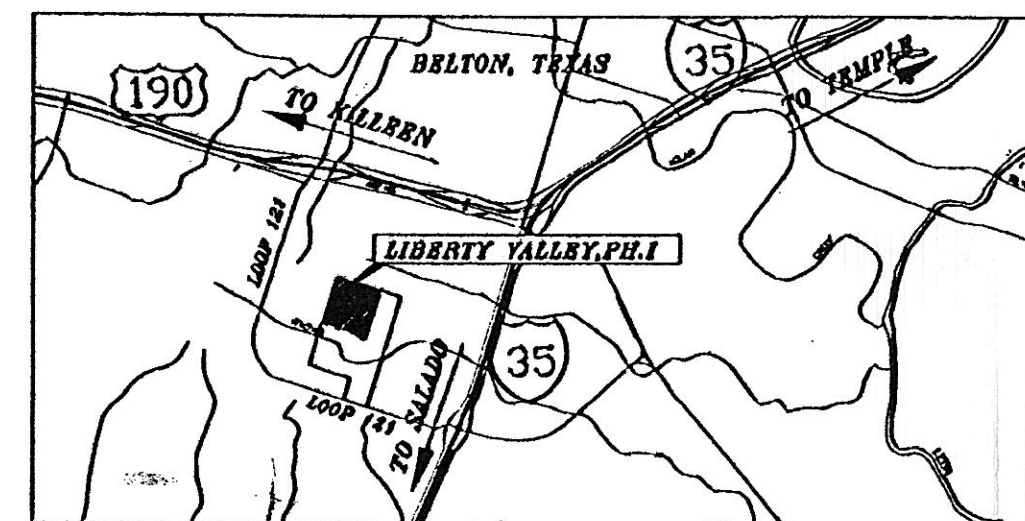
DATE: 5-10-17 SIGNATURE: Joe A. McNamara

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

72052
MCNAMARA, JOE A
1202 W AVENUE O
BELTON, TX 76513-4127

LOCATION MAP

Not To Scale



Liberty Valley, Phase I Belton, Texas

REMAINING PORTION OF 64.4 AC
BARNES BUILDING CORPORATION
VOL. 8234 PG 131
DOC. 2008-00050049
O.P.R.B.C.T.

60 0 100
SCALE: 1" = 60'

Certificate of the Owner:

KNOW ALL MEN BY THESE PRESENTS,

I, the undersigned, Owner of the land shown in this plat and designated herein as Liberty Valley, Phase I, and Addition to the City of Belton, Bell County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the Public forever, all streets, parks, water courses, drains, easements, and public places as shown hereon.

Jack Barnes
Jack Barnes, President of
Barnes Building Corporation

STATE OF TEXAS

COUNTY OF BELL

This instrument was acknowledged before me on this 22 day of January, 2007 A.D. by Jack Barnes



Rebecca Flores
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 6/28/2007

Certificate of the Registered Professional Engineer:

KNOW ALL MEN BY THESE PRESENTS,

That I, John Hart Bandas, Registered Professional Engineer, do hereby certify that I prepared all drainage calculations and designed all drains, streets, roads, and appurtenances in accordance with the Subdivision Regulations of the City of Belton, Texas.

John Hart Bandas
John Hart Bandas, P.E.
Registered Professional Engineer
State of Texas #88858



Certificate of the Registered Professional Land Surveyor:

KNOW ALL MEN BY THESE PRESENTS,

That I, R.P. Shelley, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, that the corner monuments shown hereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Belton, Texas.

R.P. Shelley
R.P. Shelley, RPLS No. 4540
Registered Professional Land Surveyor



Certificate of Approval by the Planning & Zoning Commission:

I hereby certify that the above and foregoing plat of Liberty Valley, Phase I, an Addition to the City of Belton, Texas was approved this 15 day of January, 2007, by the Planning & Zoning Commission of the City of Belton, Texas.

Michael W. D...
Chairman
...
Secretary

Certificate of Approval by the City Council:

I hereby certify that the above and foregoing plat of Liberty Valley, Phase I, an Addition to the City of Belton, Texas was approved this 15 day of January, 2007, by the City Council of the City of Belton, Texas.

Don O...
Mayor
Chris Jones
Secretary

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority for all entities in Bell County, Texas does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

Dated this 30th day of

January, A.D. 2007

Bell County Tax Appraisal District

Don O...

FILED FOR RECORD this 5 day of APRIL, 2007, A.D. in

Cabinet D Slide 169-C Plat Records of Bell County, Texas.

...
Signature Date

SHEET 1 OF 1

Liberty Valley Phase I

BE

CHARLES L. KEATON
VOL. 943 PG 5731
SURVEYED 25 AUG. 1942
RECORDED 7 DEC. 1965
D.R.B.C.T.

FRANCIS BROWN
VOL. 2318 PG 671
D.R.B.C.T.

JOE A. MCNAMARA AND
WIFE RUBY M. MCNAMARA
24.51 AC VOL. 1179
PG 887, 23 JUNE 1972
D.R.B.C.T.

MADISON COURT NORTH

MADISON COURT SOUTH

BLOCK -6-

LINCOLN COURT

INDEPENDENCE COURT

BELL COUNTY, TEXAS
75.98 AC
VOL. 5450 PG 001
RECORDED 6 AUGUST 2004

PLAT NOTES:

NUMBER OF LOTS = 53
ACREAGE OF STREETS = 3.485 ACRES
C.L. LENGTH OF STREETS = 2798.54'
TOTAL AREA OF SUBDIVISION = 19.388 ACRES

EASEMENT NOTE:
A 10' PUBLIC UTILITY EASEMENT ON THAT PORTION OF EACH LOT THAT IS CONTIGUOUS TO THE ROW SHALL BE PART OF THIS PLAT.

