

Staff Report – Planning & Zoning Item



Date: October 17, 2017
Case No.: Z-17-14
Request: PD-C-1 to C-2
Applicant: Pro Star Rental LLC

Agenda Item

Z-17-14 Hold a public hearing and consider a zoning change from Planned Development Commercial-1 to Commercial-2 Zoning District for equipment rentals on a 10 acre tract of land, located on the east side of South Interstate Highway 35, south of Grove Road.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to Commercial-2, to allow for light and heavy equipment rentals along Interstate Highway 35. To the north are UPS and Frito-Lay zoned Light Industrial; to the east is undeveloped land; to the south is Cedar Crest Hospital; and to the west are Interstate Highway 35 roadway, Sunbelt RV, and Bell County Expo Center.

Current Zoning

Planned Development Commercial-1

Proposed Zoning

Commercial-2

Design Standards Type Area: 2

Recommended Type Area: 2

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

Land Use Table/Allowable Uses

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

- Any use permitted in the Commercial-1 District (i.e. Tool and Light Equipment Rental)
- Auto sales, new or used
- Automobile repair (major)

- Commercial Amusement (indoor or outdoor)
- Equipment Sales (new or used) and rental (heavy)
- Flea Market (indoors only)
- Home Improvement Center
- Open or Outside Storage Uses
- Portable Building Sales
- Trailer and Truck Rental (including outside storage)
- Welding Shop
- Wholesale Building Materials Sales or Lumberyard

Project Analysis and Discussion

This 10 acre property is currently vacant and located on the east side of Interstate 35. The applicant is proposing this zone change to allow for light and heavy equipment rentals in conjunction with the Future Land Use Plan identifies this area as high density residential/mixed use. This property is currently zoned Planned Development Commercial-1 to allow for a recreational vehicle (RV) park and a zoning change is required to allow for this proposed use. The Commercial-1 Zoning District allows for tool and light equipment rental. According to the Zoning ordinance, light equipment is defined as 11,000 pounds or less and heavy equipment is defined as 11,000 pounds or greater. The applicant has indicated that there will be both light and heavy equipment rentals; therefore, a Commercial-2 Zoning District is required to allow for this use.

The company proposing to utilize this site for light and heavy equipment rentals is called Pro Star LLC. Pro Star is an equipment rental company based out of Tyler, Texas that rents various types of personal and construction equipment to homeowners, farmers, and construction sub-contractors. The company currently has 7 locations across the state of Texas.

The applicant has stated that pending zoning change approval, an 8,000 square feet building will be constructed on this site. The building will contain 90% masonry, in accordance with the Design Standards. The building interior will contain a sales counter, showroom, and office area approximately 2,000 square feet in area with the remainder of the building utilized as a service area. Fencing will be installed around the rear of the facility to store equipment and load/unload customers. The front parking lot will be located between the building and Interstate 35, and not be within a fenced area. If this zoning change request is approved, the applicant will submit a plat for P&ZC and Council consideration.

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 Planned Development Commercial-1 to Commercial-2 Zoning District with development regulated under the Design Standards for Type Area 2 standards as follows:

1. The allowable uses of the property shall conform to the Commercial-2 Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards, to include compliance with the attached site plan
 - b. Building Design Standards
 - c. Landscape Design Standards
3. Sign Standards shall conform to Ordinance 2008-11.
4. A subdivision plat is required.

Attachments:

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

**City of Belton
Request for a Zoning Change**

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

Fee: \$250.00

Date Received: 09-28 Date Due: 09-29 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Pro Star Rental, LLC Phone Number: 903.939.0273
Mailing Address: 13154 State Hwy 155 S. #A City: Tyler State: TX
Email Address: jeb.jones@prostarrental.com

Owners Name: Bell County Joint Venture Phone Number: _____
Mailing Address: 1010 Fifth Ave 1-A City: New York State: NY
Email Address: _____

Applicant's Interest in Property:

Equipment Rental Location

Legal Description of Property:

see notes attached

Is this property being simultaneously platted? plattting should be in November meeting

Street Address: 3002 IH 35

Zoning Change From PA-C to C-2

Signature of Applicant: [Signature] Date: 9/25/17

Signature of Owner (if not applicant): [Signature] Date: 9/25/2017

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-17-14 Location

ZONING CHANGE:

PD C-1
to
C-2

LEGAL DESCRIPTION:

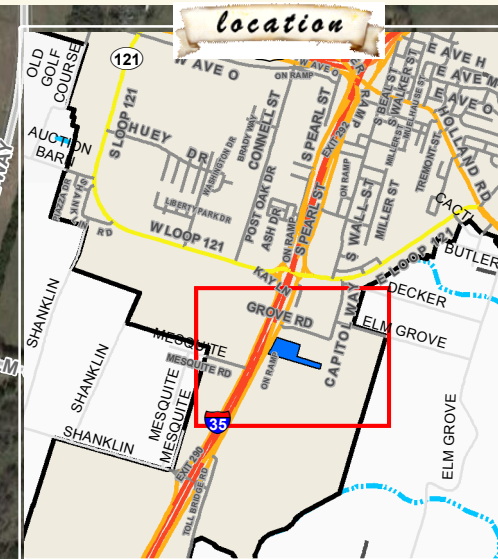
A0006BC M F CONNELL, 89-2,
ACRES 10.0

PROPERTY OWNER:

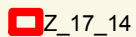
BELL COUNTY JOINT VENTURE

ADDRESS/LOCATION:

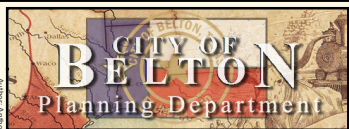
S IH 35 SVC RD



LEGEND



Zoning Case # Z-17-14 Zoning



Author: Anthony Williams, City of Belton

Page: E:\City of Belton Projects\Zoning\Zoning Case 2017\Z-17-14\Z-17-14 Zoning.mxd

ZONING CHANGE:

PD C-1
to
C-2

LEGAL DESCRIPTION:

A0006BC M F CONNELL, 89-2,
ACRES 10.0

PROPERTY OWNER:

BELL COUNTY JOINT VENTURE

ADDRESS/LOCATION:

S IH 35 SVC RD



Legend

- City Limits
- Z-17-14
- Current_Zoning**
 - Agricultural
 - Commercial Highway
 - Commercial-1
 - Commercial-2
 - Light Industrial
 - Planned Development
 - Specific Use Permit

Map Date: 10/4/2017

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-17-14 Aerial

ZONING CHANGE:

PD C-1

to
C-2

LEGAL DESCRIPTION:

A0006BC M F CONNELL, 89-2,
ACRES 10.0


PROPERTY OWNER:

BELL COUNTY JOINT VENTURE

ADDRESS/LOCATION:

S IH 35 SVC RD

LEGEND

 Z_17_14

0 80 160 320
Feet



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Zoning Case # Z-17-14

ZONING CHANGE:

PD C-1
to
C-2

LEGAL DESCRIPTION:

A0006BC M F CONNELL, 89-2,
ACRES 10.0

PROPERTY OWNER:

BELL COUNTY JOINT VENTURE

ADDRESS/LOCATION:

S IH 35 SVC RD

Legend

- ☒ Z_17_14
- ☐ 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: PRO STAR RENTAL, LLC,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 10.0 ACRES, SOUTH IH 35 SERVICE ROAD,
FROM A(N) PLANNED DEVELOPMENT COMMERCIAL-1 ZONING DISTRICT,
TO A(N) Commercial-2 ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, October 17, 2017**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, October 24, 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**

