

# Staff Report – Planning & Zoning Item



**Date:** May 15, 2018  
**Case No.:** Z-18-08  
**Request:** Agricultural to SF3 & MH  
**Applicant:** Solitaire Homes of Temple & City of Belton

## **Agenda Item**

Z-18-08 Hold a public hearing and consider the following City-initiated zoning changes on property located along Brenda Lane, south of I-14 (US 190) and east of FM 1670:

- Tract 1: From Agricultural to Single Family-3 District on approximately 6.36 acres comprising Lots 1 – 10, Block 1, and Lots 1 – 10 Block 2, O.T. Tilley Addition; and
- Tract 2: From Agricultural to Mobile Home District on approximately 3.22 acres comprising Lots 1 – 5, Block 1, Brenda Lane Extension.

## **Originating Department**

Planning Department – Cheryl Maxwell, Director of Planning

**Current Zoning:** Agricultural

**Proposed Zoning:** Single Family-3 & Mobile Home

**Future Land Use Map (FLUM) Designation:** Residential

**Design Standards Type Area:** 4 – Gateway to other areas; nodes of commercial, retail, and neighborhood service uses with a higher standard. If approved, proposed uses would be required to comply with all the Design Standards for Type Area 4.

## **Background:**

These properties were annexed in 2004 and were brought into the city limits under the Agricultural Zoning District. The current uses are residential with a mix of detached single family homes at the western section of Brenda Lane and mobile homes at the eastern section where the cul-de-sac ends. The City received an application for a zoning change to allow a mobile home to be placed on one of the vacant cul-de-sac lots, since this use is not allowed in the current Agricultural Zoning District. Staff evaluated the area and determined that it would be appropriate to evaluate rezoning for all the properties along Brenda Lane and to reflect the current uses. Since the boundary of the proposed zoning change has been expanded by staff, the zoning change request is considered to be city-initiated.

The proposed rezoning appears to be beneficial to the property owners along Brenda Lane as it will alleviate their non-conforming status. A non-conforming use cannot be expanded, therefore, new home construction, remodeling, or building an addition is not allowed. Placing a new mobile home or replacing an existing mobile home with another is not allowed. The proposed SF3 and MH Zoning Districts will bring the existing and proposed uses in line with the zoning districts assigned to the properties.

### **Case Summary**

The properties along Brenda Lane are residentially developed with a few lots currently vacant. The road terminates in a cul-de-sac where the mobile home uses are located. The proposed zoning would match the existing use with an appropriate zoning district.

The surrounding properties are zoned Agricultural District and include Countryside Village Mobile Home Park on the north, single family homes with acreage to the south, west, and east; property to the east is outside the city limits.

### **Land Use/Area Regulations**

The Single Family-3 Zoning District limits residential uses to detached single family homes with the following minimum area regulations:

Lot Area: 5,000 sq. ft.  
Lot Width: 50'  
Lot Depth: 90'  
Front Yard: 25'  
Rear Yard: 20'  
Side Yard: 5'; 15' adjacent to side street

The Mobile Home Zoning District allows detached single family homes as well mobile homes and modular/industrialized housing with the following area regulations:

Lot Area: 4,500 sq. ft. for MH subdivision  
Lot Width: 35'  
Lot Depth: 100'  
Front Yard: 30'  
Rear Yard: 10'; 20' from any zoning district line  
Side Yard: 5'; 20' between units; 20' from any zoning district line

### **Project Analysis and Discussion**

These properties are already platted lots. Tract 1 was platted as O.T. Tilley Addition in 1974. Tract 2 was platted as Brenda Lane Extension in 2000. The lots in Tract 1 are generally 10,000 sq. ft. or more and meet or exceed the area requirements identified for SF3 zoning. The lots in Tract 2 are generally 27,000 sq. ft. (0.6 acre) and meet or exceed the area requirements identified for MH zoning. Sanitary sewer service is currently not available to this area so septic

systems are used, and allowed, subject to approval by the Bell County Public Health District, which requires a minimum area of 0.5 acre. Lots in Tract 1 are combined to create building sites that satisfy this acreage requirement; the individual lots in Tract 2 meet this requirement. Water service is provided by Dog Ridge Water Supply Corporation.

The FLUM identifies this area as residential which includes the requested SF3 and MH zoning districts. Any request for a building permit must be reviewed and approved by staff to ensure area requirements and design standards are observed. Placement of mobile homes must adhere to requirements identified in Chapter 16 of the Zoning Ordinance which limits placement of mobile homes to one per subdivision lot; anchorage and skirting is also required.

After review of surrounding conditions along Brenda Lane, this requested zone change appears to be reasonable.

### **Recommendation**

We recommend approval of the requested zoning change from Agricultural to Single Family-3 District for Tract 1, and Mobile Home District for Tract 2.

### **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

Date Received: 4/4/18 Date Due: \_\_\_\_\_ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: City of Belton Phone Number: 933-5812  
Mailing Address: P.O. Box 120 City: Belton State: TX  
Email Address: Planning@BeltonTexas.gov

Owners Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Applicant's Interest in Property:

Establish SF3 and MH zoning for established  
neighborhood with Ag zoning.

Legal Description of Property:

OT Tilley Addition and Brenda Lane Extension

Is this property being simultaneously platted? NO

Street Address: Brenda Lane, Belton, TX

Zoning Change From Ag to SF3 and MH

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Owner (if not applicant): \_\_\_\_\_ Date: \_\_\_\_\_

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.



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

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

Fee: \$250.00

Date Received: \_\_\_\_\_ Date Due: \_\_\_\_\_ **Deadline for a zoning change request is the last business day of the month.**

**Kesterson Retail LLC.**

Applicant: DBA Solitaire Homes of Temple Phone Number: 254-933-3334

Mailing Address: 6119 S. General Bruce Dr. City: Temple State: TX

Email Address: sblevinse@solitairehomes.com

**Kesterson Retail LLC.**

Owners Name: DBA Solitaire Homes of Temple Phone Number: 254-933-3334

Mailing Address: 6119 General Bruce Dr. City: Temple State: TX

Email Address: sblevinse@solitairehomes.com

Applicant's Interest in Property:

to placed new manufactured Home

Legal Description of Property:

Brenda Lane Extension, Block 001, Lot 004

Is this property being simultaneously platted? No

Street Address: 3676 Brenda Lane

Zoning Change From Ag to MH

Signature of Applicant: [Signature] Date: 4.15.18

Signature of Owner (if not applicant): \_\_\_\_\_ Date: \_\_\_\_\_

Checklist for Zoning Items to be submitted with application:

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# Zoning Case # Z-18-08 Location

## ZONING CHANGE:

Tract 1 - 6.36 acres - Ag to SF-3  
Tract 2 - 3.22 acres - Ag to MH

## LEGAL DESCRIPTION:

OT TILLEY ADDITION &  
BRENDA LANE EXTENSION

## PROPERTY OWNER:

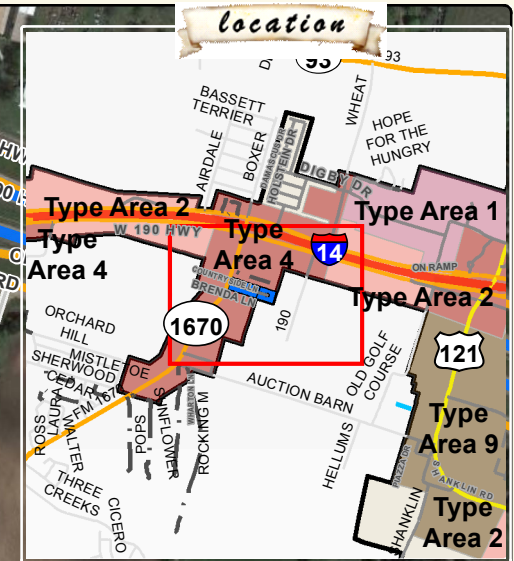
N/A

## ADDRESS/LOCATION:

BRENDA LN

## LEGEND

- Tract 1 - Ag to SF-3
- Tract 2 - Ag to MH



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.

BRENDA LN

■ Retail

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# Zoning Case # Z-18-08 Aerial

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Tract 1 - 6.36 acres - Ag to SF-3  
Tract 2 - 3.22 acres - Ag to MH

## **LEGAL DESCRIPTION:**

OT TILLEY ADDITION &  
BRENDA LANE EXTENSION



## **PROPERTY OWNER:**

N/A

## **ADDRESS/LOCATION:**

BRENDA LN

## **LEGEND**

-  Tract 1 - Ag to SF-3
-  Tract 2 - Ag to MH





# Zoning Case # Z-18-08

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Tract 1 - 6.36 acres - Ag to SF-3  
Tract 2 - 3.22 acres - Ag to MH

## LEGAL DESCRIPTION:

OT TILLEY ADDITION &  
BRENDA LANE EXTENSION





## PROPERTY OWNER:

N/A

## ADDRESS/LOCATION:

BRENDA LN

## Legend

-  Tract 1 - Ag to SF-3
-  Tract 2 - Ag to MH
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels







# City of Belton

~ Founded 1850 ~

May 3, 2018

Dear City of Belton Property Owner:

## **Rezoning Proposal**

When your property was annexed in 2004, it was brought into the city limits under the Agricultural Zoning District. The current uses along Brenda Lane are residential with a mix of detached single family homes at the beginning of the street and mobile homes at the end where the cul-de-sac is located. The City received an application for a zoning change to allow a mobile home to be placed on one of the vacant cul-de-sac lots, since this use is not allowed in the current Agricultural Zoning District. We have reviewed the existing land uses along Brenda Lane and are proposing zoning districts that reflect the current uses. Since the boundary of the proposed zoning change has been expanded by staff, the zoning change request is considered to be city-initiated.

The consideration to rezone the properties is summarized below:

- Tract 1:            Lots 1 – 10, Block 1, and Lots 1 – 10 Block 2, O.T. Tilley Addition  
                      From Agricultural to Single Family-3 (SF3) District
- Tract 2:            Lots 1 – 5, Block 1, Brenda Lane Extension.  
                      From Agricultural to Mobile Home (MH) District

The Single Family-3 Zoning District limits residential uses to detached single family homes on lots with a minimum area of 5,000 sq. ft. The Mobile Home Zoning District allows detached single family homes as well as mobile homes and modular/industrialized housing on lots with a minimum area of 4,500 sq. ft. The existing lots exceed these minimum area requirements.

## **Benefits of Rezoning**

Under the current Agricultural Zoning District assigned to your property, your property is considered to be a non-conforming use. Non-conforming means a building, structure, or use of land was lawfully occupied at the time of annexation, but upon annexation does not conform to the use or area regulations of the district in which it is situated. As an example, detached single family homes are allowed in the Agricultural District, but a minimum lot size of 3 acres is required. If less than 3 acres, it is considered to be non-conforming. Also, as noted above, mobile homes are not allowed in the Agricultural District so this use, where it exists, is considered to be non-conforming.

A non-conforming use cannot be expanded; therefore, new home construction, remodeling, or building an addition is not allowed. Placing a new mobile home or replacing an existing mobile home with another is not allowed under the current Agricultural zoning. The proposed SF3 and MH Zoning Districts will alleviate the non-conforming status of your property.

**Moving Forward**

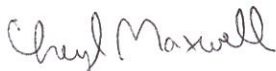
Public hearings are held for all zoning change requests. The first public hearing will be held on May 15, 2018 at the Planning and Zoning Commission meeting. The Planning and Zoning Commission will review the zoning change requests and make a recommendation to the City Council. The second public hearing will be held at the May 22, 2018 City Council meeting. The City Council is the decision making body and will either approve or disapprove the zoning change, or recommend approval subject to conditions.

A map with the proposed rezoning boundaries is attached for your review. When a zoning change is proposed, property owner notifications are sent to all property owners within the proposed zoning change boundary, as well as those outside the boundary if they are within 200 feet. This letter is being sent with the property owner notifications. If your property is within 200 feet of the zoning change boundary, but outside of the boundary itself, your property will **NOT** be subject to a zoning change. Only the properties fronting on Brenda Lane are proposed for rezoning.

A description of the various Zoning Districts is available online at [www.beltontexas.gov](http://www.beltontexas.gov) and is available at the Planning Department in City Hall at 333 Water Street.

We encourage you to complete the attached form indicating your approval or disapproval of the requested zoning change and return to us. Please feel free to contact me at (254) 933-5816 or via email at [cmaxwell@beltontexas.gov](mailto:cmaxwell@beltontexas.gov) if you have any questions.

