



CITY OF BELTON

**Planning & Zoning Commission Meeting
Tuesday, April 17, 2018 - 5:30 p.m.
Wright Room, Harris Community Center
401 N. Alexander, Belton, Texas**

Pledge of Allegiance to the U.S. Flag
Invocation

AGENDA

1. Call to order.
2. Consider approval of minutes from previous meeting.
3. Hold a public hearing and consider a recommendation on a revised Design Manual to include the following: Revised Transportation, Drainage, Water, Wastewater, and General Utility Details and Requirements.
4. Z-18-07 Hold a public hearing and consider a zoning change from Agricultural to Retail District on approximately 0.9 acre comprising lots 0009, 0008, 0007, and 0006, Block 2 of Belton Lake Estates at 3286, 3292, 3298, and 3304 Lake Road, located on the north side of Lake Road (FM439), east of Lake Ridge Drive.
5. P-18-07 Consider a preliminary plat of South Wall Estates, comprising 6.749 acres located on the west side of S. Wall Street, generally north of E. Loop 121 and east of IH 35, in the vicinity of Colette Court.
6. P-18-08 Consider a Final Plat of Indian Ridge at Messer Ranch, Amending Plat #1, comprising 1.144 acres, being an amending replat of Lot 17, Indian Ridge at Messer Ranch, and a 0.084 acre tract, located on the northwest side of Indian Ridge Road, south of Paddy Hamilton Road, in Belton's ETJ.
7. Staff briefing on upcoming items for P&ZC review.

If interpreter services for the deaf or hearing impaired are required, please contact the City Clerk at least 48 hours in advance at 933-5817.



City of Belton

~ Public Works ~

April 5, 2018

The following summarizes the notable changes made to the proposed design manual since the February 20, 2018 P&Z Commission meeting and the March 29, 2018 stakeholder meeting.

Modifications

Transportation Section

1. Clarified protection to base material. If the compacted base material is left exposed more than 30 days, additional testing may be required. Additional testing may be required if rutting or degradation is witnessed. Although not required, chip seal can be placed on the base to avoid additional testing.
2. Only City capital projects are required to have section cuts every 100 feet in the construction drawings.
3. Clarified when accessibility inspections are required and that the contractor/owner pays for the inspection services.
4. Visibility triangle clarified.
5. Minimum thickness of asphalt was changed from 2" to 1.5" for local/residential streets. Type "C" is also allowed but must be placed at a minimum of 2". Collector/arterials minimum 2".

Drainage Section

1. Concrete pilot channel was clarified as a "trickle" channel.
2. Runoff coefficients were replaced with coefficients that area cities are currently using.
3. Reduced the water spread limits to one clear lane.
4. Clarified inlet sizing requirements.

Water Section

1. Clarified water lines are to be installed to follow topography but also installed in order to avoid high points, which encourages air entrapment.
2. Clarified waterlines 12" and larger shall either be ductile iron or PVC.
3. Flow testing of hydrants was clarified.

Wastewater Section

1. Clarified off-site manholes shall be along a 10-foot wide access path made of crushed limestone base material. The path does not have to be contiguous. In the event the lines are along a creek or floodway and a path is not feasible, every other manhole must be accessible from a public roadway.
2. Deleted drop manholes from being required to be coated.
3. Minimum sewer line size changed from 8" to 6".

4. Lift station access roads were clarified to need 6" crushed limestone base, 1.5" of HMAAC Type "D", and be 10-feet wide.
5. Clarified cleanout stub outs can be placed below grade during construction.
6. Clarified concrete collars are not required in the pavement.

Cost Analysis

A general cost analysis was done prior to the stakeholder meeting. However, during the stakeholder meeting, many compromises were made to gain acceptance from the stakeholder/development community. The following items continue to be a proposed change from the currently adopted design manual.

Water

- Minimum waterline size from 6" to 8" results in a net \$3/linear foot cost increase. However, if the design engineer can prove a 6" can provide the flow and pressure needed, a 6" can be used.
- Detectable tape for waterlines add a cost of \$0.20/linear foot.
- Automatic flush assemblies are required instead of manual flush assemblies. A net cost of \$1,500 each was assumed. However, it is estimated that 95% or more flush assemblies that have been installed in the last three years have been automatic. If assuming 1 automatic flush assembly per 200 lots, the cost is \$7.50/lot.
- The requirement for 2 valves at every tee and 3 valves at every cross may increase the cost. Valves cost an average of \$1,250 each. Assuming 1 extra valve per every 2,000 LF, it adds \$0.63/linear foot. However, it is estimated that 85% of the developers are already doing this with new subdivisions.
- One sample station is required per every 100 lots, which costs around \$350 each.

Wastewater

- Assume 1 manhole per 500 lots is required to be coated, which costs \$1.50/vertical foot. Assuming a manhole is 15 feet deep, the cost per lot is \$0.05/lot.
- Detectable tape for wastewater lines add a cost of \$0.20/linear foot.
- An additional fitting was added to each double service cleanout which adds about \$5 per cleanout, so it was assumed this fitting adds \$2.50 per lot. This revision was taken from a developer's engineer that frequently designs subdivisions in Belton.

Drainage

- Recessed inlet requires additional concrete work per inlet at around \$320 per inlet. Assuming 1 inlet every 1,000 feet equates to \$0.32/linear foot.

Transportation

- Sidewalks are specified to be away from the back of curb, which adds approximately \$0.25/linear foot for additional forming. However, the sidewalk away from the back of curb eliminates the need for additional dowels. Therefore, the net cost may be \$0.

Assuming a lot is 80-feet wide along the street, these components add approximately \$380 per lot. There are other factors that were changed in the manual, including changes in the runoff coefficient for drainage and loading design parameters for streets. The impact of these parameters is difficult to quantify in order to determine if and how it affects costs. However, the manual allows for varied runoff coefficients with City Engineer approval, similar to the waterline sizing requirement.

Over the years, many alternatives to the current manual have been allowed in practice while the current design manual is in effect. But, when comparing the current manual to the proposed manual, there are quite a few cost-saving alternatives allowed by the proposed manual. Those alternatives include:

- Use of HDPE for drainage pipe in unpaved areas instead of all concrete pipe.
- Use of precast materials in drainage infrastructure instead of cast-in-place, which can be labor intensive.
- Use of orange mesh fencing for tree protection instead of chain link.
- Reduction in the water spread limits for drainage Recycled asphalt product may be used in hot mix asphaltic concrete (HMAC).
- Addition of the temporary all weather driving surface options, as needed and approved.
- Addition of Type 57 1" crushed stone gradation for pipe bedding options.
- Change from an external drop to an internal drop manhole, which can save money on fabrication.

Recommendation

Staff and the stakeholders have worked together to modify the proposed Design Manual to gain acceptance by both the City and the stakeholders. At this time, Staff believes the manual is complete and ready for P&Z Commission final public hearing and recommendation to City Council.

Next Steps

If following the P&ZC public hearing, the Design Manual is favorably recommended by the P&Z Commission, another public hearing will be conducted at the April 24, 2018 City Council meeting at 5:30 pm. Assuming no significant changes are required, the design manual will be recommended for adoption at the May 8, 2018 City Council meeting.



Angellia Points, P.E.

Director of Public Works/City Engineer



Revised Design Manual

P&Z COMMISSION

APRIL 17, 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.

Multiple years of internal and external 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

4th Review: January 18, 2018

5th Review: March 2018

Stakeholder's Meetings

1. March 28, 2017 at 3:00pm
2. March 30, 2017 at 8:30am
3. June 22, 2017 at 3:30pm
4. March 29, 2018 at 10:00am



Revised Design Manual Overview

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

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

Topics of stakeholder's comments/
concerns or notable changes



General Requirements – Proposed Changes

Preconstruction meetings may be required before starting subdivisions.

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...



Transportation – Proposed Changes

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

Base material shall be maintained to the standards in the Design Manual. If left exposed for more than 30 days, additional testing may be required. If rutting, instability, or degradation is witnessed, base may need to be reworked. As an option, the last course of base shall receive a layer of chip seal.

Minimum thickness of HMA on local/residential roads shall be 1.5" (no change); **Collectors and above shall have min 2" HMA**

For City projects, drawings shall include cross sections at every 100 feet including 100-year flood plains. All projects shall show percent slopes, top of curb elevations, info on all turns and radii, pavement markings, street signage.



