

Z-18-01

Lake Road

Staff Report – Planning & Zoning Item



Date: January 16, 2018
Case No.: Z-18-01
Request: SF-1 to PD-R
Applicant: Tyler Furney, Tunnel Wash
Mgmt. LLC

Agenda Item

Z-18-01 Hold a public hearing and consider a zoning change from Single Family-1 to Planned Development Retail to allow for a car wash on a 1.773 acre tract of land at 123 Lake Road, located at the southeast corner of Lake Road (FM439) and Commerce Street, west of Main Street (SH317).

Originating Department

Planning Department – Cheryl Maxwell, Director of Planning

Case Summary

The applicant has submitted this request for a zone change to allow for construction of a “tunnel” style car wash facility. A house is currently located on this property and is in use as a residence. Sale of this property is contingent on approval of this zone change request. The house will be removed to accommodate the new development plan. Existing surrounding uses in this vicinity include the Chappell Oaks Apartments, and That Art Place on the north side of Lake Road; a single family structure to the east on property rezoned to PD-Retail in 2005; a large tract of land to the south (Walmart property) which is undeveloped adjacent to this tract, except for large transmission lines running east/west; and a 3 story office/ retail center recently completed on the west side of Commerce Street.

Current Zoning

Single Family-1

Proposed Zoning

Planned Development Retail

Design Standards Type Area: 5

Recommended Type Area: 5

This property is located within Type Area 5 in the Design Standards and is projected for business uses with higher development standards applied. If approved, a Planned Development- Retail District use would be required to comply with all the Design Standards for Type Area 5.

Land Use Table/Allowable Uses

The proposed car wash is an allowed use in Type Area 5 with proper zoning. A car wash requires a Commercial or less restrictive zoning district. Instead of Commercial zoning, a Planned Development Retail Zoning District is proposed with a car wash as an additional use. This zone change will allow the car wash, but protect the area from other commercial uses that may not be compatible in this area such as open outdoor storage, trailer rental, or pawn shop. The uses allowed in the base Retail Zoning District include:

- Any use permitted in the NS District
- Clothing and Apparel
- Convenience Store with Gasoline Sales
- Discount, Variety or Department Store
- Furniture and Appliance Store
- Home Improvement Center
- Restaurant

Project Analysis and Discussion

This 1.773 acre property is currently used as a residence and the applicant is proposing this zone change to Planned Development Retail to allow for a tunnel car wash facility. This property is zoned Single Family-1 and a zoning change to Planned Development Retail is proposed with provisions to allow for a car wash. As discussed above, a car wash requires a commercial or less restrictive zoning district. Instead of commercial zoning, a Planned Development Retail Zoning District is proposed with a car wash as an additional use. The PD zoning also allows the opportunity for site plan approval. A residential structure is in place on the lot to the east, but that property is zoned PD Retail and apparently is in use as a business, so there is no code requirement to provide screening/fencing along the east property line.

Parking requirements based on use are identified in Section 34 of the Zoning Ordinance (Off-Street Parking and Loading Requirements). Some uses require parking based on square footage of the main building, assuming customers will park and go into the building. Others are based on the number of employees. An auto laundry or car wash (self-serve) use is identified with parking based on the square footage of the building; however, this facility does not quite fit the self-serve description, but is automated. Given the nature of the business, it seems more appropriate to base the parking on the number of employees. There will be 3 to 5 employees on site; therefore, one parking place per employee (5 minimum) is proposed as the requirement and is shown on the conceptual site plan.

The entrance to the facility will be the location off Commerce Street. No direct access to Lake Road will be allowed in this location. This property will provide a shared access point with the adjacent property to the east. In addition to the car wash, several covered parking and vacuum stations are proposed, as well as a 10' landscaped area between the Commerce Street property line and the parking/vacuum stations.

The applicant will provide a detailed site plan addressing the following requirements in the Design Standards with the building permit: Building Materials; Tree Preservation and Landscaping Requirements; Screening; Dumpster Requirements; Lighting; and Signage. A subdivision plat will also be required prior to a building permit.

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

Recommendation

We recommend approval of a zone change from Single Family-1 to a Planned Development Retail Zoning District, with development regulated under the Design Standards for Type Area 5 as follows:

1. The use of this property shall conform to the Retail Zoning District in all respects, and in addition, a car wash is a permitted use.
2. The development of the property shall conform to the all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, and the conceptual site plan including:
 - a. Building Design Standards—minimum 90% masonry construction required (Section IV of the Design Standards);
 - b. Landscape Design Standards and Tree Preservation requirements—Sections V and VI of the Design Standards;
 - c. Screening/Fencing, Dumpster, Lighting Requirements per Section III of the Design Standards.
 - d. Covered parking/vacuum stations shall observe a minimum 10' setback to Commerce Street, and this 10' private property area shall be included in the landscape plan.

A detailed site plan is required addressing items identified above with the building permit.

3. Sign Standards shall conform to Ordinance 2008-11.
4. Parking Requirements—a minimum of 5 dedicated parking spaces shall be provided for employees.
5. Approval of a final subdivision plat is required prior to issuance of a building permit.

Attachments:

1. Zoning application
2. Property Location Map

3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Owner notification list
8. Conceptual Site Plan and elevation renderings
9. Photos of existing car wash facilities

City of Belton
Request for a Zoning Change

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

Fee: \$250.00

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

Applicant: Tunnel Wash Management, LLC Phone Number: 254 258 6786
Mailing Address: P.O. Box 2669 City: Harker Heights State: TX
Email Address: Tyler@todayscarwash.com

Owners Name: Elizabeth Ann Hurt Phone Number: 254 718 6869
Mailing Address: 4 N Ebbtide Ln City: Belton State: TX
Email Address: _____

Applicant's Interest in Property:

To develop Tunnel car wash

Legal Description of Property:

Being 1.773 ac out of the James Bennett Survey, A-0071bc, aka Part of SE 160 SW 959 OB 216 and being further described in Vol. 02662, Pg. 00421

Is this property being simultaneously platted? No

Street Address: 123 Lake Road, Belton, TX

Zoning Change From SF-1 to Retail, PD allowing for tunnel car wash

Signature of Applicant: [Signature] Date: _____

Signature of Owner (if not applicant): Elizabeth Ann Hurt Date: 12-19-17

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-18-01 Location

ZONING CHANGE:

SF-1
to
PD-R for Carwash

LEGAL DESCRIPTION:

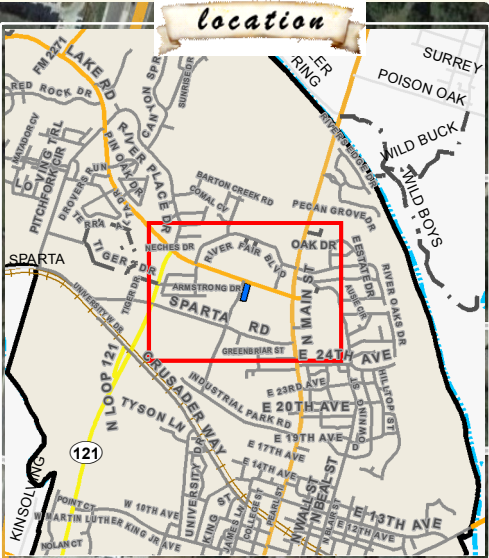
A0071BC JAMES BENNETT
AKA PT SE 160 SW 959 OB 216
ACRES 1.773

PROPERTY OWNER:

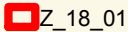
HURT, ANN

ADDRESS/LOCATION:

123 Lake Rd



LEGEND



123 Lake Rd

121

-  Agricultural
-  Commercial-1
-  Commercial-2
-  Light Industrial
-  Multi Family
-  Neighborhood Service
-  Office-1
-  Planned Development
-  Retail
-  Single Family-1
-  Single Family-2
-  Specific Use Permit
-  University Campus-1

Map Date: 1/2/2018



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-18-01 Aerial

ZONING CHANGE:

SF-1
to
PD-R for Carwash

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT
AKA PT SE 160 SW 959 OB 216
ACRES 1.773


PROPERTY OWNER:

HURT, ANN

ADDRESS/LOCATION:

123 Lake Rd

LEGEND

 Z_18_01

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.

Zoning Case # Z-18-01

ZONING CHANGE:

SF-1
to
PD-R for Carwash

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT
AKA PT SE 160 SW 959 OB 216
ACRES 1.773

PROPERTY OWNER:

HURT, ANN

ADDRESS/LOCATION:

123 Lake 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: TUNNEL WASH MANAGEMENT, LLC,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1.773 ACRES, 123 LAKE ROAD,
FROM A(N) SINGLE FAMILY-1 ZONING DISTRICT,
TO A(N) Planned Development-Retail for a carwash 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, January 16, 2018,** 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, January 23, 2018,** 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**

98767

BELTON CHICKEN LLC

632 IVY ANN DR

WOODWAY, TX 76712-3551

186299

CHAPPELL HILL EQUITY IV LTD

3106 SWEETWATER CV

BELTON, TX 76513

440861

POTTS, ROBERT ROY ETAL

3212 RIVER PLACE DR

BELTON, TX 76513-1016

60185

WEAVER, RICHARD C & SHEILA J

401 GUTHRIE DR

BELTON, TX 76513

458716

BELTON SKYLINE LLC

207 LAKE RD

BELTON, TX 76513

30424

DOYAL, MICHAEL D & BLEND A L DOYAL REHBEIN

8133 BLUE GILL LN

TEMPLE, TX 76501

147162

TXU ELECTRIC DELIVERY COMPANY

PO BOX 219071

DALLAS, TX 75221-9071

SUPERINTENDENT

DR. SUSAN KINCANNON

BELTON I.S.D.

P O Box 269

BELTON TEXAS 76513

96674

BONNER PROPERTIES LLC

718 CHATHAM RD

BELTON, TX 76513-6706

53209

HURT, ANN

4 N EBBTIDE LN

BELTON, TX 76513-6338

397608

WAL-MART REAL ESTATE BUSINESS TRUST

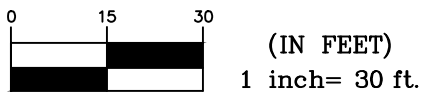
PO BOX 8050

BENTONVILLE, AR 72712-8055

TODAY'S CAR WASH ADDITION
BELTON, BELL COUNTY, TEXAS
PLANNED DEVELOPMENT CONCEPT



No.	DATE	REMARKS	BY
2	01/09/18	ADJ. PER CLIENT MEETING W/ CITY	AR
REVISIONS			



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00

- Notes:
- Property boundary is derived from deeds and record drawings and does not represent an on the ground survey.
 - Landscaping is conceptual and subject to change.



AERIAL VIEW

Today's Car Wash

Belton, Texas



A Plus Design Group

December 21, 2017

©COPYRIGHT A PLUS DESIGN GROUP 2017



VIEW FROM LAKE ROAD AND COMMERCE STREET INTERSECTION

Today's Car Wash

Belton, Texas



A Plus Design Group

December 21, 2017

©COPYRIGHT A PLUS DESIGN GROUP 2017



VIEW FROM LAKE ROAD

Today's Car Wash

Belton, Texas



A Plus Design Group

December 21, 2017

©COPYRIGHT A PLUS DESIGN GROUP 2017



VIEW FROM COMMERCE STREET

Today's Car Wash

Belton, Texas



A Plus Design Group

December 21, 2017

©COPYRIGHT A PLUS DESIGN GROUP 2017





FIRE LANE NO PARKING

P-18-01

Pro Star Rentals

Staff Report – Planning & Zoning Item



Date: January 16, 2018
Case No.: P-18-01
Request: Final Plat
Applicant: Lay Construction, LLC—
Ashley Malone for Drake Capital
Income Fund GP, LP

Agenda Item

P-18-01 Consider a final plat for Pro Star Rental, an 11.549 acre tract of land located east of IH-35 and south of Grove Road, generally north of Shanklin Road in the city limits of Belton.

Originating Department

Planning – Cheryl Maxwell, Director of Planning

Case Summary

This is a 1-lot subdivision proposed for light and heavy equipment rentals.

Project Analysis and Discussion

This is a 1-lot subdivision plat proposed as the Pro Star Rental Addition. This property is located within Design Standards Area Type 2 and was recently rezoned to Commercial-2 District in October, 2017. The west side of this property is directly adjacent to the IH-35 northbound frontage road. The Commercial-2 Zoning District requires a minimum lot area of 5,000 square feet, minimum lot width of 50 feet, and minimum lot depth of 100 feet. The proposed lot complies with the Commercial-2 Zoning District area requirements in all respects.

The principal issues associated with this plat involve subdivision ordinance requirements for orderly extension of public improvements – water, sewer, drainage and streets.

Water: This property will be served by the existing 12" water line on the east side of the tract. No extension is required by the applicant.

