

Staff Report – Planning & Zoning Item



Date: June 20, 2017
Case No.: P-17-07
Request: Replat
Applicant: Better Belton Foundation/
Belton Engineering

Agenda Item

P-17-07 Hold a public hearing and consider a replat for Burnet South Addition, Phase I, a 0.424 acre tract of land, located on the east side of South Burnet Street, generally south of Avenue A and north of Avenue C.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 2-lot subdivision with an existing single family home on proposed Lot 1 and proposed Lot 2 is currently vacant.

Project Analysis and Discussion

This is a 2-lot subdivision plat proposed as Burnet South Addition, Phase I. This property is currently one lot, and the applicant is proposing to replat this 0.424 acre lot into two separate lots. This property is zoned Multiple Family Zoning District. The Multiple Family Zoning District allows for multiple family dwellings such as apartment buildings, as well as duplexes and single family detached dwellings. Single family homes constructed in the Multiple Family District shall conform to Single Family-3 District standards. The size of the proposed lots are in conformance with the Single Family-3 Zoning District lot size requirements all respects. The applicant is proposing to plat this property to allow for an additional single family home on this property. The applicant stated that a single family home is proposed to be moved to proposed Lot 2. The Public Works Department has confirmed that the additional lot can be served by existing water and sewer lines.

According to the Subdivision Ordinance, the developer is required to contribute into escrow half the total cost of paving (up to 18.5 feet) and install curb and gutter, for the portion of South Burnet Street adjacent to this subdivision. The applicant submitted a variance letter requesting to waive the perimeter street improvement requirements. It is staff's judgment that one additional single family home will not generate an increase in traffic on South Burnet Street; therefore, staff recommends waiving the perimeter street requirement for this two-lot

residential subdivision. Since this is a proposal for one additional residential lot, this variance request seems reasonable.

According to the Subdivision Ordinance, any residential subdivision within the City of Belton, or within the City's extraterritorial jurisdiction, is required to set aside and dedicate to the public sufficient and suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland. These requirements may be satisfied through parkland dedication or payment of fees-in-lieu of required parkland or a combination of the two. This subdivision requires parkland dedication of 0.01 acres or \$200 parkland fee for the additional lot. Since this subdivision is only creating one additional lot, the applicant has agreed to pay a \$200 fee-in-lieu of park dedication for use in a nearby City park.

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

Recommendation

Recommend approval of the replat for the Burnet South Addition, Phase I, a 0.424 acre tract of land, located on the east side of South Burnet Street, generally south of Avenue A and north of Avenue C, subject to:

1. South Burnet Street perimeter street improvements variance. (Recommended)
2. City's Letter to Applicant's Engineer dated May 26, 2017

Attachments

1. Final Plat Application
2. Final Plat
3. Property Location Map
4. Perimeter Street Improvement Variance Request
5. Letter to the Applicant's Engineer dated May 26, 2017

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:

- | | |
|---|-------------------|
| <input type="checkbox"/> Preliminary Subdivision | Fees due \$ _____ |
| <input checked="" type="checkbox"/> Final Subdivision | |
| <input type="checkbox"/> Administrative Plat | |
| <input checked="" type="checkbox"/> Replat | |
| <input type="checkbox"/> ETJ | |
| <input checked="" type="checkbox"/> City Limits | |

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

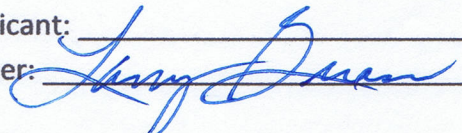
Applicant: Lina Chtay, P.E./Belton Engineering, Inc. Phone: (254) 731-5600
Mailing Address: 106 N. East Street, Belton, Tx 76513
Email Address: beltonengineeringinc@gmail.com

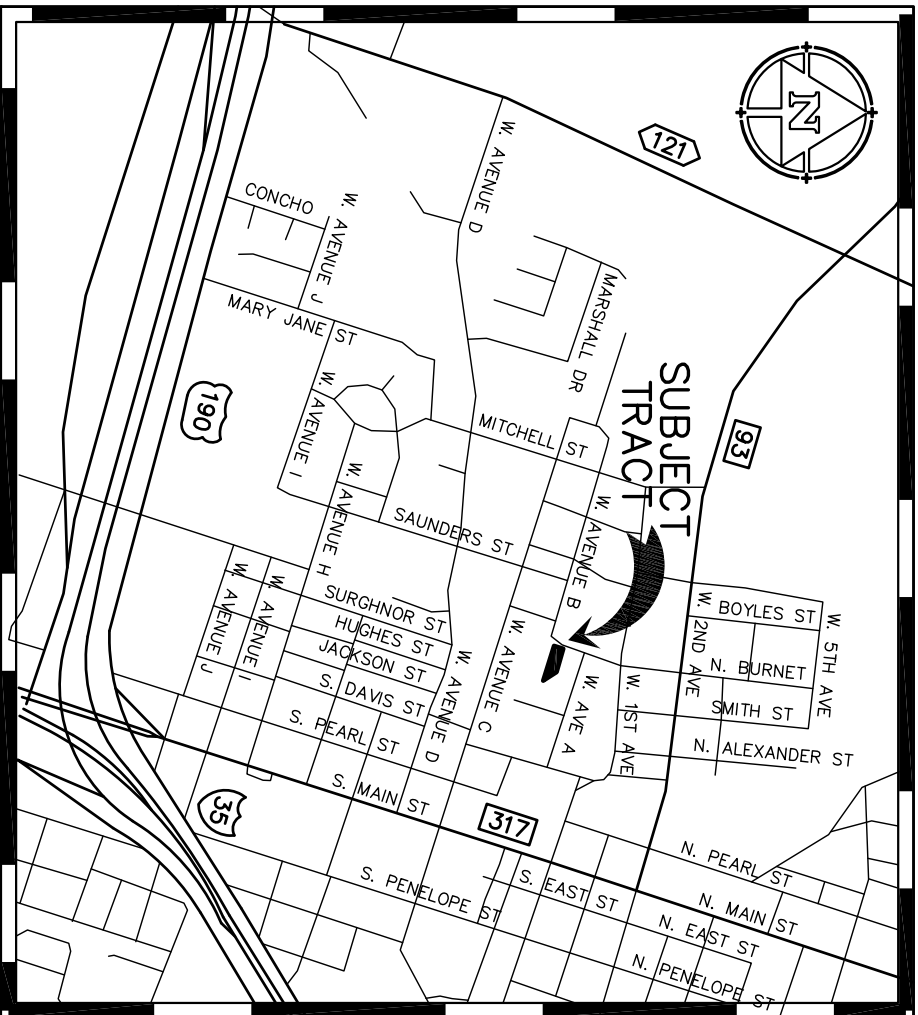
Owner: Larry Guess / Better Belton Foundation, Inc. Phone: (254) 718-2897
Mailing Address: 517 E. 25th Avenue, Belton, Tx 76513
Email Address: lguess@hotmail.com

Current Description of Property:

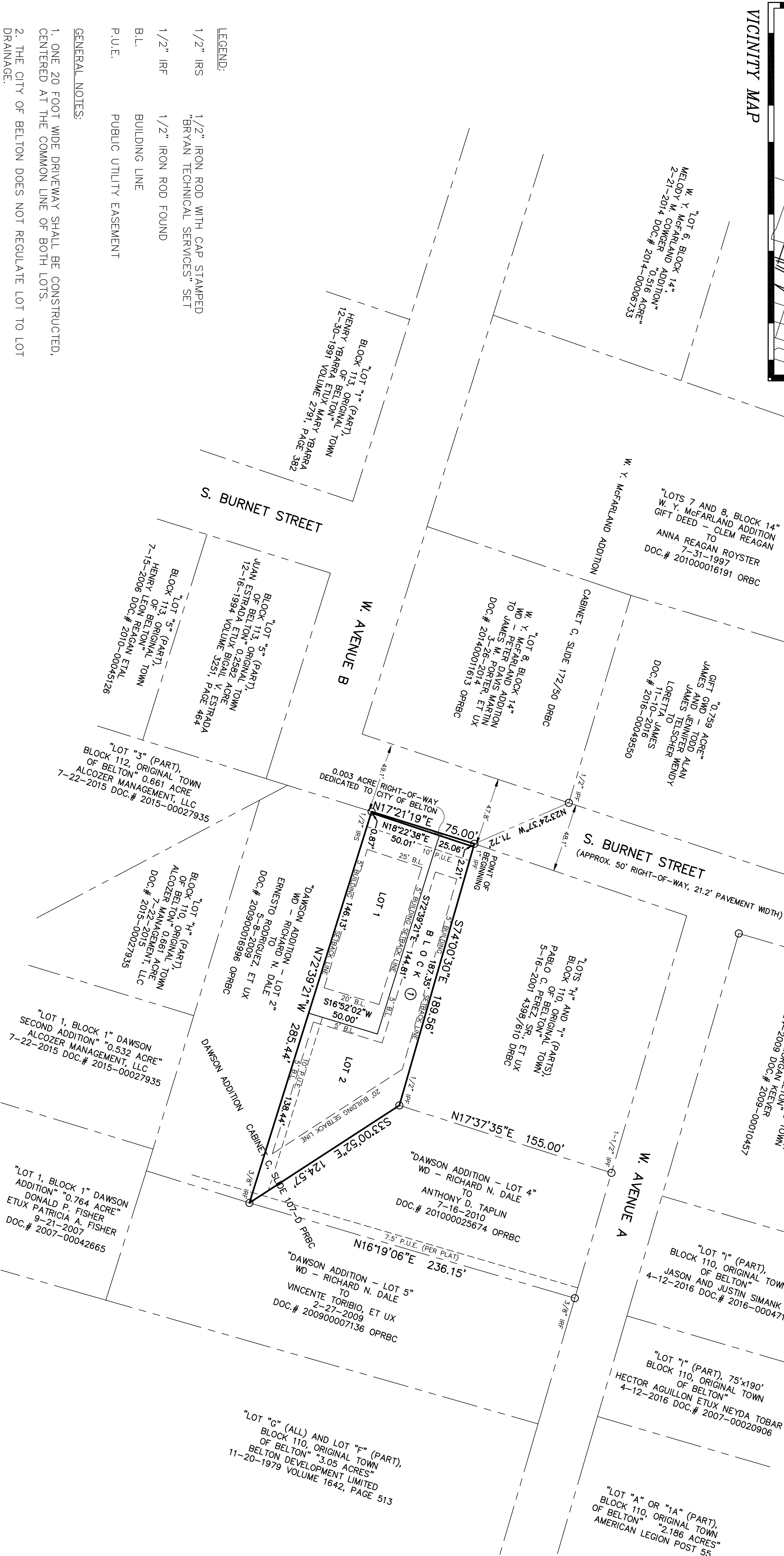
Lot: 3 Block: 1 Subdivision: Dawson Addition
Acres: 0.424 Survey: M.F. Connell Survey
Abstract #: 6 Street Address: 206 S. Burnet Street
Frontage in Feet: 75' Depth in Feet: 285'

