

# Staff Report – Planning & Zoning Item



**Date:** September 18, 2018  
**Case No.:** Z-18-14  
**Request:** Agricultural to Planned Development – Single Family One District  
**Owner/Applicant:** Frank Irons, Jr.

## **Agenda Item**

Z-18-14 Hold a public hearing and consider a zoning change from Agricultural District to Planned Development -- Single Family One District on a 0.656 acre tract at 2978 Simmons Road, located on the west side of Simmons Road, south of US 190/I-14, beginning approximately 0.15 mile south of FM 2410.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Current Zoning**

Agricultural District

## **Proposed Zoning**

Planned Development – Single Family One

**Future Land Use Map (FLUM) Designation:** Borderline Commercial/Retail and Residential

**Design Standards Type Area:** 12

This property is located within Design Standards Type Area 12, which is projected to be primarily rural, large lot homes with site-specific sanitary disposal systems.

## **Case Summary**

The applicant wishes to construct a carport type cover for an existing RV located on this site. The request for a building permit for this RV cover cannot be approved until the property is in compliance with applicable zoning regulations. The applicant is encountering two issues. 1) allowed use; and 2) area/setback requirements.

## **Project Analysis and Discussion**

This property, and surrounding properties, were annexed in 2009 and brought into the city limits under the Agricultural Zoning District. The applicant has a manufactured home (mobile home) on this site that was existing at the time of annexation. The steel frame of this structure has been permanently attached to the concrete slab via welded plates and steel pipes. Therefore,

although it is a manufactured home, it functions as a modular, or site-built home, and cannot be readily moved. Surrounding uses include primarily undeveloped land to the west, a manufactured home to the north, and detached single family site-built homes to the south and on the east side of Simmons Road.

A manufactured home is not allowed in the Agricultural Zoning District currently assigned to this property. In addition, this property does not meet the area requirements for the Agricultural Zoning District. However, this property and use are grandfathered. Therefore, the use is allowed to remain but cannot be expanded until the property is in compliance with the assigned zoning district. A summary of area requirements is provided in the following table:

	<b>Minimum Area</b>	<b>Minimum Lot Width</b>	<b>Minimum Lot Depth</b>	<b>Minimum Front Yard Setback</b>	<b>Minimum Side Yard Setback</b>	<b>Minimum Rear Yard Setback</b>
<b>Agricultural District</b>	3 acres	150 ft	300 ft	50 ft	20 ft	25 ft
<b>SF1 District</b>	10,000 sq ft (0.23 acre)	70 ft	100 ft	25 ft	7 ft	20 ft
<b>Applicant's Property</b>	28,575 sq ft (0.656 acre)	289 ft	100 ft	Approx 42 ft	Over 100 ft	Approx 25 ft

The existing tract and structures on site meet area and setback requirements for the proposed Single Family One (SF1) Zoning District. However the proposed RV cover will be located approximately 19' from the front property line, instead of the required 25'. Some flexibility in use and setbacks may be allowed through a Planned Development District.

Provisions included in the proposed PD-SF1 Zoning will allow the use of the existing manufactured home and allow a reduction in the front yard setback for construction of the RV cover. The existing manufactured home may be maintained and repaired, but not replaced with another manufactured home. The reduction in the front yard setback will be limited to construction of the proposed RV cover. Any future additions will be required to comply with the SF1 Zoning District setbacks and allowed uses.

The FLUM identifies this area as Commercial/Retail along US 190/I-14, with Lifestyle Center mixed uses (retail, restaurants, neighborhood services, dense residential) at the intersection of Simmons Road and US 190/I-14, transitioning to residential uses southward along Simmons Road. This property is near the transition point. The proposed PD with a base zoning of SF1 appears to be consistent with anticipated future land uses in this vicinity, and compatible with existing uses. Therefore, the requested PD-SF1 Zoning District appears to be reasonable in this location.

### **Recommendation**

Recommend approval of zoning change from Agricultural to Planned Development – Single Family One District as follows:

1. The uses and development of the property shall conform to the Single Family One Zoning District in all respects with the following provisions:
  - a) The existing manufactured home may be maintained and repaired but may not be replaced with another manufactured home.
  - b) A reduction in the front yard setback requirement from 25' to 19' is allowed for construction of an RV cover.
2. The development of the property shall conform to the site plan and all applicable Type Area 12 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance.

**Attachments:**

1. Zoning application
2. Site Plan
3. RV cover example
4. Property Location Map
5. Zoning map
6. Aerial photo
7. Map with zoning notice boundary (200')
8. Zoning notice to owners
9. Property owner's list
10. Field notes

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

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

Fee: \$250.00

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

Applicant: Frank Irons Jr. Phone Number: 254-718-0102  
Mailing Address: 2978 Simmons Rd City: Belton State: TX  
Email Address: FrankIronsjr@aol.com

Owners Name: Frank Irons Jr. Phone Number: 254-718-0102  
Mailing Address: 2978 Simmons Rd. City: Belton State: TX  
Email Address: FrankIronsjr@aol.com

Applicant's Interest in Property:

Owner

Legal Description of Property:

0.656 acre, part of the John Beal Survey, Abstract #70, Bell County, TX

Is this property being simultaneously platted? No

Street Address: 2978 Simmons Road Belton, TX  
Zoning Change From agricultural to Single-family-1(PD)  
Signature of Applicant: [Signature] Date: 7/30/18

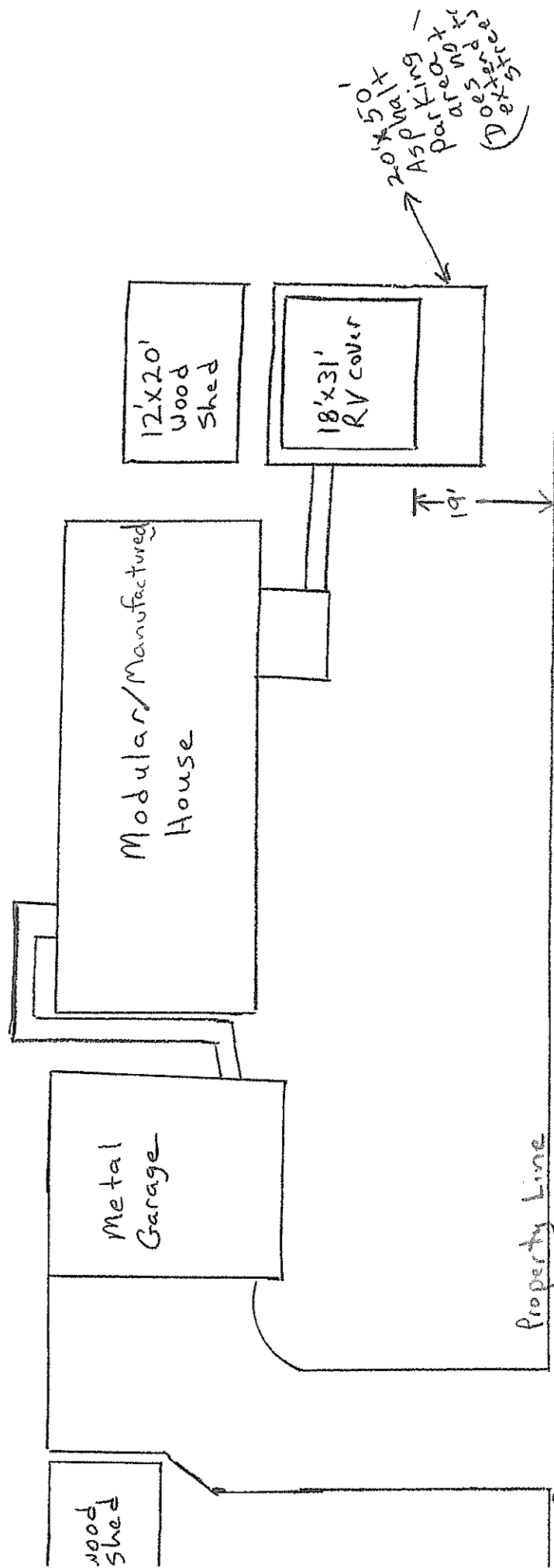
Signature of Owner (if not applicant): \_\_\_\_\_ Date: \_\_\_\_\_

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.



# Site Plan



Simmons Road

This is the style RV cover I am planning on putting up,





# Zoning Case # Z-18-14 Location

**ZONING CHANGE:**

Ag  
to  
PD-SF1

**LEGAL DESCRIPTION:**

A0070BC J BEAL, 58-40,  
3 TRACTS,  
ACRES .656


**PROPERTY OWNER:**

IRONS, FRANKLIN JR

**ADDRESS/LOCATION:**

2978 Simmons Rd

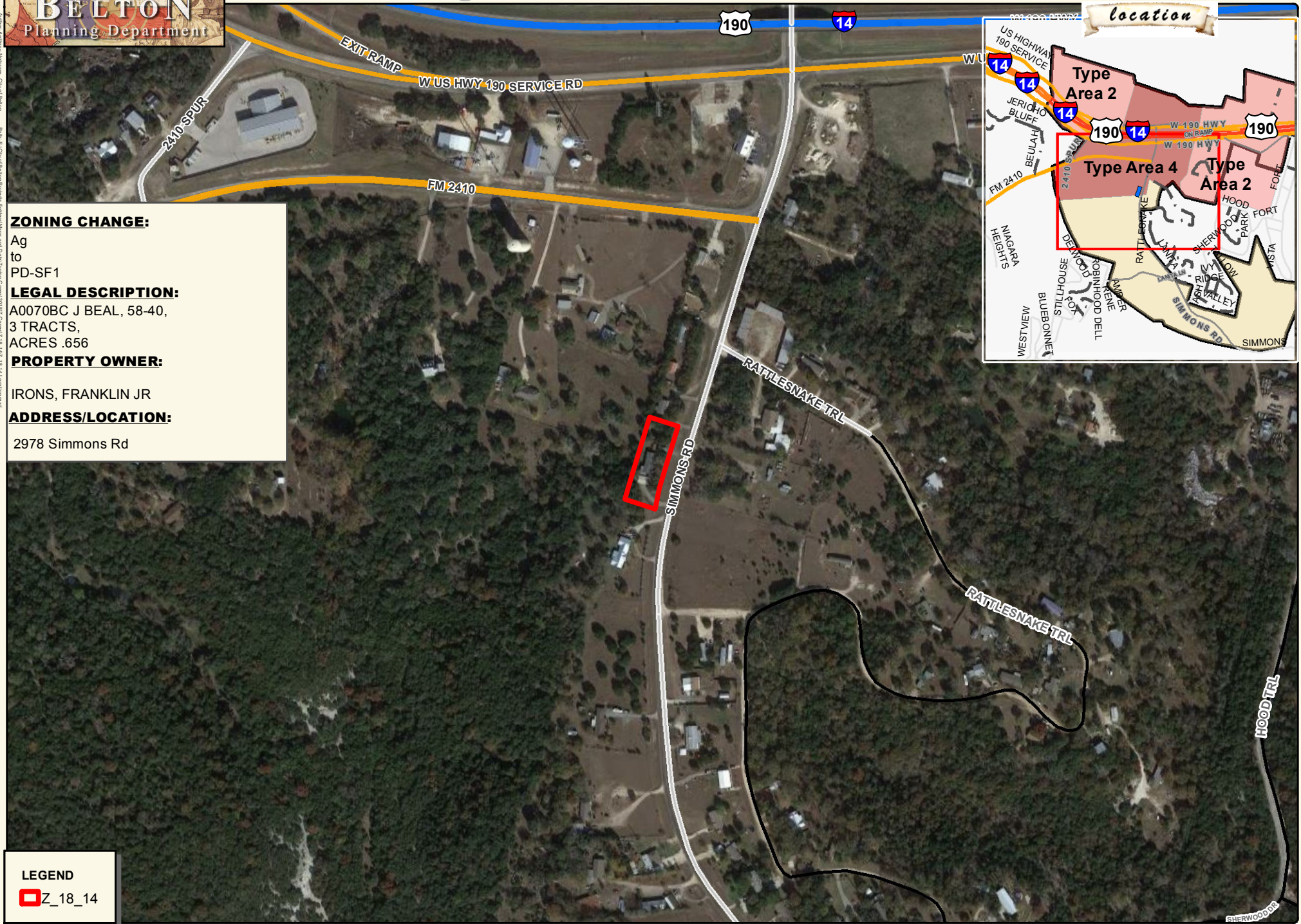
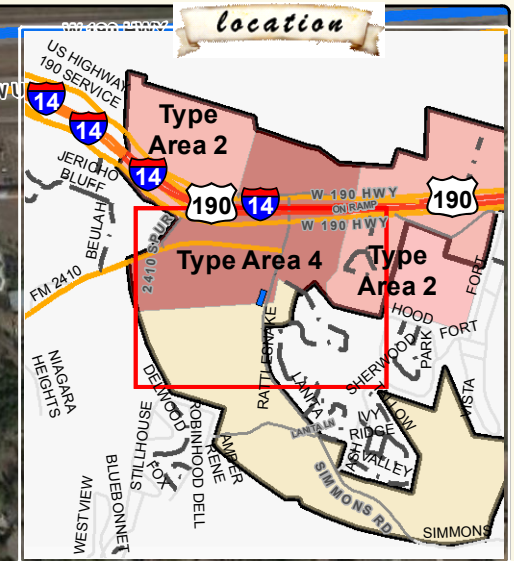
**LEGEND**

 Z\_18\_14

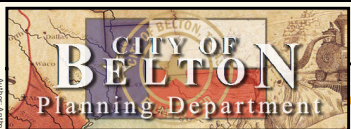
0 165 330 660  
Feet



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-18-14 Zoning



Author: Anthony McGowan, City of Belton

Page: E-1 City of Belton Project Information and Planning Case Z-18-14 Zoning

## ZONING CHANGE:

Ag  
to  
PD-SF1

## LEGAL DESCRIPTION:

A0070BC J BEAL, 58-40,  
3 TRACTS,  
ACRES .656

## PROPERTY OWNER:

IRONS, FRANKLIN JR

## ADDRESS/LOCATION:

2978 Simmons Rd

## Legend

City Limits

Z\_18\_14

## Current\_Zoning

Agricultural

Commercial-1

Commercial-2

Single Family-1

Map Date: 8/15/2018

0 185 370 740 Feet



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# Zoning Case # Z-18-14 Aerial

**ZONING CHANGE:**

Ag  
to  
PD-SF1

**LEGAL DESCRIPTION:**

A0070BC J BEAL, 58-40,  
3 TRACTS,  
ACRES .656


**PROPERTY OWNER:**

IRONS, FRANKLIN JR

**ADDRESS/LOCATION:**

2978 Simmons Rd

**LEGEND**

 Z\_18\_14



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: FRANK IRONS JR.,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 0.656 ACRES, 2978 SIMMONS ROAD,  
FROM A(N) AGRICULTURAL ZONING DISTRICT,  
TO A(N) PLANNED DEVELOPMENT 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, September 18, 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, September 25, 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.

