



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, August 16, 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 July 19, 2022, regular meeting.
4. Z-22-27 - Hold a public hearing and consider a zoning change from Agricultural District to Single Family-3 Residential District for approximately 0.31 acres located at 3679 Village Hill Road and described as Village Hills, Block 1, Lots 16 and Part 17.
5. Z-22-28 – Hold a public hearing and consider a zoning change from Agricultural District to Multiple Family District on approximately 6.35 acres located at 708 W. 2nd Avenue, located east of North Loop 121 and west of Sparks Street.
6. Z-22-29 - Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development – Commercial Highway District on approximately 3.282 acres located at 3463 W. US Highway 190 Service Road to allow a 55-foot-tall High Profile Monument Sign.
7. Receive a report on Administrative Plat Approvals.

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

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton, City Hall
333 Water Street
Tuesday, July 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: Chair Brett Baggerly, Vice Chair Dave Covington, Dave Jarratt, Nicole Fisher, Quinton Locklin, Alton McCallum, Zach Krueger and Luke Potts. Commission member Joshua Knowles was absent. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, and IT Specialist Alex Munger.

1. Call To Order.

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

Pledge of Allegiance – Commission Chair Baggerly led all present.

Invocation – Commission Vice Chair Covington gave the Invocation.

2. Public comments.

Chair Baggerly opened the public comment portion of the meeting. Mike Anderson, 5132 Lampasas Lane, requested that the Commission follow the designation of the future land use map when approached to rezone the Wagner property located off Shanklin and I-35 frontage. He expressed concerns about impacts of an industrial development adjacent to residential uses. With no other request, the public comment portion of the meeting was closed.

3. Consider approval of minutes from the previous meeting.

Vice Chair Covington made a motion to approve as amended minutes from the June 21, 2022, meeting, seconded by Commission Member Jarrett. The motion passed unanimously with 8 ayes, 0 nays.

4. Z-22-19 - Hold a public hearing and consider a zoning change from Agricultural (A) to a Planned Development - Mobile Home District (PD-MH) on approximately 6.422 acres located at 2061 Circle Oak Loop, generally north of Interstate 14.

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. With no public input, the public hearing was closed.

Ms. Moore addressed questions from the Commission pertaining to the zoning change:

Commission Member Krueger made a motion to approve Z-22-19 as presented. The motion was seconded by Commission Member Fisher. The motion was approved with 8 ayes, 0 nays.

5. Z-22-24 - Hold a public hearing and consider a zoning change from Single Family-2 (SF-2) Zoning District to University Campus – 1 (UC-1) Zoning District on approximately 0.1319 acres located at 113 E. 9th Avenue, east of N. Main Street and west of North East Street.

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. With no request to speak, the public hearing was closed.

The applicant, Gregory Pekar, addressed questions from the commission related to the current setback for the existing house.

Ms. Moore addressed questions from the Commission pertaining to the zoning change:

Vice Chair Covington made a motion to approve the requested zoning change with a requirement for a 25' front yard setback to preserve the setbacks in the neighborhood. The motion was seconded by Commission Member Potts. The motion passed with 8 ayes, 0 nays.

6. Z-22-25 - Hold a public hearing and consider a zoning change from Agricultural (A) to Office-1 (O-1) District on approximately 0.82 acres located at 1025 W. Loop 121.

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. With no public input, the public hearing was closed.

Commission Member Potts made a motion to approve Z-22-25. Commission Member Krueger seconded the motion. The motion was approved with 8 ayes, 0 nays.

7. Z-22-26 - Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-3 (SF-3) District approximately 1.322 acres located at 902 E. Avenue H, east of Interstate 35.

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. The applicant, Mike Avera, clarified the zoning request is adjacent to the Griggs property that he plans to subdivide and develop. Both properties will be combined in a future plat that will be presented to the commission.

Mr. Griggs, 1000 E. Avenue H, also spoke in support of the zoning change, indicating this property will provide an alternative access to develop the adjacent property.

With no other request to speak, the public hearing was closed.

Commission Member Potts made a motion to approve Z-22-26 which was seconded by Commission Member Jarrett. The motion was approved with 8 ayes, 0 nays.

8. P-22-17 Consider a final plat for Skyview Addition, comprising 53.04 acres located on the southwest corner of Interstate 14 and West Loop 121.

Staff Planner Ms. Moore presented the staff report.

Commission Vice Chair Covington made a motion to approve P-22-17 as recommended by staff. Commission member Fisher seconded the motion, which passed with 8 ayes, 0 nays.

9. P-22-18 Consider a final plat of Leon River Estates, comprising 50.601 acres, located north of East 24th Street and south of Mystic Meadows Drive.

Commission Member Quinton Locklin recused himself from this agenda item.

Staff Planner Ms. Moore presented the staff report.

Staff addressed questions from the commission.

Vice Chair Covington made a motion to approve P-22-18 as recommended by Staff. Commission Member Jarratt seconded the motion. The motion was approved with 8 ayes, 0 nays.

10. Receive a report on Administrative Plat Approvals.

Ms. Moore presented the list of administratively approved plats.

With no other city business, the Planning and Zoning Commission was adjourned at 6:08 p.m. (Audio ends at 38:00.)

Chair, Planning and Zoning Commission

Staff Report – Planning and Zoning Agenda Item



Date: August 16, 2022
Case No.: Z-22-27
Request: Agricultural to SF-3
Applicant/Owner: Thomas & Annette Romer

Agenda Item #4

Z-22-27 - Hold a public hearing and consider a zoning change from Agricultural District to Single Family-3 Residential District for approximately 0.31 acres located at 3679 Village Hill Road and described as Village Hills, Block 1, Lots 16 and Part 17.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural (A) District

Current Use(s): Single Family Residential

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

Proposed Uses: Construct an addition to an existing single-family residence.

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area for residential use.

Design Standards Type Area 4:

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

Background/Case Summary

This is an existing residential neighborhood developed with detached single-family homes. This area was annexed in 2004 and zoned Agricultural. The property owner recently applied for a building permit to construct a 520 sq. ft. addition to the existing residence. The proposed addition does not meet the 20' side yard setbacks of the Agricultural zoning district. Staff recommended a zoning change to reduce the side setback from 20' to 5.' This rezoning also provides an appropriate zoning district that complements the use and size of the property.

Project Analysis and Discussion

Existing Conditions: Surrounding this lot are numerous detached single-family homes. The vacant lot at the northeast corner of FM 1640 and Auction Barn Road is zoned Neighborhood Service. This is the second rezoning from A to SF-3 on the interior of this neighborhood. To extend the rights of the SF-3 District to others A-zoned properties in the area, we suggest a letter of correspondence to investigate property owner interest in a city-initiated rezoning to SF-3.

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

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

Recommendation

Recommend approval of the requested zoning change from Agricultural District to Single Family-3 Residential District for the property located at 3679 Village Hill Drive.

Attachments:

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

ZONING CHANGE APPLICATION

Fee: \$250.00



Date received:	
APPLICANT NAME: <u>Thomas + Annette Romer</u>	
EMAIL: <u>t.romer@ymail.com</u>	PHONE NUMBER: <u>254-939-8095</u>
MAILING ADDRESS: <u>3679 Village Hill Rd. Belton, Tx 76513</u>	
PROPERTY OWNER NAME: <u>Thomas and Annette Romer</u>	
EMAIL: <u>t.romer@ymail.com</u> <u>nana100406@ymail.com</u>	PHONE NUMBER: <u>254 939 8095 / 254 913 0980</u>
MAILING ADDRESS: <u>3679 Village Hill Rd. Belton, Tx 76513</u>	

Proposed Use of Structures (building) and Property (exterior property): <u>Construct an addition</u>	
Current Use: <u>Detached Single Family</u>	
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: <u>3679 Village Hill Rd.</u>	
Legal Description of Property: <u>Abstract Survey</u>	
Lot(s): <u>16 pt 17</u> Block(s): <u>1</u> of Subdivision <u>Village Hills</u>	
Existing Zoning: <u>A</u>	Proposed Zoning: <u>SF3</u>

Signature of Applicant: Thomas Romer Date: 7-8-2022

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

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

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

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

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

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

The development plan shall include:

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

Zoning Case # Z-22-27 Location



ZONING CHANGE:

AG
to
SF3

LEGAL DESCRIPTION:

VILLAGE HILLS, BLOCK 001,
LOT 16, PT 17, (E 1/2 OF 17)

PROPERTY OWNER:

THOMAS & ANNETTE ROMER

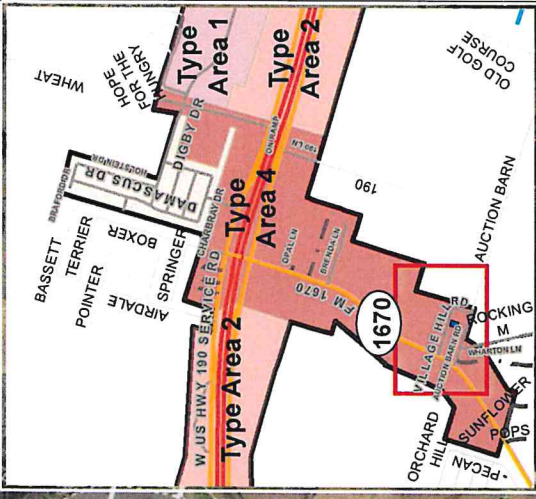
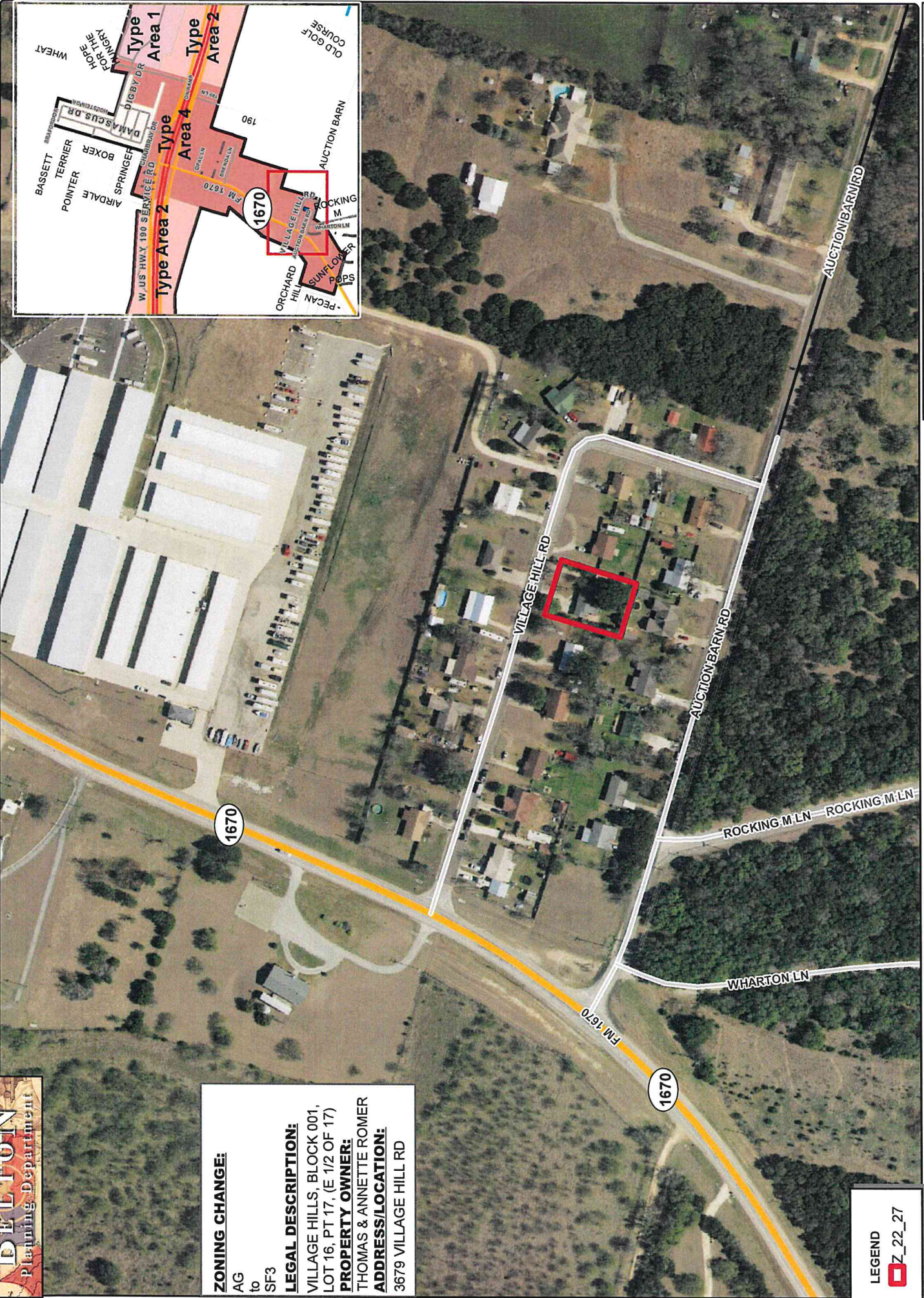
ADDRESS/LOCATION:

3679 VILLAGE HILL RD

LEGEND



Map Date: 7/22/2022



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-site ground survey and represent the best estimate of the location of the property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.