Sincerely,



Cheryl Maxwell, AICP  
Director of Planning

**NOTICE OF APPLICATION  
FOR AN  
AMENDMENT TO THE ZONING ORDINANCE  
OF THE  
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CITY OF BELTON,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: TRACT 1 – 6.36 ACRES, BRENDA LANE,  
FROM A(N) AGRICULTURE ZONING DISTRICT,  
TO A(N) Single Family-3 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, May 15, 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, May 22, 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**



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**PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. Box 120  
BELTON, TEXAS 76513  
254-933-5812**

97521	353167	32841
BAUGH, LOVIC	BAUGH, LOVIC G ETUX MARGARET	BUCK, DAWN L
1900 FM 1670	1900 FM 1670	1872 FM 1670
BELTON, TX 76513-7101	BELTON, TX 76513-7101	BELTON, TX 76513-7100
101219	12831	15422
BULLDOG DEVELOPMENT LLC	BYKOFSKY-CONLEY, MARLA	CONSTANTINE, THOMAS CHRISTO
16138 LUTHERAN SCHOOL RD	3618 BRENDA LN	714 SHELTON ST
TOMBALL, TX 77377	BELTON, TX 76513	BRIDGEPORT, CT 06608-1715
184215	26232	35098
CRAMER, JOSEPH LEE	CROWELL, RICHIE L ETUX DEBRA K	GUTIERREZ, AQUILEO
3321 COUNTRYSIDE LN	522 EAGLES NEST CV	604 S BEAL ST
BELTON, TX 76513	TEMPLE, TX 76502-5045	BELTON, TX 76513-3546
238523	60704	60705
KIRK, EDDIE & DARLENE	KNEESE, ROY R ETUX IRIS M	KNEESE, ROY R ETUX IRIS M
PO BOX 33	PO BOX 536	PO BOX 536
SALADO, TX 76571-0033	BELTON, TX 76513-0536	BELTON, TX 76513-0536
60706	63650	95861
KNEESE, ROY R ETUX IRIS M	LEATHERWOOD, MICHAEL	LOPEZ, SAHDY POWERY
PO BOX 536	3643 BRENDA LN	3642 BRENDA LN
BELTON, TX 76513-0536	BELTON, TX 76513-7114	BELTON, TX 76513
95862	95863	53790
LOPEZ, SAHDY POWERY	LOPEZ, SAHDY POWERY	MARBERRY, RYAN P
3642 BRENDA LN	3642 BRENDA LN	18520 MORETO LP
BELTON, TX 76513	BELTON, TX 76513	PFLUGERVILLE, TX 78660-5628
94904	75271	36349
MCENTIRE, JAMES D & CLAUDETTA A	MEYER, WILLIAM W	SACHTLEBEN, MARGARET S
3612 BRENDA LN	1874 HWY 190 LN	3649 BRENDA LN
BELTON, TX 76513-7114	BELTON, TX 76513	BELTON, TX 76513-7114
238519	238520	238522
SCAFE, DAVID R	SCAFE, JOSEPH BRUCE	SCHRADER, WELDON R
PO BOX 54	3675 BRENDA LN	2041 W FM 93 HWY
BELTON, TX 76513	BELTON, TX 76513-7114	TEMPLE, TX 76502-8717
103763	28053	238521
SCHRAEDER, WELDON R	SCOTT, RICHARD JAY ETUX TERRA DARLENE	SHUTTLEWORTH, THOMAS J ETUX SUSANNE G
3271 W US HIGHWAY 190	3601 BRENDA LN	3684 BRENDA LN
BELTON, TX 76513-7159	BELTON, TX 76513-7114	BELTON, TX 76513-7114
67405	75273	136104
SKAGGS, RONALD & ELVIA	SPEIGHTS, HAROLD F ETUX CARRIE	STATE OF TEXAS
1961 FM 1670	PO BOX 11772	100 S LOOP DR
BELTON, TX 76513	KILLEEN, TX 76547-1772	WACO, TX 76704-2858

104702

TOTTY, MARY LYNN CURRY

3619 BRENDA LN

BELTON, TX 76513-7114

96726

WEEKS, GREGORY B ETUX MEKYSHA

3607 BRENDA LN

BELTON, TX 76513-7114

96736

WEEKS, GREGORY B ETUX MEKYSHA

3607 BRENDA LN

BELTON, TX 76513-7114

127179

WHISENANT, WILLIAM J

3600 BRENDA LN

BELTON, TX 76513-7114

131712

YOUNG, ROBERT NATHAN JR

PO BOX 335

BELTON, TX 76513-0335

SUPERINTENDENT

DR. SUSAN KINCANNON

BELTON I.S.D.

P O BOX 269

BELTON TEXAS 76513

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AS AN INTERESTED PROPERTY OWNER, <sup>circle one</sup> (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. Protest
2. \_\_\_\_\_
3. \_\_\_\_\_

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: May 8, 2018 SIGNATURE: Ray B. Kneese

**PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. Box 120  
BELTON, TEXAS 76513  
254-933-5812**

60706

KNEESE, ROY R ETUX IRIS M

PO BOX 536

BELTON, TX 76513-0536

60705

KNEESE, ROY R ETUX IRIS M

PO BOX 536

BELTON, TX 76513-0536

60704

KNEESE, ROY R ETUX IRIS M

PO BOX 536

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DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

60706

KNEESE, ROY R ETUX IRIS M

PO BOX 536

BELTON, TX 76513-0536

60705

KNEESE, ROY R ETUX IRIS M

PO BOX 536

BELTON, TX 76513-0536

60704

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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.

AS AN INTERESTED PROPERTY OWNER, I <sup>circle one</sup> ~~(PROTEST)~~ (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. I do not approve any zoning changes for Jam grandfathered.
2. \_\_\_\_\_
3. \_\_\_\_\_

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE:

May 7, 2018

SIGNATURE:

Joseph Bruce

PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. Box 120  
BELTON, TEXAS 76513  
254-933-5812

238520

SCAFE, JOSEPH BRUCE

3675 BRENDA LN

BELTON, TX 76513-7114

NOTICE OF APPLICATION  
FOR AN  
AMENDMENT TO THE ZONING ORDINANCE  
OF THE  
CITY OF BELTON

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CITY OF BELTON  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: TRACT 2 - 3.22 ACRES, BRENDA LANE  
FROM A(N) AGRICULTURE ZONING DISTRICT,  
TO A(N) Mobile Home 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, May 15, 2018**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

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AS AN INTERESTED PROPERTY OWNER, I <sup>circle one</sup> (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. I do not approve any zoning changes for my grandfathered -
2. \_\_\_\_\_
3. \_\_\_\_\_

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: May 7, 2018 SIGNATURE: Joseph Bruce Scafe

PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. Box 120  
BELTON, TEXAS 76513  
254-933-5812

238520  
SCAFE, JOSEPH BRUCE  
3675 BRENDA LN  
BELTON, TX 76513-7114



**NOTICE OF APPLICATION  
FOR AN  
AMENDMENT TO THE ZONING ORDINANCE  
OF THE  
CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CITY OF BELTON,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: TRACT 1 - 6.36 ACRES, BRENDA LANE,  
FROM A(N) AGRICULTURE ZONING DISTRICT,  
TO A(N) Single Family-3 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, May 15, 2018**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

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AS AN INTERESTED PROPERTY OWNER, I PROTEST (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. I do not approve of zoning change / too much ordinance changes
2. would increase my Tax Base
3. \_\_\_\_\_

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: 5-8-18 SIGNATURE: Anna Shuttleworth

**PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. Box 120  
BELTON, TEXAS 76513  
254-933-5812**

238521

SHUTTLEWORTH, THOMAS J ETUX SUSANNE G

3684 BRENDA LN

BELTON, TX 76513-7114



NOTICE OF APPLICATION  
FOR AN  
AMENDMENT TO THE ZONING ORDINANCE  
OF THE  
CITY OF BELTON

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TO A(N) Mobile Home ZONING DISTRICT.

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AS AN INTERESTED PROPERTY OWNER, I <sup>circle one</sup> **PROTEST** (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. I do not agree with Re-Zoning Leave our Area alone
  2. City has given no service's i.e. water, sewer, fire hydrant
  3. if approved only double wide home allowed / no increases in tax's
- (FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: 5-8-18 SIGNATURE: Thomas Shuttleworth

238521  
SHUTTLEWORTH, THOMAS J ETUX SUSANNE G  
3684 BRENDA LN  
BELTON, TX 76513-7114

PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. Box 120  
BELTON, TEXAS 76513  
254-933-5812

# Staff Report – Planning & Zoning Item



**Date:** May 15, 2018  
**Case No.:** Z-18-09  
**Request:** Agricultural to SF1  
**Applicant:** Robert Gill

## **Agenda Item**

Z-18-09 Hold a public hearing and consider a zoning change from Agricultural to Single Family -1 District on approximately 4.324 acres located the west side of Elmer King Road, just northwest of the intersection of Elmer King Road and Fox Road.

## **Originating Department**

Planning Department – Cheryl Maxwell, Director of Planning

**Current Zoning:** Agricultural                      **Proposed Zoning:** Single Family-1

**Future Land Use Map (FLUM) Designation:** Residential

**Design Standards Type Area:** 4 – Gateway to other areas; nodes of commercial, retail, and neighborhood service uses with a higher standard. If approved, proposed uses would be required to comply with all the Design Standards for Type Area 4.

## **Background**

This property was annexed in 2004 and was brought into the city limits under the Agricultural Zoning District. The 11.3 acre tract to the west was annexed in 2016 and also zoned Agricultural District. Both tracts of land are being platted as a three-lot subdivision for residential development. The 4.3 acre tract is being divided into two lots (Lot 1 & 2) which do not meet the area requirements for the Agricultural Zoning District, so the applicant is requesting this zoning change.

## **Case Summary**

A house is located on the southernmost portion of this tract which will be Lot 1. Proposed Lot 2 is undeveloped at this time. Proposed Lot 3 to the west has a residence on it as well and will retain the Agricultural Zoning District. The adjacent properties are zoned Agricultural District. A residence is located on the tract to the south, while the adjacent properties to the north and west are undeveloped in this vicinity.

### **Land Use/Area Regulations**

The proposed lots satisfy area requirements for the Single Family-1 Zoning District as noted below:

Lot Area: 10,000 sq. ft.  
Lot Width: 70'  
Lot Depth: 100'  
Front Yard: 25'  
Rear Yard: 20'  
Side Yard: 7'; 15' adjacent to side street

### **Project Analysis and Discussion**

Proposed Lot 1 will comprise 2.7 acres and Lot 2, 1.6 acres. Sanitary sewer service is currently not available to this area so septic systems are an alternative, subject to approval by the Bell County Public Health District, which requires a minimum area of 0.5 acre. This property is within the City's Water CCN; however, existing water lines for extension to this site are over 300 feet away; therefore, private water wells are allowed on these proposed lots. Private water wells are located on Lots 1 and 3, and Lot 2 has been approved for a future well by the Clearwater Underground Water Conservation District.

The FLUM identifies this area as residential which includes the requested SF1 zoning district. The proposed residential use is consistent with surrounding uses. Therefore, this requested zone change appears to be reasonable in this location.

### **Recommendation**

We recommend approval of the requested zoning change from Agricultural to Single Family-1 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 CK# 20365

Date Received: 04-24 Date Due: \_\_\_\_\_ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: All County Surveying, Inc Phone Number: (254) 778-2272  
Mailing Address: 1303 S. 21st City: Temple State: TX  
Email Address: chuck@allcountysurveying.com - shane@allcountysurveying.com

Owners Name: Robert Gill Phone Number: \_\_\_\_\_  
Mailing Address: 431 Elmer King Rd. City: Belton State: TX  
Email Address: \_\_\_\_\_

Applicant's Interest in Property:

Surveyor

Legal Description of Property:

15.694 Acres, F. Madrigal Survey, A-554  
4.324

Is this property being simultaneously platted? Yes

Street Address: 431 Elmer King Rd.

Zoning Change From Ag to SF-1

Signature of Applicant: [Signature] Date: 4-12-18

Signature of Owner (if not applicant): [Signature] Date: 4-19-18

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-18-09 Location

## ZONING CHANGE:

Ag  
to  
SF-1

## LEGAL DESCRIPTION:

A0554BC F MADREGAL  
4.324 ACRES


## PROPERTY OWNER:

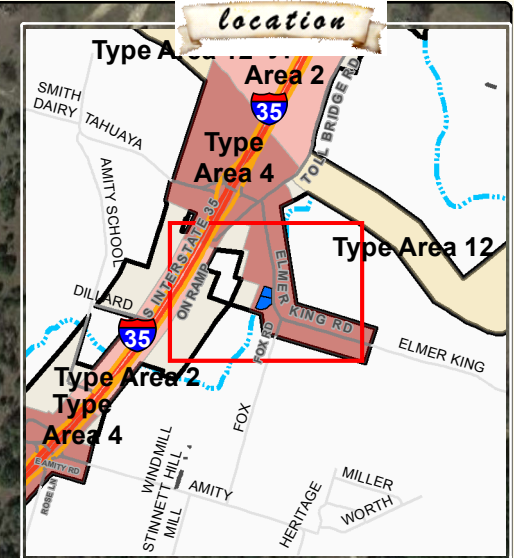
GILL, ROBERT T

## ADDRESS/LOCATION:

425 ELMER KING RD

## LEGEND

 Z\_18\_09



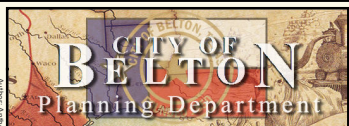
0 200 400 800  
Feet



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-18-09 Zoning



Author: Anthony Williams, City of Belton

Page: E:\City of Belton Projects\Zoning\Zoning Case # Z-18-09\Zoning Case # Z-18-09 Zoning.mxd

## ZONING CHANGE:

Ag  
to  
SF-1

## LEGAL DESCRIPTION:

A0554BC F MADREGAL  
4.324 ACRES

## PROPERTY OWNER:

GILL, ROBERT T

## ADDRESS/LOCATION:

425 ELMER KING RD

## Legend

- CityLimits
- Z\_18\_09
- Current\_Zoning
  - Agricultural
  - Commercial Highway
  - Commercial-1
  - Commercial-2
  - Light Industrial
  - Specific Use Permit

Map Date: 4/25/2018

0 220 440 880 Feet



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# Zoning Case # Z-18-09 Aerial

**ZONING CHANGE:**

Ag  
to  
SF-1

**LEGAL DESCRIPTION:**

A0554BC F MADREGAL  
4.324 ACRES


**PROPERTY OWNER:**

GILL, ROBERT T

**ADDRESS/LOCATION:**

425 ELMER KING RD

**LEGEND**

 Z\_18\_09





**ZONING CHANGE:**

Ag  
to  
SF-1

**LEGAL DESCRIPTION:**

A0554BC F MADREGAL  
4.324 ACRES

**PROPERTY OWNER:**

GILL, ROBERT T

**ADDRESS/LOCATION:**

425 ELMER KING RD

200' Property Owner  
Notification Area

**Legend**

- ☒ Z\_18\_09
- ☐ 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: ALL COUNTY SURVEYING,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 4.324 ACRES, ELMER KING ROAD,  
FROM A(N) AGRICULTURE ZONING DISTRICT,  
TO A(N) Single Family-1 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, May 15, 2018**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

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---

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**

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OF THE  
CITY OF BELTON**

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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. IN THE BEST INTEREST OF ALL CONCERNED
2. \_\_\_\_\_
3. \_\_\_\_\_

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: May 5 SIGNATURE: Louis William Jr Etux Dona

**PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. Box 120  
BELTON, TEXAS 76513  
254-933-5812**

209369  
BLOCK, LOUIS WILLIAM JR ETUX DONA  
493 ELMER KING RD  
BELTON, TX 76513-7506

# Staff Report – Planning & Zoning Item



**Date:** May 15, 2018  
**Case No.:** P-18-09 Gill Estates  
**Request:** Final Plat  
**Applicant:** All County Surveying  
**Owner:** Robert Gill

## **Agenda Item**

P-18-09 Consider a final plat of Gill Estates, 15.694 acres located on the west side of Elmer King Road, just northwest of the intersection of Elmer King Road and Fox Road.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Case Summary**

This is a 3-lot subdivision proposed for residential use. The general area comprising Lots 1 & 2 was annexed into the city limits in 2004; the remainder in 2016. This property, and the surrounding properties, are zoned Agricultural District. Lots 1 (1.621 acres) and 2 (2.703 acres) do not meet the minimum area requirement of 3 acres for Agricultural zoning; therefore, the applicant has requested a zoning change for these lots to Single Family-1 District. These two lots satisfy all requirements for this zoning district. Lot 3 will remain zoned Agricultural and at 11.369 acres, meets the area requirement for this zoning district. Homes are currently located on Lots 1 and 3; Lot 2 is undeveloped at this time. Lots 1 and 2 have frontage on Elmer King Road. Lot 3 is located west of these two lots and is accessed via Elmer King Road by a 21' wide strip of land.

