



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, May 17, 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 April 19, 2022, regular meeting.
4. Z-22-15 - Hold a public hearing and consider a zoning change from Single Family-1 to Planned Development – Retail (PD-R) District on approximately 1.026 acres located at 106 Lake Road.
5. Z-22-16 – Hold a public hearing and consider a zoning change from Planned Development – Multiple Family Zoning District and Planned Development – Office-2/Retail Zoning District to Multiple Family Zoning District on approximately 9.432 acres located at the southwest intersection of River Fair Blvd. and Trinity Drive.
6. Z-22-17 - Hold a public hearing and consider a zoning change from Agricultural (Ag) to Planned Development - Multiple Family District (PD – MF) on approximately 18.168 acres located at 5890 Toll Bridge Road.
7. Z-22-18 - Hold a public hearing and consider a zoning change from Mobile Home District to Planned Development – Multiple Family and Commercial-2 District (PD-MF/C-2) on approximately 7.260 acres located at 1520 W. Avenue O, located at the southeast intersection of West Avenue O and Old Golf Course Road.
8. P-21-24 Consider a final plat for Blair Townhomes, comprising 0.679 acres, located at the northeast corner of East 2nd Avenue and North Blair Street.
9. P-21-25 Consider a preliminary Plat for Hidden Trails, comprising of 55.8 acres, located east of IH35, north of Loop 121 and south of Avenue R.
10. P-22-11 - Consider a final plat for Emma's Grove, comprising of 4.097 acres, located on Toll Bridge Road and north of Elmer Kings Road.
11. P-22-12 - Consider a preliminary plat for River Farm Phase I, comprising of 131.588 acres, located on Toll Bridge Road, north of the Lampasas River.

12.P-22-13 - Consider a preliminary plat for Foxwood Ranch, comprising of 71.58 acres, located at the southeast intersection of Elm Grove Spur and Capitol Way.

13.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, April 19, 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: Vice Chair Dave Covington, Luke Potts, Zachary Krueger, Quinton Locklin, Stephanie O'Banion and Nicole Fischer. The following members were absent: Chair Brett Baggerly, Joshua Knowles and David Jarratt. 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 Vice Chair Covington called the meeting to order at 5:30 P.M.

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

Invocation – Commission Member Fischer gave the Invocation.

2. Public comments.

Vice Chair Covington 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 1:16)

Commission Member Stephanie O'Banion made a motion to approve the minutes from the March 15, 2022, meeting, seconded by Commission Member Zach Krueger. The motion passed unanimously with 6 ayes, 0 nays.

4. Z-22-14 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 North I-35 Service Road, on the east side of I-35, south of Nolan Creek (Crossroads Church property). (Audio 1:42)

Staff Planner Ms. Moore presented the staff report.

Vice Chair Covington opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commission Member O'Banion made a motion to approve the requested zoning change.

Commission Member Potts made an amendment mentioning that it must be on-premise and meet state regulations specifically related to regulating advertisement for the sign. No one made a second to the amended motion made by Commission Member Potts.

Commission Member Locklin made a second to the original motion to approve the zoning change and it was approved with 5 ayes, 1 nay (Potts).

- 5. Z-22-11 Hold a public hearing and consider a zoning change from Retail (R) and Planned Development-Retail (PD-R) District to Planned Development-Retail and Amended Planned Development-Retail on approximately 4.676 acres located at the northwest intersection of West Loop 121 and Southwest Parkway. (Audio 16:58)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Covington opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commission Member Fischer made a motion to approve item Z-22-11 a zoning change from Retail (R) and Planned Development-Retail (PD-R) District to Planned Development-Retail and Amended Planned Development-Retail on approximately 4.676 acres located at the northwest intersection of West Loop 121 and Southwest Parkway. Commission Member Potts seconded the motion. The motion was approved with 6 ayes, 0 nays.

- 6. Z-22-12 Hold a public hearing and consider a zoning change from Commercial-2 to Planned Development-Multiple Family District (PD-MF) on approximately 0.680 acres located at the northeast intersection of East 2nd Avenue and North Blair Street. (Audio 23:42)**

Staff Planner Ms. Moore presented the staff report.

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

Commission Member Krueger made a motion to approve item Z-22-12 a zoning change from Commercial-2 to Planned Development-Multiple Family District (PD-MF) on approximately 0.680 acres at the northeast intersection of East 2nd Avenue and North Blair Street. Commission Member O'Banion seconded the motion. The motion was approved with 6 ayes, 0 nays.

- 7. Z-22-13 Hold a public hearing and consider a zoning change from Planned Development-Retail/Automatic Car Wash (PD-R) to Retail (R) on approximately 0.488 acres located at 1706 North Main Street and described as Turtle Creek Phase VI, Block 1, Lot 1. (Audio 31:38)**

Staff Planner Ms. Moore presented the staff report.

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

Commission Member O'Banion made a motion to approve item Z-22-13 a zoning change from Planned Development-Retail/Automatic Car Wash (PD-R) to Retail (R) on approximately 0.488 acres located at 1706 North Main Street described as Turtle Creek Phase VI, Block 1, Lot 1. Commission Member O'Banion seconded the motion. The motion was approved with 6 ayes, 0 nays.

8. P-22-05 Consider a final plat of River Fair Crossing, comprising 0.923 acres, located at the Northwest corner of North Main Street and River Fair Boulevard. (Audio 38:02)

Staff Planner Ms. Moore presented the staff report.

Commission Member Locklin made a motion to approve P-22-05. Commission Member Krueger seconded the motion. The motion was approved with 6 ayes, 0 nays.

9. Receive an update on administratively approved plats. (Audio 42:34)

Ms. Moore presented the list of administratively approved plats.

10. Receive a report on pending projects: RAISE grant application for Connell Street, Community Project Funding Request for the East Central Avenue Bridge Replacement and FM 2271 Feasibility Study. (Audio 44:15)

Staff Planner Ms. Moore provided an update on recent grant application for street improvements.

Director of Planning Mr. Bob van Til provided an update on the FM 2271 Feasibility Study.

With no other city business, the Planning and Zoning Commission was adjourned at 6:20 p.m. (Audio ends at 50:23)

Chair, Planning and Zoning Commission

Staff Report – Planning and Zoning Agenda Item



Date: May 17, 2022
Case No.: Z-22-15
Request: SF-1 to Planned Development
- Retail
Applicant/Owner: Belton Lake PSTX, LLC

Agenda Item #4

Z-22-15 Hold a public hearing and consider a zoning change from Single Family -1 Residential (SF-1) District to Planned Development – Retail (PD-R) District on approximately 1.026 acres located at 106 Lake Road.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Single Family -1 Residential (SF-1) District

Proposed Zoning: Planned Development – Retail (PD-R) District)

Proposed Uses: Retail Store

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area as a Lifestyle Center appropriate for retail, restaurant, dense residential and neighborhood service uses.

Design Standards Type Area 5:

The projected growth for Type Area 5 is primarily retail, commercial and mixed uses with higher development standards.

Background/Case Summary

The applicant is requesting a zoning change to allow for the development of a PopShelf retail store. The site is currently developed as a residence. The existing structures will be demolished to allow the construction of the new 10,640 square foot retail store. The proposed retail use is consistent with the FLUM and projected growth for this area.

Project Analysis and Discussion

Existing Conditions: The zoning and uses of the adjacent property are:

Direction	Zoning	Use
North	Multi-Family Planned Development – Retail	Chaparral Oaks Apartments Grand Avenue Theatre
South	PD – Restaurant w/ Drive- thru	Bush's Chicken
East	Retail	Aaron's Furniture Store
West	Retail	That Art Place

Allowable Land Uses: The proposed zoning change would allow for the proposed use as a retail store.

Area & Setback Requirements: The site exceeds the minimum lot size of 7,000 square feet required for R zoning district. The subject property is approximately 1.06 acres. The minimum setbacks are: front and side yard – 25', rear yard – 20'.

Project Analysis and Discussion

According to Section 34, Off-Street Parking and Loading Requirements, of the Zoning Ordinance, retail uses require 1 parking space for every 200 sq. ft. and warehouse uses requires 1 space for every 1,000 sq. ft. The proposed building floor plan show 9,471 sq. ft. of retail and 1,169 of warehouse uses, which requires a total of 49 parking spaces. The applicant is requesting a variance to allow 29 parking spaces. Information provided by the applicant's engineer indicates a minimum of 12 parking spaces is needed during the peak store hours. Staff requested that the applicant obtain joint access for parking at adjacent businesses. The Grand Avenue Theatre has agreed to provide shared parking to supplement the amount of required parking. Primary access to the site will be provided from Lake Road/FM 439 which requires TxDOT's review and approval.

Recommendation

Recommend approval of the request a zoning change from Single Family -1 Residential (SF-1) District to Planned Development – Retail (PD-R) District on approximately 1.026 acres, subject to the following conditions:

1. The use of this property shall conform to the Retail District in all respects.
2. Joint access driveways as shown on the site plan (Exhibit B) are required to Grand Avenue Theatre, Aaron's and That Art Place.
3. This retail use is allowed to use 20 spaces of off-street parking at the Grand Avenue Theatre to satisfy its requirement of 49 parking spaces, given 29 provided on site.
4. An agreement for the parking spaces will be drafted between the City and the Grand Avenue Theatre to reserve these 20 spaces for the retail business.
5. All cross-access easements shall be left open and unobstructed except for temporary use when needed for loading and unloading by respective businesses.
6. An indemnity agreement is needed between this retailer and Grand Avenue Theatre.

7. The development of the property shall conform to all applicable Type Area 5 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.
8. A subdivision plat and construction plan review is required.

Attachments

Zoning application

Site Plan (Exhibit B)

Elevations (Exhibit C)

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: Belton (Lake) PSTX, LLC c/o Zach Rogers, Development Manager	
EMAIL: zrogers@gbtrealty.com	PHONE NUMBER: 615-370-6670
MAILING ADDRESS: 9010 Overlook Blvd. Brentwood, TN 37027	
PROPERTY OWNER NAME: Estate of Brenda Lea Rehbein, c/o Ralph Rehbein, Executor	
EMAIL: rrehbeinz71@gmail.com	PHONE NUMBER: 254-913-9349
MAILING ADDRESS: 8133 Blue Gill Lane, Temple, TX 76501	

Proposed Use of Structures (building) and Property (exterior property): Proposed Pop Shelf Retail store on 1.026 acres
Current Use: Residence
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 106 Lake Road, Belton, TX 76513
Legal Description of Property: Abstract Survey Part of James Bennett Survey, Abstract No. 71, Bell County, TX
Lot(s): _____ Block(s): _____ of Subdivision Being part of that certain called, 3.10 acre second tract described in deed recorded July 5, 1962, Volume 847, Page 512
Existing Zoning: SF-1 Proposed Zoning: PD-Retail

Signature of Applicant: *Zach Rogers* Date: 4/5/22

Signature of Owner (if not applicant): *Ralph R. Rehbein* Date: 4-5-22

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



May 5, 2022

Tina Moore
City of Belton Planning
333 Water Street
Belton, TX 76513

Subject: Parking Exception Request
Proposed Retail Development
106 Lake Road
Belton, TX
Gresham Smith Project No. 40831.73

Dear Ms. Moore,

This letter is in reference to our request for a parking exception for the above referenced project. The proposed development consists of a 10,640 square foot retail store that has 9,471 square feet of retail space and 1,169 square feet of warehouse. The City of Belton's zoning ordinance requires 1 parking space per 200 square feet of retail and 1 space per 1,000 square feet of warehouse for a total of 49 parking spaces required.

The peak number of parking spaces actually needed by the development can be determined by comparison with similar sites. The 5th edition of the Institute of Transportation Engineers (ITE) Parking Generation Manual is based on data from thousands of studies for various land uses, independent variables, and study periods. The proposed development is most similar to ITE Land Use 814: Variety Store. The ITE manual states that 1.13 parking spaces per 1,000 square feet of gross floor area are needed during the PM peak hour, or a minimum of 12 parking spaces.

With the current global focus on sustainable design and low impact development, particularly storm water runoff increases from impervious surfaces and the heat effect from asphalt paving, constructing the City-required number of spaces would be an unnecessary increase in the carbon footprint of the project and result in providing excess parking spaces that will sit empty.

Genuine Ingenuity

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

GreshamSmith.com



Tina Moore
May 5, 2022

Based on the above information, we respectfully request the City's approval to reduce the number of parking spaces from the zoning ordinance-required 49, to 35 spaces: a 29% reduction from your code but within the experience requirement of our retail client.

Sincerely,

Michael D. Hunkler, PE
Senior Vice President
Land Planning and Design

Enclosed: ITE Trip Generation Rates

Copy

Bob Gage - GBT
Jacob Carter – GBT
Joe Johnston - GS

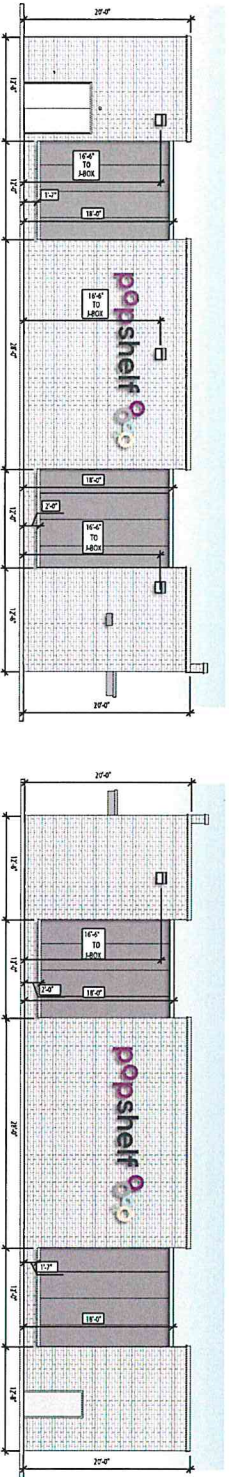
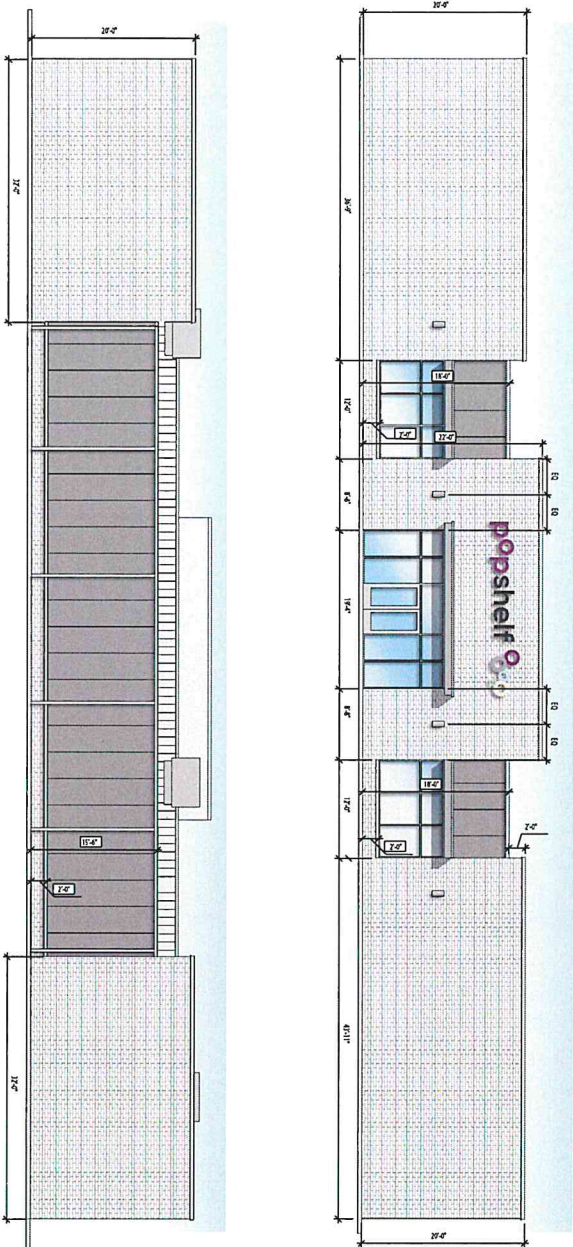
Gresham Smith Project Number
40831.73
04/13/2022

Source: U.S. Census Bureau, Current Population Reports.



Exhibit "C"

FINISHES	10' BALANCE	20' BALANCE SYSTEM	30' BALANCE SYSTEM	40' BALANCE SYSTEM	50' BALANCE SYSTEM	60' BALANCE SYSTEM	70' BALANCE SYSTEM	80' BALANCE SYSTEM	90' BALANCE SYSTEM	100' BALANCE SYSTEM
CHARCOAL GRAY										
SM. ROYAL GRAY										
ALUMINUM SILVER										
GALVALUME										
DOVEY GRAY										
WHITE										
CHARCOAL GRAY										
SM. ROYAL GRAY										
ALUMINUM SILVER										
GALVALUME										
DOVEY GRAY										
WHITE										
CHARCOAL GRAY										
SM. ROYAL GRAY										
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WHITE										
CHARCOAL GRAY										
SM. ROYAL GRAY										
ALUMINUM SILVER										
GALVALUME										
DOVEY GRAY										
WHITE										



MJM ARCHITECTS

150 JORDANVILLE RD.
JORDANVILLE, IN 46031
913.341.1171
www.mjmarch.com

SHEET	DATE	LOCATION	OWNER	CONSULTANT	SEAL

Zoning Case # Z-22-15 Location



ZONING CHANGE:
SF-1
to
PD-R

LEGAL DESCRIPTION:
A0071BC JAMES BENNETT, NW 224.6
NE 482.4 OB 216, ACRES 1.03

PROPERTY OWNER:
DOYAL, MICHAEL D &
BLENDAL DOYAL REHBEIN

ADDRESS/LOCATION:
106 LAKE RD



LEGEND
 Z-22-15

Zoning Case # Z-22-15 Zoning



Author: Anthony Holgrass, City of Belton

Path: E:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2022\Zoning Change Cases\Z-22-15\Z-22-15 Zoning.mxd

ZONING CHANGE:

SF-1
to
PD-R

LEGAL DESCRIPTION:

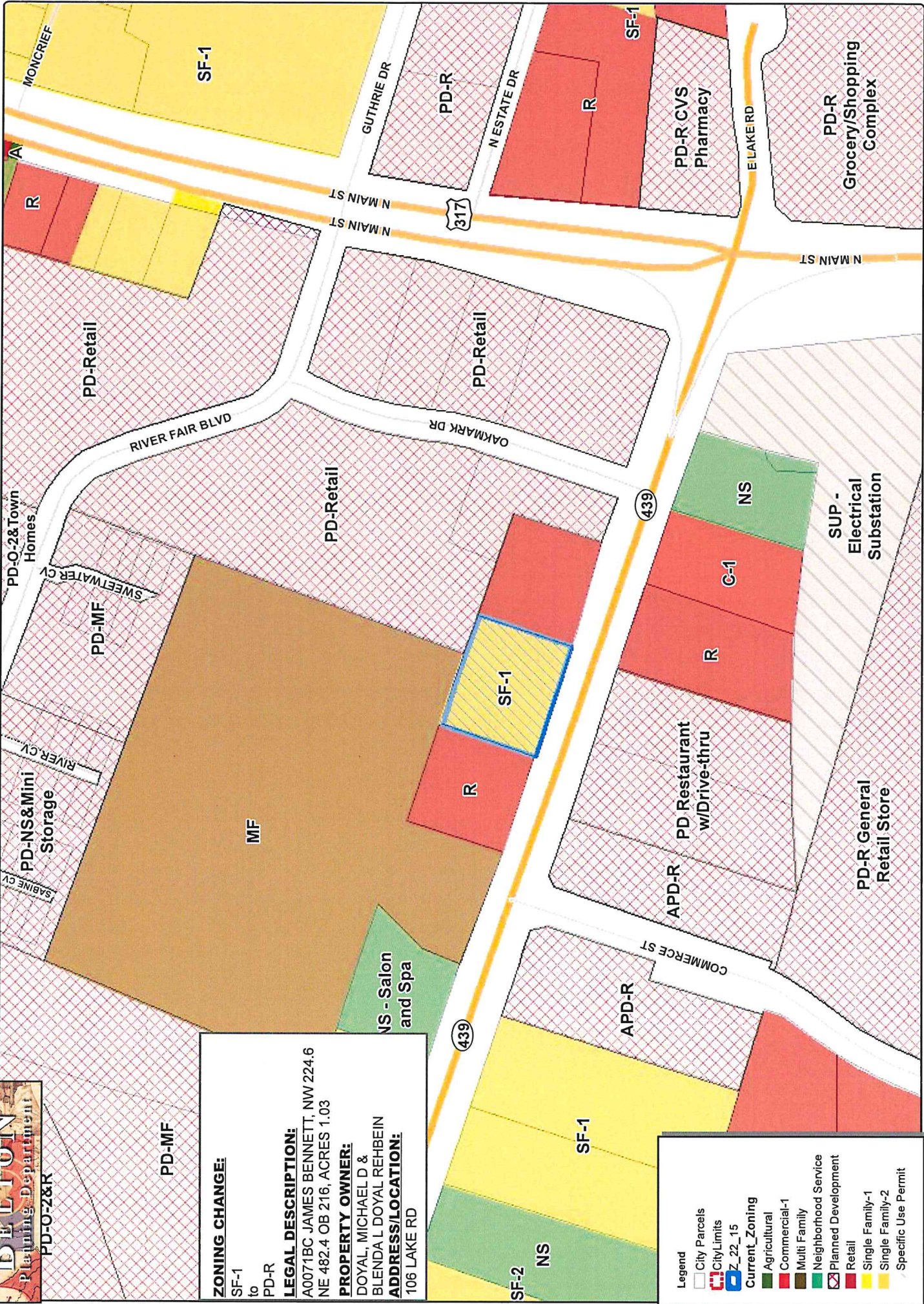
A0071BC JAMES BENNETT, NW 224.6
NE 482.4 OB 216, ACRES 1.03

PROPERTY OWNER:

DOYAL, MICHAEL D &
BLENDAL L DOYAL REHBEIN

ADDRESS/LOCATION:

106 LAKE RD



- Legend**
- City Parcels
 - City Limits
 - City Limits
 - Current Zoning
 - Agricultural
 - Commercial-1
 - 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: 5/2/2022

Zoning Case # Z-22-15 Aerial



ZONING CHANGE:
SF-1
to
PD-R

LEGAL DESCRIPTION:
A0071BC JAMES BENNETT, NW 224.6
NE 482.4 OB 216, ACRES 1.03

PROPERTY OWNER:
DOYAL, MICHAEL D &
BLENDAL DOYAL REHBEIN

ADDRESS/LOCATION:
106 LAKE RD

LEGEND
Z_22_15

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-22-15



ZONING CHANGE:
SF-1
to
PD-R

LEGAL DESCRIPTION:
A0071BC JAMES BENNETT, NW 224.6
NE 482.4 OB 216, ACRES 1.03

PROPERTY OWNER:
DOYAL, MICHAEL D &
BLENDIA L DOYAL REHBEIN

ADDRESS/LOCATION:
106 LAKE RD

Legend

- Z_22_15
- 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: BELTON LAKE PSTX, LLC.,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 106 LAKE ROAD,
FROM A(N) SINGLE FAMILY - 1 ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – MULTI-FAMILY ZONING DISTRICT,
TO DEVELOP A RETAIL STORE - POPSHELF.

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, May 17, 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, May 24, 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 MAY 17, 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

12360 254 BROKERS CAPITAL LLC - SERIES 101 7446 HONEYSUCKLE DR TEMPLE, TX 76502	30424 DOYAL, MICHAEL D & BLEND A L DOYAL REHBEIN 8133 BLUE GILL LN TEMPLE, TX 76501	60185 WEAVER, RICHARD C & SHEILA J 408 GUTHRIE DR BELTON, TX 76513-1220
96674 BONNER PROPERTIES LLC 718 CHATHAM RD BELTON, TX 76513-6706	98767 BELTON CHICKEN LLC 304 COVE TERRACE SHOPPING CTR COPPERAS COVE, TX 76522-2261	186299 CHAPPELL HILL EQUITY IV LTD PO BOX 1335 BELTON, TX 76513-5335
420184 FM 439 PROPERTY CO 4200 PERIMETER CENTER DR STE 195 OKLAHOMA CITY, OK 73112-2323	439066 SHILOH GROUP LLC 500 N LOOP 121 BELTON, TX 76513	441013 MCGUIRE TIRE LLC 9220 POISON OAK RD TEMPLE, TX 76502-5484
455049 ASSOCIATES PROPERTIES INVESTORS LP 304 E CHURCH AVE KILLEEN, TX 76541-4843	483863 TUNNEL WASH MANAGEMENT 4 LLC 1304 OVERLOOK RIDGE DR BELTON, TX 76513	

Staff Report – Planning & Zoning Item



Date: May 17, 2022
Case No.: Z-22-16
Request: PD-MF, PD-0-2/R to MF
Applicant/Owners: Kimley Horn
Barge Ranch Ltd.

Agenda Item #5

Z-22-16 – Hold a public hearing and consider a zoning change from Planned Development – Multiple Family Zoning District and Planned Development – Office-2/Retail Zoning District to Multiple Family Zoning District on approximately 9.432 acres located at the southwest intersection of River Fair Blvd. and Trinity Drive.

Originating Department: Planning Department – Tina Moore - Planner

Current Zoning: Planned Development – Multiple Family and Planned Development – Office-2 and Retail Zoning

Proposed Zoning: Multi Family Residential District (MF)

Future Land Use Map (FLUM) Designation: Multifamily

Design Standards Type Areas 5: The projected growth for Type Area 5 is primarily retail, commercial and mixed uses with higher development standards.

Background/Case Summary

The applicant is proposing to construct a 70-unit Senior Apartment complex at this location. This property was originally zoned in 2005 as part of a planned development as part of a comprehensive land use plan for 65-acres on River Fair Blvd, extending from North Main Street to Lake Road. The reason for the zoning change is that the proposed apartment development will include an area originally proposed for offices and retail. No variances are requested in this proposal.

Project Analysis and Discussion

Existing Conditions: This property is currently undeveloped. The adjacent properties zoning and uses are:

Direction	Zoning	Use
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North	Planned Development – Office-2 and Townhouses PD- Single Family – 2	Undeveloped River Place Estates development
South	SF-1, PD-Office & Neighborhood Service, Retail	Residence, Baylor Scott & White Pharmacy, Lone Star Pediatric
East	Multi-family PD – Neighborhood Services and Mini-Storage Units	Chaparral Apartments Townhomes
West	Planned Development – Office-2 and Retail	Undeveloped

Land Use Table/Allowable Uses: The requested Multi Family Zoning District will allow any of the proposed uses:

- Apartments (and related facilities)
- Duplex and Single Family
- Family home
- Child care center
- Nursing home

Area & Setback Requirements: Minimum area and setback requirements for the requested Multi Family (MF) Zoning District are summarized below.

Multi Family

Lot Area:	10,000 sq ft; 2,420 sq ft/du (18 du/acre)	Front Yard: 25' Rear Yard: 20'
Lot Width:	80'	Side Yard: 8'/15' adjacent to street
Lot Depth:	120'	

The property consists of 9.432 acres and satisfies the area requirements. The applicant is proposing 26 one-bedroom units, 44 two-bedroom units and an amenity center in this complex. Two means of ingress/egress off River Fair Blvd is provided. According to Section 34, *Off-Street Parking and Loading Requirements*, of the Zoning Ordinance, two off-street parking spaces are required for one- and two-bedroom apartments, which amounts to 140 spaces. The applicant is providing a total of 152 parking spaces. The requested MF Zoning District is consistent with the FLUM and appears reasonable at this location.

Recommendation

Recommend approval of the requested zoning change from Planned Development – Multiple Family Zoning District and Planned Development – Office-2/Retail Zoning District to Multiple Family Zoning District; subject to the following conditions:

1. The use of the property shall conform to the Multi-Family Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance.
3. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.
4. Civil site plan and construction plans in compliance with adopted standards are required.

