



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, November 16, 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 October 19, 2021 regular meeting.
4. Z-21-18 Hold a public hearing and consider a zoning change from Agricultural District to Mobile Home District on approximately 0.26 acres located at 3630 Brenda Lane and described as OT Tilley Addition, Lot 7, Block 1.
5. Z-21-20 Hold a public hearing and consider a zoning change from Planned Development -11 w/ SUP for Private Club to a Commercial Highway w/ SUP for New RV Sales on approximately 1.979 acres located at 2801 S. IH 35 Service Road.
6. Z-21-21 Hold a public hearing and consider a zoning change from Planned Development – Single Family -1 Residential District to Planned Development- Single Family – 2 Residential District for approximately 53.49 acres described as Matilda Connell Survey, Abstract 6 located east of N. Main Street on Mystic Rivers Drive.
7. Z-21-22 Hold a public hearing and consider a zoning change from Retail District to University Campus – 1 District for approximately 0.23 acres located at 619 N. Main Street Road located on east of Main Street and south on East 7th Avenue.
8. Z-21-23 Hold a public hearing and consider a zoning change from Agricultural District to Single Family-3 Residential District for approximately 0.31 acres located at 3795 Village Hill Road and described as Village Hills, Block 1, Lots 22 and Part 23.
9. Z-21-24 Hold a public hearing and consider a zoning change from Single Family -1 Residential District to Neighborhood Service on approximately 0.845 acres located at 404 Lake Road, located on the south side of Lake Road and east of Kneese Drive.
10. P-21-23 Consider a final plat of Three Creeks Phase IX, comprising 55.75 acres, located generally east of FM 1670 and south of IH-14, on the north side of Three Creeks Blvd., near the intersection FM 1670, in Belton's ETJ.

11. Hold a public hearing and consider proposed amendments to the Belton Thoroughfare Plan.

12. 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, City Hall
333 Water Street
Tuesday, October 19, 2021

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, Luke Potts, Stephanie O'Banion, Zach Krueger, Nicole Fischer, David Jarratt and Quinton Locklin. The following members were absent: Joshua Knowles and Vice Chair Dave Covington. The following staff members were present: 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 Zach Krueger gave the Invocation.

2. Public comments.

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. Consider approval of minutes from previous meeting. (Audio 1:05)

Commission Member Joshua Knowles made a motion to approve the minutes from the September 21, 2021 meeting, seconded by Commission Member Zach Krueger. The motion passed unanimously with 7 ayes, 0 nays.

4. Z-21-18 Hold a public hearing and consider a zoning change from Agricultural to Single Family-3 Residential on OT Tilley Addition, Block 1, Lot 7 located a 3630 Brenda Lane. THIS ITEM HAS BEEN WITHDRAWN.

5. Z-21-19 Hold a public hearing and consider a zoning change from Single Family-2 Residential with Conservation Revitalization Overlay (SF-2 w/CR Overlay) to a Planned Development – Neighborhood Services District (PD-NS) on approximately 0.24 acres located at 314 South Pearl Street and described as Belton Original, Block 19, Lot PT. 2 and 3. (Audio 1:48)

Staff Planner Ms. Moore presented the staff report.

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

The applicant Mr. Mark Williams, 800 Benchmark Trail, said he may also sell sports equipment, drinks and snacks from his mobile trailer. Life jackets will be available to rent and coolers with ice. Mr. Williams said the statement in the staff report, “the use of the property shall be limited to water sport equipment rental” was limiting and should be broader.

Commission Member Stephanie O’Banion made a motion to approve item Z-21-19 to include all uses under Neighborhood Services including the use of his business as defined by the PD. Commission Member Quinton Locklin seconded the motion. The motion was approved with 7 ayes, 0 nays.

6. P-21-18 Consider a final plat for West Canyon Trails Phase IV, comprising of 12.092 acres located on the south side of West Avenue O, east of Loop 121 and west of Connell Street. (Audio 16:58)

Staff Planner Ms. Moore presented the staff report.

Commission Member Zach Krueger made a motion to approve item P-21-18 as recommended by Staff. Commission Member Luke Potts seconded the motion. The motion was approved with 7 ayes, 0 nays.

7. Receive an update on administratively approved plats.

Staff Planner Ms. Moore described the one administratively approved plat, the John T. Roberts Addition, Replat 1, that was processed this month.

8. Conduct a work session on future Throughfare Plan Map amendments. (Audio 25:23)

Director of Planning Mr. Van Til presented the proposed Thoroughfare Plan and answered questions from the Commission.

With no other city business, the Planning and Zoning Commission was adjourned at 6:20 p.m. (Audio ends at 56:19)

Chair, Planning and Zoning Commission

Staff Report – Planning and Zoning Agenda Item



Date: November 16, 2021
Case No.: Z-21-18
Request: Agricultural to MH
Applicant/Owner: Cloцерpeda Hawthorne

Agenda Item #4

Z-21-18 - Hold a public hearing and consider a zoning change from Agricultural District to Mobile Home District on approximately 0.26 acres located at 3630 Brenda Lane and described as OT Tilley Addition, Lot 7, Block 1.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural District

Proposed Zoning: Mobile Home District

Proposed Uses: Placement of a manufactured or modular home.

Design Standards Type Area 4:

This Type Area includes various blocks at the primary intersections and crossroads of the IH 35 and US 190 Corridors. The projected growth is primarily commercial, retail and neighborhood service uses.

Background/Case Summary

The applicant submitted a zoning change application to allow for either a HUD Code manufactured home or an industrialized home on this vacant lot. This area was annexed in 2004. Per standard practice, the area was zoned Agricultural upon the annexation. The current use of the surrounding area is residential with a mixture of detached single family residential and manufactured homes east of this lot.

Project Analysis and Discussion

Existing Conditions: Most of the residences on Brenda Lane are zoned Agricultural, which is a non-conforming status as the lots do not meet the minimum standards for the zoning district. A corner lot at the east end of Brenda Lane was zoned MH in 2018. North of this property is the Countryside Village Mobile Home Park, which is also zoned Agricultural as a result of past

City of Belton
Request for a Zoning Change

To the City Council and the
Planning & Zoning Commission

Fee: \$250.00

Date Received: 9/16 Date Due: 9/16 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Clocerpeda Hawthorne Phone Number: 956-518-4890
Mailing Address: 1910 Kink Ave City: Killeen State: TX
Email Address: jbh7x@yahoo.com

Owners Name: same as above Phone Number: _____
Mailing Address: _____ City: _____ State: _____
Email Address: _____

Applicant's Interest in Property:
owner

Legal Description of Property:

Lot 7 Block 1, O.T. Tilley Addition

Is this property being simultaneously platted? no

Street Address: 3630 Brenda Lane

Zoning Change From Agricultural to SF-3

Signature of Applicant: _____ Date: _____

Signature of Owner (if not applicant): C Hawthorne Date: 9/16/2021

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.

15422

annexation. The properties south, east and west are single family detached homes on larger acreage.

Allowable Land Uses: The proposed use would allow for an individually owned HUD Code mobile home on a platted lot, modular or industrialized housing units, and detached site-built homes.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the Mobile Home District, which requires a minimum lot size of 3,500 sq. ft, a width of 35' and depth of 100'. This platted lot is approximately 11,500 sq. ft. with a width of 80' and depth of 144'. All new buildings will be reviewed for compliance with the setback requirements and applicable parking standards.

The applicant is aware this property lies outside of the City's water and wastewater service area. Dog Ridge Water Supply Corporation is the water provider for domestic service. Bell County Public Health Department approval for a septic system design and location will be required prior to the issuance of a building permit.

Future Land Use Map Designation:

The FLUM identifies this general area for residential use which includes the requested MH zoning district. This requested zoning change appears to be a reasonable request.

Recommendation

Recommend approval of the requested zoning change from Agricultural to Mobile Home District.

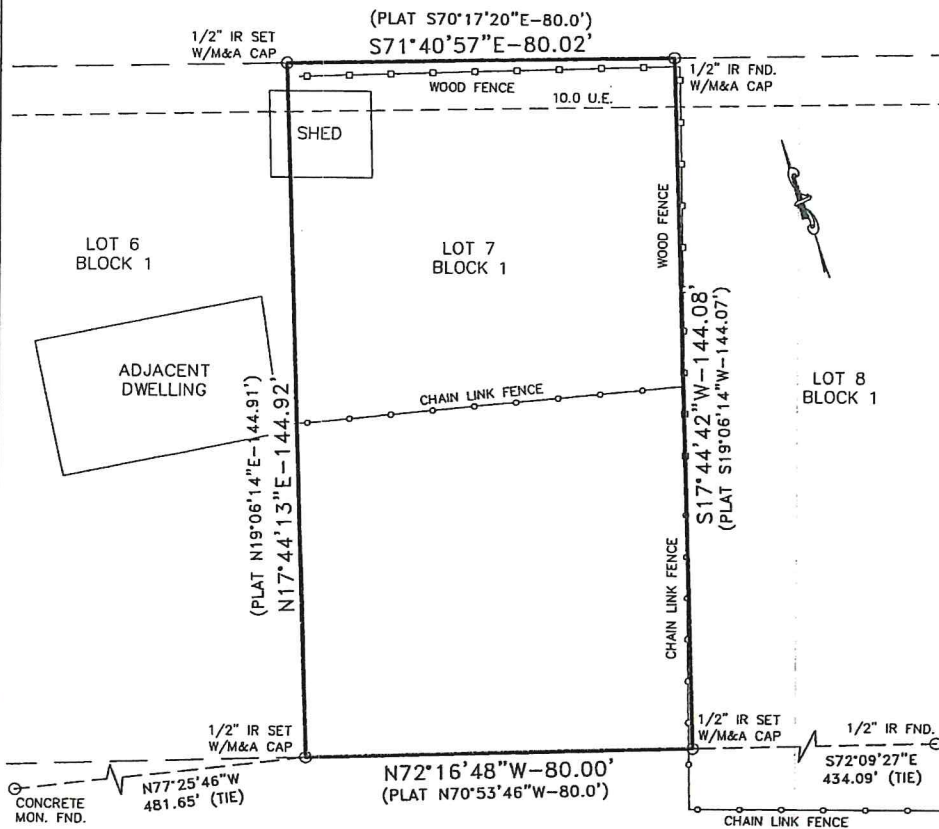
Attachments:

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

LOT 7, BLOCK 1, O. T. TILLEY ADDITION, an addition to the City of Belton,
Bell County, Texas, according to the map or plat thereof recorded in
Cabinet A, Slide 265-C, Plat Records of Bell County, Texas.

BULLDOG DEVELOPMENT, LLC
- CALLED 8.597 ACRES -
(VOL. 4650, PG. 271)

REQUESTED BY: JOHN HAWTHORNE
TAX I.D. NO: 15422
S:\Certs\Brenda Lane\dwg\Brenda Lane.dwg 6/7/2021 2:58 PM
FIELD CREW: CE/ZF/JC
FIELD BOOK: 1983/45
DRAWN BY: KMW



(IN FEET)
1 inch= 30 ft.

102 N. COLLEGE ST., KILLEEN, TEXAS (254) 634-5541
T. B. P. L. S. FIRM REGISTRATION NO. 10020400
411 S. WESTERN AVE. (P.O. BOX 349), LAMPASAS, TEXAS (512) 536-6885
T. B. P. L. S. FIRM REGISTRATION NO. 100204-00
600 AUSTIN AVE. STE. 29, WACO, TEXAS (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044

BRENDA LANE
(50.0' R.O.W.)

NOTES:

(1) BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (CORS 96), AS DETERMINED BY LEICA TEXAS SMARTNET GPS OBSERVATIONS.
ALL DISTANCES ARE SURFACE DISTANCE.
COMBINED SCALE FACTOR=1.0001168.

(2) SURVEY PREPARED WITHOUT THE BENEFIT OF TITLE COMMITMENT, NO FURTHER SEARCH FOR EASEMENTS OR RESTRICTIONS HAS BEEN MADE BY THIS COMPANY. EASEMENTS THAT ARE AWARE OF BY THIS COMPANY HAVE BEEN SHOWN.

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.

This sketch represents a survey made on the ground. During the performance of this survey persons working under my supervision observed conditions along the boundaries and to best of my knowledge they are as shown.

This the 7th day of June, 2021.

MIKE W. KRIEGL R.P.L.S. 4330

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING

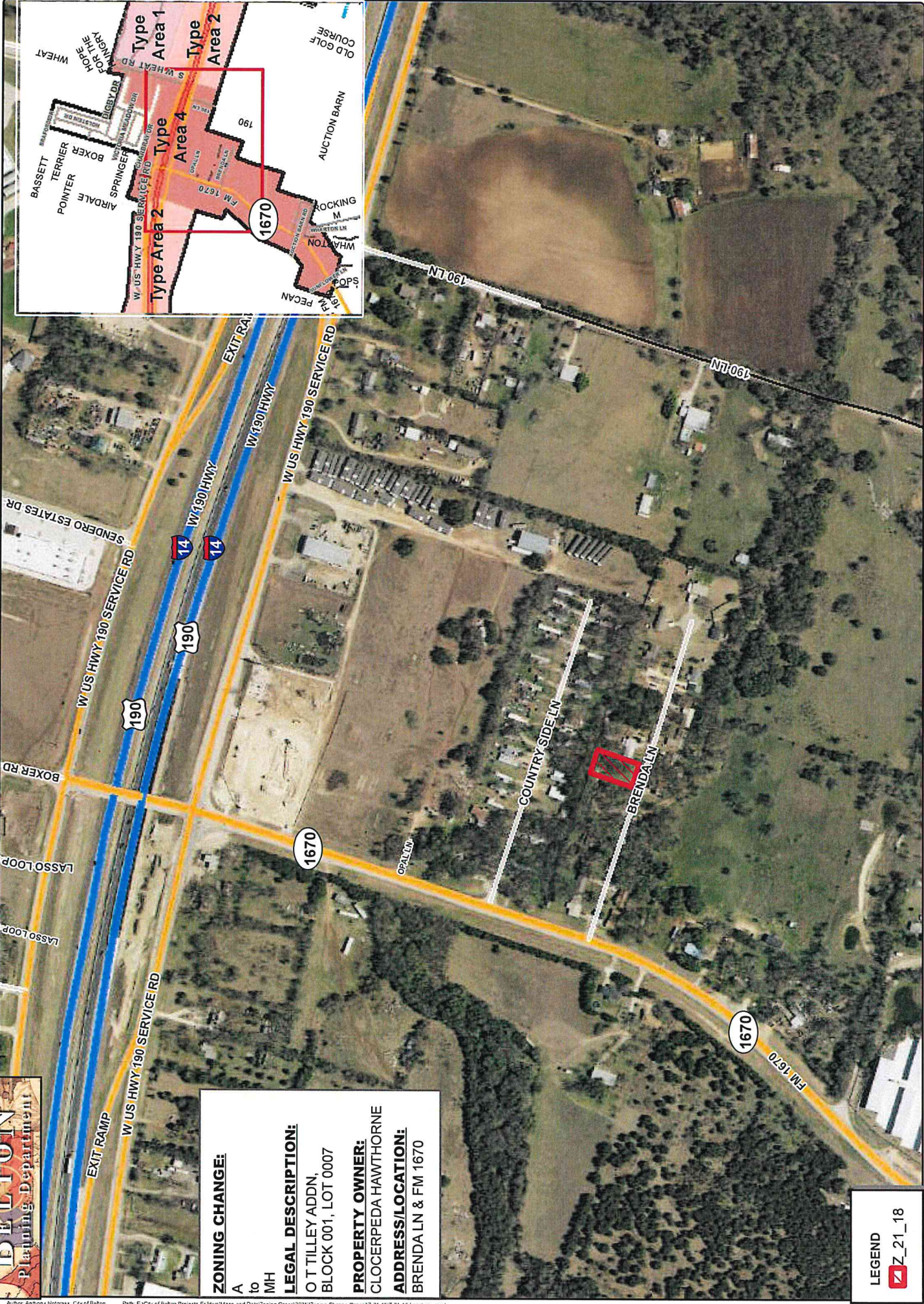


ALL RIGHTS RESERVED
BY: MITCHELL & ASSOC., INC.2021



SURVEY COMPLETED 06/03/2021

Zoning Case # Z-21-18 Location



ZONING CHANGE:
A to MH

LEGAL DESCRIPTION:
O T TILLEY ADDN,
BLOCK 001, LOT 0007

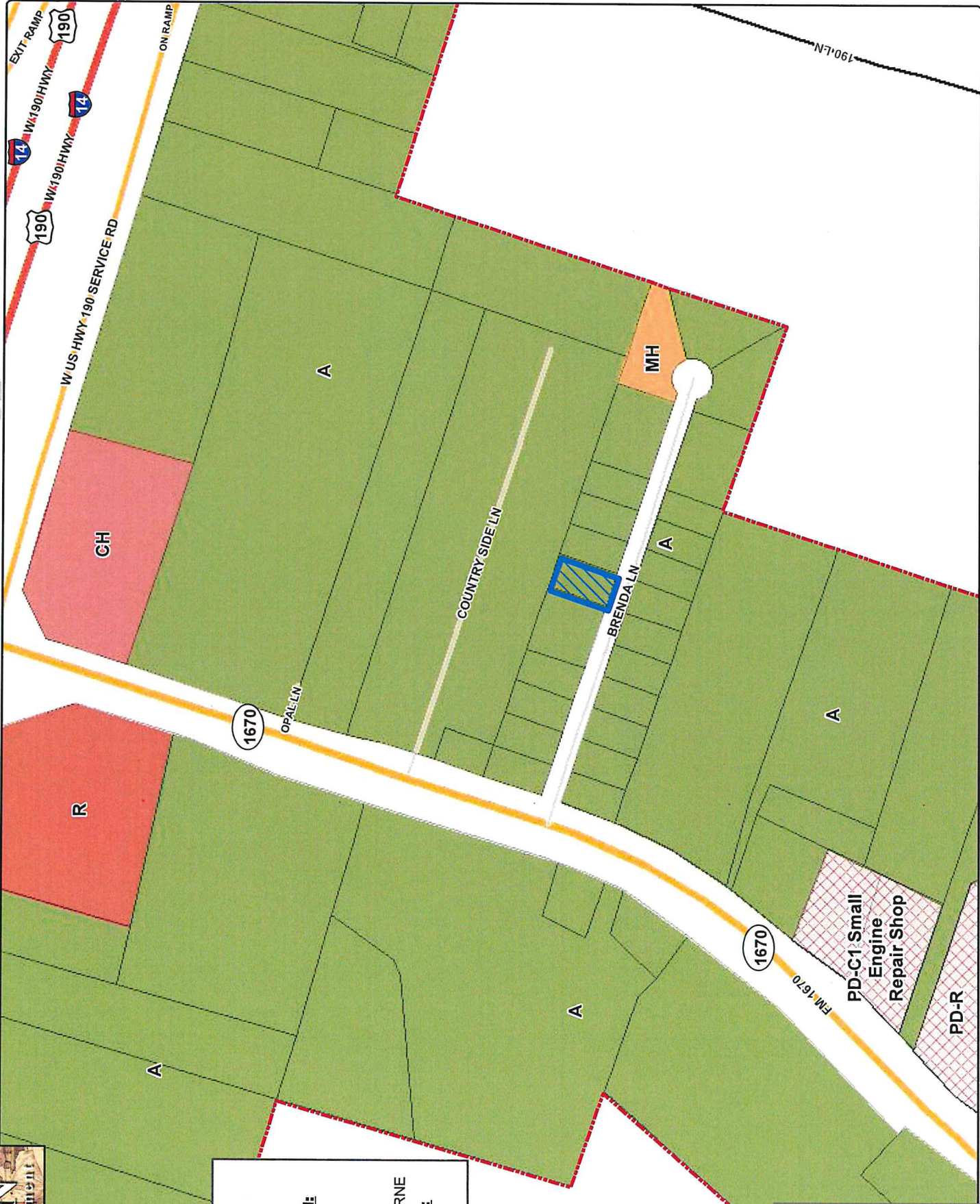
PROPERTY OWNER:
CLOCERPEDA HAWTHORNE

ADDRESS/LOCATION:
BRENDA LN & FM 1670

LEGEND

Z_21_18

Zoning Case # Z-21-18 Zoning_



ZONING CHANGE:

A to MH

LEGAL DESCRIPTION:

O T TILLEY ADDN,
BLOCK 001, LOT 0007

PROPERTY OWNER:

CLOCERPEDA HAWTHORNE

ADDRESS/LOCATION:

BRENDA LN & FM 1670

Legend

- City Limits
- Z-21-18
- City Parcels
- Current Zoning
- Agricultural
- Commercial Highway
- Mobile Home
- Planned Development
- Retail

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



Map Date: 10/15/2021

Zoning Case # Z-21-18 Aerial_



ZONING CHANGE:
A to MH

LEGAL DESCRIPTION:
O T TILLEY ADDN,
BLOCK 001, LOT 0007

PROPERTY OWNER:
CLOCERPEDA HAWTHORNE

ADDRESS/LOCATION:
BRENDA LN & FM 1670

LEGEND
 Z_21_18

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0 50 100 Feet

Map Date: 10/15/2021

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CLOCERPEDA HAWTHORNE,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3630 BRENDA LANE, O T TILLY ADDITION, BLOCK 1, LOT 7
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) MOBILE HOME ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, November 16, 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, November 23, 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 NOVEMBER 16, 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:

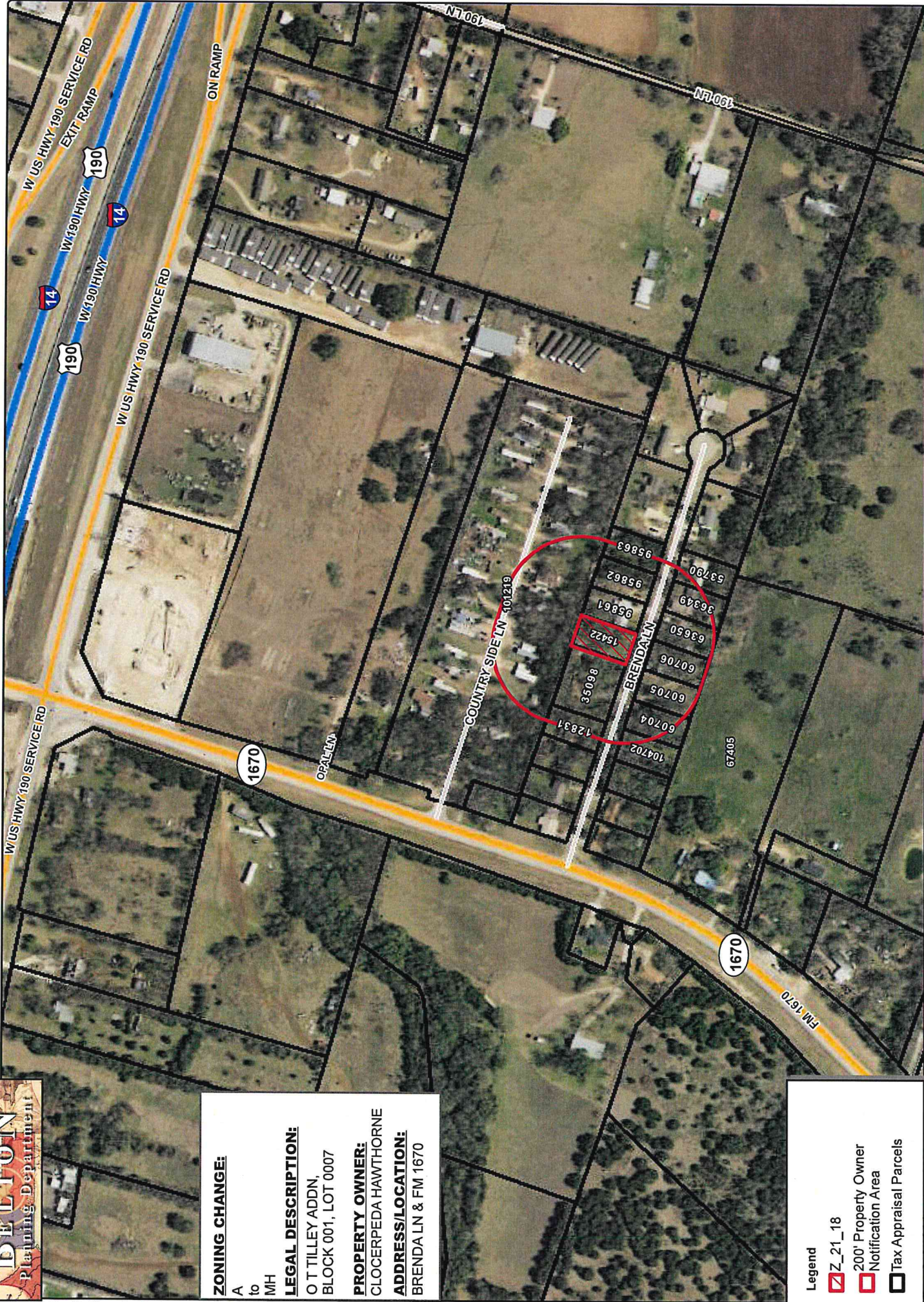
1. _____
2. _____
3. _____

(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-21-18



ZONING CHANGE:

A to MH

LEGAL DESCRIPTION:

O T TILLEY ADDN,
BLOCK 001, LOT 0007

PROPERTY OWNER:

CLOCERPEDA HAWTHORNE

ADDRESS/LOCATION:

BRENDA LN & FM 1670

Legend

- ☒ Z_21_18
- ☐ 200' Property Owner
- ☐ Notification Area
- ☐ Tax Appraisal Parcels



12831
78 HOMES LLC
11712 OFFALY DR
AUSTIN, TX 78754

60704
KNEESE, ROY R ETUX IRIS M
PO BOX 536
BELTON, TX 76513-0536

63650
LEATHERWOOD, MICHAEL
3643 BRENDA LN
BELTON, TX 76513-7114

95863
LOPEZ, SAHDY POWERY
3642 BRENDA LN
BELTON, TX 76513

36349
SACHTLEBEN, MARGARET S
3649 BRENDA LN
BELTON, TX 76513-7114

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

101219
BULLDOG DEVELOPMENT LLC
33914 MILL CREEK WAY
PINEHURST, TX 77362

60705
KNEESE, ROY R ETUX IRIS M
PO BOX 536
BELTON, TX 76513-0536

95861
LOPEZ, SAHDY POWERY
3642 BRENDA LN
BELTON, TX 76513

53790
MARBERRY, RYAN P
18520 MORETO LP
PFLUGERVILLE, TX 78660-5628

67405
SKAGGS, RONALD & ELVIA
1961 FM 1670
BELTON, TX 76513

35098
GUTIERREZ, AQUILEO
604 S BEAL ST
BELTON, TX 76513-3546

60706
KNEESE, ROY R ETUX IRIS M
PO BOX 536
BELTON, TX 76513-0536

95862
LOPEZ, SAHDY POWERY
3642 BRENDA LN
BELTON, TX 76513

104702
PILGRIM, REBECCA LYNN & ERIC DEVAUGHN REESE
11433 ELM CREST ST
EL MONTE, CA 91732

15422
TORRES, CLOCERPEDA
1910 KIRK AVE
KILLEEN, TX 76543

Staff Report – Planning and Zoning Agenda Item



Date: November 16, 2021
Case No.: Z-21-20
Request: PD11 w/SUP for Private Club
– CH w/SUP for New RV Sales

Applicant/Owner: Sunbelt RV Center

Agenda Item #5

Z-21-20 - Hold a public hearing and consider a zoning change from Planned Development -11 with SUP for Private Club to a Commercial Highway with SUP for New RV Sales on approximately 1.979 acres located at 2801 S. IH 35 Service Road.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Planned Development -11 w/ SUP for Private Club (PD-11 w/SUP Private Club)

Proposed Zoning: Commercial Highway w/ SUP for New RV Sales (CH-SUP New RV Sales)

Proposed Uses: New Recreational Vehicle Sales

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area for commercial use. This request is consistent with the FLUM and assigned Design Standards Type Area 2 which projects commercial uses along the I-35 corridor. This requested zoning change appears to be a reasonable request.

Design Standards Type Area 2:

The projected growth of this Type Area is primarily commercial highway frontage uses with opportunities for mixed use, restaurants, new car dealership, multi-story offices and other similar uses.

Background/Case Summary

Sunbelt RV Center recently purchased the subject property with the intent of selling new RVs. The zoning code requires a Specific Use Permit to allow for new boat and RV sales in the Retail or Commercial Highway zoning districts. This property was zoned PD 11, without a base zoning district, in 1986 to allow for select commercial highway uses including retail, shopping center and restaurant. The PD was amended in 1994 to allow The Oxbow Steakhouse and Bar-B-

Que to operate as a Private Club. This zoning request will establish a base zoning district and allow the proposed use of new RV sales.

The property is developed with a two-story masonry building approximately 3,863 sq. ft. with gravel and asphalt parking. The applicant plans to add 26 new asphalt RV parking stalls – 19 spaces measuring 18-feet wide by 40-feet deep and 7 smaller spaces at 12-feet wide by 24-feet deep. The existing 13 customer parking spaces will be utilized. This specific type of use is not classified in the Off-Street Parking Standards. The customer has indicated that five parking space are the maximum needed on their busiest day and the 13 customer parking stalls exceeds their needs.

Project Analysis and Discussion

Existing Conditions: The surrounding area is zoned PD-11 except for the 7-11 convenience store located north of this property, which is zoned Retail.

Allowable Land Uses: The proposed Commercial Highway w/SUP for New RV Sales would allow for the proposed use and other uses permitted in the CH Zoning District including uses permitted in the Office 1 and 2, Neighborhood Service, Retail Zoning Districts; auto sales, service, and repair; commercial amusement, hotel or motel, restaurants with drive-in service, and truck stops.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the CH District, which requires a minimum lot size of 7,200 square feet and a width of 60' and depth of 120'. This lot is approximately 1.98 acres with a width of 250' and depth over 268'. Any future building must meet the applicable setback requirements for the CH zoning district.

Specific Use Requirements:

Per Zoning Ordinance Section 33.2, in the spirit of determining the validity of the SUP request for New RV Sales, the following criteria should be considered:

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

It is staff's opinion that the requested SUP satisfies the criteria above. A site plan has been provided showing the general layout of the proposed business to include additional parking to accommodate the applicant's needs. The applicant plans to remodel the existing building, add new fencing, exterior lighting, and security cameras. Staff will require a building permit application to ensure compliance with applicable Building codes, Fire codes, landscaping, and exterior lighting standards.

