



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, May 21, 2019 - 5:30 p.m.
Harris Community Center
401 N. Alexander, Belton, Texas

Pledge of Allegiance to the U.S. Flag
Invocation

AGENDA

1. Call to order.
2. Consider approval of minutes from previous meeting.
3. Z-19-09 Hold a public hearing and consider a zoning change from Retail District to Retail District with a Specific Use Permit to allow Used Car Sales on approximately 0.9 acre comprising lots 0009, 0008, 0007, and 0006, Block 2 of Belton Lake Estates at 3286, 3292, 3298, and 3304 Lake Road, on the north side of Lake Road (FM439), east of Lake Ridge Drive.
4. Z-19-08 Hold a public hearing and consider a zoning change from Planned Development – Single Family One District to Planned Development—Single Family One District with a Specific Use Permit to allow an Accessory Dwelling Unit on Lot 5, Block 3, Dawson Ranch Subdivision, Section I, Phase I, at 3209 Loving Cove, west of Dunns Canyon Road and north of Chisholm Trail Parkway.
5. P-19-19 Consider a final plat of Ramirez Addition, a replat of Lots 13, 14, and 15, Block 4, Belton Lake Estates, comprising 0.539 acre, located on the east side of Wild Wood Drive, near its intersection with Cedar Crest Drive, north of FM 439, in Belton's ETJ.
6. P-19-20 Consider a final plat of Royal Heights Addition, Replat No. One, comprising 6.293 acres, located on the northwest side of Loop 121, west of its intersection with FM 436.

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

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, April 16, 2019

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Dave Covington, Stephanie O'Banion, Zach Krueger, Luke Potts, Ty Hendrick, David Jarratt and Quinton Locklin. The following staff members were present: Director of Planning Cheryl Maxwell, Planner Kelly Atkinson, IT Ryan Brown and Planning Clerk Laura Livingston. Commission member Allison Turner was absent.

Pledge of Allegiance – Chair Baggerly led all present.

Invocation – Mr. Krueger gave the Invocation.

1. Call To Order.

Chair Baggerly called the meeting to order at 5:30 P.M.

2. Consider approval of minutes from previous meeting.

Mr. Covington made a motion to approve the minutes from March 19, 2019, seconded by Ms. O'Banion. The motion passed unanimously with 8 ayes, 0 nays.

3. Z-19-07 Hold a public hearing and consider a zoning change from Neighborhood Service to Retail District on approximately 0.38 acre located at 3700 Auction Barn Road, on the northeast corner of FM 1670 and Auction Barn Road.

Ms. Maxwell presented the staff report (Exhibit A).

Chair Baggerly opened the public hearing.

Ms. Angela Brown, 3822 Village Hill Road, stated she has seen a lot of activity go on down FM 1670. She has witnessed a police officer arrest someone who was walking. A man was walking down 1670 screaming profanities in front of her young children. She has a lot of safety concerns. Last year she had two armed men at her door. Adding a convenience store in that area with the sale of alcohol is a safety concern and it will devalue the property. Most of the activity is on the north side of the mini storage and so they don't see a lot of activity – every now and then – but she believes it would cause an increase in activity. She would request that the zoning is not approved based on the concerns of the neighbors in the area.

David Gilliam, 3827 Village Hill, stated his daughter is Angela Brown. He doesn't like the idea of the convenience store because of the potential for increased activity in that area. Will the lighting illuminate his backyard? Probably. So, he doesn't like that idea. The little Village Hill neighborhood is quiet. The police always go through there and it's always safe there. This can change when you add gas stations and all kinds of people going in and out and buying liquor. There was a car wreck near the mini storage facility and it took out the fences and a telephone pole. He doesn't like the idea.

Tanya Hix, 3700 Village Hill Road, said her concern is with the safety. Some people might drive through their road at a faster speed than a normal residential area so adding a convenience store will

increase the traffic. Her children won't get to play outside and enjoy the neighborhood and their friends. She said there a lot of "crackheads" who walk up and down FM 1670. She has seen four or five different people who frequent that area. It just doesn't seem like a good idea, or a place she would want to live with her children.

Darryl Wharton, 2807 Wharton Lane, said he has been there since 1983. He doesn't understand why they would want to put a convenience store there instead of a family dwelling. The real estate people changed it so they could sell it. There are people walking up and down FM 1670 and they dig through their trashcans and open up their trash. We get trash all up and down our fences, all of the time. When they turn down Auction Barn Road, people might throw their trash out on the corner. He is concerned about the entrances and how that is going to be done. He has concerns about that. With Rocking M Lane, it will be an in and out for Three Creeks residents so now there will be more traffic so how is the city and the state going to maintain that as far as getting an easy in and easy out? If you think about it, it is going to be a problem. He thinks it should be zoned Single Family. They should build a fence if they do something like this. He has concerns and it would be better if it was turned back to a zoning for residential use.

Prubesh Dhakal, 2305 Modoc Drive, Harker Heights, said he and his friend are trying to buy this property. They believe it is a really good location for a business. If they put a business there it will help the community and people to get whatever they need. It will be a convenient place to get supplies they need and gasoline. We are in the process of buying it so if the neighbors feel it's not a good location for them, we are OK with it.

Rajaram Gautam, 5400 Bell Drive, Killeen, said he and his friend are recently retired veterans running the 7-Eleven in Belton and saw the corner lot on Auction Barn Road and it is at an affordable price. There is a lot of construction by DR Horton in that area and lots of residents and they have two choices to stop. They are trying to open a convenience store that can sell alcohol in a closed container. They will design their buildings in a way that will make the neighborhood happy. They will not buy it under the contract if it is zoned NS.

With no one else requesting to speak, Chair Baggerly closed the public hearing.

Mr. Luke Potts asked Ms. Maxwell to show the slide that lists the uses allowed in a Neighborhood Services zoning. Ms. Maxwell did so and pointed out that in the NS zoning you can have a convenience store but you cannot have gasoline sales. In that zoning you cannot have a residential use, Ms. Maxwell added. She understands the concerns with a convenience store, but that could go up with the current zoning, just without gasoline pumps.

Chair Baggerly said he would like to remind the Commission they are deciding on a zoning change and not approving a convenience store today. Right, Ms. Maxwell said, any of these uses would be allowed with the proposed zoning change.

Ms. O'Banion said if they had proposed a convenience store without gasoline sales, they would not have to come before the Planning and Zoning Commission? Correct, Ms. Maxwell said. They would just have to request their building permits, she said.

Mr. Jarratt said he had a question. In the area of Wharton Lane and 1670, it is already zoned Retail, are there any building permit applications for that property right now? Ms. Maxwell said not that she is aware of. She said that property was rezoned in 2014.

Mr. Potts asked if anyone were to put a convenience store there, what would they have to do along the areas where residents are located? Will they have to do fencing or screening? Ms. Maxwell said screening is required adjacent to residentially zoned properties. Technically they would not have to do fencing because the homes are not residentially zoned (they are zoned Agricultural District--AG). With the site plan review, there are landscaping requirements, and the screening doesn't have to be a solid wood privacy fence; it could be 6 feet tall shrubs so we could work with the applicant and put in screening of vegetation. But it is not something they could require based on the zoning.

Mr. Hendrick asked if TxDOT would give them access off FM1670 or would all of the access come off Auction Barn Road? Ms. Maxwell said it would probably come off Auction Barn Road. She didn't see that they could get access that close to the intersection. Typically, this is reviewed with the plat to see if they needed a detention pond or utility extensions, and so forth, she said.

Mr. Covington said he has a few concerns that are directed at the use of a convenience store with a gas station. He said it's not a very big lot so whatever goes there is going to be very close. The neighbors around are zoned AG but the clear use is residential. With the convenience store with gas station sales on this particular lot, you will have to have a septic system so that is going to reduce the area for parking and where the tanks can be buried. There are a lot of reasons why a convenience store with gas sales wouldn't work here. There are many uses in NS that could work on a lot that small. Mr. Covington didn't think that Retail zoning is the best use for this lot.

Ms. Maxwell said one positive aspect with the Retail zoning, is that it requires a 25-foot setback on each side for the structure. NS would only require a 5-foot setback. It's just a consideration but might not counterbalance the uses.

Mr. Jarratt thanked Ms. Maxwell for noting that, but he has to get past the fact that he doesn't think the use is a good idea. That would be a protection or a further constraint of a use that's not appropriate if that happened. Mr. Covington said he's not convinced that NS is the best use for this property. He thinks it would be great if the owner were to rezone back to a residential use. Because of the size of the lot, a Planned Development or Specific Use Permit may be in order to gain momentum and due to the residences in such close proximity, so in that way they could require screening. Chair Baggerly said the lot is 0.38 acres.

Ms. Maxwell said if the Commission wanted to go that direction, it could be zoned Planned Development and require screening. Mr. Jarratt said with the amount of concrete, he did not think a residential septic system could fit on that lot with what is left. Ms. Maxwell said typically it is a half-acre. You have seen some come through if it was platted prior to 1988 where they don't hold you to that half-acre. This was platted in 1982. She wasn't sure if the potential buyers had spoken with the health department yet. Mr. Dhakal said they had spoken with them and they said the 0.5 acres requirement is only for residential lots. For commercial lots there is no rule, he said. Mr. Covington asked if they gave any indication as to what size drain field you might need? Mr. Dhakal said they said something similar, the lot is small to have a septic system and a gas tank but if they can get a blueprint drawn up and they can fit it then they don't have any problem.

Mr. Covington said if you could produce those plans and then come back with a Planned Development proposal, we could reconsider, but he is still hesitant. Mr. Covington said he's not telling him he would support that. Right now, they are guessing on the information, he said. Chair Baggerly said they have enough concerns and we have heard from the neighborhood that we can make a decision on this. Mr. Potts asked if they could change the zoning to residential from agriculture? Ms. Maxwell said typically we would like to do a city-initiated rezoning and we would

need the property owners support. There is protection to the residential area as opposed to AG and this is a perfect example, where if you have a business go in next to you then you can have some protection with screening. We would be happy to entertain that request, Ms. Maxwell said. Chair Baggerly said that is something those residents might want to discuss together. Anytime the city annexes land it is zoned AG until the homeowners initiate a change. This was annexed in 2004, Ms. Maxwell said.

Mr. Covington made a motion to disapprove Z-19-07. Mr. Jarratt seconded the motion. The motion was approved with 8 ayes, 0 nays.

Ms. Maxwell said this request will not automatically move forward for appeal to the City Council, unless the applicant requests it. It must then be approved by five of the seven members, she said.

Ms. O'Banion asked to add a comment, knowing it was the gasoline sales that brought the request forward tonight, and for everyone to understand what is allowed there in the NS zoning district.

4. Staff update on upcoming items of interest.

Ms. Maxwell updated the Commission on the workshop with the City Council on a food truck ordinance. They are hoping to move it forward in May to get it approved. They will then return to the P&ZC to approve a definition and define which zoning districts would allow for mobile food vendors.

In the next few months the results of the sidewalk sunset review will come to the P&ZC along with other subdivision ordinance requirements such as perimeter street improvements and parkland fees.

A review of the Design Standards is ongoing, Ms. Maxwell said.

She mentioned the American Planning Association conference in Waco. They are wrapping up the current fiscal year so if any members are interested in attending, please let her know so they can save room in the budget.

The City Council wishes to hold a joint meeting with the P&ZC, with the date to be determined. It's an opportunity for dialogue, Ms. Maxwell said. Chair Baggerly asked if they have considered a joint meeting with the Youth Advisory Commission? Ms. Maxwell said it's probably on their list.

Mr. Jarratt asked about the food truck ordinance. Ms. Maxwell said a food truck park would be a fixed location that would have to adhere to the Design Standards. Mr. Potts said he owns a food truck and he thanked Ms. Maxwell for taking the time to meet with the owners. She thanked everyone for their participation.

With no further business, the meeting was adjourned at 6:07 p.m.

Staff Report – Planning & Zoning Item



Date: April 16, 2019
Case No.: Z-19-07
Request: Neighborhood Service
to Retail District
Applicant: Prabesh Dhakal and
Rajaram Gautam
Owner: Stacy & Jimmy Dowell

Agenda Item

Z-19-07 Hold a public hearing and consider a zoning change from Neighborhood Service to Retail District on approximately 0.38 acre located at 3700 Auction Barn Road, on the northeast corner of FM 1670 and Auction Barn Road.

Originating Department

Planning – Cheryl Maxwell, Director of Planning

Current Zoning

Neighborhood Service

Proposed Zoning

Retail District

Future Land Use Map (FLUM) Designation: Residential

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

This property is under contract for sale. The applicant has submitted this request for a zoning change to Retail District to allow development of a convenience store with gasoline and alcohol sales.

This property is currently undeveloped. It was annexed in 2004 and was brought into the city limits under the Agricultural Zoning District. It was rezoned to Neighborhood Service District in 2011, but no development has taken place. The surrounding properties are all zoned Agricultural District except for a parcel near the southeast corner of FM 1607 and Auction Barn Road, zoned Retail District in 2014. These surrounding properties are all undeveloped except for the adjacent properties to the north and east, which are developed with single family homes (Village Hills Subdivision).

Land Use Table/Allowable Uses

The proposed Retail District allows the following land uses:

- Any use permitted in the Office -1, Office – 2, and Neighborhood Service Districts
- Alcoholic beverages for on-premise consumption
- Brewpub and winery
- Clinic
- Convenience store with gasoline sales
- Gasoline or service station
- Various retail stores: auto parts; bakery; clothing and apparel; furniture and appliances; discount, variety or department store; food or grocery store; hardware store, sporting goods, etc.
- Laboratory with all operations conducted indoors and no residual waste products generated
- Nursing home or residence home for aged
- Nursery or plant sales
- Pet shop
- Restaurant or cafeteria

Project Analysis and Discussion

The applicant proposes to develop a convenience store to include gasoline sales and alcohol for off-premise consumption. Gasoline sales are not allowed in the existing Neighborhood Service (NS) Zoning District. Staff has determined this site to be “wet” for off-premise sales of beer & wine and on-premise consumption of alcoholic beverages associated with food. There is a church nearby on the west side of FM 1670, north of this site, but it exceeds the 300’ distance requirement, so the proposed application would be allowed.

The FLUM identifies this area as projected for residential use; however, this has already been modified with the NS zoning that was approved for this tract in 2011. Retail use is generally considered appropriate at major intersections such as FM 1670 and Auction Barn Road, and is consistent with anticipated uses identified in the Design Standards Type Area 4 that is assigned to this general area.

This property was platted in 1982 and consists of Lot 1 and the western half of Lot 2, Block 1, Village Hills Subdivision. The requested Retail Zoning District requires a minimum lot area of 7,000 sq. ft, with a minimum 60’ width; there is no minimum lot depth. Required setbacks in the Retail District include a 25’ front yard, 25’ side yards, and a 20’ rear yard. The existing Lot 1 satisfies the area requirement but it would be difficult to place a structure on this one lot and observe the required setbacks. Use of both Lot 1 and the western half of Lot 2 is needed to make this a viable site for retail development. A replat is needed to consolidate the lots. Approval of this replat and site plan will be required prior to issuing a building permit. Development of this property must comply with all design standards for site development including building design, landscape, tree preservation, etc.

Exhibit A

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

Recommendation

Recommend approval of zoning change from Neighborhood Service to Retail District.

Attachments:

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Property owner's list
8. Field notes/survey

P&Z
Agenda Items
for
May 21, 2019
Meeting

Staff Report – Planning & Zoning Item



Date: May 21, 2019
Case No.: Z-19-09
Request: Retail to Retail with SUP for Used Car Sales
Applicant/Owner: Robert Babcock

Agenda Item

Z-19-09 Hold a public hearing and consider a zoning change from Retail District to Retail District with a Specific Use Permit (SUP) to allow Used Car Sales on approximately 0.9 acre comprising lots 0009, 0008, 0007, and 0006, Block 2 of Belton Lake Estates located at 3286, 3292, 3298, and 3304 Lake Road, on the north side of Lake Road (FM439), east of Lake Ridge Drive.

Originating Department

Planning Department – Cheryl Maxwell, Director of Planning

Current Zoning: Retail

Proposed Zoning: Retail with SUP for Use Car Sales

Future Land Use Map (FLUM) Designation: Primarily Residential

Design Standards Type Area 14: Desired growth and development identified as primarily single lot residential developments.

Background/Case Summary:

This property was annexed in 2006 and was brought into the city limits under the Agricultural Zoning District. A zoning change to Retail District was approved for this property in April, 2018. At that time, this property was for sale and under contract for purchase to develop a convenience store with gasoline pumps and beer/wine sales. The proposed purchaser, Mr. Sharma, planned to relocate his store, Nomads, to the north side of the road. The sale did not go through and Mr. Sharma withdrew his request prior to the Planning Commission meeting. However, the property owner, Mr. Babcock, reapplied for the zoning change and it was approved. The owner has another party interested in the property and is now requesting a zoning change to add a Specific Use Permit to allow used car sales. The Retail Zoning District will remain as the base zoning district.

On the north side of Lake Road, the majority of properties are outside the city limits and, therefore, have no zoning. This includes the adjacent properties to the north that are residentially developed. Adjacent properties to the west are in the city limits zoned Planned

Development-Office 1 District and are currently undeveloped. The adjacent properties to the east are outside the city limits; two seasonal fireworks stands are located there, currently not in use. East of this are two lots that are inside the city limits; these are undeveloped and zoned Multi-Family District. Properties on the south side of Lake Road near this site are zoned Agricultural. The convenience store, Nomads, is located there. East of Nomads is Shady Meadows Mobile Home Park. Other properties in this area are currently undeveloped.

Land Use Table/Allowable Uses

The requested SUP is in addition to the current Retail Zoning District. Therefore, all of the uses identified below will continue to be allowed by right, with the additional use of used car sales.

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

Project Analysis and Discussion

Per Zoning Ordinance Section 33.2, in the spirit of determining the validity of the SUP request for used car sales, the following criteria should be considered:

1. Is the use harmonious and compatible with surrounding existing uses or proposed uses?
2. Are the activities requested by the applicant normally associated with the requested use?
3. Is the nature of the use reasonable?
4. Has any impact on the surrounding area been mitigated?

