



# CITY OF BELTON

**Planning & Zoning Commission Meeting**  
**Tuesday, September 21, 2021 - 5:30 p.m.**  
**Harris Community Center**  
**401 N. Alexander, Belton, Texas**

Pledge of Allegiance to the U.S. Flag  
Invocation

## AGENDA

1. Call to order.
2. Public comments.
3. Consider minutes of the August 17, 2021, regular meeting.
4. Z-21-14 Hold a public hearing and consider an amendment to an existing Planned Development – Commercial Highway Zoning District to revise the master site plan to incorporate new and future facilities at the Bell County Justice Center, at 2405 S. Loop 121, located east of South Loop 121 and south on Huey Drive, comprising of approximately 75 acres.
5. Z-21-15 Hold a public hearing and consider a zoning change from Multifamily Residential (MF) to a Planned Development – Multiple Family Residential (PD-MF) Zoning District on approximately 6.05 acres south of West Avenue O and east of Belle Meadow Drive.
6. Z-21-16 Hold a public hearing and consider a zoning change from Planned Development- Single Family Residential-2 (PD-SF2) to Neighborhood Service (NS) Zoning District on approximately 5.09 acres located on Huey Drive and described as Liberty Valley Phase I, Block 006, Lot 0001.
7. Z-21-17 Hold a public hearing and consider a zoning change from Single Family Residential-2 with a Conservation Revitalization Overlay to a Planned Development – Single Family Residential-2 with a Conservation Revitalization Overlay on approximately 0.258 acre at 519 Surghnor Street, located south of West Avenue D and on the east side of Surghnor Street.
8. P-21-14 Consider a replat for West Canyon Trails Phase III Subdivision, located east of Loop 121 and south of Laila Lane.
9. Receive a report on Administrative Plat Approvals.

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, August 17, 2021

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The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Chair Brett Baggerly, Vice Chair Dave Covington, Luke Potts, Joshua Knowles, Zach Krueger, Nicole Fischer and Stephanie O'Banion. The following members were absent: David Jarratt and Quinton Locklin. The following staff members were present: City Manager Sam Listi, Director of Planning Bob van Til, Planner Tina Moore, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

**1. Call To Order.**

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

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

**Invocation** – Commission Member Dave Covington gave the Invocation.

**2. Public comments.** (Audio 0:49)

Chair Baggerly opened the public comments portion of the meeting. With no one requesting to speak, the public comment portion of the meeting was closed.

**3. Administer Oath of Office to Planning and Zoning Commission.** (Audio 1:03)

Commission Members Dave Covington and Zach Krueger accepted the oath of office.

**4. Consider approval of minutes from previous meeting.** (Audio 2:19)

Commission Member Stephanie O'Banion made a motion to approve the minutes from the July 20, 2021 meeting, seconded by Commission Member Dave Covington. The motion passed unanimously with 7 ayes, 0 nays.

**5. Z-21-11 Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-3 (SF-3) Zoning District on approximately 12.035 acres located along an extension of Laila Lane, generally west of Connell Street, and east of South Loop 121, south of West Avenue O, north of Huey Drive.** (Audio 2:32)

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.

Commission Member Dave Covington made a motion to approve item Z-21-11 as recommended by Staff. Commission Member Joshua Knowles seconded the motion. The motion was approved with 7 ayes, 0 nays.



6. **Z-21-12 Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family 3 (SF-3) Zoning District on approximately 55.997 acres generally located east of I-35, north of Loop 121, south of Avenue R.** (Audio 6:25)

Commission Member Dave Covington recused himself from the item.

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

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

Commission Member Luke Potts made a motion to approve item Z-21-12 as recommended by Staff. Commission Member Zach Krueger seconded the motion. The motion was approved with 6 ayes, 0 nays.

7. **Z-21-13 Hold a public hearing and consider a zoning change from Agricultural to Commercial-2, Commercial-1, Retail, and Single Family-3 Zoning Districts on approximately 53.04 acres generally located south of I-14 and west of South Loop 121.** (Audio 11:41)

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

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

Commission Member Stephanie O'Banion made a motion to approve item Z-21-13 as recommended by Staff. Commission Member Luke Potts seconded the motion. The motion was approved with 7 ayes, 0 nays.

8. **Hold a public hearing and consider ordinance amendments to Section 503, relating to the sidewalk standard, of the Belton Subdivision Ordinance and adopting the Sidewalks, Trails and Shared Use Master Plan.** (Audio 22:42)

Director of Planning Bob Van Til presented the staff report (Exhibit D).

Chair Baggerly opened the public hearing.

Mr. Marty Janczak, 2706 Garden Brook Trail, Belton, the Temple Area Builders Association Governmental Affairs Director, said he would like to comment as a private citizen as well. He commended Mr. van Til with his outreach and said the interchange between the staff has been refreshing. He said the plan is very well thought out and TABA supports it. They do not believe collector streets need sidewalks on both sides of the street and this should not be an absolute but rather an option. He said there is no need or desire for sidewalks everywhere in every neighborhood, using the SF-3 neighborhoods as an example. He said anecdotally the neighbors in his neighborhood are very happy without sidewalks. Mr. Janczak pointed out that there is some confusion about requirements between ETJ and the City's requirements.

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

Mr. Potts said a lot of great changes have been made and he appreciates the city listening to the concerns of its citizens. In 503.02, Section C, he said it does a good job of breaking out BISD land versus actual facilities, but he recommended a sentence that says that. He said there should be a certain distinction between a school property versus land owned by BISD. Mr. van Til said he inserted the word "existing" into that description to make a distinction. Mr. Potts said in Section D can be interpreted that the city can tell anyone they need a sidewalk, anywhere. Because it basically says if the city believes a sidewalk is needed then you must do it. He believed that it should be taken out or should have a limiting factor. He does not

think it should be left in as is. Mr. van Til said with they added "in accordance with the plan," instead of having an arbitrary approach to it, rather than scratching it out. The verbiage "in accordance with the plan" nails it down, he added. Chair Baggerly asked if Mr. Potts was concerned that this would open arbitrary requirements by the city. Mr. van Til said the "in accordance with the plan" works in his mind. Mr. Potts said the city oversees the plan, so anything can be "in accordance with the plan." It's a blank check, Mr. Potts said. The City can go to anyone and say you have to do a sidewalk because it's in the best interest of the city, Mr. Potts suggested. Mr. van Til said he's not struggling with it as much as Mr. Potts but he appreciates what he's saying. We approach a project this is with the best interest of the community and if we run into an issue and worst case it comes before the commission and then it's a Council issue, Mr. van Til said. We get your input on it, he said, it doesn't resolve the wording issue that you are struggling with, but it achieves the mechanical process of getting that resolved. In my mind, Mr. van Til said, if we can justify it with all the data that we have and that's why we say "following the plan" and part of my job is to help communicate that but if you feel that the paragraph needs to go away then what does the rest of the Commission think? Mr. Potts said I don't see a reason to even have it there because it already talks about how we are going by the plan and to have another paragraph that says if at any or all times we can tell you what to do, Mr. Potts said. He said he doesn't see a need for it. (Audio 57:22)

Ms. O'Banion said what she is reading doesn't communicate that. Chair Baggerly said he is hearing the concern that the City owns the plan, but the plan cannot be changed with City or Council approval. Mr. van Til suggested that paragraphs C and D say a lot of the same things, so perhaps we can choose one or the other. It seems like you're comfortable with C. You may not be comfortable with D. Ms. O'Banion said the City can decide in the interest of connectivity they may decide a sidewalk is needed. Mr. Covington said part of what we wanted was flexibility but some standards, so the plan is the standard and then that gives some flexibility if it runs into something unforeseen, the city says it should be there but then there is a mechanism to adjudicate that through the Commission and City Council. Ms. O'Banion said it is still coming to us. If it's a plat, yes, Mr. van Til said, but as a site plan it's more at staff level. Mr. Potts said he personally doesn't see a need for it and that it opens a lot more power to the city. Mr. Covington said he still didn't understand what the problem with D is, maybe Mr. Potts can provide an anecdote, a specific situation that you might object to that could come up under this paragraph D. Mr. Potts said you could have a subdivision already established and the city could come in and say we need sidewalks, now the developer must come in a pay for them, it says public or private. Mr. Covington said his understanding of this is that this occurs during development not post-development. Mr. van Til said if the neighborhood exists then there is no leverage at all to make them do anything. Who would it be? It's all different owners by that point. There is no one person to talk to. We don't have any leverage to do that. So, in that scenario if we felt like a sidewalk needed to be done and it's already in an existing neighborhood, is that what you are thinking? Mr. Potts said that's not what this says. Ms. O'Banion said it's done by the subdivision developer, so that to me reads that it occurs as it's being developed. Would you go back to a Jason Carothers and ask him to put a sidewalk in 30 years from now when something is built? I don't read it like that, Ms. O'Banion said. Chair Baggerly said it's talking about connectivity to existing subdivisions. So, say there is neighborhood going in near a school and it doesn't call for a sidewalk, however we want sidewalks to connect to this medical facility or school nearby. That may trump the plan, I guess, did I explain that right? Chair Baggerly asked. Mr. Potts said from what he is reading there it says the subdivision developer should be required and even if there's nothing that says that. There's not a limit on that, he said. Mr. Potts said it would be great if it said, "during the development stage." Ms. O'Banion said she has no issue with how it is written but if that clears things up. Mr. van Til said he think it's a helpful addition. It's not changing the intent, Ms. O'Banion said, but it will clear it up for some. Mr. van Til said it's not intended to be retroactive. He gave an example of a developer building a subdivision near a hospital and that the city might require a sidewalk be built from the neighborhood to connect to the hospital, which is an existing facility not the hospital owns land, and we really don't know what's going to happen. Ms. O'Banion asked if they could add "by the subdivision developer during the development stage, when city determines." Mr. Covington asked if the sidewalks policy comes up after platting? Does it come at issuance of building permits or are we done looking at this once the property is platted? Mr. van Til said they start looking at with the plat so that is early in the process. So, by the time we have a final plat approved by Commission and Council so by then those plans are cemented? Mr. van Til said yes, those documents are planning

documents. Mr. Covington asked if his answer is any different when he is looking at in-fill projects? Yes, it would be, Mr. van Til said. We deal with it on the site plan, he said. Another scenario might be a commercial development, he said. Say they are going to develop that site, they will plat that thing, let's say the corner of I-14 and Loop 121 and that's it. Then who knows how long it's going to take for the rest of those tracts to develop, he said. But we will have a plat on it, and we will negotiate whatever we need to negotiate, we will ask what we need to ask for or whatever we need to get at that time. The plat goes through the process. So, it's not true in every case because we are proposing exceptions to certain areas, but I think that may help you accomplish what you want to accomplish in terms of there might not be enough constraint in the planning process. Hopefully what you suggested is something we can do, he said. Mr. Covington asked Ms. O'Banion to repeat her suggestion. She said, "sidewalks may also be required to be installed by the subdivision developer during the development stage when the city determines that in the interest..." Mr. Potts said he received the correct version of the section and that his contention with the language was no longer valid.

Chair Baggerly said that some of the hot-button topics we have discussed have been addressed, particularly the sidewalk requirement for industrial areas and he is excited to see discussion of retrofitting. Those are both great things that needed to happen, he said. Ms. O'Banion said the flexibility that we have added is commendable, so I want to thank you too Bob for all the work you have done and the way you ensured that we all understood, and you have given us time to ask questions. She did want to address one of Mr. Janczak's points about the ETJ. There is still little that the City can require in the ETJ because we don't maintain them, she said. Mr. Janczak said in the ETJ, Bell County is responsible for maintaining the streets and the bar ditches and that sort of thing. If there is something in the way like a mailbox or sidewalk, they get heartburn because they can't clean out the bar ditches to make it an absolute to say if they must do in the ETJ what we do in the city, maybe not, not a good idea. Chair Baggerly said I don't know that we have ever said they had to. Ms. O'Banion said she was curious, I'm not sure we can? Because it is the ETJ; am I understanding that correctly? Mr. van Til said let me answer your question directly, yes, we can. We have limited authority out there, but platting is one of them. It does get a little confusing because of the maintenance issue. So, we must work very closely with the county when we go through the subdivision process. Much like the Three Creeks development and the future development at River Farm and so forth. The key issue is maintenance. If you require it, who is going to keep it up, he said. Ms. O'Banion said she thinks that's what she recalls mostly discussing, the maintenance. Mr. van Til said it's not necessarily the standards; it's really the maintenance. Let's figure out a way to address the maintenance issue. A very common approach to maintaining parks, surface level things, is through the HOA. So, we are suggesting, this would be on the list the HOA may need to take care of. It's not easy; it's challenging, but it's not impossible. Mr. Janczak said the memorandum of understanding between all the cities in Bell County have expired and they are currenting working on new ones to establish a common set of standards. He said the purpose in pointing that out, is that it's not the same as what's required inside city limits. Mr. van Til said the MOUs are still in effect. The work that the county has initiated is to reconcile some of these issues with maintenance, so they have reached out to every town in the county to work on those things. Our MOU is still in force, he said. Mr. Janczak said the county judge thinks differently about that and canceled all of them. Mr. Janczak said he serves on the commission that is reviewing the county's subdivision ordinance and the engineer is trying to work to establish a common set of standards. Mr. van Til said we think that is a good idea and we hope that does materialize. Mr. Janczak said I hope so too, but his point is that there is a lot of confusion out there right now. Ms. O'Banion said she thinks she got her question answered. Mr. Covington asked Ms. O'Banion what she feels about sidewalks in the ETJ. Because he said he feels that for the past few years it's automatically been the sidewalk requirement is waived because it's in the ETJ. Mr. Covington said he doesn't think that is causing any heartburn. Ms. O'Banion said it will be different in the ETJ because of what Mr. Janczak said there are different requirements. It's not going to be the same set of standards that our city has, and I would think it would be difficult to enforce. Mr. Covington said this ordinance says sidewalks will be required in the ETJ. Chair Baggerly said the current ordinance says that and we give variances and continue to give variances. Mr. van Til said the difference is we want these sidewalks and if you don't want to do them, pay us a fee. We would use that money in other parts of the community and not in that area, Mr. van Til said.



Ms. O'Banion asked when will these joint standards be discussed and possibly developed between the county and the cities? I don't know, Mr. Janczak said. We had a flurry of activity early in the year and it just stopped, he said. Ms. O'Banion said maybe that would influence this now? I don't think so, Mr. van Til said. Mr. Janczak said it's his understanding that it's ongoing as we speak. He said he spoke to Bell County Engineer Bryan Neaves and to the City of Temple and the City of Killeen, they are working toward a common set of standards. He said he can't speak to the relationship with City of Belton but Mr. Neaves told him, we're working hard at it. Mr. van Til said one way we might approach it is if the Commission wants to go this way to leave the wording in there, understanding that there are conversations with the County. We have construction standards for everything, he said, that may or may not change ultimately. I don't know if requiring sidewalks in the ETJ would be an issue in terms of construction standards, he said. Anything that happens in the future could affect us in one way or another and if the conversation about the construction standards effects what we do in the Subdivision Ordinance, then obviously we need to recoil and rethink, Mr. van Til said. Mr. Potts said right or wrong, most people go out to the ETJ because there is less regulation and taxes and whether we like it or not, it's not officially in the city. Mr. Potts said he feels they should not require sidewalks in the ETJ. Chair Baggerly said we need to have a standard, because the ETJ may not always be the ETJ and could become City of Belton at some point. So, I think to start with something, even if we're not enforcing it, using the variance process to waive those things, I think it's important to have, he said.

City Manager Sam Listi said the state has thrown us a monkey wrench with the change in the ETJ law to the planning anticipated coming into the city and that cities are to try to treat the areas just outside city limits in a similar fashion. That's why the plan approaches sidewalks in that area as something we want to evaluate it as it happens. When we think of ETJ subdivisions, we often think of big lots, rural type subdivisions all on septic tanks like the original River Place and certainly there's not a need for sidewalks in that area. But what you must keep in mind also is the trend to Municipal Utility Districts, those are urban subdivisions. River Farm and Three Creeks are very urban-type subdivisions. The opportunity to evaluate the need for sidewalks in those kinds of areas is something that is important and so while we don't have the flexibility right now to perform involuntary annexation, we certainly are evaluating some mega-subdivisions in the area that are on city utilities. The planning opportunity to identify those areas for potential sidewalks does seem to have some relevance. Certainly, they can come before you, the typical rural subdivisions and request variances, but the chance to evaluate that I think is important.

