



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, February 15, 2022 - 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 January 18, 2022, regular meeting.
4. Z-22-05 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial-2 (C-2) District on approximately 3.922 located at 1803 S. Connell Street, generally located west of Interstate 35, south of Interstate 14 and west of South Connell Street.
5. Z-22-06 Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-1 (SF-1) Residential District on approximately 4.09 acres located at 6586 Tollbridge Road, generally located east of Interstate 35, north of Elmer King Road, and west of Tollbridge Road.
6. Z-22-07 Hold a public hearing and consider a zoning change from Agricultural (A) to Planned Development-Single Family-1 Residential District (PD-SF-1) on approximately 1.84 acres located at 249 Elmer King Road, generally east of Interstate 35 and west of Elmer King Road.
7. 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, January 18, 2022

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Chair Brett Baggerly, Vice Chair Dave Covington, Luke Potts, Zachary Krueger, David Jarratt, Quinton Locklin, Stephanie O'Banion and Nicole Fischer. The following members were absent: Joshua Knowles. 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 Stephanie O'Banion gave the Invocation.

2. Public comments.

Chair Baggerly opened the public comment 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 1:15)

Commission Member Stephanie O'Banion made a motion to approve the minutes from the December 21, 2021 meeting, seconded by Commission Member Nicole Fischer. The motion passed unanimously with 8 ayes, 0 nays.

4. Z-21-26 Hold a public hearing and consider a zoning change from Commercial Highway to Commercial Highway with a Specific Use Permit for the placement of an electronic changeable sign on approximately 8 acres located at 500 N. 1-35 Service Road, on the east side of I-35, south of Nolan Creek (Crossroads Church property). (Audio 1:51)

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Crossroads Church Pastor Matt Thrasher, 500 IH South 35, said he was available for questions. With no one else requesting to speak, Chair Baggerly closed the public hearing.

Commission Member Luke Potts and Chair Baggerly discussed the sign standards and past signs that have come before the Commission. Ms. Moore said the Crossroads sign does meet the criteria as written in the Sign Ordinance.

Ms. O'Banion asked if the guidelines Ms. Moore presented on digital signs should become part of the Sign Ordinance. Ms. Moore stated that an SUP is currently required for all electronic signs and must come before the Commission. Ms. Moore further stated should the Sign Ordinance be amended in the future to allow electronic signs as a permitted use without an SUP, the guidelines could be adopted with the amendment.

Vice Chair Mr. Dave Covington made a motion to approve item Z-21-26, a zoning change from Commercial Highway to Commercial Highway with a Specific Use Permit for the placement of an electronic changeable sign on approximately 8 acres located at 500 N. 1-35 Service Road. Commission Member Ms. Fischer seconded the motion. The motion was approved with 8 ayes, 0 nays.

5. Z-22-01 Hold a public hearing and consider a zoning change from Agricultural District to Commercial-2 District on approximately 2.12-acre property located at 3150 Simmons Road, south of Interstate 14 and west of Simmons Road. (Audio 12:47)

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Mr. Bob Kujan, the owner of 2991 Simmons Road a property adjacent to the zoning change property, made a statement about his property and opposed the zoning change.

The owner of 3150 Simmons Road, Mr. Jeff Lackmeyer, 1201 SWS Young, Killeen, introduced himself and said he appreciated the comments the neighbor made. He has been in construction 18 years, and he believes the construction impact will be minimal.

Ms. Moore explained that Mr. Kujan's property would not be affected directly by the zoning change and explained the notification process.

Mr. Covington asked Ms. Moore about the screening requirements.

Commission Member Mr. Luke Potts made a motion to approve item Z-22-01, a zoning change from Agricultural District to Commercial-2 District on approximately 2.12-acre property located at 3150 Simmons Road. Vice Chair Dave Covington seconded the motion. The motion was approved with 8 ayes, 0 nays.

6. Z-22-02 Hold a public hearing and consider a zoning change from Light Industrial to Commercial Highway on approximately 8.984-acre property located at 3360 South IH-35, east of IH-35 and south of Grove Road. (Audio 26:30)

Staff Planner Ms. Moore presented the staff report.

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

Commission Member Ms. Stephanie O'Banion made a motion to approve item Z-22-02, a zoning change from Light Industrial to Commercial Highway on approximately 8.984-acre property located at 3360 South IH-35. Commission Member Mr. Zachary Krueger seconded the motion. The motion was approved with 8 ayes, 0 nays.

7. **Z-22-03 Hold a public hearing and consider a zoning change from Neighborhood Service to Redevelopment District on approximately 1.55-acre property located at 1001 W. Avenue D, located east of North Loop 121 and north West Avenue D. (30:42)**

Staff Planner Ms. Moore presented the staff report.

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

Chair Baggerly said it's welcomed development in this area.

Commission Member Ms. Nicole Fischer made a motion to approve item Z-22-03, a zoning change Neighborhood Service to Redevelopment District on approximately 1.55-acre property located at 1001 W. Avenue D. Commission Member Mr. Dave Covington seconded the motion. The motion was approved with 8 ayes, 0 nays.

8. **Z-22-04 Hold a public hearing and consider a zoning change from Agricultural to Commercial Highway on a 9.78-acre property located at 1901 S. IH 35, generally located west of Interstate 35 and south of Interstate 14. (Audio 36:10)**

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.

Commission Member Mr. Luke Potts made a motion to approve item Z-22-04, a zoning change from Agricultural to Commercial Highway on a 9.78-acre property located at 1901 S. IH 35. Commission Member Ms. Stephanie O'Banion seconded the motion. The motion was approved with 8 ayes, 0 nays.

9. **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 40:08)**

Staff Planner Ms. Moore presented the staff report.

Commission Member Mr. Luke Potts made a motion to approve 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. Commission Member Ms. Stephanie O'Banion seconded the motion. The motion was approved with 8 ayes, 0 nays.

10. **Receive an update on administratively approved plats. (Audio 46:13)**

Staff Planner Ms. Moore described the administrative plats that were processed this month.

With no other city business, the Planning and Zoning Commission was adjourned at 6:17 p.m. (Audio ends at 47:04)

Staff Report – Planning and Zoning Agenda Item



Date: February 15, 2022
Case No.: Z-22-05
Request: Agricultural (A) to
Commercial-2 (C-2)

Applicant/Owner: Eddie Wilson

Agenda Item #4

Z-22-05 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial-2 (C-2) District on approximately 3.922 located at 1803 S. Connell Street, generally located west of Interstate 35, south of Interstate 14 and west of South Connell Street.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural District

Proposed Zoning: Commercial-2 District

Proposed Uses: Office, Retail and Commercial

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area as a residential use area. This area is in close proximity to the Interstate 14 and 35 commercial corridors located on the eastside of Connell Street.

Design Standards Type Area 9:

This area is defined as Southwest Belton and is primarily a mixture of uses on larger parcels of land. This area is to continue to develop as a mixture of uses with the understanding of context and the Loop 121 corridor.

Background/Case Summary

The property owner has submitted this zoning change to allow for the development of leasable warehouses for service contractors, retailers, and light manufacturers including but not limited to carpenters and welders. This property currently has a manufactured home on the site. The applicant plans to relocate the existing home prior to developing. A subdivision plat and development plans will be required prior to the development of the site.

Project Analysis and Discussion

Existing Conditions: The surrounding uses are:

<i>Direction</i>	<i>Zoning</i>	<i>Use</i>
North	PD – 2F	Southwood Hills Phase 1
South	Agricultural	Belton Granite, Tile and Flooring
West	PD - MF	Southwood Hills Phase 3
East	PD - MF	Undeveloped

Allowable Land Uses: The proposed zoning change would allow for the proposed commercial and retail uses as well as other uses permitted in the C-2 zoning district. Other uses include all uses permitted in the Commercial-1 District; auto sales (new or used); automobile repairs; commercial amusement; carpentry, cabinet, painting, plumbing, welding, or tinsmithing shops; home improvement center; limited warehousing and wholesales; open and outside storage; and wholesale building material sales or lumberyard.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the CH District, which requires a minimum lot size of 5,000 sq. ft, a minimum width of 60' and depth of 100'. This lot is over 3.9 acres and meet the minimum lot requirements. All proposed structures will be reviewed for compliance with the setback and all other applicable zoning and site design standards.

Recommendation

Recommend approval of the requested zoning change from Agricultural District to Commercial-2 District for the property located at 1803 S. Connell Street; subject to the following conditions:

1. The use of this property shall conform to the Commercial-2 District in all respects.
2. The development of each property shall conform to all applicable Type Area 9 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation and Mitigation Standards.
3. A subdivision plat is required.