BENCH MARKS:
BM #1: 683.91, CHISELED SQUARE AT BACK OF CURB ON NORTH END OF MEDIAN ROSE AT BELL COUNTY JUSTICE CENTER MAIN ENTRANCE.
BM #2: 686.40, CHISELED SQUARE ON NW CORNER OF HEADWALL AT BELL COUNTY JUSTICE CENTER DETENTION POND OUTLET.

LEGEND

- EASEMENT
- BUILDING SETBACK
- LOT / R.O.W. LINE
- SUBDIVISION BOUNDARY
- 1/2" IRON ROD SET
- IRON ROD FOUND
- 1/2" Iron Rod Set at all Lot Corners Unless Otherwise Noted.

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD DISTANCE
C1	6.68	1393.68	0°16'28"	S58°41'11"E	6.68
C2	114.31	1393.68	4°41'57"	S81°10'23"E	114.27
C3	71.59	1393.68	2°58'35"	S84°58'51"E	71.53
C4	111.83	1393.68	4°35'52"	S68°45'43"E	111.80
C5	112.53	1323.66	4°52'16"	S68°30'16"E	112.50
C6	70.57	1323.66	3°03'16"	S64°32'29"E	70.56
C7	67.06	60.00	78°50'34"	N39°12'44"E	62.14
C8	39.13	60.00	44°50'20"	N22°37'43"W	38.14
C9	39.01	60.00	44°41'53"	N87°23'49"W	38.02
C10	39.01	60.00	44°41'53"	S87°54'18"W	38.02
C11	48.04	60.00	55°43'32"	S17°41'08"W	48.75
C12	28.96	60.00	33°10'54"	S28°48'32"E	28.55
C13	103.25	1323.66	4°28'10"	S60°48'46"E	103.23
C14	148.33	1353.68	6°11'38"	S81°38'30"E	148.26
C15	147.75	1353.68	6°15'13"	S87°51'56"E	147.68

Sightline Surveying, Inc.

738 Barchester San Antonio, Texas 78218
Office (210)308-5850 Fax (210)308-5878

Job #.05583 Date of Survey DEC. 2, 2006 FB: NONE File Name: FINAL BOUNDARY 121508

Staff Report – Planning & Zoning Item



Date: May 16, 2017
Case No.: Z-17-08
Request: SF-2 to PD-R and R
Applicant: Jennifer Ryken – Turley Associates

Agenda Item

Z-17-08 Hold a public hearing and consider a zoning change from Single Family-2 to Planned Development Retail Zoning District for proposed mini-storage on a 3.277 acre tract of land, and from Single Family-2 to Retail Zoning District on a 1.510 acre tract of land, located on the northwest corner of West Loop 121 and Southwest Parkway.

Originating Department

Planning Department - Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to allow for mini-storage warehouses and Recreational Vehicle (RV) and boat storage on the northernmost 3.277 acres of this property and future retail development on the southernmost 1.510 acres of this property. To the north is Liberty Park single family subdivision; to the east are Extra Space Self Storage and the TXDOT area office; to the south are Belton Veterinary Clinic and the Bell County Expo Center; and to the west are vacant land and the Bell County Justice Center.

Current Zoning

Single Family-2

Proposed Zoning

Planned Development Retail and Retail

Design Standards Type Area: 9

Recommended Type Area: 9

This property is in the identified Type Area 9 in the Design Standards. If approved, a Planned Development- Retail District use and a Retail District use would be required to comply with all the Design Standards for Type Area 9.

Land Use Table/Allowable Uses

The Planned Development Retail Zoning District will allow for mini-storage warehouses. The uses allowed in the base Retail Zoning District include:

- Any use permitted in the NS District

- Clothing and Apparel
- Convenience Store with Gasoline Sales
- Discount, Variety or Department Store
- Furniture and Appliance Store
- Home Improvement Center
- Restaurant

Project Analysis and Discussion

This 4.787 acre property is currently vacant and the applicant is proposing this zone change to Planned Development Retail to allow for mini-storage warehouses, and Recreational Vehicle (RV) and boat storage on the northernmost 3.277 acres of this property. The applicant is also proposing this zone change to Retail on the southernmost 1.510 acres of this property adjacent to Loop 121 to allow for future retail development. Currently, this property is zoned Single Family-2 and a zoning change to Planned Development Retail is proposed to allow for mini-storage warehouses, and RV and boat storage. The zoning change to Retail will allow for future retail development.

According to Section 34, Off-Street Parking and Loading Requirements, of the Zoning Ordinance, a mini-storage warehouse requires four (4) spaces per complex plus (1) one additional space per five thousand (5,000) square feet of storage area. The applicant is proposing to construct five parking spaces by the office and the internal private driveways with asphalt or concrete. The applicant would like to create a shared 36 feet wide entrance to the mini-storage warehouses from Southwest Parkway and another 25 feet wide entrance farther north on Southwest Parkway. The entrance to the facility will be the location by the office and Building A to provide adequate interior stacking space for this development. The applicant is proposing to install two gates into this development by the office and Building A. The 25 feet wide driveway will contain a gate and will only be utilized for leaving this facility and emergency services.

