



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, January 19, 2020 - 5:30 p.m.
Harris Community Center
401 N. Alexander, Belton, Texas

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

Pledge of Allegiance to the U.S. Flag
Invocation

AGENDA

1. Call to order.
2. Public comments.
3. Consider minutes of the December 22, 2020 regular meeting.
4. Z-21-01 Hold a public hearing and consider a zoning change from Single Family 2 with a Conservation Revitalization Overlay (SF2 w/ CR Overlay) to Single Family 3 (SF3) on approximately 0.368 acres located at 300 W. Avenue H, located on West Avenue H, east of Jackson Street and west of Davis Street, described as Roberts Subdivision, Block 126, Lot 7.
5. Z-21-02 Hold a public hearing and consider a zoning change from Single Family - 2 (SF2) to Planned Development Single Family – 2 (PD-SF2) on approximately 0.338 acres located at 514 E. Avenue R, located at the northwest corner of Miller Street and Avenue R, described as Charlie Miller Addition, Block 001, Lot Pt. 2. **REQUEST POSTPONED BY APPLICANT TO A DATE UNKNOWN.**
6. Recognize outgoing member, Allison Turner.

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

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton
333 Water Street
Tuesday, December 22, 2020

The Planning and Zoning Commission met at 5:30 P.M. at the Harris Community Center, 401 North Alexander Street. The following members were present: Luke Potts (via Zoom), David Jarratt (via Zoom), Quinton Locklin, Stephanie O'Banion (via Zoom), Ty Hendrick and Dave Covington. Commission Chair Brett Baggerly, Allision Turner and Zach Krueger were absent. The following staff members were present: City Manager Sam Listi, Interim Director of Planning Bob van Til, Planner Tina Moore, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

Pledge of Allegiance – Commission Vice Chair Dave Covington led all present.

Invocation – Commission Member Quinton Locklin gave the Invocation.

1. Call To Order.

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

2. Public comments. (Audio 00:53)

With no one from the public in the audience, Commission Member Mr. Covington closed the public comments portion of the meeting.

3. Consider approval of minutes from previous meeting. (Audio 1:09)

Commission Member Ty Hendrick made a motion to approve the minutes from the November 17, 2020 meeting, seconded by Commission Member Mr. Locklin. The motion passed unanimously with 6 ayes, 0 nays.

4. (WITHDRAWN BY THE APPLICANT) Z-20-21 Hold a public hearing and consider a zoning change from Commercial-1 (C-1) to a Commercial-2 (C-2) on approximately 0.81 acres located at 671 West Highway 190 Service Road, generally west of I-35, near the intersection of West US Highway 190 and Connell Street, at the northwest corner, described as Faith Acres Phase 2, Block 1, Lot 1, 0.814AC.

5. P-20-28 Consider a final plat of Southwood Hills Phase III comprising 15.743 acres, located on the west side of Connell Street, south of Laila Lane and north of Huey Drive. (Audio 2:20)

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

Commission Member Ms. O'Banion made a motion to approve P-20-28 as recommended by Staff. Commission Member Mr. Hendrick seconded the motion. The motion was approved with 6 ayes, 0 nays.

6. Receive report on Sidewalk Master Plan Update. (Audio 8:05)

Interim Director of Planning Mr. Bob van Til presented the staff report. (Exhibit B)

Commission Member Mr. Hendrick asked about the meetings, which will all be public. Mr. Van Til said they are encouraging input. Commission Member Mr. Potts asked if there were any sticking points right now. Mr. Van Til said no, and as a Staff they will develop a product that they hope the public will like and they look

forward to discussing it with everyone. Commission Member Mr. Jarratt commented on the timeline of the master plan.

7. Receive an update on administratively approved plats. (Audio 13:52)

Staff Planner Ms. Tina Moore said staff will start presenting a monthly update of administratively approved plats. Changes made to the Subdivision Ordinance earlier this year allows for plats with fewer than four lots to be administratively approved. This monthly update will help keep the P&ZC aware of the progress made on plats not required to go before the Commission. (Exhibit C)

With no further business, the meeting was adjourned 5:47 p.m. (Audio ends at 16:29)

Chair, Planning and Zoning Commission



Staff Report – Planning & Zoning Item

Date: December 22, 2020
Case No.: P-20-29 Southwood Hills Phase III
Request: Final Plat
Applicant: Travis Quicksall, Quick Inc. Land Surveying
Owner: Todd Scott - KDAVEO, LLC

Agenda Item

P-20- 28 Consider a final plat of Southwood Hills Phase III comprising 15.743 acres, located on the west side of Connell Street, south of Laila Lane and north of Huey Drive.

Originating Department: Planning – Tina Moore, Planner

Current Zoning: Planned Development – Multi-Family and Office-1

Case Summary:

This plat proposes two blocks with three lots for a duplex style apartment community and a leasing office. This development will accommodate 58 duplexes, a total of 116 units. A majority of this development was included in the West Avenue O preliminary plat, which was approved in September 2019. A small portion of Block 1 was recently acquired and rezoned from Agricultural to Planned Development Multi-Family with a small portion of Office-1 on Connell Street.

This is the third phase of the Southwood Hills development. Phase I contained 37 lots (74 units) and Phase II contained 36 lots (72 units). The combined development with Phase III contains 262 units.

Project Analysis and Discussion:

With the exception of Block 1, Lot 1, this development is zoned PD-MF. The approved PD zoning permitted a reduction in the front and rear yard setbacks. The front yard setback was reduced from 25' to 15' and the rear yard setback was reduced from 20' to 15'. Block 1, Lot 1, which fronts Connell Street, is zoned Office-1. The proposed lots satisfy all area requirements for the relevant zoning district. Below is a summary of these requirements.

Office -1

- Front Yard: 25'
- Side Yard: 20'
- Rear Yard: 10' when adjacent to res.

PD - Multi Family

- Front Yard: 15'
- Side Yard: 8'/10'; 15' from street ROW
- Rear Yard: 15'
- Lot Area: 2,420 sq. ft.; 18 du/acre
- Lot Width: 80'
- Lot Depth: 120'

Exhibit A

- Lot area: 7,000 sq ft
- Lot Width: 60' / Lot Depth: NA

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

Water: An 8" water line will extend from Southwest Parkway and run along the south side of Shrey Way and connect to an existing 8" line on Connell Street, east of the property. Private 2" meter lines will extended from Shrey Way to provide services to the duplexes. The 8" line satisfies minimum requirements for fire flow protection.

Sewer: An 8" sewer line will extend from a stub out on Southwest Parkway and run along Shrey Way and connect to the existing 10" line on Connell Street, east of this property. Private lines will extend from Shrey Way to provide services to the duplexes.

Streets: Connell Street is shown as a major collector streets on the City's Thoroughfare Plan. This requires a minimum ROW width of 80'. Connell Street currently has approximately 52' ROW, with a deficiency of 28'. The applicant is dedicating 14' ROW on this plat which satisfies their obligation to provide one-half the needed ROW.

