



# CITY OF BELTON

**Planning & Zoning Commission Meeting**  
**Tuesday, June 21, 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 May 17, 2022, regular meeting.
4. 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.
5. Z-22-19 - Hold a public hearing and consider a zoning change from Agricultural to Mobile Home District on approximately 6.422 acres located at 2061 Circle Oak Loop.
6. Z-22-21 - Hold a public hearing and consider a zoning change from Planned Development – Single Family-1 Zoning District to Planned Development – Single Family -1 Zoning District with a Specific Use Permit for an Accessory Dwelling Unit on approximately 0.928 acres located at 517 E. 25<sup>th</sup> Ave.
7. Z-22-22 - Hold a public hearing and consider a zoning change from Agricultural (A) to Planned Development - Commercial-1 (PD-C-1) District on approximately 15.836 acres located at 2406 Lake Road, generally located west of FM 2271 and east of Sparta Road to establish an RV Park.
8. Z-22-23 - Hold a public hearing and consider a zoning change from Heavy Industrial to Heavy Industrial with a Specific Use Permit for the Placement of an Electronic Changeable Sign on approximately 0.269 acres located at the northeast intersection of E. 6<sup>th</sup> Avenue and Taylors Valley Road and described as Belton Terrace Addition, Block 2, lot 1.
9. P-21-25 Consider a final plat for the Preserve at Nolan Creek, comprising of 2.841 acres, located at 710 Shine Street, south of West 8<sup>th</sup> Avenue and north of West 7<sup>th</sup> Avenue.
10. Hold a public hearing and consider an amendment to the Belton Throughfare Plan relating to S. Toll Bridge Rd., from Lampasas River to Elmer King Rd.
11. 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, May 17, 2022

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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, Quinton Locklin, Alton McCallum and Joshua Knowles. The following members were absent: Nicole Fisher, Zach Kruger, and Luke Potts. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Fire Marshal Jeff Booker 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 Member Jarrett 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 2:02)**

Vice Chair Covington made a motion to approve the minutes from the April 19, 2022, meeting, seconded by Commission Member Locklin. The motion passed unanimously with 6 ayes, 0 nays.

**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. (Audio 2:25)**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. The applicant asked staff if a subdivision plat was required. Staff affirmed that a plat was required. With no other requesting to speak, the public hearing was closed.

Vice Chair Covington made a motion to approve Z-22-15 as presented by staff, which was seconded by Commission Member Jarrett. The motion was approved with 6 ayes, 0 nays.

- 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. (Audio 9:00)**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. The applicant's representative, Kevin Gaskey, spoke in support of the zoning change and to clarify their intent to construct only 70 dwelling units which is less than what the current zoning would allow.

Nine adjacent property owners (Sabine Cove and Trinity Drive) spoke in opposition of the zoning change voicing concerns for drainage, traffic, zoning is unfair, safety and loss of property values. Speakers included: Tom Brammeier, Carl Hudson, Nola Gorham, Jack Garner, Claude Cielonko, Jim Elliott, Thomas Henry and Sheresha Dora.

Mr. Gaskey addressed questions from the Commission regarding drainage and parking.

Vice Chair Covington made a motion to approve Z-22-16 as presented by staff, which was second by Commission Member Jarrett. The motion passed with 6 ayes, 0 nays.

- 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. (Audio 45:11)**

Staff Planner Ms. Moore presented the staff report.

The applicant's representative, Myra Goepp, presented their solutions to address adequate parking on the site and their intent to work with staff and consultants to address sewer capacity questions.

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

Ms. Goepp addressed questions from the commission regarding parking.

Commission Member Jarratt made a motion to table the item until the June 21 meeting of the Commission. The motion was seconded by Commission Member Knowles. The motion was tabled with a vote of 6 ayes, 0 nays.

- 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. (Audio 1:09)**

Staff Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing. The applicant's representative Tyler Freese, spoke in support of the zoning change.

Mr. Freese and staff addressed questions from the commission with regard to the sewer capacity concerns.

Vice Chair Covington made the motion to approve Z-22-18 as recommended by staff. Commission Member Locklin seconded the motion. The motion was approved with 6 ayes, 0 nays.

**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. (Audio 1:21)**

Staff Planner Ms. Moore presented the staff report.

Commission Member Locklin made a motion to approve P-21-24. Commission Member McCallum seconded the motion. The motion was approved with 6 ayes, 0 nays.

**9. P-21-25 Consider a preliminary Plat for Hidden Trails, comprising of 55.8 acres, located east of IH 35, north of Loop 121 and south of Avenue R. (Audio 1:24)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Covington made a motion to approve P-21-25 as recommended by Staff. Commission Member Jarrett seconded the motion. The motion was approved with 6 ayes, 0 nays.

**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 King Road. (Audio 1:28)**

Staff Planner Ms. Moore presented the staff report.

Fire Marshal, Jeff Booker, spoke in opposition of allowing a variance for fire protection standards. He questioned the Commission's authority to grant a variance on fire code requirements.

The applicant's representative, John Messer, spoke in favor of approving the variance and voiced his reasons for not wanting to install a fire suppression system. He voiced concerns about annexations, if City services (water and sewer) cannot be provided.

Commission Member Jarratt made a motion to approve P-22-11 as recommended by staff to approve the fire protection variance. Commission member Locklin seconded the motion, which passed with 6 ayes, 0 nays.

**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. (Audio 1:43)**

Staff Planner Ms. Moore presented the staff report.

Staff addressed questions from the commission.

Vice Chair Covington made a motion to approve P-22-12 as recommended by Staff. Commission Member Locklin seconded the motion. The motion was approved with 6 ayes, 0 nays.

**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. (Audio 1:56)**

Staff Planner Ms. Moore presented the staff report.

Staff addressed questions from the commission. Neither the applicant nor representatives were in attendance.

Commission Member Jarrett made a motion to approve P-22-12, as presented, the motion was clarified to disapprove of the variance request to waive requirements for sidewalks along Capital Way. Vice Chair seconded the motion. The motion was approved with 6 ayes, 0 nays.

**13. Receive an update on administratively approved plats. (Audio 2:07:23)**

Ms. Moore presented the list of administratively approved plats.

With no other city business, the Planning and Zoning Commission was adjourned at 7:38 p.m. (Audio ends at 2:07)

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Chair, Planning and Zoning Commission

# Staff Report – Planning & Zoning Item



Date: June 21, 2022  
Case No.: Z-22-17  
Request: A to PD-MF  
Owner/Applicant: Avenue D Investment, LLC. / Michael Henninger

## **Agenda Item #4**

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 Residential Development

**Future Land Use Map (FLUM) Designation:** Commercial Corridor, which may permit 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 development which offers market rate three-bedroom units for rent. The site consists of approximately 18 acres and is proposed for 95 two-story duplexes (190 units), a leasing office/ amenity center, and two small parks. The applicant is requesting a Planned Development District to allow use and to accommodate setback reductions.

## **Project Analysis and Discussion**

**Existing Conditions:** The surrounding zoning and land uses are described below:



Direction	Zoning	Use
North	Commercial Highway and PD- Commercial Highway	Undeveloped (proposed RV Site – 100 spaces proposed)
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 residential 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 by proposing 10.5 units per acre.

The applicant is requesting a side yard reduction to 40' from 60' along the southern property line. Per the applicant, the distance between the existing residential structures on the property to the south and the proposed duplex buildings will exceed 60'. In addition, a proposed boundary fence and heavy landscaping are 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 a 5' side yard setback in a Single Family-3 (SF-3) zoning district and appears reasonable. 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.

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 proposal 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 required is 760 (4 X 190). Staff is concerned that the project will not provide enough parking, and access to the buildings may be blocked when needed by public safety personnel. If the future residents are forced to park on the private streets because there is not enough room on the duplex property, there will be challenges to access residents during an emergency.

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 two driveway space. Per the applicant, the oversized garage is adequate for the 1.5 parking required. The applicant is also 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 3.5 spaces per unit. This will yield 665 spaces at the duplexes and with additional visitor parking. From previous experiences with similar type of developments, staff recommends 3.5 parking spaces per unit, a total of 665. The applicant is proposing a compromise of 590 total parking spaces (3 X 190 + 20 visitor parking spaces). A variance is required to allow for a reduction in parking standards, from 760. The number of parking spaces proposed is 78% of the required number of spaces.