Buildings A, B, C, D, and E are proposed for mini-storage warehouses and Building J is proposed for RV and boat storage. The applicant is proposing to construct a wooden privacy fence along the northern, western, and southern property lines and a wrought iron fence with stone columns along the eastern property line facing Southwest Parkway. The wooden privacy fence will provide screening between this development and the future single family homes to the north in the Liberty Park subdivision.

The applicant is proposing to construct the mini-storage units with masonry on the exterior façades facing Loop 121 and Southwest Parkway. The eastern and southern sides of the mini-storage, and boat and RV storage are the only areas visible to Loop 121 and Southwest Parkway. The applicant would like to construct the remaining sides of the exterior with baked-on metal. Since this is a mini-storage, and RV and boat storage facility with units that are not visible to the traveling public, the request to construct a metal exterior appears to be a reasonable. The applicant has submitted a landscape plan that identifies a mixture of trees and shrubs on this property in compliance with the Design Standards landscape

requirements. 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, Commercial-2, and Planned Development Retail to a Planned Development Retail Zoning District with development regulated under the Design Standards for Type Area 4 standards as follows:

1. The use of this property shall conform to the Retail Zoning District in all respects, and in addition mini-storage warehouses are a permitted use.
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, and the proposed site plan, and including:
 - a. Site Development Standards discussed above, attached site plan (Exhibit B)
 - b. Building Design Standards, attached site plan (Exhibit B) – Masonry is required on the eastern and southern sides of the buildings and metal is permitted on all other sides that do not face a roadway.
 - c. Landscape Design Standards, attached landscape plan (Exhibit B)
3. Sign Standards shall conform to Ordinance 2008-11.
4. Subdivision plat is required.
5. A 6' tall wooden privacy fence shall be installed along the northern property line for screening.

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. Surveys
8. Proposed Site Plan (Exhibit B)

City of Belton
Request for a Zoning Change

**To the City Council and the
Planning & Zoning Commission**

Fee: \$250.00

Date Received: 04-28 Date Due: 04-28 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Jennifer Ryken, PE, CFM Phone Number: 254-773-2400
Mailing Address: 301 N 3rd Street City: Temple State: TX
Email Address: jryken@turley-inc.com

Owners Name: Barnes Independent Developers Phone Number: 254-526-4979
Mailing Address: PO Box 148 City: Killeen State: TX
Email Address: cole40mar@me.com

Applicant's Interest in Property:

Development into mini-storage & various other retail uses
to be determined

Legal Description of Property:

A0906BC JP Wallace, 24, Acres 26.240 (BellCAO)
Doc No. 2008-00029045, Portion of 64.4 Acres (Liberty Park Plat)

Is this property being simultaneously platted? NO

Street Address: 775 W Loop 121, Belton, TX 76513

Zoning Change From SF-2 to PD-R & R

Signature of Applicant: Jennifer Ryken Date: 4-27-17

Signature of Owner (if not applicant): Cole Marshall Date: 4-27-17
Cole Marshall (Apr 27, 2017)

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



Zoning Case # Z-17-08 Location

ZONING CHANGE:

Single Family-2
to PD-R and R

LEGAL DESCRIPTION:

4.787 Acres in and of
the J P Wallace Survey



PROPERTY OWNER:

BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

Loop 121

LEGEND

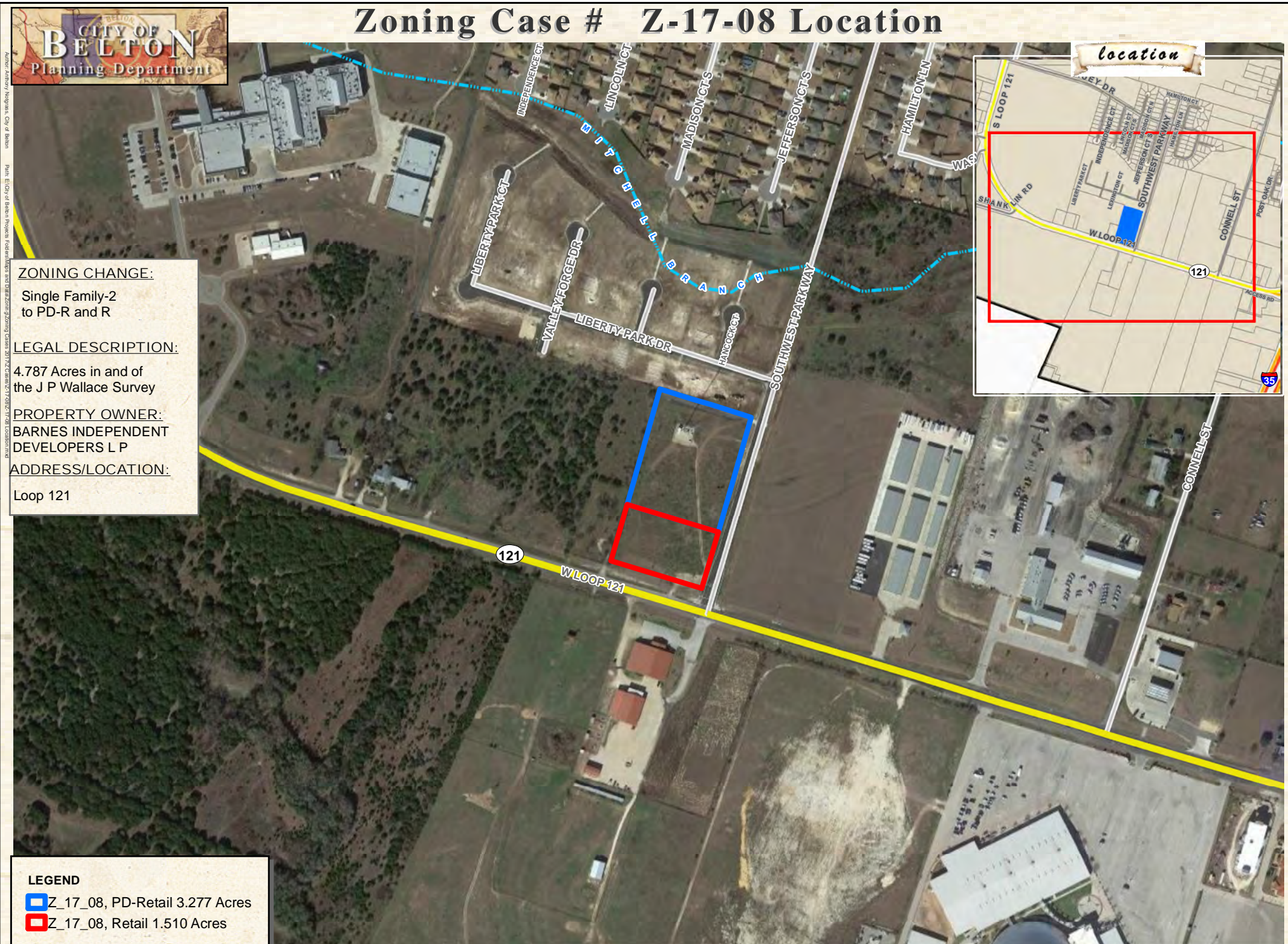
-  Z_17_08, PD-Retail 3.277 Acres
-  Z_17_08, Retail 1.510 Acres