Attachments:

1. Zoning application, survey, and conceptual 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: 01-14-22 Date Due: _____ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Eddie D. Wilson Phone Number: 254-722-5582
Mailing Address: 1612 Oak Hollow Drive City: Woodway State: Texas
Email Address: wilsonedd@sbcglobal.net

Owners Name: (Same as above) Phone Number: _____
Mailing Address: _____ City: _____ State: _____
Email Address: _____

Applicant's Interest in Property:

100% Owner. Clear title. No mortgages, liens or delinquent taxes.

Legal Description of Property:

A0906BC J P WALLACE, 36, ACRES 2.314 + 0.608, 37, ACRES 1.0 (3.922 TOTAL ACRES)

TAX PROPERTY IDENTIFICATION: 43761, 437962, 58301

Is this property being simultaneously platted? No

Street Address: 1803 Connell Street Belton, Texas 76513

Zoning Change From AGRICULTURE to C-2

Signature of Applicant: Eddie D. Wilson Date: 1-14-22

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. DRAWINGS & SKETCHES & PICTURES
- ☒ In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the property must be submitted.

DESCRIPTION of LOCATION

I own approximately four acres of land that is 303 feet wide along Connell Street and 445 feet deep. There is an existing business to the south that fabricates granite for housing and apartments. There is a neighborhood of duplexes and a retaining pond on the north side of the property.

DESCRIPTION of BUILDINGS

I would like to build 6 to 8 metal buildings on the land. They would be 50 x 100 feet metal buildings with two walk-through doors and two large overhead doors for each building. Each building would have a rest room, offices and an open entrance area on each end of the building. Each building could accommodate two small businesses or one business could lease the whole building. A particular building may be altered from the standard if it would best accommodate a committed customer.

TYPES of BUSINESSES

I envision the buildings being used for a variety of desirable businesses, which may include service related, certain retail, commercial or light manufacturing/fabrication. I have listed a few types of businesses, but there are probably hundreds that would qualify.

LIST

1. Plumbing contractor/ service
2. Electrical contractor/service
3. Communications contractor/service/retail
4. Security contractors/service
5. Landscaping, lawn irrigation contractor/service
6. Automobile repair/service
7. Product storage/distribution
8. Light manufacturing/fabrication of small metal, wood or plastic products
9. Retail of special types of goods, probably low volume, such as auto accessories, ATV's, etc.
10. Roofing contractor
11. Heating and air conditioning contractor/sales/service
12. Tire sales/repair
13. Appliance sales/repair
14. Window replacement company
15. Cabinet maker

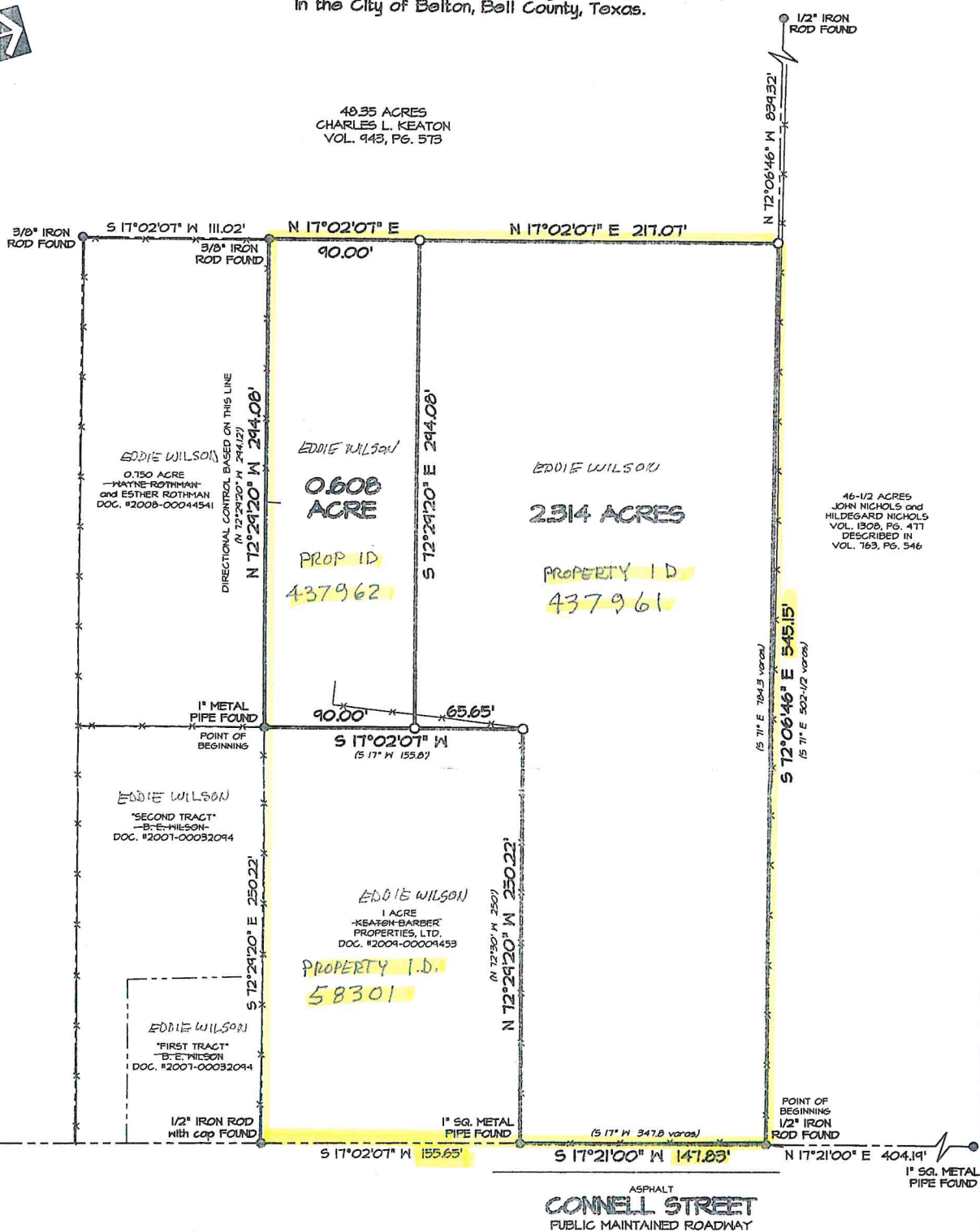
CONCLUSION

These types of facilities are available and leased in many other cities. They are in demand and beneficial to the businesses and to the community. These are needed in Belton, especially the southern part where they would serve many potential customers.

Eddie Wilson
254-722-5582
wilsonedd@sbcglobal.net

Surveyor's Sketch showing a 2.314 acre tract and a 0.608 acre tract,
being part of the J. P. Wallace Survey, Abstract No. 906,
In the City of Belton, Bell County, Texas.

48.35 ACRES
CHARLES L. KEATON
VOL. 943, PG. 573



This sketch accompanies a metes and bounds description
of the herein shown 2.314 acre tract and 0.608 acre
tract. This document is not valid for any purpose unless
signed and sealed by a Registered Professional Land
Surveyor.

ALL COUNTY SURVEYING, INC.
• Surveying
• Mapping
• Construction Layout
73 South 21st Street
Belton, Texas 76504
Tel: 718-2212 Killen 254-634-4636
Fax: 254-714-7608



Handwritten signature of Jeffrey Michael Baylor

() Record call

Survey completed 3-1-10
Scale: 1" = 60'
Job No. 091087
Dwg No. 091087
Drawn by JMB
Surveyor JMB #5335

Copyright 2010 All County Surveying, Inc.

PREPARED BY: ED WILSON

FOR RE-ZONING PURPOSE ONLY

PAGE NO. 1 OF 1

CHECKED BY:

REPORT NO.

DATE: 1-13-22

MODEL NO.