Zoning Case # Z-22-27 Zoning



ZONING CHANGE:

AG
to
SF3

LEGAL DESCRIPTION:

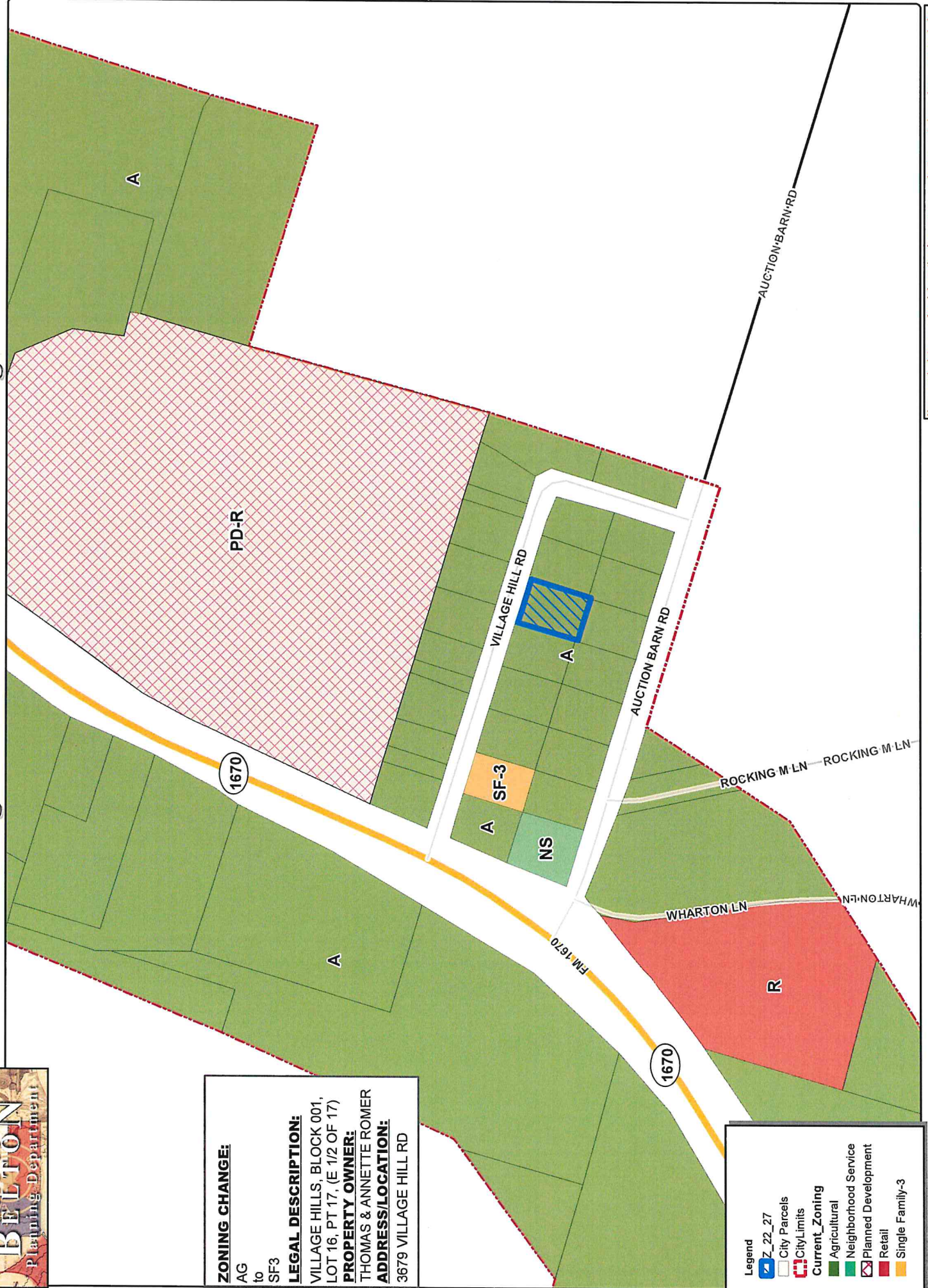
VILLAGE HILLS, BLOCK 001,
LOT 16, PT 17, (E 1/2 OF 17)

PROPERTY OWNER:

THOMAS & ANNETTE ROMER

ADDRESS/LOCATION:

3679 VILLAGE HILL RD



Legend

- Z-22-27
- City Parcels
- City Limits
- Current Zoning
- Agricultural
- Neighborhood Service
- Planned Development
- Retail
- Single Family-3

Map Date: 7/22/2022

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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: THOMAS & ANNETTE ROMER,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3679 VILLAGE HILL ROAD,
FROM A(N) AGRICULTURAL (A) ZONING DISTRICT,
TO A(N) SINGLE FAMILY -3 RESIDENTIAL ZONING DISTRICT,
TO CONSTRUCT AN ADDITION TO THE EXISTING HOME.

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, August 16, 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, August 23, 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 JULY 19, 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**

9355
ALVAREZ, JESUS RICARDO JR ETUX MYRIAM
RODRIGUEZ DE ALVAREZ
3598 AUCTION BARN RD
BELTON, TX 76513

33472
KELLEY, GARY RAY 2012 TRUST & WCB
VENTURES-SERIES 110
405 LIBERTY ST
KILLEEN, TX 76543

45934
HARDIN, JACQUELINE F
3649 VILLAGE HILL RD
BELTON, TX 76513

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

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

103145
ROMER, THOMAS L & ANNETTE R
3679 VILLAGE HILL RD
BELTON, TX 76513

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

129314
POTTS, JOHN MARK
2801 ROCKING M LN
BELTON, TX 76513

11784
MOONEY, DARRELL R
1579 TAHUAYA DR
BELTON, TX 76513

35360
LIBAL, JANN & SHYANN THOMAS
3576 AUCTION BARN RD
BELTON, TX 76513

50235
HIX, JOHN & TANYA RHOADES
3700 VILLAGE HILL RD
BELTON, TX 76513

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

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

108788
SOTO KILGORE, ANITA B
3640 VILLAGE HILL RD
BELTON, TX 76513

131632
SANCHEZ, MOISES BERNARDINO &
HERLINDA GOMEZ OSORIO
3600 VILLAGE HILL RD
BELTON, TX 76513

10242
BISHOP, MARSHALL
3621 VILLAGE HILL RD
BELTON, TX 76513

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

45933
HARDIN, JACQUELINE F
3649 VILLAGE HILL RD
BELTON, TX 76513

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

70966
LOPEZ, LUCIO
3602 AUCTION BARN RD
BELTON, TX 76513

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

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

424123
POTTS, JOHN MARK
2801 ROCKING M LN
BELTON, TX 76513

478162
GKSF ENTERPRISES LLC
PO BOX 1465
SALADO, TX 76571

Zoning Case # Z-22-27 Aerial



1670

ZONING CHANGE:

AG
to
SF3

LEGAL DESCRIPTION:

VILLAGE HILLS, BLOCK 001,
LOT 16, PT 17, (E 1/2 OF 17)

PROPERTY OWNER:

THOMAS & ANNETTE ROMER

ADDRESS/LOCATION:

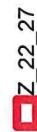
3679 VILLAGE HILL RD

VILLAGE HILL RD

AUCTION BARN RD

ROCKING M LN

LEGEND



Map Date: 7/22/2022



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Zoning Case # Z-22-27

ZONING CHANGE:
AG
to
SF3

LEGAL DESCRIPTION:
VILLAGE HILLS, BLOCK 001,
LOT 16, PT 17, (E 1/2 OF 17)

PROPERTY OWNER:
THOMAS & ANNETTE ROMER

ADDRESS/LOCATION:
3679 VILLAGE HILL RD

Legend

☒ Z_22_27

☐ 200' Property Owner

☐ Notification Area

☐ Tax Appraisal Parcels



Staff Report – Planning & Zoning Item



Date: August 16, 2022
Case No.: Z-22-28
Request: A to MF
Applicant/Owners: Stephen Chad Stewart

Agenda Item #5

Z-22-28 – Hold a public hearing and consider a zoning change from Agricultural District to Multiple Family District on approximately 6.35 acres located at 708 W. 2nd Avenue, located at east of North Loop 121 and west of Sparks Street.

Originating Department: Planning Department – Tina Moore - Planner

Current Zoning: Agricultural (A)

Current Uses(s): Primarily undeveloped. Three structures exist on the property.

Proposed Zoning: Multifamily (MF)

Proposed Use(s): Multi-Family Development

Future Land Use Map (FLUM) Designation: Multifamily and Greenway

Design Standards Type Areas 8: The projected growth for Type Area 8 is primarily single-family residential area with various multifamily housing located within.

Background/Case Summary

The applicant recently purchased this property and the adjacent property to the east which is currently zoned MF (7 acres). They intend to combine the lots and construct an apartment complex. The conceptual site plan proposes 238 units, 8 buildings, a clubhouse, and amenities (pool, dog park, and public hike and bike trails) on 13.35 acres. The proposed apartments are three stories tall with basement garage parking for select units. The proposed density is 17.8 units per acres. The MF zoning district allows a maximum of 18 units per acre.

The conceptual site plan appears to meet all applicable zoning code requirements, including minimum parking requirements. The MF District requires refuse facilities within 250' of each unit; however, the applicant plans provide door to door services on select days and transfer the waste to an on-site trash compactor. The applicant proposes studio, 1-, 2-, and 3-bedroom units. A subdivision plat and construction plans are required for this development to ensure all applicable zoning and building code requirements are met.

The FLUM identifies this area for multi-family and greenway development. The requested MF zoning is consistent with the FLUM and the existing adjacent zoning and appears reasonable at this location.

Project Analysis and Discussion

Existing Conditions: This property is currently developed with detached single-family homes. The adjacent properties zoning and uses are:

Direction	Zoning	Use
North	Agricultural	Nolan Creek and Single Family Detached Home
South	Single Family-2 with Conservation Revitalization Overlay	Single Family Detached Homes
East	Multifamily	Residence (slated for demolition)
West	Agricultural	BISD Agriculture Barn

Land Use Table/Allowable Uses: The requested Multi Family Zoning District will allow for the development of an apartment complex.

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

The 6.35-acre site exceeds the minimum MF District site and setback requirements.

Recommendation

Recommend approval of the requested zoning change from Agricultural District to Multiple Family District, subject to the following:

1. The development must conform to all applicable standards of the Multiple Family Zoning Districts.
2. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.
3. Civil site plan and construction plans in compliance with adopted standards are required.

Attachments:

1. Zoning application, proposed site plan, survey and floor plans
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: Stephen Chad Stewart	
EMAIL: chad@rreaf.com	PHONE NUMBER: 254-624-2364
MAILING ADDRESS: PO Box 1931 - Belton, TX 76513	
PROPERTY OWNER NAME: Ronnie L Brown	
EMAIL: mbs0336@att.net	PHONE NUMBER: 817-473-0336
MAILING ADDRESS: 3020 Haltom Rd. - Haltom City, TX 76117	

Proposed Use of Structures (building) and Property (exterior property): Multifamily apartment development not to exceed 18 units/acre.	
Current Use: Agricultural	
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 708 W. 2nd Ave. - Belton, TX 76513	
Legal Description of Property: Abstract Survey, Wilson Addition, Block 001, Lot 0001, Acres 6.35	
Lot(s): 0001	Block(s): 001
of Subdivision S2897BE	
Existing Zoning: AG	Proposed Zoning: MF

Signature of Applicant: Stephen Chad Stewart Date: 7-11-2022

Signature of Owner (if not applicant): Ronnie L Brown (POA) Date: 7-11-2022

Project Tabulation

Project Location: Belton, Texas
Project Name: BELTON MF
Project Owner: BELTON MF

Site Address: 13.98 Acres (581,528 SF)
17.83 Acre (780,000 SF)

Project Density: 711.00 S.F.
1008.04 S.F.
1128.00 S.F.
936.30 S.F.