Map Date: 4/28/2017 Aerial Imagery Date: 2015

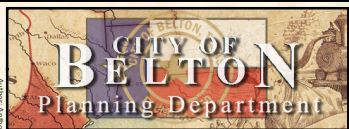
0 165 330 660 Feet



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.



Zoning Case # Z-17-08 Zoning



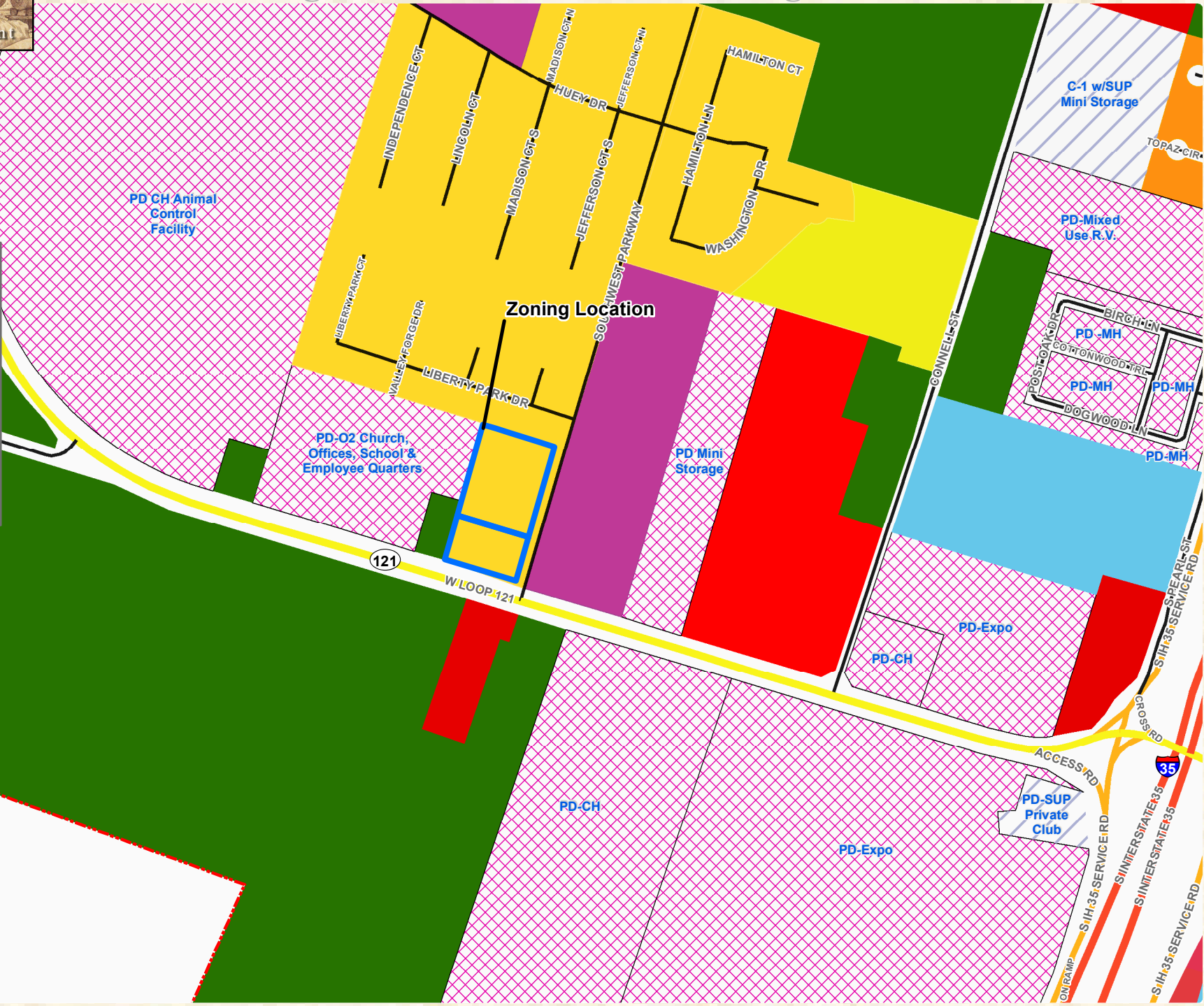
ZONING CHANGE:
Single Family-2
to PD-R and R