Per the elevations provided, all the dwelling units are proposed to have a masonry veneer on the first floor and hardi plank siding on the second floor. As this is a highly visible Interstate 35 corridor, staff recommends compliance with the City's Building Design Standards, which requires 90% masonry construction on the first floor and 75% masonry construction 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.

#### **Critical Land Use/ Zone Change Decision:**

This development would tie into the South Belton water and sewer lines. While the FLUM may permit multifamily development in the commercial highway corridor, the sewer capacity study is limited to a lesser density. The Study, which led to the just completed sewer line and the newly completed lift station, anticipated commercial development including retail stores, restaurants, offices, and other similar commercial uses, with less impact in the basin. Staff has concerns with permitting a higher density development than anticipated in the existing sewer capacity plan, to connect to the system, and requiring the use of more capacity than the plan has allocated for development in this area. While there are currently no other users on the new sewer line, this increased density could impact future developments along the Interstate 35 corridor. Increasing the sewer capacity is not feasible at this time and would require a

substantial investment by the City in the future. Also, approval of this request will send a message that other high density residential development is acceptable in this corridor between Tollbridge Road and Interstate 35.

If approved, a re-analysis of the Lampasas Sewer Basin will need to be conducted. The applicant has been informed and has agreed to participate in its cost.

### **Recommendation**

Staff has reservations about recommending approval of this zoning change due to the issues relating to previously funded and planned sewer capacity. Even though the Future Land Use Plan (FLUM) indicates higher density residential development may be permitted, the area appears to be better suited for commercial development due to its proximity to, and visibility from, Interstate 35. In addition, the sanitary sewer system constructed in this area supports commercial development and low density residential, not the higher density proposed.

If the Planning and Zoning Commission considers this request reasonable, we recommend the following conditions:

1. The development must conform to all applicable uses indicated on the attached site plan and the Multiple Family Zoning District.
2. A side yard setback of 40' is allowed along the southern property line adjacent to single family residential zoning district.
3. A reduction of the separation between buildings that have openings to 10' is allowed.
4. A minimum of 3.5 spaces parking space per unit shall be provided.
5. A one lot subdivision plat is required, and the applicant is required to cost share in the re-analysis of the sewer basin.
6. The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Code, including:
  - a. Site Development Standards
  - b. Building Design Standards
  - c. Landscape Design Standards
  - d. Tree Protection, Preservation, and Mitigation Standards

### **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.




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,  
  
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](mailto:travismitchell7@gmail.com) or Myra Goepp at 512-472-7455 or email: [Myra@benchmarktx.net](mailto:Myra@benchmarktx.net).

Thank you for the opportunity to submit this application.

This is a detailed engineering site plan for a proposed 1.5-mile section of Interstate 35 in Tarrant County, Texas. The plan shows the highway alignment, including existing and proposed lanes, shoulders, and medians. Key features include the intersection with TOLL BRIDGE ROAD, the proximity to INTERSTATE 35 FRONTAGE ROAD, and the location of a large building complex (likely a hospital or institutional facility) to the east. The plan includes numerous annotations for construction details, such as 'CONCRETE PAVEMENT', 'GRAVEL SHOULDER', 'DRAINAGE', and 'UTILITY LOCATIONS'. A north arrow and scale of 1 inch = 50 feet are provided in the top right corner.

1. BOUNDARY INFORMATION IS BASED ON THE SURVEYS BY TULLY ASSOCIATES, INC. DTD/LEED "14,543 ACRES F. MARIONA SURVEY, ABSTRACT NO. 354" DATED 03/19/2022 AND "3,563 ACRES F. MARIONA SURVEY, ABSTRACT NO. 354" DATED 03/19/2022.
2. TOPOGRAPHIC INFORMATION IS BASED ON QTS TOPO.

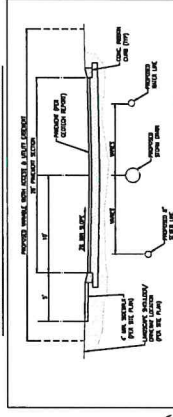
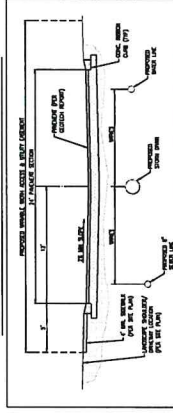


# / 5890 TOLL BRIDGE ROAD / SITE PLAN EXHIBIT

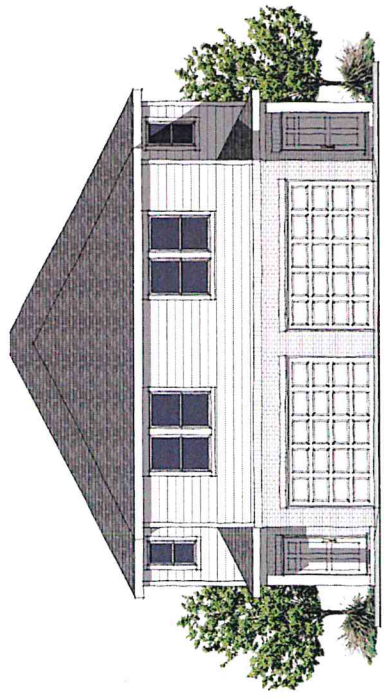




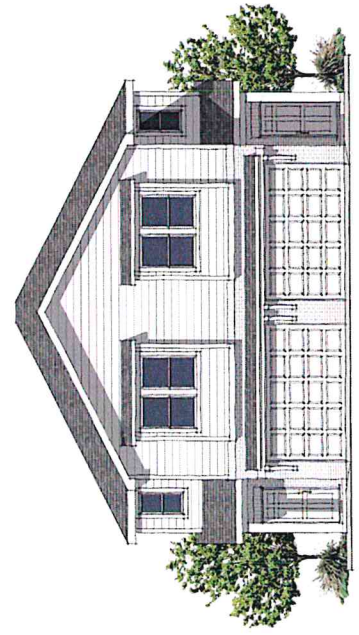
5890 TOLL BRIDGE ROAD - SITE SUMMARY	
SITE AREA	18.18 ACES
PUBLIC ROW EXCLUSION AREA	42.86 ACES
PROPOSED FILLT (LANDING AREA)	42.86 ACES
CONVERTED TREATMENT AREA	41.5 ACES
TREAT SHALE AREA	41.1 ACES
POCKET POND / BATTERY AREA	42.86 ACES
BYPRODUCT AREA	42.85 ACES
PROPOSED TAILINGS	95 DUMPS (110 UNITS)
PROPOSED MANTLE/LONG BUILDING	\$12,700 S.F.
PROPOSED TAIL BUILDING AREA	\$172,000 S.F.



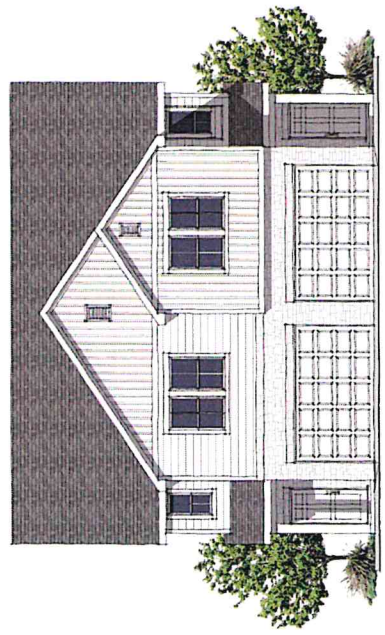
/ 5890 TOLL BRIDGE ROAD / DUPLEX ELEVATION EXAMPLES



ELEVATION 'A'