Apartment: 464 2 BR/1 BDRM+2.50 BDRM
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Zoning Summary		Zoning Section		Zoning Req.		Project Specific	
Description		15		MF - MULTIFAMILY DISTRICT		MF - MULTIFAMILY DISTRICT	
Zoning		15.1		MULTIFAMILY DISTRICT		MULTIFAMILY DISTRICT	
Principal Permitted Land Use		15.1		FAMILY DWELLINGS, GARDEN APARTMENTS		FAMILY DWELLINGS, GARDEN APARTMENTS	
Maximum Height		15.3		THREE (3) STORIES		THREE (3) STORIES	
Minimum Front Yard Size		15.40(1)		7' W/ RETAINING WALLS WITHOUT STREET OR WHEN ADJACENT TO SIDE		7' W/ RETAINING WALLS WITHOUT STREET OR WHEN ADJACENT TO SIDE	
Minimum Side Yard Size		15.40(2)		THREE (3) STORIES		THREE (3) STORIES	
Minimum Rear Yard Size		15.40(3)		THREE (3) STORIES		THREE (3) STORIES	
Minimum Lot Area		15.40(4)		THREE (3) STORIES		THREE (3) STORIES	
Minimum Lot Width		15.40(5)		THREE (3) STORIES		THREE (3) STORIES	
Minimum Lot Depth		15.40(6)		THREE (3) STORIES		THREE (3) STORIES	
Minimum Lot Coverage		15.40(7)		THREE (3) STORIES		THREE (3) STORIES	
Parking		15.40(8)		THREE (3) STORIES		THREE (3) STORIES	

Unit Type	Market	Spent Range	Total Number	Total Number	%	Market	Spent Range
S101	508	12	12	12	0.04%	508	7,178
A101	711	84	84	84	35.29%	711	59,724
B101	1,128	64	64	64	44.44%	1,128	71,232
C101	1,128	36	36	36	15.13%	1,128	40,800
Total			256	256	100.00%		222,840

Unit Type	Market	Spent Range	Total Number	Total Number	%	Market	Spent Range
S101	508	12	12	12	0.04%	508	7,178
A101	711	84	84	84	35.29%	711	59,724
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C101	1,128	36	36	36	15.13%	1,128	40,800
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Total			256	256	100.00%		222,840

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C101	1,128	36	36	36	15.13%	1,128	40,800
Total			256	256	100.00%		222,840



BELTON MF
BELTON, TEXAS
RREAL HOLDINGS

ISSUED FOR:
USE PLANNING
REVISIONS:
NOT FOR CONSTRUCTION
REVISIONS:
REVISIONS:
REVISIONS:

PROJECT # 22000
DATE 07-12-2022

SHEET NO. A.101
SITE PLAN

4 to 6 SS UNIT DETACHED PARKING GARAGES

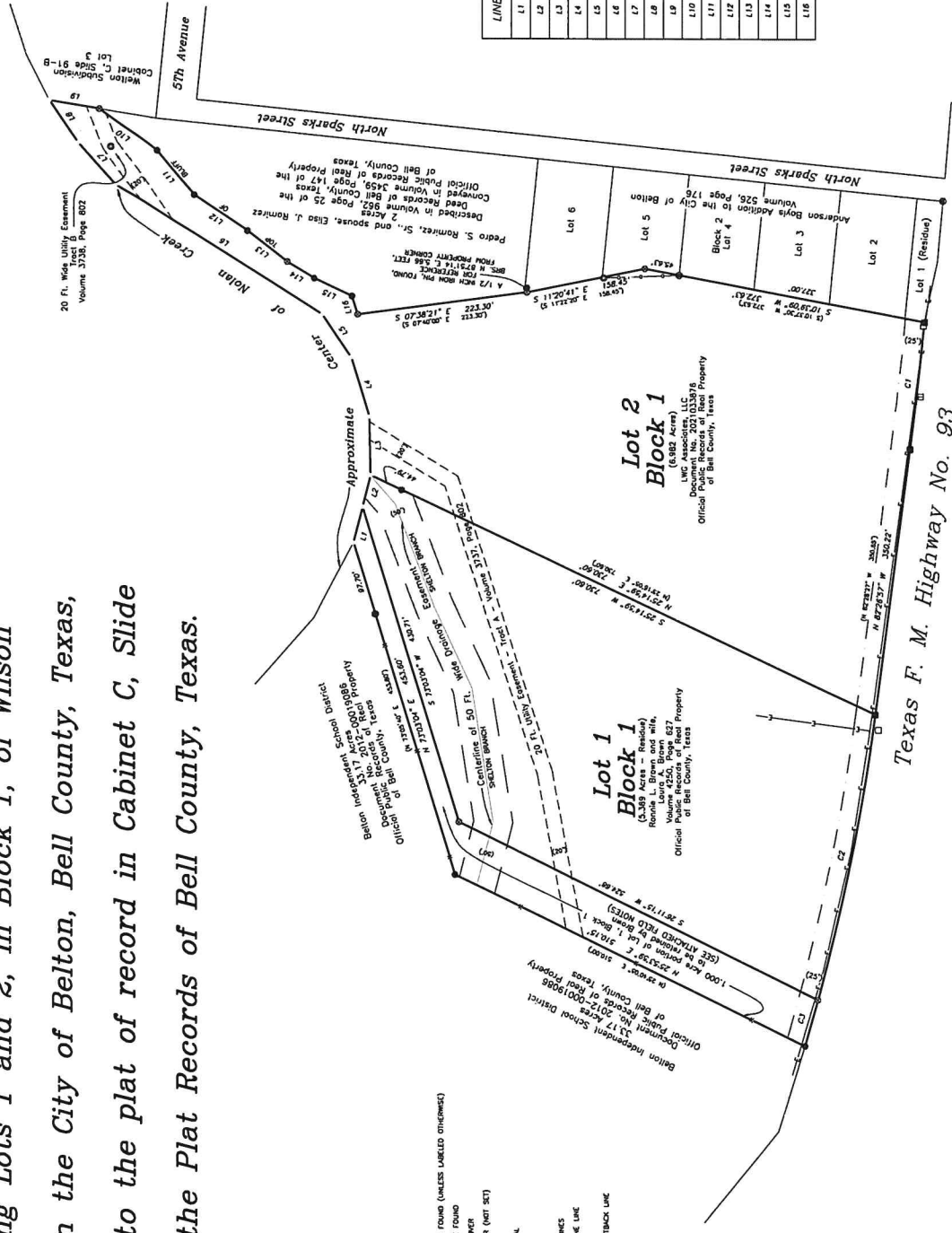
1 SITE PLAN
SCALE 1/8"=1'-0"



Plat Showing Lots 1 and 2, in Block 1, of Wilson Addition, in the City of Belton, Bell County, Texas, according to the plat of record in Cabinet C, Slide 216-A, of the Plat Records of Bell County, Texas.

LEGEND

- - 3/8" IRON PIN FOUND (UNLESS LABELED OTHERWISE)
- - 1/2" IRON PIPE FOUND
- - SINK MARKER COVER
- - CALCULATED CORNER (NOT SET)
- - WATER METER
- - TELEPHONE KESTRAL
- X — WIRE FENCE
- CHAIN LINK FENCE
- OVERHEAD UTILITY LINES
- TELEPHONE LINES
- GAS LINE
- 35 FT. BUILDING SETBACK LINE (RECORD ONLY)



Line Table

LINE	BEARING	DISTANCE
L1	S 25°12'00" E	48.41'
L2	S 75°51'30" E	48.63'
L3	N 88°43'50" E	76.78'
L4	N 23°04'30" E	81.20'
L5	N 3°00'00" E	81.33'
L6	N 3°03'50" E	118.25'
L7	N 46°20'30" E	73.30'
L8	N 48°11'00" E	73.33'
L9	S 09°22'00" W	86.25'
L10	S 35°18'30" W	91.45'
L11	S 3°48'00" W	73.25'
L12	S 3°19'15" W	81.18'
L13	S 37°46'10" W	86.00'
L14	S 3°39'30" W	48.00'
L15	S 3°03'30" W	54.73'
L16	S 77°23'30" W	25.60'
	(S 78°42'00" W)	(81.11')

Curve Table

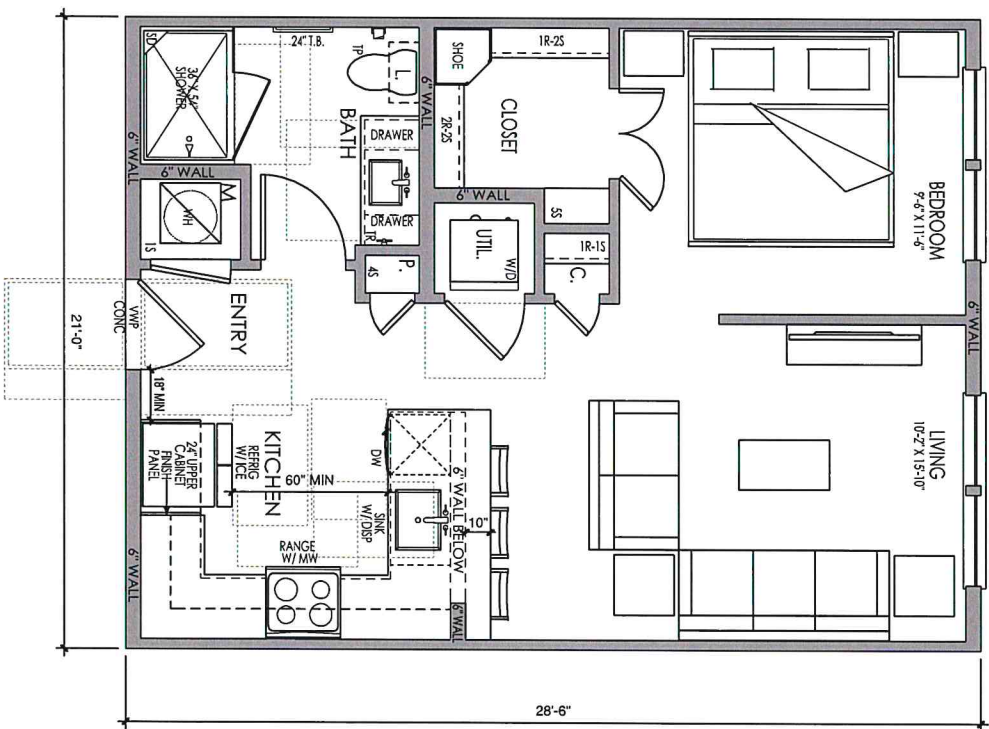
CURVE	RADIUS	ARC	BEARING	CHORD
C1	5500.00'	10.07'	N 77°23'30" W	10.07'
C2	2815.00'	280.35'	N 78°23'47" W	280.35'
C3	2815.00'	2815.00'	N 74°09'00" W	82.50'

I, Toby Tibbit, Registered Professional Land Surveyor No. 5496, do hereby certify that the foregoing plat was prepared from a survey made on the ground, May 4, 5, 16, 19, 2022, the Records of Bell County, Texas, and that the survey was made in accordance with the laws and rules of the State of Texas, and that the survey was found or set on the ground, and that discrepancies, conflicts, profusions or intrusions, overlapping of improvements, easements, visible or apparent to me, are shown or described hereon. Basis of Bearings, Grid North, Texas Central Zone (GPS Observations).

WITNESS MY HAND AND SEAL THIS 20TH DAY OF MAY, 2022.