## **Project Analysis and Discussion**

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

**Water:** This property is located within Belton's water CCN; however, the nearest water line is approximately 4,500 feet away on the west side of I-35. City policy allows water wells inside the city limits under certain conditions related to tract size and distance from existing lines. Tracts over 10 acres may have a water well. Proposed Lot 3 meets this criteria. Tracts less than 5 acres may have a well if existing water lines are over 300' away. Lots 1 and 2 meet these criteria as well. Two water wells are currently located on the 15 acre tract, providing service to each of the residences located on proposed Lots 1 and 3. A third well has been approved by the Clearwater Underground Water Conservation District (CUWCD) for drilling in the vicinity of Lot 2. A minimum 2 acres is needed for a well site. With this tract being subdivided, the resulting Lot 2 at 1.6 acres will not meet this minimum area requirement; therefore, CUWCD has advised that in the future,

only a replacement well will be allowed conditioned on the existing well being plugged; no more than one well will be allowed on the lot. A note to this effect will be placed on the subdivision plat.

There is no water infrastructure in this vicinity to support fire hydrants and provide fire protection. In the event of a fire, water tanker trucks will be needed to suppress the fire. Therefore, a variance for the provision of fire hydrants is requested. A variance is also needed for fire truck access to Lot 3. An impervious surface is required. The applicant is requesting a variance to allow the existing gravel driveway. Staff supports the requested exception, given the long length of the driveway at approximately 1,000 feet.

Sewer: There is no sanitary sewer service available to this property. Septic systems are existing on Lots 1 and 3, and proposed for Lot 2, subject to approval by Bell County Public Health District.

Drainage: Portions of all three lots 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 for residential buildings are provided on the plat.

Streets: The Thoroughfare Plan identifies Elmer King Road as a minor arterial street with a required ROW width of 80' - 100'. Current ROW is approximately 62' leaving 38' needed to achieve the 100'. This would require a dedication of 19' from this applicant. They are requesting a variance to reduce the dedication to 10'. Staff has reviewed the ROW needs and believes the majority of ROW will be needed from the property on the east side of Elmer King Road to smooth out the current curve in the roadway. Therefore, staff supports the requested reduction in ROW dedication.

Regarding perimeter street improvements, the Subdivision Ordinance requires the developer to contribute one half the total cost of paving with curb and gutter for the portion of roadway adjacent to this plat, in this case, Elmer King Road. An exception to this requirement is requested. The Subdivision Ordinance allows waiver of this requirement for single family developments not exceeding 3 lots. Staff supports the requested variance.

Sidewalks: The Subdivision Ordinance requires the developer to construct and install a 6-foot wide sidewalk along the subdivision side of arterial streets. This requirement applies to Elmer King Road. A variance to this requirement is requested. Staff concurs with the variance request due to the following factors: this development consists of only three large lots with existing residential development on two, so there is minimal additional impact to the area; there are currently no sidewalks along this roadway and there does not appear to be a need given the rural nature of this area, until improvements to this roadway are implemented; and improvements are not scheduled at this time.

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. One acre for each 100 new dwelling units projected is required. With only three lots the dedication would be 0.3 acres, which is considerably short of the minimum two acres desired for dedication. The fee in lieu of dedication is \$200/lot which would be \$600 for this subdivision. A variance to the parkland dedication/fee is requested. Staff concurs with the variance request since there are no plans to develop a public park in this vicinity at this time and these three lots are large with ample open space available on each to satisfy the needs of the lot owners.

Conclusion: We have reviewed the final plat and find it acceptable, subject to conditions contained in the letter to the applicant dated May 7, 2018.

**Recommendation**

Recommend approval of the final plat of Gill Estates, subject to the following:

1. Variance for provision of fire hydrants and impervious access for fire protection (Recommended)
2. Variance to allow reduction in ROW for Elmer King Road from 19' to 10' (Recommended)
3. Variance for perimeter street improvements and sidewalk for Elmer King Road (Recommended)
4. Variance for parkland dedication/fee (Recommended)
5. City's Letter to Applicant dated May 7, 2018.

**Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. City's Letter to Applicant dated May 7, 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                      Fees due \$ \_\_\_\_\_
- ☒ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

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

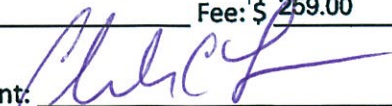
Applicant: ALL COUNTY SURVEYING, INC. Phone: 254-778-2272  
Mailing Address: 1303 SOUTH 21st STREET, TEMPLE, TEXAS, 76504  
Email Address: chuck@allcountysurveying.com, shane@allcountysurveying.com

Owner: ROBERT T. GILL Phone: \_\_\_\_\_  
Mailing Address: 431 ELMER KING ROAD, BELTON, TEXAS, 76513  
Email Address: \_\_\_\_\_

**Current Description of Property:**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Acres: 15.694 Survey: F. MADRIGAL SURVEY  
Abstract #: 554 Street Address: 431 ELMER KING ROAD  
Frontage in Feet: 413.45' Depth in Feet: 896.77'

Does Zoning comply with proposed use? na Current Zoning: na  
Name of proposed subdivision: GILL ESTATES  
Number of Lots: 3 Fee: \$ 259.00

Signature of Applicant:  Date: 1.15.18  
Signature of Owner: Robert Gill Date: 1/15/2018

STATE OF TEXAS  
COUNTY OF BELL

ROBERT T. GILL, OWNER OF THE 15.694 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **GILL ESTATES**, WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

ROBERT T. GILL  
431 ELMER KING ROAD  
BELTON, TEXAS 76513

STATE OF TEXAS  
COUNTY OF BELL

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **GILL ESTATES**, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **GILL ESTATES**, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

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 \_\_\_\_\_

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 \_\_\_\_\_, 2018 A.D.

By: \_\_\_\_\_  
Bell County Tax Appraisal District

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 \_\_\_\_\_

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.

PRELIMINARY - FOR REVIEW ONLY

Preliminary, this document shall not be recorded for any purpose.

Surveyor Name & Number **CHARLES C. LUCKO, RPLS 4636**

Release Date **APRIL 25, 2018**

CHARLES C. LUCKO, R.P.L.S.  
REGISTRATION NO. 4636  
DATE SURVEYED: September 29, 2017

# FINAL PLAT of GILL ESTATES

SITUATED IN THE CITY OF BELTON, BELL COUNTY, TEXAS,  
BEING 15.694 ACRES SITUATED IN THE F. MADRIGAL  
SURVEY, ABSTRACT 554, BELL COUNTY, TEXAS.

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48021C0550E, dated September 26, 2008, a portion of the hereon shown property DOES appear within the "Special Flood Hazard Area", and appears to be situated in Zone A. This Flood statement does not imply that this tract will or will never flood, nor does it create any liability in such event on the part of this surveyor or company.

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

IN YEAR \_\_\_\_\_, PLAT # \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS.

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

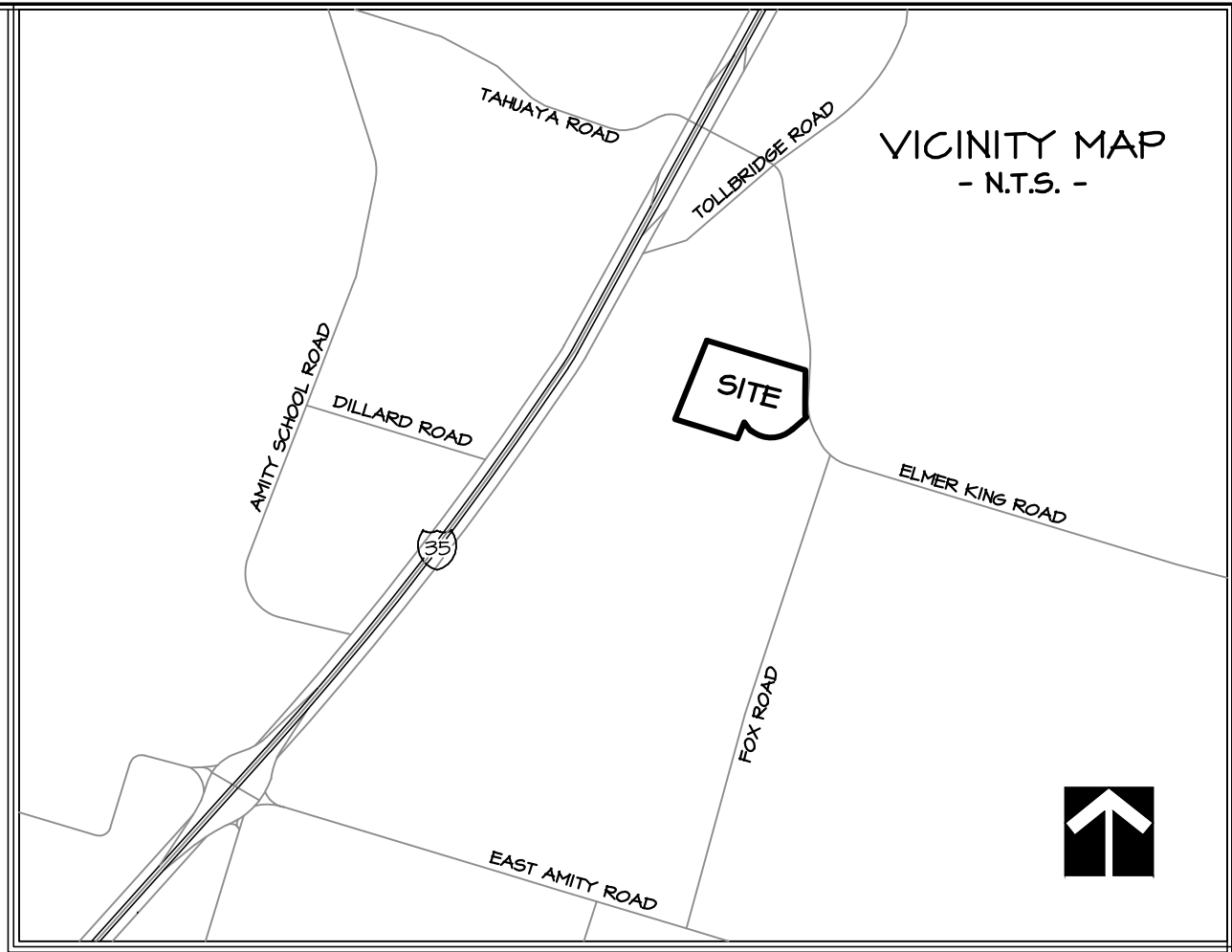


0 60 120 180

1/2" = 1/2" Iron Rod Found  
"4024" = 1/2" Iron Rod w/cap stamped "4024" Found  
"AC5" = 5/8" Iron Rod w/cap stamped "AC5" Set

LOTS - THREE (3)  
BLOCKS - ONE (1)  
AREA - 15.694 ACRES

OWNER:  
ROBERT T. GILL  
431 ELMER KING ROAD  
BELTON, TEXAS 76513



CALLLED 10.81 ACRES  
RENEGO UTILITIES, INC.  
Vol. 4028, Pg. 256

**LOT 3**  
11.364 ACRES  
OF LAND  
Min. FFE - 541.5'  
Registered Well  
E-02-24526

CALLLED 8.1 ACRES  
GARY DEAN SCHILLER, JR.  
Doc. No. 2004-00041911

Approximate location of  
Zone A as scaled from  
the graphics shown on  
Federal Insurance Rate  
Map (FIRM), Community  
Panel No.  
48021C0550E, dated  
September 26, 2008.

**LOT 2**  
1.564 ACRES  
OF LAND  
Min. FFE - 538.0'

Proposed Well  
E-11-061P

Approximate location of  
Zone A as scaled from  
the graphics shown on  
Federal Insurance Rate  
Map (FIRM), Community  
Panel No.  
48021C0550E, dated  
September 26, 2008.

**LOT 1**  
2.664 ACRES  
OF LAND  
Min. FFE - 540.0'

Registered Well  
E-02-21546

CALLLED 34.1 ACRES  
GILBERT AUGUST  
GERSTENBERG, JR.  
Vol. 9102, Pg. 145

CALLLED 3.04 ACRES  
LOUIS WILLIAM BLOCK, JR.  
and wife DONA BLOCK  
Vol. 8158, Pg. 468

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	274.34'	384.10'	357.30'	N 88°14'19" W	81°15'51"
C2	253.34'	354.46'	330.06'	S 88°12'24" E	81°17'46"

LINE	BEARING	DISTANCE
L1	S 22°01'02" E	3.64'
L2	S 24°08'07" E	21.64'
L3	N 52°53'15" W	15.83'
L4	N 32°37'37" W	84.63'
L5	N 24°08'07" W	21.67'
L6	N 22°38'12" W	8.74'

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT Notes:

- Gill Estates sole source of domestic water is from groundwater wells completed to the Edwards BPFZ Aquifer and permitted to each respective lot within the subdivision. Construction, operation and maintenance of each well is the sole responsibility of the each respective lot owner, known as Lots 1, 2, & 3. Annual renewal of permitting of each well is required per CUNCD District Rules for N2 permitted wells. Well Identification per each lot is as follows: Lot 1: Well RE-02-21546, Lot 2: Well RE-11-061P, Lot 3: Well RE-02-24526.
- Wells shall not be located within 50 feet of all property lines or within 100 feet of adjacent wells and on-site septic systems. Wells shall be positioned, installed, and operated in accordance with TCEQ and CUNCD requirements. Well on Lot 1 (RE-02-21546) - Latitude: 30.984353 Longitude: -97.442351, Well on Lot 2 (E-11-061P) - Latitude: 30.984625, Longitude: -97.442237, Well on Lot 3 (RE-02-24526) - Latitude: 30.9401485 Longitude: -97.44381117.