It is staff's opinion that the requested SUP satisfies the criteria above. Development must comply with the City's Design Standards including building materials, landscaping requirements, dumpster requirements, lighting, and signage. A site plan has been provided showing the general layout of the proposed business, including landscaping to enhance the

visual appearance. Specific site development details will be addressed with the building permit. The business anticipates having two employees with hours of operation generally 10 a.m. to 7 p.m. Monday through Saturday, and 1:00 p.m. to 7 p.m. on Sunday. Perimeter fencing and lighting is proposed for security purposes, and will comply with all requirements in the Zoning Ordinance and Design Standards.

The Future Land Use Map (FLUM) identifies this area primarily as residential use; however, this has already been modified with the Retail zoning that was approved for this tract in 2018. The Comprehensive Plan identifies Lake Road west of Loop 121 as a potential mixed-use corridor with residential, office, and limited retail uses and describes Retail/Commercial development as containing shopping areas generally located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes. Retail use along the frontage of Lake Road appears to be consistent with this development pattern. The addition of the requested SUP for used car sales appears appropriate along this major arterial roadway.

Water service to this area is provided by 439 Water Supply Corporation. The north side of FM 439 is not in the City's sewer CCN; therefore, sewer service is not currently provided. This property is already platted and the proposed building location satisfies setback requirements for the Retail Zoning District; however, if the new building envelope crosses a platted lot line, a replat of the property to consolidate lots is required.

After careful review of the requested SUP to allow used car sales, the request appears to be reasonable in this location.

Recommendation

We recommend approval of the requested zoning change from Retail District to Retail District with a SUP for used car sales, subject to the following conditions:

1. The use and development of the property shall conform to the Retail Zoning District in all respects.
2. In addition, a specific use permit is authorized for used car sales, subject to the attached general site plan.
3. The development of the property shall conform to the attached general site plan and all applicable Design Standards per Ordinance 2014-17.
4. Driveways and public parking areas shall be asphalt or concrete.
5. Sign standards shall conform to Ordinance 2008-11.
6. Fencing shall comply with requirements as stated in the Zoning Ordinance and Design Standards (Ordinance 2014-17).

Attachments:

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Owner notification list
8. Site plan

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

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

Fee: \$250.00

Date Received: 4/1/19 Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Robson Barcock Phone Number: 254 760 6312
Mailing Address: 4811 M439 City: Belton State: TX
Email Address: _____

Owners Name: Robson Barcock Phone Number: 760 6312
Mailing Address: 4811 M439 Belton City: 76512 State: TX
Email Address: _____

Applicant's Interest in Property:

Owner

Legal Description of Property:

LT 4, 7-E-9 BIR 2 Belton Creek Estates

Is this property being simultaneously platted? No-

Street Address: 3286 - 3292 - 3298 - 3304
Zoning Change From Residential to Auto Retail Lot
Signature of Applicant: [Signature] Date: 4/1/19

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.

Zoning Case # Z-19-09 Location

ZONING CHANGE:

R
to
R - SUP

LEGAL DESCRIPTION:

BELTON LAKE ESTATES,
BLOCK 2, LOT 6, 7, 8, 9


PROPERTY OWNER:

ROBERT BABCOCK

ADDRESS/LOCATION:

3286, 3292, 3298, 3304
LAKE ROAD

LEGEND

 Z_19_09
 City Limits

Belton Lake



0 250 500
Feet





Zoning Case # Z-19-09 Zoning

ZONING CHANGE:

R
to
R - SUP

LEGAL DESCRIPTION:

BELTON LAKE ESTATES,
BLOCK 2, LOT 6, 7, 8, 9

PROPERTY OWNER:

ROBERT BABCOCK

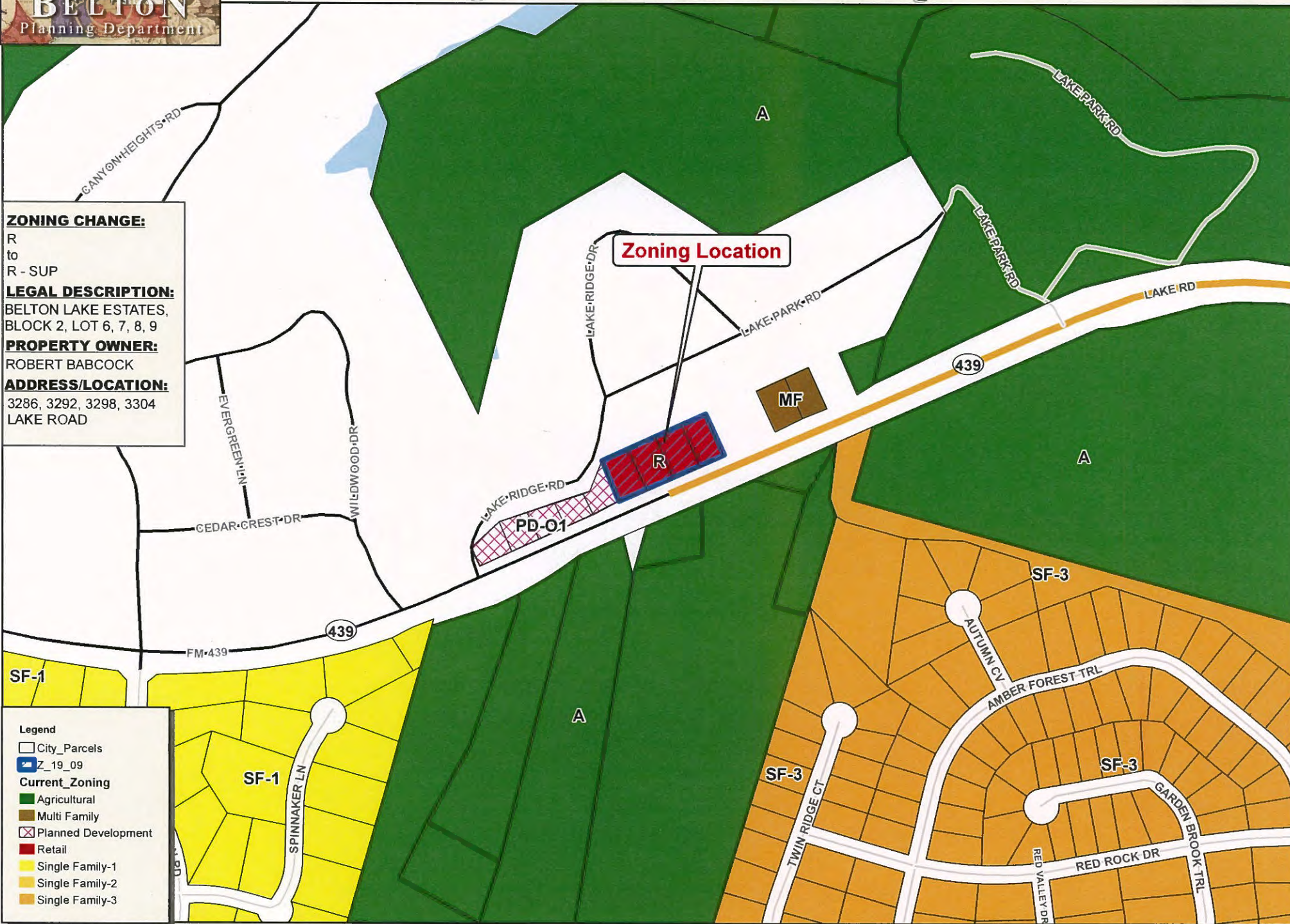
ADDRESS/LOCATION:

3286, 3292, 3298, 3304
LAKE ROAD

Legend

- City_Parcel
- Z_19_09
- Current_Zoning
 - Agricultural
 - Multi Family
 - Planned Development
 - Retail
 - Single Family-1
 - Single Family-2
 - Single Family-3

Zoning Location



Map Date: 5/13/2019

0 125 250 500 Feet



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

Zoning Case # Z-19-09 Aerial

ZONING CHANGE:

R
to
R - SUP

LEGAL DESCRIPTION:

BELTON LAKE ESTATES,
BLOCK 2, LOT 6, 7, 8, 9


PROPERTY OWNER:

ROBERT BABCOCK

ADDRESS/LOCATION:

3286, 3292, 3298, 3304
LAKE ROAD

LEGEND

 Z_19_09



ZONING CHANGE:

R
to
R - SUP

LEGAL DESCRIPTION:

BELTON LAKE ESTATES,
BLOCK 2, LOT 6, 7, 8, 9

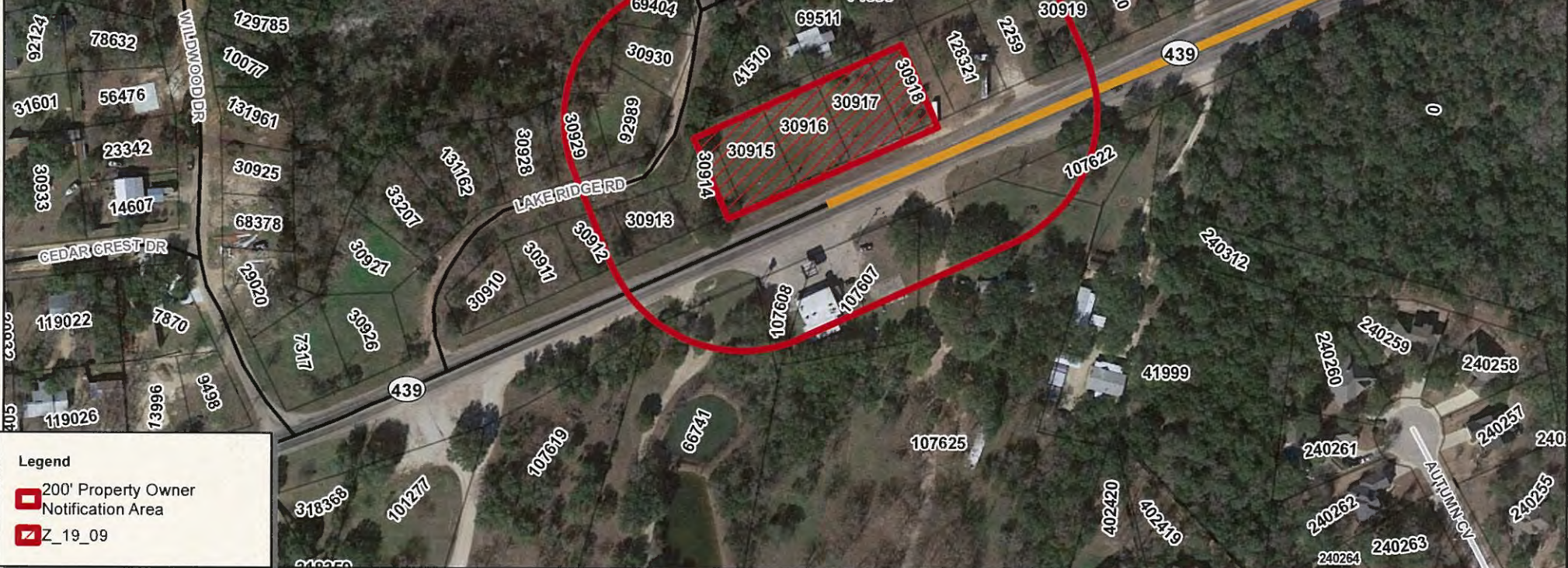
PROPERTY OWNER:

ROBERT BABCOCK

ADDRESS/LOCATION:

3286, 3292, 3298, 3304
LAKE ROAD

**200' Property Owner
Notification Area**



Legend

- 200' Property Owner Notification Area
- Z_19_09

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: ROBERT BABCOCK,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3286, 3292, 3298 AND 3304 LAKE ROAD,
FROM A(N) RETAIL ZONING DISTRICT,
TO A(N) RETAIL WITH SPECIFIC USE PERMIT TO ALLOW FOR USED CAR SALES ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, May 21, 2019**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, May 28, 2019**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

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

1. _____
2. _____
3. _____

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

DATE: _____ SIGNATURE: _____

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

2259	30919	30915
5-D INVESTMENTS INC	BABCOCK, ROBERT D ETUX THACH	BABCOCK, ROBERT D ETUX THACH T
PO BOX 64	4881 FM 439	4881 FM 439
BASTROP, TX 78602-0064	BELTON, TX 76513-5285	BELTON, TX 76513-5285
30916	30917	30918
BABCOCK, ROBERT D ETUX THACH T	BABCOCK, ROBERT D ETUX THACH T	BABCOCK, ROBERT D ETUX THACH T
4881 FM 439	4881 FM 439	4881 FM 439
BELTON, TX 76513-5285	BELTON, TX 76513-5285	BELTON, TX 76513-5285
5413	30930	92989
BALDWIN, EVALEIAN	BERGMAN, JASON C & LORI M	BERGMAN, JASON C & LORI M
10342 CIMMARON TRL	3332 FRANKLIN MEADOWS WAY	3332 FRANKLIN MEADOWS WAY
DALLAS, TX 75243-2520	CLARKSVILLE, TN 37042-7748	CLARKSVILLE, TN 37042-7748
30922	30923	41880
BREAUX MANAGEMENT LLC	BREAUX MANAGEMENT LLC	BREAUX MANAGEMENT LLC
PO BOX 1217	PO BOX 1217	PO BOX 1217
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
111623	6588	72272
BREAUX MANAGEMENT LLC	BRISENO, KRYSTA N ETVIR AARON L	BRISENO, KRYSTA N ETVIR AARON L
PO BOX 1217	3269 LAKE PARK RD	3269 LAKE PARK RD
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
66741	69404	79401
COLE, WILLIAM DAVID ETUX GRACE A	ERIS LLC	ERIS LLC
3321 FM 439	PO BOX 42075	PO BOX 42075
BELTON, TX 76513-5188	AUSTIN, TX 78704	AUSTIN, TX 78704
30929	41510	107607
GOATES, PRISCILLA F	GOLDEN, ETHEL B & RUTH	JAI L N INC
8151 LOWER TROY RD	3905 HIDDEN VALLEY CIR	2502 LAKE RD
TEMPLE, TX 76501-6636	ROWLETT, TX 75088-5821	BELTON, TX 76513-5160
107608	74393	69511
JAI L N INC	RABROKER, DENNIS G	RADFORD, JEFFREY EMMONS JR & PATRICK O
2502 LAKE RD	1461 GEORGE WILSON RD	MATTHEWS ESTATE
BELTON, TX 76513-5160	BELTON, TX 76513	3293 LAKE PARK RD
107625	133024	BELTON, TX 76513-5105
SHARMA, PLYUSH N ETAL	UNITED STATES OF AMERICA	30912
2502 LAKE RD	3740 FM 1670	VILLANUEVA, JOSE R & NODANIT A
BELTON, TX 76513-5160	BELTON, TX 76513-7783	470 PFINGSTEN RD
30913	30914	NORTHBROOK, IL 60062-2506
VILLANUEVA, JOSE R & NODANIT A	VILLANUEVA, JOSE R & NODANIT A	128321
470 PFINGSTEN RD	470 PFINGSTEN RD	WILDMAN RANCH INC
NORTHBROOK, IL 60062-2506	NORTHBROOK, IL 60062-2506	PO BOX 114
		SOMERSET, TX 78069-0114

107622

WILLIAMSON, TERRY & RICKY SMITH

4431 FM 439 UNIT 451

BELTON, TX 76513-5257

107619

WOOD, WILLARD G ETUX BARBARA J

3341 FM 439 UNIT 231

BELTON, TX 76513-6690

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

Staff Report – Planning & Zoning Item



Date: May 21, 2019
Case No.: Z-19-08
Request: PD (SF1) to PD (SF1) with SUP for Accessory Dwelling Unit
Applicant/Owner: Billy Ray Hall

Agenda Item

Z-19-08 Hold a public hearing and consider a zoning change from Planned Development (PD)–Single Family One (SF1) District to Planned Development—Single Family One District with a Specific Use Permit (SUP) to allow an Accessory Dwelling Unit (ADU) on Lot 5, Block 3, Dawson Ranch Subdivision, Section I, Phase I, at 3209 Loving Cove, west of Dunns Canyon Road and north of Chisholm Trail Parkway.

Originating Department

Planning Department – Cheryl Maxwell, Director of Planning

Current Zoning: PD (SF1)

Proposed Zoning: PD (SF1) with SUP for ADU

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 14: Desired growth and development identified as primarily single lot residential developments.

Background/Case Summary:

This property, and the surrounding properties to the south, east and west, are developed with detached single family homes and were rezoned to a Planned Development District with a Single Family One base zoning district in 2004, as part of the Dawson Ranch Section One development. The adjacent properties to the north are zoned SF1 and are part of The Bluff at Dunns Hollow Subdivision Phases I and II, currently undergoing development with detached single family homes; homes are located on the lots backing to the applicant's property.

The applicant wishes to construct an ADU for an elderly parent to reside on-site. Our Zoning Ordinance was amended in October 2018 to allow ADUs in certain zoning districts and established basic standards for this use. An ADU with a kitchen is allowed in the SF1 Zoning District as an incidental use on the same lot as the main dwelling unit, subject to approval of a Specific Use Permit. The following standards apply:

- a. Lot must be zoned AG, RE, SF-1, SF-2, SF-3;

- b. Limit to ONE ADU per lot;
- c. Minimum lot size is 5000 square feet;
- d. Maximum square feet allowed shall be 800 square feet or no more than 60% of the square footage of the main building, whichever is greater;
- e. Maximum Height: must be compatible with surrounding structures, not to exceed 2 ½ stories;
- f. Building setbacks – ADU must be constructed to the rear of the main building and observe the same side yard setbacks as required for the main building. An ADU shall have a rear yard setback of no less than 10 feet and if detached from the main structure, must be separated from the main structure by a minimum distance of 10 feet;
- g. One additional parking space is required for the addition of an ADU unless the parking requirement is already satisfied on the lot;
- h. Maximum lot coverage shall be no more than 60% with the addition of an ADU, including the main building and any other accessory buildings;
- i. Building materials shall be compatible with the main building and comply with the City of Belton Design Standards;
- j. Water and sewer utilities must share meters with the main building;
- k. Lot must be platted or exempt from platting per Section 45, Creation of Building Site;
- l. The ADU may not be sold separately from sale of the entire property, including the main dwelling unit.