Sewer: The proposed South Belton Sewer Project sewer lines are located on the far eastern edge of the property. However, due to topography, the sewer line along the eastern edge of the property is a force main. A service line, especially unpressurized, cannot tie into the force main. There is a gravity sewer line 1,300 feet northeast of the proposed building on this property, but the fall between the building and the gravity line is not great enough to allow for gravity flow. Therefore, the applicant must either install a septic system or install a grinder pump and private force main to connect to the gravity line approximately 1,300 feet away. Because the limited number of bathrooms and sinks will have a minimal contribution to sewer flows, Staff determined

a septic tank for this application and location is acceptable and a letter to this effect has been provided by the Bell County Public Health District.

Drainage: Drainage calculations have been reviewed and a detention pond will be needed. The location and details of the detention pond will be provided with the building plans and can be accommodated on site.

Streets: Access from the IH-35 frontage road is proposed on the north side of the property. The Thoroughfare Plan identifies a future southern roadway extension of Capital Way along the eastern perimeter of this proposed plat. Capital Way is shown as a major collector which requires 80 feet of ROW. The applicant is required to dedicate half of this (40') for the length of this subdivision. The original property owner, Bell County Joint Venture, is dedicating a strip of ROW +/- 60' wide along the eastern edge of the property (1.549 acres) for the future extension of Capital Way. The applicant is providing an additional 8.5' wide strip (0.027 acre) adjacent to Lot 1. Of the 11.549 acres in this subdivision, 1.576 acres are proposed for the ROW dedication, leaving Lot 1 at 9.973 acres.

According to the Subdivision Ordinance, the developer is required to contribute one half the total cost of paving (18.5 feet), curb and gutter, and a 5' wide sidewalk for the portion of Capital Way adjacent to this plat. The estimated cost of the applicant's contribution is \$21,900.90 for the 140' of frontage. (See attached calculations). City staff finds the estimate acceptable and recommends the applicant escrow the cost of construction for the required perimeter street improvements. When other properties are submitted for final platting, perimeter street improvement obligations will apply.

Recommendation

Recommend approval of the final plat for Pro Star Rental, a 11.549 acre tract of land located east of IH-35 and south of Grove Road, generally north of Shanklin Road in the city limits of Belton.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Capital Way Perimeter Street Improvements Cost Estimate

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

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

- ☐ Preliminary Subdivision
- ☒ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Fees due \$ 350.00 CK# 7553

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: Lay Construction, LLC Phone: 903-877-4128
Mailing Address: P.O. Box 5300 Tyler TX 75712
Email Address: Ashley.Malone@LayConstructionLLC.com

Owner: Drake Capital Income Fund, LP Phone: 903-581-3737
Mailing Address: 1537 E Grande Blvd. Suite 400 Tyler 75703
Email Address: Caseyhymer@me.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 10.000 Survey: MF Connell Survey Abstract No. 6
Abstract #: 6 Street Address: I-35 Frontage Rd
Frontage in Feet: _____ Depth in Feet: _____

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

Name of proposed subdivision: _____

Number of Lots: _____ Fee: \$ _____

Signature of Applicant: Ashley Malone Date: 10-13-17

Signature of Owner: Casey Hymer Date: 10/13/17

This project is referenced to the City of Belton Coordinate System, an extension of the State of Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless otherwise noted, and all bearings are grid bearings.
All coordinate values are referenced to City Monument No. B-4.
The theta angle at said monument is 01°28'23".
The Combined Correction Factor (CCF) is 0.999851.
Published City Coordinates are N=10,348,584.14, E=3,192,254.47.
The tie from the above City Monument to the POB of the 10,000 acre tract is S33°09'52"E, 1148.41 feet.
Grid Distance= Surface Distance X CCF
Geodetic North= Grid North + theta angle.

SCALE: 1"=100'

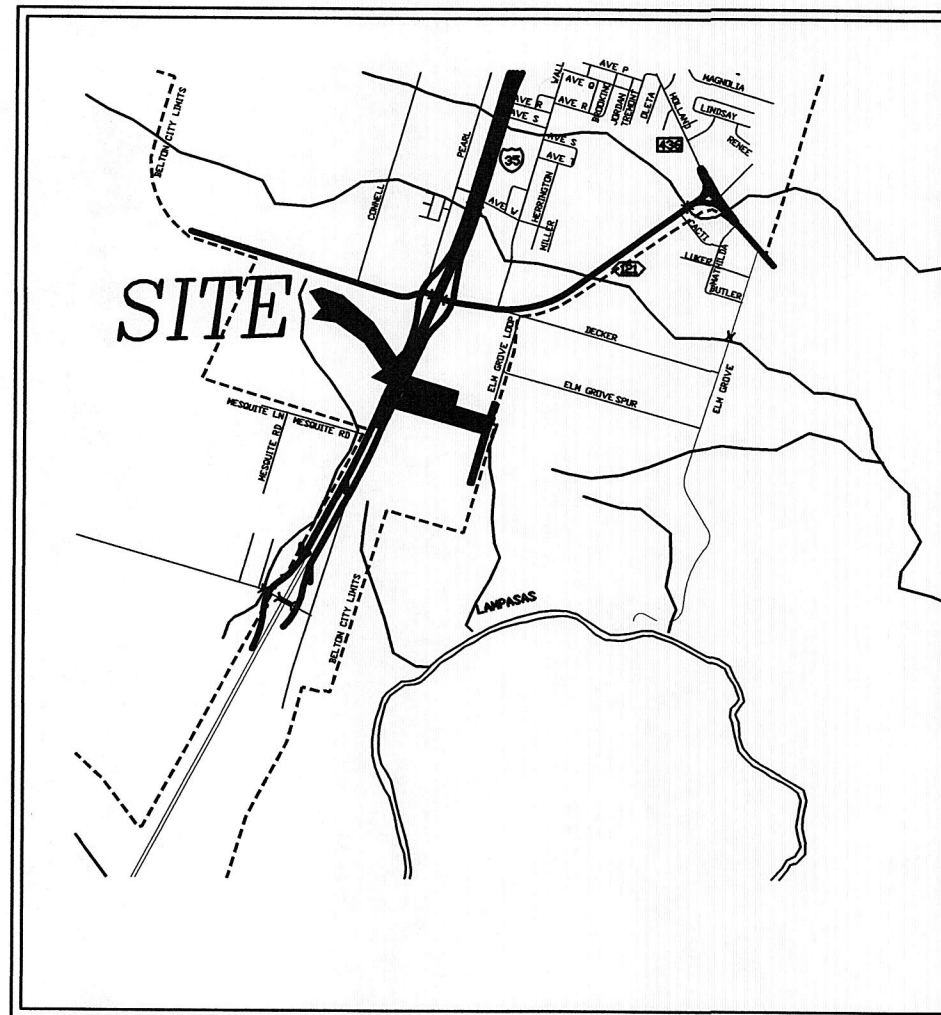
AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, A.D. 2017.

