



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, April 20, 2021 - 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 minutes of the March 16, 2021 regular meeting.
4. Z-21-04 Hold a public hearing and consider a zoning change from Single Family Residential – 2 District with a Conservation Revitalization Overlay (SF-2 w/CR Overlay) to a Planned Development – Commercial Highway (PD-CH) on approximately 0.126 acres located at 802 S. Pearl Street, at the southeast corner of S. Pearl and West Avenue H, described as Connell, Block 002, Lot Pt. 1.
5. P-21-02 Hold a public hearing and consider a final plat of Sendero Estates Replat No. 1 Subdivision, a replat of Tract B, approximately 1.84 acres to create 10 residential lots, on Digby and James Ridge Drives.
6. P-21-03 Consider a preliminary plat of Belton Business Park Phase V comprising of 16.314 acres located on south side of Digby Drive.
7. P-21-04 Consider a final plat for West Canyon Trails Phase III, comprising of 22.70 acres located on the south side of West Avenue O, east of Loop 121 and west of Connell Street.
8. Receive an update on administratively approved plats.

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, March 16, 2021

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, Stephanie O'Banion, David Jarratt, Quinton Locklin, Allison Turner, Zach Krueger and Vice Chair Dave Covington. Commission members Ty Hendrick, Josh Knowles and Luke Potts were absent. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

Pledge of Allegiance – Commission Chair Brett Baggerly led all present.

Invocation – Commission Member Stephanie O'Banion gave the Invocation.

1. Call To Order.

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

2. Public comments. (Audio 0:56)

With no one from the audience requesting to speak, Chair Baggerly closed the public comments portion of the meeting.

3. Consider approval of minutes from previous meeting. (Audio 1:04)

Commission Member O'Banion made a motion to approve the minutes from the January 19, 2021 meeting, seconded by Commission Member Mr. Krueger. The motion passed unanimously with 6 ayes, 0 nays.

4. Z-21-03 Hold a public hearing and consider a zoning change from Neighborhood Services (NS) District to Planned Development Single Family – 2 (PD SF-2) on approximately 5.09 acres located on Huey Drive and described as Liberty Valley Phase I, Block 006, Lot 0001. (Audio 1:42)

Staff Planner Ms. Moore presented the staff report (Exhibit A).

Chair Baggerly opened the public hearing, with no one requesting to speak he closed the public hearing.

Chair Baggerly asked for a motion. Vice Chair Covington made a motion to approve item Z-21-03 as recommended by Staff. Commission Member Mr. Jarratt seconded the motion. The motion was approved with 6 ayes, 0 nays.

5. Conduct work session regarding sidewalk policies.

Director of Planning Mr. Van Til presented the Sidewalk, Trails and Shared Use Path Master Plan. The Commission and Mr. Van Til discussed the plan, the current ordinance and next steps (Exhibit B). (Audio 8:50 through 1:07:54)

Chair, Planning and Zoning Commission



Staff Report – Planning & Zoning Item

Date: March 16, 2021
Case No.: Z-21-03
Request: NS to PD- SF-2
Applicant/Owner: Christopher Aldridge

Agenda Item

Z-21-03 Hold a public hearing and consider a zoning change from Neighborhood Services (NS) District to Planned Development Single Family – 2 (PD SF-2) on approximately 5.09 acres located on Huey Drive and described as Liberty Valley Phase I, Block 006, Lot 0001.

Originating Department

Planning – Tina Moore, Planner

Current Zoning: Neighborhood Service District

Proposed Zoning: Planned Development - Single Family 2 District

Future Land Use Map (FLUM) Designation: Commercial

Design Standards Type Area 9:

This area is defined as South West Belton and is primarily a mixture of uses on larger parcels of land. Existing developments include Bell County Justice Center and the Liberty Valley residential development. The Type Area is to continue to develop as a mixture of uses with the understanding of context and the Loop 121 corridor.

Background/Case Summary

A prospective developer has submitted this request to change the zoning from a Neighborhood Service District to a Planned Development – Single Family - 2 District to allow residential development compatible with adjacent zoning districts with a minimum lot size of 6,000 square feet and is requesting reduce front and side yard setbacks.

This property is undeveloped and has been rezoned to several different commercial uses since 2004 with the most recent change from Office – 1 District to Neighborhood Services District in 2017 by the current owner Barnes Independent Developer.

Exhibit A

Ordinance	Previous Zoning District	New Zoning District
2004-12	Agricultural	PD-32 (Business Park – Mixed Zoning for Office 1 & 2, Industrial Park and Retail
2006-42	PD-32	Office-1
2017-14	Office -1	Neighborhood Services

Project Analysis and Discussion

Existing Conditions:

This area contains a mixture of residential and commercial uses. The adjacent properties are zoned as follow:

Direction	Zoning
North	Single Family -3; Agricultural
South	Single Family -2
West	Commercial – 2
East	Single Family - 2

The Bell County Justice Complex and Belton I.S.D Nutrition/Support Services office are just west of this property. Surrounding residential developments include the Liberty Valley subdivision (east and south) and The Ridge at Belle Meadows Phase III to the north.

Allowable Land Uses:

The proposed PD-SF-2 Zoning District limits the use of this property to single family homes. No attached single family, duplex, multi-family, or business/commercial uses are allowed.

Area & Setback Requirements:

Minimum area and setback requirements for the requested Zoning District are summarized below. The applicant is requesting a hybrid district between SF-2 and SF-3 districts.

SF-2 Zoning Requirements		PD Conditions	SF-3 Zoning District
Minimum Lot Area	7,500	Reduce to 6,000	5,000
Minimum Lot Width	60'	Reduce to 50'	50'
Minimum Lot Depth	100'	No changes proposed	90'
Front Yard Setbacks	25'	Reduce to 20'	25'
Rear Yard Setbacks	20'	No changes proposed	20'
Side Yard Setbacks	6'/15' from street right of way	Reduce to 5'/15' street ROW	5'/15' to Street ROW

This property was platted as part of the Liberty Valley Subdivision and the proposed zoning is intended to complement this SF-2 zoning district and the SF-3 district north of the property

Exhibit A

with a lot size ranging between the two districts. The applicant is requesting a Planned Development to accommodate reductions in the minimum lot width, a 5' reduction in the front yard setbacks, and 1' reduction in the side yard setbacks. The proposed subdivision is expected to have approximately 23 lots. The applicant has requested design flexibility due to a possible road connection from property located north of this tract to access Huey Drive. This ordinance will be performance based as opposed to a prescriptive ordinance (showing the subdivision lot layout). A final subdivision plat is required and will be provided to the Planning and Zoning Commission and City Council for final consideration at a future date.

Future Land Use Map

The FLUM identifies this general area for commercial use and shows Single Family 1,2 and 3 adjacent to this use. The proposed use is consistent with the Design Standards Type Area 9 assigned to this general area which projects a mixture of use based on the surrounding land uses. The requested residential zoning district is compatible with the existing residential zoning and residential uses in this area. Therefore, the proposed PD – SF2 zoning district appears to be reasonable in this location.

Recommendation:

We recommend approval of the requested zoning change from NS to PD-SF-2 Zoning District subject to the conditions below:

1. The use of the property shall conform to the Single Family - 2 Zoning District in all respect, except as follows:
 - a. A 6,000 minimum lot area is allowed.
 - b. A 50' minimum lot width is allowed.
 - c. A front yard setback of 20' is allowed.
 - d. A side yard setback of 5' for internal lots and 15' adjacent to the street right of way.
2. The development of the property shall conform to all applicable Type Area 9 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards
 - b. Building Design Standards
 - c. Tree Protection, Preservation, and Mitigation Standards.
3. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.

Attachments:

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



Staff Report – Planning and Zoning Commission

Agenda Item #5

Receive a staff presentation and discuss possible amendments to the Sidewalk Policy.

Originating Department

Planning – Bob van Til, Director of Planning.

Summary Information

The purpose of this item is to discuss the proposed Sidewalk Policy and receive Planning and Zoning Commission input. No final action is needed at this time.

Discussion

The current ordinance 2015-43 was adopted on September 8, 2015. The policies are located in the Sidewalk Standards and Policy, Section 503, of the Belton Subdivision Ordinance. The ordinance included a sunset provision that required a review of the policies three years from the date of adoption. The reason for the sunset provision was to monitor and address the number of variances granted for sidewalks during the platting process, and possibly to simplify the process and standards if needed.

The existing ordinance requires sidewalks on both sides of arterial and collector streets internal to the subdivision and the subdivision side of perimeter streets. Sidewalks are constructed during the installation of public infrastructure or when a building is constructed.

The ordinance provides for variances and waivers.

Variances granted by the City Council are permitted for affordable housing projects, infill developments, or industrial developments.

Waivers by staff are permitted for sidewalk requirements when the development is in the ETJ, and there is no entity to maintain the sidewalks, such as Bell County or TXDOT, or if the plat qualifies for administrative approval (involves four or fewer lots, fronts on an existing street, and does not require the creation of any new street or the extension of municipal facilities).

In the fall of 2018, staff began the review of the sidewalk policies. Steps taken in regard to the review are summarized below:

- Proposed Subdivision Ordinance changes sent to TABA for review in January/February 2019.

- Stakeholder meeting held April 16, 2019.
- Public hearing held at P&ZC meeting June 18, 2019
- Public hearing held at P&ZC meeting July 16, 2019—Item tabled due to concerns with sidewalk policy.
- Joint workshop with P&ZC/CC on November 12, 2019—Primary discussion focused on sidewalk policy with the suggestion to evaluate the need for sidewalks on both sides of collector streets and in the Belton Business Park.
- Update to P&ZC presented on March 17, 2020, with plan to move forward with minor amendments, and bring recommendation on Street Standards and Sidewalk Policy later in the year. The Perimeter Street Standards were adopted on September 22, 2020, with Sidewalk Policy to follow.
- Sidewalk standards have been undergoing analysis, with the process delayed due to staff turnover.

During earlier public discussions, questions were raised about the cost of sidewalks and the impact cost will have on development, especially affordable housing, commercial, and industrial development. Although no consensus was reached during those discussions, several concepts emerged. These concepts included simplified standards and processes, development of a sidewalk/trails plan, and possible exemptions for affordable housing and industrial development.

To address these concepts we felt a more comprehensive approach was needed instead of beginning with red-lining the existing ordinance. This comprehensive approach, we believe, will facilitate a flexible approach to extending sidewalks, trails, and shared use paths throughout our community. In response, we developed a comprehensive Sidewalk, Trails, and Shared Use Path Master Plan Map and accompanying Planning Guidance Statements.

Master Plan Map

The Master Plan Map includes a map that shows existing sidewalks, trails, and shared use paths, planned and funded facilities, and systems that are planned but unfunded. The Planning Guidance Statements serve as the 'planning parameters' reflecting rationale for the placement of sidewalks. The development of the Master Plan Map was accomplished by a windshield survey, aerial map analysis, and by walking many areas to inventory existing sidewalks.

The Master Plan Map provides several advantages.

1. It provides a long range vision.
2. It provides a plan of how facilities will create an interconnected system.
3. It identifies where sidewalks, trails, and SUPs are expected to be built.
4. In combination with the Planning Guidance Statements, the Master Plan Map will guide the development of future sidewalks, trails, and shared use paths.
5. It provides an indication of how the facilities will be funded, whether by KTMO, TXDOT, City, private sector, or a combination of entities.