METAL BLDGS. WITH
2 OVERHEAD DOORS
2 WALK THRU DOORS

MAX 10 BLDGS

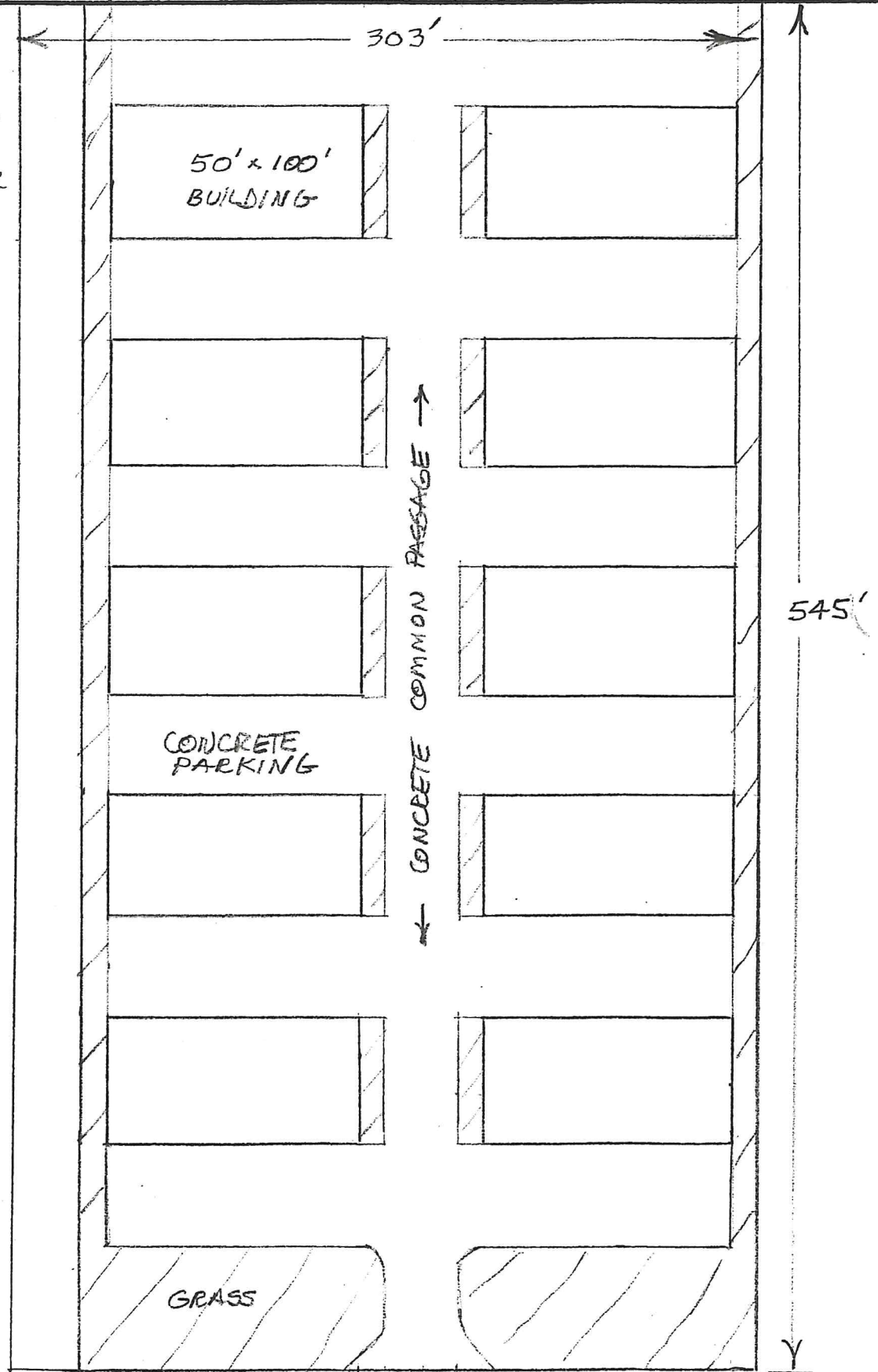
SHOWN BUT

PROBABLY ONLY

BUILD 6 OR 8

SCALE:
1" = 60'
(APPROX)

HT 152-R-2



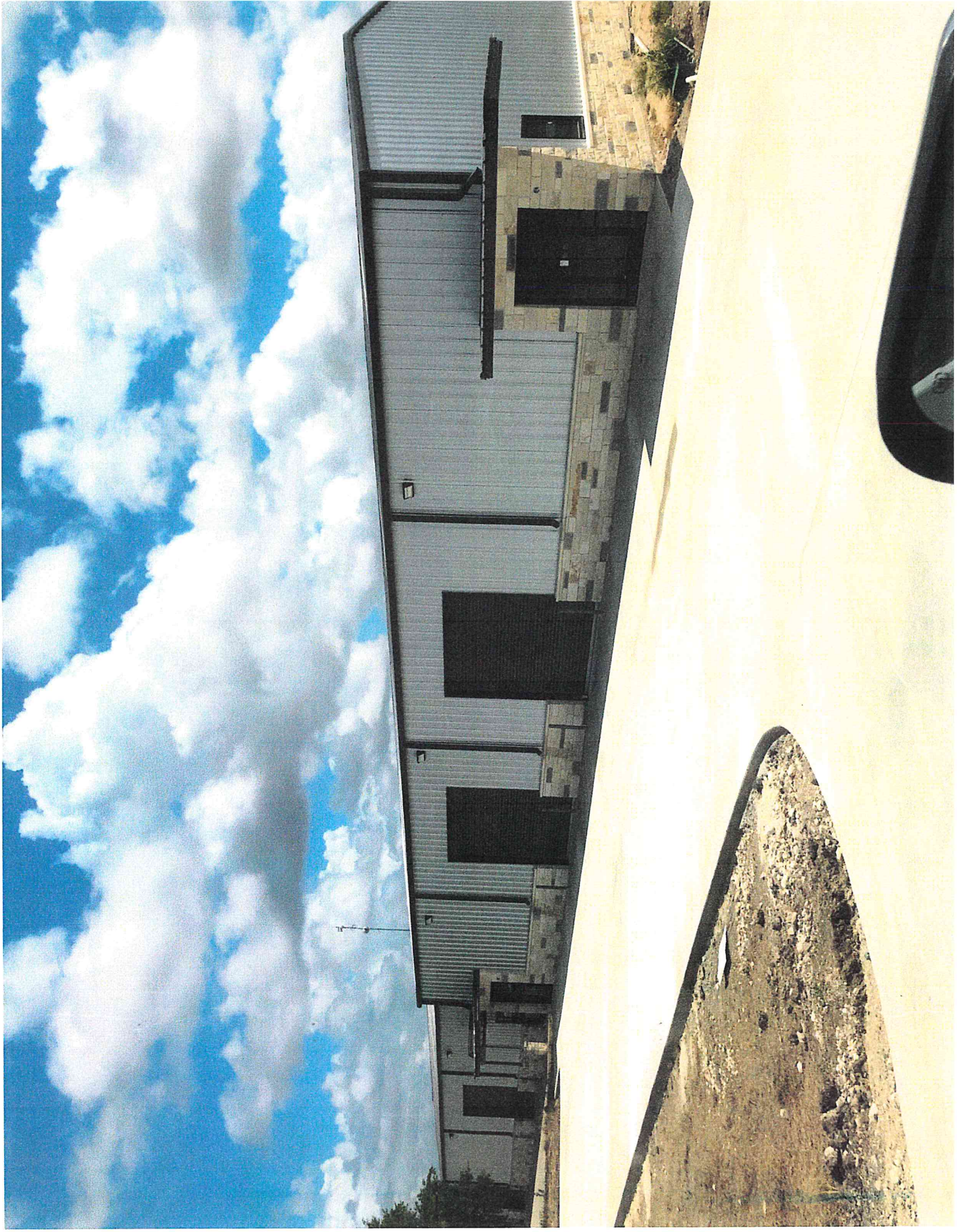


Dixie Road
Industries
EST. 1972, CA 925

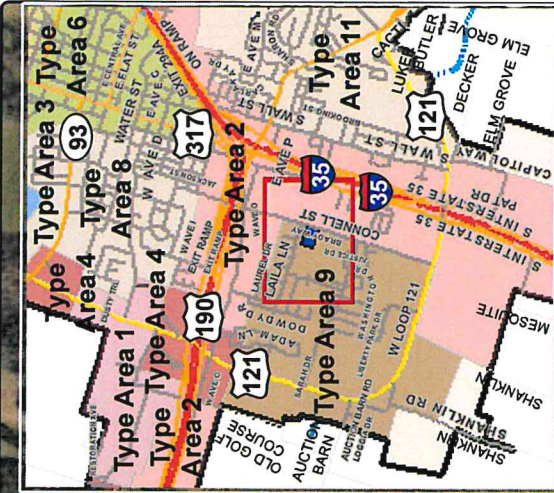
Home
Decor

Dixie Road
Industries

Rugby
Furniture



Zoning Case # Z-22-05 Location



ZONING CHANGE:
AG to C-2

LEGAL DESCRIPTION:
A0906BC J P WALLACE, 36, ACRES 2.314
A0906BC J P WALLACE, 36, ACRES 0.608
A0906BC J P WALLACE, 37, ACRES 1.00

PROPERTY OWNER:
WILSON, EDDIE D.

ADDRESS/LOCATION:
1803 CONNELL ST.