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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**

332715 AYRES, JAMES A 2922 SIMMONS RD BELTON, TX 76513-7888	40021 GEER, SHARON MARIE BRANCHAUD 7335 FM 2410 BELTON, TX 76513-7927	331189 IRONS, FRANKLIN JR 2978 SIMMONS RD BELTON, TX 76513-7888
186918 KUJAN, ROBERT 2991 SIMMONS RD BELTON, TX 76513-8124	127651 KUJAN, ROBERT F JR & URSULA 2991 SIMMONS RD BELTON, TX 76513-8124	101271 ROVETTO, THALIA JOYCE 3076 SIMMONS RD BELTON, TX 76513
101273 ROVETTO, THALIA JOYCE 3076 SIMMONS RD BELTON, TX 76513	101274 ROVETTO, THALIA JOYCE 3076 SIMMONS RD BELTON, TX 76513	148847 ROVETTO, THALIA JOYCE 3076 SIMMONS RD BELTON, TX 76513
198425 WHITE, JOHN C ETUX HWA SON 7257 RATTLESNAKE TRL BELTON, TX 76513-6595	SUPERINTENDENT DR. SUSAN KINCANNON BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513	



HARMON AND ASSOCIATES  
105 W. VETERANS MEMORIAL BLVD.  
KILLEEN, TEXAS 76541  
(254)634-8877

**LEGAL DESCRIPTION** for a tract of land in Bell County, Texas, part of the John Beal Survey, Abstract No. 70, and being the same tract described as 0.656 acre in a Deed to Dale Williams and Carolyn Williams recorded in Volume 5925, Page 721, Official Public Records of Real Property of Bell County, Texas. The Bearings and Distances shown herein are Existing Calls and Record Calls.

**BEGINNING** at a 5/8" iron rod found in the west right of way line of Simmons Road being the northeast corner of the John Larry Rovetto 0.82 acre tract recorded in Volume 1158, Page 98 and the southeast corner of the 0.656 acre tract, for the southeast corner of this.

**THENCE** N. 74 deg. 45' 57" W., 107.92 feet to a 5/8" iron rod found in the east line of the John Rovetto 2.14 acre tract recorded in Volume 1710, Page 717, being the northwest corner of the 0.82 acre tract and the southwest corner of the 0.656 acre tract, for the southwest corner of this.

**THENCE** N. 14 deg. 56' 54" E., 289.47 feet to a 1/2" iron rod found in the east line of the John Rovetto 2.439 acre tract recorded in Volume 3346, Page 619 being the southwest corner of the James A. Ayers 0.62 acre tract recorded in Volume 5119, Page 803 and the northwest corner of the 0.656 acre tract, for the northwest corner of this.

**THENCE** S. 74 deg. 38' 44" E., 100.59 feet to a 5/8" iron rod found in the west right of way line of Simmons Road being the southeast corner of the 0.62 acre tract and the northeast corner of the 0.656 acre tract, for the northeast corner of this.

**THENCE** with the west right of way line of Simmons Road as follows:  
S. 16 deg. 07' 57" W., 217.74 feet (Base Bearing) to a 5/8" iron rod found and with a curve to the left 72.86 feet, Long Chord S. 05 deg. 33' 57" W., 72.57 feet, Radius 236.15 feet to the place of beginning containing 0.656 acre land according to my Survey and my Calculations.

The bearings of this Legal Description are based on the northeast line of the tract described as 0.656 acre in a Deed to Dale Williams and Carolyn Williams recorded in Volume 5925, Page 721, Official Public Records of Real Property of Bell County, Texas.


—See attached Plat—

\*\*\*\*\*

STATE OF TEXAS \* KNOW ALL MEN BY THESE PRESENTS, that I, BRUCE M. HARMON  
Registered Professional Land Surveyor, do hereby certify that I did cause  
COUNTY OF BELL \* to be surveyed on the ground the above described tract. This document is  
not valid without original signature and is valid for a period of 90 days after  
the date shown below.

IN WITNESS THEREOF, my hand and seal, this the 14th day of January, 2013.

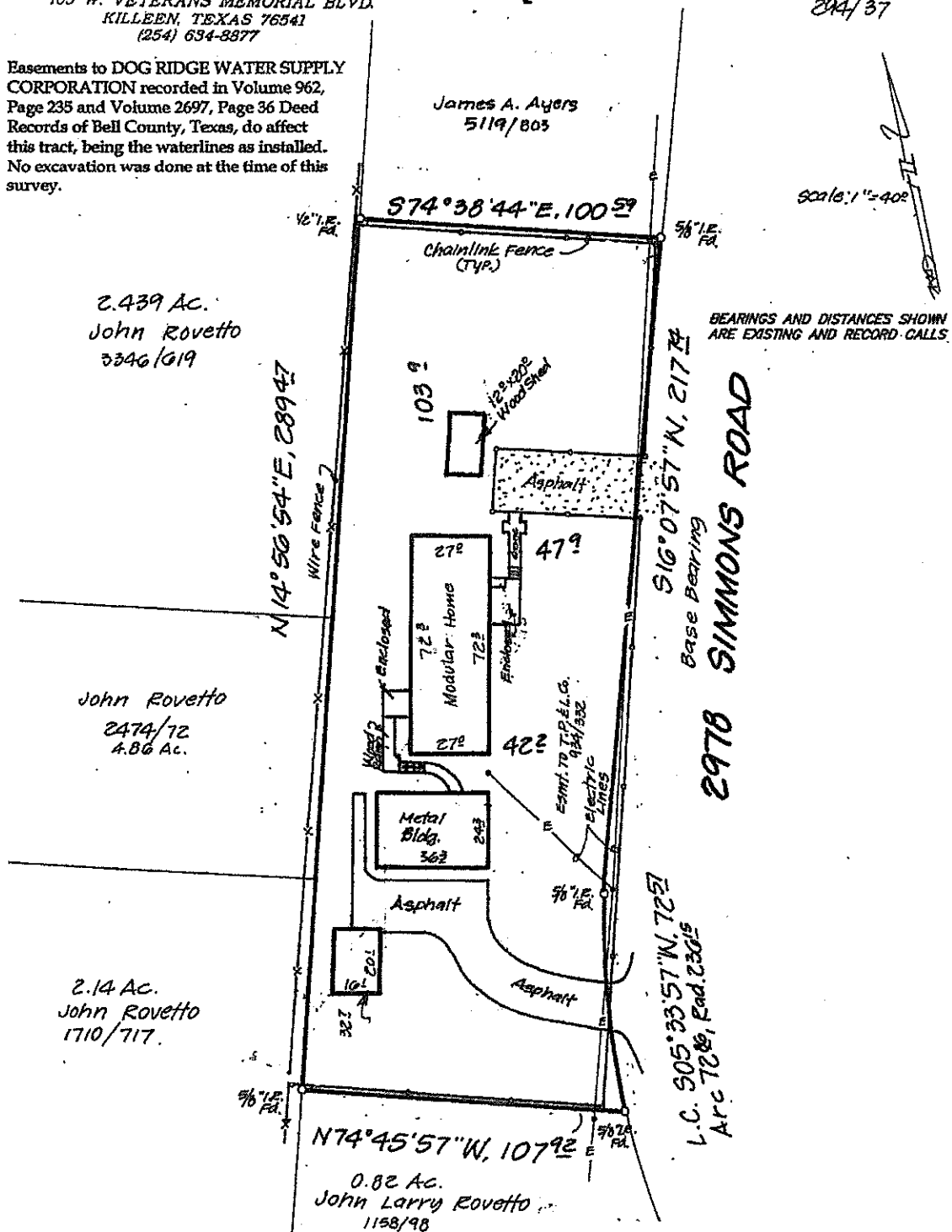


  
Bruce M. Harmon  
Registered Professional  
Land Surveyor No. 4482  
© Copyright



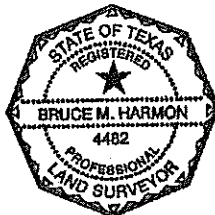
HARMON & ASSOCIATES  
105 W. VETERANS MEMORIAL BLVD.  
KILLEEN, TEXAS 76541  
(254) 634-3877

Easements to DOG RIDGE WATER SUPPLY CORPORATION recorded in Volume 962, Page 235 and Volume 2697, Page 36 Deed Records of Bell County, Texas, do affect this tract, being the waterlines as installed. No excavation was done at the time of this survey.



0.656 acre, part of the John Beal Survey, Abstract No. 70, Bell County, Texas. Bearings are based on the recorded deed in Volume 5925, Page 721, Official Public Records of Real Property of Bell County, Texas. SEE ATTACHED LEGAL DESCRIPTION.

STATE OF TEXAS \* KNOW ALL MEN BY THESE PRESENTS, that I, BRUCE M. HARMON, Registered Professional Land Surveyor, do hereby certify that I did cause  
COUNTY OF BELL \* to be surveyed on the ground the tract shown hereon. This document is not valid without an original signature.



IN WITNESS THEREOF, my hand and seal this the 14<sup>th</sup> day of January, 2013.

Bruce M. Harmon  
Registered Professional Land Surveyor, No. 4482  
© Copyright

# Staff Report – Planning & Zoning Item



**Date:** September 18, 2018  
**Case No.:** Z-18-12  
**Request:** PD-Office One to Office One  
**Owner:** Group Investment Holdings  
**Applicant:** Belton Economic Development Corporation (BEDC)

## **Agenda Item**

Z-18-12 Hold a public hearing and consider a zoning change from Planned Development – Office One District to Office One District on a 4.85 acre tract located on the west side of Loop 121 at its intersection with W. Avenue D, in the vicinity of the Belton Business Park.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Current Zoning**

Planned Development (PD) – Office One District

## **Proposed Zoning**

Office One District

**Future Land Use Map (FLUM) Designation:** Commercial Corridor Overlay

**Design Standards Type Area:** 1 - Projected to be business park, office, and mixed uses; strip type developments should be avoided.

## **Case Summary**

BEDC is serving as applicant for the new property owner, Group Investment Holdings. This property was rezoned to a Planned Development District with an Office One base zoning in 2007. The requested zoning change to allow an office development with Office One standards varies from the site plan that was approved with the PD zoning in 2007.

## **Project Analysis and Discussion**

This property comprises Lot 1, Block 1, of the Belton Business Park, Phase III. The final plat was approved by the City Council at the August 28, 2018 meeting, and is pending recordation. As part of that plat, the applicant dedicated ROW for the extension of Avenue D westward from Loop 121. As a result of this dedication, the owner's new lot area will comprise 3.608 acres.

This property is currently undeveloped. Adjacent property to the north and properties along the east side of Loop 121 are zoned Agricultural District. The property to the north is currently

undeveloped. The property on the east side of the Loop is currently used for residential purposes. The adjacent property to the south is zoned Residential Estates and is also being used for residential and associated uses. The Belton Business Park is located to the west, is zoned Light Industrial District, and is undeveloped in this vicinity.

The owner is proposing an office development that will include two structures, each approximately 7,900 sq. ft. in size. Access to this development will be via proposed W. Avenue D upon its construction. The site plan approved in 2007 proposed one structure approximately 5,677 sq. ft. in size with access via Loop 121. The PD in 2007 also included restrictions regarding building material, signage, landscaping, and drainage—items which are now addressed through our design standards and design manual. Therefore, a PD zoning district with site specific regulations is not needed. The proposal is to remove the PD zoning but retain the Office One zoning. Staff has coordinated with the applicant in reviewing the preliminary site plan; no issues are apparent at this stage. A detailed site plan will be reviewed in conjunction with the building permit.

#### Land Use Table/Allowable Uses

The Office One Zoning District allows the following land uses:

- Clinic, medical office
- Church
- Drug Store
- Florist
- Laboratory
- Nursing Home
- Professional, Administrative and General Office Uses
- Photography Studio
- Public or Private School

The FLUM identifies this area as part of a commercial corridor overlay running along the Loop 121 frontage. The proposed Office One Zoning District essentially maintains the current zoning previously approved for this property and is consistent with the FLUM and projected Design Standards Type Area.

After careful review of this zoning change request, the requested Office One Zoning District appears to be reasonable in this location.

#### **Recommendation**

Recommend approval of zoning change from Planned Development – Office One District to Office One 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. Property owner's list
8. Subdivision Plat
9. Preliminary site plan
10. PD Ordinance from 2007

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

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

~~Fee: \$250.00~~  
No Fee

Date Received: 7/25/18 Date Due: N/A (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Belton EDC Phone Number: 254-770-2270  
Mailing Address: P.O. Box 1388 City: Belton State: TX  
Email Address: Chernandez@beltoncdc.org

Owners Name: Group Investment Holdings Phone Number: \_\_\_\_\_  
Mailing Address: P.O. Box 6136 City: Temple State: TX  
Email Address: C/o Joel Bock JBock@sunlandgrp.com

Applicant's Interest in Property:

Rezone For Office use.

