

(1 of 2) ▶ □ ✕

City Parcels:

Property ID: **65606**  
Zoning: Agricultural  
Zoning Abbr: A  
Zoning History:  
Special Notice:  
Historic District:  
Property Address: 2785 SIMMONS RD  
Acres: 1.00  
Property Owner: [View Bell CAD Details](#)  
Legal Description: A0070BC J BEAL, 59, ACRES 1.06  
Trash Day: Monday

✕ ✕

Edited by Belton on 8/22/18 at 4:23 PM

Zoom to ...



# Staff Report – Planning & Zoning Item



**Date:** November 20, 2018  
**Case No.:** Z-18-15  
**Request:** Agricultural to SF - 3  
**Owner:** LWG Associates, LLC  
**Applicant:** Belton Engineering, Inc.

## **Agenda Item**

Z-18-15 Hold a public hearing and consider a zoning change from Agricultural District to Single Family – 3 District on a 6.22 acre tract located on the west side of Connell Street, north of Liberty Valley Drive, beginning on the north side of the Mitchell Branch crossing.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Current Zoning**

Agricultural District

## **Proposed Zoning**

Single Family – 3 District

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

**Design Standards Type Area:** 9 – Projected to be a mixture of uses with the understanding of context and Loop 121 corridor.

## **Case Summary**

This property is proposed for a single family residential development with 26 lots. An extension of Huey Drive will be constructed as part of this development.

## **Project Analysis and Discussion**

This property is the site of a proposed detached single family residential development. This property is currently undeveloped. Adjacent property to the north is zoned Agricultural District, annexed in 1998, and is used residentially or undeveloped. Adjacent properties to the south and west are zoned primarily Single Family – 2 District and are undergoing development for detached single family homes as part of the Liberty Valley Subdivision, Phases III and IV. One tract to the south is zoned Single Family – 1, dedicated to the city for parkland as part of the Liberty Valley, Phase III development. This SFI zoning is a remainder of the original SF1 zoning assigned in 2010 and revised in May 2017. Mitchell Branch is also located to the south and is a conduit for transporting area drainage. Property on the east side of Connell is the site

of the Star Mobile Home Park, zoned a Planned Development District for mixed uses to allow retail, mobile homes, and RV's.

The owner is proposing to develop 26 residential lots. Area requirements for the requested SF-3 Zoning District are as follows:

Minimum Lot Area: 5,000 sq ft	Front Yard Setback: 25 ft
Minimum Lot Width: 50 ft	Side Yard Setback: 5 ft
Minimum Lot Depth: 90 ft	Rear Yard Setback: 20 ft

A concept plan of the proposed development has been provided and the proposed lots satisfy these area requirements. Subdivision plat approval is required prior to issuing any building permits.

The FLUM identifies this area as residential. There are a variety of residential uses in this general area to include duplexes, detached single family homes, and mobile homes. The requested SF-3 Zoning District is consistent with the FLUM and compatible with existing uses. Area requirements for the adjacent SF-2 Zoning District promote less density with a minimum area of 7,500 sq. ft.; however, given the mixture of housing types in this area, to include duplex developments and mobile homes, the proposed SF-3 zoning appears to be reasonable in this location.

### **Recommendation**

Recommend approval of zoning change from Agricultural District to Single Family – 3 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. Field notes

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

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

Fee: \$250.00

Date Received: 10-15-18 Date Due: 10-15-18 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Belton Engineering, Inc.  
Ling Chitay, P.E. Phone Number: (254) 289-7273  
Mailing Address: 106 N. East Street City: Belton State: TX  
Email Address: lchitay@beltonengineers.com

Owners Name: LWG Associates, LLC  
Larry Guess Phone Number: (254) 718-2897  
Mailing Address: 202 E. Barton Ave. City: Temple State: TX  
Email Address: lguess@hotmail.com

Applicant's Interest in Property:

owner/developer

Legal Description of Property:

6.22 Acres, J.P. Wallace Survey Abstract No. 906

Is this property being simultaneously platted? \_\_\_\_\_

Street Address: Connell Street

Zoning Change From Agricultural (A) to Single Family-3 Residential (SF-3)

Signature of Applicant: [Signature] Date: 10-12-18

Signature of Owner (if not applicant): [Signature] Date: 10/15-18

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-18-15 Location

## ZONING CHANGE:

Ag  
to  
SF-3

## LEGAL DESCRIPTION:

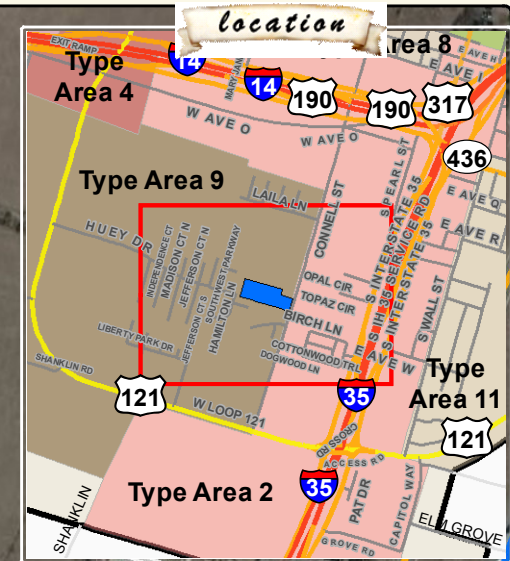
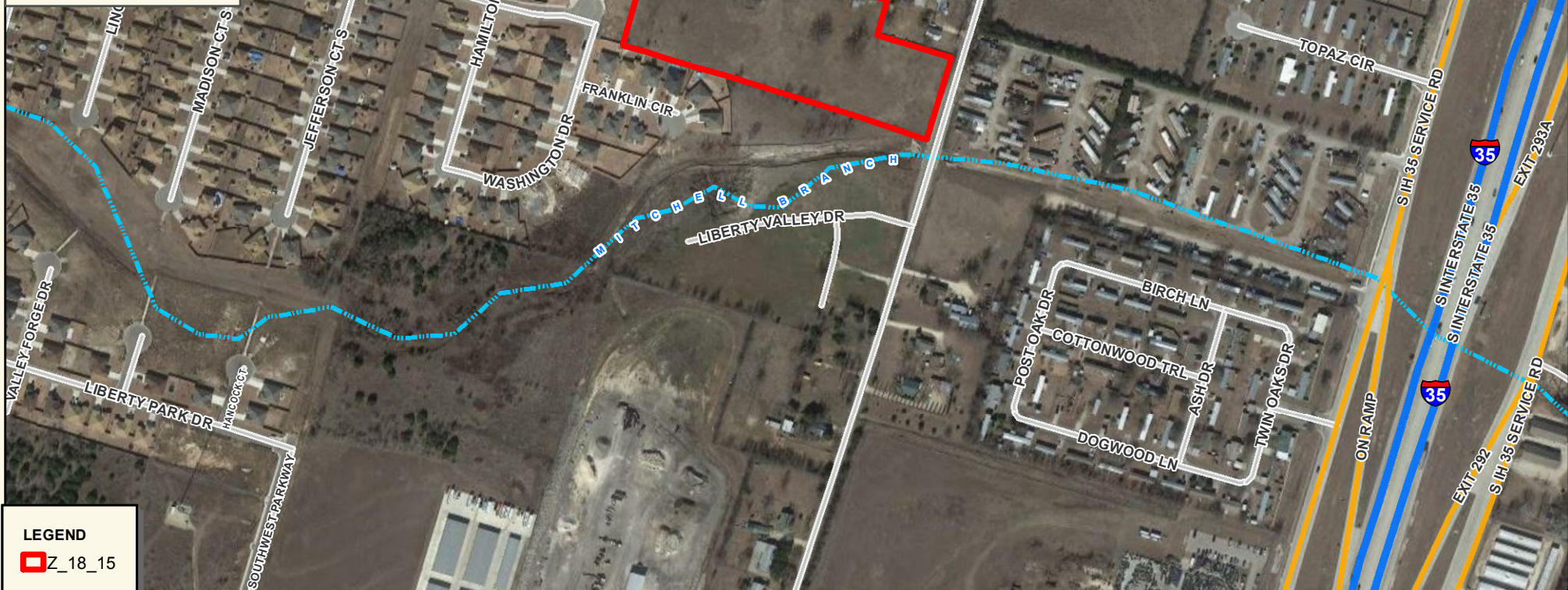
A0906BC J P WALLACE, 31  
ACRES 6.220