Exhibit B

There are four proposed Planning Guidance Statements in the Plan. These statements address:

1. Retrofitting residential areas,
2. Retrofitting commercial - institutional areas,
3. Industrial areas, and
4. Areas with potential for new development and an opportunity to evaluate future needs with development.

Following are examples of streets which may be affected by the Planning Guidance Statements:

1. Examples of Recommendations for Residential Retrofitting:

- a. Beal Street sidewalk from Downing Street to 24th Avenue: provide a sidewalk only on the east side.
- b. On E. 9th Avenue from Old Waco Rd to Continental Street, then south on Continental Street to E. 6th Avenue: provide a sidewalk on the north side of E. 9th Avenue and the west side of Continental Street.
- c. W. Avenue H Street from S. Pearl to S. Saunders Street: provide a sidewalk only on the north side.

2. Examples of Commercial - Institutional Retrofitting:

- a. E. 6th Avenue from N. Main to IH 35. This road is unsafe to cross at unprotected intersections. Sidewalks are proposed for both sides of the road.
- b. River Fair Blvd. from Lake Rd. to N. Main Street. Sidewalks are proposed for both sides of the road.
- c. E. 2nd Avenue from S. Penelope Street to Interstate 35. Sidewalks are proposed for both sides of the road.

3. Examples of Industrial Areas:

- a. Digby Dr.: No sidewalks are proposed.
- b. Capitol Way: Sidewalks are shown as proposed on both sides of the road given the uncertainty of development. However, if an industrial use develops along this road, the proposed sidewalk is not required.

4. Examples of Opportunities to Evaluate Future Needs with Development:

- a. Provide sidewalks on both street sides:

Exhibit B

- Auction Barn, from FM 1670 to S. Loop 121
- Mesquite Rd., from Shanklin Lane to Interstate 35
- b. Provide Sidewalks on one side:
 - W. Avenue D., from S. Loop 121 to S. Wheat Rd.
 - S. Wheat Rd., from Digby Dr. to future FM 2271
 - Toll Bridge Rd., from Shanklin Rd. to Elmer King Rd.

Regarding our development review process, the Sidewalk, Trails, and Shared Use Path Master Plan will be consulted to determine where the sidewalks are proposed to determine need. Unless specifically exempted, new development will include, as part of the review process, staff's evaluation of the need for a new sidewalk. Guided by the Master Plan and the Planning Guidance Statements, future sidewalks may be required. For instance, plats approved by City Council will reflect the discussions of staff and the property owner. In the event a plat is not required, site plans will reflect staff application of the Master Plan and the Planning Guidance Statements. A waiver would be granted by staff if eligible in the ordinance. Any issues about recommended sidewalks will be resolved by the City Council. In the event that the City determines that a sidewalk should be constructed at a later date, the property owner or developer will pay a fee in lieu of building the sidewalk, as provided for in the Subdivision Ordinance.

Staff held a work session with the City Council on January 26, 2021. The initial response from the Council was generally positive to the proposed approach. They commented on issues such as possible 'rigidity' of the proposed policies and the need for flexibility. Other comments included the importance of the connection of the proposed Master Plan to regional plans, special considerations for the historic districts, and to a 'common sense' approach to sidewalk requirements.

This item was previously scheduled for the Planning and Zoning Commission on February 16, 2021. This meeting was cancelled due to the winter storm.

The following schedule is proposed for the evaluation of the proposed sidewalk policies:

Proposed Dates	Meeting Description
1/26/2021	City Council Work Session - Done
3/16/2021	Planning Commission Work Session
TBD	Belton Economic Development Corporation Work Session
TBD	Stakeholder Input
May	Planning Commission – Public Hearing and Recommendation
June	City Council – Public Hearing and Action

The schedule is designed to facilitate discussions. If additional time is needed to build consensus, the schedule may be extended.

Fiscal Impact

Not applicable

Recommendation

Discussion of the planning documents and Sidewalk Policy. No action by Planning and Zoning Commission is needed at this time.

Attachments

Ordinance 2015-43

Draft Belton Sidewalk, Trails, and Shared Use Path Master Plan

Power point presentation.

P&Z
Agenda Items
for
April 20, 2021
Meeting



Staff Report – Planning & Zoning Item

Date: April 20, 2021
Case No.: Z-21-04
Request: SF-2 w/CR overlay to
PD- CH
Applicant: Oscar Luquin
Owner: Barry Cohen

Agenda Item

Z-21-04 Hold a public hearing and consider a zoning change from Single Family Residential – 2 District with a Conservation Revitalization Overlay (SF-2 w/CR Overlay) to a Planned Development – Commercial Highway (PD-CH) on approximately 0.126 acres located at 802 S. Pearl Street, at the southeast corner of S. Pearl and West Avenue H, described as Connell, Block 002, Lot Pt. 1.

Originating Department

Planning – Tina Moore, Planner

Current Zoning: Single Family Residential -2 with a Conservation Revitalization Overlay

Proposed Zoning: Planned Development – Commercial Highway

Future Land Use Map (FLUM) Designation: Commercial

Design Standards Type Area 2:

This area is defined as various blocks of land along the IH35 and US 190 corridor. Existing and projected growth for this Type Area is primarily commercial highway frontage uses. Growth opportunities include mixed uses, hotels, restaurants, new car dealerships, multi-story office and other similar commercial uses.

Background/Case Summary

The applicant is in the process of purchasing this property and is also the owner of the Fry's restaurant that is immediately east of the property. The applicant submitted a building permit application to construct an overflow parking lot for the restaurant on the adjacent property after demolishing an existing home on the lot. Parking and other commercial type improvements are not permitted in the Single Family Residential 2 District. This request is to change the zoning on a portion of this residential lot to permit the parking lots. The use of the property will be restricted to only parking and landscaping improvements for compatibility with the adjacent

residential neighborhood. The PD site plan will establish the character of the proposed improvements and appears reasonable.

Project Analysis and Discussion

Existing Conditions:

The surrounding area to the west and south is mostly residential with commercial uses to the east along Main Street. The zoning north, south, and west are zoned SF-2 w/ CR overlay. The zoning to the north is Commercial Highway.

Allowable Land Uses:

The proposed PD-CH Zoning District will limit the use of this portion of the property to a parking lot.

Future Land Use Map

The FLUM identifies this general area as a commercial corridor. The proposed use is consistent with the Design Standards Type Area 9 assigned to this general area which projects a mixture commercial and mixed uses. Therefore, the proposed PD-CH zoning district appears to be reasonable in this location.

Recommendation:

We recommend approval of the requested zoning change from SF-2 w/CR over to PD-CH Zoning District subject to the conditions below:

1. The use of the property shall be for parking and landscaping improvements only.
2. The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance including:
 - a. Site Development Standards
 - b. Landscape Design Standards
 - c. Attached Site Plan

Attachments:

1. Zoning application and proposed site plan
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')/Zoning notice to owners/Property owner's list

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: Oscar Luquin Phone Number: 254-933-1111
Mailing Address: 1907 Liberty Hill Dr City: Belton State: TX
Email Address: oscarluquin@yahoo.com

Owners Name: Bary Shhen Phone Number: 254-541-2206
Mailing Address: 1019 S. 1st st. TX City: Temple State: TX
Email Address: Bcohenpatriots@gmail.com

Applicant's Interest in Property:

Building a parking area for Frys Restaurant.
And in the future build a 4 plex in front of Pearl st.

Legal Description of Property:

ID 423624 and 3135 / Connell Block 002 Lot All

Is this property being simultaneously platted? ~~Yes~~ No

Street Address: 802 S. Pearl St. and 806 S. Pearl St.

Zoning Change From Residential ^{SF2-60m} to Commercial Highway

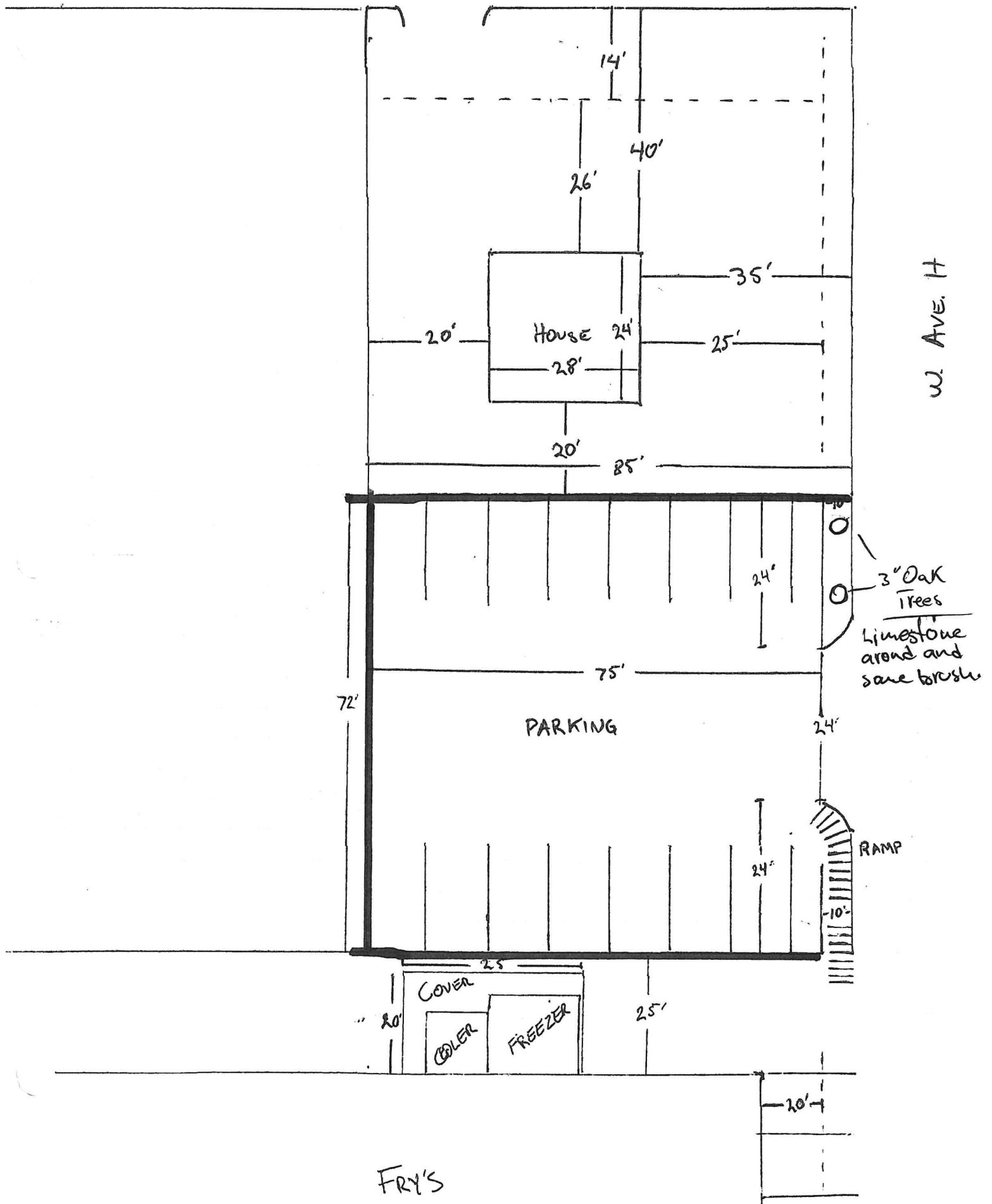
Signature of Applicant: [Signature] Date: _____

Signature of Owner (if not applicant): Bary Shhen Date: 11-5-20

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.