Legal Description of Property:

DCOB Northeast Addition Amended, Block 1, Lot 1, Acres 4.85

Is this property being simultaneously platted? yes

Street Address: Loop 121 (at proposed W. Ave D extension)

Zoning Change From PD-01 (PD 07-38) to 01

Signature of Applicant: Cynthia Hernandez Date: 7/25/2018

Signature of Owner (if not applicant): Joel Bock Date: 8-7-18

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-18-12 Location

## ZONING CHANGE:

PD-O1  
to  
O1

## LEGAL DESCRIPTION:

D C O B NORTHEAST  
ADDITION AMENDED  
BLOCK 001, LOT 0001 ACRES 4.85

## PROPERTY OWNER:

GROUP INVESTMENT  
HOLDINGS LLC

## ADDRESS/LOCATION:

LOOP 121

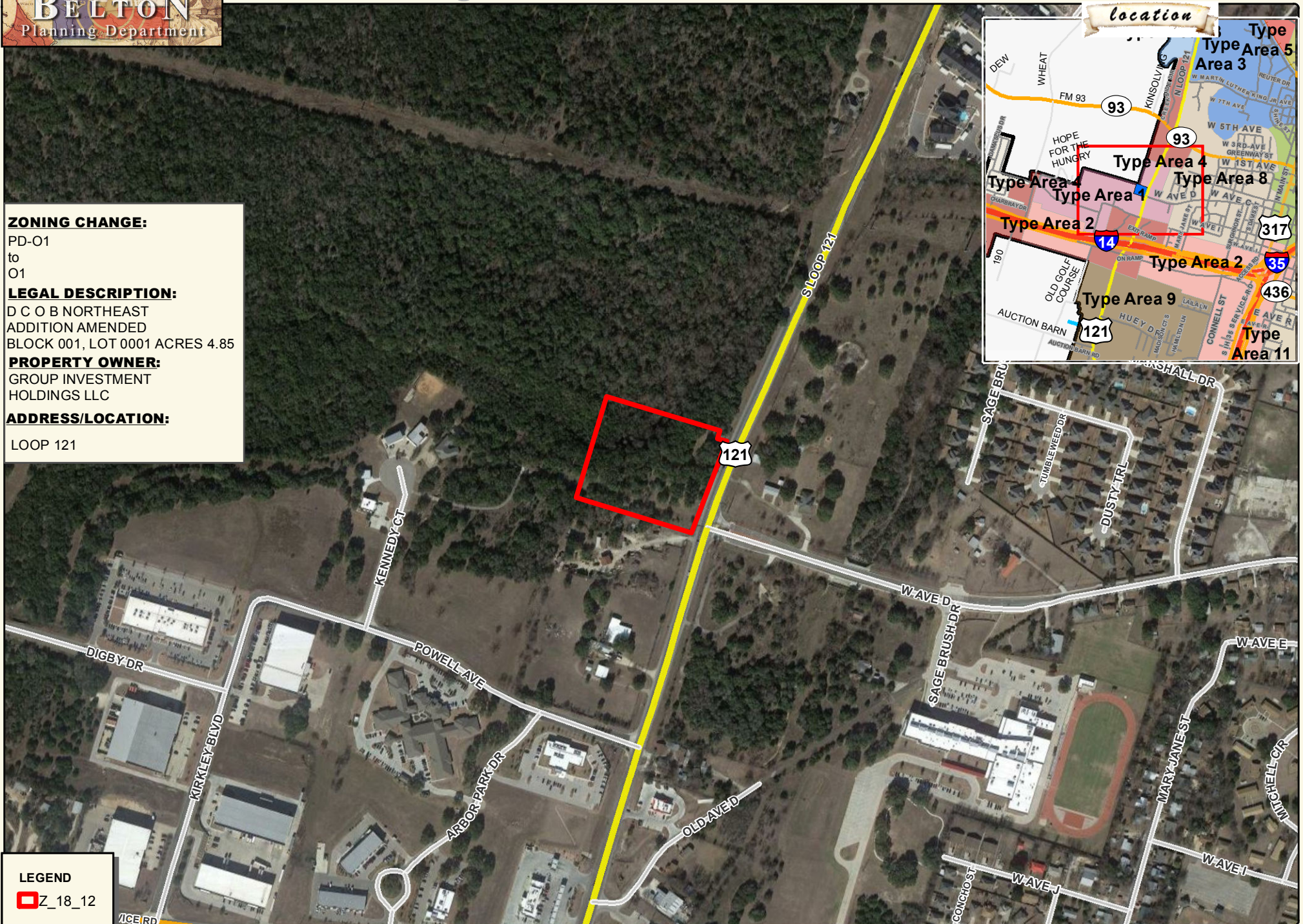
## LEGEND

  Z\_18\_12

0 200 400 800 Feet

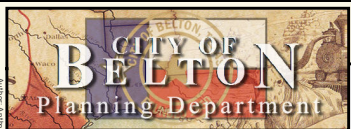


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# Zoning Case # Z-18-12 Zoning



## ZONING CHANGE:

PD-O1  
to  
O1

## LEGAL DESCRIPTION:

D C O B NORTHEAST  
ADDITION AMENDED  
BLOCK 001, LOT 0001 ACRES 4.85

## PROPERTY OWNER:

GROUP INVESTMENT  
HOLDINGS LLC

## ADDRESS/LOCATION:

LOOP 121

Zoning Location

PD-O1 Office  
Building

## Legend

City Limits

Z\_18\_12

## Current\_Zoning

- Agricultural
- Commercial Highway
- Conservation Revitalization Overlay
- Light Industrial
- Multi Family
- Planned Development
- Residential Estate
- Single Family-3

PD-C1  
Mixed Use

PD-C1  
Mixed Use

PD-C1  
Mixed Use

CH

MF

SF-3

SF-3

0 150 300 600 Feet



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Map Date: 7/26/2018



# Zoning Case # Z-18-12 Aerial

**ZONING CHANGE:**

PD-O1  
to  
O1

**LEGAL DESCRIPTION:**

D C O B NORTHEAST  
ADDITION AMENDED  
BLOCK 001, LOT 0001 ACRES 4.85

**PROPERTY OWNER:**

GROUP INVESTMENT  
HOLDINGS LLC

**ADDRESS/LOCATION:**

LOOP 121





## ZONING CHANGE:

PD-O1  
to  
O1

## LEGAL DESCRIPTION:

D C O B NORTHEAST  
ADDITION AMENDED  
BLOCK 001, LOT 0001 ACRES 4.85

## PROPERTY OWNER:

GROUP INVESTMENT  
HOLDINGS LLC

## ADDRESS/LOCATION:

LOOP 121

200' Property Owner  
Notification Area

## Legend

- Z\_18\_12
- 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: BELTON ECONOMIC DEVELOPMENT CORPORATION,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 4.85 ACRES, WEST LOOP 121,  
FROM A(N) PLANNED DEVELOPMENT OFFICE-1 ZONING DISTRICT,  
TO A(N) OFFICE-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, September 18, 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, September 25, 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.

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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**

211522	211523	402238
BELTON ECONOMIC DEVELOPMENT CORPORATION	BELTON ECONOMIC DEVELOPMENT CORPORATION	BELTON ECONOMIC DEVELOPMENT CORPORATION
PO BOX 1388	PO BOX 1388	PO BOX 1388
BELTON, TX 76513-5388	BELTON, TX 76513-5388	BELTON, TX 76513-5388
416066	392332	48135
CITY OF BELTON	GROUP INVESTMENT HOLDINGS LLC	HENDERSON, MINNIE E
PO BOX 120	PO BOX 6136	7969 W FM 93
BELTON, TX 76513-0120	TEMPLE, TX 76503	BELTON, TX 76513-8331
48136	49193	96848
HENDERSON, MINNIE E	HIBBELER, JAMES GRANT ETUX WANDA	RATLIFF, JANICE MARIE G
7969 W FM 93	611 S LOOP 121	560 S LOOP 121
BELTON, TX 76513-8331	BELTON, TX 76513	BELTON, TX 76513-8609
33271	434311	471891
SCARBOROUGH, JUDITH ELZA	TEMPLETON, JANICE DONETTE	TEMPLETON, JANICE DONETTE
1504 W AVENUE D	560 S LOOP 121	560 S LOOP 121
BELTON, TX 76513-3756	BELTON, TX 76513-8609	BELTON, TX 76513-8609
SUPERINTENDENT DR. SUSAN KINCANNON BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513		



Final Plat of  
**BELTON BUSINESS PARK,  
PHASE THREE**

an addition in the M. F. CONNELL SURVEY, ABSTRACT 6, Bell County, Texas, situated in the City of Belton, Bell County, Texas, embracing all of Lot 1, Block 1, Amended Plat of D C O B Northeast Addition, according to the plat of record in Cabinet D, Slide 161-C, Plat Records of Bell County, Texas, all of Lot 1, Block 1, Harvest Technologies Subdivision, according to the plat of record in Cabinet D, Slide 215-C, Plat Records of Bell County, Texas, a portion of Block 2, Belton Business Park, Phase 1, according to the plat of record in Cabinet C, Slide 172-B, Plat Records of Bell County, Texas, an all of a called 0.056 Acre tract conveyed to Belton Economic Development Corporation in Document No. XXXXXXXXXXXXX, Official Public Records of Real Property, Bell County, Texas.

STATE OF TEXAS  
COUNTY OF BELL

BELTON ECONOMIC DEVELOPMENT CORPORATION AND GROUP INVESTMENT, LLC, BEING THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **BELTON BUSINESS PARK, PHASE THREE**, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

BELTON ECONOMIC DEVELOPMENT CORPORATION  
2000 NORTH MAIN STREET, SUITE G1  
BELTON, TEXAS 76513

JOE T. SHEPHERD, BOARD PRESIDENT

GROUP INVESTMENT HOLDINGS, LLC  
2027 SOUTH 6th STREET  
TEMPLE, TEXAS 76704

DONALD R. GROBOVSKY, REGISTERED AGENT

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE T. SHEPHERD, 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 \_\_\_\_, 2019.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD R. GROBOVSKY, 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 \_\_\_\_, 2019.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **BELTON BUSINESS PARK, PHASE THREE** AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2019, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRPERSON

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 \_\_\_\_, 2019.

CITY CLERK

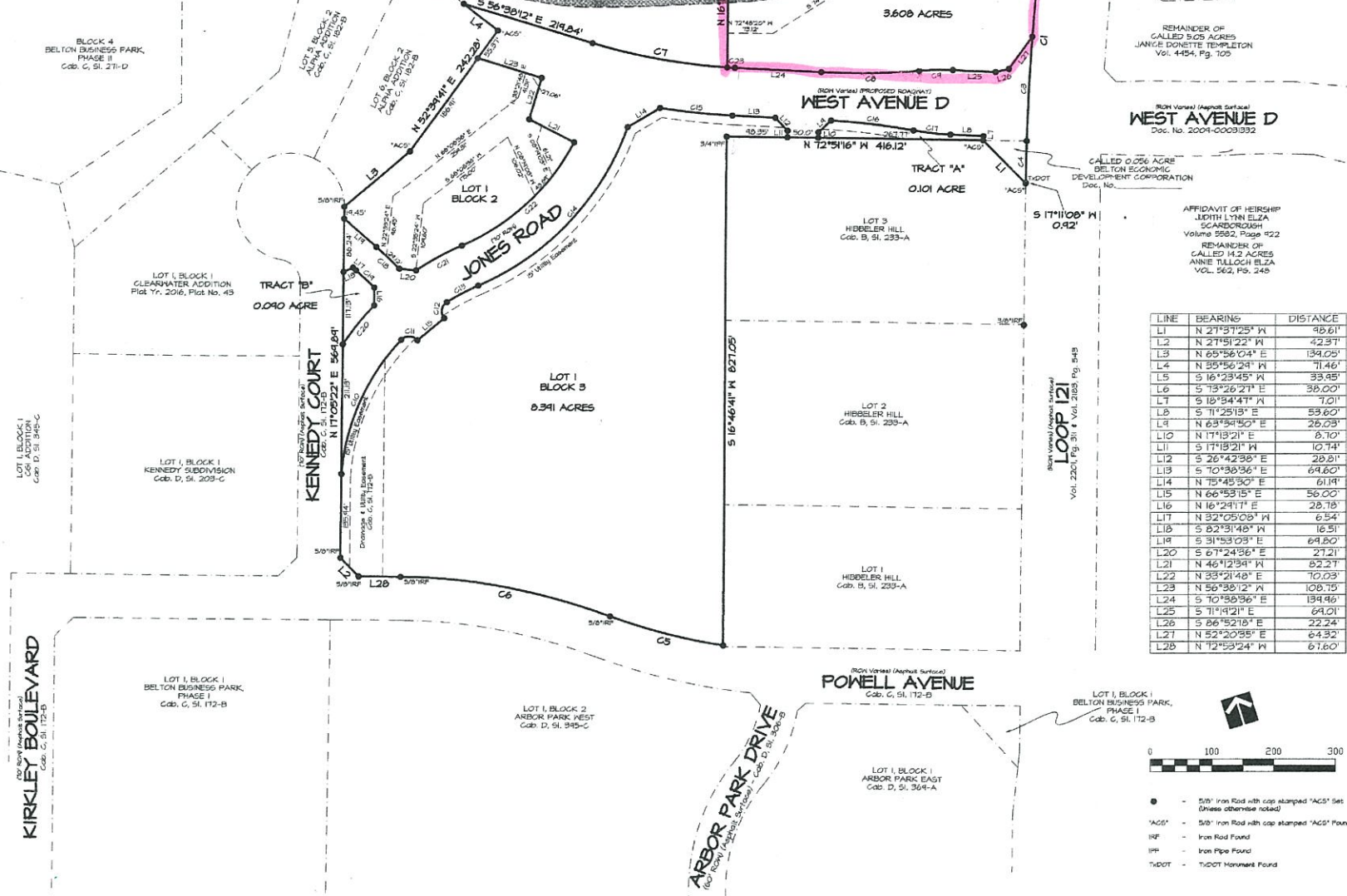
STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **BELTON BUSINESS PARK, PHASE THREE** AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2019, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3674.12	460.02	465.74	S 20°31'25" W	0°52'50"
C2	3674.12	231.78	231.78	S 20°31'25" W	0°52'50"
C3	3674.12	64.74	64.74	S 71°21'00" W	2°52'50"
C4	3674.12	64.74	64.74	S 71°21'00" W	2°52'50"
C5	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C6	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C7	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C8	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C9	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C10	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C11	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C12	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C13	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C14	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C15	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C16	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C17	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C18	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C19	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C20	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C21	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C22	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C23	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C24	421.24	101.25	101.25	N 52°45'50" W	1°41'44"
C25	421.24	101.25	101.25	N 52°45'50" W	1°41'44"



LINE	BEARING	DISTANCE
L1	N 27°31'25" W	98.61'
L2	N 27°31'25" W	42.31'
L3	N 65°56'04" E	134.05'
L4	N 55°56'24" W	71.46'
L5	S 16°23'45" W	33.45'
L6	S 13°26'27" E	38.00'
L7	S 12°54'47" W	7.01'
L8	S 71°25'15" E	53.60'
L9	N 63°34'50" E	26.03'
L10	N 17°13'21" E	8.10'
L11	S 17°18'21" W	10.74'
L12	S 28°42'30" E	28.81'
L13	S 10°38'36" E	64.60'
L14	N 75°45'50" E	61.14'
L15	N 66°53'15" E	56.00'
L16	N 16°24'17" E	28.78'
L17	N 32°05'08" W	6.54'
L18	S 32°31'48" W	16.51'
L19	S 31°53'03" E	64.80'
L20	S 67°24'56" E	27.21'
L21	N 46°12'34" W	82.27'
L22	N 33°21'48" E	70.03'
L23	N 56°38'12" W	108.75'
L24	S 10°58'36" E	134.86'
L25	S 71°18'21" E	64.21'
L26	S 26°52'18" E	22.24'
L27	N 52°20'55" E	64.32'
L28	N 72°53'24" W	67.60'

FINAL PLAT OF  
**BELTON BUSINESS PARK  
PHASE THREE**  
WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS

Plot Date: 06-15-2018  
Survey completed: 03-01-2019  
Scale: 1" = 100'  
Job No.: 170750  
Dwg No.: 170750-SP  
Drawn by: SLK  
Surveyor: CCL #4636  
Copyright 2018 All County Surveying, Inc.