The applicant's property consists of 0.57 acre (25,082 sq. ft.) with the main structure comprising 3,464 sq. ft. (house and garage). The proposed ADU will be one story comprising 1,284 sq. ft. (approximately 37% of the size of the main structure) and will have a kitchen, one bathroom, one bedroom, living room, garage and porch. Per the attached site plan, all required setbacks are satisfied—the ADU will observe 20' rear yard and side yard setbacks, with a 15' separation from the main structure. The existing concrete drive will be extended to provide access to the new garage and will provide additional parking. Masonry (brick/stone) construction is proposed and will be similar to the existing structure. With the addition of the ADU, lot coverage based on the area of the buildings, is estimated at approximately 20%. All required standards appear to be satisfied.

Project Analysis and Discussion

Per Zoning Ordinance Section 33.2, in the spirit of determining the validity of the SUP request for used car sales, the following criteria should be considered:

1. Is the use harmonious and compatible with surrounding existing uses or proposed uses?
2. Are the activities requested by the applicant normally associated with the requested use?
3. Is the nature of the use reasonable?
4. Has any impact on the surrounding area been mitigated?

It is staff's opinion that the requested SUP satisfies the criteria above. The proposed development plan meets all standards for an ADU. It does not appear there would be any negative impact to the residential neighborhood. The Future Land Use Map (FLUM) identifies this area primarily as residential use, and no change to this is proposed.

After careful review of the requested SUP to allow an ADU, the request appears to be reasonable in this location.

Recommendation

We recommend approval of the requested zoning change from PD (SF1) to PD (SF1) with a SUP for an ADU, subject to the following conditions:

1. The use and development of the property shall conform to the SF 1 Zoning District in all respects.
2. In addition, a specific use permit is authorized for an accessory dwelling unit with a kitchen, subject to standards identified in Ordinance 2018-36 and the attached site plan, floor plan and elevations.
3. The development of the property shall conform to all applicable Design Standards per Ordinance 2014-17.

Attachments:

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Owner notification list
8. Site plan, floor plan, and elevations
9. Picture of existing house
10. Ordinance 2018-36

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: Billy Ray Hall Phone Number: 254-503-9058
Mailing Address: 3209 Loving Cove City: Belton State: TX
Email Address: HomesForSaleWithMaria@gmail.com

Owners Name: Billy Ray Hall Phone Number: 254-503-9058
Mailing Address: 3209 Loving Cove City: Belton State: TX
Email Address: HomesForSaleWithMaria@gmail.com

Applicant's Interest in Property:

Owner

Legal Description of Property:

Dawson Ranch Section 1 Phase 1, Block 003, Lot 0005

Is this property being simultaneously platted? NO

Street Address: 3209 Loving Cove, Belton
Zoning Change From ~~M/A SFI PD33~~ to ~~M/A SFI PD33 w/SLP~~
Signature of Applicant: [Signature] Date: 3/26/19

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.

Conditional Use Permit



Zoning Case # Z-19-08 Location

ZONING CHANGE:

PD-SF1
to
PD-SF1-SUP

LEGAL DESCRIPTION:

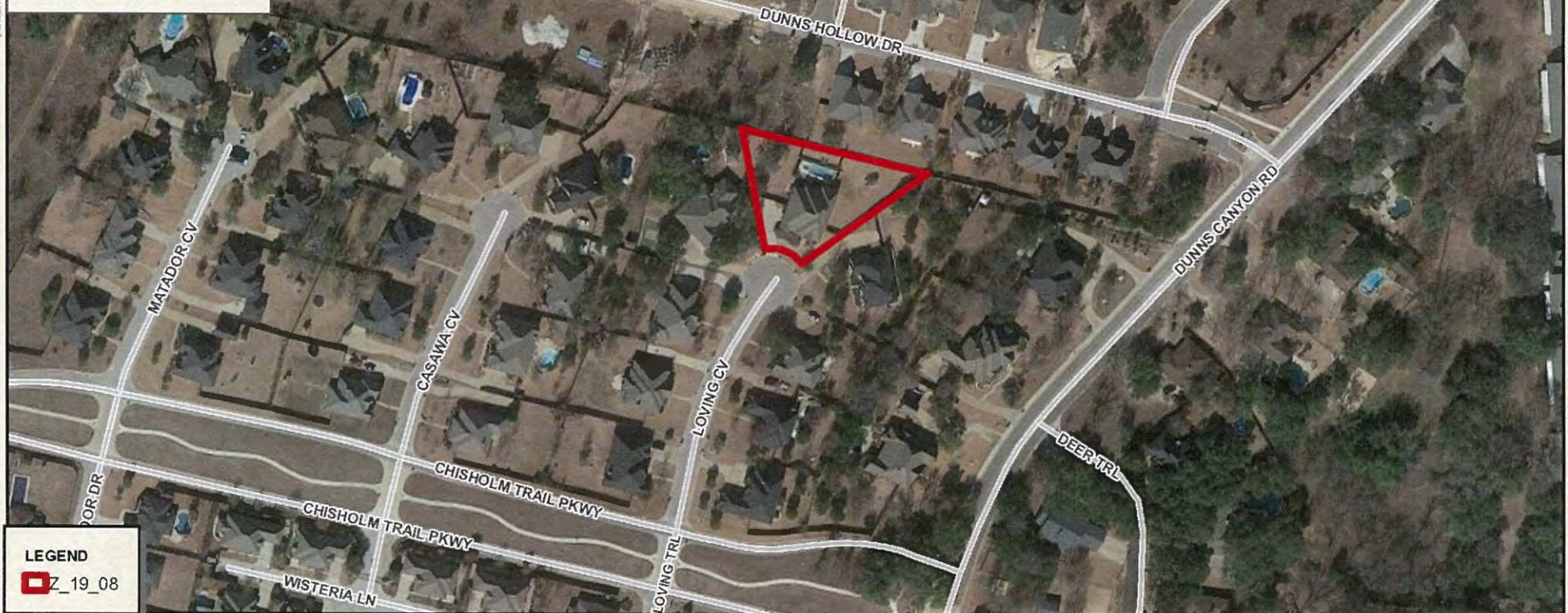
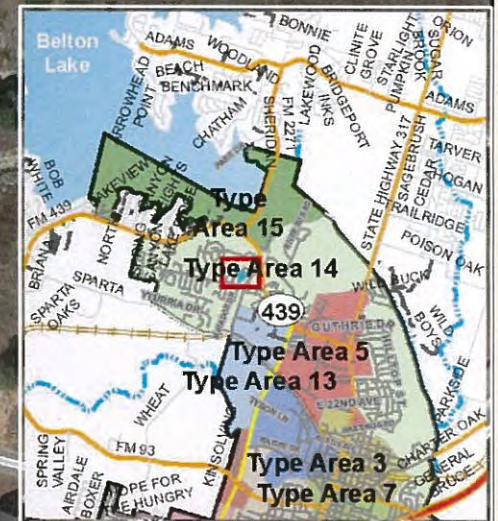
DAWSON RANCH SECTION I
PHASE I, BLOCK 003, LOT 0005

PROPERTY OWNER:


BILLY RAY HALL

ADDRESS/LOCATION:

3209 LOVING CV



LEGEND

 Z_19_08

0 125 250
Feet



Map 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.

CITY OF BELTON
Planning Department

Zoning Case # Z-19-08 Zoning

ZONING CHANGE:
PD-SF1
to
PD-SF1-SUP

LEGAL DESCRIPTION:
DAWSON RANCH SECTION I
PHASE I, BLOCK 003, LOT 0005

PROPERTY OWNER:
BILLY RAY HALL

ADDRESS/LOCATION:
3209 LOVING CV

Legend

- City Limits
- Z_19_08
- Current Zoning
- Agricultural
- Patio Home
- Planned Development
- Single Family-1
- Single Family-2
- Single Family-3

Map Date: 5/2/2019

0 250 500 Feet

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A horizontal scale bar with a black segment from 0 to 250 and a white segment from 250 to 500. The word "Feet" is at the right end.



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Zoning Case # Z-19-08 Aerial

ZONING CHANGE:

PD-SF1
to
PD-SF1-SUP

LEGAL DESCRIPTION:

DAWSON RANCH SECTION I
PHASE I, BLOCK 003, LOT 0005


PROPERTY OWNER:

BILLY RAY HALL

ADDRESS/LOCATION:

3209 LOVING CV

LEGEND

 Z_19_08

0 25 50
Feet



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Zoning Case # Z-19-08

CITY OF
BELTON
Planning Department

ZONING CHANGE:

PD-SF1
to
PD-SF1-SUP

LEGAL DESCRIPTION:

DAWSON RANCH SECTION I
PHASE I, BLOCK 003, LOT 0005

PROPERTY OWNER:




BILLY RAY HALL

ADDRESS/LOCATION:

3209 LOVING CV

200' Property Owner
Notification Area

Legend

-  200' Property Owner Notification Area
-  Z_19_08
-  Tax Appraisal Parcels

0 125 250
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.

Map Date: 5/2/2019 Aerial Imagery Date: 2018

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BILLY RAY HALL,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3209 LOVING COVE,
FROM A(N) PLANNED DEVELOPMENT SINGLE FAMILY-1 ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT SINGLE FAMILY-1 WITH A SPECIFIC USE PERMIT FOR AN ACCESSORY
DWELLING UNIT ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, May 21, 2019**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, May 28, 2019**, 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**

365672
AIRHART, JIM B ETUX ILAINA S SHOOK
3207 LOVING CV
BELTON, TX 76513-1361

458374
BOND, STEVEN ETUX LESA
2157 DUNNS HOLLOW DR
BELTON, TX 76513

458423
BROWN, CRAIG ETUX SUZANNE
2158 DUNNS HOLLOW DR
BELTON, TX 76513

365671
CONFIDENTIAL OWNER
3209 LOVING CV
BELTON, TX 76513

365674
HERZOG, STEPHEN L ETUX CHRISTINE A
3203 LOVING CV
BELTON, TX 76513-1361

458377
KIELLA FAMILY LTD
PO BOX 1344
TEMPLE, TX 76503-1344

458395
KIELLA FAMILY LTD
PO BOX 1344
TEMPLE, TX 76503-1344

365673
MINZAK, THOMAS J ETUX DEBRA S
3205 LOVING CV
BELTON, TX 76513-1361

365659
RIDLEY, PATRICK J ETUX SANDRA P
3202 DUNNS CANYON RD
BELTON, TX 76513-1362

365670
WALLACE, KERRIE L ETUX BARBARA A SHAW
3206 LOVING CV
BELTON, TX 76513

365678
ALLISON, LINDSEY M
3204 CASAWA CV
BELTON, TX 76513

365660
BRASWELL, LEZLI ETVIR ANTHONY
3200 DUNNS CANYON
BELTON, TX 76513

458372
BULLOCK, RALPH H JR ETUX JOANNA L
2131 DUNNS HOLLOW
BELTON, TX 76513

458376
FIRST OMEGA PARTNERS LTD
7353 W ADAMS AVE
TEMPLE, TX 76502-5539

458422
JOHNSON, STEVEN RAY ETUX AMANDA G
2146 DUNNS HOLLOW DR
BELTON, TX 76513

458378
KIELLA FAMILY LTD
PO BOX 1344
TEMPLE, TX 76503-1344

365669
LUSBY, JAMES M ETUX D'ANDRA F
3204 LOVING CV
BELTON, TX 76513-1360

365680
NEALY, SHELLEY G
3209 CASAWA CV
BELTON, TX 76513-8072

458373
RODRIGUEZ, MICHAEL ETUX JENNIFER
2143 DUNNS HOLLOW DR
BELTON, TX 76513

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

458418
BLUFF AT DUNNS HOLLOW SUBDIVISION
HOMEOWNERS ASSOCIATION
1 BENDING BR
BELTON, TX 76513

458375
BRO, JESSE M
2169 DUNNS HOLLOW DR
BELTON, TX 76513

458424
COLBY, GLEN H III ETUX GAIL L LOCKHART
2170 DUNNS HOLLOW DR
BELTON, TX 76513

365679
GAY, JONATHAN L ETUX KARIN M
3206 CASAWA CV
BELTON, TX 76513-8071

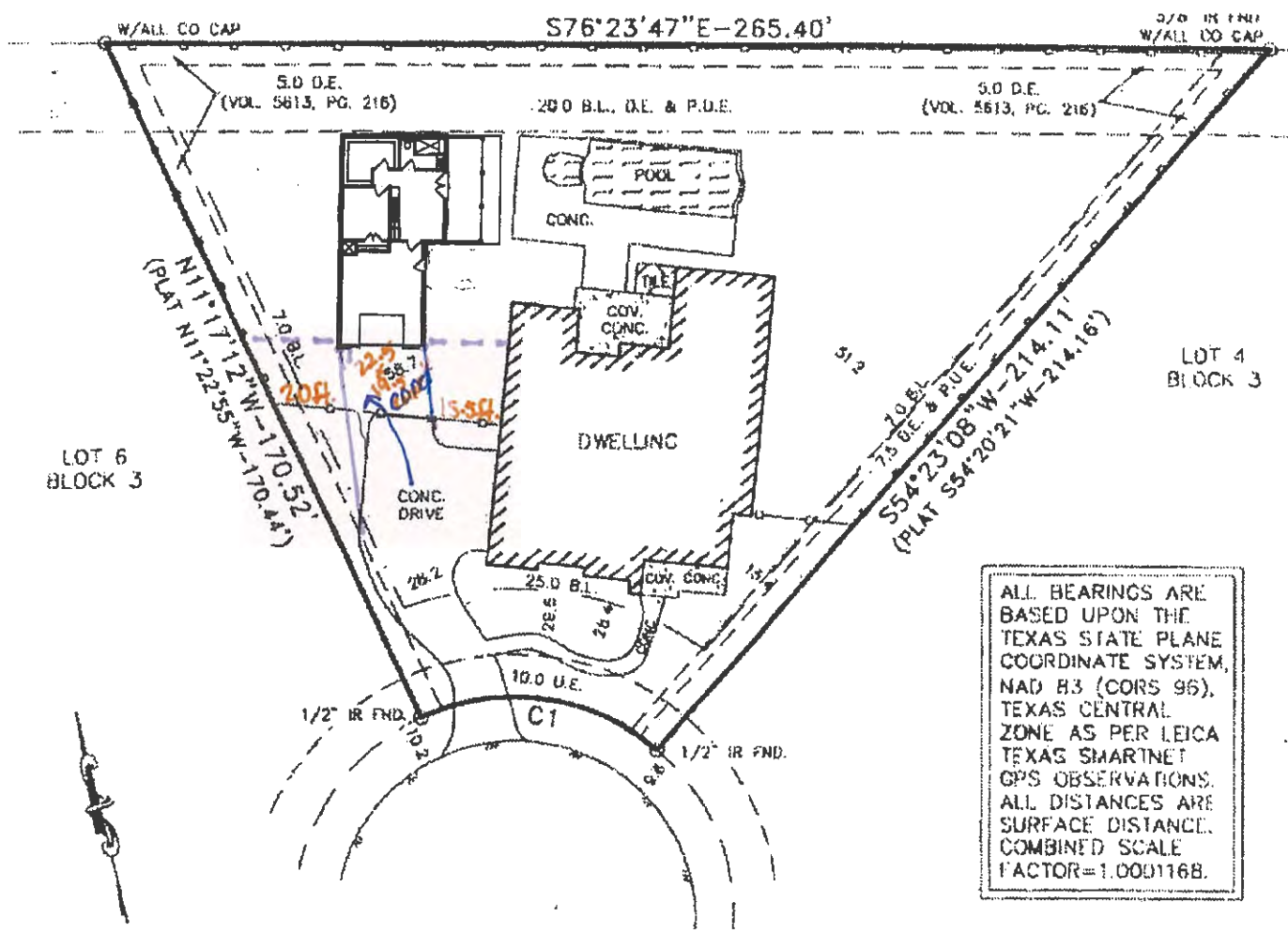
458421
KAM HOMEBUILDERS LTD
PO BOX 1344
TEMPLE, TX 76503-1344

458379
KIELLA FAMILY LTD
PO BOX 1344
TEMPLE, TX 76503-1344

365658
MILLER, VANCE GUY
3204 DUNNS CANYON RD
BELTON, TX 76513

458371
NETZEL, MATTHEW J
2117 DUNNS HOLLOW DR
BELTON, TX 76513

365668
TATOM, BARBARA DIANNE
3202 LOVING CV
BELTON, TX 76513





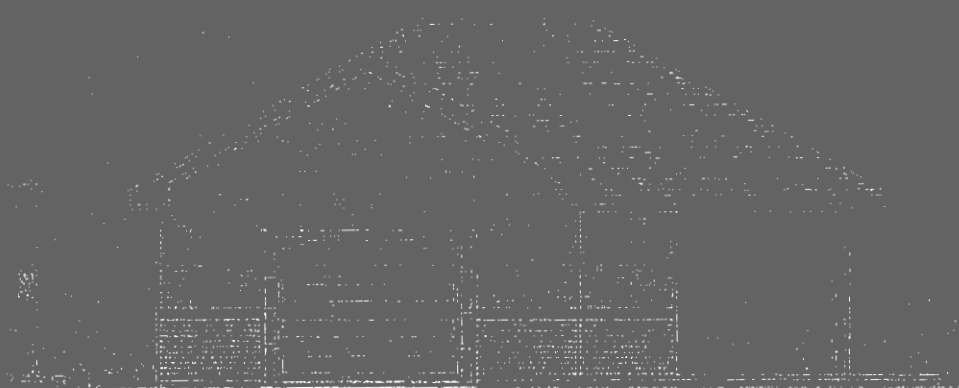
AREA	
LIVING	304
DINING	48
KITCHEN	95

FLOOR PLAN

2605 LOVING TRAIL



REAR ELEVATION



FRONT ELEVATION
SCALE 1/2" = 1'-0"

3769 LIVING TRAIL



ORDINANCE 2018-36

AN ORDINANCE OF THE CITY OF BELTON, TEXAS, AMENDING SEVERAL SECTIONS OF THE ZONING ORDINANCE AS IT RELATES TO ACCESSORY DWELLING UNITS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the amendments proposed herein have been presented to the Planning and Zoning Commission and due notice of said amendments and hearing on said amendments has been given as required by the City Zoning Ordinances and as required by law, and a hearing on said amendments before the City Planning and Zoning Commission of the City of Belton was set for the 16th day of October, 2018, at 5:30 p.m. for hearing and adoption.