## PROPERTY OWNER:

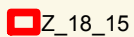
LWG ASSOCIATES LLC

## ADDRESS/LOCATION:

Connell St

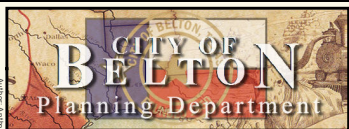


## LEGEND





# Zoning Case # Z-18-15 Zoning



## ZONING CHANGE:

Ag  
to  
SF-3

## LEGAL DESCRIPTION:

A0906BC J P WALLACE, 31  
ACRES 6.220

## PROPERTY OWNER:

LWG ASSOCIATES LLC

## ADDRESS/LOCATION:

Connell St

Facility

Zoning Location

## Legend

- City Limits
- Z-18-15
- Current\_Zoning**
  - Agricultural
  - Commercial Highway
  - Commercial-1
  - Commercial-2
  - Conservation Revitalization Overlay
  - Light Industrial
  - Mobile Home
  - Neighborhood Service
  - Office-1
  - Planned Development
  - Retail
  - Single Family-1
  - Single Family-2
  - Specific Use Permit
  - Two Family

Map Date: 10/22/2018

0 220 440 880 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-18-15 Aerial

**ZONING CHANGE:**

Ag  
to  
SF-3

**LEGAL DESCRIPTION:**

A0906BC J P WALLACE, 31  
ACRES 6.220

**PROPERTY OWNER:**

LWG ASSOCIATES LLC

**ADDRESS/LOCATION:**

Connell St

SOUTHWEST PARKWAY

HAMILTON CT

CONNELL ST

FRANKLIN CIR


WASHINGTON DR

LIBERTY VALLEY DR

JUSTICE DR

MITCHELL BRANCH

**LEGEND**

 Z\_18\_15





# Zoning Case # Z-18-15

## ZONING CHANGE:

Ag  
to  
SF-3

## LEGAL DESCRIPTION:

A0906BC J P WALLACE, 31  
ACRES 6.220

## PROPERTY OWNER:




LWG ASSOCIATES LLC

## ADDRESS/LOCATION:

Connell St

**200' Property Owner  
Notification Area**

## Legend

-  Z\_18\_15
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels

Map Date: 10/22/2018 Aerial Imagery Date: 2018

0 130 260 520 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.



**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 ENGINEERING INC,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 6.22 ACRES, CONNELL STREET,  
FROM A(N) AGRICULTURAL 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, November 20, 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, November 27, 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**



1698	15767	15768
STAR PLNDV TX LLC	MOON, ROZELLA BUTLER	MOON, ROZELLA BUTLER
4600 COX RD STE 400	2081 CONNELL ST	2081 CONNELL ST
GLEN ALLEN, VA 23060-6732	BELTON, TX 76513-4239	BELTON, TX 76513-4239
75723	129460	130437
SHEPPERD, DAVID C & DEBRA L	SHEPPERD, DAVID CARL ETUX DEBRA LAJUAN	MUSTON, BILLY WAYNE
2055 CONNELL ST	2055 CONNELL ST	2027 CONNELL ST
BELTON, TX 76513-4239	BELTON, TX 76513-4239	BELTON, TX 76513-4239
130727	132131	418574
BARNES INDEPENDENT DEVELOPERS L P	ZEHR, DENNIS L	FMB GROUP LLC
PO BOX 148	2290 CONNELL ST	9918 FM 2483
KILLEEN, TX 76540-0148	BELTON, TX 76513-4244	BELTON, TX 76541
459156	459157	459158
SMITH, KENNETH JR ETUX GRACE	MARTINEZ, JAMES ETUX ERICA	TROXELL, DARRELL
1012 FRANKLIN CIR	1016 FRANKLIN CIR	1022 FRANKLIN CIR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
459159	459160	459161
DODD, JAMES JR ETUX ANGELA	BARKER, JOHN D ETUX SUSANNAH	CREACY, AVERY & JANIS W RUFF
1033 FRANKLIN CIR	1029 FRANKLIN CIR	1025 FRANKLIN CIR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
459162	459163	459164
HOPKINS, MARKEEIS ETUX KIMBERLY	BRISCOE, JEAN	MANN, STEVEN & CAROLYN
1021 FRANKLIN CIR	1015 FRANKLIN CIR	1011 FRANKLIN CIR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
459165	459174	459175
CITY OF BELTON	MITCHELL, AMANDA E	ACTON, WILLIAM A & MARY A
PO BOX 120	2397 WASHINGTON DR	2407 WASHINGTON DR
BELTON, TX 76513-0120	BELTON, TX 76513	BELTON, TX 76513
459176	459187	459188
SOTO, JACLYN S ETVIR BOBBY J	HAYES, EDWARD CHRISTOPHER ETUX DEBRA	FARINHA, KEVIN ETUX PAULINE
2415 WASHINGTON DR	336 HAMILTON CT	344 HAMILTON CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
459189	459190	459191
BELL, JOHN ETUX CRYSTAL J	COOLEY, JOSHUA A	DIAZ, BRANDYN
345 HAMILTON CT	337 HAMILTON CT	323 HAMILTON CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
459197	459198	459199
GOLDING, ROBERT ROY III	HARRIGAN, DOUGLAS EDWARD ETUX AVA KALLINA	HINOJOSA, MARTHA B
1841 HUEY DR	1847 HUEY DR	1855 HUEY DR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513