Drainage – Proposed Changes

All inlets to be recessed

Junction boxes are required at bends

HDPE is acceptable in non-paved areas

Clarified tree protection, allowed for orange mesh

All channels and detention ponds need concrete **trickle** channels

Revised *suggested* runoff coefficients to match area cities; coefficients increase per event

Reduced water spread limits to one clear 12-foot wide lane

Clarified inlet sizing



General Utilities - NEW

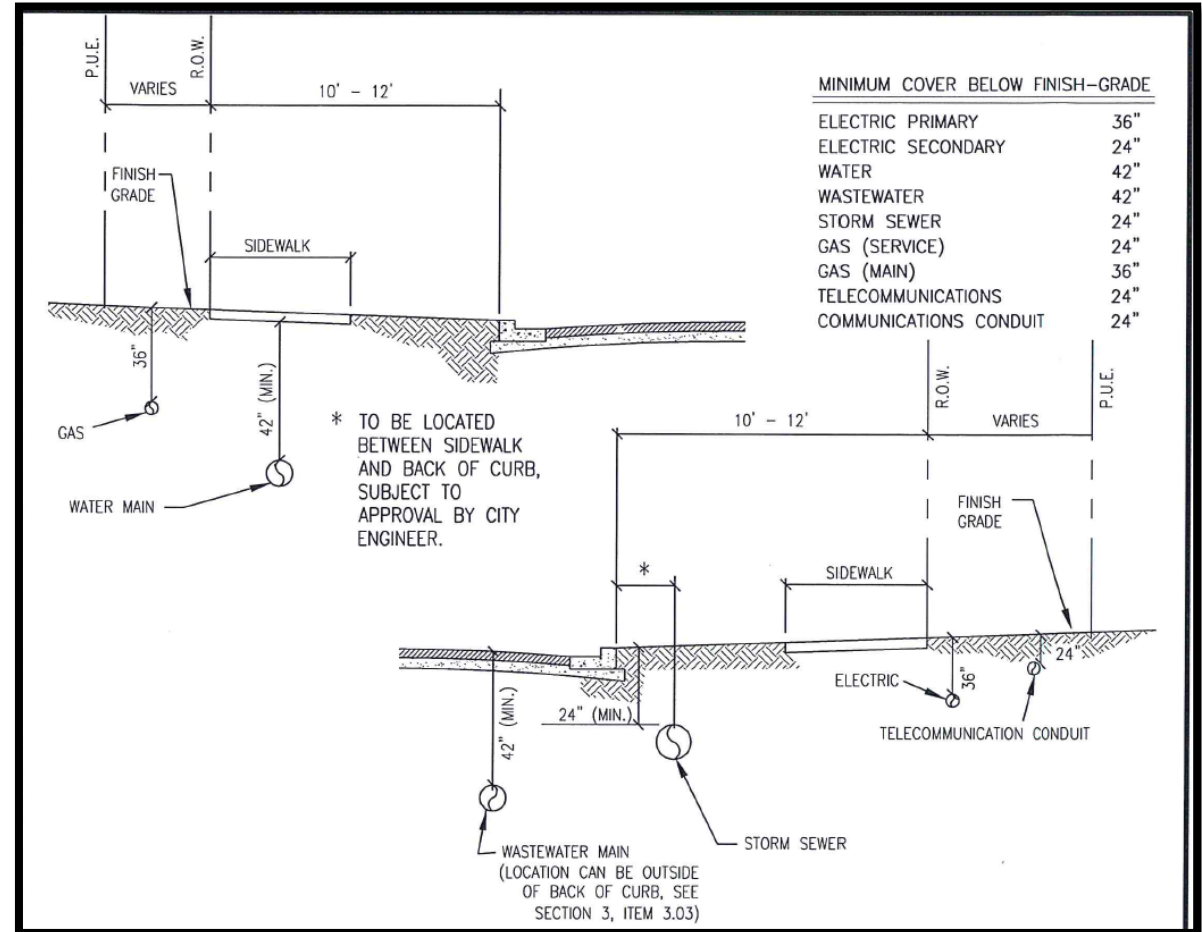
New section to cover common requirements for water and sewer infrastructure

Detectable tapes

Concrete requirements

Hatches for vaults

Encasement details





Water – Proposed Changes

Adoption of 2015 International Fire Code will require minimum waterline size to be 8 inches, unless otherwise demonstrated

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

Number of valves required at intersection of waterlines

Sample stations are required per subdivision or one per 100 lots

Ductile iron or PVC C905 pipe is required for 12" and greater

Waterlines shall be installed as to avoid high points

Clarified flow testing in hydrants



Wastewater – Proposed Changes

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)

Service line details **with option to stub out sewer cleanout *below grade* during home building process**

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

Deleted drop manholes from being required to be coated.

Minimum gravity line size shall be 6 inches in diameter



Wastewater – Proposed Changes



Offsite manhole requirements: Access path must be minimum 10' wide crushed limestone base along offsite manholes, any manholes outside of access pavement cannot be more than 10' outside of edge of access path and must have concrete collars and reflective markers. However, in the event the wastewater lines follows a creek or dedicated floodway, the access path is not required, but every other manhole must be accessible from a public roadway.

Lift station requirements:

- Access road: minimum 10' wide with 1.5" of asphalt and 6" compacted crushed limestone base
- Generator is required, fuel to last 16 hours



Design Manual Next Steps

1. P&Z Commission conducts public hearing
2. Staff recommends P&Z provide a favorable recommendation to the City Council
3. Staff to evaluate today's comments, revise manual if needed
4. April 24, 2018 – City Council to conduct public hearing
5. May 8, 2018 – Possible Council action to adopt revised manual

Staff Report – Planning & Zoning Item



Date: April 17, 2018
Case No.: Z-18-07
Request: Agricultural to Retail
Applicant: Robert Babcock

Agenda Item

Z-18-07 Hold a public hearing and consider a zoning change from Agricultural to Retail District on approximately 0.9 acre comprising lots 0009, 0008, 0007, and 0006, Block 2 of Belton Lake Estates located at 3286, 3292, 3298, and 3304 Lake Road, on the north side of Lake Road (FM439), east of Lake Ridge Drive.

Originating Department

Planning Department – Cheryl Maxwell, Director of Planning

Current Zoning: Agricultural **Proposed Zoning:** Retail

Future Land Use Map (FLUM) Designation: Primarily Residential

Design Standards Type Area: 14 - Desired growth and development identified as primarily single lot residential developments. If approved, a retail use would be required to comply with all the Design Standards for Type Area 14.

Background:

This property is for sale and was under contract for purchase by Piyush Sharma, proposed for construction of a convenience store with gas pumps and beer/wine sales. Mr. Sharma requested a zoning change from Agricultural to Retail District to accommodate this proposed use and enable him to relocate his existing store, Nomads. Mr. Sharma pulled the contract and withdrew the rezoning request prior to the March 2018 Planning and Zoning Commission meeting. Now the property owner, Robert Babcock, is requesting a zoning change from Agricultural to Retail District for these lots.

Case Summary

This property was annexed in 2006 and was brought into the city limits under the Agricultural Zoning District. These lots are for sale and the applicant has submitted this request for a zoning change to enhance the marketability of these lots. Retail uses in general are proposed; there is currently no particular use anticipated.

On the north side of Lake Road, the majority of properties are outside the city limits and, therefore, have no zoning. Adjacent properties to the west are in the city limits zoned Planned Development-Office 1 District and are currently undeveloped. The adjacent properties to the east are outside the city limits; two seasonal fireworks stands are located here, currently not in use. East of this are two lots that are inside the city limits; these are undeveloped and zoned Multi-Family District.

Properties on the south side of Lake Road near this site are zoned Agricultural. The convenience store, Nomads, is located here. East of Nomads is Shady Meadows Mobile Home Park. Other properties in this area are currently undeveloped.

Land Use Table/Allowable Uses

The proposed Retail Zoning District will allow the following uses:

- Any use permitted in the NS District
- All alcoholic beverage sales with 50% or less revenue from alcohol
- Auto Parts Sales
- Clinic
- Convenience Store with Gas Pumps
- Discount, Variety or Department Store
- Food or Grocery Store
- Furniture and Appliance Store
- Gasoline or Service Station
- Home Improvement Center
- Laboratory
- Nursing Home
- Restaurant
- Shopping Center and other Retail Uses; Bakery; Clothing and Apparel Store; Fabric Store; Key Shop; Kiosk; Pet Shop; Sporting Goods Store
- Telephone or Utility Business Office
- Wholesale Clubs or Department Stores – no outside storage

Project Analysis and Discussion

The FLUM identifies this area as primarily residential. However, it also identifies Lake Road west of Loop 121 as a potential mixed-use corridor. The Comprehensive Plan describes Retail/Commercial development as containing shopping areas generally located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes. The proposed retail use along the frontage of Lake Road appears to be consistent with this development pattern.

A detailed site plan will be required when requesting a building permit and must address the following design standard requirements: building materials; tree preservation and landscaping requirements; screening; dumpster requirements; lighting; and signage. Water service to this

area is provided by 439 Water Supply Corporation. The north side of FM 439 is not in the City's sewer CCN; therefore, sewer service is not currently provided. The City is looking at possible expansion into this area in the future. The current lots meet minimum area requirements for the Retail Zoning District. However, if the new building envelope crosses a platted lot line, a replat of the property to consolidate lots is required.

After careful review of the applicability of retail use among surrounding properties, this requested zone change appears to be reasonable in this location.

Recommendation

We recommend approval of the requested zoning change from Agricultural to Retail District.

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

City of Belton
Request for a Zoning Change

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

Fee: \$250.00- KT

Date Received: 3/21 Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: ROBERT D BRABCOCK Phone Number: 254 760 6312
Mailing Address: 4881 E M 439 City: Belton State: TX
Email Address: N/A

Owners Name: same as above Phone Number: " "
Mailing Address: _____ City: _____ State: _____
Email Address: _____

Applicant's Interest in Property:

Owner

Legal Description of Property: Approx. 0.9 Acres Lots 0009, 0008, 0007, 0006, BIR 2, Belton Lake Estates.