8531

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

21858

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

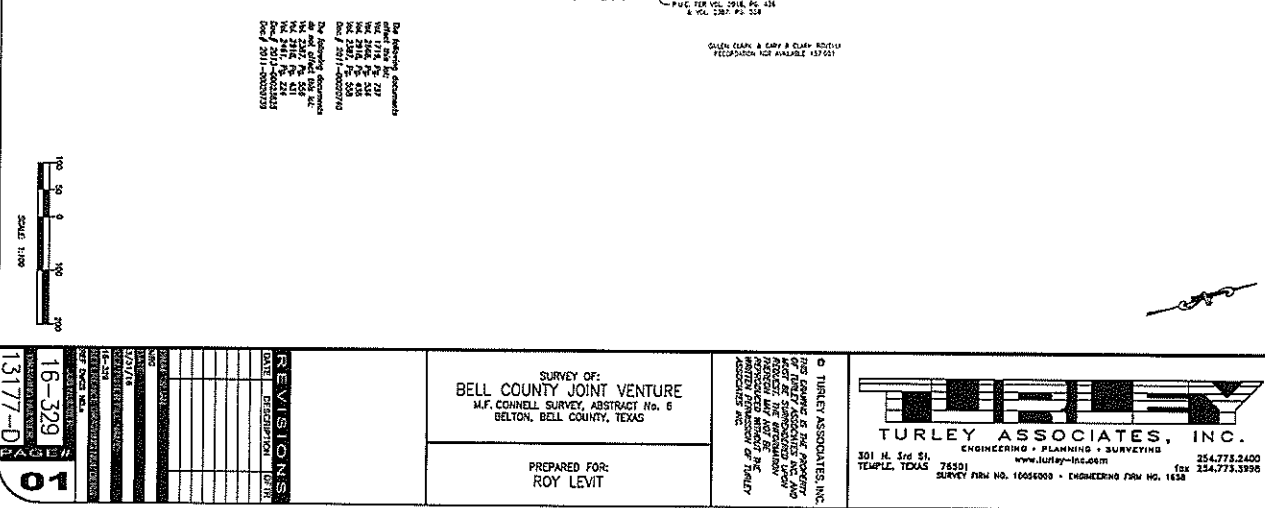
466685

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

3239

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

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



Staff Report – Planning & Zoning Item



Date: October 17, 2017
Case No.: Z-17-15
Request: AG to 2F
Applicant: Todd Scott

Agenda Item

Z-17-15 Hold a public hearing and consider a zoning change from Agricultural to Two Family Zoning District for the construction of duplexes on a 24.995 acre tract of land, located on the west side of Connell Street, north of Huey Drive and south of Laila Lane.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

The applicant is proposing a zone change to allow for the construction of duplexes. To the north are Metal Mart, A&P Towing Service, Bell County property, and Southwood Hills, Phases I and II; to the east and south are single family homes; and to the west is Agricultural zoning.

Current Zoning

Agricultural

Proposed Zoning

Two Family

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 Two Family District use would be required to comply with all the Design Standards for Type Area 9.

Land Use Table/Allowable Uses

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

- Two-Family Residence (duplex)
- Single-Family Detached Dwellings
- Nursing Home
- Childcare Center

Project Analysis and Discussion

This property is located on the west side of Connell Street and south of West Highway 190/Interstate 14. The applicant is proposing this zone change to Two Family to develop duplexes in conjunction with the Future Land Use Plan, which identifies this area as high density residential/mixed use. Currently, this property is zoned Agricultural and a zoning change to Two Family will allow for the construction of duplexes. The minimum lot size shall be 7,200 square feet, 8,000 square feet on corner lots. The applicant will be required to comply with Section 34, Off Street Parking and Loading Requirements, of the Zoning Ordinance, that states the parking requirements for the proposed duplexes is 2 spaces per unit.

The applicant is currently constructing duplexes in Southwood Hills, Phase I to the north along Laila Lane, Brady Way and Chance Court in a Planned Development allowing for duplexes. The applicant is proposing to final plat Phase II, a total of 78 lots with 156 units in both phases. This property is proposed to be Phase III of the Southwood Hills subdivision, and the applicant will present a preliminary plat pending zoning approval. All of the dwellings will be constructed similar to Phases I and II and will consist of 90% masonry, in accordance with the Design Standards. The exterior construction of the duplexes will consist of a mixture of brick, stone, and hardy plank. The proposed duplexes will be two and three bedroom units that range from 1,150 square feet to 1,300 square feet per unit. Each unit will be constructed with a single car garage. The applicant has stated a Property Owners Association (POA) will be responsible for maintenance of the irrigation, yard maintenance, and all building maintenance.

With approval of this request, 24.995 acres and a potential of 94 duplex buildings, containing 188 dwelling units will be allowed in this location. Overall, in Phases I, II, and III there will potentially be a total of 172 duplex buildings, containing 344 dwelling units. If the zoning change request is approved, the applicant will be required to plat this property to allow for the construction of duplexes.

Due to the Future Land Use Plan, and the mixture of uses in this area, this requested zoning change appears to be a reasonable request.

Recommendation

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

1. The use of this property must conform to the Two Family 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. A subdivision plat is required.

Attachments:

1. Zoning application
2. Property Location Map
3. Zoning Map
4. Aerial Map
5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Property owners list
8. Survey

City of Belton
Request for a Zoning Change

To the City Council and the
Planning & Zoning Commission

Fee: \$250.00

Date Received: 8/28/17 Date Due: 8/31/17 (All plans are to be returned to the Planning
Department within 5 working days)

Applicant: Todd Scott Phone Number: 254 541-1548
Mailing Address: 1432 Overlook Ridge City: Belton State: TX
Email Address: todd@rileyscotti.com

Owners Name: Charles Keaton Phone Number: 713-594-4241
Mailing Address: 5500 Lookout Ridge City: Marble Falls State: TX
Email Address: cpk5552010@gmail.com

Applicant's Interest in Property:

Property to become phase 2 of 4 of
the current Southwood Hills neighborhood.
Legal Description of Property:
See attached

Is this property being simultaneously platted? No

Street Address: NA - acreage tract 3.5

Zoning Change From A-1 to 2F

Signature of Applicant: [Signature] Date: 8/23/17

Signature of Owner (if not applicant): [Signature] Date: 8/23/17

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-17-15 Location

ZONING CHANGE:

AG
to
2F

LEGAL DESCRIPTION:

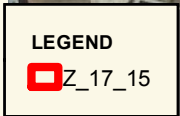
A0906BC J P WALLACE, 36
ACRES 24.995

PROPERTY OWNER:

KEATON, CHARLES P

ADDRESS/LOCATION:

Connell St



Zoning Case # Z-17-15 Zoning

ZONING CHANGE:

AG
to
2F

LEGAL DESCRIPTION:

A0906BC J P WALLACE, 36
ACRES 24.995

PROPERTY OWNER:

KEATON, CHARLES P

ADDRESS/LOCATION:

Connell St

Zoning Location

Legend



 Z 17 15

Current_Zoning

-  Agricultural
-  Commercial Highway
-  Commercial-1
-  Commercial-2
-  Light Industrial
-  Mobile Home
-  Neighborhood Service
-  Office-1
-  Office-2
-  Planned Development
-  Retail
-  Single Family-1
-  Single Family-2
-  Specific Use Permit

Map Date: 10/2/2017

0 230 460 920 Feet



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Zoning Case # Z-17-15 Aerial

ZONING CHANGE:

AG
to
2F

LEGAL DESCRIPTION:

A0906BC J P WALLACE, 36
ACRES 24.995


PROPERTY OWNER:

KEATON, CHARLES P

ADDRESS/LOCATION:

Connell St

LEGEND

 Z_17_15

Zoning Case # Z-17-15

ZONING CHANGE:

AG
to
2F

LEGAL DESCRIPTION:

A0906BC J P WALLACE, 36
ACRES 24.995

PROPERTY OWNER:

KEATON, CHARLES P

ADDRESS/LOCATION:

Connell St



Legend

- ▣ Z_17_15
- ▣ 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: TODD SCOTT,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 24.995 ACRES, CONNELL STREET,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) Two Family ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, October 17, 2017**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, October 24, 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**

418529	13918	13920
BARR, DUSTIN ETUX KITSANA	BROWN, FRANCES TRUSTEE	BROWN, FRANCES TRUSTEE
2005 JEFFERSON CT N	1051 W AVENUE O	1051 W AVENUE O
BELTON, TX 76513	BELTON, TX 76513-4108	BELTON, TX 76513-4108
467730	354395	467726
BROWN, FRANCES TRUSTEE	BROWN, TERRY W ETUX FRANCES E	BROWN, TERRY W ETUX FRANCES E
1051 W AVENUE O	1051 W AVENUE O	1051 W AVENUE O
BELTON, TX 76513-4108	BELTON, TX 76513-4108	BELTON, TX 76513-4108
418528	421206	460223
CAMERON, JEFFREY M ETUX LISA A	CROSS PLAINS HOLDING & DEVELOPMENT COMPANY LLC	CROSS PLAINS HOLDING & DEVELOPMENT COMPANY LLC
2007 JEFFERSON CT N	1432 OVERLOOK RIDGE DR	1432 OVERLOOK RIDGE DR
BELTON, TX 76513-1385	BELTON, TX 76513	BELTON, TX 76513
467725	459186	459191
CROSS PLAINS HOLDING & DEVELOPMENT COMPANY LLC	CULLEN, NICOLE TESSA	DIAZ, BRANDYN
1432 OVERLOOK RIDGE DR	322 HAMILTON CT	323 HAMILTON CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
459182	459188	418573
DUKE, JOHN W ETUX MEREDITH D	FARINHA, KEVIN ETUX PAULINE	FMB GROUP LLC
1022 HAMILTON LN	344 HAMILTON CT	9918 FM 2483
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76541
418574	459187	459181
FMB GROUP LLC	HAYES, EDWARD CHRISTOPHER ETUX DEBRA	HUMPHREY, GARY JR ETUX JAYCI K
9918 FM 2483	336 HAMILTON CT	1030 HAMILTON LN
BELTON, TX 76541	BELTON, TX 76513	BELTON, TX 76513
58302	467728	418531
KEATON, CHARLES P	KEATON, CHARLES P	LESELL, DAVID L ETUX SIOBHAN K
5500 LOOKOUT RIDGE DR	5500 LOOKOUT RIDGE DR	2001 JEFFERSON CT N
MARBLE FALLS, TX 78654-3684	MARBLE FALLS, TX 78654-3684	BELTON, TX 76513
460217	130437	80077
LK ASSOCIATES LLC	MUSTON, BILLY WAYNE	O'BRIEN, BETTY
6729 KENWOOD AVE	2027 CONNELL ST	PO BOX 1791
DALLAS, TX 75214	BELTON, TX 76513-4239	BELTON, TX 76513-5791
80078	418530	459183
O'BRIEN, BETTY	OYLER, BYRON ETUX CHRISTINE	PEREZ, MARIO G ETUX MARIA A CORTEZ
PO BOX 1791	2003 JEFFERSON CT N	1014 HAMILTON LN
BELTON, TX 76513-5791	BELTON, TX 76513	BELTON, TX 76513
418532	418533	460204
PICKERING, TRISTAN M & CLARENCE A JR	SATHER, BONNIE S	SCG ENTERPRISES LLC
2000 JEFFERSON COURT NORTH	2002 JEFFERSON CT N	5201 WILDFLOWER LN
BELTON, TX 76513	BELTON, TX 76513	TEMPLE, TX 76502