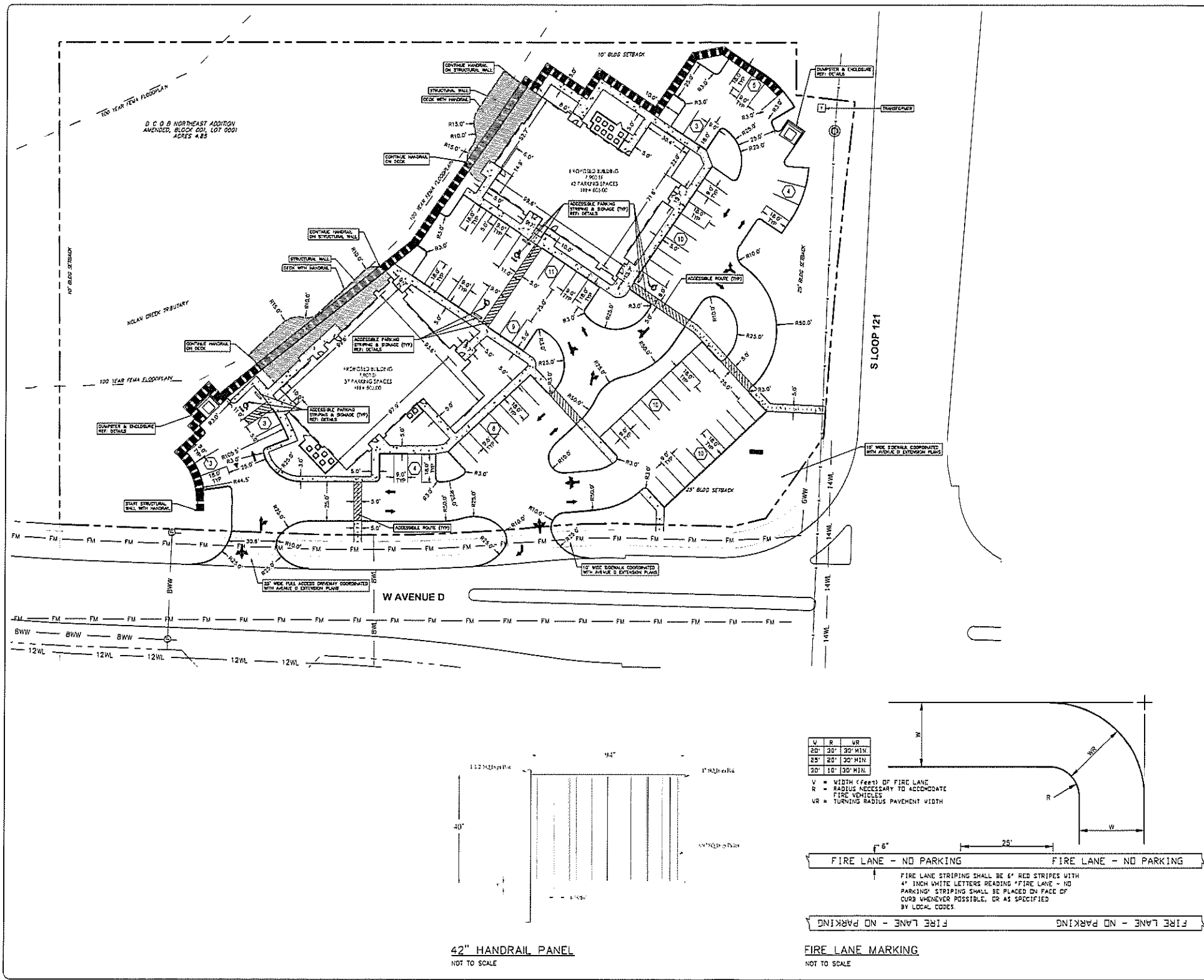
*Charles C. Lucko*  
CHARLES C. LUCKO, RPLS.  
REGISTRATION NO. 4636



AFFIDAVIT:  
THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.  
DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2019.  
BY: BELL COUNTY TAX APPRAISAL DISTRICT

Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map (FIRM), Map No. 48027C0340E, effective date September 26, 2000, a portion of the above shown property does appear within the "Special Flood Hazard Area", and appears to be located in Zone AE. This flood statement does not imply that this tract will or will not flood, nor does it create any liability in either event on the part of this surveyor or company.

The project is referenced to the City of Belton Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. B-B. The theta angle at City Monument No. B-B is 271° 56'. The combined correction factor (CCF) is 0.0448621. Grid distance = Surface distance x CCF. Quasidetic north = Grid north + theta angle. Published City coordinates for City Monument No. B-B are N 10°25'33.58" E 3107.156.56. Reference the from City Monument No. B-B to the easternmost northeast corner of BELTON BUSINESS PARK, PHASE THREE is N 31°48'00" E 297.26 feet.



0 15' 30' 60'

SCALE: 1" = 30'

**LEGEND**

- PROPERTY BOUNDARY
- EASEMENT OR SETBACK
- OVERHEAD ELECTRIC
- 100 YEAR FEMA FLOODWAY
- CRICK CENTERLINE
- CONCRETE SIDEWALK
- ACCESSIBLE PARKING MARKING
- ACCESSIBLE ROUTE
- FIRE LANE STRIPING
- RETAINING WALL WITH HANDRAIL
- CONCRETE SIDEWALK

**811**

Know what's below.  
Call before you dig.

CAUTION  
CONTRACTOR SHALL VERIFY ALL D & S & C UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NOTES:  
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND LOCATING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

ISSUED FOR	REV	DATE

**Sunland**

1033 La Honda Drive, Suite 300, Austin, TX 78752  
www.sunlandgroup.com • (512) 444-0000

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY BY A PROFESSIONAL ENGINEER. IT IS NOT TO BE USED FOR CONSTRUCTION, RECORDS, OR FUTURE PROJECTS.

**RK MARSHALL**

AVENUE OFFICE PARK  
BELTON, TX

**SITE PLAN**

DESIGNED BY: SUNLAND GROUP	PROJECT NO: 180
DRAWN BY: ST	PROJECT MANAGER: JR

**SHEET**

**EXH**

1" UNITS: Section, Any & Office Plan/Utility/ASB/ENR/18022-200



**ORDINANCE NO. 2007-38**

**AN ORDINANCE AMENDING ORDINANCE NO. 2006-47 OF THE CITY OF BELTON, WHICH CHANGED THE DESCRIBED DISTRICT FROM LIGHT INDUSTRIAL ZONING DISTRICT TO PLANNED DEVELOPMENT-OFFICE-1 ZONING DISTRICT FOR AN OFFICE BUILDING, TO APPROVE SITE SPECIFIC DESIGN AND DEVELOPMENT STANDARDS AND CONSTRUCTION SPECIFICATIONS IN ASSOCIATION WITH SITE PLAN APPROVAL.**

**WHEREAS**, First Community Title, owner of the following described property has presented its petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 20th day of November, 2007, at 5:00 p.m. for hearing and adoption, said district being described as follows:

Lot 1, Block 1, DCOB Northeast Addition, located at 519 block of S. Loop 121, Belton, Texas

**WHEREAS**, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 27th day of November, 2007, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

**WHEREAS**, a hearing was held upon the application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above was changed from Light Industrial Zoning District to Planned Development-Office-1 Zoning District for an office building, and that Ordinance No. 2006-47 of the City of Belton is hereby amended to approve the site plan and construction specifications as presented, subject to all revisions and corrections presented by City staff. The following will also apply:

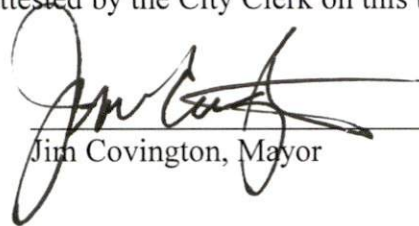
1. The use and development of the property shall conform to the Office-1 Zoning District in all respects.
2. The development of the property shall conform to the approved site plan attached as Exhibit "A".
3. Ordinance No. 2006-47 required approval of a site plan and associated development components by the Planning & Zoning Commission and City Council prior to the issuance of a Building Permit, which will be satisfied by final approval of this amendment. The requirement for standard notifications and public hearing procedures have been met.
4. The use of the property shall conform to additional conditions, including:
  - The site plan (Exhibit "A") and all associated development components including building materials, landscaping, and on-site signage, shall be included in construction plans submitted for Building Permit application.

■ In addition, the following refinements are required:

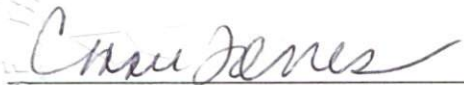
- The plans should specify the materials to be used, and remove the references to "selected by owner".
- The location of the Fire Department Knox Box, as required by the Fire Marshal, is needed on the plans.
- Sheet A2 shows a sign for the site that is inconsistent with the sign proposed by the owner. Remove this reference and include the sign that will be installed. The etched stone sign proposed by the owner is in compliance with City policies currently in place.
- A Storm Water Pollution Prevention Plan must be provided on a separate sheet within the plan set.
- The plans must provide a landscape irrigation plan prepared by a licensed irrigator.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 27th day of November, 2007, by a vote of 7 ayes and 0 nays.

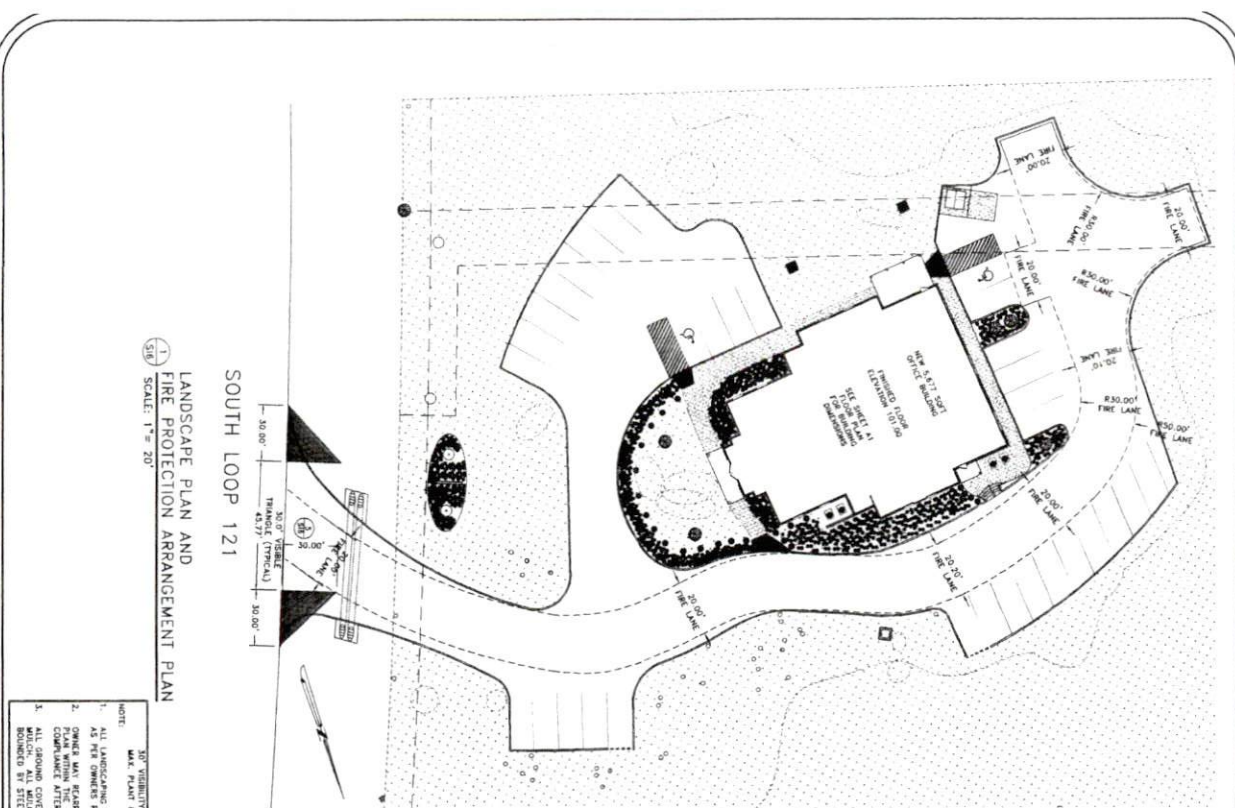
**SIGNED AND APPROVED** by the Mayor and attested by the City Clerk on this the 27th day of November, 2007.

  
Jim Covington, Mayor

ATTEST:

  
Connie Torres, City Clerk



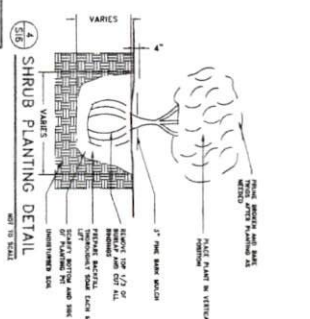
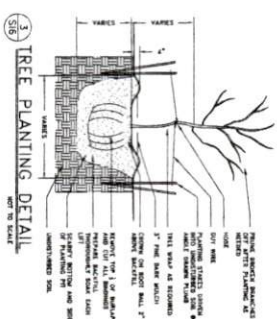


LANDSCAPE PLAN AND  
FIRE PROTECTION ARRANGEMENT PLAN  
SOUTH LOOP 121  
SCALE: 1" = 20'

- NOTE:
1. ALL LANDSCAPING WILL BE IRRIGATED.
  2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
  3. ALL GRASS COVER SHALL BE CEAS BOUNDED BY STEEL EDGING.

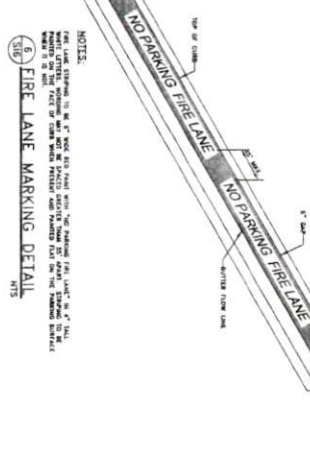
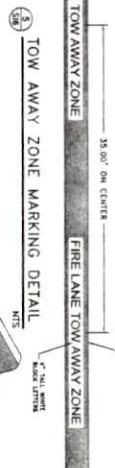
GENERAL NOTES

1. THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
3. ALL GRASS COVER SHALL BE CEAS BOUNDED BY STEEL EDGING.
4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
5. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
6. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
7. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
8. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
9. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
10. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
11. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
12. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
13. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
14. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.
15. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF BELTON, TEXAS, LANDSCAPE COMPLIANCE AFTER REVIEW BY CITY.