Is this property being simultaneously platted? NO

Street Address: 3286, 3292, 3298, 3304 Lake Rd, Belton, TX

Zoning Change From AG to R

Signature of Applicant: [Signature] Date: 3/21/18

Signature of Owner (if not applicant): [Signature] Date: 3/21/18

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-18-07 Location

ZONING CHANGE:

Ag
to
R

LEGAL DESCRIPTION:

BELTON LAKE ESTATES
BLOCK 002, LOT 6-9


PROPERTY OWNER:


BABCOCK, ROBERT D
ETUX THACH T

ADDRESS/LOCATION:

3286-3304 Lake Rd

LEGEND

 Z_18_07

 City Limits

Belton Lake

location

Type Area 15

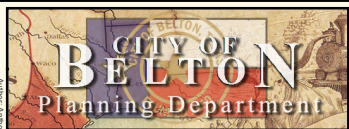
Type Area 14

0 200 400 800
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-18-07 Zoning



ZONING CHANGE:

Ag
to
R

LEGAL DESCRIPTION:

BELTON LAKE ESTATES
BLOCK 002, LOT 6-9

PROPERTY OWNER:

BABCOCK, ROBERT D
ETUX THACH T

ADDRESS/LOCATION:

3286-3304 Lake Rd

Zoning Location

Legend

CityLimits

Z_18_07

Current_Zoning

Agricultural

Multi Family

Planned Development

Single Family-1

Single Family-3

Map Date: 3/26/2018

0 150 300 600 Feet



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Zoning Case # Z-18-07 Aerial

ZONING CHANGE:

Ag
to
R

LEGAL DESCRIPTION:

BELTON LAKE ESTATES
BLOCK 002, LOT 6-9


PROPERTY OWNER:

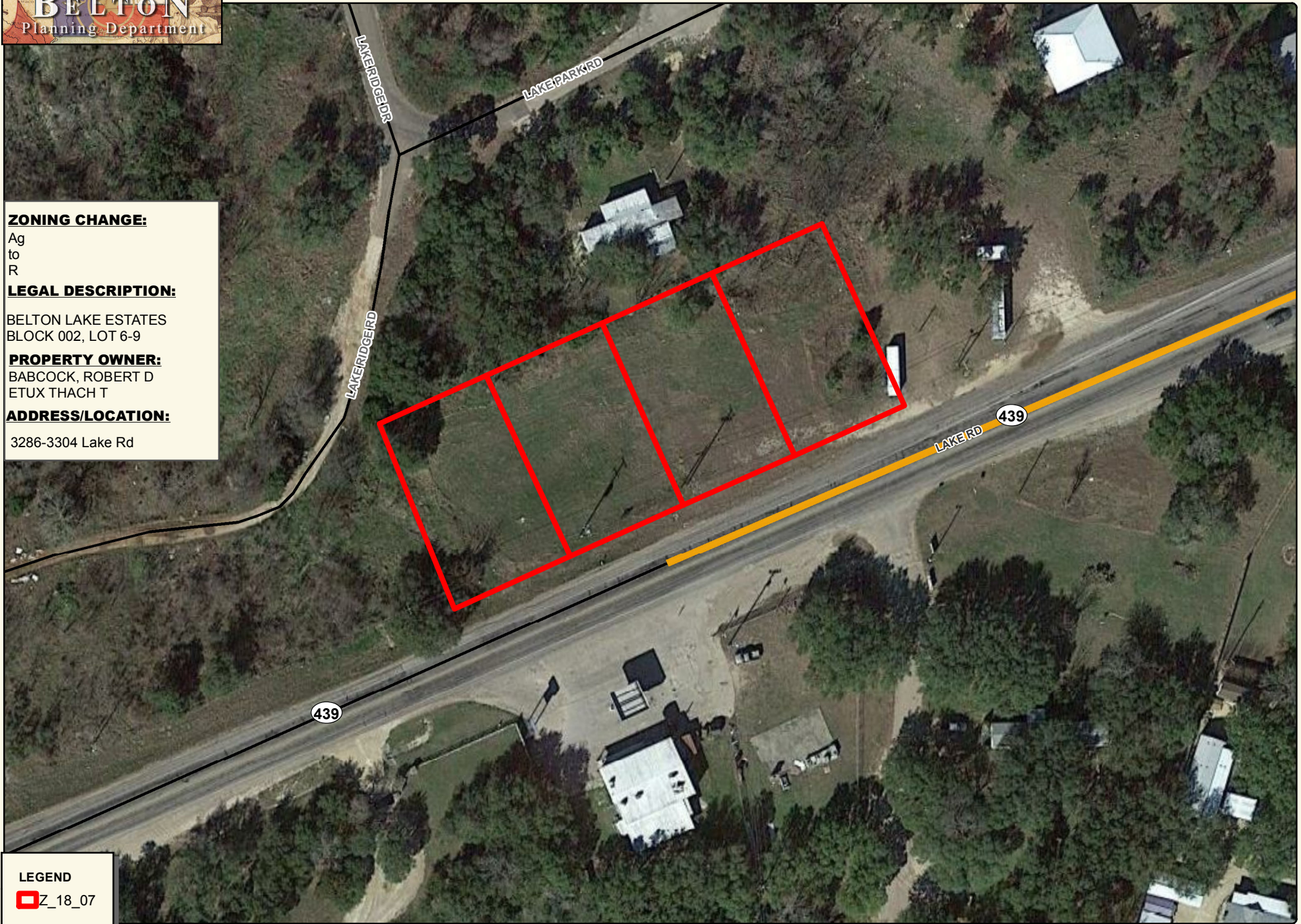
BABCOCK, ROBERT D
ETUX THACH T

ADDRESS/LOCATION:

3286-3304 Lake Rd

LEGEND

 Z_18_07



Zoning Case # Z-18-07


Ag
to
R

BELTON LAKE ESTATES
BLOCK 002, LOT 6-9

ADDRESS/LOCATION:

200' Property Owner Notification Area

- Belton Address Points

 200' Property Owner Notification Area

☐ Tax Appraisal Parcels

Map Date: 3/26/2018 Aerial Imagery Date: 2017

0 65 130 260
Feet



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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: ROBERT BABCOCK,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3286, 3292, 3298 AND 3304 LAKE ROAD,
FROM A(N) AGRICULTURE ZONING DISTRICT,
TO A(N) Retail 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, April 17, 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, April 24, 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**

2259	30919	30915
5-D INVESTMENTS INC	BABCOCK, ROBERT D ETUX THACH	BABCOCK, ROBERT D ETUX THACH T
PO BOX 64	4881 FM 439	4881 FM 439
BASTROP, TX 78602-0064	BELTON, TX 76513-5285	BELTON, TX 76513-5285
30916	30917	30918
BABCOCK, ROBERT D ETUX THACH T	BABCOCK, ROBERT D ETUX THACH T	BABCOCK, ROBERT D ETUX THACH T
4881 FM 439	4881 FM 439	4881 FM 439
BELTON, TX 76513-5285	BELTON, TX 76513-5285	BELTON, TX 76513-5285
5413	30930	92989
BALDWIN, EVALEIAN	BERGMAN, JASON C & LORI M	BERGMAN, JASON C & LORI M
10342 CIMMARON TRL	3332 FRANKLIN MEADOWS WAY	3332 FRANKLIN MEADOWS WAY
DALLAS, TX 75243-2520	CLARKSVILLE, TN 37042-7748	CLARKSVILLE, TN 37042-7748
30922	30923	41880
BREAUX MANAGEMENT LLC	BREAUX MANAGEMENT LLC	BREAUX MANAGEMENT LLC
PO BOX 1217	PO BOX 1217	PO BOX 1217
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
111623	6588	72272
BREAUX MANAGEMENT LLC	BRISENO, KRYSTA N ETVIR AARON L	BRISENO, KRYSTA N ETVIR AARON L
PO BOX 1217	3269 LAKE PARK RD	3269 LAKE PARK RD
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
66741	69404	79401
COLE, WILLIAM DAVID ETUX GRACE A	ERIS LLC	ERIS LLC
3321 FM 439	2505 TAYLORS VALLEY RD	2505 TAYLORS VALLEY RD
BELTON, TX 76513-5188	BELTON, TX 76513-0769	BELTON, TX 76513-0769
30928	30929	41510
GOATES, PRISCILLA F	GOATES, PRISCILLA F	GOLDEN, ETHEL B & RUTH
1003 W 6TH	1003 W 6TH	3905 HIDDEN VALLEY CIR
CAMERON, TX 76520	CAMERON, TX 76520	ROWLETT, TX 75088-5821
107607	107608	69511
JAI L N INC	JAI L N INC	MATTHEWS, PATRICK O ETUX MARY
2502 LAKE RD	2502 LAKE RD	3293 LAKE PARK RD
BELTON, TX 76513-5160	BELTON, TX 76513-5160	BELTON, TX 76513-5105
74393	107625	133024
RABROKER, DENNIS G	SHARMA, PLYUSH N ETAL	UNITED STATES OF AMERICA
1373 GEORGE WILSON RD	2502 LAKE RD	3740 FM 1670
BELTON, TX 76513-4202	BELTON, TX 76513-5160	BELTON, TX 76513-7783
30912	30913	30914
VILLANUEVA, JOSE R & NODANIT A	VILLANUEVA, JOSE R & NODANIT A	VILLANUEVA, JOSE R & NODANIT A
470 PFINGSTEN RD	470 PFINGSTEN RD	470 PFINGSTEN RD
NORTHBROOK, IL 60062-2506	NORTHBROOK, IL 60062-2506	NORTHBROOK, IL 60062-2506

128321

WILDMAN RANCH INC

PO BOX 114

SOMERSET, TX 78069-0114

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

107622

WILLIAMSON, TERRY & RICKY SMITH

4431 FM 439 UNIT 451

BELTON, TX 76513-5257

107619

WOOD, WILLARD G ETUX BARBARA J

3341 FM 439 UNIT 231

BELTON, TX 76513-6690

Staff Report – Planning & Zoning Item



Date: April 17, 2018
Case No.: P-18-07 – South Wall Estates
Request: Preliminary Plat
Applicant: Trey Gallaway
Owner: Belton Wall Street LLC

Agenda Item

P-18-07 Consider a preliminary plat of South Wall Estates, comprising 6.749 acres located on the west side of S. Wall Street, generally north of E. Loop 121 and east of IH 35, in the vicinity of Colette Court.

Originating Department

Planning – Cheryl Maxwell, Director of Planning

Current Zoning: Commercial Highway

Future Land Use Map (FLUM) Designation: Commercial Center

Design Standards Type Area: 2 - Primarily commercial highway frontage uses to include mixed uses, hotels, restaurants, new car dealerships, multi-story office, and other similar commercial uses.