BY:

BELL COUNTY TAX APPRAISAL DISTRICT



VICINITY MAP: Not To Scale

STATE OF TEXAS COUNTY OF BELL

DRAKE CAPITAL INCOME FUND GP, LP, AND BELL COUNTY JOINT VENTURE, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PRO STAR RENTAL, A SUBDIVISION IN THE CITY OF BELTON, 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.

DRAKE CAPITAL INCOME FUND GP, LP
CASEY HYMER, MEMBER

BELL COUNTY JOINT VENTURE
DR. ROY A. LEVIT, MANAGER

STATE OF TEXAS COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017 BY CASEY HYMER, MEMBER OF DRAKE CAPITAL INCOME FUND GP, LP.

NOTARY PUBLIC

STATE OF TEXAS COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2017 BY DR. ROY A. LEVIT, MANAGER OF BELL COUNTY JOINT VENTURE.

NOTARY PUBLIC

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF PRO STAR RENTAL ADDITION TO THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR _____ SECRETARY _____

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF PRO STAR RENTAL 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 _____

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

WITNESS MY HAND THIS _____ DAY OF _____, 2017.

CITY CLERK _____

STATE OF TEXAS COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

MICHAEL E. ALVIS
R.P.L.S. No. 5402

I, THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION, AND ITS WASTEWATER UTILITY SYSTEM HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE STATE AND OTHER REGULATIONS GOVERNING SUCH SYSTEMS AND IS HEREBY APPROVED FOR INSTALLATION AS INDICATED.

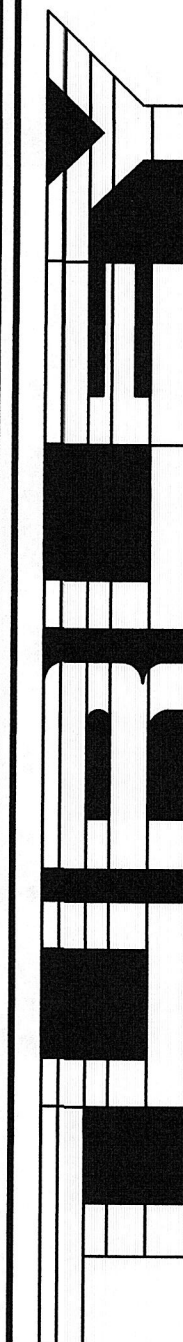
APPROVED: _____ DATE: _____

TITLE: _____, BCHD

FINAL PLAT of: PRO STAR RENTAL

11.549 ACRES
1 BLOCK, 1 LOT

A SUBDIVISION IN THE
M. F. CONNELL SURVEY, ABSTRACT NO. 6
CITY OF BELTON, BELL COUNTY, TEXAS



ENGINEERING * PLANNING * SURVEYING * CONSTRUCTION MANAGEMENT
TURLEY ASSOCIATES, INC.

301 N. 3rd ST.
E-MAIL: MAIL@TURLEY-INC.COM
TEMPLE, TEXAS
(254) 773-2400
FAX NO. (254) 773-3998

SURVEY FIRM # 10056000
ENGINEER FIRM # F-1658

FINAL PLAT of:
PRO STAR RENTAL

11.549 ACRES
M. F. CONNELL SURVEY, ABSTRACT NO. 6
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
CASEY HYMER
DRAKE CAPITAL INCOME FUND GP, LP
1537 E. GRANDE BLVD. SUITE 400
TYLER, TEXAS 75703

REVISIONS		
12/5/17	COMMENTS	MEA
12/15/17	COMMENTS	MEA

DATE:	10/10/2017
DRN. BY:	MEA
REF.:	
FB/LB	
JOB NO.:	17-1210
SHEET	1 OF 1
COMPUTER DWG. NO.	17-1210
171210-D	
FILE NO.	

Line Table		
Line #	Direction	Length
L1	N23°07'23"E	69.92'
L2	N36°35'34"E	59.41'
L3	N23°57'59"E	119.72'
L4	N11°47'49"E	18.02'
L5	S16°13'50"W	140.19'

NOTE:

0.027 ACRES - TO BE DEDICATED TO THE CITY OF BELTON FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT AS SHOWN HEREON

1.549 ACRES - TO BE DEDICATED TO THE CITY OF BELTON FOR RIGHT-OF-WAY PURPOSES BY THIS PLAT AS SHOWN HEREON

LAKE SHINE PROPERTIES, LLC
12.663 ACRES
DOCUMENT NO. 2017-00000563

FILED FOR RECORD THIS _____ DAY OF _____, 2017, IN YEAR 2017, PLAT # _____,
PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

TRACT SURVEYED OCTOBER 2, 2017

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

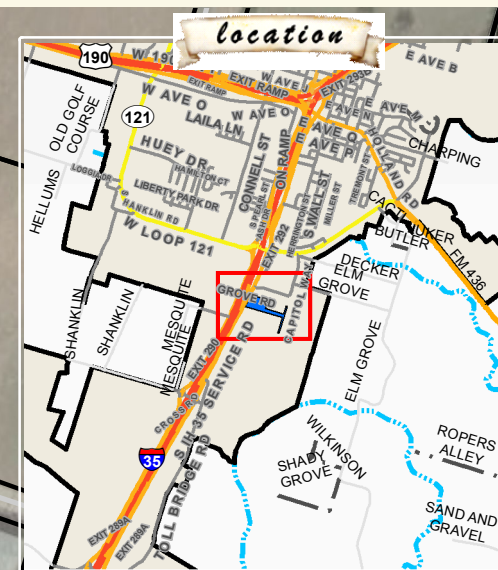
P-18-01 Location - Pro Star Rental

PROPOSED PLAT:

Final Plat
Pro Star Rental
11.549 Acres

PROPERTY OWNER:

Drake Capital Income Fund, LP



LEGEND

- P_18_01
- CityLimits



P-18-01 Pro Star Rental


PROPOSED PLAT:

Final Plat
Pro Star Rental
11.549 Acres

PROPERTY OWNER:

Drake Capital Income Fund, LP

Legend

 P_18_01



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.

Design Manual

Revised Design Manual

PLANNING AND ZONING

JANUARY 16, 2018

Background

The City of Belton adopted its current construction Design Manual and Standard Details in June 2002

Since 2002, changes in regulations and industry standards and practices caused some of the City's standards to be outdated or even obsolete

The City contracted with KPA to propose a revised manual, comparable to area cities

Following 2 years of internal and external reviews, Staff compiled the revised manual and asked for reviews from the stakeholder community (contractors, builders, TABA, engineers, etc.)