District Rules based on Chapter 36 "Texas Groundwater Code" prevent the drilling of Exempt Wells on tracts of land platted to less than 10 acres after March 1, 2004. Permitting of Wells on tracts less than 10 acres and greater than 2 acres is possible under district rules if the purpose is of the well meets the definition of beneficial use. Per District Rules and Chapter 36, all drilling of wells on tracts of land platted to less than 2 acres after March 1, 2004 is not possible.

By: Dirk Aaron  
General Manager  
Clearwater Underground Water Conservation District

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

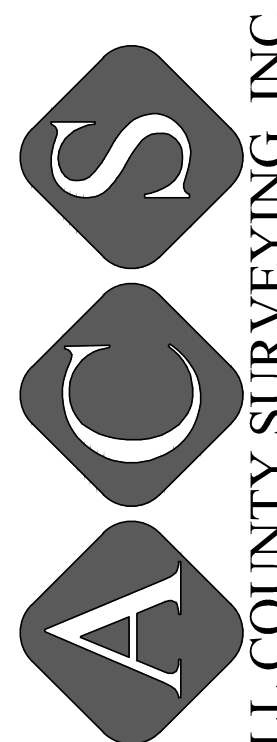
NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT of

**GILL ESTATES**

WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS.

1303 South 21st Street  
Temple, Texas 76504  
254-778-2212 Kileen 254-634-4636  
Fax 254-774-1608  
Tx. Firm Lic. No. 10023600



ALL COUNTY SURVEYING, INC.

Plot Date: 04-25-2018  
Survey Completed: 04-24-2017  
Scale: 1" = 60'  
Job No.: 170787  
Dwg No.: 170731P  
Drawn by: SLV  
Surveyor: CCL #4636  
Copyright 2018 All County Surveying, Inc.





**PROPOSED PLAT:**

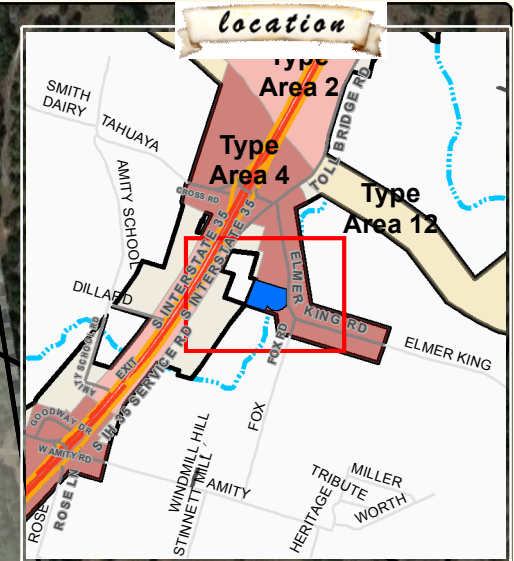
Final Plat  
Gill Estates  
15.694 Acres

**PROPERTY OWNER:**

GILL, ROBERT

**LEGEND**

 P\_18\_09  
 CityLimits



0 2,125 4,250 8,500 Feet





**PROPOSED PLAT:**  
Final Plat  
Gill Estates  
15.694 Acres


**PROPERTY OWNER:**  
GILL, ROBERT

Proposed Gill Estates

ELMER KING RD

FOX RD

Legend

 P\_18\_09





# City of Belton

Planning Department

May 7, 2018

**Applicant: ALL COUNTY SURVEYING CHUCK LUCKO AND SHANE WOOD**

**Initial Submittal: 01-16-18**

**2<sup>nd</sup> Submittal: 04-25-18**

**Project: GILL ESTATES FINAL PLAT**

**Location: 15.694 ACRES, 431 ELMER KING ROAD, BELTON, TX 76513**

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

**PLANNING – Cheryl Maxwell – CMaxwell@BeltonTexas.gov:**

1. A parkland dedication is required. A fee in lieu of dedication is \$200/lot. (\$200x3=\$600)
2. Place a note on the plat stating that all structures are to observe the required setbacks per the zoning of the property at time of building permit application.
3. Identify well locations – Lat/Long is provided but need to show the symbol on the lots. Do the same for Lot 1 and Lot 3 as is shown on Lot 2. See attached letter from CUWCD.
4. Please provide the letter received from Bell County Health Dept. regarding septic.
5. Please provide your variance request letters for the following items:
  - a. Fire hydrants and impervious surface for fire truck access to Lot 3
  - b. Perimeter street improvements and sidewalk for Elmer King Road
  - c. Reduction in ROW dedication for Elmer King Road from 19' to 10'
  - d. Parkland dedication/fee

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

No further 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.

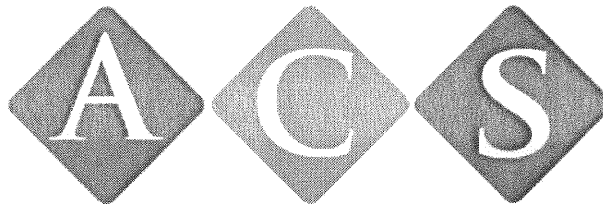
**GIS – Anthony Notgrass, ANotgrass@BeltonTexas.gov:**

No Comments.

**Outside Utility Provider Comments**

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



ALL COUNTY SURVEYING, INC  
Texas Firm No. 10023600

Date: May 11, 2018

Ref: Gill Estates

To: City of Belton Planning Department

To whom it may concern,

Robert Gill, the owner of the proposed subdivision known as Gill Estates, wished to respectfully request variances to the subdivision requirements set forth by the City of Belton.

Mr. Gill respectfully requests variances for the following:

A. Fire Hydrants required:

This property is serviced by well water and there is no water service other than that. The property is located in the City of Belton CNN, but there are not any water lines located this far south.

B. Sidewalk requirements:

This property is located on Elmer King Road, approximately  $\frac{3}{4}$  of a mile south of the intersection with Interstate Highway 35. There are no existing sidewalks within several miles of this proposed subdivision in which there is a possibility of attaching to.

C. ROW Dedication:

This project is located at the southernmost limits of the City of Belton, and the construction of a major roadway requiring 100' of ROW is not likely within the next 10 years. Mr. Gill has agreed to dedicate 10' of his property for roadway dedication

D. Parkland Dedication/Fee:

As stated above, this property is located at the extreme southern extents of the City Limits, and there is not a park within several miles of this project site that is of any benefit to this property.

We thank you for considering issuing the above requested variances for this proposed subdivision.

Shane L. Wood, on behalf of Robert Gill

# Staff Report – Planning & Zoning Item



**Date:** May 15, 2018  
**Case No.:** P-18-04 Dawson Ridge Addition  
**Request:** Preliminary/Final Plat  
**Applicant:** Quadruple Bogey Development, LLC  
**Owners:** City of Belton and Quadruple Bogey Development, LLC

## **Agenda Item**

P-18-04 Hold a public hearing and consider a preliminary/final plat of Dawson Ridge Addition, 71.368 acres including a replat of Lots 1 through 5 of Amending Plat Dawson Ranch Regatta Oaks HOA Addition, located south of FM 439 and west of Dunn's Canyon Road.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

**Current Zoning:** Single Family-2 and Patio Home

**Future Land Use Map (FLUM) Designation:** Primarily Residential

**Design Standards Type Area:** 14 – Primarily single lot residential developments with City sanitary sewer.

## **Case Summary**

A final plat of Dawson Ridge Addition was approved by the Belton City Council on January 24, 2017. This plat was never recorded. A final plat of Dawson Ranch Regatta Oaks HOA was approved by the Belton City Council on February 24, 2015, and was administratively amended on April 30, 2015. This new version of Dawson Ridge Addition consists of the same area previously platted under this name, plus a replat of lots 1 – 5 of Regatta Oaks HOA Addition. Since Regatta Oaks HOA addition was limited to single family residential use, a public hearing is required with the replat.

The City of Belton owns Lot 1 of Regatta Oaks HOA Addition which is being replatted as part of Dawson Ridge Addition. This tract was recently divided and is in the process of being sold with the City retaining 1.67 acres, proposed Tract I, for a future water tank site. The remaining portion is under contract to Quadruple Bogey Development and is incorporated into this subdivision for single family lots generally covering proposed Lots 7 – 10 Block 10, and northern portion of Lot 1, Block 11. The sales transaction must be completed before this plat is recorded.



This subdivision consists of 142 lots proposed for single family residential and townhome development, and 9 tracts proposed for public/common use to include ROW, easements, drainage infrastructure, city water tank site, and common areas (see summary table below).

<u>Tract</u>	<u>Purpose/Use</u>	<u>Owned By</u>	<u>Maintained By</u>
A	Drainage	City	City
B	Lift Station	City	City
C	Common Area	HOA	HOA
D	Drainage	City	City
E	Trail	City	HOA
F	Trail	City	HOA
G	Trail/Drainage	City	HOA/City
H	Future Trail	City	City
I	Water Tower	City	City

The property was rezoned in March 2018 to single Family-2 and Patio Home Zoning Districts to accommodate the revised lot configuration. The proposed lots meet the area requirements for the respective zoning districts.

### **Project Analysis and Discussion**

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

Water: This subdivision is located in the 439 Water Supply Corporation CCN and they have confirmed they are able to serve this subdivision. The applicant is required to extend 8" water lines throughout the subdivision to satisfy City of Belton Fire Code minimum flow requirements of 1,000 gpm following recent flow tests which indicated proposed 6" lines were inadequate.

Sewer: City of Belton sewer will serve this subdivision. The applicant proposes to extend 8" sewer lines throughout the subdivision. Tract B located on the west side of future Spring Canyon Road, is proposed to contain a lift station. Once the lift station is constructed and all inspections are approved, the City of Belton will be responsible for maintenance.

Drainage: A major change proposed in this subdivision is on site drainage detention ponds proposed and located on Tracts A, D, and G. The Drainage Report is under review and details are being worked out with the applicant's engineer. After construction and approval, the drainage infrastructure will be owned and maintained by the City.

Streets and Sidewalks: Currently, Chisholm Trail Parkway pavement ends at Spring Canyon Road. The developer is proposing to extend Chisholm Trail Parkway westward to Waggoner Drive and connect Canyon Heights Road to Chisholm Trail Parkway. The collector street portion of this Chisholm Trail Parkway will end at Spring Canyon Road and transition from a 37' wide collector street into a 31' wide local street with curb and gutter.

According to our subdivision ordinance, subdivisions with over 100 lots are required to have three entrances. This is applicable to this subdivision which proposes 142 lots. The subdivision as a whole is meeting this requirement with access provided by Chisholm Trail Parkway, Canyon Heights Road and Spring Canyon Road. The access requirement is intended to address concerns with traffic flow as well as emergency vehicle access. If between 51 and 100 lots, 2 access points are required. Due to the lot layout approved previously in 2017, the 61 lots located at the western end of this subdivision have only one access point. The possible extension of Chisholm Trail westward to the western property line was discussed with the applicant with this plat review, since a potential development is in the works along this western edge, and a connection could be made. This additional connection would provide an additional access point for these lots. The applicant does not wish to extend the roadway and is requesting a variance to the two-access points for these 61 lots. The applicant has pointed out that this layout was previously approved in 2017 with the one access point. Also, there is a gas easement approximately 65' wide that runs from Waggoner Drive to the western property line that the applicant feels could be used for emergency vehicle access to these lots if needed. Chisholm Trail Parkway is shown on our Thoroughfare Plan as terminating at Spring Canyon Road and the applicant has already extended the roadway farther westward than shown on the plan. Although it may be desirable to have this additional connection, Staff does not object to the variance request.

Spring Canyon Road is identified on our Thoroughfare Plan as a future minor collector running north/south, ultimately connecting between FM 439, Sparta Road, and I-14/US 190. A minor collector requires a minimum ROW width of 60' with 37' wide pavement, curb and gutter, and sidewalks along both sides. Under the Subdivision Ordinance, the applicant is responsible for extending this roadway from its current termination point at Chisholm Trail Parkway southward through this subdivision to the southern boundary. In contrast to the 2017 approved plat, the lots in this subdivision have been reconfigured so that they back onto this roadway; no access to these lots is proposed from Spring Canyon Road. Yet, it is the applicant's responsibility to extend the roadway since it lies within the plat boundary. The applicant is dedicating 80' ROW for future extension of the roadway and city water transmission line extending south from the water tank site, but is requesting a variance to the requirement to construct the roadway and sidewalks. The applicant proposes this variance due to a 50' drop in elevation at the southern boundary of this property which continues southward, making the feasibility of extending the roadway in this vicinity uncertain at this time. We discussed the possibility of escrowing the funds; however, the applicant has requested a variance. If escrowed, funds would have to be returned if not used in nine years. Staff does not object to the variance request due to the extreme changes in topography, the uncertain alignment of this roadway in the future, and the uncertain construction time frame.

With the prior subdivision plat submittal, a development agreement between the applicant, the City, and the HOA was approved by the City Council. A revised agreement is proposed with only slight modification since Spring Canyon Road is not being constructed. The revised agreement will be presented to the City Council at the May 22, 2018 meeting and provides for a 3-party agreement:

a. Developer

--convey tracts to City for trail (Tracts E, F, & G)



- install steel casing under Chisholm Trail Parkway
- design and construct trail across Tracts E, F, & G
- install grass/landscaping in gas easement (Tracts E, F, & G)
- b. HOA
  - maintain the landscaping in gas easement (Tracts E, F, & G)
- c. City.
  - reimburse developer for steel casing crossing under Chisholm Trail Parkway
  - maintain trail improvements across Tracts E, F, & G

**Parkland Dedication/Fee:** According to the Subdivision Ordinance, each residential subdivision is required to dedicate sufficient and suitable parkland and/or payment of fees-in-lieu of required parkland. This 142-lot subdivision would result in a 1.42 acre dedication or \$28,400. The applicant is requesting a variance to this requirement. Consistent with previous phases of the Dawson Ranch development, the applicant is proposing to construct a 6' wide concrete shared use path along the north side of Chisholm Trail Parkway to Waggoner Drive, and convey Tracts E, F, G and H to the City of Belton for current and future extension. The developer will construct a bulb-out turnaround on Tract G to allow for bike and pedestrians to turn around where the pathway ends at Waggoner Drive. Tract H will allow for a future extension to the west. This concrete shared use path extension will provide a substantial benefit to the Belton community. The shared use path will be maintained by the City and the landscaping along the path will be maintained by the HOA. In conjunction with the proposed shared use path, the developer is planning to provide a swimming pool and pavilion on Tract C, which will be maintained by the HOA. Staff finds the applicant's proposal to satisfy the parkland dedication/fee satisfactory and supports the requested variance.