WHEREAS, said amendments were duly recommended by the said City Planning and Zoning Commission and the date, time and place of the hearing on said amendments by the City Council of the City of Belton was set for the 23rd day of October, 2018, 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 amendments by the City Council of the City of Belton of 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:

PART 1. Section 42, Definitions, of the Zoning Ordinance of the City of Belton, Texas, is hereby amended as follows:

Removed:

Definitions for Servant's Quarters and Garage Apartment.

Amended:

BUILDING, MAIN

A building in which the principal use of the lot on which it is situated is conducted.

ACCESSORY BUILDING

A subordinate building or a portion of the main building located on the same lot as the main building, the use of which is incidental to that of the dominant use of the building or premises. Accessory buildings may include parking garages, adjacent farm structures, home workshops and tool houses, storage sheds, home greenhouses, etc.

Added:

ACCESSORY DWELLING UNIT

A subordinate building or a portion of the main building located on the same lot as the main building and may be used as a residence. Distinction is made between an Accessory Dwelling Unit with a kitchen and without a kitchen. Accessory dwelling units that do not contain a kitchen include guest houses or pool houses.

PART 2. Section 8, Agricultural District, Section 33, Specific Use Permits, Section 36, Accessory Building and Use Regulations of the Zoning Ordinance of the City of Belton, Texas, is hereby amended as follows:

Removed:

SECTION 8.2 – PERMITTED USES:
Servant's Quarters and Guest Quarters

SECTION 9.2 – PERMITTED USES:
Servant's Quarters and Guest Quarters

Added:

SECTION 8.2 – PERMITTED USES:
Accessory Dwelling Unit with or without a kitchen; new construction only

SECTION 9.2 – PERMITTED USES:
Accessory Dwelling Unit with or without a kitchen; new construction only

SECTION 10.2 – PERMITTED USES:
Accessory Dwelling Unit without a kitchen; new construction only

SECTION 11.2 – PERMITTED USES:
Accessory Dwelling Unit without a kitchen; new construction only

SECTION 12.2 – PERMITTED USES:
Accessory Dwelling Unit without a kitchen; new construction only

SECTION 33.4—A – AGRICULTURAL DISTRICT
Accessory Dwelling Unit, existing building conversion with or without a kitchen

SECTION 33.5—RE – RESIDENTIAL ESTATE DISTRICT
Accessory Dwelling Unit, existing building conversion with or without a kitchen

SECTION 33.6—SF-1 – SINGLE FAMILY RESIDENTIAL DISTRICT – 1; SF-2 – SINGLE FAMILY RESIDENTIAL DISTRICT – 2; SF-3 – SINGLE FAMILY RESIDENTIAL DISTRICT – 3;

Accessory Dwelling Unit (only in SF-1, SF-2, and SF-3 Districts): new construction with a kitchen and existing building conversion with or without a kitchen

Replaced:

SECTION 36.3—ACCESSORY BUILDING AND USE REGULATIONS

Accessory dwelling units (ADU) in the A, RE, SF-1, SF-2, and SF-3 Districts shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and must meet the following standards:

- A. Lot must be zoned AG, RE, SF-1, SF-2, SF-3.
- B. Limit to ONE ADU per lot.
- C. Minimum lot size is 5000 square feet.
- D. Maximum square feet allowed shall be 800 square feet or no more than 60% of the square footage of the main building, whichever is greater.
- E. Maximum Height: must be compatible with surrounding structures, not to exceed 2 ½ stories.
- F. Building setbacks: ADU must be constructed to the rear of the main building and observe the same side yard setbacks as required for the main building. An ADU shall have a rear yard setback of no less than 10 feet and if detached from the main structure, must be separated from the main structure by a minimum distance of 10 feet.
- G. One additional parking space is required for the addition of an ADU unless the parking requirement is already satisfied on the lot.
- H. Maximum lot coverage shall be no more than 60% with the addition of an ADU, including the main building and any other accessory buildings.
- I. Building materials shall be compatible with the main building and comply with the City of Belton Design Standards.
- J. Water and sewer utilities must share meters with the main building.
- K. Lot must be platted or exempt from platting per Section 45, Creation of Building Site.
- L. The ADU may not be sold separately from sale of the entire property, including the main dwelling unit.

PART 3: If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.


PART 4: This ordinance shall take effect immediately after its passage in accordance with the provisions of the Charter of the City of Belton, Texas, and it is accordingly so ordained.

PART 5: The Zoning Ordinance of the City of Belton, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

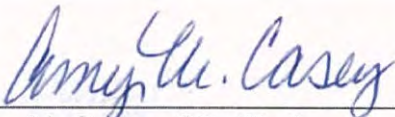
PART 6: It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

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 23rd day of October, 2018, by a vote of 6 ayes and 0 nays.

PASSED AND APPROVED on this the 23rd day of October, 2018.


Marion Grayson, Mayor

ATTEST:


Amy M. Casey, City Clerk

Staff Report – Planning & Zoning Item



Date: May 21, 2019
Case No.: P-19-19 Ramirez Addition
Request: Final Plat
Applicant: All County Surveying, Inc.
Owner/Developer: Maria Ramirez

Agenda Item

P-19-19 Consider a final plat of Ramirez Addition, a replat of Lots 13, 14, and 15, Block 4, Belton Lake Estates, comprising 0.539 acre, located on the east side of Wild Wood Drive, near its intersection with Cedar Crest Drive, north of FM 439, in Belton's ETJ.

Originating Department

Planning – Cheryl Maxwell, Director of Planning

Case Summary

This is a one lot subdivision proposed for residential use. A residence is already constructed on site.

Project Analysis and Discussion

This property is located in Belton's ETJ so there is no zoning. This replat combines three lots into one, comprising 0.539 acres. These lots are part of Belton Lake Estates, which was originally platted in 1962. A 25' building setback line and 10' utility easement are provided along the street frontage.

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

Water: This property is located within the 439 Water Supply Corporation (WSC) CCN. They have provided a letter confirming their ability to serve this subdivision. There is a 6" water line along Wild Wood Drive that provides service to this lot.

The City of Belton Fire Code requires a minimum water flow of 1,000 gpm for fire hydrants. 439 WSC estimates the flow of the existing 6" line to be 400 – 750 gpm; therefore, the applicant is requesting a variance to this requirement, and staff supports this request. The existing fire hydrant locations are satisfactory.

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 acre required for a septic system.

Drainage: With just one single family residence 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 street, Wild Wood Drive, is under County maintenance up to the northern property line of Lot 8, Block 6, Belton Lake Estates, on the west side of Wild Wood Drive, approximately 100' north of Cedar Crest Drive, where it transitions to private maintenance. Therefore, this subdivision has approximately 100' of public street frontage, which exceeds the minimum 20' required by the City (Subdivision Ordinance Section 511.02) and 50' required by the County. The public portion of Wild Wood Drive is a local street with 60' existing ROW. Existing pavement width on the public section varies from approximately 17 – 20'. No additional ROW is needed.

The Subdivision Ordinance (Section 502.01.H) 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. The developer is requesting a variance to this requirement. The Subdivision Ordinance allows waiver of this requirement for single family developments not exceeding 3 lots. Staff supports this request since this property is in Belton's ETJ in an area that is mostly developed already with no curb/gutter or other improvements. This area is outside the city limits, and the County is satisfied with the current facilities, which are under their maintenance. Since Wild Wood Drive is a local street, sidewalks are not required.

Parkland Dedication/Fee: Per Subdivision Ordinance Section 517, 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 requirement is requested. Staff supports the variance request since there are no city parks within a one mile radius, and this replat will result in a reduction in density from three lots to one.

Conclusion: Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and provided comments that 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, subject to approval of requested variances.

Recommendation

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

1. Approval of variance to water flow requirement of 1,000 gpm for fire protection;
2. Approval of variance to the perimeter street improvement requirement for Wild Wood Drive; and

3. Approval of variance to the parkland dedication/fee requirement.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Maps
4. Variance Requests

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

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

- ☐ Preliminary Subdivision Fees due \$ _____
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: _____ Date Due: _____ **(All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)**

Applicant: ALL COUNTY SURVEYING Phone: (254) 778-2272
Mailing Address: 4330 SOUTH 5th STREET, TEMPLE, TEXAS 76502
Email Address: chuck@allcountysurveying.com, shane@allcountysurveying.com

Owner: MARIA RAMIREZ Phone: (254)493-5094
Mailing Address: 3310 WILD WOOD DRIVE, BELTON, TEXAS, 76513
Email Address: luluramirez254@yahoo.com

Current Description of Property:

Lot: 13, 14, & 15 Block: 4 Subdivision: BELTON LAKE ESTATES
Acres: 0.569 Survey: _____
Abstract #: _____ Street Address: 3310 WILD WOOD DRIVE
Frontage in Feet: 224.68 Depth in Feet: 100'

Does Zoning comply with proposed use? N/A Current Zoning: N/A
Name of proposed subdivision: RAMIREZ ADDITION
Number of Lots: 1 Fee: \$ 253.00

Signature of Applicant: Charles C. L. L. Date: 4.10.2019

Signature of Owner: Maria Ramirez Date: 4-10-2019



P-19-19 LOCATION - RAMIREZ ADDITION

PROPOSED PLAT:

Final Plat
RAMIREZ ADDITION
0.539 Acres

PROPERTY OWNER:
MARIA RAMIREZ

LEGEND

 P_19_19
 City Limits

Zoning

 Agricultural
 Multi Family
 Planned Development
 Retail
 Single Family-1
 Single Family-2
 Single Family-3



P-19-19 - RAMIREZ ADDITION

PROPOSED PLAT:

Final Plat
RAMIREZ ADDITION
0.539 Acres

PROPERTY OWNER:

MARIA RAMIREZ

Proposed Ramirez Addition


WILDWOOD DR

CEDAR CREST DR

LAKE RIDGE RD

FM 439

Legend

 P_19_19





May 03, 2019

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

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

Dear Ms. Maxwell:

This letter is in response to your comments dated April 26, 2019.

We are working through the comments, and under the category of "Planning": Fire flows must meet 1000 gpm per the Fire Code, it is hereby desired by applicant to be allowed a "Fire Protection Waiver".

439 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. 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.



ALL COUNTY SURVEYING, INC

May 02, 2019

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

Re: Request for "Street Improvement Waiver" – Ramirez Addition (ETJ)

Dear Ms. Maxwell:

This letter is in response to your comments dated April 26, 2019.

We are working through the comments, and under the category of "Planning": Variance needed to perimeter street improvement, it is hereby desired by applicant to be allowed a "Street Improvement Waiver".

Wild Wood Drive is a "Publicly Maintained Roadway" that transitions into a "Privately Maintained Roadway" in Belton Lake Estates that has no curb or gutter throughout the entire subdivision and does not receive a substantial amount of vehicular or pedestrian traffic. Development in the area has been minimal and is not foreseen to increase by a considerable amount in the near future.

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.



May 02, 2019

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

Re: Request for "Parkland Dedication Waiver" – Ramirez Addition (ETJ)

Dear Ms. Maxwell:

This letter is in response to your comments dated April 26, 2019.

We are working through the comments, and under the category of "Planning": it is hereby desired by applicant to be allowed a "Parkland Dedication Waiver".

There is no Parkland in the close proximity of this residential subdivision.

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.

Staff Report – Planning & Zoning Item



Date: May 21, 2018
Case No.: P-19-20 Royal Heights Addition,
Replat No. One
Request: Final Plat
Applicant: Dana Tatum/Mitchell & Assoc.
Owner: Royal Heights LLC

Agenda Item

P-19-20 Consider a final plat of Royal Heights Addition, Replat No. One, comprising 6.293 acres, located on the northwest side of Loop 121, west of its intersection with FM 436.

Originating Department

Planning – Cheryl Maxwell, Director of Planning

Current Zoning: Planned Development Multiple Family (Townhomes)

Future Land Use Map (FLUM) Designation: Commercial Center

Design Standards Type Area: 11 - Primarily single family residential uses with opportunities of retail and commercial areas along Holland Road.

Case Summary

This plat consists of 55 residential lots, four green tracts totaling 0.559 acres, and one drainage/utility tract consisting of 1.109 acre. This property was platted as a one lot subdivision for an apartment complex in 2009. In November, 2017, this property was rezoned to Planned Development (PD) Multiple Family for attached townhomes. The PD zoning that was approved for this property in November 2017 included exhibits showing four Green Space areas providing 28 off-street parking spaces. The preliminary plat was approved by the City Council in September 2018 and was consistent with the PD zoning exhibits. The final plat is consistent with the preliminary plat. An updated Overall Layout has been provided that shows the same 28 parking spaces in the Green Space areas, but slightly redistributed.

Project Analysis and Discussion

The residential lots satisfy all area requirements as established in the PD zoning ordinance, as noted below:

Area Requirements: Lot width: 25' Lot depth: 90' Lot area: 2,250 sq. ft.
Setbacks: 20' front yard for all except Lots 1 – 7 Block 2 which has 15'
10' side yard between bldg. openings

10' side yard adjacent to street
15' rear yard

Maximum 12 units in cluster module not to exceed 300'.

A note has been provided on the plat requiring a 19' rear yard setback where garage entry is proposed from Allie Way.

Solid fencing/screening is required between residential and nonresidential zoning districts (Zoning Ordinance, Section 41). The developer's site plan shows an existing 6' fence along the perimeter of the property adjacent to the Single Family – 3 Zoning District where the Liberty Hill development is located. A few of these lots do not currently have a fence; the applicant is required to provide fencing for those lots that are residentially zoned. The applicant is proposing new fencing along the southern edge of the easement where the townhome lots back to the easement. Along Loop 121, the fencing stops where the string of lots will front on Loop 121. Fencing along Loop 121 is required to be constructed of wood with a capped topped rail and masonry columns spaced every 50 linear feet.

Two entrances are proposed for this subdivision from Loop 121 and these driveway locations have been approved by TxDOT. The lots with frontage along Loop 121 will face Loop 121 but access via an alley at the rear of the lots is proposed. On-site parking requirements are two spaces per residential unit. Units with a one car garage will provide two parking spaces on site – one space in the garage, and one in the driveway. Units with a two car garage will provide four parking spaces on site – two spaces in the garage and two in the driveway. An additional 28 parking spaces will be provided for general parking for guests and visitors in the complex in the designated green areas.

The applicant provided a traffic study that provides an assessment of existing and projected vehicle operations in this area and proposed driveway locations per TxDOT criteria. The study evaluated existing conditions, trip generation estimates, driveway locations, and deceleration/acceleration lanes and concluded there would be minimal impact from this development; no improvement/mitigation measures were recommended in the study.

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

Water: An existing 8" water line runs along the north side of Loop 121. The applicant proposes to tap this line and construct an 8" line throughout the subdivision. The 8" line satisfies minimum requirements for fire protection and the fire hydrant locations are satisfactory. Clearwater Underground Water Conservation District has identified two abandoned wells on this site and plugging of these wells is required prior to plat signatures.

Sewer: An existing 27" sewer line runs along the north side of Loop 121. The applicant proposes to tie into this line and extend a 6" line throughout the subdivision.

Drainage: A 1.109 acre tract is proposed for drainage/utility needs along the northeast property line. An analysis of pre and post-development storm water conditions have been

provided and reviewed. No on-site detention is proposed; a drainage channel will be provided and will be owned and maintained by the city. Staff and the applicant are undergoing discussions regarding drainage methodology and calculations. We hope to resolve any issues prior to the Planning Commission meeting. City and TxDOT approval of applicant's drainage plan is required.

Streets: One roadway and one alley will provide access to the lots in this subdivision. Royal Loop will be constructed as a local street with a 31' pavement width and curb and gutter within a 50' wide ROW. The alley will be constructed with 22' pavement and laydown curb within a 24' wide ROW. No perimeter street improvements are required for Loop 121 since it is a TxDOT roadway.

Loop 121 is a major arterial roadway on the City's Thoroughfare Plan. A minimum 120' ROW is required, and there is currently approximately 120' ROW existing; therefore, no additional ROW is requested by TxDOT.

The Restrictive Covenants prohibit parking on the public streets during the hours between 10:00 p.m. and 6:00 a.m. In addition, "No Parking" signs to this effect will be placed along Royal Loop and Allie Way, and Allie Way will be striped as a fire lane with no parking allowed at any time.

Sidewalks: A 6' wide sidewalk is required along Loop 121, an arterial roadway. The site plan shows a 6' sidewalk along Loop 121 and 5' sidewalk along one side of the local street, Royal Loop. The sidewalk along Loop 121 is currently shown stopping at the drainage/utility easement instead of extending to the property line, due to the difficulty in crossing the easement. Staff agrees this is a reasonable termination point, anticipating the extension of the sidewalk by TxDOT in conjunction with widening of the roadway at some point in the future.

Parkland Dedication/Fees: The parkland fee is \$200 per residential unit. For 55 dwelling units, the fee equates to \$11,000. These funds will be used at Miller Heights Community Park and S. Wall Street Tiger Splash Pad, both within a one-mile radius of the subdivision. These funds are due at the time of plat signatures.

Conclusion: We have reviewed the plat and find it acceptable as a final plat, subject to conditions identified in the city letter to the applicant dated May 17, 2019.