- 1st Review: June 9, 2016 – September 16, 2016
- 2nd Review: February 21, 2017 – April 28, 2017
- 3rd Review: May 31, 2017 – June 30, 2017

Stakeholder's Meetings

1. March 28, 2017 at 3:00pm
2. March 30, 2017 at 8:30am
3. June 22, 2017 at 3:30pm

*Summary of the Manual's Review Phase:
Three rounds of comments and revisions, balanced approach of encouraging development but emphasis on constructing sustainable public infrastructure.

Revised Design Manual Overview

Basic to comprehensive

Up-to-date for current, local industry and regulatory standards and requirements

Focus on reliable infrastructure to reduce maintenance needs; proactive approaches to reduce interruptions in services for Belton's citizens and businesses; *pavement preservation*

Enhance and make-up for deficiencies in existing standards

Clarify requirements for construction processes (i.e., backfill and compaction, asphalt prime)

Improve safety in drainage infrastructure per approved Strategic Drainage Plan

Provide details for engineers and developers; reduces number of details pulled from other cities' design manuals for construction drawings

Topics of stakeholder's comments/concerns

General Requirements – Proposed Changes

Preconstruction meetings may be required before starting subdivisions (upon request by City)

Notification to City prior to beginning construction

General Requirements – Proposed Changes

Warranty Period - Although the requirement for the 1 year warranty period is proposed to remain unchanged, the requirement for a maintenance bond will be enforced. Any repairs required within the warranty period will require an additional 1 year warranty from the date the City accepts the repair work.

- Subdivision Ordinance, Section 401: Upon completion of all subdivision improvements, the following shall be submitted to the City Engineer: ... a maintenance bond covering all improvements in the amount of ten percent (10%) of the total construction cost and be in effect for a period of one (1) year from date of acceptance of improvements...

Temple	Reserves the right to require a maintenance bond, but is typically not implemented
Killeen	10% Maintenance Bond Water/Sewer (1 year warranty) 15% Maintenance Bond Street (1 year warranty) 15% Maintenance Bond Drainage (2 years warranty) However, if water or sewer is placed under existing street without full base backfill (3 year warranty)
Denton	100% Maintenance Bond (1 year warranty) Less than \$25,000, escrow in lieu of bond accepted
Georgetown	Maintenance Bond: Amount specified at the time of Final Plat submittal (1 year warranty)
Roanoke	10% Maintenance Bond (2 years warranty)

Purpose: If the developer fails to respond to warranty issues, City has ability to require the developer to do the work or the City can use the maintenance bond to complete the work.

Transportation – Proposed Changes

Street design standards and sections updated to reflect adopted Thoroughfare Plan

Pavements shall be designed based on revised traffic loads and demands

Geogrid and lime stabilization added as options

Direction for high plasticity subgrade soils

Provide California Bearing Ratio value for subgrade soils

Base material shall meet TxDOT 2004 & 2014 specs and shall be compacted to 100% of TEX-113-E standards

Allows Recycled Asphalt Product to be used

Added a temporary all weather driving surface

Sidewalks, when required, to be located at the right-of-way line, not at the curb

Last course of base shall receive a layer of chip seal OR the base may need to be watered and tested prior to placement of more base or HMAC

Minimum thickness of HMAC on any pavement changed from 1.5" to 2"

Type D HMAC is required on all roadways

Traffic Control Plans may be required

Cul-de-sac lengths refers to Subdivision Ordinance

Drawings shall include cross sections at every 100 feet including 100-year flood plains, percent slopes, top of curb elevations, info on all turns and radii, pavement markings, street signage

Added "visibility triangle" requirements

Drainage – Proposed Changes

Engineer to consider 100-year storm and positive overflow provisions in all stormwater conveyance systems

Runoff coefficients increase per storm event

Allow flumes; fully concrete lined channels can have vertical walls; anything over 1 foot needs rail or fencing for safety

Rip-rap aprons (grouted)

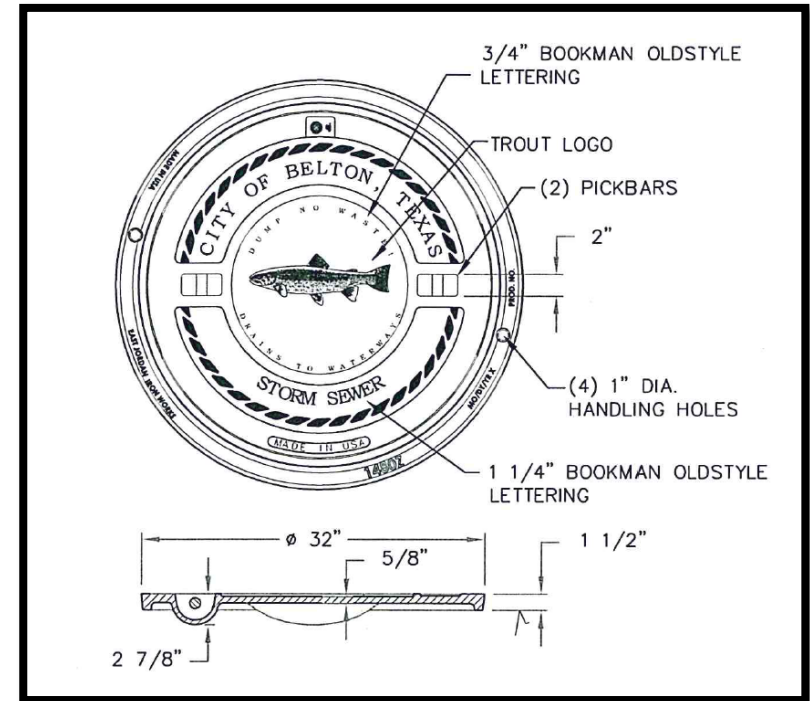
Concrete wash-out areas are required

Construction drawings requirements including plan and profiles of stormwater infrastructure, percent slopes, inlet and outlet elevations; report to include carrying capacity, hydraulic grade lines

All inlets will be recessed

Junction boxes are required at bends

New stormwater manhole cover



Drainage – Proposed Changes

HDPE is acceptable in non-paved areas

Allows for precast stormwater infrastructure

Unlined channels can't be steeper than 4:1

All channels and detention ponds need concrete pilot channels

Minimum pipe size for stormwater is 18 inches

Fuel storage is allowed on site with proper containment



General Utilities - NEW

New section to cover common requirements for water and sewer infrastructure (i.e., embedment, **backfill**, encasement, lift or pump station signage, air and vacuum release valves, etc.)