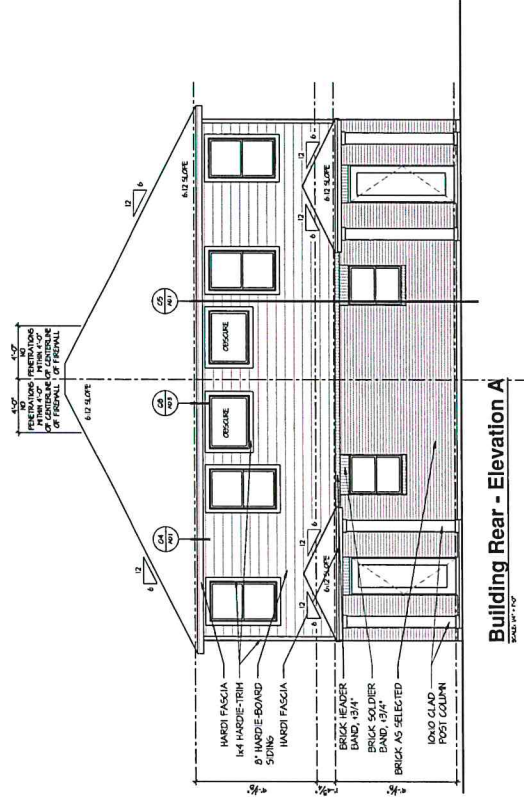
ELEVATION 'B'



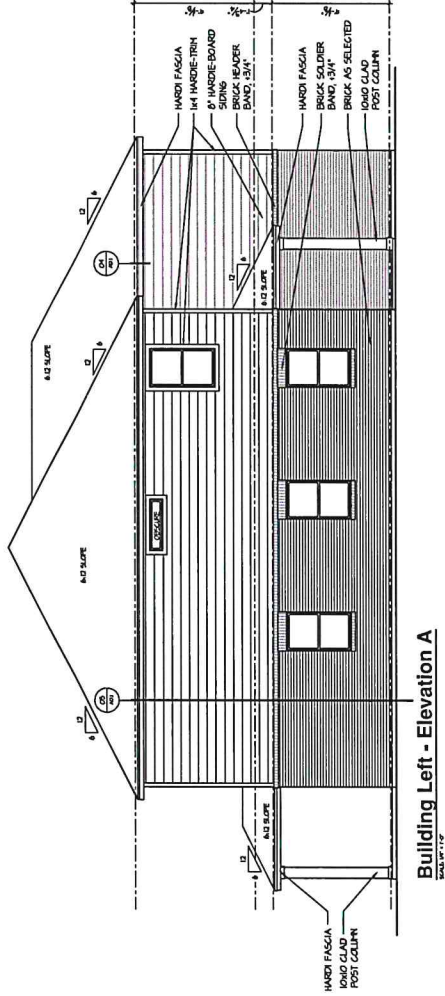
ELEVATION 'C'