Recommendation

Recommend approval of the final plat of Royal Heights Addition, Replat No. One, subject to conditions identified in the city letter to the applicant dated May 17, 2019.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Final Plat Overall Layout

5. Staff Letter of Conditions Dated May 17, 2019
6. Exhibits Provided with Preliminary Plat
 - Exhibit A--Preliminary Plat
 - Exhibit B--Overall Layout
 - Exhibit C--Development Concept Plan
 - Exhibit D--Graphical Concept Plan
7. PD Ordinance from 2017

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 \$ 690

☒ Final Subdivision

Plat CK # 40629

☐ Administrative Plat

☐ Replat

☐ ETJ

☐ City Limits

Date Received: 04-12 Date Due: 04-15 (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Mitchell & Associates, Inc. Phone: (254) 634-5541

Mailing Address: PO Box 1088, Killeen, TX 76541

Email Address: areneau@mitchellinc.net, bmitchell@mitchellinc.net

Owner: Royal Heights LLC Phone: (512) 766-8101

Mailing Address: PO Box 342672, Austin, TX 78734

Email Address: dana@j3builderstx.com

Current Description of Property:

Lot: 1 Block: 1 Subdivision: ROYAL HEIGHTS ADDITION

Acres: 6.285 Survey: M. F. Connell Survey

Abstract #: 6 Street Address: Loop 121


Frontage in Feet: 868.35 Depth in Feet: 559.86

Does Zoning comply with proposed use? Yes Current Zoning: PUD

Name of proposed subdivision: ROYAL HEIGHTS ADDITION, REPLAT No. ONE

Number of Lots: 55 Fee: \$ 690

Signature of Applicant:  Date: 12.20.18

Signature of Owner:  Date: 12.20.18



Minimum Finished Floor Elevation (F.F.E.)

LOT	BLOCK	MIN. F.F.E.
23	1	582.62
24	1	581.12
25	1	582.72
26	1	582.18
27	1	582.02
28	1	581.67
29	1	581.26
30	1	581.12
31	1	580.88
32	1	580.07
33	1	580.67
34	1	580.65
35	1	580.36
36	1	580.15

CURVE TABLE

CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	N83°14'W	55.84	57.52	45.00	50°14'30"	30.79
C2	N53°18'23"W	29.97	30.54	45.00	36°54'22"	15.89
C3	N34°28'51"W	8.71	8.71	95.00	5°15'17"	4.56
C4	N45°54'48"W	22.51	22.57	95.00	13°30'37"	11.34
C5	N53°33'03"W	22.40	22.45	95.00	12°38'54"	11.38
C6	N48°34'17"W	10.57	10.57	95.00	6°22'34"	5.29
C7	N73°04'20"W	0.82	0.82	75.00	0°37'31"	0.41
C8	N81°42'00"W	21.89	21.77	75.00	14°57'30"	10.84
C9	S61°58'46"W	20.89	20.84	75.00	14°00'34"	10.55
C10	S44°08'10"W	20.99	20.45	75.00	15°44'41"	10.39
C11	S50°08'55"W	21.00	21.07	75.00	14°05'49"	10.61
C12	S33°40'30"W	21.98	22.04	75.00	14°51'21"	11.11
C13	S21°52'42"W	16.99	16.99	75.00	8°23'54"	8.51
C14	N42°02'35"E	70.95	76.88	50.00	90°23'41"	50.35
C15	S42°02'35"W	35.46	39.44	25.00	90°23'41"	25.17
C16	S45°01'47"E	34.33	35.39	40.00	50°14'30"	18.55
C17	S53°18'22"E	44.62	47.83	20.00	38°54'22"	24.72
C18	S25°50'07"E	24.90	24.98	90.00	15°54'07"	12.57
C19	S10°47'34"E	22.43	22.49	95.00	14°19'03"	11.39
C20	S31°12'09"W	21.36	21.43	90.00	13°36'44"	10.77
C21	S13°23'44"W	10.73	10.74	90.00	6°30'03"	5.37

LINE TABLE

LINE	LENGTH	BEARING
L1	15.48	S72°45'34"E
L2	15.72	S14°01'30"E
L3	16.06	S31°48'11"E
L4	3.29	S23°57'09"W
L5	20.02	S37°14'54"W
L6	20.03	S59°53'37"W
L7	21.38	S33°58'49"E
L8	17.47	N53°51'34"W
L9	20.07	S33°51'12"E



Notes:

55 Residential Lots
5 Tracts
Tract A: Drainage and Utility Easement
Tracts 1-4: Green Space and Parking to be owned and maintained by HOA

Proposed Street Sections

NAME	R.O.W. WIDTH	BOC TO BOC PAVEMENT WIDTH	GUTTER TYPE
ROYAL LOOP	50	31	Standard Curb & Gutter
ALLIE WAY	24	22	Ribbon Curb

PROPERTY OWNER
Royal Heights LLC
P.O. Box 342672
Austin, TX 78734

KNOW ALL MEN BY THESE PRESENTS, that Royal Heights, LLC, whose address is P.O. Box 342672, Austin, TX 78734, being the sole owner of that certain 6.283 acre tract of land in Bell County, Texas, being part of the M. F. Kennel Survey, Abstract No. 6, which is more fully described in the declaration of ROYAL HEIGHTS ADDITION, REPLAT NO. ONE, as shown by the plat hereto attached hereto, and made a part hereof, and approved by the City of Belton, Bell County, Texas, and Royal Heights, LLC, do hereby submit said ROYAL HEIGHTS ADDITION, REPLAT NO. ONE, as an addition to the City of Belton, Bell County, Texas, and hereby dedicate to said city all streets, avenues, roads, drives and other places on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Belton. The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may at any time be permitted to be installed or maintained.

Consider also hereby grant, convey, and transfer to the City of Belton, in fee simple, the acreage shown on Tract A.

WITNESS the execution hereof, on this _____ day of _____, 2019.

Royal Heights, LLC

Deed Trustee, Secretary

Belton Tex. the undersigned authority, on this day personally appeared Data Tatum, known to me to be the person whose name is subscribed to the foregoing instrument, it has been acknowledged to me that she executed the foregoing instrument as the owner of the property described herein.

NOTARY PUBLIC STATE OF TEXAS
My Commission Expires _____

I, the undersigned, being the above and foregoing plat of ROYAL HEIGHTS ADDITION, REPLAT NO. ONE, was approved this _____ day of _____, 2019, by the Planning and Zoning Commission of the City of Belton, Bell County, Texas.

CHAIRMAN, PLANNING COMMISSION _____ SECRETARY, PLANNING COMMISSION _____

I hereby certify that the above and foregoing plat of ROYAL HEIGHTS ADDITION, REPLAT NO. ONE, was approved this _____ day of _____, 2019, by the City Council of the City of Belton, Bell County, Texas.

MAYOR, CITY OF BELTON _____ ATTORNEY, CITY SECRETARY _____

Said plat shall be subject to all the requirements of the Subdivision Ordinance of the City of Belton.

Witness my hand this _____ day of _____, 2019.

CITY CLERK _____

KNOW ALL MEN BY THESE PRESENTS,

That I, Robert E. Mitchell, Registered Professional Land Surveyor, do hereby certify that I did prepare the plat from an actual and accurate survey of the land, that the corner monuments shown herein were properly placed under the personal supervision in accordance with the subdivision regulations of the City of Belton, Texas, and this subdivision is within the City Limits of Belton, Texas.

Robert E. Mitchell
Registered Professional
Land Surveyor, No. 5805

"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 or equal to 2 acres is possible under district rules if the purpose of the well meets the definition of beneficial use. The District Rules and Chapter 36, of 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 specific systems, unless the well is constructed with an approved sanitary seal allowing setback from the on-site specific to be reduced to a minimum 50 feet. Clearwater CUWCD District Rules are at: <http://www.cuwcd.org>

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CUWCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that the proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our expectations described by District Policy and affirmed by District Staff.

Del. Aaron, General Manager CUWCD _____ Date _____

NOTES:

- All bearings are based upon the Texas Coordinate System, NAD 83 (ICRBS 94), Texas Central Zone or determined by ICRBS Texas Smartnet GPS observations. All distances are surface distances. Combined scale factor 1.0001168.
- This subdivision is located in zone X, areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map, (Flood Insurance Rate Map). Map No. 48027C0300E, effective date September 24, 2009 for Bell County, Texas.
- A nineteen (19) foot rear building line is required for rear garages along Allie Way. The fifteen (15) foot rear building line will be retained for all other parts of the structure, to include but not limited to second story cantilevers.
- The City of Belton does not regulate lot lot drainage.

ATTACHE

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this _____ day of _____, 20____ A.D.

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD this _____ day of _____, 20____ In Year _____
at _____, Bell County, Texas. Official Public Records of Real Property, Bell County, Texas.

NO.	DATE	DESCRIPTION	BY	FOR
1	11/15/17	ORIGINAL	ROYAL HEIGHTS, LLC	PLAT
2	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
3	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
4	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
5	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
6	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
7	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
8	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
9	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
10	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
11	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
12	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
13	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
14	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
15	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
16	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
17	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
18	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
19	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
20	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
21	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
22	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
23	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
24	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
25	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
26	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
27	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
28	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
29	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
30	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
31	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
32	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
33	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
34	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
35	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
36	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
37	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
38	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
39	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
40	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
41	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
42	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
43	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
44	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
45	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
46	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
47	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
48	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
49	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
50	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
51	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
52	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
53	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
54	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
55	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
56	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
57	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
58	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
59	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
60	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
61	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
62	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
63	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
64	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
65	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
66	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
67	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
68	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
69	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
70	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
71	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
72	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
73	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
74	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
75	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
76	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
77	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
78	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
79	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
80	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
81	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
82	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
83	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
84	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
85	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
86	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
87	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
88	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
89	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
90	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
91	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
92	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
93	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
94	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
95	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
96	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
97	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
98	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
99	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT
100	11/15/17	AMENDED	ROYAL HEIGHTS, LLC	PLAT

ROYAL HEIGHTS ADDITION, REPLAT NO. ONE
BEING A REPLAT OF ALL OF ROYAL HEIGHTS ADDITION
BELTON, BELL COUNTY, TEXAS

FINAL PLAT

SHEET FILE

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
AUSTIN, TEXAS 78701
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXT: (254) 634-2141
E-MAIL: info@mitmiller.com
WEBSITE: www.mitmiller.com

DATE: 11/15/17
BY: R.E.M.
CHECKED: R.E.M.
APPROVED: R.E.M.
SCALE: AS SHOWN
SHEET: 1 OF 1
PROJECT: ROYAL HEIGHTS ADDITION, REPLAT NO. ONE

P-19-20 LOCATION - ROYAL HEIGHTS ADDITION REPLAT NO. 1

PROPOSED PLAT:

Final Plat
Proposed Royal Heights
Addition Replat No.1
6.285 Acres

PROPERTY OWNER:

ACE RENEAU

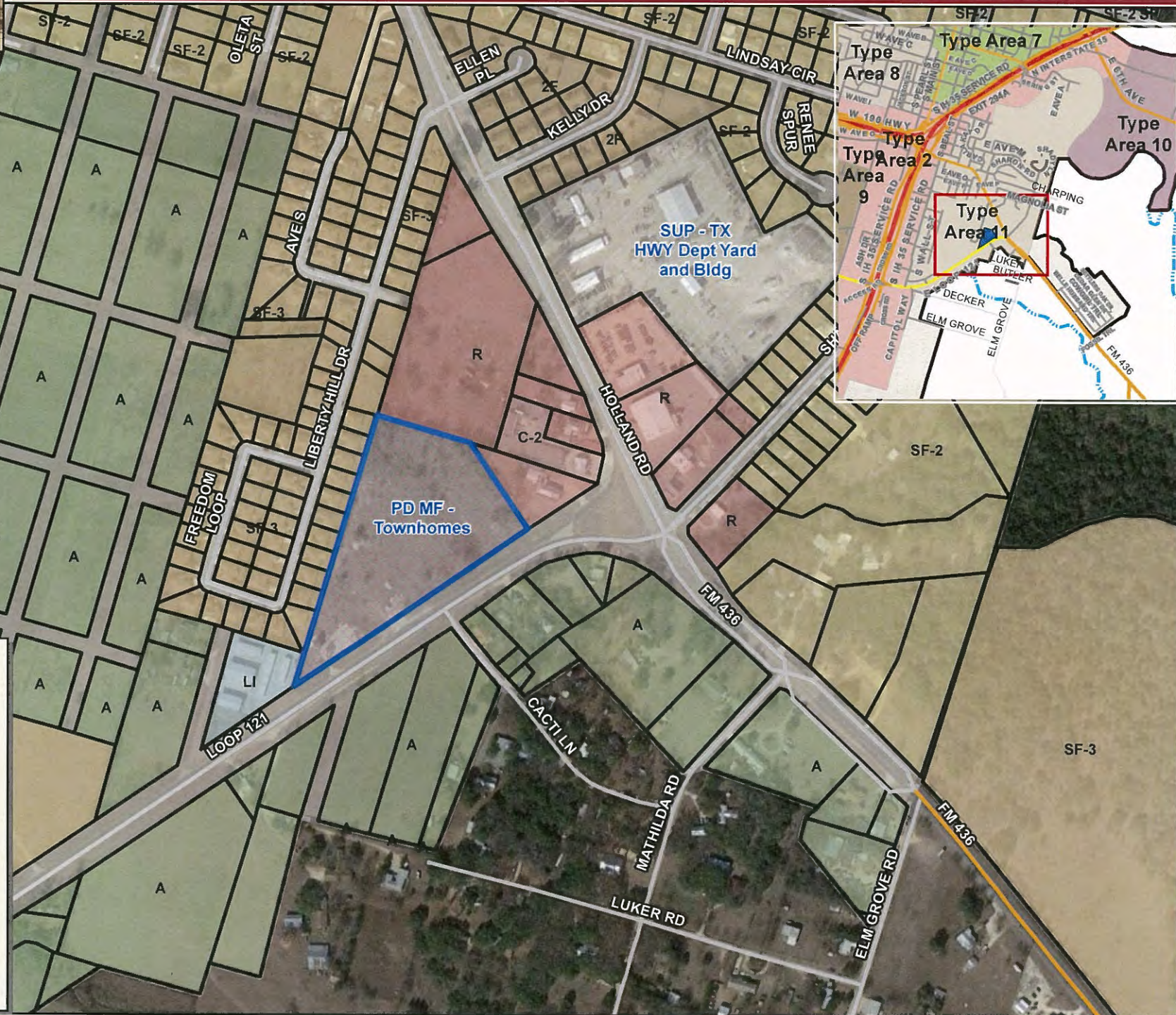
LEGEND

 P_19_20

 City Limits

Zoning

-  Agricultural
-  Commercial-2
-  Light Industrial
-  Planned Development
-  Retail
-  Single Family-2
-  Single Family-3
-  Specific Use Permit
-  Two Family



PROPOSED PLAT:

Final Plat
Proposed Royal Heights
Addition Replat No. 1
6.285 Acres

PROPERTY OWNER:

ACE RENEAU

Proposed Royal Heights Addition Replat No.1

FREEDOM LOOP

LIBERTY HILLS DR

LOOP 121

CACTILN

HOLLAND RD

SHADY LN

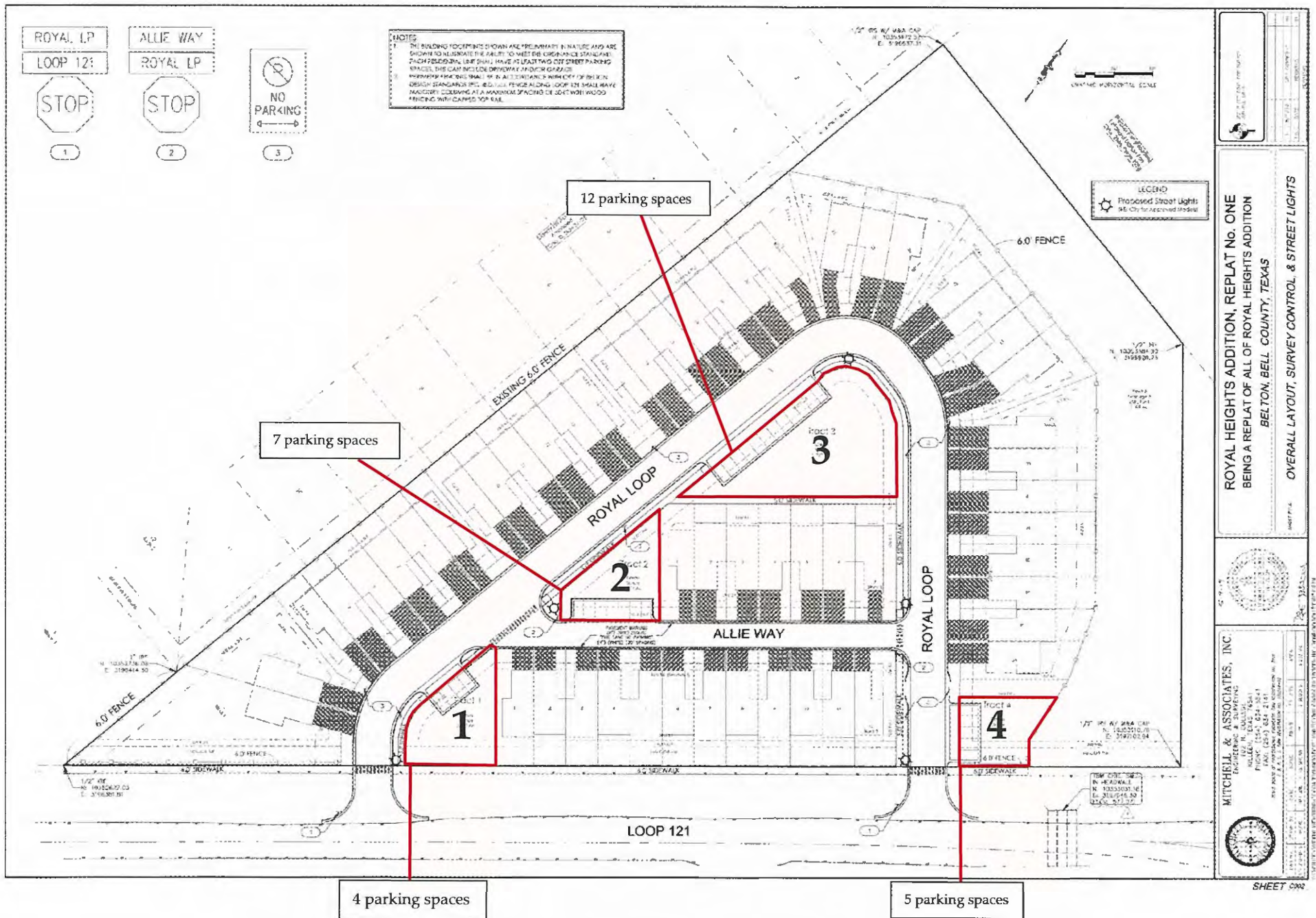
FM 436

MATHILDA RD

Legend

■ P_19_20

Final Plat - Overall Layout





City of Belton

Planning Department

May 17, 2019

Project: ROYAL HEIGHTS ADDITION REPLAT NO. 1 FINAL PLAT
Applicant: MITCHELL AND ASSOC. – ACE RENEAU
Date Submitted: 04-15-19
2nd Submittal: 05-09-19
3rd Submittal: 05-16-19
Location: 6.285 ACRES / LOOP 121

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

PLANNING – Cheryl Maxwell – CMaxwell@BeltonTexas.gov:

1. On plat, identify the dimensions shown for ROW as “ROW” and those shown for pavement width as “pavement width”.
2. Two abandoned water wells on site must be plugged prior to plat signatures, per CUWCD requirements.