479113  
LWG ASSOCIATES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501-3371

479342  
LEMAY HOMES LTD  
PO BOX 148  
KILLEEN, TX 76540-0148

479345  
LEMAY HOMES LTD  
PO BOX 148  
KILLEEN, TX 76540-0148

479340  
LEMAY HOMES LTD  
PO BOX 148  
KILLEEN, TX 76540-0148

479343  
LEMAY HOMES LTD  
PO BOX 148  
KILLEEN, TX 76540-0148

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

479341  
LEMAY HOMES LTD  
PO BOX 148  
KILLEEN, TX 76540-0148

479344  
LEMAY HOMES LTD  
PO BOX 148  
KILLEEN, TX 76540-0148



**Field Note Description prepared by Advanced Surveying & Mapping, LLC**

Surveyor's Field Notes:

November 29, 2017

**6.22 acre tract** out of the **M. F. CONNELL SURVEY, ABSTRACT NO. 6**, and the **J. P. WALLACE SURVEY, ABSTRACT NO. 906**, in Bell County, Texas, and embracing a portion of that tract conveyed to DAVID CARL SHEPPERD and DEBRA LAJUAN SHEPPERD, husband and wife, of record in Volume 5646, Page 692, Official Public Records of Bell County, Texas (OPRBCT). Said 6.22 acre tract was surveyed on the ground by Advanced Surveying & Mapping, LLC and a metes and bounds description of that survey is as follows:

***Beginning at a 12" wood post found***, for a point in the west line of Connell Street and for the northeast corner of a called 27.537 acre tract conveyed to BARNES INDEPENDENT DEVELOPERS, LP in Document No. 2010-33789, OPRBCT, also being the southeast corner of said SHEPPERD tract, and being the southeast corner and Point of Beginning of the herein described tract,

***Thence departing the west line of said Connell Street and along the south line of said SHEPPERD tract for the following three (3) courses and distances:***

- 1) N 73° 22' 57" W 201.96 feet** (*BARNES record call N 71° 45' 00" W 889.19'*) **to a ½" iron rod found with "RPLS 2475" cap**, for the northeast corner of a called 0.827 acre TRACT "A" dedicated to the City of Belton by the plat of Liberty Valley Phase III, of record in Plat Year 2014, Plat No. 48, and being an angle point in the south line of this tract,
- 2) N 72° 51' 13" W 385.78 feet** (*PLAT record call N 73° 22' 27" W 385.62'*) **to a ½" iron rod found with "RPLS 2475" cap**, for the northeast corner of Lot 21, Block 1 of said Liberty Valley Phase III, and being an angle point in the south line of this tract,
- 3) N 73° 22' 27" W 299.89 feet** (*PLAT record call N 73° 22' 27" W*) **to a ½" iron rod found with "RPLS 2475" cap**, for a point in the north line of Lot 25, Block 1 of said Liberty Valley Phase III, also being the southwest corner of said SHEPPERD tract, and being the southwest corner of this tract,

***Thence N 16° 01' 27" E 325.47 feet*** (*PLAT record call N 16° 01' 49" E 542.82'*) departing the north line of Liberty Valley Phase III Block 1, and along the west line of said SHEPPERD tract, same being the east line of said Liberty Valley Phase III, Block 1, **to a ½" iron rod set with "Advanced Surveying" cap**, for the northwest corner of said SHEPPERD tract, and being the northwest corner of this tract,

***Thence S 73° 41' 55" E 674.35 feet*** (*deed record call S 71° 00' 00" E 680.00'*) departing the east line of Liberty Valley Phase III, Block 3, and along the north line of

said SHEPPERD tract to a ½" iron rod set with "Advanced Surveying" cap, for a point in the north line of said SHEPPERD tract, and being an "L" corner in the north line of this tract,

**Thence S 15° 47' 48" W 100.10 feet** departing the north line and crossing in a southerly direction said SHEPPERD tract, to a ½" iron rod set with "Advanced Surveying" cap, for an "L" corner in the north line of this tract,

**Thence S 72° 49' 19" E 215.65 feet** crossing said SHEPPERD tract in an easterly direction, to a ½" iron rod set with "Advanced Surveying" cap, for a point in the east line of said SHEPPERD tract, same being the west line of said Connell Street, and being the northeast corner of this tract,

**Thence S 16° 43' 29" W 230.58 feet** along the east line of said SHEPPERD tract, same being the west line of said Connell Street, to the **POINT OF BEGINNING**, and containing **6.22 ACRES OF LAND**.

Directional control is based upon monuments found along the north line of said BLOCK 1 OF LIBERTY VALLEY PHASE III. Reference accompanying sketch of said 6.22 acre tract.

I, Timothy Lane Kennedy, Texas Registered Professional Land Surveyor #6119, do hereby attest that this survey was done on the ground and under my personal supervision and to the best of my knowledge is true and correct.

ASM #170221





# Staff Report – Planning & Zoning Item



**Date:** October 16, 2018  
**Case No.:** P-18-24 Heine Addition  
**Request:** Final Plat  
**Applicant:** Chuck Lucko, All County Surveying  
**Owner/Developer:** Bruce Peterson

## **Agenda Item**

P-18-24 Consider a final plat of Heine Addition, comprising 3.33 acres, located on the east side of FM 1670, near its intersection with Lanell Drive, in Belton's ETJ.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Case Summary**

This is a four-lot subdivision proposed for residential development. Three lots will have frontage on FM 1670, and one lot will front on Walter Lane, part of the Stoneoak Subdivision, Phase 2, platted in 1993. This property is currently undeveloped.

## **Project Analysis and Discussion**

This property is located in Belton's ETJ so there is no zoning. The proposed lots range in size from 0.51 acre to 1.56 acre.

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 (DRWSC) CCN. They have an existing 6" water line along FM 1670 that transitions to an 8" line approximately 400' north of this subdivision, and a 4" line along Corliss Circle. These water lines will provide domestic service to these lots. A letter has been provided from DRWSC confirming their ability and willingness to serve this subdivision with domestic service.

The City of Belton Fire Code requires a minimum water flow of 1,000 gpm for fire hydrants. The existing water lines do not meet this flow requirement and cannot support fire hydrants for fire protection purposes. Per DRWSC, estimated flow on the 6" line is 300 – 400 gpm, while flow on the 8" line is estimated at 800+ gpm. The developer is requesting a variance to this requirement.

Staff has concerns with approving multi-lot developments that do not meet the City's Fire Code and is consulting with our Fire Marshal regarding future policy. In this case, a fire hydrant may be placed on the 6" or 8" line but may only be used to fill a tanker truck and not for drafting purposes. Estimated cost for the hydrant plus installation is approximately \$6,000. Staff has evaluated the benefits of placing a hydrant for tank filling purposes on the existing 8" line approximately 400' away and feels it is warranted for this four lot residential subdivision. Therefore, staff supports the requested variance to the 1,000 gpm water flow requirement, subject to installation of a fire hydrant on the existing 8" water line.