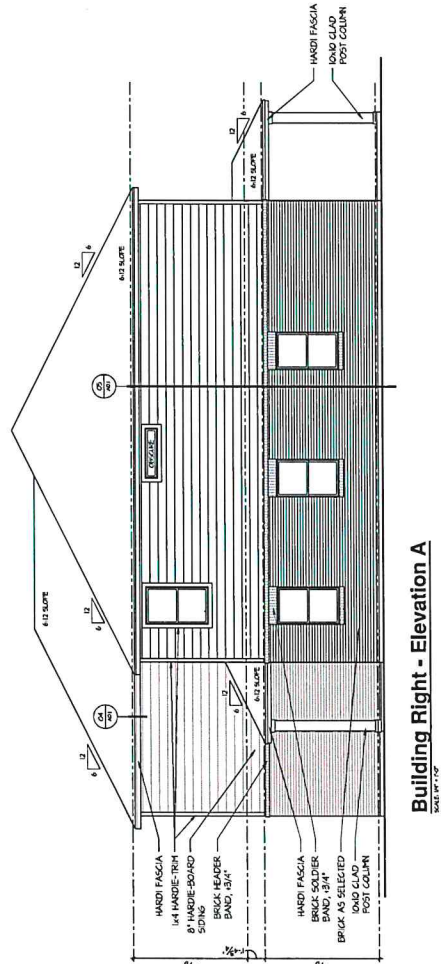
# / 5890 TOLL BRIDGE ROAD / DUPLEX ELEVATION EXAMPLES



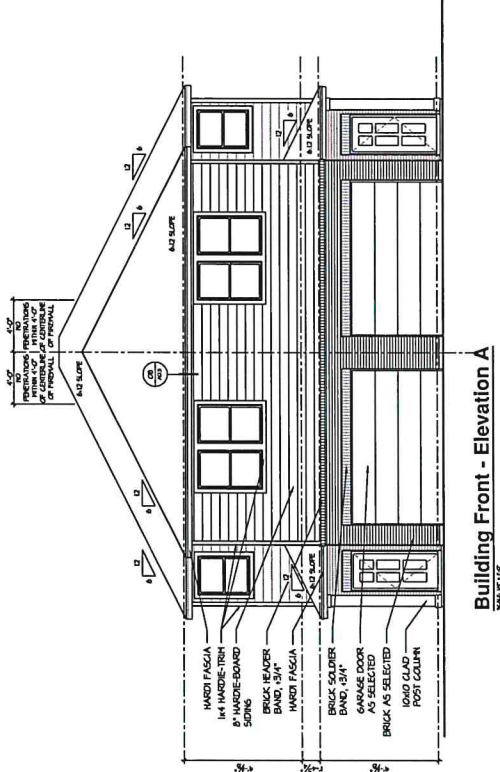
Building Rear - Elevation A



Building Left - Elevation A



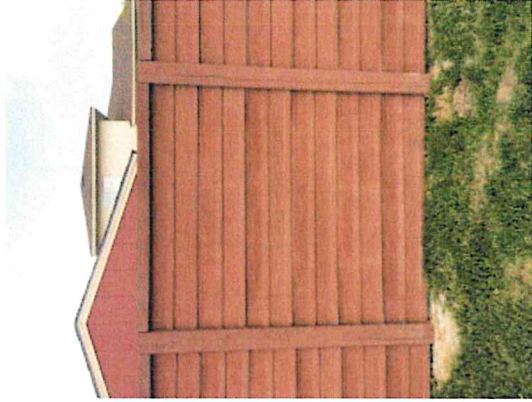
Building Right - Elevation A



Building Front - Elevation A

## / 5890 TOLL BRIDGE ROAD / SIGNAGE & FENCING EXAMPLES

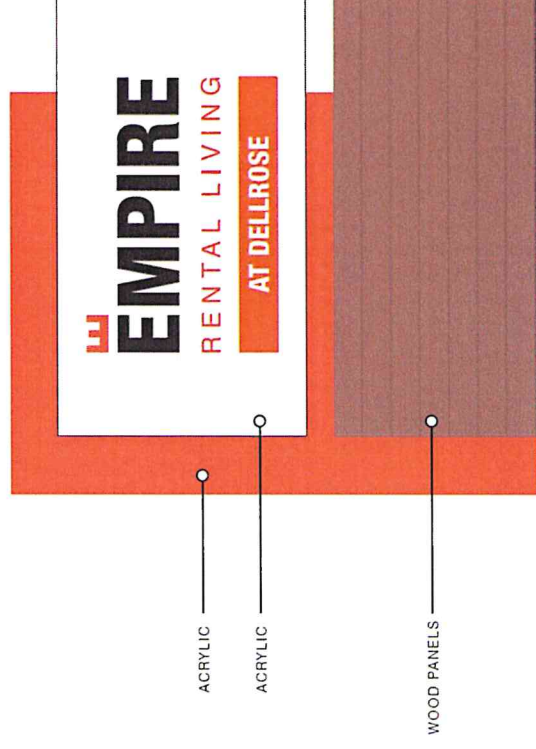
Example Boundary Fence



Example Boundary Fence

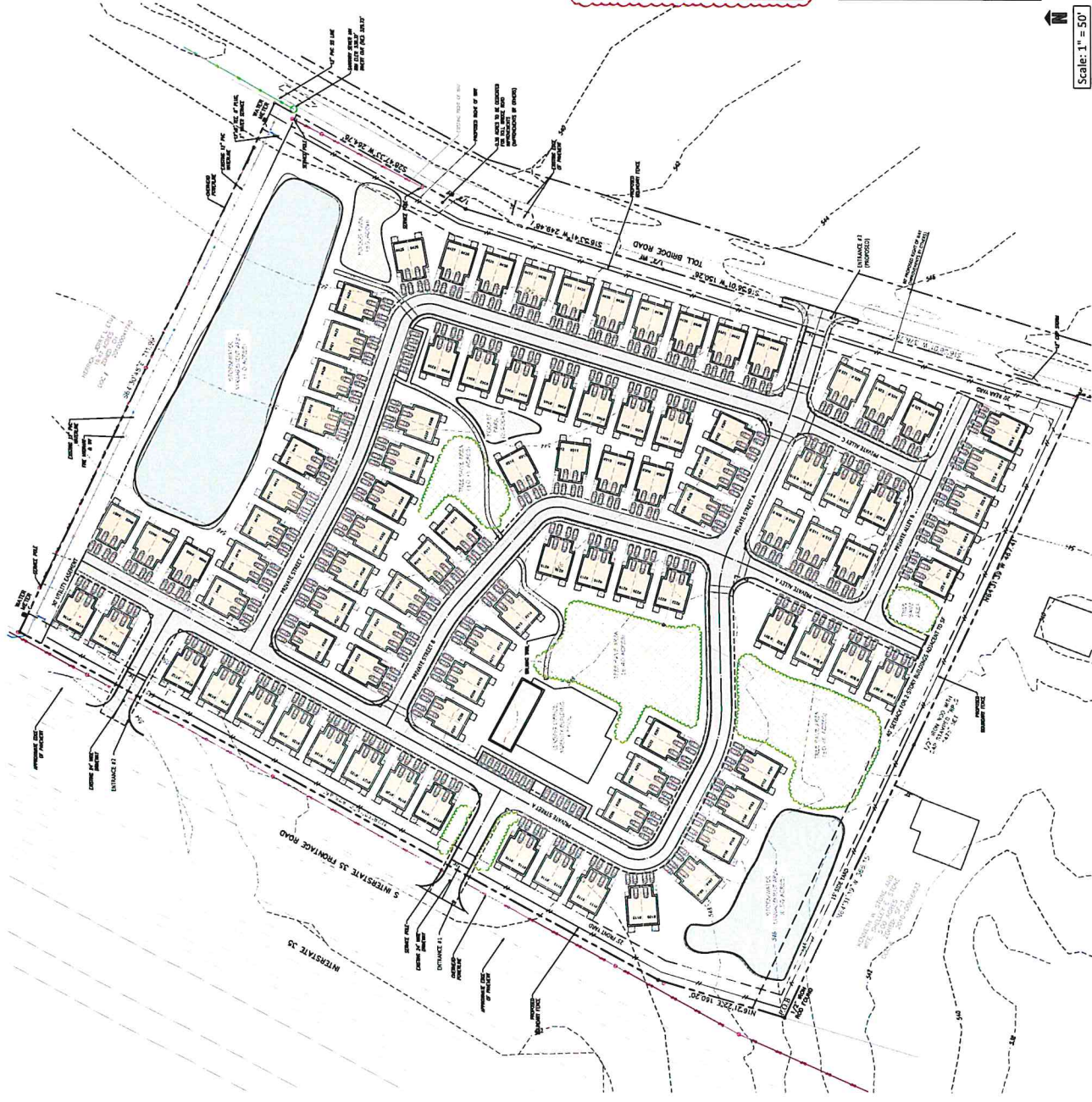


Example Sign



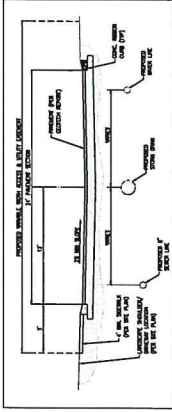


# / 5890 TOLL BRIDGE ROAD / MAXIMUM UNIT PARKING EXHIBIT

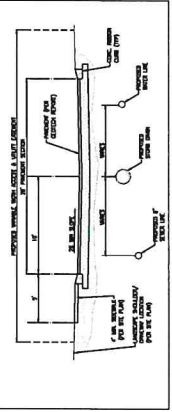


5890 TOLL BRIDGE ROAD - SITE SUMMARY	
ITEM	AMOUNT
TOTAL SITE AREA	16.18 ACRES
PUBLIC ROW EASEMENT AREA	6.38 ACRES
PROPOSED UNIT FOOTPRINT AREA	11.20 ACRES
PROPOSED PARKING AREA	1.13 ACRES
PROPOSED LANDSCAPING AREA	0.87 ACRES
PROPOSED INFRASTRUCTURE	0.50 ACRES
PROPOSED TOTAL BUILDING AREA	11,700 SF
PROPOSED TOTAL BUILDING AREA	117,000 SF

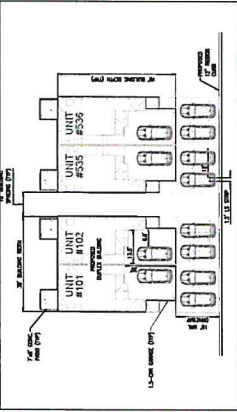
PRIVATE STREET - PROPOSED CROSS SECTION



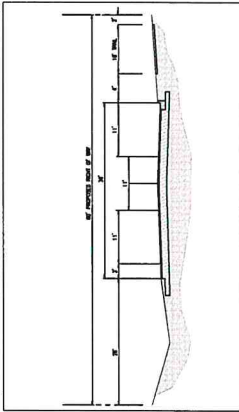
PRIVATE ALLEY - PROPOSED CROSS SECTION



BUILDING LAYOUT - TYPICAL DIMENSIONS



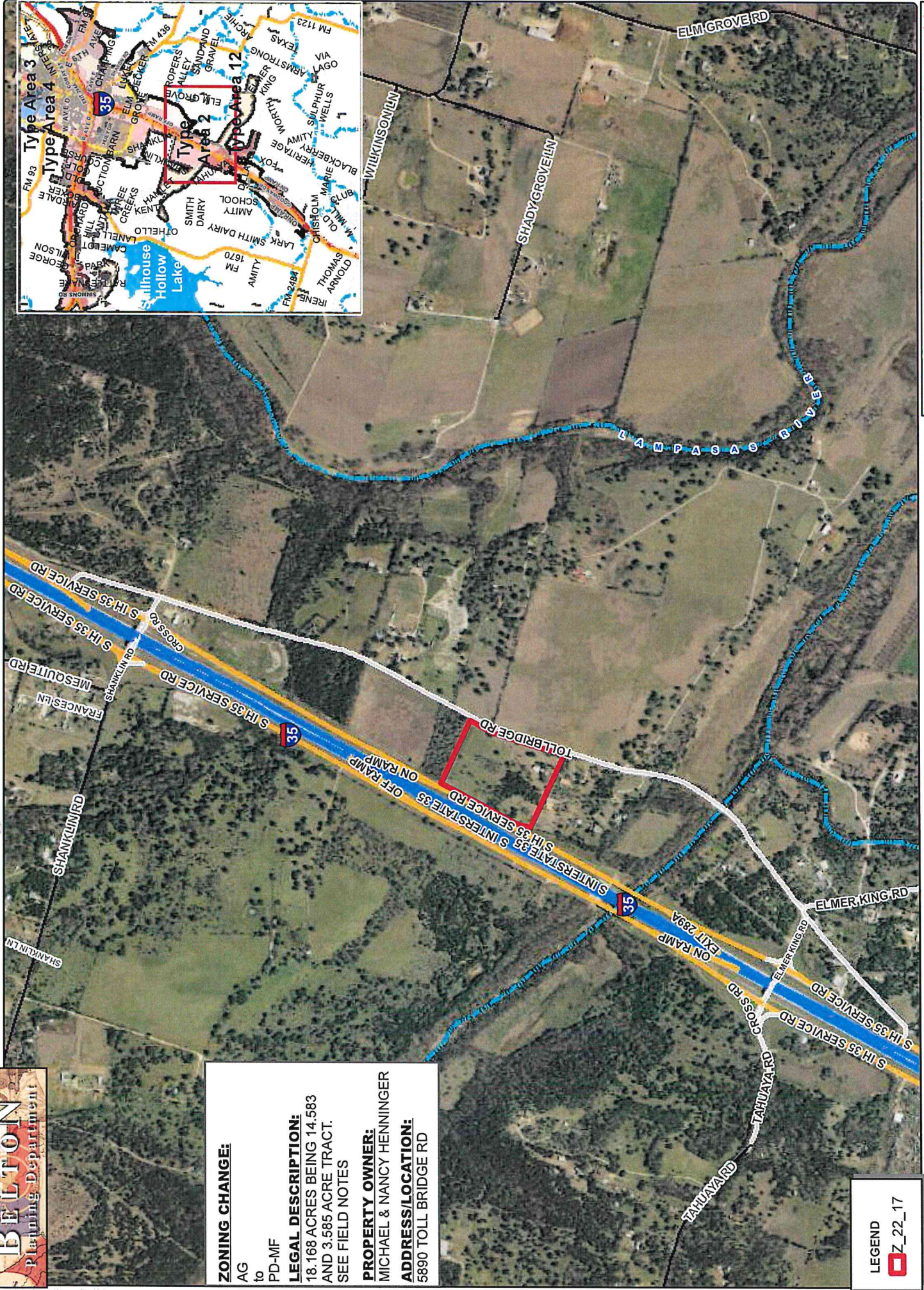
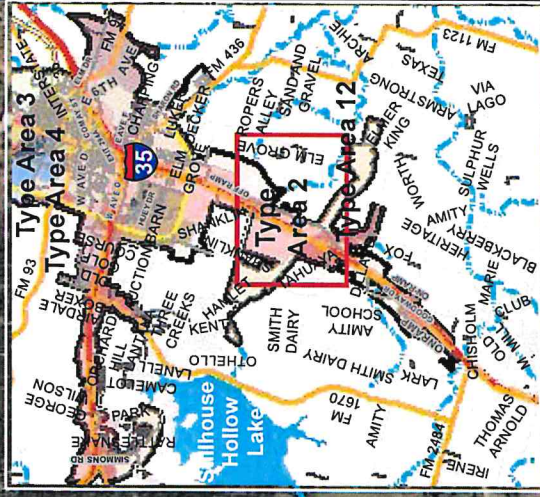
PROPOSED TOLL BRIDGE ROAD IMPROVEMENTS (BY OTHERS)