LEGAL DESCRIPTION:
4.787 Acres in and of
the J P Wallace Survey

PROPERTY OWNER:
BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:
Loop 121

- Legend**
- City Limits
 - Z-17-08
 - Current_Zoning**
 - Agricultural
 - Commercial Highway
 - Commercial-1
 - Commercial-2
 - Light Industrial
 - Mobile Home
 - Office-1
 - Planned Development
 - Retail
 - Single Family-1
 - Single Family-2
 - Specific Use Permit



0 235 470 940 Feet



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Zoning Case # Z-17-08 Aerial

ZONING CHANGE:

Single Family-2
to PD-R and R

LEGAL DESCRIPTION:

4.787 Acres in and of
the J P Wallace Survey



PROPERTY OWNER:

BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

Loop 121

LEGEND

-  Z_17_08, PD-Retail 3.277 Acres
-  Z_17_08, Retail 1.510 Acres





Zoning Case # Z-17-08

ZONING CHANGE:

Single Family-2
to PD-R and R

LEGAL DESCRIPTION:

4.787 Acres in and of
the J P Wallace Survey

PROPERTY OWNER:

BARNES INDEPENDENT
DEVELOPERS L P

ADDRESS/LOCATION:

Loop 121

Legend

Z_17_08, PD-Retail 3.277 Acres

Z_17_08, Retail 1.510 Acres

200' Property Owner
Notification
Area

Tax Appraisal Parcels

Map Date: 4/28/2017 Aerial Imagery Date: 2015

0 165 330 660 Feet



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BARNES INDEPENDENT DEVELOPMENT,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 4.787 ACRES, WEST LOOP 121,
FROM A(N) SINGLE FAMILY - 2 ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT RETAIL FOR PROPOSED MINI-STORAGE ON 3.277 ACRE TRACT OF LAND AND
RETAIL ON A 1.510 ACRE TRACT OF LAND ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, May 16, 2017** IN THE WRIGHT ROOM AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

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circle one

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

1. _____
2. _____
3. _____
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: _____ SIGNATURE: _____

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

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

367699

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

59934

BARNES INDEPENDENT DEVELOPERS L P
PO BOX 148
KILLEEN, TX 76540-0148

352861

HOPE COMMUNITY CHURCH OF BELTON
795 HACKBERRY RD
SALADO, TX 76571

432326

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

108274

BLRL INVESTMENTS LLC SERIES K
1218 S 27TH ST
TEMPLE, TX 76504

367340

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

BLRL INVESTMENTS, LLC-SERIES
DOCUMENT NO. 2014-00035073
(Zoned Agricultural)

HOPE COMMUNITY CHURCH
OF BELTON, TEXAS
VOLUME 5554, PAGE 90
11.00 ACRES
(Zoned Planned Development)

BARNES INDEPENDENT DEVELOPERS, L.P.
DOCUMENT NO. 2008-00029045
REMAINDER OF 4.790 ACRES

LOT 1, BLOCK 1
CHURCH PLACE ADDITION
CABINET C, SLIDE 203-C
27.70 ACRES
(Zoned Office 1)

N16°09'39"E 199.01'

S73°14'43"E 331.90'

1.510 ACRES
Proposed
Retail Zoning District

1/2" IRF W/CAP
MARKED 4302"

N73°20'52"W 214.32'

TXDOT MON

N73°03'18"W 115.48'

1/2" IRF W/CAP
MARKED 2475"

S16°45'57"W 199.00'

WEST LOOP NO. 121
(120' R.O.W.)

WSD HY MEADOW RANCH LP
DOCUMENTS NO. 2009-00015224
41.516 ACRES
(Zoned Agricultural)

BELTON VETERINARY PROPERTY LLC
DOCUMENT NO. 2010-00036485
0.814 ACRES
(Zoned Agricultural)

LOT 1, BLOCK 1
BARNES INDEPENDENT DEVELOPERS, L.P.
CABINET D, SLIDE 50-D
3.176 ACRES
(Zoned Retail)

WSD HY MEADOW RANCH LP
DOCUMENT NO. 2009-00015224
41.516 ACRES
(Zoned Agricultural)

SOUTHWEST PARKWAY

LEGEND

○ - ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED

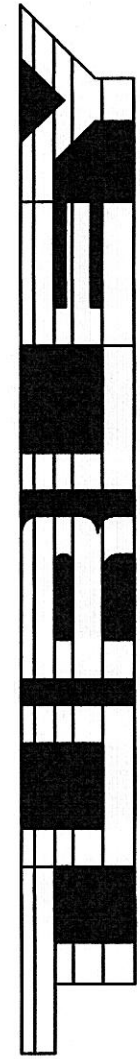
Being a 1.510 acre tract of land in Bell County, Texas lying and situated in the J.P. WALLACE SURVEY, ABSTRACT NO. 906, Bell County, Texas and being a part or portion of that certain 64.4 acre tract of land described in a Warranty Deed dated July 10, 2008 from Barnes Building Corporation, a Texas Corporation to Barnes Independent Developers, L.P., a Texas Limited Partnership and being of record in Document No. 2008-00029045, Official Public Records of Bell County, Texas and being more particularly described by separate field notes.