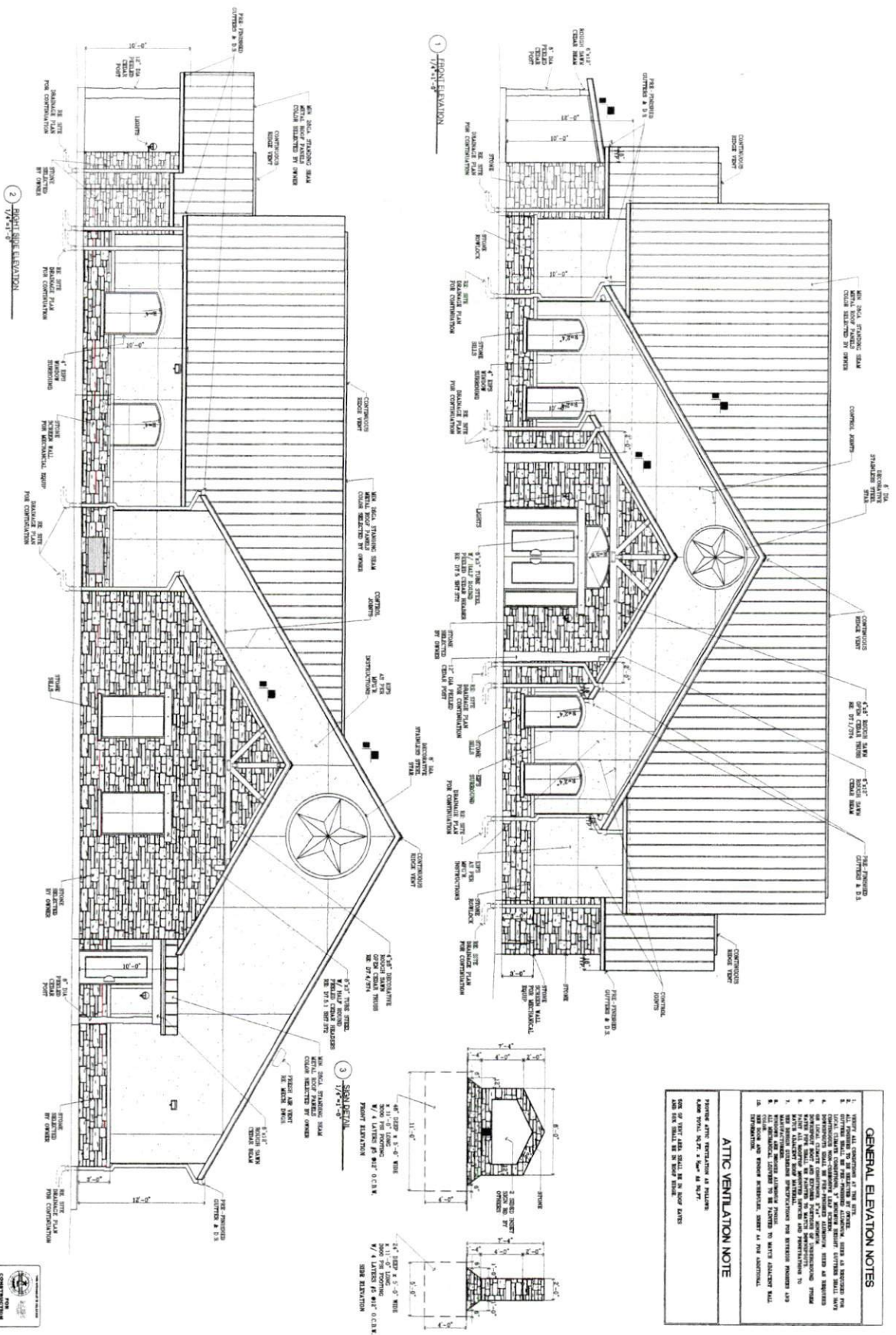
LANDSCAPE PROVIDED	
QTY.	NAME COMMON
5	ACCENT TREES NON CANOPY
23	5 GALLON
	IMPALE YOUNG MOUNTAIN LAUREL
	GRASS
	PLANTING BED
	ANNUAL AND PERENNIAL FLOWER GARDENS AS PER OWNER REQUEST

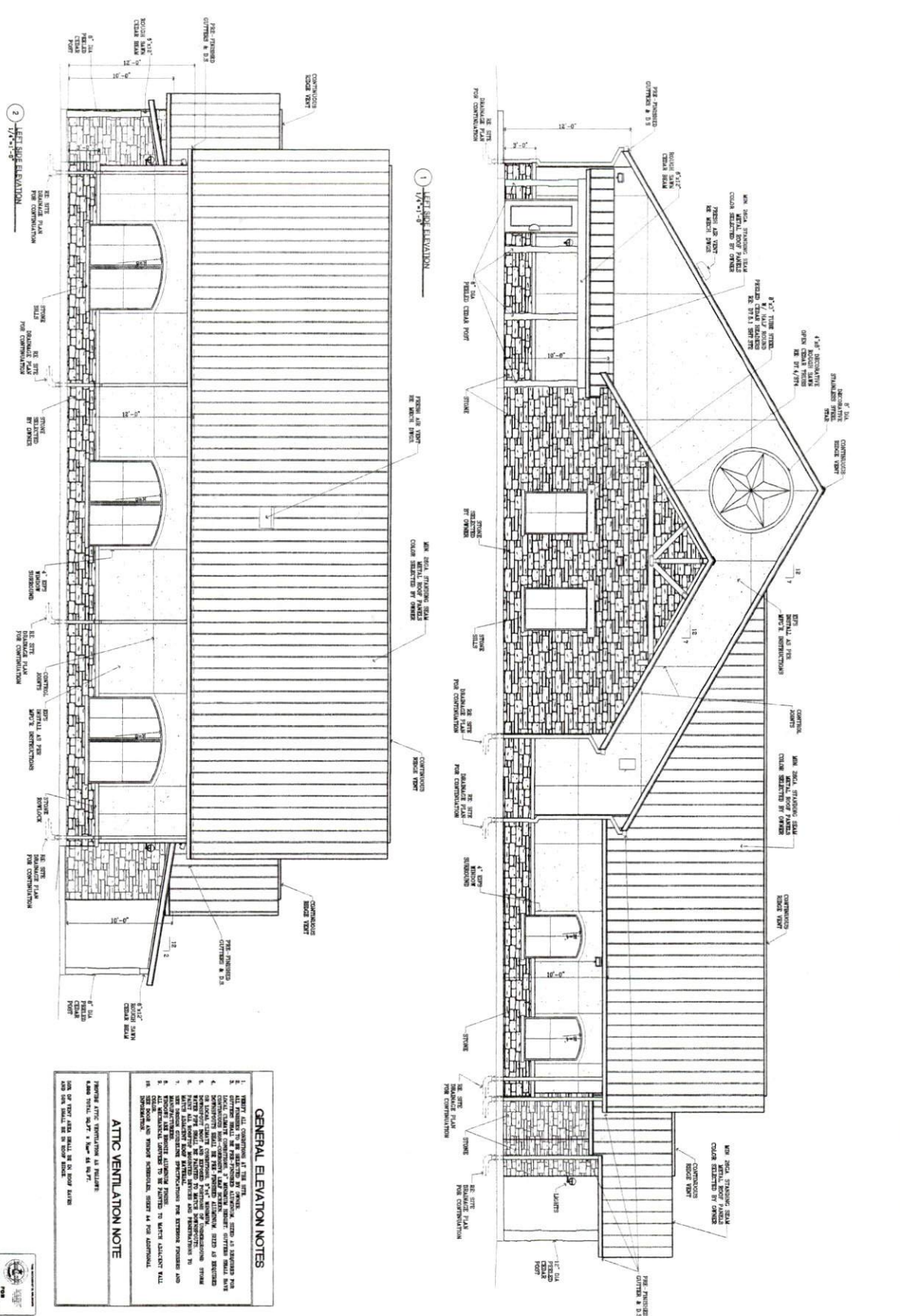
ALL LANDSCAPE AREAS TO BE TOP DRESSED WITH CYPRESS MULCH



- NOTES:
1. THE FIRE LANE SHALL BE 20'00\"/>









FIRST  
COMMUNITY  
TITLE



8'

5'

101 622946

0100

# Staff Report – Planning & Zoning Item



**Date:** September 18, 2018  
**Case No.:** P-18-19 FM 1670 Addition  
**Request:** Final Plat  
**Applicant:** Lina Chtay/Belton Engineering, Inc.  
**Owner:** C's Investment Company  
c/o Sayed Cheema

## **Agenda Item**

P-18-19 Consider a final plat of FM 1670 Addition, comprising 3.282 acres, located on the southeast corner of the US 190/I-14 and FM 1670.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Current Zoning: Commercial Highway District**

**Future Land Use Map (FLUM) Designation:** Lifestyle Center—Retail, Restaurants, Dense Residential and Neighborhood Services

**Design Standards Type Area:** 4 - Primarily for intersections and cross roads of the I-35 and US 190 corridors. Projected uses are commercial, retail, and neighborhood service with a higher standard as these areas are gateways to other areas.

## **Case Summary**

A small convenience store with gasoline sales is currently located on site. This property was rezoned to Commercial Highway District in July, 2018 to allow development of a larger convenience store with gasoline sales, to include fueling and parking of large trucks

## **Project Analysis and Discussion**

This is a one lot, one block subdivision proposed for commercial use. The 3.282 acre tract exceeds all area requirements for the Commercial Highway Zoning District assigned to this property.

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

**Water:** This property is located within the Dog Ridge Water Supply Corporation (WSC) CCN. They have provided a letter confirming their ability to serve this subdivision for domestic



service. To provide service for the proposed development, the applicant plans to connect to an existing 6" water line located along the east side of the adjacent tract to the east (Dixon property), and extend an 8" line to the southeast corner of this plat boundary.

The City of Belton Fire Code requires a minimum water flow of 1,000 gpm for fire hydrants. The existing Dog Ridge WSC system cannot support fire hydrants. Fire flow needs for this subdivision will depend upon the type of development; therefore, this will be assessed in conjunction with the site plan and building permit review. A fire sprinkler system and on-site water tank is anticipated. A note will be provided on the plat stating that development of this site must comply with the International Fire Code prior to building permit approval.

**Sewer:** No sanitary sewer is available to serve this subdivision. A septic system is proposed, subject to approval by the Bell County Public Health District. The lot exceeds the minimum 0.5 acres required for a septic system. In the future, when City of Belton sewer is extended to this site, it will be the property owner's responsibility to connect to the sewer system and disconnect the septic system.

**Drainage:** Drainage needs for this site will be reviewed in conjunction with the site plan and building permit.

**Streets:** Both adjacent roadways, (FM 1670 and US 190/I-14) are TxDOT roadways. Perimeter street improvements are not applicable along TxDOT roadways. The applicant has contacted TxDOT regarding ROW needs and access limitations. One 50' wide driveway along FM 1670 at the southern boundary, and one 45' wide driveway midway along the US 190/I-14 frontage is anticipated and is shown on the plat. No ROW dedication is anticipated. The plat will be updated to reflect TxDOT requirements when their review is completed.

**Sidewalks:** The Subdivision Ordinance requires 6' wide sidewalks along arterial roadways. This requirement is applicable for both FM 1670 and US 190/I-14 frontage. Applicant has agreed to this requirement, subject to review and approval by TxDOT.

**Conclusion:** We have reviewed the final plat and find it acceptable, subject to outstanding items identified in the City's letter to applicant dated September 14, 2018.

### **Recommendation**

Recommend approval of the final plat of FM 1670 Addition, subject to outstanding items identified in the City's letter to applicant dated September 14, 2018.

### **Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. City Letter to Applicant dated September 14, 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 \$ 253.00

☒ Final Subdivision

CK# 1677

☐ 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: Lina Chtay, P.E./Belton Engineering, Inc. Phone: (254) 731-5600

Mailing Address: 106 N. East Street, Belton, Tx 76513

Email Address: beltonengineeringinc@gmail.com

Owner: C's Investment, Inc. c/o Sayed Cheema Phone: (248) 837-0619

Mailing Address: 7351 Plainfield, Dearborn Heights, MI

Email Address: bobojani27@hotmail.com

**Current Description of Property:**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Acres: 3.283 Survey: J. Lewis Survey

Abstract #: 512 Street Address: 3555 U.S. Hwy 190 Svc. Rd.

Frontage in Feet: 496' Depth in Feet: 305'

Does Zoning comply with proposed use? yes Current Zoning: CH

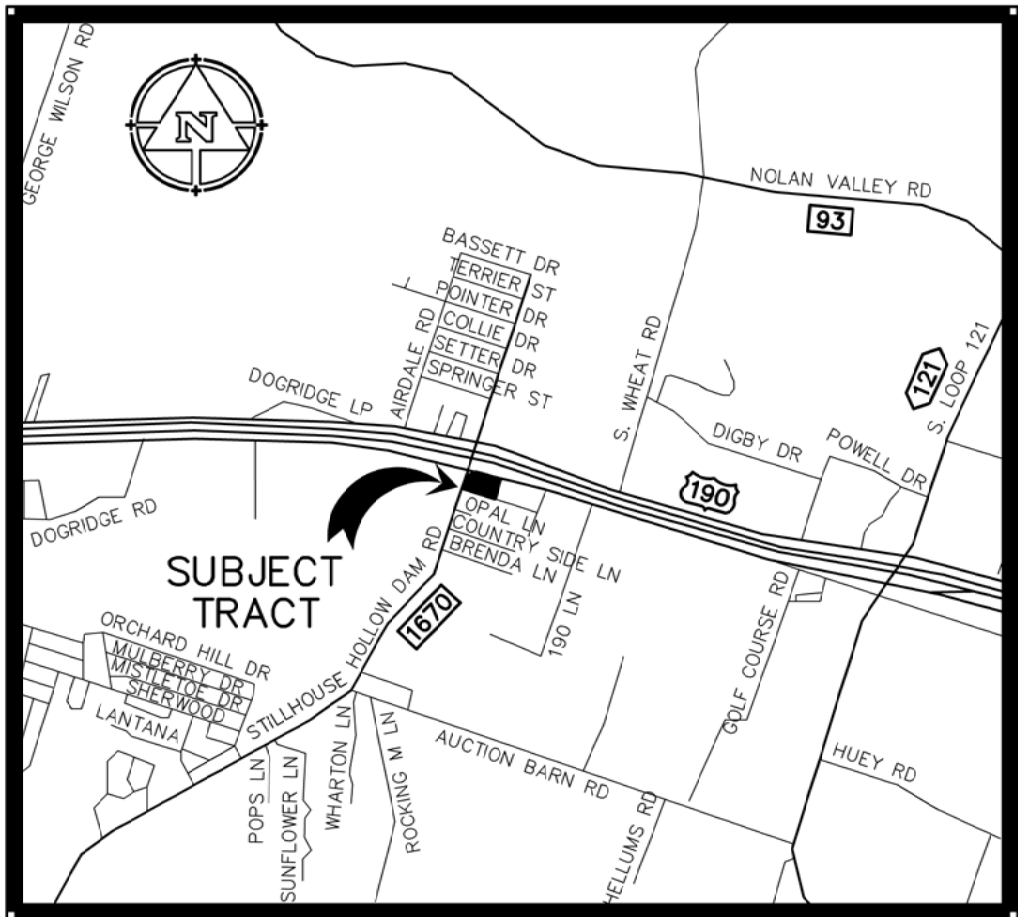
Name of proposed subdivision: FM 1670 Addition