Attachments:

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



ZONING CHANGE APPLICATION

Fee: \$250.00

Date received:	
APPLICANT NAME: Kimley-Horn	
EMAIL: shay.geach@kimley-horn.com	PHONE NUMBER: 972-770-3008
MAILING ADDRESS: 13455 Noel Road, Two Galleria Office Tower, Suite 700	
PROPERTY OWNER NAME: Barge Ranch Ltd	
EMAIL:	PHONE NUMBER:
MAILING ADDRESS: 2005 BIRDCREEK DR STE 211, TEMPLE, TX 76502	

Proposed Use of Structures (building) and Property (exterior property): Multifamily
Current Use: Vacant
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: Southwest corner of River Fair Blvd and Trinity Dr, Approximately 1.51 AC of Property ID 387600 in Bell County
Legal Description of Property: Abstract Survey A0071BC JAMES BENNETT, ACRES 9.277
Lot(s): N/A Block(s): N/A of Subdivision N/A
Existing Zoning: PD-O-2&R Proposed Zoning: PF-MF

Signature of Applicant: Shay Geach Date: 4/14/2022
Signature of Owner (if not applicant): [Signature] Date: 3/29/22

City of Belton Planning Department
133 Water Street • Belton, Texas 76513 • Phone (254) 933-8112 • Fax (254) 933-8922



- LEGEND**
- PROPOSED CANOPY TREE
 - PROPOSED ORNAMENTAL TREE
 - PROPOSED SHRUBS AS REQUIRED BY CODE
 - PROPOSED GRASS AREA

City of Belton
Planning & Community Dev
Section 2 - Landscape Design Standards

ITEM	REQUIREMENT
1. Tree Planting	Minimum 10% of total site area must be planted with trees.
2. Tree Selection	Trees must be native or adapted to the local climate.
3. Tree Spacing	Trees must be spaced at least 10 feet apart.
4. Tree Maintenance	Trees must be maintained in accordance with local standards.

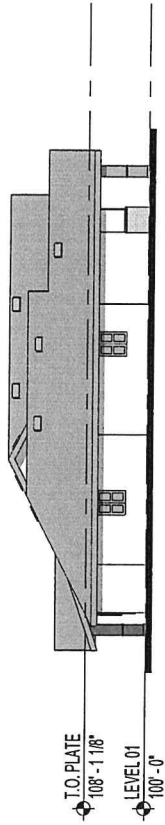
SITE DATA SUMMARY TABLE

ITEM	QUANTITY
TOTAL AREA	10.00 AC
IMPERVIOUS SURFACE	2.00 AC
PERVIOUS SURFACE	8.00 AC
TOTAL PARKING	100 SPACES
PER 1,000 SQ FT	10 SPACES

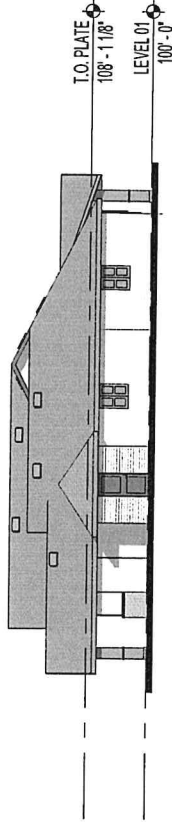
PRELIMINARY LANDSCAPE PLAN
SVC RIVER FAIR BLVD & TRINITY DR
JAMES BENNETT ABSTRACT NO. 718C
BELL COUNTY, TEXAS
DATE: APRIL 15, 2022

OWNER
JAMES BENNETT ABSTRACT NO. 718C
2002 BENNETT DR., STE 211
TEMPLE, TX 76788

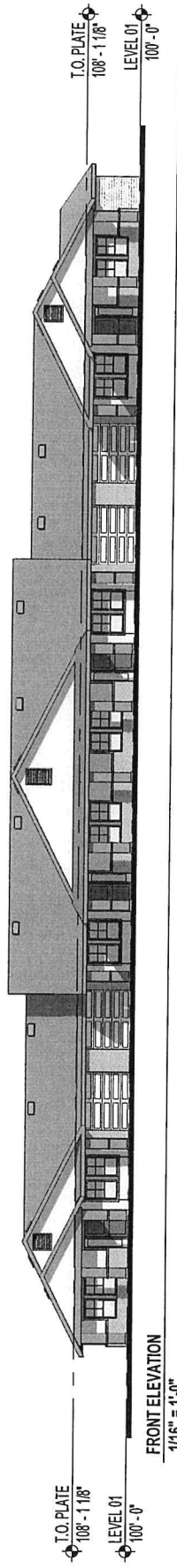
ENGINEER
JAMES BENNETT ABSTRACT NO. 718C
2002 BENNETT DR., STE 211
TEMPLE, TX 76788



LEFT ELEVATION
1/16" = 1'-0"



RIGHT ELEVATION
1/16" = 1'-0"



FRONT ELEVATION
1/16" = 1'-0"

BELTON SENIOR LIVING

BELTON, TEXAS

THE CARBON COMPANIES

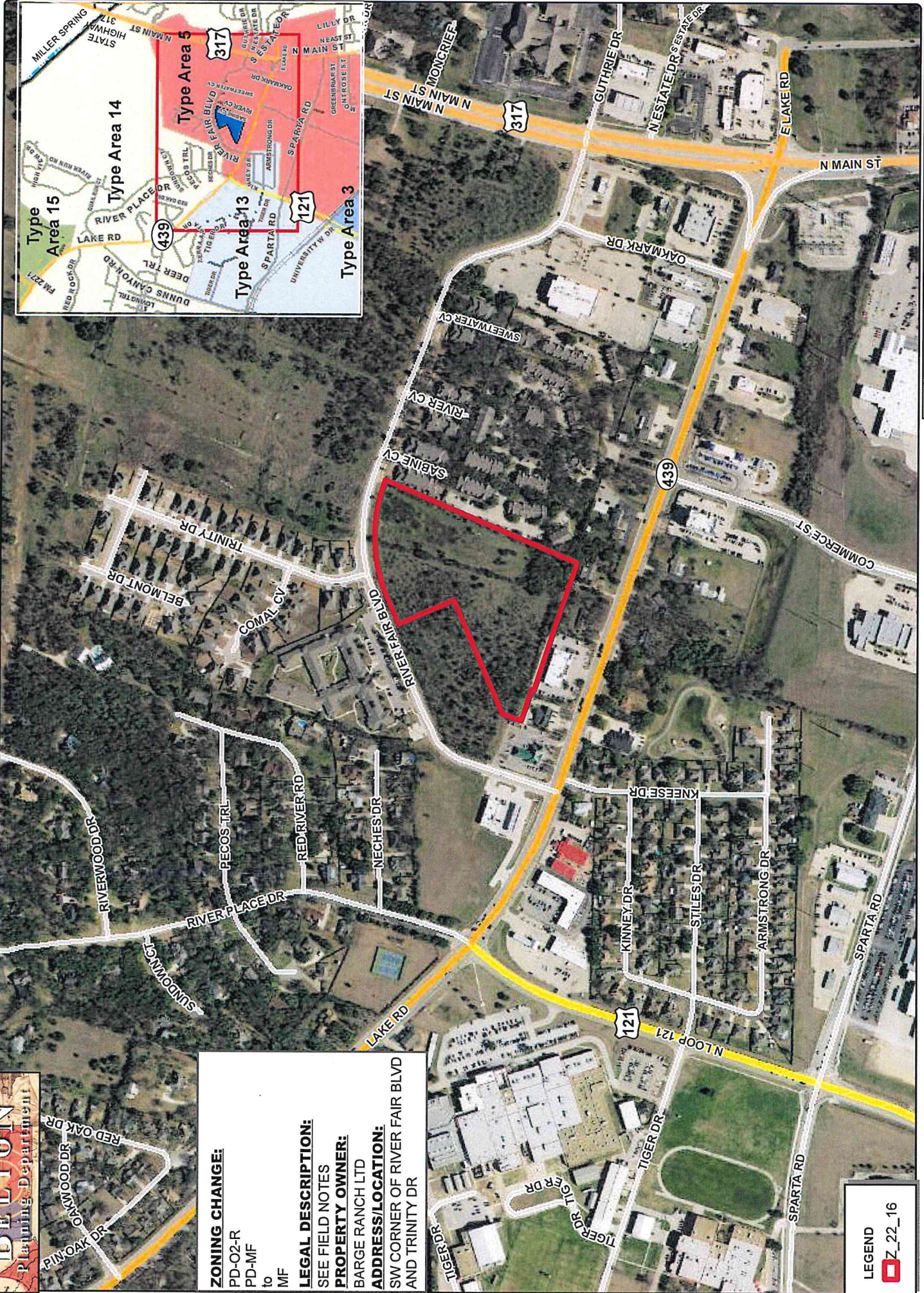
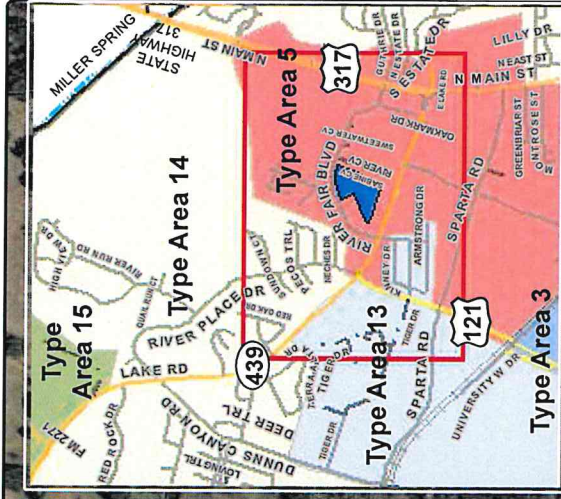
ELEVATIONS

1/16" = 1'-0"

INTERIM REVIEW DOCUMENTS
This document is preliminary and is not intended for Regulatory
Approval, Permit, or Construction Purposes. This document is
for informational purposes only.
Fernando J. Andrade, 17668 on 04/13/22

gsr | andrade
ARCHITECTS

Zoning Case # Z-22-16 Location



ZONING CHANGE:
PD-02-R
PD-MF
to MF

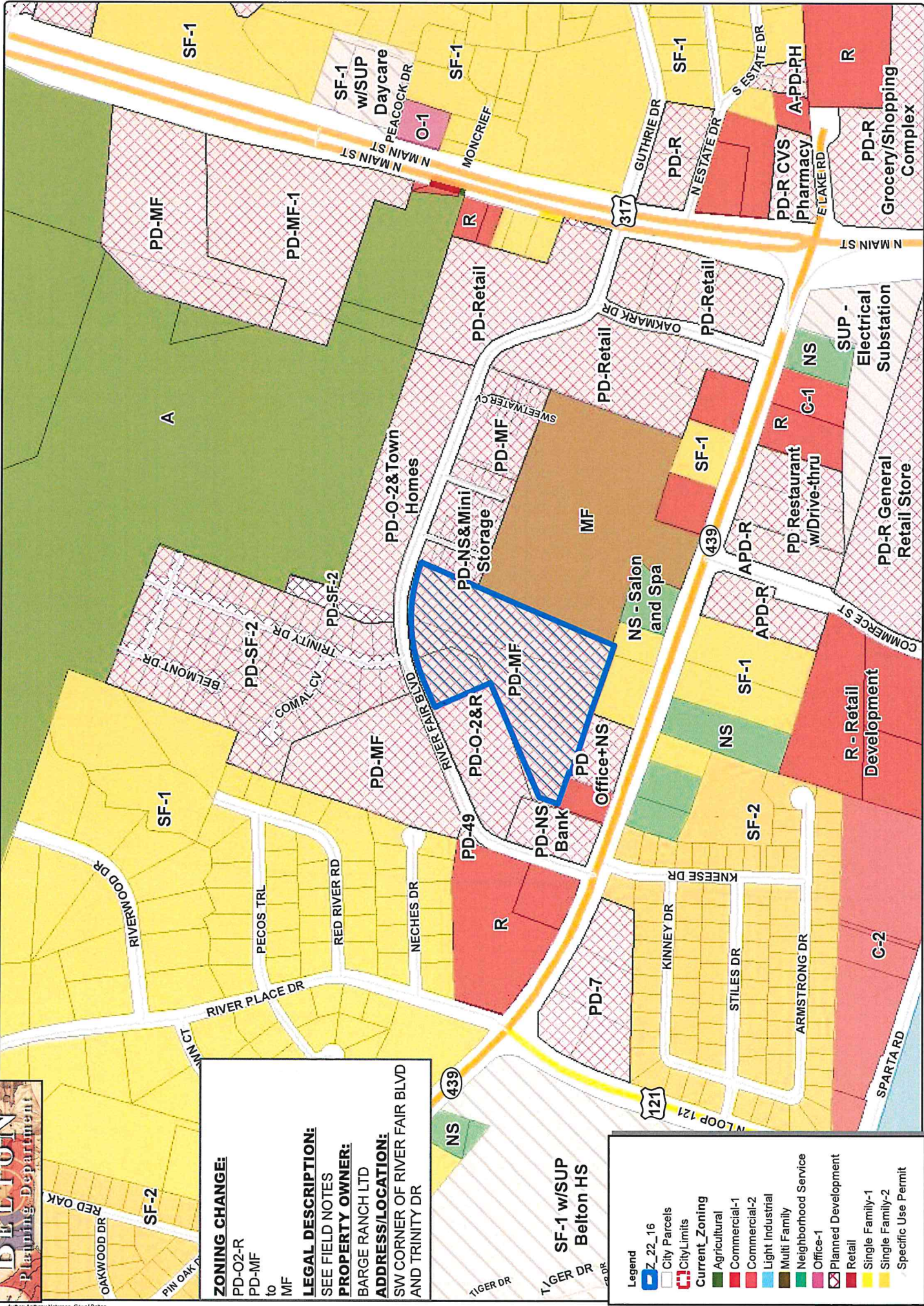
LEGAL DESCRIPTION:
SEE FIELD NOTES

PROPERTY OWNER:
BARGE RANCH LTD

ADDRESS/LOCATION:
SW CORNER OF RIVER FAIR BLVD
AND TRINITY DR

LEGEND
Z-22-16

Zoning Case # Z-22-16 Zoning



ZONING CHANGE:

PD-O2-R
PD-MF
to
MF

LEGAL DESCRIPTION:

SEE FIELD NOTES

PROPERTY OWNER:

BARGE RANCH LTD

ADDRESS/LOCATION:

SW CORNER OF RIVER FAIR BLVD
AND TRINITY DR

SF-1 w/SUP
Belton HS

- Legend**
- Z_22_16
 - City Parcels
 - City Limits
 - Current Zoning
 - Agricultural
 - Commercial-1
 - Commercial-2
 - Light Industrial
 - Multi Family
 - Neighborhood Service
 - Office-1
 - 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: 5/3/2022

Zoning Case # Z-22-16 Aerial



ZONING CHANGE:
PD-O2-R
PD-MF
to MF

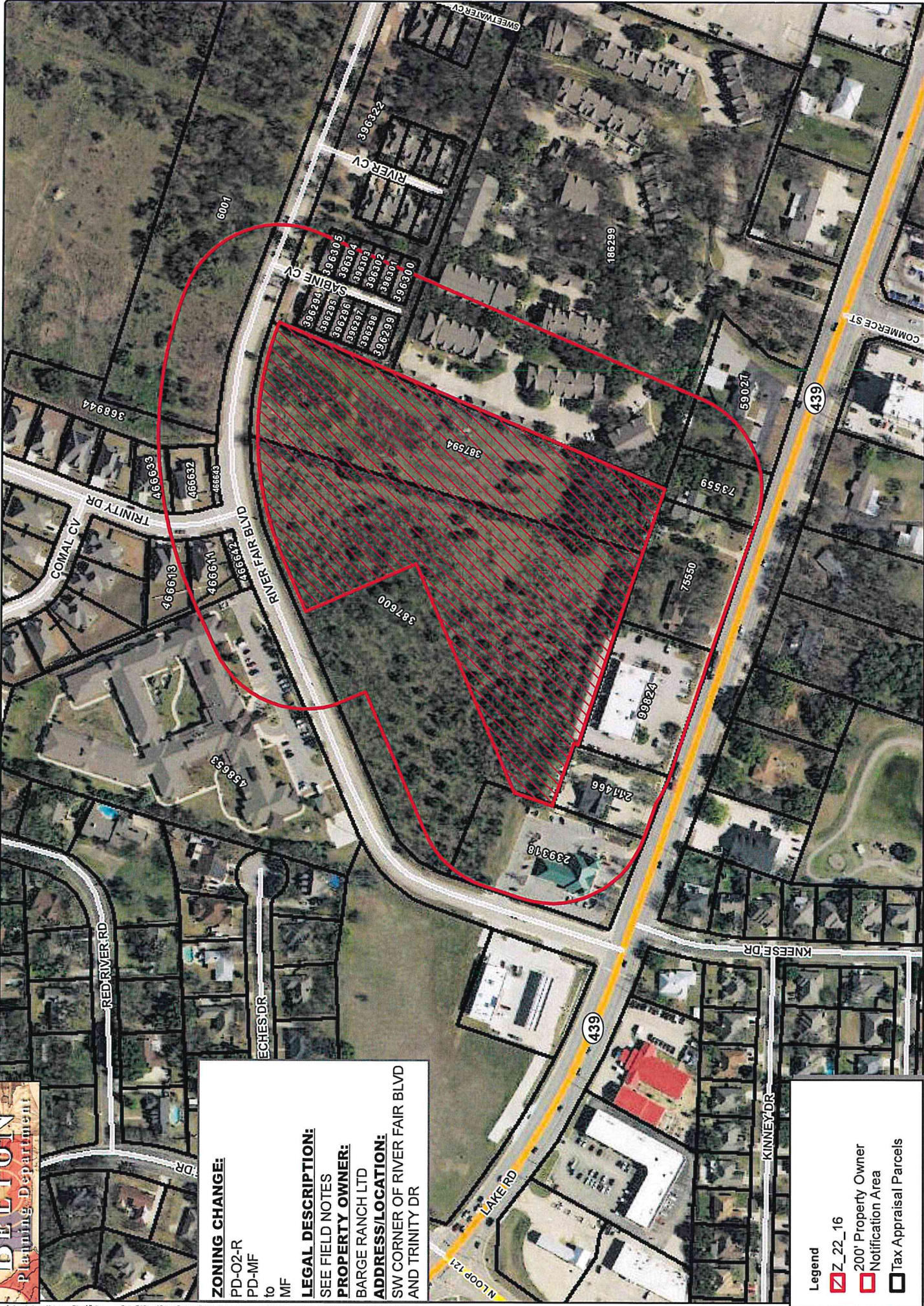
LEGAL DESCRIPTION:
SEE FIELD NOTES

PROPERTY OWNER:
BARGE RANCH LTD

ADDRESS/LOCATION:
SW CORNER OF RIVER FAIR BLVD
AND TRINITY DR

LEGEND
Z-22-16

Zoning Case # Z-22-16



ZONING CHANGE:
PD-O2-R
PD-MF
to
MF

LEGAL DESCRIPTION:
SEE FIELD NOTES

PROPERTY OWNER:
BARGE RANCH LTD

ADDRESS/LOCATION:
SW CORNER OF RIVER FAIR BLVD
AND TRINITY DR

Legend

- ☒ Z_22_16
- ☐ 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: KIMLEY-HORN,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: SWC OF RIVER FAIR BLVD. AND TRINITY DRIVE,
FROM A(N) PLANNED DEVELOPMENT OFFICE, RETAIL AND MULTIPLE FAMILY (MF) ZONING DISTRICT,
TO A(N) MULTIPLE FAMILY (MF) ZONING DISTRICT,
TO DEVELOP SENIOR APARTMENT COMPLEX

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, May 17, 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, May 24, 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 MAY 17, 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**

6001 WELLS BRANCH STORAGE CENTER LTD 2005 BIRDCREEK DR STE 211 TEMPLE, TX 76502-1002	59027 CENTRAL TEXAS AUCTION SERVICES LLC PO BOX 1775 BELTON, TX 76513	73559 MICHALKA, LEO E ETUX MARILYN 204 LAKE RD BELTON, TX 76513-1512
75550 MONTGOMERY, RALPH W 206 LAKE RD BELTON, TX 76513-1512	99824 CANYON CREEK CROSSING AT BELTON LLC 1023 CANYON CREEK DR STE 100 TEMPLE, TX 76502-3278	186299 CHAPPELL HILL EQUITY IV LTD PO BOX 1335 BELTON, TX 76513-5335
211466 LSPD PROPERTIES LLC 11600 ASTORIA DR BEE CAVE, TX 78738	239318 TEXELL CREDIT UNION PO BOX 983 TEMPLE, TX 76503	368944 BARGE RANCH LTD 2005 BIRDCREEK DR STE 211 TEMPLE, TX 76502
387594 BARGE RANCH LTD 2005 BIRDCREEK DR STE 211 TEMPLE, TX 76502	387600 BARGE RANCH LTD 2005 BIRDCREEK DR STE 211 TEMPLE, TX 76502	396294 MEWHINNEY, CHARLENE DAVIS 3100 SABINE CV BELTON, TX 76513
396295 EMBRY, JUDY 3102 SABINE CV BELTON, TX 76513-1372	396296 HENRY LIVING TRUST PO BOX 664 BURNET, TX 78611	396297 COSTELLO, CORY N & HOLLY A 1109 SHANNON LN CARLISLE, PA 17013-1784
396298 BAYLOR, ANN Y 3108 SABINE CV BELTON, TX 76513-1372	396300 VOSS, MARIANNE W 3111 SABINE CV BELTON, TX 76513-1372	396301 GILLUM, JOHN BARTON 22575 WELBORNE MANOR SQ ASHBURN, VA 20148
396302 ROBINSON, PAUL C 680 FALCON SUMMIT CT HENDERSON, NV 89012	396303 LESIKAR, ROBERT M ETUX JANET L 3105 SABINE CV BELTON, TX 76513	396304 DECKER, MICHAEL ETUX SHARON 3103 SABINE CV BELTON, TX 76513
396305 GORHAM, NOLA L 3101 SABINE CV BELTON, TX 76513-1372	396322 TOWN HOMES AT RIVER FAIR HOME OWNERS ASSOCIATION PO BOX 1335 BELTON, TX 76513-5335	458653 4-K HOUSING INC 317 MARTINIQUE PASS LAKEWAY, TX 78734
466611 DEVEAU, RONALD R JR ETUX KELSEY D 3015 TRINITY DFR BELTON, TX 76513	466613 GREEN, PAUL ISAAC ETUX ISABEL PEREZ 3027 TRINITY DR BELTON, TX 76513	466632 CIELONKO, CLAUDE & DOROTHY M 3016 TRINITY DR BELTON, TX 76513
466633 GUAJARDO, JORGE LUIS ETUX LAWRETT CERVANTES 3028 TRINITY DR BELTON, TX 76513	466642 ANSLEY CORPORATION 2005 BIRDCREEK DR STE 211 TEMPLE, TX 76502-1002	466643 ANSLEY CORPORATION 2005 BIRDCREEK DR STE 211 TEMPLE, TX 76502-1002

From: [Planning](#)
To: [Tina Moore](#)
Subject: FW: Zoning change on River fair Blvd
Date: Wednesday, May 11, 2022 9:41:24 AM

How did I do? [Customer Satisfaction Survey](#)



Lindsay Weaver
Planning Clerk

333 Water St.
Belton, TX 76513
T 254.933.5812
lweaver@beltontexas.gov
www.BeltonTexas.Gov

Connect with City of Belton



From: Jim Elliott <jimde1982@gmail.com>
Sent: Tuesday, May 10, 2022 1:46 PM
To: Planning <Planning@BeltonTexas.Gov>
Subject: Zoning change on River fair Blvd

If this is restricted to a 55plus community and not mixed families I don't see anything wrong. Jim Elliott

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

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circle one

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1. _____
2. _____
3. _____

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

DATE: 5-10-22 SIGNATURE: NW B

PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
BELTON, TEXAS 76513
33-5812

6001 368944 387594
WELLS BRANCH STORAGE CENTER LTD BARGE I BARGE RANC 387600
2005 BIRDCREEK DR STE 211 2005 BI 2005 BIRDCR BARGE RANCH LTD
466643
ANSLEY CORPORATION IATION
2005 BIRDCREEK DR STE 211 : DR STE 211
TEMPLE, TX 76502-1002 02-1002

**NOTICE OF APPLICATION FOR AN
AMENDMENT TO THE ZONING ORDINANCE
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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. Great addition for the community
2. _____
3. _____

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

DATE: May 8, 2022 SIGNATURE: 

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

Staff Report – Planning & Zoning Item



Date: May 17, 2022
Case No.: Z-22-17
Request: A to PD-MF
Owner/Applicant: Avenue D Investment, LLC. / Michael Henninger

Agenda Item #6

Z-22-17 Hold a public hearing and consider a zoning change from Agricultural (Ag) to Planned Development - Multiple Family District (PD – MF) on approximately 18.168 acres located at 5890 Toll Bridge Road.

Originating Department: Planning Department – Tina Moore, Planner

Current Zoning: Agricultural

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

Proposed Use: Duplex Apartment Complex

Future Land Use Map (FLUM) Designation: Commercial Corridor, which allows for MF developments.

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

Background/Case Summary

This applicant proposes to build duplex-style attached dwelling unit which offer market rate three-bedroom units for rent. The site consists of approximately 18 acres and proposes 95 two-story duplexes (190 units), a leasing office/ amenity center, and two small parks. The applicant is requesting a Planned Development District to accommodate setback reductions.

Project Analysis and Discussion

Existing Conditions: The surrounded zoning and uses are described below:

Direction	Zoning	Use
North	Commercial Highway	Undeveloped
South	Single Family-1	Detached homes

East	Agricultural	Undeveloped and future River Farm Development
West	Agricultural	Undeveloped

Allowable Land Uses: The proposed zoning change would limit the property to the proposed use as a duplex style development under one ownership, as shown in the site plan (Exhibit B).

Area & Setback Requirements: Minimum area and setback requirements for the requested Multi Family (MF) Zoning District are summarized below.

Multi Family

Lot Area:	10,000 sq ft; 2,420 sq ft/du (18 du/acre)	Front Yard: 25' Rear Yard: 20'
Lot Width:	80'	
Lot Depth:	120'	Side Yard: 60' when excess of one Story in height and adjacent to Single Family zoning District, 8' between buildings w/o openings and 15' between buildings w/ openings

The proposed site exceeds the minimum lot size of 10,000 square feet required in the MF zoning district. The overall density is below the maximum 18 units per acre and proposes 10.5 units per acre.

The applicant is requesting a 20' side yard reduction from 60' to 40' along the southern property line. Per the applicant, the distance between the existing residential structures and the proposed duplex buildings will exceed 60'. In addition to the proposed boundary fence, heavy landscaping is proposed to provide a buffer between the properties. The applicant is also requesting a 5' side yard setback reduction between the duplexes. The MF zoning requires a 15' separation between apartment buildings with openings (windows and doors); the site plan shows a 10' separation between the buildings. This is comparable to an 5' side yard setback in a Single Family-3 (SF-3) zoning district and is recommended. All other setbacks – front and rear setbacks are within standards.

The applicant is proposing three means of access to this site – one on Toll Bridge Road and two on Interstate 35 Frontage Road, subject to TxDOT's approval. Staff has informed the applicant of a proposed collector road that will extend through the proposed River Farm development to the frontage road, which may potentially impact the location of the proposed driveways along the frontage road. The applicant and staff have contacted TxDOT for their approval of the proposed driveways and the possible location of the east-west collector.