S. PEARL ST.



Zoning Case # Z-21-04 Location



ZONING CHANGE:
SF-2 W/CR OVERLAY
TO
PD-CH

LEGAL DESCRIPTION:
CONNELL, BLOCK 002, LOT PT 1

PROPERTY OWNER:
BARRY COHEN

ADDRESS/LOCATION:
802 S PEARL ST

LEGEND
Z-21-04

Zoning Case # Z-21-04 Aerial



ZONING CHANGE:
SF-2 WCR OVERLAY
TO
PD-CH

LEGAL DESCRIPTION:
CONNELL, BLOCK 002, LOT PT 1

PROPERTY OWNER:
BARRY COHEN

ADDRESS/LOCATION:
802 S PEARL ST

LEGEND
Z-21_04

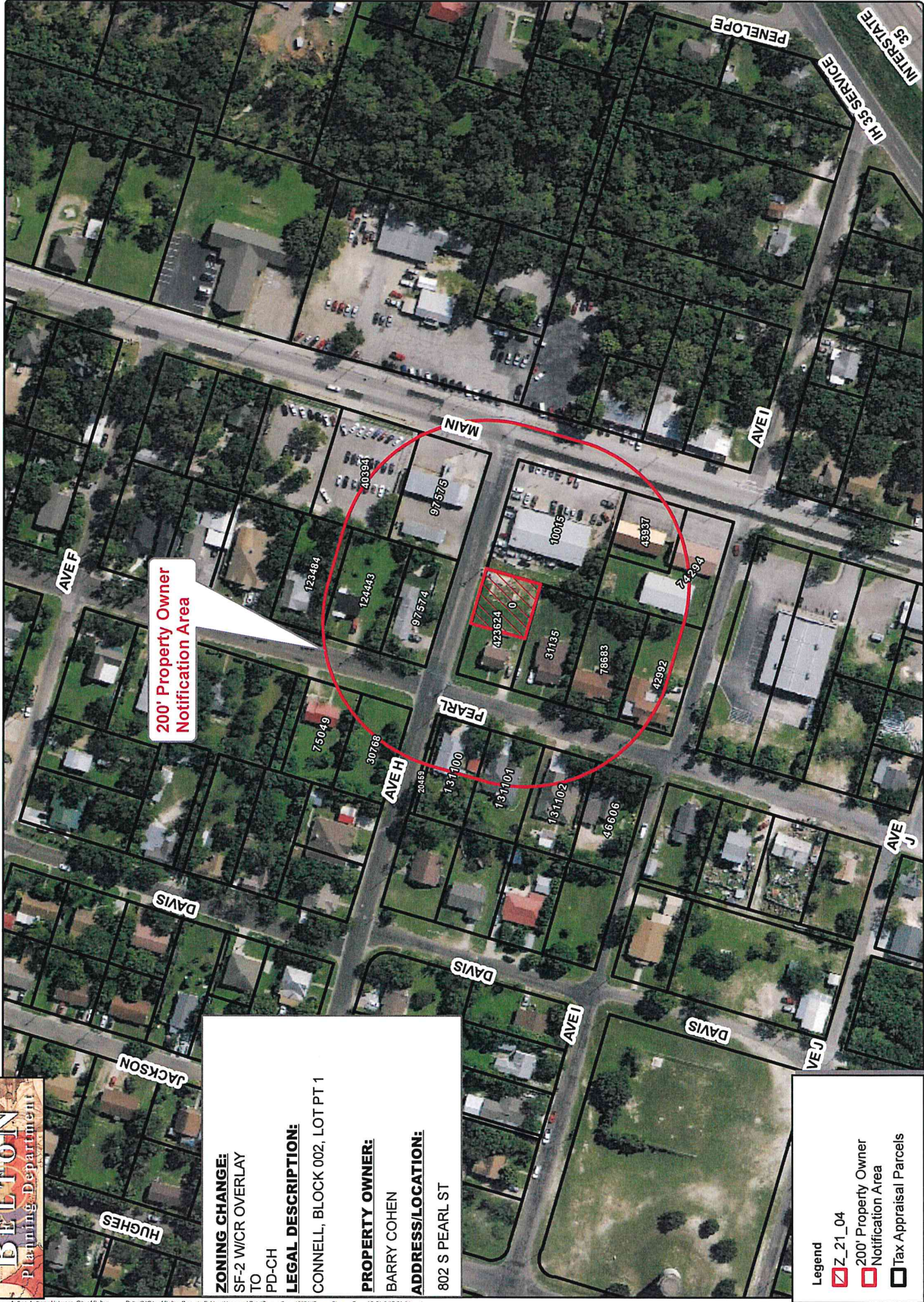
Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton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



0 30 60 120 Feet

Map Date: 4/8/2021 Aerial Imagery Date: 2018

Zoning Case # Z-21-04



200' Property Owner
Notification Area

ZONING CHANGE:
SF-2 W/CR OVERLAY
TO
PD-CH

LEGAL DESCRIPTION:
CONNELL, BLOCK 002, LOT PT 1

PROPERTY OWNER:
BARRY COHEN

ADDRESS/LOCATION:
802 S PEARL ST

- Legend**
- ☒ Z_21_04
 - ☒ 200' Property Owner Notification Area
 - ☐ Tax Appraisal Parcels

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: OSCAR LUGIN,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: CONNELL, BLOCK 2, LOT PT. 1,
FROM A(N) SINGLE FAMILY -2 WITH CONSERVATION REVITALIZATION OVERLAY ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY ZONING DISTRICT.
THIS CHANGE WILL RESTRICT THE USE TO A PARKING LOT ONLY.

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, April 20, 2021**, 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, April 27, 2021**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

NOTE: TO MITIGATE THE SPREAD OF COVID-19, THESE MEETINGS MAY BE CLOSED TO IN-PERSON ATTENDANCE BY THE PUBLIC. IF CLOSED, COMMISSION AND COUNCIL MEMBERS WILL ATTEND VIRTUALLY VIA A ZOOM MEETING. CITIZENS MAY JOIN THE ZOOM MEETING BY CALLING (888) 475-4499 AND ENTERING THE MEETING ID THAT WILL BE POSTED WITH THE AGENDA PRIOR TO THE MEETING AT BELTONTXAS.GOV. STATUS OF THE MEETING, WHETHER IT IS OPEN OR CLOSED TO IN-PERSON ATTENDANCE, WILL BE POSTED ON THE AGENDA AT THIS WEBSITE. CITIZENS MAY PROVIDE WRITTEN COMMENTS ON AGENDA ITEMS TO THE CITY PLANNING DEPARTMENT AT PLANNING@BELTONTXAS.GOV PRIOR TO 1:00 P.M. ON JANUARY 19TH.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON MARCH 16TH.

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**

20459
20459 CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

46606
46606 COHEN, BARRY S
1019 S 1ST ST
TEMPLE, TX 76504-5774

423624
423624 COHEN, BARRY S
1019 S 1ST ST
TEMPLE, TX 76504-5774

42992
42992 DELEON, NORMA
118 W AVENUE I
BELTON, TX 76513-3822

74294
74294 DENTON, ELIZABETH BENNET
PO BOX 355
BELTON, TX 76513

30768
30768 DUCKENS, BARBARA
8606 OAK HILLS DR
TEMPLE, TX 76502-5258

43937
43937 FINNEY, JEANETTE FAYE
REVOCABLE TRUST
3509 ELK TRL
TEMPLE, TX 76504-3743

10015
10015 IQBAL, ANSAR
707 EAST LOOP 121
BELTON, TX 76513

40394
40394 LLZ PARTNERSHIP
730 S MAIN ST
BELTON, TX 76513-3861

78683
78683 NELSON, PATSY N
808 S PEARL ST
BELTON, TX 76513-3869

131100
131100 ORONA, FREDERICO ETUX MARIA
R
801 S PEARL ST
BELTON, TX 76513-3868

124443
124443 ORONA, FREDRICO
801 S PEARL ST
BELTON, TX 76513-3868

131102
131102 ORONA, MANUEL & CARMEN
ADRIANA
805 S PEARL ST
BELTON, TX 76513-3868

131101
131101 ORONA, TEODORO
803 S PEARL ST
BELTON, TX 76513

97574
97574 REICHERT, JIMMY R
8110 MOUNTAIN DR
SALADO, TX 76571-5106

97575
97575 REICHERT, JIMMY R
732 S MAIN ST
BELTON, TX 76513-3861

31135
31135 SMITH, ANTHONY L
206 E CENTRAL AVE
BELTON, TX 76513-3238

75049
75049 VILLANUEVA, ISAIAS ETUX JULIA
718 S PEARL ST
BELTON, TX 76513-3867

123484
123484 VILLANUEVA, ISAIAS ETUX JULIA
718 S PEARL ST
BELTON, TX 76513-3867

**NOTICE OF APPLICATION FOR AN
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THIS CHANGE WILL RESTRICT THE USE TO A PARKING LOT ONLY.

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, April 20, 2021**, 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, April 27, 2021**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

NOTE: TO MITIGATE THE SPREAD OF COVID-19, THESE MEETINGS MAY BE CLOSED TO IN-PERSON ATTENDANCE BY THE PUBLIC. IF CLOSED, COMMISSION AND COUNCIL MEMBERS WILL ATTEND VIRTUALLY VIA A ZOOM MEETING. CITIZENS MAY JOIN THE ZOOM MEETING BY CALLING (888) 475-4499 AND ENTERING THE MEETING ID THAT WILL BE POSTED WITH THE AGENDA PRIOR TO THE MEETING AT BELTONTXAS.GOV. STATUS OF THE MEETING, WHETHER IT IS OPEN OR CLOSED TO IN-PERSON ATTENDANCE, WILL BE POSTED ON THE AGENDA AT THIS WEBSITE. CITIZENS MAY PROVIDE WRITTEN COMMENTS ON AGENDA ITEMS TO THE CITY PLANNING DEPARTMENT AT PLANNING@BELTONTXAS.GOV PRIOR TO 1:00 P.M. ON JANUARY 19TH.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON MARCH 16TH.

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. I feel this is the best use for this property.
2. _____
3. _____

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

DATE: 4-18-21 SIGNATURE: Barry Cohen

423624	16606
423624 COHEN, BARRY S	16606 COHEN, BARRY S
1019 S 1ST ST	1019 S 1ST ST
TEMPLE, TX 76504-5774	TEMPLE, TX 76504-5774

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



Staff Report – Planning & Zoning Item

Date: April 20, 2021
Case No.: P-21-02 Sendero Estates
Replat No. 1
Request: Residential Replat
Applicant: All County Surveying
Owner/Developer: Wheat Road LLC.

Agenda Item

P-21-02 Hold a public hearing and consider a final plat of Sendero Estates Replat No. 1 Subdivision, a replat of Tract B, approximately 1.84 acres to create 10 residential lots, on Digby and James Ridge Drives.