Chair Baggerly said that is a great point because it's not all Amity Road we are talking about. For sure not, Ms. O'Banion said, we have a lot of large developments happening (Audio 1:19). We will still have the same sort of flexibility to make some comments and decisions, she said. Sure, Mr. Listi said, that's the challenge. You can have a prescriptive ordinance, every collector, every arterial, both sides. That presents all kinds of problems, Mr. Listi said, then comes all the variances. Then if you have a flexible ordinance then you don't have a plan, he said. So, what Bob has put together is the blending of that, he said. It is a plan with some flexible standards with some prescriptive components, both sides of arterials and we really would like busy collectors to have both sides but some of that is to be determined. We don't know the development conditions and ultimately the type of street, he said, so it's a hybrid of trying to develop a flexible mechanism that will achieve a plan over time and something that we all can be happy with.

Mr. Covington asked if the ETJ clause 503.09 were removed, couldn't that still be a part of the discussion with the MUD. Mr. Listi said it certainly could and it doesn't preclude it. Having it in the plan gives us a framework, he said. Even if you had no sidewalk requirements at all you could still discuss that in a MUD agreement, he said. Mr. Covington said but it's much harder to add to it, rather than take it away. Right, Mr. Listi said. Mr. Potts asked if there is a way to put in the word "evaluate" that instead of requiring the construction of sidewalks in the ETJ, the case would be evaluated based on the plan. Mr. Covington said he believes they need concrete requirements and not something that is muddy or murky or open to interpretation. Ms. O'Banion said she agreed that having requirements with the ability to adjust and make common-sense decisions. Mr. Covington said the language about sidewalks in ETJ is a lot restrictive. We are talking about two different things when we talk about a River Farms or Three Creeks and it's a suburban development compared with something along FM 1670 where we are seeing 2 or 3 acre lots. I

think if somebody chops up 50 acres into a bunch of acre-and-a-half or two acre lots, this says we got to have sidewalks there. He said we are laying it all out there and sort of promising we can walk it back. I would like to have some language in there about what we are expecting, and I don't know how you quantify what's urban and what's more rural. Through density/number of roof tops, Chair Baggerly said. Density, number of units per acre, Mr. Covington said. Mr. van Til said he is thinking awfully hard but the only thing he can come up with is let's make the commitment to do that and then maybe we can work together and come up with something.

Chair Baggerly said he supports sending this to the City Council for adoption. If we do that, with our comments and concerns because they are going to have their own as well and they probably will be a lot like ours. Ms. O'Banion said are you looking for a motion? Mr. van Til said yes ma'am.

Ms. O'Banion made a motion to recommend approval of Section 503, relating to the sidewalk standard, of the Belton Subdivision Ordinance and adopting the Sidewalks, Trails and Shared Use Master Plan to the City Council with the condition that the verbiage in "503.01 d" and with the knowledge that the Council will receive our minutes. The Commission discussed that they wanted their discussion from this meeting sent to Council for their understanding of their recommendations. Mr. Krueger seconded the motion.

Mr. Covington said on 503. 1A when Mr. Janczak objected to requiring sidewalks on both sides of minor collector streets. Mr. van Til said we don't make a distinction in Section A between arterial and collector streets. Mr. Covington said he would like to see sidewalks required only on one side of minor collector streets. Mr. Krueger said he thought that was on the plan already. Mr. Covington said he's suggesting that all arterial and major collector streets would need sidewalks on both sides, while minor collector streets would have sidewalks only one side of the street instead of two. Mr. van Til said we just need some consensus by the Commission. Ms. O'Banion agreed it would be clearer.

Mr. Covington said made a motion to amend Ms. O'Banion's motion to define that sidewalk are only required on one side of the street not both sides of the street for minor collector streets. The motion was seconded by Ms. O'Banion. The amendment passed with 7 ayes and 0 nays.

Chair Baggerly returned to Ms. O'Banion's original motion. The vote was taken. The motion passed with 7 ayes, 0 nays.

## **9. Receive an update on administratively approved plats.**

Staff Planner Ms. Moore presented the staff report on one administratively approved plat (Exhibit E).

With no other city business, the Planning and Zoning Commission was adjourned at 7:04 p.m. (Audio ends at 1:33:48)

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Chair, Planning and Zoning Commission



# Staff Report – Planning & Zoning Item

**Date:** August 17, 2021  
**Case No.:** Z-21-11  
**Request:** A – SF-3  
**Applicant/Owners:** Joe McNamara and Belton Engineering

## **Agenda Item #4**

Z-21-11 Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-3 (SF-3) Zoning District on approximately 12.035 acres generally located west of Connell Street, east of South Loop 121, south of West Avenue O, north of Huey Drive, along a future extension of Laila Lane.

**Originating Department:** Planning Department – Tina Moore - Planner

**Current Zoning:** Agricultural (A)

**Proposed Zoning:** Single Family Residential - 3

**Proposed Use(s):** Single Family Detached Residential Homes

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

## **Design Standards Type Area 9:**

The desired growth in this area is a mixture of uses taking into consideration context and the Loop 121 corridor.

## **Background/Case Summary**

This request is anticipated to be a continuation of the West Canyon Trails subdivision and will be developed with single family detached homes. The subdivision plat will be presented to the commission at a later date.

## **Project Analysis and Discussion**

### **Existing Conditions:**

Direction	Zoning	Use
North	Agricultural	McNamara's Auto Parts
South	Commercial - 2	BISD – Undeveloped Tract



## Exhibit A

West	SF-3	West Canyon Trails
East	SF-3	The Ridge at Belle Meadows

**Land Use Table/Allowable Uses:** The requested SF-3 Zoning District would permit the uses as identified below:

- Single Family detached dwellings
- Municipally owned facilities and uses (no open storage or repairs)
- Accessory building and uses (home occupation) customarily incidental to primary use
- Telephone exchange
- Sewerage Treatment plant and pump station
- Swimming pool
- Accessory dwelling Unit

### **Area & Setback Requirements:**

	<b>SF-3</b>
Minimum Lot area	5,000
Lot width	50'
Lot Depth	90'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	5'/15'- adjacent to a street
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	45%

The subject property is approximately 12 acres. A subdivision plat is required and will be reviewed for compliance with the minimum area requirements and setbacks. The proposed development will also include a segment of Laila Lane which will connect West Canyon Trails to The Ridge at Belle Meadows subdivision.

### **Future Land Use Map**

The Future Land Use Map (FLUM) identifies this area as projected for residential development. The request zoning appears to be compatible with the existing zoning, projected growth and appears reasonable at this location.

### **Recommendation**

Recommend approval of the requested zoning change from Agricultural to a Single Family-3 Zoning District.

### **Attachments:**

1. Application and Conceptual Site Plan
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')



# Staff Report – Planning & Zoning Item



Date: August 17, 2021  
Case No.: Z-21-012  
Request: A – SF-3  
Applicant/Owners: Gilbert, James, and Paula  
Golden and Belton  
Engineering

## Agenda Item #5

Z-21-12 Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family 3 (SF-3) Zoning District on approximately 55.997 acres generally located east of I-35, north of Loop 121, south of Avenue R.

Originating Department: Planning Department – Tina Moore - Planner

Current Zoning: Agricultural (A)      Proposed Zoning: Single Family Residential - 3

Proposed Use(s): Single Family Detached Residential Homes

Future Land Use Map (FLUM) Designation: Residential

## Design Standards Type Area 11:

The desired growth in this area is a primarily a single family residential with opportunity for retail and commercial areas along Holland Road.

## Background/Case Summary

The applicant is proposing to a zoning change to allow for a single family detached subdivision. The property is currently vacant. A subdivision plat will be presented to the commission at a later date.

## Project Analysis and Discussion

### Existing Conditions:

Direction	Zoning	Use
North	SF-2	Single Family Detached Homes
South	SF-3 and A	Single Family Detached Homes and Miller Heights Park

## Exhibit B

West	SF-2	Single Family Detached Homes
East	SF-3	Single Family Detached Homes

**Land Use Table/Allowable Uses:** The requested SF-3 Zoning District would permit the uses as identified below:

- Single Family detached dwellings
- Municipally owned facilities and uses (no open storage or repairs)
- Accessory building and uses (home occupation) customarily incidental to primary use
- Telephone exchange
- Sewerage Treatment plant and pump station
- Swimming pool
- Accessory Dwelling Unit

### **Area & Setback Requirements:**

	<b>SF-3</b>
Minimum Lot area	5,000
Lot width	50'
Lot Depth	90'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	5'/15'- adjacent to a street
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	45%

The subject property is approximately 56 acres, and the owner proposes a single family detached residential use. The future plat will be reviewed for compliance with the minimum area requirements and setbacks.

### **Future Land Use Map**

The Future Land Use Map (FLUM) identifies this area as projected for high density residential development. The request zoning appears to be compatible with the projected growth for this area and appropriate at this location.

### **Recommendation**

Recommend approval of the requested zoning change from Agricultural to a Single Family-3 Zoning District.

### **Attachments:**

1. Application and Conceptual Site Plan
2. Property Location Map
3. Zoning map
4. Aerial photo

5. Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')



## Staff Report – Planning & Zoning Item

**Date:** August 17, 2021  
**Case No.:** Z-21-13  
**Request:** A – C-2, C-1, R, SF-3  
**Applicant/Owners:** Joe Richards and Randolph Texas Development, LLC.

### **Agenda Item #6**

Z-21-13 Hold a public hearing and consider a zoning change from Agricultural to Commercial-2, Commercial-1, Retail, and Single Family-3 Zoning Districts on approximately 53.04 acres generally located south of I-14 and west of South Loop 121 and east of Old Golf Course Road.

**Originating Department:** Planning Department – Tina Moore - Planner

**Current Zoning:** Agricultural (A)

### **Proposed Zoning:**

Tract 1 - Commercial – 2 (C-2), 3.53 Acres

Tract 2 - Commercial – 1 (C-1), 3.37 Acres

Tract 3 - Retail (R), 1.09 Acres

Tract 4 - Single Family Residential - 3 (SF-3), 45.05 Acres

**Proposed Use(s):** Commercial and Single Family Detached Residential Homes

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

### **Design Standards Type Area 9:**

The desired growth in this area is a mixture of uses taking into consideration context and the Loop 121 corridor.

### **Background/Case Summary**

This project proposes a mixed-use development with commercial and retail fronting Loop 121 and single family detached homes on the remainder of the tract. This property currently has one single family home and a warehouse. The home will be converted to an amenity center for the future residential subdivision. The warehouse will be removed. The subdivision plat will be provided to the commission at a later date.



**Project Analysis and Discussion****Existing Conditions:**

<b>Direction</b>	<b>Zoning</b>	<b>Use</b>
North	PD- C-1 Mixed Use and Mobile Home Park	Arbor Park Court Business Park and Hilltop Mobile Home Park
South	A	Single Family Detached Development and Undeveloped Land
West	ETJ – No zoning	Undeveloped Land
East	A and O-2 w/ SUP	Undeveloped Land and Bail Bond Office

**Land Use Table/Allowable Uses:**

The requested **C-2** Zoning District would permit the following uses:

- Any use permitted in the C-1, Retail, NS or Office Districts
- Restaurant; alcoholic beverages for on-premise consumption associated with food sales.
- Commercial amusement (indoor or outdoor)
- Auto sales new or used; auto servicing/repair; body repair and painting
- Motorcycle and off road vehicle sales, servicing, and repair
- Hotel/motel; hospital or nursing home; funeral home
- Auto parking lot or garage
- Boat sales
- Car wash
- Furniture manufacture/upholstery, carpentry, cabinet, painting, plumbing, welding shops
- Commercial and wholesale dry cleaning
- Flea market (indoor)
- Equipment, tractor, trailer and truck sales and rental
- Lumber yard; home improvement center; nursery and plant sales (outdoor storage)
- Manufactured or mobile home sales; portable building sales
- Veterinarian with outside kennels
- Mini storage warehouses
- **Open or outside storage uses—must be screened**

The requested **C-1** Zoning District would permit the following uses:

- Any use allowed in the Retail District
- Auto parts sales (new) with outside display
- Auto servicing and repair (minor)
- Auto sales (primarily new)
- Boarding or rooming house
- Boat Sales
- Commercial Amusement (indoor)
- Car Wash
- Dance Studio
- Draperies and furniture upholstery
- Equipment sales (primarily new)

## Exhibit C

- Food Sales – restaurant with primarily drive in customers for consumption in vehicles
- Funeral services
- Furniture
- Home Improvement center w/outside storage
- Hotel/motel
- Manufactured or mobile home sales
- Motorcycle sales/repair
- Off-Road vehicle sales/service and repairs
- Office, showroom
- Pawn shop
- Pet Shop
- Tire dealership
- Tractor sales (primarily new)
- **No outside storage is permitted**

The requested **R** Zoning District would permit the following uses:

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

The requested **SF-3** Zoning District would permit the following uses:

- Single Family detached dwellings
- Municipally owned facilities and uses (no open storage or repairs)
- Accessory building and uses (home occupation) customarily incidental to primary use
- Telephone exchange
- Sewerage Treatment plant and pump station
- Swimming pool
- Accessory Dwelling Unit

### **Area & Setback Requirements:**

	<b>C-2</b>	<b>C-1</b>	<b>R</b>	<b>SF-3</b>
Minimum Lot area	5,000	7,200	7,000	5,000
Lot width	50'	60'	60'	50'
Lot Depth	100'	100'	N/A	90'
Minimum Front Yard Setback	20'	25'	25'	25'
Minimum Side Yard Setback	15'/20'- adjacent to a street	25'/30'	25'	5'/15'

## Exhibit C

Minimum Rear Yard Setback	15'	20'	20'	20'
Maximum Lot Coverage	50%	40%	40%	45%
Maximum Height	2.5 stories	2.5 Stories	2 stories (40")	2.5 stories

The subject property is approximately 53 acres and will be subdivided in the future to allow for the proposed uses. The acreage provided exceeds the minimum requirements in each of the proposed zoning districts. The future plat and development plans will be reviewed for compliance with the City's Zoning and Subdivision Ordinances and Design Standards. Access to the site will be reviewed by TxDOT and staff for compliance with applicable standards. The area indicated for parkland will be reviewed for suitability for public parks and recreational standards.

### **Future Land Use Map**

The Future Land Use Map (FLUM) identifies this area as commercial with a commercial corridor overlay. Medium to high density residential development are encouraged in commercial corridors, particularly as a part of a mixed-use development. Screening and other appropriate mitigation will be required between the commercial and residential uses. The requested zoning appears to be compatible with the projected growth and nearby uses in this area.

### **Recommendation**

Recommend approval of the requested zoning change from Agricultural to Commercial-2, Commercial-1, Retail, and Single Family-3 Zoning Districts.

### **Attachments:**

1. Application and Conceptual Site Plan
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')





## **Staff Report – Planning and Zoning Commission Agenda Item**

### **Agenda Item # 8**

Conduct a public hearing and make a recommendation on Ordinance 2021 – XX adopting the *Sidewalk, Trails and Shared Use Paths Master Plan* and the amendments to Section 503 of the Belton Subdivision Ordinance relating to the requirements of sidewalks.

### **Originating Department**

Planning – Bob van Til, Planning Director.

### **Summary Information**

The purpose of this item is to conduct a public hearing and make a recommendation to the City Council regarding the proposed *Sidewalk, Trails, and Shared Use Path Master Plan* and recommended amendments to the proposed Sidewalk Ordinance.

### **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.
- Development of the foundation of the Plan (field work) by Tina Moore, City Planner, and our Intern. This was done in the summer of 2019 and 2020
- Update Status Report to Planning and Zoning Commission: 12-22-20
- City Council Workshop: January 26, 2021
- Planning and Zoning Commission Workshop: March 16, 2021 (February meeting was cancelled due to the weather)
- Belton EDC Board of Directors presentation: April 6, 2021
- TABA presentation: June 2, 2021
- Proposed Plan and Ordinance sent to Council and Planning and Zoning Commission: July 13, 2021
- Public Comment Period: July 13, 2021 – August 13, 2021

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. The accompanying ordinance amending Section 503 of the Belton Subdivision Ordinance will adopt of the Plan and includes changes that implements the Plan.



The second start to update the sidewalk policies began with a City Council work session on January 26, 2021. A summary of the comments received from the Council are listed below:

- The initial response from the Council was generally positive.
- Commented on concerns with issues relating to 'rigidity' of policy application and the need for 'flexibility.'
- Connection to regional plans (trails, etc.),
- Special considerations for the historic districts,
- Implement a 'common sense' approach to sidewalk requirements.

The second work session was held with the Planning and Zoning Commission on March 16, 2021. A summary of the comments received from the Commission are listed below:

- Generally pleased with the master planning approach
- Several members commented on the need for a standard that is clear upfront.
- Possibly more prescriptive requirements.

