



CITY OF BELTON

Planning & Zoning Commission Meeting

Tuesday, July 21, 2020 - 5:30 p.m.

Harris Community Center

401 N. Alexander, Belton, Texas

**PLEASE NOTE: FACE COVERINGS WILL BE REQUIRED
WHERE SOCIAL DISTANCING CANNOT BE MAINTAINED.**

Pledge of Allegiance to the U.S. Flag

Invocation

AGENDA

1. Call to order.
2. Public comments.
3. Consider approval of minutes from previous meeting.
4. Hold a public hearing and consider an ordinance amending Section 27, Light Industrial District, to allow the following as permitted uses:
 - a. Office, Professional and General Administrative
 - b. Office Showroom/Warehouse
5. P-20-20 Consider a final plat of Chick Addition, Phase VIII, comprising 13.79 acres, located along an extension of Saint John Street, on the west side of Lark Trail, south of W. Amity Road, in Belton's ETJ.

If interpreter services for the deaf or hearing impaired are required, please contact the City Clerk at (254) 933-5817 at least 48 hours in advance.

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, June 16, 2020

The Planning and Zoning Commission met at 5:30 P.M. at the Harris Community Center, 401 North Alexander Street. The following members were present: Chair Brett Baggerly, Dave Covington, Luke Potts, David Jarratt, Ty Hendrick, Stephanie O'Banion, Zach Krueger. Allison Turner attended remotely via Zoom. Quinton Locklin was absent. The following staff members were present: Director of Planning Cheryl Maxwell, Planner Tina Moore, Planning Clerk Laura Livingston, and IT Director Chris Brown.

Pledge of Allegiance – Chair Brett Baggerly led all present.

Invocation – Luke Potts gave the Invocation.

1. Call To Order.

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

2. Public comments. (Audio 00:57)

Chair Baggerly asked if anyone from the public would like to speak. With no one requesting to speak, Chair Baggerly closed the public comment period.

3. Consider approval of minutes from previous meeting. (Audio 1:14)

Ms. O'Banion made a motion to approve the minutes from May 19, 2020 meeting, seconded by Mr. Hendrick. The motion passed unanimously with 8 ayes, 0 nays.

4. Z-20-11 Hold a public hearing and consider a zoning change from Commercial Highway to Single Family - 2 District with a Conservation and Revitalization Overlay to allow both single family use and manufactured homes on Lots 5, 6, and 7, Block 1, Mann Addition, located at 2214, 2220, and 2224 S. Penelope Street, on the east side of Penelope Street, north of East Avenue W. (Audio 1:33)

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

Mr. Covington asked about the layout of the mobile homes and the required setbacks and why it's being placed over a lot line. (Audio 8:20) Ms. Maxwell said the applicant can explain but she believes it is to save a tree. She stated even if the mobile home did not cross the lot line, they still would have to go through the rezoning process because a mobile home is not allowed in the Commercial Highway district.

Chair Baggerly opened the public hearing.

The applicant, Greg Smith, 2224 South Penelope Street, said he did not want to have any buildings on this lot but his son is a single father and he is trying to care for his children. His son has a chance to get a mobile home and they offered this land to him. There is a pecan tree on the land which they would prefer to not cut down but if that is what must be done then they will.

Ms. Jennifer Madrid, 2217 South Wall Street, wanted to understand better why the zoning is Commercial in that area. Ms. Maxwell said these residential properties are allowed to continue as a legal non-conforming use but additional residential uses are not allowed without rezoning. It also means that a commercial use could come into that neighborhood. It's possible to do a city-initiated rezoning, she said, if several of the neighbors wish to rezone their property to a residential district.

Chair Baggerly closed the public hearing. Chair Baggerly thanked Ms. Maxwell for explaining the recourse available to the residents with Commercial zonings.

Mr. Covington said it might be worth it to the neighborhood to proceed with a city-initiated zoning, if that's what is requested.

Mr. Hendrick made a motion to approve Z-20-11 as recommended by staff. Mr. Jarratt seconded the motion. The motion was approved with 8 ayes, 0 nays.

5. Z-20-12 Hold a public hearing and consider a zoning change from Retail District and Planned Development (Agricultural) District for a Bed and Breakfast, to Multi-Family District on approximately 6 acres located at 1011 W. 2nd Avenue, on the south side of 2nd Avenue, east of Colonial Crossing Apartments. (Audio 18:53)

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

Chair Baggerly opened the public hearing.