Recommendation

Recommend approval of the requested zoning change from Planned Development -11 with SUP for Private Club to a Commercial Highway with SUP for New RV Sales subject to the following conditions:

1. The use of the property shall conform to the Commercial Highway Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance including:
 - a. Site Development Standards
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation and Mitigation Standards
3. A building permit application is required prior to site and building improvements.

Attachments:

1. Zoning application and Site Plan
2. Property Location Map
3. Zoning map
4. Aerial
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)

Gilbert Mendoza (General Manager)

Applicant: Sunbelt RV Center, Inc. Phone Number: 254-913-3898

Mailing Address: PO Box 89 or 2909 S 135 City: Belton State: TX

Email Address: sunbelttrvandthick@aol.com (Gilbert's)

Owners Name: Ollie Oltmer Phone Number: 254-444-1339 (call Gilbert)

Mailing Address: 515 Riverwood Dr. City: Belton State: TX

Email Address: ollie.oltmer@yahoo.com (Email Gilbert)

Applicant's Interest in Property:

Expanding the RV sales lot.

Legal Description of Property:

A0000BC M F connell, Acres 1.979

BelCAD property ID: 130129

Is this property being simultaneously platted? not sure → we have a survey.

Street Address: 2801 S 1435 Belton, TX 76513

Zoning Change From P11 w/sup for Private club to PD11 w/sup for RV Sales

Signature of Applicant: *[Signature]* Date: 10/6/21

Signature of Owner (if not applicant): *Ollie Oltmer* Date: 10/6/21

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.



Expansion of our RV Sales Center to the previous Oxbow Steakhouse property (2801 S IH35, Belton TX 76513)

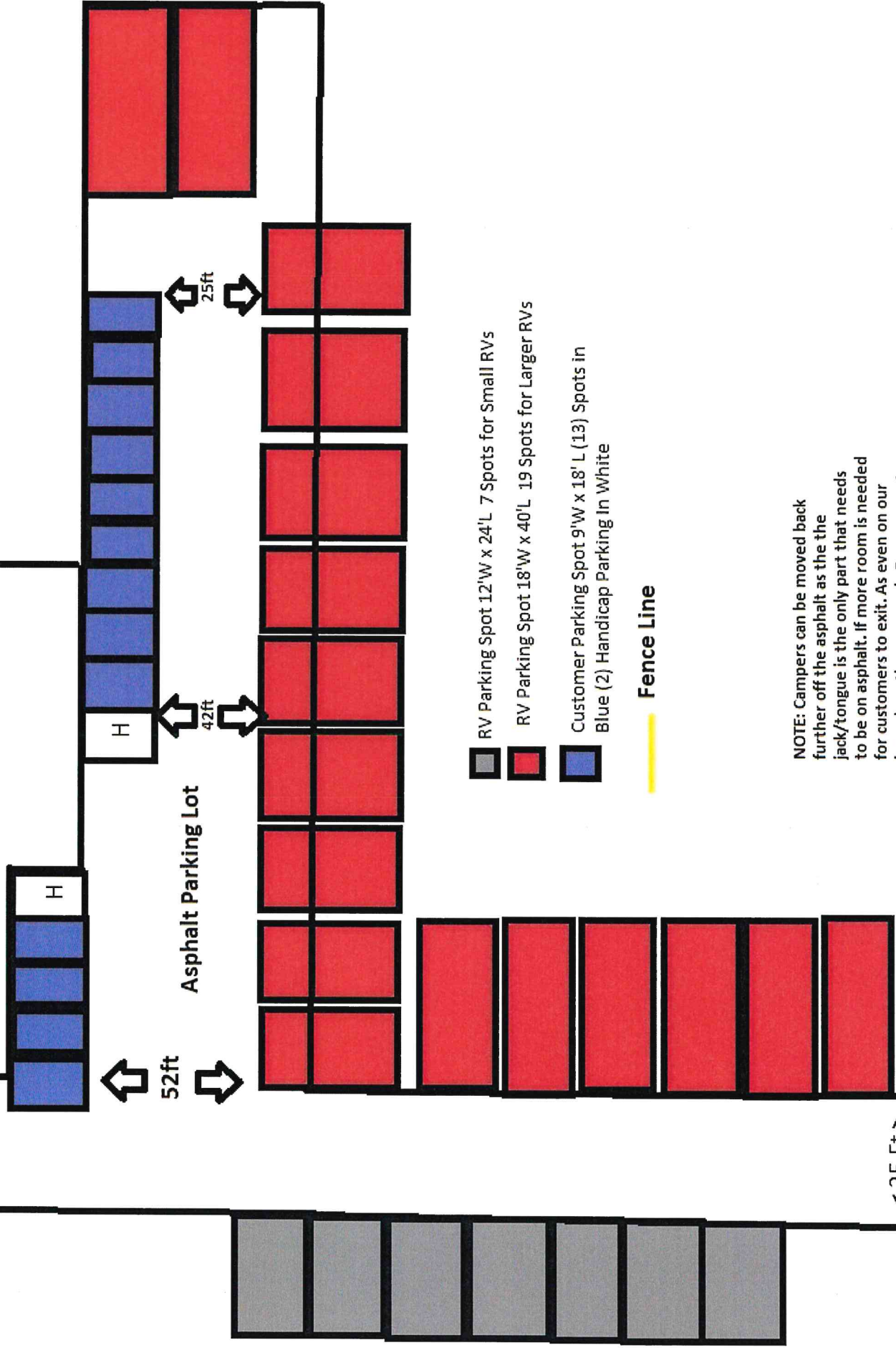
To be Added to property to facilitate everyday business.

- Crushed Asphalt Millings that will be rolled and packed, as seen in site drawing, for Campers to be Parked on. There is already packed granite below grass line.
- Add 6' Stained/Wood Privacy Fence to the back of property to the right of building. Tie into existing privacy fence already there. As seen in red on site drawing.
- Use existing signage polls for Sunbelt RV Center's signage.
- Building will be used for Sales offices and Waiting area for customers. To include desk, chairs, and sofa in waiting area. All cooking appliances were removed by previous owner.

Phone 254-939-1792

Not to Scale

Sales Offices



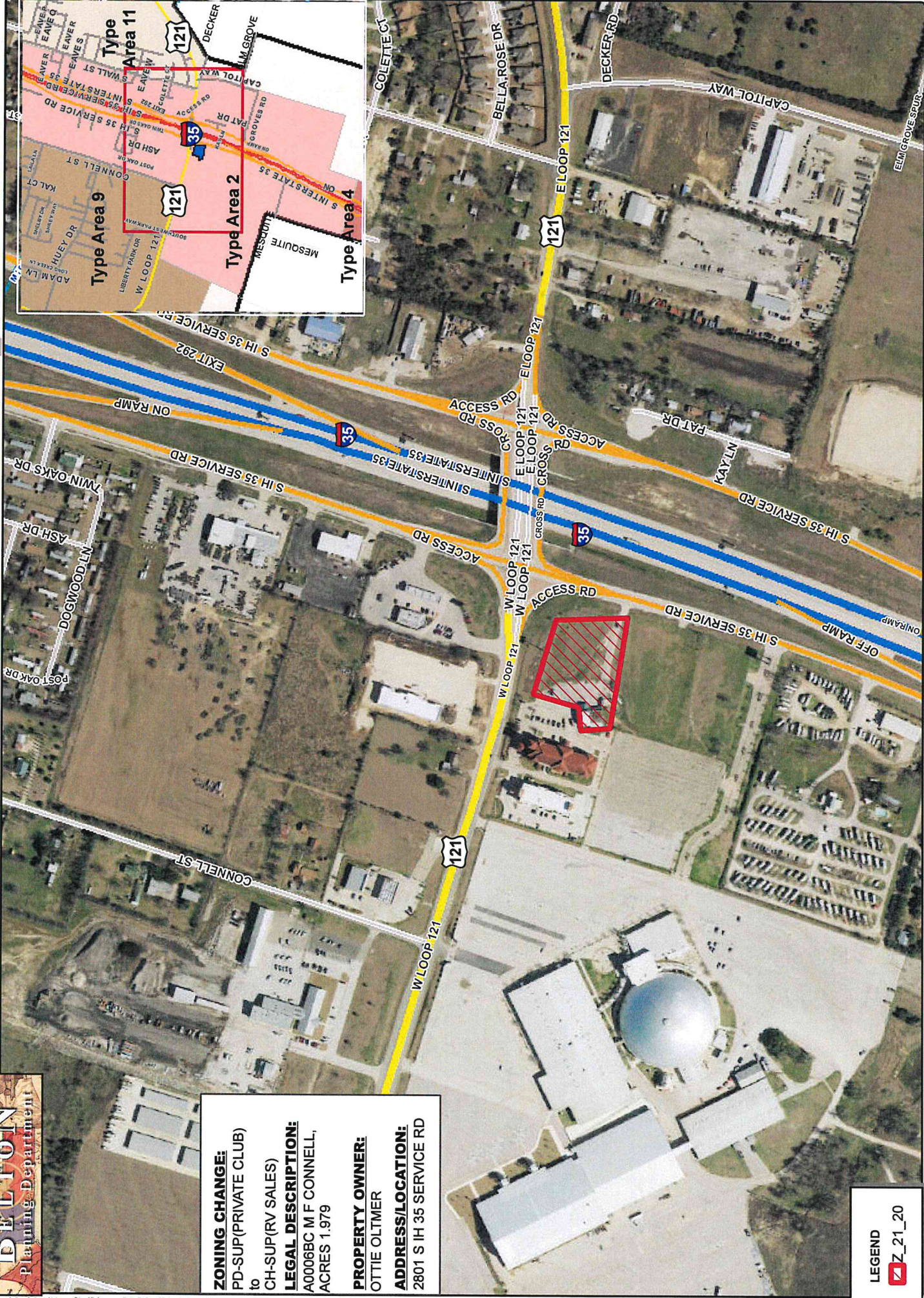
- RV Parking Spot 12'W x 24'L 7 Spots for Small RVs
- RV Parking Spot 18'W x 40'L 19 Spots for Larger RVs
- Customer Parking Spot 9'W x 18' L (13) Spots in Blue (2) Handicap Parking In White

Fence Line

NOTE: Campers can be moved back further off the asphalt as the the jack/tongue is the only part that needs to be on asphalt. If more room is needed for customers to exit. As even on our busy days, there are only 5 cars max at a single time. There are way more parking spots then actually needed.

< 25 Ft >

Zoning Case # Z-21-20 Location



ZONING CHANGE:
PD-SUP(PRIVATE CLUB)
to
CH-SUP(RV SALES)

LEGAL DESCRIPTION:
A0066BC M F CONNELL,
ACRES 1.979

PROPERTY OWNER:
OTTIE OLTMER

ADDRESS/LOCATION:
2801 S IH 35 SERVICE RD

LEGEND
Z-21_20

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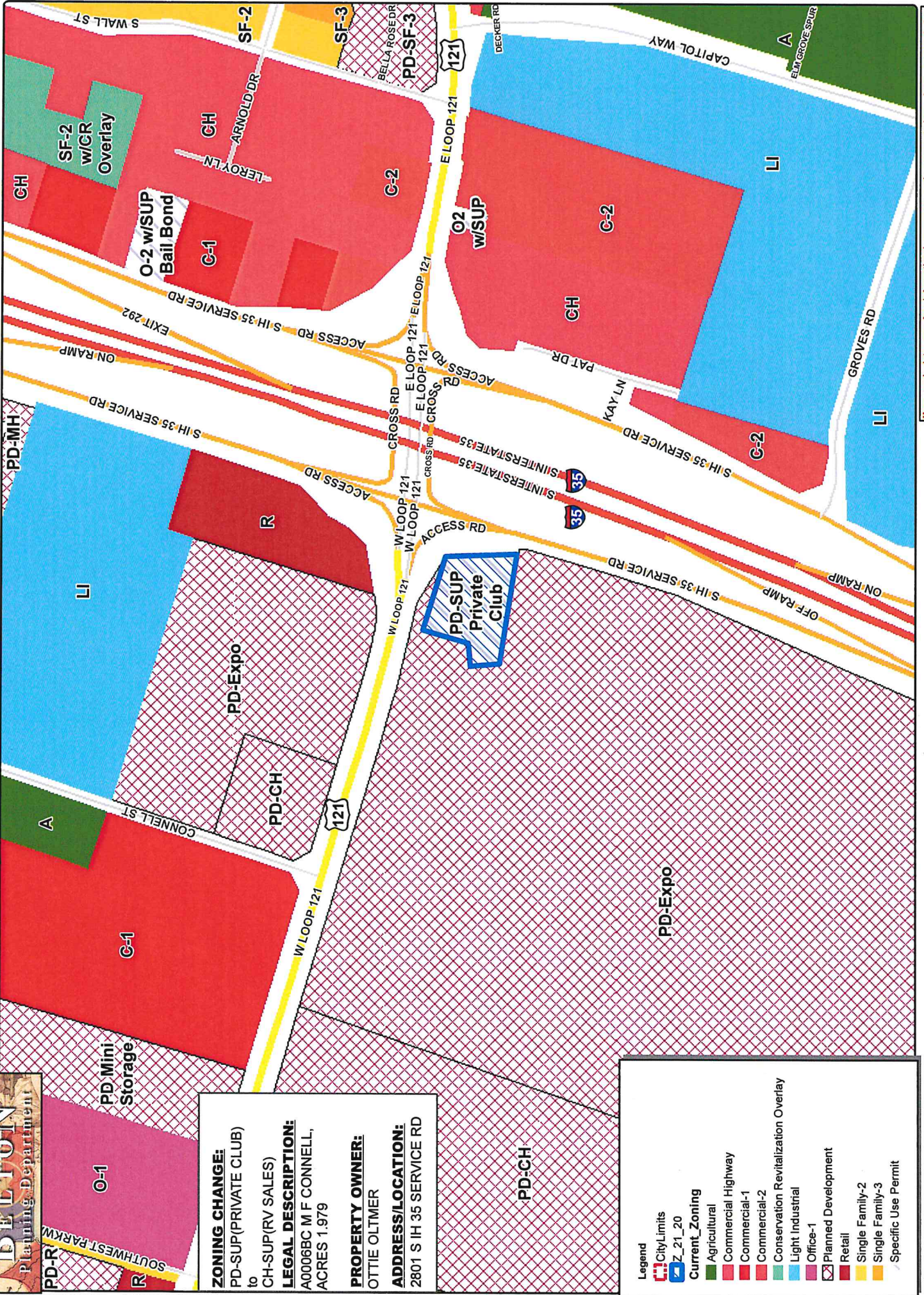


Map Date: 10/29/2021

Legend

- City Limits
- Z_21_20
- Current_Zoning
- Agricultural
- Commercial Highway
- Commercial-1
- Commercial-2
- Conservation Revitalization Overlay
- Light Industrial
- Office-1
- Planned Development
- Retail
- Single Family-2
- Single Family-3
- Specific Use Permit

maps and data are for informational purposes and may not have been prepared to 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-21-20 Aerial_



ZONING CHANGE:
PD-SUP(PRIVATE CLUB)
to
CH-SUP(RV SALES)

LEGAL DESCRIPTION:
A0006BC M F CONNELL,
ACRES 1.979

PROPERTY OWNER:
OTTIE OLTMER

ADDRESS/LOCATION:
2801 S IH 35 SERVICE RD

LEGEND

Z_21_20

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: SUNBELT RV CENTER, INC.,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2801 S. IH 35 SVC ROAD
FROM A(N) PLANNED DEVELOPMENT 11 W/ SUP FOR PRIVATE CLUB ZONING DISTRICT,
TO A(N) COMMERCIAL HIGHWAY W/SUP FOR NEW RV SALES ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, November 16, 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, November 23, 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 NOVEMBER 16, 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_20
-  200' Property Owner Notification Area
-  Tax Appraisal Parcels

0 250 500 Feet

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

44931
7-ELEVEN INC
PO BOX 711
DALLAS, TX 75221-0711

47326
MEHTA, VIJAY ETUX VINO
805 PAINT BRUSH LN
TEMPLE, TX 76502-7410

366766
SHIVPAAVAN PARTNERS LTD
404 CROWN RIDGE PT
WOODWAY, TX 76712-7605

432440
BELL COUNTY
PO BOX 768
BELTON, TX 76513-0768

404765
MEHTA, VIJAY ETUX VINO
805 PAINT BRUSH LN
TEMPLE, TX 76502-7410

136129
SUNBELT RV CENTER INC
5105 CHARTER OAKS DR
TEMPLE, TX 76502

496377
FIGS ASSOCIATES LLC
101 W ADELANTA PL
ROUND ROCK, TX 78681

366765
POONAM INVESTMENTS INC
805 PAINT BRUSH LN
TEMPLE, TX 76502

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**

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TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2801 S. IH 35 SVC ROAD
FROM A(N) PLANNED DEVELOPMENT 11 W/ SUP FOR PRIVATE CLUB ZONING DISTRICT,
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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 NOVEMBER 16, 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 (PROTEST) ^{circle one} (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____
2. I approve
3. _____

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

DATE: 11/09/2021 SIGNATURE: [Signature]

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

496377
FIGS ASSOCIATES LLC
101 W ADELANTA PL
ROUND ROCK, TX 78681

Staff Report – Planning & Zoning Item



Date: November 16, 2021
Case No.: Z-21-21
Request: PD-SF-1 to PD-SF-2
Owner/Applicant: Venkateswara (Victor)
Gottipati

Agenda Item #6

Z-21-21 - Hold a public hearing and consider a zoning change from Planned Development – Single Family-1 Residential District to Planned Development- Single Family-2 Residential District for approximately 53.49 acres described as Matilda Connell Survey, Abstract 6 located east of N. Main Street on Mystic Rivers Drive.

Originating Department: Planning Department – Tina Moore, Planner

Current Zoning: Planned Development – Single Family-1 Residential District

Proposed Zoning: Planned Development – Single Family-2 Residential District

Proposed Use: Single Family detached homes

Future Land Use Map (FLUM) Designation:

The Future Land Use Map (FLUM) identifies this area for residential development. The requested PD-SF-2 District is consistent with the FLUM and appears to be reasonable in this location.

Design Standards Type Area 14: Projected to be primarily single-family residential lots.

Background/Case Summary

The applicant has submitted this request to allow for a single-family dwelling subdivision with lots sizes meeting or exceeding the SF-2 requirements. The SF-2 zoning district requires a minimum of 7,500 sq. ft. lot size and a minimum width of 60'; compared to the current SF-1 requirements for a minimum lot size of 10,000 sq. ft. and minimum width of 70'. This is intended to be the second phase of the Mystic River development. This phase proposes 93 lots, four tracts for open space and drainage, and a tract for greenspace. The Planned Development district is intended to limit the density of the development to slightly less than two dwelling units per acre.

Project Analysis and Discussion

Existing Conditions: This property is surrounded by detached single family homes zoned Single Family-1 or Planned Development-Single Family-1.

Allowable Land Uses: The proposed zoning change would allow for detached single family dwellings on lots smaller than the current PD-SF1 District of 10,000 sq. ft. minimum.

Area & Setback Requirements: The proposed lots meet the minimum area requirement for the SF-2 District, which requires a minimum lot size of 7,500 sq. ft, a minimum width of 60' and depth of 100'. The proposed lots are approximately 7,800 sq ft, with a width of 60' and depth exceeding 130'. All new developments will be required to meet the SF-2 setbacks requirements which are: front yard- 25', rear yard – 20' and side yard-6' or 15' if adjacent to street right of way.

Access Standards: The development proposes a total 93 lots. In combination with the lots approved in Phase I, there will be 137 lots. Section 502.K, *Subdivision Street Access Standards*, requires a minimum of three accesses for subdivisions exceeding 101 lots. The applicant has submitted a variance request to allow for two accesses – Mystic River Drive connectivity to Main Street and Mystic Meadow which connects to Guthrie Road. The letter states existing geographical constraints, including existing residential developments and the Leon River, hinders the ability to provide a third access. Staff has recommended a third access be provided because it is required and possible to provide. A traffic analysis is needed to demonstrate how the development will impact the existing roads with and without the third access. This should be provided before rezoning to allow smaller lot sizes.

This existing zoning and street system anticipated low density residential development. One hundred thirty-seven additional residential dwellings, with only two accesses available, will result in unknown traffic impacts to Mystic Rivers Drive and subdivision; to Estate/Guthrie Drive and neighborhood; and this does not include the additional vacant property, approximately 50 acres, between this tract and Heritage Park that would rely on this internal street system for access.

Recommendation

Given the current proposed accesses, we cannot recommend approval of zoning change from Planned Development – Single Family-1 Residential (PD-SF-1) District to Planned Development- Single Family-2 Residential (PD-SF-2) District.

If recommended favorably, we recommend the following conditions:

1. The use of the property shall conform to the Single Family-2 Residential District in all respects, with a maximum of 93 lots.

2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, and to the proposed site plan (Exhibit B)
3. A subdivision plat and improvement plans are required.
4. A traffic study is required to determine required on-site improvements and off-site street improvements.

Attachments

1. Zoning application, Preliminary plat (Exhibit B) and variance request
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: 10/8/2021 Date Due: 10/15/2021 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Venkateswara (Victor) Gottipati Phone Number: 214-455-7623
Mailing Address: 7423 Las Colinas Blvd., Ste 102 City: Irving State: TX
Email Address: venkat@re-star.us

Owners Name: Venkateswara (Victor) Gottipati Phone Number: Venkateswara (Victor) Gottipati
Mailing Address: 7423 Las Colinas Blvd., Ste 102 City: Irving State: TX
Email Address: venkat@re-star.us

Applicant's Interest in Property:
Owner

Legal Description of Property:
Attached Survey

Is this property being simultaneously platted? Yes

Street Address: Mystic River Drive and Paradise Drive, Belton, TX 76513

Zoning Change From PDR1 SF-1 to SF-3 PD-SF2

Signature of Applicant: Venkat Gottipati Date: 10/11/2021

Signature of Owner (if not applicant): Venkat Gottipati Date: 10/11/2021

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.

November 1, 2021

City of Belton
Planning Department
333 Water Street
Belton, TX 76513
Attn: Bob van Til, Planning Director



RE: Request for Variance – Mystic River South Phase II

Dear Mr. van Til:

Mr. Gottipati, the owner of the proposed subdivision known as Mystic River South Phase II, wishes to respectfully request a variance to the subdivision requirements set forth by the City of Belton.


The variance requested is as follows:

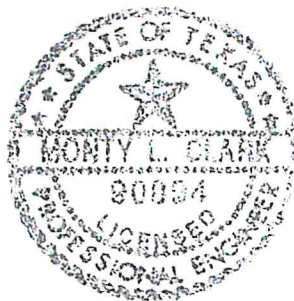
A. Subdivision Entrance/Access Streets:

The subject property is located south of the existing Phase I Mystic River development in Belton. The property is bordered on the northeast by the Leon River and the northwest/southwest by existing homes. The property will be accessed via connection to Mystic River Drive and Mystic Meadow Drive providing two access streets into the proposed subdivision. Due to existing developments and the geographical constraints of the property, providing a third access street to the development is not possible.

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

Sincerely,


Monty Clark, P.E.



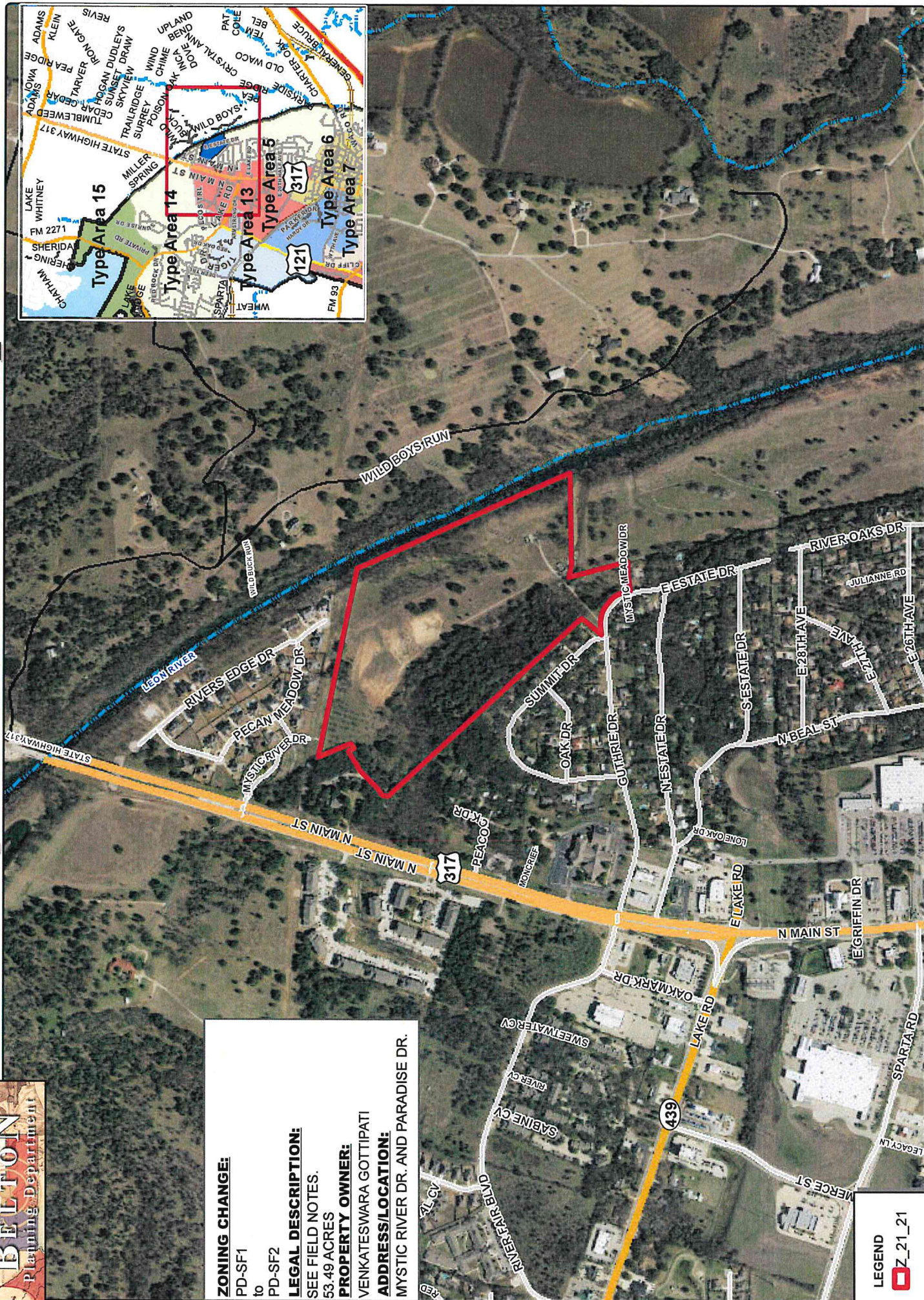
11-1-2021

MYSTIC RIVER DR. AND PARADISE DR.

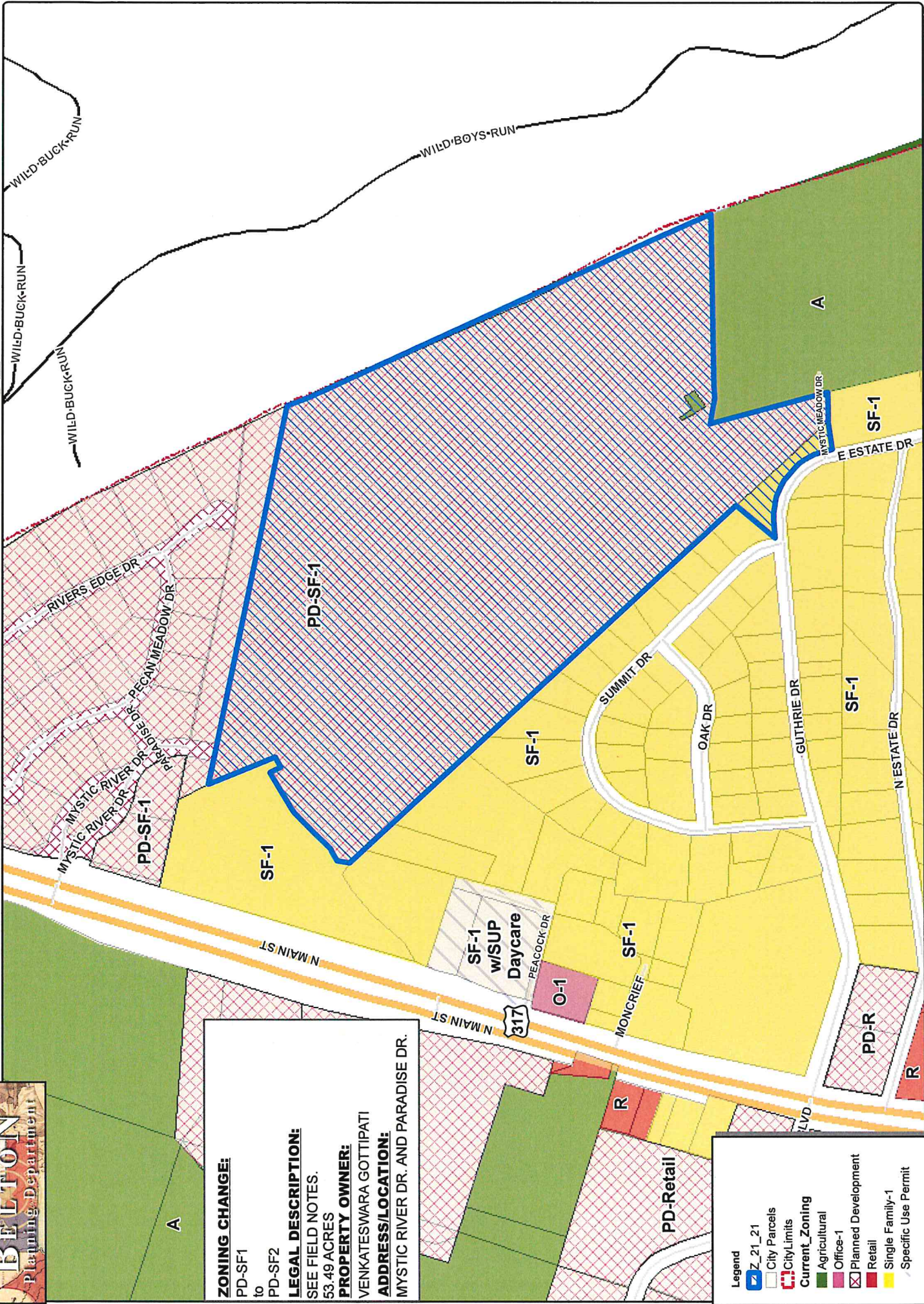
□ Z_21_21

0 500 1,000 Feet

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Zoning Case # Z-21-21 Zoning



ZONING CHANGE:
PD-SF1
to
PD-SF2

LEGAL DESCRIPTION:
SEE FIELD NOTES.
53.49 ACRES

PROPERTY OWNER:
VENKATESWARA GOTTIPATI

ADDRESS/LOCATION:
MYSTIC RIVER DR. AND PARADISE DR.