Other reactions and suggestions were received during the discussions with stakeholders. We received excellent feedback, good guidance, and positive reactions. Many ideas suggested were included in the Plan or the ordinance, such as:

- Exemptions for Industrial areas, Affordable housing, and Historical areas
- Connectivity with regional plans
- Cost per unit option (a fee in lieu of construction)
- City participation for oversizing
- Streamlining variance process

To date, only one email was received during the public comment period on the proposed Plan and policies. This response was from a local resident and is in favor of the plan.

### **Proposed Master Plan**

The Master Plan 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 KTMPO, TXDOT, City, private sector, or a combination of entities.

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 24<sup>th</sup> Avenue: provide a sidewalk only on the east side.
- b. On E. 9<sup>th</sup> Avenue from Old Waco Rd to Continental Street, then south on Continental Street to E. 6<sup>th</sup> Avenue: provide a sidewalk on the north side of E. 9<sup>th</sup> 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. 6<sup>th</sup> 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. 2<sup>nd</sup> 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:



- 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.

**The Proposed Ordinance**

The proposed Ordinance adopts and implements the Plan. It also amends section 503 of the Subdivision Ordinance. It has some prescriptive requirements, but also performance-based options allowing the opportunity to take advantage of flexible and creative options in the design of a project. The proposed policy starts with the requirement that two sides of internal arterials and collectors must have sidewalks and then on one side of arterials and collectors if the road is on the periphery unless an alternate plan is proposed that meets the objectives of the Plan/community.

In addition, industrial areas and uses, Historical districts, and small affordable housing projects are exempt from sidewalk requirements.

The proposed ordinance moves sidewalk design criteria out of the Subdivision Ordinance since the criteria are in the Public Works Design Manual. Having this data in one place avoids conflict or accidentally updating one and not the other.

The proposed ordinance provides an option for the City to participate in sidewalk projects (i.e., over sizing), and an option to pay a fee In lieu of construction. If desired, the project engineer's cost per square yard estimate or the fee per square yard is available, whichever is greater. Currently, the estimated cost per square yard is approximately \$70. This fee will be added to the City Fees Ordinance, if approved.

The ordinance provides that variances may be granted by City Council when the developer and City cannot come to a mutually beneficial resolution.

For projects in the ETJ, sidewalks will be installed per the Plan unless an alternate proposal is acceptable to the City and the developer. Maintenance will be the responsibility of an HOA, or similar capable organization. The developer will also have the option to pay a fee in lieu of construction.

**General Development Review Process**

Regarding our development review process, the Sidewalk, Trails, and Shared Use Path Master Plan will be consulted to determine where the project is located to determine if sidewalks are needed. 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

Planning and Zoning Commission Agenda Item

August 17, 2021

Page 5 of 6

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.

**Fiscal Impact**

Not applicable

**Recommendation**

Conduct public hearing and make a recommendation to City Council to approve the attached Sidewalk, Trails, and Shared Use Path Master Plan and Sidewalk Ordinance amendments.

**Attachments**

Ordinance 2015-43

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

Proposed Ordinance 2021-XX

Administrative Plat Approvals					
Date	Subdivision Name	Acreage /Location	No. of Lots	Description	Waivers
7/14/2021	Liberty Park, Phase II	4.676 Acres; NEC West Loop 121 and Southwest Parkway	2	1 Block, 2 Lots proposed for commercial development	none
7/16/2021	Take 5 Belton	0.6835 Acres; SWC of Sparta Road and Main	1	1 Block, 1 Lot proposed for commercial development	none



P&Z  
Agenda Items  
for  
September 21, 2021  
Meeting

# Staff Report – Planning & Zoning Item



Date: Sept. 21, 2021

No.: Z-21-14

Request: Amend Existing PD-37

Applicant/Owners: MRB Group/Bell County

## Agenda Item #4

Z-21-14 Hold a public hearing and consider an amendment to an existing Planned Development – Commercial Highway Zoning District to revise the master site plan to incorporate new and future facilities at the Bell County Justice Center, at 2405 S. Loop 121, located east of South Loop 121 and south on Huey Drive, comprising of approximately 75 acres.

**Originating Department:** Planning Department – Tina Moore - Planner

**Current Zoning:** Amended Planned Development – Commercial Highway

**Proposed Zoning:** Amended Planned Development – Commercial Highway

**Proposed Use(s):** County Justice Center, Administration, Detention, and Medical Facilities

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

## Background/Case Summary

The Bell County Justice Center was rezoned from Agricultural to Planned Development – Commercial Highway (PD-37) to allow County-owned structures and facilities to be constructed at this location in 2004. The adopted ordinance stipulated that the overall site plan submitted at the time was to be revised and amended in the future to add new facilities. The current request amends the site plan to allow the planned expansion for County jail, administration, detention, and medical facilities. Since the approval of PD-37, the following amendments have subsequently been approved to amend the site plan:

Ordinance	Facility	Detail
2008-38	Multi-Use Facility	29,750 sq. ft. addition – established a 75' setback to the east property line.
2010-37	Animal Control	10,560 sq. ft. addition – outside storage of animals is allowed with routine cleaning and odor control.

The proposed additions shown on the revised master site plan include the following uses:

<b>Proposed Facility</b>	<b>Square Footage</b>	<b>Height</b>
Sherriff's Administration Office	Approximately 36,700	4 story
Housing	131,950 sq ft. 785 beds in housing tower including 54 Mental health beds. 192 Minimal Security housing in single story attached buildings	4 story (1st Floor is mental health, no mezzanine, 2nd, 3rd are standard jail housing with a mezzanine level, and 4th floor is single level dormitory style housing.
Diversion Center	13,000 sq. ft.	1 story
Jail Administration Addition	14,300 sq. ft.	2 story
Bond Visitation and Courts	5,200 sq. ft. addition 9,000 sq. ft. renovation	1 story
Medical Facility	11,250 sq. ft addition 8,350 sq. ft. renovation	1 story

### **Project Analysis and Discussion**

#### **Existing Conditions:**

The adjacent property to the north is the Belton I.S.D Nutrition/Support Services office zoned Commercial – 2. Adjacent property to the east is the Liberty Valley Subdivision which is zoned Single Family – 2 Residential. South and west of this property are mostly undeveloped Agricultural zoned properties. A few properties west have been zoned Planned Development to allow Bail Bond offices near the Justice Complex.

The subject property is approximately 74.26 acres and was previously zoned to permit County-owned structures and facilities in the Commercial Highway District. This property is platted and meets the area requirements of the zoning district. Included in the revised Master Site Plan is the DPS Building, approximately 12,418 sq. ft., which was administratively approved in 2018 without amending the master site plan. The proposed ordinance includes the opportunity for future additions without amending the Planned Development again.

#### **Recommendation**

Recommend approval of the requested amendment to the Bell County Justice Center Master Site Plan.

#### **Attachments:**

1. Application and Master Site Plan
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')

# City of Belton Request for a Zoning Change

To the City Council and the  
Planning & Zoning Commission

Fee: \$250.00

Date Received: 8-13-21 Date Due: 08- (All plans are to be returned to the Planning Department within 5 working days)

Applicant: MPP Group (Tanya Reed) Phone Number: 254.771.2054  
Mailing Address: 303 West Calhoun Ave City: Temple State: TX  
Email Address: tanya.reed@mrpgrp.com

Owners Name: BELL COUNTY Phone Number: 254.933.3512  
Mailing Address: 101 EAST CENTRAL City: BELTON State: TX  
Email Address: info@bellcounty.texas.gov

Applicant's Interest in Property:

ARCHITECT OF RECORD. EXPANSION OF EXISTING JAIL  
AND CONSTRUCTION OF NEW BUILDINGS

Legal Description of Property:

LOT 1, BLOCK A BELL CO JUSTICE COMPLEX

Is this property being simultaneously platted? NO - ALREADY PLATTED

Street Address: 1201 HUEY DR BELTON, TX

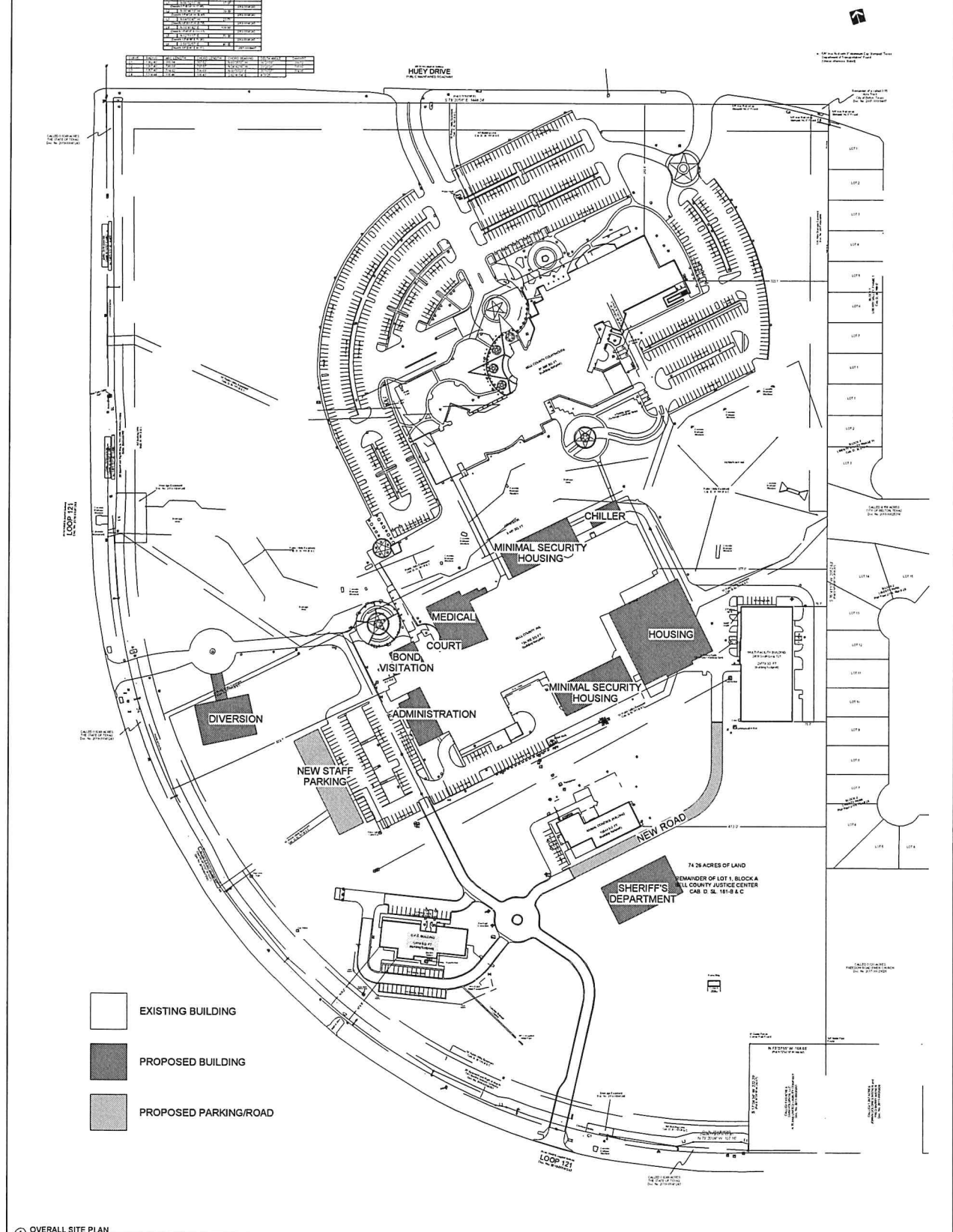
Zoning Change From Amended PD to \_\_\_\_\_

Signature of Applicant: [Signature] Date: 8-13-21

Signature of Owner (if not applicant): [Signature] Date: 8-13-21

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.



① OVERALL SITE PLAN  
1" = 100'-0"

Sheet No.  
**AS101**  
1 of 1  
Project No.  
**0229.21002.005**

**MRB group**  
MRB Group, P.C.  
8834 N. Capital of Texas Hwy, Suite 117, Austin, TX 78759  
Phone: 512-436-8571  
303 W. Calhoun Ave. Temple, TX 76781  
Phone: 254-773-2054  
www.mrbgroup.com

NOT FOR  
CONSTRUCTION

Drawn By: **MR**  
Checked By: **MR**  
Scale: **1" = 100'-0"**  
Date: **08/12/2021**

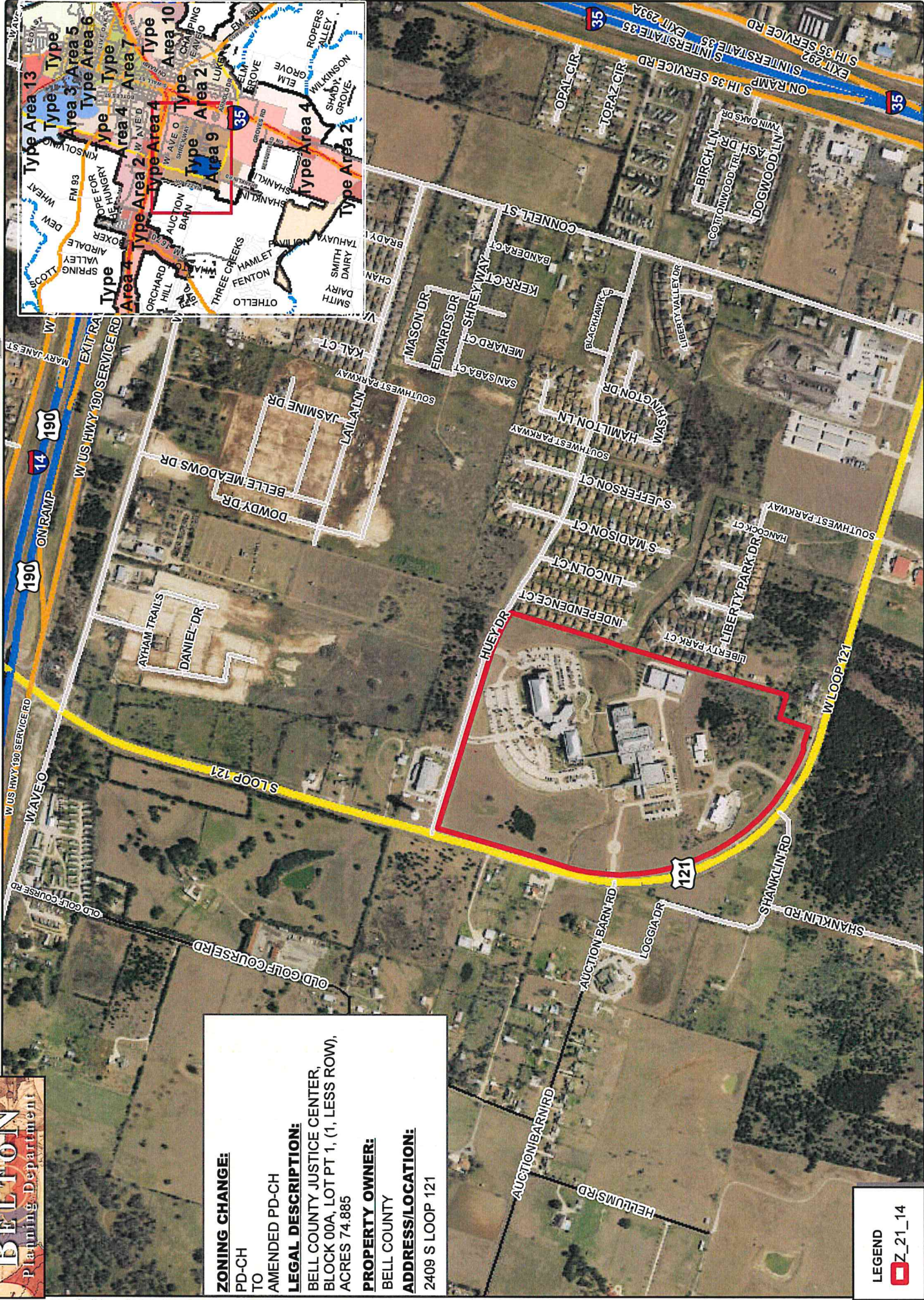
Project Title:  
**BELL COUNTY JAIL  
BELL CO. - JUDGE DAVID BLACKBURN  
1201 HUEY DRIVE, BELTON, TEXAS 76513**

Drawing Title:  
**MASTER PLAN**

No.	Revisions and Descriptions	By	Date



# Zoning Case # Z-21-14 Location



**ZONING CHANGE:**  
PD-CH  
TO  
AMENDED PD-CH

**LEGAL DESCRIPTION:**  
BELL COUNTY JUSTICE CENTER,  
BLOCK 00A, LOT PT 1, (1, LESS ROW),  
ACRES 74.885

**PROPERTY OWNER:**  
BELL COUNTY

**ADDRESS/LOCATION:**  
2409 S LOOP 121

**LEGEND**  
Z-21-14



2409 S LOOP 121

Specific Use Permit

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 Bolton regarding specific accuracy or completeness.