The applicant Mr. Ray Severn said he would answer any questions.

Chair Baggerly closed the public hearing (Audio 23:20).

Mr. Covington asked about the width of the creek. Ms. Maxwell said that information is shown on the subdivision plat that has recently been submitted, but she did not have that information in front of her. She guessed it would be about 100 feet. Mr. Covington asked about connecting to Phase I of the Colonial Crossing Apartments. Mr. Severn said he is working with Oncor to get approval to cross this easement. He didn't anticipate any problems.

Ms. O'Banion made a motion to approve Z-20-12 as recommended by staff. Mr. Krueger seconded the motion. The motion was approved with 8 ayes, 0 nays.

With no further business, the meeting was adjourned at 5:56 p.m. (Audio ends at 25:58)

Chair, Planning and Zoning Commission



Staff Report – Planning & Zoning Item

Date: June 16, 2020
Case No.: Z-20-11
Request: Commercial Highway to SF2
with CR Overlay
Applicant: Gregory K. Smith, Jr.
Owner: Gregory K. Smith, Sr.

Agenda Item

Z-20-08 Hold a public hearing and consider a zoning change from Commercial Highway District to Single Family – 2 District with a Conservation and Revitalization Overlay to allow both single family use and manufactured homes on Lots 5, 6, and 7, Block 1, Mann Addition, located at 2214, 2220, and 2224 S. Penelope Street, on the east side of Penelope Street, north of East Avenue W.

Originating Department: Planning Department – Cheryl Maxwell, Director of Planning

Current Zoning: Commercial Highway (CH) **Proposed Zoning:** SF2 w/CR Overlay

Future Land Use Map (FLUM) Designation: Commercial/Retail with Commercial Corridor Overlay.

Design Standards Type Areas 2: Areas along I-35 and US 190/I-14 corridors; projected for primarily commercial highway frontage uses with opportunities for mixed uses.

Background/Case Summary

The property owner has 3 lots located along the east side of Penelope Street, Lots 5, 6, & 7, Mann Addition, platted in 1955, with a single family home located on Lot 7, the southernmost lot. Three accessory buildings are located on the southern portion of Lot 6, one of which is attached to the existing house, crossing the lot line. His son, the applicant, wishes to place a HUD Code manufactured home (mobile home) on Lot 5, extending onto the northern portion of Lot 6 by approximately 5'. The CH Zoning District allows a variety of highway oriented business uses, but not a residence. The existing residential structures are grandfathered, but, a zoning change is needed to allow new residential structures. The CR Overlay allows a mixture of residential uses to include mobile homes, modular homes, site built homes, patio homes, and duplexes.

Project Analysis and Discussion

This general area is residentially developed along both sides of Wall Street. Property on the east side of Wall Street is zoned SF2 District, while property on the west side of Wall Street is

Exhibit A

zoned CH District. The CH zoning continues westward from Wall Street to the I-35 frontage road. The adjacent lots north of the applicant's property are undeveloped. A single family home is located on the adjacent property to the south, zoned PD (CH) to allow construction of a single family home in 2002. Properties on the west side of Penelope are undeveloped near Avenue W with commercial use northward near Avenue U. Farther west, the properties along the I-35 frontage road are commercially developed. Properties on the south side of E. Ave W are residentially developed with a duplex and single family homes, zoned CH and Two Family District (duplex), with a large tract zoned SF2 with CR Overlay farther south.

Land Uses/Area and Setback Requirements

The base zoning district requested is SF2 and allows detached single family homes. The CR Overlay allows all uses permitted in the base zoning district, along with mobile homes, modular homes, patio homes and duplexes. Placement of a mobile home must meet the requirements summarized below:

- Wheels, axles and tongue or towing device removed and permanently installed and attached to a permanent foundation;
- 3:12 minimum roof pitch;
- Minimum 6" eave and roof overhang;
- Exterior siding and roofing material compatible with other structures in the area;
- Foundation fascia or skirting must be masonry, brick, stucco, or siding, comparable to other structures in the area.