According to Section 34, *Off-Street Parking and Loading Requirements*, of the Zoning Ordinance, multi-family developments with 3-bedrooms are required to have 2.5 off-street parking spaces. Staff believes this is similar to a single family/duplex use which requires 4 parking spaces per dwelling unit. Per section 34.2, *Special Off-Street Parking Provisions* –

Residential District, single family and duplex zoning districts are required to have two additional paved parking spaces behind the front property line to allow for stacking or maneuvering in addition to the two required covered parking spaces per section 34.6, *Parking Requirements Based on Use*. The minimum total number of parking spaces is 760. Staff is concerned that the project will be deficient in parking, and access to the buildings may be blocked when needed by public safety personnel.

The applicant disagrees. This development proposes private roads (24' wide) with parking internal to the development which will be managed by a leasing agent. The applicant indicated that each unit would have an oversized garage and a driveway space. Per the applicant, the oversize garage is adequate for the 1.5 parking required. The applicant is proposing 20 visitor parking spaces and is agreeable to provide additional parking spaces subject to a completed evaluation of the site including tree preservation and site engineering requirements to achieve conformance with the multifamily parking requirements of 2.5 spaces per unit. From previous experiences with similar type of developments, staff recommends 4 parking spaces per unit. They are proposing 400 total parking spaces.

Per the elevations provided, all the dwelling units will have a masonry veneer on the first floor and hardi plank siding on the second floor. Concrete material is proposed for the boundary fencing. Each unit will be individually metered for water service. Individual residential trash containers will be provided to service each unit. Landscaping plans have not been provided but must meet the requirements of the Design Standards. Internal trails and neighborhood parks are proposed to provide green space and amenities in the development.

This development will tie into the newly constructed South Belton water and sewer lines. The sewer capacity calculations of the public facilities were based on split commercial and Single Family-1 residential uses west of Toll Bridge Road. This high-density residential use proposed west of Toll Bridge Road will impact the overall capacity of the sewer system, potentially limiting future developments that can tie into the sewer line.

Staff is recommending that this item be tabled until details pertaining to the parking and sewer capacity are addressed with the applicant.

Recommendation

Given the current parking and sanitary sewer capacity concerns, staff recommends that this item be tabled until these items are resolved.

Attachments

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

6. Field notes
7. Applicant responses to staff comments

ZONING CHANGE APPLICATION

Fee: \$250.00



Date received:	
APPLICANT NAME: Avenue D Investments, LLC	
EMAIL: travismitchell7@gmail.com	PHONE NUMBER: 512-944-0948
MAILING ADDRESS: 1268 Kirby Kyle, TX 78640	
PROPERTY OWNER NAME: Michael and Nancy Henninger	
EMAIL: mhenninger.ctp@gmail.com	PHONE NUMBER: 254-718-5229
MAILING ADDRESS: 5890 Toll Bridge Road Belton, TX 76513	

Proposed Use of Structures (building) and Property (exterior property): Property Use: Duplex buildings with residential dwellings for rent & an Amenity/ Leasing Office
Current Use: Single family residence / Ag
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 5890 Toll Bridge Road Belton, TX 76513
Legal Description of Property: Abstract Survey 18.168 Acres, being 14.583 acre tract and 3.585 acres tract, in the F Madrigal Survey, in Bell County
Lot(s): _____ Block(s): _____ of Subdivision _____
Existing Zoning: Highway Commercial/ Ag Proposed Zoning: Planned Unit Development

Signature of Applicant: BY: [Signature] Mymore Date: 4/18/2022
Signature of Owner (if not applicant): [Signature] Michael Henninger Date: 4/18/2022

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.

City of Belton Planning Department

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

April 18, 2022

City of Belton
Planning and Zoning Department
PO Box 120
Belton, TX 76513

Re: Zoning Application for 5890 Toll Bridge

To Whom it May Concern,

Thank you for considering the zoning request on our property, 5890 Toll Bridge in Belton. This proposal has been a year in the making. We are proud to submit this complete zoning request for your review. If you have any questions of us as landowners, please do not hesitate to reach out. For technical questions, please contact the developers using the contact information they provided.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Henninger", is written over the printed name.

Michael and Nancy Henninger
254-718-5229
mhenninger.ctp@gmail.com

April 18, 2022

City of Belton
Planning and Zoning Department
PO Box 120
Belton, TX 76513

RE: Zoning Application to the Henninger's Tract

To Whom it May Concern,

Thank you for accepting our zoning application for the two parcels that make up the Henninger's tract. The proposed zoning for the tract is Planned Unit Development to create a single family for rent multi-family residential community with residential amenities and trail.

The property is comprised of two parcels a 14.583-acre and 3.585-acre tracts for a total of 18.168 acres. The site is located east of Interstate Highway 35 (IH-35) and has a little over 1,035 linear feet of road frontage along IH-35 and Toll Bridge Road. There will be two entrances to the community one being on IH-35 and the other on Toll Bridge. There are City of Belton utilities that are sufficient in capacity to service the tract. Currently, two ponds are proposed to manage storm water. The proposed site plan is intended to weave the residential units around the exiting trees and is subject to change based on the pending tree survey.

The single family for rent use will add needed housing in the City and broaden the housing options. This is an important option for the City especially with the increasing interest rates pushing home ownership out of reach or delaying a purchase.

Below is a short summary of the proposed development and attached is the zoning application for your review and comment.

Site Summary

- Site includes: 95 Residential buildings (190 units), 1.5 acres for stormwater management, pool/leasing office, 2 pocket parks
- Units have 18' long driveways
- Private roads to be 24' wide and strategically widened to be 26' at fire hydrant locations if required
- Private alley to be 20' wide (only in southeastern block)
- 6 Buildings (12 units) at location of existing home.

Assumptions

- Proposed variance to allow 40' side yard when building is more than one story in height and adjacent to SF zoning. (15.4. A.2 of Zoning Ordinance)
- Toll Bridge Road ROW widened 15' into the site
- Public Water/ Sewer within a combined easement on our private roads
- TBD: Optional entrance at the north end of I-35.

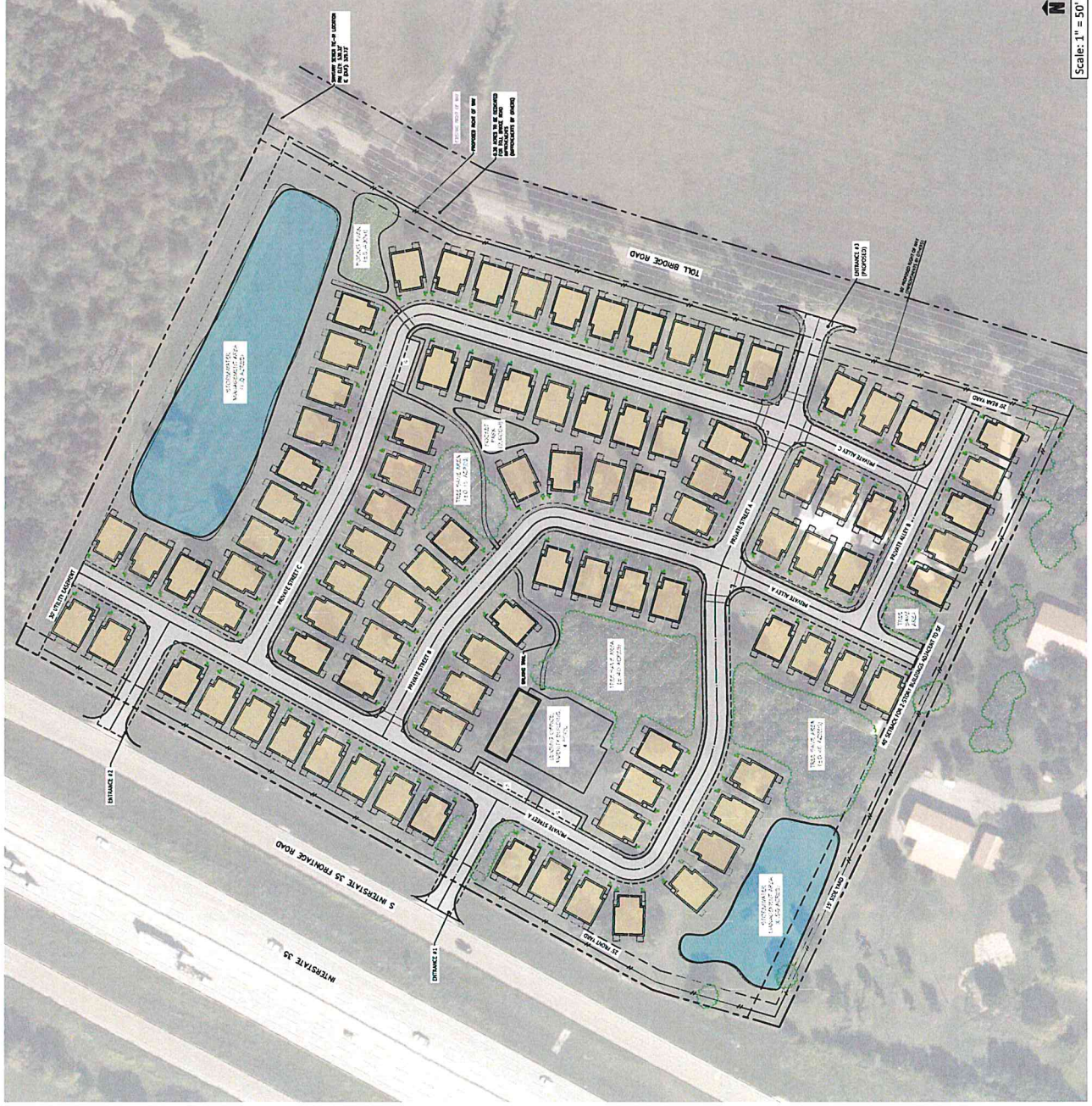
Should you have any questions regarding the application please reach out to Travis Mitchell at 512-944-0948 or email: travismitchell7@gmail.com or Myra Goepp at 512-472-7455 or email: Myra@benchmarktx.net.

Thank you for the opportunity to submit this application.

[illegible]

1. BOUNDARY INFORMATION IS BASED ON THE SURVEYS BY BURLY ASSOCIATES, INC. DATED "11-5-83 ACRES F. MAPICAL SURVEY, ABSTRACT NO. 354" DATED 03/79/2022 AND "3-5-85 ACRES F. MAPICAL SURVEY, ABSTRACT NO. 354" DATED 03/79/2022.
2. TOPOGRAPHIC INFORMATION IS BASED ON GSI TOPOL.

/ 5890 TOLL BRIDGE ROAD / SITE PLAN EXHIBIT

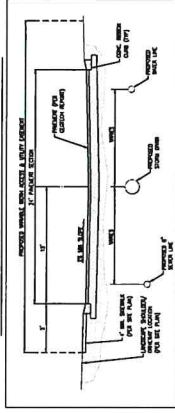


/ 5890 TOLL BRIDGE ROAD / PROPOSED SITE IMPROVEMENT PLAN

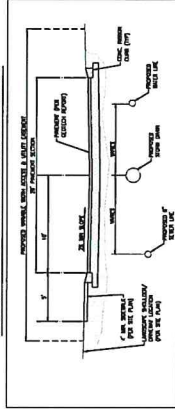


5890 TOLL BRIDGE ROAD - SITE SUMMARY	
SITE AREA	18.18 ACRES
PROPOSED BUILDING AREA	18.18 ACRES
PROPOSED PARKING LOT AREA	18.18 ACRES
PROPOSED LANDSCAPING AREA	18.18 ACRES
PROPOSED SIDEWALK AREA	18.18 ACRES
PROPOSED FENCE AREA	18.18 ACRES
PROPOSED SIGN AREA	18.18 ACRES
PROPOSED UTILITY AREA	18.18 ACRES
PROPOSED TOTAL BUILDING AREA	18.18 ACRES

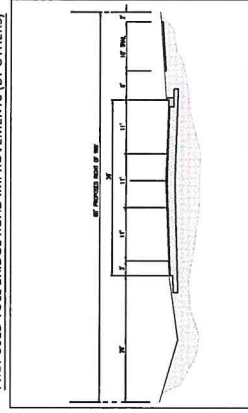
PRIVATE STREET - PROPOSED CROSS SECTION



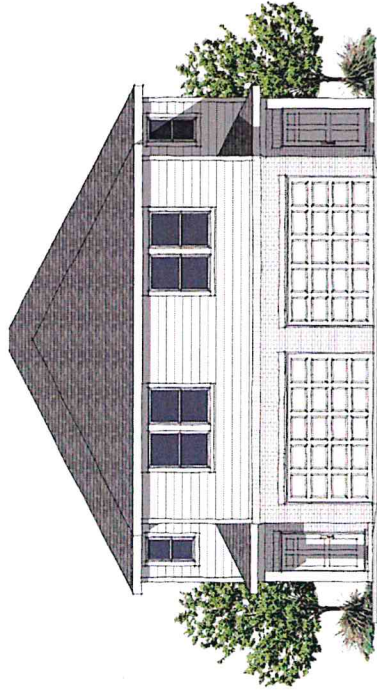
PRIVATE ALLEY - PROPOSED CROSS SECTION



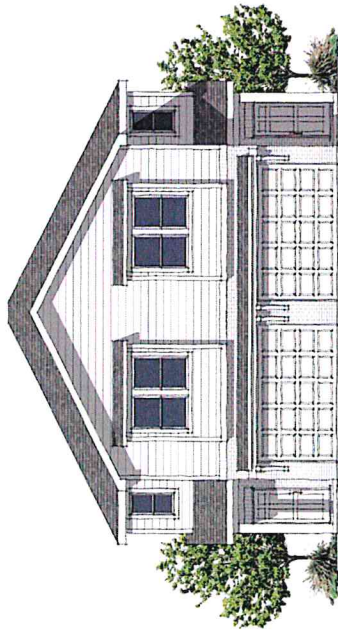
PROPOSED TOLL BRIDGE ROAD IMPROVEMENTS (BY OTHERS)



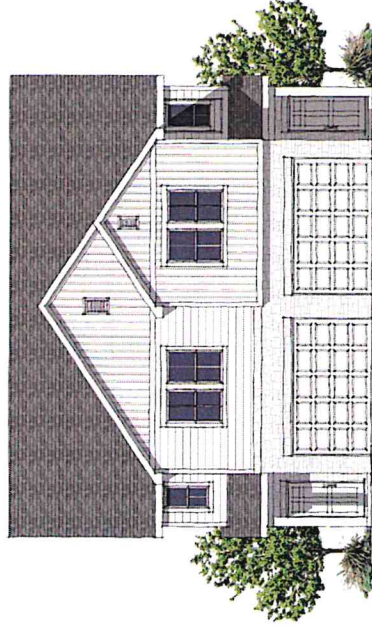
/ 5890 TOLL BRIDGE ROAD / DUPLEX ELEVATION EXAMPLES



ELEVATION 'A'

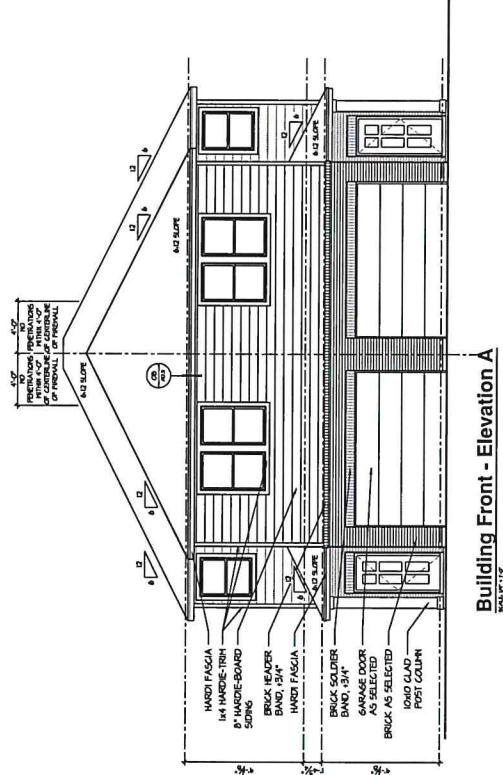
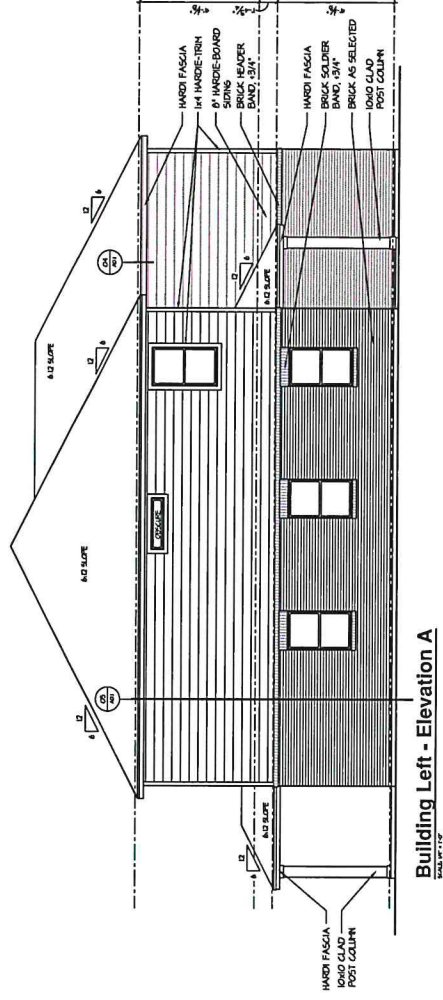
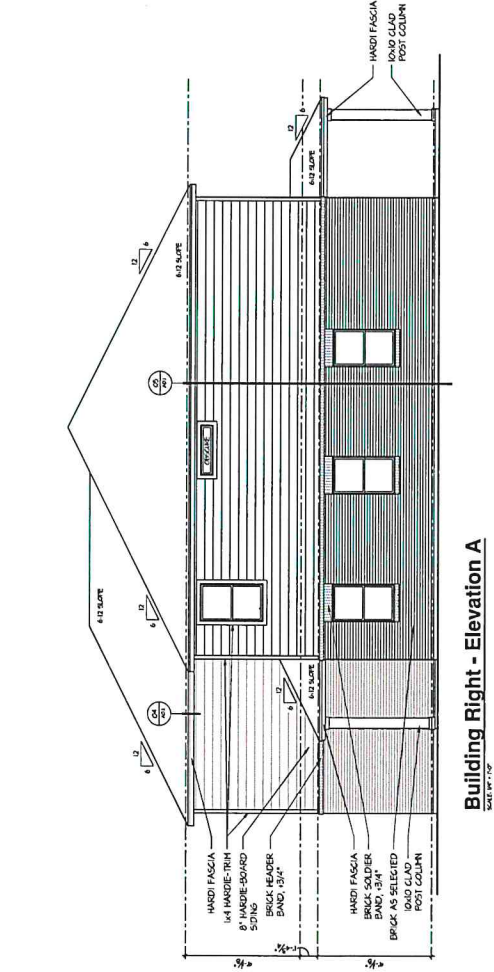
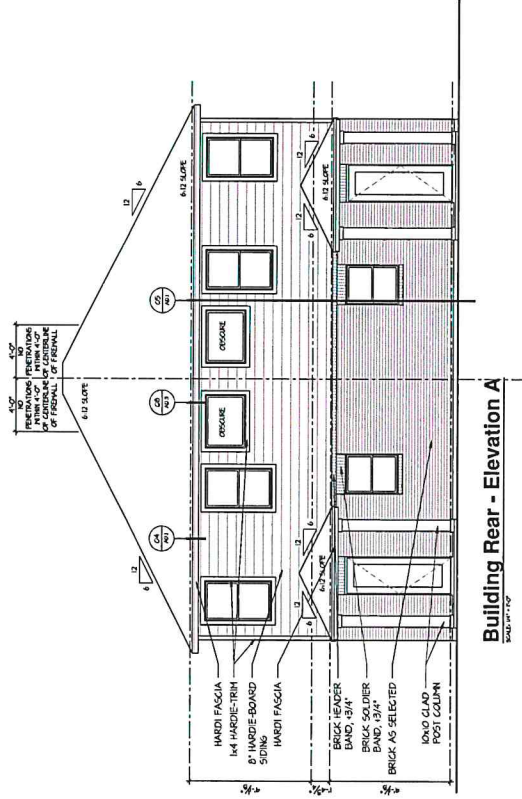


ELEVATION 'B'



ELEVATION 'C'

/ 5890 TOLL BRIDGE ROAD / DUPLEX ELEVATION EXAMPLES

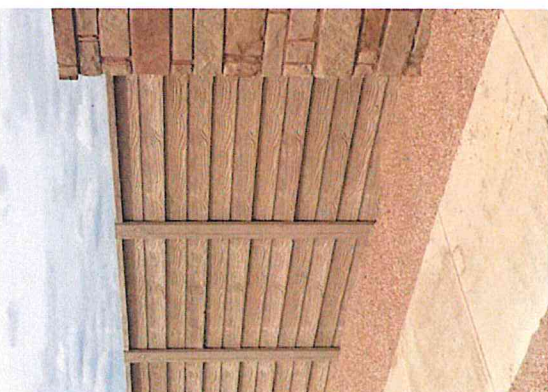


/ 5890 TOLL BRIDGE ROAD / SIGNAGE & FENCING EXAMPLES

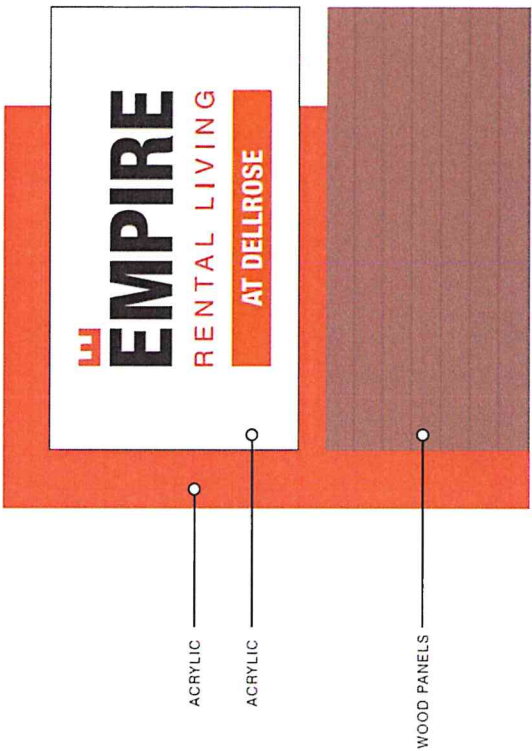
Example Boundary Fence



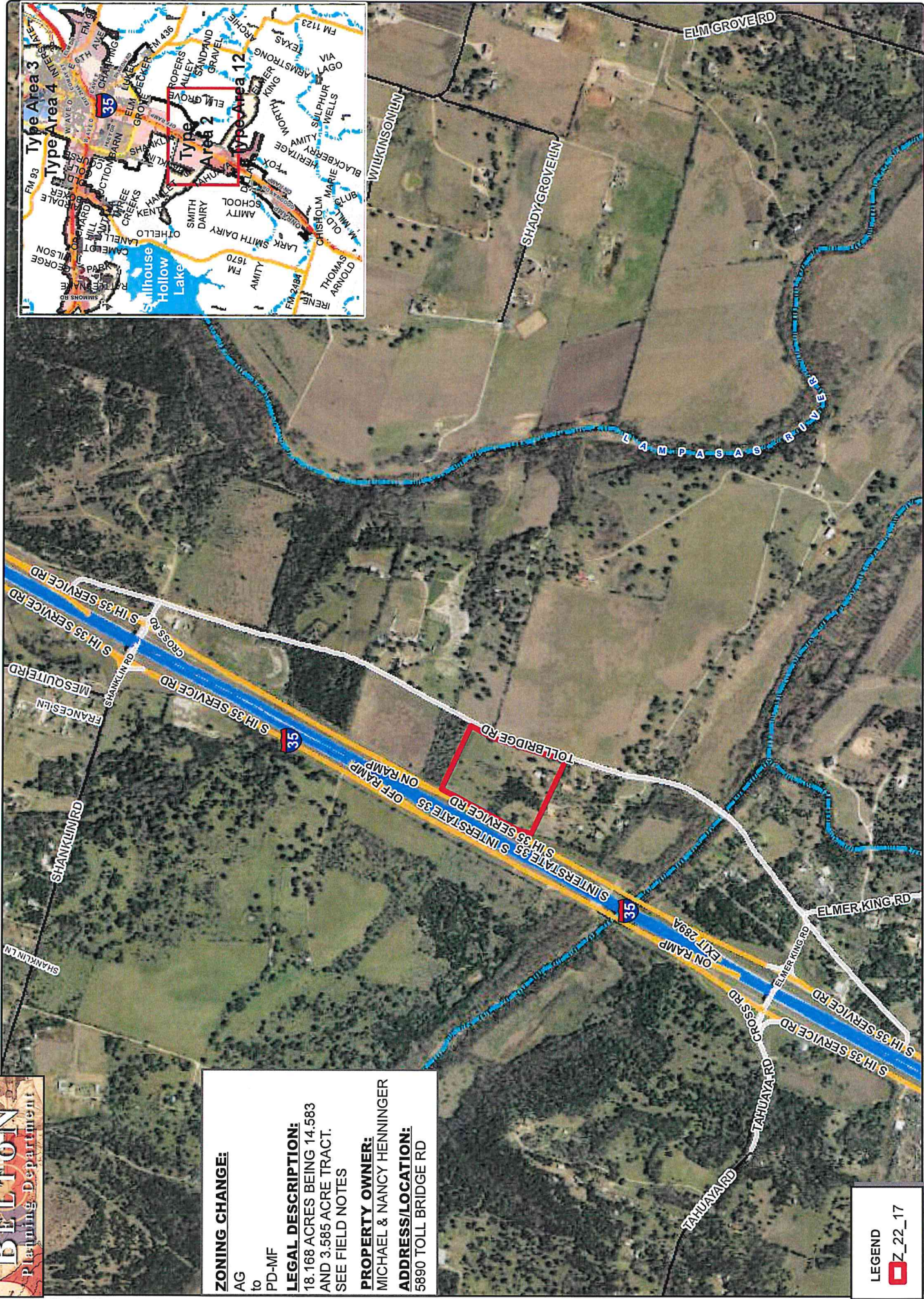
Example Boundary Fence



Example Sign



Zoning Case # Z-22-17 Location



ZONING CHANGE:

AG
to
PD-MF

LEGAL DESCRIPTION:

18.168 ACRES BEING 14.583
AND 3.585 ACRE TRACT.
SEE FIELD NOTES

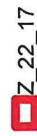
PROPERTY OWNER:

MICHAEL & NANCY HENNINGER

ADDRESS/LOCATION:

5890 TOLL BRIDGE RD

LEGEND



Z-22-17

Map Date: 5/3/2022

0 500 1,000 2,000 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.