STATE OF TEXAS) KNOW ALL MEN BY THESE PRESENTS, that I
COUNTY OF BELL) Michael E. Alvis, a Registered Professional Land
Surveyor in the State of Texas, do hereby certify that
this survey was this day made on the ground of the property described
herein and is correct.

IN WITNESS THEREOF, my hand and seal, this the 26th day of April, 2017.

Michael E. Alvis

Michael E. Alvis, R.P.L.S., No. 5402

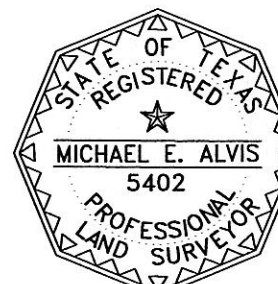


TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
301 N. 3rd St.
TEMPLE, TEXAS 76705
254.773.2400
www.turley-inc.com

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ZONING MAP FOR:
1.510 ACRES
J.P. WALLACE SURVEY
ABSTRACT NO. 906
BELTON, BELL COUNTY, TEXAS

DEVELOPED BY:
BARNES INDEPENDENT DEVELOPERS, L. P.
DEVELOPER ADDRESS
P.O. BOX 149
KILLEEN, TEXAS 76504



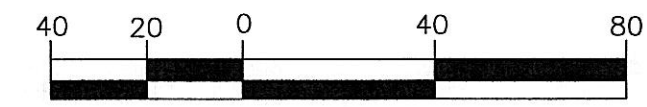
REVISIONS

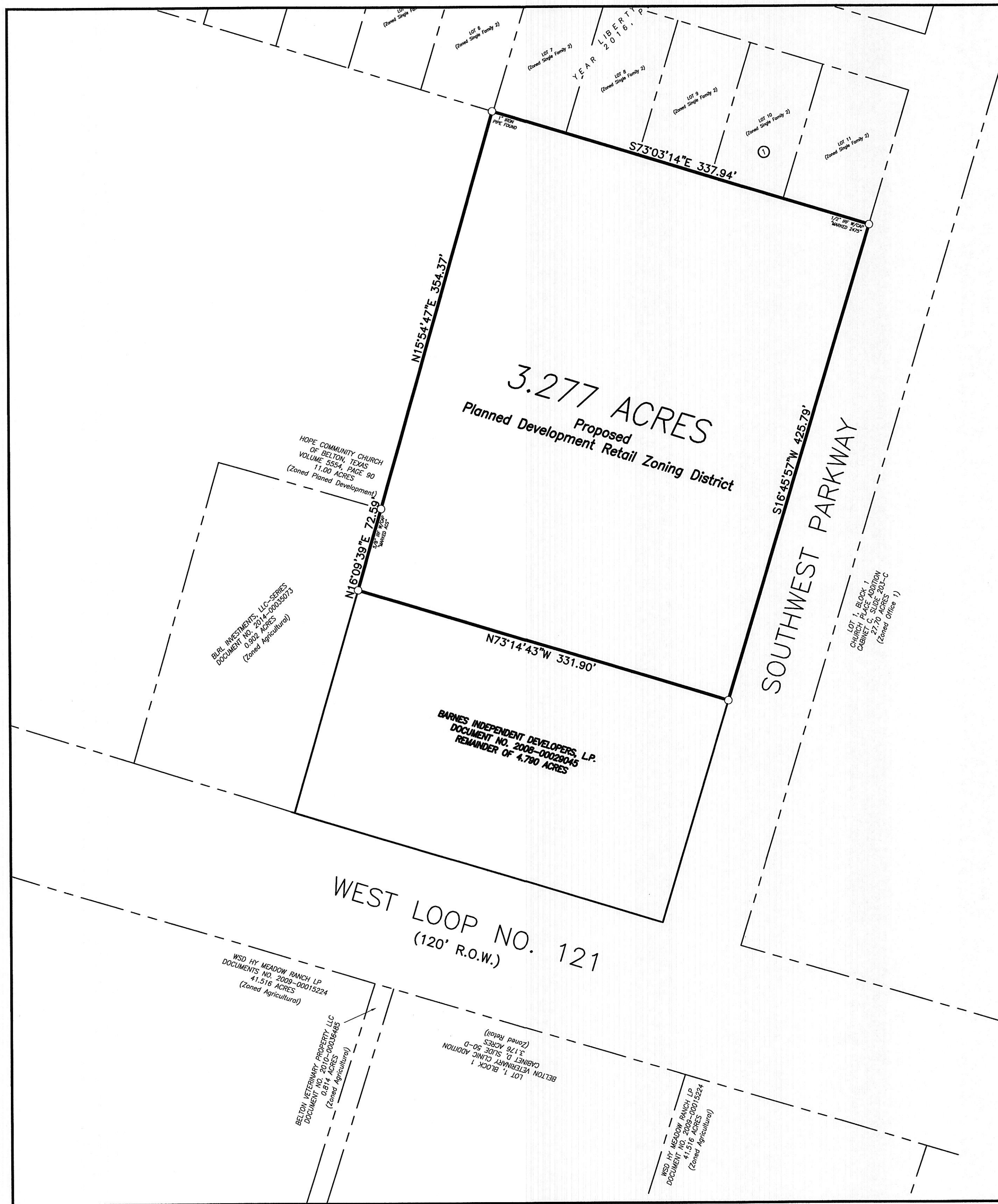
DATE	DESCRIPTION	DFTR

DRAFTSMAN:
NRV
DATE:
04/20/17
COMPUTER FILE NAME:
17-381-ze.dwg
REFERENCE DRAWING NUMBERS:
REF DWGS NO.s

JOB NUMBER:
17-381
DRAWING NUMBER:
17381-D

PAGE #
01





LEGEND

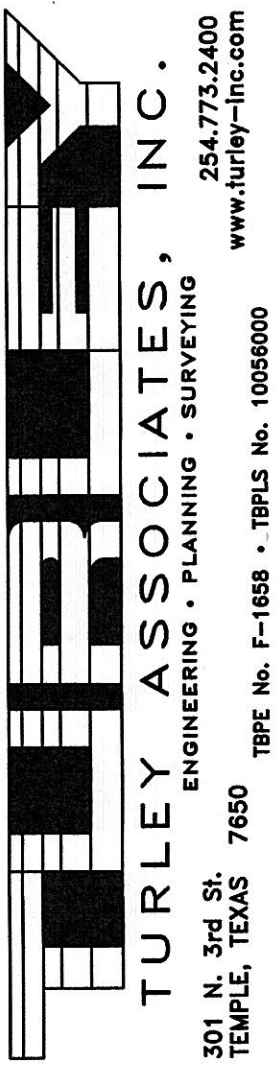
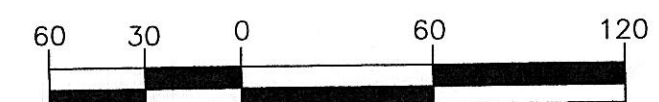
○ - ALL CORNERS ARE POINTS UNLESS OTHERWISE NOTED

Being a 3.277 acre tract of land in Bell County, Texas lying and situated in the J.P. WALLACE SURVEYING, ABSTRACT No. 906, Bell County, Texas and being a part or portion of that certain 64.4 acre tract of land described in a Warranty Deed dated July 10, 2008 from Barnes Building Corporation, a Texas corporation to Barnes Independent Developers, L.P., a Texas Limited Partnership and being of record in Document No. 2008-00029045, Official Public Records of Bell County, Texas and being more particularly described by separate field notes.

STATE OF TEXAS) KNOW ALL MEN BY THESE PRESENTS, that I
COUNTY OF BELL) Michael E. Alvis, a Registered Professional Land