Area and setback requirements for the SF2 Zoning District are summarized below:

SF2

- | | |
|---------------------------|--------------------------------------|
| • Lot Area: 7,500 sq. ft. | • Front Yard: 25' |
| • Lot Width: 60' | • Rear Yard: 20' |
| • Lot Depth: 100' | • Side Yard: 6'; 15' from street ROW |

The existing lots are approximately 68' x 122' and satisfy all area requirements for the SF2 Zoning District. The proposed mobile home will be placed approximately 17' from the north property line of Lot 5 and will cross over onto Lot 6 approximately 5'. The building site will be considered as comprising both Lots 5 & 6. The 25' front yard setback will be observed, and the mobile home will be over 10' away from any accessory structure, as required by the Zoning Ordinance.

As previously noted, this property was platted in 1955. With the proposed single family zoning, only one residence is allowed per lot. With the proposed mobile home located on both lots 5 & 6, and the existing residence located on Lot 7, no additional residential structures may be placed on these lots. A subdivision replat is not required at this time, but is recommended to reconfigure the 3 lots into 2 to match the on-site development.

The applicant is working with the Public Works Department to tap the existing water line and extend the sewer line for service to this site. The paved portion of Penelope stops just north

Exhibit A

of Lot 7; the applicant is required to extend this asphalt roadway to the driveway for the mobile home site to comply with the City's Fire Code.

Future Land Use Map/Thoroughfare Plan

The Future Land Use Map (FLUM) projects Commercial and Retail uses with a Commercial Corridor overlay along the I-35 frontage road eastward to Wall Street. On the east side of Wall Street the FLUM projects residential uses. Design Type Area 2, which projects commercial highway uses with opportunity for mixed uses, extends from the frontage road to Wall Street as well. The current CH zoning in this area reflects the FLUM, anticipating existing residential uses will transition to commercial use in the future. However, the extent of the commercial use is subject to development needs, trends, and timing.

Residential uses currently exist along both sides of Wall Street and are likely to remain. Future development along Penelope is more uncertain, given the number of undeveloped properties in this vicinity. The requested SF2 base zoning district is compatible with existing residential uses in this vicinity, and the CR Overlay provides the option for other residential uses including mobile homes with certain restrictions, townhomes, and duplexes, that may provide a transition between the residential uses to the east and anticipated commercial uses to the west. Therefore, the request appears to be reasonable in this location.

Recommendation

We recommend approval of the requested zoning change from Commercial Highway District to SF2 District with a Conservation and Revitalization Overlay.

Attachments:

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



Staff Report – Planning & Zoning Item

Date: June 16, 2020
Case No.: Z-20-12
Request: Retail and PD (Agricultural)
District for B & B to Multi
Family District
Applicant: Ray Severn
Owner: Rabern Industries/Nikki Starks

Agenda Item

Z-20-12 Hold a public hearing and consider a zoning change from Retail District and Planned Development (Agricultural) District for a Bed and Breakfast, to Multi-Family District on approximately 6 acres located at 1011 W. 2nd Avenue, on the south side of 2nd Avenue, east of Colonial Crossing Apartments.

Originating Department: Planning Department – Cheryl Maxwell, Director of Planning

Current Zoning: Retail and PD (Agricultural) for Bed & Breakfast

Proposed Zoning: Multi Family

Future Land Use Map (FLUM) Designation: Residential with Commercial Center at 2nd Avenue/Loop 121 intersection.

Design Standards Type Areas 4 & 8:

Area 4 (Eastern edge of property): Primary intersections and cross roads of the I-35 and I-14 (US 190) corridors; nodes projected for commercial, retail, and neighborhood service uses with a higher standard, as they are gateways to other areas.

Area 8 (Western portion of property): Primarily single family residential area with various multi family housing located within.

Background/Case Summary

Two tracts are included in this zoning change request: 1) a 0.9 acre tract zoned Retail District in 2014, currently undeveloped; and 2) a 5 acre tract zoned Planned Development District with an Agricultural District base for a Bed and Breakfast facility in 2015, currently developed with an abandoned structure on site that will be removed. The applicant owns the 0.9 acre tract and has the 5 acre tract under contract to purchase. These two tracts, along with the adjacent 2.9 acres to the southwest (part of the final plat of Colonial Park), zoned Multi Family District in 2014 and currently undeveloped, are proposed for an expansion of the existing Colonial Crossing Apartments located west of this site. The applicant is proposing to expand the

Exhibit B

apartment complex with an additional 132 dwelling units. The properties in this request are proposed for rezoning to accommodate this expansion. A wooded and undeveloped drainage channel is located along the southern and eastern perimeter of these properties and is included in this zoning change request, but will remain undeveloped and in a natural state.

