

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 Aerial



Author: Anthony McGeehan, City of Belton
Plan: E:\City of Belton Projects\Outlook\Map and Data\Zoning\Zoning Case# 2017172\Case\Z_17_14_Z_14_Aerial.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
Z_17_14



0 80 160 320 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.

Map Date: 10/4/2017 Aerial Imagery Date: 2015

Author: Anthony Noyes, City of Belton
 Date: E:\City of Belton Projects and Cases\Zoning\Zoning Case 2017\Zoning Case 2017-14-14.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

- Z_17_14 Z_17_14
- 200' Property Owner Notification Area 200' Property Owner Notification Area
- Tax Appraisal Parcels Tax Appraisal Parcels



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**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: 254 541-41548
Mailing Address: 1432 Overlook Ridge City: Belton State: TX
Email Address: todd@rileyscotthomes.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 ~~A-1~~ 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



LEGEND
 Z_17_15



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Author: Anthony Rodgers, City of Belton
 Planner: E. City of Belton Project and Data/Zoning Case: 2017ZC-17-15C-17-15 Location: AG

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

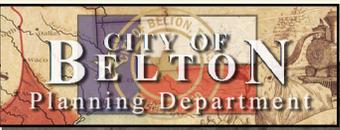
- Legend**
- City Limits
 - Z-17-15
 - Current Zoning**
 - Agricultural
 - Commercial Highway
 - Commercial-1
 - Commercial-2
 - Light Industrial
 - Mobile Home
 - Neighborhood Service
 - Office-1
 - Office-2
 - Planned Development
 - Retail
 - Single Family-1
 - Single Family-2
 - Specific Use Permit

0 230 460 920 Feet



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Zoning Case # Z-17-15 Aerial



Author: Anthony McGeehan, City of Belton
Printer: E:\City of Belton Projects\Redesigns and Data\Zoning\Zoning Case# 201712\Drawings\17-1502-17-15 Aerial.mxd

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

Map Date: 10/2/2017 Aerial Imagery Date: 2015



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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

200' Property Owner Notification Area



Author: Anthony McGraw, City of Belton
 Planner: E. City of Belton Project and Planning Department
 Date: 10/2/2017
 File: E:\City of Belton Project and Planning Department\Zoning Cases\2017\Zoning Case# Z-17-15\Z-17-15.mxd

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

393674
SCULL, JOHNATHAN E & HEATHER W STANFORD
2003 MADISON CT N
BELTON, TX 76513

460218
TEESH LLC
5201 WILDFLOWER LN
TEMPLE, TX 76502

460221
TEESH LLC
5201 WILDFLOWER LN
TEMPLE, TX 76502

418534
WALKER, STEVIE
2004 JEFFERSON CT N
BELTON, TX 76513

128520
WILSON, EDDIE D
1612 OAK HOLLOW DR
WOODWAY, TX 76712-2253

437962
WILSON, EDDIE D
1612 OAK HOLLOW
WACO, TX 76712

459192
SOLOMON, NINA ETVIR DAVID
1031 HAMILTON LN
BELTON, TX 76513

460219
TEESH LLC
5201 WILDFLOWER LN
TEMPLE, TX 76502

460222
TEESH LLC
5201 WILDFLOWER LN
TEMPLE, TX 76502

58301
WILSON, EDDIE D
1612 OAK HOLLOW
WACO, TX 76712

423872
WILSON, EDDIE D
1612 OAK HOLLOW DR
WOODWAY, TX 76712-2253

459184
WITTE, TRICIA M
1006 HAMILTON LN
BELTON, TX 76513

460203
TEESH LLC
5201 WILDFLOWER LN
TEMPLE, TX 76502

460220
TEESH LLC
5201 WILDFLOWER LN
TEMPLE, TX 76502

459185
VARGAS, HEATHER M
308 HAMILTON CT
BELTON, TX 76513

58303
WILSON, EDDIE D
1612 OAK HOLLOW DR
WOODWAY, TX 76712-2253

437961
WILSON, EDDIE D
1612 OAK HOLLOW
WACO, TX 76712

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.)