Does Zoning comply with proposed use? _____ Current Zoning: _____
Name of proposed subdivision: Burnet South Addition, Phase I
Number of Lots: 2 Fee: \$ _____

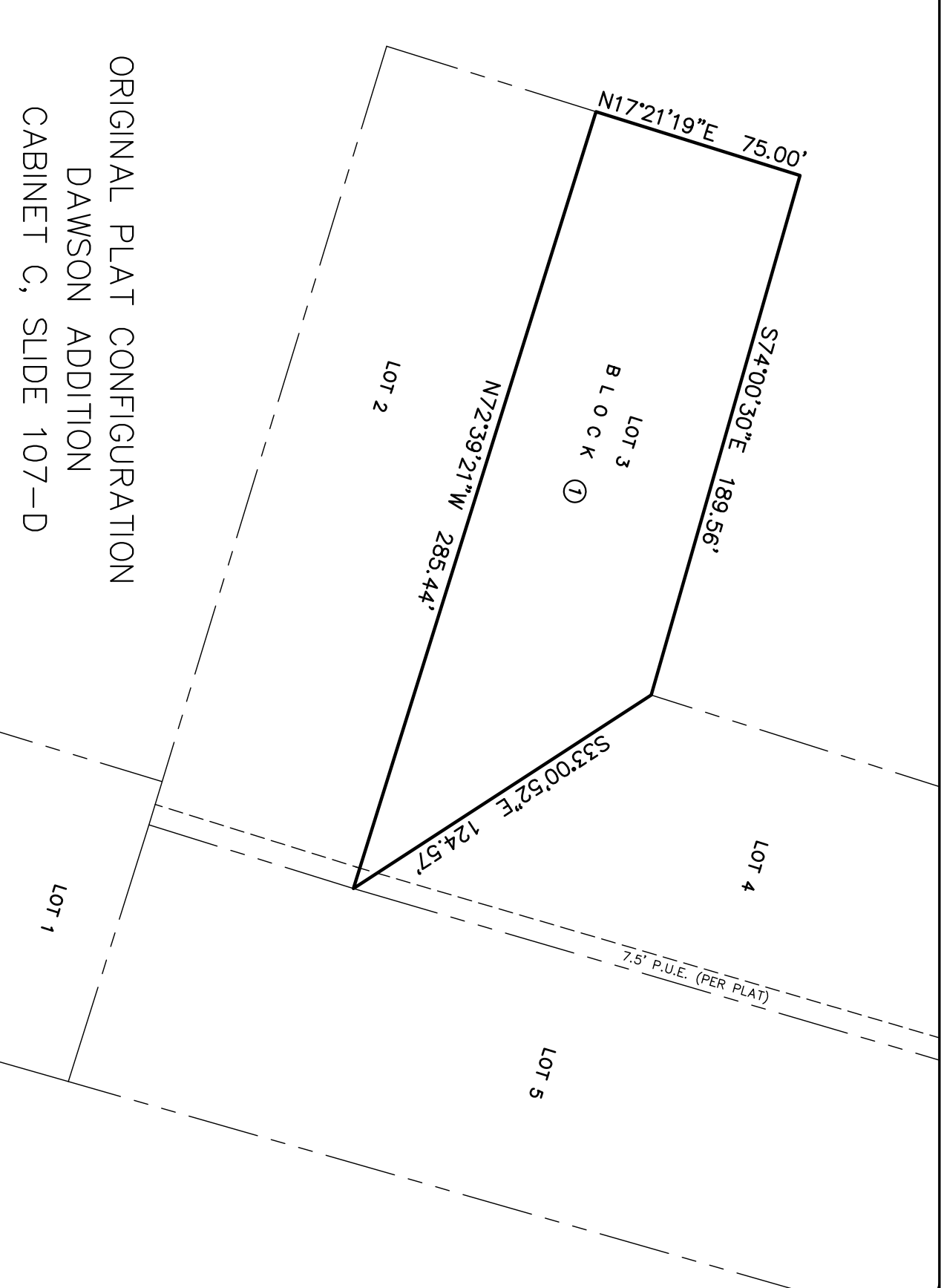
Signature of Applicant: _____ Date: _____
Signature of Owner:  Date: 3/2/17



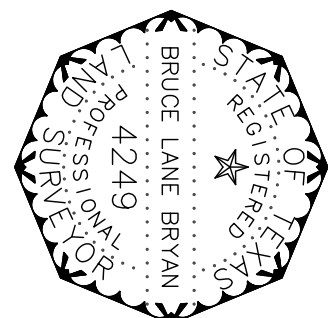
VICINITY MAP



- LEGEND:
- 1/2" IRS "BRYAN TECHNICAL SERVICES" SET
 - 1/2" IRF IRON ROD FOUND
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
- GENERAL NOTES:
1. ONE 20 FOOT WIDE DRIVEWAY SHALL BE CONSTRUCTED, CENTERED AT THE COMMON LINE OF BOTH LOTS.
 2. THE CITY OF BELTON DOES NOT REGULATE LOT TO LOT DRAINAGE.



ORIGINAL PLAT CONFIGURATION
DAWSON ADDITION
CABINET C, SLIDE 107-D



STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ONE-FOOT-THICK GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PLACED UNDER PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF BELTON, TEXAS.

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574

FEBRUARY 2, 2017

DATE

TRACT SURVEYED FEBRUARY 2, 2017

0.424 ACRE MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS
COUNTY OF BELL

BETTER BELTON FOUNDATION, INC., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE BELTON FOUNDATION, INC., DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF BURNET SOUTH ADDITION, PHASE I, BEING A REPLAT OF LOT 3, BLOCK 1, DAWSON ADDITION, AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS _____ DAY OF _____, 2017 BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017 BY LARRY W. GUESS, PRESIDENT OF BETTER BELTON FOUNDATION, INC.

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF BURNET SOUTH ADDITION, PHASE I, BEING A REPLAT OF LOT 3, BLOCK 1, DAWSON ADDITION, AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS _____ DAY OF _____, 2017 BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

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STATE OF TEXAS
COUNTY OF BELL

Said addition shall be subject to all the requirements of the subdivision ordinance of the city of Belton, Texas.

TAX CERTIFICATE

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

FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN YEAR _____, PLAT NO. _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

BURNET SOUTH ADDITION, PHASE I

BEING A REPLAT OF LOT 3, BLOCK 1, DAWSON ADDITION, AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS OF RECORD IN CABINET C, SLIDE 107-D, PLAT RECORDS OF BELL COUNTY, TEXAS

2 LOTS, 1 BLOCK 0.424 ACRE 18,449 SQUARE FEET

0.003 ACRE DEDICATED TO CITY OF BELTON FOR STREET RIGHT-OF-WAY OUT OF THE M.F. CONNELL SURVEY, ABSTRACT #6, BELL COUNTY TEXAS

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY TEXAS

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
2. THE PROPERTY DEPICTED HEREON IS NOT DETERMINED BY THE FEDERAL ENGINEERING IDENTIFIED BY FIRM, PANEL NO. 480270340E EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
3. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".

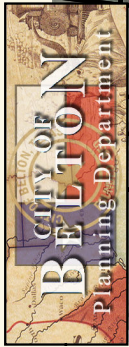
GENERAL NOTES:

1. THE CITY OF BELTON DOES NOT REGULATE LOT TO LOT DRAINAGE.

FINAL PLAT

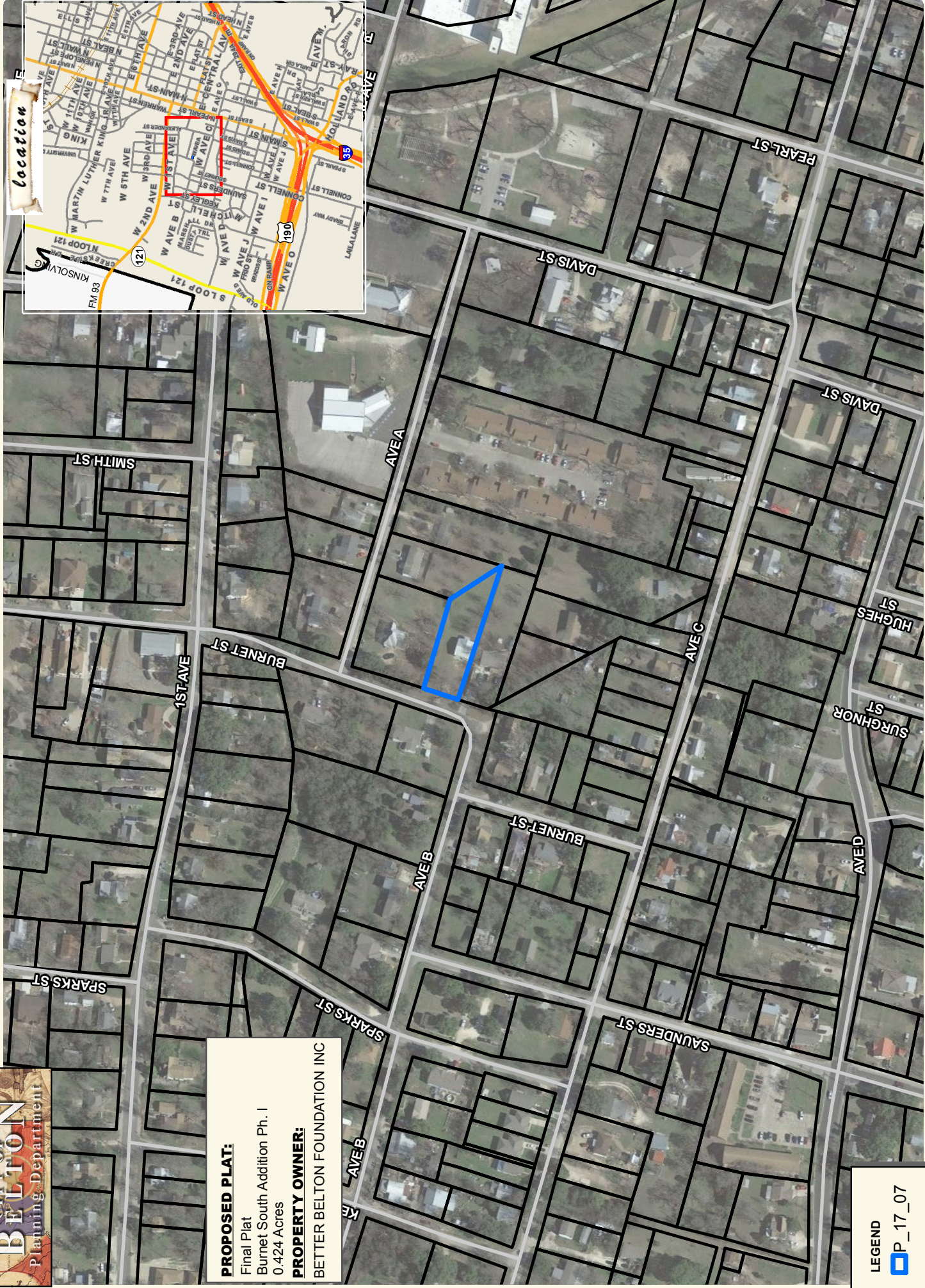
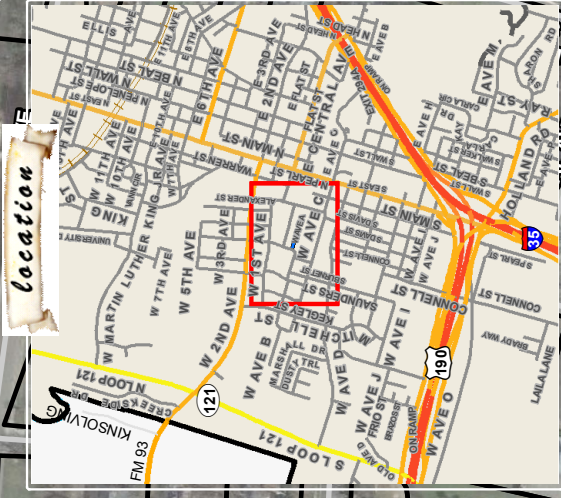
BRYAN TECHNICAL SERVICES, INC.			
911 NORTH MAIN TAYLOR, TX 76574 FIRM NO. 10128500 FAX: (613) 352-0091 surveying@bustintt.com			
NO.	DATE	REVISIONS	BY
1	4/4/17	REVISE LOT 1 LINE	JRG
2	5/5/17	CITY COMMENTS	JRG
DRAWN BY: JRG		CHECKED BY: BLB	
SCALE: 1" = 50'		APPROVED BY: BLB	
PROJECT NO. 17083		DATE: FEBRUARY 2, 2017	

P-17-07 Location - Burnet South Addition Ph. I



PROPOSED PLAT:
Final Plat
Burnet South Addition Ph. I
0.424 Acres

PROPERTY OWNER:
BETTER BELTON FOUNDATION INC

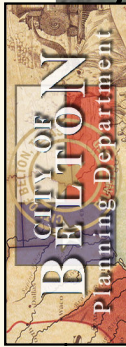


Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton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



LEGEND
 P_17_07

P-17-07 - Burnet South Addition Ph. I



Author: Anthony Nolgrass, City of Belton

Path: E:\City of Belton Projects\Folders\Maps and Data\Zoning\Zoning Cases\2017\IP Cases\IP-17-07\IP-17-07.mxd

PROPOSED PLAT:

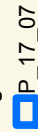
Final Plat
Burnet South Addition Ph. I
0.424 Acres

PROPERTY OWNER:

BETTER BELTON FOUNDATION INC

Proposed Burnet South Addition Ph. I

Legend



P_17_07



0 40 80 160 Feet

Map Date: 6/19/2017 Aerial Imagery Date: 2015

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BELTON ENGINEERING, INC.

Engineering . Design/Build . Planning

lchtay@beltonengineers.com

106 North East St.

Belton, Texas 76513

(254) 731-5600

MEMORANDUM

March 27, 2017

City of Belton, Texas

ATTN: Planning Department

333 Water Street

Belton, Texas 76513

RE: Project: Burnet South Addition Phase I

Location: 0.424 Acres, 206 South Burnet Street, Belton, Texas 76513

Response to comments:

Planning:

1. Please submit any applicable deed restrictions.
 - **NO RESTRICTIONS ARE TO BE RECORDED FOR THIS PLAT**
2. Provide written certification from all utility providers and Clearwater UWC.
 - **All providers have been emailed a copy of the proposed plat**
3. Please submit a tree survey of all protected trees 20 inches and larger for staff review. Please state the trees proposed to remain and the trees proposed for removal.
4. **All existing trees are to remain.** The house from 110 East 11th Avenue was moved onto this lot before it was proposed to be replatted into 2 lots. Why is the house located so far back into the proposed lot? Please contact me to discuss.
 - **At the time the house was placed it was unclear whether or not the City would allow for a subdivision of this lot, therefore it was placed in a similar fashion as the existing building to the south. (adjacent lot)**
5. An electrical and plumbing application was submitted in October 2016 and we sent comments on October 18, 2016 that have not been addressed. What is the status of this project?
6. **We will re-apply for this elec. and plumbing for the proposed two houses.**
7. What is the plan for driveways for these properties?
 - **See attached sketch. One 21' wide drive, with a 1' space shall be constructed to remove any impact on existing roadway.**
8. According to the Subdivision Ordinance, this property is proposing an additional single family home which requires a park dedication of 0.01 acres or a \$200 fee-in-lieu of park dedication. Please submit a \$200 fee to be utilized in Harris Community Park.

- The developer shall submit a \$200 fee in lieu of park dedication.
- 9. Please identify the ROW width adjacent to the southern and northern portion of this property. If the ROW is less than 50', recommend a dedication to achieve a ROW width of 50'.
 - The existing right-of-way is not less than 50'.
- 10. According to the Subdivision Ordinance, the developer is required to contribute half the total cost of paving and installing curb and gutter for the portion of South Burnet Street adjacent to this subdivision. Please address the perimeter street improvement requirements.
 - The improvements shall exceed the lots value. Therefore we request exemption of this request.

Public Works/KPA:

- Drainage will need to be addressed with the building permit for Lot 2. If additional impervious area is proposed, post-development flows must not exceed pre-development.
 - There are no new streets proposed with this development. The impervious area proposed, shall be only 14% of the existing lot. Additionally, a minimum time of concentration (15 minutes) as dictated in the drainage criteria for the City of Belton shall result in the same I (intensity), the area(s) are not affected by this development, and the C factor shall remain the same based on adopted values for residential land use single-family lots < 1.0 acres, as listed in Exhibit 5.4, Design Parameters, Section 5, City of Belton Drainage Criteria Manual.
- Please provide scalable drawings.
 - "SCALABLE" sheet copies are being provided with this response
- Has ONCOR Electric Delivery been involved in determining how power will serve the lots?
 - All utility providers, (including ONCOR), have been sent a copy of this plat for their review and comment.
- If the sewer service line for either lot runs across the other lot, a private easement will be required.

The developer requests that a dual share sewer service be allowed for this subdivision. However, if the City utility director does not allow said dual service, the developer will install separate services which shall not cross into each others property.

Please feel free to contact our office, with any concerns, or questions. 254-731-5600

BELTON ENGINEERING INC.

Lina Chtay, P.E.

President



City of Belton

Planning Department

May 26, 2017

Applicant: Belton Engineering Inc / Larry Guess

Date Submitted: 05-17-17

Project: Burnet South Addition Phase I

Location: 0.424 Acres, 206 South Burnet Street, Belton, Texas 76513

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

Planning:

1. We have received your request for a variance to the perimeter street improvement requirements.
2. The \$200 fee-in-lieu of park dedication will be required prior to plat recording.

Public Works/KPA:

No comments.

Building Official:

No comments.

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: June 20, 2017
Case No.: P-17-08
Request: Replat
Applicant: Better Belton Foundation/
Belton Engineering

Agenda Item

P-17-08 Hold a public hearing and consider a replat for Burnet South Addition, Phase II, a 0.759 acre tract of land, located on the west side of South Burnet Street, generally south of 1st Avenue and north of Avenue B.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 3-lot subdivision containing an existing mobile home.

Project Analysis and Discussion

This is a 3-lot subdivision plat proposed as Burnet South Addition, Phase II. This property is currently one lot and the applicant is proposing to replat this 0.759 acre lot into three separate lots. This property is zoned Single Family-2 Zoning District with a Conservation and Revitalization Overlay. The Conservation and Revitalization Overlay District is intended for certain residential transition areas of the City which may have a mixture of residential and some commercial or other nonresidential uses nearby. The Conservation and Revitalization Overlay District allows for HUD-Code mobile homes, modular homes, single family homes, duplexes, and patio homes. This property currently contains a mobile home and the applicant has stated that the mobile home will be moved to one of the lots and the other two lots will be for additional development. The size of the proposed lots are in conformance with the Single Family-2 Zoning District lot size requirements all respects. The applicant is proposing to plat this property to allow for two additional lots. The Public Works Department has confirmed that the additional lots can be served by existing water and sewer lines.

According to the Subdivision Ordinance, the developer is required to contribute into escrow half the total cost of paving (up to 18.5 feet) and install curb and gutter, for the portion of South Burnet Street adjacent to this subdivision. The applicant submitted a variance letter requesting to waive the perimeter street improvement requirements. It is staff's judgment that two additional single family home will not generate an increase in traffic on South Burnet Street; therefore, staff recommends waiving the perimeter street requirement for this three-lot

residential subdivision. Since this is a proposal for two additional residential lots, this variance request seems reasonable.