Project Analysis and Discussion

The existing apartments to the west were zoned Multi Family District in 2014. The retail strip along the 2nd Avenue frontage was zoned to Retail District at that same time and is currently undeveloped. Properties to the south and east, on the opposite side of the drainage channel, are zoned Single Family Two District with a Conservation and Revitalization Overlay and are developed with detached single family homes. Belton Independent School District (BISD) property is located across from this site on the north side of 2nd Avenue, with an agriculture barn on the property for use by the Future Farmers of America (FFA) program. West of the BISD property is an Oncor substation zoned PD (C-1) District for an Electrical Substation in 2006. A 100' wide Texas Power and Light Co. (TP&L) easement runs southward from this substation and across the applicant's property, dividing the existing apartment complex from the proposed expansion.

The exterior of the new apartments will look like the existing apartments with the red brick and white trim. Seven additional buildings are proposed as follows:

- 1 bldg: 4 dwelling units
- 1 bldg: 8 dwelling units
- 5 bldgs: 24 dwelling units each

Land Use Table/Allowable Uses

The requested Multi Family Zoning District will allow any of the uses identified below:

- Apartments (and related facilities)
- Duplex and single family
- Family home
- Child care center
- Nursing home

Area & Setback Requirements

Minimum area and setback requirements for the requested Multi Family (MF) Zoning District are summarized below:

Multi Family

Lot Area:	10,000 sq ft;	Front Yard:	25'
	2,420 sq ft/du (18 du/acre)	Rear Yard:	20'
Lot Width:	80'	Side Yard:	8'/15' adjacent to street
Lot Depth:	120'		

The applicant has submitted a subdivision plat of this area consolidating the 0.9 and 5.0 acre tracts, along with 2.9 acres out of the original plat of Colonial Park, into one lot, comprising

Exhibit B

approximately 7.5 acres. The resulting lot satisfies these area requirements. Setback requirements will be reviewed with the site plan and building permit.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for a Commercial Center at the intersection of Loop 121 and 2nd Avenue, with residential uses expanding eastward. Multi Family is considered an appropriate use within various categories identified with the FLUM to include Retail/Commercial, Office, and Residential. The requested MF Zoning District is consistent with the FLUM and existing uses in this vicinity and appears to be reasonable in this location.

Recommendation

We recommend approval of the requested zoning change from Retail District and Planned Development (Agricultural) District for a Bed and Breakfast, to Multi Family District.

Attachments:

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Zoning notice to owners
6. Owner notification list
7. Map with zoning notice boundary (200')
8. Overall Project Plan, General Site Plan, elevations, and pictures

P&Z
Agenda Items
for
July 21, 2020
Meeting



Staff Report – Planning & Zoning Item

Agenda Item

Hold a public hearing and consider an ordinance amending Section 27, Light Industrial District, to allow the following as permitted uses:

- a. Office, Professional and General Administrative; and
- b. Office Showroom/Warehouse.

Originating Department

Planning – Cheryl Maxwell, Director of Planning

Summary Information

The City of Belton Zoning Ordinance generally follows a pyramid type zoning standard for non-residential uses, allowing more restrictive uses in a less restrictive district. This standard applies to Office—1 (O1), Office—2 (O2), Neighborhood Service (NS), Retail (R), Commercial—1 (C1), and Commercial—2 (C2). In the C2 District, all of the uses that are permitted in the more restrictive zoning districts are allowed, from O1 to C1. This pyramid zoning stops with the C-2 District and essentially resets with the industrial zoning districts, which are listed below:

IP—Industrial Park
LI—Light Industrial
HI—Heavy Industrial

O1 – C2 District uses are not allowed in the industrial districts, except office uses, which are only allowed in the IP District. Generally, all of the uses allowed in the IP District are allowed in the LI District, except for office uses. Uses allowed in the LI District are also allowed in the HI District.

Recently, we had discussions with Belton Economic Development Corporation (BEDC) regarding future plans for the Belton Business Park, which is largely zoned LI District. It was their understanding that office uses are allowed in the LI District, and some lots are currently developed with offices, to include Clearwater Underground Water Conservation District, GCI, and Milo Technologies.