- Legend**
- Z-21_21
 - City Parcels
 - City Limits
 - Current Zoning
 - Agricultural
 - Office-1
 - Planned Development
 - Retail
 - Single Family-1
 - Specific Use Permit

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0 250 500 Feet

Map Date: 10/29/2021

Zoning Case # Z-21-21 Aerial_



ZONING CHANGE:
PD-SF1
to
PD-SF2

LEGAL DESCRIPTION:
SEE FIELD NOTES.
53.49 ACRES

PROPERTY OWNER:
VENKATESWARA GOTTIPATI

ADDRESS/LOCATION:
MYSTIC RIVER DR. AND PARADISE DR.

LEGEND
Z-21-21

Zoning Case # Z-21-21



ZONING CHANGE:
PD-SF1
to
PD-SF2

LEGAL DESCRIPTION:
SEE FIELD NOTES.

PROPERTY OWNER:
VENKATESWARA GOTTIPATI

ADDRESS/LOCATION:
MYSTIC RIVER DR. AND PARADISE DR.



- Legend**
- ☒ Z_21_21
 - ☐ 200' Property Owner
 - ☐ Notification Area
 - ☐ Tax Appraisal Parcels
 - ☐ City Parcels

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Map Date: 10/29/2021

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OF THE CITY OF BELTON**

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: VENKATESWARA GOTTIPATI,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 53.49 ACRES, EAST OF MYSTIC RIVER DRIVE (SEE ATTACHED MAP)
FROM A(N) PLANNED DEVELOPMENT – SINGLE FAMILY -1 RESIDENTIAL ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – SINGLE FAMILY – 2 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, November 16, 2021**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

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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**

1072
MINOSKY, GEORGE F & JO ANN
3109 N MAIN ST
BELTON, TX 76513-1107

30093
GATED RIVER ONE LLC
PO BOX 297
SALADO, TX 76571-0297

43349
GREENWAY, RANDLE C ETUX
3053 SUMMIT DR
BELTON, TX 76513-1223

47466
STEPHENS, TIMOTHY L ETUX BEVERLY K
505 GUTHRIE DR
BELTON, TX 76513-1221

59953
LASKOWSKI, JOHN ETUX KATERINA
3060 SUMMIT DR
BELTON, TX 76513

67252
STEPHENS, TIMOTHY LEE ETUX BEVERLY KAY
505 GUTHRIE
BELTON, TX 76513

73169
MESSER, JOHN B SR & LAURA TARVER
PO BOX 969
BELTON, TX 76513-0969

99080
RING, EUGENE P JR ETUX DIANE
930 ESTATE DR
BELTON, TX 76513-1210

111294
SCHMIDT, MARY BELLE KARL
3035 SUMMIT DR
BELTON, TX 76513-1223

117161
PSOLKA, LYDIA EDITH
501 GUTHRIE DR
BELTON, TX 76513

1814
SCHULZE, ELDON & LORETTA
3734 BROKEN BOW RD
BELTON, TX 76513-5135

30275
SHEPPERD, JOHN M
3111 N MAIN ST
BELTON, TX 76513

46103
WATKINS, RUTH E
2 CLIFFHOUSE DR #206
BELTON, TX 76513-1229

50102
HINES, ROBERT J ETUX JANIE KIM
412 GUTHRIE DR
BELTON, TX 76513

59954
LASKOWSKI, JOHN ETUX KATERINA
3060 SUMMIT DR
BELTON, TX 76513

73167
GATED RIVER ONE LLC
PO BOX 297
SALADO, TX 76571-0297

73177
MESSER, JOHN B SR & LAURA TARVER
PO BOX 969
BELTON, TX 76513-0969

108332
SMITHA, BILLY J
1000 ESTATE DR
BELTON, TX 76513-1212

116714
PALMER, LAURA
3064 SUMMIT DR
BELTON, TX 76513

123575
LEWIS, JOHNNETTE MARCEL
3040 SUMMIT DR
BELTON, TX 76513

2081
BREWER, SHELLY E ETVIR SCOTT D
3068 SUMMIT DR
BELTON, TX 76513

41584
ALLEN, REBEKAH
3049 SUMMIT DR
BELTON, TX 76513

47464
TAGGART, SARAH E
3044 SUMMIT DR
BELTON, TX 76513-1224

52373
HOWELL, ZSA ZSA
2608 N MAIN NO 253
BELTON, TX 76513

64618
CONNER, JENNIFER & GORDON
2065 CANYON CREEK DR
TEMPLE, TX 76502

73168
GATED RIVER ONE LLC
PO BOX 297
SALADO, TX 76571-0297

94335
LUERSEN, HESTON & REAGAN LUERSEN
13401 FM 972
GRANGER, TX 76530

109291
BLEDSOE, MELINDA JAYNE ETVIR GARY D
3048 SUMMIT DR
BELTON, TX 76513-1224

117160
PSOLKA, LYDIA EDITH
501 GUTHRIE DR
BELTON, TX 76513

123587
VITEK, THOMAS E
3069 SUMMIT DR
BELTON, TX 76513-1229

123652	125248	125434
JONES, DAVID M & BECKY A	HAYHURST, OWEN W ETUX DEBBIE S	WATERS, DORIS FERN
3028 SUMMIT DR	3061 SUMMIT DR	3065 SUMMIT DR
BELTON, TX 76513-1224	BELTON, TX 76513	BELTON, TX 76513-1229
126739	130452	131308
OLSON, NICHOLAS J ETUX LESLEY B KEELING-OLSON	FETTE, DAVID R ETUX PAMELA J	ISETT, NANCY BOOTH
3052 SUMMIT DR	3032 SUMMIT DR	3072 SUMMIT DR
BELTON, TX 76513	BELTON, TX 76513-1224	BELTON, TX 76513-1224
151045	151051	205243
RIVER FORTY REVOCABLE TRUST	ALBIN, BOBBY LAWTON & PEGGY MARILYN BASS	CAPEN, CHARLES V ETUX JANE B
PO BOX 1156	8355 POISON OAK RD UNIT A	8475 POISON OAK RD
TEMPLE, TX 76503	TEMPLE, TX 76502-5413	TEMPLE, TX 76502-5425
367444	457669	457670
CITY OF BELTON	WILSON, MICHAEL ETUX ELIZABETH	WILSON, MICHAEL ETUX ELIZABETH
PO BOX 120	PO BOX 200344	PO BOX 200344
BELTON, TX 76513-0120	AUSTIN, TX 78720	AUSTIN, TX 78720
457691	457692	457693
OGWUDU FAMILY LIVING TRUST	DAVIS, JAMES W ETUX MARY E	RUCKER, DEAN A & LETTY L
2331 RIVERS EDGE DR	PO BOX 1017	5014 PECAN MEADOW DR
BELTON, TX 76513	SALADO, TX 76571	BELTON, TX 76513
457694	457695	457696
CRUZ, DANIEL	PAYMASTER, ZAAL HOMI ETUX JENNIFER ANN	FRAZIER, COREY WILLIAM ETUX BRANDI MARIE
5032 PECAN MDW	5054 PECAN MEADOW DR	5072 PECAN MEADOW DR
BELTON, TX 76513-6400	BELTON, TX 76513	BELTON, TX 76513
457697	457713	457714
SHARPLEY, VAN & JANA	GATED RIVER ONE LLC	GATED RIVER ONE LLC
2324 RIVER EDGE DR	PO BOX 297	PO BOX 297
BELTON, TX 76513-1427	SALADO, TX 76571-0297	SALADO, TX 76571-0297
457715	457716	457717
GATED RIVER ONE LLC	GATED RIVER ONE LLC	GATED RIVER ONE LLC
PO BOX 297	PO BOX 297	PO BOX 297
SALADO, TX 76571-0297	SALADO, TX 76571-0297	SALADO, TX 76571-0297
468559	481910	SUPERINTENDENT
GATED RIVER ONE LLC	GATED RIVER ONE LLC	BELTON I.S.D.
PO BOX 297	PO BOX 297	P O Box 269
SALADO, TX 76571-0297	SALADO, TX 76571-0297	BELTON TEXAS 76513

From: [Diane Ring](#)
To: [Planning](#)
Subject: Protest of Mystic River 2 residential change
Date: Friday, November 12, 2021 1:03:47 PM

I am sending my written protest to your department today but would like to digitally send pictures of the area as well. As Mystic River developers began building, it was my understanding from the city administration that a second road access was promised for safety and emergency use to those residents. This 2nd exit point was made where Guthrie turns into Estate Drive. I am enclosing pictures for the Board's better visualization.

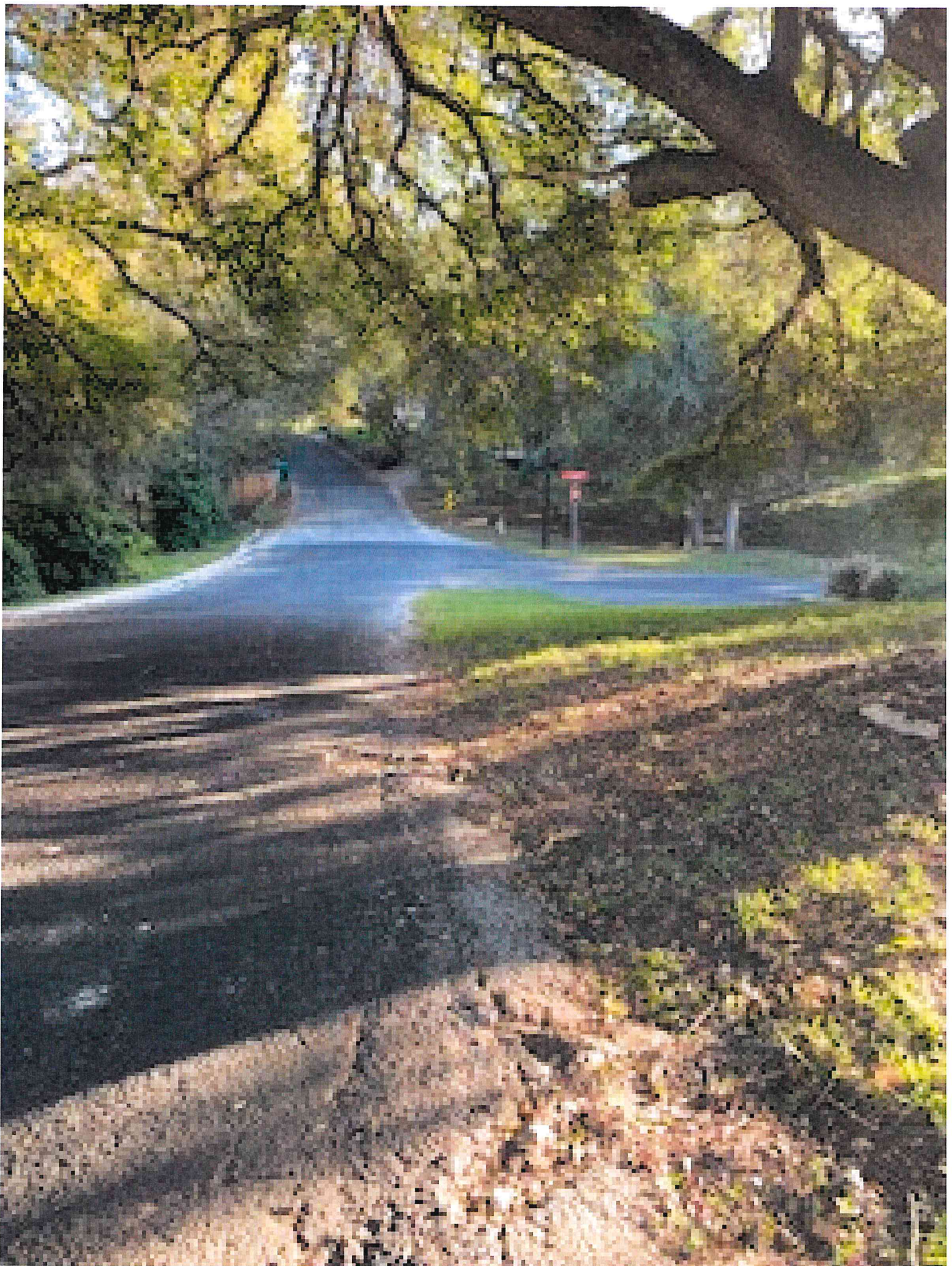
I have lived at 930 Estate Drive for 30 years. This street, in spite of a posted 20 mph speed limit on a dangerous curve, continues to have traffic that rounds the curve at much higher speeds right where this new entry into the addition was constructed. Additionally, as you go down the hill, there is no curbing and with the existing narrow streets, there has always been a problem for large trucks and vehicles to navigate turns, usually clipping my front yard corner. Additional residential populations and vehicle traffic will further exacerbate the already existing problem. I moved to this neighborhood 30 years ago knowing that it was established and there would be no further growth. I could not have anticipated a new road going into my backyard nor the request for more than 1 family residential dwellings in this area.

I am attaching pictures of this street area in hopes that the Board will give careful consideration of this proposed request and the consequences to the established neighborhood.

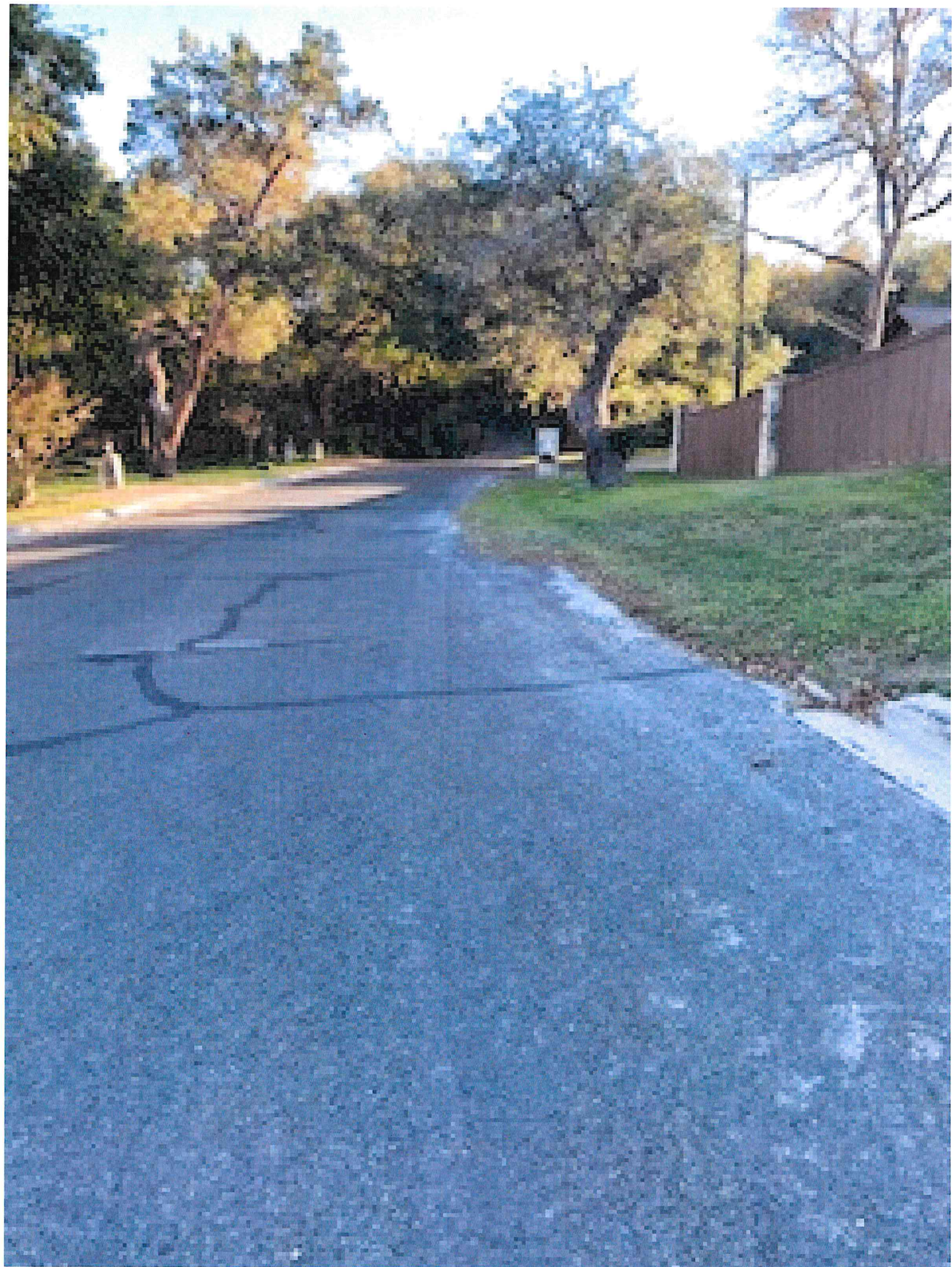
Thank you,
Diane Ring

WARNING:
This message is from an EXTERNAL email source. DO NOT open attachment or click links from unknown senders or unexpected email. Contact Belton IT support for assistance if necessary.









Staff Report – Planning and Zoning Agenda Item



Date: November 16, 2021
Case No.: Z-21-22
Request: Retail to University Campus-1
Applicant/Owner: Julia and Don Cauthen M.D.

Agenda Item #7

Z-21-22 - Hold a public hearing and consider a zoning change from Retail District to University Campus – 1 District for approximately 0.23 acres located at 619 N. Main Street Road located east of Main Street and south on East 7th Avenue.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Retail (R) District

Proposed Zoning: University Campus -1 (UC-1) District

Proposed Uses: Professional Office and Residential uses

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area for residential use with a commercial corridor overlay. The existing zoning district allows for commercial uses and the proposed use would expand the current use to allow for residential uses that are less intrusive. This requested zoning change appears to be a reasonable request.

Design Standards Type Area 6:

The projected growth for this type is primarily mixed use, residential area with redevelopment to occur in a manner that takes into account of surrounding uses.

Background/Case Summary

The applicant has submitted this zoning change to allow for both office and residential use at this property. The retail zoning district allows for commercial uses but does not allow for residential use. The proposed zoning district will allow the applicant the option to use the property as a professional office or to revert to a residential use if desired.

Project Analysis and Discussion

Existing Conditions: The surrounding zoning includes Retail south of the subject property, Office -1 west and north, Single Family-2 east, and University Campus -1 just northwest of the property.

Allowable Land Uses: The proposed use would allow all uses permitted in the UC-1 zoning district including the proposed use for a professional office or a single-family residence. Other uses include boarding house, bed & breakfast, bookstore, business and professional services.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the UC-1 District, which requires a minimum lot size of 5,000 sq. ft, a width of 50' and depth of 100'. The subject lot is approximately 9,818 sq. ft. with a width of 90' and depth of 110'.

A Certificate of Occupancy was submitted for a photography studio to at this property. On-site parking is required to accommodate this proposed use. The existing historic home is approximately 1,890 sq. ft. which requires 6 parking spaces – 1 space for every 300 sq. ft. of gross floor area. The applicant paved the existing 18'x80' driveway to meet this requirement. Due to the proposed zoning change to allow for both office and residential use, the applicant has requested not to stripe the parking spaces. Staff is agreeable to this request.

Recommendation

Recommend approval of the requested zoning change from Retail District to University Campus – 1 District.

Attachments:

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial
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: Julia Balfour Cauthen, Don Baker Cauthen, M.D. Phone Number: 254-760-7029

Mailing Address: 6774 Fullview First City: Belton State: TX

Email Address: CauthenJulie@Gmail.com, 2547806043@vtext.com

Owners Name: Julia and Don Cauthen, M.D. Phone Number: _____

Mailing Address: Address: Same as Above Applicant City: _____ State: _____

Email Address: _____

Applicant's Interest in Property:

Applicant's - Owner's own 100% percent interest in this Historical Property.

Use as 4 bedroom home in family support of UMHB. Requesting: Incidental Retail use as a Studio for Photographs

Legal Description of Property:

Block-057, LOT PT 3,4. (N90' of 4, NW10'X90' of 3) Bell County Property ID: 104860

Is this property being simultaneously platted? No it is not.

Street Address: 619 North Main St.

Zoning Change From Commercial Use Only to University Campus-1 District ("UC-1")

Signature of Applicant: Julia Cauthen Date: 10-10-2021

Signature of Owner (if not applicant): Don Cauthen Date: 10/10/21

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.

Julie Balfour Cauthen
Don Baker Cauthen, M.D.
6774 Fullview First
Belton, Texas 76513
254-760-7029

October 14, 2021

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

RE: Rezone request from Commercial Only to University Campus-1 District ("UC-1")

Dear Belton City Council and Members of the Planning & Zoning Commission,

We respectfully request your consideration to rezone is property at 619 N. Main from Commercial Only to UMHB's Light Industrial, Residential dual-purpose use (UC-1).

This main street home is presently used for both residential and lite industrial usage over the 24+ years we have owned this historical property. In October of this year, we were approach by a Belton resident wanting to move her 'start-up' photographic studio business from her home onto main street Belton.

As the process to rent commercial became known to the City Planning Department, we were told that the area around the property is zoned Commercial Only, and we must now obtain a Certificate of Occupancy. When we inquired deeper into the details of this Commercial Only Zone mandate, we were informed this historical four-bedroom home could no longer be rented as a residence.

We need to continue use of this home for dual purpose residential and for lite commercial. We also feel it is important for property owners to implement any City Zoning rules under the letter and spirit of the City's Planning Department. Therefore, we feel the only remedy to this dilemma is to request this property be rezoned into the University Campus-1 District.

There are request for employees of UMHB and Grad students for a home like this main street Rock House that is located close to campus.

Please approve this request from Commercial Only to University Campus-1 District.

Sincerely requested,

The block contains two handwritten signatures in black ink. The first signature, on the left, is 'Julia Cauthen' and the second, on the right, is 'Don Cauthen'. Both are written in a cursive, flowing style.

Julie and Don Cauthen, M.D.

You are currently running an experimental version of Earth.

[Learn more](#)

[Send feedback](#)



619 N Main St
Belton, TX 76513
31.06°N, 97.46°W



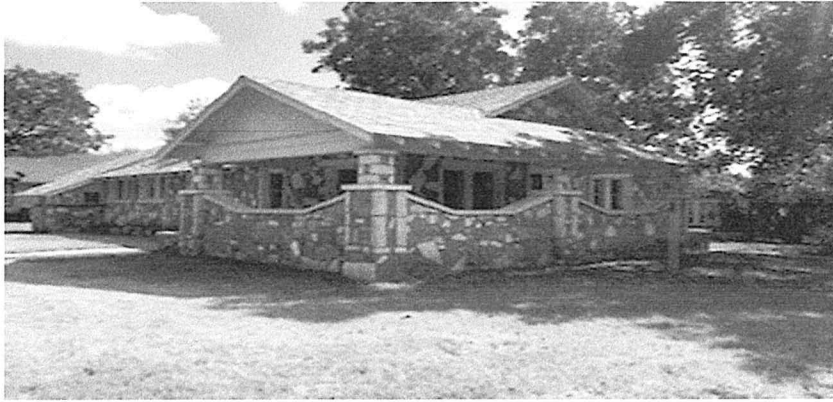
619 N Main St

Google Earth
Google

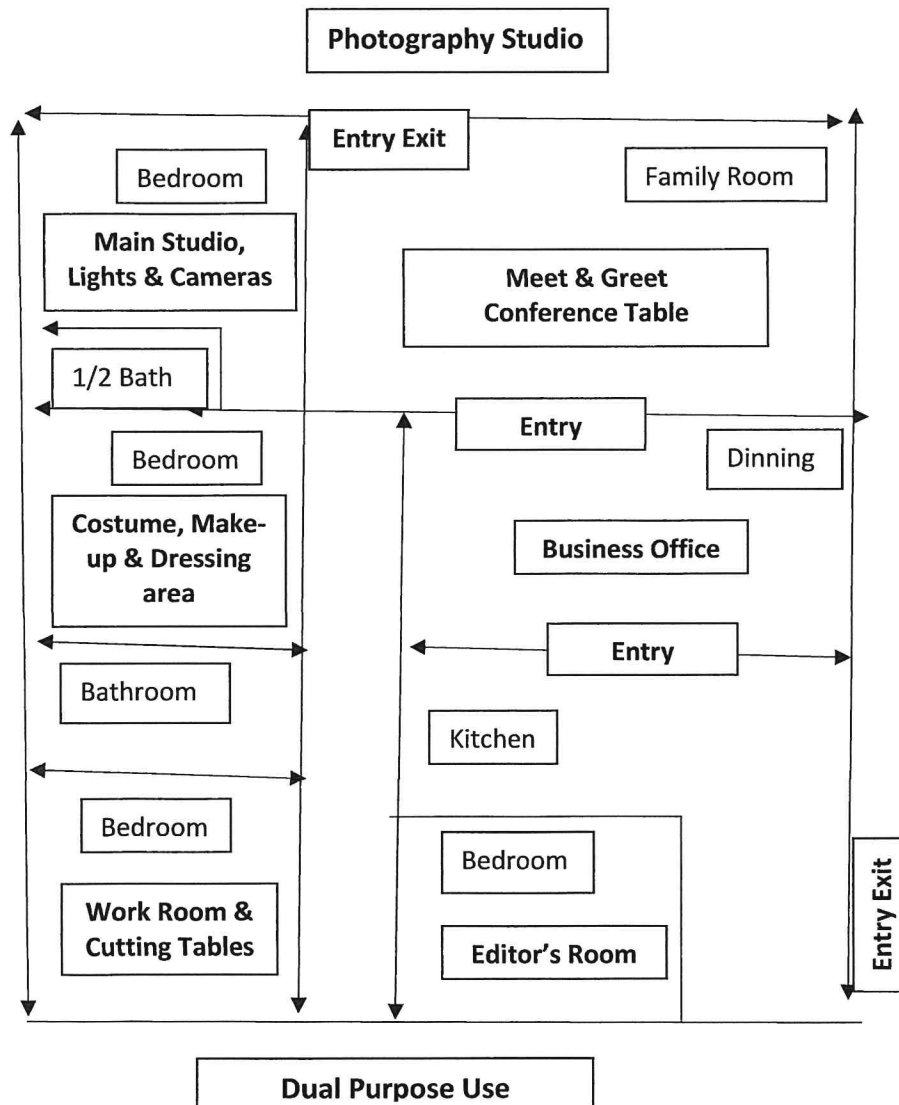
30 m

Camera: 293 m 31°03'45"N 97°27'39"W 170 m





619 North Main Street



DRIVEWAY PARKING AREA

DRIVEWAY and PARKING: Area is 80' feet by 20' feet. Room enough for 6 medium size cars.

During a Photo Shoot, studio owner has only 2-two clients per appointment.

Therefore, only needs parking for 4 cars 'at the very most'!

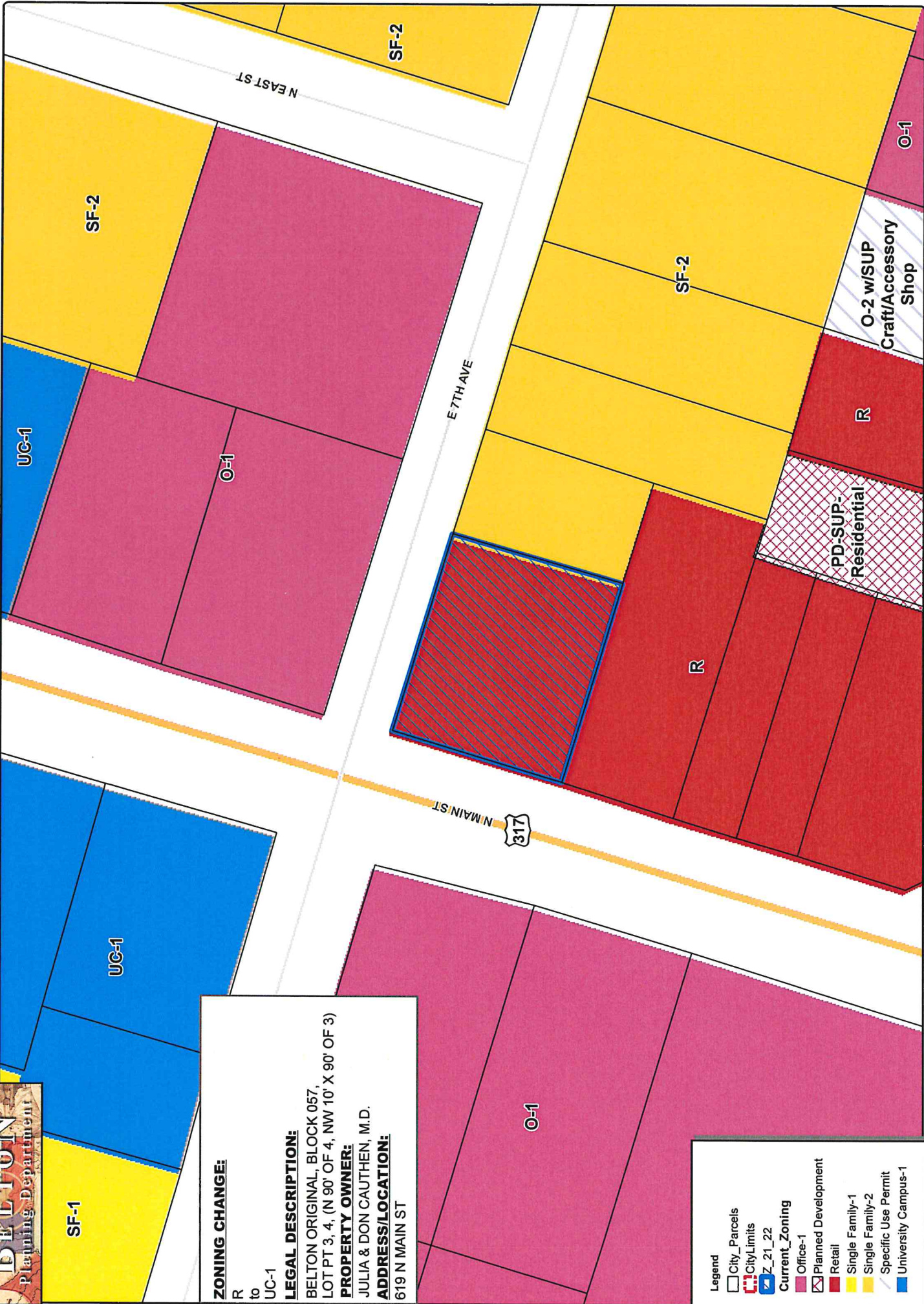
Should our client be disabled, appointment shoots are at their home or venue.