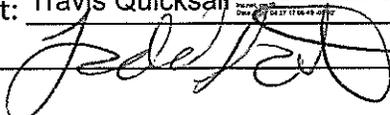
Applicant: Travis Quicksall Phone: 512-639-7332
Mailing Address: 3303 Shell Road, Suite 4, Belton, Texas
Email Address: tquicksall@quick-inc.net

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

Current Description of Property:

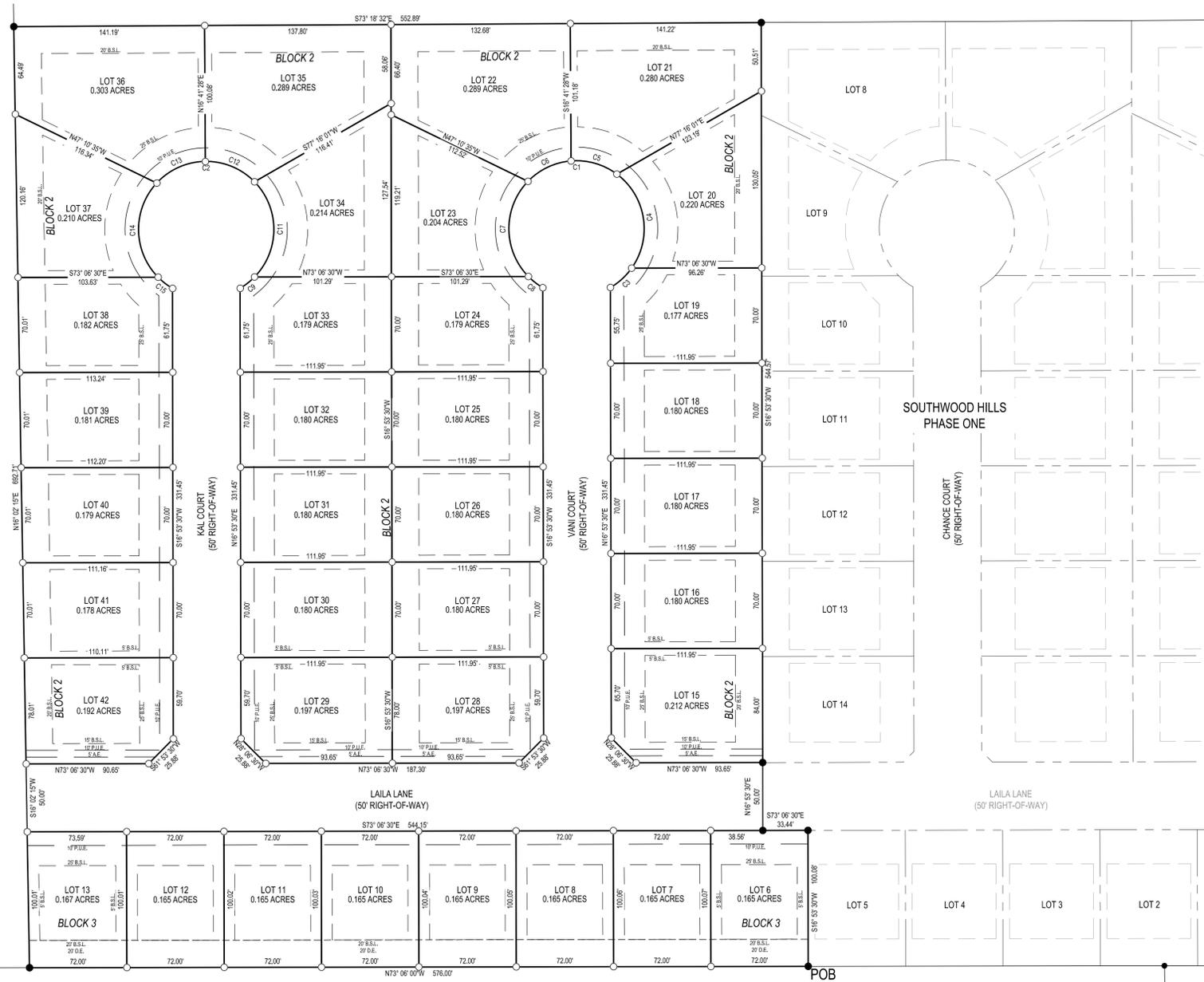
Lot: _____ Block: _____ Subdivision: _____
Acres: 8.799 Survey: J.P. Wallace
Abstract #: 906 Street Address: Laila Lane
Frontage in Feet: 50 Depth in Feet: 575

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 Digitally signed by Travis Quicksall
DN: cn=Travis Quicksall, o=Quick Inc., email=tquicksall@quick-inc.net Date: 06/14/2017
Signature of Owner:  Date: 6/14/17