Describes utilities as they relate to one another within the ROW

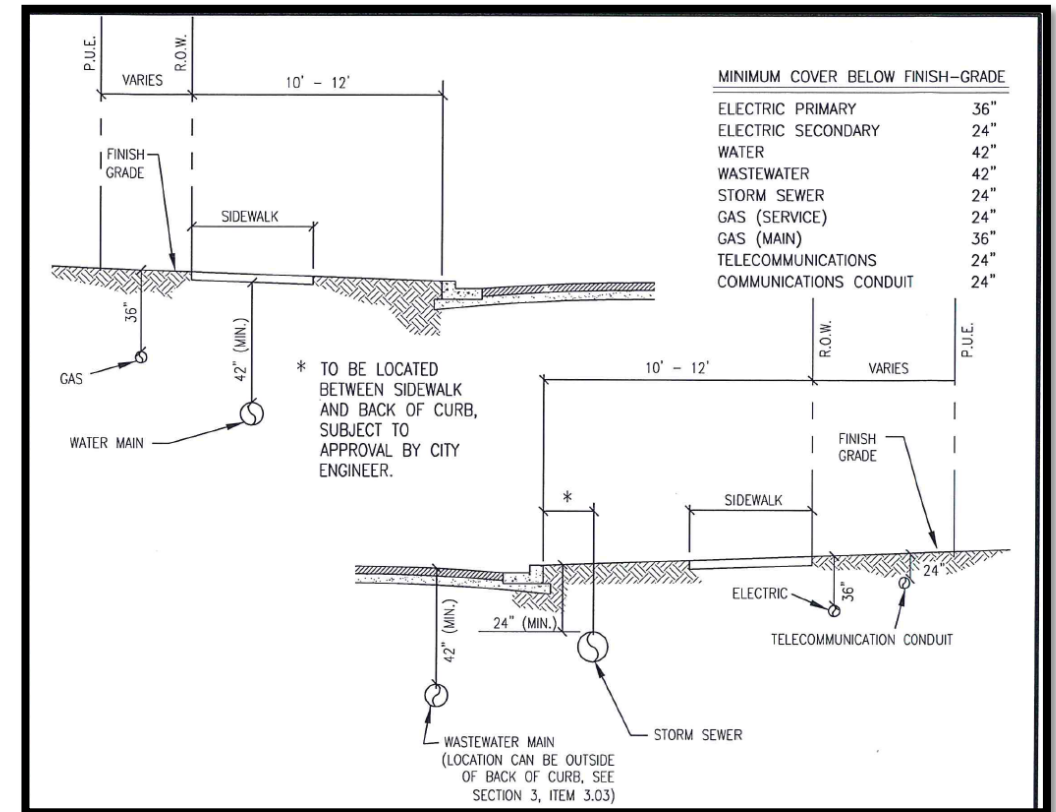
Detectable tapes

Concrete requirements

Hatches for vaults

Encasement details

Dig Once Policy – Reserved



Water – Proposed Changes

Adoption of 2015 International Fire Code will require minimum waterline size to be 8 inches, unless otherwise demonstrated (Will need to modify Section 23-36 of Code of Ordinances)

Modified pipe materials to industry standards (i.e., 3" difficult to maintain)

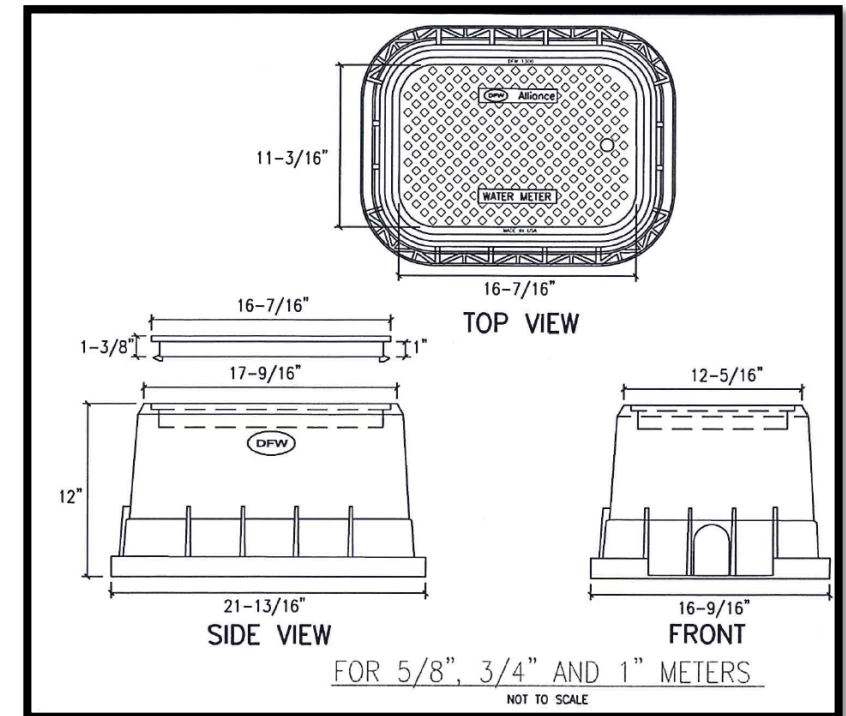
Ductile iron pipe is required for 12" and greater

Added tapping sleeve, bends and fittings, pressure reducing valves, and backflow requirements