On-site water tanks may be an option in the future for providing fire protection for developments with limited water service. Staff is researching this and will provide an update as more information is obtained.

**Sewer:** No sanitary sewer is available to serve this subdivision. The lots are over 0.50 acre in size and individual septic systems are proposed on the lots, subject to approval by the Bell County Public Health District.

**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:** Lots 1, 3 & 4 will have frontage on FM 1670. FM 1670 is a TxDOT roadway; therefore, the requirement for perimeter street improvements is not applicable. There is currently 120' ROW available; no additional ROW is requested by TxDOT. Only one access point for the three lots is allowed by TxDOT and the proposed location has met their approval. A 50' joint access easement is being provided on the plat to facilitate access to, and circulation within, the three lots. Lot 2 will be accessed via Walter Lane. Walter Lane is an existing local roadway with 50' ROW and 22' pavement width.

**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 FM 1670, a minor arterial. This requirement is waived since the plat is in Belton's ETJ and no entities have assumed responsibility for 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 four lots, the dedication would be 0.04 acre, which is considerably short of the minimum two acres desired for dedication. The fee in lieu of dedication is \$200/lot, which would be \$800 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 the lots are all over 0.5 acre which provides open space to satisfy the needs of the lot owners.

**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 are being 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, subject to conditions contained in the letter to the applicant and owner dated November 16, 2018.

**Recommendation**

Recommend approval of the final plat of Heine Addition subject to the following:

1. Approval of variance to the water pressure requirement for fire protection, provided a fire hydrant is installed on the existing 8" water line for tank filling purposes;
2. Approval of variance to the parkland dedication/fee requirement; and
3. City's Letter to the applicant and owner dated November 16, 2018.

**Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. Variance Requests
5. Letter from DRWSC
6. City's Letter to applicant and owner dated November 16, 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 \$ \_\_\_\_\_  
☐ 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 Phone: 778-2272  
Mailing Address: 4330 S. 5<sup>th</sup> St Temple, TX  
Email Address: chuck@allcountysurveying.com

Owner: Bruce Peterson Phone: 512-819-4034  
Mailing Address: 3615 FM 1670, Belton, TX  
Email Address: \_\_\_\_\_

Current Description of Property:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Acres: 3.33 Survey: J. Lewis Survey A# 512  
Abstract #: 512 Street Address: FM 1670  
Frontage in Feet: 395<sup>ft</sup> Depth in Feet: 270<sup>ft</sup> Average

Does Zoning comply with proposed use? N/A Current Zoning: N/A

Name of proposed subdivision: Home Addition

Number of Lots: 4 Fee: \$ \_\_\_\_\_

Signature of Applicant: Chad C. Loh Date: 9.14.2018

Signature of Owner: Bruce Peterson Date: 9/11/18



STATE OF TEXAS  
COUNTY OF BELL

BRUCE PETERSON, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HEINE ADDITION, WITHIN THE E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

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

By: \_\_\_\_\_  
BRUCE PETERSON

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE PETERSON, 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 HEINE ADDITION AN ADDITION WITHIN THE E.T.J. 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 E.T.J. OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CITY CLERK \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF HEINE ADDITION, AN ADDITION WITHIN THE E.T.J. 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.

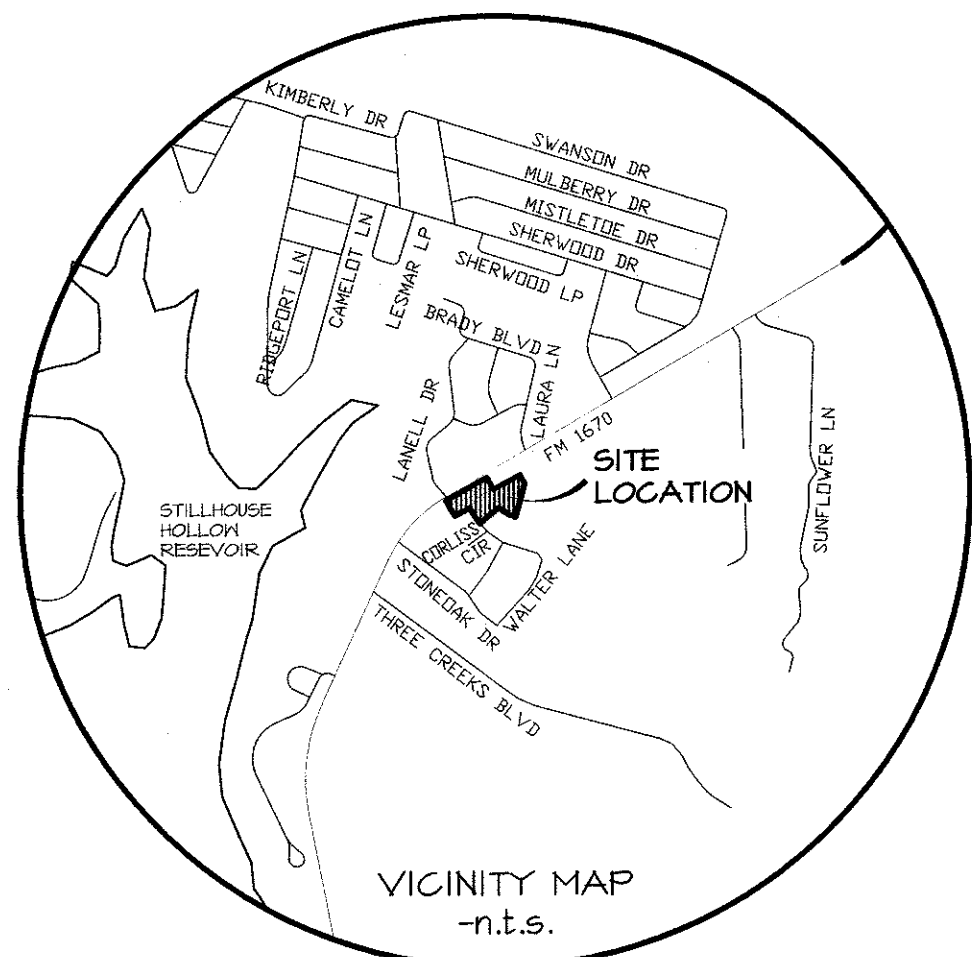
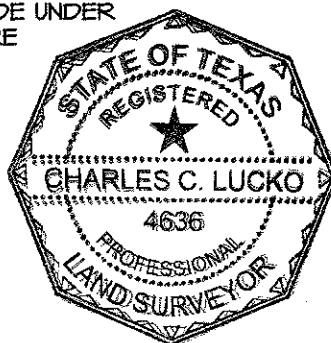
MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BELL