Zoning Case # Z-22-17 Zoning



Author: Anthony Holzgrass, City of Belton

ZONING CHANGE:

AG
to
PD-MF

LEGAL DESCRIPTION:

18.168 ACRES BEING 14.583
AND 3.585 ACRE TRACT.
SEE FIELD NOTES

PROPERTY OWNER:

MICHAEL & NANCY HENNINGER

ADDRESS/LOCATION:

5890 TOLL BRIDGE RD

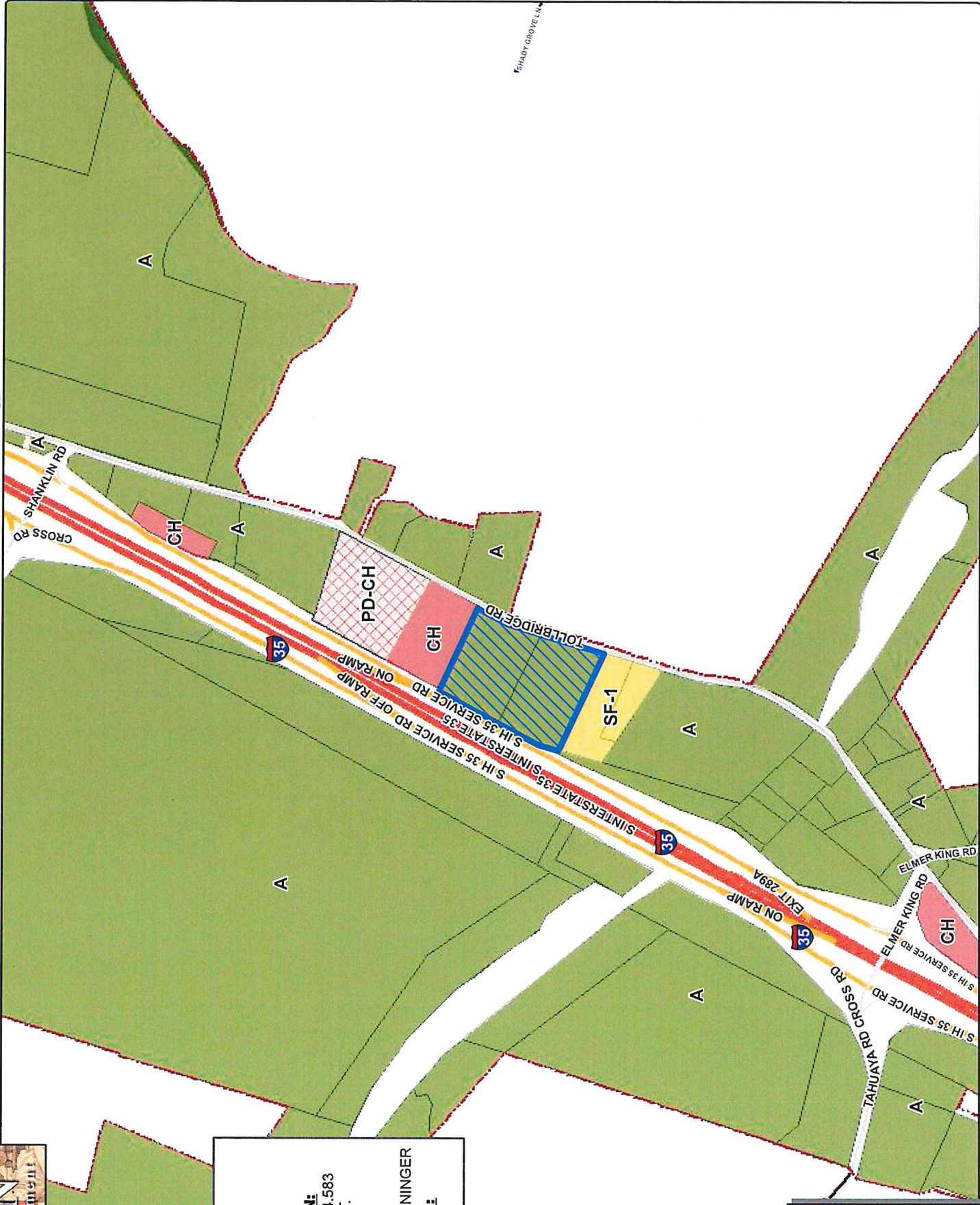
Legend

- Z_22_17
- City Parcels
- City Limits
- Current_Zoning
- Agricultural
- Commercial Highway
- Planned Development
- Single Family-1

Map Date: 5/3/2022



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Zoning Case # Z-22-17 Aerial



ZONING CHANGE:
AG
to
PD-MF

LEGAL DESCRIPTION:
18.168 ACRES BEING 14.583
AND 3.585 ACRE TRACT.
SEE FIELD NOTES

PROPERTY OWNER:
MICHAEL & NANCY HENNINGER

ADDRESS/LOCATION:
5890 TOLL BRIDGE RD

LEGEND
 Z_22_17



Zoning Case # Z-22-17



ZONING CHANGE:
AG
to
PD-MF

LEGAL DESCRIPTION:
18.168 ACRES BEING 14.583
AND 3.585 ACRE TRACT.
SEE FIELD NOTES

PROPERTY OWNER:
MICHAEL & NANCY HENNINGER

ADDRESS/LOCATION:
5890 TOLL BRIDGE RD

Legend

- Z_22_17
- 200' Property Owner Notification Area
- Tax Appraisal Parcels



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



Map Date: 5/3/2022

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: AVENUE D INVESTMENT, LLC.,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 5890 TOLLBRIDGE DRIVE,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT - MULTIPLE FAMILY (MF) ZONING DISTRICT,
TO DEVELOP DUPLEX APARTMENT COMPLEX.

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, May 17, 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, May 24, 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 MAY 17, 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**

30087
SHEPPERD, BEN TAYLOR ETUX KRISTEN NESBITT
808 SOUTHERN HILLS CT
COLLEGE STATION, TX 77845

99278
HUNT COMMUNITIES BELTON LLC
6101 TOLLBRIDGE RD
BELTON, TX 76513

133018
HENNINGER, FRED MICHAEL ETUX
5890 TOLLBRIDGE RD
BELTON, TX 76513-7559

99276
HERRICK PROPERTIES LLC - SERIES D
13480 BLACKBERRY RD
SALADO, TX 76571

105615
SHEPPARD, ELIZABETH A
PO BOX 687
BELTON, TX 76513

423638
STONE, KENNETH W ETUX SHELLEY E
5900 TOLLBRIDGE RD
BELTON, TX 76513-8212


99277
HUNT COMMUNITIES BELTON LLC
6101 TOLLBRIDGE RD
BELTON, TX 76513

133017
HENNINGER, FRED MICHAEL ETUX
5890 TOLLBRIDGE RD
BELTON, TX 76513-7559

[illegible]

14.583 ACES
F. MADRID, SURVEY, ABSTRACT NO. 554
BELTON, BELL COUNTY, TEXAS

© TURLEY ASSOCIATES, INC.
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TURLEY ASSOCIATES, INC.
ENGINEERING • PLANNING • SURVEYING
www.turley-inc.com
Fax 254.773.2400
254.773.3998
SURVEY FIRM NO. 10056000 • ENGINEERING FIRM NO. 1658
75501
101 N. 2nd St.
TEMPLE, TEXAS



TOPS LAND TITLE SURVEY

Restrictions of record:
Volume 2007, Page 787

The following documents
affect this list:
Volume 3437, Page 442
Document No. 2020023136
Document No. 2020023139
Document No. 2020023140
Document No. 2020023152

The following documents
do not affect this list:
Volume 458, Page 379
Volume 2326, Page 432

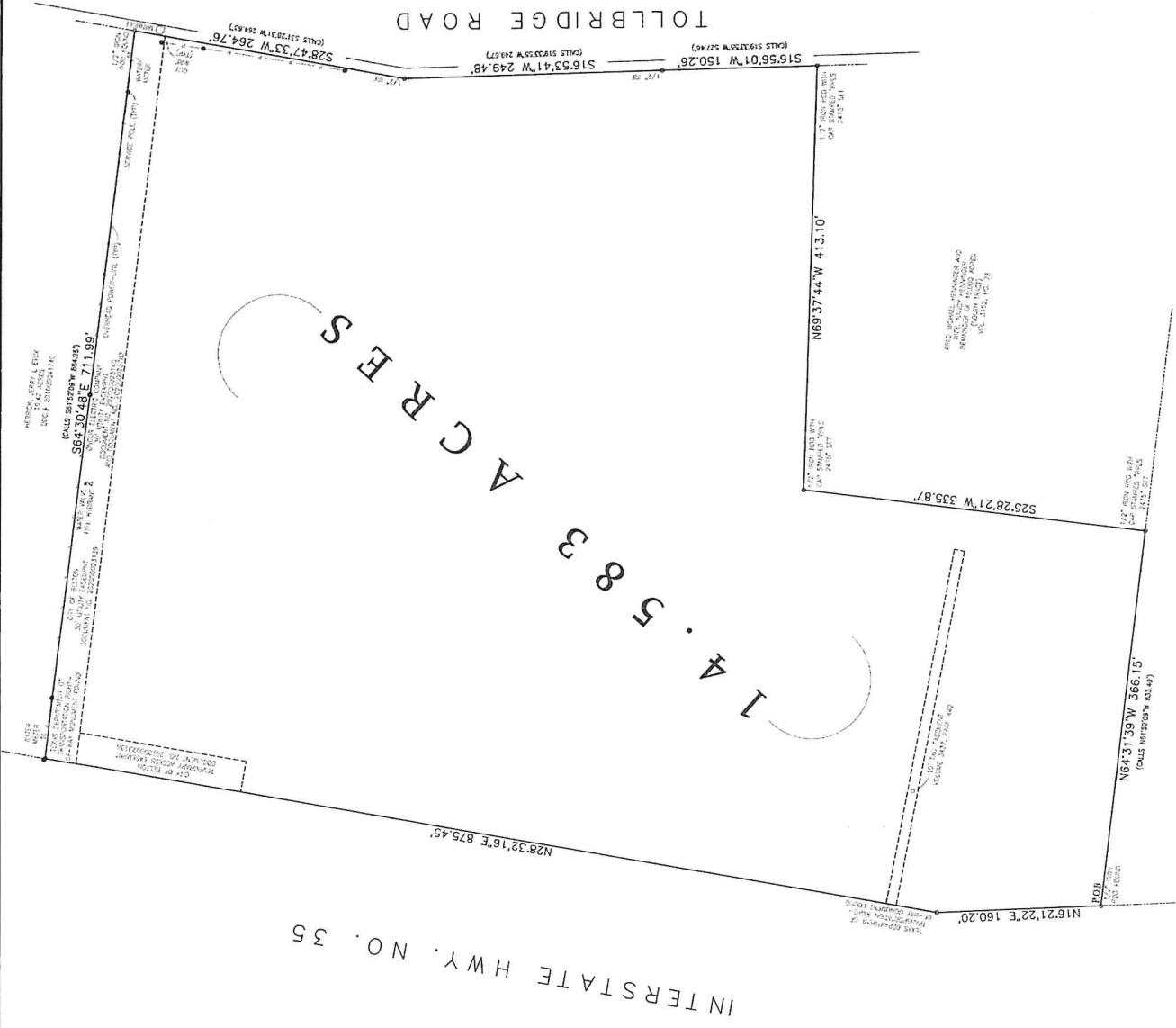
Being a 14,583 acre tract more particularly described by separate field notes.

BELING, O. 14,583 acre tract of land situated in the F. MAGNOLIA SURVEY, ABSTRACT No. 584, Bell County, Texas and being a part or portion of that certain 10,000 acre tract of land described as "South Tract" and being a part or portion of that certain 10,000 acre tract of land described as "North Tract" in a Warranty Deed with Vendor's Lien dated May 5, 1994 from Larry R. Montgomery and wife, Patricia Montgomery to Fred Michael Henninger and wife, Nancy Henninger and being of record in Volume 3152, Page 78, Official Public

[illegible]

This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 45027C0340E, dated September 26, 2008.

Michael E. Anis
Michael E. Anis, R.P.L.S., No. 5402



BEING a 14.583 acre tract of land situated in the F. MADRIGAL SURVEY, ABSTRACT No. 554, Bell County, Texas and being a part or portion of that certain 10.000 acre tract of land described as "South Tract" and being a part or portion of that certain 10.000 acre tract of land described as "North Tract" in a Warranty Deed with Vendor's Lien dated May 5, 1994 from Larry R. Montgomery and wife, Priscila Montgomery to Fred Michael Henninger and wife, Nancy Henninger and being of record in Volume 3152, Page 78, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found being the southwest corner of the said 10.000 acre tract (South Tract) and being in the east boundary line of that certain 3.86 acre tract of land described in a General Warranty Deed dated March 3, 2020 from Helen Marie Doss Tausch, Carol Lynn Doss Fuller, Curtis Ray Doss, John Wesley Doss, Donald Edward Doss, Donna Jo Shepp, Debora Elaine Fincher, Judith Johnson Doss, and Johnnie Young Madison, Jr. to Ben Taylor Shepperd and spouse, Kristen Nesbitt Shepperd and being of record in Document No. 202000011035, Official Public Records of Bell County, Texas and being the northwest corner of that certain 5.00 acre tract of land described in an Assumption Warranty Deed dated April 30, 2010 from Bobby W. Stone and wife, Janet M. Stone to Kenneth W. Stone and wife, Shelley E. Stone and being of record in Document No. 201000016823, Official Public Records of Bell County, Texas for corner;

THENCE N. 16° 21' 22" E., 160.20 feet departing the said 5.00 acre tract and with the west boundary line of the said 10.000 acre tract (South Tract) and with the said east boundary line to a Texas Department of Transportation aluminum cap right-of-way monument found being the northerly corner of the said 3.86 acre tract and being in the east right-of-way line of Interstate Highway No. 35 as described in right-of-way maps provided by Texas Department of Transportation for corner;

THENCE N. 28° 32' 16" E., departing the said 3.86 acre tract and with the said east right-of-way line of Interstate Highway No. 35 and over and across the said 10.000 acre tract (South Tract) and continuing over and across the said 10.000 acre tract (North Tract) at 763.30 feet pass a Texas Department of Transportation aluminum cap right-of-way monument found at the beginning of a non-access line as described in said right-of-way maps provided by Texas Department of Transportation and continuing with the said non-access line and the said east right-of-way line at 875.45 feet in all to a Texas Department of Transportation aluminum cap right-of-way monument found being the in the north boundary line of the said 10.000 acre tract (North Tract) and being in the south boundary line of that certain 23.96 acre tract of land described in a Warranty Deed dated November 26, 2019 from Jerry L. Herrick and wife, Elaine S. Herrick to Herrick Properties, LLC – Series D, a Texas series limited liability company and being of record in Document No. 201900054467, Official Public Records of Bell County, Texas for corner;

THENCE S. 64° 30' 48" E., 711.99 feet departing the said east right-of-way line and the said non-access line and with the said north boundary line (calls S. 61° 52' 09" E., 884.95 feet) and with the said south boundary line to a 1/2" iron rod found being the northeast corner of the said 10.000 acre tract (North Tract) and being the southeast corner of the said 23.96 acre tract and being in the west right-of-way line of Toll Bridge Road (a publicly maintained roadway) as occupied and evidenced on the ground for corner;

THENCE departing the said 23.96 acre tract and with the east boundary line of the said 10.000 acre tract (North Tract) and with the said west right-of-way line of Toll Bridge Road the following two (2) calls:

- 1) S. 28° 47' 33" W., 264.76 feet (calls S. 31° 28' 31" W., 264.63 feet) to a 1/2" iron rod found for corner;



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301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
ENGINEERING FIRM #1658 SURVEY FIRM #10056000

- 2) S. 16° 53' 41" W., 249.48 feet (calls S. 19° 33' 55" W., 249.67 feet) to a 1/2" iron rod found being the southeast corner of the said 10.000 acre tract (North Tract) and being the northeast corner of the said 10.000 acre tract (South Tract) for corner;

THENCE S. 16° 56' 01" W., 150.26 feet departing the said 10.000 acre tract (North Tract) and with the east boundary line of the said 10.000 acre tract (South Tract) (calls S. 19° 33' 55" W., 527.46 feet) and continuing with the said west right-of-way line of Toll Bridge Road to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE departing the said west right-of-way line of Toll Bridge Road and the said east boundary line and over and across the said 10.000 acre tract (South Tract) the following two (2) calls:

- 1) N. 69° 37' 44" W., 413.10 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;
- 2) S. 25° 28' 21" W., 335.87 feet to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the south boundary line of the said 10.000 acre tract (South Tract) and being in the north boundary line of the aforementioned 5.00 acre tract for corner;

THENCE N. 64° 31' 39" W., 366.15 feet with the said south boundary line (calls N. 61° 52' 09" W., 833.40 feet) and with the said north boundary line to the Point of BEGINNING and containing 14.583 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.



Michael E. Alvis, R.P.L.S. #5402
February 29, 2022



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.



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ENGINEERING FIRM #1658 SURVEY FIRM #10056000

Michael E. Avis, R.P.L.S., No. 5402



BEING 3.585 ACRES MORE PARTICULARLY DESCRIBED IN SEPARATE FIELD NOTES.

BEING a 3.585 acre tract of land situated in the F. MADRIGAL SURVEY, ABSTRACT No. 554, Bell County, Texas and being a part or portion of that certain 10.000 acre tract of land described as "South Tract" in a Warranty Deed with Vendor's Lien dated May 5, 1994 from Larry R. Montgomery and wife, Priscila Montgomery to Fred Michael Henninger and wife, Nancy Henninger and being of record in Volume 3152, Page 78, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found being the southeast corner of the said 10.000 acre tract (South Tract) and being the northeast corner of that certain 5.00 acre tract of land described in an Assumption Warranty Deed dated April 30, 2010 from Bobby W. Stone and wife, Janet M. Stone to Kenneth W. Stone and wife, Shelley E. Stone and being of record in Document No. 201000016823, Official Public Records of Bell County, Texas and being in the west right-of-way line of Toll Bridge Road (a publicly maintained roadway) as occupied and evidenced on the ground for corner;


THENCE N. 64° 31' 39" W., 467.41 feet departing the said west right-of-way line and with the south boundary line of the said 10.000 acre tract (South Tract) (calls N. 61° 52' 09" W., 833.40 feet) and with the north boundary line of the said 5.00 acre tract and with an existing fence line to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE departing the said 5.00 acre tract and the said south boundary line and the said fence line and over and across the said 10.000 acre tract (South Tract) the following two (2) calls:

- 1) N. 25° 28' 21" E., 335.87 feet to a 1/2" iron rod with cap stamped "RPLS 247" set for corner;
- 2) S. 69° 37' 44" E., 413.10 feet part way with an existing fence line to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the east boundary line of the said 10.000 acre tract (South Tract) and being in the aforementioned west right-of-way line of Toll Bridge Road for corner;

THENCE S. 16° 56' 01" W., 376.78 feet with the said east boundary line and the said west right-of-way line to the Point of BEGINNING and containing 3.585 acres of land.

I, Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.


 Michael E. Alvis, R.P.L.S. #5402
 March 29, 2022



Bearing Base: Texas State Plain Coordinate System (NAD 1983) as determined by G.P.S. observation.



ENGINEERING • SURVEYING • PLANNING
 301 NORTH 3RD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400
 ENGINEERING FIRM #1658 SURVEY FIRM #10056000



610 West 5th Street, Ste 601
Austin, Texas 78701
t (512) 472 - 7455
f (512) 472 - 7499

April 29, 2022

Bob Van Til
Director of Planning
City of Belton
333 Water Street
Belton Texas 76513

RE: Henninger's Tract Zoning Request

Dear Mr. Van Till,

We appreciated your time yesterday to discuss and review the proposed Zoning application for the reference tract. Attached is a reduced set copy of the proposed plan for reference.

Site Summary

The proposed zoning for the tract is Planned Unit Development to create a single family for rent multi-family residential community with residential amenities and trail.

The property is comprised of two parcels a 14.583 and 3.585-acre tract for a total of 18.168 acres. The site is located east of Interstate Highway 35 (IH-35) and has a little over 1,035 linear feet of road frontage along IH-35 and Toll Bridge Road. Proposed are two entrances to the community, one being on IH-35 and the other on Toll Bridge. Water and wastewater service is desired from the City of Belton. These utilities are either on-site or stubbed to the tract. Two storm water ponds are proposed to manage storm water. The general land plan proposes to weave the residential units around the exiting trees and is subject to change based on the pending tree survey.

The single family for rent use will not only add needed housing to Belton but also diversify the City's housing options. As mortgage rates increase ownership may be delayed or be pushed out of reach for Belton residents. The single family for rent options creates and opportunity to live in a more traditional setting residential unit that mimics a single-family home as a rental option. Thus, the household budget is relieved of a down payment, mortgages, insurance, and property taxes demands yet affords more of a single-family experience. Also, the community will be managed under one provider which helps preserve the overall quality of the community.

Below is a short summary of the proposed development and attached is the zoning application for your review and comment.

Site Summary

- Site includes: 95 Residential buildings (190 units), 1.5 acres for stormwater management, pool/ leasing office, 2 pocket parks
- Units have 18' long driveways
- Private roads are proposed at 24-feet in width and strategically widened to be 26-feet at fire hydrant locations if required
- Private alley to be 20-feet wide (only in southeastern block)

Assumptions

- Proposed variance to allow 40-feet in width side yard setback when building is more than one story in height and adjacent to SF zoning. (15.4. A.2 of Zoning Ordinance).
- Toll Bridge Road ROW widened 15' into the site.
- Individual metered public Water/ Sewer within a combined easement on our private roads
- Parking requirements are measured by a multi family

The follow section includes City staff comments and Applicant responses to the inquires.

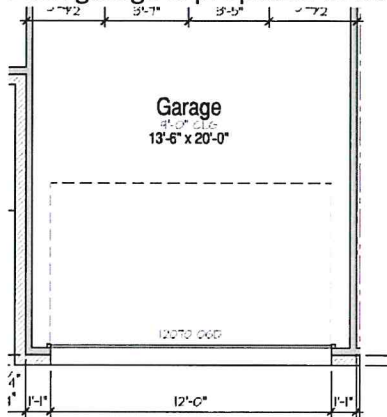
City of Belton (COB):

Yes, I was attempting to calculate the required parking spaces. Three-bedroom units requires 2.5 parking spaces per unit (Zoning Ordinance 34.6, below). There appears to be 2 parking spaces (1 garage and 1 driveway) provided per unit and additional spaces at the proposed park locations. Will the parking meet the requirements or is a variance requested?

14. Dwellings, Multi-Family: Two (2) spaces per one and two bedroom units and two and a half (2 ½) spaces per three bedroom unit

Applicant:

Each garage is proposed to be oversized. 13&1/2 feet by 20 feet



The dimensions of the proposed garages provide 270 square feet. A standard one bay garage would be approximately 9 to 10 feet width by 20 feet or approximately 180-200 square feet. Thus, the proposed garages are 35-50% larger than a standard garage. This is an equivalent 66.5 to 90 spaces.

The plan also calls for 20 additional parking spaces, the 190 driveway spaces and 190 in the garage spaces for a grand total of 466.5 to 490 parking spaces. Below is a summary recap table for ease of reference. Based on the code, 190 units at 2.5 spaces would require 475 spaces. Thus, the proposed plan is generally within code. Please also know that subject to tree preservation, the builder has no objection to adding a few more visitor space.

Oversize garage area	270	270		
Range comparison	180	200		
Difference	90	70		
Percent Difference	50%	35%		
Belton Parking			Oversized Garage	Oversized Garage
	UNITS	2.5 SPACE/3 BED	low range	high range
Required Code	190	2.5	475	475
Visitor Spaces			20	20
Garage			190	190
Oversize Garage Portion - Low	190		66.5	
Oversize Garage Portion - High	190			95
Driveway	190		190	190
Total Site Parking			466.5	495
Difference from code parking requirement			-8.5	20

COB additional parking comments:

1. Parking - A duplex parking requirement is applicable to this use. This requires two covered parking spaces behind the front building line – 2 car garage or carport, Section 34.6 (13) Zoning Ordinance.

Applicant Response (AR):

The proposed Use is Planned Unit Development – Multi Family for rent with rental duplex. The proposed project provides 2.5 spaces (1.5 garaged space and one driveway space for each unit) plus visitor parking.

Thus, the proposed parking generally complies with code. See code pasted below.

SECTION 14 2F - TWO FAMILY RESIDENTIAL DISTRICT (DUPLEX)

Section 14.4 D states:

*Parking Regulations: Residential Structures - Two (2) spaces on the same lot as the dwelling unit
(See Section 34, Off-Street Parking and Loading Regulations)*

The off-street parking and Loading regulations further states

34.6 PARKING REQUIREMENTS BASED ON USE: In all Districts, there shall be provided at the time any building or structure is erected or structurally altered, off-street parking spaces in accordance with the following requirements:

All proposed parking spaces are off street within the proposed lot. The driveway parking spots are internal and screened by the actual homes of the community.

Section 34.6 #13 & 14 pasted below pertains to off-street parking spaces.

13. Dwellings, Single Family and Duplex - Two covered spaces for each unit, located behind the front building line.

Item 13 seems to speak to a fee simple duplex lot that takes driveway access off a public ROW and not a Multifamily use.

14. Dwellings, Multi-Family: Two (2) spaces per one and two bedroom units and two and a half (2 ½) spaces per three bedroom unit

Item 14 is meet by the proposed plan.

City of Belton (COB):

2. The site plan appears to request a setback reduction of 20' for a side yard setback when adjacent to two stories. Are two story duplexes proposed? Elevations plans are required for a Planned Development Zoning District.
 - a. Are there any other variances requested that do not meet the MF zoning district standards (attached) – i.e., building separation, etc.

Applicant Response (AR):

Two story structures are proposed. Elevations are found on the sheet 6 of 7 and 7 of 7. Yes, we are requesting a variance of the side yard setback there are not other know variances being requested at this time.

City of Belton (COB):

3. Please engage TxDOT's review of the two proposed accesses located on IH35? Additionally, the City's Thoroughfare Plan Map proposes a collector road near the vicinity of this property (see attached map). The City is in the early stages of reviewing this roadway with the submittal of the River Farm General Plan. We met with TxDOT for their input on the appropriate location for connecting to the IH35 frontage roadway based on distances from existing on/off ramps and driveways. We're awaiting a written response from TxDOT to know how to proceed with this roadway.

Applicant Response (AR):

We have an appointment with TXDOT this Tuesday to discuss driveway access on the frontage road and to better understand the possible Belton Thoroughfare Plan.

City of Belton (COB):

4. What provisions have been made for refuse services – **individual containers** or dumpsters? Zoning Ordinance Section 15.5, Refuse Facility, requires Multifamily dwellings to provide refuse within 250' of each dwelling.

Applicant Response (AR):

Individual containers are preferred to mimic a single-family condition.

City of Belton (COB):

5. What type of fencing is proposed along the I-35 corridor? Per [Design Standards and Guidelines Section III.D.1.c.i](#), fencing shall be compatible with the design of the nearby architecture. Masonry is preferred but at a minimum masonry columns every 50' with wood fencing with a capped top rail is required.

Applicant Response (AR):

Currently proposing a concrete fencing material as shown on the application sheet 5 of 7.

City of Belton (COB):

6. Perimeter street requirements may be required for Tollbridge Road that meets the requirements of the Subdivision Ordinance section 501.01H. The site plan indicates



610 West 5th Street, Ste 601
Austin, Texas 78701
t (512) 472 - 7455
f (512) 472 - 7499

“improvements by others.” Will be reviewed with the submission of the subdivision plat.

Applicant Response (AR):

Applicant understands that the additional ROW will be dedicated with the plat and a boundary fiscal may be required at the time of subdivision plat.

Regards,

Myra Goepp

Staff Report – Planning & Zoning Item



Date: May 17, 2022
Case No.: Z-22-18
Request: MH to PD-MF/C-2
Applicant/Owners: Republic Engineering &
Development Services/ Belton
Hilltop LLC.

Agenda Item #7

Z-22-18 – Hold a public hearing and consider a zoning change from Mobile Home District to Planned Development – Multiple Family and Commercial-2 District (PD-MF/C-2) on approximately 7.260 acres located at 1520 W. Avenue O, located at the southeast intersection of West Avenue O and Old Golf Course Road.

Originating Department: Planning Department – Tina Moore - Planner

Current Zoning: Mobile Home Residential

Proposed Zoning: Planned Development – Multifamily /Commercial-2

Future Land Use Map (FLUM) Designation: Commercial Corridor

Design Standards Type Areas 4: The projected growth for Type Area 4 is primarily commercial, retail, and neighborhood services with a higher standard as they are gateways into the City.

Background/Case Summary

The applicant is a prospective buyer for this property, and is exercising his due diligence subject to zoning. Ultimately, the applicant would like to construct apartments with a density of 28 units per acre. However, due to sewer capacity restrictions that may inhibit the MF use, the applicant, in addition, is requesting an alternative consideration for the Commercial-2 Zoning District.

Project Analysis and Discussion

Existing Conditions: This property is currently developed as a mobile home development. The adjacent properties zoning and uses are:

Direction	Zoning	Use
North	Planned Development – Commercial 1 and Light Industrial.	Belton Business Park Area

South	Commercial – 1 and Single Family-3	Residence and proposed Skyview Belton Addition
East	Commercial -2	Residence (slated for demolition)
West	Agricultural	RV Park

Land Use Table/Allowable Uses: The requested Multi Family Zoning District will allow for an apartment development subject to a detailed site plan to be reviewed and approved at a future public hearing.