Toby Tibbit
Toby Tibbit
Registered Professional Land Surveyor No. 5496



S1

STUDIO BEDROOM/ONE BATH
SCALE 1/4"=1'-0"

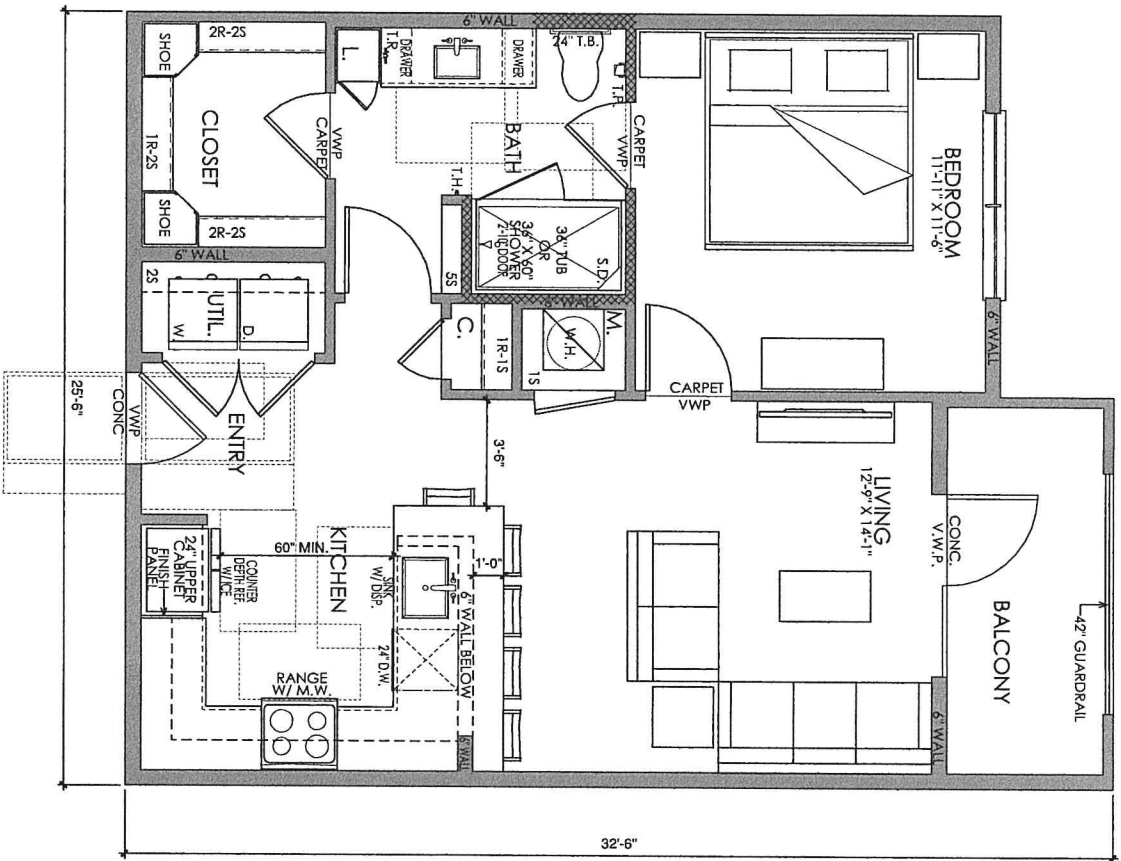
(ANSI B & FHA UNIT)

598 SF
0 2 4 8 10

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S1

DATE
07-08-2022
PROJECT #
21012



A1 (q) ONE BEDROOM/ONE BATH

SCALE 1/4"=1'-0"

[ANSI A & FHA UNIT]

2 4 8 10

711 S.F.

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A1

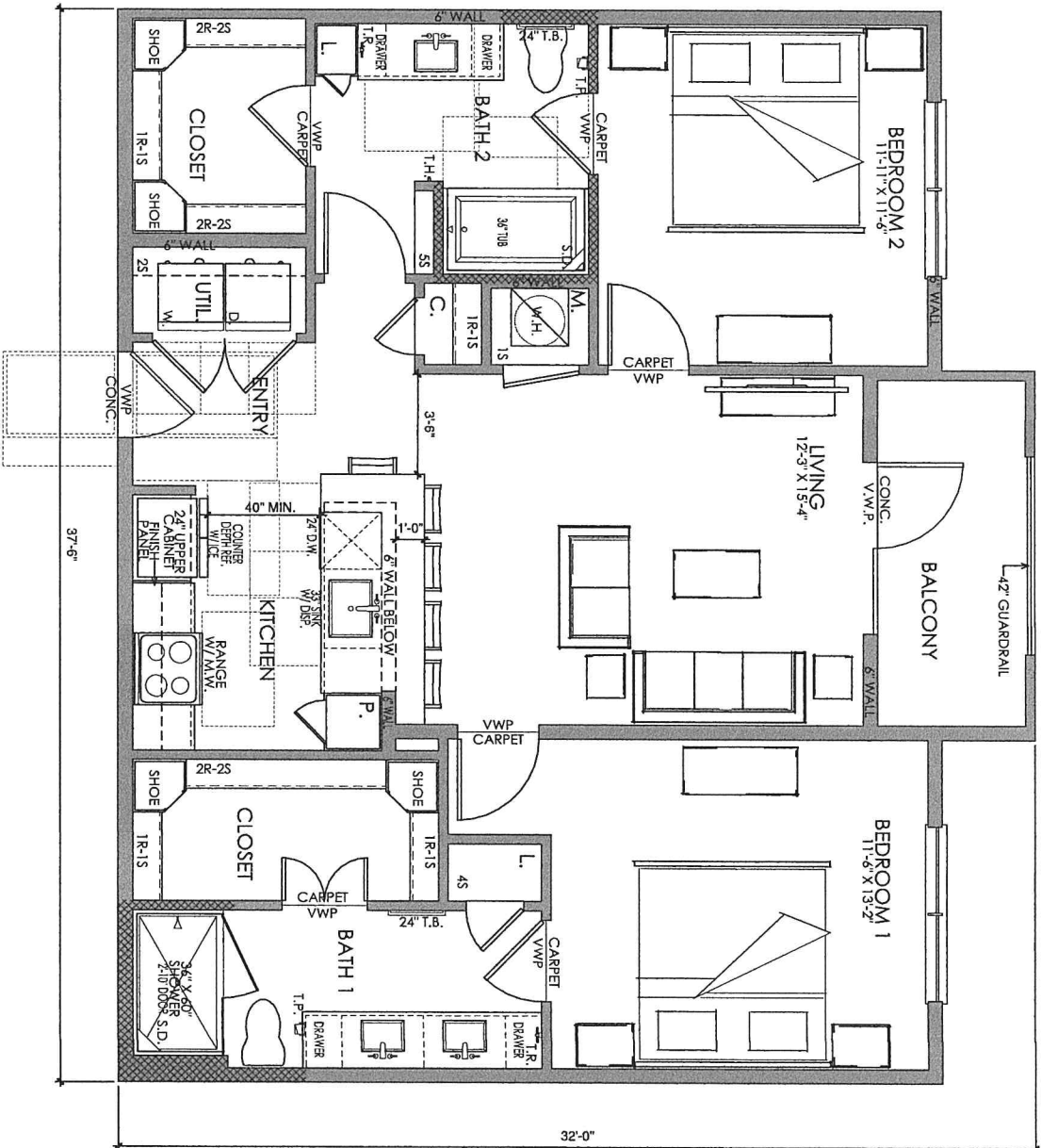
DATE
07-08-2022

PROJECT #
21012

ARCHITECTS

BELTON MF
BELTON, TEXAS
RREAF HOLDINGS

ARCHITECTS


$$B_1(\alpha)$$

TWO BEDROOM/TWO BATH
SCALE 1/4"=1'-0" (ANSI)

(ANSI A & FHA UNIT)

1,050 S.F.

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B1

OBJECT #
21012

DATE
07-08-2022



B2

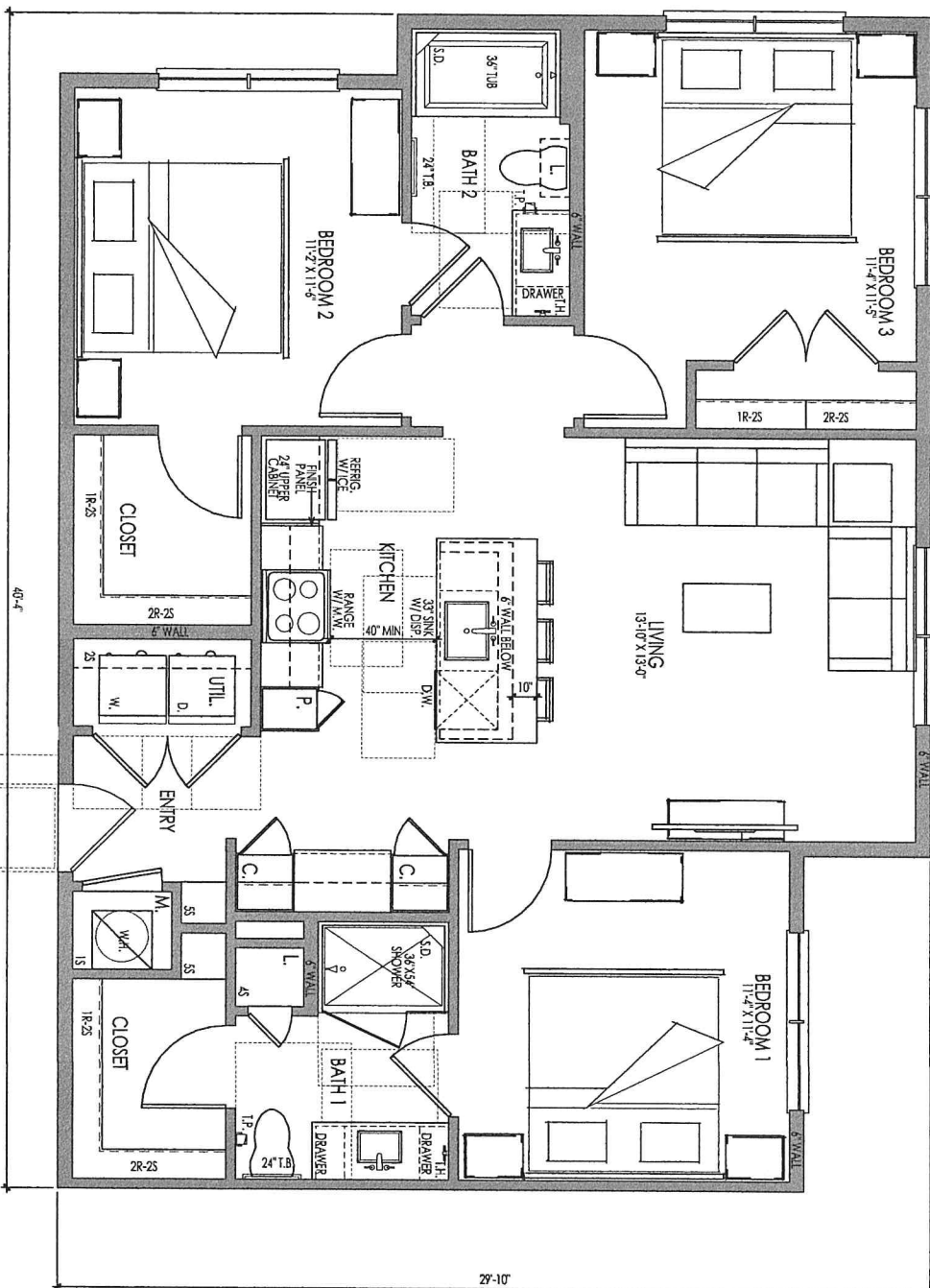
07-08-2022

PROJECT #
21012

FOR RENT ONLY
NOT FOR PLACING
BIDDING OR CONTRACT

BELTON MF
BELTON, TEXAS
RREAL HOLDINGS

ARCHITECTS



THREE BEDROOM/TWO BATH
SCALE 1/4"=1'-0" (ANSI B.1)

(ANSI B & FHA UNIT)

1,128 S.F. (MARKET)