Connell Street is a perimeter street; therefore, the applicant is required to construct perimeter street improvements, similar to what was constructed for both Liberty Valley Phase IV and Connell Subdivision. This requires half the width of a 37' collector street –18.5' pavement; curb and gutter is not needed. The applicant will be constructing these improvements along with the subdivision improvements.

Shrey Way is a local road which will be constructed with a 50' ROW, 31' pavement width, and curb/gutter. At the intersection of Connell, the ROW will widen to 56' with a 37' pavement to accommodate turning movements. No parking signs are proposed on Shrey Way.

Sidewalks: The Subdivision Ordinance Section 503 requires a 5' wide sidewalk along both sides of collector streets, in this case, Connell Street. The applicant is constructing a 5' sidewalk along the subdivision side of Connell Street, with an ADA ramp at Shrey Way.

Drainage: Drainage plans and a drainage report have been provided and reviewed. Two on-site detention ponds are proposed to address drainage needs for the entire subdivision and will be privately owned and maintained.

Parkland Dedication/Fees: The parkland fee requirement per Subdivision Ordinance Section 517 is \$200 per residential unit or land dedication of 1 acre/100 dwelling units. No private amenities are proposed for this phase of the development. The applicant has opted to pay a fee-in-lieu of parkland dedication totaling \$23,200 for 116 units. These funds will be used to develop Liberty Valley Park, which is within a half-mile radius of this subdivision.

Conclusion: We have reviewed the plat and find it acceptable as a final plat, subject to all items identified in the city's letter of conditions to the applicant dated December 11, 2020.

Recommendation

Recommend approval of the final plat of Southwood Hills Phase III; subject to staff comment letter dated December 11, 2020.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Duplex Site Plan
5. City letter of conditions to the applicant dated December 11, 2020.



Staff Report – Planning & Zoning Item

Date: December 22, 2020

Agenda Item #6

Receive a report on the Sidewalk Policy and Master Plan Update.

Originating Department

Planning – Bob van Til, Interim Planning Director

Background

In the fall of 2018, we began a sunset review of the Sidewalk Standards and Policy (Section 503 of the Subdivision Ordinance), as required by Ordinance No. 2015-43, adopted in 2015. Steps taken to proceed with this amendment is summarized below:

- Proposed Subdivision Ordinance changes sent to TABA for review in January/February 2019.
- Stakeholder meeting held April 16, 2019.
- Public hearing held at P&ZC meeting June 18, 2019
- Public hearing held at P&ZC meeting July 16, 2019—Item tabled due to concerns with sidewalk policy.
- Joint workshop with P&ZC/CC on November 12, 2019—Primary discussion focused on sidewalk policy.
- Update to P&ZC on March 17, 2020, with plan to move forward with minor amendments, and bring recommendation on Street Standards and Sidewalk Policy later in the year.

Update:

Staff is drafting amendments to the current policy and creating a Sidewalk Master Plan Map to visually showcase the policy changes. Similar to the Thoroughfare Plan Map, the Sidewalk Master Map is intended to simplify the review process, provide transparency of requirements, and increase accuracy when standards are applied. The following schedule is proposed for this amendment:

Proposed Dates	Meeting Description
January 12, 2021	City Council Workshop
January 19, 2021	Planning and Zoning Workshop
February 2, 2021	Belton Economic Development Corporation workshop
February 16, 2021	Planning and Zoning – Formal Consideration for

Exhibit B

	Recommendation
February 22, 2021	City Council Formal Consideration of Adoption

Administrative Plat Approvals					
Date	Subdivision Name	Acreage / Location	No. of Lots	Description	Waivers
11/17/2020	Ellis Island - ETJ	0.3843 Acres - 3740 Lake Ridge	1	Consolidation of Belton Lake Estates, Lots 33 and 34, Block 4.	Fire Protection
11/17/2020	Mullet Ridge Addition - ETJ	0.518 Acres - 6680 Ivy Ridge Cir.	1	Consolidation of Sherwood Shores VIII, Terra Terrace Section, Lots 94, 95 and 96.	Fire Protection

P&Z
Agenda Items
for
January 19, 2021
Meeting



Staff Report – Planning & Zoning Item

Date: January 19, 2021
Case No.: Z-21-01
Request: SF-2 w/ CR Overlay to SF-3
Applicant/Owner: Daniel Alcozer

Agenda Item

Z-21-01 Hold a public hearing and consider a zoning change from Single Family 2 with a Conservation Revitalization Overlay (SF-2 w/CR Overlay) to Single Family 3 (SF-3) on approximately 0.368 acres located at 300 W. Avenue H, located on West Avenue H, east of Jackson Street and west of Davis Street, described as Roberts Subdivision, Block 126, Lot 7.

Originating Department

Planning – Tina Moore, Planner

Current Zoning: Single Family 2 with Conservation Revitalization Overlay (SF-2 w/CR Overlay)

Proposed Zoning: Single Family 3 District (SF-3)

Future Land Use Map (FLUM) Designation: Mixed Use Center

Design Standards Type Area 8: Area defined by Nolan Creek to the North, Avenue J to the south; Hwy 317/Main Street to the East and Loop 121 to the west. Projected to be primarily single family residential type area with various multi-family housing located within. Future redevelopment to occur in the manner that takes into account surrounding uses.

Background/Case Summary

This property is currently zoned Single Family 2 with a Conservation Revitalization Overlay and has an existing single family residence. The applicant is proposing to demolish the existing home and subdivide this tract of land into two equal lots to allow for the construction of two identical homes that will front West Avenue H. The two proposed lot sizes will be approximately 7,920 sq. ft. or 0.2 acres, which will satisfy the minimum area requirements for the Single Family 3 (SF-3) zoning district. The proposed homes would be 1,214 sq. ft.

Project Analysis and Discussion

Existing Conditions:

This property and the adjacent properties to the east, west, and south are zoned SF-2 w/CR Overlay. This area is developed with smaller frame and brick houses. The CR Overlay allows

for the placement of HUD code mobile homes, modular homes, and industrialized housing. The overlay also allows for two-family homes, duplexes or a patio home to be installed in the area, with the goal of neighborhood improvement.

The property to the north is zoned PD-SF-2 to allow for a similar infill project with a reduced lot depth. The minimum lot depth requirement for SF-2 is 100'; the depth of this lot is approximately 88'. Two site built homes with 100 percent brick exterior are constructed at this location.

Allowable Land Uses:

The proposed SF-3 Zoning District limits the use of this property to single family homes. No attached single family, duplex, multi family, or business/commercial uses are allowed, and mobile/modular homes will be precluded.

Area & Setback Requirements:

Minimum area and setback requirements for the requested SF-3 Zoning District are summarized below:

Lot Area:	5,000 sq. ft.	Front Yard Setback:	25'
Lot Width:	50'	Rear Yard Setback:	20'
Lot Depth:	90'	Side Yard Setback:	5'

The lot proposed for rezoning comprises approximately 7,920 sq. ft., with a width of 88' and depth of 90' which satisfies the minimum area requirements for the requested SF-3 Zoning District. The applicant has been advised that a plat meeting the requirements of the adopted subdivision code is required prior to the issuance of a building permit for this infill project. The proposed house must comply with the setback requirements and design standards for the SF-3 Zoning District.