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

*Charles C. Lucko*  
CHARLES C. LUCKO, R.P.L.S.  
REGISTRATION NO. 4636

DATE SURVEYED: AUGUST 28, 2018



LINE	BEARING	DISTANCE	RECORD CALL
L1	S 21°41'36" E	114.15'	S 30°52'27" E 114.83'
L2	S 21°24'40" E	82.42'	S 30°35'40" E 147.91'
L3	N 72°24'15" W	60.46'	N 75°00'28" W 60.00'
L4	N 51°50'34" W	102.96'	N 54°07'01" W 103.01'
L5	S 52°16'54" W	50.04'	S 44°55'18" W 50.00'
L6	N 27°10'04" W	64.12'	N 24°31'52" W 64.23'
L7	S 62°48'15" W	142.81'	S 60°28'08" W 144.20'

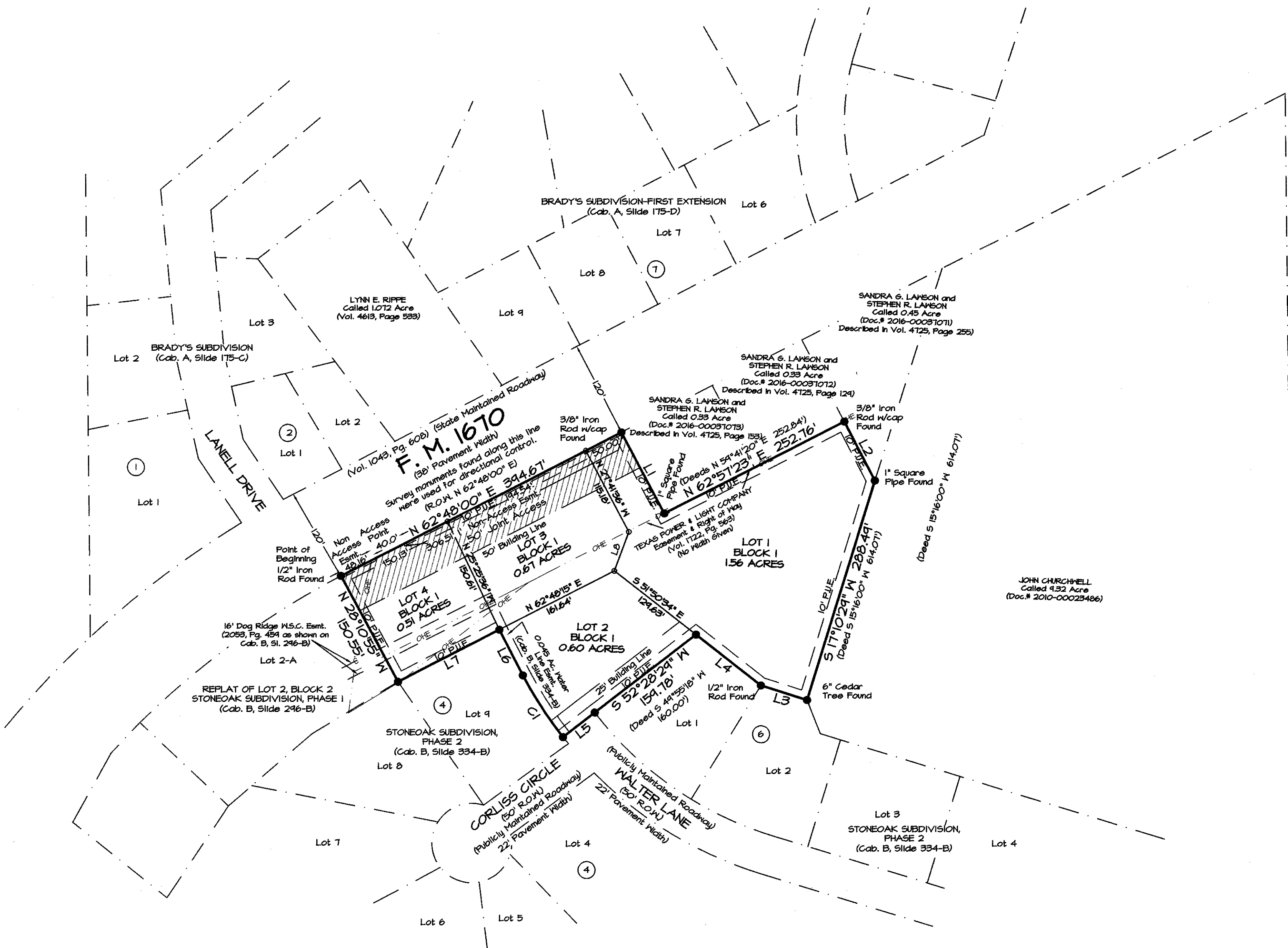
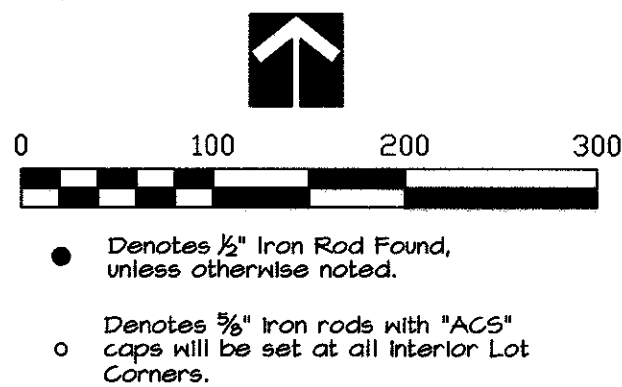
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	RECORD CALL
C1	447.44'	42.10'	41.91'	N 33°01'17" W	10°35'51"	L=41.66'