Area & Setback Requirements: Minimum area and setback requirements for the requested Multi Family (MF) Zoning District are summarized below.

Multi Family

Lot Area:	10,000 sq ft; 2,420 sq ft/du (18 du/acre)	Front Yard: 25'
Lot Width:	80'	Rear Yard: 20'
Lot Depth:	120'	Side Yard: 8'/15' adjacent to street

Area & Setback Requirements for C-2 District: Minimum area and setback requirements for the requested C-2 Zoning District are summarized below:

C-2

Lot Area:	5,000 sq ft;	Front Yard: 20'
Lot Width:	50'	Rear Yard: 15'
Lot Depth:	100'	Side Yard: 15'/20' when adjacent to a street.

The subject lot is approximately 7.260 acres which exceeds the minimum lot size for both the MF and C-2 zoning districts. With the density proposed by the applicant (28 units per acre), this would equate to roughly a 200-unit apartment complex with required parking. The applicant is the owner and developer of the adjacent properties located to the south. During plat review for the adjacent subdivision, proposing 196 residential lots, staff expressed concerns about sewer capacity. It was determined that a maximum of 196 residential units could be serviced by the sewer. Staff brought these concerns to the applicant when the apartments were proposed. The existing mobile home park is not connected to City sewer, but serviced by septic tanks.

The applicant has agreed to conduct a flow monitoring test to collect data at several downstream manholes for a period of three months to determine if the City's wastewater system can serve this development. The data collected will be analyzed by staff to evaluate the proposed development. If the system is unable to provide sanitary sewer service for the proposed MF use, at the density proposed, the commercial use will be allowed at this location. If the applicant receives a favorable sewer capacity analysis for the MF development, at the density proposed, the final layout will be subject to a public hearing before the Planning and Zoning Commission and City Council in the future, just like all PD site plans.

Recommendation

Recommend approval of the requested zoning change from Mobile Home District to Planned Development – Multiple Family and Commercial-2 District (PD-MF/C-2); subject to the following conditions:

1. Multiple Family Development - Should the City determine that wastewater capacity is acceptable for multi-family development, in excess of 18 dwelling units per acre, the applicant is required to submit an application for detailed site plan review of the development for compliance with applicable Zoning and Design standards.
 - a. The Multifamily(MF) development must conform to all applicable standards of the Zoning Districts with the following exception:
 - i. A maximum density of 28 units per acre is allowed.
 - b. If 18 units per acre or less, site plan review will be handled in the normal process required for a building permit.
2. Commercial -2 - If an unfavorable determination is received for the wastewater capacity study, uses meeting the requirements of the Commercial–2 (C-2) Zoning district are permitted and shall conform to all applicable standards of the Zoning Ordinance.
3. In either case, MF or C-2 - 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.
4. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.
5. Civil site plan and construction plans in compliance with adopted standards are required.

Attachments:

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

ZONING CHANGE APPLICATION

Fee: \$250.00



Date received:	
APPLICANT NAME: Republic Engineering & Development Services	
EMAIL: tyler@republiceds.com	PHONE NUMBER: 979-533-3906
MAILING ADDRESS: PO Box 3123, Harker Heights, TX 76548	
PROPERTY OWNER NAME: Belton Hilltop Village, LLC	
EMAIL:	PHONE NUMBER:
MAILING ADDRESS: 10412 Weller Dr, Austin, TX 78750	

Proposed Use of Structures (building) and Property (exterior property): Apartment/Commercial Development
Current Use: Mobile Home Community
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 1520 W HWY 190, Belton, TX 76513
Legal Description of Property: Abstract Survey <u>J Townsend</u> Lot(s): <u>1</u> Block(s): <u>1</u> of Subdivision <u>7.260 Ac tract - See attached deed with field notes within</u>
Existing Zoning: <u>MH</u> Proposed Zoning: <u>PD</u>

Signature of Applicant: Tyler Freese Date: 04-15-2022

Signature of Owner (if not applicant): SEE ATTACHED LETTER 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.

Date: April 8, 2022

To what it may concern,

I Nilay Limbachiya, owner of Belton Hilltop Village LLC, also known as Hilltop Village MHP agrees to rezone the land to Multi-Family (MF) zoning from Mobile Home Park zoning.

The land parcels as follows.

Address: 1520 W Avenue O, Belton TX 76513

A0818BC J Townsend, 6, AKA OB 217, Hilltop MHP, (PT of 7.260 acre Tract) Acres 6.28 and .98

The rezoning applicant is a buyer of Belton Hilltop Village LLC and realtor, whose information as follows. The Belton Hilltop Village is under contract as of April 6, 2022.

Arit Investments, LLC

Mr. David Beardsley

2121 North Hwy 281, Marble Falls, TX 78657

(469) 358-7580

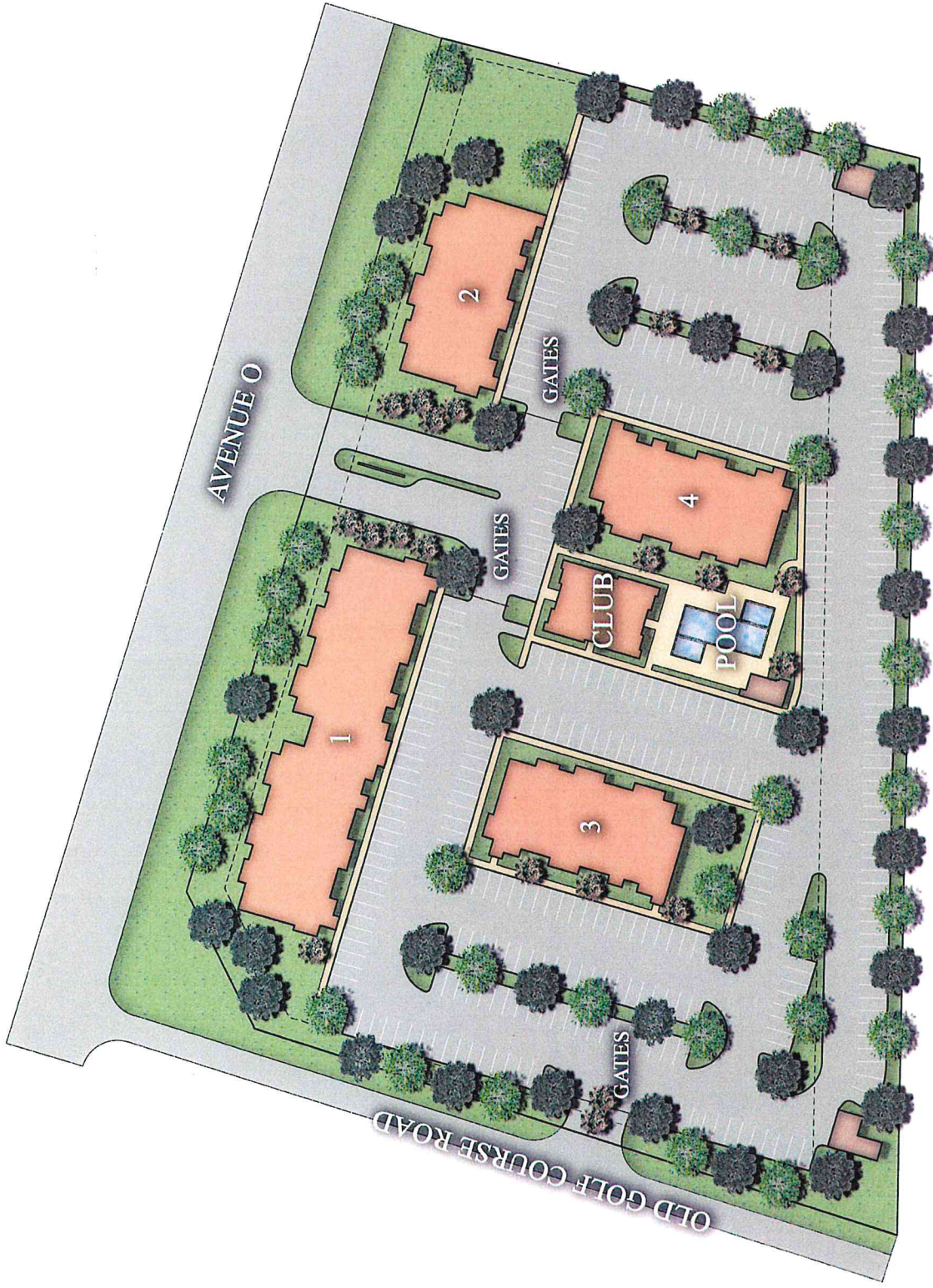
dbeardsley@coreadvisory.com

Please, call/text or email Mr. Nilay Limbachiya for any questions.

Mr. Nilay Limbachiya

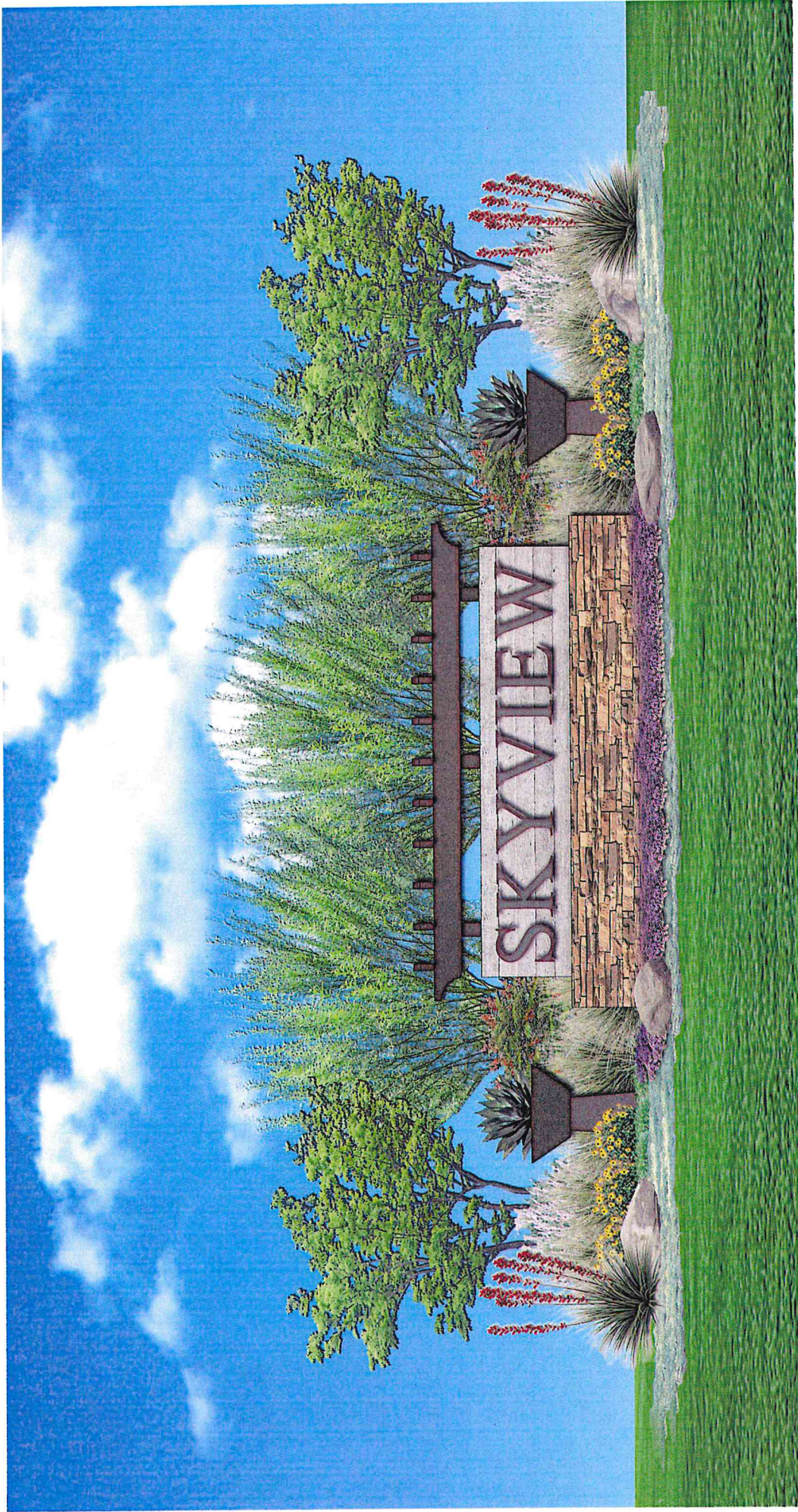
(512) 638-7330

nilaylimbachiya@gmail.com



SKYVIEW APARTMENTS

This is an artist's concept of "SKYVIEW APARTMENTS".
 only. The actual layout may not appear as shown and may change without notice.



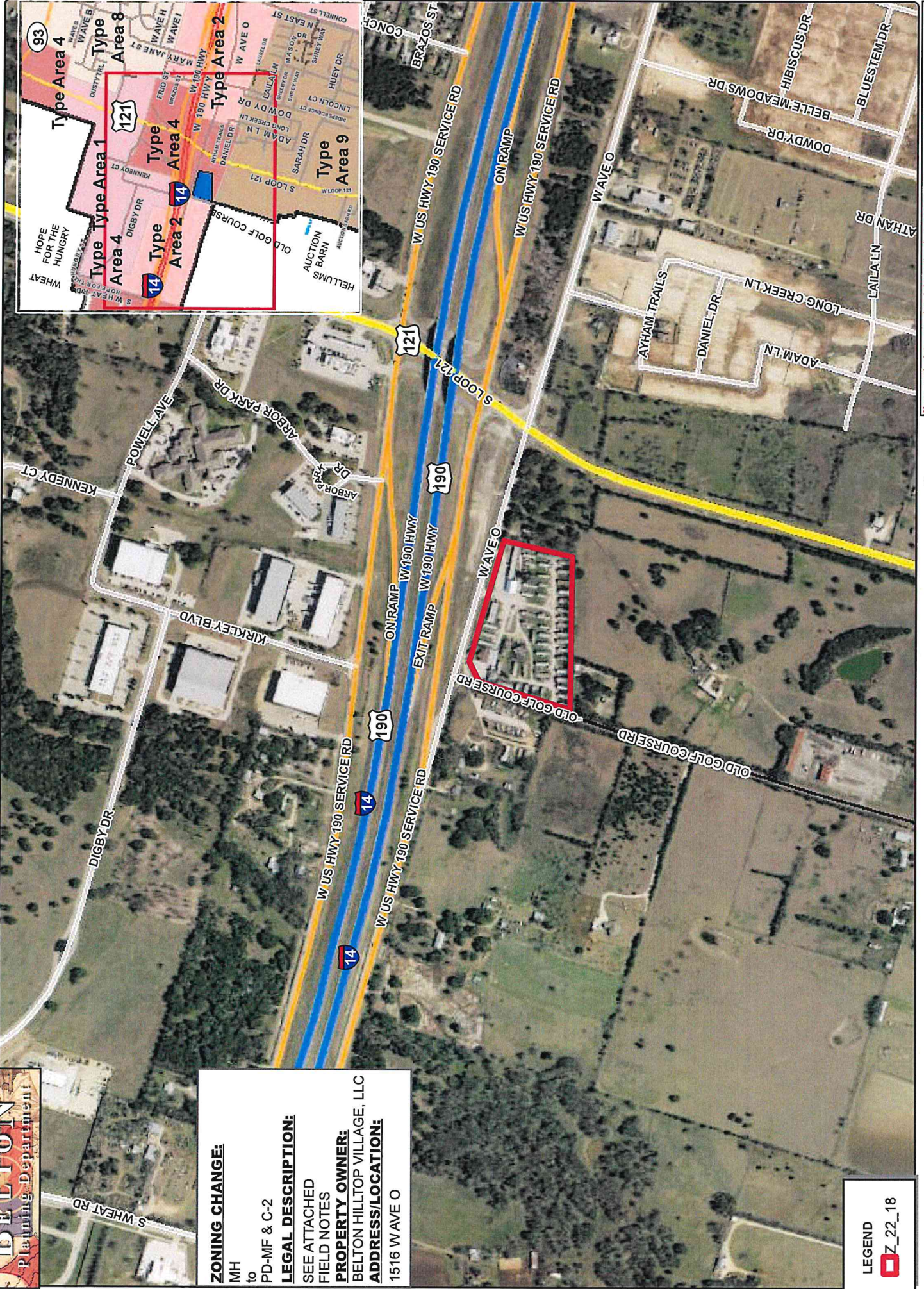
This is an artist's concept of "SKYVIEW APARTMENTS".
only. The actual layout may not appear as drawn and may change without notice.

SKYVIEW APARTMENTS SIGN CONCEPT



©2022 EndVision Design

Zoning Case # Z-22-18 Location



ZONING CHANGE:

MH

to
PD-MF & C-2

LEGAL DESCRIPTION:

SEE ATTACHED
FIELD NOTES

PROPERTY OWNER:

BELTON HILLTOP VILLAGE, LLC

ADDRESS/LOCATION:

1516 WAVE O

LEGEND



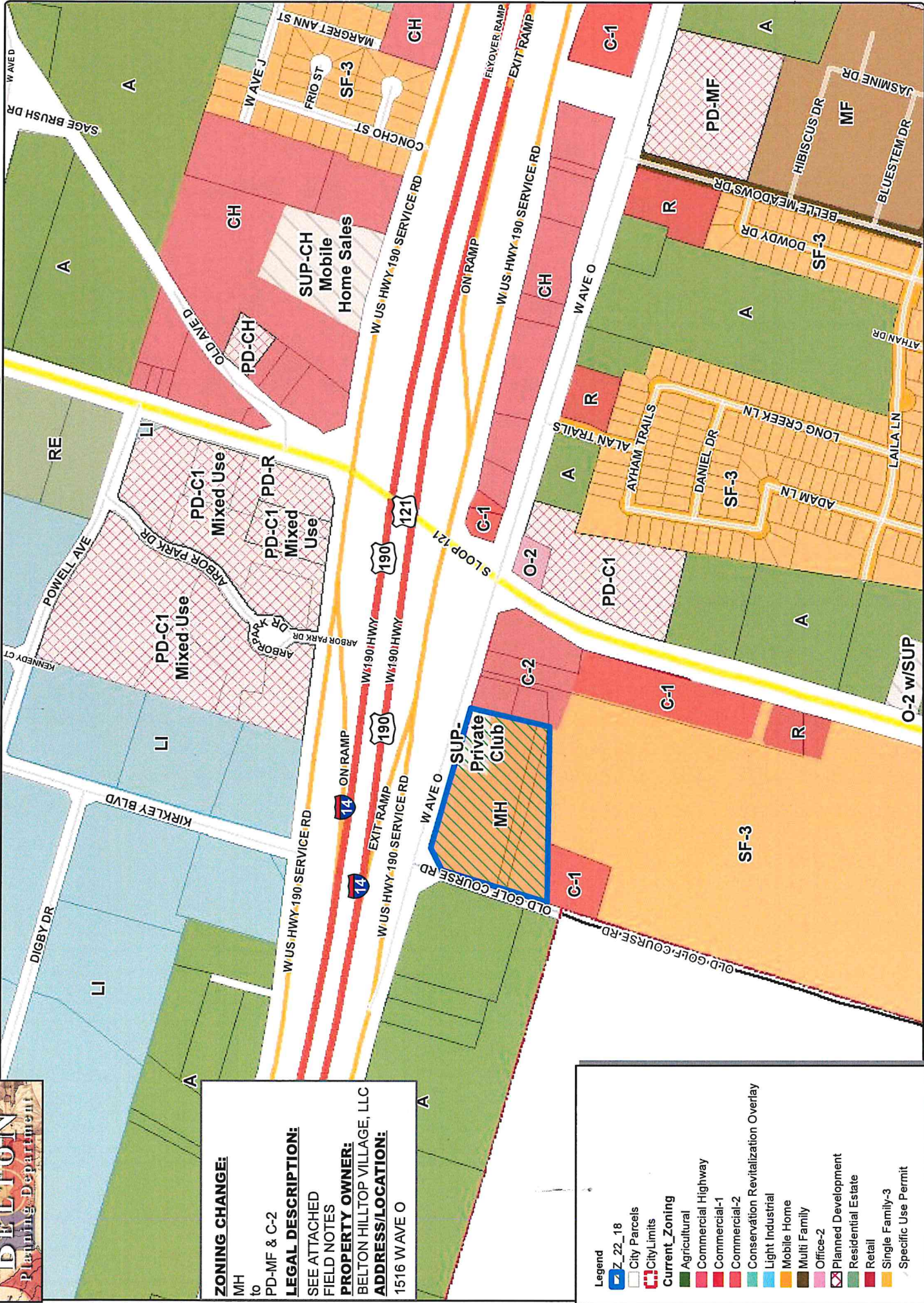
Z-22-18

Map Date: 5/3/2022



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-22-18 Zoning



ZONING CHANGE:
MH
to
PD-MF & C-2

LEGAL DESCRIPTION:
SEE ATTACHED
FIELD NOTES

PROPERTY OWNER:
BELTON HILLTOP VILLAGE, LLC

ADDRESS/LOCATION:
1516 WAVE O

Zoning Case # Z-22-18



Author: Anthony Holgrass, City of Belton Path: E:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2022\Zoning Change Cases\Z-22-18\Z-22-18.mxd

ZONING CHANGE:

MH

to

PD-MF & C-2

LEGAL DESCRIPTION:

SEE ATTACHED

FIELD NOTES

PROPERTY OWNER:

BELTON HILLTOP VILLAGE, LLC

ADDRESS/LOCATION:

1516 WAVE O

Legend

Z_22_18

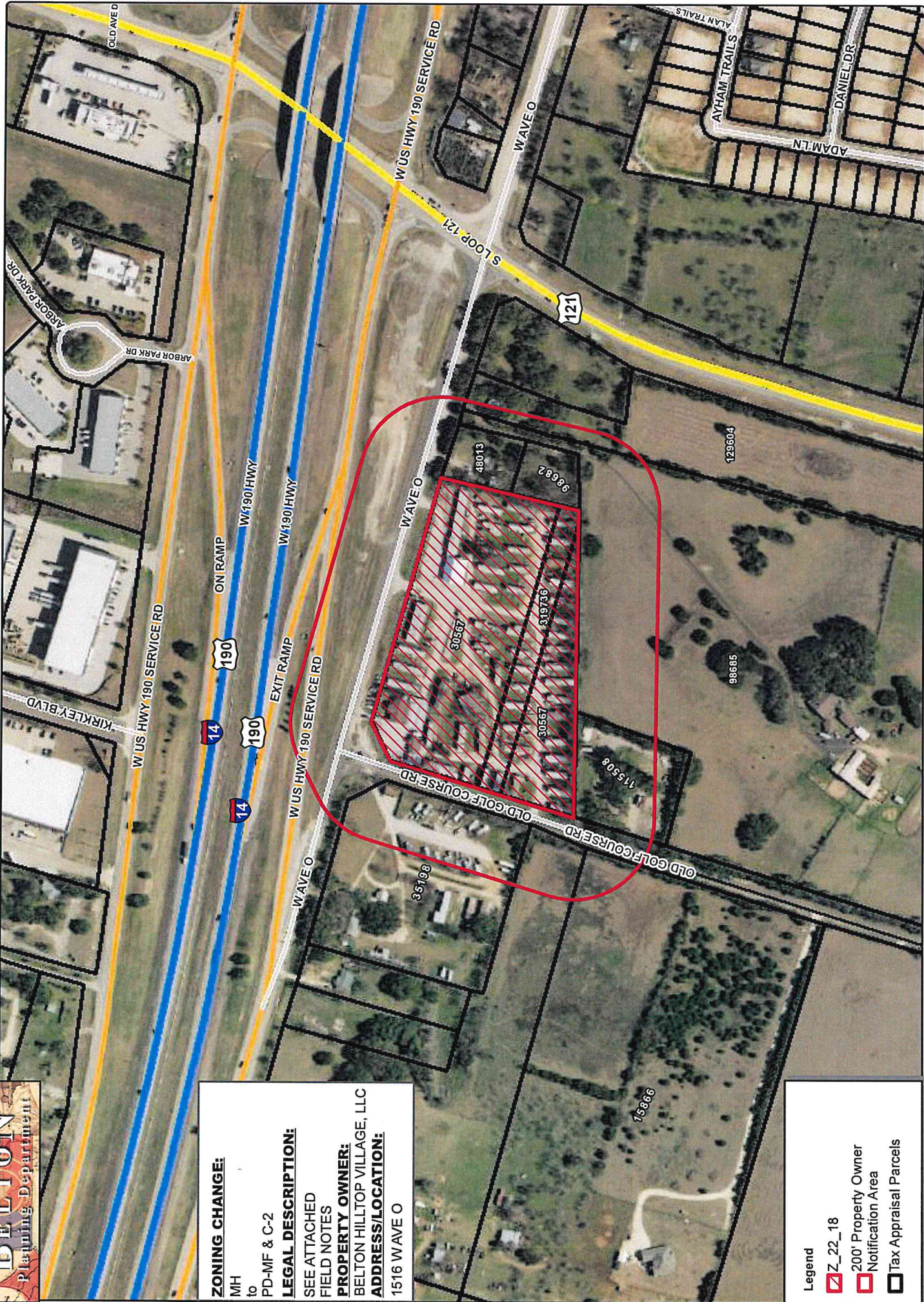
200' Property Owner Notification Area

Tax Appraisal Parcels

Map Date: 5/3/2022



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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: REPUBLIC ENGINEER AND DEVELOPMENT SERVICES,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1520 W. AVENUE O,
FROM A(N) MOBILE HOME ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT - MULTIPLE FAMILY (MF) / COMMERCIAL -2 ZONING DISTRICT,
TO DEVELOP APARTMENT OR COMMERCIAL USES.

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, May 17, 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, May 24, 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 MAY 17, 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**

15865
LARSON, JACQUELINE KAY BYRD
2381 W HIGHWAY 190
BELTON, TX 76513

35198
WALLACE FAMILY TRUST
1498 OLD GOLF COURSE RD
BELTON, TX 76513

98685
ARIT INVESTMENTS LLC
PO BOX 334
BELTON, TX 76513-0334

319736
BELTON HILLTOP VILLAGE LLC
10412 WELLER DR
AUSTIN, TX 78750

15866
LARSON, RUSSELL K
1776 OLD GOLF COURSE RD
BELTON, TX 76513

48013
ARIT INVESTMENTS LLC
PO BOX 334
BELTON, TX 76513-0334

115508
SERVIN, MARTIN & DORA
505 ARMSTRONG DR
BELTON, TX 76513-7576

30567
BELTON HILLTOP VILLAGE LLC
10412 WELLER DR
AUSTIN, TX 78750

98682
ARIT INVESTMENTS LLC
PO BOX 334
BELTON, TX 76513-0334

129604
ARIT INVESTMENTS LLC
PO BOX 334
BELTON, TX 76513-0334



Staff Report – Planning & Zoning Item

Date: May 17, 2022
Case No.: P-21-24
Request: Final Plat
Applicant: Belton Engineering
Owner/Developer: Jack Folsom

Agenda Item #8

P-21-24 Consider a final plat of Blair Townhomes, comprising 0.679 acres, located at the northeast corner of East 2nd Avenue and North Blair Street.

Originating Department

Planning – Tina Moore, Planner

Current Zoning: Planned Development – Multi-family (PD-MF)

Case Summary

This final plat proposes 10 residential lots for townhome development, with three accompanying tracts for access, parking and drainage owned and maintained by the Homeowner's Association.

Project Analysis and Discussion

This project was the subject of a recent zoning change. The approved zoning change allowed the proposed use as a townhouse development subject to the following:

- a. Minimum lot size of 1,599.
- b. Minimum lot width of 20' and depth of 80'.
- c. Minimum front yard setback of 18'.
- d. No side yard setback is required for lot 1 and 10.