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

1. Previous comments have all been addressed. Submit revised geotechnical report per revisions made prior to approval of construction plans.
2. At applicant’s request, drainage methodology and calculations under review. Final drainage plans must be approved by the City and TxDOT.

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

No further comments.

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

No further comments.

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

No further comments.

GIS – James Gibson, JGibson@BeltonTexas.gov:

No further comments.

Outside Utility Provider Comments

- ☐ **Oncor:**
- ☐ **AT&T:**
- ☐ **Atmos Energy:**
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**

- ☐ **Spectrum (Time Warner):**
- ☐ **USPS:**
- ☐ **Clearwater UWCD:** Abandoned wells must be plugged prior to plat signatures.
- ☐ **TXDOT:** Driveway permit on file 05-09-19.

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.

EXHIBIT A - Preliminary Plat

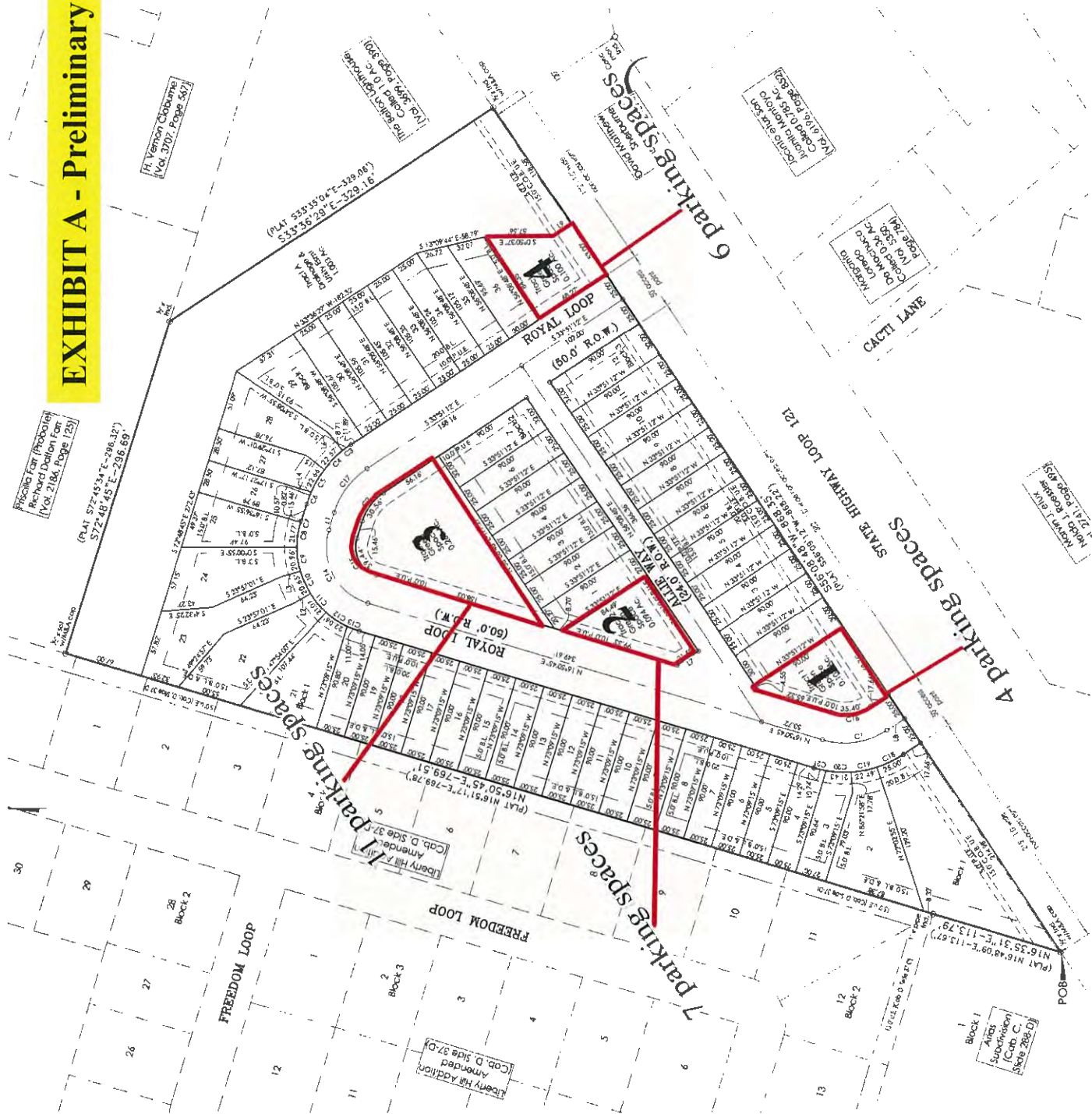
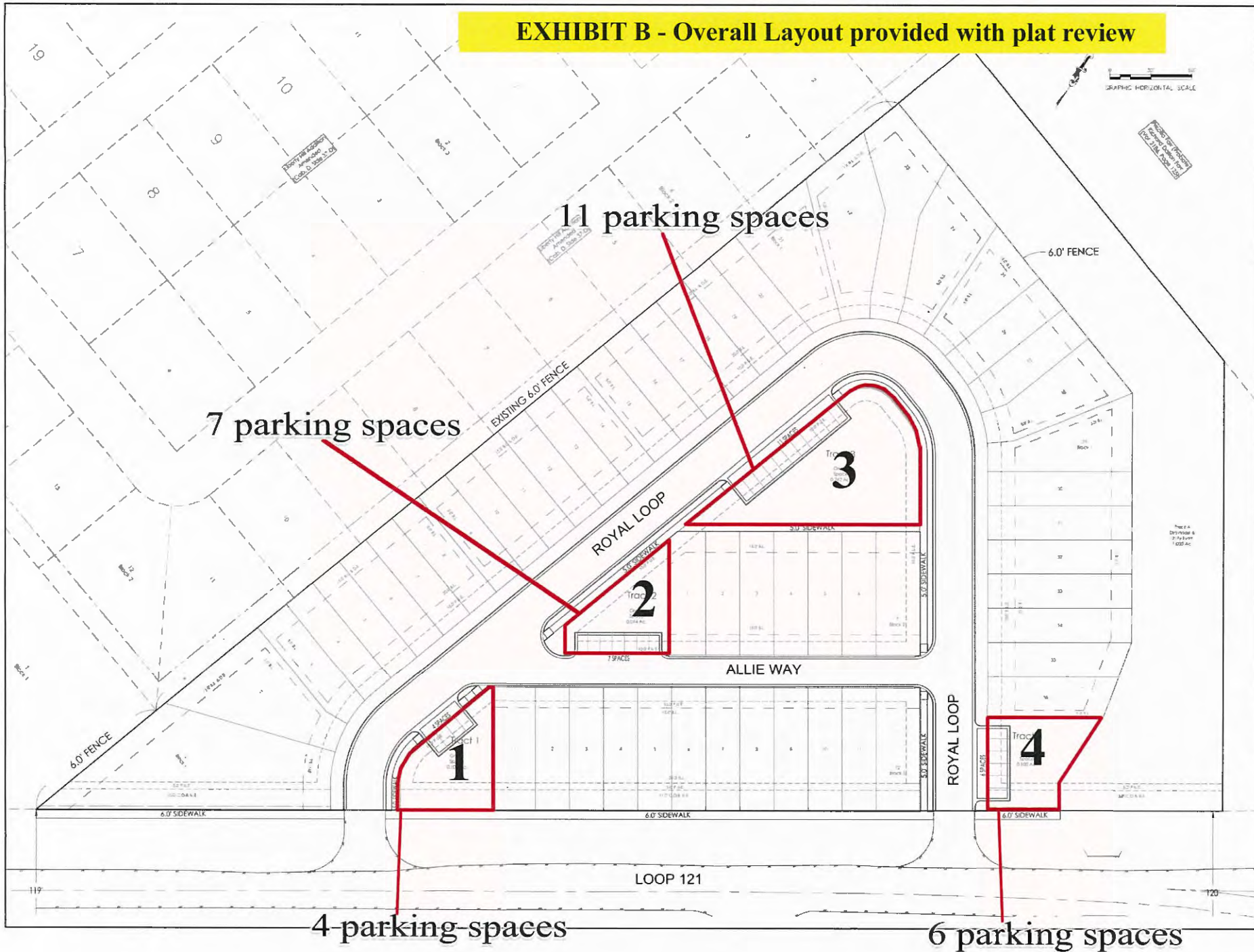


EXHIBIT B - Overall Layout provided with plat review



ROYAL HEIGHTS ADDITION, REPLAT NO. ONE
BEING A REPLAT OF ALL OF ROYAL HEIGHTS ADDITION
BELTON, BELL COUNTY, TEXAS

OVERALL LAYOUT

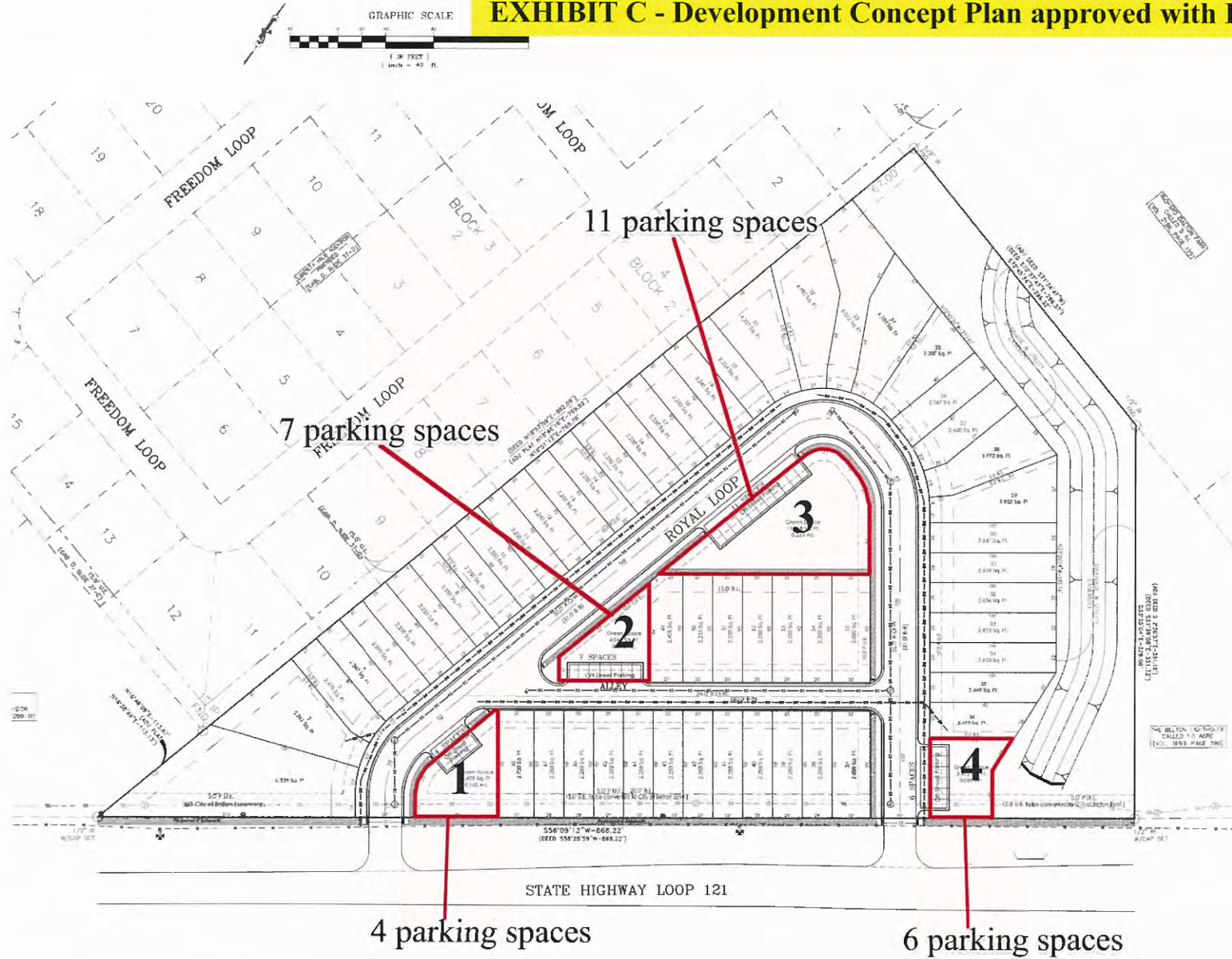
FOR INFORMATION PURPOSE
This document has
been reviewed on
August 13, 2018
for the purpose of review
and comment.
It is the responsibility of
the engineer, P.E.
to ensure that the
plans are not to be used
for construction purposes.

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1022 N. COLLEGE
WILLEN, TEXAS 75541
PHONE: (254) 634-2141
FAX: (254) 634-2141
STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS NO. 0001
C.E. & P.E. & P.S. EXPIRATION DATE 12/31/2020



SHEET

EXHIBIT C - Development Concept Plan approved with PD Zoning



ROYAL HEIGHTS

BELTON, BELL COUNTY, TEXAS

DEVELOPMENT CONCEPT PLAN

MITCHELL & ASSOCIATES, INC.

ENGINEERING & SURVEYING

102 N. COLLEGE

WILSON, TEXAS 76798

PHONE (254) 634-5541

FAX (254) 634-2141

REAL NAME OF PROFESSIONAL ENGINEER OR SURVEYOR

DATE OF PLAN

BY

DATE

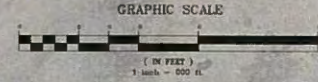
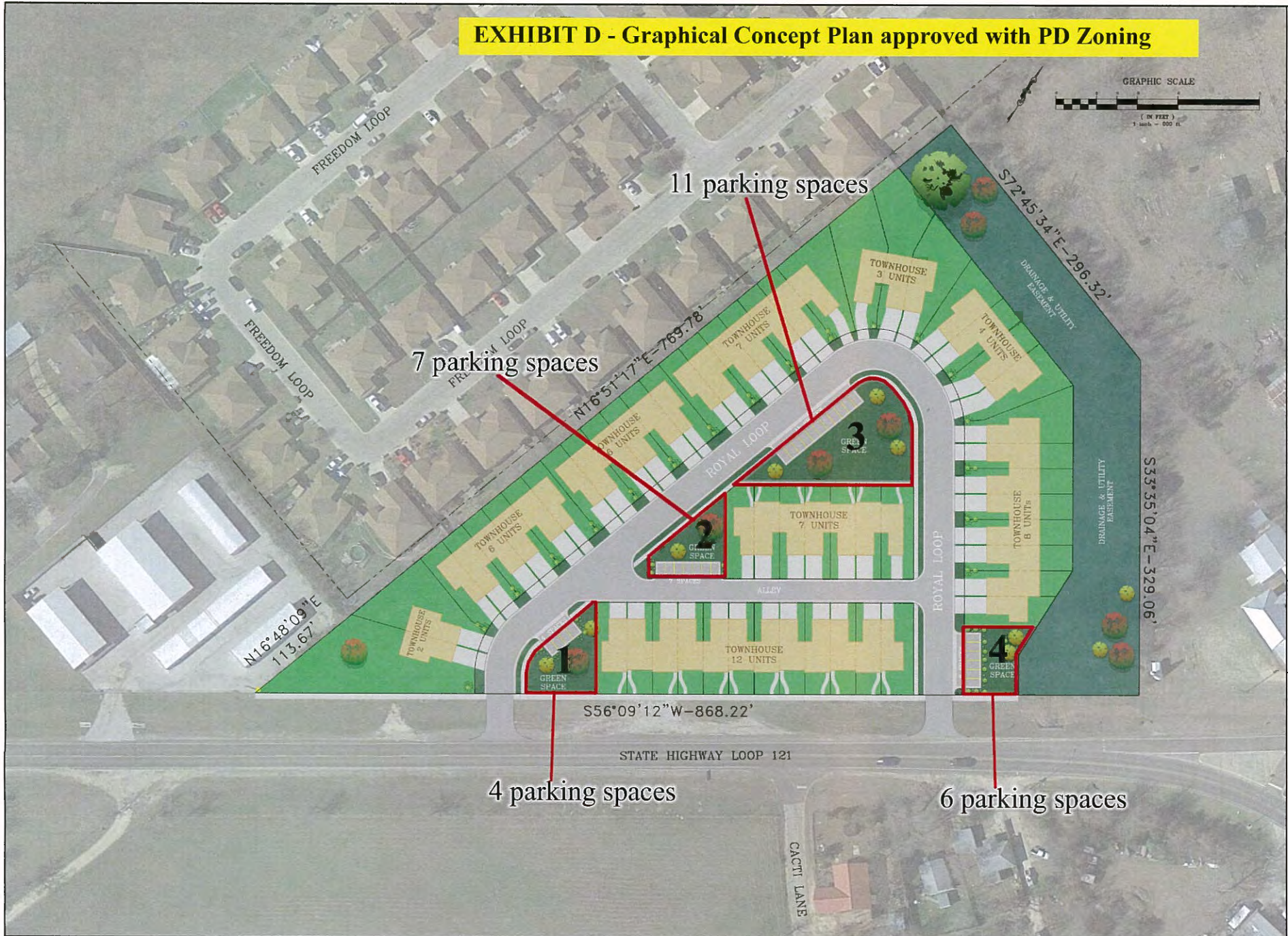
DATE

DATE

DATE



EXHIBIT D - Graphical Concept Plan approved with PD Zoning



NO.	DATE	REVISIONS	BY

ROYAL HEIGHTS
BELTON, BELL COUNTY, TEXAS
GRAPHICAL CONCEPT PLAN
SHEET P2

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
BELTON, TEXAS 77705
PHONE: (254) 634-2541
FAX: (254) 634-2141
REAL ESTATE BROKER: (254) 634-2541

DATE: 10/1/2011
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



ORDINANCE NO. 2017-41

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM PLANNED DEVELOPMENT MULTIPLE FAMILY FOR APARTMENTS TO PLANNED DEVELOPMENT MULTIPLE FAMILY FOR TOWNHOMES ON A 6.285 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 11 DESIGN STANDARDS.