Exp Date: 8/30/2021



# Zoning Case # Z-21-14 Aerial



**ZONING CHANGE:**  
PD-CH  
TO  
AMENDED PD-CH

**LEGAL DESCRIPTION:**  
BELL COUNTY JUSTICE CENTER,  
BLOCK 00A, LOT PT 1, (1, LESS ROW),  
ACRES 74.885

**PROPERTY OWNER:**  
BELL COUNTY

**ADDRESS/LOCATION:**  
2409 S LOOP 121

LEGEND  
Z-21-14



Map Date: 8/30/2021 Aerial Imagery Date: 2018

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





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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MRB GROUP,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1201 HUEY DR, BELL COUNTY JUSTICE COMPLEX, LOT 1, BLOCK 1,  
FROM A(N) PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY ZONING DISTRICT,  
TO A(N) AMENDED PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY (CONSIDER FUTURE ADDITIONS TO THE  
PROPERTY) ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, September 21, 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, September 28, 2021,** AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN 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](mailto:PLANNING@BELTONTXAS.GOV), PRIOR TO 1:00 P.M. ON SEPTEMBER 21, 2021.

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. \_\_\_\_\_

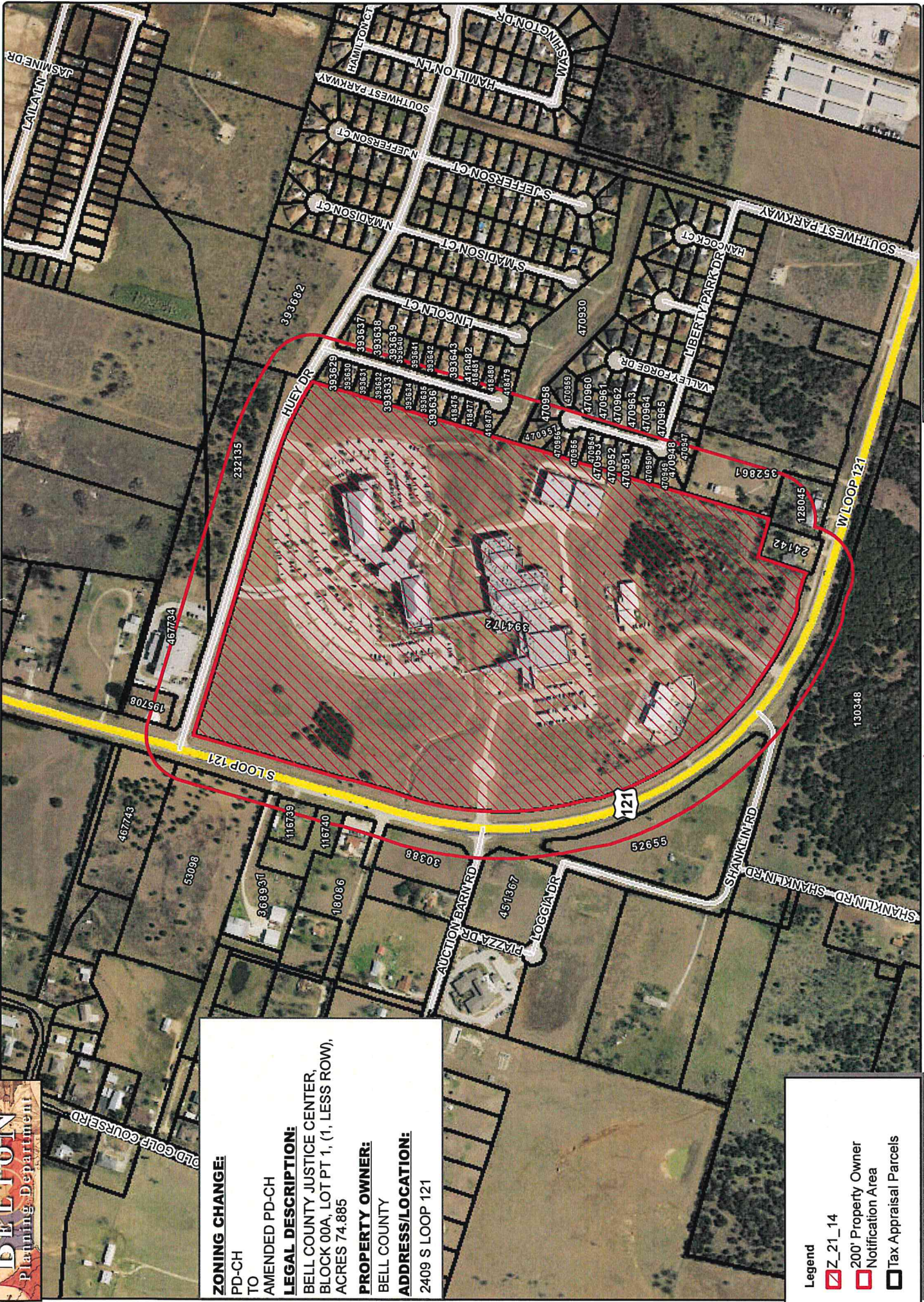
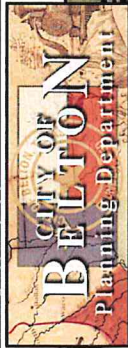
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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



# Zoning Case # Z-21-14



**ZONING CHANGE:**  
PD-CH  
TO  
AMENDED PD-CH

**LEGAL DESCRIPTION:**  
BELL COUNTY JUSTICE CENTER,  
BLOCK 00A, LOT PT 1, (1, LESS ROW),  
ACRES 74.885

**PROPERTY OWNER:**  
BELL COUNTY

**ADDRESS/LOCATION:**  
2409 S LOOP 121

- Legend**
- Z\_21\_14
  - 200' Property Owner Notification Area
  - Tax Appraisal Parcels

Map Date: 8/30/2021 Aerial Imagery Date: 2018

0 210 420 840 Feet



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18086	24142	30388
MEM HOLDINGS LLC	GMM HOLDINGS LLC	MMM ASSET HOLDINGS LLC
1904 CANYON SPGS	1904 CANYON SPGS	2315 SOUTH LOOP 121
BELTON, TX 76513-1049	BELTON, TX 76513-1049	BELTON, TX 76513-1049
52655	53098	116739
MMM ASSET HOLDINGS LLC	HUNTER, MYRA KAY & KASI R	THORN, HOWARD D ETUX KAREN SUE CARUTHERS
2315 SOUTH LOOP 121	18914 KINGS ROW AVE	2201 S LOOP 121
BELTON, TX 76513-1049	CERRITOS, CA 90703-8054	BELTON, TX 76513-3301
116740	128045	130348
THORN, HOWARD D ETUX KAREN SUE CARUTHERS	WIENER, JOANN DOLORES & FRED BARRY	BELTON IND SCHOOL DISTRICT
2201 S LOOP 121	975 W LOOP 121	PO BOX 269
BELTON, TX 76513-3301	BELTON, TX 76513-3395	BELTON, TX 76513-0269
195708	232135	352861
CITY OF BELTON	BELTON IND SCHOOL DISTRICT	FREEDOM ROAD BIKER CHURCH
PO BOX 120	PO BOX 269	PO BOX 1835
BELTON, TX 76513-0120	BELTON, TX 76513-0269	BELTON, TX 76513
368937	393629	393630
ROLAN, LARRY & CINDY	BREWER, TOMMY JR ETUX JESSICA	RICE, JAMES R JR & MISTY A RIDDLE
PO BOX 996	2100 INDEPENDENCE CT	2102 INDEPENDENCE CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-1366
393631	393632	393633
MEDINA, JUSTO ETUX ALLISA	EVANS, BRANDON ETUX ASHLEY	DAISY MAY LLC
3186 SNYDER CT	2106 INDEPENDENCE CT	3824 CEDAR SPRINGS RD
HONOLULU, HI 96818-3653	BELTON, TX 76513	DALLAS, TX 75219
393634	393635	393636
RODRIGUEZ, JUAN CARLOS ETUX AURORA M	OLIVARERZ, JESUS	RIVERA, LUIS ETUX CONCEPCION
154 GAZELLE CT	2112 INDEPENDENCE CT	2114 INDEPENDENCE CT
SAN ANTONIO, TX 78259	BELTON, TX 76513-1366	BELTON, TX 76513-1366
393637	393638	393639
RENO, RICHARD ETUX TAMMY PEARSON	NELSON, ARGYLE S ETUX KAMRINE N	BOLEN, BOBBY D ETUX PENNY L
2101 INDEPENDENCE CT	466 KEELMANS POINT AVE	2105 INDEPENDENCE CT
BELTON, TX 76513-1366	LAS VEGAS, NV 89178-1224	BELTON, TX 76513-1366
393640	393641	393642
RENDON, ALICIA & MARTIN GUERRERO	MARTINEZ, STANLEY GONZALES ETUX ANA MARIE AVILA	RAPE, DILLARD C ETUX LAQUATA
2107 INDEPENDENCE CT	1418 CAMELLIA CIR	2111 INDEPENDENCE CT
BELTON, TX 76513-1366	CARPINTERIA, CA 93013	BELTON, TX 76513
393643	393682	394172
CAPGROW HOLDINGS JV SUB IV LLC	BARNES INDEPENDENT DEVELOPERS L P	BELL COUNTY
320 W OHIO ST STE 650N	PO BOX 148	PO BOX 768
CHICAGO, IL 60654	KILLEEN, TX 76540-0148	BELTON, TX 76513-0768



418475	418477	418478
KERR, COURTNEY	BECKER, RANDALL ETUX DELISE	ROSS, STEPHEN P
2116 INDEPENDENCE CT	208 SKYLINE RD	2120 INDEPENDENCE CT
BELTON, TX 76513-1366	GEORGETOWN, TX 78628	BELTON, TX 76513-1366
418479	418480	418481
RAFAEL-TOVAR, GLORIA	TITUS, LARRY W ETUX CAROLYN	SHANKS, JILLIAN ETVIR BRENNAN DB
2121 INDEPENDENCE CT	2119 INDEPENDENCE CT	2117 INDEPENDENCE CT
BELTON, TX 76513	BELTON, TX 76513-1366	BELTON, TX 76513
418482	451367	467734
JEPPSON FAMILY TRUST	GATLIN HOMEBUILDERS LLC	BELTON IND SCHOOL DISTRICT
PO BOX 98	PO BOX 342672	PO BOX 269
TOQUERVILLE, UT 84774	AUSTIN, TX 78734	BELTON, TX 76513-0269
467743	470930	470947
HUNTER, MYRA KAY & KASI R	CITY OF BELTON	DIERKING, BLAKE DOUGLAS ETUX ALANA PINKSTON
18914 KINGS ROW AVE	PO BOX 120	1041 LIBERTY PARK DR
CERRITOS, CA 90703-8054	BELTON, TX 76513-0120	BELTON, TX 76513
470948	470949	470950
MARTIN, TIFFANY & CARLOS GONZALES	CARTER, ASHLEY	MURRAY, PAUL D ETUX LUCINDA LAUREL
1047 LIBERTY PARK DR	1055 LIBERTY PARK DR	131 OAK SPRINGS DR
BELTON, TX 76513	BELTON, TX 76513	CANYON CREEK, TX 78133-4383
470951	470952	470953
AVILA HERNANDEZ, LETICIA ETVIR JOE HERNANDEZ	GRAY, MICHAEL LEON ETUX JOMEKA T	DAWKINS, JENNIFER L ETVIR DEVIN
2564 LIBERTY PARK CT	2554 LIBERTY PARK CT	2544 LIBERTY PARK CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
470954	470955	470956
CASTILLO, RICHARD	ROZNOVAK, ROGERS RYAN & AMANDA MELHOFF	CONFIDENTIAL OWNER
2534 LIBERTY PARK CT	2524 LIBERTY PARK CT	2514 LIBERTY PARK CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
470957	470958	470959
ANANDRAJ, JOSEPH A	CLARK, ANDREW BLAKE ETUX MEGAN LEA	TAYLOR, LORIAN R & CLETE D WATSON JR
2506 LIBERTY PARK CT	2505 LIBERTY PARK CT	2513 LIBERTY PARK CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
470960	470961	470962
LIPE, TC	HARPER, JUSTIN M ETUX ELIZABETH S	POGUE, ANTHONY JAMES ETUX CHANAE NICOLE
106 W CENTRAL AVE NO 100	2533 LIBERTY PARK CT	2543 LIBERTY PARK CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
470963	470964	470965
WOOLEY, SONNY PROPERTIES	PEREZ, JOSE L	TRUJILLO, ELIZABETH
2468 OLD GOLF COURSE ROAD	2563 LIBERTY PARK CT	2573 LIBERTY PARK CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513

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

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

COPY

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MRB GROUP  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1201 HUEY DR, BELL COUNTY JUSTICE COMPLEX, LOT 1, BLOCK 1,  
FROM A(N) PLANNED DEVELOPMENT - COMMERCIAL HIGHWAY ZONING DISTRICT,  
TO A(N) AMENDED PLANNED DEVELOPMENT - COMMERCIAL HIGHWAY (CONSIDER FUTURE ADDITIONS TO THE  
PROPERTY) ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING  
PURSUANT TO THIS REQUEST AT 5:30 P.M., Tuesday, September 21, 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, September 28, 2021, AT THE  
T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN  
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 SEPTEMBER 21,  
2021.

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.

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

1. I do Not Want My Property Messed With
2. I do NOT Want a "Commercial Road" Front of MY
3. Why don't ya'll Put The Road (Behind) The Houses Home

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER) Behind the Fence  
on the Court House

DATE: 9-11-2021 SIGNATURE: Larry W. Titus Prof

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

418480

TITUS, LARRY W ETUX CAROLYN

2119 INDEPENDENCE CT

BELTON, TX 76513-1366



# Staff Report – Planning & Zoning Item



Date: Sept. 21, 2021  
Case No.: Z-21-15  
Request: MF to PD-MF  
Owner/Applicant: Belle Meadows Apts. LLC.

## **Agenda Item #5**

Z-21-15 Hold a public hearing and consider a zoning change from Multiple Family Residential (MF) to a Planned Development – Multiple Family Residential (PD-MF) Zoning District on approximately 6.05 acres at 1124 W. Avenue O, located on West Avenue O and east of Belle Meadow Drive.

**Originating Department:** Planning Department – Tina Moore, Planner

**Current Zoning:** Multiple Family Residential (MF)

**Proposed Zoning:** Planned Development – Multiple Family Residential (PD – MF)

**Proposed Use:** Apartments

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

**Design Standards Type Area 2:** Projected to be primarily commercial highway frontage uses with opportunities for mixed uses, hotels, restaurants, new car dealerships, multi-story office, and other similar commercial uses.

## **Background/Case Summary**

This property is the proposed site for The Crossroads at Belton Apartment Complex which offers market rate one- and two-bedroom apartment units within five three-story buildings totaling 120 units. The apartments will also include a clubhouse with a swimming pool, pickleball court, and an open space recreational area for residents. The MF zoning code specifies a maximum density of 18 units per acre, and the applicant is requesting consideration for a maximum dwelling 20 units per acre.

## **Project Analysis and Discussion**

**Existing Conditions:** This property is located on West Avenue O and is surrounded by both commercial and residential uses as described below:

Direction	Zoning	Use
North	Commercial -1, Commercial Highway	Residential home and Manufactured Home Storage/Staging
South	Multifamily Residential	City Lights Senior Living Duplex Apartments
East	Light Industrial	Bell County Communication Center
West	Retail and Single Family -3	Undeveloped Retail and The Ridge at Belle Meadows Subdivision

The subject property is currently zoned MF and meets the area requirements for this district. The proposed apartment site consists of 6.045 acres and is in The Ridge at Belle Meadows subdivision. An amending plat to adjust a property line is currently under review.

The Planned Development proposal would allow the applicant to construct 120 units, which is 12 more units than allowed under the MF zoning district, for a proposed density of 20 units per acre. The maximum density allowed by code is 18 dwelling units per acre. The apartment complex will provide two means of ingress/egress, one off West Avenue O and the another on Belle Meadows Drive. According to Section 34, *Off-Street Parking and Loading Requirements*, of the Zoning Ordinance, two off-street parking spaces are required for one- and two-bedroom apartments, which amounts to the 240 parking spaces to satisfy this requirement, which has been provided in the proposed site plan. The applicant is also proposing a six-foot tall masonry fence along West Avenue O and Belle Meadows Drive. A wrought iron fence will be provided along the southern and eastern property line.

The applicant is proposing to construct a 4,600 square feet clubhouse consisting of 85% masonry (brick, stone, and cast stone) exterior at the front façade. The rear of the clubhouse will consist of 67% hardiwood and 33% brick. The first floor of each apartment buildings will consist of 100% masonry exterior. The second and third floors will consist of hardiwood. Four masonry enclosed dumpsters are provided throughout the complex to satisfy the MF requirement for a refuse facility within 250' from every dwelling unit.