Scale: 1" = 50'



# 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

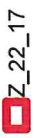
## PROPERTY OWNER:

MICHAEL & NANCY HENNINGER

## ADDRESS/LOCATION:

5890 TOLL BRIDGE RD

## LEGEND



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-22-17 Zoning



Author: Anthony Holgrass, 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:

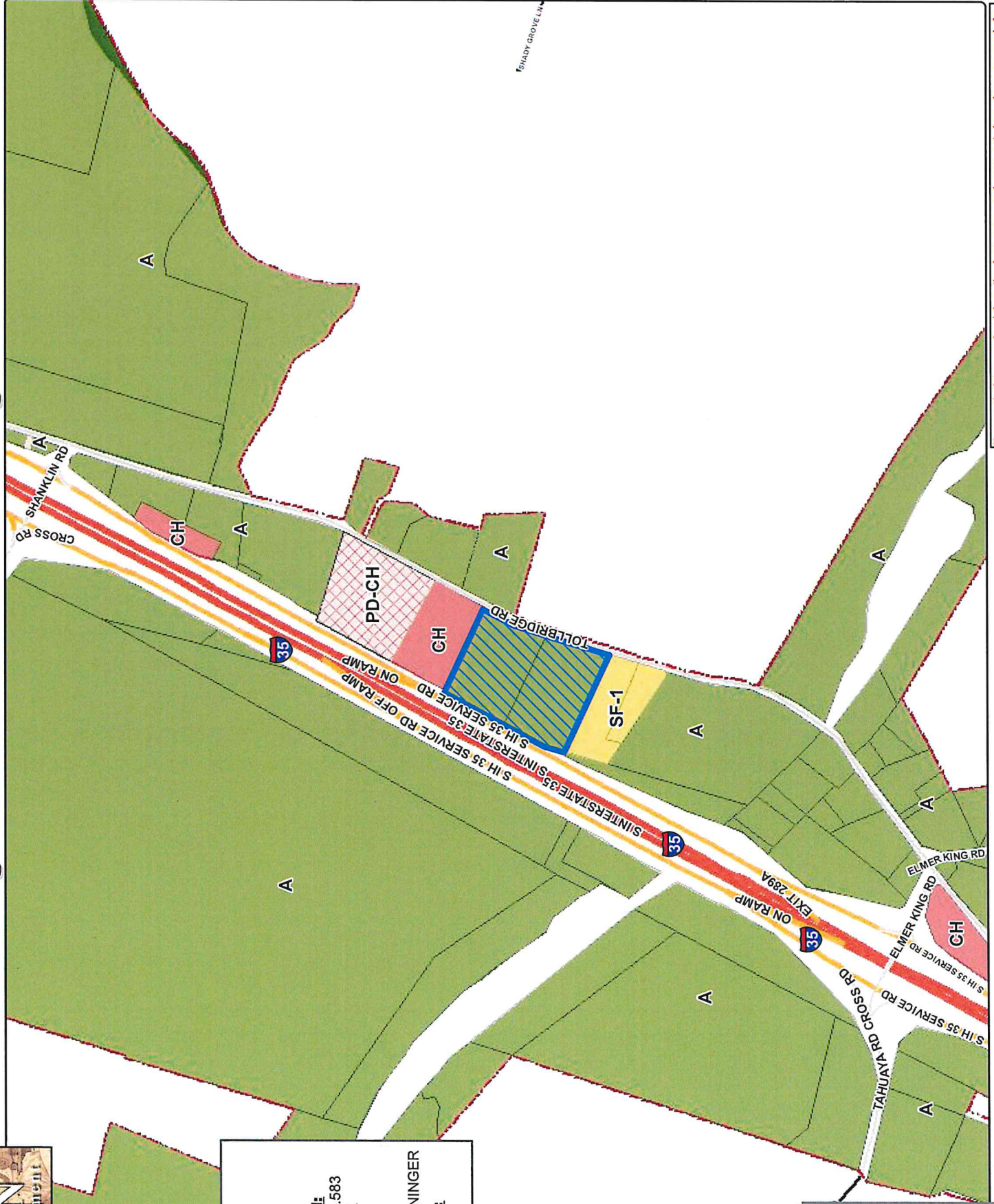
MICHAEL & NANCY HENNINGER

## ADDRESS/LOCATION:

5890 TOLL BRIDGE RD

## Legend

- Z\_22\_17
- City Parcels
- City Limits
- Current\_Zoning
- Agricultural
- Commercial Highway
- Planned Development
- Single Family-1



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Map Date: 5/3/2022



# 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:

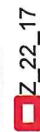
MICHAEL & NANCY HENNINGER

## ADDRESS/LOCATION:

5890 TOLL BRIDGE RD



## LEGEND



0 100 200 400 Feet

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Map Date: 5/3/2022



# 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

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: 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](mailto: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



**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.

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IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. Benefit to the growth and development for the
2. City of Belton

3. \_\_\_\_\_  
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: May 10, 2022 SIGNATURE: Fred Michael Etux

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

133017

HENNINGER, FRED MICHAEL ETUX

5890 TOLLBRIDGE RD

BELTON, TX 76513-7559

133018

HENNINGER, FRED MICHAEL ETUX

5890 TOLLBRIDGE RD

BELTON, TX 76513-7559

*received  
5/16/22*

# Staff Report – Planning and Zoning Agenda Item



Date: June 21, 2022  
Case No.: Z-22-19  
Request: Agricultural to MH  
Applicant/Owner: Emerald Oaks MHP –  
Kambiz Reissedonna

## **Agenda Item #5**

Z-22-19 - Hold a public hearing and consider a zoning change from Agricultural to Mobile Home District on approximately 6.422 acres located at 2061 Circle Oak Loop.

### **Originating Department**

Planning Department – Tina Moore, Planner

**Current Zoning:** Agricultural District

**Proposed Zoning:** Mobile Home District

**Proposed Uses:** Mobile Home Park

### **Future Land Use Map Designation:**

The FLUM identifies this general area as a commercial center suitable for smaller scale commercial uses.

### **Design Standards Type Area 2:**

This Type Area includes various blocks along I-35 and I-14 that are projected for commercial highway frontage uses.