Number of Lots: 1 Fee: \$ \_\_\_\_\_

Signature of Applicant: [Signature] Date: 08-14-15

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

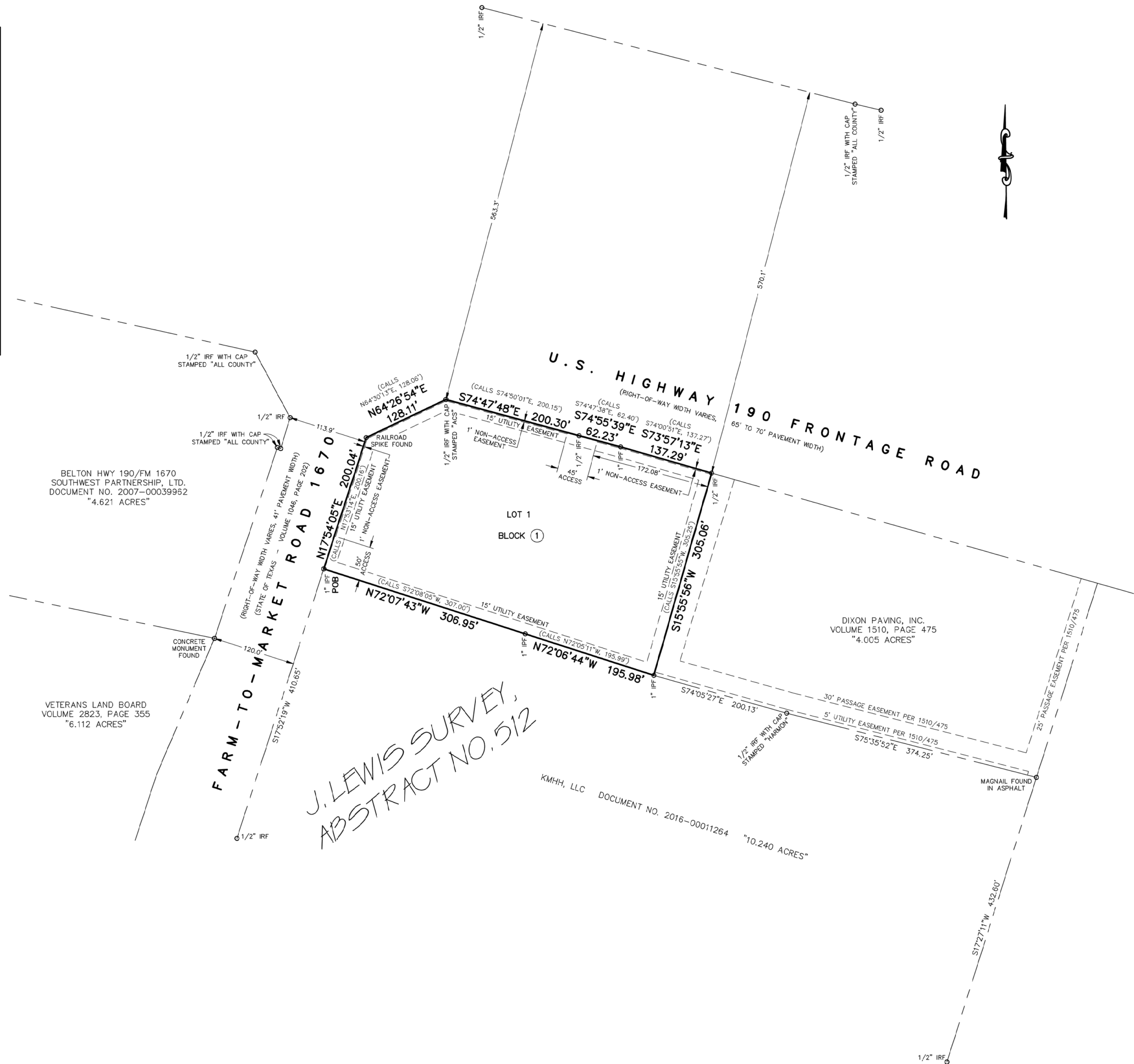




VICINITY MAP

LEGEND:

- IRS IRON ROD WITH CAP STAMPED "BRYAN TECHNICAL SERVICES" SET  
IRF IRON ROD FOUND  
IPF IRON PIPE FOUND  
P.U.E. PUBLIC UTILITY EASEMENT  
D.E. DRAINAGE EASEMENT



STATE OF TEXAS  
COUNTY OF BELL

CLEAR WATER UNDERGROUND WATER CONSERVATION DISTRICT

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 1ST 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 1ST 2004, IS NOT POSSIBLE.

DIRK AARON  
GENERAL MANAGER

DATE

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DIRK AARON, 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, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. FURTHERMORE, THE DRAINAGE SHALL NOT BE MODIFIED.

LINA CHTAY, P.E. NO. 107211

STATE OF TEXAS  
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE, ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF BELTON, TEXAS.

BRUCE LANE BRYAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249  
BRYAN TECHNICAL SERVICES, INC.  
911 NORTH MAIN  
TAYLOR, TX 76574

AUGUST 11, 2018  
DATE

TRACT SURVEYED JULY 24, 2018

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

STATE OF TEXAS  
COUNTY OF BELL

C'S INVESTMENT, INC., A TEXAS CORPORATION OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS FM 1670 ADDITION, A SUBDIVISION IN THE CITY OF BELTON, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

C'S INVESTMENT, INC., A TEXAS CORPORATION

SAYED CHEEMA, PRESIDENT

STATE OF TEXAS  
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY SAYED CHEEMA, PRESIDENT OF C'S INVESTMENT, INC., A TEXAS CORPORATION.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF FM 1670 ADDITION, PLAT RECORDS OF BELL COUNTY, TEXAS, TO THE CITY OF BELTON, TEXAS, WAS APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF FM 1670 ADDITION, TO THE CITY OF BELTON, TEXAS, WAS APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

SECRETARY

STATE OF TEXAS  
COUNTY OF BELL

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

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

CITY CLERK

TAX CERTIFICATE

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

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018, IN YEAR \_\_\_\_\_, PLAT NO. \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0325E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
3. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
4. A 15' UTILITY EASEMENT IS REQUIRED ALONG THAT PART OF THE LOTS CONTIGUOUS TO THE STREET RIGHT-OF-WAY.
5. A 6' WIDE SIDEWALK IS TO BE CONSTRUCTED ALONG FM 1670 AND US 190/1-14.

FINAL PLAT

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN  
TAYLOR, TX 76574

PHONE: (512) 352-9090  
FAX: (512) 352-9091

FIRM No. 10128500  
surveying@austin.tx.com

NO.	DATE	REVISIONS	BY
1	9/5/18	ADDRESS CITY COMMENTS	JRG
DRAWN BY: JRG			
CHECKED BY: BLB			
SCALE: 1" = 100'			
APPROVED BY: BLB			
PROJECT NO. 16606			
DATE: AUGUST 11, 2018			

FINAL PLAT OF:  
**FM 1670 ADDITION**  
1 LOT, 1 BLOCK 3.282 ACRES 142,985 SQUARE FEET  
OUT OF THE J. LEWIS SURVEY, ABSTRACT #512, BELL COUNTY TEXAS  
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY TEXAS





# P-18-19 LOCATION - FM 1670 ADDITION

**PROPOSED PLAT:**


Final Plat  
FM 1670 Addition  
3.282 Acres


**PROPERTY OWNER:**

C'S INVESTMENT COMPANY


C-1  
w/SUP


**LEGEND**


 P\_18\_19


 City Limits


**Zoning**

 Agricultural

 Commercial Highway


 Light Industrial

 Mobile Home

 Planned Development

 Retail

 Single Family-2

 Specific Use Permit

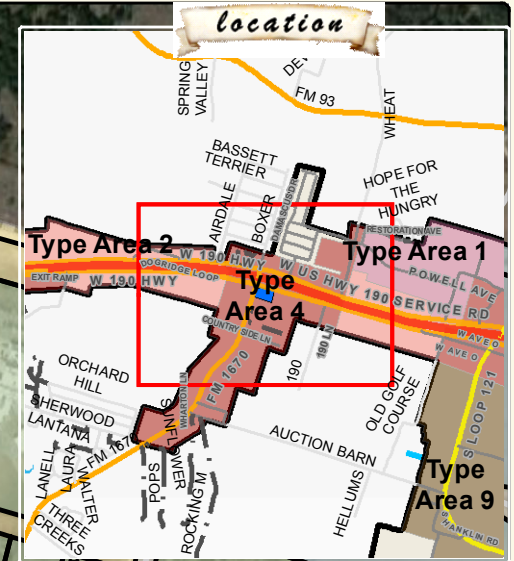
PD-C-1 Small  
Engine  
Repair Shop

PD-R

0 2,150 4,300 8,600  
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-18-19 - FM 1670 ADDITION

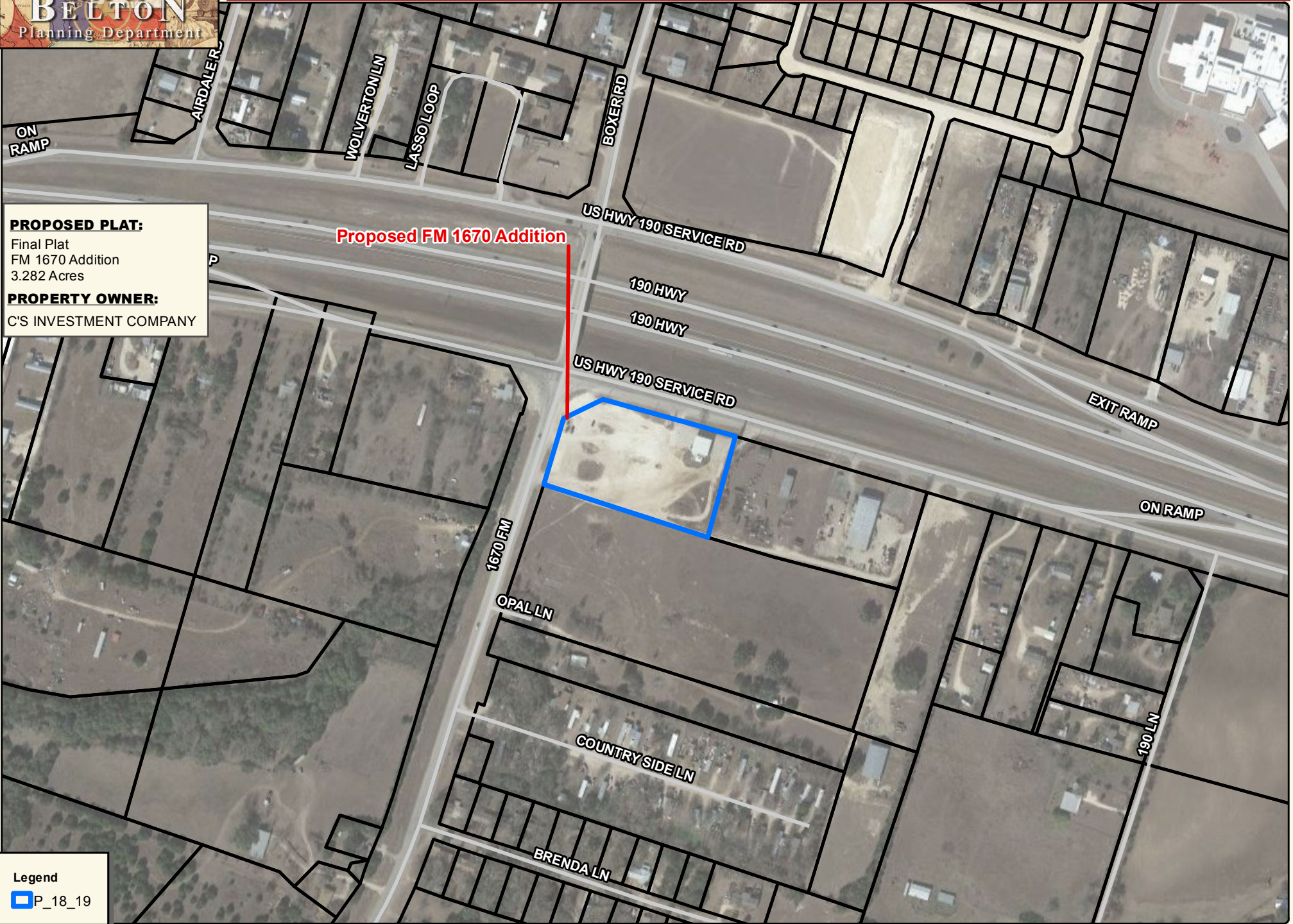
**PROPOSED PLAT:**

Final Plat  
FM 1670 Addition  
3.282 Acres


**PROPERTY OWNER:**

C'S INVESTMENT COMPANY

**Proposed FM 1670 Addition**



**Legend**

 P\_18\_19





# City of Belton

Planning Department

September 14, 2018

**Applicant: LINA CHTAY, BELTON ENGINEERING**

**Date Submitted: 08-15-18**

**2<sup>nd</sup> Submittal: 09-07-18**

**Project: FM1970 ADDITION**

**Location: 3.283 ACRES, 3555 US190 SVC. RD.**

---

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

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

1. Provide confirmation from TxDOT and revise plat accordingly as follows:
  - Need for ROW dedication, if any, for FM 1670 and US 190/I-14.
  - Access limitation for FM 1670 and US 190/I-14.
  - Approval of construction and location of 6' sidewalk in TxDOT ROW along FM 1670 and US 190/I-14.
2. Fire protection needs will be addressed at the building permit stage. Provide following note on the plat: "Current water flow to this site may not be adequate for fire protection. Development of this site will require water flow sufficient to satisfy requirements in the International Fire Code, version 2015 or later, as adopted by the City of Belton. The developer is responsible for any improvements necessary to satisfy these requirements prior to, or in conjunction with, building permit approval."
3. Provide revised utility easement dedication to City of Belton along the Dixon southern property line. Document will need to be recorded and recording info placed on plat prior to recording plat.

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

No further comments.

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

No comments at this time.

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

Any new construction will require fire flows in accordance with IFC 2015.

**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:**
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**
- ☐ **Spectrum (Time Warner):**
- ☐ **USPS:**
- ☐ **Clearwater UCD:**
- ☐ **TXDOT:**

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



# Staff Report – Planning & Zoning Item



**Date:** September 18, 2018  
**Case No.:** P-18-20 Brooks Homeplace Addition  
**Request:** Final Plat  
**Applicant:** Turley Associates  
**Owner/Developer:** Bryan & Mendy Brooks

## **Agenda Item**

P-18-20 Consider a final plat of Brooks Homeplace Addition, comprising 6.0 acres, located on the east side Elm Grove Road, south of Decker Road, in Belton's ETJ.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Case Summary**

This is a one-lot subdivision proposed for residential development. A single family residence is currently under construction. The proposed lot has 50' of frontage on Elm Grove Road.