Future Land Use Map:

The FLUM identifies this area as a Mixed Use Center which allows for regional shopping site, multifamily and other dense residential use on the perimeter, entertainment and lifestyle features. The requested residential zoning district is compatible with the existing residential zoning and residential uses in this area. Therefore, the proposed SF-3 zoning district appears to be reasonable in this location.

Recommendation

We recommend approval of the requested zoning change from Single Family 2 with a Conservation Revitalization Overlay to SF-3 Zoning District.

Attachments:

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo

5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Property owner's list

City of Belton
Request for a Zoning Change

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

Fee: \$250.00

Date Received: 12-02 Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: DANIEL ALCOZER Phone Number: 254-624-1085
Mailing Address: 416 West Ave O City: BELTON State: TX
Email Address: ctic mail@gmail.com

Owners Name: Central Texas Insulation ^{CONTRACTORS} Phone Number: 254-613-4882
Mailing Address: 416 West Ave O City: BELTON, TX State: 76513
Email Address: CTIC MAIL@gmail.com

Applicant's Interest in Property:

OWNER

Legal Description of Property:

LOT 7 Block 126 of JOHN T. ROBERTS ADDITION BELTON,
BELL COUNTY, TEXAS Volume 268 Page 286

Is this property being simultaneously platted? No.

Street Address: 300 West Avenue H
Zoning Change From SF-2 to ~~AWENDED SF-2~~ SF 3

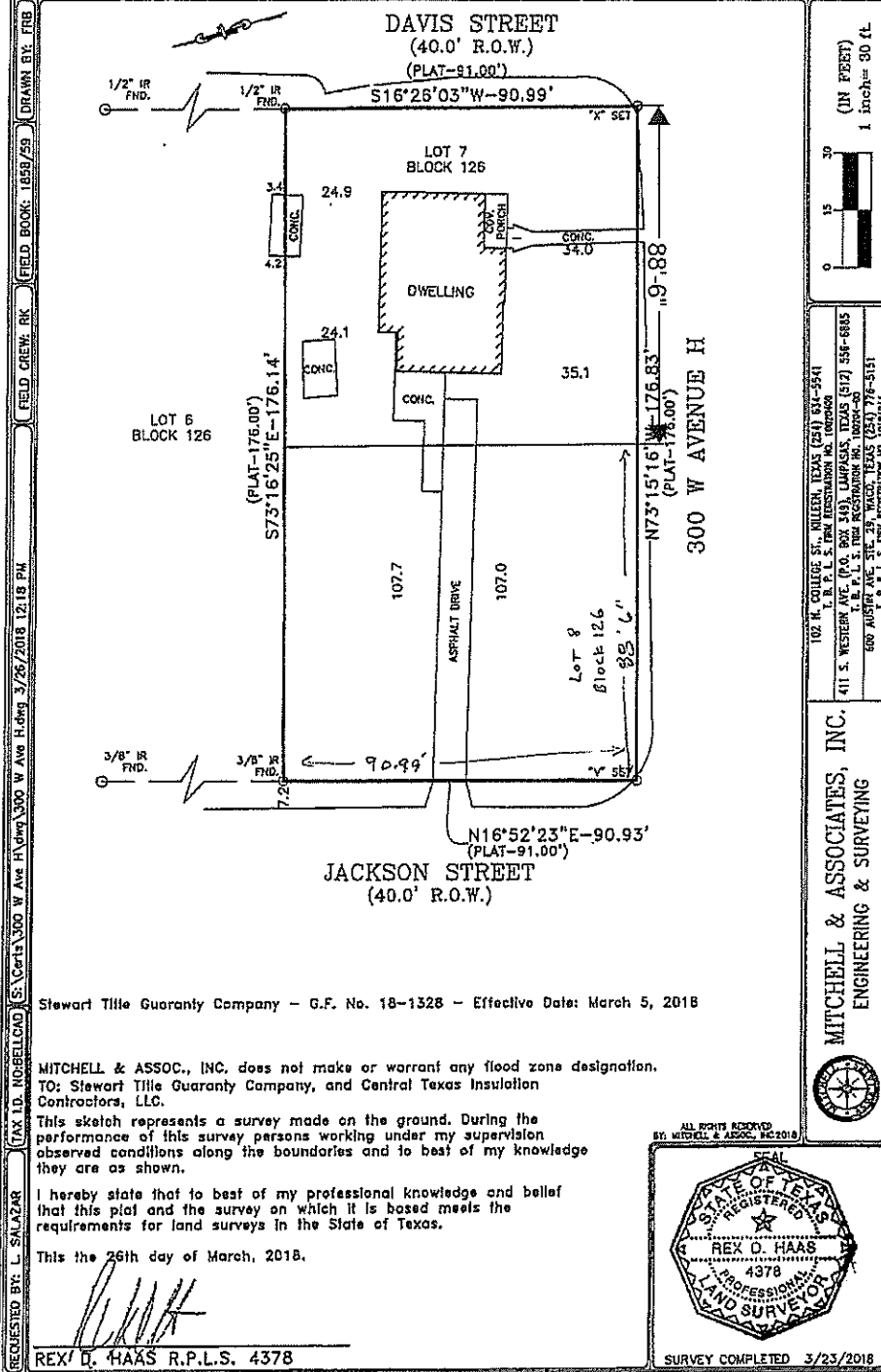
Signature of Applicant: *Daniel Alcozer* Date: 12-2-2020