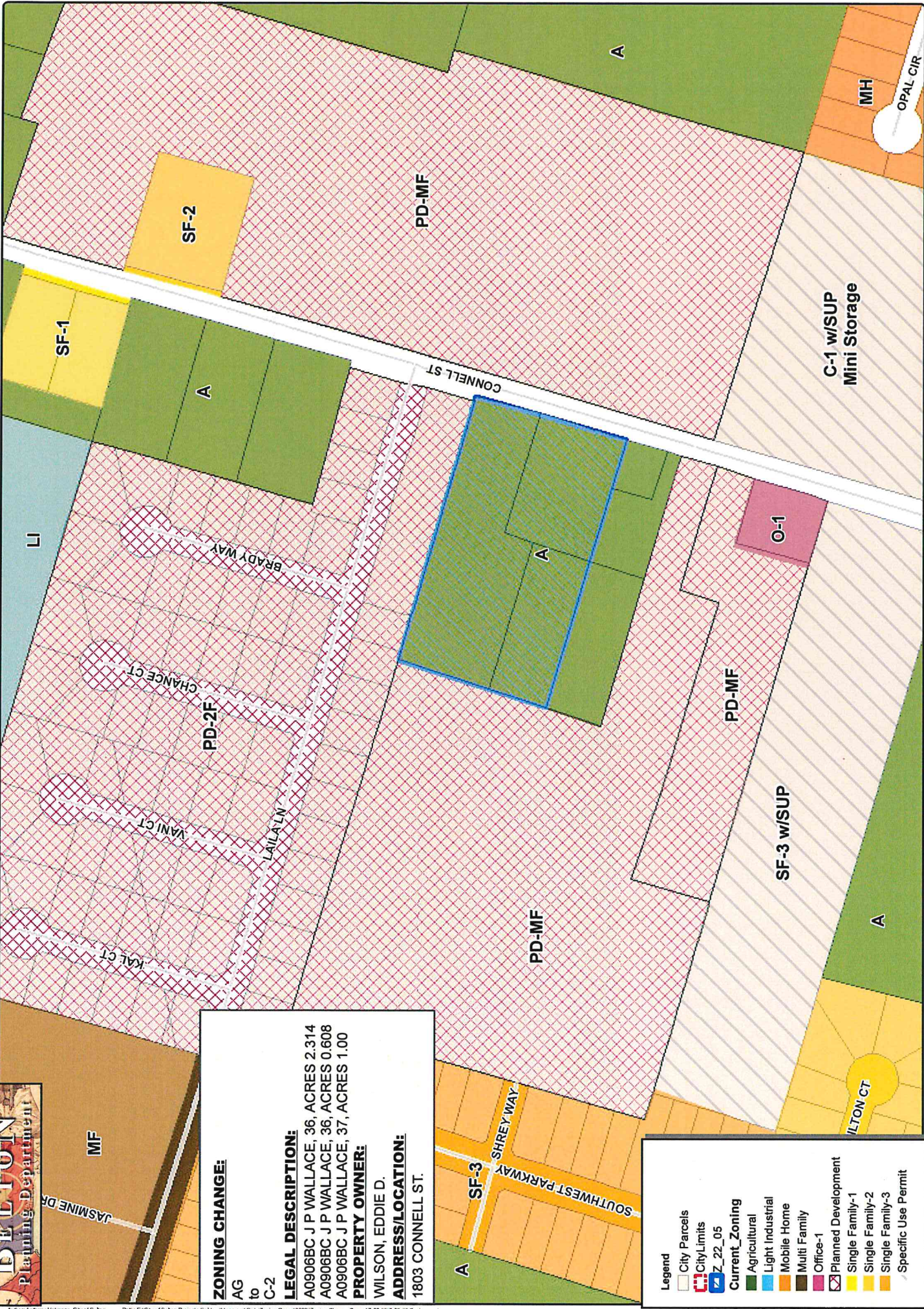
LEGEND
Z-22_05



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: 1/24/2022

Zoning Case # Z-22-05 Zoning



ZONING CHANGE:
AG to C-2

LEGAL DESCRIPTION:
A0906BC J P WALLACE, 36, ACRES 2.314
A0906BC J P WALLACE, 36, ACRES 0.608
A0906BC J P WALLACE, 37, ACRES 1.00

PROPERTY OWNER:
WILSON, EDDIE D.

ADDRESS/LOCATION:
1803 CONNELL ST.

- Legend**
- City Parcels
 - City Limits
 - Z-22-05
 - Current Zoning**
 - Agricultural
 - Light Industrial
 - Mobile Home
 - Multi Family
 - Office-1
 - Planned Development
 - Single Family-1
 - Single Family-2
 - Single Family-3
 - Specific Use Permit

Zoning Case # Z-22-05 Aerial



ZONING CHANGE:
AG to C-2

LEGAL DESCRIPTION:
A0908BC J P WALLACE, 36, ACRES 2.314
A0908BC J P WALLACE, 36, ACRES 0.608
A0908BC J P WALLACE, 37, ACRES 1.00

PROPERTY OWNER:
WILSON, EDDIE D.

ADDRESS/LOCATION:
1803 CONNELL ST.

LEGEND
 Z-22-05

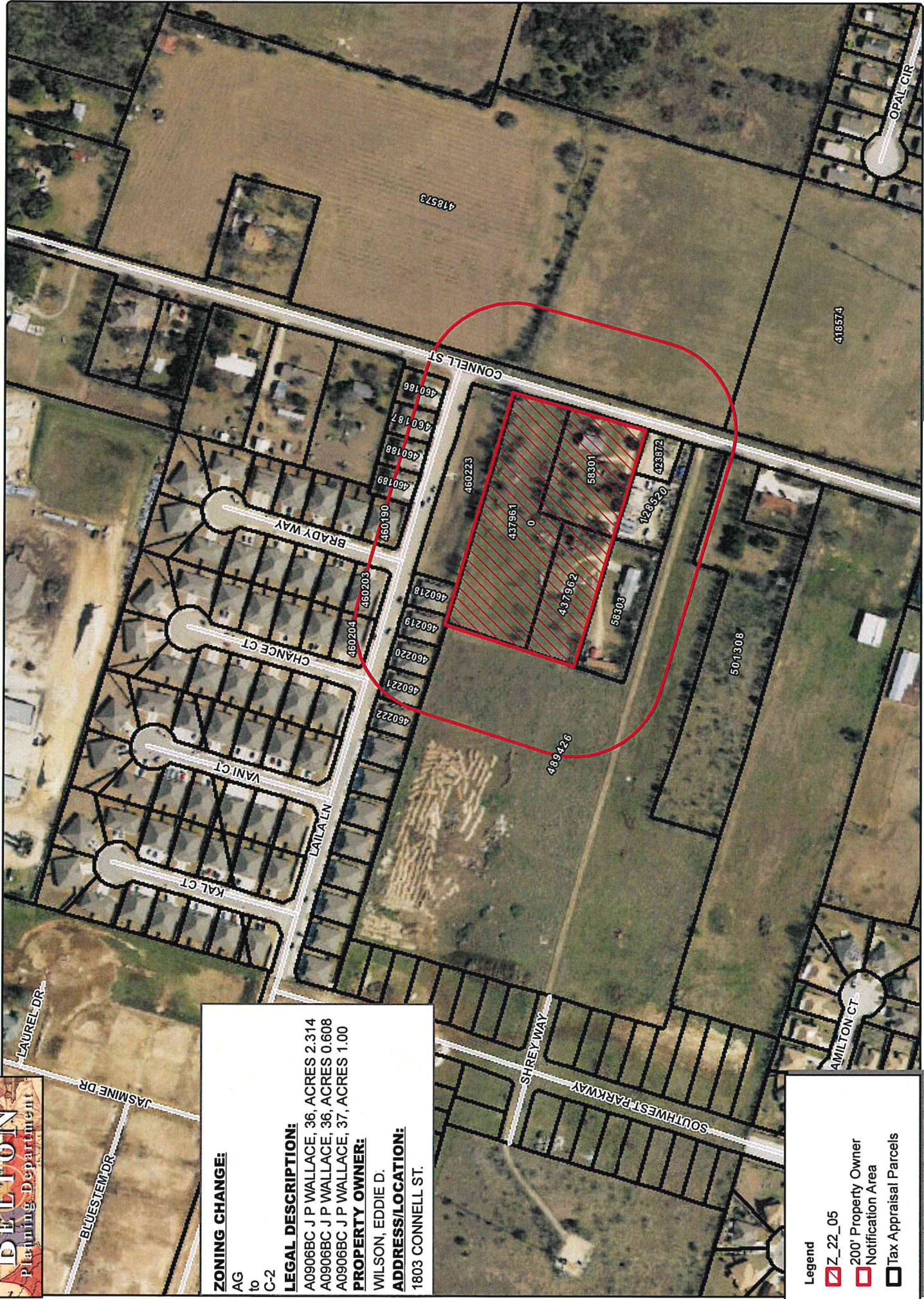


0 75 150 300 Feet

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Zoning Case # Z-22-05



ZONING CHANGE:
AG
to
C-2

LEGAL DESCRIPTION:
A0906BC J P WALLACE, 36, ACRES 2.314
A0906BC J P WALLACE, 36, ACRES 0.608
A0906BC J P WALLACE, 37, ACRES 1.00

PROPERTY OWNER:
WILSON, EDDIE D.

ADDRESS/LOCATION:
1803 CONNELL ST.