FINAL PLAT SOUTHWOOD HILLS, PHASE TWO BELTON, TEXAS

BELL COUNTY
1999/4.39



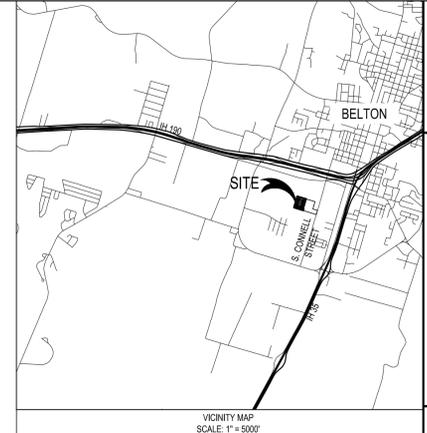
CALLED 7.76 ACRES
TERRY W. BROWN and wife,
FRANCES E. BROWN
Vol. 5527, Pg. 321

LOTS - 36
BLOCKS - 2
AREA - 8.799 ACRES

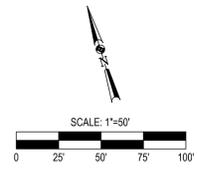
OWNER:
CROSS PLAINS HOLDING, LLC
1432 OVERLOOK RIDGE DRIVE
BELTON, TEXAS 76513

FLOOD NOTE:
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 4802300E, EFFECTIVE DATE SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY LIES IN ZONE AE, WHICH IS DESIGNATED 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 PLUMBING THAT OCCUR OR FROM SPECIAL 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 WATERSHEDS 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. ANGLES, ALL DISTANCES ARE HORIZONTAL. SURFACE DISTANCES AND ALL BEARINGS ARE CORRECTED. ALL COORDINATES ARE REFERENCE TO CITY MONUMENT NO. 173. THE COMBINED CORRECTION FACTOR IS 0.98658.



LEGEND
 POB POINT OF BEGINNING
 ● FOUND 1/2" IRON ROD UNLESS STATED OTHERWISE.
 ○ SET 5/8" IRON ROD WITH CAP
 U.E. UTILITY EASEMENT
 B.S.L. BUILDING SETBACK LINE
 A.E. ACCESS EASEMENT
 D.E. DRAINAGE EASEMENT
 NOTE: ALL LOT CORNERS ARE TO BE SET PRIOR TO RECORDING OF THE PLAT.



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.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	281.80'	300°00'00"	N73° 06' 30"W	50.00'
C2	50.00'	281.80'	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°5'114"	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°5'114"	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°5'114"	N16° 58' 23"E	70.00'
C12	50.00'	40.34'	46°13'50"	N50° 34' 09"W	39.26'
C13	50.00'	40.34'	46°13'50"	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:
- STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S DRAINAGE ORDINANCE
 - 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
 - A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL LOT LINES ADJACENT TO STREETS.
 - ALL LOTS SHALL HAVE THE FOLLOWING BUILDING SETBACK LINES:
FRONT: 25 FEET
SIDE STREET: 15 FEET
REAR: 20 FEET
INTERIOR SIDE: 5 FEET
 - A 5' WIDE SIDEWALK WILL BE INSTALLED WITHIN THE ACCESS EASEMENT ALONG LAILA LANE.
 - 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

FRONTIER 1019404
OFFICE 300 SHELL ROAD, SUITE 148, GEORGETOWN, TX 77629 PHONE 512-915-4803
CHIEF ADDRESS: 4509 WILLIAMS DR, SUITE 241, BDA 226, GEORGETOWN, TX 77626