#### OWNERS' RESPONSIBILITIES

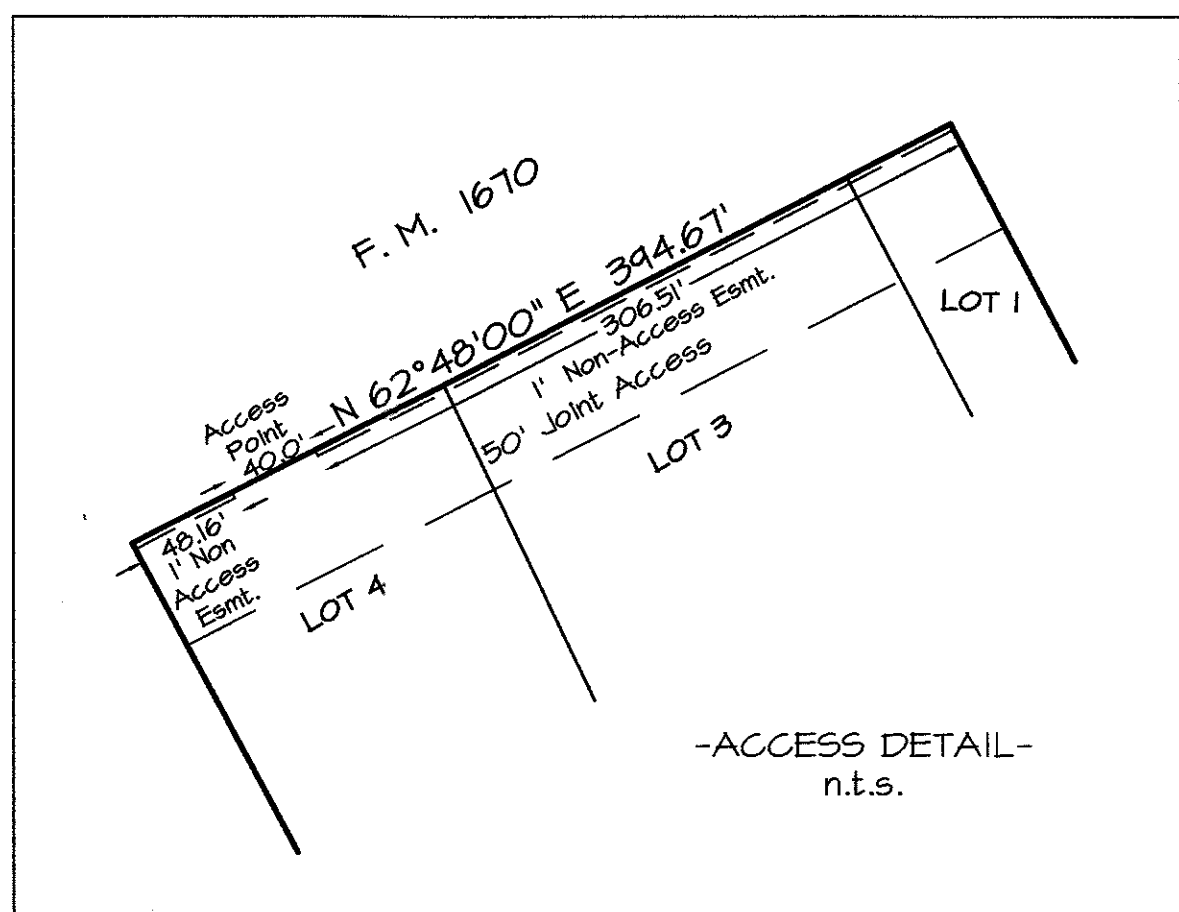
"IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF BELL COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR GILVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS 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 DRAINAGEWAYS 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."

## FINAL PLAT OF HEINE ADDITION

A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF  
BELTON, BELL COUNTY, TEXAS,  
BEING 3.33 ACRES SITUATED IN THE JOHN LEWIS SURVEY, ABSTRACT No. 512,  
BELL COUNTY, TEXAS,



ACCESS NOTES:  
Denotes 50' Wide Joint Access Easement  
Access from F. M. 1670 for Lot 1, Lot 3 and Lot 4, Block 1 will be at the 40' wide Access Point (shown hereon) and the 50' wide Joint Access Easement. There is a 1' Non-Access Easement along F. M. 1670 on either side of the 40' Access Point.  
Access for Lot 2, Block 1 will be by Walter Lane



#### FLOOD PLAIN NOTE:

BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48021C0255, EFFECTIVE DATE SEPTEMBER 26, 2008, THE ABOVE SHOWN PROPERTY APPEARS WITHIN 'ZONE X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
IN YEAR \_\_\_\_\_, PLAT # \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS.  
DEDICATION INSTRUMENT # \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

OWNERS:  
BRUCE PETERSON  
3615 FM 1670  
BELTON, TX 76513

LOTS - 4  
BLOCKS - 1

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

County Judge \_\_\_\_\_

Witness my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Notary Public, State of Texas \_\_\_\_\_

BELL COUNTY  
PUBLIC HEALTH DISTRICT CERTIFICATE

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

SANITARIAN \_\_\_\_\_

DATE \_\_\_\_\_

#### AFFIDAVIT:

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

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

By: \_\_\_\_\_  
BELL COUNTY TAX APPRAISAL DISTRICT

By: Dirk Aaron  
General Manager  
Clearwater Underground Water Conservation District

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

NOTARY PUBLIC, STATE OF TEXAS \_\_\_\_\_

#### BELL COUNTY PLAT NOTE:

VARIANCE REQUEST: A variance is being requested to the Bell County Subdivision Regulations AS-(Minimum 50' of direct access to a public roadway) due to TxDOT regulations minimum driveway spacing along State Maintained Roadways.

FINAL PLAT OF  
HEINE ADDITION  
A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF  
BELTON, BELL COUNTY, TEXAS,  
BEING 3.33 ACRES SITUATED IN THE JOHN LEWIS SURVEY,  
ABSTRACT No. 512, BELL COUNTY, TEXAS,

Plot Date: 11-16-2018  
Survey completed: 08-28-2018  
Scale: 1" = 100'  
Job No.: 180681  
Dwg No.: 180681P  
Drawn by: MDH  
Surveyor: CCL #4636  
Copyright 2018 All County Surveying, Inc.