### **Background/Case Summary**

The applicant is the property owner of the Emerald Oaks Mobile Home Park, which was annexed in 2006. The park was zoned Agricultural upon annexation and has been operating as a legal non-conforming use. The owner submitted this application to bring the park into compliance with Zoning requirements. There are currently 19 manufactured homes and 2 unused recreational vehicles that are stored at this location.

The owner is not planning to locate any new homes on site or to make improvements currently. Code Enforcement Officers and Building Inspection staff are actively working with the property owner to secure an annual permit as required for all Mobile Home Parks. The approval of this

zoning change does not alleviate the owner's responsible to comply with City Code of Ordinance, Chapter 12, *Mobile Home Parks*, to ensure minimum safety requirements are met. This zoning request is positive evidence that the owner is attempting to bring the property into compliance with City ordinances.

### **Project Analysis and Discussion**

Existing Conditions: The surrounding properties east and west of the subject property are also zone Agricultural from annexation. The property west is also a non-conforming mobile home park. The property east is developed with a detached home. The properties south of Interstate 14 are zoned Commercial-1 and Agricultural.

Allowable Land Uses: The existing use is permitted in the MH District. New homes placed in this park will be required to comply with current standards.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the Mobile Home District, which requires a minimum of 5 acres and a maximum of 25 acres for a Mobile Home Park. This site is approximately 6 acres. The maximum density allowed is 20 units per acre. The site currently has 3 units per acre.

### **Recommendation**

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

### **Attachments:**

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



# ZONING CHANGE APPLICATION

Fee: \$250.00



Date received: 04-28-22	
APPLICANT NAME: Kambiz Reissedonna	
EMAIL: Kambiz.reissedonna@gmail.com	PHONE NUMBER: (512) 773-6664
MAILING ADDRESS: 9709 Vista View Dr. Austin, TX 78750	
PROPERTY OWNER NAME: Kambiz & Farshad Reissedonna	
EMAIL: Kambiz.reissedonna@gmail.com	PHONE NUMBER: (512) 773-6664
MAILING ADDRESS: 9709 Vista View Dr. Austin, TX 78750	

Proposed Use of Structures (building) and Property (exterior property): Mobile Home + RV Park	
Current Use: Mobile Home + RV Park	
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 2061 Circle Oak loop. Belton, TX 76513	
Legal Description of Property: Abstract Survey	
Lot(s): _____ Block(s): _____ of Subdivision _____	
Existing Zoning: Ag	Proposed Zoning: MH

Signature of Applicant:  Date: \_\_\_\_\_

Signature of Owner (if not applicant): \_\_\_\_\_ Date: \_\_\_\_\_

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

Emerald Oaks MHP 6.422 acres



**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-22-19 Location



Author: Anthony Holgrass, City of Belton

Path: E:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2022\Zoning Change Cases\Z-22-19\Z-22-19 Location.mxd

## ZONING CHANGE:

AG  
to  
MH

## LEGAL DESCRIPTION:

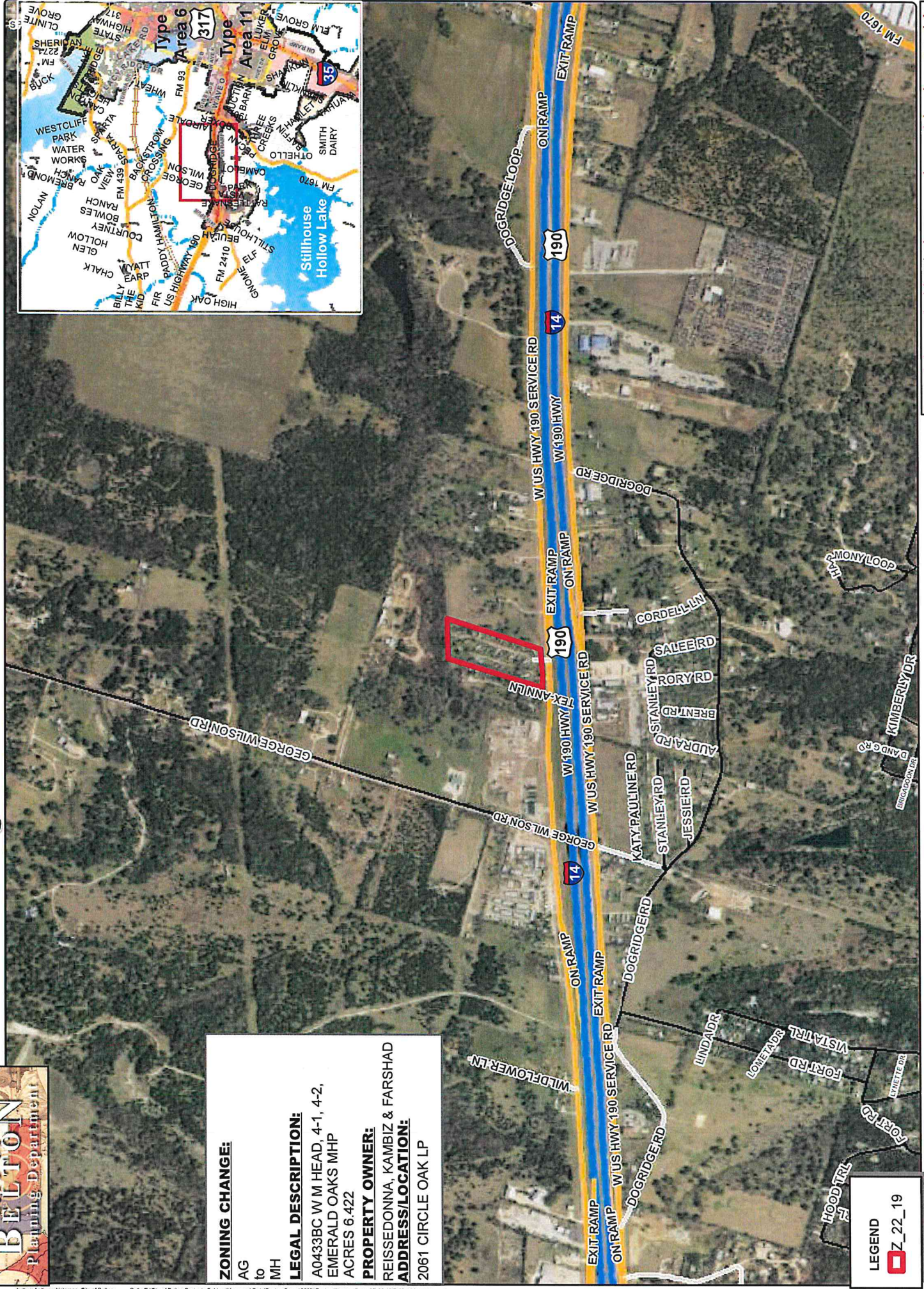
A0433BC W M HEAD, 4-1, 4-2,  
EMERALD OAKS MHP  
ACRES 6.422

## PROPERTY OWNER:

REISSEDONNA, KAMBIZ & FARSHAD

## ADDRESS/LOCATION:

2061 CIRCLE OAK LP



## LEGEND

Z\_22\_19

Map Date: 5/23/2022

0 1,000 2,000 Feet



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# Zoning Case # Z-22-19 Aerial