**Tree Preservation:** The City's Design Standards include provisions to protect Belton Heritage Trees (BHT) to preserve the natural environment and beauty of the City. If a BHT must be removed, replacement is required on a 1:1 ratio based on the diameter of the removed tree. If a BHT with 36" diameter is removed, 36" of replacement tree(s) are required. The replacement tree(s) must have a minimum 3" caliper, 10' height, and 5' canopy spread at time of planting. Up to 50% of the inches to be replaced may be done through tree credits. The plans show removal of 2 BHTs that are in good condition with a total inch count of 61. Half of the required mitigation, 30.5", will be satisfied with existing tree credit. The applicant agrees to plant a minimum of eleven 3" caliper trees throughout the subdivision to satisfy the remaining requirement and the plans will be revised to reflect this.

We have reviewed the plat and find it acceptable, subject to conditions contained in the letter to the applicant's engineer dated May 11, 2018.

### **Recommendation**

Recommend approval of the preliminary plat of Dawson Ridge Addition, subject to the following:

1. Variance to allow one access point for 61 lots (Recommended).
2. Variance for construction of Spring Canyon Road (Recommended).

3. Variance for parkland dedication/fee (Recommended).
4. City's Letter to Applicant's Engineer dated May 11, 2018.
5. Approval of revised development agreement which will be presented to the City Council at the May 22, 2018 meeting.
6. Closing on sale of property from City to developer and payment of \$84,375 to City prior to final plat signatures and plat recordation.

### **Attachments**

1. Preliminary/Final Plat Application
2. Preliminary/Final Plat
3. Property Location Map
4. Variance request letter
5. City's Letter to Applicant's Engineer dated May 11, 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                      Fees due \$ 926.00  
☒ Final Subdivision  
☐ Administrative Plat  
☒ Replat  
☐ ETJ  
☒ City Limits

Date Received: 04/13/18 Date Due: \_\_\_\_\_ (All plans are to be returned to the Planning Department by the 15<sup>th</sup> day of the month ahead of the next month's P&Z meeting.)

City of Belton &  
Applicant: Quadruple Bogey Development Inc Phone: (254) 939-5100  
Mailing Address: 5 South Wheat Belton, TX 76513  
Email Address: jason@carotherstx.com

City of Belton &  
Owner: Quadruple Bogey Development Inc Phone: (254) 939-5100  
Mailing Address: 5 South Wheat Belton, TX 76513  
Email Address: jason@carotherstx.com

Current Description of Property:

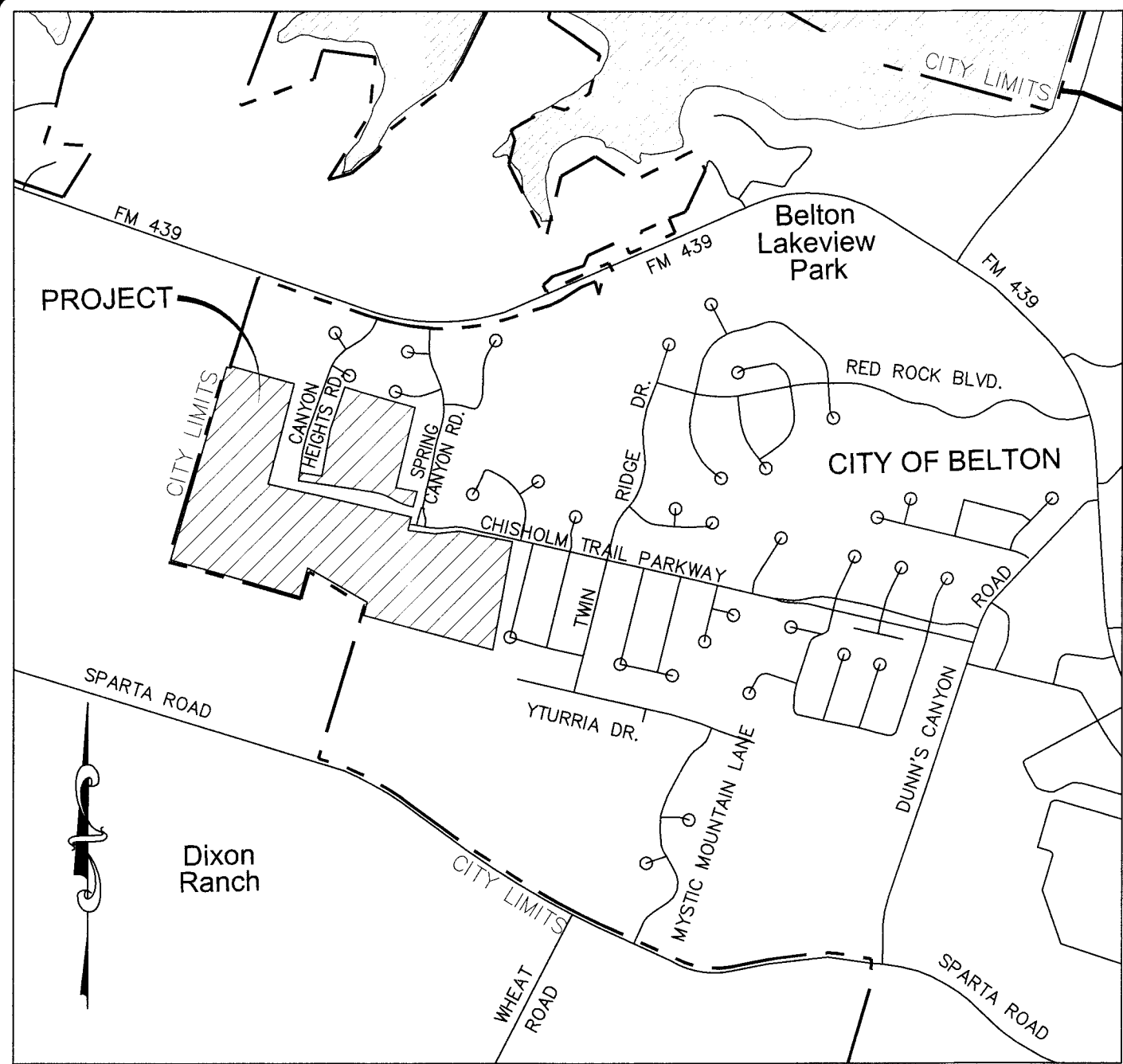
Lot: Replat 1-5 Block: 1 Subdivision: Plat 2015-048 + QBD Inc Remainder  
Acres: Total 71.368 acres Survey: Christopher Cruise Survey  
Abstract #: 166 Street Address: West end Chisholm Trail Parkway  
Frontage in Feet: X Depth in Feet: X

Does Zoning comply with proposed use? Y Current Zoning: SF-2 & PD-PH  
Name of proposed subdivision: Dawson Ridge  
Number of Lots: 142 Fee: \$ 926.00

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Prepared for Signature of Applicants & Owners By John Hart Bandas PE





LOCATION MAP  
(NOT TO SCALE)

PLAT NOTES:

NUMBER OF LOTS = 142  
NUMBER OF LETTER TRACTS = 8  
NUMBER OF BLOCKS = 11  
ACREAGE OF ROW DEDICATION = 10.316 ACRES  
C.L. LENGTH OF STREETS = 7.651 LF  
TOTAL AREA OF SUBDIVISION = 71.368 ACRES  
CHRISTOPHER CRUISE SURVEY, ABSTRACT NO. 166

EASEMENTS:

A 10.00' PUBLIC UTILITY EASEMENT ON THAT PORTION OF EACH LOT THAT IS CONTIGUOUS TO THE DEDICATED RIGHT-OF-WAY SHALL BE PART OF THIS PLAT, EXCEPT ON THE SOUTH SIDE OF CHISHOLM TRAIL PARKWAY AND THE FRONT OF BLOCK 9, LOTS 19-28 AND TRACT "B" FACING WAGGONER DRIVE, WHICH SHALL BE A 15' P.U.E. DRAINAGE EASEMENTS AND PUE NOT CONTIGUOUS TO STREETS ARE AS SHOWN IN PLAT.

BUILDING SETBACK AND EASEMENT NOTES FOR ALL LOTS (UNLESS OTHERWISE SPECIFIED) AND LEGEND:

SF-2 LOTS:

- (A) 25' TYP. FRONT BUILDING SETBACK  
(B) 15' TYP. STREET SIDE BUILDING SETBACK  
(C) 6' TYP. INTERIOR SIDE BUILDING SETBACK  
(D) 20' TYP. REAR BUILDING SETBACK  
(E) 10' TYP. ABUTTING ROW P.U.E.  
(F) 10' WASTEWATER AND DRAINAGE EASEMENT  
(G) 15' P.U.E.  
(H) 10' FORCE MAIN EASEMENT  
(I) 15' P.U.E. (7.5' EACH SIDE) & 7.5' SIDE SETBACK

PH LOTS:

- (A) 25' TYP. FRONT BUILDING SETBACK  
(B) 15' TYP. STREET SIDE BUILDING SETBACK  
(J) 10' TYP. WIDE SIDE BUILDING SETBACK  
(K) 1.5' TYP. NARROW SIDE SETBACK  
(L) 12' TYP. REAR BUILDING SETBACK  
(M) 3' ACCESS EASEMENT FOR MAINTENANCE

FEMA INFORMATION:

THIS ADDITION IS WITHIN FEMA FIRM MAP 48027C0330E, DATED SEPT. 28, 2008. ALL AREAS OF THIS SUBDIVISION ARE IN "ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 0.1% ANNUAL CHANCE OF FLOOD WITH A DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

NOTE: THE FINISH FLOOR ELEV. OF EACH HOUSE SHALL BE A MINIMUM OF 1.0' ABOVE THE T.C. GRADE AT THE HIGHEST POINT ON THE FRONT CURB, OR THE OWNER MUST SUBMIT A LOT LAYOUT AND DRAINAGE PLAN SEALED BY A PROFESSIONAL ENGINEER TO OBTAIN A BUILDING PERMIT.

PROJECT BENCH MARK:

PROJECT BENCHMARK: EL. 668.40 COTTON SPINDLE IN SOUTHEAST CORNER ATMOS CROSSING MATADOR DRIVE. BENCHMARK DATUM IS NGVD29.

CITY OF BELTON MONUMENT INFORMATION:

THIS PLAT IS REFERENCED TO THE CITY OF BELTON HORIZONTAL CONTROL SYSTEM MONUMENTS:

MONUMENT B-519 (NAD 83 TEXAS CENTRAL ZONE)			MONUMENT B-18 (NAD 83 TEXAS CENTRAL ZONE)		
NORTHING	10375537.000		NORTHING	10377045.608	
EASTING	3186352.122		EASTING	3181794.966	
ELEVATION	687.16		ELEVATION	723.48	
CONVERGENCE	1" 27" 52.13"		CONVERGENCE	1" 27" 25.37"	
COMBINED SCALE FACTOR	0.9998832		COMBINED SCALE FACTOR	0.9998834	

THE BEARING BASIS IS THE LINE FROM MONUMENT B-18 TO MONUMENT B-519 WHICH BEARS N 71° 41' 00" W.  
ALL DISTANCES ARE GRID.