We researched zoning ordinances for several nearby cities to include Copperas Cove, Georgetown, Harker Heights, Killeen, Round Rock, Temple, and Waco. Most of these cities allow office use in the industrial districts, with the pyramid zoning continuing all the way to the

Our Zoning Ordinance defines Office and Office Warehouse as the following:

Office, Professional and General Administrative: A room or group of rooms used for the provision of executive, management or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering and business offices of public utilities, organizations and associations but excluding medical offices.

Office Showroom/Warehouse: An establishment with a minimum of seventy-five percent (75%) of its total floor area devoted to storage and warehousing but not accessible to the general public. The remaining area may include retail and wholesale sales area, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

We propose to add these uses as defined above to the LI and HI Zoning Districts.

Recommendation

Hold a public hearing and recommend approval of an ordinance as follows:

Amend Section 27, Light Industrial Zoning District, to allow the following as permitted uses:

- a. Office, Professional and General Administrative; and
- b. Office Showroom/Warehouse.



Staff Report – Planning & Zoning Item

Date: July 21, 2020
Case No.: P-20-20 Chick Addition, Ph VIII
Request: Final Plat
Applicant/Owner: Darin Chick

Agenda Item

P-20-20 Consider a final plat of Chick Addition, Phase VIII, comprising 13.79 acres, located along an extension of Saint John Street, on the west side of Lark Trail, south of W. Amity Road, in Belton's ETJ.

Originating Department: Planning – Cheryl Maxwell, Director of Planning

Case Summary

This final plat proposes 14 lots for residential development, with 8 lots proposed for two-family use (duplex), and 6 lots proposed for detached single family use. This property is currently undeveloped. The preliminary plat for this subdivision was approved in March, 2020. This final plat is consistent with the approved preliminary plat.

Project Analysis and Discussion

This property is located in Belton's ETJ so zoning regulations are not applicable. This phase proposed for development is south of Chick Addition, Phase VII, along an extension of Saint John Street. The 6 lots proposed for single family use include 3 lots approximately 0.52 acre in size, and 3 lots ranging in size from 0.99 acre to 1.14 acre in size. The 3 larger lots have an electrical easement that runs along the rear 85' of these lots, which is the southern boundary of this subdivision. This results in approximately 0.52 acre of useable land for each lot. The 8 lots proposed for duplex use range in size from 0.76 acre to 0.99 acre. All lots will observe a 25' front yard setback, which is consistent with Bell County requirements.

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

Water: This property is located within the Salado Water Supply Corporation (SWSC) CCN. There is an existing 6" water main along Saint John Street to the north that the applicant will be extending throughout the subdivision to provide water supply to these lots. Fire hydrants will be provided throughout the subdivision as well. SWSC has confirmed they are able and willing to provide domestic water supply to this subdivision; however, the flow rate is 530 gpm, per a flow test conducted on April 10, 2020. Since this is less than the minimum 1,000 gpm required by Belton's Fire Code for fire protection, the applicant is requesting a variance.

In our ETJ, we often consider this type of variance for subdivisions with 4 lots or less. In this case, 14 lots are proposed with 22 dwelling units. Fire hydrants will be provided and the SWSC system will provide a flow rate of 530 gpm in this vicinity. Although this is short of the minimum required 1,000 gpm flow, it will provide some measure of fire protection. A note has been placed on the plat stating the flow rate does not satisfy COB Fire Code requirements, notifying prospective lot owners of this deficiency. Staff supports the requested variance.

Sewer: No sanitary sewer is available to serve this subdivision. Septic systems are proposed, subject to approval by the Bell County Public Health District. The lots exceed the minimum 0.5 acre required for a septic system.

Drainage: Drainage plans and calculations have been provided and reviewed. Drainage easements are proposed to channel storm water to an off-site drainage tract consisting of 2.03 acres south of the plat boundary and includes a detention pond. All drainage easements and infrastructure are private and will be owned and maintained by the developer. A large portion of the area south of the plat boundary is also designated as a 100 year flood plain. Although the city reviews drainage plans, the city is not responsible for drainage since this property lies in Belton's ETJ, and will defer to Bell County and their requirements.