WHEREAS, Royal Heights LLC, owner of the following described property has presented a 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, 2017, at 5:30 p.m. for hearing and adoption, said district being described as follows:

901 E. Loop 121, Block 1, Lot 1 Royal Heights Addition, 6.285 acres,
Belton, Texas (location map attached as Exhibit "A")

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 28th day of November, 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, be and is hereby changed from Planned Development Multiple Family Zoning District for apartments to Planned Development Multiple Family Zoning District for townhomes, in accordance with Section 15 – Multiple Family Zoning District, and the Design Standards in Ordinance No. 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The allowable uses of the property shall conform to the Multiple Family Zoning District in all respects, except for the following:
 - a. Townhomes are a permitted use;
 - b. Minimum front yard setback of 20 feet for Lots 1-48, instead of the required 25 feet;
 - c. Minimum front yard setback of 15 feet for Lots 49-55, instead of the required 25 feet;

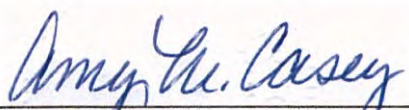
- d. Minimum side yard setback of 10 feet between buildings with openings, instead of the required 15 feet;
 - e. Minimum rear yard setback of 15 feet, instead of the required 20 feet;
 - f. Minimum rear yard setback of 15 feet when the building is in excess of one story and adjacent to a Single Family Zoning District, instead of the required 60 feet;
 - g. Minimum lot area of 2,250 square feet, instead of the required 2,700 square feet; and
 - h. Maximum of 12 dwelling units in cluster module not exceeding 300 linear feet, instead of the required 3 dwelling units.
2. The development of the property shall conform to all applicable Type Area 11 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
- a. Site Development Standards discussed above (Exhibits B and C)
 - b. Building Design Standards (Exhibit D)
 - c. Landscape Design Standards
3. Sign Standards shall conform to Ordinance 2008-11.
4. A subdivision re-plat is required.

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 28th day of November, 2017, by a vote of 7 ayes and 0 nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk on this the 28th day of November, 2017.


Marion Grayson, Mayor

ATTEST:


Amy M. Casey, City Clerk



Zoning Case # Z-17-16 Location

ZONING CHANGE:

PD-MF Apartments
to
PD-MF Townhomes

LEGAL DESCRIPTION:

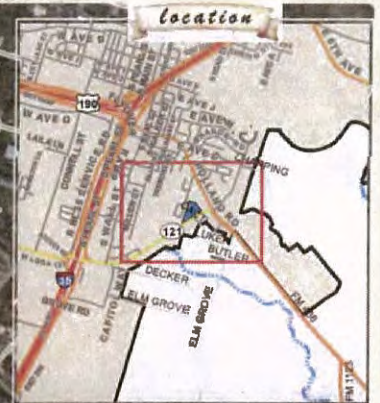
ROYAL HEIGHTS ADDITION
BLOCK 001, LOT 0001
ACRES 6.285

PROPERTY OWNER:

ROYAL HEIGHTS LLC

ADDRESS/LOCATION:

901 E Loop 121



LEGEND

Z_17_16

Map Date: 11/3/2017 Aerial Imagery Date: 2015

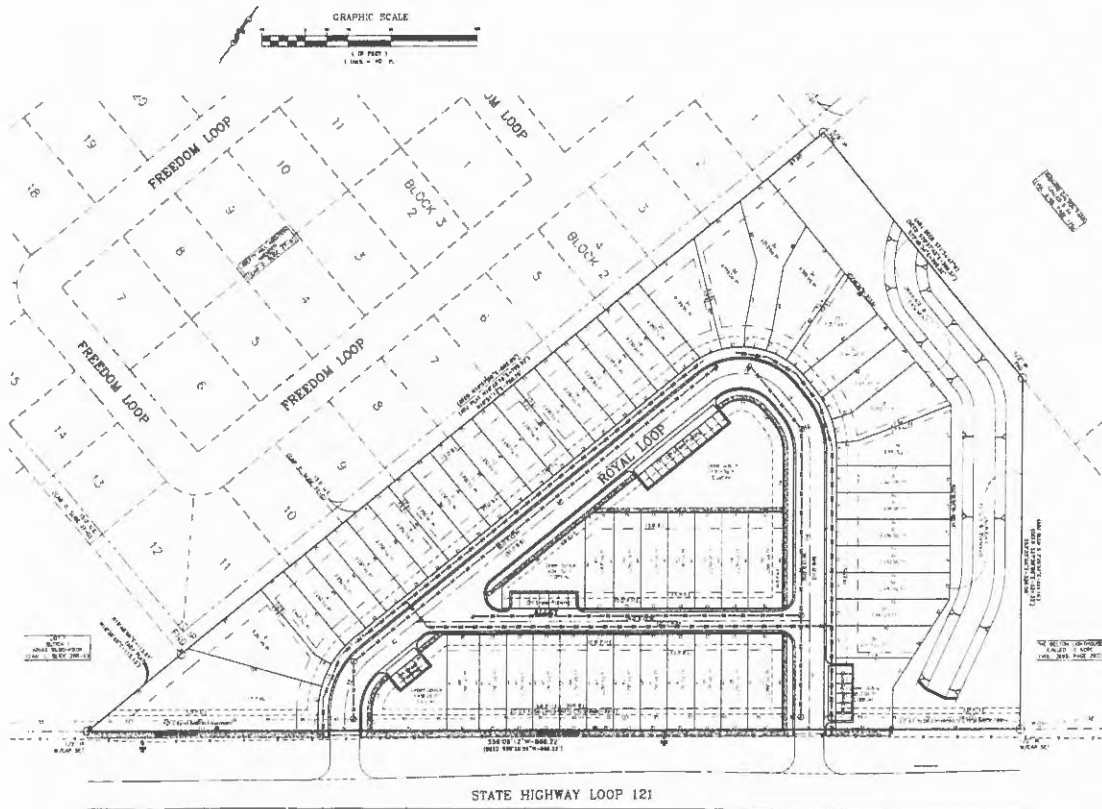
0 200 400 600 Feet



Map 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 accuracy or completeness.

Exhibit "A"

EXHIBIT 'B'



ROYAL HEIGHTS
BELTON, BELL COUNTY, TEXAS
DEVELOPMENT CONCEPT PLAN

MITCHELL & ASSOCIATES, INC.
ENGINEERS & ARCHITECTS
1000 W. 10TH STREET
WALTON, TEXAS 76791
PHONE (817) 845-1011
FAX (817) 845-1011

SHEET P1

EXHIBIT "C"



MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
FOR THE STATE OF TEXAS, I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER AND SURVEYOR.