CITY OF
BELTON
Planning Department

619 N MAIN ST

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-21-22 Zoning_



ZONING CHANGE:
R to UC-1

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 057, LOT PT 3, 4, (N 90' OF 4, NW 10' X 90' OF 3)

PROPERTY OWNER:
JULIA & DON CAUTHEN, M.D.

ADDRESS/LOCATION:
619 N MAIN ST

- Legend**
- City_Parcels
 - CityLimits
 - Z_21_22
 - Current_Zoning
 - Office-1
 - Planned Development
 - Retail
 - Single Family-1
 - Single Family-2
 - Specific Use Permit
 - University Campus-1

Zoning Case # Z-21-22 Aerial_



ZONING CHANGE:
R to UC-1

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 057,
LOT PT 3, 4, (N 90' OF 4, NW 10' X 90' OF 3)

PROPERTY OWNER:
JULIA & DON CAUTHEN, M.D.

ADDRESS/LOCATION:
619 N MAIN ST

LEGEND
 Z_21_22

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: JULIA AND DON CAUTHEN, M.D.,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 619 N. MAIN STREET
FROM A(N) RETAIL ZONING DISTRICT,
TO A(N) UNIVERSITY CAMPUS - 1 ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, November 16, 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, November 23, 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 NOVEMBER 16, 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-21-22



ZONING CHANGE:
R to UC-1

LEGAL DESCRIPTION:
BELTON ORIGINAL BLOCK 057,
LOT PT 3, 4, (N 90' OF 4, NW 10' X 90' OF 3)

PROPERTY OWNER:
JULIA & DON CAUTHEN, M.D.

ADDRESS/LOCATION:
619 N MAIN ST

- Legend**
- ☒ Z_21_22
 - ☐ 200' Property Owner
 - ☐ Notification Area
 - ☐ Tax Appraisal Parcels

92683	2220	26227
13651 RESEARCH LTD	13651 RESEARCH, LTD ETAL	201 E 7TH AVENUE SERIES JCTLG LLC
3201 BEE CAVES RD STE 120-163656	3201 BEE CAVES RD STE 120-163656	105 DROVERS RUN
AUSTIN, TX 78746	AUSTIN, TX 78746	BELTON, TX 76513
1645	104860	68634
ALEXANDER, JOHN M ETUX NANCY M	CAUTHEN, DON BAKER & JULIA	CRV PROPERTIES SERIES LLC - SERIES E
706 N MAIN ST	6774 FULLVIEW FIRST ST	4250 THREE FORKS RD
BELTON, TX 76513-3054	BELTON, TX 76513-4861	BELTON, TX 76513
38201	118934	35621
FIRST BAPTIST CHURCH BELTON	FIRST BAPTIST CHURCH BELTON	FIRST BAPTIST CHURCH OF BELTON
506 N MAIN ST	506 N MAIN ST	506 N MAIN ST
BELTON, TX 76513-3072	BELTON, TX 76513-3072	BELTON, TX 76513-3072
35623	35624	66292
FIRST BAPTIST CHURCH OF BELTON	FIRST BAPTIST CHURCH OF BELTON	FISCHER, NICOLE ETVIR ADAM
506 N MAIN ST	506 N MAIN ST	113 E 8TH AVE
BELTON, TX 76513-3072	BELTON, TX 76513-3072	BELTON, TX 76513
42741	46194	126984
FRAYSIER, DEBORAH K	FULWILER PROPERTIES LC	GARCIA, NICHOLAS C & YVONNE R
111 E 7TH	2608 N MAIN ST STE B-310	PO BOX 32
BELTON, TX 76513	BELTON, TX 76513-1546	HOLLAND, TX 76534-0032
44387	23865	115570
GUTHRIE, DAVID S	HEATH, HUGH III	HILL, LANETA J
115 SPRING MEADOW LN	113 E 7TH AVE	3400 SUMMIT CIR
BELTON, TX 76513-5559	BELTON, TX 76513-2655	BELTON, TX 76513
73367	79407	70690
MEYER, JO ANN	NOLTY, BERTHA H	O & M RENTALS & INVESTMENTS LLC
709 N MAIN ST	611 N MAIN ST	608 E 14TH
BELTON, TX 76513	BELTON, TX 76513-3073	BELTON, TX 76513
81385	60719	122401
O & M RENTALS & INVESTMENTS LLC	RANDOLPH, MICHAEL L & ROSEMARY	ROBINSON, CHARLES G & JANICE A
608 E 14TH	704 N MAIN ST	202 E 7TH AVE
BELTON, TX 76513	BELTON, TX 76513-3054	BELTON, TX 76513-2658
127693	SUPERINTENDENT BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513	
TRAVIS, BEVERLY RUTH		
114 E 6TH AVE		
BELTON, TX 76513		

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

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TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 619 N. MAIN STREET
FROM A(N) RETAIL ZONING DISTRICT,
TO A(N) UNIVERSITY CAMPUS - 1 ZONING DISTRICT.

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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. Approve but did not see sign in yard from Main St.
2. No big deal, but should be there, & I may have
3. overlooked it. Thx for your great work!

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

DATE: 11/9/21 SIGNATURE: [Signature]

Exec Pastor
FBB

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

35621
FIRST BAPTIST CHURCH OF BELTON
506 N MAIN ST
BELTON, TX 76513-3072

35623
FIRST BAPTIST CHURCH OF BELTON
506 N MAIN ST
BELTON, TX 76513-3072

38201
FIRST BAPTIST CHURCH BELTON
506 N MAIN ST
BELTON, TX 76513-3072

118934
FIRST BAPTIST CHURCH BELTON
506 N MAIN ST
BELTON, TX 76513-3072

35624
FIRST BAPTIST CHURCH OF BELTON
506 N MAIN ST
BELTON, TX 76513-3072

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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: 11-9-21 SIGNATURE: 

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

**NOTICE OF APPLICATION FOR AN
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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. UMHB is the crown jewel of Belton
 2. anything that adds to her expansion
 3. is a plus for our great city!
- (FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: Nov. 8, 2021 SIGNATURE: Charlie Robinson

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

122401

ROBINSON, CHARLES G & JANICE A

202 E 7TH AVE

BELTON, TX 76513-2658

Staff Report – Planning and Zoning Agenda Item



Date: November 16, 2021
Case No.: Z-21-23
Request: Agricultural to SF-3
Applicant/Owner: Montelongo Hermeregildo

Agenda Item #8

Z-21-23 - Hold a public hearing and consider a zoning change from Agricultural District to Single Family-3 Residential District for approximately 0.31 acres located at 3795 Village Hill Road and described as Village Hills, Block 1, Lots 22 and Part 23.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural District

Proposed Zoning: Single Family-3 Residential District

Proposed Uses:

The FLUM identifies this general area for residential use. This requested zoning change appears to be a reasonable request.

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 4:

This Type Area includes various blocks at the primary intersections and crossroads of the IH 35 and US 190 Corridors. The projected growth is primarily commercial, retail and neighborhood service uses.

Background/Case Summary

This is an existing residential neighborhood developed with detached single-family homes. This area was annexed in 2004 and zoned Agricultural. The property owner recently applied for a building permit to construct a carport at his existing residence. During the review, staff recommended a zoning change to reduce the setback requirements and to provide an appropriate zoning district that complements the use and size of the property. The approved plat shows a 10' utility easement on the west side of lot 22 that will be abandoned if approved by City Council to allow the carport to be constructed at the proposed location.

Project Analysis and Discussion

Existing Conditions: Surrounding this lot are numerous detached single-family homes. The vacant lot at the northeast corner of FM 1640 and Auction Barn Road is zoned Neighborhood Service.

Allowable Land Uses: The proposed zoning change would allow for the current use as a single-family residence.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the SF-3 District, which requires a minimum lot size of 5,000 sq. ft, a minimum width of 50' and depth of 90'. This platted lot is approximately 13,289 sq. ft. with a width of 97' and depth of 137'. All proposed structures included the carport will be reviewed for compliance with the setback requirements.

Recommendation

Recommend approval of the requested zoning change from Agricultural District to Single Family-3 Residential District for the property located at 3795 Village Hill Drive.

Attachments:

1. Zoning application, plat and proposed carport
2. Property Location Map
3. Zoning map
4. Aerial
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: 10-25 Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Montelongo Hermeregildo Phone Number: 254-563-3104
Mailing Address: 3795 Village Hill Rd. City: Belton State: Tx
Email Address: meremontelongo15@gmail.com

Owners Name: SAA Phone Number: _____
Mailing Address: _____ City: _____ State: _____
Email Address: _____

Applicant's Interest in Property:
Owner of the property

Legal Description of Property:
Village Hills Lots 22, 23 1/2, Block 1

Is this property being simultaneously platted? No

Street Address: 3795 Village Hill Rd.

Zoning Change From AG to SF-3

Signature of Applicant: Hermeregildo Date: 10-25-21

Signature of Owner (if not applicant): _____ Date: 10-25-21

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.

3795 Village Hill Rd Belton Tx. 76513

Fence

Fence

78' Back property

Fence

Carport
(new addition)
22' x 20'

25'

Neighbors Property

Existing home

Comments:

Foundation (concrete)

wood
Framing attached to the home
and roofing (cedar post-6

35'

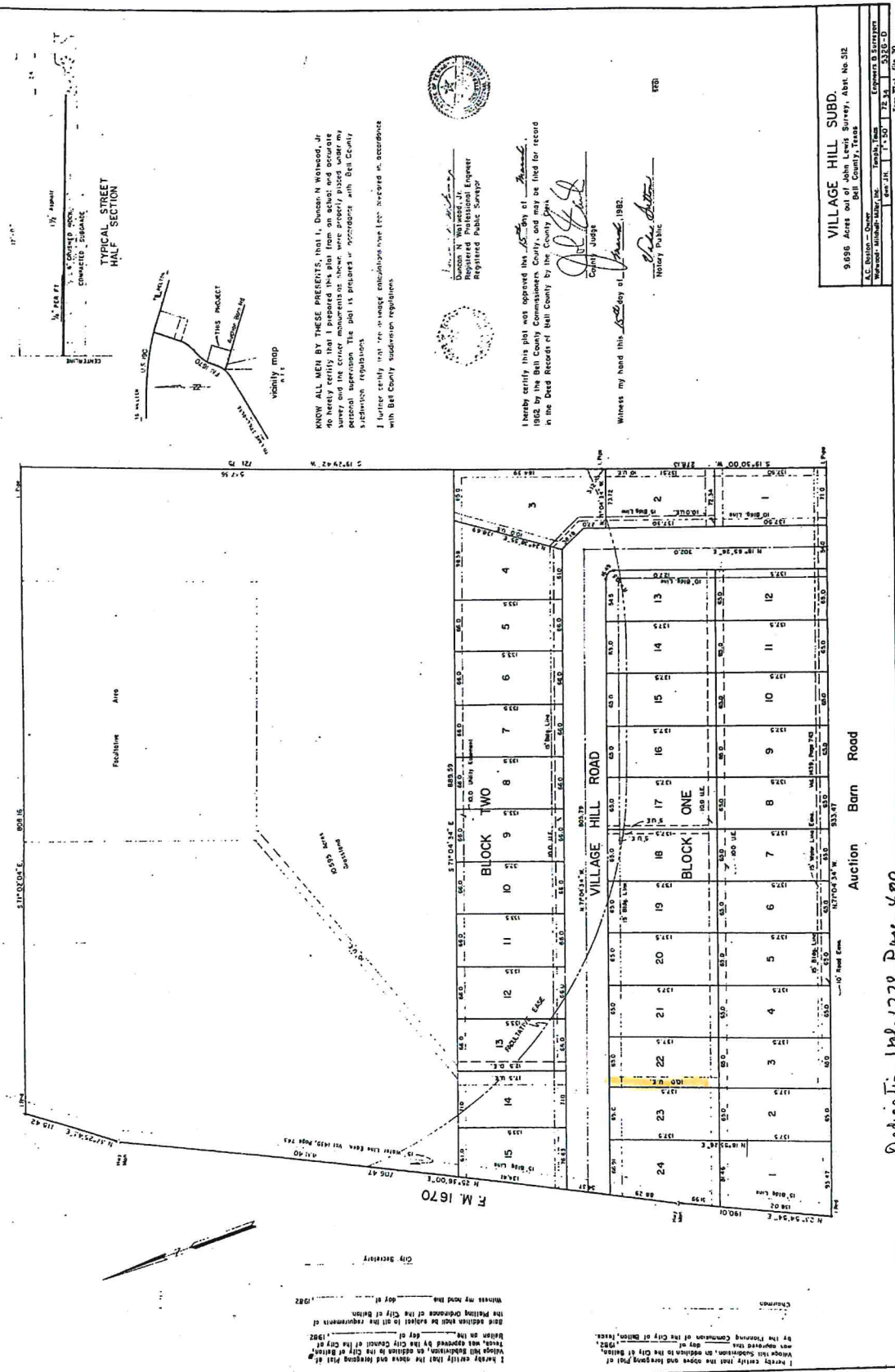
Existing
Drive way

34'

Fence

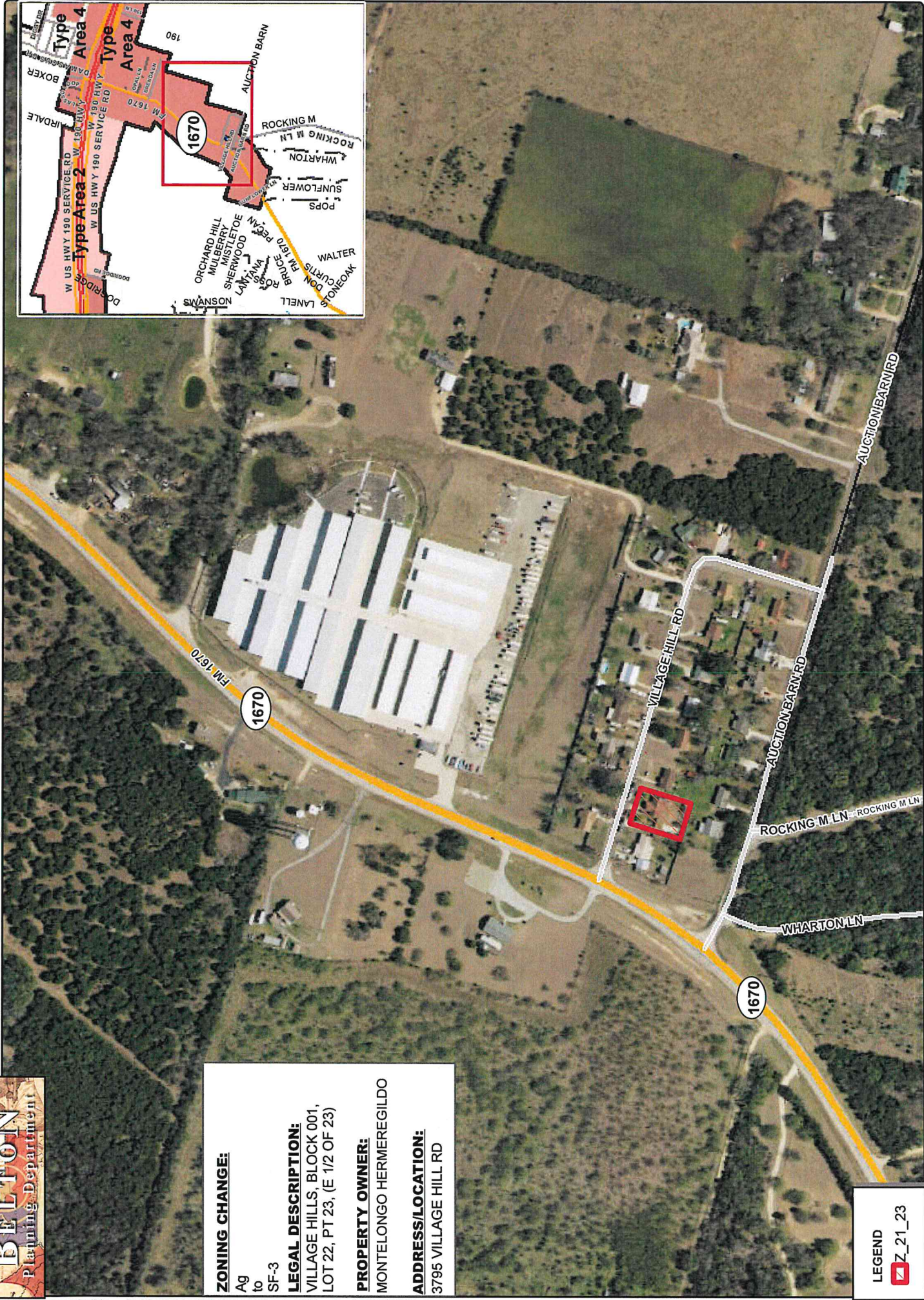
A-7-B

A-7-B



VILLAGE HILL SUBD.
9.696 Acres out of John Lewis Survey, ABE No 312
J.L. Lewis & Son, Inc.
Bell County, Texas
Surveyor's License No. 5320-D
Exp. 12-31-82

Zoning Case # Z-21-23 Location



ZONING CHANGE:

Ag
to
SF-3

LEGAL DESCRIPTION:

VILLAGE HILLS, BLOCK 001,
LOT 22, PT 23, (E 1/2 OF 23)

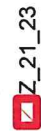
PROPERTY OWNER:

MONTELONGO HERMERE GILDO

ADDRESS/LOCATION:

3795 VILLAGE HILL RD

LEGEND



Z-21-23

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



Map Date: 10/26/2021

Zoning Case # Z-21-23 Zoning



ZONING CHANGE:

Ag
to
SF-3

LEGAL DESCRIPTION:

VILLAGE HILLS, BLOCK 001,
LOT 22, PT 23, (E 1/2 OF 23)

PROPERTY OWNER:

MONTELONGO HERMEREGILDO

ADDRESS/LOCATION:

3795 VILLAGE HILL RD



Legend

- City Parcels
- City Limits
- Z-21-23 Current Zoning
- Agricultural
- Neighborhood Service
- Planned Development
- Retail

Map Date: 10/26/2021

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Zoning Case # Z-21-23 Aerial



ZONING CHANGE:
Ag
to
SF-3

LEGAL DESCRIPTION:
VILLAGE HILLS, BLOCK 001,
LOT 22, PT 23, (E 1/2 OF 23)

PROPERTY OWNER:
MONTELONGO HERMEREGILDO

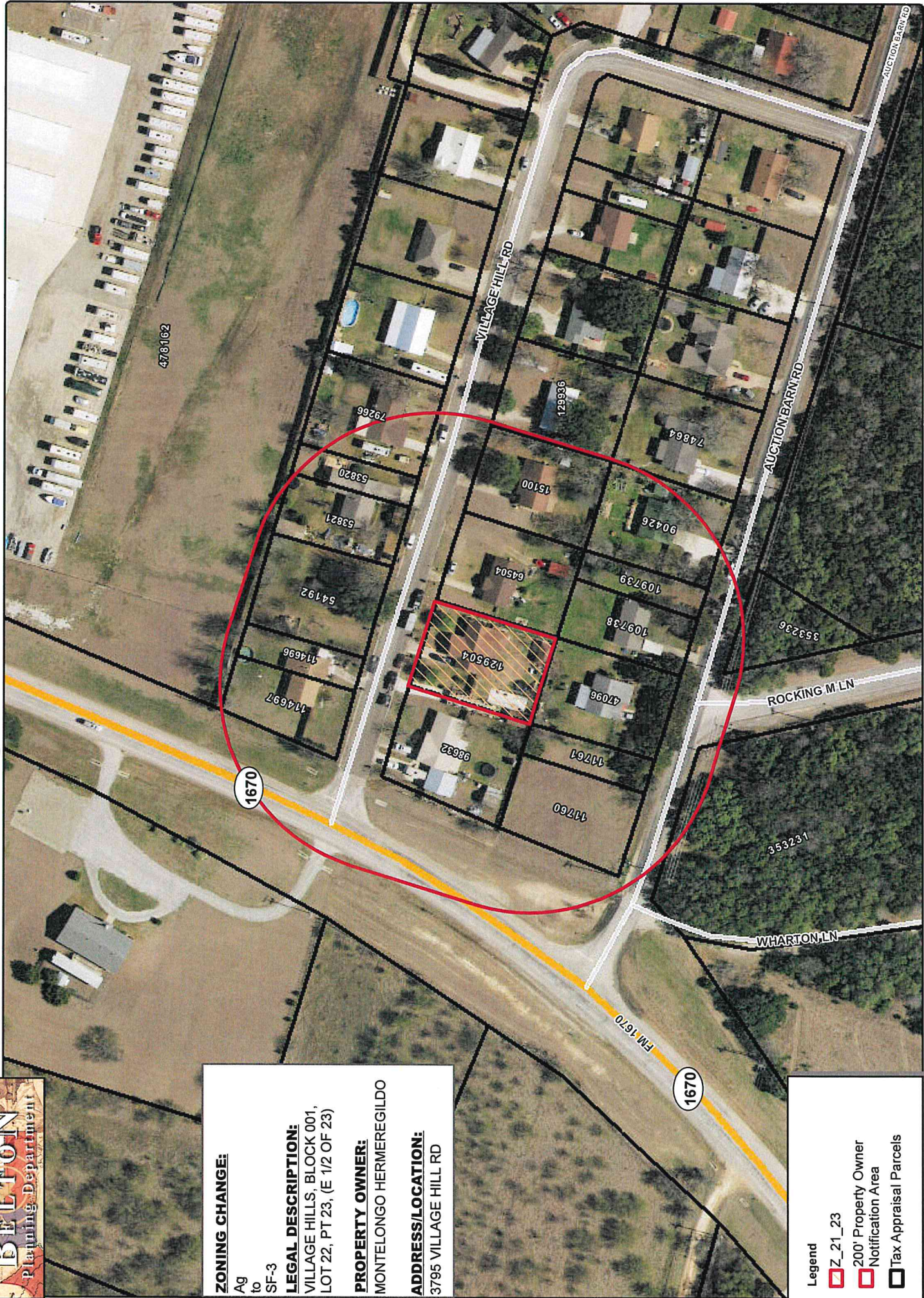
ADDRESS/LOCATION:
3795 VILLAGE HILL RD



LEGEND
 Z-21_23



Zoning Case # Z-21-23



ZONING CHANGE:
Ag
to
SF-3

LEGAL DESCRIPTION:
VILLAGE HILLS, BLOCK 001,
LOT 22, PT 23, (E 1/2 OF 23)

PROPERTY OWNER:
MONTELONGO HERMEREGILDO

ADDRESS/LOCATION:
3795 VILLAGE HILL RD

Legend

- ☒ Z_21_23
- ☐ 200' Property Owner
- ☐ Notification Area
- ☐ Tax Appraisal Parcels

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MONTELONGO HERMEREGLDO.,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3795 VILLAGE HILLS ROAD
FROM A(N) AGRICULTURE ZONING DISTRICT,
TO A(N) SINGLE FAMILY -3 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, November 16, 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, November 23, 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 NOVEMBER 16, 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**

64504
BROWN, AMANDA L
3769 VILLAGE HILL RD
BELTON, TX 76513-7389

114696
GILLIAM, DAVID
3822 VILLAGE HILL RD
BELTON, TX 76513

11760
HAUN INVESTMENTS LLC
2200 E RANCIER
KILLEEN, TX 76543

47096
MARTIN, VERA V
3696 AUCTION BARN RD
BELTON, TX 76513-7195

90426
PALMER, RUSSELL E & ROSE M
3644 AUCTION BARN RD
BELTON, TX 76513

53821
ROCHA, COLLEEN O'DONNELL
3758 VILLAGE HILL RD
BELTON, TX 76513-7298

109739
SPURLOCK, STACIE LEIGH
3674 AUCTION BARN RD
BELTON, TX 76513-7195

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

54192
DIAZ, JUAN MANUEL ETUX CLEOTILDE
2061 CIRCLE OAKS LOOP UNIT 33
BELTON, TX 76513-7482

114697
GILLIAM, DAVID
3822 VILLAGE HILL RD
BELTON, TX 76513

11761
HAUN INVESTMENTS LLC
2200 E RANCIER
KILLEEN, TX 76543

74864
MIRELES, ELI ETUX YOLANDA A
3622 AUCTION BARN RD
BELTON, TX 76513-7195

353236
POTTS, JOHN MARK ETUX ROBIN
2801 ROCKING M LN
BELTON, TX 76513-9401

79266
SHULER, JUANA JAN ETVIR CLAUDE WESLEY
3704 VILLAGE HILL RD
BELTON, TX 76513-7298

129936
WALKER, KATHERINE ALICE
3713 VILLAGE HILL
BELTON, TX 76513

98632
GILLIAM, BARBARA & DAVID
3827 VILLAGE HILL RD
BELTON, TX 76513-7388

478162
GKSF ENTERPRISES LLC
PO BOX 1465
SALADO, TX 76571

15100
LAURIA, SHIRLEY
3737 VILLAGE HILL RD
BELTON, TX 76513-7389

129504
MONTELONGO, HERMEREGILDO & ABRAHAM
3795 VILLAGE HILL RD
BELTON, TX 76513-7389

53820
ROCHA, COLLEEN O'DONNELL
3758 VILLAGE HILL RD
BELTON, TX 76513-7298

109738
SPURLOCK, STACIE LEIGH
3674 AUCTION BARN RD
BELTON, TX 76513-7195

353231
WHARTON FAMILY TRUST
2807 WHARTON LN
BELTON, TX 76513-7274

Staff Report – Planning and Zoning Agenda Item



Date: November 16, 2021
Case No.: Z-21-24
Request: SF-1 to NS
Applicant/Owner: Stinson, Thomas & Shae

Agenda Item #9

Z-21-24 - Hold a public hearing and consider a zoning change from Single Family -1 Residential District to Neighborhood Service on approximately 0.845 acres located at 404 Lake Road, located on the south side of Lake Road and east of Kneese Drive.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Single Family -1 Residential

Proposed Zoning: Neighborhood Service

Proposed Uses: Personal Service Shop and Yoga Studio

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area for residential use; however, Type Area 5 classifies this area as a transitional area with primary retail and commercial growth opportunities. The requested zoning is consistent surrounding properties and appears to be reasonable at this location.

Design Standards Type Area 5:

The projected growth is primarily retail, commercial and mixed-uses with higher development standards.

Background/Case Summary

The applicant is a prospective buyer of this property and intends to start a new business that sells holistic natural health care products and establish a yoga studio. This property is amidst a transitional area along FM 439 where residential properties are converting to offices and retail uses. Businesses such as Bush's Chicken, Aaron's, Sonic, Scott & White Pharmacy, Texell, Lonestar Pediatric Dental, That Art Place, are among examples located along the FM 439 corridor.

Project Analysis and Discussion

Existing Conditions: The surrounding uses are:

<i>Direction</i>	<i>Zoning</i>	<i>Use</i>
North	PD – Office and Neighborhood Services	Baylor Scott & White Urgent Care and Pharmacy
South	Single Family 2	Quail Meadow Park
East	Neighborhood Service	Whimsies Boutique
West	Single Family 1	Residential Home

Allowable Land Uses: The proposed use would allow for the proposed shop and yoga studio as well as other uses permitted in the Neighborhood Service district including but not limited to bakery, banks, barber and beauty shop, church, drug store and pharmacy.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the NS District, which requires a minimum lot size of 7,000 sq. ft, a width of 60'. This lot is approximately 36,800 sq. ft. with a width of 156' and depth of 230'. All proposed new buildings will be reviewed for compliance with the setback requirements and applicable parking standards.

The applicant is proposing to utilize the existing house and detached garage. Adequate on-site parking will be provided in accordance to the site plan submitted by the owner. According to the Bell County Tax Appraisal District, this residence is 1,896 square feet and the detached garage is 1,196 square feet. Section 34, *Off-Street Parking and Loading Requirements*, of the Zoning Ordinance, states a retail or personal service establishment use shall provide one parking space for each 200 square feet of gross floor area. The proposed use will require 15 parking spaces as provided in the proposed site plan. The building permit process will ensure compliance with all applicable design standards.

Recommendation

Recommend approval of the requested zoning change from Single Family-1 Residential District to Neighborhood Service for the property located at 404 Lake Road.