Streets/PSI/Sidewalks: This phase of the Chick development is accessed through local streets constructed with Phase VII with two access points along Lark Trail. The Phase VII plat consisted of 40 lots, 10 of which are for duplexes, resulting in 50 dwelling units. Perimeter Street Improvements (PSI) for Lark Trail, a collector street on the city's Thoroughfare Plan, was discussed in detail with Phase VII of this development in 2014 and 2015 and was waived due to the remote location of the subdivision and unlikelihood that improvements would occur within the 9 year term for escrowed funds, and the fact that the road is under Bell County maintenance until annexed by the city. An additional 22 dwelling units are proposed with Phase VIII. This phase will generate additional traffic along Lark Trail; however, the PSI requirement for Lark Trail was waived for Phase VII, and Lark Trail it is not a perimeter street for this phase, so this requirement is not applicable.

Saint John Street within Phase VII will be extended to provide access to this phase of the development. It will be constructed as a local street with 50' ROW, 31' pavement width, with curb and gutter, consistent with the existing street section. Saint Peter Loop will be constructed within this phase as a local street to these same standards. Phases VII and VIII together will accommodate 72 dwelling units. Section 502.01.J of the Subdivision Ordinance, requires 1 entrance for up to 50 lots and 2 entrances for 51 – 100 lots. The 2 access points via Lark Trail established with Phase VII satisfy the access requirements. Sidewalks are not required along local streets, or in the ETJ.

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 22 dwelling units proposed, the dedication for this phase would be 0.22 acre, which is considerably short of the minimum two acres desired for dedication. The fee in lieu of dedication is \$200/dwelling unit which would be \$4,400 for this

subdivision. A variance to this requirement was approved with the preliminary plat. Staff supports the requested variance since there are no plans to develop a public park in this vicinity at this time, and a considerable amount of open space is provided on these lots to satisfy the needs of the lot owners.

Conclusion: Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and provided comments 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 conditions identified in the city letter dated July 8, 2020.

Recommendation

Recommend approval of the final plat of Chick Addition Phase VIII, subject to the following:

1. Approval of variance to water flow requirement for fire protection;
2. Approval of variance to the parkland dedication/fee requirement; and
3. City letter of outstanding conditions for plat approval dated July 8, 2020.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Variance Request
5. City Letter to Applicant dated July 8, 2020

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 according to the Plat Submission Calendar.)

Applicant: All County Surveying Phone: 254.778-2272
Mailing Address: 4330 S 5th Street
Email Address: dale@allcountysurveying.com

Owner: Darin & Debbie Chick Phone: _____
Mailing Address: 10280 LARK TRL SALADO, TX 76571-4801
Email Address: _____

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 13.762 Survey: Young Williams
Abstract #: 861 Street Address: N/A
Frontage in Feet: 950 Depth in Feet: _____

Does Zoning comply with proposed use? ETJ Current Zoning: N/A
Name of proposed subdivision: Chick Addition, Phase VII
Number of Lots: 14 Fee: \$ ~~200.00~~ 292.00

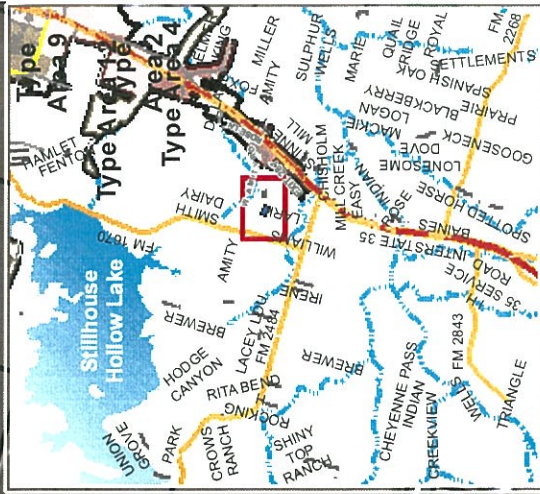
Signature of Applicant: Charles C. Luch Date: 4.30.2020
Signature of Owner: Darin Chick Date: May 4, 2020
Darin Chick (May 4, 2020)

NOTE: Variances to code requirements may be considered by P&ZC and City Council.

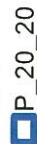


P-20-20 LOCATION - CHICK ADDITION PHASE VIII

PROPOSED PLAT:
FINAL PLAT
CHICK ADDITION PHASE VIII
13.762 ACRES
PROPERTY OWNER:
DARIN CHICK



LEGEND



Map Date: 7/9/2020 Aerial Imagery Date: 2018



0 500 1,000 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.