ROYAL HEIGHTS

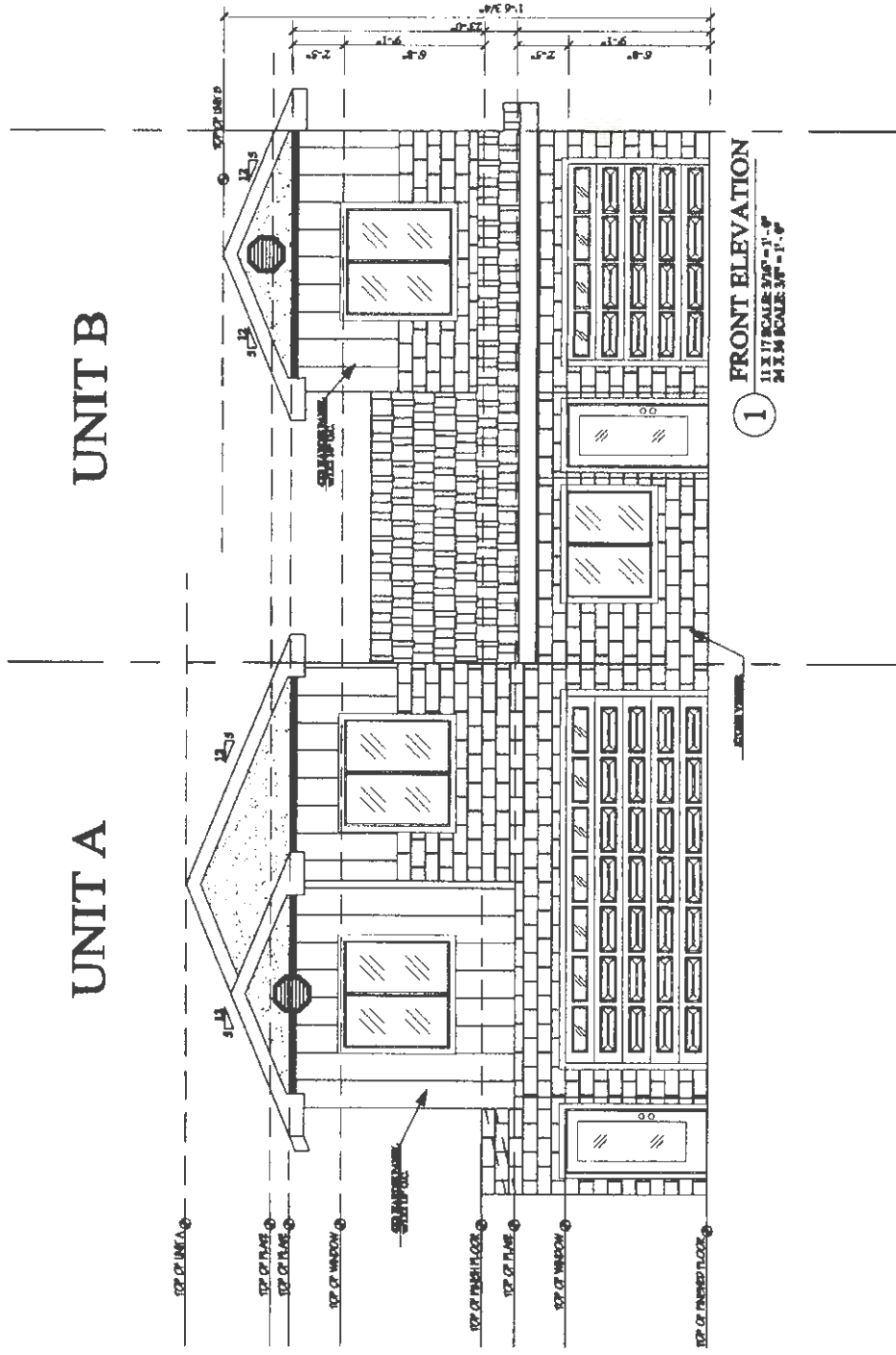
BELTON, BELL COUNTY, TEXAS

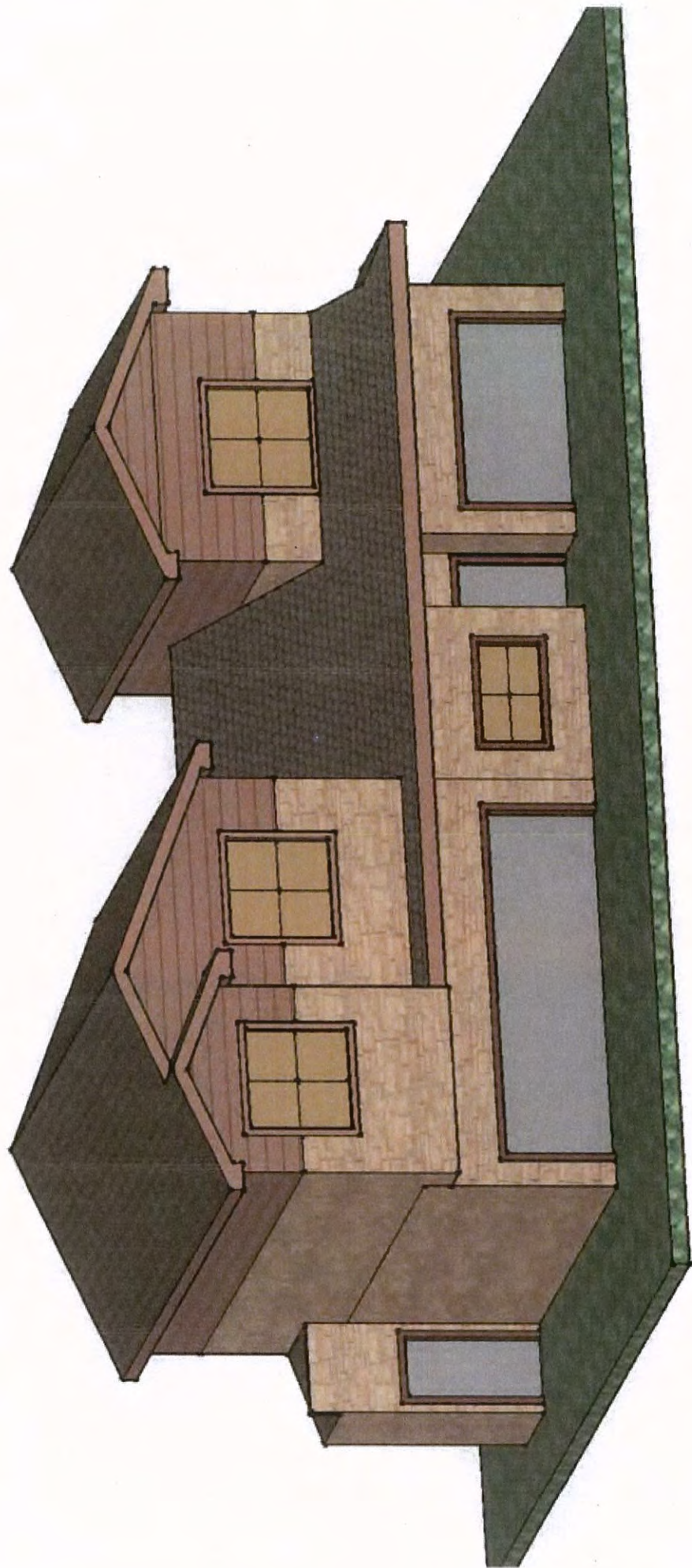
GRAPHICAL CONCEPT PLAN

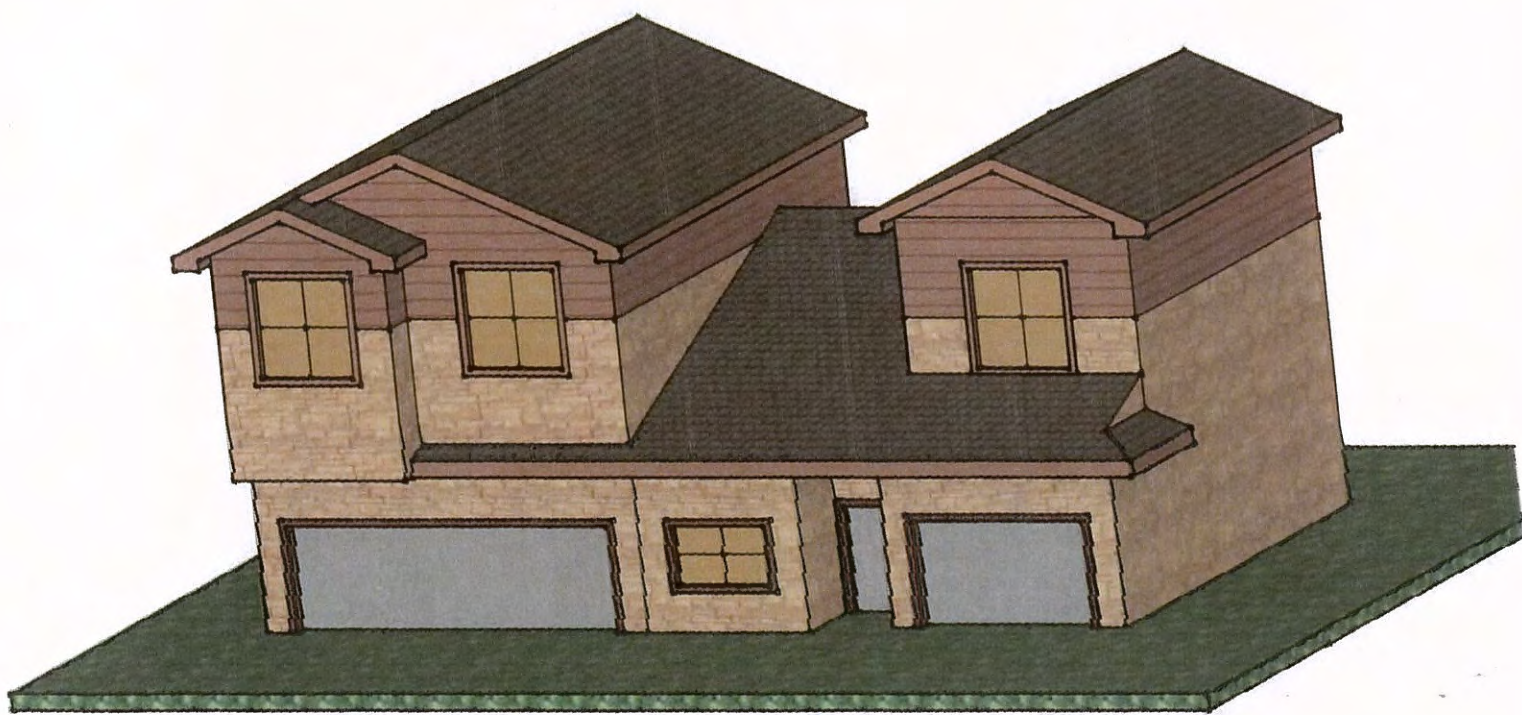
NO.	DATE	REVISIONS	BY

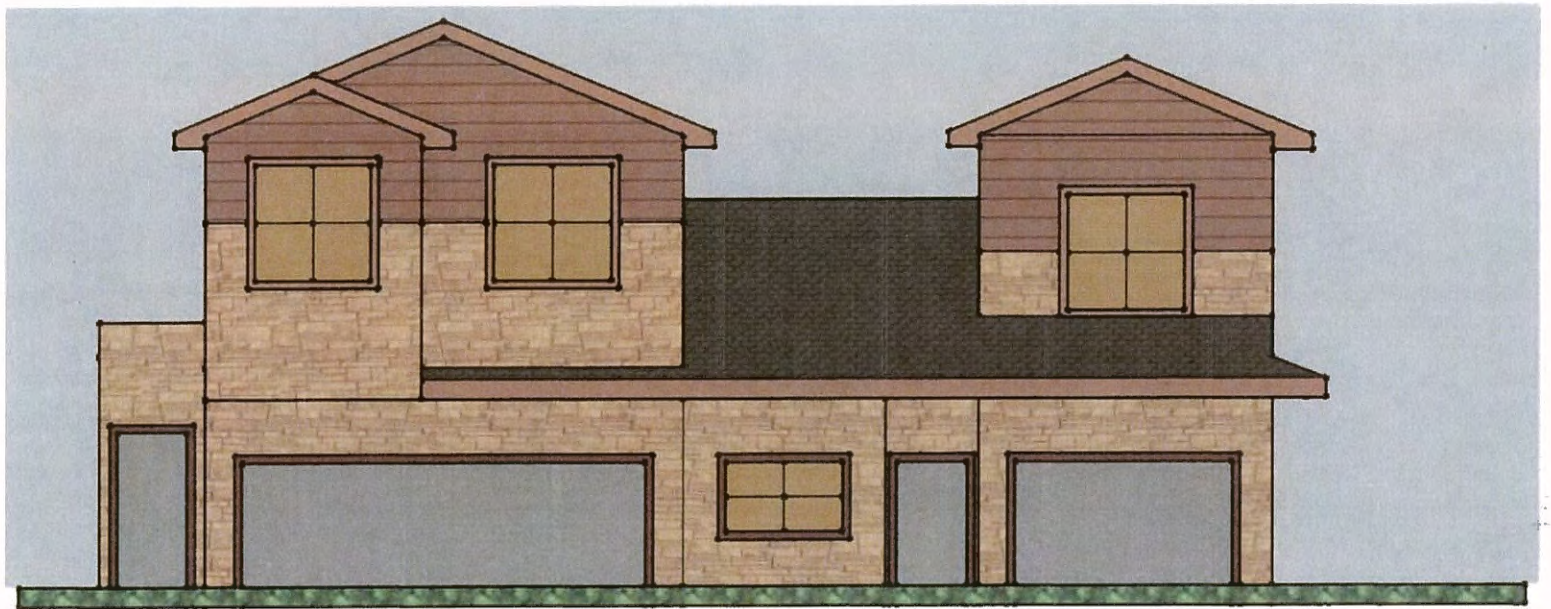
SHEET 12

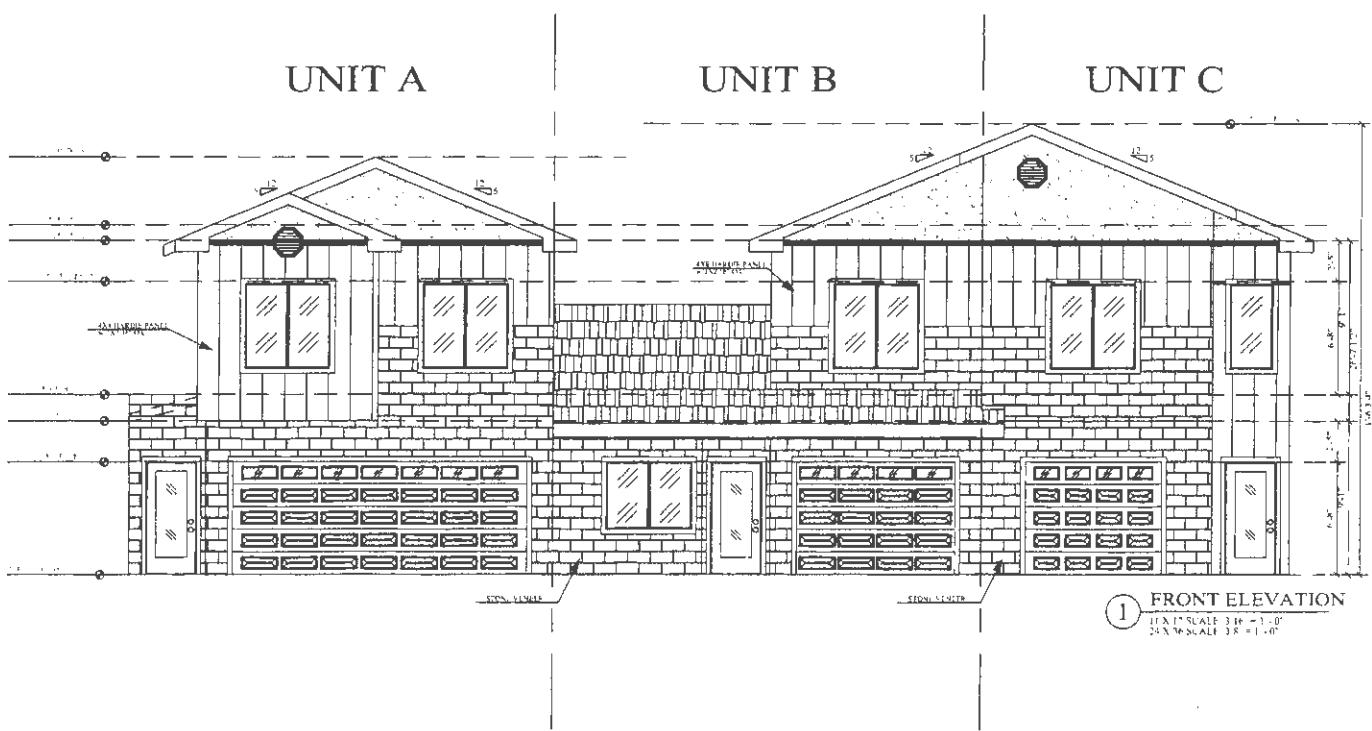
1:1000 Scale (Horizontal) 1:1000 Scale (Vertical) 1:1000 Scale (Plan) 1:1000 Scale (Profile) 1:1000 Scale (Elevation) 1:1000 Scale (Section) 1:1000 Scale (Detail) 1:1000 Scale (Enlargement) 1:1000 Scale (Reduction) 1:1000 Scale (Miscellaneous)







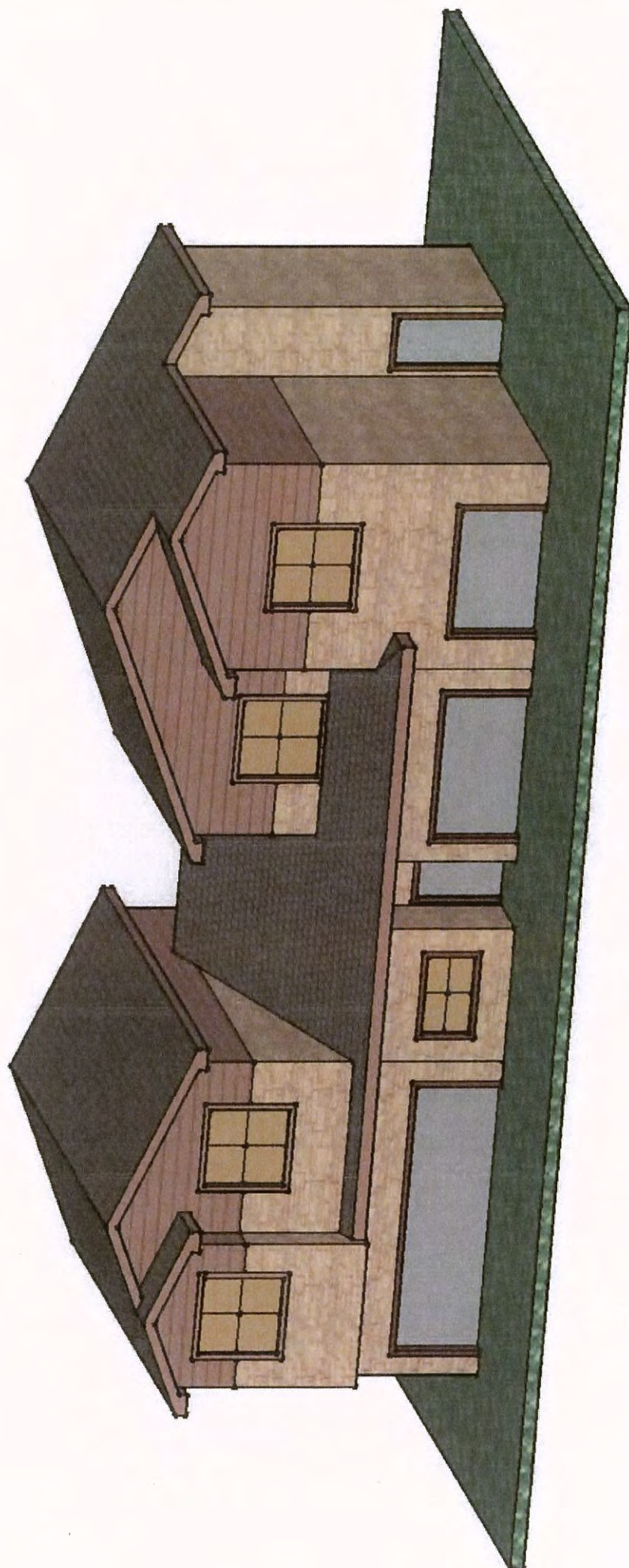


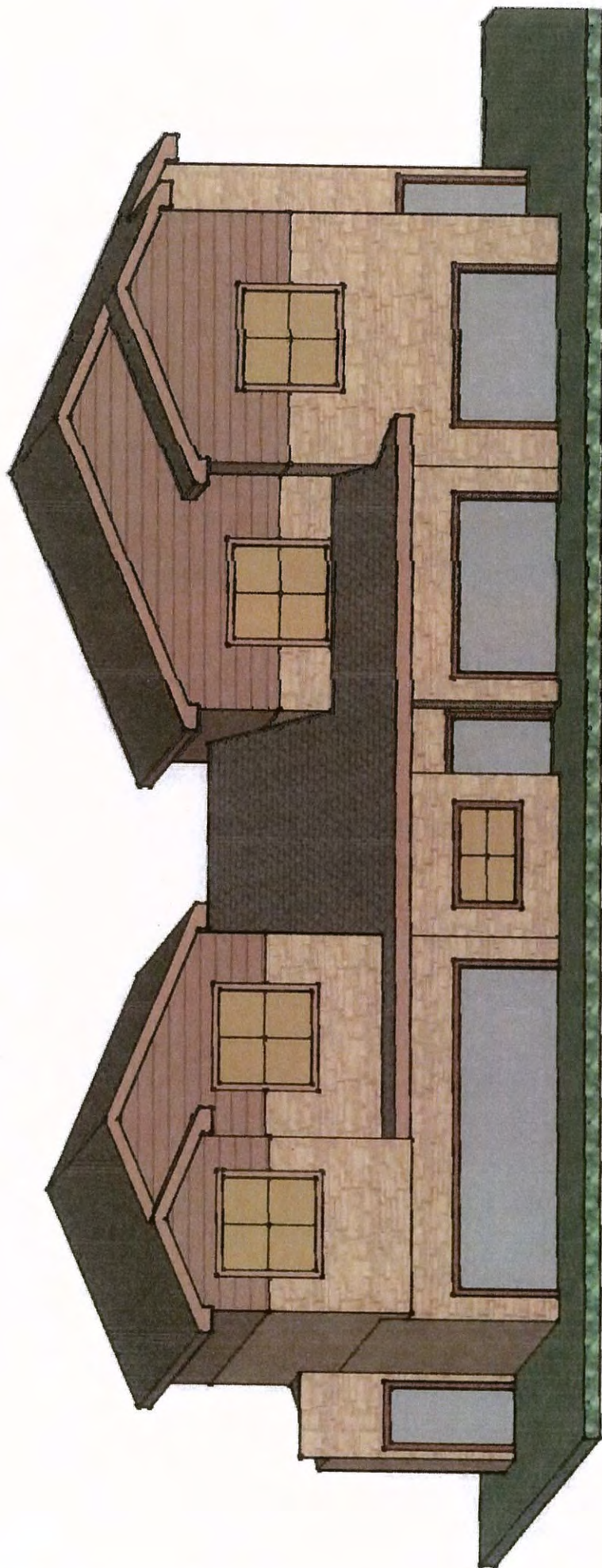


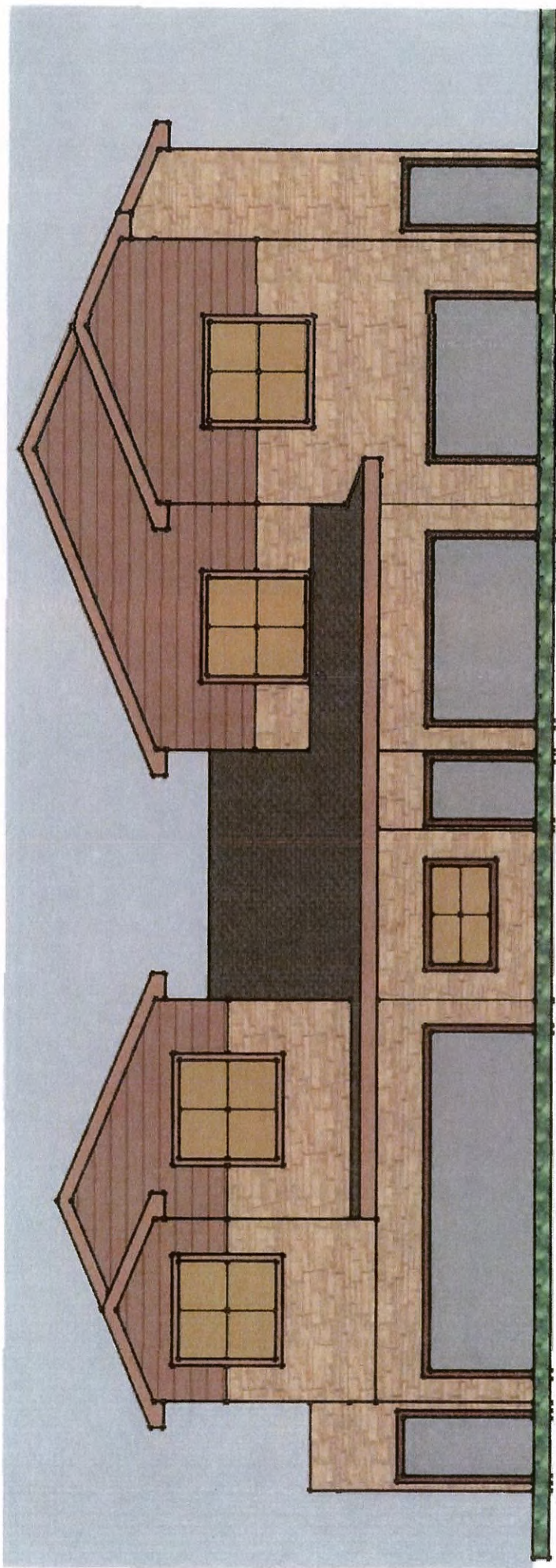
1 FRONT ELEVATION
 11' X 17' SCALE 3/8" = 1'-0"
 24' X 36' SCALE 1/8" = 1'-0"

Project Name: Martin Scott Date: November 12, 2017 Drawing: A-2 Noted	Sheet: Front Elevation Scale: 3/8" = 1'-0" Date: November 12, 2017 Drawing: A-2 Noted
---	--

A-2







Zoning Case # Z-17-16 Location

ZONING CHANGE:

PD-MF Apartments
to
PD-MF Townhomes

LEGAL DESCRIPTION:

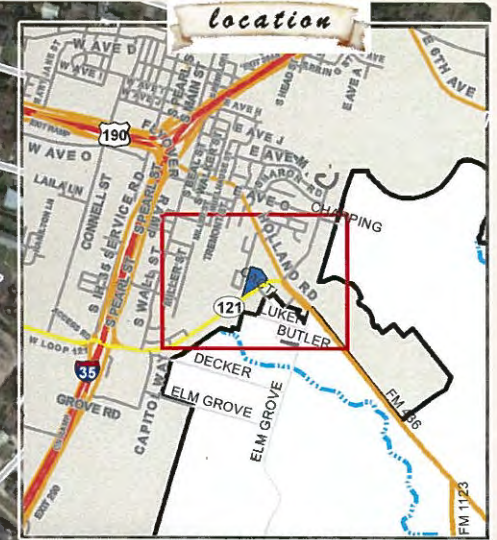
ROYAL HEIGHTS ADDITION
BLOCK 001, LOT 0001
ACRES 6.285

PROPERTY OWNER:


ROYAL HEIGHTS LLC

ADDRESS/LOCATION:

901 E Loop 121



LEGEND

 Z_17_16

0 200 400 800 Feet



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

Exhibit "A"