Signature of Owner (if not applicant): _____ Date: _____

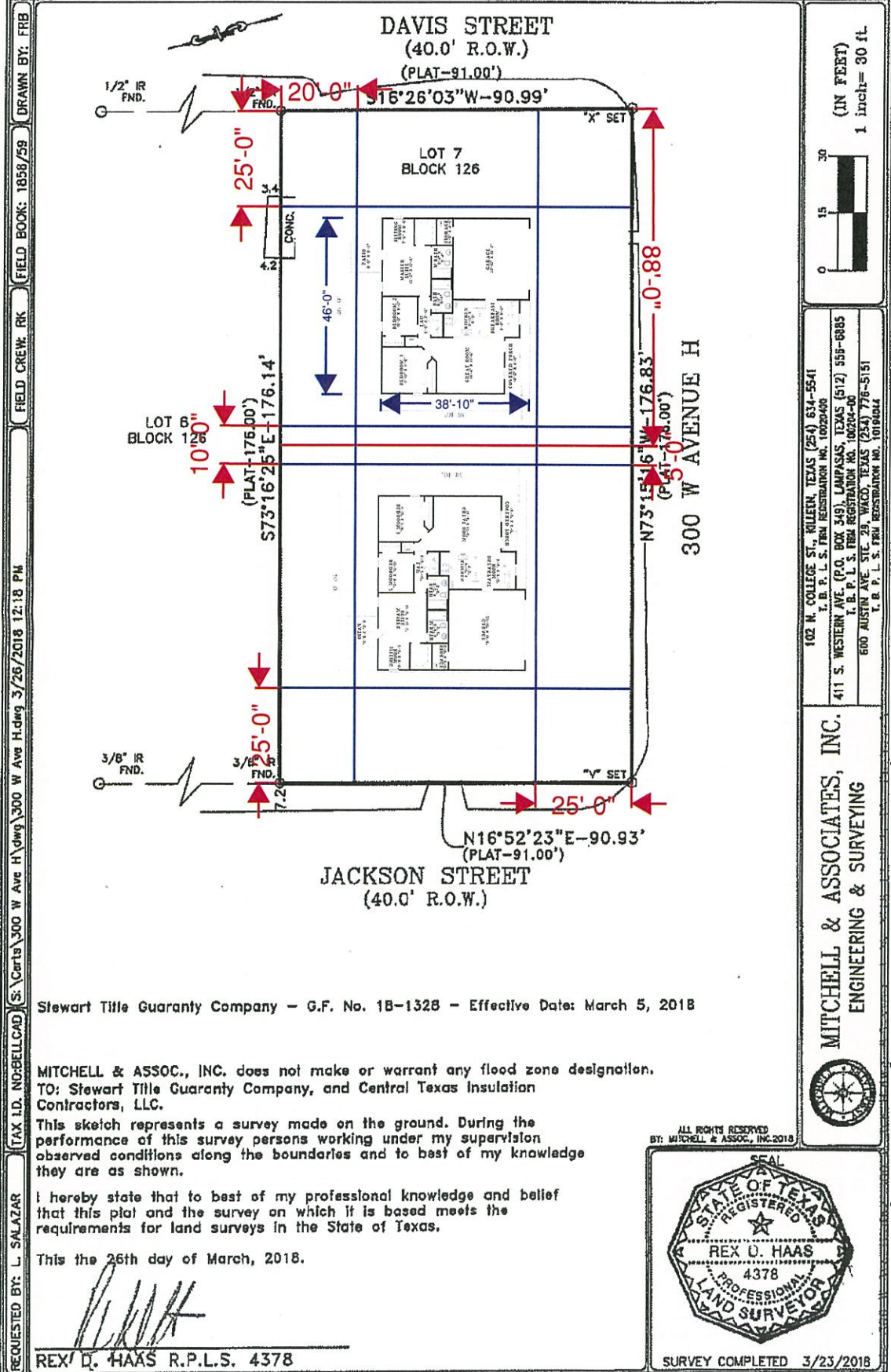
Checklist for Zoning Items to be submitted with application:

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

LOT Seven (7), of the subdivision of Block One hundred Twenty-Six (126), of JOHN T. ROBERTS ADDITION, in the City of Belton, Bell County, Texas, according to the plat of record in Volume 268, Page 286, of the Deed Records of Bell County, Texas.



Daniel
Alcozer



Alcozel

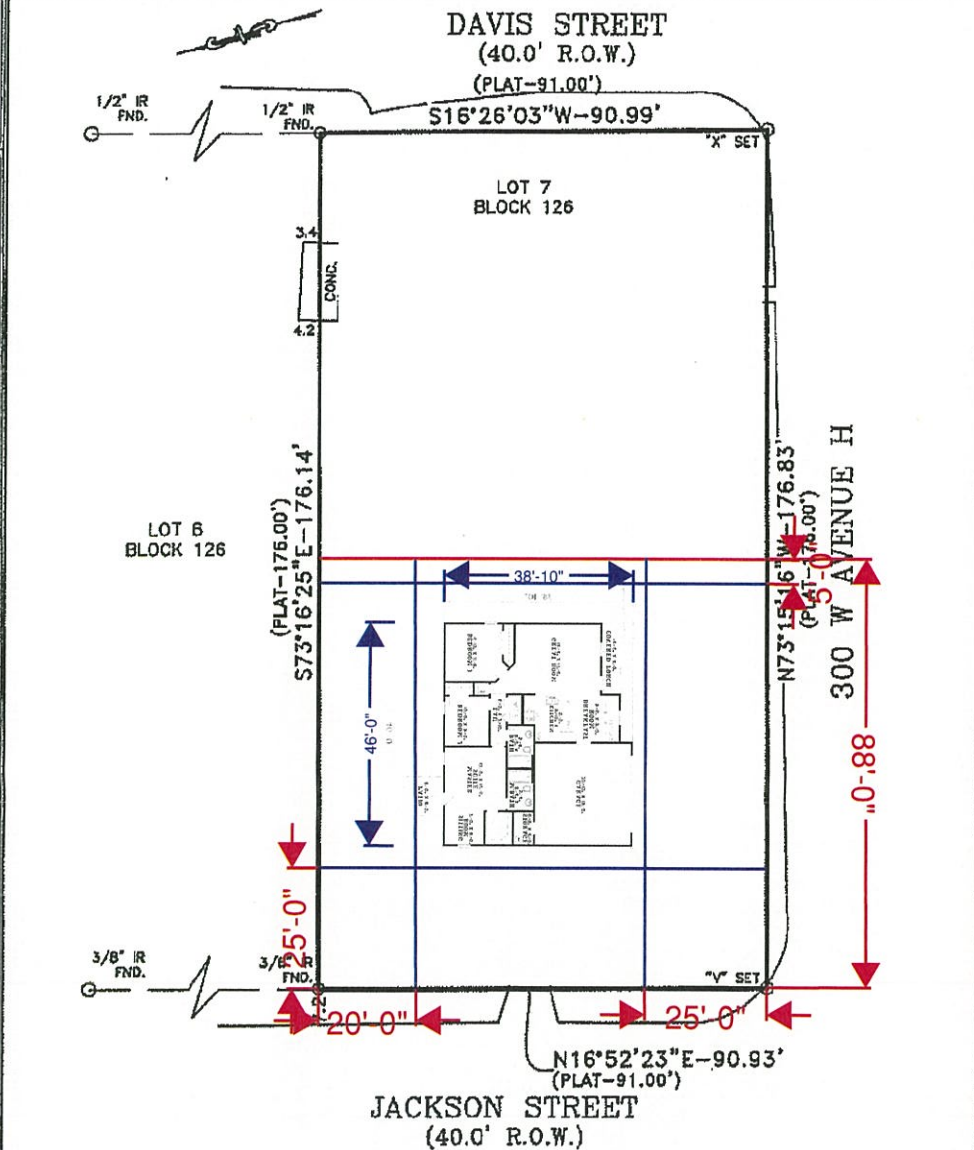
LOT Seven (7), of the subdivision of Block One hundred Twenty-Six (126), of JOHN T. ROBERTS ADDITION, in the City of Belton, Bell County, Texas, according to the plat of record in Volume 268, Page 286, of the Deed Records of Bell County, Texas.

FIELD BOOK: 1858/59
FIELD CREW: RK
DRAWN BY: FRB

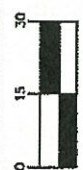
DATE: 3/26/2018 12:18 PM
S:\Carts\300 W Ave H\dwg\300 W Ave H.dwg

TAX ID: NO-BELLCOAD

REQUESTED BY: L. SALAZAR



(IN FEET)
1 inch = 30 ft.