- Legend**
- ☒ Z_22_05
 - ☐ 200' Property Owner Notification Area
 - ☐ Tax Appraisal Parcels

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Map Date: 1/24/2022

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: EDDIE WILSON,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1803 CONNELL STREET,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) COMMERCIAL - 2 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, February 15, 2022**, 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, February 22, 2022**, 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 FEBRUARY 15, 2022.

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**

58301	58303	128520
WILSON, EDDIE D	WILSON, EDDIE D	WILSON, EDDIE D
1612 OAK HOLLOW	1612 OAK HOLLOW DR	1612 OAK HOLLOW DR
WACO, TX 76712	WOODWAY, TX 76712-2253	WOODWAY, TX 76712-2253
418573	418574	423872
VAD TREE CAPITAL LLC	FMB GROUP LLC	WILSON, EDDIE D
10412 WELLER DR	9918 FM 2483	1612 OAK HOLLOW DR
AUSTIN, TX 78750	BELTON, TX 76541	WOODWAY, TX 76712-2253
437961	437962	460186
WILSON, EDDIE D	WILSON, EDDIE D	TEESH LLC
1612 OAK HOLLOW	1612 OAK HOLLOW	5201 WILDFLOWER LN
WACO, TX 76712	WACO, TX 76712	TEMPLE, TX 76502
460187	460188	460189
TEESH LLC	TEESH LLC	CROSS PLAINS HOLDING & DEVELOPMENT COMPANY LLC
5201 WILDFLOWER LN	5201 WILDFLOWER LN	1432 OVERLOOK RIDGE DR
TEMPLE, TX 76502	TEMPLE, TX 76502	BELTON, TX 76513
460190	460203	460204
SAI SEETHA LTD	TEESH LLC	SCG ENTERPRISES LLC
1212 MOURNING DOVE DR	5201 WILDFLOWER LN	5201 WILDFLOWER LN
FLOWER MOUND, TX 75028	TEMPLE, TX 76502	TEMPLE, TX 76502
460218	460219	460220
TEESH LLC	TEESH LLC	TEESH LLC
5201 WILDFLOWER LN	5201 WILDFLOWER LN	5201 WILDFLOWER LN
TEMPLE, TX 76502	TEMPLE, TX 76502	TEMPLE, TX 76502
460221	460222	460223
TEESH LLC	TEESH LLC	CROSS PLAINS HOLDING & DEVELOPMENT COMPANY LLC
5201 WILDFLOWER LN	5201 WILDFLOWER LN	1432 OVERLOOK RIDGE DR
TEMPLE, TX 76502	TEMPLE, TX 76502	BELTON, TX 76513
489426	501308	SUPERINTENDENT
SOUTHWOOD HILLS LLC	SOUTHWOOD HILLS LLC	BELTON I.S.D.
5201 WILDFLOWER LN	1432 OVERLOOK RIDGE DRIVE	P O Box 269
TEMPLE, TX 76502	BELTON, TX 76513	BELTON TEXAS 76513

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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. BELTON NEEDS MORE BUILDINGS FOR SMALL BUSINESSES
2. SMALL BUSINESSES WOULD SERVE PEOPLE IN THIS AREA
3. WE HOPE TO PROVIDE NICE COMMERCIAL BUILDINGS AT THIS LOCATION

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

DATE: 2/9/2022 SIGNATURE: Eddie D Wilson

437961
WILSON, EDDIE D
1612 OAK HOLLOW
WACO, TX 76712

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

58301
WILSON, EDDIE D
1612 OAK HOLLOW
WACO, TX 76712

128520
WILSON, EDDIE D
1612 OAK HOLLOW DR
WOODWAY, TX 76712-2253

58303
WILSON, EDDIE D
1612 OAK HOLLOW DR
WOODWAY, TX 76712-22

423872
WILSON, EDDIE D
1612 OAK HOLLOW DR
WOODWAY, TX 76712-2253

437962
WILSON, EDDIE D
1612 OAK HOLLOW
WACO, TX 76712

Staff Report – Planning and Zoning Agenda Item



Date: February 15, 2022
Case No.: Z-22-01
Request: Agricultural to SF-1
Applicant/Owner: Bill Messer

Agenda Item #5

Z-22-06 Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-1 (SF-1) Residential District on approximately 4.09 acres located at 6586 Tollbridge Road, generally located east of Interstate 35, north of Elmer King Road, and west of Tollbridge Road.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural District (A)

Proposed Zoning: Single Family – 1 Residential Districts (SF-1)

Proposed Uses: Site built detached residence

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area for low density residential uses.

Design Standards Type Area 4:

The projected growth for Type Area 4 is primarily commercial, retail and neighborhood service use.

Background/Case Summary

This property was annexed into the city limits in 2000 and assigned the Agricultural Zoning District at that time. The applicant recently submitted a subdivision plat that subdivides this four-acre property into three lots. The proposed lot size requires a zoning change from Agricultural (A) to Single Family-1 Residential zoning district. The plat is currently under review and may be brought to the Planning and Zoning Commission and City Council for approval of any variance request from the subdivision ordinance.

There are no City water or wastewater services at this location. The existing homes are serviced by one septic tank. A new septic system is proposed for the new house which will

require approval from the Bell County Public Health Department. Two existing groundwater wells provide domestic water service for the existing homes. Clearwater Underground Water Conservation District has provided their approval for the existing wells to provide domestic water service for the future residence. The applicant will be responsible for addressing fire protection as there are no fire hydrants or adequate water pressure for firefighting purposes. This may include installing a fire suppression system in the proposed new house.

Project Analysis and Discussion

Existing Conditions: Properties north, south, and east of this lot are single family detached residences. The property to the west is undeveloped. The surrounding properties are all zoned Agricultural as assigned after the 2000 annexation.

Allowable Land Uses: The proposed zoning change would allow for detached homes.

Area & Setback Requirements: The subject lots exceed the minimum area requirement for the SF-1 district, which requires a minimum lot size of 10,000 sq. ft, a minimum width of 70' and depth of 100'. The proposed lots range from 0.98 to 1.91 acres. New structures will be reviewed for compliance with all applicable setback and zoning requirements.

Recommendation

Recommend approval of the requested zoning change from Agricultural (A) to Single Family-1 (SF-1) Residential District.

Attachments

Zoning application and subdivision plat

Property Location Map

Zoning map

Aerial

Map with zoning notice boundary (200')/Zoning notice to owners/Property owner list

ZONING CHANGE APPLICATION

Fee: \$250.00



Date received:	
APPLICANT NAME: BILL MESSER	
EMAIL: JOHNBMESSER@YAHOO.COM	PHONE NUMBER: 254-624-9031
MAILING ADDRESS: 7700 NOLAN BLUFF ROAD, BELTON, TX 76513	
PROPERTY OWNER NAME: BILL & ANN FAMILY LIMITED PARTNERSHIP	
EMAIL: JOHNBMESSER@YAHOO.COM	PHONE NUMBER: 254-624-9031
MAILING ADDRESS: 7700 NOLAN BLUFF ROAD, BELTON, TX 76513	

Proposed Use of Structures (building) and Property (exterior property): RESIDENTIAL SINGLE FAMILY
Current Use: ZONED AG - CURRENT USE RESIDENTIAL SINGLE FAMILY
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 6586 TOLL BRIDGE ROAD, BELTON, TX 76513
Legal Description of Property: Abstract Survey A0510BC GF LANKFORD, 5-1, ACRES 4.096
Lot(s): _____ Block(s): _____ of Subdivision _____
Existing Zoning: AGRICULTURAL Proposed Zoning: SINGLE FAMILY 1

Signature of Applicant: Bill Messer Date: 1/15/2022

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

City of Belton Planning Department
333 Water Street ★ Belton, Texas 76513 ★ Phone (254) 933-5812 ★ Fax (254) 933-5822

Checklist for Items to be submitted with a zoning change application:

- ☒ Signed application
- ☒ Fees paid
- ☒ Complete legal descriptions of the property to be rezoned
- ☒ Site plans per Section 32, Planned Development, of the Zoning Code. Please see **below** for guidelines.

In the event the request involves more than one lot, **a portion of a lot** or irregular tracts or acreage, **a Metes and Bound legal description, prepared by a registered Land Surveyor, registered in the State of Texas, is required.**

Notice: If any construction is planned, a copy of the plans and a plat must be attached. **Requests for zoning changes must be submitted by the 15th day of the month to be placed on the agenda for the Planning and Zoning Commission meeting the next month.** The Planning and Zoning Commission meets on the third Tuesday of the month; their recommendations are normally placed on the agenda for the City Council meeting on the fourth Tuesday of the month.