Originating Department

Planning – Tina Moore, Planner

Case Summary

The Sendero Final plat containing 191 residential lots and two commercial lots was approved by City Council in March 2016. This is a replat for Tract B which consists of 1.84 acres into 10 residential lots. This tract was originally not subdivided due to restrictive covenants of the Rustic Oaks subdivision. The applicant has determined the restrictions are no longer applicable and is requesting to move forward with division of this tract. Public improvements including water, sewer, streets and drainage were previously constructed anticipating this replat.

Project Analysis and Discussion

This property is zoned SF-2. The proposed lots comply with the area requirements for this zoning district and measure approximately 60' wide and 118' deep. A 20' front yard setback was approved with the preliminary plat. The applicant is requesting this same 5' reduction in setbacks and this seems reasonable.

SF-2

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

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

Water: Existing services are available for this replat include an 8" water line with connection to fire hydrants.

Sewer: An existing 8" sewer line is also immediately available for this replat.

Access: Per Subdivision Ordinance Section 502.01.K. three entrances are required for subdivisions with 101 plus lots. Three means of egress are provided in this subdivision with 201 lots:

- Access 1: Digby Drive connecting to Wheat Road
- Access 2: Sendero Drive connecting to US190/I-14 Service Road
- Access 3: Pointer Drive to future Lake to Lake ROW for future connection

Streets: Digby Drive is a minor collector with 60' of ROW and 37' pavement with curb and gutter. Galloway Drive is a local street with 50' right of way and 37' pavement with curb and gutter to provide adequate traffic flow within the subdivision. James Ridge Drive is also a local street with 50' of ROW and 31' pavement with curb and gutter.

Drainage: Drainage needs for the replat were previously calculated with the approval of the original Sendero Final Plat. A regional detention pond is located just east of this replat.

Sidewalks: A 5' wide sidewalk is proposed on the south side of Digby Drive and will be constructed by the homebuilder with the issuance of a building permit. A 5' wide sidewalk is also proposed on the east side of Galloway Drive; with an existing portion constructed along the detention pond by the developer. The remaining sidewalk on Galloway Drive will be constructed by the homebuilder in conjunction with the issuance of a building permit.

Parkland Dedication/Fee: With the approval of the original plat, 1.72 acres of parkland was dedicated and improved with a half-court basketball, park benches and swings to satisfy the parkland dedication requirements. Per Subdivision Ordinance Section 517, parkland fee is \$200 per residential unit. For 10 new dwelling units, the fee equates to \$2,000. The applicant is requesting a variance for this requirement due to the previous dedication and improvements constructed for the 191 lots, now increased to 201. Typically, when the City receives public parkland through a subdivision dedication, the land is raw and without improvements. The Sendero plat provided suitable parkland with improvements; this variance request seems reasonable.

Recommendation

Recommend approval of this replat, subject to the following conditions:

1. A variance to allow a 20' front yard setback instead of the required 25'.
2. A variance to waive the parkland fees based on previous parkland dedication and improvements.

Attachments

1. Final Plat Application and Plat
2. Location Map
3. Map with zoning notice boundary (200')/Zoning notice to owners/Property owner's list
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 according to the Plat Submission Calendar.)

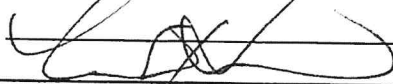
Applicant: All County Surveying Phone: 254.778.2272
Mailing Address: 4330 S. 5th Street, Temple, TX 76502
Email Address: chuck@allcountysurveying.com

Owner: Wheat Road, LLC Phone: _____
Mailing Address: PO Box 1183, Killeen, TX 76540
Email Address: _____

Current Description of Property:

Lot: TRACT B Block: _____ Subdivision: Sendero Estates
Acres: 1.84 ac Survey: Lewis Walker Survey
Abstract #: 860 Street Address: _____
Frontage in Feet: 320 Depth in Feet: 218

Does Zoning comply with proposed use? YES Current Zoning: SF-2
Name of proposed subdivision: SENDERO ESTATES REPLAT No. 1
Number of Lots: 10 Fee: \$ _____

Signature of Applicant:  Date: _____
Signature of Owner: _____ Date: _____

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

[illegible]

P-21-02 Location



Author: Anthony Holzgass, City of Belton Path: G:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2021\FBI Cases\P-21-02\P-21-02 Location.mxd

LEGAL DESCRIPTION:

SENDERO ESTATES
LOT TRACT B, 1.840AC

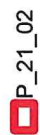
PROPERTY OWNER:

WHEAT ROAD LLC

ADDRESS/LOCATION:

SENDERO ESTATES

LEGEND

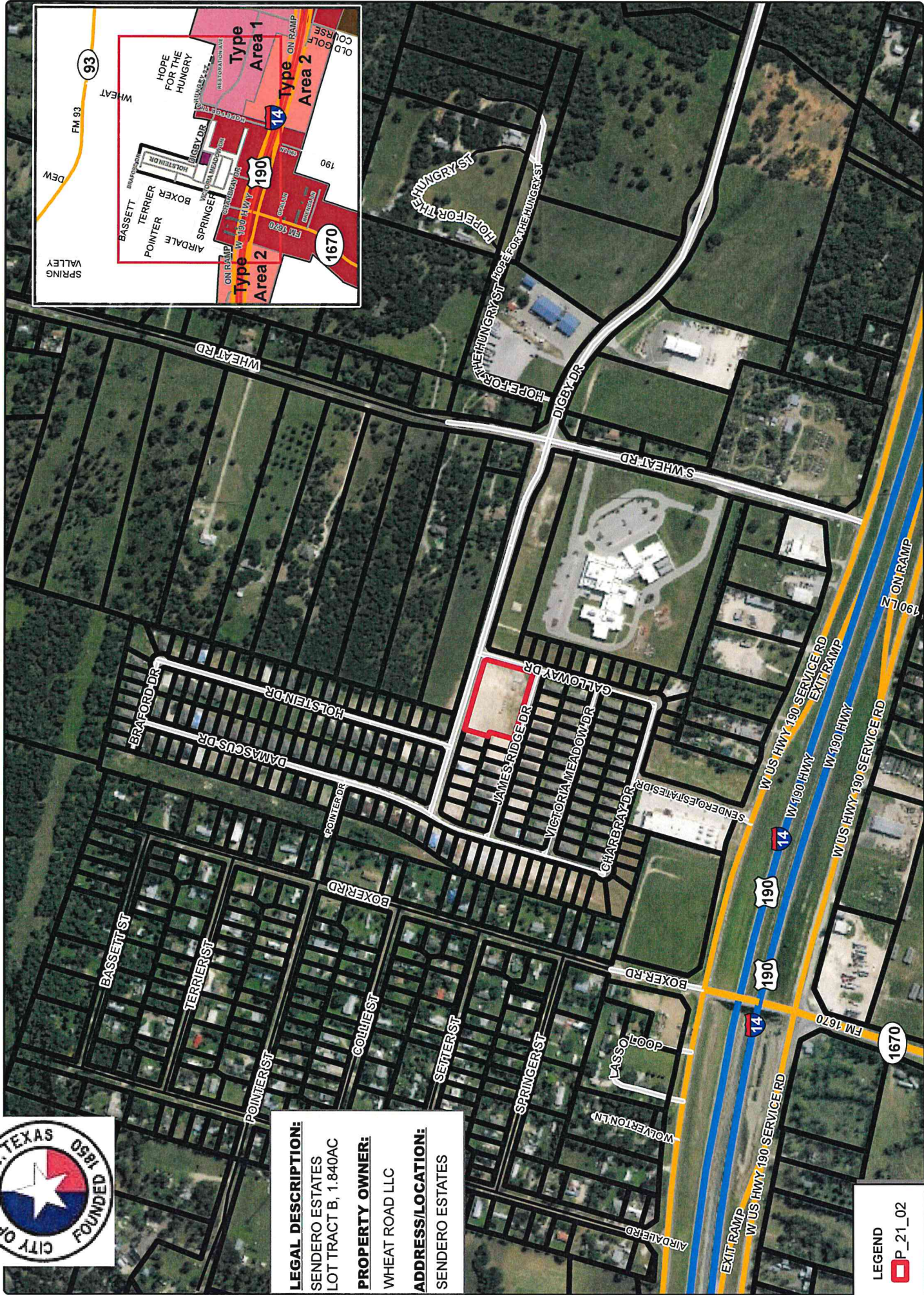


Map Date: 4/13/2021 Aerial Imagery Date: 2018

0 230 460 920 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.





200' Property Owner Notification Area

LEGAL DESCRIPTION:

SENDERO ESTATES,
LOT TRACT B, 1.840AC

PROPERTY OWNER:

WHEAT ROAD LLC

ADDRESS/LOCATION:

SENDERO ESTATES

Legend

- ☒ P_21_02
- ☒ 200' Property Owner Notification Area
- ☐ Tax Appraisal Parcels



**CITY OF BELTON, TEXAS
NOTICE OF PUBLIC HEARINGS
RESIDENTIAL REPLAT**

The Planning & Zoning Commission will conduct a meeting at 5:30 P.M., Tuesday, April 20, 2021 at the Harris Community Center, 401 N. Alexander Street, Belton, Texas, to discuss and consider a residential replat as follows:

**Hold a public hearing and consider a final plat of Sendero Estates Replat No. 1
Subdivision, a replat of Tract B, approximately 1.84 acres to create 10 residential lots, on
Digby and James Ridge Drives.**

Information regarding the proposed replat is on file for public examination in the Planning Department in City Hall, 333 Water Street, Belton, Texas.

Items recommended by the Planning and Zoning Commission will be forwarded to the City Council for consideration and approval at its meeting at 5:30 P.M., Tuesday, April 27, 2021 at the Harris Community Center, 401 N. Alexander Street, Belton, Texas.

If you require interpreter services for the deaf or hearing impaired, please contact the City Clerk at City Hall at least 48 hours in advance, at 254-933-5817. . If you have questions about this notice, please contact the Planning Department, P O Box 120, Belton, Texas, 76513, 254-933-5812.

NOTE: Since this is a residential replat, we are required to notify all property owners within 200' of the lot proposed for replatting.