Case Summary

This is a 20-lot subdivision proposed for two family (duplex) residential development. The property is zoned Commercial Highway (CH) District. A question came up regarding residential uses in the CH District. Legal staff was consulted and it is their opinion that the wording in the Zoning Ordinance allows residential uses in the CH District, to include single family, two family, and multi-family; therefore, rezoning was not required. Planning staff are evaluating whether an amendment to the Zoning Ordinance may be needed to clarify residential uses allowed in the CH district.

Project Analysis and Discussion

As discussed above, this property is located in the CH Zoning District. Although in the CH District, duplex developments must comply with area requirements detailed in the Two Family Zoning District. These requirements include a minimum lot area of 7,200 sq. ft, 8,000 sq. ft. for corner lots; minimum lot width of 65'; minimum lot depth of 100'; front yard setback of 25'; side yard setback of 8' with 15' on a corner lot adjacent to a street; and rear yard setback of 20'. All area requirements are satisfied. On-site parking requirements are 4 per residential unit, or 8

for each two-unit duplex. Parking within the garage and on the driveway count toward meeting this parking requirement.

There are several residential subdivisions on the east side of S. Wall Street in this vicinity, to include Mayfield Subdivision zoned Single Family 2 and Single Family 3, and Bella Rose Subdivision zoned Planned Development—Single Family 3. Single family residential uses are located to the north and south of this property, zoned CH. Properties to the west are zone CH and include Bell Pawn Shop, Ocean Quest Pools, Smoking Gun Bail Bonds, and Belton Stor-It Mini Storage.

Solid fencing/screening is required between residential and nonresidential zoning districts. Since the subdivision area and surrounding properties are both zoned CH, fencing is not required, but is strongly recommended to protect the residential neighborhood from adjacent uses that may not be compatible.

One entrance is proposed for this subdivision from S. Wall Street. Four lots will have frontage on S. Wall Street; two of these (Lots 19 & 20) will rely upon S. Wall for direct access. Lot 18 has an existing residence with current access via S. Wall Street but also has frontage on the entrance road, Arnold Drive. Lot 1 will have access restricted to Arnold Drive.

Following is a summary of the subdivision ordinance requirements as they apply to this subdivision plat.

Water: An existing 8-inch water line runs along the east side of S. Wall Street. The applicant proposes to tap this line and construct an 8-inch line throughout the subdivision with two-inch lines in the cul-de-sacs. The 8-inch line satisfies minimum requirements for fire protection.

A water well is located on Lot 18 where the existing residence is located. We are coordinating with the Clearwater Underground Water Conservation District regarding the status of this well.

Sewer: An existing 6" sewer line runs along the west side of S. Wall Street, and an existing 15" line runs east/west through the northern portion of this property. The applicant is tying into the 15" line and extending a 6" line throughout the subdivision.

Drainage: FEMA (Federal Emergency Management Agency) maps show a designated floodway bisecting this property along Mitchell Branch. No structures are allowed in a floodway. Portions or all of Lots 12 through 20 are located in the flood plain. Fill will be needed to raise the finished floor elevation of the building site on these lots 18" above the flood plain elevation. Minimum floor elevations will be provided on the plat for residential buildings. Pre and post-development storm water analysis will be provided with the final plat.

Streets: S. Wall Street is identified as a minor collector on our Thoroughfare Plan. The existing ROW varies from 53 feet at the southern end of the subdivision to 73.1 feet at the northern end. Although 60 feet of ROW is desired for minor collectors, no improvements are anticipated;

therefore, no additional ROW is needed. The pavement width of S. Wall Street is approximately 30', with curb and gutter provided; no perimeter street improvements are needed.

Two internal roadways will be constructed as local streets with a 31' pavement width and curb and gutter within a 50' wide ROW. Arnold Drive is the entrance road; the other street, Leroy Lane, terminates with a cul-de-sac on each end.

Sidewalks: There is an existing sidewalk along the east side of S. Wall Street, recently provided by the City of Belton. A sidewalk is only required along one side of collector streets; therefore, the developer is not required to construct one along the perimeter of the subdivision. Sidewalks are not required along local streets and are not proposed within this subdivision.

Parkland Dedication/Fees: No parkland or common areas are proposed within the subdivision. The parkland fee is \$200 per residential unit. For 20 lots, each with 2 residential units, the fee equates to \$8,000. These funds will be used at Miller Heights Community Park and S. Wall Street Tiger Splash Pad, both within a one-mile radius of the subdivision.

Conclusion: We have reviewed the plat and find it acceptable as a preliminary plat, subject to conditions contained in the letter to the applicant and engineer dated April 13, 2018.

Recommendation

Recommend approval of the preliminary plat of South Wall Estates subject to the City's Letter to the Applicant and Engineer dated April 13, 2018

Attachments

1. Preliminary Plat Application
2. Preliminary Plat
3. Location Map
4. City's Letter to Applicant's Engineer dated April 13, 2018

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 \$ 310.00 CK# 7711

Date Received: 03-15 Date Due: 03-15 (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: Trey Callaway Phone: 254-493-9126
Mailing Address: PO Box 1775 Belton TX 76513
Email Address: Treygal@gmail.com

Owner: Belton Wall Street LLC Phone: 254-493-9126
Mailing Address: PO Box 1775 Belton TX 76513
Email Address: Treygal@gmail.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 6.749 Survey: M F Connell Survey
Abstract #: 10 Street Address: 2504 S. WALL ST
Frontage in Feet: _____ Depth in Feet: _____

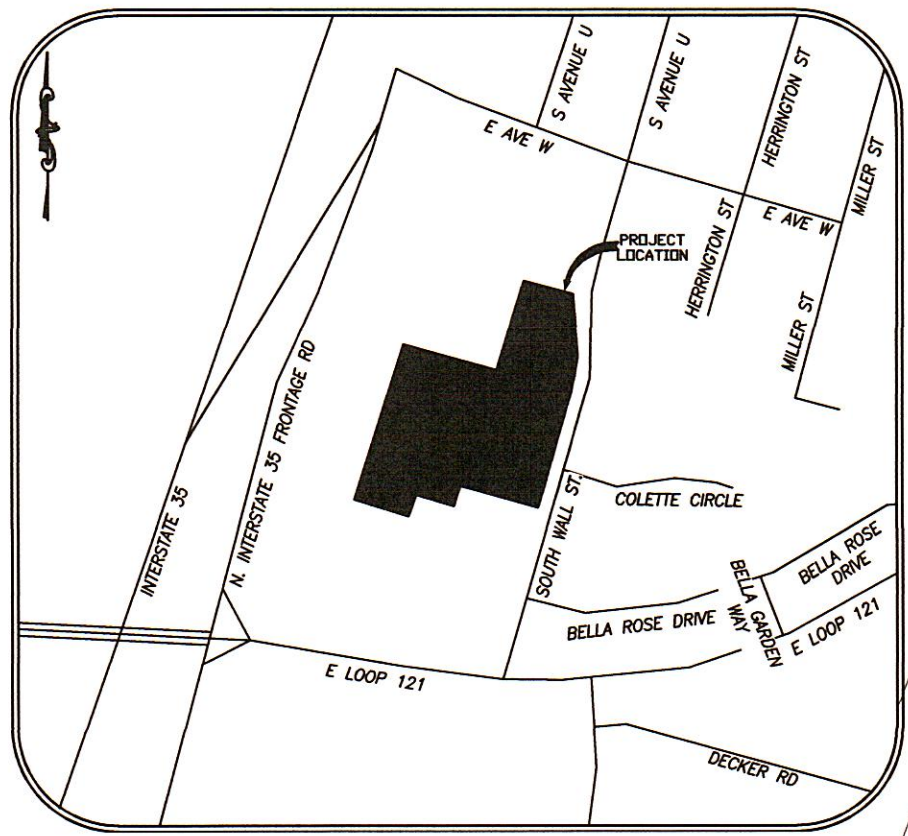
Does Zoning comply with proposed use? YES Current Zoning: _____