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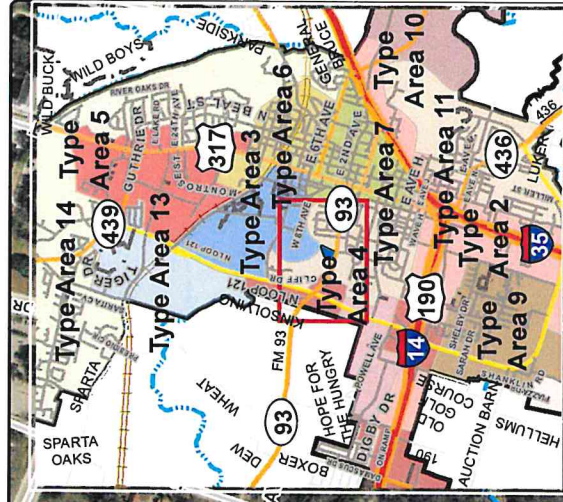
5

DATE
07-08-2022

PROJECT #
21012

FOR REVIEW ONLY
NOT FOR PERMITTING
BIDDING OR CONSTRUCTION

Zoning Case # Z-22-28 Location



ZONING CHANGE:
AG
to
MF

LEGAL DESCRIPTION:
WILSON ADDITION, BLOCK 001,
LOT 0001, ACRES 6.35

PROPERTY OWNER:
STEPHEN CHAD STEWART

ADDRESS/LOCATION:
708 W 2ND AVE

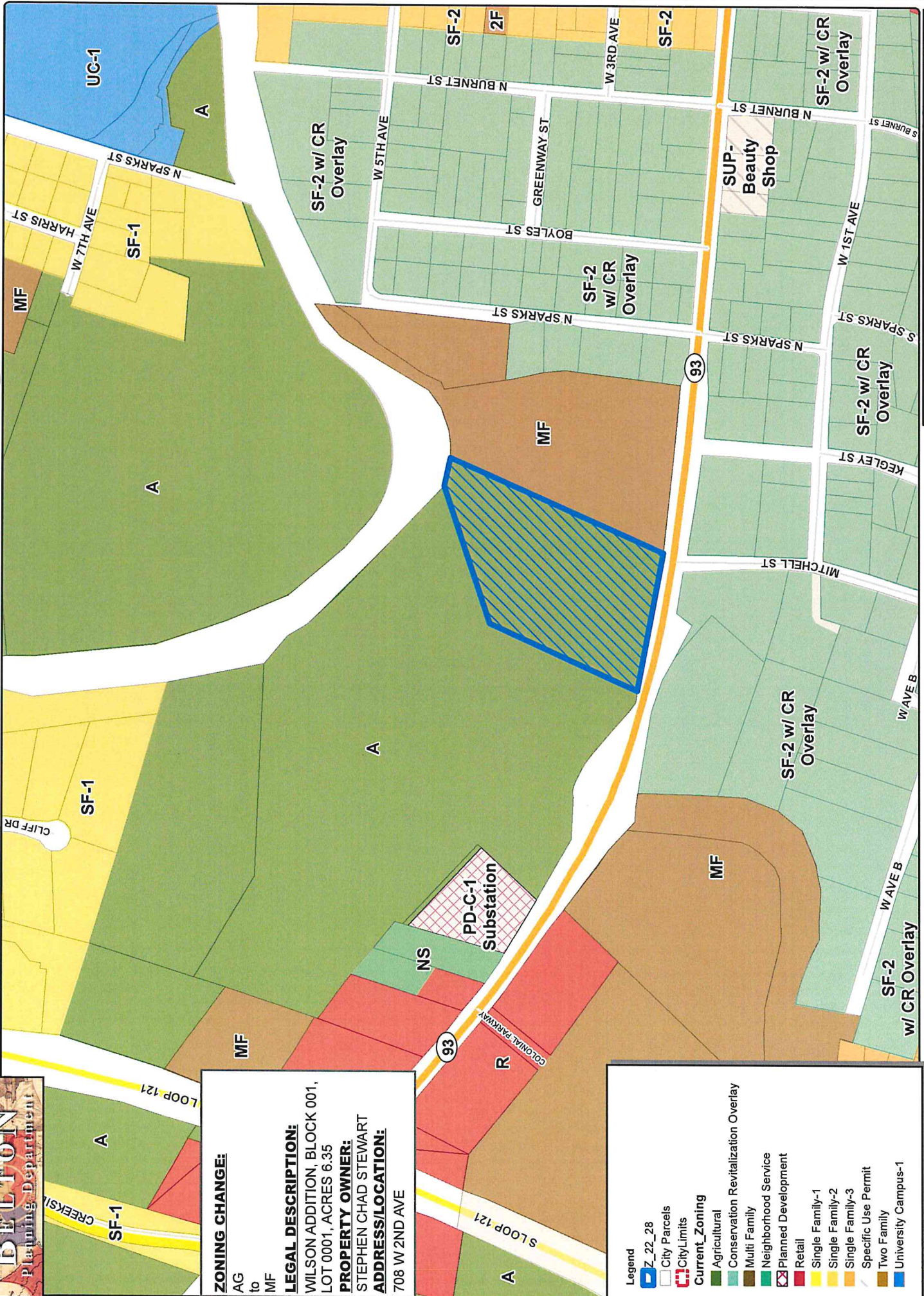
LEGEND
Z_22_28



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or other professional purposes. They do not represent or be the basis for any professional opinion or advice. The City of Belton is not responsible for any errors or omissions on this map. No warranty is made by the City of Belton regarding specific accuracy or completeness.

Map Date: 7/22/2022

Zoning Case # Z-22-28 Zoning



ZONING CHANGE:
AG
to
MF

LEGAL DESCRIPTION:
WILSON ADDITION, BLOCK 001,
LOT 0001, ACRES 6.35

PROPERTY OWNER:
STEPHEN CHAD STEWART

ADDRESS/LOCATION:
708 W 2ND AVE

Legend

- Z_22_28
- City Parcels
- City Limits
- Current_Zoning
- Agricultural
- Conservation Revitalization Overlay
- Multi Family
- Neighborhood Service
- Planned Development
- Retail
- Single Family-1
- Single Family-2
- Single Family-3
- Specific Use Permit
- Two Family
- University Campus-1

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 accuracy or completeness.



Zoning Case # Z-22-28 Aerial



ZONING CHANGE:

AG
to
MF

LEGAL DESCRIPTION:

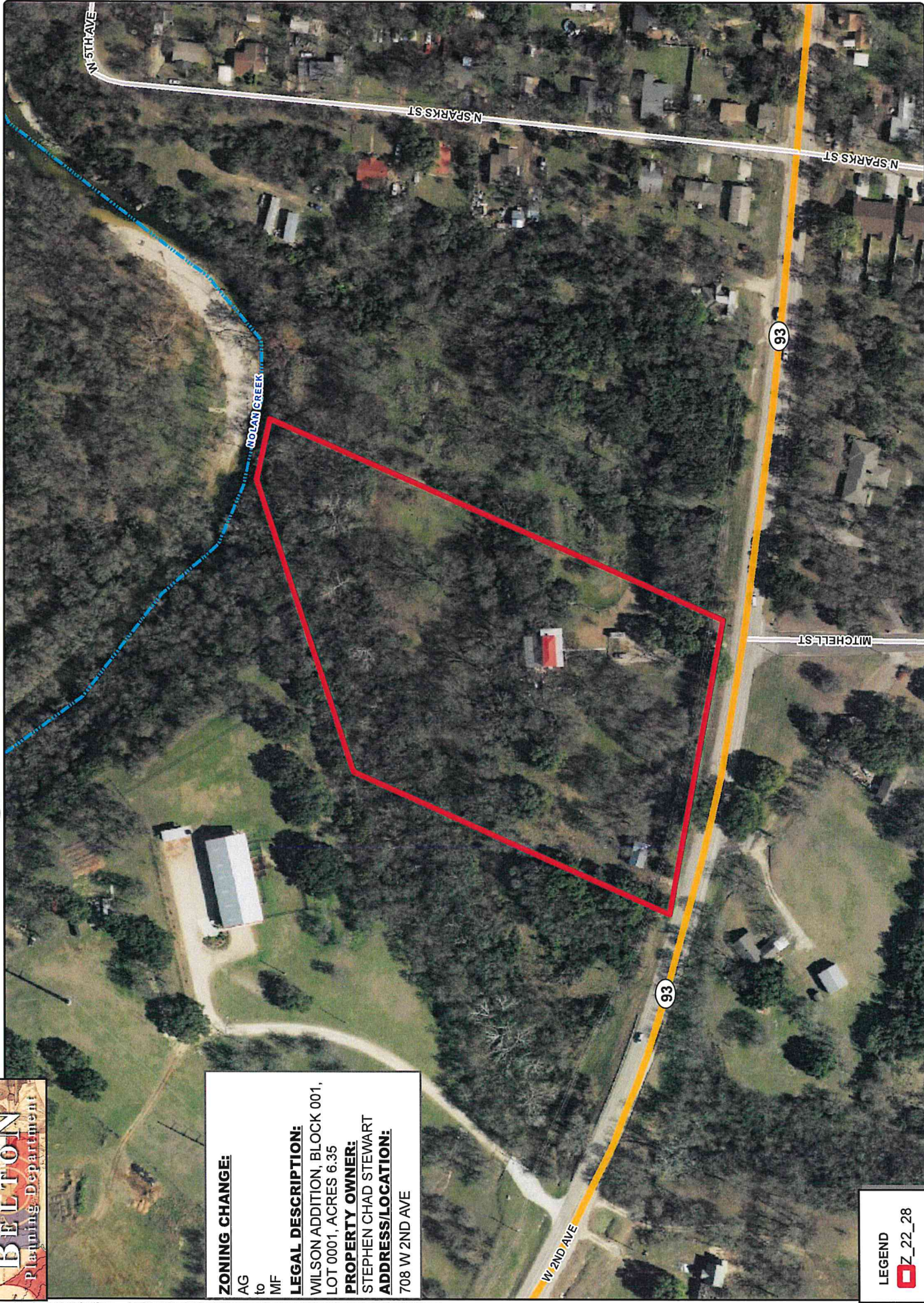
WILSON ADDITION, BLOCK 001,
LOT 0001, ACRES 6.35

PROPERTY OWNER:

STEPHEN CHAD STEWART

ADDRESS/LOCATION:

708 W 2ND AVE



LEGEND



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: STEPHEN CHAD STEWART,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 708 WEST 2ND AVENUE,
FROM A(N) AGRICULTURAL (A) ZONING DISTRICT,
TO A(N) MULTIPLE FAMILY ZONING DISTRICT,
TO ALLOW THE DEVELOPMENT OF AN APARTMENT COMPLEX (PER THE ATTACHED CONCEPTUAL SITE PLAN).