102 N. COLLEGE ST., WILEN, TEXAS (254) 834-5541
T. B. P. L. S. FIRM REGISTRATION NO. 10029400
411 S. WESTERN AVE. (P.O. BOX 349), LAMPASAS, TEXAS (512) 555-6885
T. B. P. L. S. FIRM REGISTRATION NO. 100294-00
600 AUSTIN AVE. STE. 23, WACO, TEXAS (254) 776-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10160404

MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING



Stewart Title Guaranty Company - G.F. No. 18-1328 - Effective Date: March 5, 2018

MITCHELL & ASSOC., INC. does not make or warrant any flood zone designation.
TO: Stewart Title Guaranty Company, and Central Texas Insulation Contractors, LLC.

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.

I hereby state that to best of my professional knowledge and belief that this plat and the survey on which it is based meets the requirements for land surveys in the State of Texas.

This the 26th day of March, 2018.

[Signature]

REX D. HAAS R.P.L.S. 4378

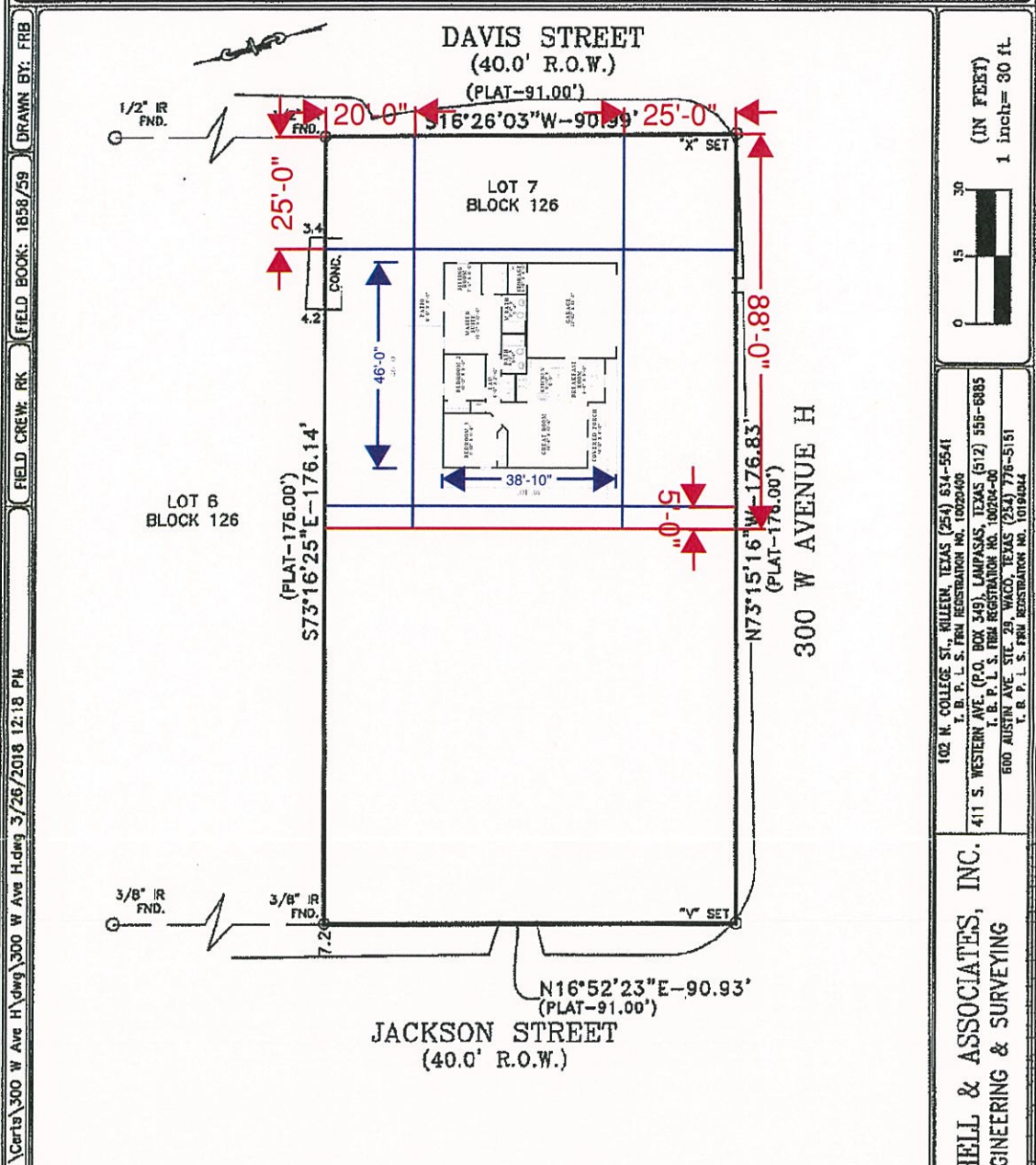
ALL RIGHTS RESERVED
BY: MITCHELL & ASSOC., INC. 2018



SURVEY COMPLETED 3/23/2018

Alusea

LOT Seven (7), of the subdivision of Block One hundred Twenty-Six (126), of JOHN T. ROBERTS ADDITION, in the City of Belton, Bell County, Texas, according to the plat of record in Volume 268, Page 286, of the Deed Records of Bell County, Texas.



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This the 26th day of March, 2018.

REX D. HAAS R.P.L.S. 4378

MITCHELL & ASSOCIATES, INC. ENGINEERING & SURVEYING

102 N. COLLEGE ST., WILSON, TEXAS (254) 874-5541
T. B. P. L. S. FIRM REGISTRATION NO. 10024005
411 S. WESTERN AVE. (P.O. BOX 349), LAMPASAS, TEXAS (512) 555-6885
T. B. P. L. S. FIRM REGISTRATION NO. 10024-00
600 AUSTIN AVE. STE. 23, WACO, TEXAS (254) 778-5151
T. B. P. L. S. FIRM REGISTRATION NO. 10194044

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STATE OF TEXAS
REGISTERED
REX D. HAAS
4378
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LAND SURVEYOR

SURVEY COMPLETED 3/23/2018

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PLAN 17-2128



Photographs may show modified designs.