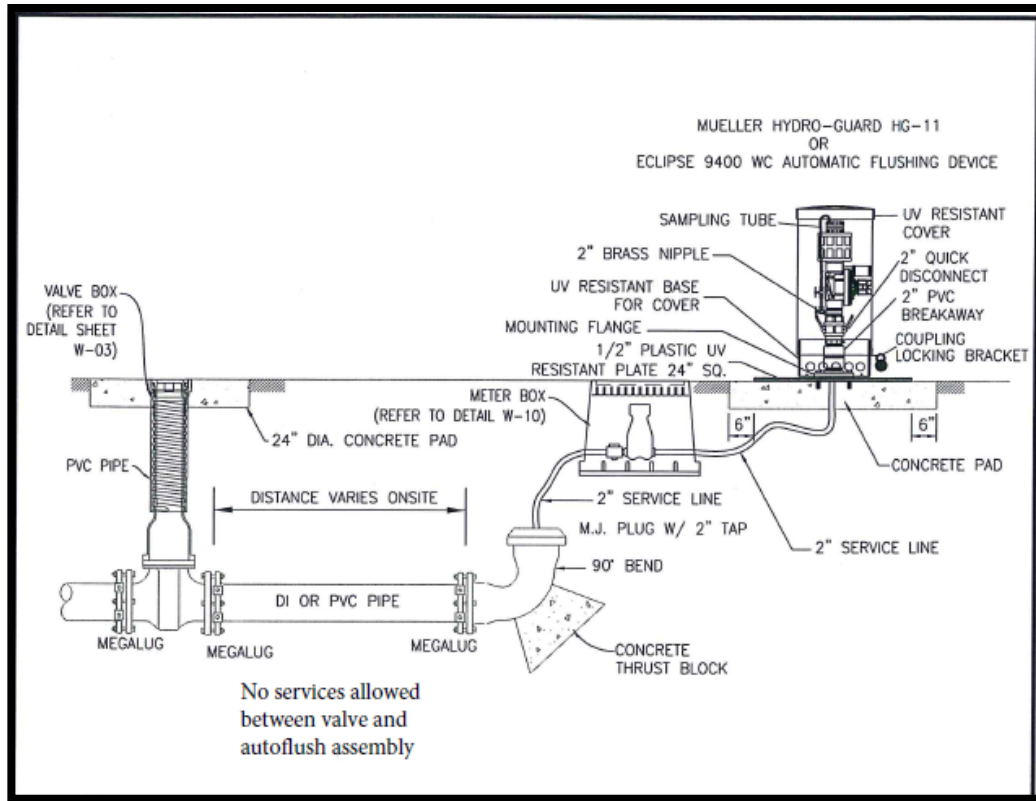
New water meter boxes for AMI system

Added detail for large meter vaults

Revised detail for water services



Water – Proposed Changes



New automatic flush assembly detail and requirements for assemblies at all dead-end lines

Construction drawings shall include plan and profile of all waterline and top of pipe elevations

Waterlines shall be installed with a minimum slope of 0.1%

Number of valves required at intersection of waterlines

Hydrants required at beginning of all cul-de-sacs

Sample stations are required per subdivision or one per 100 lots

Wastewater – Proposed Changes

Maximum manhole spacing of 500 feet

Manhole coating specifications for manholes that will experience increased levels of H₂S (i.e., lift station wet wells, force main discharges and one manhole upstream as appropriate)

Revised testing requirements

New manhole cover design

Minimum gravity line size shall be 8 inches in diameter

Service line details

Construction drawings shall include plan and profiles, flowlines, percent slopes, and report to include line capacities

Concrete collars are required for manholes in pavement

Wastewater – Proposed Changes

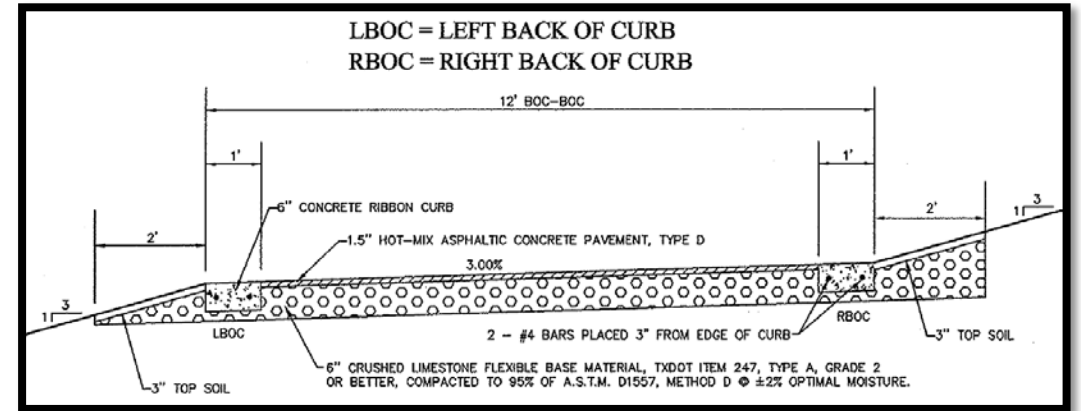


Offsite manhole requirements: Access road: min 12' wide with 1.5" of asphalt along offsite manholes, any manholes outside of access pavement cannot be more than 10' outside of edge of access road pavement and must have concrete/diamond collars and reflective marker.

Lift station requirements

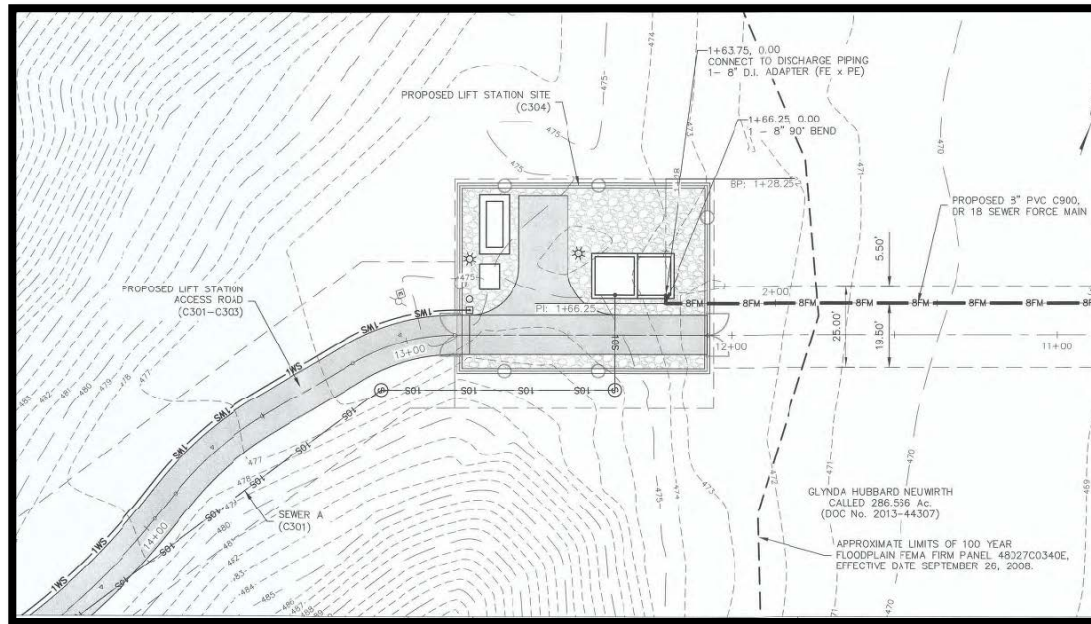
- O&M Manuals are required
- Equipment submittals during construction
- Access road: min 12' wide with 1.5" of asphalt
- Coatings
- Generator is required, fuel to last 16 hours