393674 SCULL, JOHNATHAN E & HEATHER W STANFORD 2003 MADISON CT N BELTON, TX 76513	459192 SOLOMON, NINA ET VIR DAVID 1031 HAMILTON LN BELTON, TX 76513	460203 TEESH LLC 5201 WILDFLOWER LN TEMPLE, TX 76502
460218 TEESH LLC 5201 WILDFLOWER LN TEMPLE, TX 76502	460219 TEESH LLC 5201 WILDFLOWER LN TEMPLE, TX 76502	460220 TEESH LLC 5201 WILDFLOWER LN TEMPLE, TX 76502
460221 TEESH LLC 5201 WILDFLOWER LN TEMPLE, TX 76502	460222 TEESH LLC 5201 WILDFLOWER LN TEMPLE, TX 76502	459185 VARGAS, HEATHER M 308 HAMILTON CT BELTON, TX 76513
418534 WALKER, STEVIE 2004 JEFFERSON CT N BELTON, TX 76513	58301 WILSON, EDDIE D 1612 OAK HOLLOW WACO, TX 76712	58303 WILSON, EDDIE D 1612 OAK HOLLOW DR WOODWAY, TX 76712-2253
128520 WILSON, EDDIE D 1612 OAK HOLLOW DR WOODWAY, TX 76712-2253	423872 WILSON, EDDIE D 1612 OAK HOLLOW DR WOODWAY, TX 76712-2253	437961 WILSON, EDDIE D 1612 OAK HOLLOW WACO, TX 76712
437962 WILSON, EDDIE D 1612 OAK HOLLOW WACO, TX 76712	459184 WITTE, TRICIA M 1006 HAMILTON LN BELTON, TX 76513	SUPERINTENDENT DR. SUSAN KINCANNON BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513

Staff Report – Planning & Zoning Item



Date: October 17, 2017
Case No.: P-17-23
Request: Final Plat
Applicant: Travis Quicksall/Todd Scott

Agenda Item

P-17-23 Consider a final plat for Southwood Hills, Phase II, an 8.799 acre tract of land, located on the west side of Connell Street, 0.35 miles south of West Highway 190/Interstate 14.

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 36-lot subdivision proposed for residential duplex development.

Project Analysis and Discussion

This is a proposed duplex subdivision, containing 36 lots (72 units), proposed as Phase II of Southwood Hills. Laila Lane will function as a minor collector with 50' of right-of-way and 37' of pavement. The Thoroughfare Plan proposes Laila Lane to extend west ultimately to Loop 121 and east ultimately to Interstate Highway 35. A 5' public access easement is proposed within the lots on the north side of Laila Lane for construction of a 5' sidewalk on one side, directly adjacent to the property line. Kal Court and Vani Court will contain 50' of right-of-way and 31' of pavement. These roads will extend north from Laila Lane and terminate in cul-de-sacs.

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. The applicant has paid a fee-in-lieu of parkland dedication equaling a total amount of \$14,400 for 72 units (36 lots) in Phase II.

There are 5 lots (10 units) in Phase I that have driveways extending to Laila Lane. Phase II is proposed to have an additional 8 lots (16 units) in Phase II with driveways extending to Laila Lane. Council expressed concern with parking on these roadways during preliminary plat consideration. The collector street width of 37' should be wide enough to accommodate on-

street parking for occasional visitors. Since Laila Lane is proposed as public ROW, the Public Works Director/City Engineer may install "No Parking" signage if any on-street parking issues occur in the future.

After review of the final plat, we find it acceptable for approval at this time subject to the technical comments contained in the letter to the applicant's engineer dated September 29, 2017.