Attachments:

1. Zoning application and proposed site plan
2. Property Location Map
3. Zoning map
4. Aerial
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: Thomas "Shae" Stinson Phone Number: 254 654 0475
Mailing Address: 123 Chattanooga Ct. City: Belton State: TX
Email Address: Shaed@msn.com

Owners Name: Lisa DeWeese Phone Number: _____
Mailing Address: 404 Lake Road City: Belton State: TX
Email Address: Aggie82@peoplepc.com

Applicant's Interest in Property:

to purchase for commercial use, retail

Legal Description of Property:

.845 acres James Bennett A0071BC

Is this property being simultaneously platted? No

Street Address: 404 Lake Road, Belton, TX 76513

Zoning Change From SF-1 to NS

Signature of Applicant: Shae Stinson Date: 10/5/2021

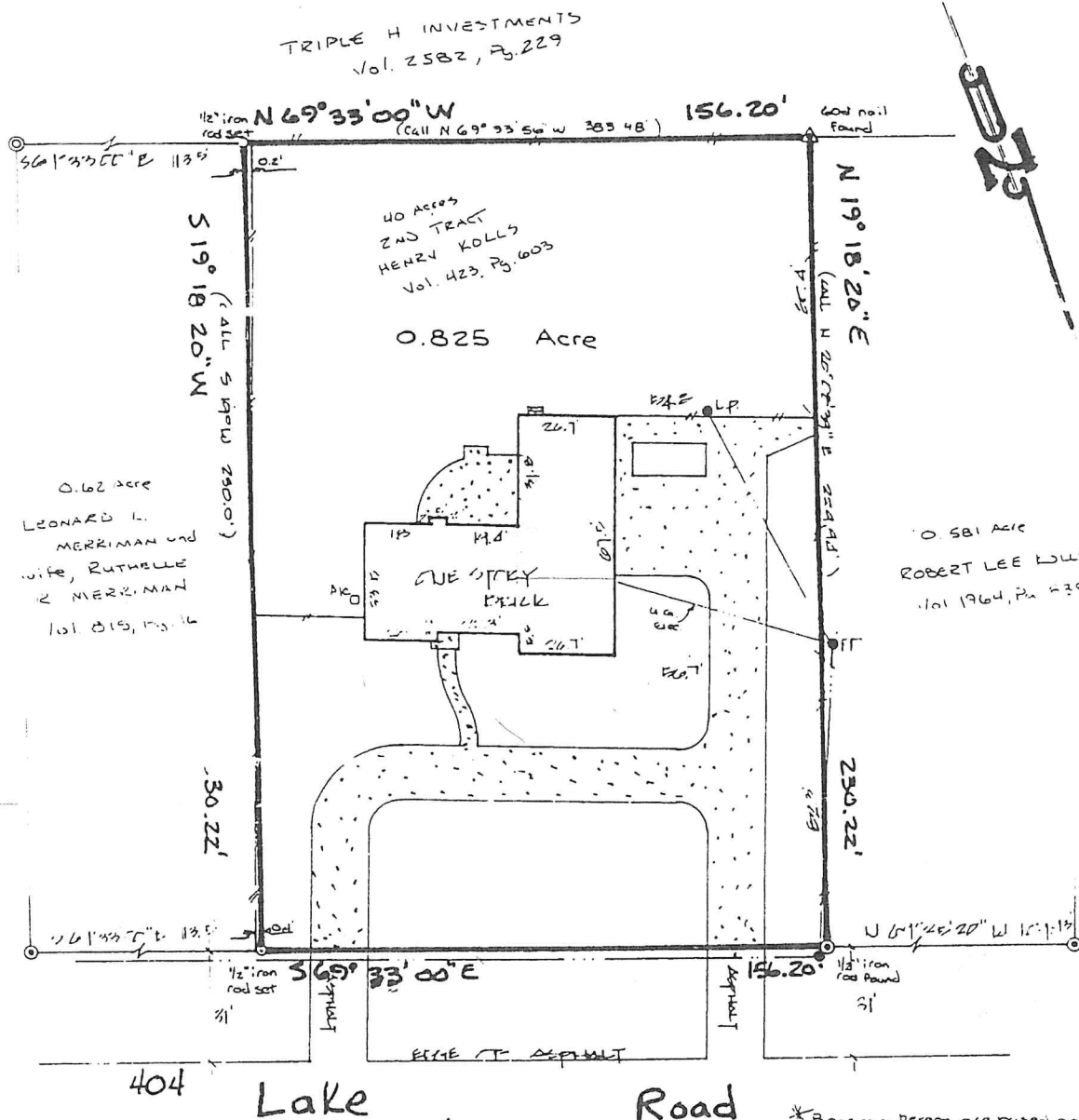
Signature of Owner (if not applicant): Lisa DeWeese Date: 10/6/2021

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.

Sketch showing 0.825 Acre Being a part of the JAMIE D BENNETT SURVEY, ABSTRACT NO. 71, in Bell County, Texas

* See Surveyors Field Notes for particular description.



The following easements of record in the Deed (F.M. Road No. 439) Records of Bell County, Texas do not appear visually to affect this property:
464/598, 810/7, 1034/481, 1034/473, 496/456, 737/473, 876, 600

* Bearings hereon are based on the found monuments at the NWc of the 0.581 Acre + the NWc of the 0.62 Acre tract

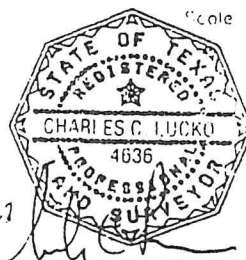
The boundaries have been marked as shown hereon. The physical location of the improvements situated along or within the property is as shown. To the best of my knowledge there are no other apparent visible encroachments, easements, boundary line conflicts or boundary line discrepancies, protrusions, or overlapping of improvements, other than what is shown hereon. This tract does not appear to be within the "Special Flood Hazard Area" as per H.U.D. Federal Insurance Map Number 480028 0002 B, and per said map appears to be situated within Zone C. This statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

Charles C. Lucko
ALL COUNTY SURVEYING



- Surveying
- Mapping
- Construction layout

420 Greenview Drive, Suite 100
Temple, Texas 76502
817-778-2272 Mobile 817-634-4636



Scale 1" = 40'

Surveyed November 24, 1993

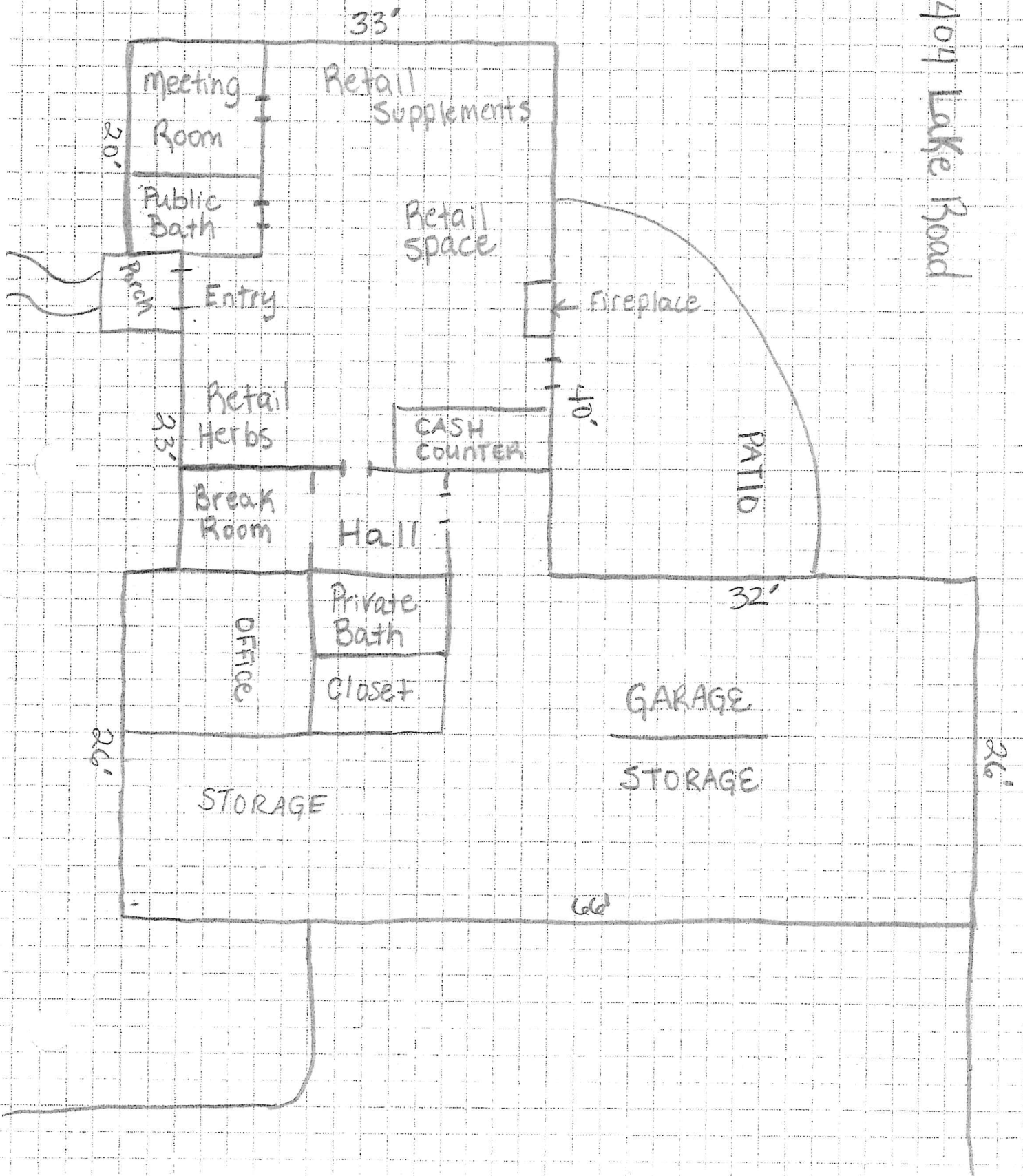
Job Number 93-2821

Dwg No

Disk No

Cogo No

404 Lake Road



LAKE Road

LAKE Road

Whimsies

■ = 5'
approx.

Each Parking Place =

10' wide
20' long

3' off fence line

30' Between
end of parking spot
and end of asphalt



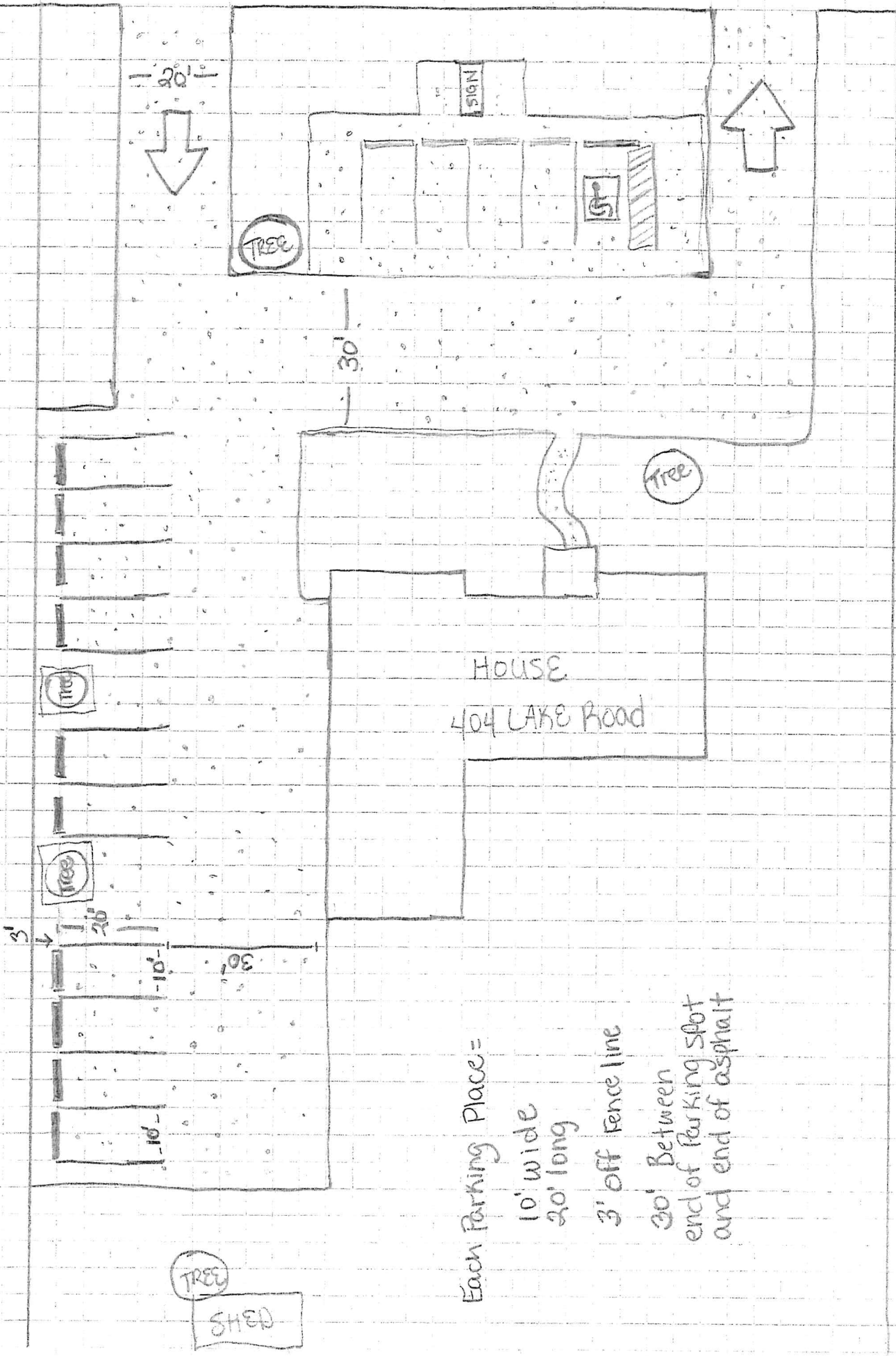
TREE

HOUSE
404 LAKE Road

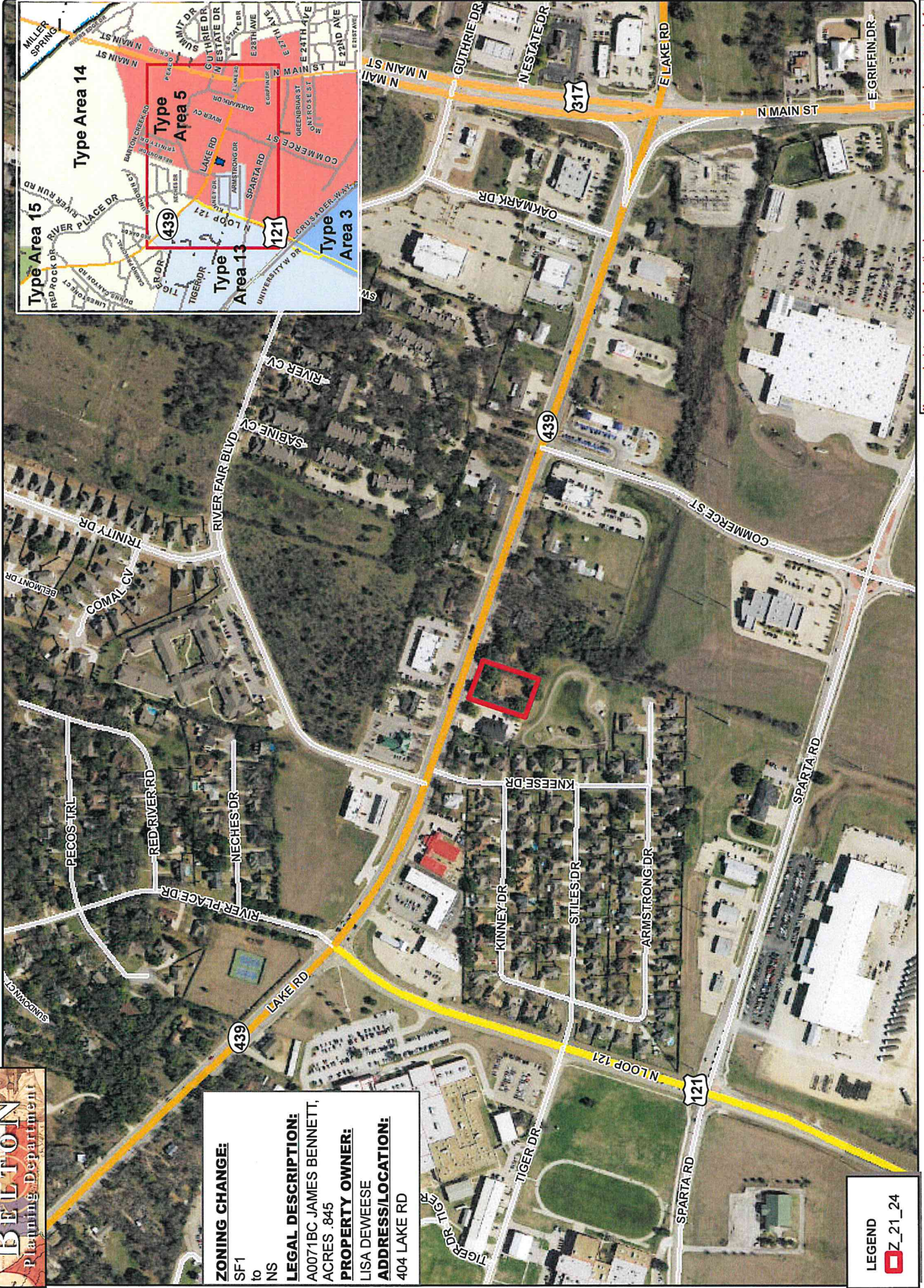
TREE

TREE

SHED



Zoning Case # Z-21-24 Location



ZONING CHANGE:
SF1
to
NS

LEGAL DESCRIPTION:
A0071BC JAMES BENNETT,
ACRES .845

PROPERTY OWNER:
LISA DEWEESE

ADDRESS/LOCATION:
404 LAKE RD

LEGEND
 Z_21_24

Zoning Case # Z-21-24 Zoning



ZONING CHANGE:
SF-1 to NS

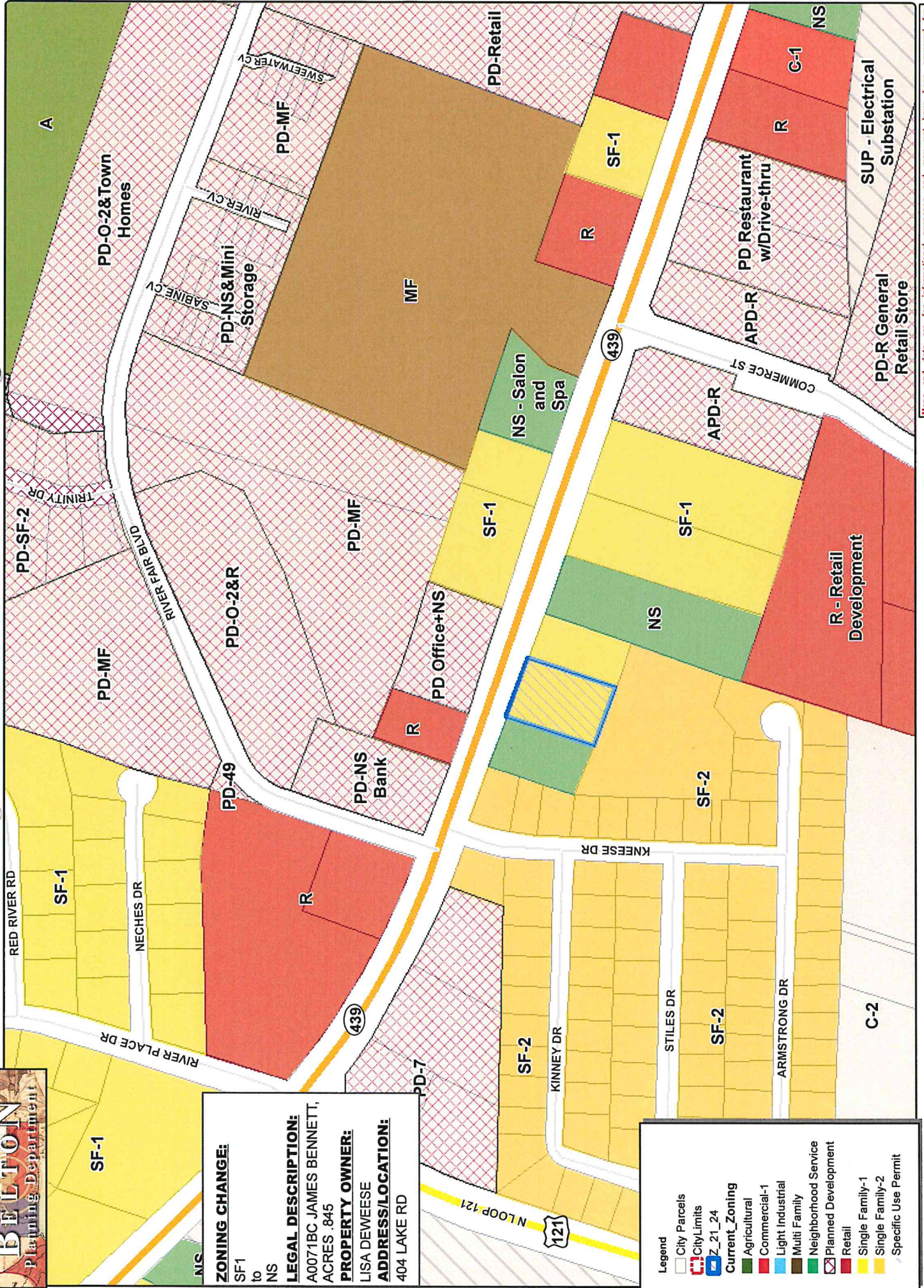
LEGAL DESCRIPTION:
A0071BC JAMES BENNETT, ACRES .845

PROPERTY OWNER:
LISA DEWEESE

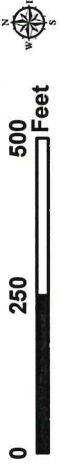
ADDRESS/LOCATION:
404 LAKE RD

Legend

- City Parcels
- City Limits
- City Limits Z-21_24
- Current Zoning
- Agricultural
- Commercial-1
- Light Industrial
- Multi Family
- Neighborhood Service
- Planned Development
- Retail
- Single Family-1
- Single Family-2
- 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 Belton regarding specific accuracy or completeness.



Map Date: 10/26/2021

Zoning Case # Z-21-24 Aerial



ZONING CHANGE:
SF1
to
NS

LEGAL DESCRIPTION:
A0071BC JAMES BENNETT,
ACRES .845

PROPERTY OWNER:
LISA DEWEESE

ADDRESS/LOCATION:
404 LAKE RD

LEGEND
Z-21_24

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0 50 100 Feet

Map Date: 10/26/2021

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: THOMAS AND SHAE STINSON,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 404 LAKE ROAD
FROM A(N) SINGLE FAMILY -1 RESIDENTIAL ZONING DISTRICT,
TO A(N) NEIGHBORHOOD SERVICES ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, November 16, 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, November 23, 2021**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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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-21-24



ZONING CHANGE:
SF1
to
NS

LEGAL DESCRIPTION:
A0071BC JAMES BENNETT,
ACRES .845

PROPERTY OWNER:
LISA DEWEESE

ADDRESS/LOCATION:
404 LAKE RD

Legend

- ☒ Z_21_24
- ☐ 200' Property Owner
- ☐ Notification Area
- ☐ Tax Appraisal Parcels

73071	136055	99824
BARTEK, RUSSELL B ETUX	BUNKE, MARY ANN ETVIR RATJE H	CANYON CREEK CROSSING AT BELTON LLC
306 LAKE RD	2806 KNEESE DR	1023 CANYON CREEK DR STE 100
BELTON, TX 76513-1514	BELTON, TX 76513-1413	TEMPLE, TX 76502-3278
196192	196187	136058
CITY OF BELTON	DICKSON, CHESTER E	DICKSON, CHESTER E & DIANE M
PO BOX 120	24 W RIVERCREST DR	24 W RIVERCREST DR
BELTON, TX 76513-0120	HOUSTON, TX 77042-2127	HOUSTON, TX 77042
13094	196188	136057
EWAN, KEN & LALI	FRENCH, BRYAN T	HALANEY, LLOYD J ETUX DEANNE B
30313 SAINT ANDREWS DR	822 JOHANNE PL APT A	2710 KNEESE DR
GEORGETOWN, TX 78628-1104	COLORADO SPRINGS, CO 80906-8693	BELTON, TX 76513-1410
211466	75550	77172
LSPD PROPERTIES LLC	MONTGOMERY, RALPH W	MOULDER, LISA K
505 E HUNTLAND DR NO 340	206 LAKE RD	404 LAKE RD
AUSTIN, TX 78752	BELTON, TX 76513-1512	BELTON, TX 76513-1402
136054	136056	239318
ROSIGNOL, SCOTT D	SHUFFIELD, BRIAN KEITH ETUX LISA RENEE	TEXELL CREDIT UNION
4544 COUNTY ROAD 206	2804 KNEESE DR	PO BOX 983
BRECKENRIDGE, TX 76424-6001	BELTON, TX 76513	TEMPLE, TX 76503
474799	SUPERINTENDENT	
WHIMSICAL WONDERS LLC - SERIES TWO	BELTON I.S.D.	
921 ESTATE DR	P O Box 269	
BELTON, TX 76513	BELTON TEXAS 76513	



Staff Report – Planning & Zoning Item

Date: November 16, 2021
Case No.: P-21-23 Three Creeks Phase IX
Request: Final Plat
Applicant: Yalgo Engineering
Owner/Developer: WBW Single Development Group, LLC.

Agenda Item

P-21-23 Consider a final plat of Three Creeks Phase IX, comprising 55.75 acres, located generally east of FM 1670 and south of IH-14, on the north side of Three Creeks Blvd., near the intersection FM 1670, in Belton's ETJ.

Originating Department

Planning – Tina Moore, Planner

Case Summary

This is the 9th phase of the Three Creeks development. This phase proposes 235 lots for residential development, and five tracts for greenspace to be owned and maintained by the homeowners' association (HOA). The nine phases combined results in a total 1,332 lots of an estimated 1,500 total lots.

Project Analysis and Discussion

This property is in Belton's ETJ; therefore, Belton zoning codes are not applicable. Development Agreement Section 5.02.b. executed in December 2010, governs area requirements and setbacks for Three Creeks. All the lots in this phase meet the minimum lot requirements - 5,000 sq. ft in area, 50' width and 100' depth. Required setbacks are:

Front Yard: 25'

Rear Yard: 20'

Side Yard: 5' interior; 15' adjacent to a street; 25' if garage entry from side street

Per the Development Agreement approved in 2010, Bell County Municipal Utility District (MUD) No. 1 was created to finance infrastructure in, and to, this subdivision. This infrastructure includes water, sewer, drainage, and roadways.

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

Water: This phase lies within the Dog Ridge Water Supply Corporation (WSC) Certification of Convenience and Necessity (CCN) for water services. The developer is working with Dog Ridge WSC for a systemwide upgrade to their water lines. As part of the upgrades, a 10-inch diameter water line is proposed to serve this phase and will extend from Rocking M Lane. A six-inch diameter water will tie into this larger main and will be extended throughout this phase. The plat is contingent upon the approval of Dog Ridge WSC. A letter indicating their ability and willingness to provide service is required.

Internally, fire hydrant locations comply with current standards. The developer has indicated that this phase will not initially meet the required fire flow standards of 1,000 gpm, as adopted with the 2015 International Fire Code. However, future anticipated upgrades within the Dog Ridge system will bring the fire flows up to minimum standards. The fire flow without the upgrades will be slightly over 400 gpm; after the upgrades the flow will exceed the 1,000 gpm requirement. A variance for this requirement is supported by staff as adequate water line size and hydrants are provided internally. Improvements, although not scheduled, may occur in the future.

The developer is also requesting a CNN boundary amendment to switch several lots in phase IX and future phase X into the Dog Ridge CNN boundary. The proposal also switches existing constructed lots in phases V and VII into the Belton's CCN boundary. The approval of this plat will be contingent upon the approval of the boundary amendment by City Council, Dog Ridge WSC, and the Texas Public Utility Commission.

Sewer: This phase lies within Belton's sewer CCN. Six-inch diameter sewer lines are proposed throughout the subdivision. The City will be responsible for maintaining the sewer lines after construction and acceptance.

Access: Two accesses are required for this phase per the Subdivision Ordinance and Development Agreement. The plat shows access to Three Creeks Boulevard and to Walter Lane in the existing Stone Oak subdivision. Staff and Bell County Commissioner requested that alternative routes be considered eliminating the connection to the Stone Oak subdivision due to the rural street conditions that are not equipped to handle the demands of this proposed urban development. The applicant proposed to install a controlled gate with a Knox box to allow emergency service vehicle access only while restricting access to residents on Walter Lane. Staff is concerned this proposal would eliminate the required second access and recommends an additional access to Three Creek Blvd. Staff recommends extending Lorenzen Court to Three Creek Blvd and adding a stop sign at that intersection. Staff also suggest that the developer converts a proportion of Walter Lane into a residential lot to eliminate the connection to Walter Lane. It appears no lots will be lost with this suggested redesign that would markedly improve Three Creeks circulation.

The development agreement approved by the City Council in 2010 included a master plan of the proposed subdivision that identified these two points of access, including Walter Lane. In 2016, the Subdivision Ordinance was amended (Section 502.01.J) to require any single-family residential subdivision within the City of Belton or the City's ETJ to provide three entrances/access streets for subdivisions with more than 101 lots. The developer has indicated

prior vesting rights as approved with the Development Agreement supersedes current requirements and allows for the proposed connections to Walter Lane.

The overall Three Creek subdivision will ultimately have three access:

- Access 1: Three Creek Blvd entrance from FM 1670
- Access 2: Rocking M Lane
- Access 3: Future extension of Three Creeks Boulevard
eastward to Shanklin Road

Streets/Drainage: The streets in this phase are local streets that will be constructed with a 50' ROW, 31' pavement width, and curb/gutter. Three Creeks Boulevard, a major arterial street, runs along the south side of this phase and provides access to the local streets in this phase. A note has been added to the plat prohibiting access to Three Creeks Boulevard from the lots that back to Three Creeks Boulevard. After construction and acceptance, Bell County will be responsible for maintenance of the streets.

Drainage: Drainage calculations have been provided and reviewed with the construction plans for this phase. A small portion of this development is in the flood plain. The minimum finished floor elevation for new construction in the flood plain is required to be at least 18-inches above the base flood elevation. Since this property lies in Belton's ETJ, the city is not responsible for the maintenance of the drainage facilities and will defer to Bell County and their requirements.

Sidewalks: No sidewalks are required or proposed along the local streets in this phase.

Parkland Dedication/Fee: According to the Subdivision Ordinance Section 517, each residential subdivision is required to dedicate sufficient and suitable parkland and/or payment of fees-in-lieu of required parkland. Ultimately 15 acres is required for the entire 1,500 lots in this subdivision. The developer has provided a total of 127.34 acres of private parkland that contains several trail networks and pavilions for the residents. This private parkland exceeds the Subdivision Ordinance requirements and is consistent with the master plan in the development agreement. The parkland facilities, greenspaces, and trails will be maintained by the HOA.

Recommendation:

Recommend approval of the final plat for Three Creeks Phase IX, subject to the following conditions:

1. Approval of variance to fire flow requirements for fire protection; and
2. A second unrestricted access is required to provide adequate circulation for this phase. Staff recommends an additional access to Three Creek Blvd, substituted for the connection to the Stone Oak Subdivision.