The proposed plat conforms to these requirements. The applicant is proposing a community with 10 clustered homes. The lots measure 20' x 80'. Side yard setbacks are provided with tracts A and C to ensure that a 15' setback is available along N. Blair Street and a 8' setback is available at the eastern property line. An 18' front yard setback is required for each individual lot to ensure adequate driveway spaces for vehicles.

Water: The applicant will tie in to an 8" water line available on N. Blair Street. Each unit will have an individual water connection. A proposed fire hydrant will be installed near the driveway on Blair Street.

Sewer: The applicant will tie in to an 8" wastewater line available on N. Blair Street. Each unit will have an individual sewer connection.

Access: Two means of access are provided – one on N. Blair Street and the second on E. 2nd Ave.

Streets: Both N. Blair Street and E. 2nd Avenue are both local roadways that exceed 50' of right of way and 31' of pavement. Blair Street has 32' of pavement and E. 2nd Avenue has 38' of pavement. No perimeter street improvements or sidewalks are required.

Drainage: There is an existing drainage facility adjacent to this property that the applicant will utilize. Drainage plans and calculations have been reviewed by staff.

Parkland Dedication/Fee: According to the Subdivision Ordinance Section 517, residential subdivisions are required to dedicate suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland. The applicant has opted to pay a fee in lieu of dedication. Parkland fees are \$200 per dwelling unit. A fee of \$2,000 is required for 10 units. These funds will be used to develop the city parks within a one-mile radius of this subdivision – Yettie Polk Park or Beall Park.

Recommendation

Recommend approval of the final plat for the Blair Townhomes.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map

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 \$ 280
☐ Final Subdivision
☐ Administrative Plat
☐ Replat
☐ ETJ
☐ City Limits

Date Received: 11/04/21 Date Due: 11/04/21 **(All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)**

Applicant: Lina Chtay Phone: 254-731-5600
Mailing Address: 106 East Street Belton Tx. 76513
Email Address: lchtay@beltonengineers.com

Owner: Jack Folsom Phone: 254-760-4465
Mailing Address: _____
Email Address: Jackfol@gmail.com

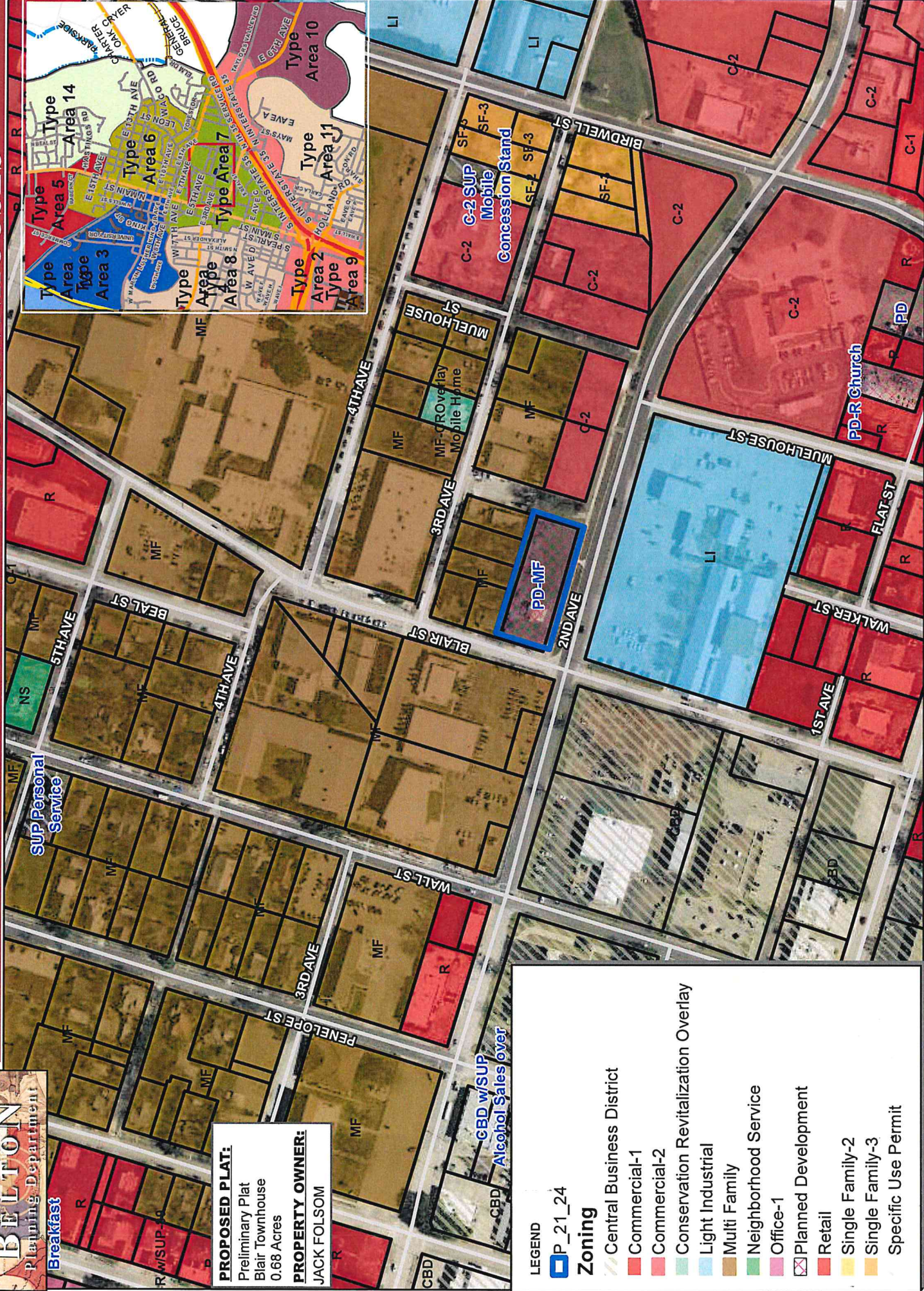
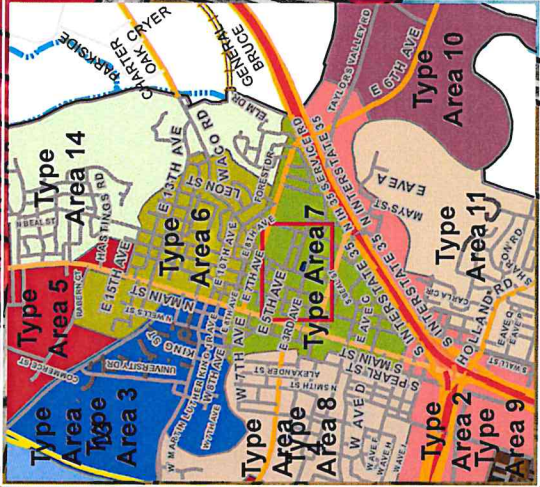
Current Description of Property:

Lot: N/A Block: N/A Subdivision: N/A
Acres: 0.679 Survey: Matilda H. Connell Survey
Abstract #: 6 Street Address: East 2nd Ave and Blair Street
Frontage in Feet: 263.32 Depth in Feet: 109.31

Does Zoning comply with proposed use? _____ Current Zoning: C-2
Name of proposed subdivision: Blair Townhomes
Number of Lots: 10 Fee: \$ 280

Signature of Applicant: [Signature] Date: 11/5/21
Signature of Owner: Jack Folsom Date: _____

P-21-24 LOCATION - BLAIR TOWNHOUSES



PROPOSED PLAT:
Preliminary Plat
Blair Townhouse
0.68 Acres

PROPERTY OWNER:
JACK FOLSOM

- LEGEND**
- P-21-24**
- Zoning**
- Central Business District
 - Commercial-1
 - Commercial-2
 - Conservation Revitalization Overlay
 - Light Industrial
 - Multi Family
 - Neighborhood Service
 - Office-1
 - Planned Development
 - Retail
 - Single Family-2
 - Single Family-3
 - Specific Use Permit

P-21-24 - BLAIR TOWNHOUSES



PROPOSED PLAT:
Preliminary Plat
Blair Townhouse
0.68 Acres

PROPERTY OWNER:
JACK FOLSOM

Legend
P_21_24



Staff Report – Planning & Zoning Item



Date: May 17, 2022
Case No.: P-21-25
Hidden Trails
Request: Preliminary Plat
Applicant: Lina Chtay, Belton Engineering, Inc.
Owner/Developer: Randy Taylor and Lina Chtay

Agenda Item #9

P-21-15 Consider a preliminary plat for Hidden Trail, comprising of 55.8 acres, located east of IH 35, north of loop 121, and south of Avenue R.

Originating Department

Planning – Tina Moore - Planner

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

Case Summary

This property is the site of a proposed an infill residential subdivision consisting of 256 residential lots and 3 tracts for drainage. The drainage tracts will be owned and maintained by the City. A zoning change from Agricultural to Single Family -3 Residential was approved in August 2021. This plat will be divided into two phases - phase 1 will consist of 100 lots and phase II will contain the remaining 156 lots.

Project Analysis and Discussion

This development is zoned SF-3 and the proposed lots satisfy all minimum area requirements as noted below:

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

Water: The applicant plans to connect to an existing 8" water line located on Avenue W and extend the line throughout the subdivision. The 8" water line satisfies minimum requirements for fire flow protection.

Sewer: The applicant plans to connect to a wastewater service located on Loop 121. The sewer line size will gradually decrease from 12" to 8' to provide service throughout the subdivision.

Access: Per Subdivision Ordinance Section 502.01.K., three entrances are required for subdivisions with 101 plus lots. Access will be provided as follow:

- Access 1: East Avenue W - The applicant will pave a portion of the road connecting to Miller Street – approximately 120'.
- Access 2: East Avenue S – The applicant will pave the missing portion of pavement to connect to Miller Street.
- Access 3: Oleta Street - The applicant will connect to this street.

Streets and Sidewalk: All roadways proposed are local streets with 50' of ROW and 31' pavement with curb and gutter. No perimeter street improvements are required on Avenue R or Miller Street. The applicant will provide connections to the access roads – Avenue W, Avenue S and Oleta Street.

Drainage: A preliminary drainage plan and calculations were reviewed with this plat. All drainage facilities will be owned and maintained by the City.

Parkland Dedication/Fees: Per Subdivision Ordinance Section 517, the parkland fee is \$200 per residential unit. Parkland fee due for this development is \$51,200 (\$200 x 256 lots). The applicant is proposing to construct a 5' sidewalk from this development along East Avenue S to the Tiger Splash Pad to satisfy this obligation. The proposed improvements are estimated to cost approximately \$68,310, so we support the alternative approach.

Recommendation:

Recommend approval of the preliminary plat for Hidden Trails, subject to the following:

- 1) Approval of an alternative Parkland compensation to allow the construction of a 5' sidewalk connecting to Tiger Splash Pad along Avenue S, in lieu of Parkland dedication and fees.

Attachments

1. Plat Application
2. Location Map
3. Aerial
4. Preliminary Plat and Estimated Cost for Sidewalk along E. Avenue S.

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 \$ 1012
☐ Final Subdivision
☐ Administrative Plat
☐ Replat
☐ ETJ
☐ City Limits

Date Received: 11/12/21 Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)


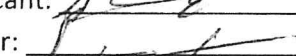
Applicant: Lina Chtay Phone: 254-731-5600
Mailing Address: 106 East Street Belton Tx. 76513
Email Address: lchtay@beltonengineers.com

Owner: Lina Chtay Phone: 254-731-5600
Mailing Address: 106 East Street Belton Tx. 76513
Email Address: lchtay@beltonengineers.com

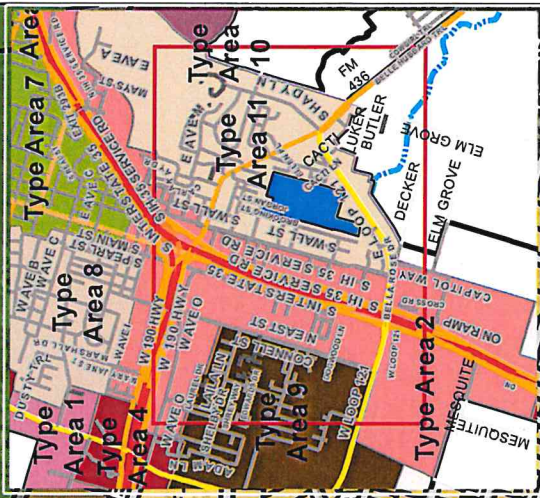
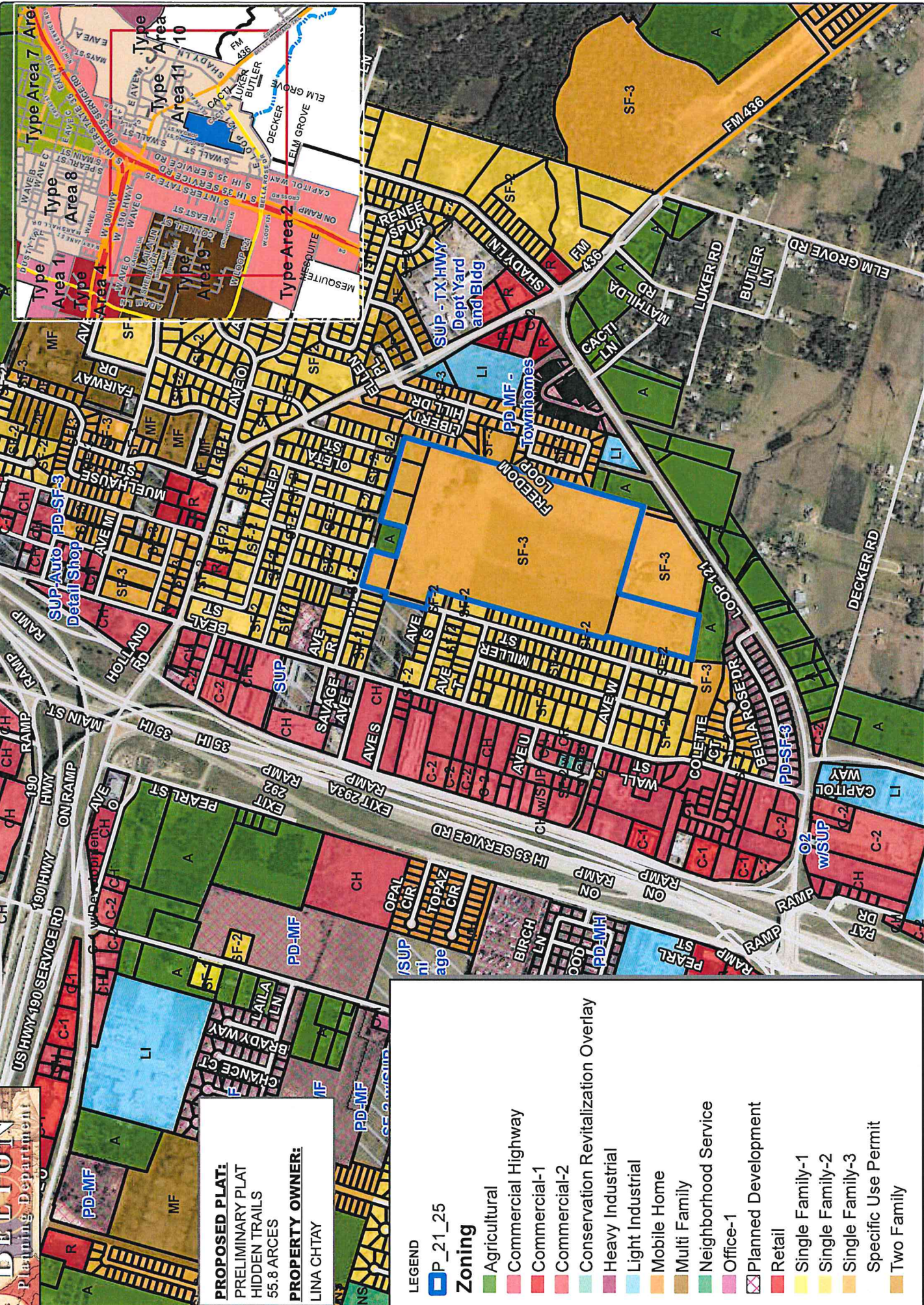
Current Description of Property:

Lot: N/A Block: N/A Subdivision: N/A
Acres: 0.679 Survey: M.F. Connell Survey
Abstract #: 6 Street Address: E. Ave O and E. Ave W
Frontage in Feet: 2625.5 Depth in Feet: 1027.1

Does Zoning comply with proposed use? _____ Current Zoning: SF-3
Name of proposed subdivision: West Hidden Trails
Number of Lots: 254 Fee: \$ 1012

Signature of Applicant:  Date: 11/12/21
Signature of Owner:  Date: _____

P-21-25 LOCATION - HIDDEN TRAILS



PROPOSED PLAT:
PRELIMINARY PLAT
HIDDEN TRAILS
55.8 ACRES

PROPERTY OWNER:
LINA CHTAY

- LEGEND**
- P_21_25**
- Zoning**
- Agricultural
 - Commercial Highway
 - Commercial-1
 - Commercial-2
 - Conservation Revitalization Overlay
 - Heavy Industrial
 - Light Industrial
 - Mobile Home
 - Multi Family
 - Neighborhood Service
 - Office-1
 - Planned Development
 - Retail
 - Single Family-1
 - Single Family-2
 - Single Family-3
 - Specific Use Permit
 - Two Family

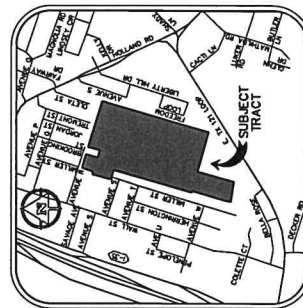
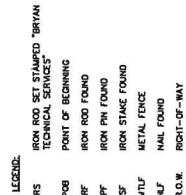
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Map Date: 5/12/2022

0 4,000 8,000 Feet

PRELIMINARY
PLAT

#6, BELTON, BELL COUNTY, TEXAS



LOCALITY MAP



Staff Report – Planning & Zoning Item

Date: May 17, 2022
Case No.: P-22-11
Request: Final Plat
Applicant: Quick Inc.
Owner/Developer: Bill Messner Family
Limited Partnership

Agenda Item #10

P-22-11 - Consider a final plat for Emma's Grove, comprising of 4.097 acres, located on Toll Bridge Road and north of Elmer Kings Road.

Originating Department

Planning – Tina Moore, Planner

Case Summary

This final plat proposes a one block, three lot addition for residential development. This property was recently rezoned from Agricultural to Single Family -1. The applicant is requesting a variance from fire protection standards. This lot would normally meet the requirements for an administrative review, since it proposes less than 4 lots; therefore, perimeter street improvements, sidewalks and parkland fees have been administratively waived.

Project Analysis and Discussion

This development is zoned SF-1 and the proposed lots exceed the minimum area requirements as noted below:

	SF-1
Minimum Lot area	10,000
Lot width	70'
Lot Depth	1000'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	7'/15'- adjacent to a street
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	40%

Water: This property is located within the City of Belton Certificate of Convenience and Necessity (CCN). The City of Belton does not have any water lines in this vicinity and no plans to extend water service to this area in the near future. The nearest water services is half a mile away. Domestic water will be provided by a shared well approved by Clearwater UWCD. The applicant is requesting a variance to requirement for fire protection. Staff can waive fire protection standards for administrative plats located in the ETJ boundaries. This tract is located within the City's jurisdiction; therefore, fire protection requirements cannot be waived by staff. The Fire Marshal is not in support of this variance because the adopted Fire Code requires fire protection inside the City. Some commercial developments, under these conditions, inside the City, have provided a tank for firefighting purposes. The only way to provide fire protection here would be to supply a fire suppression system as part of the plumbing system, if well pressure would allow it. We will be analyzing our codes in the future to seek a reasonable response in similar circumstances.

Sewer: This property is located within the City's Wastewater CNN; however, no service is available at this location. The applicant is proposing an on-site sanitary system for wastewater subject to review and approval from the Bell County Public Health Department.

Access: Access is provided from Toll Bridge Road and a private access easement located west of the proposed lots that extends from Elmer King Road to the adjacent properties.

Streets: This plat was submitted prior to the Thoroughfare Plan Map amendment; however, the applicant is proposing a right-of-way dedication to help achieve 80' requirements for a major collector roadway. No perimeter street improvement is required.

Drainage: Topography and drainage have been reviewed by staff.

Sidewalks: No sidewalk is required.

Parkland Dedication/Fee: Parkland fees are waived for administrative lots with fewer than 4 lots.

Recommendation

Recommend approval of the final plat of Emma's Grove, subject to the following:

1. Approval of a variance to fire protection requirements.

Attachments

1. Final Plat Application
2. Location Map
3. Final Plat
4. Variance request letter

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 \$ 200.00
☐ 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: Quick Inc. Land Surveying Phone: 512-915-4950
Mailing Address: 1430 N. Robertson Rd., Salado, TX 76571
Email Address: tquicksall@quick-inc.net

Owner: Bill and Ann Messer Family Limited Partnership Phone: 254-939-1818
Mailing Address: P.O. Box 969, Belton, Texas 76513
Email Address: staci@mpmlaw.net

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 4.097 Survey: G.F. Lankford
Abstract #: 510 Street Address: 6586 Toll Bridge Rd, Belton, TX
Frontage in Feet: 407.70 Depth in Feet: 427

Does Zoning comply with proposed use? pending zoning change Current Zoning: A
Name of proposed subdivision: Emma's Grove
Number of Lots: 3 Fee: \$ _____

Signature of Applicant: Bill Messer Date: _____
Signature of Owner: Bill Messer Date: _____

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

Zoning Fees:

Rezone a single lot.....	\$250.00
Specific Use Permit	\$250.00
Variance to the Zoning Ordinance.....	\$200.00

Subdivision Fees:

General Development Plan review.....	\$200.00
Admin Plat.....	\$200.00
Preliminary Subdivision Plat	\$250.00
Plus per lot	\$3.00
Final Subdivision Plat	\$250.00
Plus per lot	\$3.00
Preliminary One-Lot Subdivision Plat	\$250.00
Plus per acre.....	\$10.00
Final One- Lot Subdivision Plat	\$250.00
Plus per acre	\$10.00
Inspection/testing Fees: Actual costs + 10%	
Placing traffic control devices and street name signs.....	\$250.00
Park Land Dedication, per dwelling unit.....	\$200.00
GIS fee (inputting subdivision, utilities, infrastructure)	\$25.00

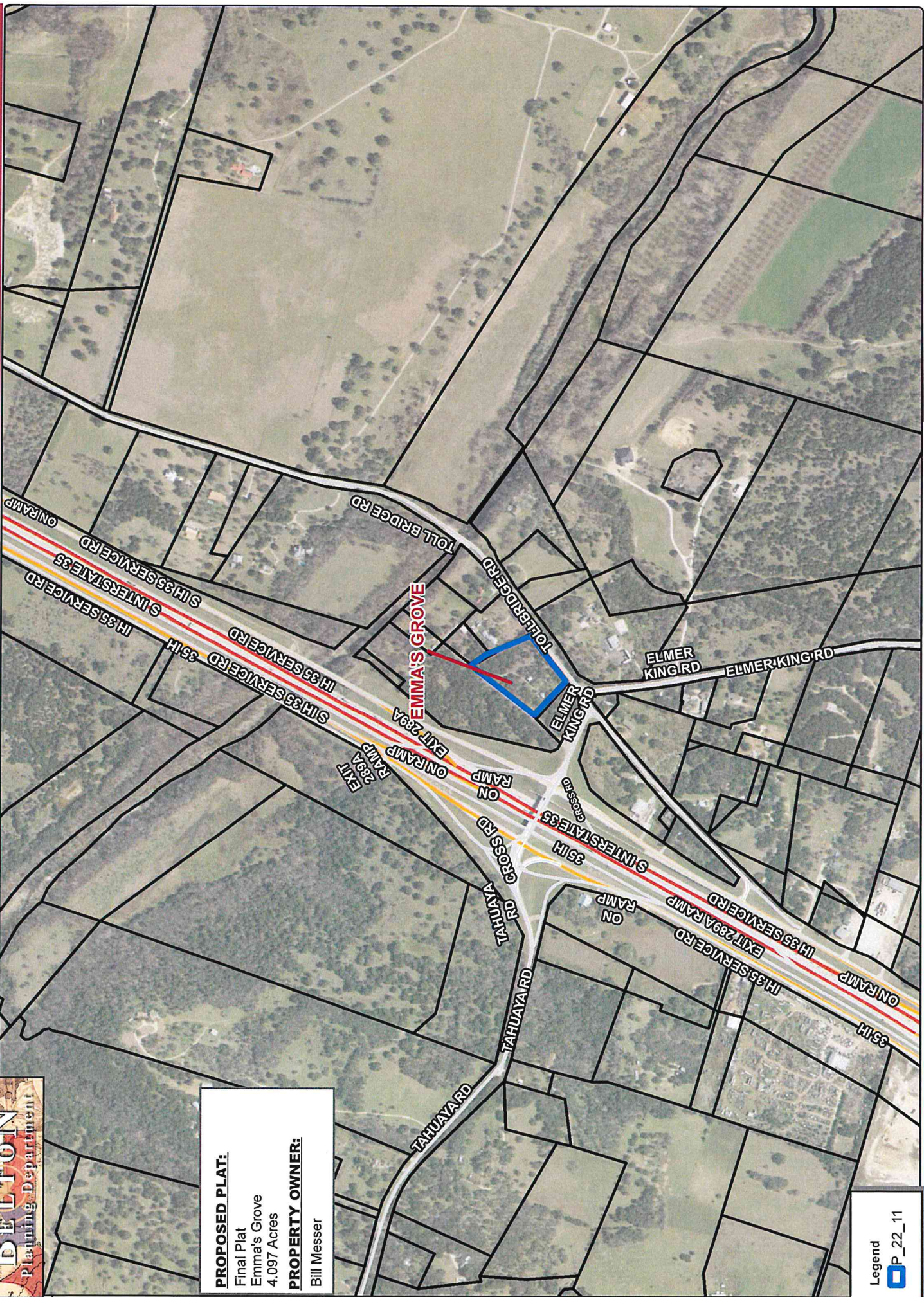
**** See attached checklist for items to be submitted with all plats.**

P-22-11 - EMMA'S GROVE



PROPOSED PLAT:
 Final Plat
 Emma's Grove
 4.097 Acres

PROPERTY OWNER:
 Bill Messer



Legend
 P_22_11

Map Date: 5/11/2022

0 330 660 1,320 Feet

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Land Surveying. Land Planning. Consulting.

Firm: 10194104 512-915-4950

1430 N. Robertson Road, Salado, Texas 76571

March 14, 2022

Tina Moore
Planner

333 Water St.
Belton, TX 76513
T 254.933.5891

Re: Variance Request, Emma's Grove

Mrs. Moore,

The purpose of this letter is to respectfully request a variance to the current fire flow requirements of 1000 gpm. A water line with this capacity is not available at this site. The lots of this subdivision are to be serviced by private wells.

Please let me know if you have any questions.

Respectfully submitted,

By:

Signature

Date:

03/14/2022

Name: Travis Quicksall

Title: President

Vendor: Quicks Inc. Land Surveying



Staff Report – Planning & Zoning Item

Date: May 17, 2022
Case No.: P-22-12
Request: Preliminary Plat
Applicant: Kimley Horn
Owner/Developer: Hunt Communities Belton

Agenda Item #11

P-22-12 - Consider a preliminary plat for River Farms Phase I, comprising of 131.588 acres, located generally east of IH 35, on Toll Bridge Road, north of the Lampasas River.

Originating Department

Planning – Tina Moore, Planner

Case Summary

This is the first of six phases in the River Farm Development. This preliminary plat includes 297 residential lots, 24 open spaces, and an amenity center lot. The overall development is approximately 482 acres – 177 acres within the City, at this time, and 304 acres in the ETJ.