Recommendation

Recommend approval of the final plat for Southwood Hills, Phase II, a 8.799 acre tract of land, located on the west side of Connell Street, 0.35 miles south of West Highway 190, subject to conditions contained in the letter to the applicant's engineer dated September 29, 2017.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. City's Letter to Applicant's Engineer dated September 29, 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: 7/13 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: Travis Quicksall Phone: 512-639-7332
Mailing Address: 3303 Shell Road, Suite 4, Belton, Texas
Email Address: tquicksall@quick-inc.net

Owner: Todd Scott Phone: 254-541-4548
Mailing Address: P.O. Box 6122, Temple, Texas
Email Address: todd@rileyscotthomes.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 8.799 Survey: J.P. Wallace
Abstract #: 906 Street Address: Laila Lane
Frontage in Feet: 50 Depth in Feet: 575

Does Zoning comply with proposed use? YES Current Zoning: PD-2F
Name of proposed subdivision: Southwood Hills Phase II
Number of Lots: 36 Fee: \$ 358

Signature of Applicant: Travis Quicksall Copied signed by Travis Quicksall
On 06/14/2017 at 10:49 AM
Date: 06/14/2017 Date: 06/14/2017
Signature of Owner: Todd Scott Date: 6/14/17

FINAL PLAT
SOUTHWOOD HILLS, PHASE TWO
BELTON, TEXAS

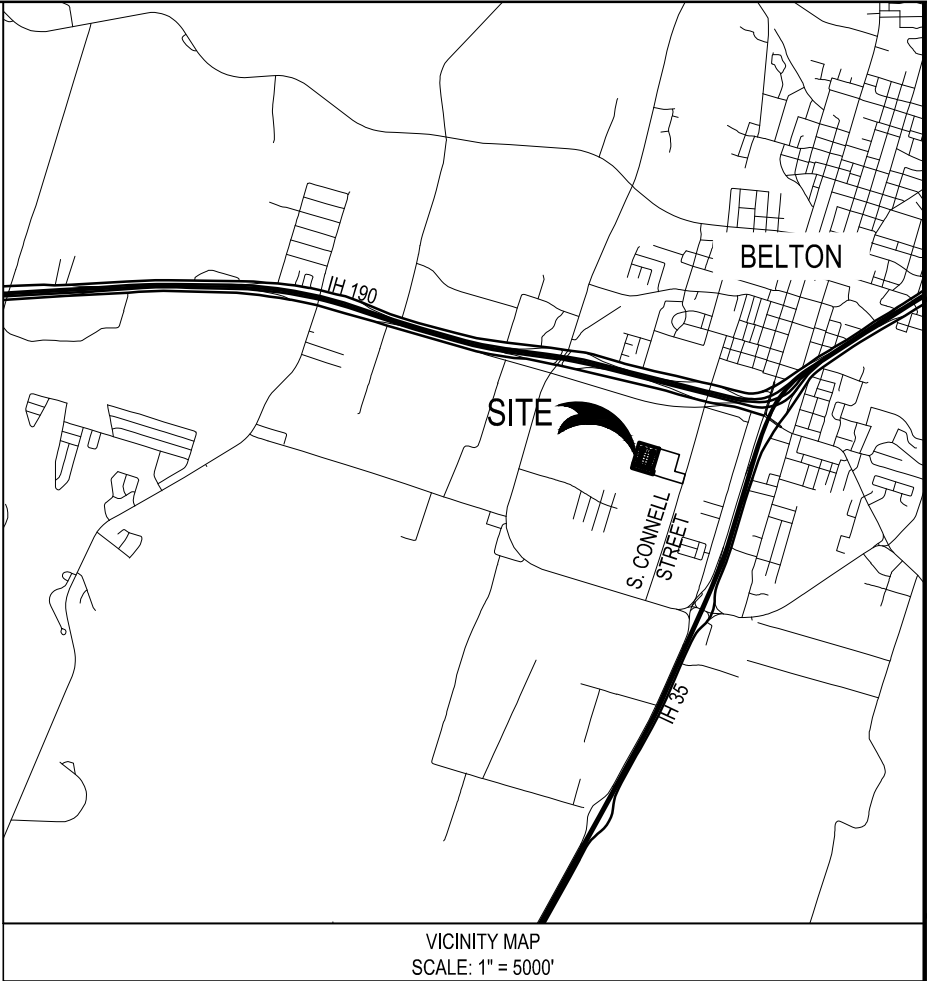
BELL COUNTY
1999 / 439

LOTS - 36
BLOCKS - 2
AREA - 8.799 ACRES

OWNER:
CROSS PLAINS HOLDING, LLC
1432 OVERLOOK RIDGE DRIVE
BELTON, TEXAS 76513

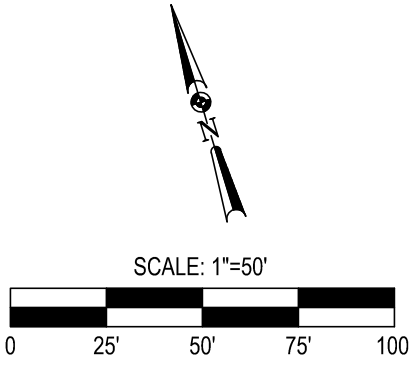
FLOOD NOTE:
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 48020300E, EFFECTIVE DATE SEPTEMBER 26, 2008, A PORTION OF THE PROPERTY LIES IN ZONE AE, WHICH IS DEEMED AS AREAS DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL PLANNING FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THIS PROJECT IS REFERENCE TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. NAD83. ALL DISTANCES ARE HORIZONTAL. SURFACE DISTANCES AND ALL BEARINGS ARE GROUND BEARINGS. ALL COORDINATES ARE REFERENCE TO CITY MONUMENT NO. 173. THE COMBINED CORRECTION FACTOR IS 0.999938.



LEGEND
POB
O
U.E.
B.S.L.
A.E.
D.E.
NOTE: ALL LOT CORNERS ARE TO BE SET PRIOR TO RECORDING OF THE PLAT.

POINT OF BEGINNING
FOUND 1/2" IRON ROD UNLESS STATED OTHERWISE.
SET 6" IRON ROD WITH CAP
UTILITY EASEMENT
BUILDING SETBACK LINE
ACCESS EASEMENT
DRAINAGE EASEMENT



STATE OF TEXAS

COUNTY OF BELL