Name of proposed subdivision: South Wall Estates

Number of Lots: _____ Fee: \$ _____

Signature of Applicant: _____ Date: March 13, 2018

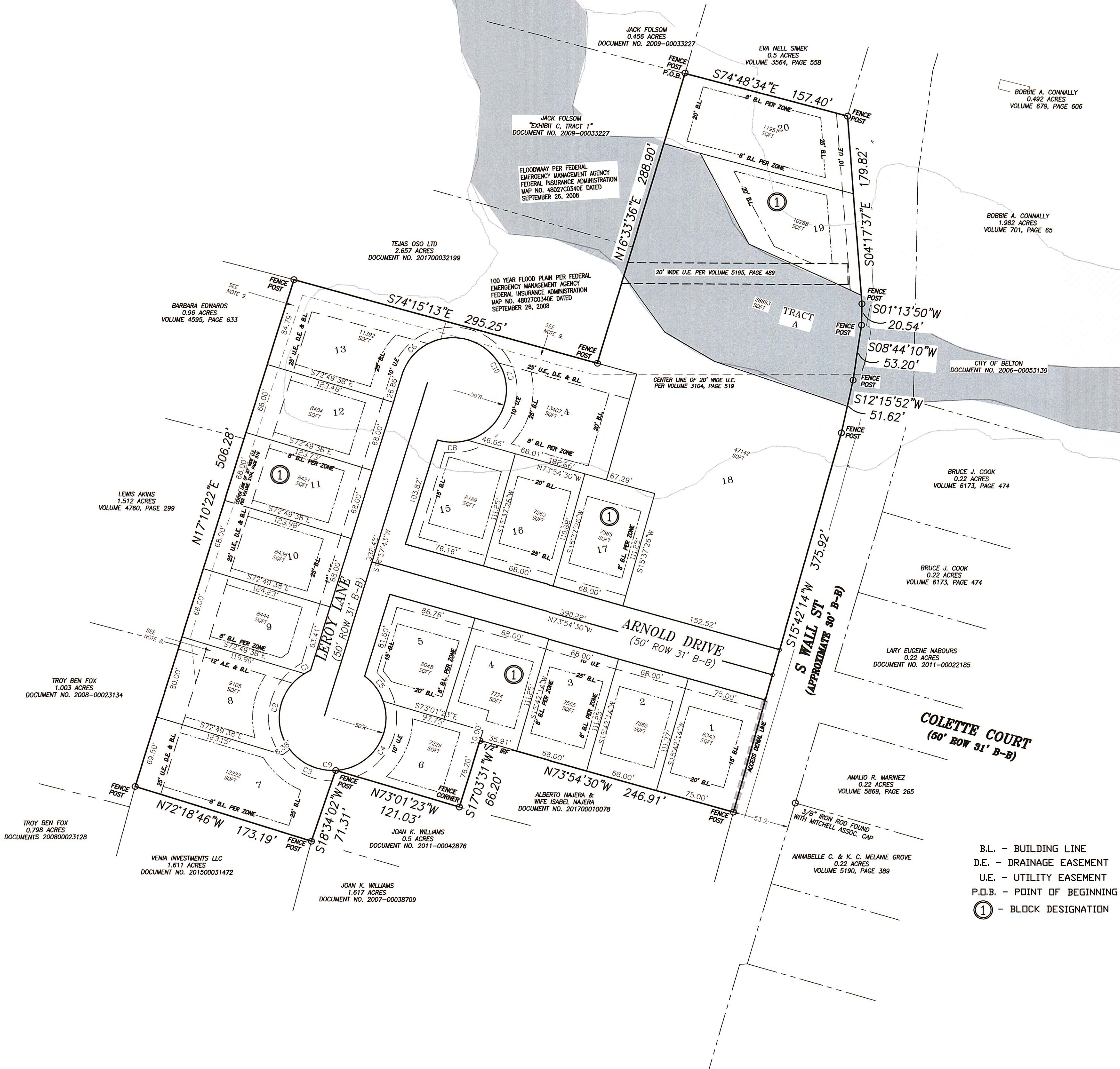
Signature of Owner: _____ Date: March 13, 2018



VICINITY MAP
N.T.S.

NOTES:

1. EXISTING ZONING: CH.
2. BUILDING SETBACK LINES ARE 25' FRONT, 8' INTERIOR SIDE, 15' STREET SIDE, AND 20' REAR.
3. ALL CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET, UNLESS OTHERWISE SPECIFIED.
4. A 10' PUBLIC UTILITY EASEMENT ON THAT PORTION OF EACH LOT THAT IS CONTIGUOUS TO THE RIGHT-OF-WAY SHALL BE PART OF THIS PLAT.
5. DRIVEWAY ACCESS IS NOT PERMITTED TO WALL STREET FROM LOT 1 BLOCK 1.
6. ANY GARAGES ARRANGED TO BE ENTERED FROM THE SIDE YARD FACING A PUBLIC STREET SHALL HAVE A MINIMUM SETBACK EQUAL TO THE REQUIRED FRONT YARD SETBACK OF 25'.
7. FENCING IS NOT PERMITTED WITHIN DRAINAGE EASEMENTS.
8. CITY DOES NOT REGULATE LOT-TO-LOT DRAINAGE.
9. 12' ACCESS EASEMENT SHALL NOT BE FENCED.
10. 25' U.E., D.E. SHALL NOT BE FENCED.



- B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
U.E. - UTILITY EASEMENT
P.O.B. - POINT OF BEGINNING
① - BLOCK DESIGNATION

STATE OF TEXAS

COUNTY OF BELL

BELTON WALL STREET, LLC, A TEXAS LIMITED LIABILITY COMPANY, , OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SOUTH WALL ESTATES, 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.

BY BELTON WALL STREET, LLC
202 LAKE ROAD BELTON TEXAS
76513

TREY GALLAWAY, PRESIDENT

STATE OF TEXAS

COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF ____ 20____ BY TRY GALLAWAY, PRESIDENT OF BELTON WALL STREET, LLC A TEXAS LIMITED PARTNERSHIP.

NOTARY PUBLIC

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTH WALL ESTATES TO THE CITY OF BELTON WAS APPROVED THIS ____ DAY OF ____ 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTH WALL ESTATES TO THE CITY OF BELTON WAS APPROVED THIS ____ DAY OF ____ 20____ BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

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

MY HAND THIS ____ DAY OF ____ , 20 ____

CITY CLERK

TAX CERTIFICATE

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

DATED THIS THE ____ DAY OF ____ , A.D. 20 ____

BELL COUNTY TAX APPRAISAL DISTRICT

BY:

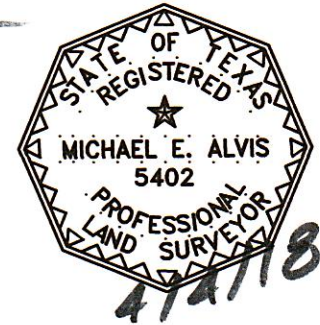
STATE OF TEXAS

COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL E. ALVIS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREIN SHALL BE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BELTON, TEXAS.

Michael E. Alvis
MICHAEL E. ALVIS, R.P.L.S.
NO. 5402



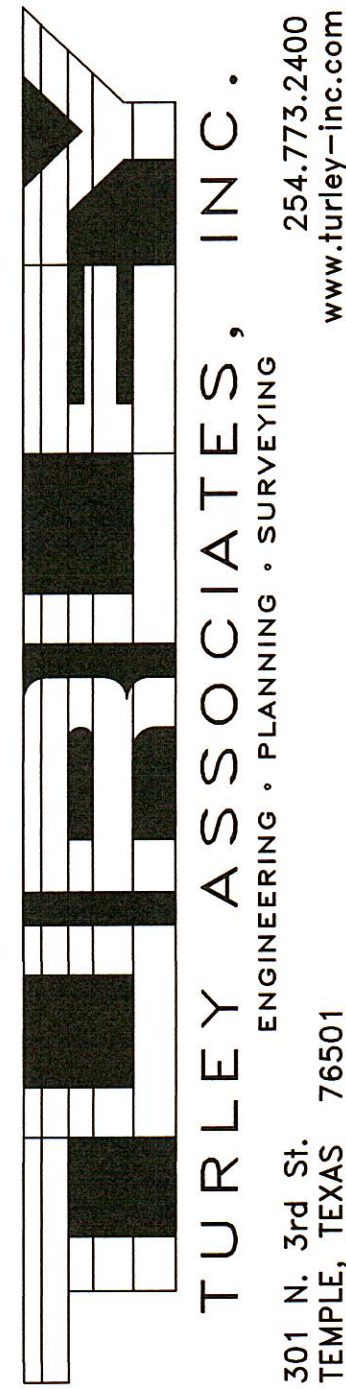
PRELIMINARY PLAT OF:
SOUTH WALL ESTATES

20 LOTS, 1 BLOCK
1 TRACT

6.749 ACRES

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

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



TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
254.773.2400
www.turley-inc.com
301 N. 3rd St.
TEMPLE, TEXAS 76501
TPE No. F-1658 • TBPLS No. 10056000

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THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

PRELIMINARY PLAT:

SOUTH WALL ESTATES
M.F. CONNELL SURVEY, ABSTRACT NO. 6
CITY OF BELTON, BELL COUNTY, TEXAS

DEVELOPED BY:

BELTON WALL STREET, LLC
202 LAKE ROAD
BELTON, TX 76513

REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN:

MRG

DATE:

3/1/2018

COMPUTER FILE NAME:

17-1180, PRELIMINARY PLAT

REFERENCE DRAWING NUMBERS:

REF DWGS NO.s

17-1180

DRAWING NUMBER:

171180-D

PAGE#
01

NOTE: This project is referenced to the City of Belton Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless 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=10348584.14, E=3192254.47. The tie from the above City Monument to the Point of BEGINNING is N21°05'27"E, 2771.06 feet. Grid Distance= Surface Distance X CCF. Geodetic North= Grid North + theta angle.

P-18-07 LOCATION - SOUTH WALL ESTATES



PROPOSED PLAT:

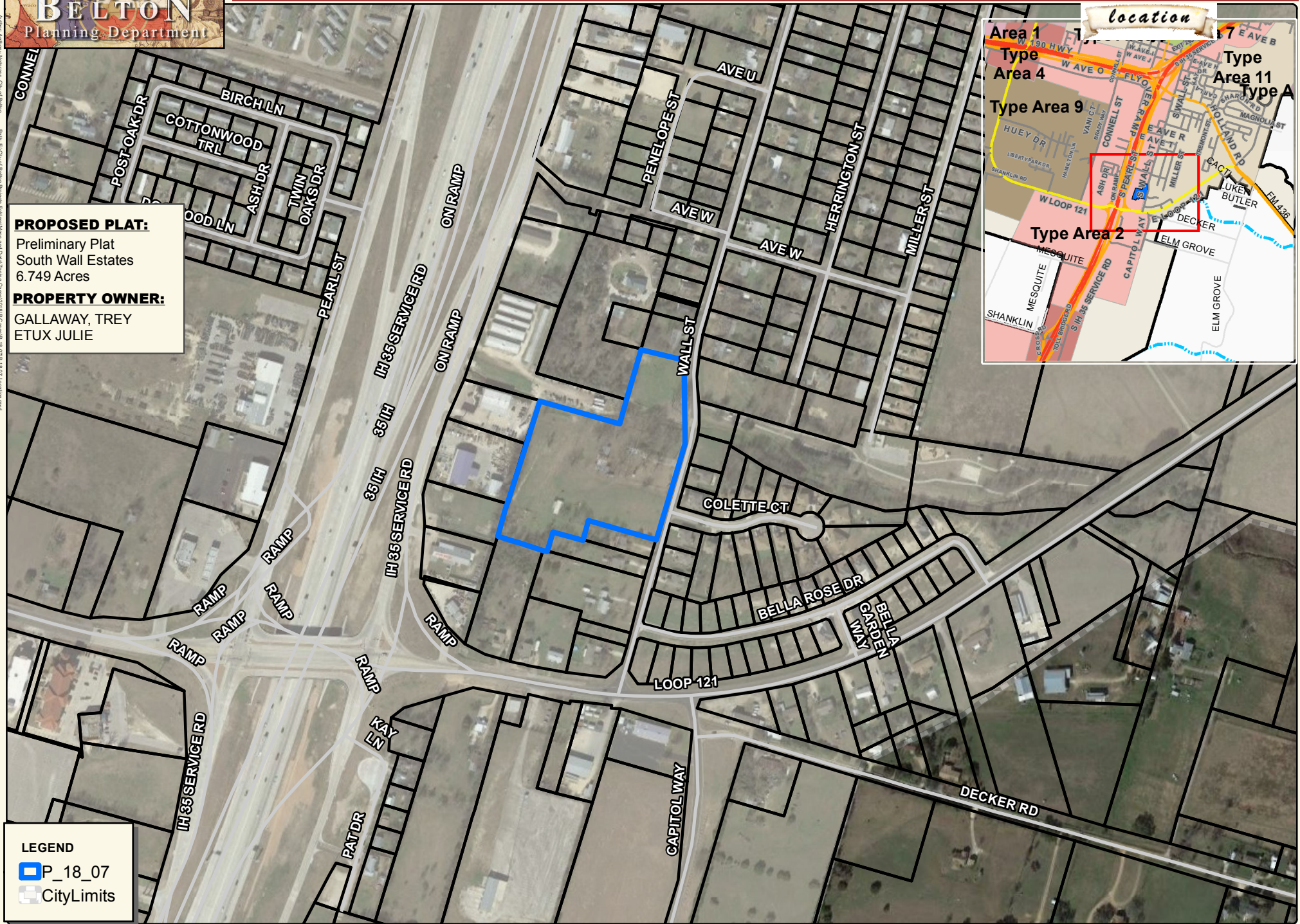
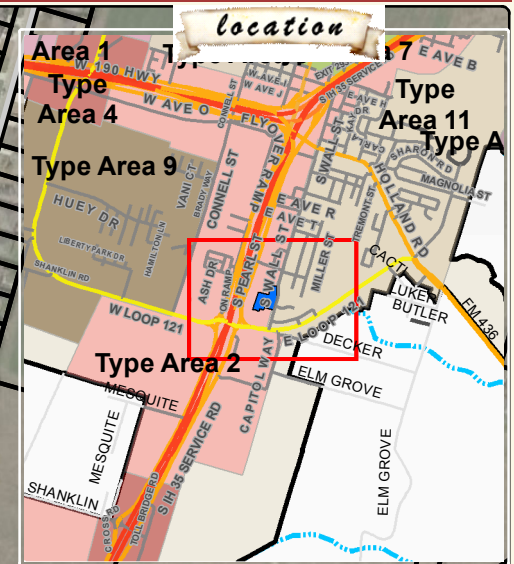
Preliminary Plat
South Wall Estates
6.749 Acres

PROPERTY OWNER:

GALLAWAY, TREY
ETUX JULIE

LEGEND

 P_18_07
 CityLimits



0 2,125 4,250 8,500 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.

Proposed South Wall Estates


PROPOSED PLAT:

Preliminary Plat
South Wall Estates
6.749 Acres

PROPERTY OWNER:

GALLAWAY, TREY
ETUX JULIE

Legend

 P_18_07





City of Belton

Planning Department

April 13, 2018

Applicant: TREY GALLAWAY / TURLEY ASSOCIATES

Date Submitted: 03-15-18

2nd Submittal: 04-04-18

3rd Submittal: 04-11-18

Project: SOUTH WALL ESTATES - Preliminary

Location: 6.749 ACRES – 2504 South Wall Street

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

PLANNING – Cheryl Maxwell – CMaxwell@BeltonTexas.gov:

No further comments.

PUBLIC WORKS/KPA – Angellia Points, APoints@BeltonTexas.gov:

1. Move the light from Lot 16 to the corner of Arnold and Leroy.
2. Are water valves shown at Lot 8/9 and Lot 13/14? The symbol is different than the legend.
3. Minimum Finished Floor Elevations need to be defined for Lots 12-20 inasmuch as portions of each of these lots are in the floodplain.
4. Based on our meeting with Ms. Ryken on April 3rd, Turley will evaluate the effects of this development in relation to the overall watershed, which they have studied a large portion of west of I-35. It was understood that this additional study would occur during the construction plan development phase and not be a hold up for consideration of preliminary plat approval.

BUILDING OFFICIAL – Bruce Ebbert, BEbbert@BeltonTexas.gov:

No comments.

FIRE DEPT – Jeff Booker, JBooker@BeltonTexas.gov:

No further comments.

POLICE DEPT – Chief Gene Ellis, GEllis@BeltonTexas.gov:

No comments at this time.

GIS – Anthony Notgrass, ANotgrass@BeltonTexas.gov:

No comments.

Outside Utility Provider Comments

- ☐ **Oncor:**
- ☐ **AT&T:**
- ☐ **Atmos Energy:**
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**
- ☐ **Spectrum (Time Warner):**
- ☐ **USPS:**
- ☐ **Clearwater UCD:**
- ☐ **TXDOT:**

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.

Staff Report – Planning & Zoning Item



Date: April 17, 2018
Case No.: P-18-08 – Indian Ridge at Messer Ranch, Amending Plat #1
Request: Final Plat
Applicant: All County Surveying
Owner: Bill and Ann Messer Family Limited Partnership

Agenda Item

P-18-08 Consider a final plat of Indian Ridge at Messer Ranch, Amending Plat #1, comprising 1.144 acres, being an amending replat of Lot 17, Indian Ridge at Messer Ranch, and a 0.084 acre tract, located on the northwest side of Indian Ridge Road, south of Paddy Hamilton Road, in Belton's ETJ.

Originating Department

Planning – Cheryl Maxwell, Director of Planning

Case Summary

This is a 1-lot subdivision proposed for residential use. This is Lot 17 of the original subdivision that was platted in 2004. At that time, this area was outside Belton's ETJ; therefore, only County approval was required. The original lot consists of 1.059 acres. The northern lot line is being adjusted to add a 0.085 acre strip of land, bringing the acreage to 1.144. No other changes are proposed. This amending replat would qualify for administrative approval, except a variance is needed to allow for water flows less than 1,000 gpm, which is the minimum requirement for fire hydrants.

Project Analysis and Discussion

This property is located in the ETJ of the City of Belton, so there is no zoning and the Future Land Use Map does not extend this far west. There is currently no development on this lot. The setbacks on the original plat will be carried forward to this plat and include a 30' front yard setback, 15' side yard setbacks, and 15' rear yard setback.

Following is a summary of the subdivision ordinance requirements as they apply to this subdivision plat. NOTE: This is an amending replat of one lot; therefore, application of infrastructure requirements appropriate for a new 17-lot subdivision may not be appropriate for this 1-lot subdivision which is part of an existing development approved in 2004.

Water: This property is located within the 439 Water Supply Corporation (WSC) CCN. There is an existing 6" line running along Indian Ridge Road. A fire hydrant is provided at the northeast corner

of this lot, but water flows do not satisfy the City of Belton Fire Code minimum requirement of 1,000 gpm. Staff supports a variance to this requirement since it represents conditions that were previously approved by Bell County with the original plat and no additional lots are being created.

Sewer: There is no sanitary sewer service available to this property. A septic system is proposed and tentatively approved; placement will be subject to review by the Bell County Public Health District.

Drainage: The city is not responsible for drainage along Indian Ridge Road since it is outside the city limits. No drainage improvements are needed.

Streets and Sidewalks: Indian Ridge Road is considered a local street; existing pavement width is 20' within a 50' ROW. No additional ROW or street improvements are needed. Sidewalks are not required along local streets.

Parkland Dedication/Fee: Residential subdivisions are required to dedicate suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland. The parkland fee is \$200/lot which would be \$200 for this subdivision. Staff supports a variance request since there are no plans to develop a public park in this vicinity at this time and no additional lots are being created.

Conclusion: We have reviewed the final plat and find it acceptable, subject to conditions contained in the letter to the applicant dated April 13, 2018. Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and provided comments which are being addressed. After Council action, this plat will be taken to Bell County Commissioners Court for approval.

Recommendation

Recommend approval of the final plat of Indian Ridge at Messer Ranch, Amending Plat #1, subject to the following:

1. Water pressure/flow variance for fire protection (Recommended)
2. Parkland dedication/fee variance (Recommended)
3. City's Letter to Applicant dated April 13, 2018.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. City's Letter to Applicant dated April 13, 2018
5. Variance Requests

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 \$ 200.00 CK# 20305

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: ALL COUNTY SURVEYING, INC Phone: 254.778.2272
Mailing Address: 1303 S. 21st STREET, TEMPLE, TX 76504
Email Address: chuck@allcountysurveying.com

Owner: Bill & Ann Messer Family Limited Partnership Phone: _____
Mailing Address: PO Box 969, Belton, TX 76513
Email Address: _____

Current Description of Property:

Lot: 17 Block: _____ Subdivision: Indian Ridge at Messer Ranch
Acres: 0.084 Survey: John Beal
Abstract #: 70 Street Address: _____
Frontage in Feet: 112 Depth in Feet: 250

Does Zoning comply with proposed use? N/A Current Zoning: N/A
Name of proposed subdivision: Indian Ridge at Messer Ranch Amending Plat #1
Number of Lots: 1 Fee: \$ 200

Signature of Applicant: [Signature] Date: 3-14-18
Signature of Owner: [Signature] Date: 3/14/18

Individually and Trustee
of Messer Family Trust / Ltd
p'ship

FINAL PLAT OF
INDIAN RIDGE AT MESSER RANCH,
AMENDING PLAT #1

BEING AN AMENDING REPLAT OF LOT 17 OF INDIAN RIDGE AT MESSER RANCH, A
SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS
AND 0.084 ACRE, SITUATED IN THE JOHN BEAL SURVEY, ABSTRACT NO. 10,
BELL COUNTY, TEXAS.