Attachments

1. Final Plat Application and Final Plat

2. Location Map
3. Three Creeks Overall Layout
4. Parkland Trails Concept Plan
5. Conceptual Access Plan

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

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

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

Date Received: _____ Date Due: _____ **(All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)**

Applicant: Yalgo Engineering Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave. Ste 100 Killeen, Tx 76543
Email Address: jmcdonald@yalgoengineering.com

Owner: WBW Single Development Group, LLC - Series 129 Phone: 254-953-5353
Mailing Address: 3000 Illinois Ave. Ste 100 Killeen, Tx 76542
Email Address: tmckee@wbdevelopment.com

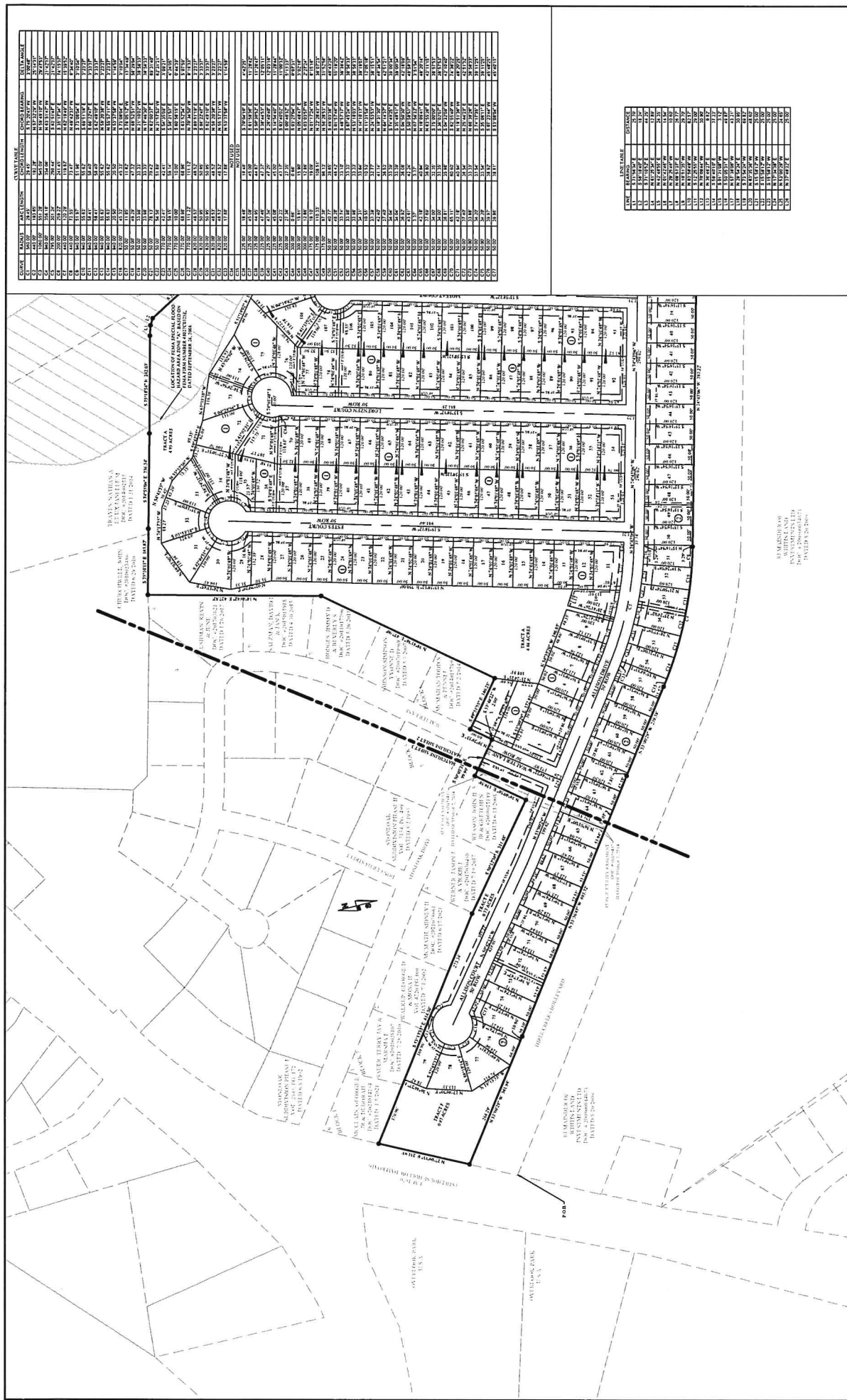
Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: _____ Survey: C.H. Fitch & Young Williams
Abstract #: 316 & 861 Street Address: FM 1670
Frontage in Feet: _____ Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: ETJ
Name of proposed subdivision: Three Creeks Phase IX
Number of Lots: 235 Fee: \$ 955

Signature of Applicant:  Date: 9/2/21
Signature of Owner:  Date: 9/2/21

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



PROJECT INFORMATION		SHEET	
DATE	BT	3	OF 3
DESCRIPTION			
PROJECT NAME	WINDY HILLS DEVELOPMENT, LLC, 0.000000 AC		
CLIENT NAME	WINDY HILLS DEVELOPMENT, LLC, 0.000000 AC		
CLIENT ADDRESS	1000 W. 2nd Street, Suite 200, Belton, TX 77705-5001		
CLIENT PHONE	(817) 251-9555		
CLIENT FAX	(817) 251-9556		
CLIENT EMAIL	info@windyhillsllc.com		
CLIENT LOCATION	GEORGETOWN, TX		
APPROVED BY	DATE		
AUTORIZED BY	DATE		
PROJECT INFORMATION		SHEET	
DATE	BT	3	OF 3
DESCRIPTION			
PROJECT NAME	WINDY HILLS DEVELOPMENT, LLC, 0.000000 AC		
CLIENT NAME	WINDY HILLS DEVELOPMENT, LLC, 0.000000 AC		
CLIENT ADDRESS	1000 W. 2nd Street, Suite 200, Belton, TX 77705-5001		
CLIENT PHONE	(817) 251-9555		
CLIENT FAX	(817) 251-9556		
CLIENT EMAIL	info@windyhillsllc.com		
CLIENT LOCATION	GEORGETOWN, TX		
APPROVED BY	DATE		
AUTORIZED BY	DATE		

FINAL PLAT OF
THREE CREEKS PHASE IX
BELTON E.T.I., BELL COUNTY, TEXAS

Valgo, LLC
100 W. 2nd Street, Suite 200
Belton, TX 77705-5001
(817) 251-9555
info@valgo.com
Texas Registered
Engineering Firm F-10444

LEGEND

1. LOT

2. STREET

3. EASEMENT

4. UTILITY

5. FENCE

6. CURB

7. DRIVEWAY

8. WALKWAY

9. BIKEWAY

10. PARKWAY

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P-21-23 LOCATION - THREE CREEKS PHASE IX



Author: Anthony Holgrass, City of Belton

Path: E:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2021\Plat Cases\P-21-23\P-21-23_location.mxd



PROPOSED PLAT:

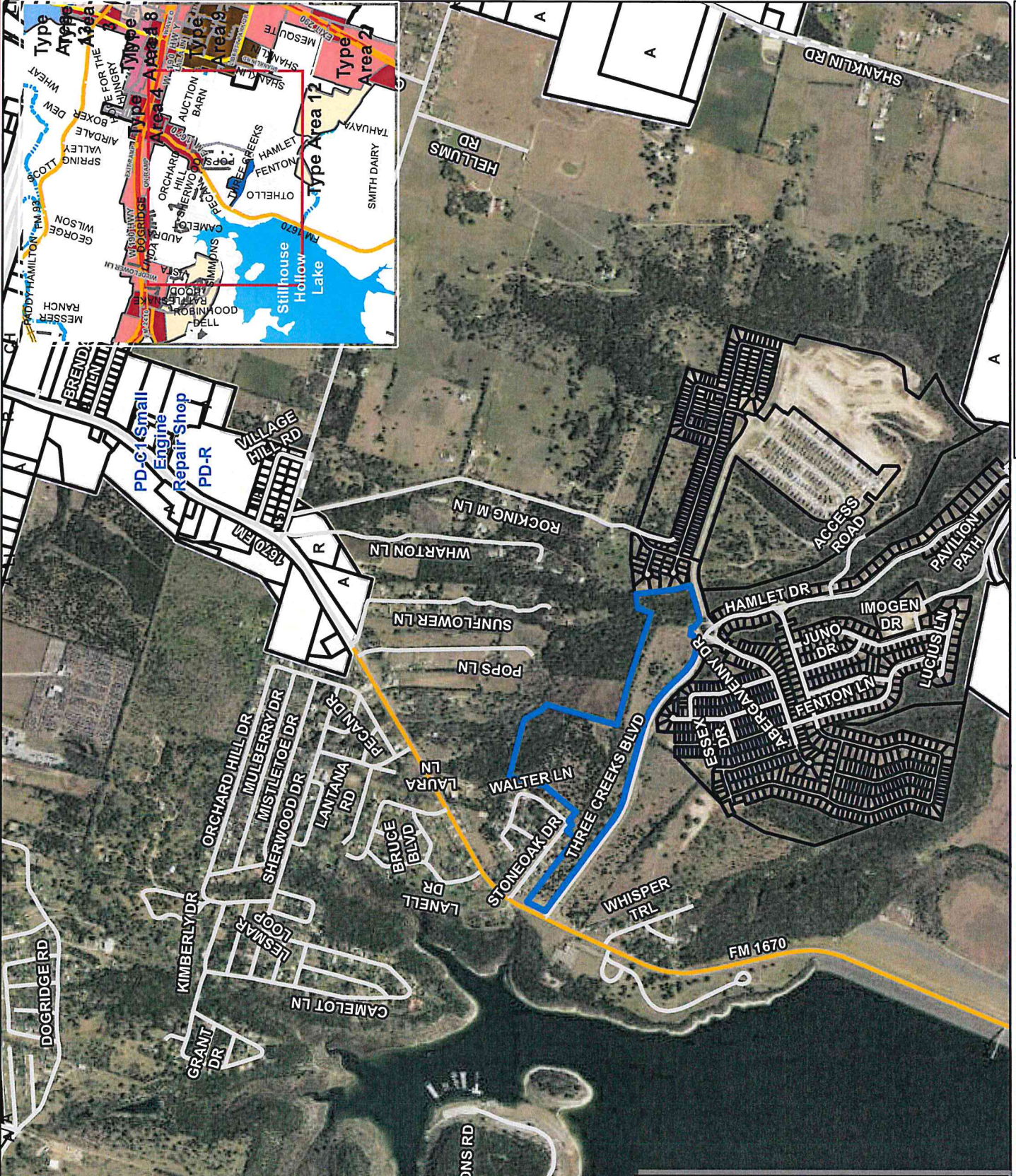
Final Plat
Three Creeks Phase IX
57.75 Acres

PROPERTY OWNER:

WB Development

LEGEND

- P_21_23
- City Limits
- Zoning**
 - Agricultural
 - Commercial Highway
 - Light Industrial
 - Mobile Home
 - Neighborhood Service
 - Planned Development
 - Retail
 - Single Family-3
 - Specific Use Permit



Map Date: 11/12/2021

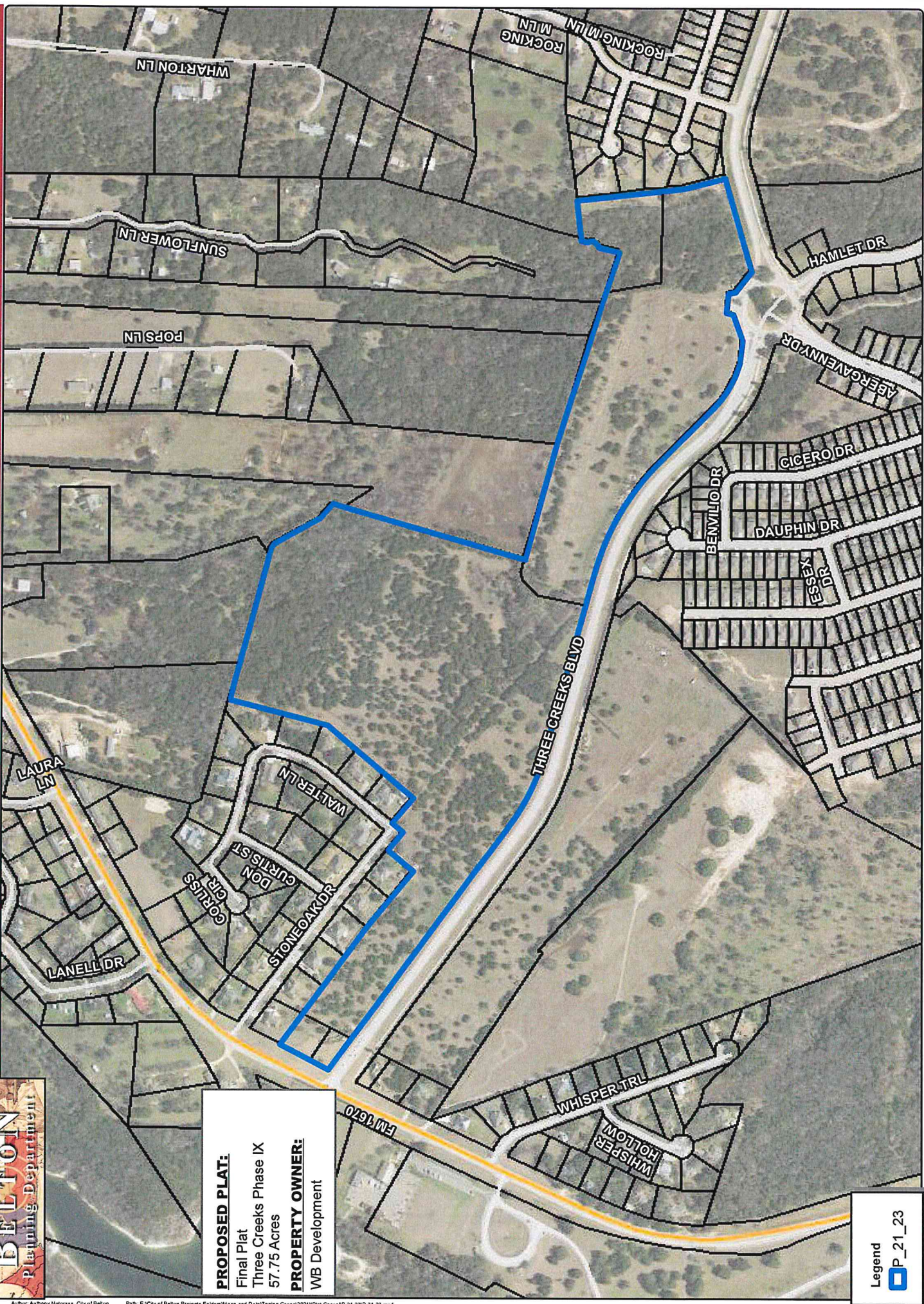
Maps and data are for informational purposes and may not be prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding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

P-21-23 - THREE CREEKS PHASE IX



PROPOSED PLAT:
 Final Plat
 Three Creeks Phase IX
 57.75 Acres

PROPERTY OWNER:
 WB Development

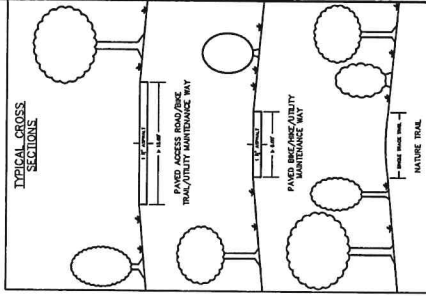
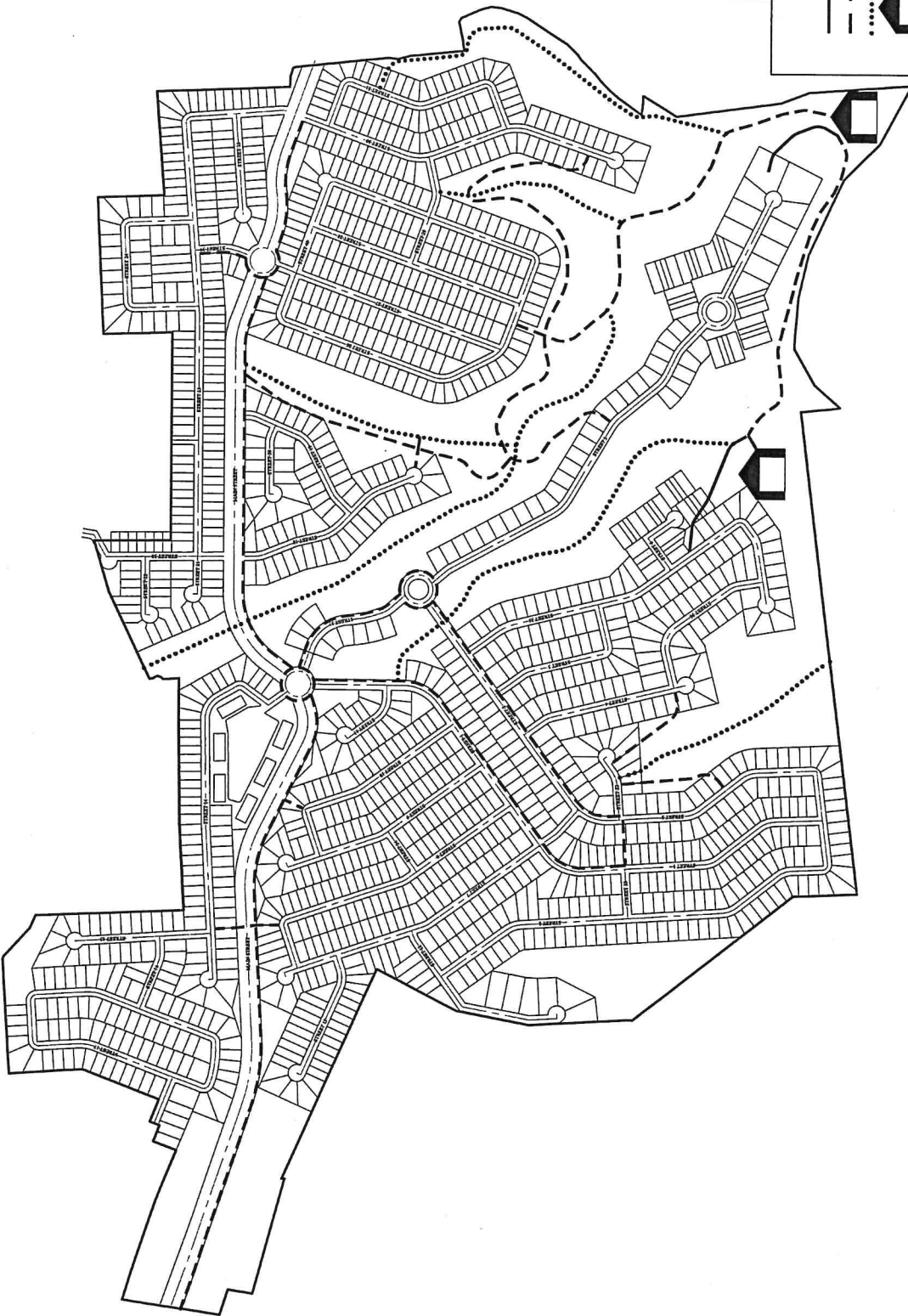


Legend
 P_21_23



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Map Date: 11/12/2021



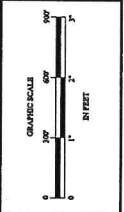
- LEGEND
- PAVED ACCESS ROAD/BIKE TRAIL
 - PAVED BIKE/HIKE TRAIL
 - NATURE TRAIL
 - PAVILION

Yalga, LLC
3000 Illinois Ave., Suite 100
Houston, Texas 77058
PH (281) 931-5353
FX (281) 931-5022
Texas Registered
Engineering Firm E-10264

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

CONCEPTUAL PARK-TRAIL SYSTEM
LA CACHETTE
CITY OF BELTON, BELL COUNTY, TEXAS

PROJECT NAME



PROJECT INFORMATION

REV.	DATE	BY	DESCRIPTION
1	01/22/2011	JAT	INITIAL RELEASE
2	01/22/2011	JAT	PROJECT NUMBER: 1019
3	01/22/2011	JAT	CLIENT NAME: W & B DEVELOPMENT
4	01/22/2011	JAT	CLIENT LOCATION: BELTON, TX
5	01/22/2011	JAT	APPROVED BY: JAT
6	01/22/2011	JAT	AUTHORIZED BY: WWW

TOTAL SITE: 101.4 ACRES
TOTAL BLOCKS: 101
TOTAL TRACTS: 101

PRINTED ON January 20, 2011

6 OF 10



Staff Report – Planning and Zoning Commission Agenda Item



Agenda Item

Hold a public hearing and consider proposed amendments to the Belton Thoroughfare Plan.

Originating Department

Planning – Bob van Til, Planning Director.

Summary Information

The purpose of this item is to hold a public hearing and consider proposed amendments to Belton's Thoroughfare Plan.

Discussion

The goal of the project is to make interim changes to the Thoroughfare Plan. The proposed updates are in response to recent platting activity, other development activity, such as the proposed River Farms development agreement, and evaluations of current alignments that no longer appear feasible.

The Thoroughfare Plan is an integral component of the City's Comprehensive Plan. It is an important document that provides a future framework of planned roads around which development may occur. It identifies basic designs and layouts that may be considered for future roadways.

The Thoroughfare Plan guides the development of a city's street system, taking into account the mobility and access needs of the public. In addition, it provides guidance on the general alignment and right-of-way required for roadways as development and subdivision platting occurs. The Plan provides guidance on thoroughfare system improvements, including the planned extension of city roadways.

The Comprehensive Plan was last updated in 2017 and included changes made to the Thoroughfare Plan. Minor changes were also made to the Thoroughfare Plan in 2019. In 2019, S.W. Parkway was realigned to accommodate the City Lights Development from Laila Lane to W. Avenue O. Mesquite Rd, between Interstate Highway 35 and Capital Way, was also relocated between the Cedar Crest Hospital and property owned by Ellen Breaux-Morris (Shanklin Ranch).

Previously we reported that the City hired KPA to analyze the alignment of future Shanklin Rd. from Interstate Highway 35 to FM 436 (Holland Rd). The topography of the land along

the Lampasas River is steep and the feasibility of Shanklin Road extending along the river appeared to be impractical. The report was completed, and the recommended alignment of future Shanklin Road is reflected on the proposed map (see Option 2 of the KPA report, p.7). The proposed alignment shows future Shanklin Rd extending east from Interstate Highway 35, north along future Capital Way, traversing to the east near future Mesquite Rd, crossing Elm Grove, and intersecting with FM 436 approximately 1,700 feet west of FM 1123. East of FM 436 the proposed thoroughfare will extend to Witter Rd. as originally shown.

To facilitate public discussion of the plan update, staff sent information and notices to the Belton and Temple newspapers, TABA, the Belton Chamber of Commerce, the County Judge, the Belton EDC, and to affected property owners. Finally, the proposed amendments were posted on the City's website and circulated via Facebook. The public outreach process included a public comment period.

The following schedule was presented for the evaluation of the proposed Thoroughfare Plan update:

Proposed Dates	Meeting Description
10/12/2021	City Council Work Session - completed
10/19/2021	Planning Commission Work Session - completed
Late October to Early November	Public Comment Period. This extended to November 12, 2021
11/16/2021	Planning and Zoning Commission Public Hearing and Recommendation
December 14, 2021	City Council – Public Hearing and Action

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

On October 12, 2021, staff presented the proposed amendments to the City Council for discussion. The comments received from the Council were:

- Revise Yturria Dr. to reflect the sections that are not yet built as dashed lines,
- Review 13th Ave. to reflect a classification that encourages slower traffic flow, especially since the sidewalk and bike lane will be built soon,
- Explore a possible connection between Lane 190 and Three Creeks Blvd.,
- Evaluate the area west of Belton between Sparta Rd. and IH 14 for enhanced connectivity, and
- Review the Temple Mobility Plan and explore connectivity opportunities between Belton and Temple.

Responses to Council Comments:

Yturria Dr. – this change was made to the map.

13th Ave. – recommend reclassifying from Major Collector (80' ROW) to a Minor Collector (60' ROW). The current right of way varies between 50 feet and 80 feet. This reclassification was included on the proposed plan.

Lane 190 – Phase VII of Three Creeks is located between the southern extent of future Lane 190 and Three Creeks Blvd. An opportunity exists to possibly end the future Lane 190 further north and extend Mesquite to Rocking M Lane. This possible realignment is being evaluated.

West Belton – numerous thoroughfares are proposed in this area and other connections are possible. Further detailed study is needed to expand or add new facilities to the Plan. This analysis should be coordinated with the Master Utilities (Water and Wastewater) Plan and the next Comprehensive Plan update which will include an evaluation of the Future Land Use Plan, a key variable in determining the location and classification of existing and future thoroughfares.

Temple Mobility Plan – the Temple Plan contains numerous throughfares that enhance connectivity between Belton and Temple. Examples include: Shanklin Rd. to Witter, E. 6th Ave. to Witter and other access points into Temple, N. Main to FM 317 to W Adams, FM 2483, and Airport Rd. etc.

On October 19, 2021, Planning and Zoning Commission discussed the proposed amendments and provided the following comment:

The Commission requested that staff identify and evaluate the number of crossings over the Leon River connecting with Temple because of the proposed removal of E. 22nd Ave across the Leon River from the Plan.

Staff Response:

There are five existing crossings over the Leon River and one proposed, after the elimination of the proposed E. 22nd Ave crossing from the Thoroughfare Plan.

The existing crossing are:

1. FM 2271 (Dam) – two lanes undivided.
2. FM 317 – four lanes divided
3. FM 817 (Old Waco Road) – two lanes undivided
4. Interstate Highway 35
5. FM 93 (E. 6th Ave.) – four lanes divided

The Thoroughfare Plan shows a proposed crossing at E. Shanklin Rd./Witter Rd. as part of the Temple West Loop.

The Temple Transportation Plan is currently under review. The connection from E. 22nd Ave. over the Leon River to Temple's Pea Ridge is not included in the Temple plan.

Fiscal Impact

Not applicable

Recommendation

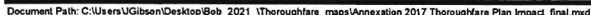
Conduct a public hearing and consider proposed amendments to the Thoroughfare Plan Amendments.

Attachments

Map of Proposed Thoroughfare Plan Updates

List of proposed Thoroughfare Plan Updates

Shanklin Rd Extension Route Assessment prepared by KPA



Suggested Thoroughfare Plan Changes - 2021

#	Thoroughfare	From	To	Shown on Existing Plan as:	Type of Amendment	Shown on Revised Plan as:	Reason
1	22nd St., E. Ave.	Hilltop St.	Pea Ridge Rd. (Temple)	Minor Collector - proposed	Remove	Not shown	1 - New alignment into the Park via 22nd and Hilltop St. Crossing the Leon River to Pea Ridge does not appear realistic.
2	Hilltop St.	E. 22nd. St.	24th. Ave. into Heritage Park	Local Street	Reclassification	Minor Collector	2 - Access to the Park; extension of 22nd.
3	9th St. E. Ave.	Main St.	Penelope St.	Minor Collector	Remove	Not shown	3 - Existing road, fully developed residential area.
4	Unnamed E-W Minor Collector	IH 35	Future Elm Grove Rd.	Minor Collector	Remove	Not shown	4 - Removing future thoroughfare from existing neighborhoods; significant topography
5	Future Elm Grove Rd.	FM 93 (E. 6th Ave.)	Future Elm Grove Rd.	Minor Arterial	Remove	Not shown	5 - Impacts exiting neighborhoods and the City's PD Firearms Facility.
6	Elm Grove Rd.	FM 93 (E. 6th Ave.)	Amity Rd.	Minor Arterial	Reclassification and realignment	Minor Collector - realigned.	6 - Responding to platting activities in a rural area. 60-foot ROW width appears to be more reasonable than an arterial.
7	Shanklin	IH 35	Witter Lane	Major Arterial	Realignment	Major Arterial	7 - Consistent with Temple's Thoroughfare Plan, re-aligned within the Belton ETJ. KPA's analysis of the alignment from IH 35 to FM 436 recommended an alternate alignment taking Shanklin further north replacing portions of future Capital Way and future Mesquite (east of Capital Way) and connecting to FM 436 midway between FM 1123 and Leon Overlook Trail in the Hubbard Branch Addition.
8	Toll Bridge Rd.	IH 35	Elmer King Rd.	2 lanes undivided	Reclassification	Major Collector	8 - Area development, including River Farm Agreement, requires an upgrade to Toll Bridge Rd.
9	Yturria Dr.	Dunns Canyon Rd.	Spring Canyon Rd.	Minor Collector - proposed	Change dashed line to solid line	Minor Collector - Existing	9 - Road completed.
10	Spring Canyon Rd.	Sparta Rd.	Future Spring Canyon Rd. south of the railroad tracks	Minor Collector	Reroute	Minor Collector	10 - Reroute to the southwest around the Hydroponic Farm / Dickson Ranch. NOTE: Temple ETJ impacted.
11	Ave. D, W.	SH 121	Wheat Rd.	Minor Collector	Reroute	Minor Collector	11 - Shown to curve slightly to the north and follow property lines and the design developed by the BEDC. To avoid developed areas and to avoid bisecting properties.
12	Wade Dr. - future roadway	Digby Dr.	IH 14	Not on the plan	New	Minor Collector	12 - Proposed by BEDC to provide access between Business Park and IH 14.
13	SW Parkway	SH 121	Shanklin Rd., east-west	Not on the plan	New	Minor Collector	13 - This project was included with the 2020 KTMPO Call for Projects. SW Parkway is a regionally significant project, connecting Loop 121, Mesquite, and Shanklin Rd. to IH 35
14	Shanklin Rd	Three Creeks Blvd.	IH 35	Major Arterial	Realignment	Major Arterial	14 - Shows the proposed alignment as recommended as an extension of existing Three Creeks Blvd., and as recommended by the KPA Alignment Study.
15	FM 1670	Amity Rd.	FM 2484	2 lanes undivided	Reclassification	Minor Arterial	15 - FM 1670 is planned as a Minor Arterial and currently exists to FM 2484. Extending this classification to FM 2484 is a more logical end point since it connects state road to state road as opposed to ending at Amity Rd., a local road.
16	Rose Lane	Existing Rose Lane	Amity Rd.	Minor Collector	Reroute	Minor Collector	16 - TXDOT relocated Rose Lane during the widening of IH 35.
17	13th. Ave.	N. Main	FM 817 / Old Waco Rd	Major Collector	Reclassification	Minor Collector	17 - To encourage traffic calming and to accommodate the proposed sidewalk rehabilitation and on-street bike lanes.

City of Belton, Texas



Shanklin Road Extension Route Assessment

Prepared By



KASBERG, PATRICK & ASSOCIATES, LP
CONSULTING ENGINEERS
TEMPLE, TEXAS



11/2/2021

November 2021

TABLE OF CONTENTS

1.	SHANKLIN ROAD EXTENSION - ROUTE ASSESSMENT	
	OVERVIEW	1
	ROUTE ASSESSMENT FACTORS	1
	ROUTE 1 PER THOROUGHFARE PLAN.....	3
	ROUTE 2 ALTERNATIVE OPTION	3
	PROPOSED ROADWAY SECTIONS.....	4
	PRELIMINARY OPINIONS OF PROBABLE COSTS	6
	CONCLUSIONS	6
2.	ROUTE LAYOUT EXHIBITS	

CITY OF BELTON

SHANKLIN ROAD EXTENSION

ROUTE ASSESSMENT

Overview

At the request of the City of Belton, this report presents a summary of a route assessment that was performed for a future extension of Shanklin Road from the existing termination at Interstate-35 to FM 436. The City's interest in the assessment is to assess the feasibility of following the route shown on the effective Thoroughfare Plan and provide alternative solutions if it is determined infeasible.