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, August 16, 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, August 23, 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 JULY 19, 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

6985
FRANCIS, DAVID T
1902 WANDA ST
COPPERAS COVE, TX 0

37190
JACK-O-LANTERN LTD
10 W AVENUE B
TEMPLE, TX 76501

90291
RACHIII BROTHERS LLC - SERIES 102
PO BOX 681
BELTON, TX 76513

12917
BELTON IND SCHOOL DISTRICT
PO BOX 269
BELTON, TX 0

49665
HILL, JAMES W JR & NORMA JEAN
1001 W 7TH AVE
BELTON, TX 0

232640
BROWN, RONNIE L ETUX LAURA A
708 W 2ND AVE
BELTON, TX 0

37189
JACK-O-LANTERN LTD
10 W AVENUE B
TEMPLE, TX 76501

77448
RAMIREZ, PEDRO S SR & ELISA J
400 N SPARKS ST
BELTON, TX 0

232641
LWG ASSOCIATES LLC
202 E BARTON AVE
TEMPLE, TX 0

Zoning Case # Z-22-28



ZONING CHANGE:

AG
to
MF

LEGAL DESCRIPTION:

WILSON ADDITION, BLOCK 001,
LOT 0001, ACRES 6.35

PROPERTY OWNER:

STEPHEN CHAD STEWART

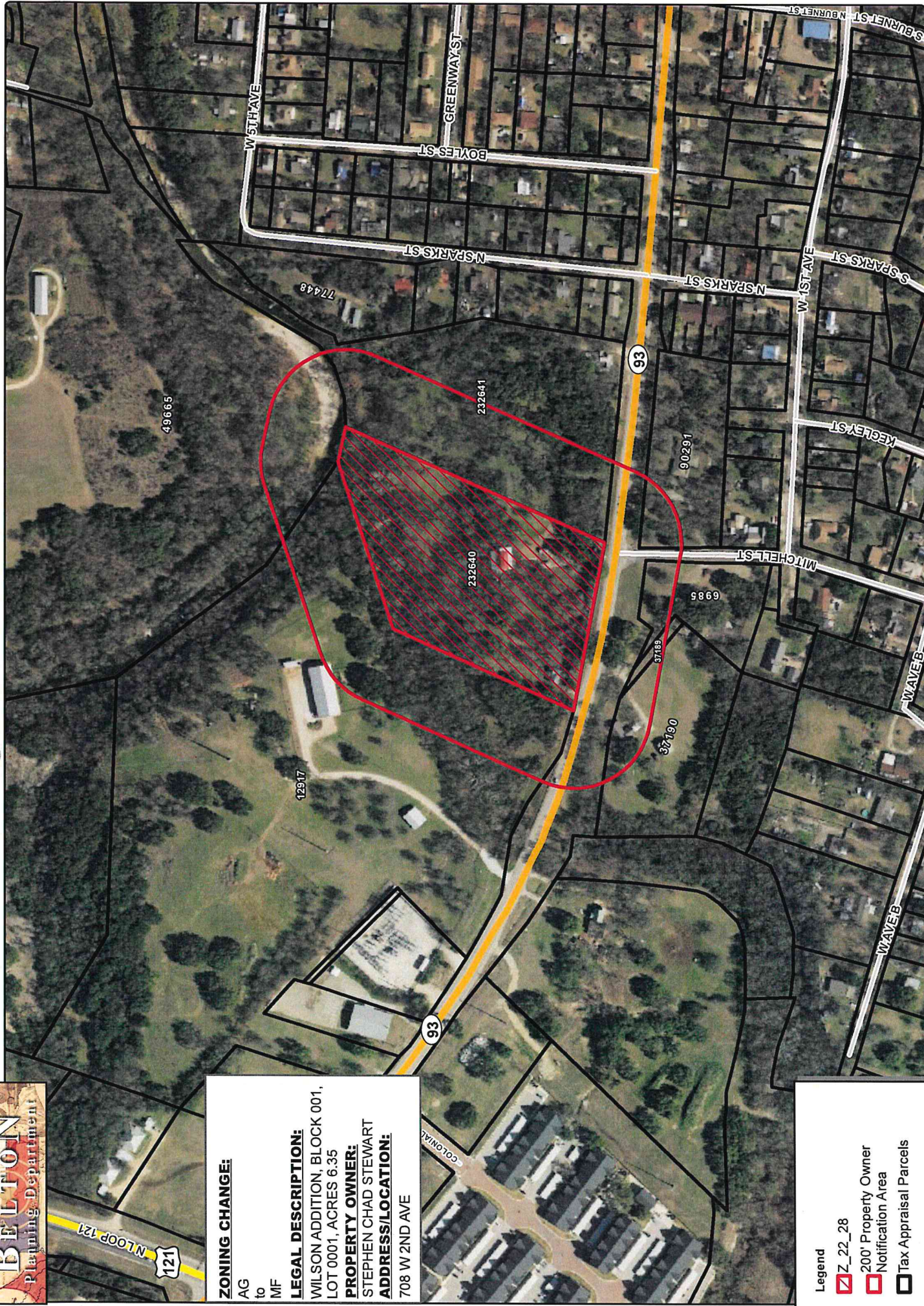
ADDRESS/LOCATION:

708 W 2ND AVE

Legend

- Z-22-28 Z-22-28
- 200' Property Owner 200' Property Owner
- Notification Area Notification Area
- Tax Appraisal Parcels Tax Appraisal Parcels

Map Date: 7/22/2022



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.

Staff Report – Planning and Zoning Agenda Item



Date: August 16, 2022
Case No.: Z-22-29
Request: CH to PD-CH
Applicant/Owner: Shakeel Badarpura

Agenda Item #6

Z-22-29 - Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development – Commercial Highway District on approximately 3.282 acres located at 3463 W. US Highway 190 Service Road to allow a 55-foot-tall High Profile Monument Sign.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Commercial Highway (CH).

Current Use(s): Newly constructed truck stop.

Proposed Zoning: Planned Development - Commercial Highway (PD-CH).

Proposed Uses: 55-foot tall High-Profile Monument Sign.

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area for residential as a lifestyle center suitable for retail, restaurants, dense residential and neighborhood services.

Design Standards Type Area 4:

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

Case Summary and Analysis

This site is located on the southeast corner of IH 14 Service Road and FM 1670, and has a newly constructed TexStar Gas Station. The applicant is requesting a Planned Development zoning change to allow for a 55' tall High Profile Monument Sign. The proposed sign is 35' taller than the adopted maximum height of 20.' The Sign Ordinance allows additional height if the property is at a lower elevation than the adjacent interstate travel lanes. The elevation of this property is approximately 698'. The elevation of the IH 14 travel lanes is approximately

680'. The site has a height advantage of approximately 18'. If built at the 20' maximum height, the sign elevation would be 718', 38' above the main travel lanes.

The applicant indicated the proposed relocation of the interstate exit ramps west of the site will decrease the visibility of the site. The existing exit ramp is ¼ mile from the FM 1670 intersection. The new exit ramp will be ½ mile away due to the redesign of the interstate. The applicant indicated that a taller sign would be more visible from the relocated exit ramp.

An application for a sign not in conformance with the Sign Ordinance would be submitted to the Zoning Board of Adjustments (ZBA) as a variance request. However, this request does not meet the unnecessary hardship requirements. If approved by the ZBA, the intent established by the City Council for the Sign Ordinance would not be preserved. If denied by the ZBA, the applicant could still approach the Council with a zoning change request, so the applicant has request approval of the Planned Development Zoning change to achieve their objective.

Project Analysis and Discussion

Sign Area & Setback Requirements: According to Section 38, Sign Regulations, sign on properties with IH-35 and IH-14 frontage are required to have a maximum height of 20', a maximum sign face of 225 square feet, a minimum of 2 cladded poles and a 5' setback from property line. All other applicable requirements are satisfied - 225 sq. ft. face and 20' setback is proposed.

Recommendation

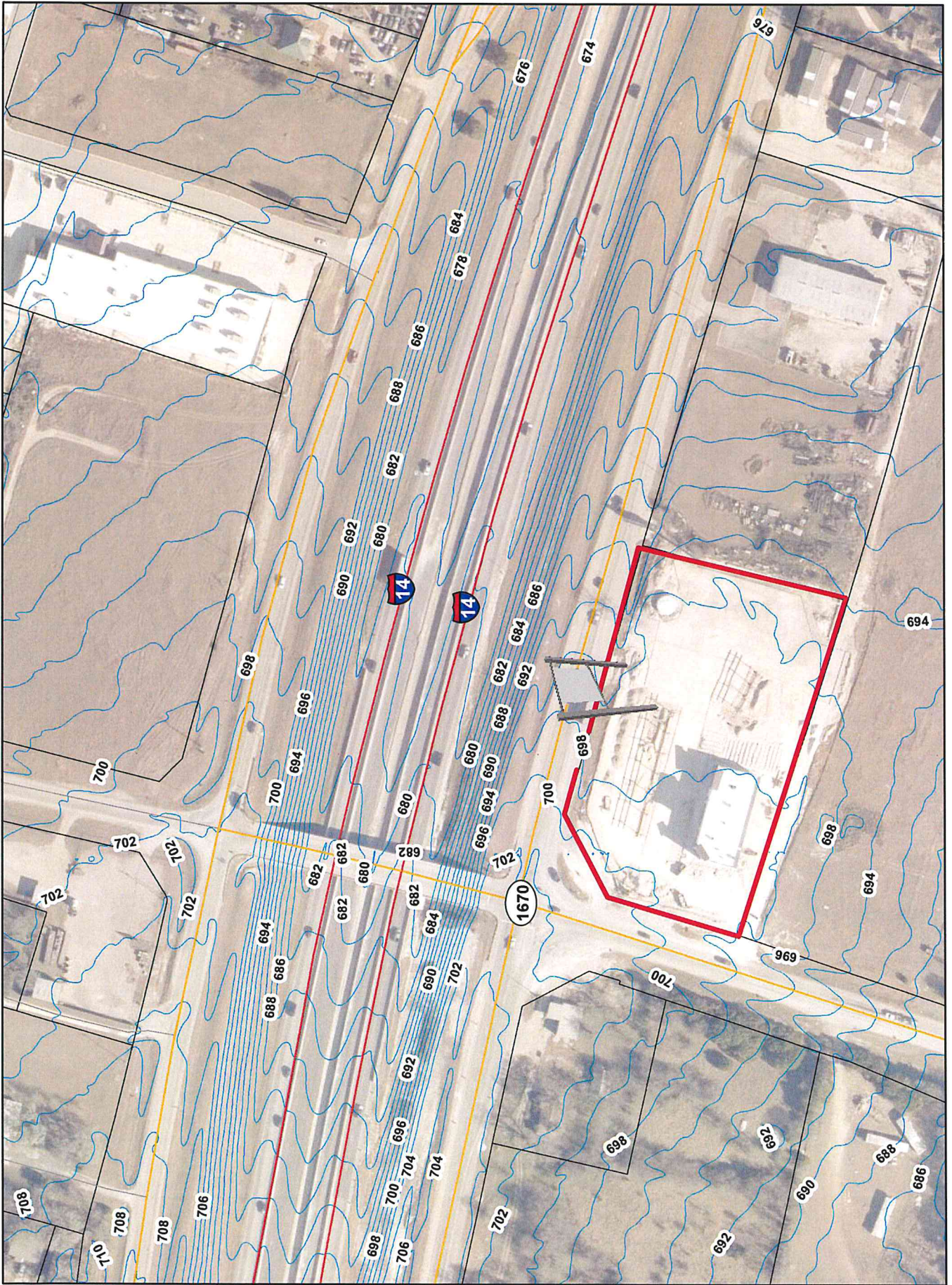
Staff recommends disapproval of the zoning request. The proposed sign is not consistent with the adopted Sign Ordinance and will set a precedent for other businesses requesting taller signs along the interstate frontage road.

If the request is approved, a lesser height would be desirable. Any recommendation for approval should include the following standards:

1. The property must conform to all applicable standards of the Commercial Highway District.
2. One High Profile Monument Sign with a maximum height of 55' tall is permitted.
3. A sign permit application and plans in compliance with adopted standards are required.

Attachments:

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



ZONING CHANGE APPLICATION

Fee: \$250.00



Date received:	
APPLICANT NAME: Shakeel Badarpura	
EMAIL: sohilhmak@gmail.com	PHONE NUMBER: 512-665-1815
MAILING ADDRESS: 11940 Jollyville Rd Ste 110-N Austin TX 78759	
PROPERTY OWNER NAME: Premier Belton Two LLC	
EMAIL: shakeelb76@gmail.com	PHONE NUMBER: 480-221-7689
MAILING ADDRESS: 11940 Jollyville Rd Ste-110N Austin, TX 78759	

Proposed Use of Structures (building) and Property (exterior property): Travel Center and Convenience Store with gas
Current Use: Building Construction just completed and not used yet.
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 3463 W US Highway 190 Belton TX 76513
Legal Description of Property: Abstract Survey _____ Lot(s): 0001 Block(s): 001 of Subdivision FM 1670 Addition Acres 3.282
Existing Zoning: CH Proposed Zoning: PD-CH

Signature of Applicant: [Signature] Date: 7/22/2022
Signature of Owner (if not applicant): [Signature] Date: 7/22/2022