If you have received this notice, you are within the 200' notification boundary. As such, the City of Belton invites you to make your views known by attending these hearings and submitting written comments about this replat by completing this form and returning it to the address below.

circle one

AS A PROPERTY OWNER WITHIN 200' OF THE REPLAT BOUNDARY, I (PROTEST) (APPROVE) THE PROPOSED REPLAT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

DATE: _____ SIGNATURE: _____

Please return this form to the Planning Dept. by Friday, April 16, 2021

City of Belton Planning Dept.
PO Box 120/333 Water Street
Belton, TX 76513
Planning@beltontexas.gov
254-933-5812

20459
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

42992
DELEON, NORMA
118 W AVENUE I
BELTON, TX 76513-3822

43937
FINNEY, JEANETTE FAYE REVOCABLE TRUST
3509 ELK TRL
TEMPLE, TX 76504-3743

78683
NELSON, PATSY N
808 S PEARL ST
BELTON, TX 76513-3869

131102
ORONA, MANUEL & CARMEN ADRIANA
805 S PEARL ST
BELTON, TX 76513-3868

97575
REICHERT, JIMMY R
732 S MAIN ST
BELTON, TX 76513-3861

123484
VILLANUEVA, ISAIAS ETUX JULIA
718 S PEARL ST
BELTON, TX 76513-3867

46606
COHEN, BARRY S
1019 S 1ST ST
TEMPLE, TX 76504-5774

74294
DENTON, ELIZABETH BENNET
PO BOX 355
BELTON, TX 76513

10015
IQBAL, ANSAR
707 EAST LOOP 121
BELTON, TX 76513

131100
ORONA, FREDERICO ETUX MARIA R
801 S PEARL ST
BELTON, TX 76513-3868

131101
ORONA, TEODORO
803 S PEARL ST
BELTON, TX 76513

31135
SMITH, ANTHONY L
206 E CENTRAL AVE
BELTON, TX 76513-3238

423624
COHEN, BARRY S
1019 S 1ST ST
TEMPLE, TX 76504-5774

30768
DUCKENS, BARBARA
8606 OAK HILLS DR
TEMPLE, TX 76502-5258

40394
LLZ PARTNERSHIP
730 S MAIN ST
BELTON, TX 76513-3861

124443
ORONA, FREDRICO
801 S PEARL ST
BELTON, TX 76513-3868

97574
REICHERT, JIMMY R
8110 MOUNTAIN DR
SALADO, TX 76571-5106

75049
VILLANUEVA, ISAIAS ETUX JULIA
718 S PEARL ST
BELTON, TX 76513-3867

**CITY OF BELTON, TEXAS
NOTICE OF PUBLIC HEARINGS
RESIDENTIAL REPLAT**

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**Hold a public hearing and consider a final plat of Sendero Estates Replat No. 1
Subdivision, a replat of Tract B, approximately 1.84 acres to create 10 residential lots, on
Digby and James Ridge Drives.**

Information regarding the proposed replat is on file for public examination in the Planning Department in City Hall, 333 Water Street, Belton, Texas.

Items recommended by the Planning and Zoning Commission will be forwarded to the City Council for consideration and approval at its meeting at 5:30 P.M., Tuesday, April 27, 2021 at the Harris Community Center, 401 N. Alexander Street, Belton, Texas.

If you require interpreter services for the deaf or hearing impaired, please contact the City Clerk at City Hall at least 48 hours in advance, at 254-933-5817. . If you have questions about this notice, please contact the Planning Department, P O Box 120, Belton, Texas, 76513, 254-933-5812.

NOTE: Since this is a residential replat, we are required to notify all property owners within 200' of the lot proposed for replatting.

If you have received this notice, you are within the 200' notification boundary. As such, the City of Belton invites you to make your views known by attending these hearings and submitting written comments about this replat by completing this form and returning it to the address below.

circle one

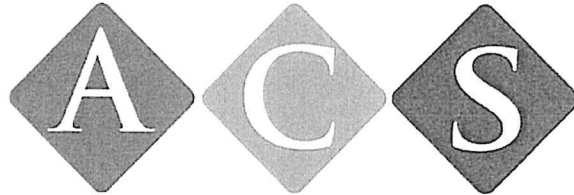
AS A PROPERTY OWNER WITHIN 200' OF THE REPLAT BOUNDARY, I (PROTEST) (APPROVE) THE PROPOSED REPLAT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

DATE: 04/07/2021 SIGNATURE: Steven Rodriguez Rachel Rodriguez

Please return this form to the Planning Dept. by Friday, April 16, 2021

City of Belton Planning Dept.
PO Box 120/333 Water Street
Belton, TX 76513
Planning@beltontexas.gov
254-933-5812

477034
RODRIGUEZ, STEVEN ETUX RACHEL
725 HOLSTEIN DR
BELTON, TX 76513



ALL COUNTY SURVEYING, INC

April 14, 2021

City of Belton
Planning Department
333 Water Street
Belton, Texas 76513
ATTN: Bob van Til, Planning Director

**Re: Request for "25' Front Yard Waiver" –
Sendero Estates Replat No, 1**

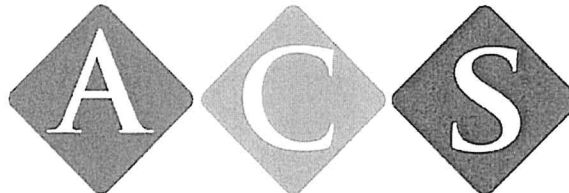
Dear Mr. van Til:

We would like to ask a waiver of the required twenty-five foot (25') front yard setback. We are requesting a twenty foot (20') front yard setback. This would be consistent with the adjacent platted 20' front yard setback as shown on the recorded plat of Sendero Estates, of record in Year 2017, Plat# 96-A&B, Plat Records of Bell County, Texas.

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

Respectfully,

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



ALL COUNTY SURVEYING, INC

April 14, 2021

City of Belton
Planning Department
333 Water Street
Belton, Texas 76513
ATTN: Bob van Til, Planning Director

**Re: Request for "Parkland Dedication Waiver" –
Sendero Estates Replat No, 1**

Dear Mr van Til:

This letter is in response to your comments sent March 17, 2021.

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".

Developer previously dedicated land for a regional park on Tract A and installed a half-court Basketball Court, park benches and swings. We believe this previous dedication satisfies the requirement.

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

Respectfully,

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



Staff Report – Planning & Zoning Item

Date: April 20, 2021
Case No.: P-21-03
Request: Preliminary Plat
Applicant: All County Surveying
Owner/Developer: BEDC

Agenda Item

P-21-03 Consider a preliminary plat of Belton Business Park Phase V, comprising of 16.314 acres located on the south side of Digby Drive.

Originating Department

Planning – Tina Moore, Planner

Current Zoning: Light Industrial

Design Standards Type Area: 1 – Belton Business Park; primarily business park, office, mixed uses; avoid strip type developments.

Case Project Analysis and Discussion:

This is a six lot, two block subdivision proposed in the Belton Business Park. The proposed plat encompasses 16.314 acres and exceed all area requirements for the Light Industrial zoning district.

Light Industrial:

- Front Yard: 25'
- Side Yard: 20'
- Rear Yard: 20'
- Lot Area: 7,200 sq. ft.
- Lot Width: 60'
- Lot Depth: 100'

The following is a summary of the Subdivision Ordinance as they apply to this subdivision plat.

Water: An existing 12" water line runs along the south side of Digby Drive to provide services to Phase I of this plat. Water will be extended southerly along the new proposed roadway to provide service to the lots in Phase II. The 12" water line satisfies minimum requirements for fire flow requirements.

Sewer: An existing 12" sewer line is currently available on Digby Drive for Phase I of this plat. The sewer line for Phase II is currently being designed as a part of a larger project to provide sewer for properties along US190/IH14 and FM1670 corridors.

Streets: Digby Drive is currently shown as a Minor Collector on the City's Thoroughfare Plan. Existing improvements on Digby Drive include 70' of ROW and 37' of pavement with curb and gutter. The BEDC Board of Directors has selected to name the new proposed street after former mayor Mikey Wade. Wade Drive will require 50' of ROW and 31' of pavement with curb and gutter. The Thoroughfare Plan is under review for the extension of Wade Drive from Digby Drive to IH14 service road.

Drainage: Drainage needs will be evaluated during the site plan/building permit review process. A Flood Plain Development Permit will be review for any development proposed in the flood hazard area.

Sidewalks: Section 503 of the Subdivision Ordinance requires 5' wide sidewalks along both sides of collector streets. Therefore, a sidewalk is required on the south side of Digby Drive which is encompassed in this plat. Per the ordinance, a variance may be considered for areas exclusively industrial with an alternative substitution area for sidewalks. The applicant previously proposed connecting the business park via Jones Road to future West Avenue D. The applicant is seeking a variance for the sidewalk requirement with the previously proposed substitution.

Conclusion: We have reviewed this preliminary plat and find it acceptable for a preliminary plat.

Recommendation

Recommend approval of the preliminary plat for Belton Business Park Phase V; subject to the following conditions:

1. Approval of the variance to the sidewalk requirement for a 5' wide sidewalk on Digby Drive.
2. Staff comment letter dated 4-9-21.

Attachments

1. Preliminary Plat Application
2. Plat
3. Location Map
4. Variance request (pending)
5. Staff Comment Letter – 4-9-21

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, Inc. Phone: 254-778-2272
Mailing Address: 4330 South 5th Street, Temple, Texas 76502
Email Address: chuck@allcountysurveying.com, shane@allcountysurveying.com

Owner: BEDC Phone: 254-770-2270
Mailing Address: 2180 North Main Street, Belton, Texas 76513
Email Address: chernandez@beltonedc.org

Current Description of Property:

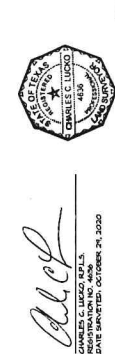
Lot: _____ Block: Portion 4 Subdivision: BELTON BUSINESS PARK, PH
Acres: 16.314 Survey: LEWIS WALKER SURVEY
Abstract #: 860 Street Address: DIGBY DRIVE
Frontage in Feet: 1300 Depth in Feet: 550

Does Zoning comply with proposed use? YES Current Zoning: LI
Name of proposed subdivision: BELTON BUSINESS PARK, PHASE V
Number of Lots: 6 Fee: \$ _____

Signature of Applicant: Charles C Lul Date: 3.02.2021

Signature of Owner: Cynthia Hernandez Date: 3/2/2021

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



FROM VEHICLE LICENSES, NATIONAL SERVICE
INTERSTATE HIGHWAY 14
(Previously U. S. Highway 190)
Vol. 405, Pg. 10 and Vol. 406, Pg. 10

SECRETARY

I AND SUBSCRIBER LESS WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLANNING COMMISSIONS OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2021.

CITY CLERK _____

STATE OF TEXAS
COUNTY OF BELL

HERBERT CANTREY, THAT THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF BELTON, TEXAS, PASSED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, _____

WITNESS MY HAND AND SEAL OF OFFICE _____

NOTARY _____

P. O. BOX 1300
2160 NORTH MAIN STREET, STE. C1
DALLAS, TEXAS 75203

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

LEGEND

0 230 460 920 Feet

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

P-21-03



LEGAL DESCRIPTION:
BELTON BUSINESS PARK PHASE II,
BLOCK 004, LOT PT BLK,
ACRES 16.204
PROPERTY OWNER:
BELTON ECONOMIC
DEVELOPMENT CORPORATION
ADDRESS/LOCATION:
BELTON BUSINESS PARK PH V

Legend
P_21_03



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Map Date: 4/16/2021 Aerial Imagery Date: 2018



City of Belton

Planning Department

April 9, 2021

Project: BELTON BUSINESS PARK PHASE V - PRELIMINARY PLAT

Applicant: ALL COUNTY SURVEYING/BEDC

**Date Submitted: 3-1-21
3-30-21**

ACRES: 16.34 LOCATION: DIGBY DRIVE

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

PLANNING:

1. Provide a name for the proposed street. (Section 302.04.B.2.d of the Subdivision Ordinance). Pending BEDC Board approval.