Project Analysis and Discussion

The property owner and the City entered into a development agreement in 2021. The River Farm Municipal Utility District (MUD) was created to finance infrastructure in this subdivision. The development agreement stipulated, the maximum number of homes at ultimate build out cannot exceed 1,775 and the permitted lot sizes and breakdown were specified. These are summarized below.

	Type A - Single Family Lots	Type B - Single Family Lots	Type C - Patio Homes	Type C - Townhomes
Maximum Allowed	75%	10% Minimum	15% - Type A is allowed if low demand	
To Date Proposed	83	169	44	0
Minimum Lot area	5,000	6,000	3,600	2,250; 1,980 – internal units
Lot width	50'	60'	40'	25'; 20' - internal
Lot Depth	100'	100'	90'	90'
Minimum Front Yard Setback	25'	25'	20'	10'

Minimum Side Yard Setback	5'/15'-street/ 25'- if garage entry	5'/15'-street/ 25'- if garage entry	5'/15'-street/20'- if garage entry	15'-street- 10' between buildings
Minimum Rear Yard Setback	20'	20'	10'	20'- Alley served
Maximum Lot Coverage	50%	55%	60%	78%

The proposed lot sizes meet or exceed the requirements of the development agreement.

Water: This property is located within the City of Belton Certificate of Convenience and Necessity (CCN). A 12" water line is proposed throughout the subdivision which satisfies fire flow requirements. The developer is responsible for providing a water model to ensure applicable TCEQ and City standards are met. The City will be responsible for maintaining the water lines after construction.

Sewer: This is located within the City's Wastewater CNN. A 21" sewer line will be extended off site to connect this development to a newly constructed City lift station. Internally, 8" lines are proposed to provide service throughout the subdivision. The City will be responsible for maintaining the sewer lines after construction.

Access: Per Subdivision Ordinance Section 502.01.K., three entrances are required for subdivisions with 101 plus lots. At ultimate build out, access will be provided as follows:

1. Canopy Boulevard – This is a proposed collector road with a median separation that will create two points of access to Tollbridge Road.
2. Red Thistle Road – This is minor collector shown on the Throughfare Plan. This roadway must be constructed to Blue Heron Road to provide a third access for Phase I.
3. Un-named access in Phase 6 – This is a future local road with access off of Toll Bridge Road.

Streets and sidewalks: The plat proposes the following streets:

1. Toll Bridge Road – This is designated as a major collector roadway on the Thoroughfare Plan Map. Major collectors require 80' of right of way and 36' of pavement with curb and gutter. There's currently 50' of right of way. The plat shows a 15' dedication which satisfies requirement to dedicate half the width of the needed right of way. Per the development agreement, Toll Bridge Road will be designed and constructed by the applicant in two phases:
 - a. Phase I is adjacent to the applicant's property and consist of two lanes, a continuous left turn lane, and a 10' concrete trail.
 - b. Phase II will consist of two lanes from the northern point of the River Farms property to Shanklin Road.
 - c. The City can participate to fund a continuous left turn lane and walking trails in Phase II. Toll Bridge Road will be dedicated and maintained by the City.

2. Canopy Boulevard – This will be major collector roadway with medians. The right of way will range from 100' to 87'. Both sides of the median will be constructed with 27' of pavement with curb and gutter. Canopy Boulevard will extend to the east. The existing 50' right of way should be expanded to a 60' collector road that extends to the eastern River Farms property line to function as an internal collector.
3. Red Thistle Road- this is designated as minor collector roadway on the Thoroughfare Plan Map. Minor collectors require 60' of right of way with 37' of pavement, curb and gutter, and 5' wide sidewalk on one side of road. At ultimate build out, this will be constructed to the eastern property line to allow future connections across the Lampasas River.
4. All other proposed roadways are local roads with 50' of right of way, 31' of pavement with curb and gutter.
5. Local roadways will be dedicated to the public, will be built to City standards, and are anticipated to be maintained by Bell County, to the extent that they are located outside the City limits. Concerns have been expressed by Bell County regarding maintenance of these MUD streets. This issue must be resolved before the final plat approval.

Drainage: Topography and drainage have been reviewed by staff. Since this property lies in Belton's ETJ, the city is not responsible for maintaining drainage.

Parkland Dedication/Fee: Ultimately, three private parks approximately 11 acres are proposed for the River Farm Development. This phase includes two parks, one with an amenity center and one greenspace park, approximately 9.2 acres. Both parks will be owned and maintained by the HOA. The applicant is also proposing internal trails systems to connect from Tollbridge Road to points of interest including the amenity center and the Lampasas River, pending topography. Recommend an early review of restrictive covenants governing proposed common areas.

Recommendation

Recommend approval of the preliminary plat of River Farm Phase I, subject to the following:

1. Development Agreement conditions pertaining to the applicant's obligations to improve Toll Bridge Road and de-annexation of the incorporated City portion of the property.
2. If de-annexation is not achieved prior to the submission of a final plat, a zoning change is required for the Agricultural zoned incorporated property.
3. Staff comment letter dated 5-9-22.

Attachments

1. Plat Application
2. Location Map
3. Preliminary Plat
4. Staff Comment Letter dated 5-9-22



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

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

☒ General Development Plan Review

☒ Preliminary Subdivision

Fees due \$ 200.00 / 1138.00

☐ Final Subdivision

☐ Administrative Plat

☐ Replat

☐

ETJ

☐

Inside Belton City Limits

Date Received: _____ Date Due: _____

(All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)

Applicant: Kimley-Horn & Associates Phone: 469-501-2200

Address: 400 North Oklahoma Dr. Suite 105 Celina, TX 75009

Email: TraciShannon.Kilmer@kimley-horn.com Contact: Traci Shannon Kilmer

Owner: Hunt Communities Belton, LLC Phone 214-727-8383

Mailing Address: P.O. Box 12220 El Paso, TX 79913-0220

Email Address: rick.neff@huntcompanies.com Contact: Rick Neff

Current Description of Property:

Lot: N/A Block: N/A Subdivision: N/A

Acres: 130.443 Survey: Madrigal Survey

Abstract #: 027554 Street Address: N/A

Frontage in Feet: N/A Depth in Feet: N/A

Developer's Agreement

Does Zoning comply with proposed use? N/A Current Zoning: #2021008162

Name of proposed subdivision: River Farm Phase 1

Number of Lots: 297 Residential Fee: \$ 200.00 / 1138.00
24 Open Spaces; 1 Amenity Center Lot

Signature of Applicant: [Signature] Date: 3/25/2022

Signature of Owner: [Signature] Date: 24-MAR-22

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

P-22-12 PHASE I LOCATION - RIVER FARM



PROPOSED PLAT:

Preliminary Plat
River Farm
130.443 Acres

PROPERTY OWNER:

Hunt Communities Belton, LLC

LEGEND

P_22_12_PH I

P_22_12

City Limits

Zoning

Agricultural

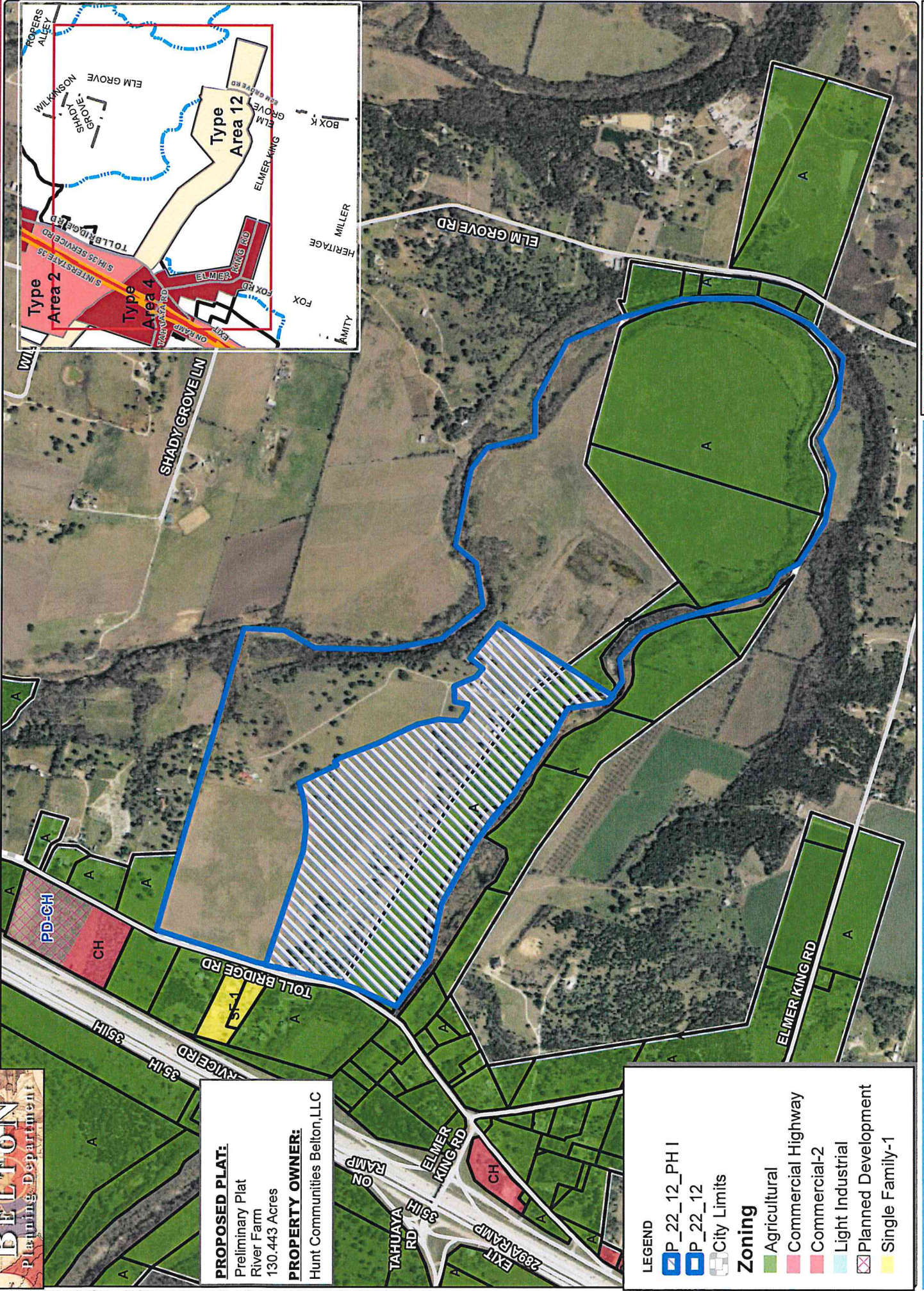
Commercial Highway

Commercial-2

Light Industrial

Planned Development

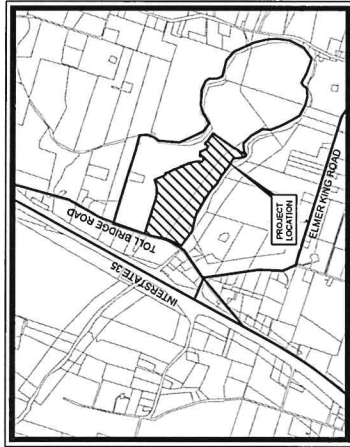
Single Family-1



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PRELIMINARY PLAT
FOR
RIVER FARM
PHASE 1
BELL COUNTY, TEXAS



SHEET INDEX

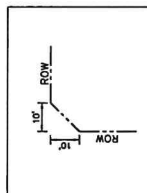
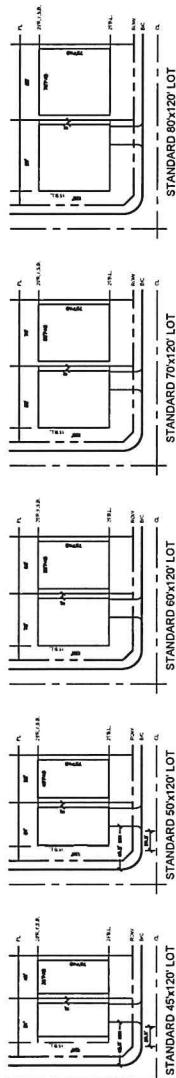
SHEET NO.	DESCRIPTION
P-01	COVER SHEET
P-02	PRELIMINARY PLAT SHEET 1 OF 1
P-03	PRELIMINARY PLAT SHEET 2 OF 2
P-04	PRELIMINARY PLAT SHEET 3 OF 3
P-05	PRELIMINARY PLAT SHEET 4 OF 4
P-06	PRELIMINARY PLAT SHEET 5 OF 5
P-07	PRELIMINARY PLAT SHEET 6 OF 6
P-08	PRELIMINARY PLAT SHEET 7 OF 7
P-09	PRELIMINARY PLAT SHEET 8 OF 8
P-10	PRELIMINARY PLAT SHEET 9 OF 9
P-11	PRELIMINARY PLAT SHEET 10 OF 10
P-12	PRELIMINARY PLAT SHEET 11 OF 11
P-13	PRELIMINARY PLAT SHEET 12 OF 12
P-14	PRELIMINARY PLAT SHEET 13 OF 13
P-15	PRELIMINARY PLAT SHEET 14 OF 14
P-16	PRELIMINARY PLAT SHEET 15 OF 15
P-17	PRELIMINARY PLAT SHEET 16 OF 16
P-18	PRELIMINARY PLAT SHEET 17 OF 17
P-19	PRELIMINARY PLAT SHEET 18 OF 18
P-20	PRELIMINARY PLAT SHEET 19 OF 19
P-21	PRELIMINARY PLAT SHEET 20 OF 20
P-22	PRELIMINARY PLAT SHEET 21 OF 21
P-23	PRELIMINARY PLAT SHEET 22 OF 22
P-24	PRELIMINARY PLAT SHEET 23 OF 23
P-25	PRELIMINARY PLAT SHEET 24 OF 24
P-26	PRELIMINARY PLAT SHEET 25 OF 25
P-27	PRELIMINARY PLAT SHEET 26 OF 26
P-28	PRELIMINARY PLAT SHEET 27 OF 27
P-29	PRELIMINARY PLAT SHEET 28 OF 28
P-30	PRELIMINARY PLAT SHEET 29 OF 29
P-31	PRELIMINARY PLAT SHEET 30 OF 30
P-32	PRELIMINARY PLAT SHEET 31 OF 31
P-33	PRELIMINARY PLAT SHEET 32 OF 32
P-34	PRELIMINARY PLAT SHEET 33 OF 33
P-35	PRELIMINARY PLAT SHEET 34 OF 34
P-36	PRELIMINARY PLAT SHEET 35 OF 35
P-37	PRELIMINARY PLAT SHEET 36 OF 36
P-38	PRELIMINARY PLAT SHEET 37 OF 37
P-39	PRELIMINARY PLAT SHEET 38 OF 38
P-40	PRELIMINARY PLAT SHEET 39 OF 39
P-41	PRELIMINARY PLAT SHEET 40 OF 40
P-42	PRELIMINARY PLAT SHEET 41 OF 41
P-43	PRELIMINARY PLAT SHEET 42 OF 42
P-44	PRELIMINARY PLAT SHEET 43 OF 43
P-45	PRELIMINARY PLAT SHEET 44 OF 44
P-46	PRELIMINARY PLAT SHEET 45 OF 45
P-47	PRELIMINARY PLAT SHEET 46 OF 46
P-48	PRELIMINARY PLAT SHEET 47 OF 47
P-49	PRELIMINARY PLAT SHEET 48 OF 48
P-50	PRELIMINARY PLAT SHEET 49 OF 49
P-51	PRELIMINARY PLAT SHEET 50 OF 50
P-52	PRELIMINARY PLAT SHEET 51 OF 51
P-53	PRELIMINARY PLAT SHEET 52 OF 52
P-54	PRELIMINARY PLAT SHEET 53 OF 53
P-55	PRELIMINARY PLAT SHEET 54 OF 54
P-56	PRELIMINARY PLAT SHEET 55 OF 55
P-57	PRELIMINARY PLAT SHEET 56 OF 56
P-58	PRELIMINARY PLAT SHEET 57 OF 57
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P-62	PRELIMINARY PLAT SHEET 61 OF 61
P-63	PRELIMINARY PLAT SHEET 62 OF 62
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P-67	PRELIMINARY PLAT SHEET 66 OF 66
P-68	PRELIMINARY PLAT SHEET 67 OF 67
P-69	PRELIMINARY PLAT SHEET 68 OF 68
P-70	PRELIMINARY PLAT SHEET 69 OF 69
P-71	PRELIMINARY PLAT SHEET 70 OF 70
P-72	PRELIMINARY PLAT SHEET 71 OF 71
P-73	PRELIMINARY PLAT SHEET 72 OF 72
P-74	PRELIMINARY PLAT SHEET 73 OF 73
P-75	PRELIMINARY PLAT SHEET 74 OF 74
P-76	PRELIMINARY PLAT SHEET 75 OF 75
P-77	PRELIMINARY PLAT SHEET 76 OF 76
P-78	PRELIMINARY PLAT SHEET 77 OF 77
P-79	PRELIMINARY PLAT SHEET 78 OF 78
P-80	PRELIMINARY PLAT SHEET 79 OF 79
P-81	PRELIMINARY PLAT SHEET 80 OF 80
P-82	PRELIMINARY PLAT SHEET 81 OF 81
P-83	PRELIMINARY PLAT SHEET 82 OF 82
P-84	PRELIMINARY PLAT SHEET 83 OF 83
P-85	PRELIMINARY PLAT SHEET 84 OF 84
P-86	PRELIMINARY PLAT SHEET 85 OF 85
P-87	PRELIMINARY PLAT SHEET 86 OF 86
P-88	PRELIMINARY PLAT SHEET 87 OF 87
P-89	PRELIMINARY PLAT SHEET 88 OF 88
P-90	PRELIMINARY PLAT SHEET 89 OF 89
P-91	PRELIMINARY PLAT SHEET 90 OF 90
P-92	PRELIMINARY PLAT SHEET 91 OF 91
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P-94	PRELIMINARY PLAT SHEET 93 OF 93
P-95	PRELIMINARY PLAT SHEET 94 OF 94
P-96	PRELIMINARY PLAT SHEET 95 OF 95
P-97	PRELIMINARY PLAT SHEET 96 OF 96
P-98	PRELIMINARY PLAT SHEET 97 OF 97
P-99	PRELIMINARY PLAT SHEET 98 OF 98
P-100	PRELIMINARY PLAT SHEET 99 OF 99
P-101	PRELIMINARY PLAT SHEET 100 OF 100

ENGINEER
Kimley»Horn
400 N. OKLAHOMA DR. STATE OF TEXAS
SUITE 105 76708 REGISTRATION NO. F-428
TEL (409) 501-2200
CONTACT: BRENT L. MURPHREE, P.E.

OWNER/DEVELOPER
HUNT COMMUNITIES BELTON, LLC
P.O. BOX 12220
EL PASO, TX 79913-0220
TEL (915) 835-1220
CONTACT: ROCK NEFF



APRIL 2022



LEGEND	
1	1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832

[illegible]

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

DEVELOPMENT AGREEMENT DOC. NO. 2021008162

PRELIMINARY PLAT (SHEET 1 OF 3)

FOR
RIVER FARM - PHASE 1

97 RESIDENTIAL LOTS / 24 OPEN SPACES / 1 AMENITY CENTER LOT

BEING 131.500 ACRES
OUT OF THE

IN THE
FEDERAL SURVEY, ABSTRACT NO. 02

BELL COUNTY, TEXAS

OWNER: Hunt Communities Bldg., LLC	DEVELOPER: Hunt Communities Bldg., LLC	ENGINEER/SURVEYOR: Hunt Communities Bldg., LLC
--	--	--

NINLEY  **FORI**

P.O. Box 12220
El Paso, TX 79913-0220
Tel: (514) 721-4383
Contact: Rick Neff

P.O. Box 12220
El Paso, TX 79913-0220
Tel: (514) 721-4383
Contact: Rick Neff

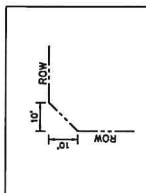
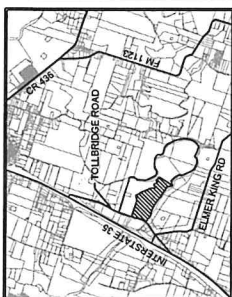
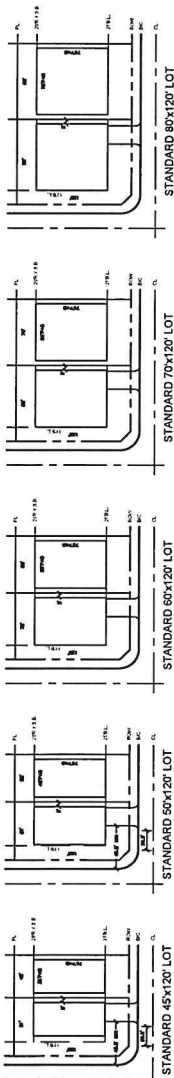
400 N. Oklahoma Dr. Suite 105
Celina, TX 75009
Tel: (409) 591-1200

	CHECKED	DRAWN	SUPPLIED	SCALE	DATE	K&M SURVEILLANCE CO.
CONSUL BRENT L. MURPHY P.E.						

DESIGNED	DRAWN	CHECKED	SCALE	DATE	BY PROJECTING
COG	COG	BLM	AS FURNISH	APR 8 1933	241118213

P-02

2018/18/05	2018/18/05	2018/18/05	2018/18/05	2018/18/05

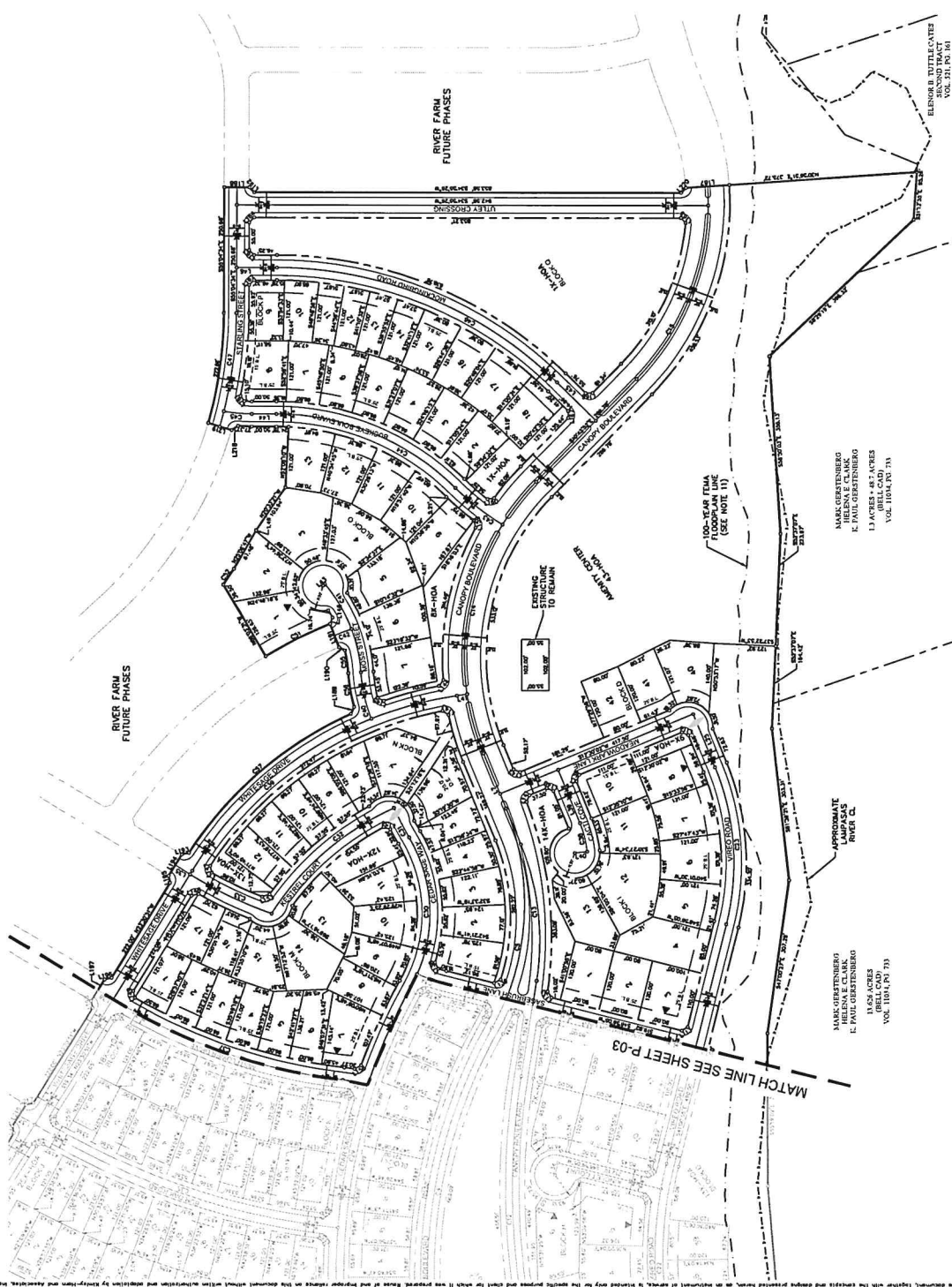


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21-30	21-30
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61-70	61-70
71-80	71-80
81-90	81-90
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981-990	981-990
991-1000	991-1000

[illegible]

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

PRELIMINARY PLAT (SHEET 3 OF 3)
FOR
RIVER FARM - PHASE 1
207 RESIDENTIAL LOTS / 24 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 131.548 ACRES
OUT OF THE
MAGNOLIA SURVEY, ABSTRACT NO. 027554
IN THE
BELL COUNTY, TEXAS

[illegible]

MARK GERSTENBERG
HELENA E CLARK
PAUL GERSTENBERG
ACRES + 48.7 ACRES
(BELL CAD)
VOL. 11014, PG. 711

MARK GERSTENBERG
HELENA E. CLARK
PAUL GERSTENBERG
13.626 ACRES
(BELL CAD)
VOL. 11014, PJ. 733

APPROXIMATE
LAMPASAS
RIVER CL.

MARK C
HELE
K. PAUL
LJACRE
(B
VOL

Year	Number of people (millions)
1980	20
1985	22
1990	24
1995	26
2000	28
2005	30
2010	32
2015	35
2020	38

DATE	PROJECT
MADRIGAL SU	BELL

02754
S
INTERVIEWER

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DISCLOSED	PERMAN	CHANGES	SCORE	DATE
Kimley-Horn Hart Communitaries Bldg, LLC P.O. Box 12225 El Paso, TX 79912-4225 Tel (214) 772-4393 Contact: Ron Nell	Kimley-Horn Hart Communitaries Bldg, LLC P.O. Box 12225 El Paso, TX 79912-4225 Tel (214) 772-4393 Contact: Ron Nell			

RE-REPORTED	DRIVER	OFFENSE	DATE	NOT PROCEEDING
COC	COC	BLM	APRIL 2022	069318702



City of Belton

Planning Department

May 9, 200

Project: River Farm Phase I Preliminary Plat

Applicant: Kimley Horn

Date Submitted: 3-17-22

2nd Review: 4-4-22

3rd Review: 4-25-22

Location: 481.779 ACRES LOCATION: TOLLBRIDGE ROAD

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

PLANNING:

1. Comment Only: Based on conversation with TxDOT, the exact location of the east-west road from Toll Bridge that is representative of our Thoroughfare Plan may change with regards to the extent of the thoroughfare as it extends to IH35.
2. Sewer line sizes are inconsistent on the General Development Plan and the Preliminary Plat (21" vs 8"). Please correct.