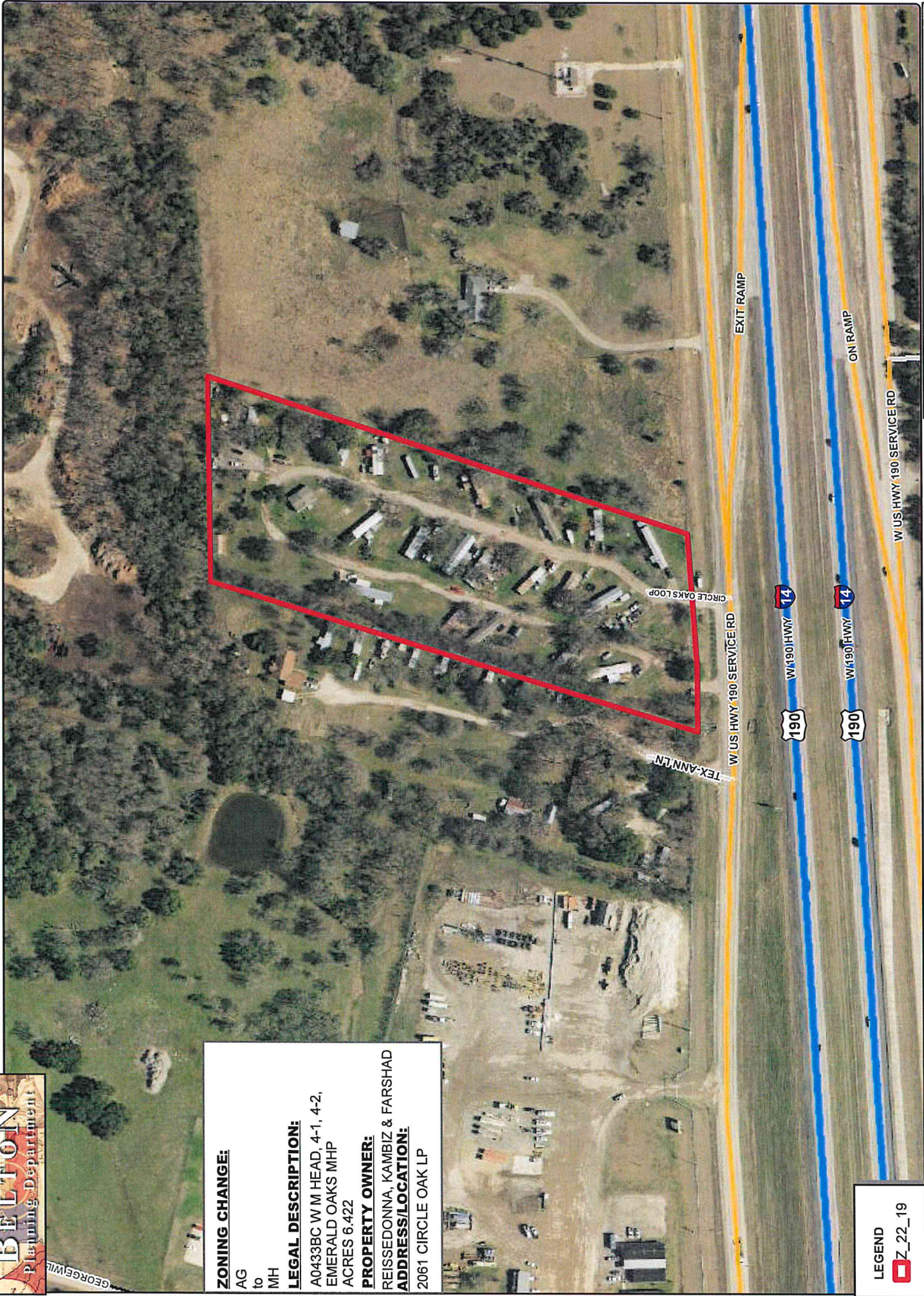


**ZONING CHANGE:**  
AG  
to  
MH

**LEGAL DESCRIPTION:**  
A0433BC W M HEAD, 4-1, 4-2,  
EMERALD OAKS MHP  
ACRES 6.422

**PROPERTY OWNER:**  
REISEDONNA, KAMBIZ & FARSHAD

**ADDRESS/LOCATION:**  
2061 CIRCLE OAK LP



**LEGEND**  
Z\_22\_19

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# Zoning Case # Z-22-19 Zoning



## ZONING CHANGE:

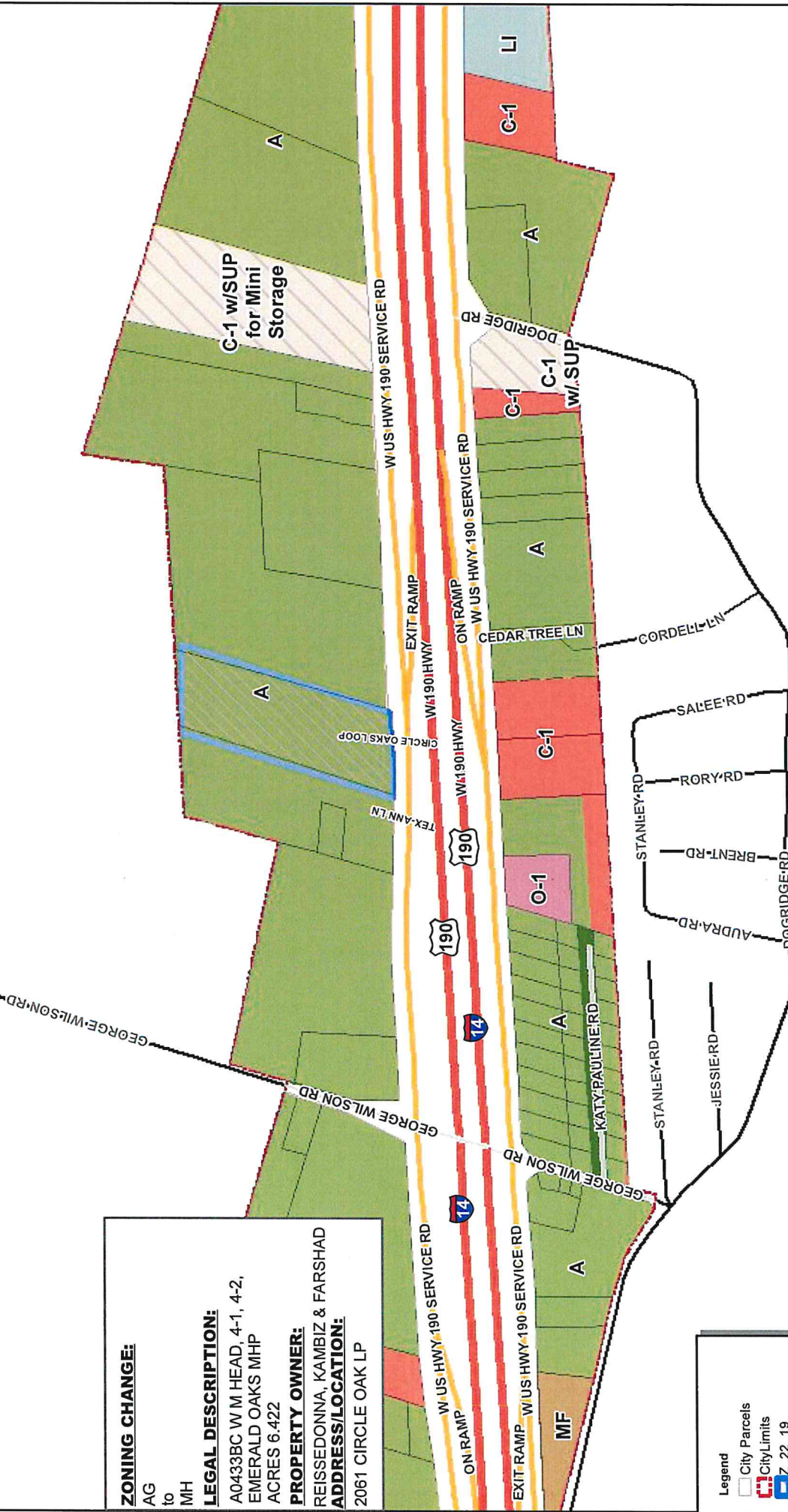
AG  
to  
MH

## LEGAL DESCRIPTION:

A0433BC W M HEAD, 4-1, 4-2,  
EMERALD OAKS MHP  
ACRES 6.422

## PROPERTY OWNER:

REISSDONNA, KAMBIZ & FARSHAD  
ADDRESS/LOCATION:  
2061 CIRCLE OAK LP



## Legend

- City Parcels
- City Limits
- Z-22-19
- Current Zoning
- Agricultural
- Commercial-1
- Light Industrial
- Multi Family
- Office-1
- Specific Use Permit

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0 250 500 1,000 Feet

Map Date: 5/23/2022

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: KAMBIZ & FARSHAD REISSEDONNA,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2061 CIRCLE OAK LOOP,  
FROM A(N) AGRICULTURAL ZONING DISTRICT,  
TO A(N) MOBILE HOME PARK ZONING DISTRICT,  
TO BRING EXISTING MOBILE HOME PARK INTO COMPLIANCE WITH ZONING STANDARDS.