June 10, 2020

City of Belton
Planning Department
333 Water Street
Belton, TX 76513
Attn: Cheryl Maxwell, Planning Director



RE: Request for Variance – Chick Addition Phase VIII

Dear Ms. Maxwell:

Mr. Chick, the owner of the proposed subdivision known as Chick Addition Phase VIII, wishes to respectfully request a variance the subdivision requirements set forth by the City of Belton.

The variance requested is as follows:

A. Parkland Dedication:

The subject property is not located within the City of Belton City Limits. It is located in the outskirts of the City of Belton E.T.J. There is no parkland in the close proximity of this proposed residential subdivision.

B. 1,000 GPM Fire Flow

The subject property will have water provided by Salado Water Supply. They are not able to provide 1,000 GPM Fire Flow.

Please feel free to contact us if you have any questions or comments.

Sincerely,

Monty Clark, P.E.



February 3, 2020

Dana Reid
Clark-Fuller, PLLC

Re: Chick Addition Phase VIII

Dear Dana,

At this current time, Salado WSC is able to provide water to serve the Chick Addition Phase VIII. However, as a rural water supply corporation, Salado WSC will only provide domestic water service and no fire flow capacity desired by the City of Belton.

A handwritten signature in black ink, appearing to read "Ricky Preston", is written over the typed name.

Ricky Preston, General Mgr.
Salado Water Supply Corporation

Post Office Box 128
Salado, Texas 76571
(254) 947-5425
(254) 947-5736 (Fax)



PYE + BARKER
FIRE & SAFETY, LLC
Since 1945

6701 Imperial Drive, Waco, Texas 76712
Ph: (254) 753-0337 Fax: (254) 752-0300

FLOW TEST REPORT

Project: CHICK ADDITION, PHASE III

Project #: _____

Date of Test: 4/10/2020

Conducted By: Belton F.M. + Clark Fuller

Test Hydrant: Test hydrant shall be closest to new building/hazard being protected. This is the hydrant that will have the pressure gauge attached and will measure static and residual pressure.

Location: St. Luke St. # N/A

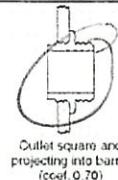
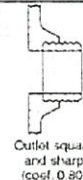
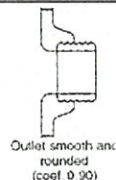
Elevation with respect to grade at building/hazard location: +3 ft.

Static Pressure (no water flowing): 82 psi Residual Pressure (after water flowing): 21 psi

Distance from hydrant to building/hazard entrance point (route of pipe): 356 ft

Flow Hydrant:

Flow hydrant shall be down-stream of Test hydrant preferably going away from main supply. Watch discharge area to prevent damage to landscape or interruption to street traffic.



Location: St. Luke St.