According to the Subdivision Ordinance, any residential subdivision within the City of Belton, or within the City's extraterritorial jurisdiction, is required to set aside and dedicate to the public sufficient and suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland. These requirements may be satisfied through parkland dedication or payment of fees-in-lieu of required parkland or a combination of the two. This subdivision requires parkland dedication of 0.02 acres or \$400 parkland fee for the additional lot. Since this subdivision is only creating two additional lots, the applicant has agreed to pay a \$400 fee-in-lieu of park dedication for use in a nearby City park.

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

Recommendation

Recommend approval of the replat for the Burnet South Addition, Phase II, a 0.759 acre tract of land, located on the west side of South Burnet Street, generally south of 1st Avenue and north of Avenue B, subject to:

- South Burnet Street perimeter street improvements variance. (Recommended)

Attachments

1. Final Plat Application
2. Final Plat
3. Property Location Map
4. Perimeter Street Improvement Variance Request
5. Letter to the Applicant's Engineer dated May 31, 2017

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

Application is hereby made to the City Council for the following:

- ☐ Preliminary Subdivision Fees due \$ _____
- ☒ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☒ City Limits

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

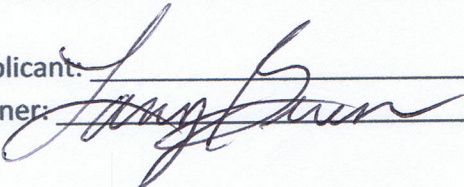
Applicant: Lina Chtay, P.E./Belton Engineering, Inc. Phone: (254) 731-5600
Mailing Address: 106 N. East Street, Belton, Tx 76513
Email Address: beltonengineeringinc@gmail.com

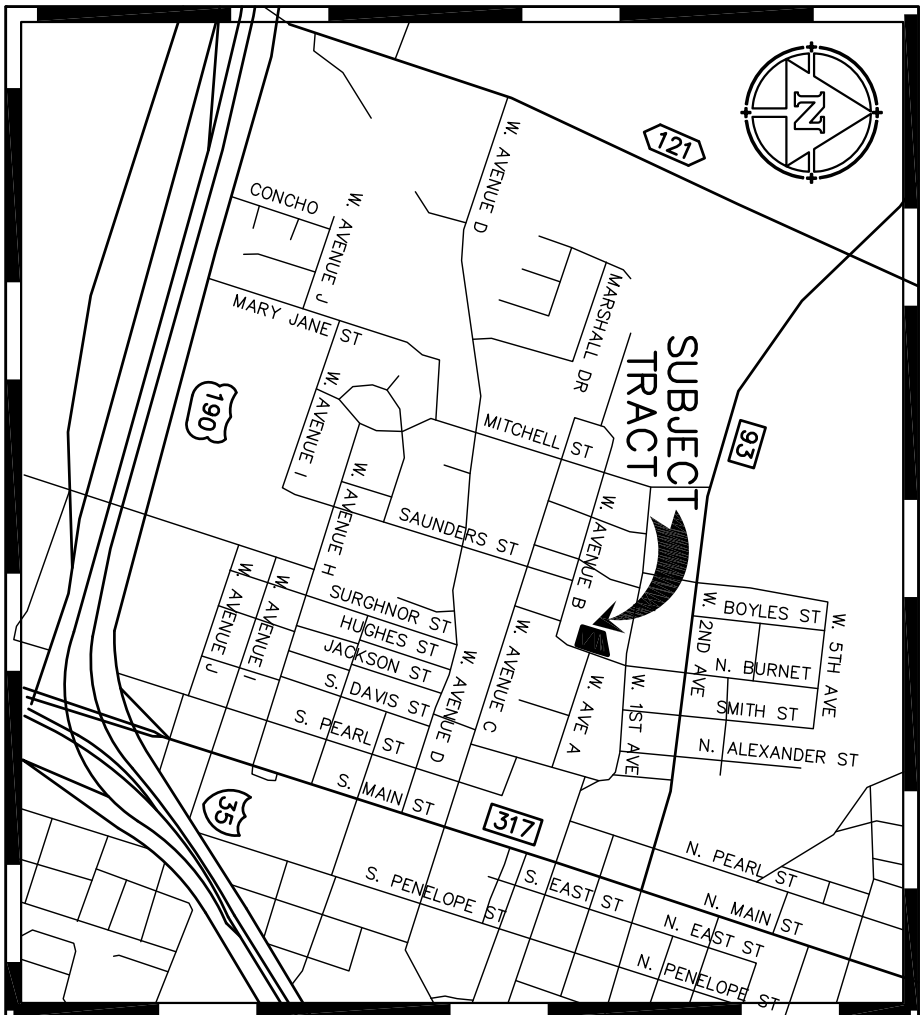
Owner: Larry Guess / Better Belton Foundation, Inc. Phone: (254) 718-2897
Mailing Address: 517 E. 25th Avenue, Belton, Tx 76513
Email Address: lguess@hotmail.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 0.759 Survey: M.F. Connell Survey
Abstract #: 6 Street Address: 201 S. Burnet Street
Frontage in Feet: 256' Depth in Feet: 151'

Does Zoning comply with proposed use? yes Current Zoning: SF-2
Name of proposed subdivision: Burnet South Addition, Phase II with CR Overlay
Number of Lots: _____ Fee: \$ _____

Signature of Applicant: _____ Date: _____
Signature of Owner:  Date: 3/20/17



VICINITY MAP



STATE OF TEXAS
COUNTY OF BELL

BETTER BELTON FOUNDATION, INC., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BURNET SOUTH ADDITION, PHASE II, BEING A REPLAT OF LOT 1, BLOCK 14, A PORTION OF BLOCK 6, AND AN 18' WIDE ALLEY, W. Y. MCFARLAND ADDITION, AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, OF RECORD IN VOLUME 172, PAGE 50, DEED RECORDS OF BELL COUNTY, TEXAS, A SUBDIVISION IN THE CITY OF BELTON, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

BETTER BELTON FOUNDATION, INC.

LARRY W. GUESS, PRESIDENT

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 2017 BY LARRY W. GUESS, PRESIDENT OF BETTER BELTON FOUNDATION, INC.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF BURNET SOUTH ADDITION, PHASE II, BEING A REPLAT OF LOT 1, BLOCK 14, A PORTION OF BLOCK 6, AND AN 18' WIDE ALLEY, W. Y. MCFARLAND ADDITION, AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, OF RECORD IN VOLUME 172, PAGE 50, DEED RECORDS OF BELL COUNTY, TEXAS TO THE CITY OF BELTON, TEXAS, WAS APPROVED THIS _____ DAY OF _____ 2017 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF BURNET SOUTH ADDITION, PHASE II, BEING A REPLAT OF LOT 1, BLOCK 14, A PORTION OF BLOCK 6, AND AN 18' WIDE ALLEY, W. Y. MCFARLAND ADDITION, AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, OF RECORD IN VOLUME 172, PAGE 50, DEED RECORDS OF BELL COUNTY, TEXAS TO THE CITY OF BELTON, TEXAS, WAS APPROVED THIS _____ DAY OF _____ 2017 BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

STATE OF TEXAS
COUNTY OF BELL

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

WITNESS MY HAND THIS _____ DAY OF _____ 2017.

CITY CLERK

TAX CERTIFICATE

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

DATED THIS _____ DAY OF _____ 2017.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD THIS _____ DAY OF _____ 2017, IN YEAR _____ PLAT NO. _____
PLAT RECORDS OF BELL COUNTY, TEXAS.
DEDICATION INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

FINAL PLAT OF:
BURNET SOUTH ADDITION, PHASE II

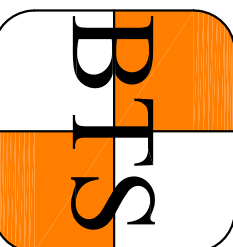
BEING A REPLAT OF LOT 1, BLOCK 14, A PORTION OF BLOCK 6, AND AN 18' WIDE ALLEY, W. Y. MCFARLAND ADDITION, AN ADDITION TO THE CITY OF BELTON, BELL COUNTY, TEXAS, OF RECORD IN VOLUME 172, PAGE 50, DEED RECORDS OF BELL COUNTY, TEXAS

3 LOTS, 1 BLOCK 0.759 ACRE 33,050 SQUARE FEET
0.008 ACRE DEDICATED TO CITY OF BELTON FOR STREET RIGHT-OF-WAY
OUT OF THE M.F. CONNELL SURVEY, ABSTRACT #6, BELL COUNTY TEXAS
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY TEXAS



FINAL PLAT

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76781
FIRM NO. 10128500 FAX: (817) 552-9091
surveying@bustintt.com

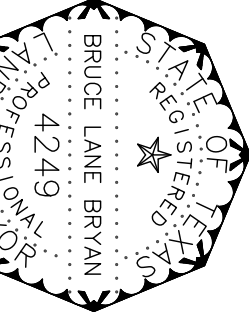
NO.	DATE	REVISIONS	BY
1	5/7/17	ADDRESS CITY COMMENTS	JRG
DRAWN BY: JRG	CHECKED BY: BLB		
SCALE: 1" = 50'	APPROVED BY: BLB		
PROJECT NO. 17072	DATE: FEBRUARY 2, 2017		

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
2. THE PROPERTY DEPICTED HEREON IS NOT DETERMINED BY THE FEDERAL EMBLEMIC BEING IDENTIFIED ON F.I.R.M. PANEL NO. 480720340E EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
3. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".

GENERAL NOTES:

1. THE CITY OF BELTON DOES NOT REGULATE LOT TO LOT DRAINAGE.



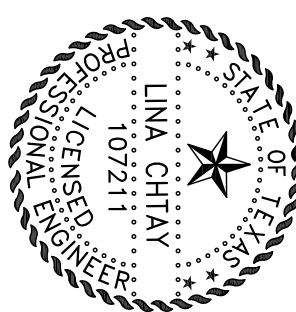
BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
911 NORTH MAIN
TAYLOR, TX 76781

FEBRUARY 2, 2017

DATE

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

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND SHOWN THEREON, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF BELTON, TEXAS.



I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. FURTHERMORE, THE DRAINAGE SHALL NOT BE MODIFIED.