The development plan shall include:

- a. A site inventory analysis including a scale drawing showing existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This should include as a delineation of any flood prone areas.
- b. As a scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts; the land area of all abutting sites; and the zoning classification thereof on an accurate survey of the tract with as a topographical contour interval of not more than five feet (5').
- c. As a site plan for proposed building complexes showing the location of separate buildings and the minimum distance between buildings and property lines, street lines and alley lines. Also, to be included on the site plan is a plan showing the arrangement and provision of off-street parking.
- d. As a landscape plan showing turf areas, screening walls, ornamental planting, wooded acres and trees to be planted.
- e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two-family may be required by the Planning and Zoning Commission or City Council if deemed appropriate.
- f. All Development Plans may have supplemental data describing standards, regulations or other data pertinent to the development of the Planned Development District which is to be included in the text of the amending ordinance.

Quick Inc.
Land Surveying, Land Planning, Consulting,
Firm: 10194104
512-915-4950
1430 N. Robertson Road, Salado, Texas 76571

Quick Inc.
and Surveying, Land Planning, Consulting
New: 10/94024 512/954-9102
14024, Sabers Road, 75030, 7609 7601

Zoning Case # Z-22-06 Location



ZONING CHANGE:

AG
to
SF-1

LEGAL DESCRIPTION:

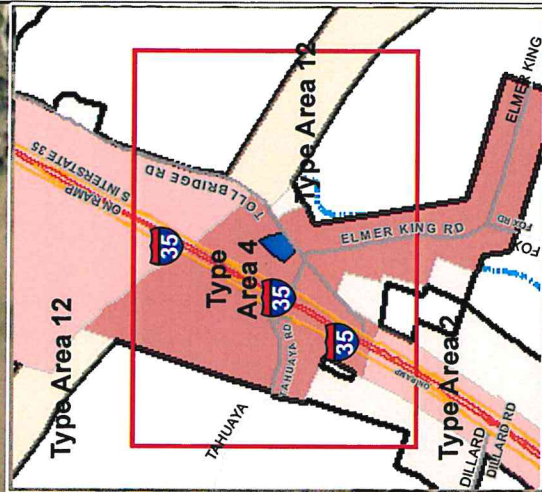
A0510BC G F LANKFORD, 5-1,
ACRES 4.096

PROPERTY OWNER:

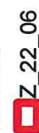
BILL MESSER

ADDRESS/LOCATION:

6586 TOLL BRIDGE RD



LEGEND



Map Date: 1/24/2022

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-22-06 Zoning



ZONING CHANGE:

AG
to
SF-1

LEGAL DESCRIPTION:

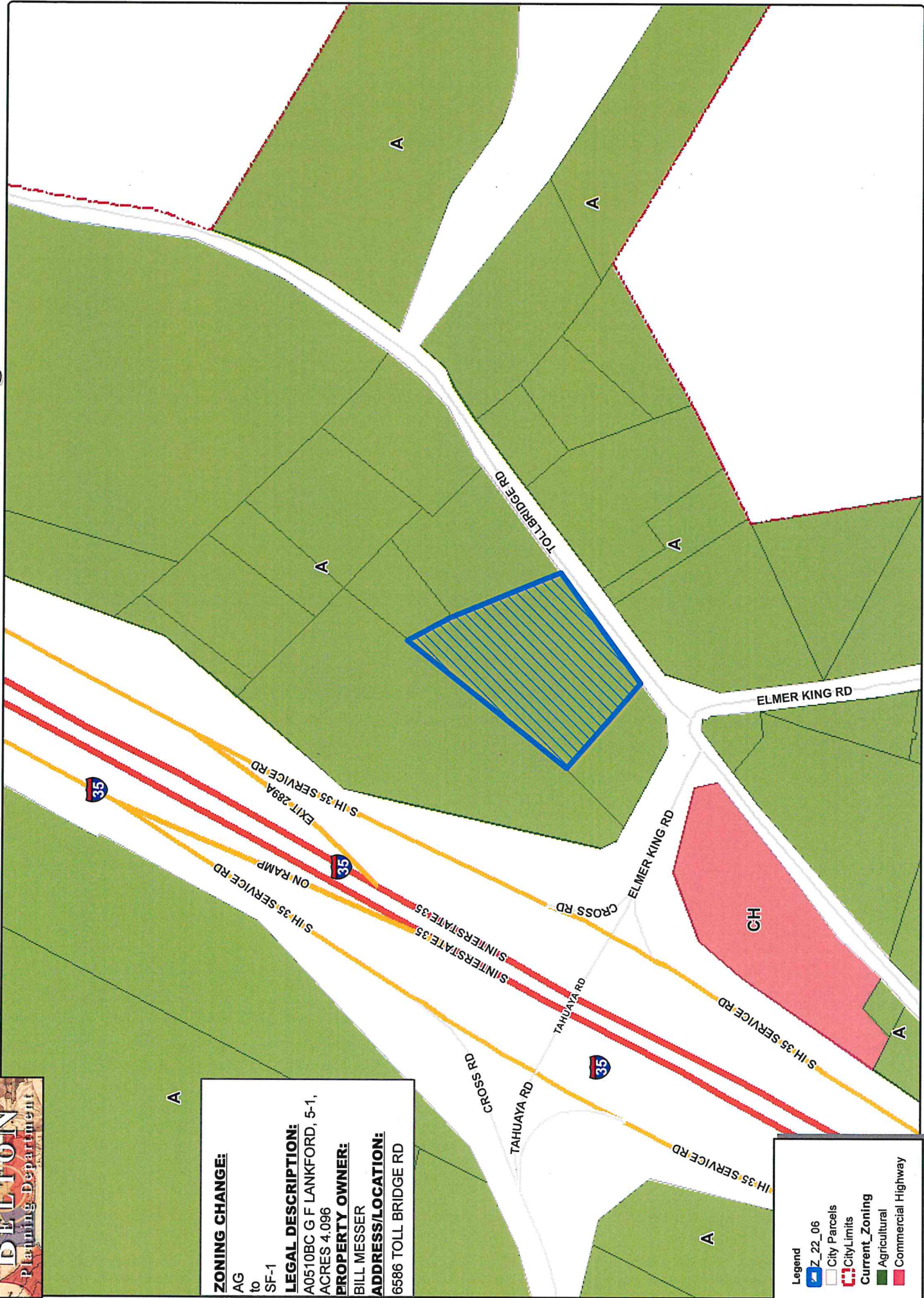
A0510BC G F LANKFORD, 5-1,
ACRES 4.096

PROPERTY OWNER:

BILL MESSER

ADDRESS/LOCATION:

6586 TOLL BRIDGE RD



Legend

- Z_22_06
- City Parcels
- City Limits
- Current_Zoning
- Agricultural
- Commercial Highway



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Map Date: 1/24/2022

Zoning Case # Z-22-06 Aerial



Author: Anthony Notgrass, City of Belton Path: E:\City of Belton Projects\Fickens\Maps and Data\Zoning Cases\2022\Zoning Change Cases\Z-22-06\Z-22-06 Aerial.mxd

ZONING CHANGE:

AG
to
SF-1

LEGAL DESCRIPTION:

A0510BC G F LANKFORD, 5-1,
ACRES 4.096

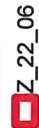
PROPERTY OWNER:

BILL MESSER

ADDRESS/LOCATION:

6586 TOLL BRIDGE RD

LEGEND



Map Date: 1/24/2022



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Zoning Case # Z-22-06



ZONING CHANGE:

AG
to
SF-1

LEGAL DESCRIPTION:

A0510BC G F LANKFORD, 5-1,
ACRES 4.096

PROPERTY OWNER:

BILL MESSER

ADDRESS/LOCATION:

6586 TOLL BRIDGE RD

Legend

- Z_22_06
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

Map Date: 1/24/2022

0 125 250 500 Feet



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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 BILL MESSER,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 6586 TOLLBRIDGE ROAD,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) SINGLE FAMILY-1 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, February 15, 2022**, 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, February 22, 2022**, 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 FEBRUARY 15, 2022.

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**

10915
HELM, BILLY ETUX VICKI
603 THOMAS ST
ROGERS, TX 76569

108890
SOUTHERLAND, JOHN W ETUX
6546 TOLLBRIDGE RD
BELTON, TX 76513-7511

453550
FULLER, DAVID B JR ETUX AUDREY
200 ELMER KING RD
BELTON, TX 76513-7514

64522
POOLE, JEFFREY E ETUX LISA G
6605 TOLLBRIDGE RD
BELTON, TX 76513

17002
MESSER, BILL & ANN FAMILY LIMITED PARTNERSHIP
7700 NOLAN BLUFF RD
BELTON, TX 76513-7044

111721
MESSER, BILL & ANN FAMILY LIMITED PARTNERSHIP
7700 NOLAN BLUFF RD
BELTON, TX 76513-7044

453551
POOLE, JEFFREY E ETUX LISA G
6605 TOLLBRIDGE RD
BELTON, TX 76513

49493
HIGHWAY AUTO PARTS
6825 TOLLBRIDGE RD
BELTON, TX 76513

111722
GILCHREST, BYRON P ETUX
6498 TOLLBRIDGE RD
BELTON, TX 76513-7510

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

Staff Report – Planning and Zoning Agenda Item



Date: February 15, 2022
Case No.: Z-22-07
Request: Agricultural to PD-SF-1
Applicant/Owner: David Hoye Jones

Agenda Item #6

Z-22-07 Hold a public hearing and consider a zoning change from Agricultural (A) to Planned Development -Single Family-1 Residential District (PD-SF-1) on approximately 1.84 acres located at 249 Elmer King Road, generally east of Interstate 35 and west of Elmer King Road.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural District (A)

Proposed Zoning: Planned Development Single Family – 1 Residential Districts (PD-SF-1)

Proposed Uses: Mobile Home Residence

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area for low density residential uses.