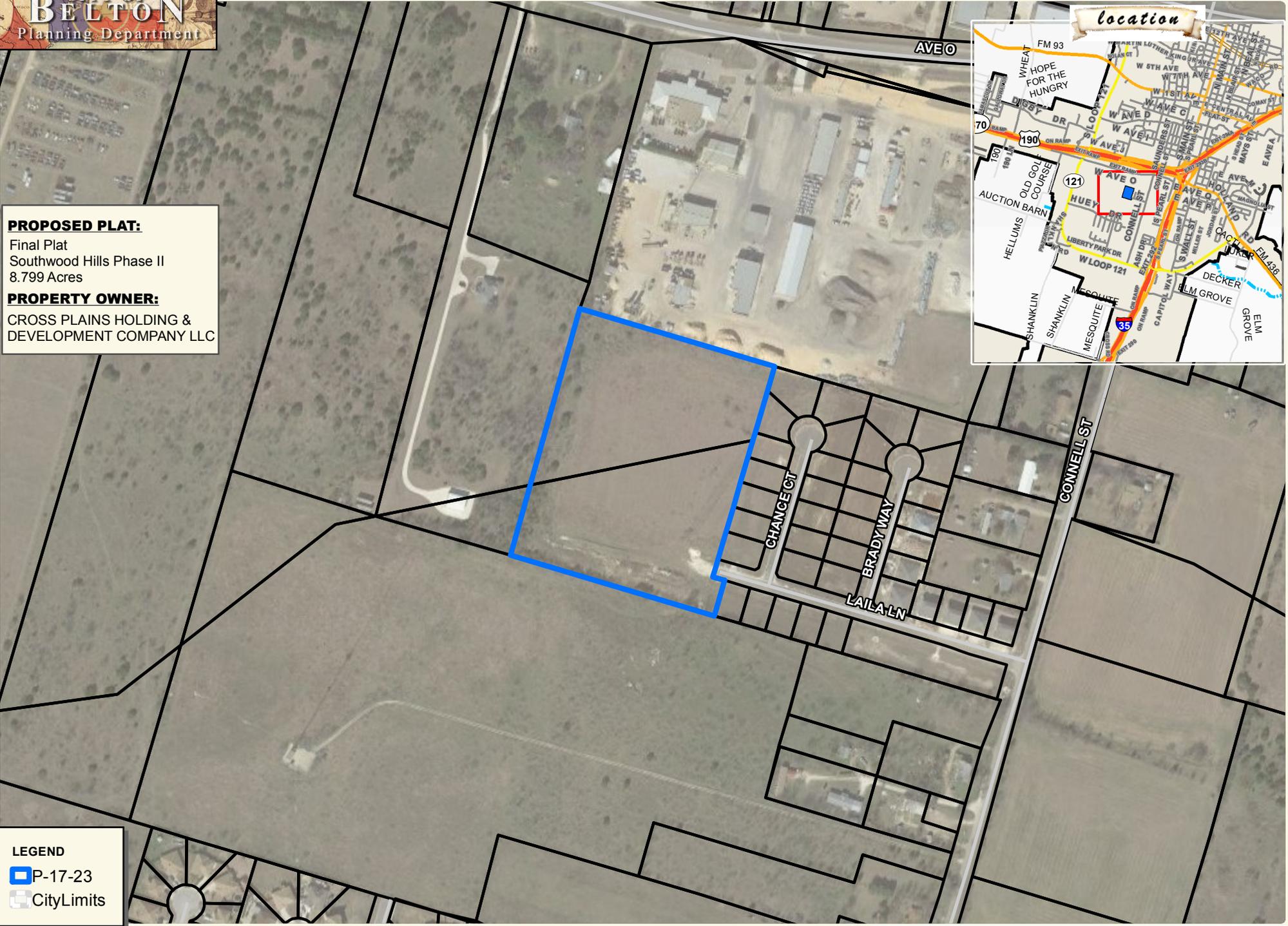
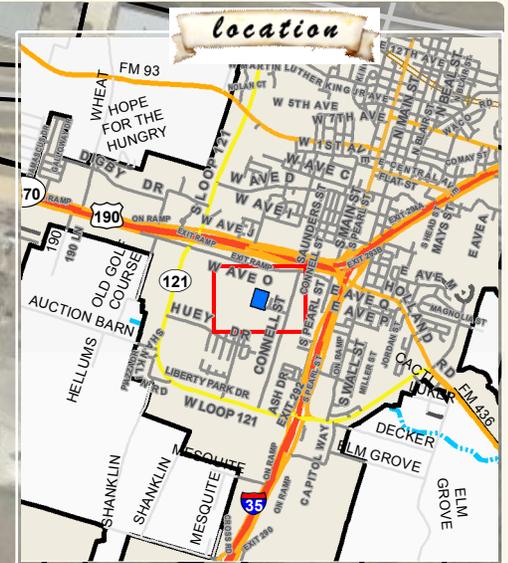
FINAL PLAT
SOUTHWOOD HILLS, PHASE TWO
BELTON, TEXAS

JOB NO.	172128
DATE	MAY 2017
DRAWN	C.L.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





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.