Surveyor in the State of Texas, do hereby certify that
this survey was this day made on the ground of the property described
herein and is correct.

IN WITNESS THEREOF, my hand and seal, this the 26th day of April, 2017.

Michael E. Alvis
Michael E. Alvis, R.P.L.S., No. 5402



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ZONING MAP FOR:
3.277 ACRES
J.P. WALLACE SURVEY
ABSTRACT NO. 906
BELTON, BELL COUNTY, TEXAS

DEVELOPED BY:
BARNES INDEPENDENT DEVELOPERS, L.P.
DEVELOPER ADDRESS
P.O. BOX 148
KILLEEN, TEXAS 76504



REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN:

NRV

DATE:

04/20/17

COMPUTER FILE NAME:

17-381-ze.dwg

REFERENCE DRAWING NUMBERS:

REF DWGS NO.s

JOB NUMBER:

17-381

DRAWING NUMBER:

17381-D

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01

BARNES INDEPENDENT DEVELOPERS, L.P.
DOCUMENT NO. 2008-00029045
REMAINDER OF 4.790 ACRES
PROPOSED
RETAIL ZONING DISTRICT

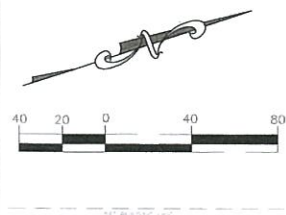


Diagram illustrating the proposed development area, showing building footprints and dimensions:

- Building A:** 10,800 S.F., 40' x 270'
- Building B:** 13,925 S.F., 55' x 255'
- Building C:** 10,800 S.F., 40' x 270'
- Building D:** 8,100 S.F., 30' x 270'
- Building E:** 7,900 S.F., 30' x 260'

The total area is labeled as **3.277 ACRES**.

HANCOCK

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PD SITE PLAN
3.277 ACRES
J.P. WALLACE SURVEY
ABSTRACT NO. 906
BELTON, BELL COUNTY, TEXAS

DEVELOPED BY:
BARNES INDEPENDENT DEVELOPERS, L. P.
DEVELOPER ADDRESS
P.O. BOX 46
WILFORD, TEXAS 76794

- Total LF of buildings = 250 LF
- Multiply total LF by a factor of 2 to obtain the total points required for foundation treatment. (Per City of Belton, Design Standards, Sec. V.F.1.b.ii)
- $250 \text{ LF} \times 2 = 500 \text{ PTS}$

• In order to account for the 500 PTS required, we provided 7 Large Trees, 8 Ornamental Trees, and 34 Large Shrubs.