## **Project Analysis and Discussion**

This property is located in Belton's ETJ so there is no zoning. The lot is 6.0 acres in size. Following is a summary of the subdivision ordinance requirements as they apply to this subdivision plat.

**Water:** This property is located within the Armstrong Water Supply Corporation (WSC) CCN. They have provided a letter confirming their ability to serve this subdivision. There is a 3" water line running along the west side of Elm Grove Road that will be tapped to provide service to this lot.

The City of Belton Fire Code requires a minimum water flow of 1,000 gpm for fire hydrants. A fire hydrant cannot be placed on the 3" water line. Therefore, the developer is requesting a variance to this requirement; staff supports the variance request. In the event of a fire, water tanker trucks will be needed to suppress the fire.

**Sewer:** No sanitary sewer is available to serve this subdivision. A septic system is proposed, subject to approval by the Bell County Public Health District. The lot exceeds the minimum 0.5 acres required for a septic system.

**Drainage:** With just one single family residence proposed on this 6 acre tract, minimal impact, if any, is anticipated regarding drainage. Since this property lies in Belton's ETJ, the city is not responsible for drainage and will defer to Bell County and their requirements.

**Streets:** The Thoroughfare Plan identifies Elm Grove Road as a minor arterial road with a required ROW width of 100'. Current ROW is approximately 48'. The owners are satisfying their requirement to dedicate half of what is needed by including a 26' ROW dedication on the plat. Additional ROW along the west side of Elm Grove Road may be acquired as development occurs and property is platted.

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, Elm Grove Road. The existing pavement width is 21'. A variance to this requirement is requested. The Subdivision Ordinance allows waiver of this requirement for single family developments not exceeding 3 lots; therefore, 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 roadways, which would apply to Elm Grove Road, a minor arterial. This requirement is waived since the plat is in Belton's ETJ and no entities have assumed responsibility for sidewalk maintenance.

**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 one lot the dedication would be 0.01 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 \$200 for this subdivision. A variance to the parkland dedication/fee is requested. Staff supports the variance request since there are no plans to develop a public park in this vicinity at this time and this one lot is large with ample open space available to satisfy the needs of the lot owner.

**Conclusion:** Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and provided comments which have been addressed. After Council action, this plat will be taken to Bell County Commissioners Court for approval. We have reviewed the plat and find it acceptable as a final plat.

### **Recommendation**

Recommend approval of the final plat of Brooks Homeplace Addition, subject to the following:

1. Approval of variance to water pressure requirement for fire protection;
2. Approval of variance to perimeter street improvements and sidewalk requirement for Elm Grove Road; and
3. Approval of variance to the parkland dedication/fee requirement.

### **Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. Variance Request

**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: Turley Associates Phone: 254-773-2400  
Mailing Address: 301 IV 3rd ST, Temple, TX 76501  
Email Address: jryken@turley-inc.com

Owner: BRYAN + MENDY BROOKS Phone: (254) 493-8316  
Mailing Address: 6218 FORT RD E, BELTON TX 76513  
Email Address: MENDYELAINE@YAHOO.COM

**Current Description of Property:**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Acres: 6.00 Survey: O.T. Tyler  
Abstract #: 20 Street Address: 2995 ELM GROVE ROAD  
Frontage in Feet: \_\_\_\_\_ Depth in Feet: \_\_\_\_\_

Does Zoning comply with proposed use? \_\_\_\_\_ Current Zoning: \_\_\_\_\_

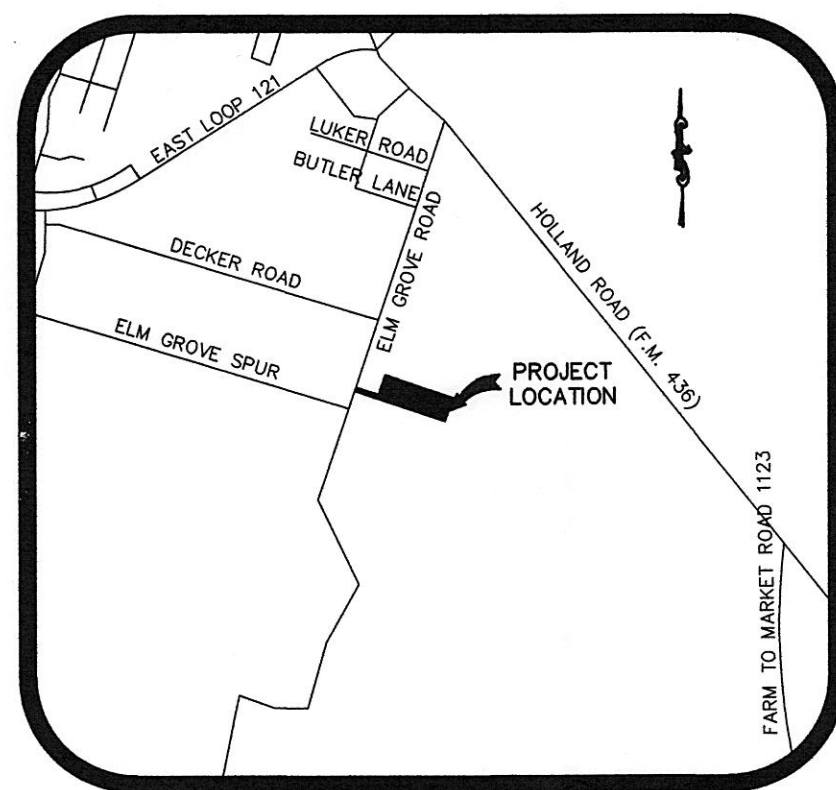
Name of proposed subdivision: \_\_\_\_\_

Number of Lots: \_\_\_\_\_ Fee: \$ \_\_\_\_\_

Signature of Applicant: Jennifer Ryken Date: 7/13/18  
Signature of Owner: Mindy Brooks Date: 7/12/2018



This project is referenced to the City of Belton Coordinate System, an extension of the State of Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless otherwise noted, and all bearings are grid bearings.  
All coordinate values are referenced to City Monument No. B-5.  
The theta angle at said monument is 01°28'51".  
The Combined Correction Factor (CCF) is 0.999855.  
Published City Coordinates are N=10,345,644.48, E=3,197,043.87.  
The tie from the above City Monument to the POB of the 6,000 acre tract is N01°08'23"W, 2340.68 feet.  
Grid Distance= Surface Distance X CCF  
Geodetic North= Grid North + theta angle.



VICINITY MAP  
N.T.S.

NOTES:

THE PURPOSE OF THIS PLAT IS TO BRING THIS TRACT OF LAND INTO COMPLIANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.  
THE INTENDED USE FOR THIS TRACT IS SINGLE FAMILY RESIDENTIAL.

SCALE: 1"=100'

Line Table		
Line #	Direction	Length
L1	N17°09'49"E	50.00'
L2	N72°50'11"W	47.98'
L3	S17°09'49"W	50.28'

NOTES:

THIS TRACT IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0340E, DATED SEPTEMBER 28, 2008.  
WATER SERVICE IS PROVIDED TO THIS PROPERTY BY ARMSTRONG WATER SUPPLY CORPORATION.  
ALL CORNERS ARE 1/2" IRON RODS WITH CAPS STAMPED "RPLS 2475" UNLESS OTHERWISE NOTED HEREON.  
TRACT A - 0.030 ACRES - TO BE DEDICATED TO BELL COUNTY, TEXAS OR RIGHT-OF-WAY PURPOSES BY THIS PLAT.

OWNERS' RESPONSIBILITIES

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

LETTER OF COMPLIANCE

THE OWNERS ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY THE BELL COUNTY COMMISSIONERS' COURT, AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF BELL COUNTY, TEXAS BY THE COUNTY CLERK.

COUNTY JUDGE

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

NOTARY PUBLIC

AFFIDAVIT:

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY:

BELL COUNTY TAX APPRAISAL DISTRICT

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

APPROVED:

DATE:

TITLE: \_\_\_\_\_, BCHD

STATE OF TEXAS

COUNTY OF BELL

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT:

JENNIFER RYKEN, P.E., C.E.M.  
NO. 106277



SAID ADDITION SHALL BE SUBJECT TO THE DISTRICT RULES OF THE CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT.

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

CUWCD GENERAL MANAGER

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT RULES BASED ON CHAPTER 36 "TEXAS GROUNDWATER CODE" PREVENT THE DRILLING OF EXEMPT WELLS FOR "DOMESTIC USE ON TRACTS OF LAND PLATTED TO LESS THAN 10 ACRES AFTER MARCH 1ST, 2004. PERMITTING OF WELLS ON TRACTS LESS THAN 10 ACRES AND GREATER THAN 2 ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE 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 1ST, 2004, IS NOT POSSIBLE." ALL CURRENT AND FUTURE WELLS MUST MEET THE 100-FT SETBACK REQUIREMENT OF ALL ON-SITE SEPTIC SYSTEMS, UNLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK FROM THE ON-SITE SEPTIC TO BE REDUCED TO A MINIMUM OF 50 FEET. CLEARWATER UWCD DISTRICT RULES ARE AT: <http://www.cuwcd.org/pdf/CUWCD-DistrictRules.pdf>

STATE OF TEXAS  
COUNTY OF BELL

BRYAN K. BROOKS AND MENDY BROOKS, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BROOKS HOMEPLACE ADDITION, A SUBDIVISION IN BELL COUNTY, TEXAS AND IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BELTON, BELL COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

BRYAN K. BROOKS, OWNER

MENDY BROOKS, OWNER

STATE OF TEXAS  
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY BRYAN K. BROOKS, OWNER

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY MENDY BROOKS, OWNER

NOTARY PUBLIC

MY COMMISSION EXPIRES:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF BROOKS HOMEPLACE ADDITION TO THE CITY OF BELTON WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

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

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

CITY CLERK

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF BROOKS HOMEPLACE ADDITION TO THE CITY OF BELTON WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR

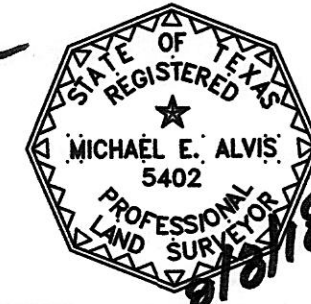
SECRETARY

STATE OF TEXAS

COUNTY OF BELL

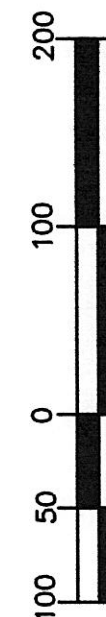
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY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

MICHAEL E. ALVIS, R.F.L.S.  
NO. 5402



FINAL PLAT of:  
**BROOKS HOMEPLACE ADDITION**  
6.000 ACRES  
1 BLOCK, 1 LOT  
1 TRACT

A SUBDIVISION IN THE O. T. TYLER SURVEY, ABSTRACT NO. 20 LOCATED IN BELL COUNTY, TEXAS AND IN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF BELTON, BELL COUNTY, TEXAS



FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, IN YEAR 2018, PLAT # \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS.

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

TRACT SURVEYED JUNE 20, 2018  
6.000 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

FINAL PLAT of:  
**BROOKS HOMEPLACE ADDITION**  
6.000 ACRES  
M. F. CONNELL SURVEY, ABSTRACT NO. 8  
A SUBDIVISION IN THE O. T. TYLER SURVEY  
OF THE CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:  
**BRYAN K. BROOKS AND MENDY BROOKS**  
6218 FORT ROAD EAST  
BELTON, TEXAS 76513

REVISIONS

COB 7-27-18 COMMENTS  
CO. 7-18-18 COMMENTS

DATE: 07/03/2018

DRN. BY: MEA

REF.:

FB/LB

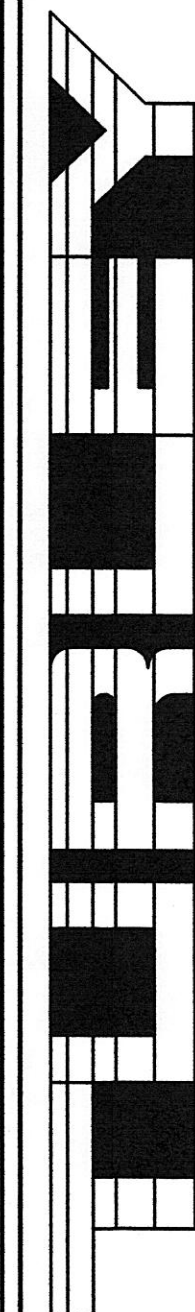
JOB NO.: 18-1273

SHEET 1 OF 1

COMPUTER  
DWG. NO. 18-1273

181273-D

FILE NO.



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

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

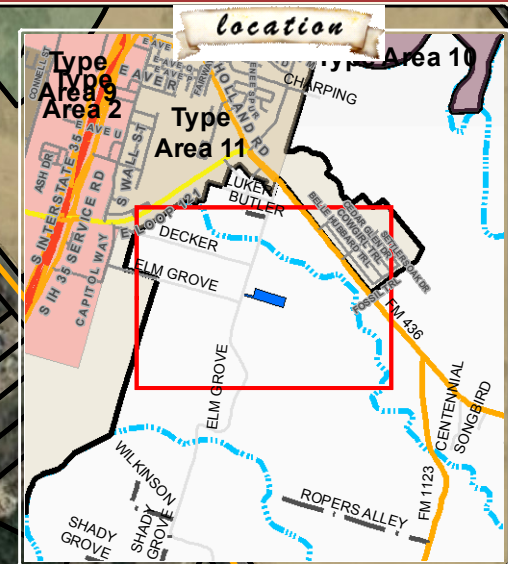
SURVEY FIRM # 10056000  
ENGINEER FIRM # F-1658



# P-18-20 LOCATION - BROOKS HOMEPLACE ADDITION - ETJ

**PROPOSED PLAT:**  
Final Plat  
Brooks Homeplace Addition  
6.00 Acres

**PROPERTY OWNER:**  
BROOKS, BRYAN K ETUX MENDY



**LEGEND**

- P\_18\_20
- City Limits

**Zoning**

- Agricultural
- Planned Development
- Single Family-3



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



**PROPOSED PLAT:**


Final Plat  
Brooks Homeplace Addition  
6.00 Acres

**PROPERTY OWNER:**

BROOKS, BRYAN K ETUX MENDY

Proposed Brooks Homeplace Addition

**Legend**

 P\_18\_20







## **TURLEY ASSOCIATES, INC.**

301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
F-1658 TBPLS No. 10056000

August 7, 2018

Ms. Cheryl Maxwell  
Director of Planning, City of Belton  
333 Water Street  
Belton, TX 765813

RE: Brooks Homeplace Addition  
Variance Requests

Dear Ms. Maxwell,

On behalf of our client, Turley Associates, Inc. respectfully requests the following variances to the City of Belton Subdivision Ordinances.