The proposed landscape plan identifies trees and shrubs throughout the parking lot and adjacent to the building. Staff has reviewed the proposed landscape plan which complies with the Design Standards landscape requirements for interior parking, parking adjacent to a public street, Foundation Treatment Points (FTP), and dumpster screening.

### **Future Land Use Map**

The Future Land Use Map (FLUM) identifies this area as projected for retail and commercial use, with a commercial corridor overlay along West Avenue O. The commercial corridor allows for high-density and mixed-use developments. The requested MF Zoning District is consistent

with the FLUM and uses expected along a major corridor and appears to be reasonable in this location.

### **Recommendation**

Recommend approval of zoning change from Multiple Family Residential to Planned Development – Multiple Family (PD-MF) District, subject to the following conditions:

1. The use of the property shall conform to the Multiple Family Zoning District in all respects, except as follows.
  - a. The maximum density shall be 20 dwelling units per acre, a total of 120 units.
2. The development of the property shall generally conform to the conceptual site and elevation plans, and 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. Tree Protection, Preservation, and Mitigation Standards.
  - d. Building Design in conformance with the attached elevation plan.
3. A replat, detailed site plan, and building construction plans are required.

### **Attachments**

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Property owner's list
8. Field notes
9. Preliminary plat
10. Proposed site plan for duplex development
11. Conceptual master plan



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

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

Fee: \$250.00

Date Received: 8/16/21 Date Due: 8/16/21 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Belle Meadows Apartments LLC Phone Number: 425-698-5582  
Mailing Address: 202 Industrial Blvd, Suite 603 City: Sugar Land State: TX  
Email Address: justinwaters@julieriversdevelopment.com

Owners Name: Belle Meadows Apartments LLC Phone Number: 425-698-5582  
Mailing Address: 202 Industrial Blvd, Suite 603 City: Sugar Land State: TX  
Email Address: justinwaters@julieriversdevelopment.com

**Applicant's Interest in Property:**

Applicant is the owner/developer of the property. We are looking to build a beautiful neighborhood of apartment homes for the people of Belton Texas.


**Legal Description of Property:**

THE RIDGE AT BELLE MEADOWS, PHASE 1 - Lot 1 A, Block 1, 6.05 acres,

Is this property being simultaneously platted? Yes. The plat has already been submitted to the city for recording.

Street Address: 1124 West Ave O

Zoning Change From MF Residential Density 18 to MF Residential Density 20

Signature of Applicant:  Date: 8/13/21

Signature of Owner (if not applicant):  Date: 8/13/21

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.



CITY OF  
**BELTON**  
Planning Department

**LEGEND**

 Z\_21\_15

A vertical scale bar labeled "Feet" with markings at 0, 250, and 500. The bar is oriented vertically with 0 at the bottom and 500 at the top. The segment between 0 and 250 is solid black, while the segment between 250 and 500 is white with a black outline.

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



# Zoning Case # Z-21-15 Zoning



## ZONING CHANGE:

MF Residential Density 18

to

MF Residential Density 20

## LEGAL DESCRIPTION:

AMENDING PLAT THE

RIDGE AT BELLE MEADOWS,

PHASE 1, LOT 1A, BLOCK 1

6.05 ACRES

## PROPERTY OWNER:

KDAVEO, LLC

## ADDRESS/LOCATION:

1124 W AVE O

## Legend

- ☐ Box
- ☐ Current\_TaxParcels\_Joined
- ☐ CityLimits
- ☐ Z\_21\_15

## Current\_Zoning

- Agricultural
- Commercial Highway
- Commercial-1
- Commercial-2
- Conservation Revitalization Overlay
- Light Industrial
- Multi Family
- Office-2
- Planned Development
- Retail
- Single Family-1
- Single Family-2
- Single Family-3
- Specific Use Permit

Map Date: 8/31/2021



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# Zoning Case # Z-21-15 Aerial



**ZONING CHANGE:**  
MF Residential Density 18  
to  
MF Residential Density 20

**LEGAL DESCRIPTION:**  
AMENDING PLAT THE  
RIDGE AT BELLE MEADOWS,  
PHASE 1, LOT 1A, BLOCK 1  
6.05 ACRES

**PROPERTY OWNER:**  
KDAVEO, LLC

**ADDRESS/LOCATION:**  
1124 W AVE O

LEGEND

 Z\_21\_15



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BELLE MEADOWS APARTMENT, LLC.,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: THE RIDGE AT BELLE MEADOWS, PHASE 1, LOT 1A, BLOCK 1,  
LOCATED AT THE SOUTHEAST CORNER OF WEST AVENUE O AND BELLE MEADOW'S DRIVE.  
FROM A(N) MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT,  
TO A(N) PLANNED DEVELOPMENT - MULTIPLE FAMILY RESIDENTIAL ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, September 21, 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, September 28, 2021**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN 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](mailto:PLANNING@BELTONTXAS.GOV), PRIOR TO 1:00 P.M. ON SEPTEMBER 21, 2021.

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**



CITY OF  
**BELTON**  
Planning Department

**Legend**

-  Z\_21\_15
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels

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 Balton regarding specific accuracy or completeness.



72056  
MCNAMARA, JOE A JR  
806 W AVENUE O  
BELTON, TX 76513-4121

239404  
GREGORY FAMILY TRUST  
1571 SHADY GROVE LN  
BELTON, TX 76513

498596  
KDAVEO LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

498599  
KDAVEO LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

498615  
KDAVEO LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

125060  
SMITH, JIMMY WAYNE  
1101 W AVE O  
BELTON, TX 76513

498594  
KDAVEO LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

498597  
KDAVEO LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

498613  
KDAVEO LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

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

239403  
GREGORY FAMILY TRUST  
1571 SHADY GROVE LN  
BELTON, TX 76513

498595  
KDAVEO LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

498598  
KDAVEO LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

498614  
KDAVEO LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502



Belle Meadows Apartments LLC  
202 Industrial Blvd, Suite 603  
Sugar Land, TX 77478

August 11, 2021

RE: Request for Zoning Change Application For 1124 W Ave O – Belle Meadows Apartments

To Whom it May Concern:

The proposed purpose and use of the above-mentioned property are to add a beautiful, new neighborhood of apartment homes to the Belle Meadows community. This plan includes 6 buildings with a large clubhouse including swimming pool and a pickleball court. We are combining a two-acre and four-acre parcel to provide more landscaping and green space for our future residences to enjoy. We believe this extra space allows an open feel to the community and are therefore requesting that we be allowed 120 units on this project as laid out per our site plan.

The existing public utilities previously installed to the site are sufficient to serve our proposed apartment community. Due to the nature of higher density residential communities, similar to our proposed plan the city of Belton will experience efficiencies in maintaining and managing the public services in the future.

As a result of careful planning, the proposed community will result in additional high quality housing options for the growing population of Belton. Additionally, the new apartment community will beautify the area with new trees, plants and grass, replacing existing weeds and wild bushes.

We look forward to working with the city in use of this property in a productive and efficient manner.

Please contact me at [justinwaters@julieriversdevelopment.com](mailto:justinwaters@julieriversdevelopment.com) or (707) 999-8006 with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin Waters", with a long horizontal stroke extending to the right.

Justin Waters

AMENDING PLAT  
THE RIDGE AT BELLE MEADOWS, PHASE I,  
LOTS 1 & 2, BLOCK 1

BOOK 2-2143 ACB TRACT 100, LOCAL MAP 100, BELLE MEADOWS, PHASE I, LOT 1, LOT 2, BLOCK 1, OF THE  
CITY OF BELTON, BELTON COUNTY, TEXAS, AS SHOWN ON THE PLAT OF RECORD IN DOCUMENT NO. 3001-1132-A, S.E.C. OFFICIAL PUBLIC RECORDS, BELT COUNTY, TEXAS.

VICINITY MAP  
1" = 1000'



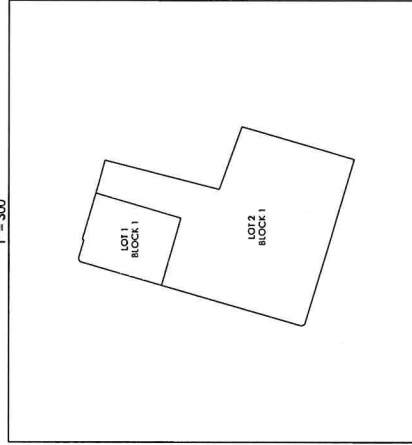
LOT 1  
AREA - 1.00 ACRES  
BLOCK - ONE (1)  
NET AREA - 21.433 ACRES

GENERAL NOTES:  
1. THE FLOOD DAMAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S  
2. A FLOOD DAMAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S  
3. A FLOOD DAMAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S  
4. THE CITY DOES NOT REGULATE LOT TO LOT DRAINAGE.

NON-NOTE:  
1. THE FLOOD DAMAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S  
2. A FLOOD DAMAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S  
3. A FLOOD DAMAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S  
4. THE CITY DOES NOT REGULATE LOT TO LOT DRAINAGE.

TEMA NOTE:  
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE  
STATEMENT NO. 1, THE FLOOD DAMAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S  
2. A FLOOD DAMAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S  
3. A FLOOD DAMAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S  
4. THE CITY DOES NOT REGULATE LOT TO LOT DRAINAGE.

AS CURRENTLY PLATTED  
1" = 300'



STATE OF TEXAS  
COUNTY OF BELT

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 he executed the same for the purposes and consideration therein stated.

STATE OF TEXAS  
COUNTY OF BELT

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 he executed the same for the purposes and consideration therein stated.

STATE OF TEXAS  
COUNTY OF BELT

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STATE OF TEXAS  
COUNTY OF BELT

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STATE OF TEXAS  
COUNTY OF BELT

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STATE OF TEXAS  
COUNTY OF BELT

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STATE OF TEXAS  
COUNTY OF BELT

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STATE OF TEXAS  
COUNTY OF BELT

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STATE OF TEXAS  
COUNTY OF BELT

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STATE OF TEXAS  
COUNTY OF BELT

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STATE OF TEXAS  
COUNTY OF BELT

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STATE OF TEXAS  
COUNTY OF BELT

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 he executed the same for the purposes and consideration therein stated.

STATE OF TEXAS  
COUNTY OF BELT

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 he executed the same for the purposes and consideration therein stated.

STATE OF TEXAS  
COUNTY OF BELT

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 he executed the same for the purposes and consideration therein stated.

Quick Inc.  
1430 N. Robertson Road, Suite 100, Belton, Texas 76701  
Phone: 817-915-4950  
Fax: 817-915-4951  
www.quickinc.com

AMENDING PLAT  
THE RIDGE AT BELLE MEADOWS, PHASE I,  
LOTS 1 & 2, BLOCK 1  
CITY OF BELTON, BELT COUNTY, TEXAS

BOOK NO. 100000  
DATE JUL 17 2009  
DRAWN BY  
CHECKED BY  
CITY CLERK  
OFFICIAL PUBLIC RECORDS, BELT COUNTY, TEXAS





PROPOSED PROJECT

PROJECT NAME: BELLE MEADOWS APARTMENTS  
ADDRESS: 1124 WEST AVE O  
BELTON, TX 76513  
OWNER: ALLE RIVERS DEVELOPMENT  
STEPHEN BACLOW (OWNER)  
JUSTIN WATERS (VP CONSTRUCTION)

DESIGN DATA

LOT:  
ZONING: C-1  
TYPE AREA: 2  
BUILDING OCCUPANCY GROUP: R-2/B  
CONSTRUCTION TYPE: V-B  
TOTAL BLDG FOOTPRINTS: 45,128 SF  
TOTAL LOT AREA: 17.453 ACRES  
COVERAGE RATIO: 45,128 SF / 253,348 SF = 17.81%  
LANDSCAPING RATIO: 91,481 SF / 253,348 SF = 36.12%  
PARKING (PER 300 SF DWG) 150 SPACES  
SWIMMING POOL: 60' x 30'

APARTMENT BUILDINGS

BLDG. TYPE	STORY	FOOTPRINT	TOTAL AREA	APT. TYPE	UNITS
#1	A	3	6,485 SF	10 (1 BEDRM)	24
#2	B	3	5,395 SF	29 (2 BEDRM)	24
#3	B	3	5,395 SF	29 (2 BEDRM)	24
#4	B	3	5,395 SF	29 (2 BEDRM)	24
#5	A	3	6,485 SF	10 (1 BEDRM)	24
TOTAL					120

CLUBHOUSE BUILDING

STORY: 1  
UNITS: 1  
GROSS BUILDING AREA: 4,302 SF / USED NET AREA: 2,301 SF  
FIRE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEMS  
PARKING FOR APARTMENT UNITS:  
120 FT x 20 FT (INCLUDE 5 ADA PARKING)  
PARKING PROVIDED: 200 (INCLUDE 2 ADA PARKING)  
PARKING FOR CLUBHOUSE:  
1 PER 300 SF USED NET AREA, 2,301 SF / 300 = 8  
PARKING PROVIDED: 8 (INCLUDE 1 ADA PARKING)

NOTICE

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PERMIT USE

Job No.	2401	Issue Date	8-15-21
Drawn By	G.A.	Scale	
Checked By	G.A.		
Project Mgr.	G.A.		

SITE PLAN

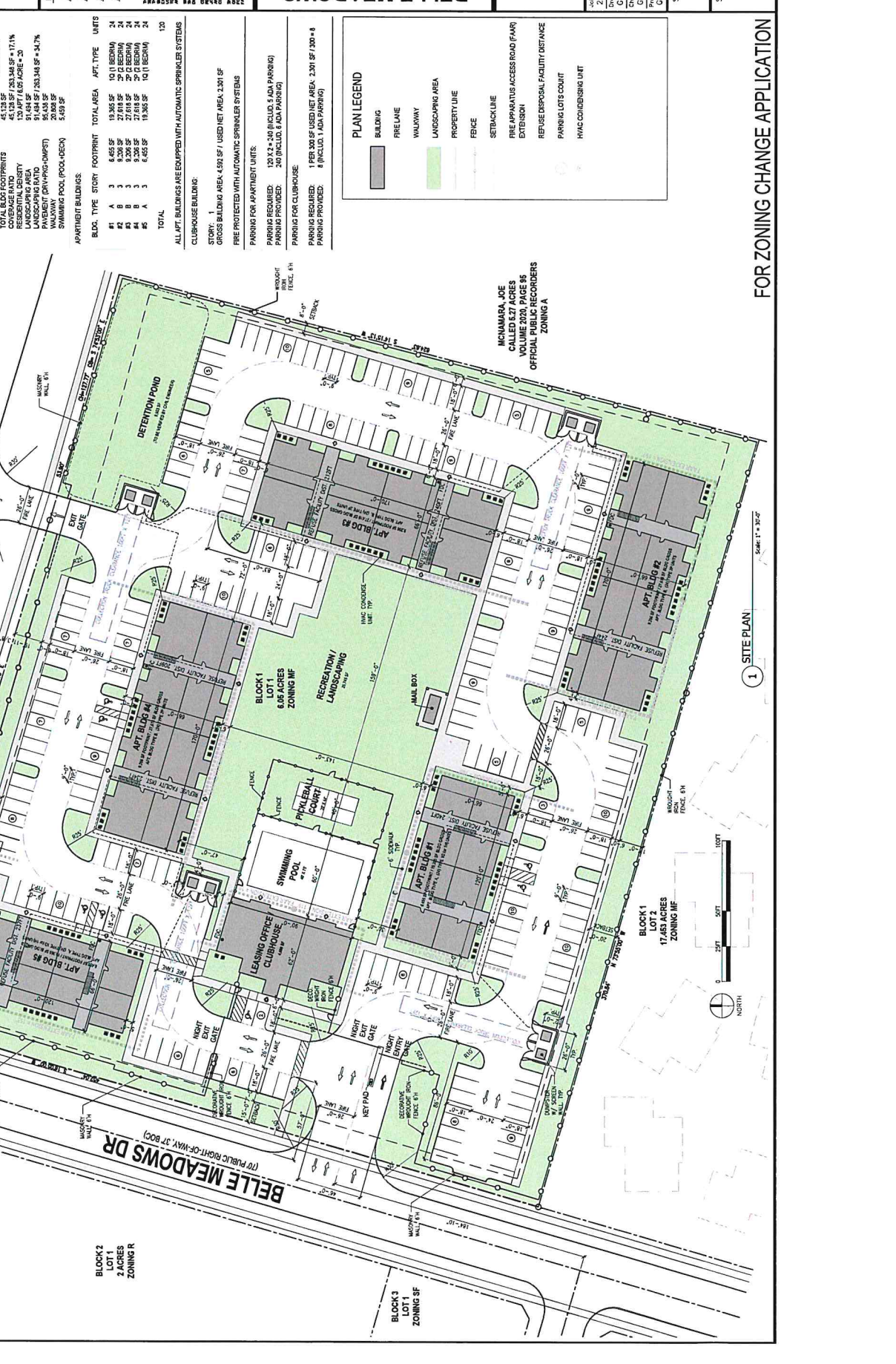
Sheet Title

Sheet No.