LINA CHAI, P.E. NO. 107211

STATE OF TEXAS
COUNTY OF BELL

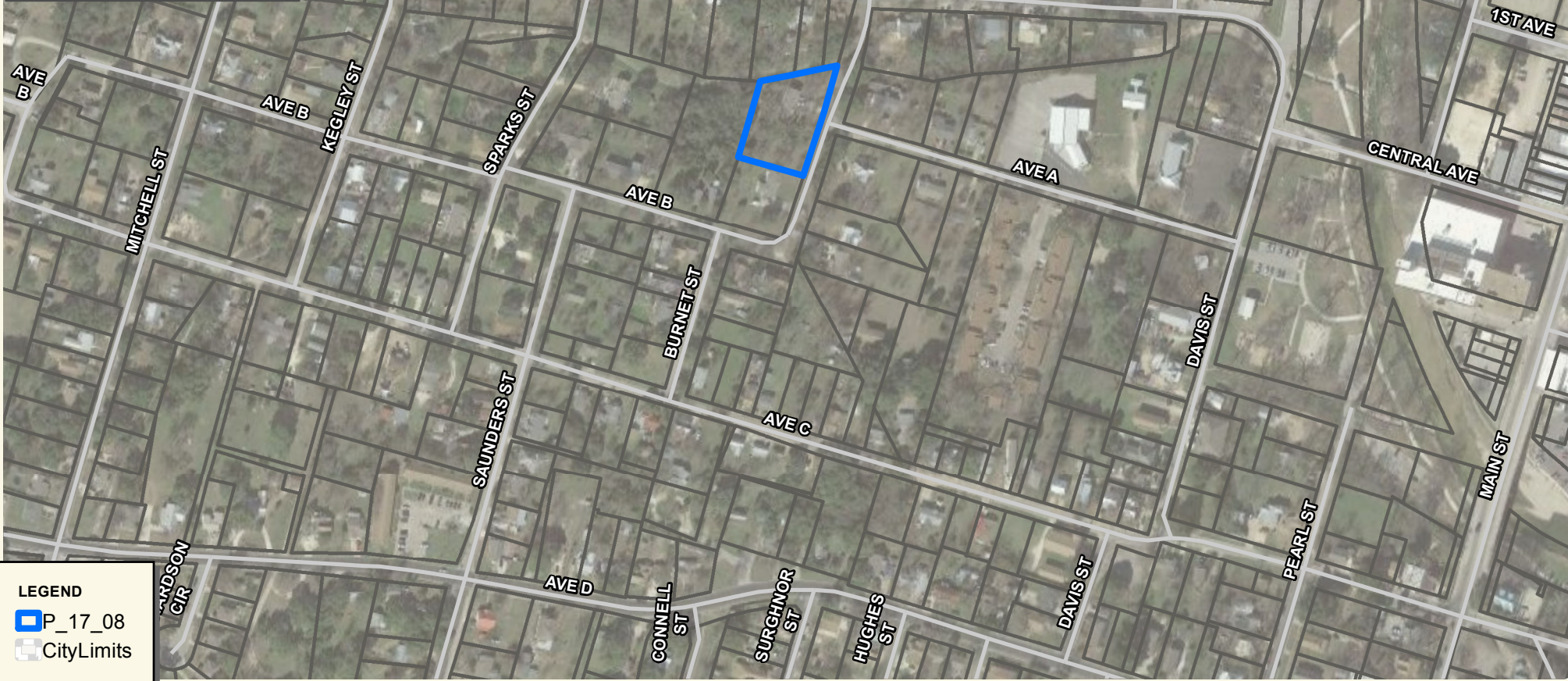
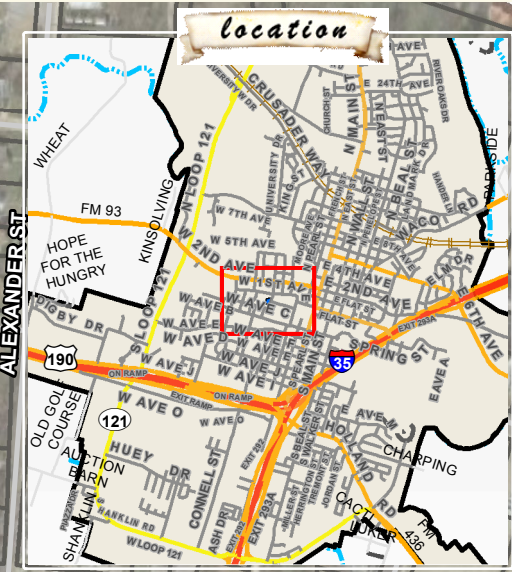
- LEGEND:
- 1/2" IRS
 - 1/2" IRF
 - B.L.
 - P.U.E.
- 1/2" IRON ROD WITH CAP STAMPED "BRYAN TECHNICAL SERVICES" SET
- 1/2" IRON ROD FOUND
- BUILDING LINE
- PUBLIC UTILITY EASEMENT

TRACT SURVEYED FEBRUARY 2, 2017
0.759 ACRE MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

P-17-08 Location - Burnet South Addition PH II

PROPOSED PLAT:
Final Plat
Burnet South Addition PH II
0.759 Acres

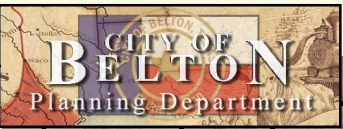
PROPERTY OWNER:
BETTER BELTON FOUNDATION INC



LEGEND

- P_17_08
- CityLimits

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.



P-17-08 Burnet South Addition PH II

PROPOSED PLAT:
Final Plat
Burnet South Addition PH II
0.759 Acres

PROPERTY OWNER:
BETTER BELTON FOUNDATION INC

Proposed Burnet South Addition PH II



Legend
■ P_17_08



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.



BELTON ENGINEERING, INC.

Engineering . Design/Build . Planning

lchtay@beltonengineers.com

106 North East St.

Belton, Texas 76513

(254) 731-5600

MEMORANDUM

May 6th, 2017

City of Belton, Texas

ATTN: Planning Department

333 Water Street

Belton, Texas 76513

RE: Project: Burnet South Addition Phase II

Location: 0.759 Acres, 201 South Burnet Street, Belton, Texas 76513

Response to comments:

Planning:

1. This plat is not ready for P&ZC and Council consideration and will not move forward to the May meetings.
 - Duly noted.
2. This property is zoned Single Family-2 with a CR Overlay. The lots proposed do not conform to the SF-2 requirements. In the CR Overlay District, the requirements of the base zoning district (SF-2) shall apply. The SF-2 District requires a minimum lot width of 60' and a minimum lot area of 7,500 square feet. This plat may not move forward as proposed, since it does not comply with the minimum lot area regulations.
 - The lots have been re-configured to total 3. These proposed lots shall conform to SF-2.
3. Please include all building setback lines on the plat.
 - All setbacks have been added to the plat.
4. Please show the original lot configuration on the plat.
 - Showed inset of original lot configuration.
5. Is the mobile home proposed to be moved or will it remain?
 - It shall be adjusted to fit on of these new lots.
6. Please submit any applicable deed restrictions (existing and proposed).
 - There are no existing deed restrictions on record for these lots.
7. Provide written certification from all utility providers and Clearwater UWC.
 - A copy of the new plat has been sent to all utility providers including clearwater UWC. (see attached)

8. Please submit a tree survey of all protected trees 20 inches and larger for staff review. Please also state on the tree survey or a separate sheet the trees proposed to remain and the trees proposed for removal.
 - An on-site review of this lot, reveals that no protected trees 20 inches and larger exist on subject lot.
9. According to the Subdivision Ordinance, this property is proposing three additional single family homes which requires a park dedication of 0.03 acres or a \$600 fee-in-lieu of park dedication. Please submit a \$600 fee to be utilized in Harris Community Park.
 - Developer shall submit the park fee.
10. Please identify the ROW width adjacent to the northern portion of this property. There appears to be less than 50' of ROW (48.1' at southern end; 49' at middle; please identify width adjacent to northern portion). Recommend a dedication to achieve a ROW width of 50'.
 - The requested right-of-way dedication to achieve a 50' foot total width has been added to the plat.
11. According to the Subdivision Ordinance, the developer is required to contribute half the total cost of paving and installing curb and gutter for the portion of South Burnet Street adjacent to this subdivision. Please address the perimeter street improvement requirements.
 - The improvements cost shall exceed the development value. Therefore we request exemption of this request.

Public Works/KPA:

1. The 40' drainage easement will not be abandoned. Eliminating the easement will limit the possibility for positive overflow in large storm events, and the Burnet Plat is on the low side of the overbank. Also, there are no channel calculations or HEC-RAS analysis provided that would define the 1% annual chance floodplain. This is required, at a minimum, to determine the extents of the floodplain to evaluate whether or not the drainage easement could even be reduced.
 - The developer shall not abandon or reduce width of existing drainage easement, No HEC-RAS analysis is needed.
2. Please adjust the C-values by storm event.
 - We shall adjust the C values to match city of Killeen drainage criteria manual as proposed and agreed to by the City of Belton engineer.
3. The elevations shown in Section A of the channel are incorrect.
 - We have corrected the "typo" error of the elevations.
4. The n-value used for the existing RCP culvert calculations is 0.012. However, an n-value of 0.013 is typically used for RCP. Although the result may not change, please

make this modification.

- The n-value requested has been used in the RCP culvert calculations.
5. Based on the plat, it appears that the existing residential structure encroaches into the drainage easement. Please consult the Floodplain Administrator to determine if an elevation certificate is needed. A waiver may also need to be requested by the property owner to allow the structure to remain in its current location (encroaching on the drainage easement).
 - No need for HEC-RAS analysis.
 6. Instinctively, it would appear that the minimal increase in peak flow caused by the development of the individual lots would not have a significant impact on water surface elevations and thus, detention would not be required. However, to protect against future claims, perform HEC-RAS analyses of the channel adjacent and immediately downstream of the subject property for pre- and post-project conditions to prove whether or not there is any change in the peak water surface elevations for various storm events.
 - No need for HEC-RAS extensive analysis.
 7. What are the proposed water and sewer connections for each lot?
 - We have updated the utility plan to show proposed services.
 8. The sewer lines are shallow in this area. Once the final lot layout is determined, the exact location of sewer will need to be identified on the utility plan sheet. A minimum 6" sewer line extension will be required to serve this development due to the shallow gravity sewer lines on Burnet. This sewer line extension will require crossing the street with steel reinforced concrete cap.