CROSS PLAINS HOLDING AND DEVELOPMENT COMPANY, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SOUTHWOOD HILLS, PHASE TWO, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY: TODD W. SCOTT
PRESIDENT

STATE OF TEXAS

COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD W. SCOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTHWOOD HILLS, PHASE TWO, AN ADDITION TO THE CITY OF BELTON 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 THE ADDITION TO THE CITY OF BELTON WAS APPROVED THIS ____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR SECRETARY

KNOW ALL MEN BY THESE PRESENTS:
THAT I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BELTON, TEXAS.

TRAVIS L. QUICKSALL, RPLS
REGISTRATION NO. 6447

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

CALLED 7.76 ACRES
TERRY W. BROWN and wife,
FRANCES E. BROWN
Vol. 5527, Pg. 521

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	261.80'	300°00'00"	N73° 06' 30"W	50.00'
C2	50.00'	261.80'	300°00'00"	N73° 06' 30"W	50.00'
C3	50.00'	21.36'	24°28'41"	N64° 39' 09"E	21.20'
C4	50.00'	77.54'	88°5'11"4"	N07° 59' 11"E	70.00'
C5	50.00'	35.92'	41°09'40"	N57° 01' 16"W	35.15'
C6	50.00'	35.92'	41°09'40"	S81° 49' 04"W	35.15'
C7	50.00'	77.54'	88°5'11"4"	N16° 48' 37"E	70.00'
C8	50.00'	13.52'	15°29'30"	S35° 21' 45"E	13.48'
C9	50.00'	13.52'	15°29'30"	N69° 08' 45"E	13.48'
C11	50.00'	77.54'	88°5'11"4"	N16° 58' 23"E	70.00'
C12	50.00'	40.34'	46°1'35"0"	N50° 34' 09"W	39.26'
C13	50.00'	40.34'	46°1'35"0"	S83° 12' 00"W	39.26'
C14	50.00'	76.53'	87°42'06"	S16° 14' 02"W	69.28'
C15	50.00'	13.52'	15°29'30"	S35° 21' 45"E	13.48'

NOTE:
1. STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S DRAINAGE ORDINANCE.
2. THIS PROPERTY LIES WITHIN ZONE X, AREAS DESIGNATED TO BE LOCATED OUTSIDE OF THE 100 YEAR FLOOD ZONE, FEMA PANEL 4802703040E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
3. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL LOT LINES ADJACENT TO STREETS.
4. ALL LOTS SHALL HAVE THE FOLLOWING BUILDING SETBACK LINES:
FRONT: 25 FEET
SIDE STREET: 15 FEET
REAR: 20 FEET
INTERIOR SIDE: 5 FEET
5. A 5' WIDE SIDEWALK WILL BE INSTALLED WITHIN THE ACCESS EASEMENT ALONG LAILA LANE.
6. FOR LOTS 6-13, BLOCK 3, FENCE POSTS SHALL BE PLACED A MINIMUM OF 2 FEET AWAY FROM THE STORMWATER PIPE. CONTACT THE CITY OF BELTON PUBLIC WORKS DEPARTMENT PRIOR TO FENCE INSTALLATION AND REQUEST TO LOCATE THE STORMWATER PIPE WITHIN THE 20' DRAINAGE EASEMENT.