A1.01

FOR ZONING CHANGE APPLICATION

Scale: 1" = 30'-0"





**GASTUDIO**  
**Architecture**  
ARLETTE HOMETEALISTEN  
13999 COLDWATER DR. #222  
DALLAS, TX 75240  
(214) 789-8131  
gastudioarchitect.com  
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No.	Rev.
1	1
2	2
3	3
4	4

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**BELLE MEADOWS**  
**APARTMENTS**  
1124 WEST AVE O  
BELTON, TX 76513

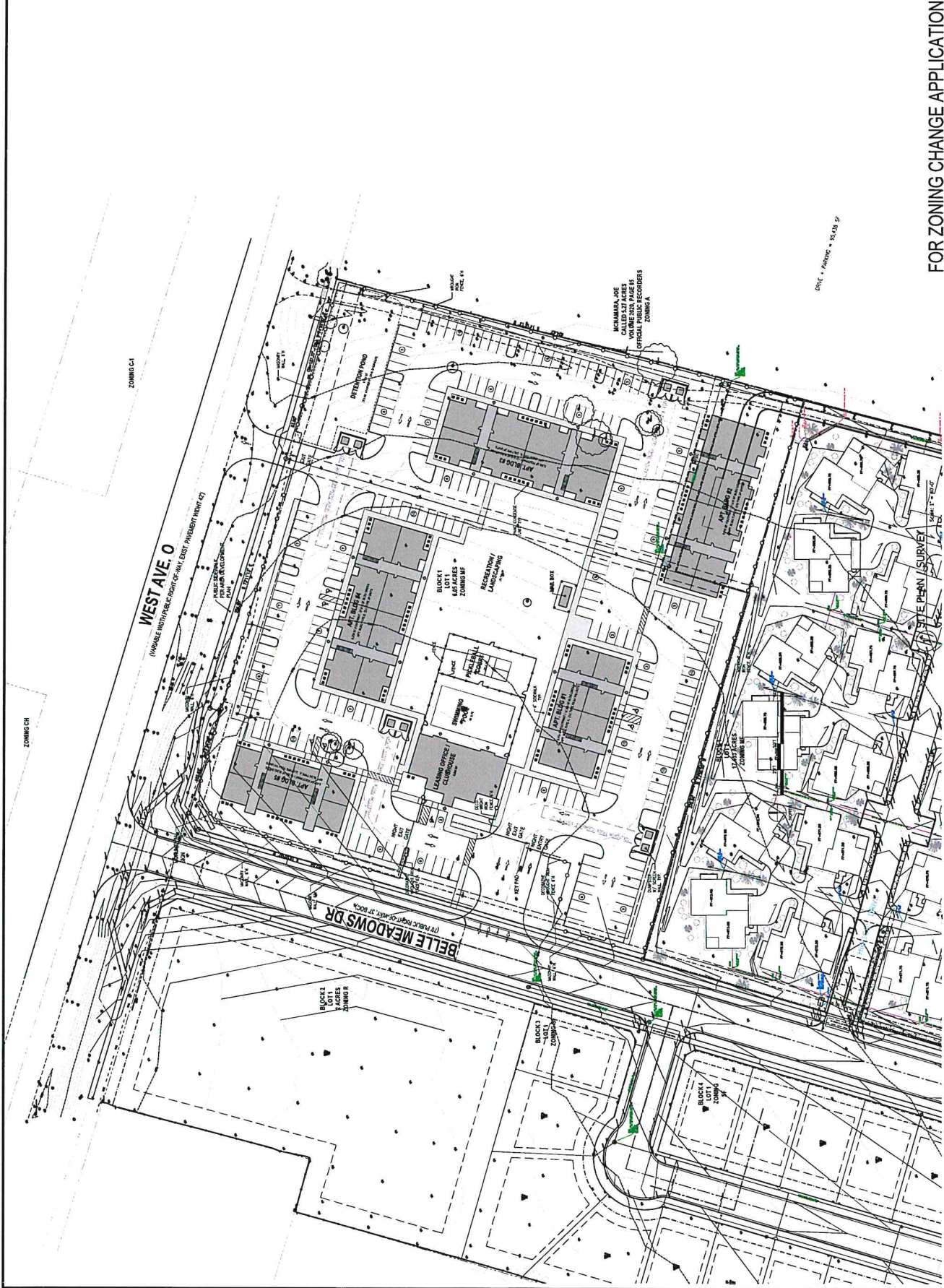
**PERMIT USE**

Job No.	Year	Scale
2101	8-15-21	Scale
Drawn By	G.A.	Checked By
G.A.	G.A.	Approved By
G.A.	G.A.	G.A.

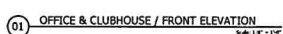
Sheet Title  
**SITE SURVEY**

Sheet No.  
**A1.02**

FOR ZONING CHANGE APPLICATION







FAÇADE CALCULATION / CLUBHOUSE								
FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION		RIGHT ELEVATION		
HANDED BOARD SIGN:	127 SQFT	168	HANDED BOARD SIGN:	807 SQFT	878	HANDED BOARD SIGN:	11 SQFT	28
BRICK SMOKE:	369 SQFT	408	BRICK SMOKE:	363 SQFT	718	BRICK SMOKE:	235 SQFT	308
SPRINK. WENER:	48 SQFT	57	SPRINK. WENER:	39 SQFT	57	CASE STUDY:	43 SQFT	75
STONE WENER:	363 SQFT	363	STONE WENER:	441 SQFT	75	STONE WENER:	163 SQFT	368
TOTAL (EXCLUDING DOORS/WINDOWS)		778 SQFT	TOTAL (EXCLUDING DOORS/WINDOWS)		964 SQFT	TOTAL (EXCLUDING DOORS/WINDOWS)		443 SQFT
						TOTAL (EXCLUDING DOORS/WINDOWS)		513 SQFT

**FOR ZONING CHANGE APPLICATION**

**GA STUDIO**  
**Architecture**  
ARCHITECTURE / ARCHITECTURAL ILLUSTRATION  
13999 GOLDMARK DR. #222  
DALLAS, TX 75240  
(214) 766-6772  
ga.studio.arch@gmail.com  
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[illegible]

**BELLE MEADOWS  
APARTMENTS**  
1124 WEST AVE O  
BELTON, TX 76513

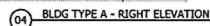
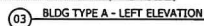
PERMIT USE

Job No. 2161	Issue Date: 8-15-21
Drawn By C.A.	Scale:
Checked By C.A.	
Project Map.	

Sheet Title  
**CLUBHOUSE  
ELEVATIONS**

Sheet No.

A6.01



FAÇADE CALCULATION		BUILDING TYPE A - 2ND & 3RD FLOORS			
FRONT ELEVATION		REAR ELEVATION		LEFT ELEVATION	
WAKE BOARD LONG:	1.541 SQFT 1848	WAKE BOARD LONG:	1.541 SQFT 1808	WAKE BOARD LONG:	1.182 SQFT 1308
BRICK VENEER:	8 SQFT 08	BRICK VENEER:	8 SQFT 08	BRICK VENEER:	8 SQFT 08
TOTAL (EXCLUDING DOORS/WINDOWS): 1.541 SQFT		TOTAL (EXCLUDING DOORS/WINDOWS): 1.541 SQFT		TOTAL (EXCLUDING DOORS/WINDOWS): 1.182 SQFT	
				TOTAL (EXCLUDING DOORS/WINDOWS): 1.182 SQFT	

FOR ZONING CHANGE APPLICATION

A6.02



03 BLDG TYPE B - LEFT ELEVATION

Scale: 1/8" = 1'-0"



04 BLDG TYPE B - RIGHT ELEVATION

Scale: 1/8" = 1'-0"



02 BLDG TYPE B - REAR ELEVATION

Scale: 1/8" = 1'-0"



01 BLDG TYPE B - FRONT ELEVATION

Scale: 1/8" = 1'-0"

FACADE CALCULATION / BUILDING TYPE B - 1ST FLOOR			
FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
MAJOR BOARD SQUARES: 8 SQFT	MAJOR BOARD SQUARES: 8 SQFT	MAJOR BOARD SQUARES: 8 SQFT	MAJOR BOARD SQUARES: 8 SQFT
BRICK VENEER: 1,119 SQFT	BRICK VENEER: 1,119 SQFT	BRICK VENEER: 561 SQFT	BRICK VENEER: 561 SQFT
TOTAL (EXCLUDING DOORS/WINDOWS): 1,119 SQFT	TOTAL (EXCLUDING DOORS/WINDOWS): 1,119 SQFT	TOTAL (EXCLUDING DOORS/WINDOWS): 561 SQFT	TOTAL (EXCLUDING DOORS/WINDOWS): 561 SQFT

FACADE CALCULATION / BUILDING TYPE B - 2ND & 3RD FLOORS			
FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION
MAJOR BOARD SQUARES: 2,308 SQFT	MAJOR BOARD SQUARES: 2,308 SQFT	MAJOR BOARD SQUARES: 1,119 SQFT	MAJOR BOARD SQUARES: 1,119 SQFT
BRICK VENEER: 0 SQFT	BRICK VENEER: 0 SQFT	BRICK VENEER: 0 SQFT	BRICK VENEER: 0 SQFT
TOTAL (EXCLUDING DOORS/WINDOWS): 2,308 SQFT	TOTAL (EXCLUDING DOORS/WINDOWS): 2,308 SQFT	TOTAL (EXCLUDING DOORS/WINDOWS): 1,119 SQFT	TOTAL (EXCLUDING DOORS/WINDOWS): 1,119 SQFT

FOR ZONING CHANGE APPLICATION

**GA STUDIO**  
Architecture  
PAPER ARCHITECTS  
13939 COLUMBIA DR #212  
DALLAS, TX 75240  
(214) 753-4731  
ga.studio@gmail.com  
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**BELLE MEADOWS**  
**APARTMENTS**  
1124 WEST AVE O  
BELTON, TX 76613

PERMIT USE

Arch. No.	Sheet No.
1101	8-15-21
Drawn By	Scale
G.A.	
Checked By	
G.A.	
Project Mgr	
G.A.	

Sheet Title  
**APT BLDG B ELEVATIONS**

Sheet No.  
**A6.03**



**NOT FOR CONSTRUCTION**  
THESE PLANS HAVE NOT BEEN APPROVED  
BY THE GOVERNING AGENCY  
AND ARE SUBJECT TO CHANGE.



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project name:

**BELLE MEADOWS APARTMENTS**  
LANDSCAPE DEVELOPMENT PACKAGE











**physical:**  
1124 West Ave. O  
Beilton, TX 76513

Project number: 210122  
Belle Meadows  
Sheet name: SCHEMATIC  
LANDSCAPE PLAN

0017



### SCHEMATIC PLANT SCHEDULE

<u>ADAPT TYPES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>COUNT</u>
	31	Large Tree	65 gal
<u>ORNAMENTAL TREES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>COUNT</u>
	16	Ornamental Tree	15 gal
	25	Ornamental Tree	65 gal
<u>SHRUBS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>COUNT</u>
	10	Large Tree	65 gal
	44	Small Tree	45 gal
<u>ROUND COVERS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>COUNT</u>
	267	Large Screening Shrub	7 gal
	333	Ornamental Shrub	5 gal
	654	Small Screening Shrub	5 gal
<u>ROUND COVERS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>COUNT</u>
	2,090	Non-Lawn Ground Cover	1 gal
<u>ROUND COVERS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>COUNT</u>
	56,372	Turfgrass / Lawn	solid sod

Endscape Design Standards: (Design Standards, Section V)

### Senior Partner Landscaping!

- PASSING SPACES PROPOSED, 24 TREES PROPOSED.** The area within stands and medians shall not include soil or turf grass and shall not exceed more than 50% dense groundcover material, unless approved by the Planning Commission. The applicant shall submit a site plan showing the proposed treatment. This requirement will be evaluated with the Mammals Complaint Landowner Application.

INTERIOR PARKING LOT ISLANDS ARE PROPOSED TO HAVE 100% COVERAGE WITH A

- Landscaping Along Public Streets** - Expenses along W. Ave. O and Belle Meadows Dr. One large tree or two small trees are required every 50 linear feet or fraction thereof. (West Ave O and Belle Meadows Drive).
- One small tree per 60 linear feet or fraction thereof.
- One large shrub, one medium shrub, or ornamental grass (any combination) per every 3 linear feet or fraction thereof.

**LOT 1**  
**ZONING SF**

- TABLE MELLOONS ~ 465 LF STREET FRONTAGE  
STREET FRONTAL FEET PER 30 LF = 10 PROPOSED  
ADDITIONALLY, 1 SMALL TREE PER 60 LF = 10 REQUIRED, 10 PROPOSED

ondition Treatment (Base Zoning - Related)

2. This site has one or two parking bays at the street-level. Required Foundation Treatment Points = 100 combined. Required Foundation Treatment Points = 100 combined.

\* WEST CASE FOUNDATION TREATMENT OCCURS AT BUILDING 5 (770 L<sup>2</sup>, 340 TREATMENT POINTS REQUIRED, PROPOSED = 4 LARGE SHRUBS @ 5 POINTS EA, 2 6" SMALL SHRUBS @ 3 POINTS EA, 122 SF VEGETATIVE GROUND COVER @ 2 POINTS / SF = 22 TREATMENT POINTS.

also contains ground-mounted equipment and a computer area.

The dumpster area shall have a decorative masonry wall enclosure with an opaque, non-masonry gate for access. One small evergreen shrub shall be planted at each corner of the enclosure and then one small evergreen shrub every 3 linear feet along evergreen shrub every 5 linear feet.

the masonry wall enclosure not to include the gate side.

SEEKING REQUIREMENTS SATISFIED. SEE PLAN.

underground automatic irrigation system is required for this site. The proposed system will be evaluated under the requirements of the City of Detroit Design Standard 15, Section V.H.

# Staff Report – Planning & Zoning Item



Date: Sept. 21, 2021  
Case No.: Z-21-16  
Request: PD- SF-2 to NS  
Applicant/Owner: Quintero  
Engineering/Barnes Independent  
Dev. LLC.

## **Agenda Item #6**

Z-21-16 Hold a public hearing and consider a zoning change from Planned Development Single Family – 2 (PD SF-2) to Neighborhood Services (NS) District on approximately 5.09 acres located on north side of Huey Drive, east of West Loop 121 and described as Liberty Valley Phase I, Block 006, Lot 0001.

### **Originating Department**

Planning Department – Tina Moore, Planner

**Current Zoning:** Planned Development - Single Family – 2 Residential (PD – SF-2) District

**Proposed Zoning:** Neighborhood Service (NS) District

**Proposed Use:** Office and Retail

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

### **Design Standards Type Area 9:**

This area is defined as Southwest Belton and is primarily a mixture of uses on larger parcels of land. Existing developments include the 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 buyer recently changed the zoning of this property from Neighborhood Service to Planned Development - Single Family 2. The sale of the property did not come to fruition and the property owner is requesting that the zoning be changed back to Neighborhood Services. Due to the proximity to the Justice Center and BISD Office, the owner would like to see the property used for office and limited retail.



This property is undeveloped and has been rezoned to several different commercial uses since 2004 including Office – 1 and Neighborhood Services District. Below is a history of previous zoning for this property.

<b>Ordinance</b>	<b>Previous Zoning District</b>	<b>New Zoning District</b>
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
2021-04	PD-SF2	Planned Development Single Family – 2 Residential

### **Project Analysis and Discussion**

#### **Existing Conditions:**

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

<b>Direction</b>	<b>Zoning</b>
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 and West Canyon Trails Phase IV to the north.

#### **Future Land Use Map**

The FLUM identifies this general area for commercial 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 NS zoning district is compatible with the existing commercial and residential uses in this area. Therefore, the proposed NS zoning district appears to be reasonable in this transitional location.