Curve Table					
Curve #	Arc Len	Radius	Delta	Chord Len	Chord Brg
C1	169.19'	400.00'	024°14'05"	167.93'	S69°09'09"E
C2	150.51'	362.46'	023°47'31"	149.43'	S67°42'20"E
C3	159.58'	485.00'	018°51'08"	158.86'	S89°41'12"E
C4	159.19'	415.00'	021°58'41"	158.22'	S88°07'44"E
C5	172.08'	266.71'	036°57'57"	169.11'	S77°14'03"E
C6	115.40'	400.00'	016°31'46"	115.00'	N70°05'01"W
C7	159.55'	469.99'	019°27'03"	158.79'	N71°32'39"W
C9	50.71'	33.74'	086°06'58"	46.07'	S26°33'19"E
C10	57.39'	35.50'	092°37'25"	51.34'	S60°09'05"W
C11	287.33'	150.00'	109°45'06"	245.37'	N18°39'39"W
C12	268.89'	955.06'	016°07'53"	268.01'	N28°08'57"E
C13	39.37'	35.50'	063°32'48"	37.39'	N51°51'24"E
C14	373.58'	799.97'	026°45'23"	370.19'	S82°59'30"E
C15	65.20'	824.97'	004°31'41"	65.18'	N74°00'23"W
C16	6.17'	10.50'	033°40'28"	6.08'	S88°34'46"E
C17	4.41'	58.07'	004°20'52"	4.41'	S76°43'18"W
C18	62.15'	58.88'	059°28'16"	59.40'	N71°30'33"W
C19	54.34'	59.70'	052°09'00"	52.48'	N15°54'43"W
C20	40.62'	59.79'	038°55'38"	39.85'	N29°24'38"E
C21	6.41'	10.50'	034°59'48"	6.31'	S31°20'17"W
C22	6.15'	10.50'	033°34'32"	6.07'	S02°56'53"E
C23	35.58'	59.97'	033°59'26"	35.06'	N02°44'40"W
C24	62.84'	59.97'	060°02'21"	60.00'	N44°14'34"E
C25	60.20'	59.98'	057°30'29"	57.70'	S77°00'52"E
C26	8.69'	59.83'	008°19'28"	8.69'	S44°07'23"E
C27	6.15'	10.50'	033°34'12"	6.06'	N56°45'06"W
C28	18.76'	175.00'	006°08'32"	18.75'	S70°27'56"E
C29	89.80'	175.00'	029°24'09"	88.82'	S52°41'36"E
C30	56.39'	175.00'	018°27'42"	56.14'	S28°45'41"E
C31	102.53'	175.00'	033°34'11"	101.07'	S02°44'44"E
C32	13.26'	930.06'	000°49'01"	13.26'	N35°48'23"E
C34	77.50'	930.06'	004°46'27"	77.48'	N33°00'39"E
C35	77.50'	930.06'	004°46'27"	77.48'	N28°14'12"E
C36	60.39'	930.06'	003°43'13"	60.38'	N23°59'22"E
C37	7.11'	10.50'	038°47'07"	6.97'	N02°44'12"E
C38	11.73'	60.00'	011°11'54"	11.71'	S11°03'25"E
C39	87.79'	60.00'	083°50'10"	80.17'	S36°27'37"W
C40	45.81'	58.47'	044°07'47"	44.68'	N79°45'39"W
C41	6.62'	10.39'	036°30'38"	6.51'	S75°57'05"E
C42	19.90'	799.71'	001°25'32"	19.90'	S86°30'22"W
C43	83.18'	799.71'	005°57'34"	83.14'	N89°48'05"W
C44	82.24'	799.71'	005°53'31"	82.20'	N83°52'33"W
C45	130.27'	774.97'	009°37'53"	130.12'	N74°35'41"W
C46	204.11'	125.00'	093°33'26"	182.18'	S26°45'29"E
C47	35.33'	125.00'	016°11'40"	35.21'	S28°07'04"W
C48	33.16'	980.06'	001°56'20"	33.16'	N35°14'44"E
C49	83.66'	980.06'	004°53'26"	83.63'	N31°49'51"E
C50	66.89'	980.06'	003°54'37"	66.87'	N27°25'49"E
C51	88.69'	980.06'	005°11'06"	88.66'	N22°52'58"E
C52	73.67'	774.97'	005°27'42"	73.64'	S86°37'00"W
C53	76.61'	774.97'	005°39'51"	76.58'	N87°49'14"W
C54	75.45'	774.97'	005°34'41"	75.42'	N82°11'58"W
C55	48.86'	266.71'	010°29'44"	48.79'	N89°31'41"E
C56	123.22'	266.71'	026°28'13"	122.13'	S71°59'11"E
C57	71.59'	415.00'	009°53'02"	71.50'	N82°04'55"W
C58	87.60'	415.00'	012°05'39"	87.44'	S86°55'44"W
C59	19.09'	484.99'	002°15'18"	19.09'	N82°00'53"E
C60	140.49'	485.00'	016°35'50"	140.00'	S88°33'33"E
C61	51.24'	70.08'	041°53'34"	50.10'	N31°26'25"E
C62	31.63'	48.50'	037°21'49"	31.07'	S33°42'18"W
C63	67.36'	780.06'	004°56'51"	67.34'	N17°29'49"E
C64	80.04'	780.06'	005°52'43"	80.00'	N22°54'37"E
C65	85.00'	780.06'	004°46'27"	84.98'	N28°14'12"E
C66	65.00'	780.06'	004°46'27"	64.98'	N33°00'39"E
C67	79.63'	780.06'	005°50'55"	79.59'	N38°19'21"E
C68	36.60'	780.06'	002°41'17"	36.59'	N42°35'27"E
C69	43.56'	1249.93'	001°59'49"	43.56'	S42°56'15"W
C70	321.40'	1249.93'	014°43'57"	320.51'	S34°34'22"W

Curve Table					
Curve #	Arc Len	Radius	Delta	Chord Len	Chord Brg
C71	210.80'	767.09'	015°45'10"	210.24'	N30°22'37"E
C72	199.19'	1328.74'	008°35'21"	199.01'	N39°39'48"E
C73	367.18'	697.53'	030°09'38"	362.96'	N28°52'43"E
C74	9.00'	755.21'	000°40'57"	9.00'	N14°06'23"E
C75	71.53'	690.88'	005°55'55"	71.50'	N17°28'02"E
C76	70.55'	673.60'	006°00'03"	70.52'	N23°23'49"E
C77	70.72'	675.67'	005°59'49"	70.69'	N29°11'45"E
C78	70.71'	709.75'	005°42'30"	70.68'	N34°54'16"E
C79	70.72'	711.99'	005°41'27"	70.69'	N40°36'24"E
C80	3.91'	713.06'	000°18'52"	3.91'	N43°36'19"E
C81	55.51'	1333.34'	002°23'08"	55.51'	S42°45'48"W
C82	90.09'	1349.28'	003°49'32"	90.08'	S39°38'06"W
C83	53.59'	1395.35'	002°12'01"	53.58'	S36°29'58"W
C84	95.60'	365.50'	014°59'11"	95.33'	S72°04'29"E
C85	36.30'	362.45'	005°44'17"	36.28'	S61°32'39"E
C86	18.62'	362.45'	002°56'34"	18.61'	S57°16'50"E
C87	85.34'	400.00'	012°13'27"	85.18'	N63°08'51"W
C88	9.00'	580.00'	000°53'20"	9.00'	N14°17'54"E
C89	57.72'	580.00'	005°42'07"	57.70'	N17°35'37"E
C90	58.45'	580.00'	005°46'27"	58.43'	N23°19'53"E
C91	312.96'	580.00'	030°54'57"	309.17'	N29°18'42"E
C92	58.51'	580.00'	005°46'47"	58.48'	N34°53'49"E
C93	58.69'	580.00'	005°47'53"	58.67'	N40°41'09"E
C94	11.99'	580.00'	001°11'05"	11.99'	N44°10'38"E
C95	61.08'	50.00'	069°59'34"	57.35'	N77°47'57"E
C96	31.53'	50.00'	036°07'57"	31.01'	S49°08'18"E
C97	127.11'	50.00'	145°39'29"	95.54'	S41°45'25"W
C98	24.82'	20.21'	070°21'10"	23.29'	N79°11'41"E
C99	2.18'	20.21'	006°10'34"	2.18'	N40°55'36"E
C100	59.27'	530.00'	006°24'27"	59.24'	N34°20'50"E
C101	61.54'	530.00'	006°39'09"	61.50'	N27°49'02"E
C102	61.54'	530.00'	006°39'09"	61.50'	N21°09'53"E
C103	36.86'	530.00'	003°59'05"	36.85'	N15°50'46"E
C104	301.27'	555.00'	031°06'05"	297.58'	N29°24'16"E
C105	107.08'	470.00'	013°03'12"	106.85'	N68°20'44"W
C106	83.78'	400.00'	012°00'01"	83.62'	N75°15'35"W
C107	25.00'	470.01'	003°02'53"	25.00'	N76°23'48"W
C108	25.03'	470.37'	003°02'58"	25.03'	N79°26'44"W
C109	2.44'	470.00'	000°17'51"	2.44'	N81°07'15"W
C110	17.45'	20.00'	049°59'41"	16.90'	S38°25'44"W
C111	52.88'	50.00'	060°35'55"	50.45'	N33°07'38"E
C112	44.82'	50.00'	051°21'31"	43.33'	N22°51'05"W
C113	44.82'	50.00'	051°21'31"	43.33'	N74°12'36"W
C114	42.95'	50.00'	049°13'17"	41.65'	S55°30'00"W
C115	30.47'	50.00'	034°54'55"	30.00'	S13°25'54"W
C116	28.39'	50.00'	032°32'14"	28.01'	S20°17'41"E
C117	17.45'	20.00'	049°59'41"	16.90'	N11°33'57"W
C118	14.03'	20.00'	040°11'38"	13.74'	S56°28'17"E
C119	46.99'	60.00'	044°52'22"	45.80'	N58°48'39"W
C120	46.83'	60.00'	044°43'13"	45.65'	S76°23'34"W
C121	68.60'	60.00'	065°30'40"	64.93'	S21°16'37"W
C122	16.01'	60.00'	015°17'01"	15.96'	S19°07'14"E
C123	14.03'	20.00'	040°11'38"	13.74'	N68°39'55"W
C124	17.45'	20.00'	049°59'41"	16.90'	N38°25'44"E
C125	59.07'	50.00'	067°41'24"	55.69'	S29°34'53"W
C126	44.82'	50.00'	051°21'31"	43.33'	S29°56'34"E
C127	44.82'	50.00'	051°21'31"	43.33'	S81°18'05"E
C128	44.82'	50.00'	051°21'31"	43.33'	N47°20'24"E
C129	50.81'	50.00'	058°13'26"	48.65'	N07°27'04"W
C130	302.34'	2000.00'	008°39'41"	302.05'	S13°14'13"W
C131	9.41'	1973.05'	000°16'23"	9.41'	S09°02'34"W
C132	70.00'	1974.72'	002°01'52"	70.00'	S10°11'41"W
C133	75.00'	1975.00'	002°10'33"	75.00'	S12°17'53"W
C134	80.00'	1975.00'	002°19'15"	79.99'	S14°32'47"W
C135	64.14'	1975.00'	001°51'39"	64.14'	S16°38'14"W
C136	7.09'	11.00'	036°56'52"	6.97'	S36°28'57"W
C137	38.67'	50.00'	044°18'50"	37.71'	N27°43'10"E
C138	46.68'	50.00'	053°29'15"	45.00'	N21°10'53"W
C139	50.85'	50.00'	058°16'00"	48.68'	N77°03'30"W

Curve Table					
Curve #	Arc Len	Radius	Delta	Chord Len	Chord Brg
C140	6.12'	10.50'	033°24'52"	6.04'	S89°29'04"E
C141	6.12'	10.50'	033°24'53"	6.04'	S56°04'12"E
C142	24.60'	50.00'	028°11'11"	24.35'	N53°27'21"W
C143	43.76'	50.00'	050°09'01"	42.38'	S67°22'33"W
C144	43.76'	50.00'	050°09'01"	42.38'	S37°13'32"W
C145	25.38'	50.00'	028°05'19"	25.11'	S02°23'22"E
C146	6.12'	10.54'	033°17'36"	6.04'	N00°10'42"W
C147	6.13'	10.50'	033°25'50"	6.04'	N33°12'53"E
C148	49.68'	50.00'	056°55'49"	47.66'	S21°27'54"W
C149	45.35'	50.00'	052°00'41"	44.85'	S00°20'21"E
C150	46.42'	50.00'	053°11'23"	43.77'	S85°36'24"E
C151	6.13'	10.50'	033°27'17"	6.04'	S84°31'33"W
C152	25.37'	2025.00'	004°33'04"	25.37'	S09°15'55"W
C153	73.81'	2025.00'	002°05'19"	73.81'	S01°40'06"W
C154	73.52'	2025.00'	002°04'48"	73.51'	S12°45'10"W
C155	78.01'	2025.00'	002°12'28"	78.01'	S14°33'47"W
C156	55.41'	2025.00'	001°34'04"	55.40'	S16°47'02"W
C157	107.87'	600.00'	01°08'05"	107.73'	S03°45'20"W
C158	117.86'	600.00'	01°15'16"	117.67'	S07°00'20"E
C159	207.00'	750.00'	01°54'50"	206.35'	S04°44'33"E
C160	86.70'	50.00'	09°20'47"	76.24'	N52°50'16"E
C161	156.76'	1000.00'	00°58'54"	156.60'	S81°58'44"E
C162	228.28'	1000.00'	01°30'45"	227.78'	S79°56'19"E
C163	85.30'	575.00'	00°29'58"	85.22'	S04°37'41"E
C164	122.08'	575.00'	01°20'59"1"	121.85'	S04°42'13"E
C165	8.67'	2025.00'	00°05'50"	8.67'	S12°30'35"E
C166	114.08'	775.00'	00°28'03"	113.98'	N08°25'57"W
C167	9.15'	775.00'	00°04'23"	9.11'	N00°50'44"E
C168	9.53'	2025.00'	02°21'91"	9.44'	S11°07'12"E
C169	18.02'	60.00'	01°71'23"	17.95'	N16°09'40"W
C170	41.49'	60.00'	03°39'70"	40.67'	N21°50'35"E
C171	41.49'	60.00'	03°39'70"	40.67'	N51°52'06"E
C172	61.39'	60.00'	05°37'32"	58.75'	S7°00'36"E
C173	9.88'	2025.00'	02°81'16"	9.78'	N63°11'16"E
C174	121.18'	975.00'	00°70'16"	121.10'	N82°09'28"W
C176	12.81'	975.00'	00°45'09"	12.81'	N86°05'40"W
C177	108.85'	1025.00'	00°05'05"	108.80'	S83°25'34"E
C178	71.34'	1025.00'	00°35'91"	71.33'	S78°24'11"E
C179	16.93'	20.00'	04°30'45"	16.43'	S79°19'47"W
C180	44.88'	50.00'	05°12'53"	43.39'	N80°47'11"E
C181	53.51'	50.00'	06°18'56"	50.99'	S42°50'34"E
C182	53.47'	50.00'	06°16'14"	50.96'	S182°70'01"W
C183	53.51'	50.00'	06°18'56"	50.99'	S79°44'36"W
C184	38.94'	50.00'	04°37'40"	37.97'	N47°17'07"W
C185	18.00'	20.00'	05°13'37"	17.40'	S50°45'42"E
C186	84.21'	975.00'	00°45'56"	84.18'	S78°10'10"E
C187	84.27'	975.00'	00°45'56"	84.18'	S83°08'25"E
C188	46.17'	1025.00'	00°23'51"	46.17'	N85°10'48"W
C189	114.42'	1025.00'	00°06'24"	114.36'	N80°41'37"E
C190	43.35'	25.00'	09°20'47"	38.12'	S52°50'16"E
C191	133.80'	725.00'	01°04'27"	133.61'	N02°07'21"W
C192	66.30'	725.00'	00°51'24"	66.28'	N09°01'46"E
C193	75.43'	625.00'	00°56'45"	75.38'	S01°11'31"W
C194	33.14'	51.50'	03°56'21"2"	32.52'	S62°36'23"E
C195	18.34'	28.50'	03°56'21"2"	18.02'	S62°36'23"E
C196	10.33'	11.00'	05°34'53"	9.96'	S72°02'35"W
C197	17.48'	50.00'	02°00'20"	17.40'	N55°08'42"E
C198	77.48'	50.00'	08°47'09"	69.96'	S70°26'39"E
C199	17.45'	20.00'	04°59'41"	16.94'	S11°33'55"E
C200	60.94'	50.00'	06°34'49"	57.20'	N80°31'50"W
C202	77.65'	50.00'	08°58'31"	70.08'	S88°16'00"W
C203	17.48'	50.00'	02°00'20"	17.40'	N37°13'40"W
C204	10.33'	11.00'	05°34'53"	9.96'	S50°41'37"E
C205	18.34'	28.50'	03°56'21"2"	18.02'	N80°31'25"E
C206	33.14'	51.50'	03°56'21"2"	32.52'	S60°31'25"W
C207	56.53'	624.89'	00°51'00"	56.51'	S80°34'29"W