Route Assessment Factors

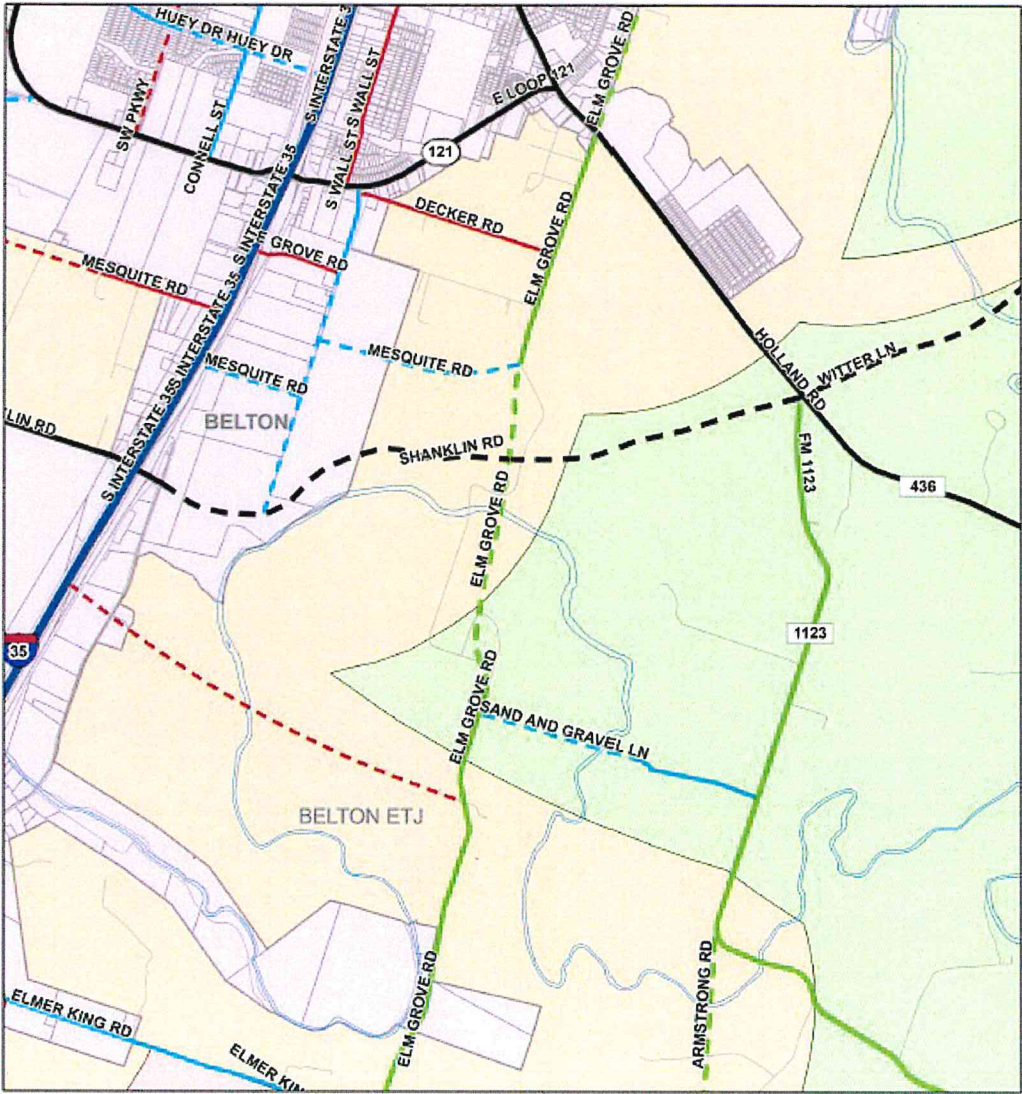
The scope of this study includes analysis of existing topography along the route shown in the effective Thoroughfare Plan. Specifically, the City expressed an interest in learning the practicality of constructing Shanklin Road across a tract located on the east side of the proposed alignment of Capital Way, which is a north-south oriented collector located approximately 1/3 mile east of I-35. The subject tract itself is approximately ¼ miles wide.

While this tract is the primary focus of the assessment, the route was assessed further east to its eventual proposed connection point with FM 436.

The following considerations factored into the route selection:

- Compliance with the City of Belton Thoroughfare Plan (shown in Figure 1);
- Connectivity to existing roads;
- Right-of-way (ROW) availability.
- Minimalization of disturbance to existing developed properties (residences, farmsteads, etc.);
- Topographic features (drainage crossings, wooded vs. open areas, ground slope, etc.)

City of Belton Planning & Zoning



10/14/2021, 2:25:10 PM

- Belton City Limits
- Freeway - Existing
- Major Arterial - Existing
- Major Arterial - Proposed
- Minor Arterial - Existing
- Minor Arterial - Proposed
- Major Collector - Existing
- Major Collector - Proposed
- Minor Collector - Existing
- Minor Collector Proposed
- City Parcels
- County Streets

1:36,112
0 0.28 0.55 1.1 mi
0 0.42 0.85 1.7 km

Sources: Esri, HERE, DeLorme, USGS, INCREMENT P, NRCan, © OpenStreetMap contributors, and the GIS User Community

Belton Mapping
City of Belton

Figure 1: City of Belton Thoroughfare Plan

Route 1 Per Thoroughfare Plan

As mentioned at the beginning of the report, the first task was to assess the constructability and feasibility of following the route delineated on the City of Belton Thoroughfare Plan. The overall length of Route 1 is approximately 13,000-feet. The terrain is very uneven through a majority of this route. There are several ravines that must be crossed, some of which have elevation changes of up to 95-feet. It is estimated that it would take three bridges to traverse this area, the western-most bridge spanning 800-feet, the middle bridge spanning 700-feet, and the eastern-most bridge spanning 1,000-feet. The costs for these bridges in total can be expected to be on an order of magnitude of \$27,500,000 for the full major arterial section and \$13,750,000 for an interim collector section.

The eastern-most bridge would actually span over Elm Grove Road, so there would be no direct connection between the two roads. The reason for spanning Elm Grove Road is that the slope out of the ravine that this portion of Elm Grove Road lies in would require a running slope in excess of the maximum 5% slope allowed in the design of major arterials. As an alternative, the route could be shifted north approximately 700-feet and the bridge length would be reduced to 500-feet and could also tie into Elm Grove Road. This alternative was identified as **Route 1a**. This is all due to locating the crossing higher up in the watershed to a point where the ravine itself is of a lesser magnitude, both in width and depth, and Elm Grove Road is out of the ravine.

Route 2 Alternative Option

As one might suspect, the construction of three bridges of the spans required to cross the existing ravines along Route 1 will carry a substantial price tag. An alternative route was sought to create connectivity from I-35 to FM 436 with the goal of minimizing drainage crossings, minimizing disturbance to existing properties, and connecting to FM 436 near the proposed connection shown on the Thoroughfare Plan.

The recommended route turns north along the Capital Way route initially before turning back to the east along what is currently shown as the Mesquite Road alignment. It continues east to

cross Elm Grove Road and then begins a northeasterly turn approximately 2,200-feet east of Elm Grove Road. It connects to FM 436 approximately 1,600-feet northwest of the FM 1123 intersection.

When comparing this alternate route to Route 1, it is less than 100-feet longer than Route 1. The appeal of this route is in the topography. Because the alignment is generally further north than Route 1, and thus, higher up in each watershed, the topographic relief is much more manageable and the drainage crossings can be made with culvert sets rather than bridges. A preliminary analysis of the drainage indicates that there are approximately 8 of these crossings, the largest of which could be accomplished with two (2) 48-inch reinforced concrete pipe (RCP) culverts. The remaining crossings range in size from 18-inch to 42-inch in diameter. This should result in substantial construction savings in construction costs.

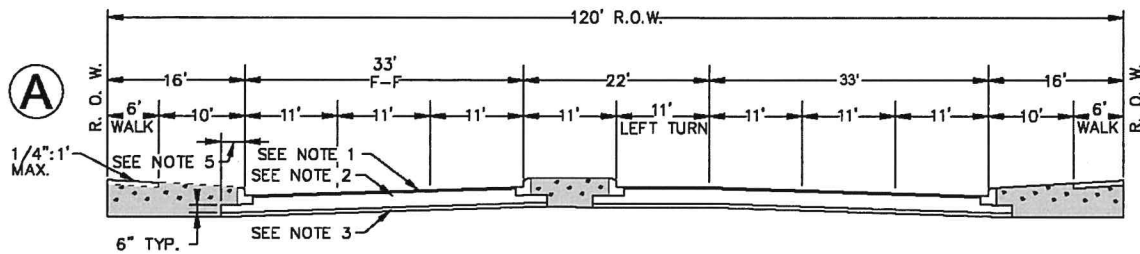
Proposed Roadway Sections

As previously mentioned, the City of Belton Thoroughfare Plan classifies the Shanklin Road Extension as a major arterial. Per the City of Belton Design Manual, a major arterial roadway section has the following characteristics:

- Right-of-Way (ROW) – 120-feet;
- Six (6) travel lanes (three (3) in each direction);
- Median to separate traffic;
- Curb and gutter with storm sewer;
- Six-foot (6') wide sidewalks on both sides of the road;
- Options for a ten-foot (10') wide shared use path, six-foot (6') wide bike lanes, or a fifteen-foot (15') wide shared use lane.

Design characteristics include a maximum grade of 5%, a minimum grade of 0.75%, and a design speed of 80 mph per AASHTO criteria.

The City of Belton Design Manual contains four (4) different typical sections for a major arterial. Typical Section A includes the aforementioned characteristics described in first five bullet points listed above.



MAJOR ARTERIAL - 6 LANE DIVIDED ROADWAY, NO BIKE LANES, 6' SIDEWALKS

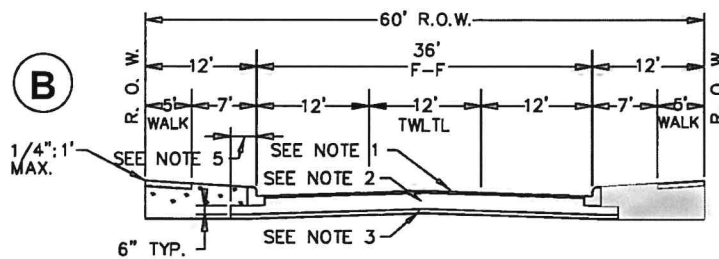


Figure 2: Typical Sections A (Major Arterial) and B (Minor Collector)

Additionally, half sections of Typical Section A were analyzed in which only one side of the road would be constructed along with a single six-foot (6') wide sidewalk. Construction of half of a section would also include full construction of major culvert crossings as well as swale grading within the right-of-way for daylighting of storm sewer. In a half section scenario, the west-bound side of the road would be constructed in Phase 1. The half section would essentially function as a minor collector with two (2) 11-foot travel lanes, one (1) in each direction, and a two-way left turn lane in the center.

At a future date when Phase 2 expansion is required to go to a full section, the other half of the roadway could be built with minimal disturbance to existing traffic with the exception of tie-ins to connecting roads.

Preliminary Opinions of Probable Costs

Detailed Preliminary Opinions of Probable Costs (OPC) were not a part of the scope of this assessment. However, we believe that costs will ultimately play a key role in determining which route is actually constructed. For this reason, a very general Preliminary OPC was calculated based on an approximate per foot cost from the Three Creeks Boulevard Extension Route Study. A 20% contingency has been added to the construction subtotal to provide some flexibility in addressing unknowns that may not be uncovered until the final design stage of the project. Additionally, right-of-way costs were estimated at approximately \$20,000 per acre. Actual property market values per BellCAD fell in the \$8,000 to \$12,000 per acre range, but, market trends indicate that property values are rapidly increasing and these values should be revisited.

Conclusions

The extension of Shanklin Road will provide additional connectivity from I-35 to FM 436 in the southeast part of Belton. The Preliminary Opinion of Probable Costs for each respective route is shown in the table below:

**Shanklin Road Extension - Route Assessment
Preliminary OPC Summary
City of Belton
November 2, 2021**

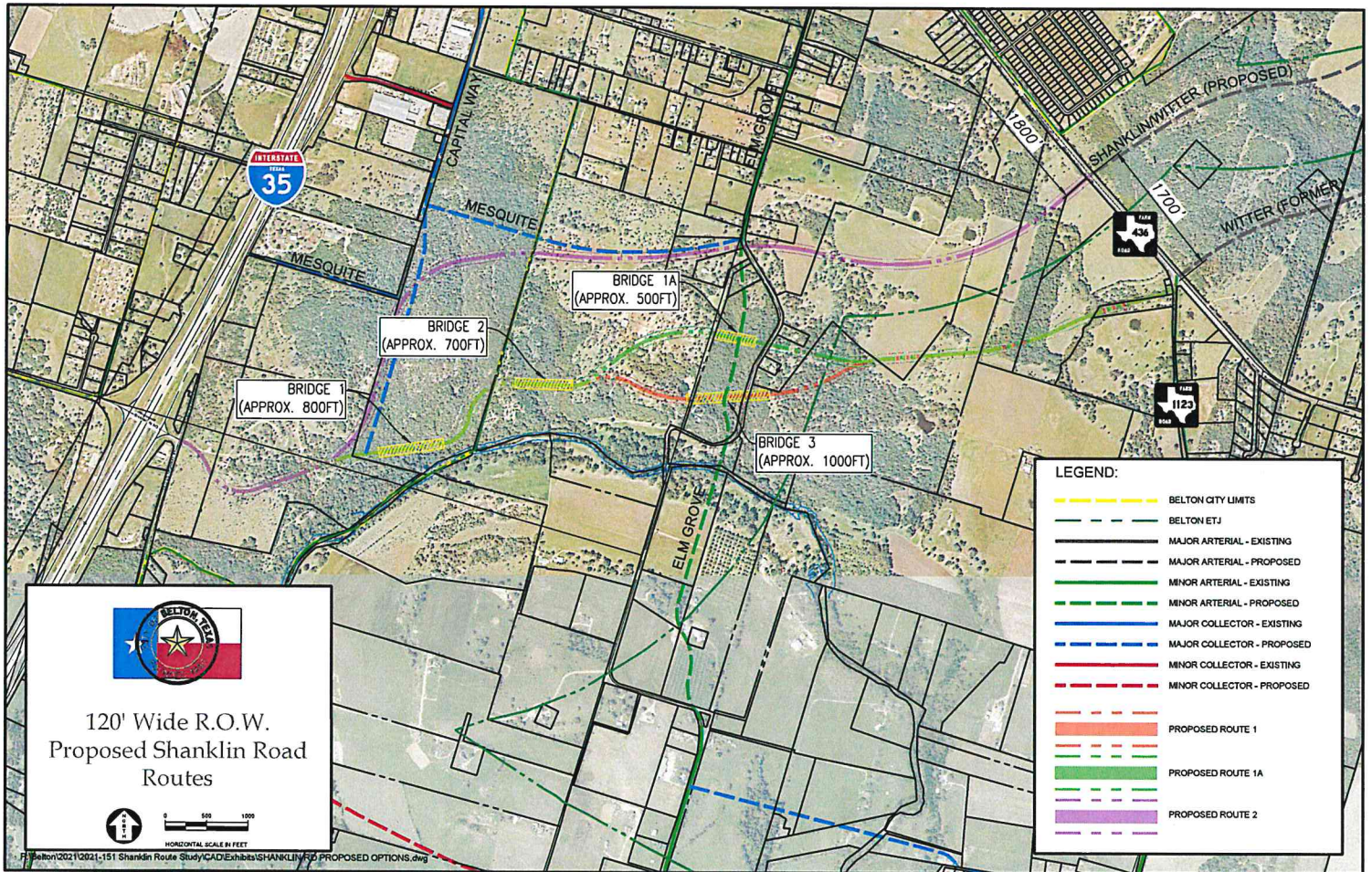
	Section A	Half Section A
Route 1 Option	\$ 47,050,000.00	\$ 30,244,000.00
Route 1A Option	\$ 41,605,000.00	\$ 27,539,000.00
Route 2 Option	\$ 19,666,000.00	\$ 16,591,000.00

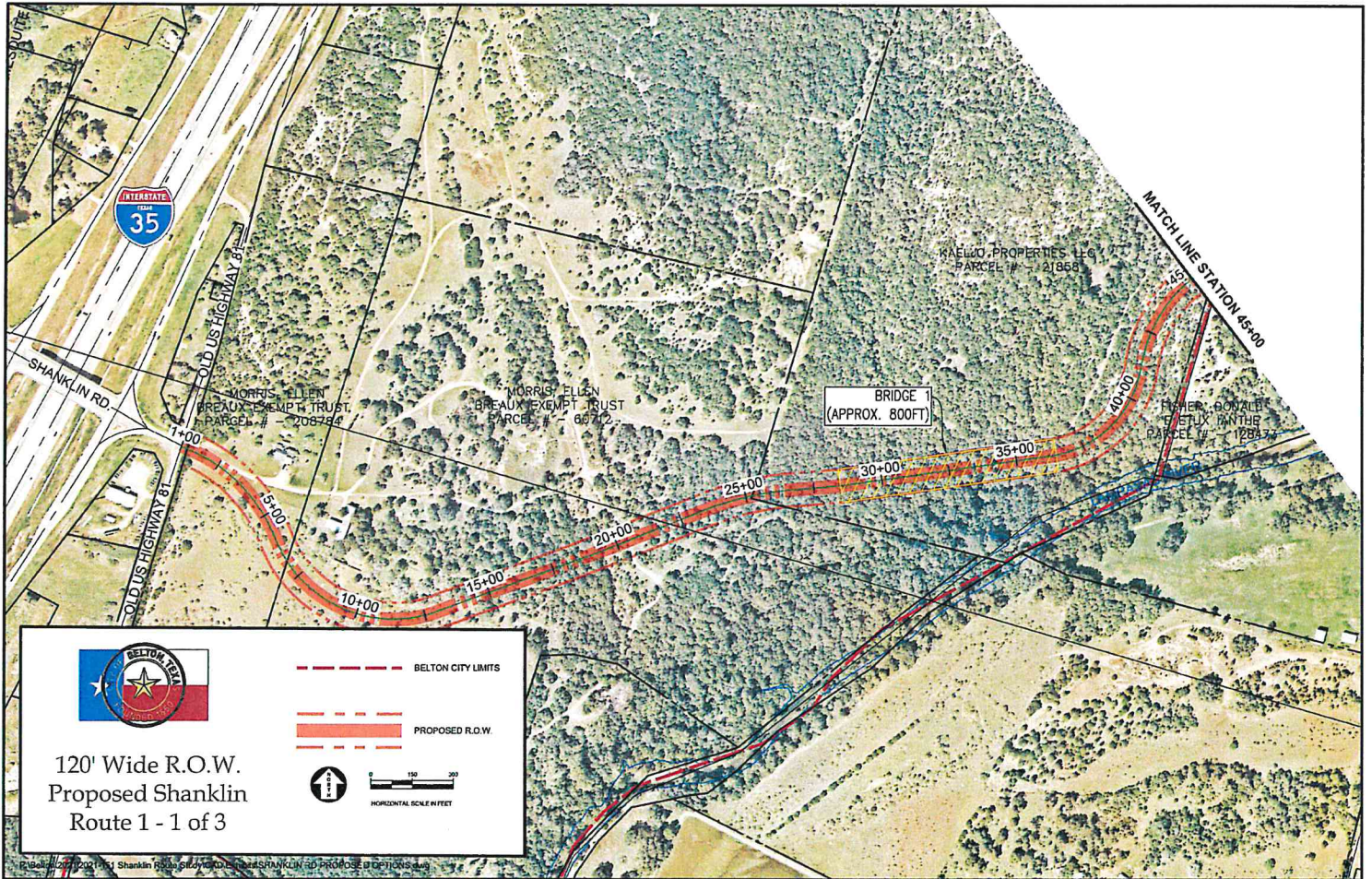
The Route 2 Option is the longest of the three studied routes. However, when looking at the routes from the perspective of existing topographical challenges, the Route 2 Option is the best of the four options. The primary difference in costs between the three options are the costs of the bridge structures required to make each route traversable.

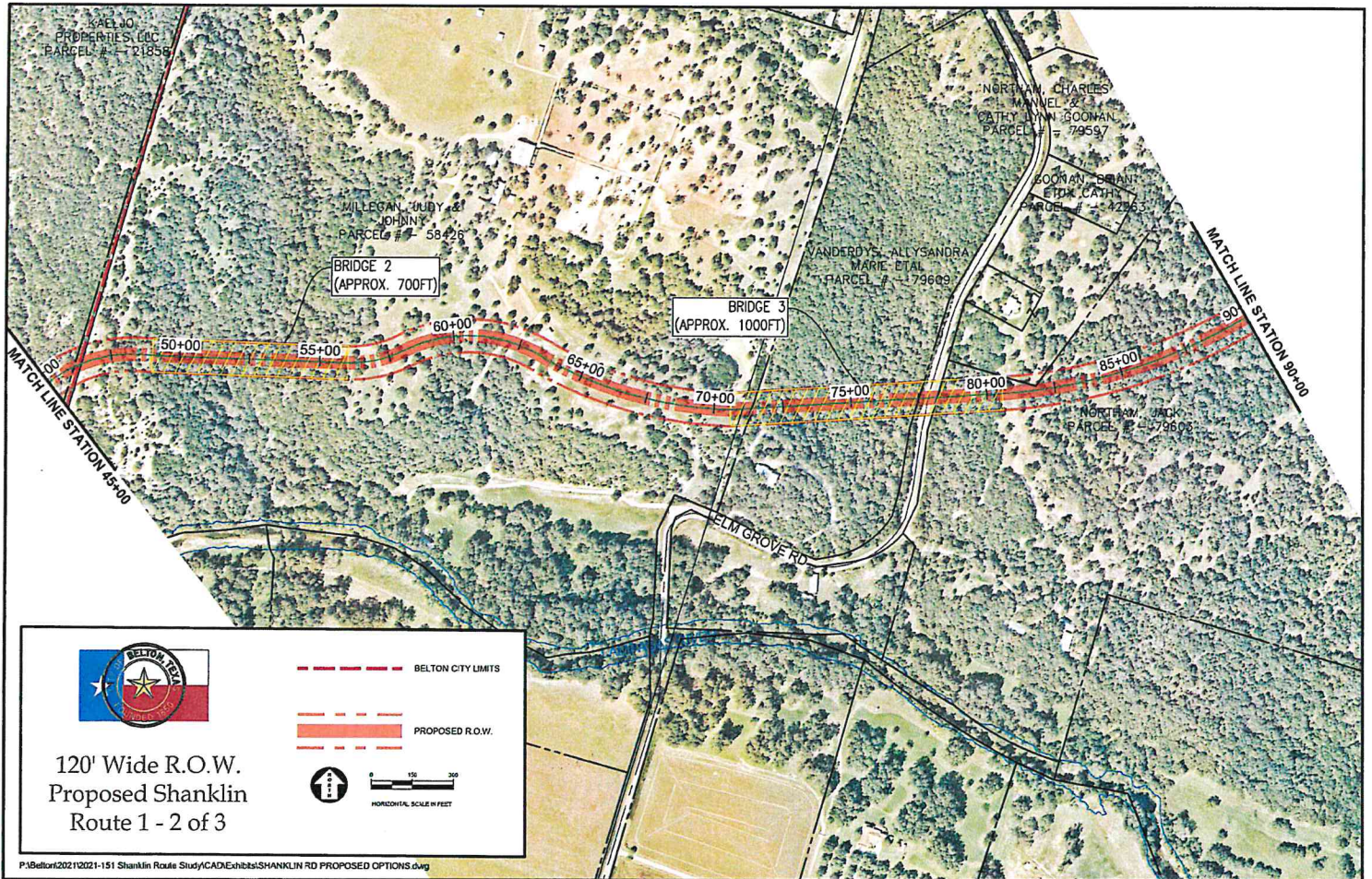
As with any extension or expansion of infrastructure project, it is inevitable that property owners will be affected. All three studied routes attempt to minimize impacts to property owners.

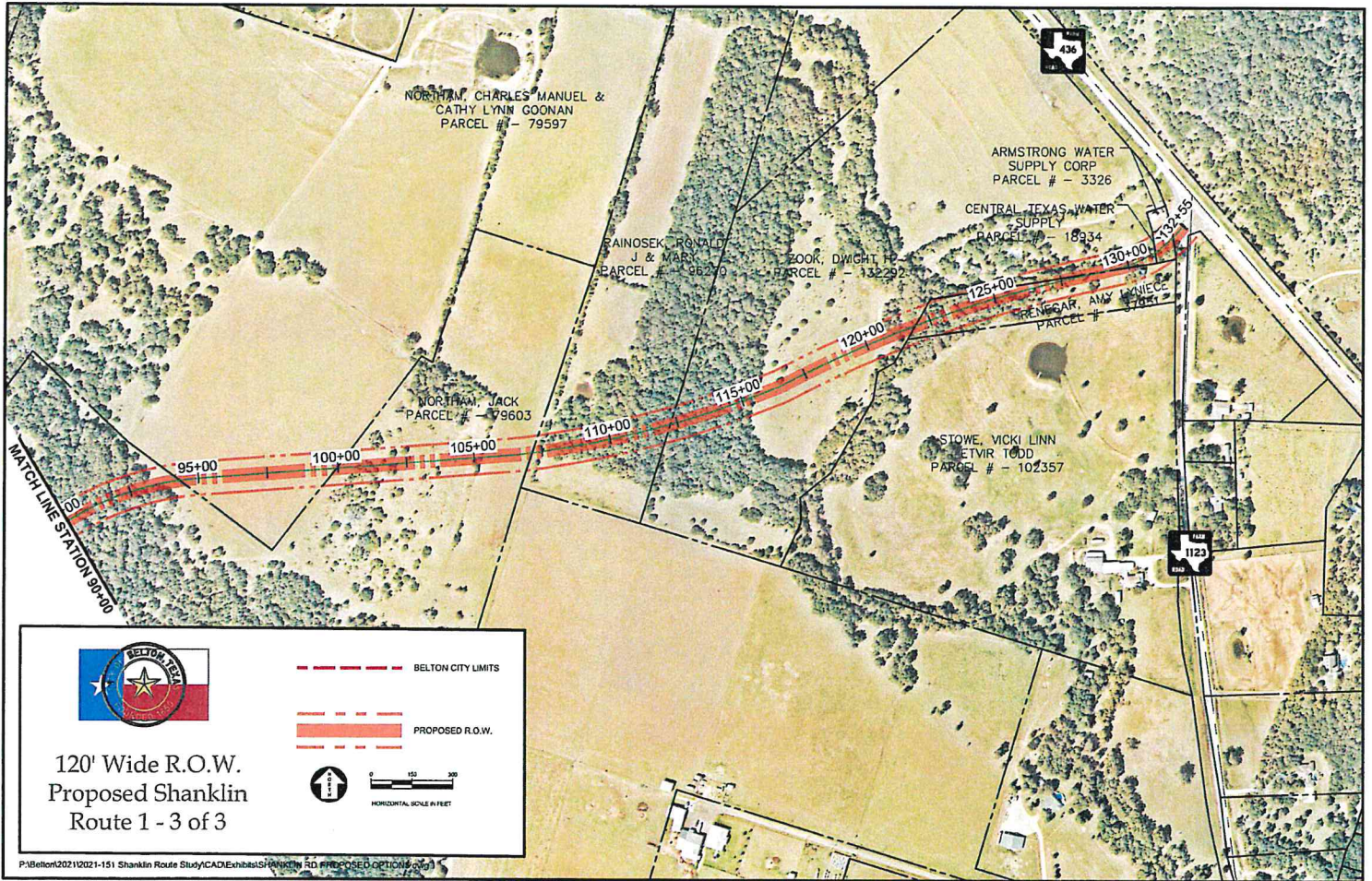
Based on the findings of this study, the Route 2 Option appears to be the best option for extending Shanklin Road east from I-35 to FM 436.