PUBLIC WORKS/KPA:

1. Extend 50' wide ROW to southern property line for potential road extension to IH-14 in the future. This can also be used for future access to/from the southern BEDC property just to the south of this platted area, even if a road isn't extended.
2. The two tracts on the north side of Digby Drive are both labeled as Lot 1, Block 1, Belton Business Park Phase IV. Based on the Phase IV plat, it appears that the larger tract shown should actually be called "Remainder of Block 4 Belton Business Park Phase II".

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No Comments.

POLICE DEPT:

No Comments.

GIS:

No Comments.

Outside Utility Provider Comments

- ☐ **Oncor:**
- ☐ **AT&T:**
- ☐ **Atmos Energy:**
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**
- ☐ **Spectrum (Time Warner):**
- ☐ **USPS:**
- ☐ **Clearwater UCD:**
- ☐ **TXDOT:**

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for

drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.

Staff Report – Planning & Zoning Item



Date: April 20, 2021
Case No.: P-21-04 West
Canyon Trails Phase III
Request: Final Plat
Applicant: Lina Chtay, Belton Engineering, Inc.
Owner/Developer: Randy Taylor

Agenda Item

P-21-04 Consider a final plat of West Canyon Trails Phase III, comprising 22.70 acres, located on the south side of W. Avenue O, east of Loop 121 and west of South Connell Street.

Originating Department

Planning – Tina Moore - Planner

Current Zoning: Single Family – 3 (SF-3)

Case Summary

This plat is the continuation for the West Canyon Trails development and proposes 5 blocks with 107 residential lots. The combined lots for the West Canyon Trails subdivision including the previous two phases total 175 lots. This plat is consistent with the general layout provided in the preliminary plat. A segment of Laila Lane will be constructed as part of this development, anticipating the future extension of Laila Lane west and east, ultimately completing this roadway with connections to Loop 121 and South IH 35. A 15' wide emergency access easement is included in this plat boundary, accessible from Loop 121 and connects to Sarah Drive. Two additional parcels are proposed as follows:

Parcel B: Detention areas to be owned and maintained by the HOA

Parcel C: Private parkland to be owned and maintained by HOA

The previous phases I and II are summarized below as well as Phase III, proposed here:

Phase I: 50 residential lots; main access off West Avenue O

Phase II: 17 residential lots; one retail lot; 2nd entrance off Avenue O; common area for temporary access road

Phase III: 107 residential lots; 2 common areas; 15' temporary emergency access easement

Project Analysis and Discussion

This development is zoned SF-3. A majority of the lots measure 50' wide and 120' deep. The lots satisfy all minimum area requirements for this zoning district as noted below:

SF-3

- Front Yard: 25'
- Side Yard: 5'; 15' from street ROW
- Rear Yard: 20'
- Lot Area: 5,000 sq. ft.
- Lot Width: 50'
- Lot Depth: 90'

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

Water: The applicant is tying into existing 8" water lines that extended from Phases I and II on Adam and Long Creek Lanes. The 8" lines will be extended throughout the subdivision and will also be extended east and west along Laila Lane to allow future connections. The 8" water line satisfies minimum requirements for fire flow protection.

Sewer: The existing 8" sewer line will be extended south along Adam and Long Creek Lane to provide services to this new phase. The applicant will also be extending an 8" sewer line on Laila Lane to provide for future connections.

Access: Per Subdivision Ordinance Section 502.01.K., three entrances are required for subdivisions with 101 plus lots. This development is planned to ultimately have one entrance off W. Avenue O (Alan Trails), with the other two entrances via Laila Lane east and west. However, the applicant does not have control of the properties to the east and west to facilitate the extension of Laila Lane at this time, so it is uncertain when these connections will occur. In the interim, the applicant has proposed these options:

- Access 1: Alan Trails – Main entrance off West Avenue O.
- Access 2: Long Creek Lane – a temporary 24' wide access easement connecting to West Avenue O.
- Access 3: A gated 15' wide emergency vehicle access easement to Loop 121. Sewer and water stub outs to adjacent properties to the west and east are provide to encourage development of these tracts, which will in turn promote the extension of Laila Lane.

The temporary access off Long Creek Lane and the 15' emergency vehicle access will be eliminated when the Laila Lane east and west connections occurs. The removal of the access easement and gate will be the applicant's responsibility, with the City's advance approval.

Streets: Laila Lane is a minor collector on the city's Thoroughfare Plan map. Minor collectors require a minimum ROW width of 60'. The segment of Laila Lane within this plat boundary will be constructed with a 37' pavement width with curb and gutter. A one foot non-access easement was added to the lots that abuts Laila Lane to prevent access to this collector roadway.

Alan Lane, Long Creek Lane, and Sarah Drive are local streets with 50' of ROW and 31' pavement with curb and gutter.

Subdivision Ordinance Section 514.01, Fire Lanes, requires adequate access for firefighting purposes as adopted by the current Fire Code. The current code requirement is for a 16' all-weather surface for access for fire vehicles. The proposed temporary emergency vehicle access easement is only 15' wide; a variance was previously approved with the preliminary plat to allow for this slight reduction.

Drainage: Detailed plans and calculations were reviewed with this final plat. An on-site detention pond is proposed on Parcel B to address drainage needs and will be owned and maintained by the HOA. Another on-site detention pond was constructed in Phase I to address the needs of Phase I and II.

Sidewalks: Per the city's Subdivision Ordinance Section 503, a 5' wide sidewalk is required along both sides of collector streets. A 5' wide sidewalk is proposed on Laila Lane to meet this requirement. The developer will construct the sidewalks along Parcel B and C; the homebuilders will construct the sidewalks adjacent to their individual lots.

Parkland Dedication/Fees: Per Subdivision Ordinance Section 517, the parkland fee is \$200 per residential unit. For 174 (excludes retail lot) dwelling units, the fee equates to \$34,800. The applicant is proposing a private neighborhood park on Parcel C, which would consist of 0.837 acres, with amenities to include benches, trash receptacles, landscaping and irrigation as outlined by the engineer's letter and exhibit. This parcel will be owned and maintained by the HOA.

Conclusion: We have reviewed the plat and find it acceptable as a final plat.

Recommendation:

Recommend approval of the final plat for West Canyon Trails Phase III, subject to the following:

1. Approval of variance to the parkland dedication/fee requirement to allow development of a private park with amenities to equal or exceeding \$34,800.
2. Staff comment letter dated 4-9-21

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Proposed park with amenities
5. Staff comment dated 4-9-21

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 \$ 571
- ☒ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: 01/19/21 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: Belton Engineering Inc. Phone: 254-731-5600
Mailing Address: 106 N. East Street
Email Address: lchtay@beltonengineers.com

Owner: Centex B&L Construction LLC. Phone: 254-444-2242
Mailing Address: _____
Email Address: custombuilders21@gmail.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 22.70 Survey: James P. Wallace
Abstract #: 906 Street Address: _____
Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: SF-3
Name of proposed subdivision: West Canyon Trails Phase III
Number of Lots: 107 Fee: \$ 571.0

Signature of Applicant: [Signature] Date: 01-19-21
Signature of Owner: [Signature] Date: 01-19-21

STATE OF TEXAS
COUNTY OF BELL

CENEX B & A CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS WEST CANYON TRAILS, PHASE II, A SUBDIVISION IN THE CITY OF BELTON, TEXAS, DO HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT, PHASE II, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, TEXAS, WAS APPROVED THIS _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

RANDY TAYLOR, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021 BY RANDY TAYLOR, MANAGING MEMBER OF CENEX B & A CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST CANYON TRAILS, PHASE II, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, TEXAS, WAS APPROVED THIS _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST CANYON TRAILS, PHASE II, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, TEXAS, WAS APPROVED THIS _____ DAY OF _____, 2021 BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

Mayor

Secretary

STATE OF TEXAS
COUNTY OF BELL

Said Addition SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

CITY CLERK

TAX CERTIFICATE

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

DATED THIS _____ DAY OF _____, 2021.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

FILED FOR RECORD THIS _____ DAY OF _____, 2021, IN YEAR _____ PLAT NO. _____
RECORD INSTRUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

CLEAR WATER UNDERGROUND WATER CONSERVATION DISTRICT

DISTRICT RULES BASED ON CHAPTER 36, TEXAS GOVERNMENT CODE, PREVENT THE DRILLING OF EXCESSIVE WELLS ON TRACTS OF LAND THAT ARE NOT PRODUCING WATER IN QUANTITIES THAT WOULD BE ECONOMICALLY FEASIBLE TO PRODUCE. THE DISTRICT HAS THE AUTHORITY TO ESTABLISH A ZONING DISTRICT AND TO ENFORCE THE RULES OF THE DISTRICT. THE DISTRICT HAS THE AUTHORITY TO ESTABLISH A ZONING DISTRICT AND TO ENFORCE THE RULES OF THE DISTRICT. THE DISTRICT HAS THE AUTHORITY TO ESTABLISH A ZONING DISTRICT AND TO ENFORCE THE RULES OF THE DISTRICT.

DATE

DATE

STATE OF TEXAS
COUNTY OF BELL

THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT, PHASE II, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, TEXAS, WAS APPROVED THIS _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

UNK CIVIL, P.E. NO. 107911

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS

I, BRUCE LAKE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PLACED AND IDENTIFIED IN ACCORDANCE WITH THE SUBDIVISION AND PLANNING ACTS AND REGULATIONS OF THE CITY OF BELTON, TEXAS.



BRUCE LAKE BRYAN

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249

811 NORTH MAIN

TAYLOR, TX 76784

NOVEMBER 4, 2020

11,249 ACRES MORE OR LESS FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE

NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

Curve Table			
Curve #	Length	Radius	Chord
C1	95.03'	1700.0'	57410.01'E 95.01'
C2	15.20'	1100.00'	58746.51'E 15.20'
C3	41.27'	1200.00'	57530.31'E 41.27'
C4	56.19'	1200.00'	57510.54'E 56.19'
C5	71.50'	542.00'	57537.10'E 71.45'
C6	83.04'	542.00'	58347.16'E 82.96'
C7	38.02'	1140.00'	57512.42'E 38.01'
C8	54.58'	1140.00'	57519.07'E 54.57'
C9	73.10'	602.00'	57519.07'E 73.05'
C10	96.55'	602.00'	58329.13'E 96.44'
C11	7.30'	1070.00'	58758.53'E 7.30'
C12	23.09'	1130.00'	58735.28'W 23.09'
C13	3.61'	50.00'	55346.00'W 3.61'
C14	49.65'	50.00'	52315.19'W 47.63'
C15	32.54'	50.00'	52350.04'E 31.97'
C16	43.73'	50.00'	58459.25'E 42.35'
C17	15.23'	50.00'	55112.21'E 15.17'
C18	17.68'	350.00'	58103.58'E 17.68'
C19	50.42'	350.00'	58238.25'E 50.38'
C20	47.88'	350.00'	58141.10'E 47.84'
C21	20.08'	400.00'	51803.19'W 20.05'
C22	50.35'	400.00'	52305.53'W 50.32'
C23	54.14'	400.00'	53034.54'W 54.10'
C24	7.90'	400.00'	53501.31'W 7.90'
C25	46.14'	450.00'	53240.02'E 46.12'