#### **Recommendation:**

We recommend approval of the requested zoning change from PD–SF– 2 to NS Zoning District with the following conditions:

1. The use of the property shall conform to the Neighborhood Service Zoning District in all respects.
2. The development of the lot shall conform to all applicable Type Are 9 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. Tree Protection, Preservation, and Mitigation Standards.
3. A site plan and building construction plans are 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



**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: Quintero Engineering, LLC Phone Number: 254-493-9962  
Mailing Address: P.O. Box 4386 City: Killeen State: TX  
Email Address: gmeza@quinteroeng.com

Owners Name: Barnes Independent Developers, L.P. Phone Number: \_\_\_\_\_  
Mailing Address: P.O. Box 148 City: Killeen State: TX  
Email Address: colettem@barnesbtm.com

Applicant's Interest in Property:

Legal Description of Property:

Lot 1, Block 6, of Liberty Valley, Phase 1, in the City of Belton, Bell County, Texas recorded in Cab. D, Slide 169-C

Is this property being simultaneously platted? No

Street Address: Justice Drive

Zoning Change From PD-SF-2 to NS

Signature of Applicant: Gorge J. Meza Signed by: \_\_\_\_\_ Date: 8/16/2021

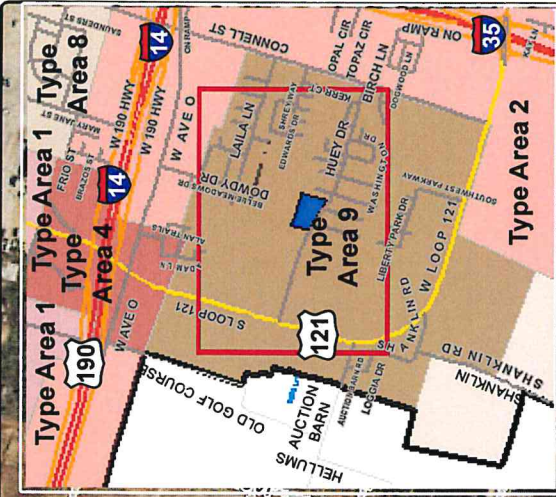
Signature of Owner (if not applicant): Colette R. Marshall Signed by: \_\_\_\_\_ Date: 8/16/2021

Checklist for Zoning Items to be submitted with application:

- ☐ Signed Application
- ☐ Fees Paid
- ☐ Complete Legal Description of the property to be re-zoned
- ☐ Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back for specific guidelines.
- ☐ In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the property must be submitted.



# Zoning Case # Z-21-16 Location



**ZONING CHANGE:**  
PD-SF2  
TO  
NS

**LEGAL DESCRIPTION:**  
LIBERTY VALLEY PHASE I,  
BLOCK 006, LOT 0001

**PROPERTY OWNER:**  
BARNES INDEPENDENT  
DEVELOPERS, L.P.

**ADDRESS/LOCATION:**  
HUEY DR AND  
INDEPENDENCE CT



**LEGEND**

Z\_21\_16

0 250 500 Feet

Map Date: 8/31/2021

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# Zoning Case # Z-21-16 Zoning



Author: Anthony Notgrass, City of Belton Path: E:\City of Belton Projects\Folkus\Maps and Data\Zoning Cases\2021\Zoning Change Cases\Z-21-16\Z-21-16 Zoning.mxd

## ZONING CHANGE:

PD-SF2

TO

NS

## LEGAL DESCRIPTION:

LIBERTY VALLEY PHASE I,  
BLOCK 006, LOT 0001

## PROPERTY OWNER:

BARNES INDEPENDENT  
DEVELOPERS, L.P.

## ADDRESS/LOCATION:

HUEY DR AND  
INDEPENDENCE CT

## Legend

- City Parcels
- City Limits
- Z\_21\_16
- Current\_Zoning
- Agricultural
- Commercial-2
- Multi Family
- Planned Development
- Single Family-2
- Single Family-3
- Specific Use Permit



Map Date: 8/31/2021

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# Zoning Case # Z-21-16 Aerial



**ZONING CHANGE:**

PD-SF2

TO

NS

**LEGAL DESCRIPTION:**

LIBERTY VALLEY PHASE I,  
BLOCK 006, LOT 0001

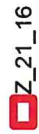
**PROPERTY OWNER:**

BARNES INDEPENDENT  
DEVELOPERS, L.P.

**ADDRESS/LOCATION:**

HUEY DR AND  
INDEPENDENCE CT

**LEGEND**



Map Date: 8/31/2021 Aerial Imagery Date: 2018

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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: QUINTERO ENGINEERING, LLC.,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: LIBERTY VALLEY PHASE I, BLK 1, LOT 1, LOCATED ON HUEY  
DRIVE  
FROM A(N) PLANNED DEVELOPMENT – SINGLE FAMILY -2 RESIDENTIAL ZONING DISTRICT,  
TO A(N) NEIGHBORHOOD SERVICE ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING  
PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, September 21, 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, September 28, 2021**, AT THE  
T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN  
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 SEPTEMBER 21,  
2021.

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**



CITY OF  
**BELTON**  
Planning Department

**HUEY DR AND  
INDEPENDENCE CT**

A vertical scale bar labeled "Feet" with markings at 0, 75, 150, and 300. The bar is black with white markings and text. The word "Feet" is at the top, and the numbers are on the left side.

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13917	13920	58302
KDAVEO LLC	KDAVEO LLC	GLOBAL SIGNAL ACQUISITIONS IV LLC
5201 WILDFLOWER LN	5201 WILDFLOWER LN	2000 CORPORATE DR
TEMPLE, TX 76502	TEMPLE, TX 76502	CANONSBURG, PA 15317
72052	232135	393629
BL&R INVESTMENTS LLC	BELTON IND SCHOOL DISTRICT	BREWER, TOMMY JR ETUX JESSICA
1202 W AVENUE O	PO BOX 269	2100 INDEPENDENCE CT
BELTON, TX 76513-4127	BELTON, TX 76513-0269	BELTON, TX 76513
393630	393631	393637
RICE, JAMES R JR & MISTY A RIDDLE	MEDINA, JUSTO ETUX ALLISA	RENO, RICHARD ETUX TAMMY PEARSON
2102 INDEPENDENCE CT	3186 SNYDER CT	2101 INDEPENDENCE CT
BELTON, TX 76513-1366	HONOLULU, HI 96818-3653	BELTON, TX 76513-1366
393638	393639	393648
NELSON, ARGYLE S ETUX KAMRINE N	BOLEN, BOBBY D ETUX PENNY L	CABALLERO, JOSE LUIS ETUX GRISELDA
466 KEELMANS POINT AVE	2105 INDEPENDENCE CT	2104 LINCOLN CT
LAS VEGAS, NV 89178-1224	BELTON, TX 76513-1366	BELTON, TX 76513
393650	393651	393652
NAVARRETTE, CARLOS E ETUX TERRI L	MANSFIELD, CARLA J	CARRIZALES, JUVENTINO ETUX ANTONIA
2100 LINCOLN CT	2101 LINCOLN CT	2103 LINCOLN CT
BELTON, TX 76513	BELTON, TX 76513-1367	BELTON, TX 76513-1367
393661	393662	393663
MENDOZA, JUAN	ALLEN, CLIFFORD H	RODRIGUES, ANTOINETTE
2102 MADISON DR	2100 S MADISON CT	2101 MADISION COURT S
BELTON, TX 76513-1368	BELTON, TX 76513	BELTON, TX 76513
393669	393670	393671
MARROW, TIMOTHY M ETUX MELODY O	MORRIS, MELISSA CHRISTINE & TAYLOR WARMACK	STUART, CHRISTOPHER EVAN
2013 MADISON COURT N	2011 N MADISON CT	2009 MADISON COURT NORTH
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
393672	393673	393674
STALEY, DORIAN TERRELL ETUX JULIE R	MCCAULEY, STEPHEN A ETUX MISTY L	SCULL, JOHNATHAN E & HEATHER W STANFORD
2007 MADISON CT N	2005 MADISON CT N	2003 MADISON CT N
BELTON, TX 76513	BELTON, TX 76513-1370	BELTON, TX 76513
393675	393676	393677
LEBLANC, CHRISTOPHER ETUX LORIN	HILBERT, BEAU D	WILLIAMS, RYAN
2001 MADISON CT N	212 BOXER ST	2002 MADISON CT N
BELTON, TX 76513	NOLANVILLE, TX 76559	BELTON, TX 76513-1370
393678	393679	393680
DOLAN, JEFFEREY M	WHITE, GWENDOLYN M	WATKINS, SEAN
2004 MADISON CT NORTH	2006 MADISON DR	2008 MADISON CT NORTH
BELTON, TX 76513	BELTON, TX 76513-1370	BELTON, TX 76513

393681  
AKE, ARTHUR A  
2010 MADISON DR  
BELTON, TX 76513-1370

467732  
MCNAMARA, JOE A & MCNAMARA SPOUSE TRUST  
1202 W AVENUE O  
BELTON, TX 76513-4127

393682  
BARNES INDEPENDENT DEVELOPERS L P  
PO BOX 148  
KILLEEN, TX 76540-0148

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

394172  
BELL COUNTY  
PO BOX 768  
BELTON, TX 76513-0768

393649  
ZOROMSKI, LISA  
2102 LINCOLN COURT  
BELTON, TEXAS 76513



# Staff Report – Planning & Zoning Item



Date: Sept. 21, 2021  
Case No.: Z-21-17  
Request: SF-2 w/ CR Overlay to  
PD- SF-2 w/ CR Overlay  
Applicant/Owner: Toby Tibbit/ Manual  
Orona

## **Agenda Item #7**

Z-21-17 Hold a public hearing and consider a zoning change from Single Family Residential-2 with a Conservation Revitalization Overlay to a Planned Development – Single Family Residential-2 with a Conservation Revitalization Overlay on approximately 0.258 acre at 519 Surghnor Street, located south of West Avenue D and on the east side of Surghnor Street.

## **Originating Department**

Planning Department – Tina Moore, Planner

**Current Zoning:** Single Family-2 Residential District w/ Conservation Revitalization Overlay (SF-2 w/CR overlay)

**Proposed Zoning:** Planned Development - Single Family 2 Residential District w/ Conservation Revitalization Overlay (PD-SF-2 w/CR overlay)

**Proposed Uses:** Single Family Residential

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

## **Design Standards Type Area 8:**

Area proposed primarily as a single-family residential Type Area with multi-family housing located within.

## **Background/Case Summary**

An administrative subdivision plat was recently submitted requesting the division of this tract into two equal size lots to allow for the placement of another home east of the existing home. Each lot will consist of approximately 5,625 sq. ft. with an approximate width and depth of 75', which does not meet the area requirements of the SF-2 zoning district for depth, required to be 100', among other items. This zoning change to a Planned Development is to request for a reduction in the SF-2 minimum requirement to allow for an infill project. The CR Overlay is also requested to allow different residential options including the placement of a HUD Code

manufactured house. The approval for this administrative plat is pending the outcome of this requested zoning change.

### **Project Analysis and Discussion**

Existing Conditions: The area is generally developed with residential homes and is zoned Single Family – 2 Residential with a Conservation Revitalization overlay.

Allowable Land Uses: The base zoning district requested is SF-2 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 & Setback Requirements: Minimum area and setback requirements for the requested PD Zoning District are summarized below:

SF-2 Zoning Requirements		PD Conditions Lot 3A	PD Conditions Lot 3B
Minimum Lot Area	7,500	<b>Reduction to 5,600</b>	<b>Reduction to 5,600</b>
Minimum Lot Width	60'	No changes proposed	No changes proposed
Minimum Lot Depth	100'	<b>Reduction to 75'</b>	<b>Reduction to 74'</b>
Front Yard Setbacks	25'	<b>Reduction to 12'</b>	<b>Reduction to 15'</b>
Rear Yard Setbacks	20'	<b>Reduction to 5'</b>	<b>Reduction to 10'</b>
Side Yard Setbacks	6'	6'	6'

### **Future Land Use Map:**

The FLUM identifies this general area for residential use. This is consistent with the Design Standards Type Area 8 assigned to this general area which projects a mixture of single family residential use and multi-family. 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**

Recommend approval of the requested zoning change from SF-2 w/CR Overlay 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 respects, except as follows:
  - a. A minimum 5,600 square foot lot area is allowed.
  - b. A minimum depth of 74' is allowed.
  - c. A 12' front yard setback is allowed on Lot 3A as shown on the proposed plat.
  - d. A 5' rear yard setback is allowed on Lot 3A as shown on the proposed plat.
  - e. A 15' front yard setback is allowed on Lot 3B as shown on the proposed plat.
  - f. A 10' rear yard setback is allowed on Lot 3B as shown on the proposed plat.
2. A replat, site plan, and building plans are required.

### **Attachments:**

1. Zoning application and Proposed J.H. Connell Replat. No.1 Subdivision plat
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: 8-15 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Toby Tibbit Phone Number: 254-7188134  
Mailing Address: P. O. Box 1112 City: Temple State: Texas  
Email Address: tibbitsurveying@hotmail.com (surveyor)

Owners Name: Manuel Orona Phone Number: 254-913-1615  
Mailing Address: 801 S. Pearl Street City: Belton State: Texas  
Email Address: \_\_\_\_\_

Applicant's Interest in Property:  
Surveyor

Legal Description of Property:

0.258 Acres - Lot 3, Block B-1, of J. H. Connell Addition - BellCAD PID#11404

Is this property being simultaneously platted? yes (RE: J. H. Connell, Replat No. 1)

Street Address: 519 Surghnor Street, Belton, Texas 76513

Zoning Change From SF-2 to PD-SF-2 w/CR Overlay

Signature of Applicant: [Signature] Date: August 15, 2021

Signature of Owner (if not applicant): [Signature] Date: 8-17-21

Checklist for Zoning Items to be submitted with application:

- ☐ Signed Application
- ☐ Fees Paid
- ☐ Complete Legal Description of the property to be re-zoned
- ☐ Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back for specific guidelines.
- ☐ In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the property must be submitted.

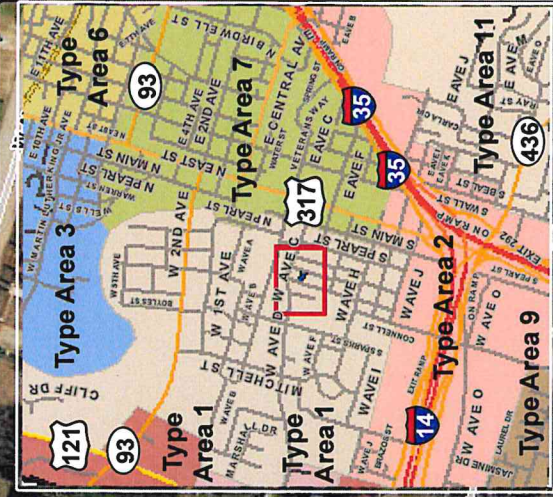








# Zoning Case # Z-21-17 Location



## ZONING CHANGE:

SF2

TO

PD-SF2

## LEGAL DESCRIPTION:

CONNELL, BLOCK 0B1,

LOT 0003

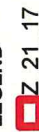
## PROPERTY OWNER:

MANUAL ORONA

## ADDRESS/LOCATION:

519 SURGNOR ST.

## LEGEND



0 50 100 Feet

Map Date: 8/31/2021

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



# Zoning Case # Z-21-17 Zoning



**ZONING CHANGE:**  
SF2  
TO  
PD-SF2

**LEGAL DESCRIPTION:**  
CONNELL, BLOCK 0B1,  
LOT 0003

**PROPERTY OWNER:**  
MANUAL ORONA

**ADDRESS/LOCATION:**  
519 SURGHOR ST.

SF-2 /SUP  
Cafetorium

**Legend**

- City Limits
- Z-21\_17
- Current Zoning
- Conservation Revitalization Overlay
- Multi Family
- Planned Development
- Specific Use Permit

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Map Date: 8/31/2021



# Zoning Case # Z-21-17 Aerial



**ZONING CHANGE:**  
SF2 WCR OVERLAY  
TO  
PD-SF2 WCR OVERLAY  
**LEGAL DESCRIPTION:**  
CONNELL, BLOCK 0B1,  
LOT 0003  
**PROPERTY OWNER:**  
MANUAL ORONA  
**ADDRESS/LOCATION:**  
519 SURGHNOR ST.

**LEGEND**  
Z-21-17

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Map Date: 8/31/2021



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TIBBIT SURVEYING AND MANUEL ORONA,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 0.258 ACRES, J.H. CONNELL ADDITION BLK B-1, LOT 3, 519  
SURGHNOR STREET  
FROM A(N) SINGLE FAMILY -2 RESIDENTIAL WITH CONSERVATION REVITALIZATION OVERLAY ZONING DISTRICT,  
TO A(N) PLANNED DEVELOPMENT - SINGLE FAMILY -2 RESIDENTIAL WITH CONSERVATION REVITALIZATION OVERLAY  
ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING  
PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, September 21, 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, September 28, 2021**, AT THE  
T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN  
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 SEPTEMBER 21,  
2021.