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.**

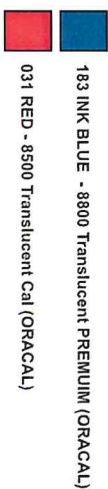
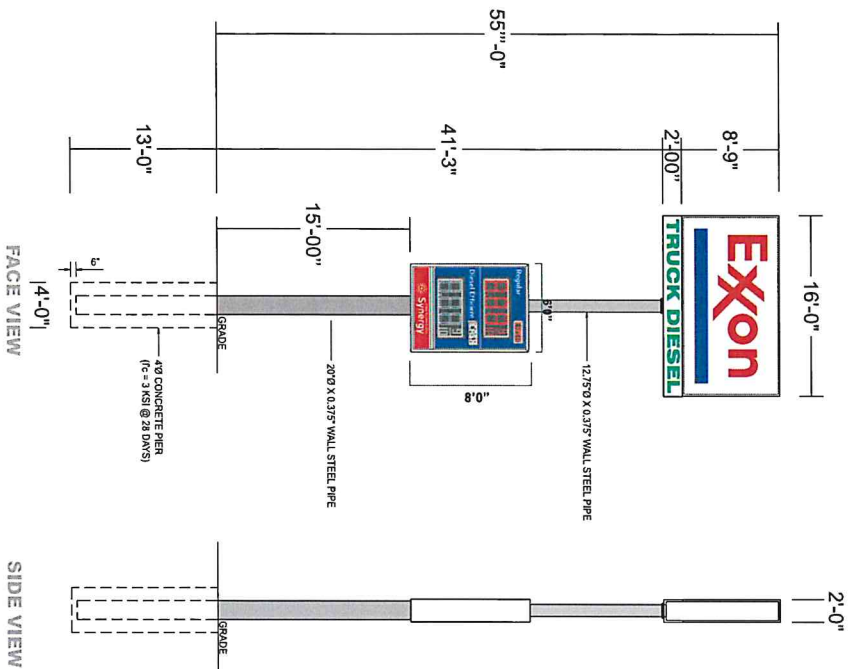
Notice: If any construction is planned, a copy of the plans and a plat must be attached.
Requests for zoning changes must be submitted by the 15th day of the month to be placed on the agenda for the Planning and Zoning Commission meeting the next month. The Planning and Zoning Commission meets on the 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:

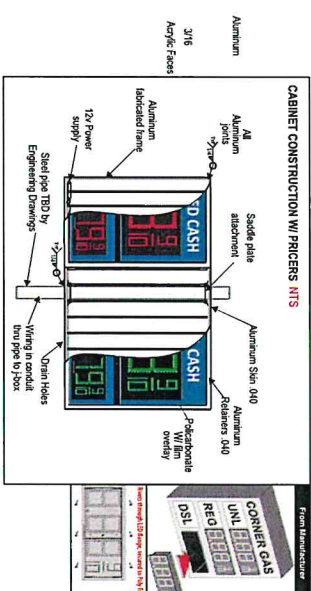
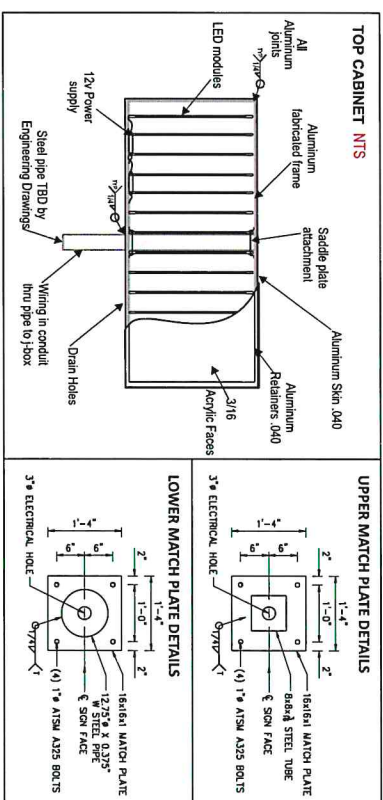
- a. A site inventory analysis including a scale drawing showing existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This should include as a delineation of any flood prone areas.
- b. As a scale 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.

3463 U.S. Hwy 190, Belton, TX 76513

This Sign will be installed in strict compliance with the US National Electric Code (Article 600) including UL48 (or equivalent), and with local city, state and county codes within the jurisdiction of this Sign Project. All parts of this electrical, illuminated Sign will be properly grounded and bonded (as required).



CABINET DETAIL SPECIFICATIONS AND CONSTRUCTION



Sign Specifications

Cabinets: Aluminum fabricated with aluminum skins
Faces: 3/16" acrylic faces with film overlay
Center Cabinet - polycarbonate with film overlay and cut-outs for LED Panels
Retainers: 1.5"x1.5" Aluminum, painted white
Lighting: White LED modules
Power Supply: 120v 200watt, 5amp output
Support Pipe: Schedule 40 steel pipe (per Eng.) painted white

 MORSIgens 9966 SUITE A Town, Houston, Texas 556-485-9432 sales@morSIGens.com	Client Name:	Sales Rep:
	Location:	Designer:
Houston TX		 
Electrical load 150 watts power supply internally illuminated with white led -CE Triumax to 200 watt 12 VDC Power Supply 5A output class		
ELECTRICAL NOTES <ul style="list-style-type: none"> 1) Sign Company to deliver 120 volt, single phase, 15 amp service to the location 2) Sign must be grounded, all electrical wiring must be done in accordance with the NEC 3) All wiring must be done in accordance with the NEC 4) All wiring must be done in accordance with the NEC 5) All wiring must be done in accordance with the NEC 6) All wiring must be done in accordance with the NEC 7) All wiring must be done in accordance with the NEC 8) All wiring must be done in accordance with the NEC 9) All wiring must be done in accordance with the NEC 10) All wiring must be done in accordance with the NEC 		

3463 U.S. Hwy 190, Belton, TX 76513

A: PYLON SIGN

This Sign will be installed in strict compliance with the US National Electric Code (Article 600) including UL48 (or equivalent), and with local city, state and county codes within the jurisdiction of this Sign Project. All parts of this electrical, illuminated Sign will be properly grounded and bonded (as required).

PROPOSED



EXISTENT



Proposed sign

MOR SIGNS 9905-SUITE A-100 Belton, Texas 505-838-3422 sales@morsigns.com	Client Name: Location: Houston TX	Sales Rep: Designer: 	Electrical Load 150 watts power supply internally illuminated with white led - GE Tetramax (2) 200 watt 12 VDC Power Supply 2A output class ELECTRICAL NOTES Sign Company DOES NOT provide power to the sign Power to the sign must be provided by a qualified electrician Each sign must have: 1. A minimum of one dedicated 200' 20A circuit 2. Grounding and bonding per NEC 3. Three wire Line Ground Neutral
--	---	--	--

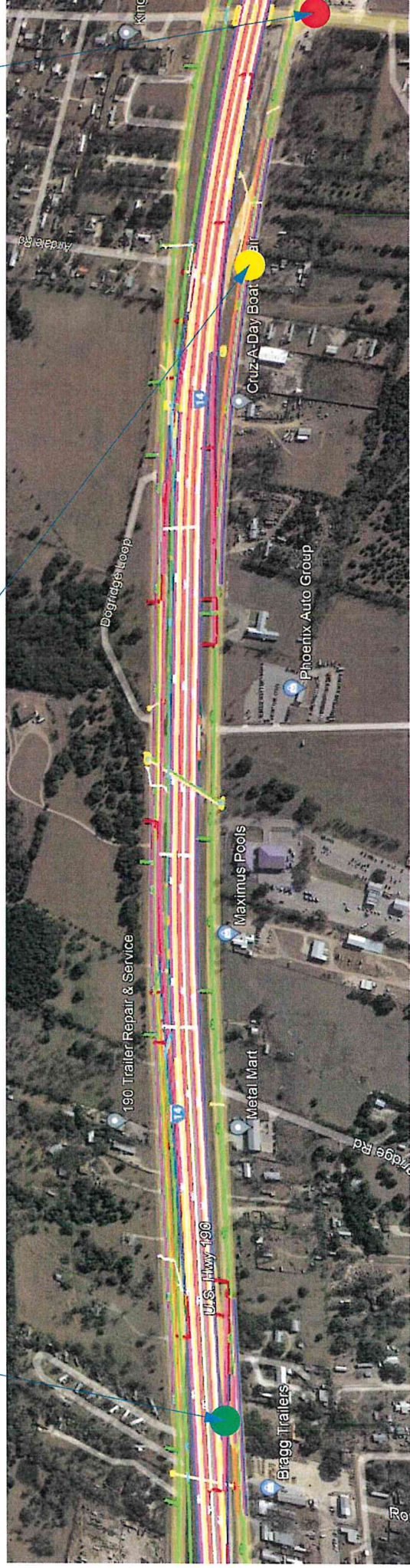
EXHIBIT For TEXASTAR EXXON

3463 West Highway 190 Service Road, Belton, TX 76513

Location Site

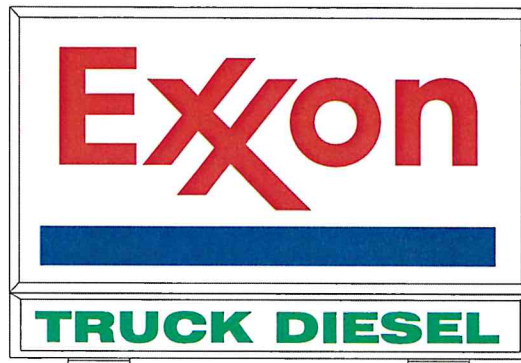
Current Exit Ramp

Future Exit Ramp under construction



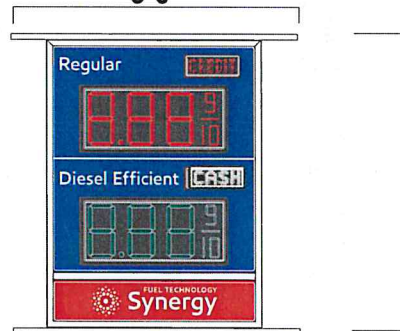
1001515120 2/2/11

16'0"



55'00 OAH"

9'0"



8'0"

15'0"



Zoning Case # Z-22-29 Location

ZONING CHANGE:

CH
to
PD-CH

LEGAL DESCRIPTION:

FM 1670 ADDITION, BLOCK 001,
LOT 0001, ACRES 3.282

PROPERTY OWNER:

SHAKEEL BADARPURA

ADDRESS:

3463 W. US 190 SVC RD

LEGEND



Map Date: 8/1/2022



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-22-29 Zoning

ZONING CHANGE:

CH
to
PD-CH

LEGAL DESCRIPTION:

FM 1670 ADDITION, BLOCK 001,
LOT 0001, ACRES 3.282

PROPERTY OWNER:

SHAKEEL BADARPURA

ADDRESS:

3463 W. US 190 SVC RD

Legend

- Z_22_29
- City Parcels
- City Limits
- Current Zoning
- Agricultural
- Commercial Highway
- Commercial-2
- Light Industrial
- Mobile Home
- Planned Development
- Retail
- Single Family-2
- Single Family-3

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Map Date: 8/1/2022

Zoning Case # Z-22-29 Aerial



ZONING CHANGE:

CH
to
PD-CH

LEGAL DESCRIPTION:

FM 1670 ADDITION, BLOCK 001,
LOT 0001, ACRES 3.282

PROPERTY OWNER:

SHAKEEL BADARPURA

ADDRESS:

3463 W. US 190 SVC RD



LEGEND



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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: SHAKEEL BADARPURA,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3463 W. US 190 SVC ROAD,
FROM A(N) COMMERCIAL HIGHWAY ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY ZONING DISTRICT,
TO ALLOW A 55' FREESTANDING MONUMENT SIGN.