Curve Table			
Curve #	Length	Radius	Chord
C26	31.78'	400.00'	53319.43'W 31.77'
C27	50.78'	450.00'	52629.49'E 50.75'
C28	50.93'	400.00'	52724.17'W 50.90'
C29	50.12'	450.00'	52004.26'E 50.09'
C30	50.13'	400.00'	52010.00'W 50.10'
C31	46.88'	450.00'	51353.56'E 46.86'
C32	50.00'	400.00'	51259.43'W 49.97'
C33	58.59'	812.59'	56800.34'E 58.58'
C34	46.98'	862.59'	56903.99'E 46.97'
C35	50.03'	812.59'	57150.20'E 50.02'
C36	48.58'	862.59'	57214.24'E 48.57'
C37	50.04'	812.59'	57522.00'E 50.03'
C38	48.58'	862.59'	57528.01'E 48.57'
C39	17.18'	812.59'	57744.11'E 17.18'
C40	21.13'	50.00'	54506.46'E 20.97'
C41	39.14'	50.00'	57938.37'E 38.15'
C42	37.48'	50.00'	55627.37'E 36.60'
C43	36.92'	50.00'	51350.07'E 36.09'
C44	4.93'	50.00'	51008.25'W 4.92'
C45	11.78'	450.00'	51009.52'E 11.78'
C46	30.84'	825.00'	51029.08'W 30.84'
C48	40.45'	875.00'	51044.19'W 40.44'
C49	7.29'	825.00'	51148.35'W 7.29'
C50	19.00'	862.59'	57742.40'E 19.00'

Parcel Line Table			
Line #	Direction	Length	
L23	S73°04'46"E	31.84'	
L24	S76°24'51"E	20.00'	
L25	N73°27'50"W	40.59'	
L26	S76°32'10"W	20.43'	
L27	N73°22'52"W	25.00'	
L28	N73°22'52"W	25.00'	
L29	N87°24'52"E	62.39'	
L30	N12°03'46"E	83.63'	
L31	S92°44'52"W	21.66'	
L32	S92°44'52"W	11.95'	

Parcel Line Table			
Line #	Direction	Length	
L1	S18°37'08"W	27.53'	
L2	N18°37'08"E	50.00'	
L3	N35°36'17"E	15.32'	
L4	N73°22'52"W	25.00'	
L5	N73°22'52"W	25.00'	
L6	S18°37'08"W	30.89'	
L7	S18°37'08"W	30.95'	
L8	S92°44'52"W	30.08'	
L9	S92°44'52"W	30.08'	
L10	S18°37'08"W	29.95'	
L11	S18°37'08"W	32.33'	
L12	N35°36'17"E	6.67'	
L13	S35°36'17"W	15.41'	
L16	N18°37'08"E	60.28'	
L17	N18°37'08"E	52.70'	
L18	N27°56'44"E	5.94'	
L19	N27°56'44"E	53.54'	
L20	N18°37'08"E	2.50'	
L21	N18°37'08"E	8.33'	
L22	N18°37'08"E	54.24'	

FINAL PLAT



BELTON ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEER
NO. 107911
STATE OF TEXAS
bryant@beltoneng.com

BRYAN TECHNICAL SERVICES, INC.



BRYAN TECHNICAL SERVICES, INC.
REGISTERED PROFESSIONAL SURVEYOR
NO. 107911
STATE OF TEXAS
bryant@btsinc.com

FINAL PLAT OF:
WEST CANYON TRAILS, PHASE III

22,700 TOTAL ACRES, 98810.404 SQUARE FEET
107 LOTS, 5 BLOCKS AND 2 PARCELS
PARCEL B - 1.062 ACRE (DETENTION AREA)
TO BE DEDICATED TO, OWNED AND MAINTAINED
BY THE HOME OWNER ASSOCIATION,
PARCEL C - 0.837 ACRE (PARKLAND)
TO BE DEDICATED TO, OWNED AND MAINTAINED
BY THE HOME OWNER ASSOCIATION,
4,272 ACRES DEDICATED STREET, RIGHT-OF-WAY TO CITY OF BELTON
JAMES P. WALLACE STREET, ABSTRACT #906, BELL COUNTY TEXAS
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY TEXAS

PROJECT NO. 18522	DATE: MARCH 30, 2021
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SHEET -1 OF 2

BLOCK NO.	# OF LOTS
2	6
4	20
5	12
6	29
7	40
	TOTAL 107

FINAL PLAT



BELTON ENGINEERING, INC.
Engineering • Design/Build • Planning
100 EAST STREET, BELTON, TEXAS 76712
BELTONEINC/ENGINEERING@AOL.COM
WWW.BELTONEINC.ENG.COM

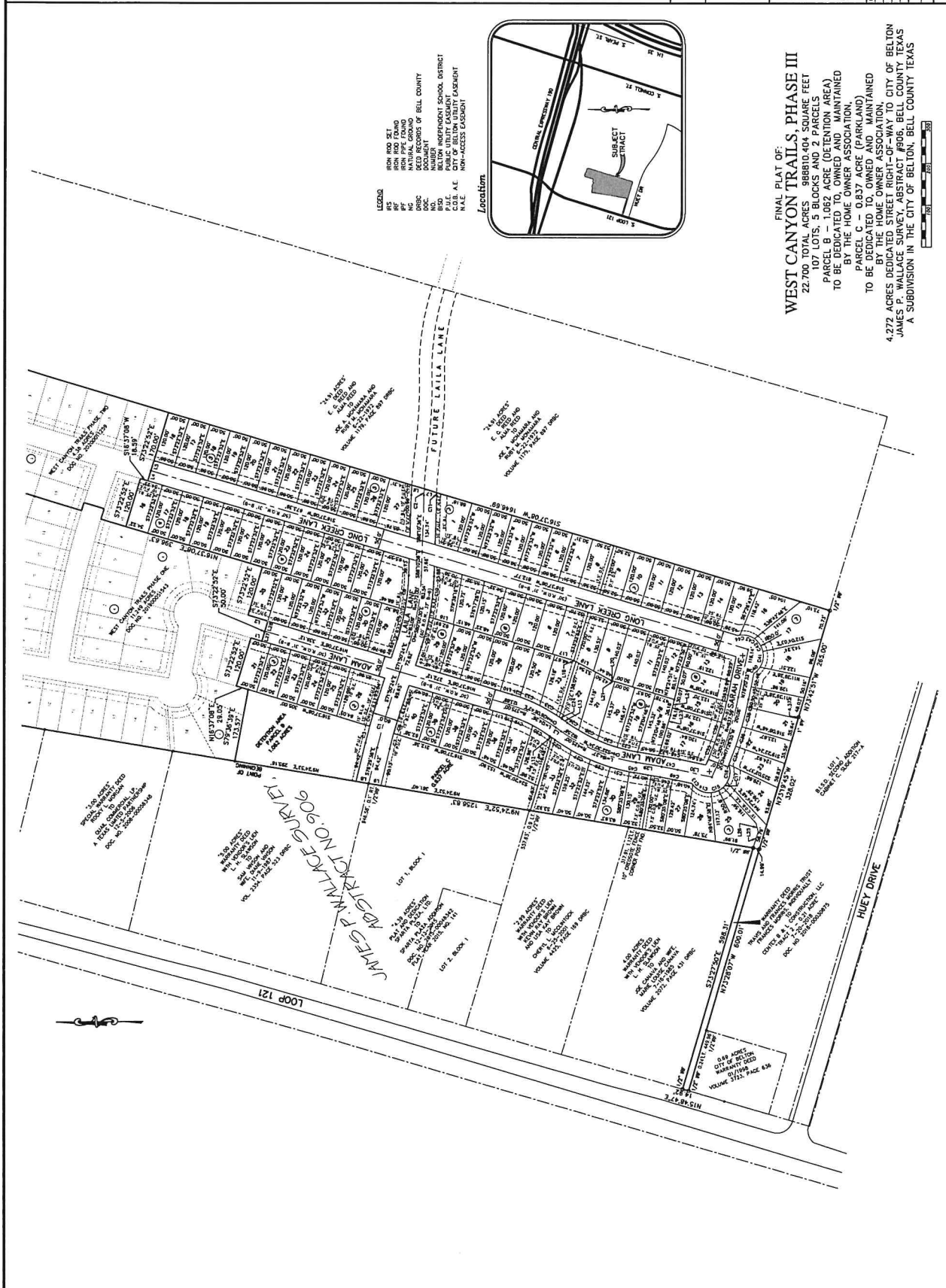
BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76784
PHONE: (512) 352-0000
FAX: (512) 352-0091
FIRM No. 10128500
surveying@austin.tx.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AM	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
DATE: 11-08-00	DATE: 11-08-00



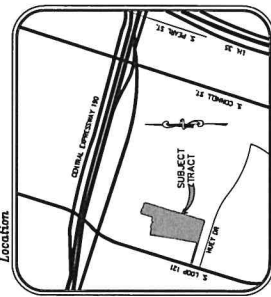
FINAL PLAT OF:
WEST CANYON TRAILS, PHASE III

22,700 TOTAL ACRES 988801.404 SQUARE FEET
107 LOTS, 5 BLOCKS AND 2 PARCELS
PARCEL B - 1.062 ACRE (DETENTION AREA)
TO BE DEDICATED TO OWNED AND MAINTAINED
BY THE HOME OWNER ASSOCIATION,
PARCEL C - 0.937 ACRE (PARKLAND)
TO BE DEDICATED TO OWNED AND MAINTAINED

BY THE HOME OWNER ASSOCIATION,
4.272 ACRES DEDICATED STREET RIGHT-OF-WAY TO CITY OF BELTON
JAMES P. WALLACE SURVEY, ABSTRACT #906, BELL COUNTY TEXAS
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY TEXAS

LEGEND

IR5	IRON ROD SET
IRF	IRON ROD FOUND
IRP	IRON PIPE FOUND
IRG	NATURAL GROUND
NR	NO RECORDS OF DOCUMENT
NRBC	NO BELT INDEPENDENT
DOC.	DOCUMENT
NO.	NUMBER
BS50	BELT INDEPENDENT
P.U.E.	PUBLIC UTILITY EASEMENT
C.O.B. A.E.	CITY OF BELTON UTILITY EASEMENT
N.A.E.	NON-ACCESS EASEMENT