**PRELIMINARY/FINAL PLAT DAWSON RIDGE**  
**AN ADDITION TO BELTON, TEXAS**  
 COMPRISED OF 71.368 ACRES OF LAND INCLUDING THE  
 REPLAT OF LOTS 1 THROUGH 5 OF AMENDING PLAT DAWSON  
 RANCH REGATTA OAKS HOA ADDITION PLAT 2015-048  
 SITUATED IN THE CHRISTOPHER CRUISE SURVEY,  
 ABSTRACT NO. 166, BELL COUNTY, TEXAS

SCALE: 1" = 100'

- PLAT LEGEND**
- ▲ - COB MONUMENT FOUND  
UNLESS OTHERWISE NOTED
  - - 1/2" IRON ROD FOUND WITH CAP "RPLS 4540"  
UNLESS OTHERWISE NOTED
  - - 1/2" IRON ROD SET WITH CAP "BCE 4540"  
SET AT ALL LOT CORNERS
  - ( ) - RECORD INFORMATION
  - # - DENOTES A SUBDIVISION BLOCK
  - POB - POINT OF BEGINNING
  - POB - POINT OF BEGINNING
  - YC - YELLOW CAP #2181

BUILDING SETBACK AND EASEMENT LEGEND SF-2 LOTS:	
(A)	25' TYP. FRONT BUILDING SETBACK
(B)	15' TYP. STREET SIDE BUILDING SETBACK
(C)	6' TYP. INTERIOR SIDE BUILDING SETBACK
(D)	20' TYP. REAR BUILDING SETBACK
(E)	10' TYP. P.U.E. ABUTTING ROW
(F)	15' WASTEWATER AND DRAINAGE EASEMENT
(G)	15' P.U.E.
(H)	10' FORCE MAIN EASEMENT
(I)	15' P.U.E. (7.5' EACH SIDE) & 7.5' SIDE SETBACK
BUILDING SETBACK AND EASEMENT LEGEND PH LOTS:	
(A)	25' TYP. FRONT BUILDING SETBACK
(B)	15' TYP. STREET SIDE BUILDING SETBACK
(J)	10' TYP. WIDE SIDE BUILDING SETBACK
(K)	1.5' TYP. NARROW SIDE SETBACK
(L)	12' TYP. REAR BUILDING SETBACK
(M)	3' ACCESS EASEMENT FOR MAINTENANCE

REGATTA OAKS TWO CAB. C, SLD. 372-B FEB. 5, 2004  
 REGATTA OAKS SECTION III CAB. D, SLD. 191-A 17 SEP 2007  
 NOTE: NO FENCES ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS.

30' R.O.W. (UNNAMED)  
 REGATTA OAKS TWO CAB. C, SLD. 372-B FEB. 5, 2004  
 REGATTA OAKS SECTION III CAB. D, SLD. 191-A 17 SEP 2007  
 CHISHOLM TRAIL PARKWAY (CAB. C, SLD. 191-A) (70' ROW)  
 S7708'24"E 192.70'

SPRING CANYON ROAD (60' ROW)  
 S15'18'45"W 148.40'  
 S80'03'48"E 178.29'  
 TRACT "E" 31,266 SF  
 REGATTA OAKS TWO CAB. C, SLD. 372-B FEB. 5, 2004  
 REGATTA OAKS SECTION III CAB. D, SLD. 191-A 17 SEP 2007

DICKENS DRIVE  
 S7708'24"E 192.70'  
 S7708'24"E 192.70'  
 S7708'24"E 192.70'  
 S7708'24"E 192.70'  
 S7708'24"E 192.70'  
 S7708'24"E 192.70'

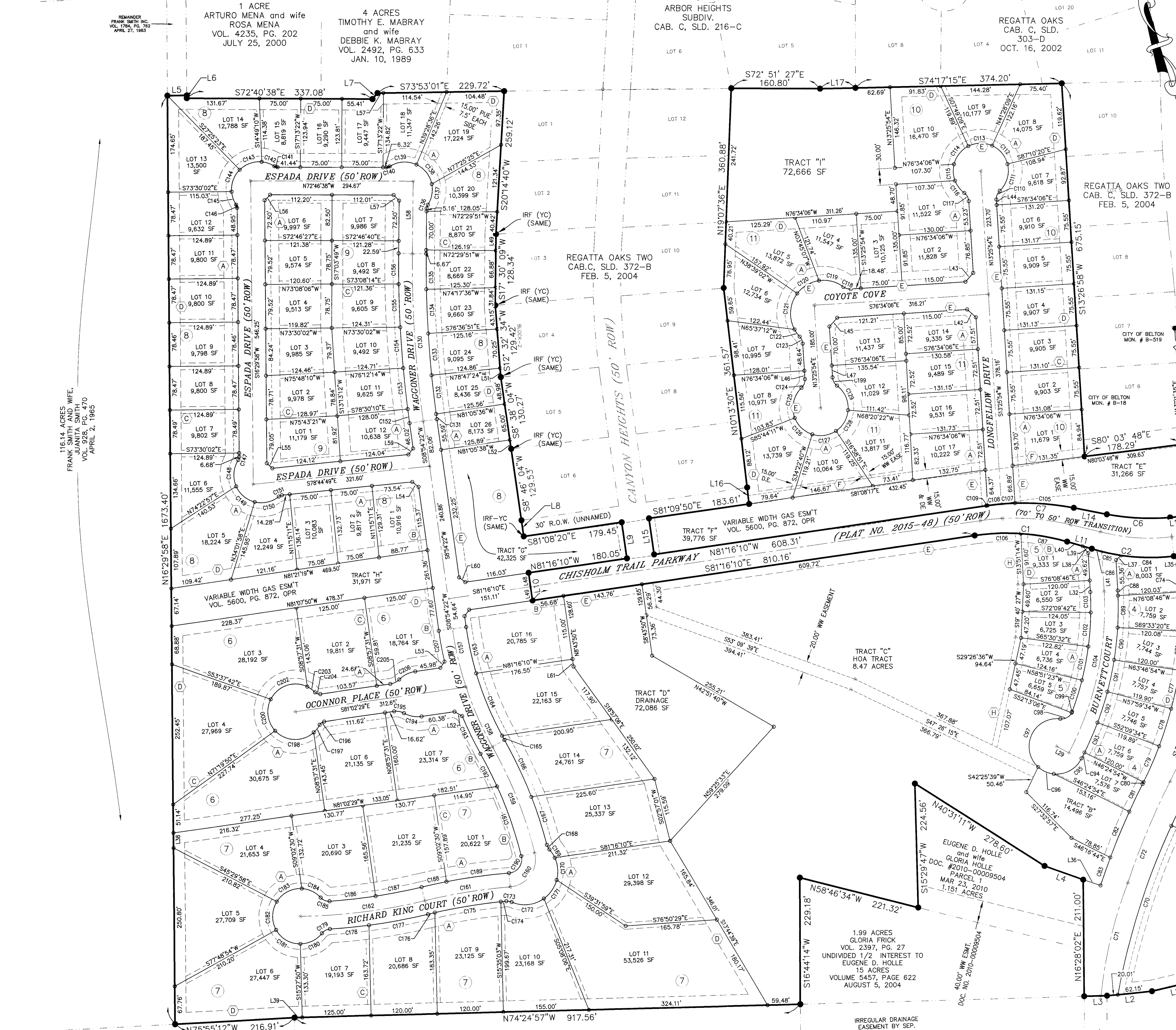
BRISCOE DRIVE  
 S13'50'23"W 894.23'  
 S13'50'23"W 894.23'  
 S13'50'23"W 894.23'  
 S13'50'23"W 894.23'  
 S13'50'23"W 894.23'

BREWSTER DRIVE  
 S13'50'23"W 894.23'  
 S13'50'23"W 894.23'  
 S13'50'23"W 894.23'  
 S13'50'23"W 894.23'  
 S13'50'23"W 894.23'

OLD SPARTA RD.  
 S16'44'14"W 229.18'  
 S16'44'14"W 229.18'  
 S16'44'14"W 229.18'  
 S16'44'14"W 229.18'

12.50 ACRES  
 DONALD GENE PARKER  
 VOL. 2578, PG. 738  
 OCT. 24, 1989  
 17.46 ACRES  
 DONALD GENE PARKER  
 VOL. 2585, PG. 71  
 NOV. 15, 1989

THIS DRAWING IS RELEASED FOR REVIEW AND SHALL NOT BE FILED OR USED FOR REAL PROPERTY TRANSACTIONS.  
 BGE LTD. TBPE FIRM REG. # F-5028  
 RICK SHELLEY RPLS 4540.



20.21 ACRES  
 DOUGLAS G. FRANKS  
 AND MELISA K. FRANKS  
 VOL. 5546, PG. 861

**BRIONES**  
 CONSULTING & ENGINEERING LTD.  
 4515 BRIAR HOLLOW PL, STE 106 (713) 539-6408  
 HOUSTON, TX 77027 (713) 583-5306 fax  
 TBPE FIRM REG. NO. F-5028  
 TBPLS FIRM No. 10194252

28.66 ACRES  
 CHESTER E. DICKSON  
 ETUX LINDA DIANE  
 DOC. NO. 2018-00033036  
 AUG. 4, 2018

Lewis Walker Survey Abst. No. 860

1.99 ACRES  
 GLORIA FRICK  
 VOL. 2397, PG. 27  
 UNDIVIDED 1/2 INTEREST TO  
 EUGENE D. HOLLE  
 15 ACRES  
 VOLUME 5457, PAGE 622  
 AUGUST 5, 2004

12.50 ACRES  
 RONALD DEAN PARKER  
 VOL. 2578, PG. 728  
 OCT. 24, 1989



# P-18-04 LOCATION - DAWSON RIDGE


**PROPOSED PLAT:**

Preliminary Plat  
Dawson Ridge  
71.368 Acres

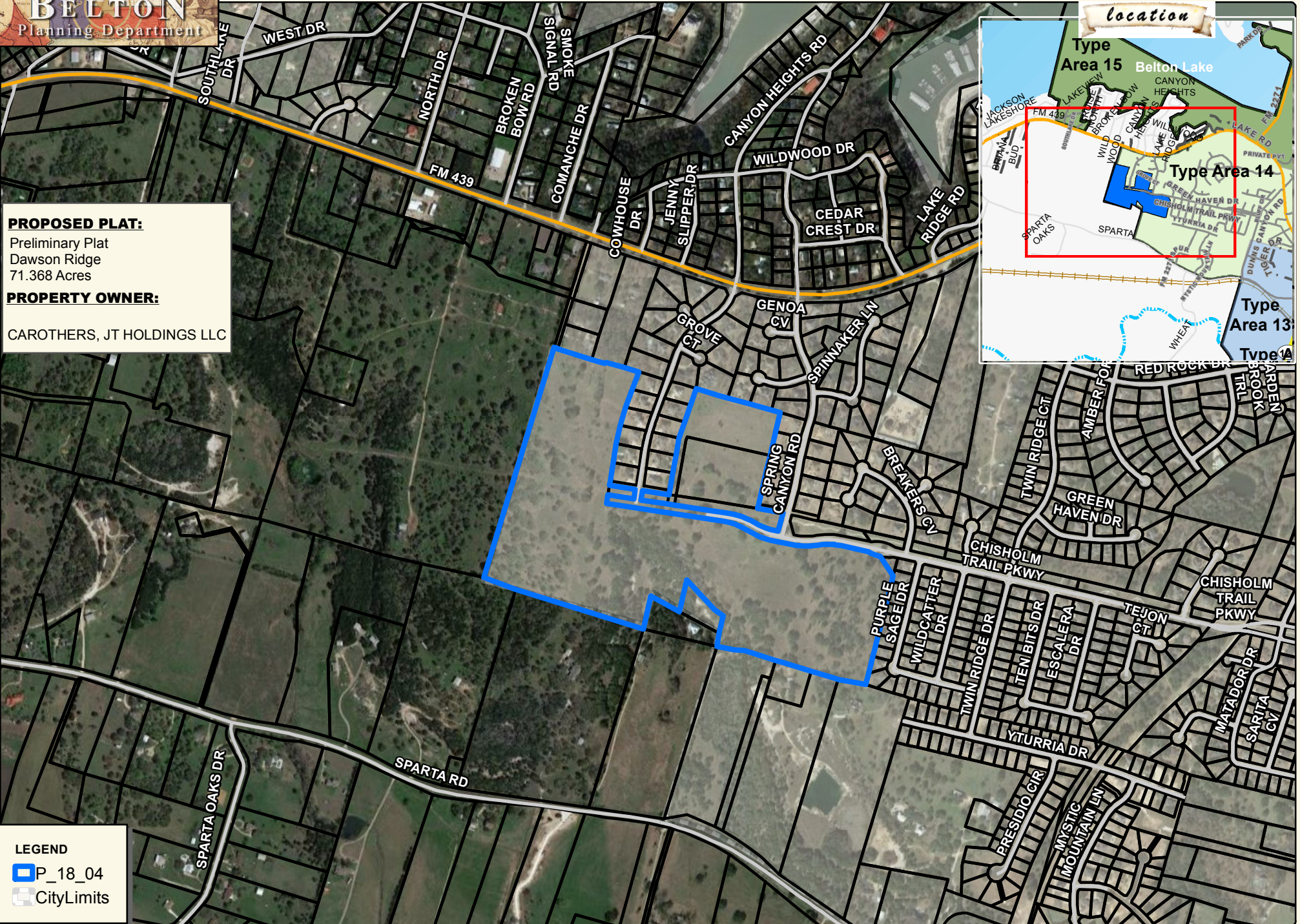
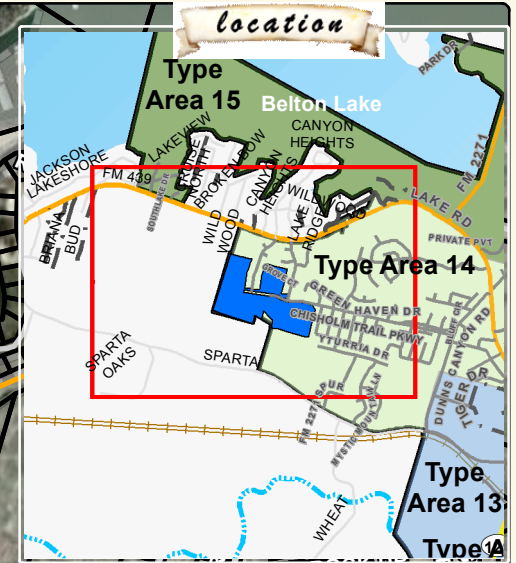
**PROPERTY OWNER:**