The property owner requests that a variance be granted to the perimeter street requirement as well as the requirement to construct curb and gutter. The frontage of Brooks Homeplace Addition along Elm Grove Rd measures only 50 LF and Elm Grove Rd is currently a Bell County maintained roadway. It would be undesirable to build only 50' of improved roadway and install curb and gutter on a County road that is more than a half of a mile outside of City limits.

The property owner also requests a variance to the fire flow requirement. Belton does not service this property with water, Armstrong WSC does and cannot meet fire flow per their tariff.

The property owner would also like a variance to the parkland requirement. This is a single family, 1 lot, 1 block plat so parkland dedication is not feasible and there are no parks near the property that parkland funds may be used for.

Please feel free to email or call to discuss further.

Sincerely,

**TURLEY ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "Jennifer Ryken". The signature is fluid and cursive, with the first name "Jennifer" and last name "Ryken" clearly visible.

Jennifer Ryken, P.E., C.F.M.  
Senior Project Engineer

# Staff Report – Planning & Zoning Item



**Date:** September 18, 2018  
**Case No.:** P-18-21 Jonathan Sanchez Addition  
**Request:** Final Plat  
**Applicant/Owner:** Jonathan Sanchez

## **Agenda Item**

P-18-21 Consider a final plat of Jonathan L. Sanchez Addition, 0.706 acres, being an amending replat of Lots 427, 428, and 429, Sherwood Shores VIII, Cook Hill Section, located on the east side of Fort Road, and on the west side of Vista Trail at its intersection with Lynette Drive, in Belton's ETJ.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Case Summary**

This is a one-lot subdivision proposed for residential development. There are currently no structures located on this tract; however, a slab has been poured for the proposed house. The proposed lot has frontage on both Vista Trail and Fort Road.

## **Project Analysis and Discussion**

This property is located in Belton's ETJ so there is no zoning. This plat combines three lots into one, comprising 0.706 acres.

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

**Water:** This property is located within the Dog Ridge Water Supply Corporation (WSC) CCN. They have provided a letter confirming their ability to serve this subdivision. There is a 2" water line running along the west side of Vista Trail that will be tapped to provide service to this lot.

The City of Belton Fire Code requires a minimum water flow of 1,000 gpm for fire hydrants. The existing water pressure is estimated at 155 gpm. The developer is requesting a variance to this requirement. Staff supports a variance to this requirement since it represents conditions that were previously approved by Bell County with the original plat and no additional lots are being created. Dog Ridge WSC water system is limited in this location and a fire hydrant cannot be placed on the existing 2" water line. In the event of a fire, water tanker trucks will be needed to suppress the fire.

**Sewer:** No sanitary sewer is available to serve this subdivision. A septic system is proposed, subject to approval by the Bell County Public Health District. The lot exceeds the minimum 0.5 acres required for a septic system.

**Drainage:** With just one single family residence proposed on this site, and three lots being consolidated into one, minimal impact, if any, is anticipated regarding drainage. Since this property lies in Belton's ETJ, the city is not responsible for drainage and will defer to Bell County and their requirements.

**Streets/Sidewalks:** The adjacent streets are local streets with 50' to 60' existing ROW. Existing pavement width is 19' for Vista Trail and 18' for Fort Road. No additional ROW, perimeter street improvements, or sidewalks are required.

**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 one lot the dedication would be 0.01 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 \$200 for this subdivision. A variance to the parkland dedication/fee is requested. Staff supports the variance request since there are no plans to develop a public park in this vicinity at this time, a reduction in density is proposed from three lots to one, and a considerable amount of open space is provided on this lot to satisfy the needs of the lot owner.

**Conclusion:** Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and provided comments which have been addressed. After Council action, this plat will be taken to Bell County Commissioners Court for approval. We have reviewed the plat and find it acceptable as a final plat.

### **Recommendation**

Recommend approval of the final plat of Jonathan Sanchez Addition, subject to the following:

1. Approval of variance to water pressure requirement for fire protection;
2. Approval of variance to the parkland dedication/fee requirement; and
3. City letter of outstanding conditions for plat approval dated September 14, 2018.

### **Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. Variance Request
5. City Letter to Applicant dated September 14, 2018



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

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

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

Fees due \$ 253.00

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: Jonathan L. Sanchez Phone: 254-290-8138  
Mailing Address: 1161 Boxer Rd. Belton TX 76513  
Email Address: lvzhono@gmail.com

Owner: Jonathan L. Sanchez Phone: 254-290-8138  
Mailing Address: 1161 Boxer Rd. Belton  
Email Address: lvzhono@gmail.com

Current Description of Property:

Lot: 427,428,429 Block: \_\_\_\_\_ Subdivision: Sherwood Shores VIII  
Acres: \_\_\_\_\_ Survey: JOHN BEAL ABSTRACT No. 70  
Abstract #: 70 Street Address: VISTA TRAIL  
Frontage in Feet: 147.35' Depth in Feet: 203'

Does Zoning comply with proposed use? \_\_\_\_\_ Current Zoning: \_\_\_\_\_

Name of proposed subdivision: \_\_\_\_\_

Number of Lots: \_\_\_\_\_ Fee: \$ \_\_\_\_\_

Signature of Applicant: Jonathan Sanchez Date: \_\_\_\_\_

Signature of Owner: Jonathan Sanchez Date: \_\_\_\_\_



SHERWOOD SHORES VIII  
Plat: Cabinet A, Slide 283-C PRBC  
Dedication: Vol. 1066, PAGE 164, OPRBC  
Scale: N.T.S.

The map displays a series of residential lots, many of which are numbered. The lots are arranged in a grid-like pattern, with some lots highlighted in black. The map includes several streets: Fort Street, Lynette Drive, and Sta. Tran. The lots are arranged in a grid-like pattern, with some lots highlighted in black. The map also shows various survey points, bearings, and distances, indicating its legal and surveying nature.

[illegible]

**VICINITY MAP**

TO KILLEEN  
US 190  
TO BELTON

GEORGE WILSON RD.

19TH RD  
18TH ST  
17TH ST

(PROPERTY LOCATION)

**NOTES:**

1. The purpose of this re-plat is to consolidate three lots into one lot: Lots 427, 428 and 429 are consolidated into Lot 1, Block 1 of this addition.
2. Property Address: 2883, 2887, and 2891 Vista Trail, Belton, Texas 76513.
3. According to FEMA FIRM Panel No. 48027C0325E, Effective Date of September 26, 2008, this property lies in Zone "X", an area outside of the 0.2% chance (500 year) flood plain.
4. Deed of Record: James Arthur Brown, et al, to Jonathan L. Sanchez, Clerk's File No. 2016000013421, Official Public Records, May 7, 2016.
5. Plat of Record: Cabinet A, Slide 283-C, Plat Records.
6. Dedication: Volume 1066, Page 164, Deed Records, 1969.
7. Water provided by Dog Ridge Water Supply (CNN 1004).
8. Fort Road, Vista Trail, and Lynette Drive are asphalt roadways.

## LETTER OF COMPLIANCE

AFFIDAVIT

I, the undersigned, a registered sanitarian in the State of Texas, certify that this subdivision has been reviewed for compliance with applicable state and county regulations governing On-Site Sewage Facilities and is hereby recommended for approval.

## Clearwater Underground Water Conservation District Dedication

KNOW ALL MEN BY THESE PRESENTS,

FINAL PLAT OF



**PROPOSED PLAT:**  
Final Plat  
Jonathan L Sanches Addition  
0.706 Acres

**PROPERTY OWNER:**  
SANCHEZ, JONATHAN L

**LEGEND**

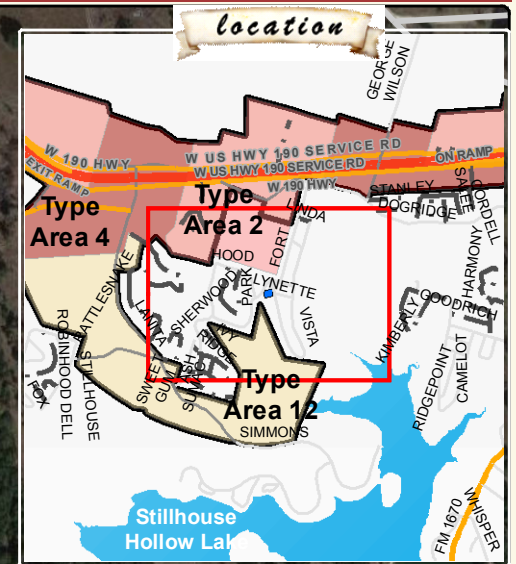
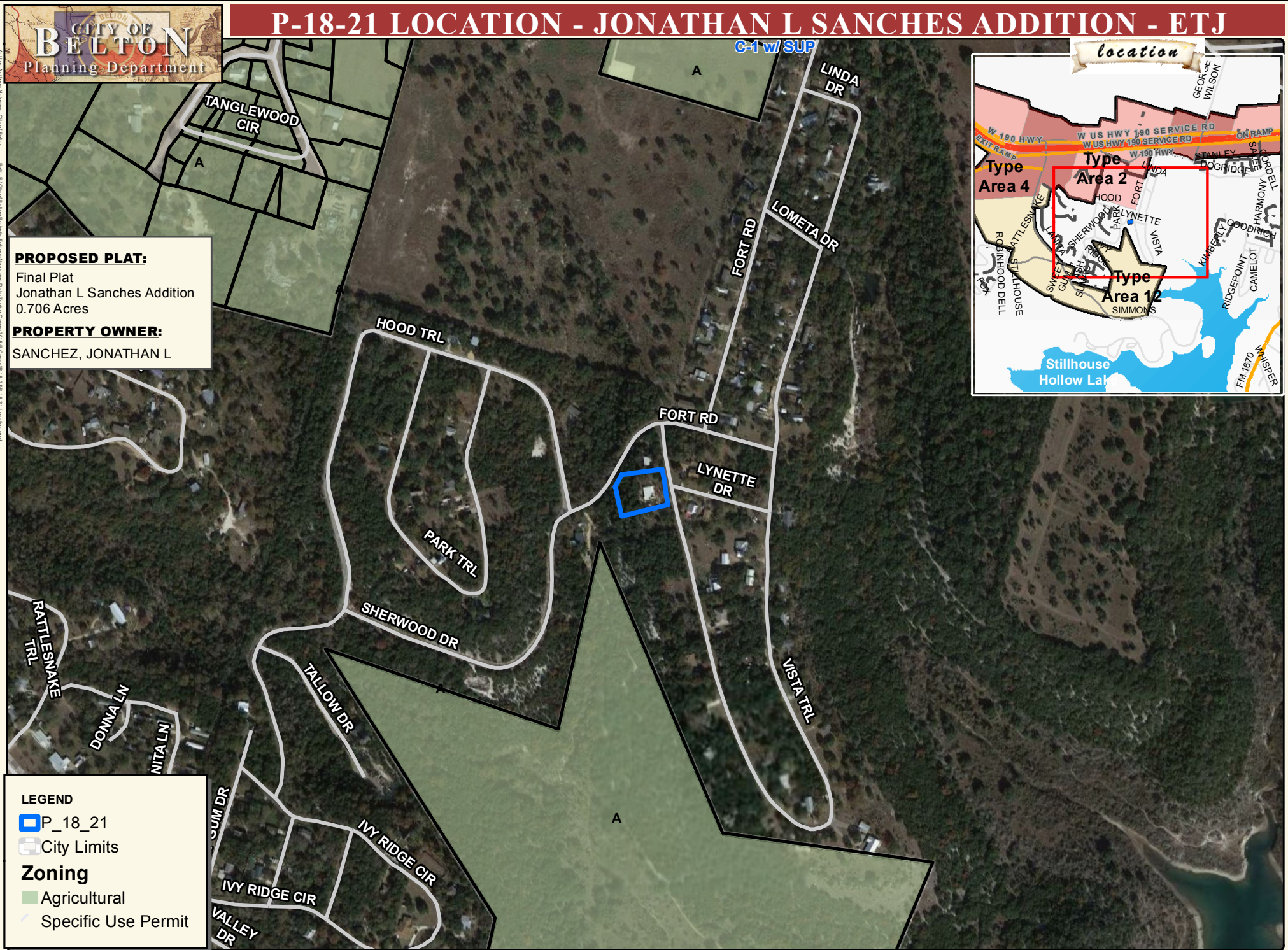
P\_18\_21

City Limits

**Zoning**

Agricultural

Specific Use Permit





**Proposed Jonathan L Sanches Addition**


**PROPOSED PLAT:**

Final Plat  
Jonathan L Sanches Addition  
0.706 Acres

**PROPERTY OWNER:**

SANCHEZ, JONATHAN L

**Legend**

 P\_18\_21



August 27, 2018

Cheryl Maxwell  
Planning Department  
City of Belton  
333 Water Street, Belton, Texas 76513

Ms. Maxwell:

As representative of Ms. Johanna Sanchez in her application to replat Lots 427, 428, and 429 of Shorewood Shores VIII, Cook Hill Addition, into Lot 1, Block One Jonathan L. Sanchez Addition, I here apply for the following variances:

1. A variance relating to the requirement for a minimum water flow of 1000 g.p.m. need for fire protection, said requirement being contained in the Fire Code Ordinance.
2. A variance relating to the Parkland fee of \$200 identified in the Subdivision Ordinance Section 517, Ordinance 2017-08.

Sincerely



Henry S. Maddux III  
Registered Professional Land Survey No. 6706  
Starr Surveying  
1021 12<sup>th</sup>. Street STE 4B, Huntsville, Texas 77340  
936-662-0077



# City of Belton

Planning Department

September 14, 2018

**Applicant: HANK MADDUX-STARR SURVEYING AND JONATHAN SANCHEZ**

**Date Submitted: 07-16-18**

**2<sup>nd</sup> Submittal: 08-27-18**

**Project: JONATHAN L SANCHEZ ADDITION ETJ**

**Location: .706 ACRES, VISTA TRAIL, SHERWOOD SHORES**

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

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

1. Please provide a copy of any restrictive covenants for the existing subdivision. If there are no RCs, provide a letter stating this.

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

1. Please correct spelling of Jonathan in the dedication language on this plat.
2. All comments from Bell County Engineers Office, Bell County Health Department, Dog Ridge Water Supply, and Clearwater Underground Utility District need to be addressed prior to approval by the City of Belton. Written concurrence from each entity should be provided by the applicant.
3. Provide verification letter from Dog Ridge WSC that a new meter can be set off of this 2" water line.
4. Existing Conditions and Utility Layout Note 1 has typos.
5. 1ft of asphalt is stated in the existing conditions sheet. This does not seem correct.

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

No comments at this time.

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

Variance request received. No further comments.

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

No comments at this time.

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

Reminder: Label 'Point of Beginning'



### **Outside Utility Provider Comments**

- ☒ **Oncor:** In agreement with proposed plat.
- ☐ **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.**