Building Official:

1. Will the existing structure be removed?
 - The existing structure shall be re-located onto one of these proposed lots.
2. Existing structure appears to be crossing lot lines and is encroaching into the 40' drainage easement.
 - The existing structure shall be re-located onto one of these proposed lots.
3. The plat does not appear to be in the flood hazard area.
 - Agreed.
4. This property is zoned SF-2 which requires a 25' front, 20' rear and 6' side yard building setback lines. Lot 4 on the proposed plat only shows a 15' front yard building setback. Please revise to show all SF-2 setbacks on the proposed lots.
 - All lots on plat have been updated to show building setbacks for SF-2 zoning.
5. Lot 4 does not appear to have adequate buildable area due to required building setbacks and the 40' drainage easement.

- The lots have been re-configured to satisfy this comment.

Please feel free to contact our office, with any concerns, or questions. 254-731-5600

BELTON ENGINEERING INC.

Lina Chtay, P.E.

President



City of Belton

Planning Department

May 31, 2017

Applicant: Belton Engineering Inc. / Larry Guess

Date Submitted: 05-30-17

Project: Burnet South Addition Phase II – Final Plat

Location: 0.759 Acres, 201 South Burnet Street, Belton, Texas 76513

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

Planning:

No comments.

Public Works/KPA:

No comments.

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: June 20, 2017
Case No.: P-17-11
Request: Final Plat
Applicant: Kevin Spurlock/Dunlap Engineering

Agenda Item

P-17-11 Consider a final plat for Heart of Texas Subdivision, a 2.0 acre tract of land, located on the north side of FM 2484, west of Lark Trail and east of FM 1670, located partially in Belton's Extra Territorial Jurisdiction (ETJ).

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 1-lot subdivision proposed for a feed store.

Project Analysis and Discussion

This is a 1-lot subdivision plat, located partially in Belton's ETJ, and partially in Salado's ETJ, proposed as the Heart of Texas Subdivision. This property is currently vacant, and the applicant is proposing to plat the property for a future feed store. This 2.0 acre property is currently unplatted. Bell County Health Department has stated that this lot is suitable for a septic system.

This property is located adjacent to FM 2484, a minor arterial roadway on the Thoroughfare Plan. According to Section 503, Sidewalk Standards and Policy, of the Subdivision Ordinance, sidewalks along arterial streets shall be a minimum of 6 foot wide and constructed where this property is adjacent to FM 1670 roadway. The applicant has submitted a letter variance request to the sidewalk requirements since there are no sidewalks nearby for a potential future connection and the fact this portion of the subdivision is adjacent to FM 2484 is located in Bell County, Salado's ETJ. Bell County has stated that sidewalks are not required; therefore, a sidewalk is not recommended in this location.

The Subdivision Ordinance requires subdivisions in the City and the City's ETJ to construct a water distribution system with appropriate appurtenances for fire protection. All subdivisions are required to install fire hydrants that meet the City's fire flow requirements. For commercial and industrial development, the City requires a minimum of an 8 inch water main

with 750 gallons per minute, but sized to provide adequate domestic and industrial use flows and fire flows as determined by City Engineer and Fire Marshal. In commercial and industrial areas the minimum spacing of fire hydrants is required to be 300 feet. The Fire Marshal has stated that installation of a fire hydrant is on the existing 6" waterlines across FM 2484 roadway from this property. The Fire Marshal tested the closest fire hydrant located nearby at Salado High School on the same 6" waterline the new fire hydrant will be located. The test results concluded that there is 920 gallons per minute with a 35 PSI residual pressure, which meets the minimum fire flow requirements. The minimum water main size of 8" is not possible at this location due to existing waterlines in the area. A variance appears to be reasonable given the fire distribution system exceeds the minimum fire flow requirements.

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

Recommendation

Recommend approval of the final plat for the Heart of Texas subdivision, a 2.0 acre tract of land, located on the north side of FM 2484, west of Lark Trail and east of FM 1670, located partially in Belton's Extra Territorial Jurisdiction (ETJ), subject to:

1. FM 2484 sidewalk variance. (Recommended)
2. Minimum water main size variance. (Recommended)
3. City's Letter to Applicant's Engineer dated June 9, 2017

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Sidewalk Variance Letter and Cost Estimate
5. Letter to the Applicant's Engineer dated June 9, 2017

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

Application is hereby made to the City Council for the following:

- ☐ Preliminary Subdivision Fees due \$ 270.00
☒ Final Subdivision
☐ Administrative Plat
☐ Replat
☒ ETJ
☐ City Limits

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

Applicant: KEVIN SPURLOCK Phone: 254-718-0431
Mailing Address: 15741 South Hwy 135, Salado, TX, 76571
Email Address: hotfeed@yahoo.com

Owner: A.W. & V.M. Capps Family Trust dated April 30, 1991 phone: 254-721-0747
Mailing Address: PO Box 631 Salado Texas 76571
Email Address: _____

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 2 ac Survey: Young Williams
Abstract #: 861 Street Address: _____ FM 2484
Frontage in Feet: 211 Depth in Feet: 430

Does Zoning comply with proposed use? _____ Current Zoning: _____

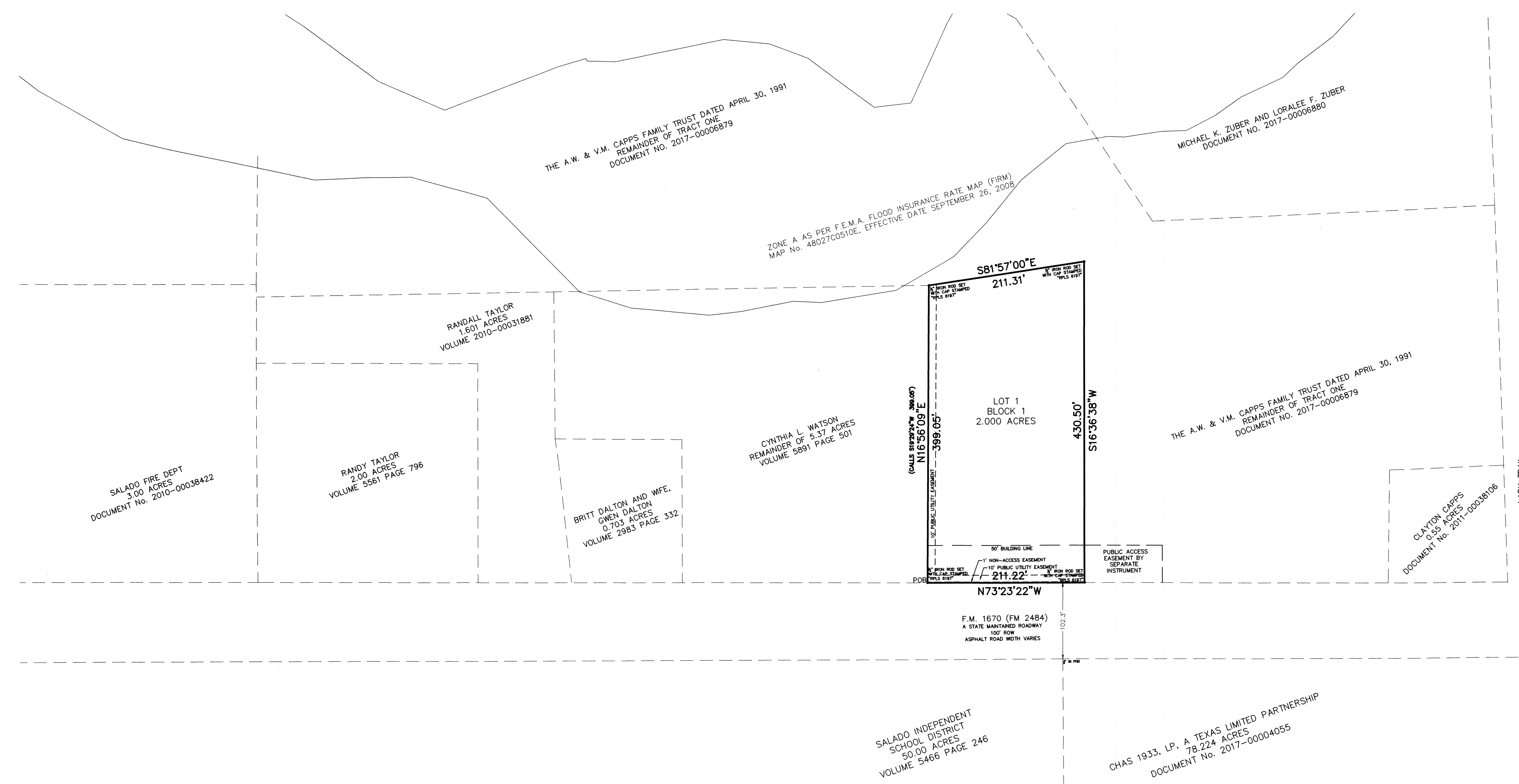
Name of proposed subdivision: HEART OF TEXAS