# P-18-24 LOCATION - HEINE ADDITION - ETJ

**PROPOSED PLAT:**

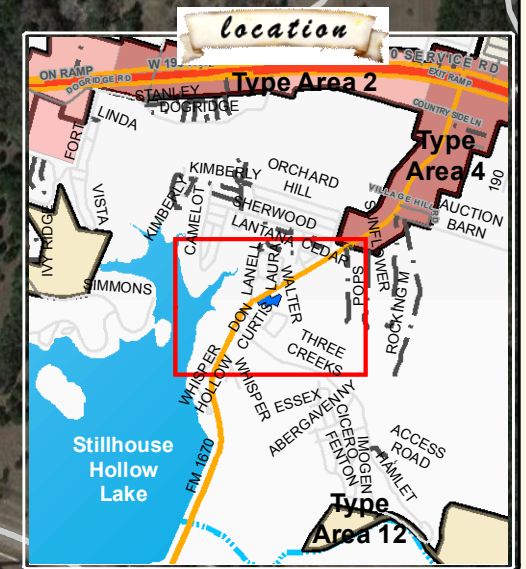
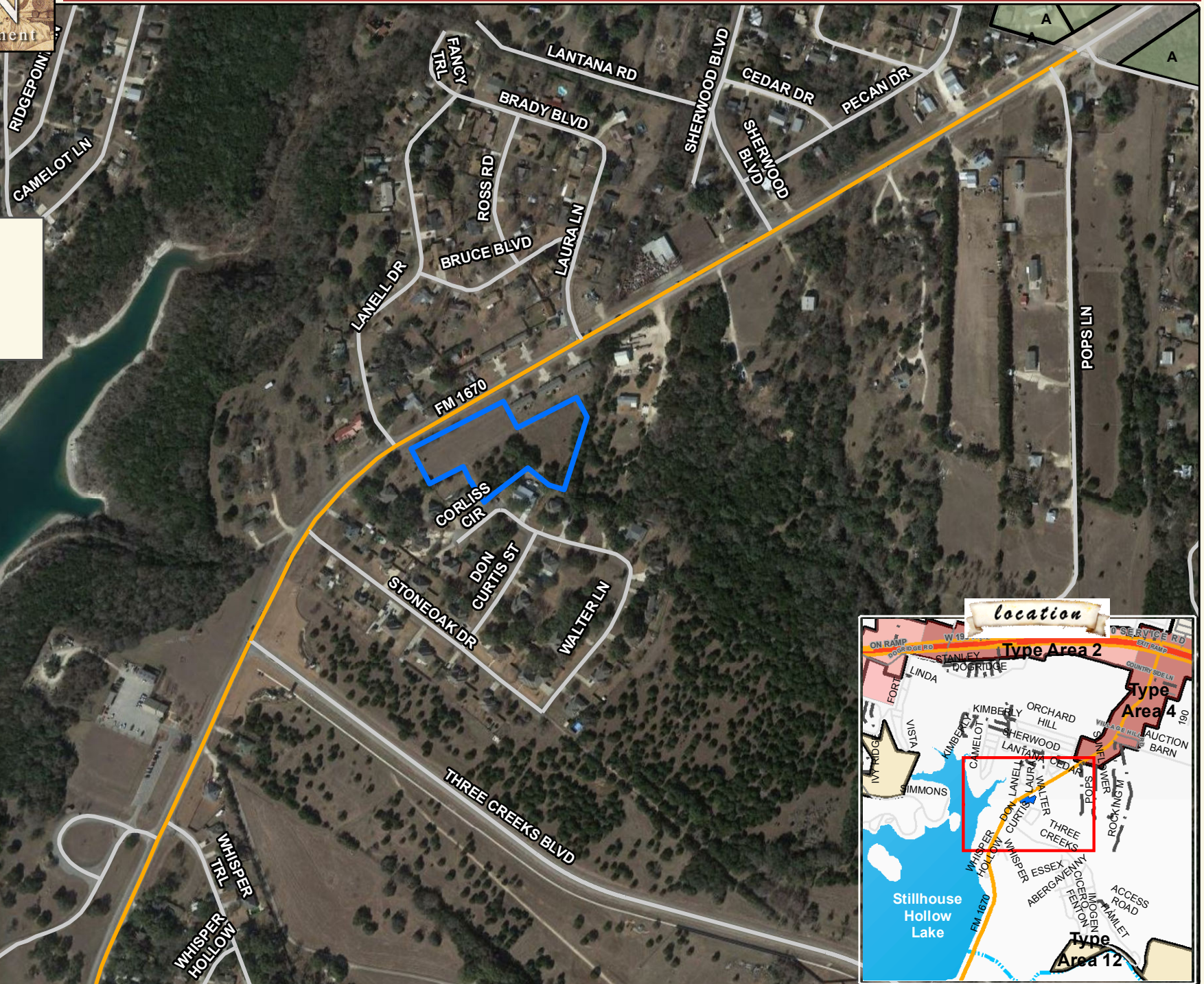
Final Plat  
Heine Addition Addition  
3.33 Acres

**PROPERTY OWNER:**

PETERSON, BRUCE

**LEGEND**

- P\_18\_24
- City Limits
- Zoning**
- Agricultural






**PROPOSED PLAT:**

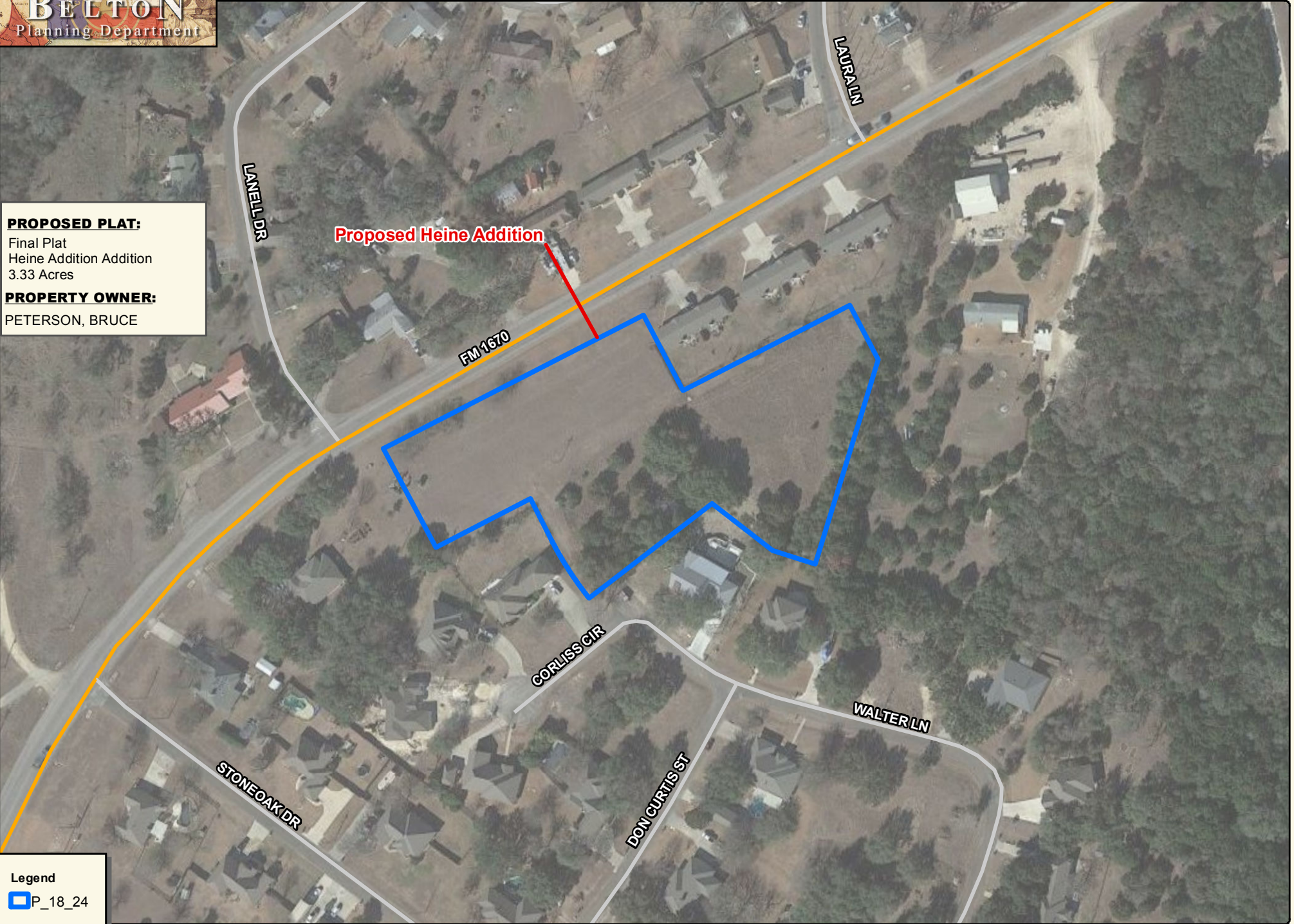
Final Plat  
Heine Addition Addition  
3.33 Acres