[Home](#) / [Style](#) / [Traditional](#)

KEY SPECS



1214
sq ft



3
Beds



2
Baths



1
Floors



2
Garages

Select Plan Set Options

[What's included?](#)

PDF Set - \$595.00

Select Foundation Options

Crawlspace - +\$0.00

Select Framing Options

Wood 2x4 - +\$0.00

Optional Add-Ons

SUBTOTAL

NOW \$595.00

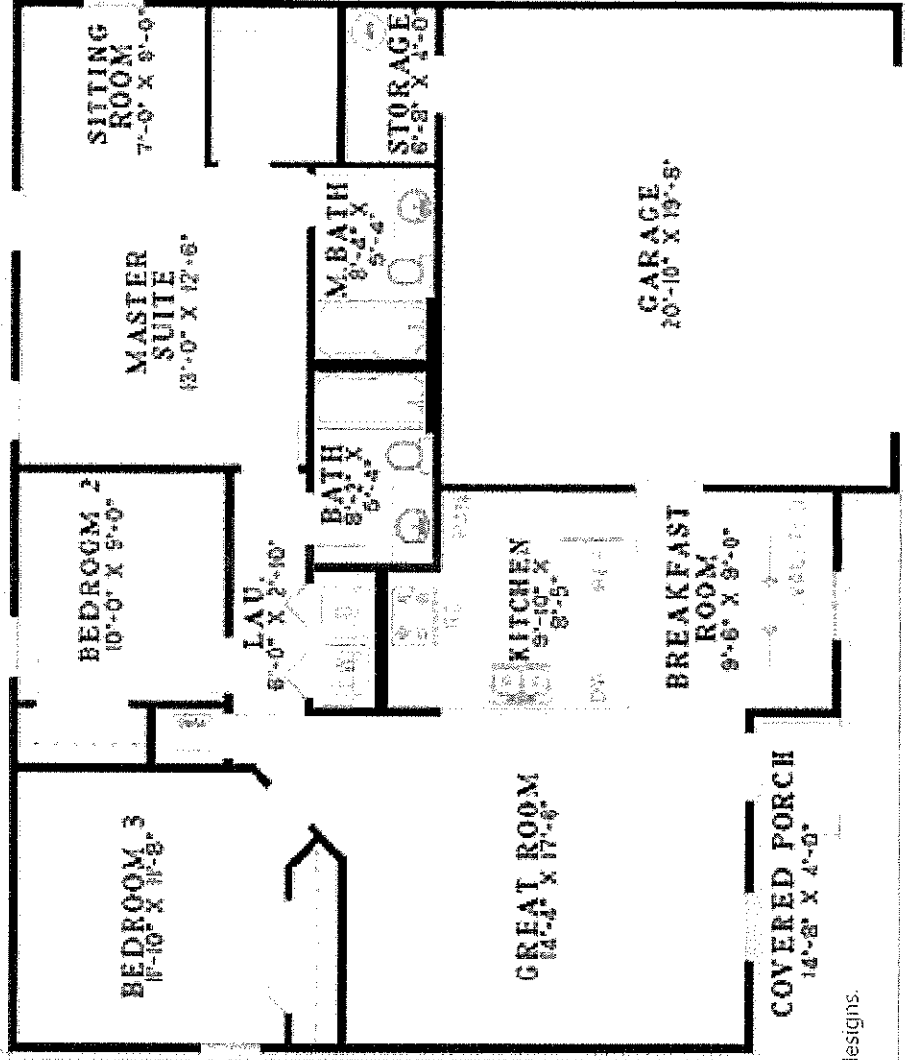
You save \$105.00(15% savings)

Sale ends soon!

Best Price Guaranteed

46 0

PATIO
8'-0" X 8'-0"



38' 10"

y show modified designs.

Zoning Case # Z-21-01 Location



ZONING CHANGE:

SF-2 WCR Overlay
to
SF3

LEGAL DESCRIPTION:

Roberts Addition
Block 126, Lot 0007
Acres .37

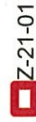
PROPERTY OWNER:

Central Texas Insulation Contractors

ADDRESS/LOCATION:

300 W. Ave H

LEGEND



Z-21-01

Map Date: 1/13/2021 Aerial Imagery Date: 2018

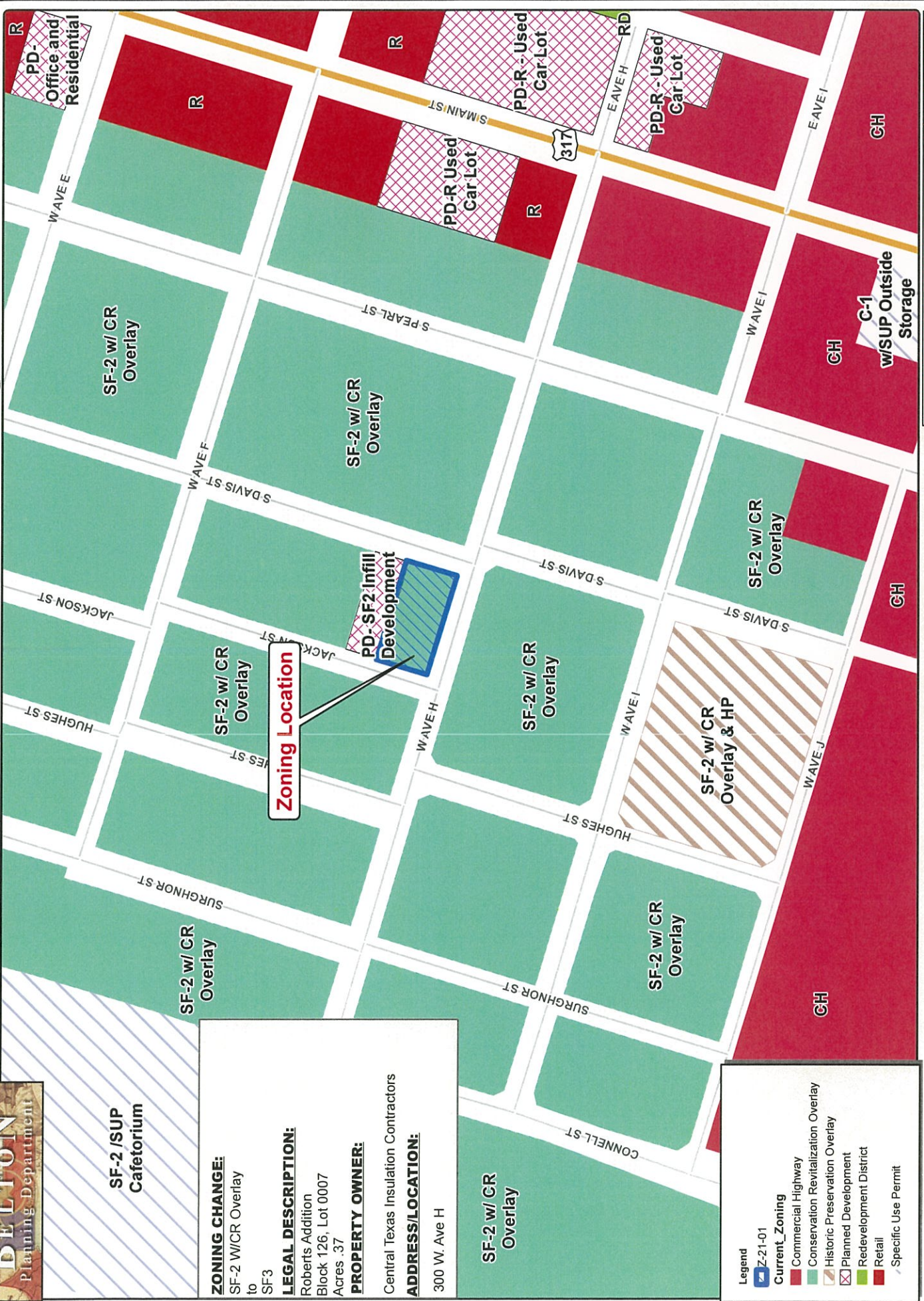
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Zoning Case # Z-21-01 Zoning