Number of Lots: 1 Fee: \$ _____

Signature of Applicant: [Signature] Date: 5-9-17

Signature of Owner: Arthur Wade Capps Date: 5-9-17

Dunlap Engineering & Surveying LLC
Dunlap, LLC@gmail.com



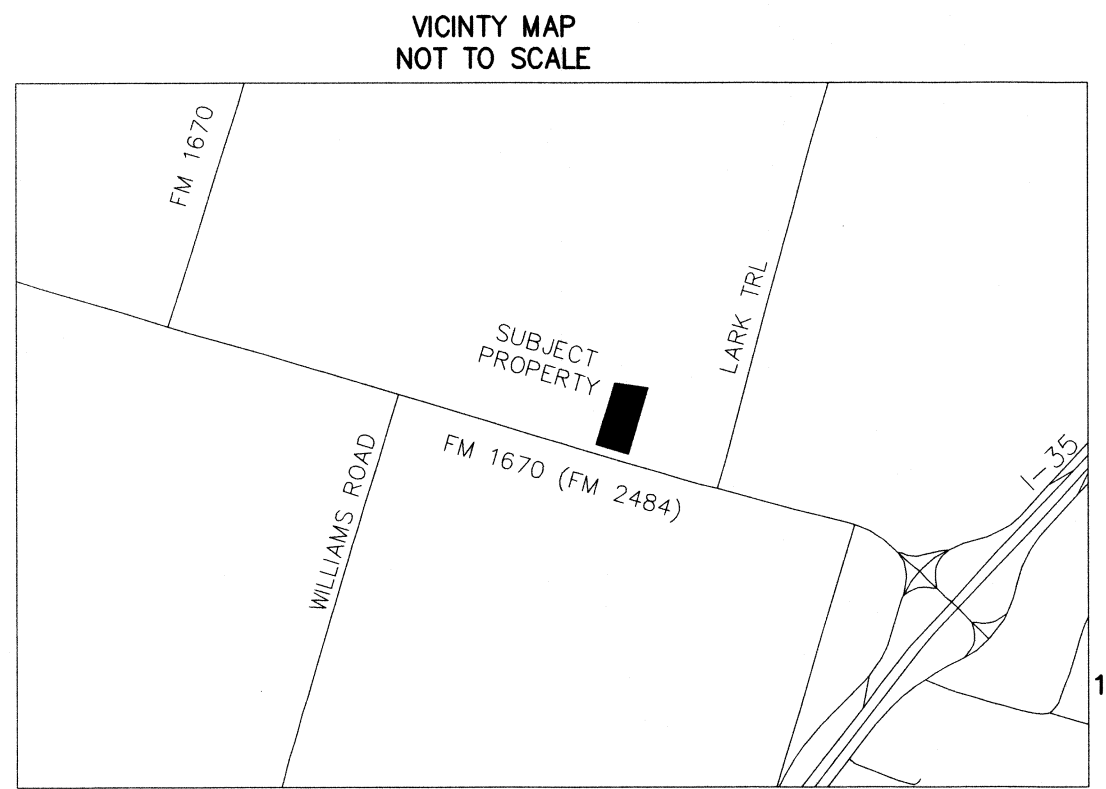
A DRAINAGE ANALYSIS AND ANY INFRASTRUCTURE REQUIRED TO LIMIT RUNOFF FROM THE SITE IS REQUIRED TO BE SUBMITTED TO THE CITY OF BELTON FOR REVIEW AND APPROVAL PRIOR TO ANY DEVELOPMENT.

ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

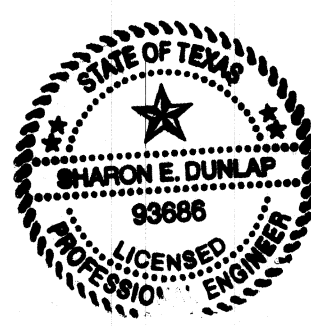
A VARIANCE REGARDING DIRECT ACCESS TO A PUBLIC ROAD HAS BEEN REQUESTED BASED ON TxDOT REGULATIONS REGARDING DRIVEWAY SPACING.

THIS PROJECT IS REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE RATE MAP NO. 48027C0510E, DATED SEPTEMBER 26, 2008.



TRACT SURVEYED APRIL 21, 2017



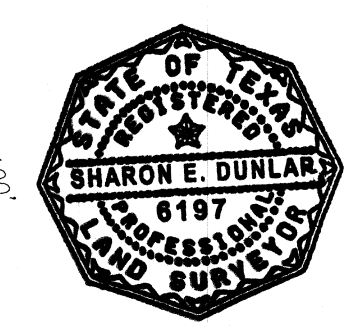
STATE OF TEXAS
COUNTY OF BELL
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:
Sharon Dunlap 6-2-17
SHARON DUNLAP
NO. 93686

TAX CERTIFICATE
THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.
DATED THIS ____ DAY OF ____, 2017.

BELL COUNTY TAX APPRAISAL DISTRICT
OWNERS' RESPONSIBILITIES
"IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT."

LETTER OF COMPLIANCE
IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
A.W. & V.M. CAPPS FAMILY TRUST DATED APRIL 30, 1991

ARTHUR WADE CAPPS, TRUSTEE DATE _____
VEDA MAY CAPPS, TRUSTEE DATE _____
Filed for record this ____ day of ____, 2017 A.D., in year ____, Plat # _____, plat records of Bell County, Texas.
Dedication Instrument No. _____, Official Public Records of Bell County, Texas.



STATE OF TEXAS
COUNTY OF BELL KNOW ALL MEN BY THESE PRESENTS:
THAT I, SHARON E. DUNLAP, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.
Sharon Dunlap 6-2-17
SHARON E. DUNLAP, R.P.L.S., NO. 6197

STATE OF TEXAS
COUNTY OF BELL
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HEART OF TEXAS, A SUBDIVISION IN THE ETJ OF THE CITY OF BELTON AND THE ETJ OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS, WAS APPROVED THIS THE ____ DAY OF ____, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON TEXAS.

CHAIRMAN _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF BELL
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HEART OF TEXAS, A SUBDIVISION IN THE ETJ OF THE CITY OF BELTON AND THE ETJ OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS, WAS APPROVED THIS THE ____ DAY OF ____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON TEXAS.

MAYOR _____ SECRETARY _____

SAID ADDITION SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.
DATED THIS ____ DAY OF ____, 2017.

CITY CLERK _____

I hereby certify this plat was approved this ____ day of ____, 2017, by the Bell County Commissioners' Court, and may be filed for record in the Deed Records of Bell County by the County Clerk.

County Judge _____

Witness my hand this ____ day of ____, 2017.

Notary Public _____

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS, THAT ARTHUR WADE CAPPS, TRUSTEE, AND VEDA MAY CAPPS, TRUSTEE, OF THE A.W. & V.M. CAPPS FAMILY TRUST DATED APRIL 30, 1991, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HEART OF TEXAS, A SUBDIVISION IN THE ETJ OF THE CITY OF BELTON AND THE ETJ OF THE VILLAGE OF SALADO, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.
A.W. & V.M. CAPPS FAMILY TRUST DATED APRIL 30, 1991

ARTHUR WADE CAPPS, TRUSTEE _____ VEDA MAY CAPPS, TRUSTEE _____

STATE OF TEXAS
COUNTY OF BELL
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ARTHUR WADE CAPPS, TRUSTEE OF THE A.W. & V.M. CAPPS FAMILY TRUST DATED APRIL 30, 1991, ON BEHALF OF SAID TRUST, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS
COUNTY OF BELL
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED VEDA MAY CAPPS, TRUSTEE OF THE A.W. & V.M. CAPPS FAMILY TRUST DATED APRIL 30, 1991, ON BEHALF OF SAID TRUST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

FINAL PLAT OF:
HEART OF TEXAS
1 LOT, 1 BLOCK
2.000 ACRES
YOUNG WILLIAMS SURVEY, ABSTRACT No. 861
A SUBDIVISION IN THE ETJ OF THE VILLAGE OF SALADO AND THE ETJ OF THE CITY OF BELTON BELL COUNTY, TEXAS
2.000 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPERATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

DUNLAP ENGINEERING & SURVEYING, LLC
1101 DAKOTA DRIVE
TEMPLE, TEXAS 76504
254-791-0152
TBPE No. F-12548 TBPLS No. 10186400

FINAL PLAT OF:
HEART OF TEXAS
YOUNG WILLIAMS SURVEY, ABSTRACT No. 861
A SUBDIVISION IN THE ETJ OF THE VILLAGE OF SALADO AND THE ETJ OF THE CITY OF BELTON BELL COUNTY, TEXAS
PREPARED FOR:
A.W. & V.M. CAPPS FAMILY TRUST
DATED APRIL 30, 1991
P.O. Box 631
SALADO, TEXAS 76571

REVISIONS		
SED	COMMENTS	5/29/17

DATE: 5/08/17
DRN. BY: SED
REF.:

JOB NO.: 17017
SHEET 1 OF 4
COMPUTER DWS. NO. CAPPS2ACPLAT

17017-D
DRAWING NUMBER

P-17-11 Heart of Texas - ETJ

PROPOSED PLAT:

Final Plat
Heart of Texas Subdivision
2.0 Acres

PROPERTY OWNER:


CAPPS, A W & V M FAMILY TRUST

Proposed Heart of Texas Subdivision

LARK TRL

FM 2484

Legend

 P_17_11



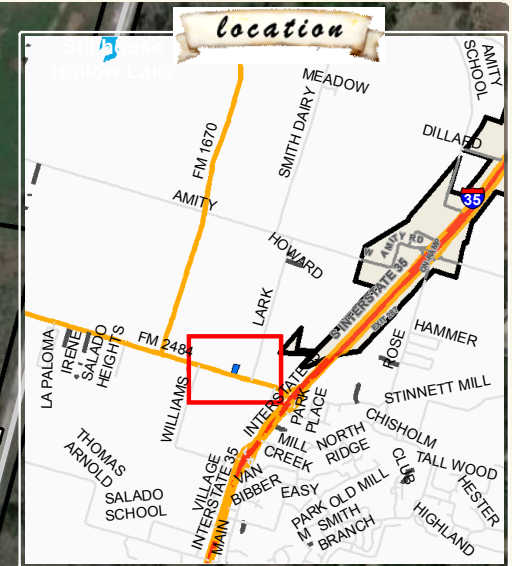
P-17-11 Location - Heart of Texas - ETJ

PROPOSED PLAT:

Final Plat
Heart of Texas Subdivision
2.0 Acres

PROPERTY OWNER:

CAPPS, A W & V M FAMILY TRUST



LEGEND

- P_17_11
- CityLimits



P-17-11 Location - Heart of Texas - ETJ

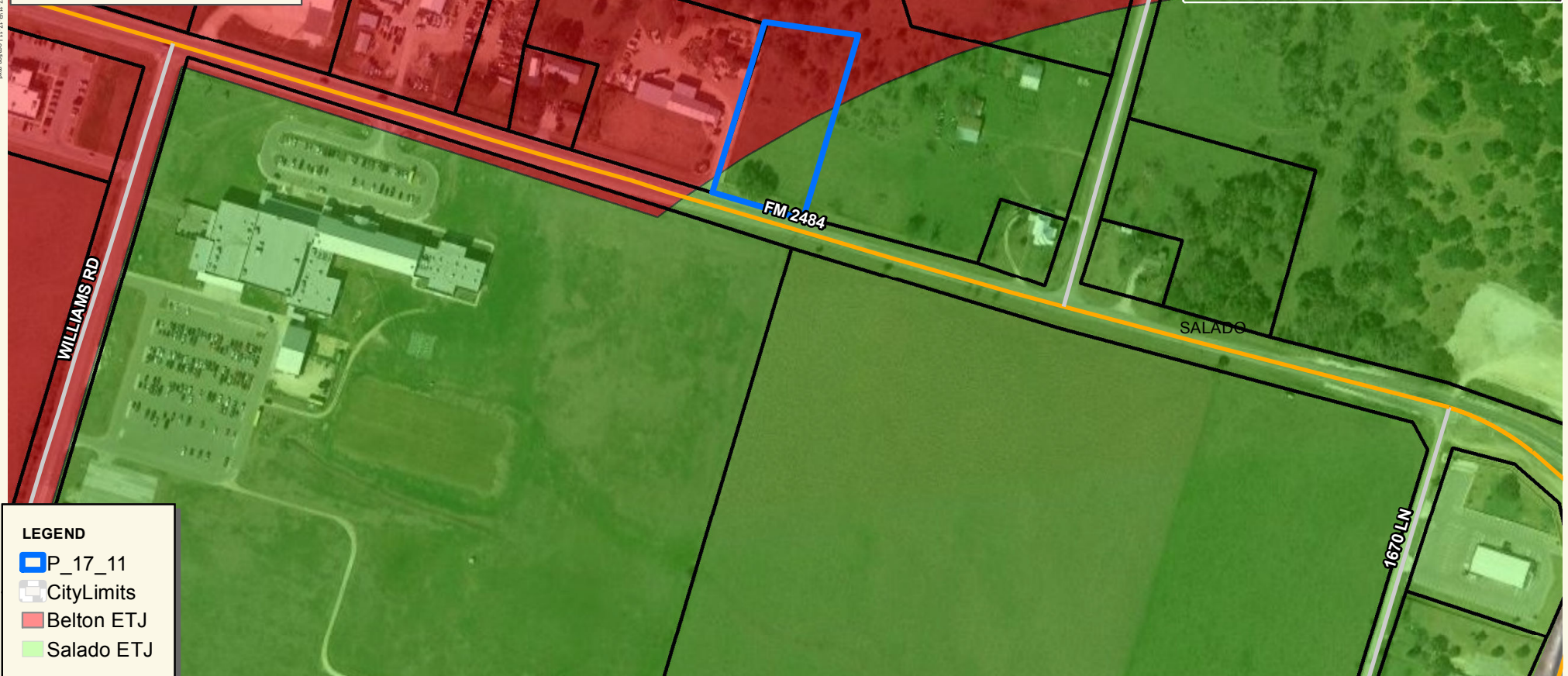
PROPOSED PLAT:

Final Plat
Heart of Texas Subdivision
2.0 Acres

PROPERTY OWNER:

CAPPS, A W & V M FAMILY TRUST

Author: Anthony McGowan, City of Belton
Page: E:\City of Belton Project\Belton\Maps and Data\Zoning\Zoning_Cover_2017\ETJ\Growth\17-11-P-11_Location.mxd



LEGEND

- P_17_11
- CityLimits
- Belton ETJ
- Salado ETJ



P-17-11 Heart of Texas - ETJ

PROPOSED PLAT:

Final Plat
Heart of Texas Subdivision
2.0 Acres

PROPERTY OWNER:

CAPPS, A W & V M FAMILY TRUST

Proposed Heart of Texas Subdivision


BELTON

LARK TRL

FM 2484

SALADO

Legend

-  P_17_11
-  Belton ETJ
-  Salado ETJ





Applicant: Dunlap Engineering / Kevin Spurlock

Date Submitted: 05/09/2017

Project: Heart of Texas Addition ETJ – P&Z Final Plat

Location: 2.00 acres, FM 2484 (FM 1670) Bell County, Texas

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

Planning:

- a.i.1. Please include a 10' PUE on the portion of this lot directly adjacent to FM 1670 ROW. **Provided 10' PUE adjacent to FM 1670.**
2. We have received the transmittal letters for the utility providers; however, none of the letters were sent in someone's attention. Please re-send the proposed plat in the attention as shown on the City's utility provider form and provide us with a copy of the transmittal letter. **Responses from utility providers provided or plat resent with copy of transmittal letter provided.**
3. Please verify that this proposed plat name does not currently exist in Bell County. **No plat with this name is shown on plat search on bell county website.**
4. FM 1670 is identified as a minor collector on the Belton Thoroughfare Plan, so a 6-foot wide sidewalk is required the length of the property adjacent to FM 1670. We have received a variance request to not construct a sidewalk at this location. We recommend the applicant pay a fee-in-lieu of sidewalk construction. To determine the fee-in-lieu of sidewalk construction, please submit a cost estimate to construct sidewalks at this location for staff review. **Requesting variance not to build sidewalk or pay fee-in-lieu of sidewalk construction. Cost estimated for sidewalk provided.**
5. What is the need for the 10' utility easement along the western property line? **Existing power poles on property that serve adjacent property.**
6. Are there any existing deed restrictions associated with this property? If so, please provide a copy in the next submittal. **No deed restrictions.**

Public Works/KPA:

1. Verify hydrant flow and residual pressure meets the City's requirements. **Waiting on response from Salado Volunteer Fire Department. Salado Water Supply did not have the information.**
2. The site will likely be developed, which will increase impervious area, and hence increase runoff from pre-development flows. A drainage analysis and any infrastructure required to limit runoff from the site is required to be submitted to the City of Belton for review and approval prior to any development. Please also include this as a note on the plat. **Note added to plat.**
3. Please provide the approved driveway permit from TxDOT at this time. **Driveway Permit**

will be approved by TXDOT when site plan is submitted to TXDOT. No site plan currently exists. Billy Tweedle with TXDOT has requested the centerline of the future driveway be 300' from edge of existing drive at Accents of Salado and only one driveway will be approved.

4. Please modify the C-values by storm event. **Done**
5. Except for the south and west drainage boundaries, the boundaries appear to reflect the property boundaries rather than the drainage boundaries (based on the contours). Unless a berm or channel is proposed to divert runoff on the north and east boundaries, this drainage area depiction is not a true reflection of the existing and proposed drainage patterns. Areas to the south and west drain onto the site. The site drains to the east and north. There is currently no site plan and no berms or channels proposed. There is a drainage boundary area around the site so pre and post development calculations can be compared. Since there is no site plan or grading plan the pre and post development calculations are the same and no detention calculations are required at this time.

Building Official:

No comments.

Fire Department:

This subdivision will require a fire hydrant within 300'. Fire hydrant to be installed on existing 6" waterline within 300' of the subdivision.

Police Department:

No comments.

GIS:

No comments.

Bell County Engineer's Office:

See attached. Addressed comments.

Outside Utility Provider Comments

*The applicant is to provide proof that all utility providers have been furnished copies of the plat.

- | | |
|---------------------------|---|
| 1. TXDOT: | No comments received. Resent plat, discussed with Billy Tweedle |
| 2. USPS: | No comments received. Resent plat, transmittal provided |
| 3. Oncor: | No comments received. Resent plat, transmittal provided |
| 4. ATMOS: | In Agreement – All gas lines are clear of the area. |
| 5. Charter: | No comments received. Resent plat, transmittal provided |
| 6. Centrylink: | No comments received. Resent plat, transmittal provided |
| 7. Centrovision: | No comments received. Resent plat, transmittal provided |
| 8. TW/Spectrum: | No comments received. Resent plat, transmittal provided |
| 9. AT&T: | Not in AT&T territory. |
| 10. Bell Co. Health Dept: | No comments received. Provided response |
| 11. Clearwater UWCD: | No comments received. Provided response |
| 12. Salado Water Supply: | No comments received. Provided response |

Dunlap Engineering & Surveying, LLC

1101 Dakota Drive, Temple, Texas 76504

254-791-0152

F-12548, 10186400

**Cost Estimate
for
Heart of Texas**

6' WIDE SIDEWALK AT 211.22 LINEAR FEET AT \$24.00 PER LINEAR FEET WILL COST A
TOTAL OF \$5,069.28.



City of Belton

Planning Department

June 9, 2017

Applicant: Dunlap Engineering / Kevin Spurlock

Date Submitted: 05/09/2017

Project: Heart of Texas Addition ETJ – P&Z Final Plat

Location: 2.00 acres, FM 2484 (FM 1670) Bell County, Texas

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

Planning:

We have received your request for a variance to sidewalk construction or a fee-in-lieu. Please be prepared to request this variance at the June 20th P&ZC meeting and June 27th Council meeting.

Public Works/KPA:

No comments.

Building Official:

No comments.

Fire Department:

1. Please identify the proposed fire hydrant location on the utility layout sheet. It is stated on this sheet, but the location is not clearly identified.
2. Please include a note on the plat that states the following: The property owner shall contact the City of Belton Fire Marshal to complete an inspection when the fire hydrant is installed.

Police Department:

No comments.

GIS:

No comments.

Bell County Engineer's Office:

1. The proposed "Public Access Easement" document should be filed prior to Final Plat approval, and the recordation information shown on the plat.
2. Address all City of Belton & Village of Salado comments

Outside Utility Provider Comments

*The applicant is to provide proof that all utility providers have been furnished copies of the plat.

1. **TXDOT:** Concur with plat as shown. Driveway to be located near eastern edge of the passage easement. TxDOT will review the drainage during the driveway permit application.
2. **USPS:** No comments received.
3. **Oncor:** No comments received.
4. **ATMOS:** In Agreement – All gas lines are clear of the area.
5. **Charter:** No comments received.
6. **Centrylink:** In agreement with proposed plat
7. **Centrovision:** No comments received.
8. **TW/Spectrum:** No comments received.
9. **AT&T:** Not in AT&T territory.
10. **Bell Co. Health Dept:** Please contact Bell Co. Health Dept. prior to any site preparation regarding the placement of the home on lots in this subdivision. Letter and site evaluation on file.
11. **Clearwater UWCD:** SEE ATTACHED
12. **Salado Water Supply:** Water available to service proposed subdivision

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.