CAROTHERS, JT HOLDINGS LLC

**LEGEND**

 P\_18\_04

 CityLimits



0 2,125 4,250 8,500 Feet

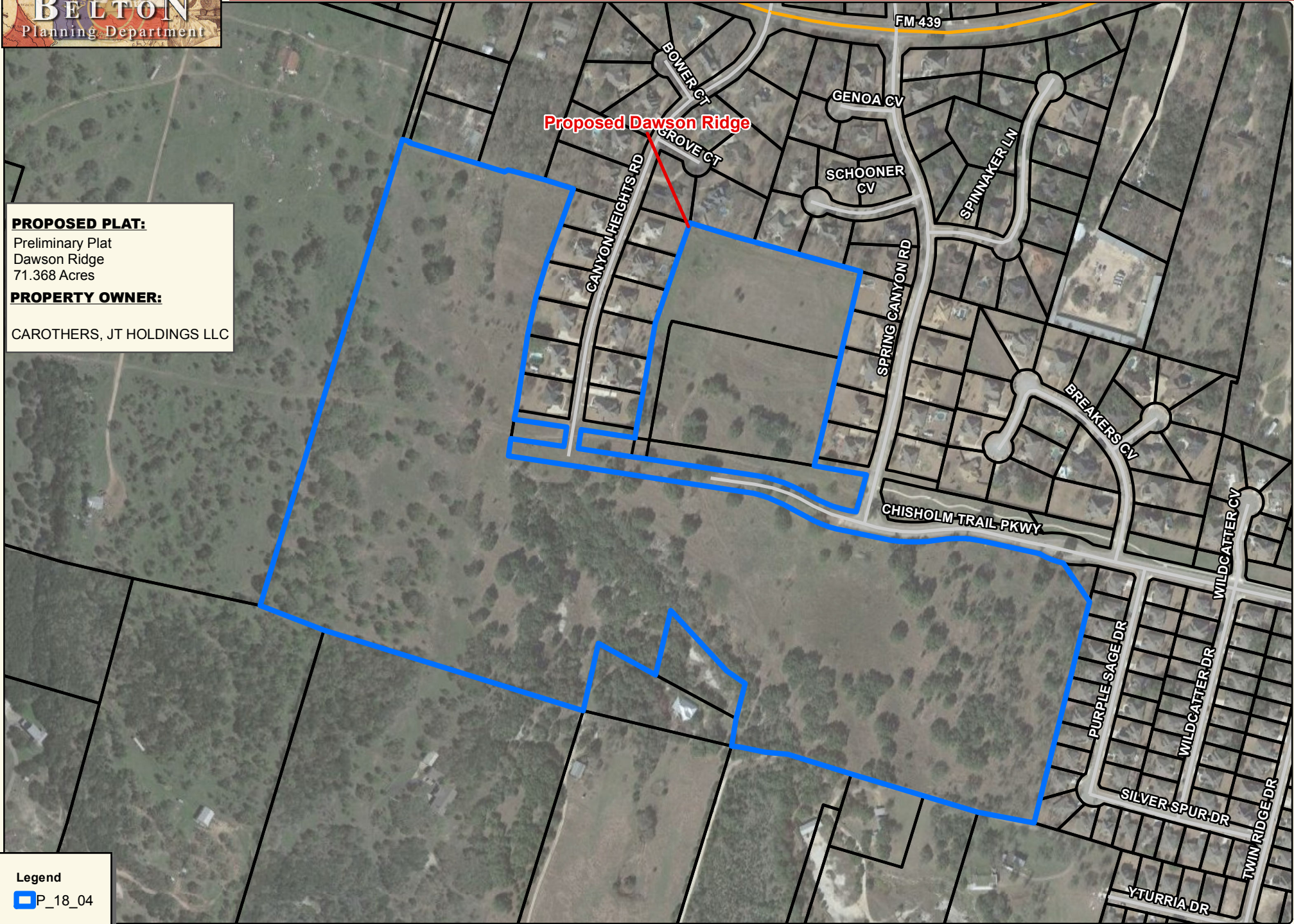
Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton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



# P-18-04 - DAWSON RIDGE

**PROPOSED PLAT:**  
Preliminary Plat  
Dawson Ridge  
71.368 Acres

**PROPERTY OWNER:**  
CAROTHERS, JT HOLDINGS LLC



**Legend**  
■ P\_18\_04



50 South Wheat Road, Belton, Texas 76513 | 254-939-5100

**May 8, 2018**

Cheryl Maxwell  
Director of Planning  
City of Belton Planning Department  
2 North Main Street  
Temple, Texas 76501

**Dear Ms. Maxwell:**

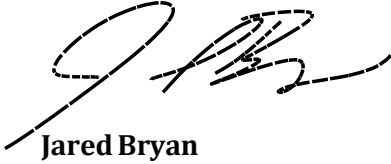
We would like to formally request the following exceptions/variances:

1. Exception to the requirement to build Spring Canyon Road to the southern property boundary. As has been discussed with the City engineer construction of this road doesn't make sense at this time due to several contributing factors.
  - a. Elevation – There is a 50' elevation drop at the southern boundary of our property that continues to drop on the adjacent property. With no current plans or design on the continuation of the road the alignment and elevation of the section of road contained in our development is not known and construction could limit future alignment and connectivity to Sparta Road.
  - b. Lack of Use – Roads are meant to be driven on and at this time the section of Spring Canyon wouldn't get any use. It would be a road to nowhere with no property owners accessing their property off of the road.
  - c. Nuisance – with the road not being completed it would be a location for mischief and create a nuisance for property owners who back up to the future road. Additionally it would likely result in a location the city police department and code enforcement would be called to regularly.
  - d. In addition to the reasons not to build this section we have agreed to additional ROW dedication to the city to allow for both future alignment options as well as the construction of the city water line to the future elevated tank.
2. Exception to Park Fee requirement – As was approved in the previous version of this development we again would like to request an exception to the Park fees. We have dedicated significantly more land than is required through the trail areas and in addition with this final plat and construction will be building a HOA pool and pavilion.
3. ~~Heritage Tree Replacement – Builders have installed a new 2" to 4" caliper tree on every lot built on in Dawson Ranch that didn't currently have a tree located in the front yard. Additionally, we have made every effort to design the subdivision so that trees are~~

~~saved on lots as it is a benefit to the city, future homeowner, and of course us as the builder.~~ Variance not needed.

4. Exception to the one entrance for 50 lot requirement – The western section of the subdivision remains unchanged from previously approved designs. With a cleared gas line easement located to the north of the road that travels east and west we feel like in the event of a blockage at the intersection Emergency crews would still have the ability to access these homes.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jared Bryan', with a large, stylized 'J' and 'B'.

Jared Bryan





# City of Belton

Planning Department

May 11, 2018

**Applicant: BANDAS ENGINEERING / QUADRUPLE BOGEY DEV.**

**Date Submitted: 04-13-18**

**2<sup>nd</sup> Submittal: 05-04-18**

**Project: DAWSON RIDGE ADDITION PRELIM / FINAL**

**Location: 71.368 ACRES / CHISHOLM TRAIL PARKWAY**

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

**PLANNING – Cheryl Maxwell – CMaxwell@BeltonTexas.gov:**

1. Provide sizes of the water/sewer lines on the utility sheet.
2. Provide restrictive covenants for review.
3. The Development Agreement will be updated to reflect the revised layout of the subdivision.
4. Please place chart with tract ownership and maintenance responsibility on the plat.
5. Regarding the Tree Survey, Sheet 9...Tree # 22, 82, 118 are Belton Heritage Trees (BHT) proposed for removal. Please indicate on the table that these are BHT.
6. Total diameter of the BHT is 61". 61" replacement required. 50%, or 30.5" may be mitigated by tree credit. Please confirm the trees that will be used for the credit and indicate as such on this sheet (Sheet 9)
7. Replacement trees (30.5") must be minimum of 3" caliper with 10' height and 5' canopy spread at time of planting and be the same species....in this case, Elm, Live Oak, or Cedar Elm.  
Provide plan showing details of proposed replacement trees and locations.
8. Add and verify trees 168 and 169 on table for removal or to remain.
9. Provide "Tree Notes" on construction plans similar to previous phases to include:
  - a. No protected trees are scheduled to be removed for residential construction at this time (to be reviewed on a lot by lot basis during residential construction phase).
  - b. No construction activity will disturb more than 50% of the Critical Root Zone (CRZ) of any protected tree.
  - c. No cuts greater than 4" will be made closer to the tree trunk than ½ CRZ radius distance.
  - d. All public utility installations will preserve CRZ structure.
  - e. During residential construction phase the protection of trees will be reviewed on a lot by lot basis for issuance of building permits

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

**\*\*\*Comments will be updated when the revised construction plans are submitted\*\*\***

1. Verify if tree tag No. 168 and 169 need to be removed as well to prevent future pavement issues.
2. A street light is needed at Ingram and Dickens.
3. Street lights are needed at each turn in the Rocking Chair/Briscoe/Dickens circle instead of mid-block.
4. The wastewater line in Lot 9 is shown to be outside of the ROW and PUE. Please provide a wider easement for the sewer line.
5. Please identify the hike & bike trail width on the plans.
6. Raven coat the manhole that receives force main discharge.

7. Call out the City's proposed manhole cover.
8. The end of Burnett cul-de-sac drops off. This could cause issues with the street construction.
9. The fuel for the generator shall be diesel, not natural gas.
10. Place reflective markers along the force main every 200 feet.
11. Each stormwater discharge needs energy dissipaters and grouted rip rap.
12. If any slopes in the detention ponds are greater than 4:1, a perimeter 6-foot tall fence is required.
13. General comment: Check all sheet references for accuracy. Sheets 4 and 5, for example, has several references to notes and tables on Sheet 4 which are actually located on Sheet 3.
14. Sheet 91 – Call out the sloped end treatment or headwall at the storm sewer outlet.
15. Sheet 92 – From approximately Station 4+40 to the upstream inlet, there is less than 1-foot of cover over the proposed storm sewer. It appears there is potential to either lower the upstream end or add fill to Block 11, Lots 9-10 to achieve at least 1-foot of cover.
16. Sheet 93 – The proposed ground line on the south side of Chisholm Trail terminates without connecting back to existing ground. Please revise as necessary. Also, call out the headwall at the storm sewer outlet.
17. Sheet 94 – Call out the sloped end treatment or headwall at the storm sewer outlet. The channel slopes are called out to be as steep as 25.71%. This may be susceptible to erosion due to the concentrated release of stormwater out of the storm sewer. The design engineer may need to consider stabilization measures to minimize the erosive potential at this location. There are several line types in the plan view that do not have labels and are not called out in the legend.
18. Sheet 95 – Label existing and proposed contours. Has the removal of the karst feature been submitted for review by Clearwater Underground UD and/or TCEQ? Will there be some sort of concrete slope paving to protect the 83.26% slope? If so, how thick and what type of reinforcement will it have? The storm sewer outfall needs to be noted to be mitered to conform to the exiting slope. Need to label the size and depth of rock riprap will be used in the plunge pool. Is there a detail for the outlet weir for Pond D (need to cite where it can be found)? Need to callout side slopes and compaction requirements (or cite where they can be found) for the berm around Pond D. Need to label the size and depth of rock riprap near the entrance to Pond D and show it in the profile.
19. Sheet 96 – Please provide a typical cross-section for Flume B-1 or reference where it can be found in the plans.
20. Sheet 98 – The 100-year hydrograph summary is shown twice on this page. Should one of these be the 25-year hydrograph summary?
21. Sheet 99 – Need to specify the ends of the 30-inch outlet pipe to Pond B. Are they sloped end treatments, headwalls, etc.? Need to specify size and dimensions or quantities of rock riprap shown in the plan view.
22. Sheet 100 – Need to call out ends of the outlet pipes (sloped end treatments, headwalls, etc.). Need to specify size and dimensions or quantities of rock riprap shown in the plan view. Need to specify where a detail for the outlet structure can be found. Pond C is the downstream pond of a network of Ponds, including Ponds A and B. The individual peak flow results of models for Ponds A and B do not match the “virtual” ponds used in the Pond C model. It is recommended that the models for Ponds A and B be incorporated into the Pond C model to create a system wide model for the entire contributing watershed.
23. Sheet 115 – It is recommended that high service rock berm be used instead of silt fence in the areas of concentrated flow.
24. Drainage Report – It is difficult to discern what storm event is being modeled for the storm sewer analysis. Please label the storm event on the output tables. The hydraulic grade line is higher

than the ground level on the modeled storm event for Storm Drain A2, A1-1, and C. This may indicate the need to upsize the storm sewer piping.

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

1. Revise the building line setback to 25' on BLK 1, Lot 1, Lot 7, and Lot 14. These lots are 'Key Lots' and shall observe the 25' setback. (COB Zoning Ordinance, Illustration #17)
2. Place a note on the plat stating that all side-entry garages shall observe a minimum 20' setback or the setback noted on the plat, whichever is greater.

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

Fire flow testing performed. All water lines are required to be 8".

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

No comments.

**GIS – Anthony Notgrass, ANotgrass@BeltonTexas.gov:**

1. Field notes/Plat comments have not been addressed. **Make sure ALL metes and bounds are shown on the plat and that field notes match exactly.** (E.g. Tract 1 - Curve Table C7. Radius/Delta Angle on plat does not match field notes, Direction-Distance along Lot 10-12 Regatta Oaks Two. Plat (N19-07-36E – 360.88ft) does not match field notes (N19-07-28E – 360.88ft) etc., etc.)
2. Show L1-L8, L10 on plat line table
3. Line Table has duplicate numbers
4. We are discussing appropriate naming for streets in the vicinity of Dickens Drive, Briscoe Drive, and Rocking Chair Drive.

**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.