SF-2 /SUP Cafetorium

ZONING CHANGE:
SF-2 W/CR Overlay to SF3

LEGAL DESCRIPTION:
Roberts Addition Block 126, Lot 0007 Acres .37

PROPERTY OWNER:

Central Texas Insulation Contractors

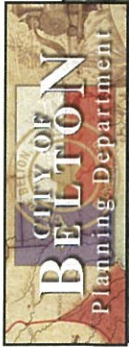
ADDRESS/LOCATION:
300 W. Ave H

- Legend**
- Z-21-01
 - Current_Zoning
 - Commercial Highway
 - Conservation Revitalization Overlay
 - Historic Preservation Overlay
 - Planned Development
 - Redevelopment District
 - Retail
 - Specific Use Permit

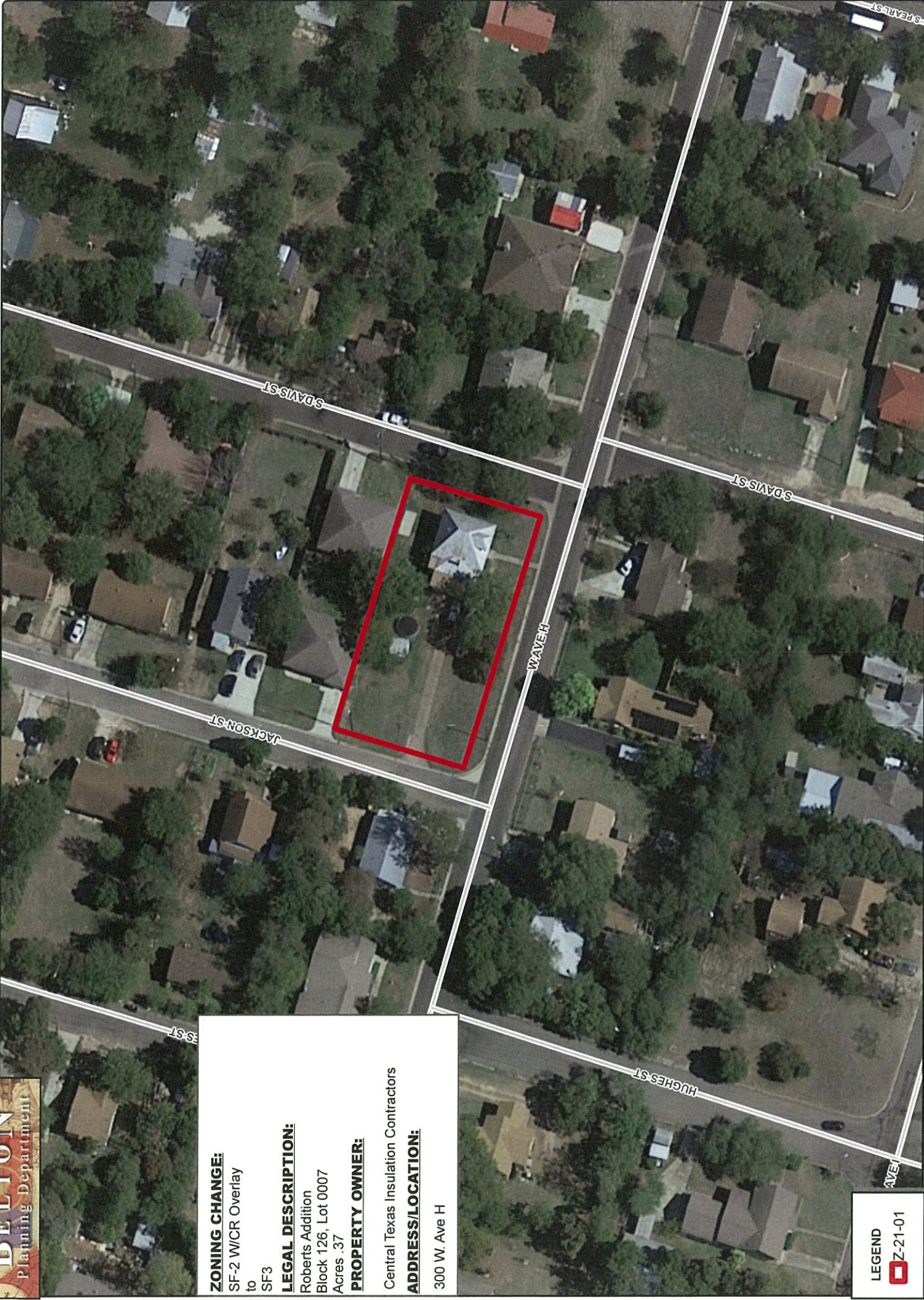
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Map Date: 1/13/2021



Zoning Case # Z-21-01 Aerial



ZONING CHANGE:

SF-2 W/CR Overlay
to
SF3

LEGAL DESCRIPTION:

Roberts Addition
Block 126, Lot 0007
Acres .37

PROPERTY OWNER:

Central Texas Insulation Contractors

ADDRESS/LOCATION:

300 W. Ave H

LEGEND



Map Date: 1/13/2021 Aerial Imagery Date: 2018



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Zoning Case # Z-21-01

ZONING CHANGE:

SF-2 W/C/R Overlay
to
SF3

LEGAL DESCRIPTION:

Robert's Addition,
Block 126, Lot 0007
ACRES .37

PROPERTY OWNER:

Central Texas Insulation Contractors LLC

ADDRESS/LOCATION:

300 W. Ave H

Legend

Street Centerline

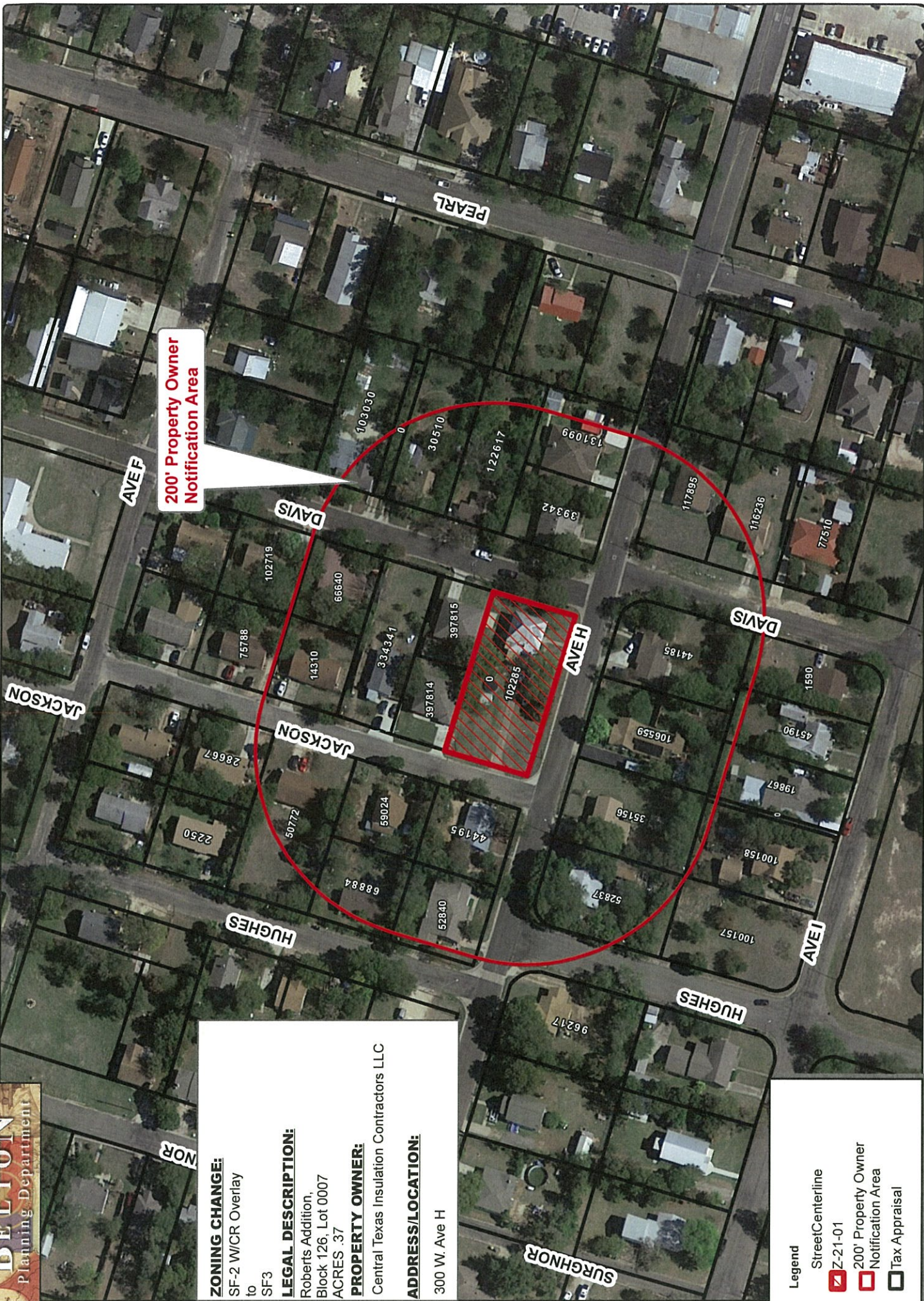
☒ Z-21-01

☐ 200' Property Owner

☐ Notification Area

☐ Tax Appraisal

Map Date: 1/13/2021 Aerial Imagery Date: 2018



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: DANIEL ALCOZER,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 300 W. AVENUE H, ROBERTS ADDITION, BLK 126, LOT 7,
FROM A(N) SINGLE FAMILY 2 WITH CONSERVATION REVITALIZATION OVERLY (SF-2 W/ CR OVERLAY ZONING DISTRICT,
TO A(N) SINGLE FAMILY 3 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, January 19, 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, January 26, 2021**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON JANUARY 26TH.

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**

100157
JIAN, KUO-DI
3310 COMMONWEALTH CT
WOODBURY, MN 5125

1590
UPCHURCH, RYAN W ETUX KATHRYN E
301 W AVENUE I
BELTON TX 76513-3825

397815
RAWLS, MICHAEL J ETUX LINDA C
PO BOX 22
SALADO TX 76571-0022

59024
BEDOLLA, AMPARO ETUX JUANA DIAZ
717 JACKSON ST
BELTON, TX. 76513-3877

68884
MARTINEZ, LUCIA
709 HUGHES ST
BELTON, TX. 76513

122617
VARGAS, JESSE ACOSTA ETAL
713 S DAVIS ST
BELTON, TX. 76513-3852

116236
MARION, CLARENCE MELVIN JR ETAL
1411 E CALHOUN AVE
TEMPLE, TX. 76501

14310
SMITH, JENNIFER LACEY
714 S JACKSON ST
BELTON, TX. 76513

77510
ARIZMENDI, FERNANDO
806 S DAVIS ST
BELTON, TX. 76513-3843

44185
GUILLEN, BENJAMIN E ETUX
310 W AVENUE H
BELTON, TX. 76513-3816

35156
LECHUGA, NESTOR ETUX MARIA
314 W AVE H
BELTON, TX. 76513

100158
JIAN, KUO-DI
3310 COMMONWEALTH CT
WOODBURY, MN. 55125

66640
LUNA, LARRY
714 S DAVIS ST
BELTON, TX. 76513-3853

52837
HURST, DAVID ETUX MARVA
316 W AVE H
BELTON, TX. 76513

106559
SIMONDS, RODNEY A
312 W AVENUE H
BELTON, TX. 76513-3816

19867
VALDEZ, JOSE ETUX MARIA
305 W AVENUE I
BELTON, TX, 76513-3825

75788
LEON, RAMON
712 JACKSON ST
BELTON, TX, 76513-3876

44195
GUILLEN, VICENTE ESCOBEDO
720 SURGHNOR ST
BELTON, TX. 76513-3873

131099
ORONA, JOSE ANTONIO
219 W AVENUE H
BELTON, TX. 76513-3813

397814
RAWLS, MICHAEL J ETUX LINDA C
PO BOX 22
SALADO, TX. 76571-0022

50772
HOLCOMBE, DAMITA J
7077 WOODSTOCK ST
COLORADO SPRINGS, CO. 80911-9377

102285
CENTRAL TEXAS INSULATION CONTRACTORS LLC
PO BOX 641
SALADO, TX. 76571-0641

117895
TRAMMEL, REGINALD
3819 RIVERSIDE TRL
TEMPLE, TX. 76502

2250
ALVARADO, GUADALUPE
712 HUGHES ST
BELTON, TX. 76513-3855

103030
SAUSEDA, RAMONA TREVINO
711 S DAVIS ST
BELTON, TX. 76513-3852

96217
RAGSDALE FAMILY TRUST
PO BOX 4
SALADO, TX. 76571

102719
LUNA, LARRY
714 S DAVIS ST
BELTON, TX. 76513-3853

30510
DRAKE, ROY LEE
715 S DAVIS ST
BELTON, TX. 76513-3852

45190
HIX, ELIZABETH
303 W AVENUE I
BELTON, TX. 76513-3825

334341
KESBEH, AWAD M ETAL
716 JACKSON ST
BELTON, TX. 76513

39342
HILL, LANETA J
3400 SUMMIT CIR
BELTON, TX. 76513

28667
CULP, JANE
606 CLUFF DR
BELTON, TX. 76513

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

52840
SIMANK, JUSTIN WARREN
200 CHEROKEE TRAIL
GEORGETOWN, TX 78633