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, August 16, 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, August 23, 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 JULY 19, 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**

Zoning Case # Z-22-29



ZONING CHANGE:
CH
to
PD-CH

LEGAL DESCRIPTION:
FM 1670 ADDITION, BLOCK 001,
LOT 0001, ACRES 3.282

PROPERTY OWNER:
SHAKEEL BADARPURA

ADDRESS:
3463 W. US 190 SVC RD

Legend

- Z-22-29
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

29546

DIXON PAVING INC
PO BOX 664
BELTON, TX 0

486819

PREMIER BELTON TWO LLC
401 CISCO CV
CEDAR PARK, TX 78613

99695

KMGF LTD
PO BOX 455
SALADO, TX 76571

508444

BELTON HWY 190/FM 1670 SOUTHWEST
PARTNERSHIP LTD
PO BOX 170639
AUSTIN, TX 78717

123197

VETERANS LAND BOARD
1719 HARLEY DR
HARKER HEIGHTS, TX 0

508445

PREMIER BELTON TWO LLC
11940 JOLLYVILLE RD STE 110 N
AUSTIN, TX 78759

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AMENDMENT TO THE ZONING ORDINANCE
OF THE CITY OF BELTON**

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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. We support this zoning request. I request P&Z & Council to approve this case
2. _____
3. _____

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

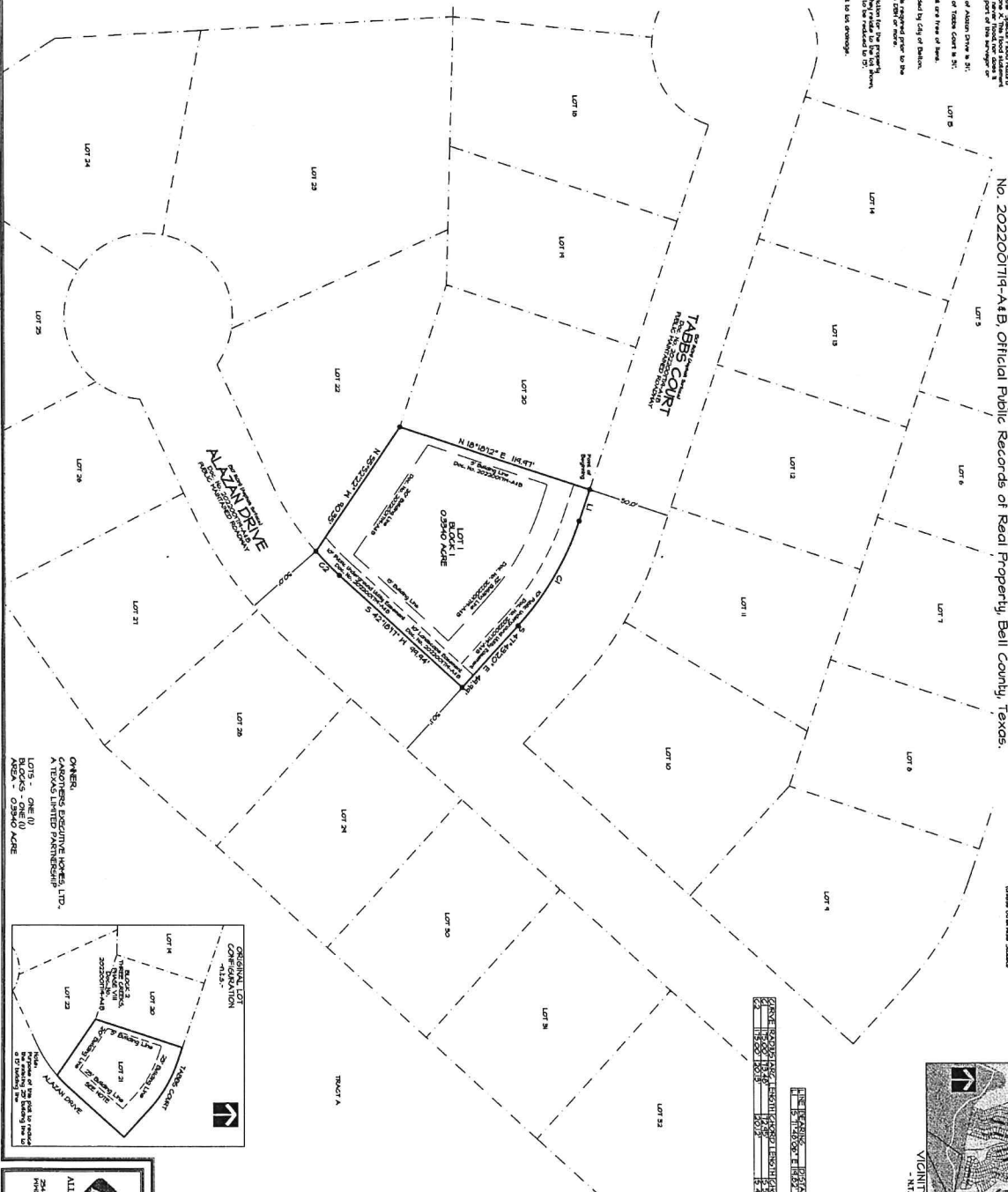
DATE: 8/9/2022

SIGNATURE: _____

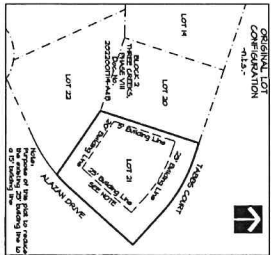
PLANNING DEPARTMENT
CITY OF BELTON
P. O. BOX 120
BELTON, TEXAS 76513
254-933-5812

508445
PREMIER BELTON TWO LLC
11940 JOLLYVILLE RD STE 110
N
AUSTIN, TX 78759

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>
7/5/2022	Taco Town Addition	0.30 acres; 1228 N. Main Street; SWC N. Main and 13th Street	1	Previously unplatted; consolidation of two properties	None
7/26/2022	Three Creeks Ph. VIII, Amendment I	0.334 Acres; 5422 Tabbs Ct.	1	Amending plat to reduce required side yard setbacks	None

[illegible][illegible]

OWNER,
CAROTHERS EXECUTIVE HOMES, LTD.,
A TEXAS LIMITED PARTNERSHIP

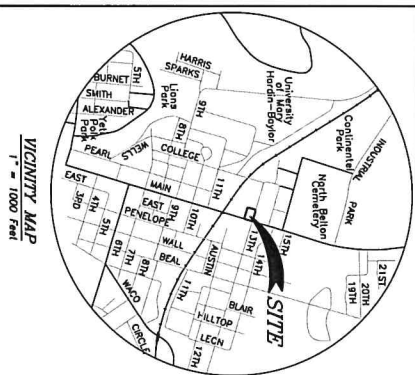


ACS
ALL COUNTY SURVEYING, INC.
14571 Hwy. 102, Suite 200
14571 Hwy. 102, Suite 200
Tempe, Arizona 85284
24-Hr. Toll-Free: 800-444-4408
www.allcountysurveying.com

Post Date: 07-20-2022
Survey completed: 08-04-2022
Scale: 1" = 80'
Job No.: 220144
Drawn No.: 220144
Drawn by: JSH
Reviewed: RWS & B746

FINAL PLAT OF
THREE CREEKS PHASE VIII, AMENDMENT #1
a subdivision within the E.T.J. of the City of Belton, Bell County, Texas

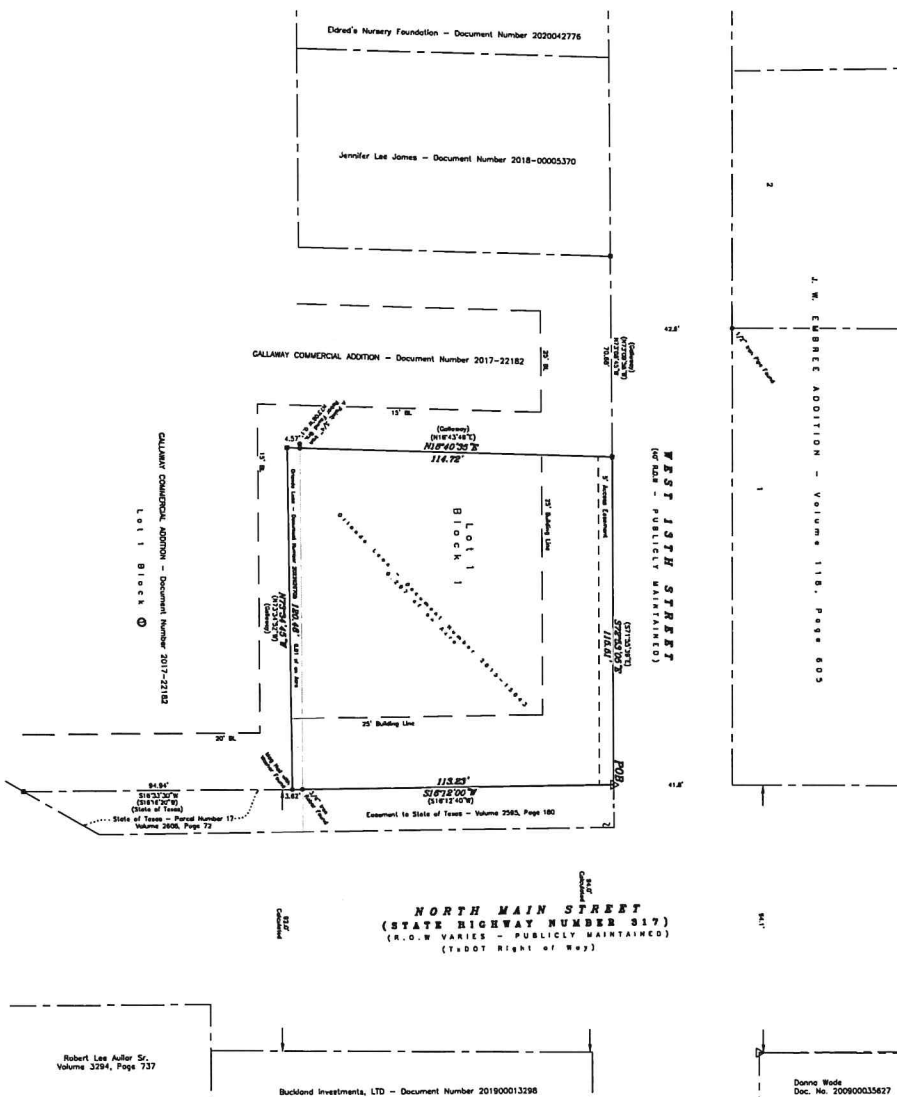
0.3340 ACRE, situated in the CLABORN H. FITCH SURVEY, ABSTRACT 316, Bell County, Texas, being an amending plat of LOT 21, BLOCK 2, THREE CREEKS, PHASE VIII, an addition within the E.T.J. of the City of Belton, Bell County, Texas, according to the plat of record in Document No. 202200716-A-B, Official Public Records of Real Property, Bell County, Texas.



LEGEND:

() - Dead Cells
POB - Point of Beginning

He delivered remarks on Mr. John Storer, and reading extracts on women on slavery for which Storer is the author, to an audience of 600 persons, and on the occasion of the presentation of a copy of the "Liberator" to the Trustees of the First African Baptist Church, Trinity Church, N.Y.C. He also delivered a sermon on the occasion of the presentation of a copy of the "Liberator" to the Trustees of the First African Baptist Church, Trinity Church, N.Y.C. He also delivered a sermon on the occasion of the presentation of a copy of the "Liberator" to the Trustees of the First African Baptist Church, Trinity Church, N.Y.C.



1. Orinda Lane, being the owner of the land shown in the MAP OF THE MIDDLE F. CONGILL, SURVEY, and the said land designated therein as the "TWO FOUR ADDRESS," a subdivision in the City of Bakers, But County, says and she hereby certifies that the said subdivision is the public portion of streets, lanes, paths, sidewalks, driveways, ditches, easements, and public places as shown herein within the plot boundary of this subdivision.

STATE OF TEXAS
COUNTY OF BELL

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

Given under my hand and seal of office this ____ day of _____, 2022.

I hereby certify that the above and foregoing part of the **TAGS TOWNS ADDITION**, in addition to the City of Nelson, and County, Texas, meets the requirements of an Administrative Plan and was approved this day of , 2012.

Said Subsidion shall be subject to all requirements of the Subsidion Ordinance of the City of
Bellevue, except where my bond this _____ day of _____, 2022.

TAX CERTIFICATE

The Real County Tax Assessor's Office, in making authority for all taxing entities in Real County, Florida, has hereby certified that there are currently no delinquent taxes due or owing on the property described by this file.

Dated this _____ day of _____, 2023 A.D.

REAL COUNTY TAX ASSESSOR, DISTRICT _____

Paid for record this _____ day of _____, 2022.

NOOR AL KHAN BY THECE PRESENTS THAT, Noroad Corral, do hereby certify that I prepared this bill from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, in accordance with the subdivision regulations of the City of Bakers, said County, Texas, in WITNESS WHEREOF, my hand and seal, this _____ day of _____, 2022.

Harvard Comm. Bull. 1975 No. 2025

RONALD CARROLL SURVEYORS, INC.
Phone: (254) 773-1447 Fax: (254) 773-1728

DRAWN BY: W.S. DATE: 6/14/72 DRAWING NAME: 81023-PL-LETON
SHEET NO.: 24328 JOB#: 81023 FIELD BOOK: 506 PG 61-63