PUBLIC WORKS/KPA:

3. Sheets P-08, P-12 – The 30-wide utility easement on Block C between Lots 21-22 needs to be dedicated as a City of Belton wastewater/drainage easement. It needs to be specifically dedicated as a City of Belton wastewater/drainage easement to prevent other utilities (gas, fiber, electric, etc.) from interfering with the City's ability to maintain its infrastructure in that easement.
4. Sheet P-02 – Note 11 is not a correct statement with regards to the floodplain. It should reflect that portions of the property are located within Zone AE of the special flood hazard area as determined by FEMA. The 30-foot Utility Easement between Block C Lots 21-22 needs to be specified as a City of Belton Utility Easement so that it remains reserved for drainage and wastewater utilities.
5. Sheets P-07-P-12 – The Typical Utility Assignments Detail needs to be revised to match the City of Belton Typical Utility Assignment Detail, G-01.
6. Sheets P-11 & P-12– Drainage easements will be needed across Block D, Lot 13X-HOA for conveying drainage from the storm sewer outfalls to the floodplain. Additionally, the drainage plan needs to include a general layout of proposed drainage for all phases per Section 302.04B.2.f. of the Subdivision Ordinance.
7. Block D, Lot 39 is encroached upon by the floodplain. Please specify a minimum finished floor elevation for this lot on the Preliminary Plat.
8. Section 302.04B.2.b. of the Subdivision Ordinance requires the preliminary plat to cover all of the tract intended to be developed whether in total or by sections. This would include all future phases.

9. Sheet P-07 – P-10 – Related to the previous comment, all phases of the development need to be shown to display the location of the waterline tie into the existing City of Belton waterline as well as proposed utilities in all phases (Section 302.04B.2.k. of the Subdivision Ordinance). This is addressed in the General Development Plan, but not the Preliminary Plat.
10. Section 302.04B.2.i. of the Subdivision Ordinance requires the vicinity map to be at a scale no more than 1000' to 1".

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No Comments.

POLICE DEPT:

No Comments.

GIS:

No Comments.

Outside Utility Provider Comments

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

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



Staff Report – Planning & Zoning Item

Date: May 17, 2022
Case No.: P-22-13
Request: Preliminary Plat
Applicant: Collier Engineering
Owner/Developer: Kaelgo Properties –
Joshua Pearson

Agenda Item #12

P-22-13 - Consider a preliminary Plat for Foxwood Ranch, comprising 71.98 acres, generally located east of IH35, and at the southeast intersection of Capital Way and Elm Grove Spur.

Originating Department

Planning – Tina Moore, Planner

Case Summary

This preliminary plat proposes a one block and 22 residential lots for development. A portion of this plat, adjacent to Elm Grove Spur, was recently rezoned from Agricultural to Single Family -1.

Project Analysis and Discussion

This development has both SF-1 and Ag zoning. The proposed lots meet or exceed the minimum area requirements as noted below:

	Ag	SF-1
Minimum Lot area	3 acres	10,000
Lots	Block 1, Lots 8-22	Block 1, Lots 1-7
Lot width	150'	70'
Lot Depth	300'	100'
Minimum Front Yard Setback	50'	25'
Minimum Side Yard Setback	20'/25- adjacent to a street	7'/15'- adjacent to a street
Minimum Rear Yard Setback	25'	20'
Maximum Lot Coverage	N/A	40%

Water: The area falls within the Armstrong Water Supply CCN and must comply with their requirements. An approval letter from Armstrong water company will be required prior to the approval of the final subdivision plat and construction plans to ensure that their requirements are met. The applicant will be responsible for addressing fire protection due to a lack of adequate water pressure from the Armstrong system. To address fire protection, the developer is requiring future homeowners to install a residential sprinkler system. This requirement is noted on the plat and will be included in the deed restrictions.

Sewer: This is located within the City's Wastewater CNN. The applicant is proposing on-site sanitary systems subject to review and approval by the Bell County Public Health Department.

Access: Access will be provided from Elm Grove Spur for Lots 1-7. The remaining lots will be accessed from Capital Way.

Streets:

Capital Way is identified as a major collector on the City's Thoroughfare Plan. Major collectors require a minimum Right of Way (ROW) width of 80'. Capital Way currently has 60' of ROW. An additional 20 feet of ROW is required; 10 feet from each property owner on either side of Capital Way. The plat currently shows a 10' dedication for a portion of the boundary adjacent to Capital Way. The developer is required to dedicate 10' of ROW along the entire length of the western boundary.

Perimeter Street Improvements and sidewalks are required along Capital Way. The construction of half of future Capital Way is required which includes 18.5' of pavement, curb and gutter and a 5' sidewalk along the frontage of the development. The developer has decided to escrow the amount of the improvements. The applicant submitted a variance request to waive the sidewalk requirements along Capital Way. Staff is not in support of this variance since this a proposed residential development.

Elm Grove Spur is a local road which requires 50' of ROW. There's currently 40' of ROW. The plat shows a 5' dedication along the northern boundary.

The proposed internal streets have 50' of ROW with 31' of pavement. As a rural development, open bar ditches are permitted instead of curb and gutter. The length of Ginger Fox Drive exceeds the maximum block length allowed for residential development, which is 1,200 linear feet. Ginger Fox Drive is approximately 1,400 linear feet. The applicant submitted a variance request for this requirement based on the number of large lot sizes proposed. Staff is in support of this variance.

Drainage: Topography and drainage have been reviewed by staff. This development is along the eastern city limits. The development will contribute off-site drainage issues and impact downstream property owners to the north of this development and to the east along Elm Grove Loop. Bell County Engineer's Office was provided a copy of this plat to review and

address drainage conveyance on Elm Grove Road. The applicant has indicated that future residents will provide detention or other mitigation for individual lots per deed restrictions. City ordinances do not allow future drainage impacts to exceed current conditions.

Parkland Dedication/Fee: The applicant has opted to pay a fee in lieu of dedication. A fee of \$4,400 is required for 22 residential lots. Funds will be used to improve Miller Street Park which is within a mile of this development.

Recommendation

Recommend approval of the preliminary plat of Foxwood Ranch, subject to the following.

1. Consideration of a variance to the sidewalk requirements on Capital Way;
2. Consideration of a variance for maximum block length of 1,400 linear feet for Ginger Fox Dr.
3. Staff letter of conditions dated 5-13-2022.

Attachments

1. Final Plat Application
2. Location Map
3. Final Plat
4. Variance request letter

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: 3/7/2022 Date Due: 3/7/2022 (All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)

Applicant: Julia Horie, Colliers Engineering & Design Phone: 281-628-6412
Mailing Address: 13501 Katy Freeway, Houston, TX
Email Address: julia.horie@colliersengineering.com

Owner: Josh Pearson, KAELJO Properties, LLC Phone: 214-537-2970
Mailing Address: 80 Morgan's Point Rd, Belton, TX 76513
Email Address: jpearson@bellcountylawyer.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: Foxwood Ranch
Acres: 71.580 Survey: MH Connell
Abstract #: _____ Street Address: _____
Frontage in Feet: 15' & 50' Depth in Feet: 300'+

Does Zoning comply with proposed use? Yes Current Zoning: SF-1, AG
Name of proposed subdivision: Foxwood Ranch
Number of Lots: 22 Fee: \$ 316.00

Signature of Applicant:  Digitally signed by Julia Horie
Signature of Owner:  Digitally signed by Josh Pearson
Date: 3/7/2022 Date: 03/07/2022

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

P-22-13 LOCATION - FOXWOOD RANCH



PROPOSED PLAT:

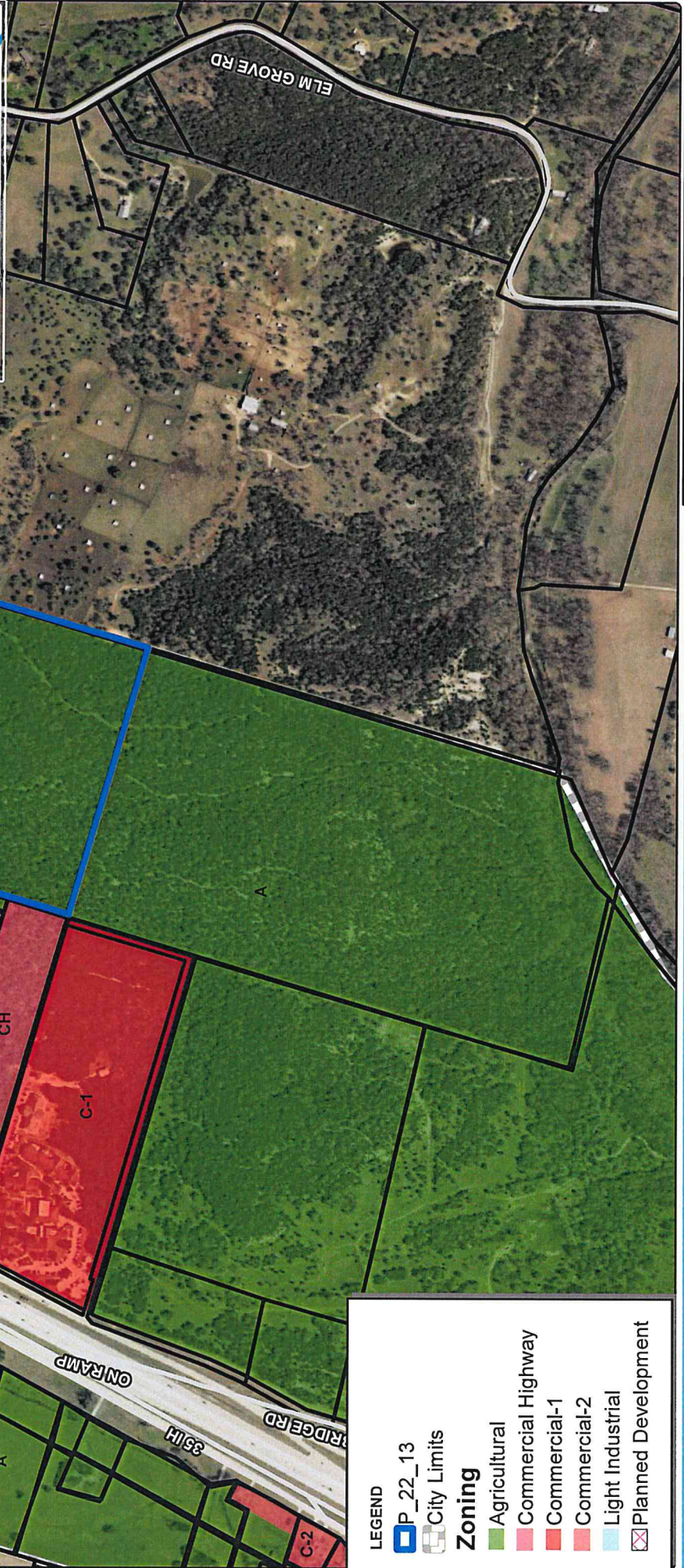
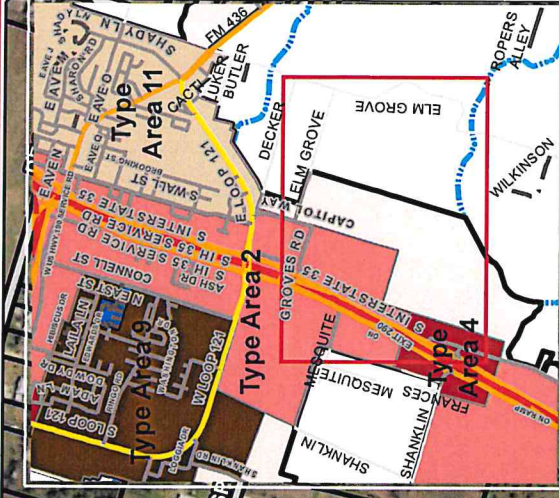
Preliminary Plat
Foxwood Ranch
71.58 Acres

PROPERTY OWNER:

KAELJO Properties, LLC

LEGEND

- P_22_13
- City Limits
- Zoning**
 - Agricultural
 - Commercial Highway
 - Commercial-1
 - Commercial-2
 - Light Industrial
 - Planned Development




Map Date: 5/12/2022 Aerial Imagery Date: 2018

0 2,125 4,250 8,500 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.

 <p>Colliers Engineering & Design</p>	<p>Doing Business as MATER</p> <p>811 <small>EXISTING UTILITIES</small></p> <p><small>FOR THE CITY OF BELTON, TEXAS</small></p>	<p>PROPERTY OWNER / DEVELOPER: KAELEO PROPERTIES, LLC</p> <p>71.424 ACRES M.H. SHERWOOD, JR. ABSTRACT, TEXAS CITY OF BELTON BELL COUNTY, TEXAS</p> <p>FINAL PLAT FOR FOXWOOD RANCH</p>
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CURVE DATA				
ELEMENT	RADIUS	LENGTH	DELTA	CHORD
C1	160.00'	778.81'	162° 38' 48"	5 844.30 50° C 133.84'
C2	100.00'	179.31'	101° 31' 44"	N 17° 20' 02" E 154.82'
C3	100.00'	119.87'	107° 15' 48"	S 73° 15' 15" E 75.85'
C4	100.00'	184.33'	154° 15' 42"	N 28° 15' 15" E 116.84'
C5	60.00'	89.37'	88° 33' 57"	S 30° 32' 18" E 43.88'
C6	100.00'	71.93'	88° 33' 57"	N 59° 02' 00" E 67.42'
C7	75.00'	116.28'	140° 14' 17"	N 39° 43' 43" E 108.25'
C8	50.00'	78.18'	100° 14' 17"	N 39° 43' 43" E 78.25'

LINE DATA		
SEQUENT	DIRECTION	LENGTH
L1	N 34° 36' 48" E	64.31'
L2	S 16° 18' 44" W	93.93'
L3	S 17° 08' 10" W	188.73'
L4	S 73° 17' 40" E	10.00'
L5	N 16° 14' 07" E	23.85'

[illegible]

13501 Katy Freeway
Suite 1700
Houston, TX 77079
Main: 877 627 3772
colliersengineering.com



TBPLS Reg. 10194464 • TBPE Reg. F-14909 • TBPG 50617

May 3, 2022

Tina Moore
City of Belton
333 Water St.
Belton, TX 76513

Foxwood Ranch Subdivision
CED Project No. 21007644A
Variance Request

Dear Ms. Moore,

We are requesting the following variances to be considered by the City Council and Planning & Zoning Commission for approval:

1. We would like to request that the sidewalk requirements for this subdivision to be waived in anticipation for future landowners' desire for privacy.
2. We would also like to request to install a cul-de-sac beyond the maximum length of 1,000 LF feet due to the nature of the large lots in the subdivision. The proposed cul-de-sac ROW radius is set at 60 LF which provides the required 120 LF of required ROW. The length of Ginger Fox Drive, the street with the proposed cul-de-sac, is approximately 1,400 LF.

If you have any questions or need additional information, please contact me at 281-628-6412 or via email at julia.horie@colliersengineering.com.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)

A handwritten signature in black ink, appearing to read "Julia Horie".

Julia Horie, PE, ENV SP
Department Manager

\\maserconsulting.com\hou\Projects\2021\21007644A\Applications-Permits\Municipal\Variance Request.docx



City of Belton

Planning Department

May 13, 2022

Project: FOXWOOD RANCH PRELIMINARY PLAT

Applicant: COLLIER ENGINEERING

Date Submitted: 3-7-22

2ND Review: 5-3-22

ACRES: 71.580 LOCATION: SEC OF CAPITAL WAY AND ELM GROVE SPUR

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

PLANNING:

1. Previous comment not addressed: Only a portion of Capital Way right of way is shown on the plat. Right of way adjacent lots 16-20 must be shown. Dedication to achieve a 80' ROW will be required. Additionally, 20' of dedication is required for the existing paved area along Lots 1,8 and 20. The adjacent property have already been subdivided and dedicated their required half (40') of the required 80' of ROW.
2. To participate in the escrow option, an estimated cost including engineered plans and construction cost are required and will be reviewed by staff for accuracy.
3. Mayor and Secretary signature block should read "Approved for preparation of final plat". Please revised.
4. Please provide a copy of deed restrictions for review.
5. Provide documentation from Armstrong WSC stating their ability and willingness to serve this subdivision. A written confirmation is needed.
6. Address all comments from Bell County Public Health Department for OSSF requirements. Documentation of approval is needed prior to plat approval.
7. Clearwater UWCD review and approval is required for the two wells on site.
8. Parkland fee of \$4,400 is required. Fees are due prior to recording final plat.
9. A tree survey or inventory showing all trees with a diameter breast height of 20-inches or more is required during plat review for development with 2 or more residential lots. A survey is needed to review proposed trees for removal during road construction of Fox Trace Lane and Ginger Fox Drive. This will be reviewed with the final plat.
10. Lots abutting a collector roadway will be required to meet screening fence requirements of Design Standards Section III.D.1.c. Fencing along Capitol Way will require a wood fence with capped top rail. Please add a note indicating the fencing requirement and who will be responsible (developer or homebuilding) for the installation and maintenance.

PUBLIC WORKS/KPA:

11. There is some contributing off-site drainage area that affects the 4.01 acres drainage area which needs to recognize. Also, there are some downstream drainage issues with property owners to the north of this development and to the East along Elm Grove Loop that could dictate detention installation.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No Comments.

POLICE DEPT:

No Comments.

GIS:

No Comments.

Outside Utility Provider Comments

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

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



City of Belton

Planning Department

May 13, 2022

Project: FOXWOOD RANCH PRELIMINARY PLAT

Applicant: COLLIER ENGINEERING

Date Submitted: 3-7-22

2ND Review: 5-3-22

ACRES: 71.580 LOCATION: SEC OF CAPITAL WAY AND ELM GROVE SPUR

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

PLANNING:

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Administrative Plats Approvals

Administrative Plat Approvals					
<i>Approval Date</i>	<i>Subdivision Name</i>	<i>Acreage / Location</i>	<i>No. of Lots</i>	<i>Description</i>	<i>Waivers</i>
4/8/2022	Marnan Addition Replat No. 1	3.067 Acres; Commercial replat - Subdivided one lot into 2	2	Replat amending one lot into two	None



- NOTES:
- ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475", UNLESS OTHERWISE SPECIFIED.
 - THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.
 - CITY DOES NOT REGULATE LOT-TO-LOT DRAINAGE.
 - FENCING IS NOT PERMITTED THAT WILL OBSTRUCT DRAINAGE FLOW.
 - THIS PROPERTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0340E, DATED SEPTEMBER 26, 2008.
 - BENCHMARK: 1" IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF THIS PROPERTY AS SHOWN HEREON. EL=614.94.
 - ALL SETBACK LINES SHALL BE OBSERVED AS REQUIRED BY THE ZONING ORDINANCE.
 - SEWER PROVIDED BY CITY OF BELTON.
 - WATER PROVIDED BY CITY OF BELTON.

LEGEND:

P.O.B. POINT OF BEGINNING
U.E. UTILITY EASEMENT
DOC. DOCUMENT
D.E. DRAINAGE EASEMENT
B.L. BUILDING LINE
IRF IRON ROD FOUND
ROW RIGHT-OF-WAY
B.M. BENCHMARK
EL. ELEVATION
VOL. VOLUME
PG. PAGE
IRS IRON ROD SET
B-B BACK TO BACK
BENCHMARK

THIS PROJECT IS REFERENCED TO THE CITY OF BELTON COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS.

ALL COORDINATE VALUES ARE REFERENCED TO CITY OF BELTON MONUMENT NUMBER B-6
THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 28' 55"
THE COMBINED CORRECTION FACTOR (CCF) IS 0.999854
PUBLISHED CITY COORDINATES ARE
X = 3,197,483.17, Y = 10,353,908.06
THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS S. 87° 55' 04" W., 3308.07 FEET.
GRID DISTANCE = SURFACE DISTANCE X CCF
GEODETIC NORTH = GRID NORTH + THETA ANGLE

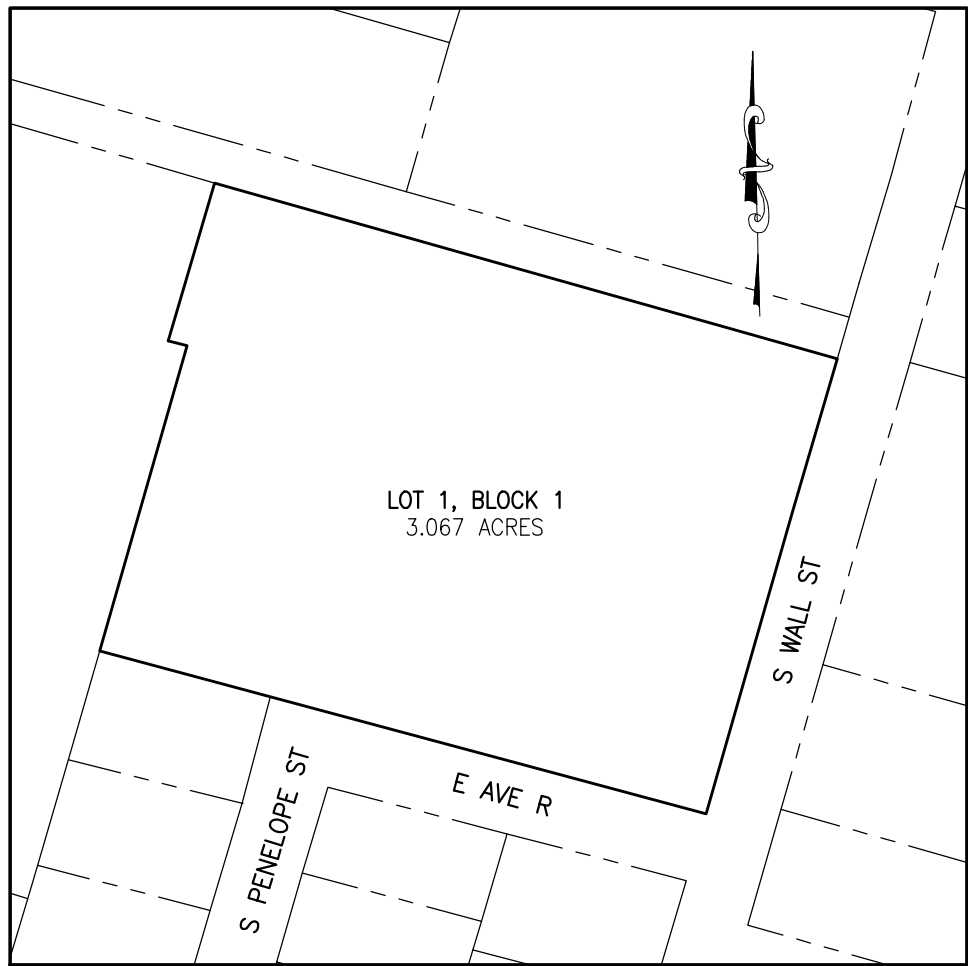
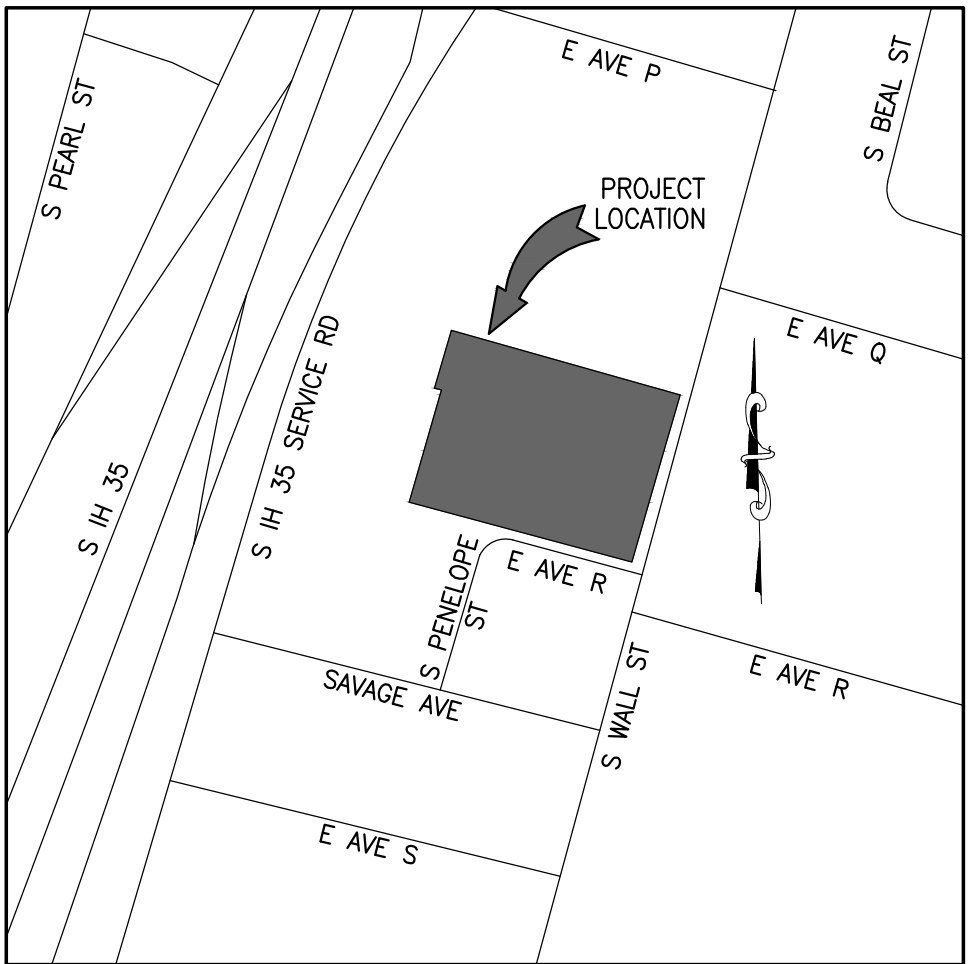
Line Table			
Line #	Direction	Length	Calls
L1	N75°30'29"W	12.98'	N73°27'27"W 12.98'

RECORDATION

FILED FOR RECORD THIS THE ____ DAY OF _____, 2022.

INSTRUMENT # _____ OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

SCALE: 1" = 50'



STATE OF TEXAS
COUNTY OF BELL

MARNAN LIVING TRUST, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MARNAN ADDITION REPLAT NO. 1, A SUBDIVISION IN THE CITY OF BELTON, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATES THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

HOWARD J. MARNAN, JR., TRUSTEE MAUREEN MARNAN, TRUSTEE

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2022 BY HOWARD J. MARNAN, JR., TRUSTEE.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2022 BY MAUREEN MARNAN, TRUSTEE.

NOTARY PUBLIC

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE ____ DAY OF _____, A.D. 2022.

BY: BELL COUNTY TAX APPRAISAL DISTRICT

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF MARNAN ADDITION REPLAT NO. 1, A REPLAT OF LOT 1, BLOCK 1 MARNAN ADDITION, A SUBDIVISION WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND WAS APPROVED THIS THE DAY OF _____, 2022.

DIRECTOR OF PLANNING

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

WITNESS MY HAND THIS ____ DAY OF _____, 2022.

CITY CLERK

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

Michael E. Alvis 3/7/2022
MICHAEL E. ALVIS R.P.L.S. NO. 5402

FINAL PLAT OF: MARNAN ADDITION REPLAT NO. 1

2 LOTS, 1 BLOCK, 3.067 ACRES
BEING A REPLAT OF LOT 1, BLOCK 1
MARNAN ADDITION
CABINET C, SLIDE 305-B
PLAT RECORDS OF BELL COUNTY, TEXAS

OUT OF AND A PART OF THE M.F. CONNELL SURVEY,
ABSTRACT NO. 6

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS
3.067 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES

TURLEY
ENGINEERING & SURVEYING

301 N. 3RD ST.
TEMPLE, TEXAS 76501
WWW.TURLEY-INC.COM
254-773-2400

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FINAL PLAT:
MARNAN ADDITION REPLAT NO. 1
CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
MARNAN LIVING TRUST
122 CLIFFSIDE DRIVE
SHAVANO PARK, TEXAS 78231

REVISIONS

DATE	DESCRIPTION	BY:

BY: AMJ
DATE: 3/1/2022
COMPUTER FILE NAME: 22-337 Final Plat.dwg
REFERENCE DRAWING NUMBERS:

JOB# 22-337
PAGE# 01