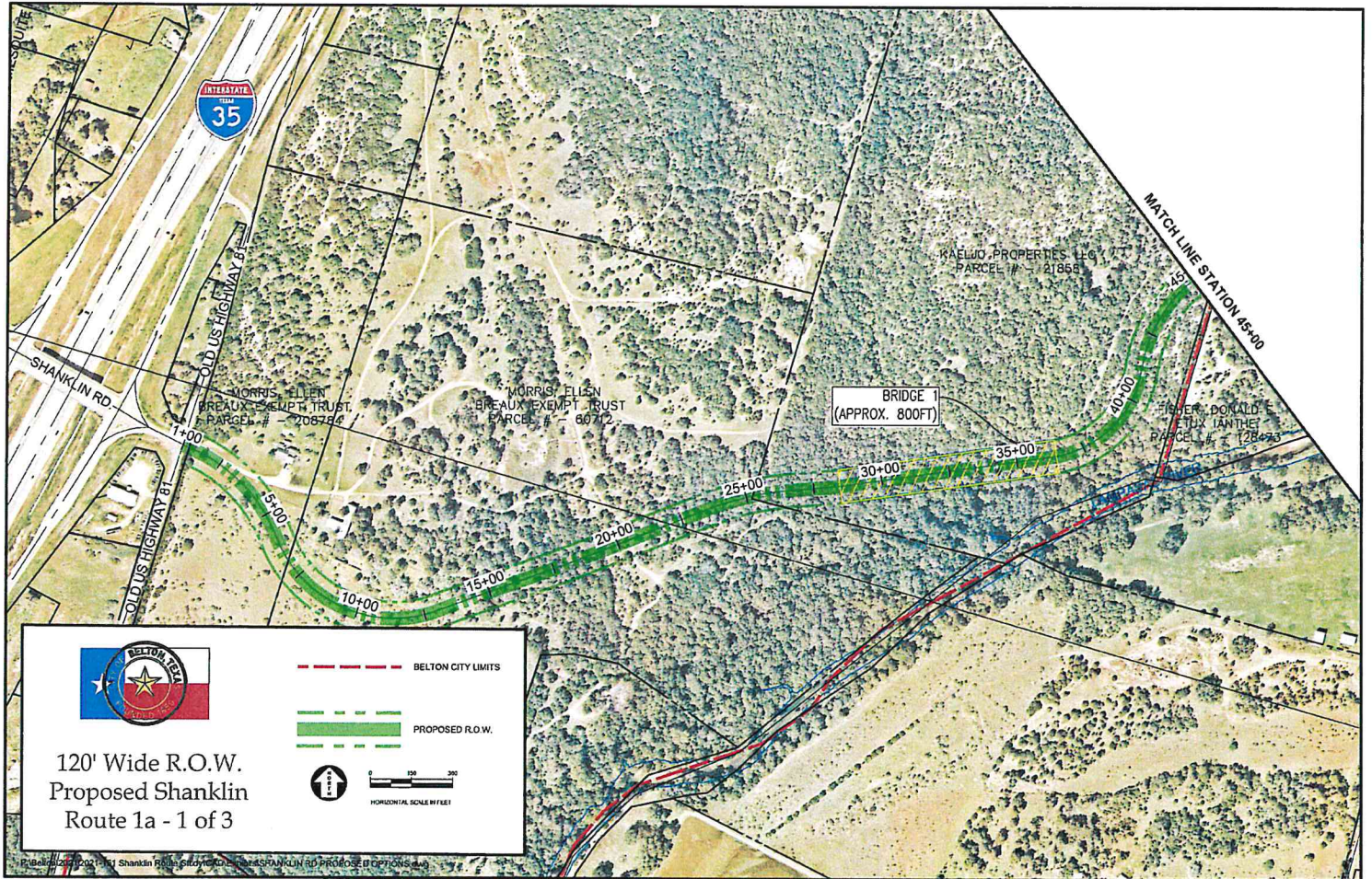
ROUTE LAYOUT EXHIBITS

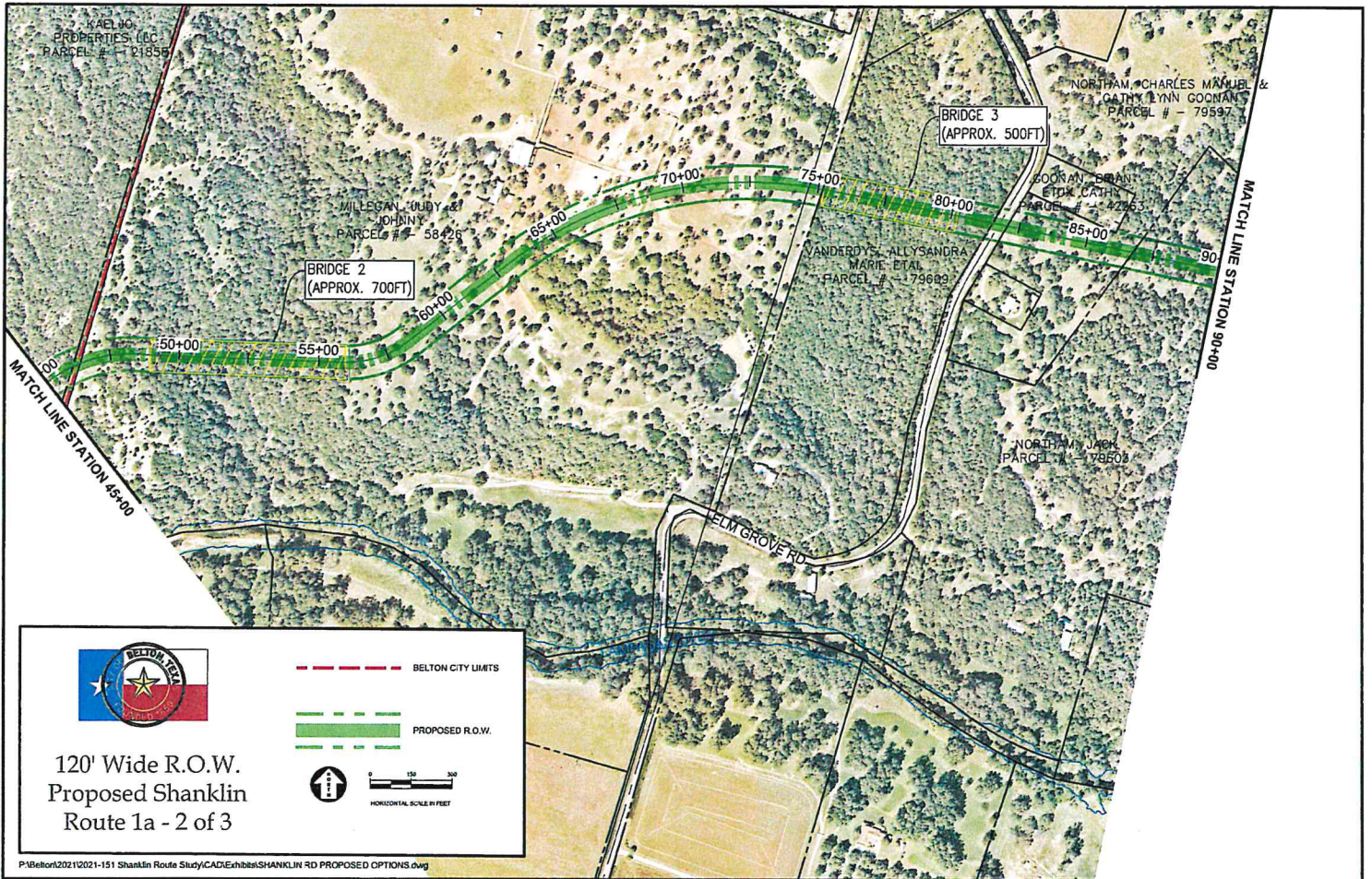


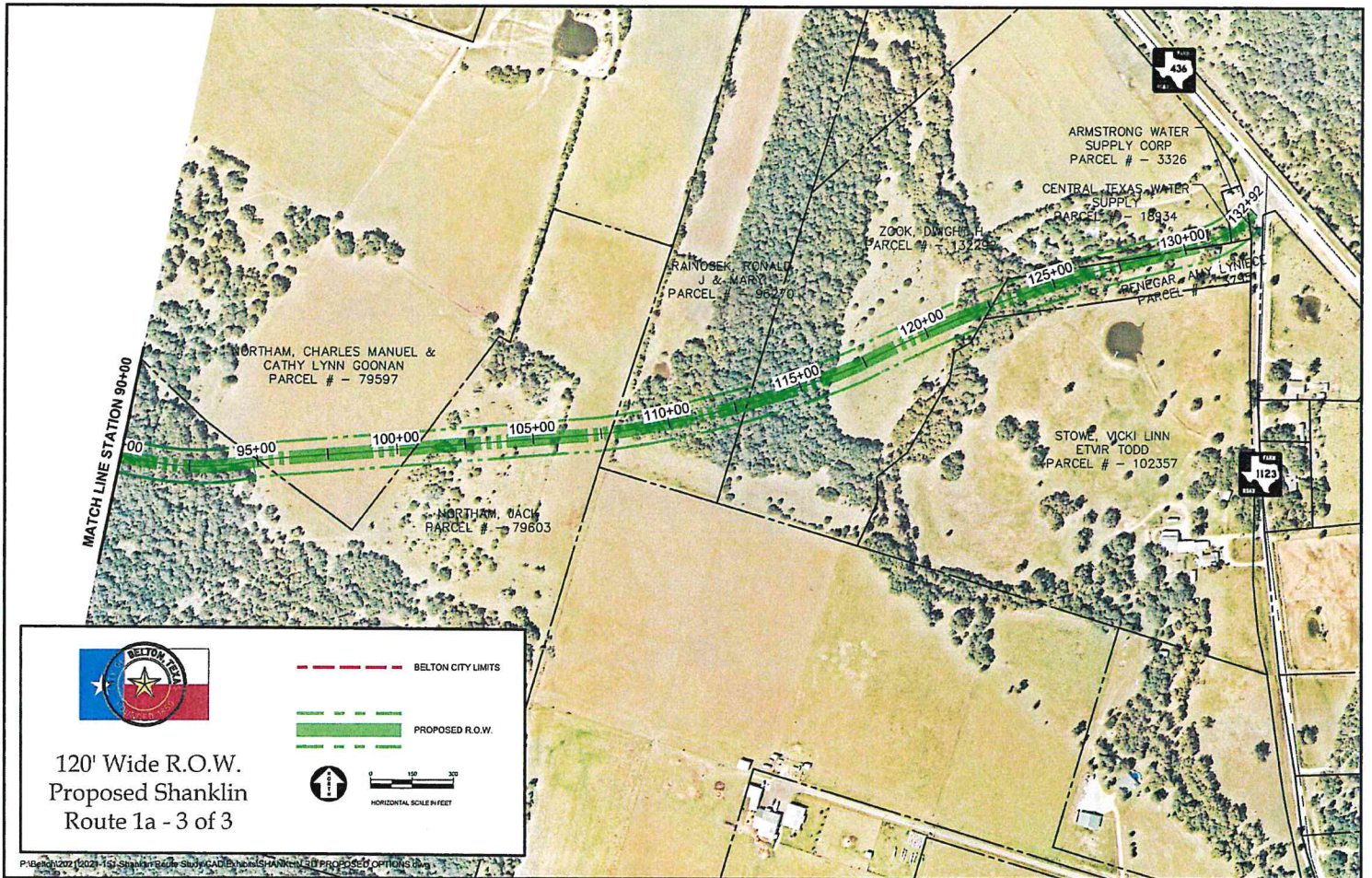


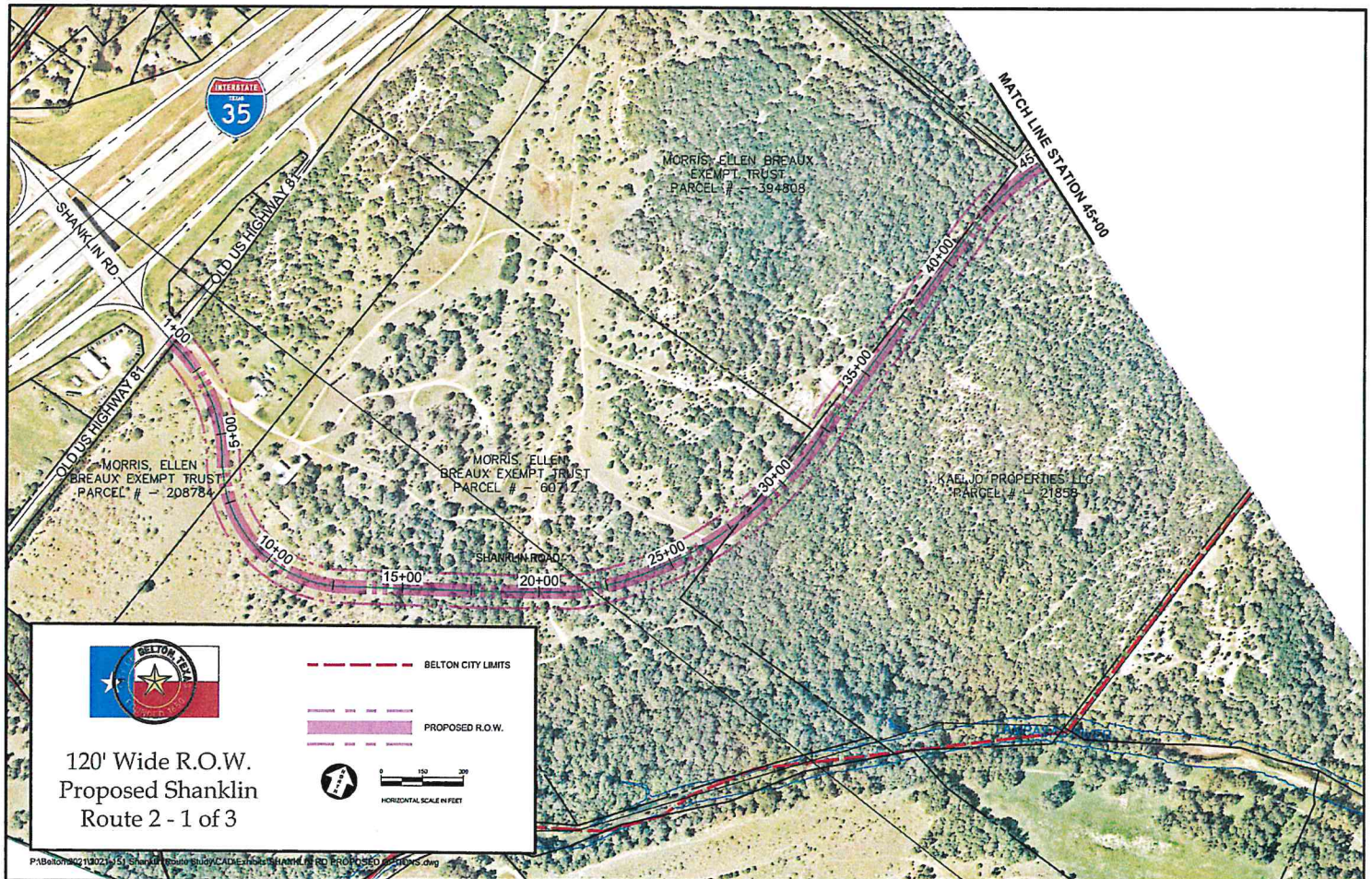


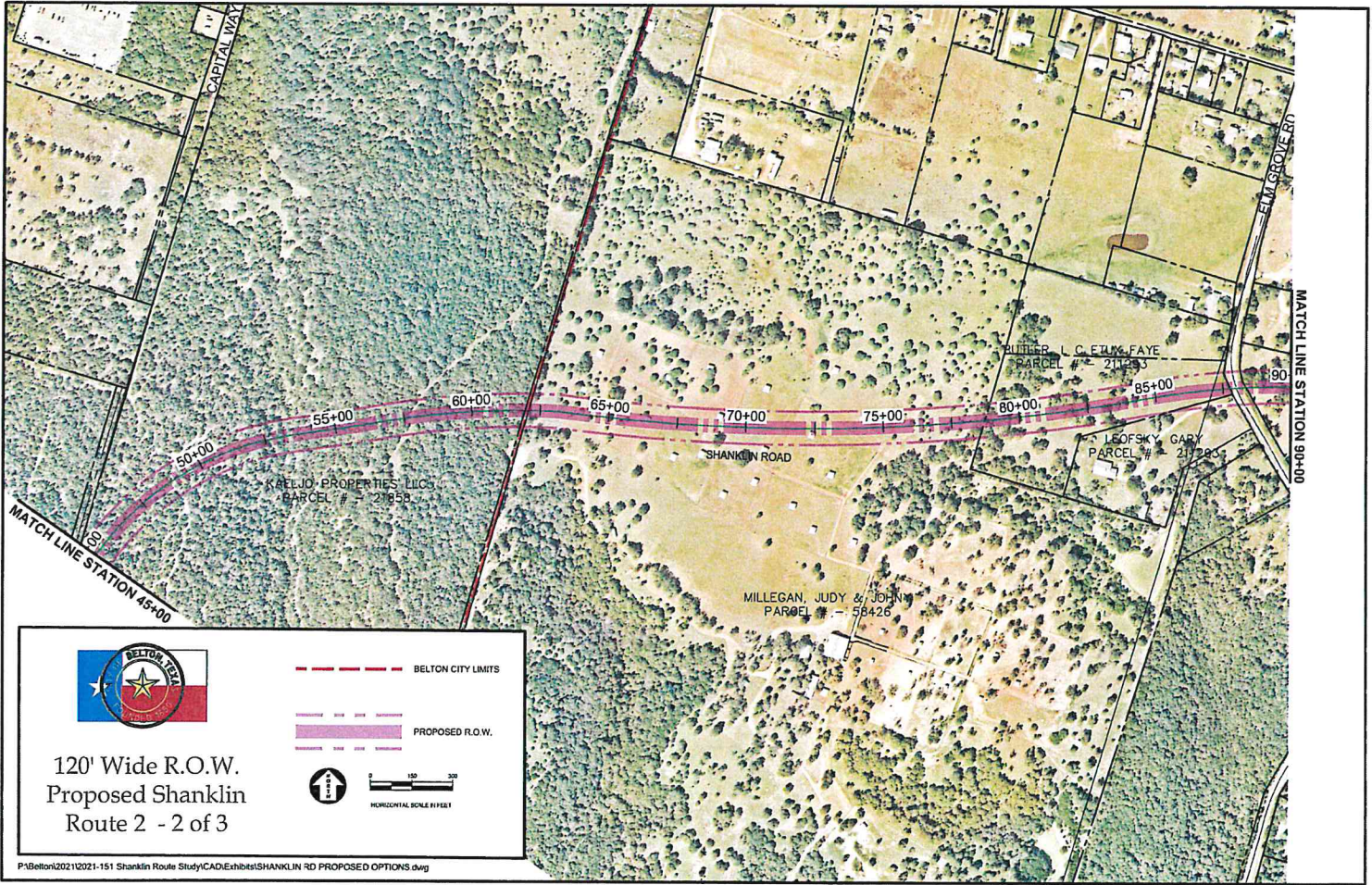


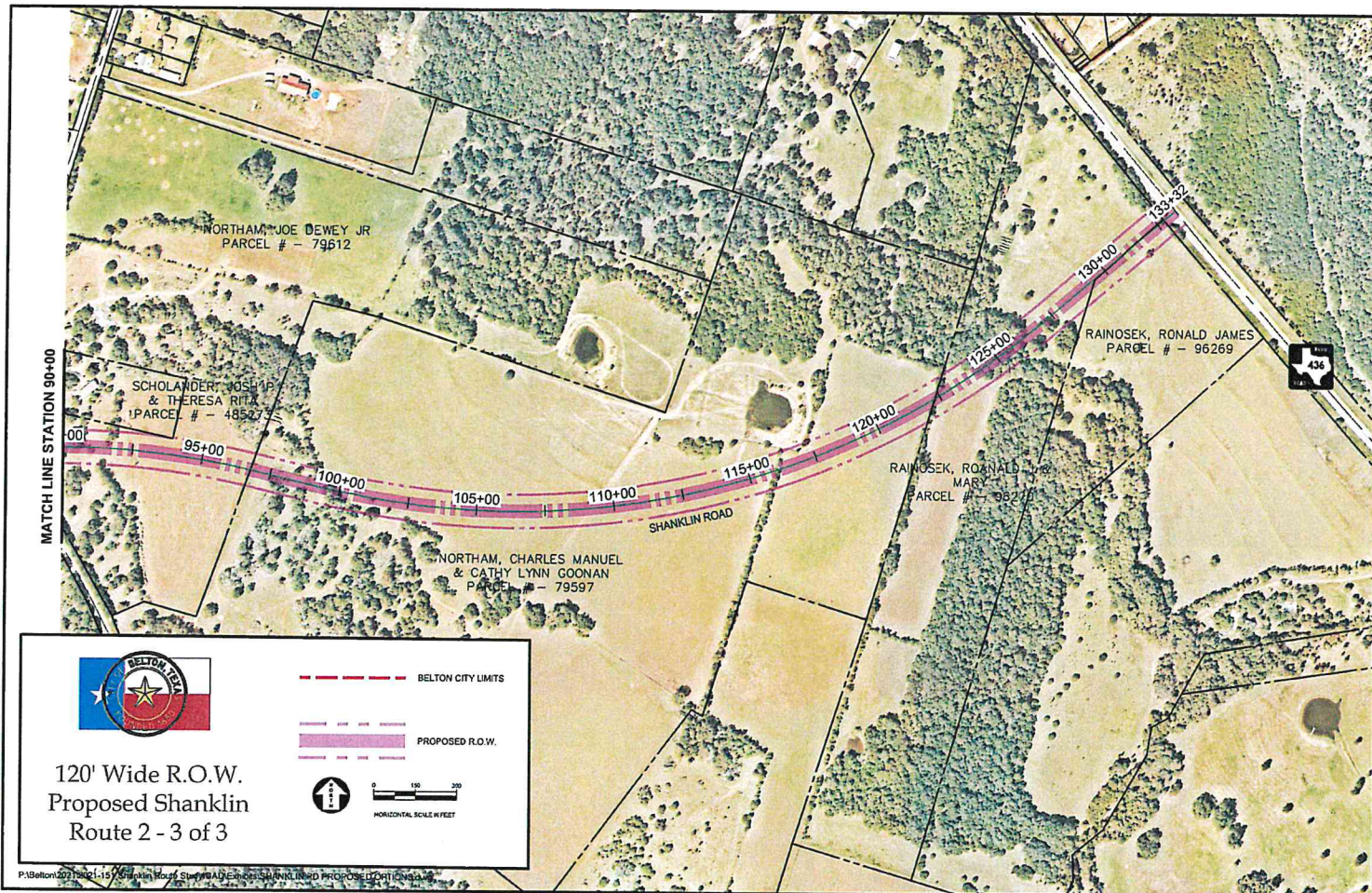










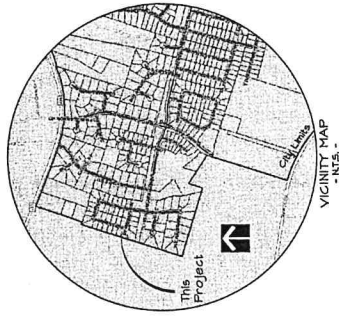


Administrative Plats Approvals

Administrative Plat Approvals						
<i>Date</i>	<i>Subdivision Name</i>	<i>Acreage /Location</i>	<i>No. of Lots</i>	<i>Description</i>	<i>Waivers</i>	
10/29/2021	Dawson Ridge Admendment II	0.4925/ 3411 Espada Drive	1	Consolidation of two lots into one- Dawson Ridge Lot 6 and 7, Block 8.	none	
10/8/2021	Sherwood Shores VII, Pecan Grove Section, Replat of lots 409 and 410	0.23 Acres; Live Oak Loop	1	Consolidation of two lots into one- ETJ	Fire Protection	

FINAL PLAT OF
DAWSON RIDGE AMENDMENT II
a subdivision within the City of Belton, Bell County, Texas

0.4905 ACRES, situated in the CHRISTOPHER CRUISE SURVEY, ABSTRACT 166, Bell County, Texas, being a replat of Lots 6 and 7, BLOCK 8, DAWSON RIDGE AMENDING PLAT, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas.



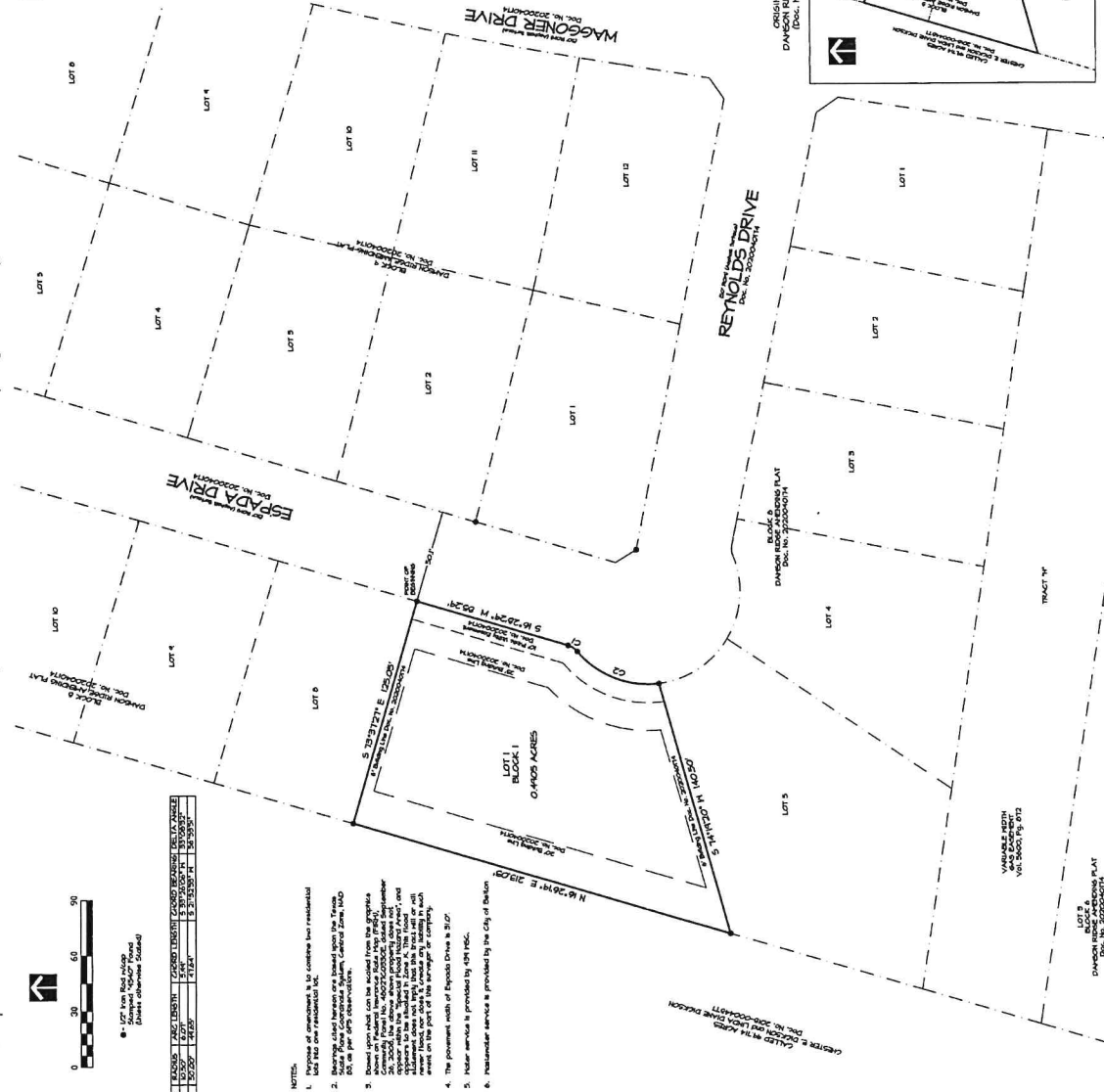
OWNER:
CAROTHERS EXECUTIVE HOMES, LTD.

LOTS - ONE (1)
BLOCKS - ONE (1)
ACRES - 0.4905 ACRES

FINAL PLAT OF
DAWSON RIDGE AMENDMENT II
a subdivision within the City of Belton, Bell County, Texas
0.4905 ACRES, situated in the CHRISTOPHER CRUISE SURVEY, ABSTRACT 166, Bell County, Texas, being a replat of Lots 6 and 7, BLOCK 8, DAWSON RIDGE AMENDING PLAT, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas.

Survey Date: 07-28-2020
Survey: 07-28-2020
Job No.: 2020-0174
Day No.: 0001
Surveyor: C. L. L. L.
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ACS
ALL COUNTY SURVEYING, INC.
4300 W. 10th St., Suite 200
Ft. Worth, TX 76102
254-777-7777
www.allcountysurveying.com



DATE	TIME	BY	REMARKS
07/28/2020	08:00	C. L. L. L.	Surveyed Dawson Ridge, Block 8, and the surrounding streets: Espada Drive, Wagoner Drive, Reynolds Drive, and Wagoner Drive.
07/28/2020	08:00	C. L. L. L.	Surveyed Dawson Ridge, Block 8, and the surrounding streets: Espada Drive, Wagoner Drive, Reynolds Drive, and Wagoner Drive.
07/28/2020	08:00	C. L. L. L.	Surveyed Dawson Ridge, Block 8, and the surrounding streets: Espada Drive, Wagoner Drive, Reynolds Drive, and Wagoner Drive.

NOTES:

1. Lot 1 and Lot 2 are not subdivided.
2. Bearings listed hereon are based upon the Town of Belton, Texas, as shown on the plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas.
3. Dawson Ridge, Block 8, is situated within the Christopher Cruise Survey, Abstract 166, Bell County, Texas, being a replat of Lots 6 and 7, BLOCK 8, DAWSON RIDGE AMENDING PLAT, an addition in the City of Belton, Bell County, Texas, according to the plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas.
4. The plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas, is hereby amended to show the location of Dawson Ridge, Block 8, and the surrounding streets: Espada Drive, Wagoner Drive, Reynolds Drive, and Wagoner Drive.
5. The plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas, is hereby amended to show the location of Dawson Ridge, Block 8, and the surrounding streets: Espada Drive, Wagoner Drive, Reynolds Drive, and Wagoner Drive.
6. The plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas, is hereby amended to show the location of Dawson Ridge, Block 8, and the surrounding streets: Espada Drive, Wagoner Drive, Reynolds Drive, and Wagoner Drive.

STATE OF TEXAS
COUNTY OF BELL
Carothers Executive Homes, Ltd.
200 South Street, Suite 200
Belton, Texas 76008
COUNTY OF BELL
COUNTY OF BELL

THE UNDERSIGNED, CHARLES CLAUDIO, a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey and plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas, and that the same has been duly recorded in the Public Records of the County of Bell, Texas, and that the same is a true and correct copy of the original survey and plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas.

WITNESSES MY HAND AND SEAL, THIS _____ DAY OF _____, 2020.

STATE OF TEXAS
COUNTY OF BELL
COUNTY OF BELL

THE UNDERSIGNED, CHARLES CLAUDIO, a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey and plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas, and that the same has been duly recorded in the Public Records of the County of Bell, Texas, and that the same is a true and correct copy of the original survey and plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas.

WITNESSES MY HAND AND SEAL, THIS _____ DAY OF _____, 2020.

STATE OF TEXAS
COUNTY OF BELL
COUNTY OF BELL

THE UNDERSIGNED, CHARLES CLAUDIO, a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey and plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas, and that the same has been duly recorded in the Public Records of the County of Bell, Texas, and that the same is a true and correct copy of the original survey and plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas.

WITNESSES MY HAND AND SEAL, THIS _____ DAY OF _____, 2020.

STATE OF TEXAS
COUNTY OF BELL
COUNTY OF BELL

THE UNDERSIGNED, CHARLES CLAUDIO, a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey and plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas, and that the same has been duly recorded in the Public Records of the County of Bell, Texas, and that the same is a true and correct copy of the original survey and plat of record in Document No. 2020040174, Official Public Records of Real Property, Bell County, Texas.

WITNESSES MY HAND AND SEAL, THIS _____ DAY OF _____, 2020.

STATE OF TEXAS
COUNTY OF BELL
COUNTY OF BELL



REGISTRATION INFORMATION:
FILED FOR RECORD THIS _____ DAY OF _____, 2021.
IN DOCUMENT NO. _____
OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY, BELL COUNTY, TEXAS.