- Large Tree: 7x30 =210 PTS
- Ornamental Tree: 8x15 =120 PTS
- Large Shrub: 34x5 =170 PTS
- Total Points: =500 PTS

Required:

- One large or two small trees per 50 linear feet
- One small tree per 60 linear feet
- One large shrub, one small shrub, or ornamental grass per 5 linear feet
- Total linear feet of parking= 50 LF

• 2 Large Trees, 2 Small Trees, and 10 Large/Small Shrubs were provided

LOT 1, BLOCK 1
CHURCH PLACE ADDITION
CABINET C, SLIDE 203-C
27.70 ACRES
(Zoned Office 1)

Required:

- One large tree is required in each end island for the parking bay

Provided:

- One large tree was provided in each end island for the parking bay (2 Total)

Wood Privacy Fence	
Wrought Iron Style Fence with Stone Columns	
Large Tree	
Ornamental/Small Tree	
Large/Small Shrub	
Masonry	

- Total Number of Large Trees =9
- Total Number of Small Trees =2
- Total Number of Ornamental Trees =8
- Total Number of Large/Small Shrubs =44

NOTE:

- Building A-E, are for storage units
- Building J, is for RV and boat storage



5-11-17

STATE OF TEXAS
WILLIAM F. SISCO
123121
LICENSED
PROFESSIONAL ENGINEER

[illegible]

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NRV	
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17-381 Landscape Design.dwg	
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17-381
DRAWING NUMBER:
17381-[

Staff Report – Planning & Zoning Item



Agenda Item

Hold a public hearing and consider amendments to Section 503, Sidewalk Standards and Policy, of the Subdivision Ordinance.

Originating Department

Planning – Erin Smith, Director of Planning

Summary Information

At the April 25, 2017 meeting, the Council recommended that City staff create an amendment to the Sidewalk Policy that would provide the option for a sidewalk fee-in-lieu of sidewalk construction in instances where construction is not feasible or timely. We have revised Section 503, Sidewalk Standards and Policy, of the Subdivision Ordinance as shown below:

- Recommend deleting current Section 503.09 that allows for the sidewalk funds to be placed in an escrow account for future construction at that location. The sidewalk fee will replace that section of the Sidewalk Policy.
- Recommend the following amendment to the Subdivision Ordinance:

503.09 When in the sole discretion of the City, it is determined that an otherwise required sidewalk is not appropriate or feasible at a specific location, the City may substitute a sidewalk fee-in-lieu of sidewalk construction. This fee shall be paid by the developer or builder. The sidewalk fee may be utilized by the City for sidewalk construction at any location within the City or the City's ETJ. The sidewalk fee will be determined by the City. The fee shall be paid to the City prior to recordation of the Final Plat or issuance of any building permits.

This amendment will allow for the developer or builder to submit a fee-in-lieu of sidewalk construction when sidewalk construction is not appropriate or feasible at a location. This sidewalk fee will be beneficial for situations when locations that do not have any existing sidewalks nearby for connectivity, areas contain steep topography or have drainage challenges, sites that are adjacent to a roadway that is planned for expansion in the near future, to name a few examples. The fee may be required in conjunction with a plat or building permit and may be utilized at any location within the City or the City's ETJ. This proposed sidewalk fee will provide flexibility to both the City and the development community.

Fiscal Impact

None.

Recommendation

Recommend approval of the amendments to Section 503, Sidewalk Standards and Policy, of the Subdivision Ordinance, noted above.

Attachments

Proposed amendments to Section 503, Sidewalk Standards and Policy, of the Subdivision Ordinance.

Section 503: Sidewalk Standards and Policy (Ordinance #2015-43)

- 503.01 Sidewalks shall be required and shall be installed by the subdivision developer on streets adjacent to all schools.
- 503.02 Sidewalks shall be required and shall be installed by the subdivision developer as follows:
- a) On both sides of all internal arterial and collector streets, without driveway access, prior to acceptance of the subdivision.
 - b) On the subdivision side of all collector and arterial streets, without driveway access, prior to acceptance of the subdivision.
- 503.03 Sidewalks shall be required and shall be installed by the builder/property owner on both sides of all collector streets with driveway access. Sidewalks shall be constructed, inspected, and accepted by the City prior to issuance of a Certificate of Occupancy.
- 503.04 Sidewalks shall be required and shall be installed in conjunction with a building permit for all new multiple family, office, retail, commercial, and industrial buildings, and whenever any permit is required for construction, addition or exterior structural alteration on any building or other structure, for the property's frontage length along a public street(s). This provision does not apply to collector and arterial streets with residential frontage.
- 503.05 Sidewalks may also be required to be installed by the subdivision developer when the City determines that in the interest of connectivity, accessibility, and/or public safety sidewalks are necessary to connect the subdivision, or an area of the subdivision, to certain public or private facilities, including but not limited to education facilities, medical facilities, walking or biking trails, transit stops, retail centers, employment centers, and/or thoroughfares.
- 503.06 Sidewalks required along collector streets shall be a minimum of four (4) feet wide except sidewalks constructed directly behind the curb shall be a minimum of five (5) feet wide. Sidewalks required along arterial streets shall be a minimum of six (6) feet wide.
- 503.07 Sidewalks are not required along existing or new local/residential streets. If provided, sidewalks shall be a minimum of four (4) feet wide.
- 503.08 Sidewalks shall be constructed in accordance with the Design Manual and Belton Thoroughfare Plan. The City must approve all sidewalk construction plans prior to construction. All sidewalks shall be inspected and accepted by the City.
- ~~503.09 If the City determines required sidewalks should not be constructed until a later date, the funds estimated by the City for the construction of said sidewalks shall be placed in a sidewalk escrow account approved by the City. If the funds for sidewalk construction are not expended by the City within 9 years of the date received, the funds and interest will be returned.~~
- 503.09 When in the sole discretion of the City, it is determined that an otherwise required sidewalk is not appropriate or feasible at a specific location, the City may substitute a sidewalk fee-in-lieu of sidewalk construction. This fee shall be paid by the developer or builder. The sidewalk fee may be utilized by the City for sidewalk construction at any location within the City or the City's ETJ. The sidewalk fee will be determined by the City. The fee shall be paid to the City prior to recordation of the Final Plat or issuance of any building permits.