SECTION VIEW: 12' WIDE WITH RIBBON CURB

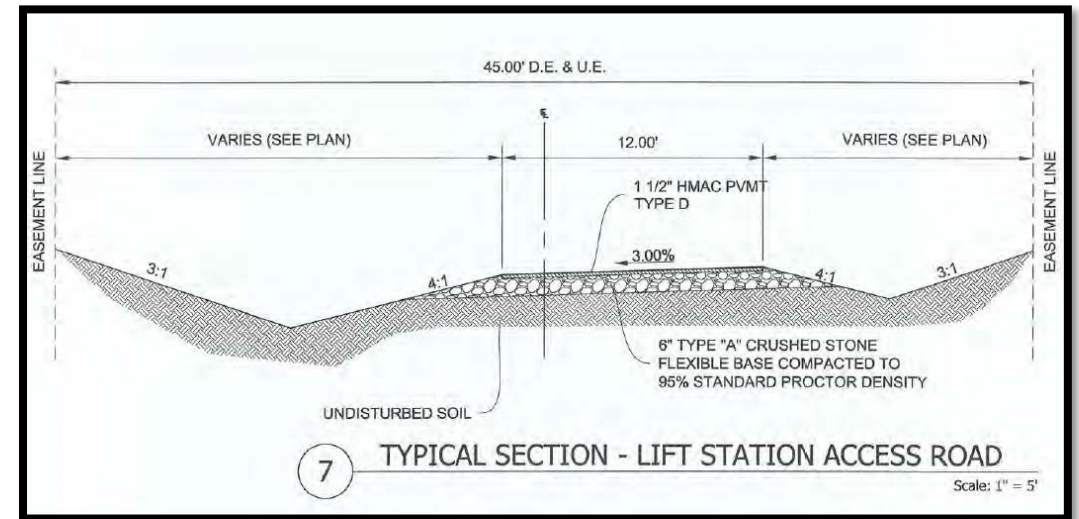


Wastewater - Offsite Manholes & Lift Stations

LIFT STATION ROAD FOR HUBBARD BRANCH

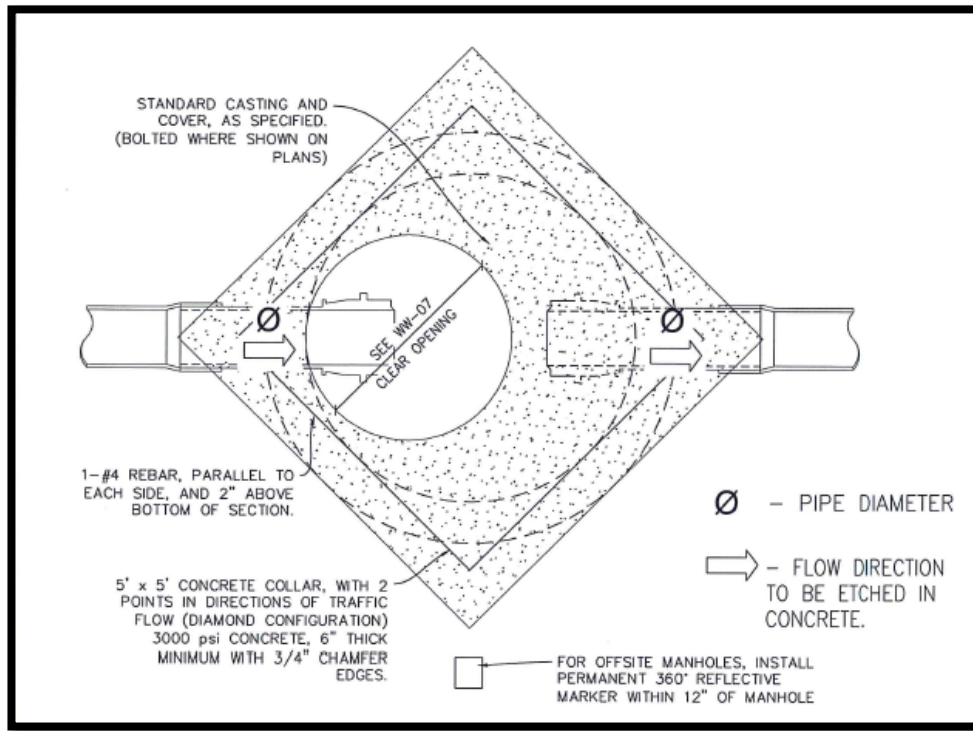


SECTION VIEW: 12' WIDE, DRAINAGE DITCHES

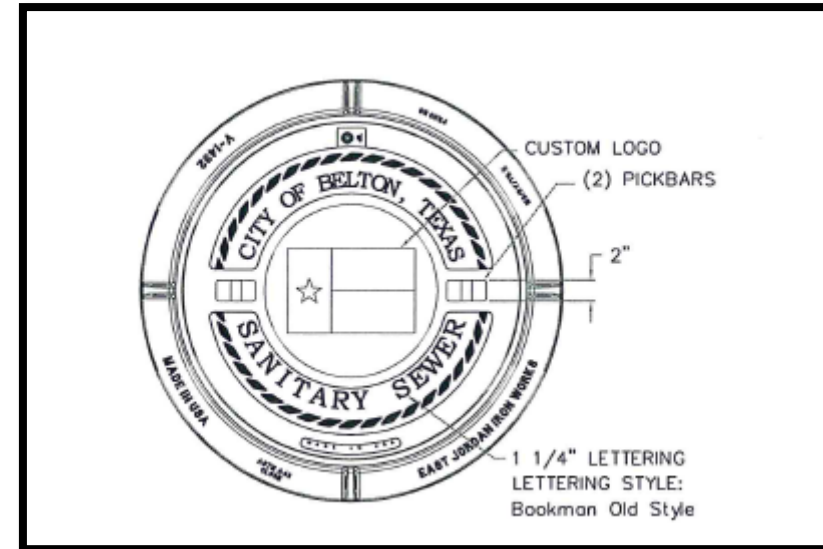


Wastewater - Manholes

DESIGN MANUAL: CONCRETE COLLAR



NEW MANHOLE COVER DESIGN



Design Manual Summary and Next Steps

- ✓ Multi-year development of revised manual
- ✓ Multiple reviews and revisions
- ✓ Revised to industry's standards and regulatory requirements
- ✓ Deficiencies in 2002 Design Manual are addressed
- ✓ Included details typically used from area cities' design manuals
- ✓ Typical questions and issues are clarified
- ✓ Balanced the compromise between infrastructure preservation and maintainability with possible developer's costs to build infrastructure

Next Steps:

1. Receive input from P&Z
2. Staff recommendation to Council to take design manual to City Council for public hearing and action.