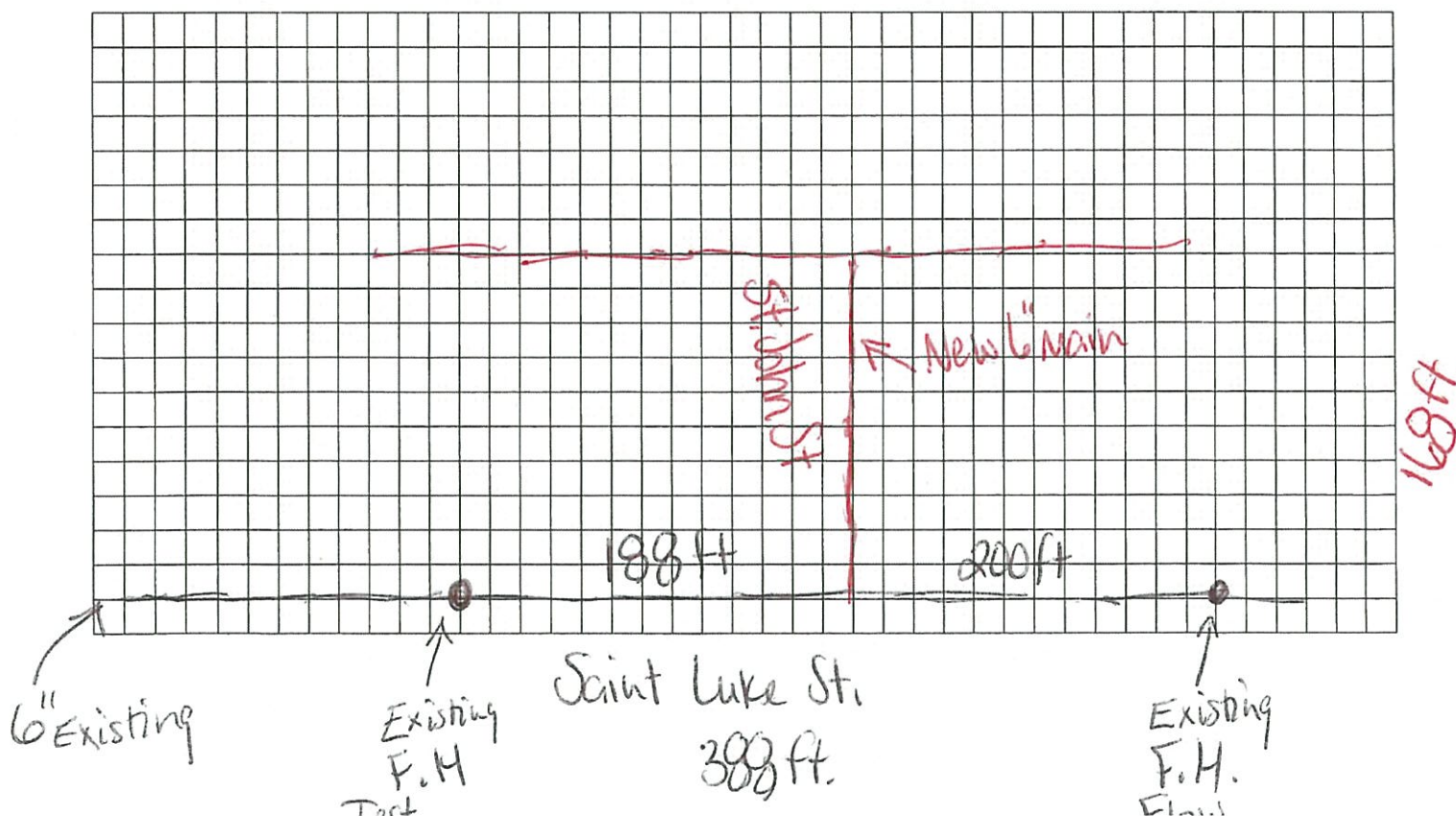
N/A

Elevation in respect to Test Hydrant:
3 ft -

Pitot Reading: 10 psi, 530 gpm

Hydrant discharge Coefficient: _____ Hydrant discharge opening: 2 1/2"

Sketch hydrant locations with respect to building/hazard





City of Belton

Planning Department

July 8, 2020

Project: CHICK ADDITION PHASE VIII – FINAL PLAT

**Applicant: DARRIN CHICK – ALL COUNTY SURVEYING & CLARK & FULLER
ENGINEERING**

**Date Submitted: 5-4-2020
6-10-20
6-25-20
7-7-20**

Location: 13.79 ACRES and 10280 LARK TRAIL

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

****Development Review Committee (DRC) Determination of Plat Status:**

7/8/2020 - NOT ADMINISTRATIVELY COMPLETE, but staff will recommend conditional approval, subject to the items below.

PLANNING:

1. The 2.03 ac private drainage easement overlaps with the TP&L easement. Confirmation needed from TP&L that they have no objection to the drainage easement within their easement. Applicant has contacted TP&L and is waiting for response.
2. The following variances will be recommended by staff, and are subject to Council approval:
 - a) Minimum 1,000 gpm flow for fire protection;
 - b) Parkland fee of \$200/du; \$4,400 for 22 du.

PUBLIC WORKS/KPA:

1. All comments have been addressed. No further comments.

BELL COUNTY ENG. – Malcolm Miller, Malcolm.Miller@BellCounty.texas.com:

1. All comments have been addressed. No further comments.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No Comments.

POLICE DEPT:

No Comments.

GIS:

No Comments.

Outside Utility Provider Comments

- ☐ **Oncor:**
☒ **AT&T: This is not AT&T territory.**
☐ **Atmos Energy:**

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

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