BEING 1.144 ACRES PART OF THE JOHN BEAL SURVEY, ABSTRACT NO. 10, BELL COUNTY, TEXAS,

STATE OF TEXAS
COUNTY OF BELL

BILL & ANN MESSER FAMILY LIMITED PARTNERSHIP, a TEXAS LIMITED PARTNERSHIP, BEING THE
OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS INDIAN RIDGE AT
MESSER RANCH, AMENDING PLAT #1, WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY,
TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC
FOR EVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC
PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE
PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS
RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES
ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES. TO THE BEST OF
MY KNOWLEDGE, THE ABOVE MENTIONED PROPERTY MEETS THESE PROVISIONS.

BILL & ANN MESSER FAMILY LIMITED PARTNERSHIP

By:

B & A MESSER, LLC
a TEXAS LIMITED LIABILITY COMPANY

By:

By:

WILLIAM ALEXANDER 'BILL' MESSER, MANAGER ANN WHITWORTH MESSER, MANAGER

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM
ALEXANDER 'BILL' MESSER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS
MANAGER OF B & A MESSER, LLC, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____
2018.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANN
WHITWORTH MESSER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS
MANAGER OF B & A MESSER, LLC, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____
2018.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF INDIAN RIDGE AT MESSER
RANCH AMENDING PLAT #1, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL
COUNTY, TEXAS, MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND WAS
APPROVED THIS THE ____ DAY OF ____ 2018.

DIRECTOR OF PLANNING

SAID SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS,
AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF
BELTON, TEXAS.

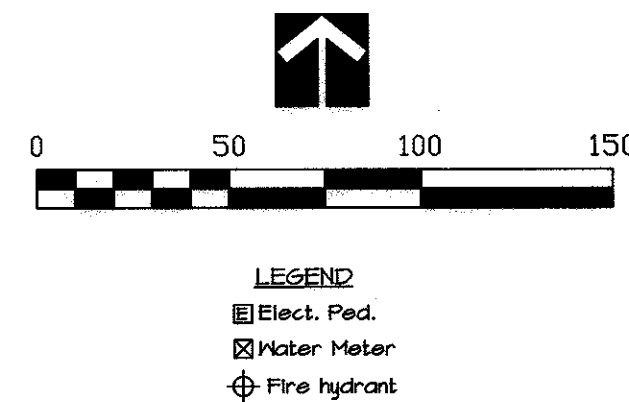
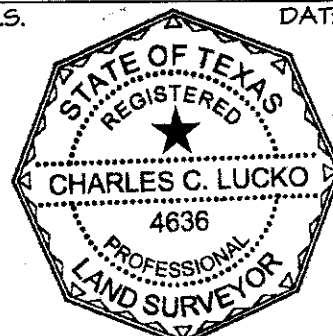
WITNESS MY HAND AND SEAL THIS THE ____ DAY OF ____ 2018.

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.

CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: February 15, 2018
REGISTRATION NO. 4636



THE BILL AND ANN MESSER FAMILY
LIMITED PARTNERSHIP
(VOL. 5324, PG. 365)

THE BILL AND ANN MESSER FAMILY
LIMITED PARTNERSHIP
Portion of Called
43.44 ACRES 'TRACT ONE'
(VOL. 5730, PG. 620)

OWNERS' RESPONSIBILITIES

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

FLOOD PLAIN NOTE:

BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEMA FLOOD INSURANCE
RATE MAP (FIRM), MAP NO. 48027C0325, EFFECTIVE DATE SEPTEMBER 26, 2009, THE ABOVE
SHOWN PROPERTY APPEARS WITHIN 'ZONE X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL
NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS
SURVEYOR OR COMPANY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RECORD ARC
C1	75.00'	44.02'	40.16'	S 31°35'44" N	31°21'01"	40.16'
LINE	BEARING	DISTANCE				
L1	N 50°02'11" E	23.40'				

NOTE:
434 Water Supply Corporation provides the
water for this subdivision.

OWNERS:

BILL & ANN MESSER FAMILY
LIMITED PARTNERSHIP
PO BOX 969
BELTON, TX 76513

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 1.144 ACRE

I hereby certify that this plat was approved this the ____ day of ____
2018, by the Bell County Commissioners Court and may be filed
for record in the Plat Records of Bell County, Texas.

County Judge

Witness my hand this the ____ day of ____
2018.

Notary Public, State of Texas

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE LICENSING AUTHORITY FOR AN
ON-SITE SEWAGE DISPOSAL IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS
SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE
BELL COUNTY BOARD OF HEALTH.

SANITARIAN

DATE

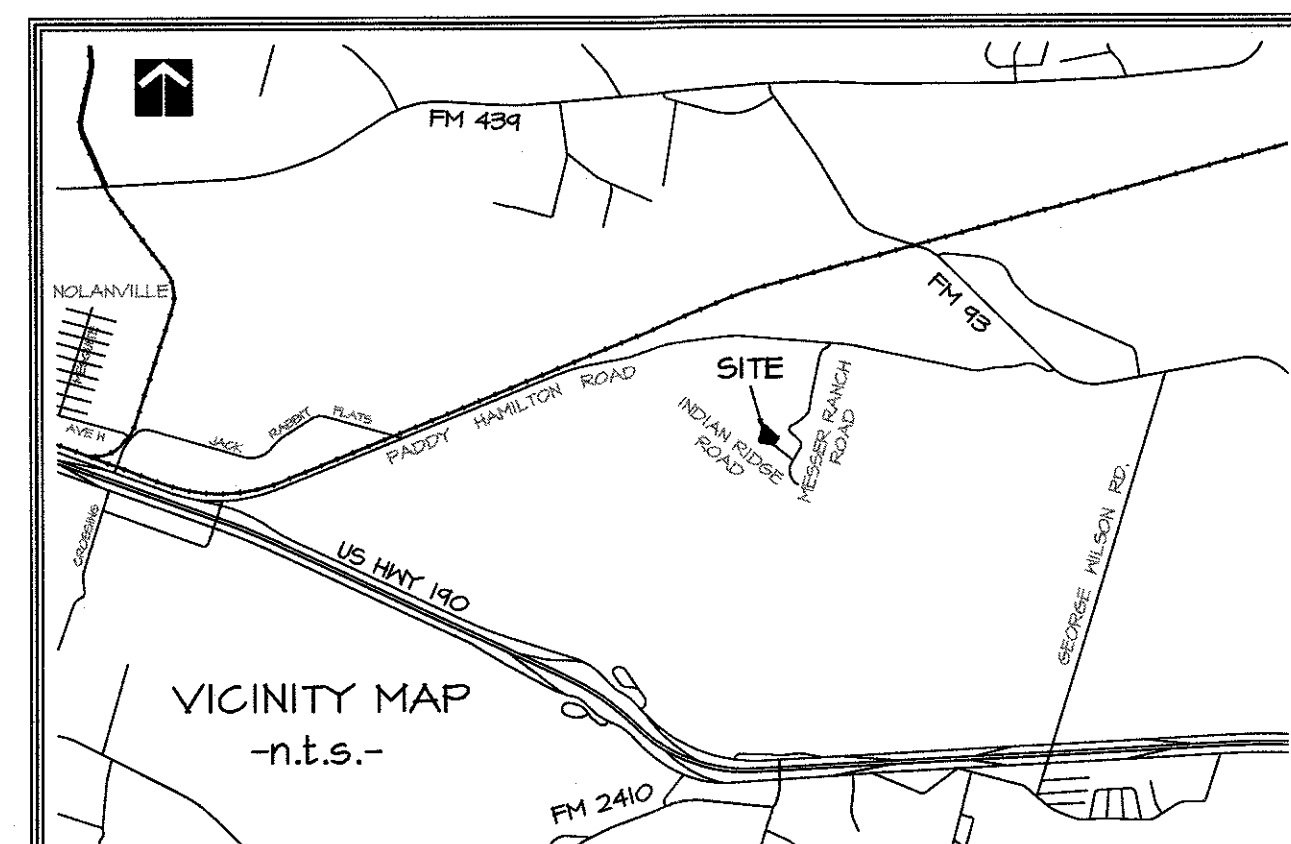
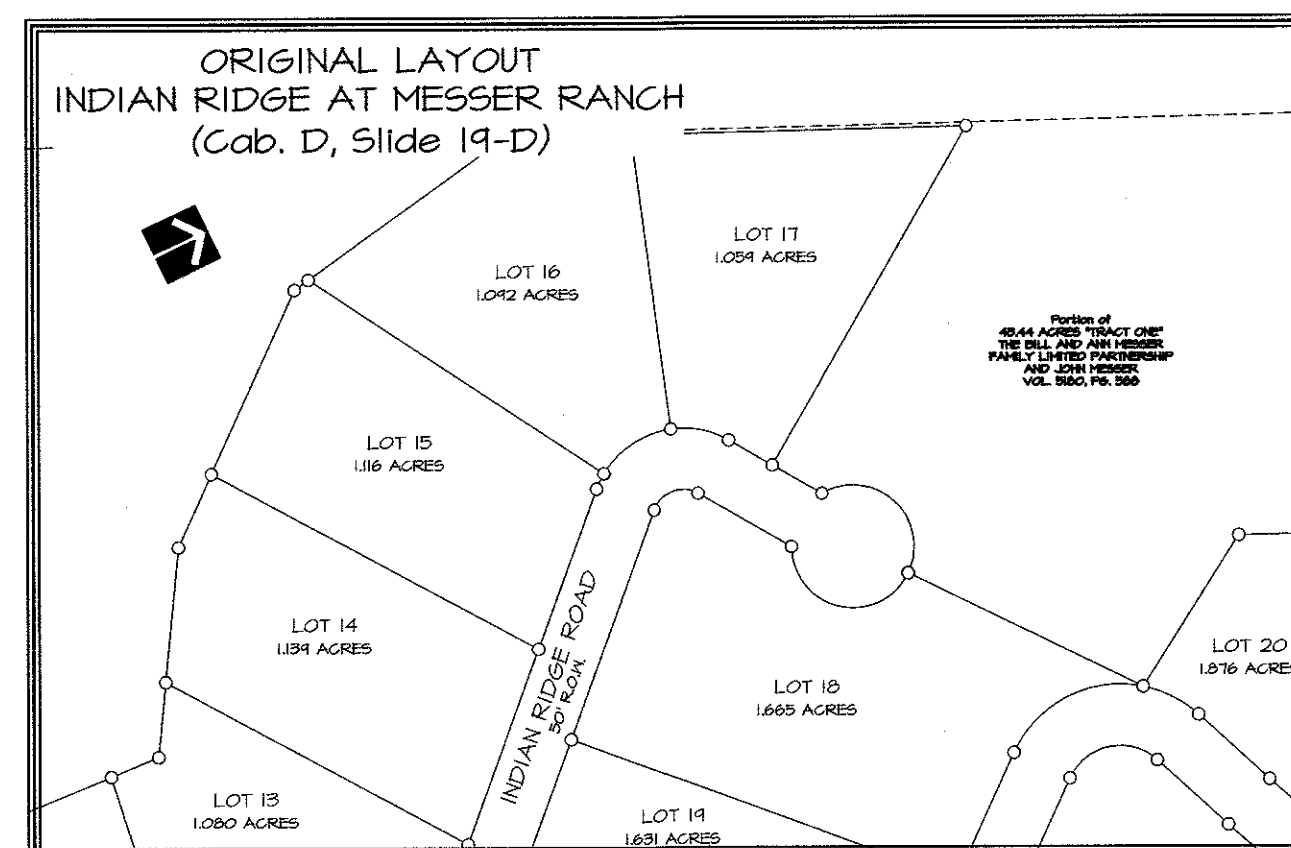
AFFIDAVIT:

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 DESCRIBED
BY THIS PLAT.

DATED THIS THE ____ DAY OF ____ 2018.

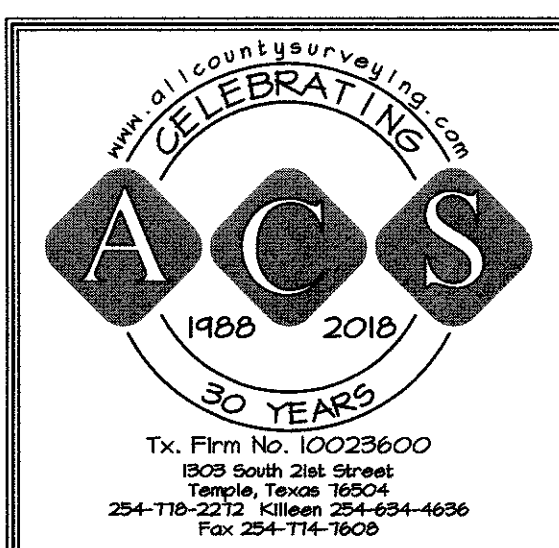
BY:

BELL COUNTY TAX APPRAISAL DISTRICT



FINAL PLAT OF
INDIAN RIDGE AT MESSER RANCH,
AMENDING PLAT #1
WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS

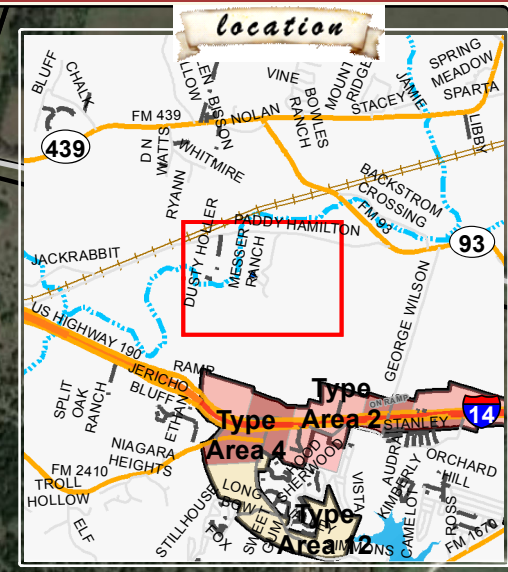
Plot Date: 04-09-2018
Survey completed: 02-15-2018
Scale: 1" = 50'
Job No.: 180142
Dwg No.: 180142P
Drawn by: MDH
Surveyed by: CCL #4636
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P-18-08 LOCATION - INDIAN RIDGE AT MESSER RANCH - ETJ

PROPOSED PLAT:
Final Amending Plat #1
Indian Ridge at Messer Ranch - ETJ
1.144 Acres

PROPERTY OWNER:
MESSER, BILL & ANN
FAMILY LIMITED PARTNERSHIP



LEGEND

P_18_08

CityLimits

PROPOSED PLAT:

Final Amending Plat #1
Indian Ridge at Messer Ranch - ETJ
1.144 Acres

PROPERTY OWNER:


MESSER, BILL & ANN
FAMILY LIMITED PARTNERSHIP

Proposed Indian Ridge at Messer Ranch

MESSER RANCH RD

INDIAN RIDGE RD

Legend

 P_18_08



ALL COUN1Y SURVEYING, INC

April 12, 2018

City of Belton
333 Water Street
Belton, Texas 76513
ATTN: Cheryl Maxwell, AICP, Director of Planning

**Re: Request for "Fire Hydrant Minimum Flow Variance" - INDIAN RIDGE
AT MESSER RANCH AMENDING PLAT #1 (ETJ)**

Dear Ms. Maxwell:

This letter is in response to your "Post Design Review Committee Notes" (Post DRC Comments) response dated April 10, 2018.

We are working through the comments in the Post DRC Comments, and under the category of "Planning", item 1b, it is hereby desired by applicant to be allowed a "Minimum water flow for fire protection" variance.

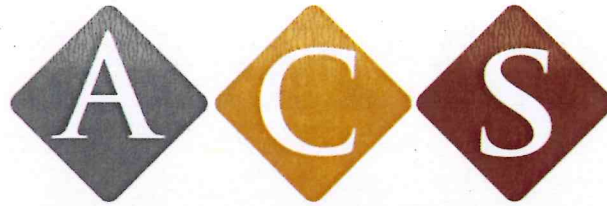
This area is developed and there is an existing 6" water line and Fire Hydrant in front of the proposed Lot. 439 WSC states it has 2 pumps with a 50 gpm output each.

I wish to thank you in advance for granting this variance.

Respectfully,

Regards,

Charles C. Lucko, RPLS
President, All County Surveying, Inc.



ALL COUNTY SURVEYING, INC

April 12, 2018

City of Belton
333 Water Street
Belton, Texas 76513
ATTN: Cheryl Maxwell, AICP, Director of Planning

**Re: Request for "Parkland Fee Variance" – INDIAN RIDGE AT MESSER
RANCH AMENDING PLAT #1 (ETJ)**

Dear Ms. Maxwell:

We are working through the comments in the Post DRC Comments, it is hereby desired by applicant to be allowed a "Parkland Fee Variance".

This area is developed, estate lots, several miles from the City of Belton and it's City Parks.

I wish to thank you in advance for granting this variance.

Respectfully,

Regards,

Charles C. Lucko, RPLS
President, All County Surveying, Inc.



City of Belton

Planning Department

April 13, 2018

Applicant: ALL COUNTY SURVEYING - DALE

Date Submitted: 03-15-18

2nd Submittal: 04-09-18

Project: INDIAN RIDGE AT MESSER RANCH AMENDING PLAT #1 (ETJ)

Location: 0.084 ACRES – INDIAN RIDGE

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

PLANNING – Cheryl Maxwell – CMaxwell@BeltonTexas.gov:

1. Replace the signature blocks for administrative approval with the PZC/CC approval signature blocks.
2. Submit an official letter from 439 WSC stating this subdivision is provided with domestic service and flows will not support the minimum 1,000 gpm required by the Belton Fire Code.
3. Submit a utility sheet showing existing water line and size, hydrant locations, and any other utilities on the property.
4. Submit a revised letter from Bell County Health Department correcting the WSC from Dog Ridge to 439 WSC.
5. Submit a letter from Clearwater UWCD stating they have evaluated this site, noting the location of residential wells.

PUBLIC WORKS/KPA – Angellia Points, APoints@BeltonTexas.gov:

No comments.

BUILDING OFFICIAL – Bruce Ebbert, BEbbert@BeltonTexas.gov:

No comments.

FIRE DEPT – Jeff Booker, JBooker@BeltonTexas.gov:

No further comments.

POLICE DEPT – Chief Gene Ellis, GEllis@BeltonTexas.gov:

No comments.

GIS – Anthony Notgrass, ANotgrass@BeltonTexas.gov:

No Comments.

Bell County – Stephen Eubanks, Stephen.Eubanks@Bbellcounty.texas.gov

All comments have been addressed.

Outside Utility Provider Comments

- ☐ **Oncor:**
- ☐ **AT&T:**
- ☒ **Atmos Energy:** In agreement with proposed plat.
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**
- ☐ **Spectrum (Time Warner):**
- ☐ **USPS:**
- ☐ **Clearwater UCD:**
- ☐ **TXDOT:**

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.