Location

P-21-04 Location

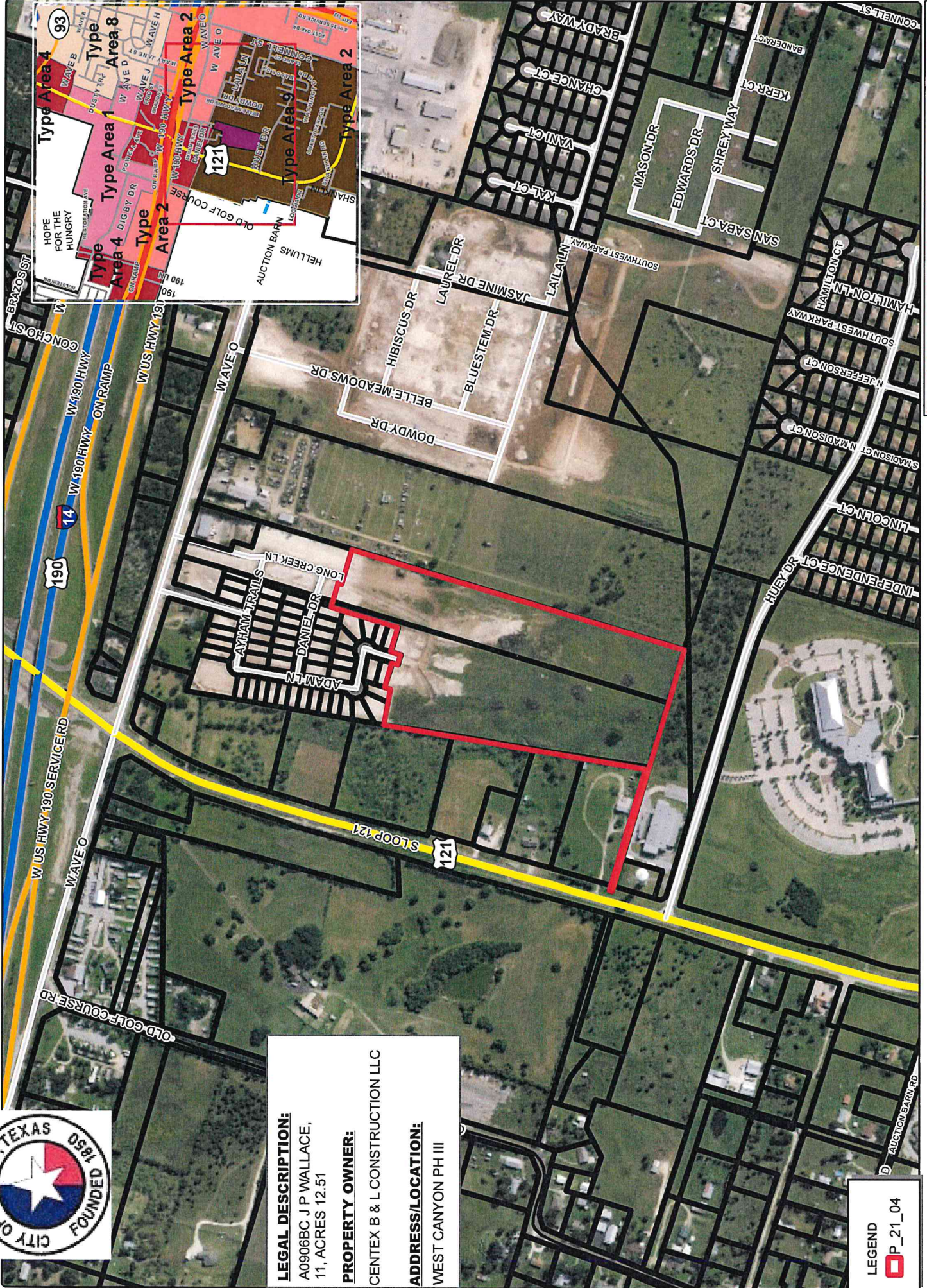


LEGAL DESCRIPTION:
A0906BC J P WALLACE,
11, ACRES 12.51

PROPERTY OWNER:
CENTEX B & L CONSTRUCTION LLC

ADDRESS/LOCATION:
WEST CANYON PH III

LEGEND
P_21_04





LEGAL DESCRIPTION:

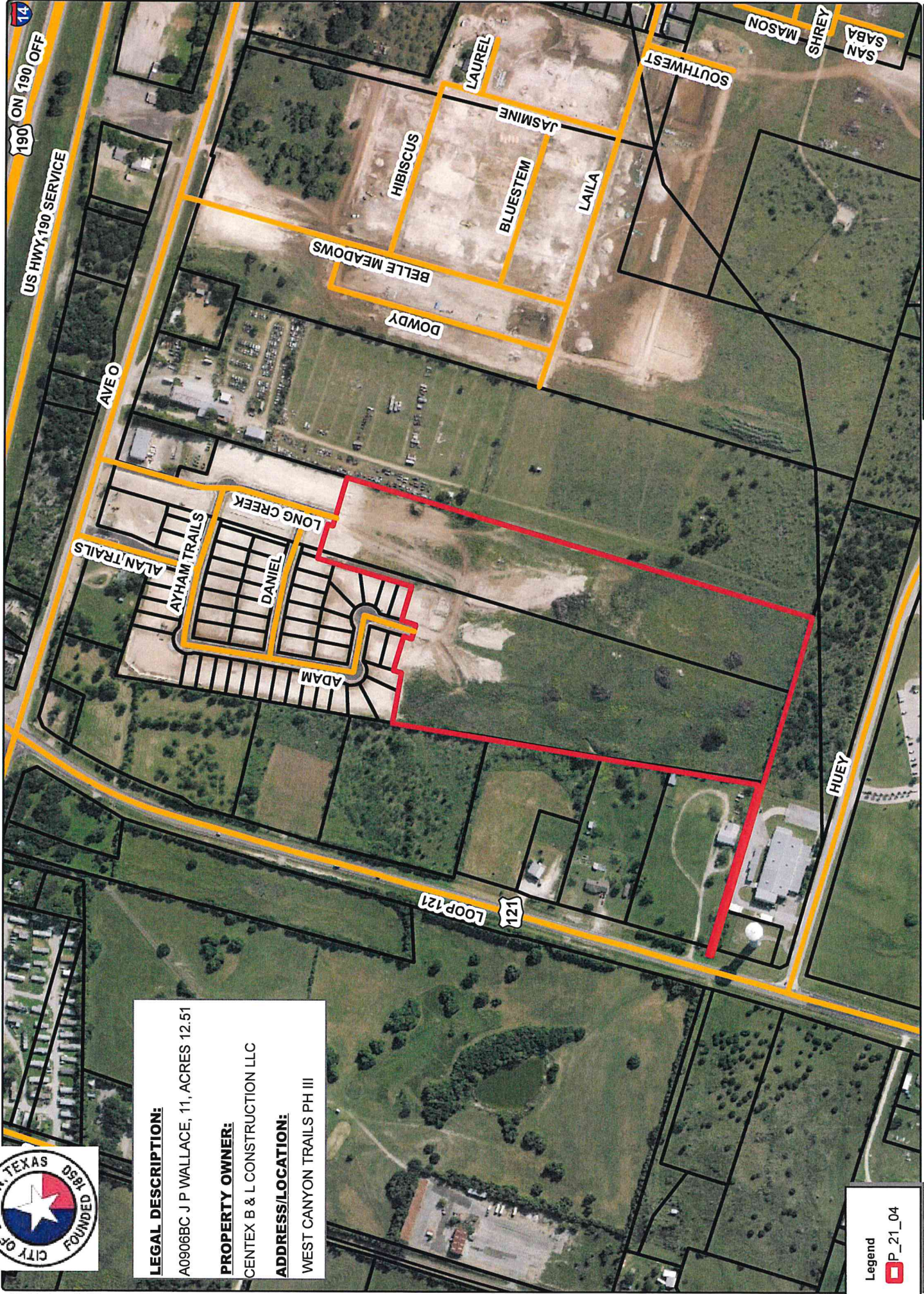
A0906BC J P WALLACE, 11, ACRES 12.51

PROPERTY OWNER:


CENTEX B & L CONSTRUCTION LLC

ADDRESS/LOCATION:

WEST CANYON TRAILS PH III



Legend

 P_21_04

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.





BELTON ENGINEERING, INC.
*Engineering * Design/Build * Planning*

April 12, 2021

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

RE: WEST CANYON TRAILS PHASE III- PARKLAND

PHASE III – 175 lots

In reference to parkland, the developer is proposing to construct a private Park on Parcel C (0.837 acres) that will be administered by the West Canyon Trails Home Owners Association. The amenities proposed are as listed:

Trash Receptacle (3)-	\$ 1,500
Park Benches (5)-	\$ 5,000
Bike Rack (2)-	\$ 2,000
Irrigation	\$ 13,000
Landscaping	\$ 13,500

The total of all proposed park improvements is \$35,000.00, which exceeds the required parkland fees, listed by ordinance at (\$200/lot X 175 lots), a total of \$35,000.00.

The proposed park is to be developed prior to issuing of certificate of occupancy.

Feel free to contact us at any time, in reference to this project, Office #254-731-5600, Mobile #254-289-7273.

Submitted,

BELTON ENGINEERING, INC.

--	--	--	--	--	--	--



106 NO. EAST STREET
BELTON, TEXAS 78513
OFFICE (254) 731-5600
MOBILE (254) 289-7273
BELTONENGINEERS.COM

Engineering
Design/Build
Planning

04/12/21
SCALE: 1"=20'
DRAWN.: AM
ELEC. DRAWING FILE
C:\20026.DWG
DATE: 04/12/21
JOB NO.: 20026
01 of 01
P1.00





City of Belton

Planning Department

April 12, 2021

PROJECT: WEST CANYON TRAIL PHASE III

APPLICANT: BELTON ENGINEERING INC.

DATE SUBMITTED: 3-3-2021

4-1-2021

ACRES: 22.70 LOCATION: WEST AVENUE O AND LAILA LANE

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

PLANNING:

1. My apologies for missing the Park Value Statement during the initial review and have the following comments:
 - a) The value of the park should total the Parkland fee amount for all three phases of the subdivision - 175 lots at \$200 or 35,000.
 - b) The proposal provides values for 3 trash receptacles and 5 benches, only 2 receptacles and 4 benches are shown on the site plan. Please revise.

PUBLIC WORKS/KPA:

2. Sheet – C0-01 -Typical Street Section for Laila needs to refer to “Collector” and not “Local”.
3. Received TxDOT approval for connection to Loop 121. However, plans need to show connection to Loop 121 with requirements from TxDOT (i.e., radii, throat width, materials, etc.)
4. Lot 7 Block 7 has no water service. Lot 28 Block 7’s sewer service crosses the 6” sewer, which may not be constructible. Please revise. Add a water sample station within this subdivision. One is required per 100 lots, per the Design Manual Water Section.
5. Another water valve is needed near/at the hydrant off Sarah Drive to meet Design Manual page 4-2, item 6.
6. Add speed limit sign to southbound Long Creek Lane, north of Laila.
7. Show stormwater sign to be installed per the City’s Stormwater Management Plan.
8. Label radii for access drive on Sheet C6.04.
9. The easements for the sewer line on Lot 33 Bk 7 is not wide enough for City to work on, replace, etc. the sewer in the future. Widen the easement. Plat shows this as a DE/PUE and 7.5’ wide on each lot. C6.11 shows this as a 10’ COB UE. One is incorrect. This needs to be a DE and a dedicated COB UE and at an appropriate width for maintenance.
10. The block numbers are incorrect on sheet C6.10.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No Comments.

POLICE DEPT:

No Comments.

GIS:

No Comments.

Outside Utility Provider Comments

- ☐ **Oncor:**
- ☐ **AT&T:**
- ☐ **Atmos Energy:**
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**
- ☐ **Spectrum (Time Warner):**
- ☐ **USPS:**
- ☐ **Clearwater UCD:**
- ☐ **TXDOT:**

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

Administrative Plats Approvals

Administrative Plat Approvals					
<i>Date</i>	<i>Subdivision Name</i>	<i>Acreage /Location</i>	<i>No. of Lots</i>	<i>Description</i>	<i>Waivers</i>
3/17/2021	Arbor Heights Subdivision Replat No. 1	0.625 Acres; 3201 Bower Ct	1	Amending plat to change the rear setbacks from 60' to 25'.	None