**PROPERTY OWNER:**

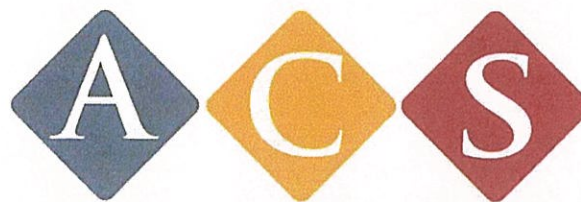
PETERSON, BRUCE

**Legend**

 P\_18\_24







ALL COUNTY SURVEYING, INC

November 7, 2018

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

**Re: Request for "Fire Protection Waiver" – Heine Addition (ETJ)**

Dear Ms. Maxwell:

This letter is in response to your comments dated October 24, 2018.

We are working through the comments, and under the category of "Fire Dept": Fire flows must meet 100 gpm per the Fire Code, it is hereby desired by applicant to be allowed a "Fire Protection Waiver".

Dog Ridge Water Supply Corporation supplies the water for this area and does not have the capability to provide the required 1000 gallon per minute flow to meet the City of Belton's fire flow ordinance. There are no existing fire hydrants in the area and to update the water system to obtain the required flow would be very costly.

Thanks for granting this waiver, and as applicant, I wish to thank you in advance.

Respectfully,

Regards,

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

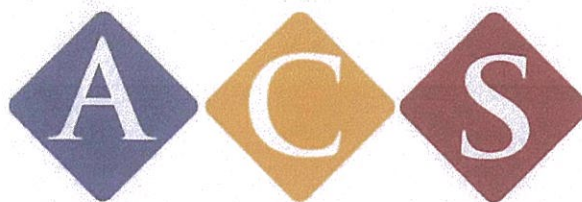
254.778.2272

5330 South 5<sup>th</sup> Street

Temple, TX 76502

[allcountysurveying.com](http://allcountysurveying.com)

f 254.774.7608



ALL COUNTY SURVEYING, INC

October 8, 2018

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

**Re: Request for "Parkland Dedication/Fee Variance" – Heine Addition**

Dear Ms. MAXWELL:

This letter is in response to your HEINE ADDITION comments, dated 09-14-18.

We are working through the comments and under item 15, it is hereby desired by applicant to be allowed a "Parkland Dedication/Fee Variance".

This area is being developed into four (4) lots, a small addition in the ETJ of Belton, nearer Stillhouse Hollow Lake recreational areas than the City of Belton.

Thanks for granting this waiver, and as applicant, I wish to thank you in advance.

Respectfully,

Regards,

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

254.778.2272

4330 South 5th Street

Temple, TX 76504

[allcountysurveying.com](http://allcountysurveying.com)

f 254.774.7608



# Dog Ridge Water Supply Co.

Lafonda Wilsey, General Manager  
P.O. BOX 232 • 7480 FM 2410 • Belton, TX 76513  
Phone: (254) 939-6533 • Fax (254) 939-3620



Website: [www.dogridgewsc.com](http://www.dogridgewsc.com)

November 13, 2018

All County Surveying  
1303 South 21<sup>st</sup> Street  
Temple, Texas 76504

RE: Heine Addition – FM 1670

To Whom It May Concern:

Regarding the proposed development location on FM 1670, Dog Ridge WSC currently can provide domestic water service to this location with an existing six inch main that fronts the property and an existing four inch main at the back of the property.

In order to meet the City of Belton fire flow requirements one of the following will be required:

- a. Install a fire hydrant on the existing six inch water main, this will allow an estimated fire flow of 300-400 gallons per minute
- b. Install a fire hydrant on the existing eight inch main located within 500' of the property, this will allow an estimated fire flow of 800+ gallons per minute
- c. Extend the eight inch main approximately 400' to the property and install a fire hydrant, this will allow an estimated 800+ fire flow of 800+ gallons per minute

Any and all upgrade costs to meet the City's requirements are the responsibility of the developer. Upgrades are to be done through Dog Ridge WSC and will be overseen and inspected by Dog Ridge WSC to assure that it meets the proper requirements and standards.

Sincerely,

Lafonda Wilsey, General Manager  
Dog Ridge WSC  
Office Phone: 254.939.6533  
Cell: 254.721.0401  
Email: [lafonda@dogridgewsc.com](mailto:lafonda@dogridgewsc.com)



# City of Belton

Planning Department

November 16, 2018

**Applicant: ACS-CHUCK LUCKO / BRUCE PETERSON**

**Date Submitted: 09-14-18**

**2<sup>nd</sup> Submittal: 10-08-18**

**3<sup>rd</sup> Submittal: 11-09-18**

**4<sup>th</sup> Submittal: 11-16-18**

**Project: HEINE ADDITION ETJ**

**Location: 3.33 ACRES FM 1670**

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

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

No additional comments.

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

No comments at this time.

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

No comments at this time.

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

Fire hydrant required on the 8" water line for tank filling purposes.

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

No comments.

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

No further comments.

**BELL COUNTY – Stephen Eubanks, Stphen.Eubanks@bellcounty.texas.gov:**

Please see the attached letter.

**Outside Utility Provider Comments**

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

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





# County Engineer

P. O. Box 264 • Belton, Texas 76513 • (254) 933-5275 • Fax (254) 933-5276

BRYAN NEAVES, P. E.

November 9, 2018

Mr. Charles Lucko, RPLS.  
All County Surveying  
1303 South 21<sup>st</sup> Street  
Temple, Texas 76504

Re: Heine Addition, City of Belton ETJ

Chuck,

After reviewing the Final Plat submitted by your office on November 9, 2018 the following are the County's comments:

Subdivision Regulations:

- 204.11- Restrictions- Provide a copy of any existing or proposed restrictions or covenants that may apply to the proposed subdivision or confirm there are no restrictions intended.
- ✓ • A5- Access- Please revise the Access Note shown to state the correct subdivision block. (1 vs. 4)
- ✓ • A5- Access- Please include a plat note indicating a variance regarding 50' of direct access for each lot is being requested based on current TxDOT regulations regarding driveway spacing.
- ✓ • 204.18- Clerk's approval block- revise the date shown in the Clerk's approval block. (2017)
- Address all City of Belton comments.

Sincerely,

Steve Eubanks  
Engineering Technician  
Bell County Engineers Office