STATE OF TEXAS

COUNTY OF BELL

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

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

CITY CLERK

AFFIDAVIT,

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, 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 BY THIS PLAT.

DATED THIS THE ____ DAY OF _____, 2016.

BY _____
BELL COUNTY TAX APPRAISAL DISTRICT



QUICK INC.
LAND SURVEYING
FIRM NUMBER: 0194104
OFFICE: 10800 SHELL ROAD, SUITE 100, GEORGETOWN, TX 78626, PHONE: 512-945-4883
MAILING ADDRESS: 4800 WILLIAMS DR, SUITE 242, GEORGETOWN, TX 78626

FINAL PLAT
SOUTHWOOD HILLS, PHASE TWO
BELTON, TEXAS

JOB NO.	172128
DATE	MAY 2017
DRAWN	C.J.G.
CHECKED	T.L.G.
SHEET	1 OF 1

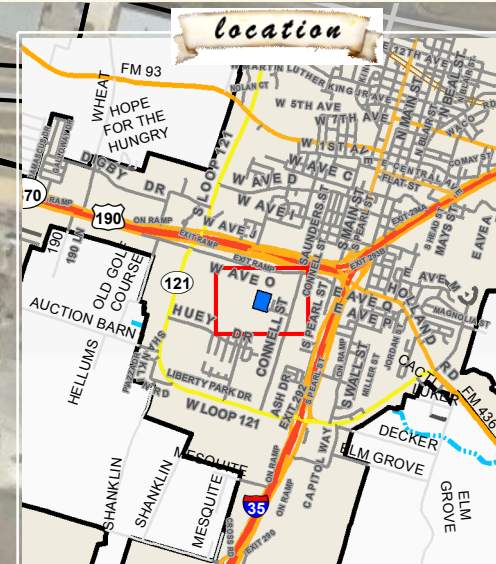
P-17-23 Location - Southwood Hills Phase II

PROPOSED PLAT:



Final Plat
Southwood Hills Phase II
8.799 Acres

PROPERTY OWNER:

CROSS PLAINS HOLDING &
DEVELOPMENT COMPANY LLC



LEGEND

-  P-17-23
-  CityLimits

Map Date: 10/12/2017 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.

P-17-23 Southwood Hills Phase II

PROPOSED PLAT:


Final Plat
Southwood Hills Phase II
8.799 Acres

PROPERTY OWNER:

CROSS PLAINS HOLDING &
DEVELOPMENT COMPANY LLC

Proposed Southwood Hills Phase II

Legend

 P-17-23

Map Date: 10/12/2017 Aerial Imagery Date: 2015

0 100 200 400
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.



City of Belton

Planning Department

September 29, 2017

Applicant: Travis Quicksall / Todd Scott

Date Submitted: 08-14-17

Project: Southwood Hills, Phase II

Location: 8.799 acres

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

Planning:

1. No comments have been received from utility providers. Please provide transmittal letters or other forms of evidence that the plat has been provided to all utility providers for review and comments. The comment responses stated that utility letters and received responses were attached; however, they were not included with this submittal.
2. The tree survey identifies an existing 18" elm tree within the drainage easement. Please state on the tree survey whether the elm tree will be removed to preserved.

Public Works/KPA:

1. There are no cut-off walls shown on the construction plans for trench embedment or trench backfill that are granular in nature as a noted requirement in the Geotechnical Investigative Report-Subsurface Exploration, foundation Analysis & Pavement Thickness Design.
2. The geotechnical report discusses issues that current or future groundwater can have for this development. The report also states that the boring logs would indicate if ground water was discovered in the bores. The logs do not indicate ground water, but there is a statement that ground water was not found, which most geotechnical engineers note on the each bore log what was observed. This needs to be cleared up, since the geotechnical report has the cut-off walls as a condition of the construction process.
3. Since the Geotech asks to be able to review the final construction drawings, please provide a letter from the Geotech that states a review of the plans has been completed and the plans meet the intent of the geotechnical report recommendations.
4. Please specify and show the location of the Type III barricade on the plans.

Building Official:

No Comments.

Fire Department:

No Comments.

Police Department:

No Comments.

GIS:

No Comments.

Outside Utility Provider Comments

1. **Oncor:** No response received.
2. **AT&T:** No response received.
3. **Atmos Energy:** No response received.
4. **Charter Communication:** No response received.
5. **Centrovision:** No response received.
6. **Spectrum (Time Warner):** No response received.
7. **USPS:** No response received.
8. **Clearwater UCD:** No response received.

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.