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. \_\_\_\_\_

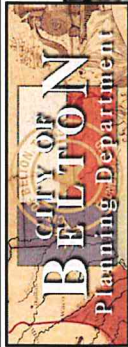
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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



# Zoning Case # Z-21-17



**ZONING CHANGE:**  
SF2  
TO  
PD-SF2

**LEGAL DESCRIPTION:**  
CONNELL, BLOCK 0B1,  
LOT 0003

**PROPERTY OWNER:**  
MANUAL ORONA

**ADDRESS/LOCATION:**  
519 SURGHNOR ST.

- Legend**
- ☒ Z\_21\_17
  - ☐ 200' Property Owner
  - ☐ Notification Area
  - ☐ Tax Appraisal Parcels

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Map Date: 8/31/2021



1343	7574	7588
ALCOZER, RAYMOND JR	HERNANDEZ, MARIA & MARIO RAMIREZ HERNANDEZ	CARRILLO, GUILLERMO ETUX ALMA R
506 JACKSON ST	508 SURGHNOR ST	50302 EAGLE TRCE
BELTON, TX 76513-3454	BELTON, TX 76513-3474	GEORGETOWN, TX 78626
7896	8936	11404
HERNANDEZ, BENITO B & MARIA PEREZ	BELTON IND SCHOOL DISTRICT	ORONA, MANUEL ETUX CARMEN
607 HUGHES ST	PO BOX 269	801 S PEARL ST
BELTON, TX 76513-3451	BELTON, TX 76513-0269	BELTON, TX 76513-3868
12023	16864	17566
DEVER, FRANK W & INGRID	STAUSS FAMILY LIMITED PARTNERSHIP	CORONADO, JUAN MANUEL ETUX MARIA
5124 E FM 436	533 FAIRFIELD	602 W 1ST AVE
TEMPLE, TX 76501-7305	TEMPLE, TX 76502-6402	BELTON, TX 76513-2914
24337	26192	29934
COPELAND, REATHA FAYE	FREEDOM BIBLE FELLOWSHIP	HERNANDEZ, MARIA
315 W AVENUE D	PO BOX 1655	1307 S 35TH ST
BELTON, TX 76513	BELTON, TX 76513-5655	TEMPLE, TX 76504-6776
41222	41844	44004
FREEDOM BIBLE FELLOWSHIP	GONZALEZ, JOSE FEDIL & MARIA J	GUAJARDO, DELFINO
PO BOX 1655	601 SURGHNOR ST	506 HUGHES ST
BELTON, TX 76513-5655	BELTON, TX 76513-3475	BELTON, TX 76513-3450
48746	52536	57833
HERNANDEZ, JUAN	HUCKABEE, MARY LOUISE	GUZMAN, JESUS REYES
523 SURGHNOR ST	423 W AVENUE D	404 W AVENUE D
BELTON, TX 76513-3473	BELTON, TX 76513-3419	BELTON, TX 76513-3420
62417	66619	80947
DIAZ, CYNTHIA Y	LUNA, ANGELITA	ORELLANA, JOSE R ETUX DORA R
507 HUGHES ST	510 HUGHES ST	320 W AVENUE D
BELTON, TX 76513	BELTON, TX 76513-3450	BELTON, TX 76513-3418
96540	98995	112808
RAMOS, ANTONIO ETUX DOLORES M	ALARCON, BALTAZAR & JUANA	ARAGUZ, AMADO A ETUX MARIA D SAGAON-HERNANDEZ
512 SURGHNOR ST	510 SURGHNOR ST	2201 S PEARL TRL
BELTON, TX 76513-3474	BELTON, TX 76513-3474	BELTON, TX 76513
122716	125738	128619
VASQUEZ GONZALEZ, GRACIE	FREEDOM BIBLE FELLOWSHIP	WILLIAMS, JOHNNY LEE
506 SURGHNOR	1156 LINDSEY CIR	509 S HUGHES ST
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
317323	331283	411953
CHAMPLIN, TERI R & BILLY G	ORELLANA, JOSE R ETUX DORA R	CARROLL, BRIAN KEITH
10523 COLLINS RANCH RD	320 W AVENUE D	2110 BIRD CREEK DR
KILLEEN, TX 76542	BELTON, TX 76513-3418	TEMPLE, TX 76502-1020



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

# Staff Report – Planning & Zoning Item



**Date:** Sept. 21, 2021  
**Case No.:** P-21-14 West  
**Request:** Canyon Trails Phase III, Replat No. 1  
**Applicant:** Amended Final Plat  
**Owner/Developer:** Lina Chtay, Belton Engineering, Inc.  
Randy Taylor

## Agenda Item #8

P-21-04 Consider a replat of West Canyon Trails Phase III, comprising 2.323 acres, located on the south side of Sarah Drive, east of Loop 121 and south of Laila Lane.

## Originating Department

Planning – Tina Moore - Planner

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

## Case Summary

This is a replat of West Canyon Trails Phase III development to extend Sarah Drive to future West Canyon Trails Phase IV. The original West Canyon Trails Phase III plat includes a 15' wide temporary easement to meet requirements for a three access to the development until a future connection of Laila Lane was constructed. The applicant has since secured property to the east and has received approval to construct Laila Lane between The Ridge at Belle Meadows and West Canyon Trails subdivision. The replat will void the 15' wide temporary emergency access easement upon the completion and acceptance of the eastern expansion of Laila Lane. A portion of the easement will revert to the owner of lot 25 and the remainder will become Parcel G to be owned and maintained by the HOA. The final plat for Phase IV is currently under review by staff and will be considered by the commission at a future meeting.

## 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'                    | • Lot Area: 5,000 sq. ft. |
| • Side Yard: 5'; 15' from street ROW | • Lot Width: 50'          |
| • Rear Yard: 20'                     | • Lot Depth: 90'          |



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

**Water:** The new amendment will extend an 8" water line to future Phase IV on Sarah Drive. The 8" water line satisfies minimum requirements for fire flow protection.

**Sewer:** An 8" sewer line will be extended to future Phase IV from Sarah Drive.

**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. The applicant has secured the property to the east is connecting Laila Lane to the existing eastern portion in The Ridge at Belle Meadows Subdivision.

- 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: Eastern extension of Laila Lane. A temporary gated 15' wide emergency vehicle access easement to Loop 121 will become null and void upon the construction and acceptance of Laila Lane. The removal of the access easement and gate will be the applicant's responsibility, with the City's advance approval.

The temporary access off Long Creek Lane will be eliminated when Laila Lane west connections occurs.

**Streets:** Sarah Drive is a local street with 50' of ROW and 31' pavement with curb and gutter.

**Drainage:** Detailed plans and calculations were previously 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:** Sarah Lane is a local street and does not require sidewalks.

**Parkland Dedication/Fees:** This is a minor amendment which will not add additional dwelling units; therefore, parkland fees are not required. The applicant is providing a private neighborhood park, which would consist of 0.837 acres, with amenities to include benches, trash receptacles, landscaping, and irrigation. This private park will be owned and maintained by the HOA.

**Recommendation:**

Recommend approval of the replat West Canyon Trails Phase III.

**Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. Proposed West Canyon Trails Ph. IV



**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:

- |  |                   |
|--|-------------------|
| <input type="checkbox"/> Preliminary Subdivision | Fees due \$ _____ |
| <input type="checkbox"/> Final Subdivision       |                   |
| <input type="checkbox"/> Administrative Plat     |                   |
| <input checked="" type="checkbox"/> Replat       |                   |
| <input type="checkbox"/> ETJ                     |                   |
| <input type="checkbox"/> City Limits             |                   |

Date Received: 08/04/21 Date Due: \_\_\_\_\_ (All plans are to be returned to the Planning Department by the 15<sup>th</sup> day of the month ahead of the next month's P&Z meeting.)

Applicant: 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: ~~1~~ 8 Block: ~~2~~ 3 Subdivision: West Canyon Trails Ph3  
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:  Date: \_\_\_\_\_  
Signature of Owner:  Date: \_\_\_\_\_

LEADERS

IRS	IRON ROD SET
RR	IRON ROD FOUND
PP	IRON PIPE FOUND
NG	NATURAL GROUND
	DEED RECORDS OF BELL COUNTY
	DOCUMENT
	NUMBER
	BELTON INDEPENDENT SCHOOL DISTRICT
	CITY UTILITY EASEMENT
	PUBLIC UTILITY EASEMENT
	CITY OF BELTON UTILITY EASEMENT
	C.O.B. A.E.



# P-21-14 LOCATION - SOUTH LOOP INDUSTRIAL PARK PH. II



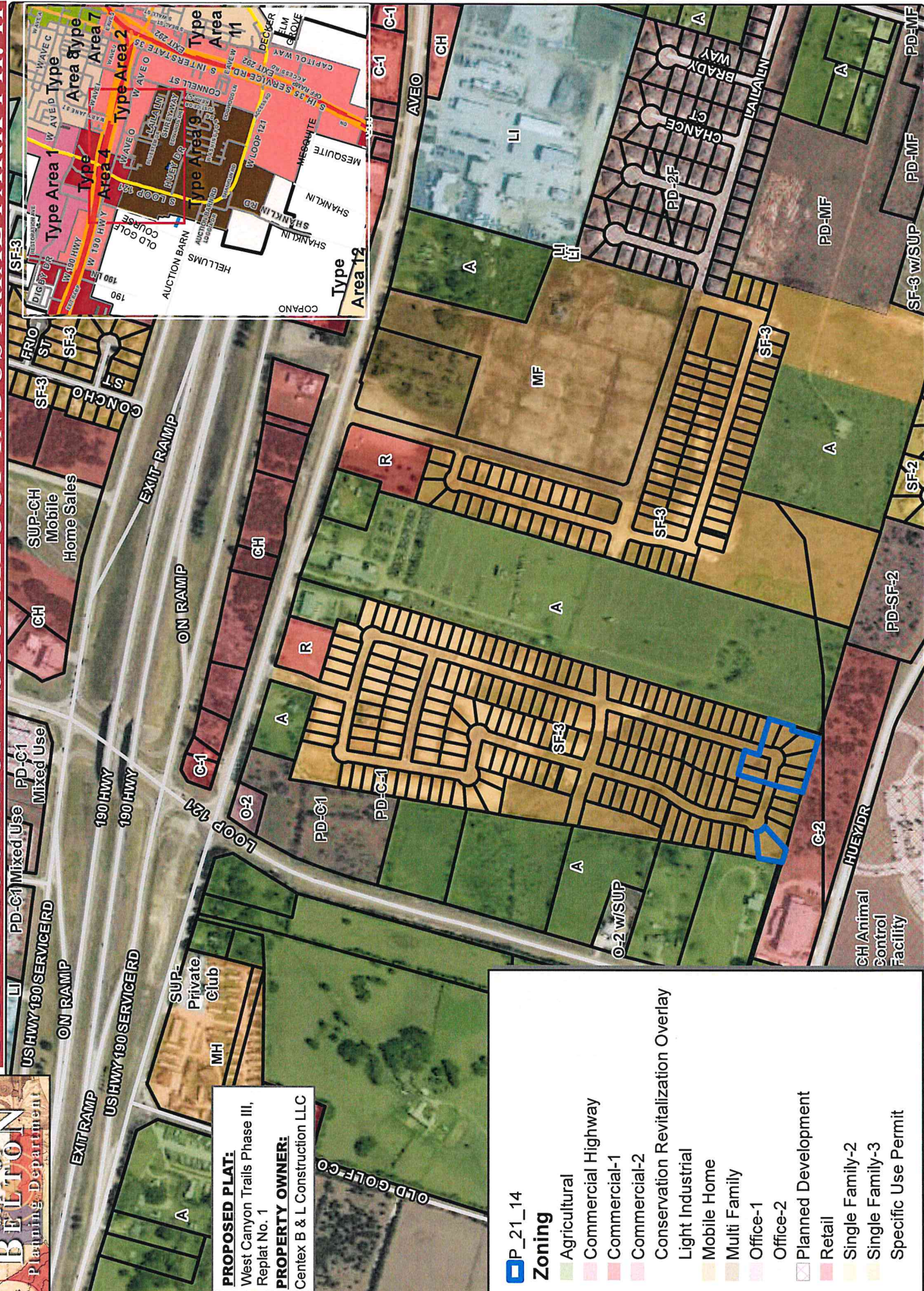
**PROPOSED PLAT:**  
West Canyon Trails Phase III,  
Replat No. 1

**PROPERTY OWNER:**  
Centex B & L Construction LLC

**P-21\_14**

## Zoning

- Agricultural
- Commercial Highway
- Commercial-1
- Commercial-2
- Conservation Revitalization Overlay
- Light Industrial
- Mobile Home
- Multi Family
- Office-1
- Office-2
- Planned Development
- Retail
- Single Family-2
- Single Family-3
- Specific Use Permit

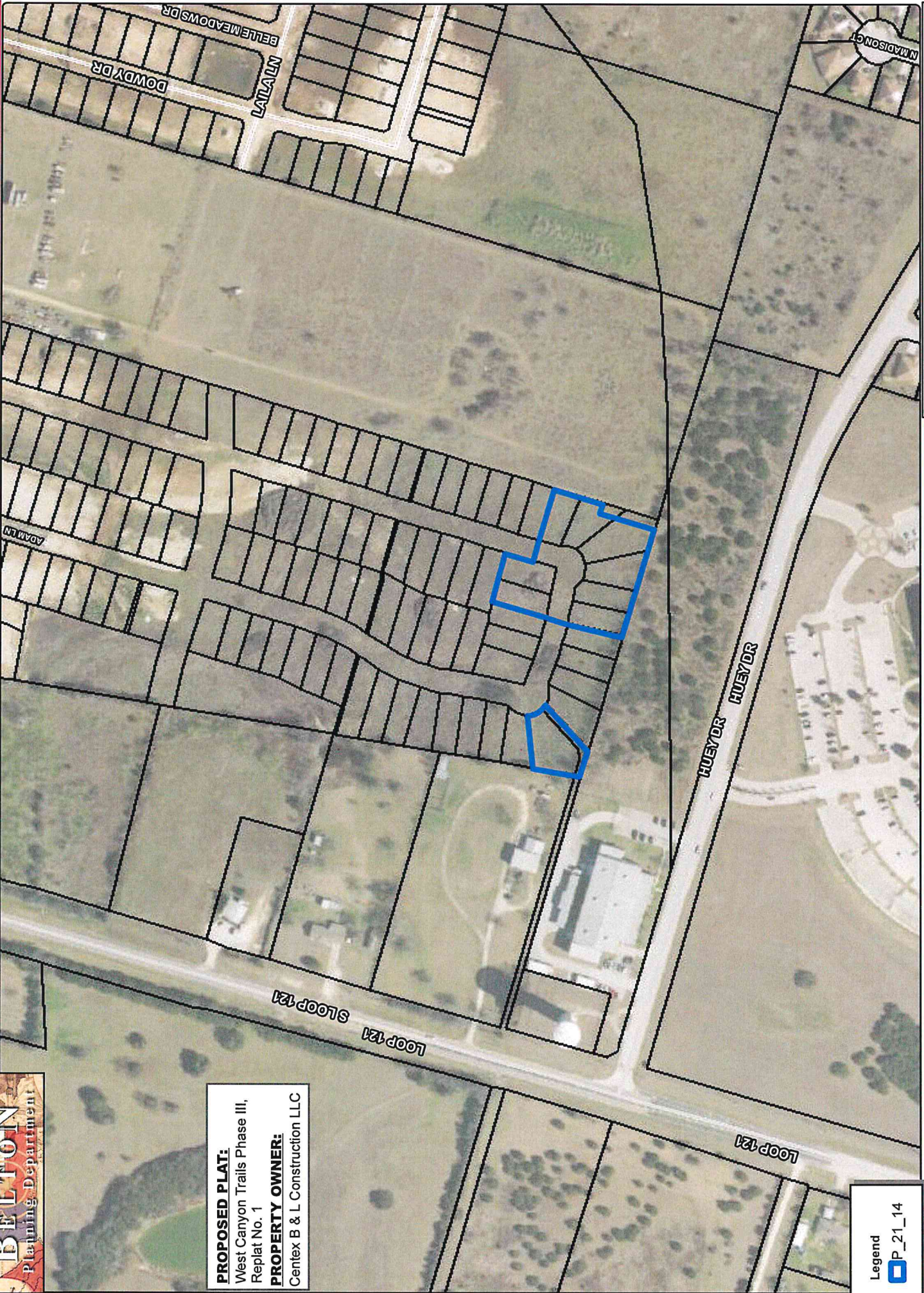




# P-21-14 - SOUTHL OOP INDUSTRIAL PARK PH II



**PROPOSED PLAT:**  
West Canyon Trails Phase III,  
Replat No. 1  
**PROPERTY OWNER:**  
Centex B & L Construction LLC



Legend  
P\_21\_14

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0 100 200 Feet

Map Date: 9/16/2021





There were no  
Administrative Plats  
approved during the  
month of August.