Design Standards Type Area 4:

The projected growth for Type Area 4 is primarily commercial, retail and neighborhood service use.

Background/Case Summary

This property was annexed into the city limits in 2004 and assigned the Agricultural Zoning District at that time. This lot is developed with an existing mobile home. Originally, the applicant owned three acres and he sold an acre to a family member. He subsequently submitted a subdivision plat to show the metes and bounds for the remaining two acres – with a portion dedicated for the Elmer King right of way. The proposed lot size requires a zoning change from Agricultural (A) to Single Family-1 Residential to allow for a smaller lot size less than 3 acres. A Planned Development is proposed to permit the existing mobile home and to allow for future replacement homes. No new structure is currently proposed.

There are no City water or wastewater services at this location. The existing home is serviced by an existing groundwater well and a septic system. The applicant will be responsible for providing fire protection for any future structures as there are no fire hydrants or adequate water pressure for firefighting purposes.

Project Analysis and Discussion

Existing Conditions: The surrounding properties are all zoned Agricultural as assigned after the 2004 annexation.

Allowable Land Uses: The proposed zoning change would allow for detached homes.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the SF-1 district, which requires a minimum lot size of 10,000 sq. ft, a minimum width of 70' and depth of 100'. The proposed lot is 1.84 acres. The existing structure meets the required setback. Future structures will be reviewed for compliance with all applicable setback and zoning requirements.

Recommendation

Recommend approval of the requested zoning change from to Planned Development -Single Family 1 (PD-SF-1), subject to the following exceptions:

1. The use of the property shall conform to the Single Family - 1 Residential Zoning District in all respects.
2. The current mobile home and future replacement homes are permitted.
3. The development of the property shall conform to all applicable Type Area 4 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Building Design Standards
 - b. Tree Protection, Preservation and Mitigation Standards

Attachments

Zoning application and subdivision plat

Property Location Map

Zoning map

Aerial

Map with zoning notice boundary (200')/Zoning notice to owners/Property owner list

ZONING CHANGE APPLICATION

Fee: \$250.00



Date received:	
APPLICANT NAME: David Jones	
EMAIL: djones@centralbuilders.net	PHONE NUMBER: 210-427-0557
MAILING ADDRESS: P.O. Box 749 Benavides TX 78341	
PROPERTY OWNER NAME: David Jones	
EMAIL: djones@centralbuilders.net	PHONE NUMBER: 210-427-0557
MAILING ADDRESS: P.O. Box 749 Benavides, TX 78341	

Proposed Use of Structures (building) and Property (exterior property): Residential
Current Use: Residential (zoned Ag (Improved Pasture))
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 249 Elmer King Rd Belton, Tx 76513
Legal Description of Property: Abstract Survey A0554BC F MADREBAI, 25, ACRES 2.67 Lot(s): _____ Block(s): _____ of Subdivision _____ (Replat to 2.00 +/-)
Existing Zoning: Ag Proposed Zoning: Residential L PD-SF1

Signature of Applicant

Date:

Signature of Owner (if not applicant):

Date:

City of Belton Planning Department

333 Water Street * Belton, Texas 76513 * Phone (254) 933-5812 * Fax (254) 933-5822

Checklist for Items to be submitted with a zoning change application:

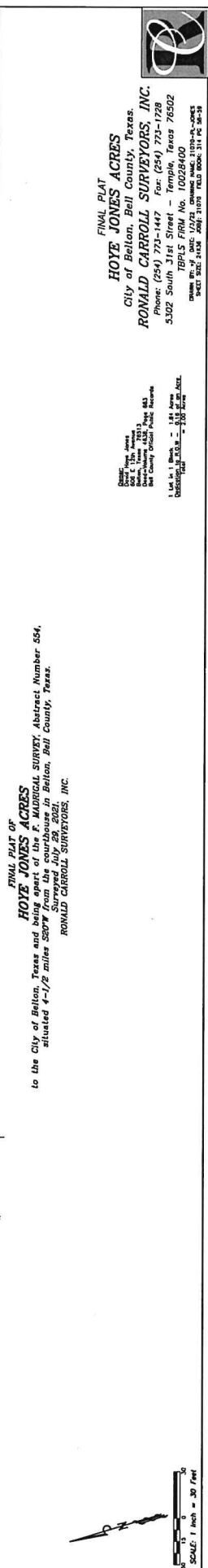
- ☒ Signed application
- ☒ Fees paid
- ☒ Complete legal descriptions of the property to be rezoned
- ☒ Site plans per Section 32, Planned Development, of the Zoning Code. Please see **below** for guidelines.

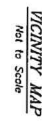
In the event the request involves more than one lot, **a portion of a lot** or irregular tracts or acreage, **a Metes and Bound legal description, prepared by a registered Land Surveyor, registered in the State of Texas, is required.**

Notice: If any construction is planned, a copy of the plans and a plat must be attached. **Requests for zoning changes must be submitted by the 15th day of the month to be placed on the agenda for the Planning and Zoning Commission meeting the next month.** The Planning and Zoning Commission meets on the third Tuesday of the month; their recommendations are normally placed on the agenda for the City Council meeting on the fourth Tuesday of the month.

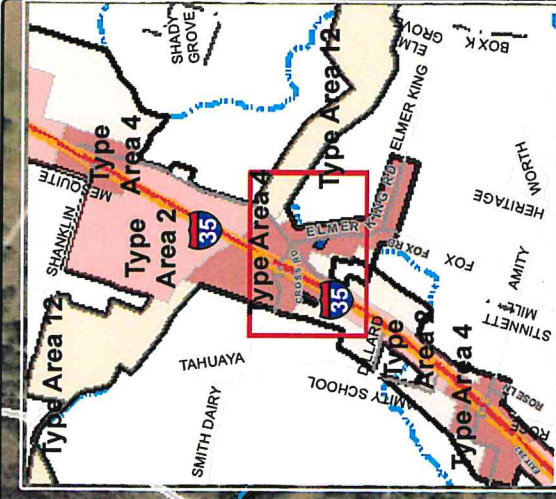
The development plan shall include:

- a. A site inventory analysis including a scale drawing showing existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This should include as a delineation of any flood prone areas.
- b. As a scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts; the land area of all abutting sites; and the zoning classification thereof on an accurate survey of the tract with as a topographical contour interval of not more than five feet (5').
- c. As a site plan for proposed building complexes showing the location of separate buildings and the minimum distance between buildings and property lines, street lines and alley lines. Also, to be included on the site plan is a plan showing the arrangement and provision of off-street parking.
- d. As a landscape plan showing turf areas, screening walls, ornamental planting, wooded acres and trees to be planted.
- e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two-family may be required by the Planning and Zoning Commission or City Council if deemed appropriate.
- f. All Development Plans may have supplemental data describing standards, regulations or other data pertinent to the development of the Planned Development District which is to be included in the text of the amending ordinance.



[illegible]

Zoning Case # Z-22-07 Location



ZONING CHANGE:

AG
to
PD-SF1

LEGAL DESCRIPTION:

A0554BC F MADREGAL, 25,
ACRES 2.57

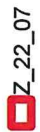
PROPERTY OWNER:

JONES, DAVID

ADDRESS/LOCATION:

249 ELMER KING RD

LEGEND



Z_22_07

Map Date: 1/24/2022

0 250 500 Feet



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Zoning Case # Z-22-07 Zoning



Author: Anthony Hotgrass, City of Belton

Path: E:\City of Belton Projects\Projects\Maps and Data\Zoning Cases\2022\Zoning Change Cases\Z-22-07\Z-22-07 Zoning.mxd

ZONING CHANGE:

AG
to
PD-SF1

LEGAL DESCRIPTION:

A0554BC F MADREGAL, 25,
ACRES 2.57

PROPERTY OWNER:

JONES, DAVID

ADDRESS/LOCATION:

249 ELMER KING RD

Legend

- City Limits
- City Parcels
- Z_22_07
- Current Zoning
- Agricultural
- Commercial Highway
- Commercial-2

Map Date: 1/24/2022



0 125 250 500 Feet

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Zoning Case # Z-22-07 Aerial



ZONING CHANGE:

AG
to
PD-SF1

LEGAL DESCRIPTION:

A0554BC F MADREGAL, 25,
ACRES 2.57

PROPERTY OWNER:

JONES, DAVID

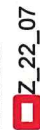
ADDRESS/LOCATION:

249 ELMER KING RD



ELMER KING RD

LEGEND



Map Date: 1/24/2022



0 50 100 200 Feet

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Zoning Case # Z-22-07



ZONING CHANGE:
AG
to
PD-SF1

LEGAL DESCRIPTION:
A0554BC F MADREGAL, 25,
ACRES 2.57

PROPERTY OWNER:
JONES, DAVID

ADDRESS/LOCATION:
249 ELMER KING RD

Legend

☒ Z_22_07

☐ 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: DAVID JONES,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 249 ELMER KING ROAD,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT - SINGLE FAMILY-1 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, February 15, 2022**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

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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 FEBRUARY 15, 2022.

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**

44490
GUYER, BETTY E
6825 TOLLBRIDGE RD
BELTON, TX 76513

66742
BRITT, ROBERT CHRISTOPHER
82 CEDAR TRAIL
BELTON, TX 76513

332541
GOBLE, TABATHA ANNE & CRAIG STEWART
GILLMEISTER
7037 TOLL BRIDGE RD
BELTON, TX 76513

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

56770
JONES, BOBBY CARL
291 ELMER KING RD
BELTON, TX 76513-7514

95318
PROCTOR, WILLIAM JAMES JR
187 ELMER KING RD
BELTON, TX 76513-7513

352738
GERSTENBERG, ROBERT WAYNE
11402 COSTAKES DR
AUSTIN, TX 78750-2518

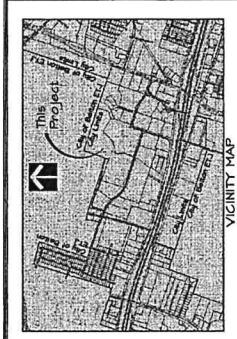
56772
JONES, BOBBY CARL
291 ELMER KING RD
BELTON, TX 76513-7514

316136
JONES, DAVID HOYE
606 E 12TH AVE
BELTON, TX 76513-2208

451358
GOBLE, TABATHA ANNE & CRAIG STEWART
GILLMEISTER
7037 TOLL BRIDGE RD
BELTON, TX 76513

Administrative Plats Approvals

Administrative Plat Approvals					
Approval Date	Subdivision Name	Acreage /Location	No. of Lots	Description	Waivers
1/27/2022	Belton Business Park Ph. VI	30.614 Acres	2	Adjusting lot lines and combining two lots; Digby Drive	none
1/14/2022	Vence Addition - ETJ	0.23 Acres	1	Consolidation of 2 lots into 1; 4408 Sherwood Drive	Fire



OWNER:
BELTON ECONOMIC
DEVELOPMENT CORPORATION

LOTS - TWO (2)
AREA - 30.614 ACRES

**FINAL PLAT OF
BELTON BUSINESS PARK, PHASE VI**
a subdivision within the City of Belton, Bell County, Texas

30.614 ACRES, situated in the LEWIS WALKER SURVEY, ABSTRACT 860, Bell County, Texas, embracing a portion of Block 4, Belton Business Park, Phase II, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 271-D, Belton Business Park, Phase IV, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Lot 1, Block 4, of Plat #180, Plat Records of Bell County, Texas, embracing all of Lot 1, Block 4, of Lot 1, Block 4, Belton Business Park Phase II, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 274-A, Plat Records of Bell County, Texas, and embracing all of Lot 28, Block I, Rustic Oaks, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 274-D, Plat Records of Bell County, Texas.

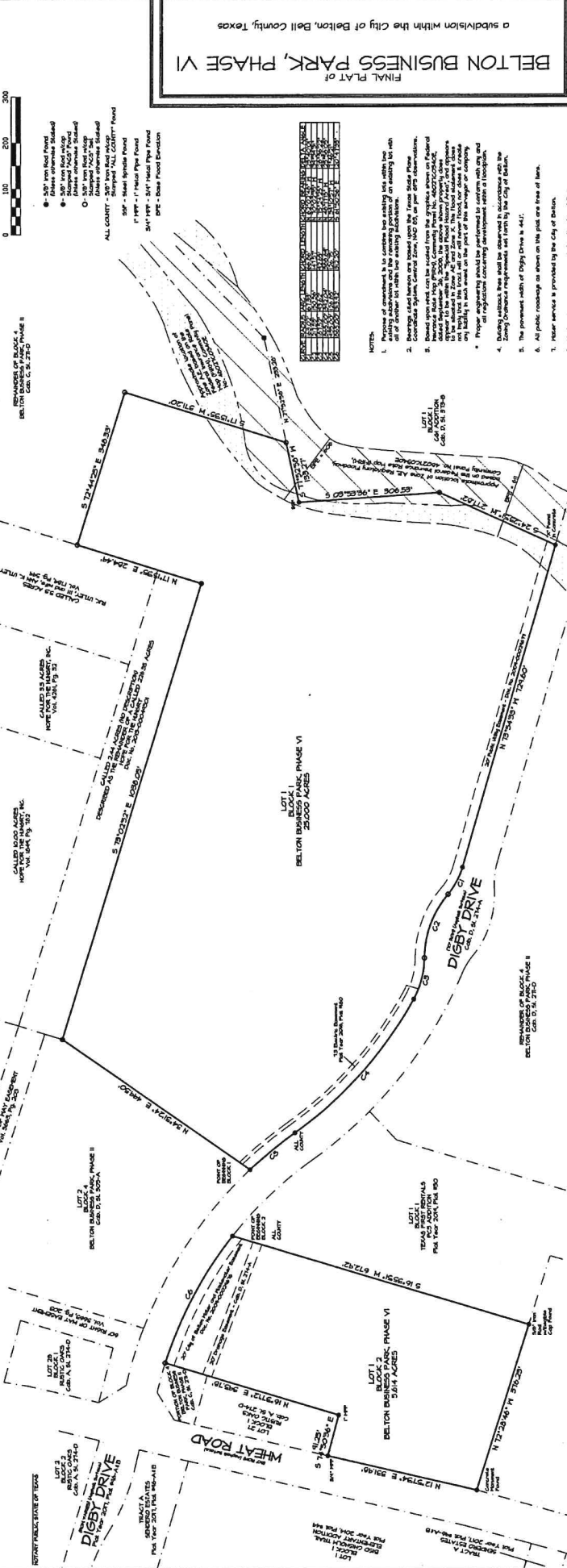
STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

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

NOTARY PUBLIC, STATE OF TEXAS



NOTES:

- Purpose of instrument is to create two subdivided lots within the subdivision shown on the plat of record in Cabinet C, Slide 271-D, Belton Business Park, Phase IV, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Lot 1, Block 4, of Lot 1, Block 4, Belton Business Park Phase II, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 274-A, Plat Records of Bell County, Texas, and embracing all of Lot 28, Block I, Rustic Oaks, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 274-D, Plat Records of Bell County, Texas.
- A title insurance policy is being issued by the title insurance company named herein.
- The plat of record in Cabinet C, Slide 271-D, Belton Business Park, Phase IV, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Lot 1, Block 4, of Lot 1, Block 4, Belton Business Park Phase II, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 274-A, Plat Records of Bell County, Texas, and embracing all of Lot 28, Block I, Rustic Oaks, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 274-D, Plat Records of Bell County, Texas.
- The plat of record in Cabinet C, Slide 271-D, Belton Business Park, Phase IV, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Lot 1, Block 4, of Lot 1, Block 4, Belton Business Park Phase II, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 274-A, Plat Records of Bell County, Texas, and embracing all of Lot 28, Block I, Rustic Oaks, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 274-D, Plat Records of Bell County, Texas.
- The plat of record in Cabinet C, Slide 271-D, Belton Business Park, Phase IV, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Lot 1, Block 4, of Lot 1, Block 4, Belton Business Park Phase II, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Cabinet D, Slide 274-A, Plat Records of Bell County, Texas, and embracing all of Lot 28, Block I, Rustic Oaks, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 274-D, Plat Records of Bell County, Texas.
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RECORDATION INFORMATION:
FILED FOR RECORD THIS _____ DAY OF _____, 2021.
IN DOCUMENT NO. _____
REAL PROPERTY, BELL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BELL

APPROVED:

CITY CLERK

APPROVED:

COUNTY CLERK

APPROVED:

TITLE INSURANCE COMPANY

APPROVED:

DEVELOPER

ALL COUNTY SURVEYING, INC.
10101 W. 10TH STREET, SUITE 100
FORT WORTH, TEXAS 76132
PHONE: 817.335.1111
FAX: 817.335.1112
WWW.ALLCOUNTYSURVEYING.COM

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