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, June 21, 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, June 28, 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](mailto: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**



# Zoning Case # Z-22-19



## ZONING CHANGE:

AG  
to  
MH

## LEGAL DESCRIPTION:

A0433BC W M HEAD, 4-1, 4-2,  
EMERALD OAKS MHP  
ACRES 6.422

## PROPERTY OWNER:

REISSDONNA, KAMBIZ & FARSHAD

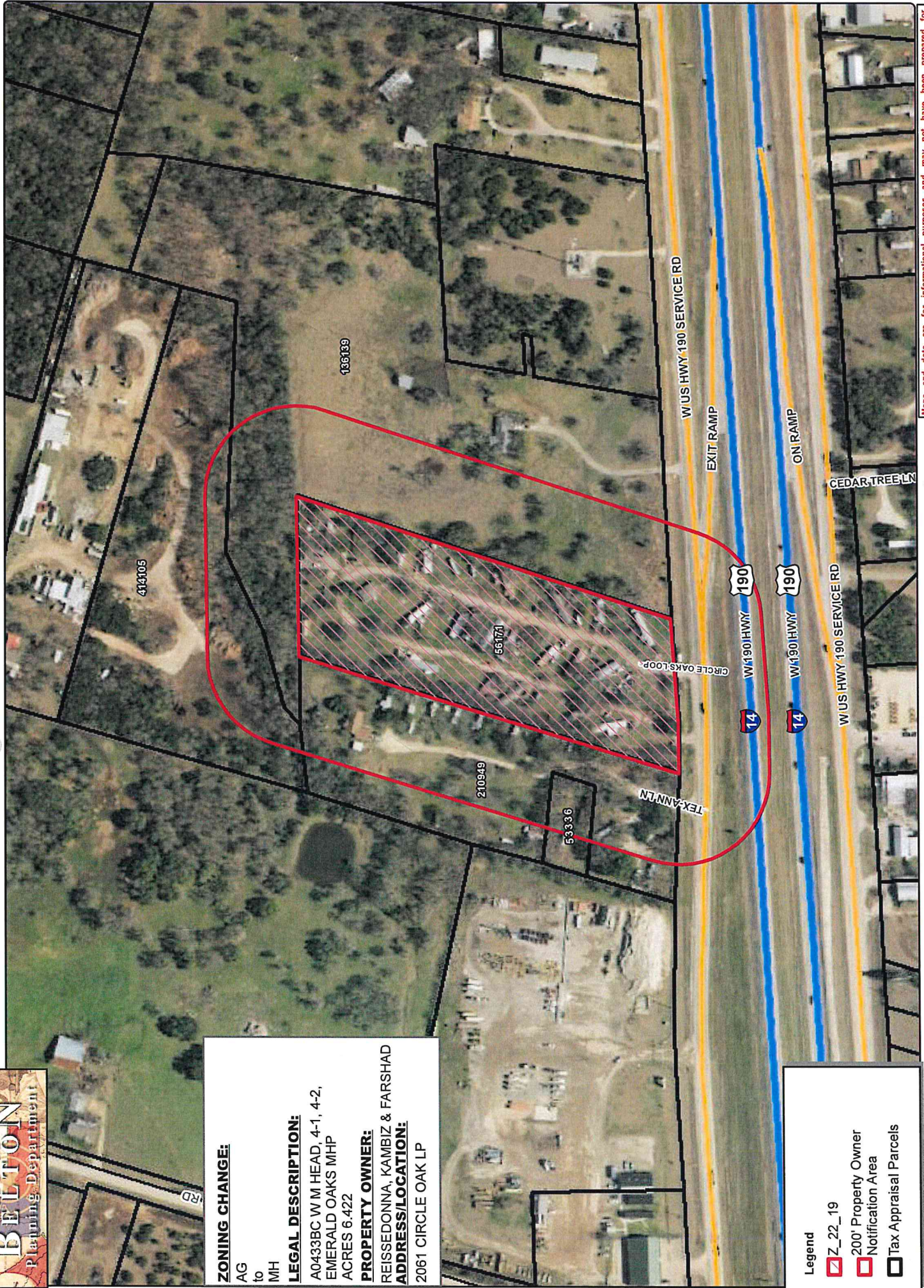
## ADDRESS/LOCATION:

2061 CIRCLE OAK LP

## Legend

- Z\_22\_19 200' Property Owner
- Notification Area
- Tax Appraisal Parcels

Map Date: 5/23/2022



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53336  
HUTTON, ANNA  
1706 TEX ANN LN  
BELTON, TX 76513-7476

56171  
REISSEDONNA, KAMBIZ & FARSHAD  
9709 VISTA VIEW DR  
AUSTIN, TX 78750-3337

414105  
RABROKER, DENNIS G  
1461 GEORGE WILSON RD  
BELTON, TX 76513

136139  
MAHLER, MARK & JULIA  
1011 N MAIN ST  
BELTON, TX 76513-2570

210949  
HUTTON, HARMON V II  
1659 TEX ANN LN  
BELTON, TX 76513-7475

# Staff Report – Planning and Zoning Agenda Item



Date: June 19, 2022  
Case No.: Z-21-05  
Request: PD-SF1 to PD-SF-1 w/ SUP for  
Accessory Dwelling Unit  
Applicant/Owner: LGGD Properties, LLC.

## Agenda Item #6

Z-22-21 - Hold a public hearing and consider a zoning change from Planned Development – Single Family-1 Zoning District to Planned Development – Single Family -1 with a Specific Use Permit for an Accessory Dwelling Unit on approximately 0.928 acres located at 517 E. 25<sup>th</sup> Ave.

## Originating Department

Planning – Tina Moore, Planner

**Current Zoning:** Planned Development – Single Family Residential-1 (PD-SF1)

**Proposed Zoning:** Planned Development – Single Family Residential-1 with a Specific Use Permit for an Accessory Dwelling Unit (PD-SF1 w/ SUP)

**Future Land Use Map (FLUM) Designation:** Residential

## Design Standards Type Area 14:

Type Area 14 is currently and projected to be primarily single lot developments. This includes the former Leon Valley Golf Course, River Fair, Red Rock and Smith Dawson Ranch areas.

## Background/Case Summary

The applicant submitted this application to allow for an attached Accessory Dwelling Unit (ADU). The applicant is proposing to remodel the existing house into two separate living quarters with a kitchen in both sections. Our Zoning Ordinance was amended in October 2018 to allow ADUs in certain zoning districts and established basic standards for this use. An ADU with a kitchen is allowed in the SF-1 Zoning District as an incidental use on the same lot as the main dwelling unit, subject to approval of a Specific Use Permit. The following standards apply:

- a. Lot must be zoned AG, RE, SF-1, SF-2, SF-3;
- b. Limit to ONE ADU per lot;
- c. Minimum lot size is 5000 square feet;

- d. Maximum square feet allowed shall be 800 square feet or no more than 60% of the square footage of the main building, whichever is greater;
- e. Maximum Height: must be compatible with surrounding structures, not to exceed 2 ½ stories;
- f. Building setbacks – ADU must be constructed to the rear of the main building and observe the same side yard setbacks as required for the main building. An ADU shall have a rear yard setback of no less than 10 feet and if detached from the main structure, must be separated from the main structure by a minimum distance of 10 feet;
- g. One additional parking space is required for the addition of an ADU unless the parking requirement is already satisfied on the lot;
- h. Maximum lot coverage shall be no more than 60% with the addition of an ADU, including the main building and any other accessory buildings;
- i. Building materials shall be compatible with the main building and comply with the City of Belton Design Standards;
- j. Water and sewer utilities must share meters with the main building;
- k. Lot must be platted or exempt from platting per Section 45, Creation of Building Site;
- l. The ADU may not be sold separately from sale of the entire property, including the main dwelling unit.

The applicant's property consists of approximately 0.928 acres with the building envelope of the main structure comprising approximately 3,440 sq. ft. The main structure will be remodeled to provide two living areas connected by a covered breezeway. With the proposed remodel, the main dwelling unit will be approximately 1,650 sq. ft. The proposed ADU is approximately 1,550 sq. ft. to accommodate a kitchen, two bedrooms, two and half bathrooms, living room, utility room and an office. The ADU will have an attached garage and will be accessed via the existing driveway. The main house has a 2-car garage and additional parking is available on the paved driveway, no additional parking spaces are needed. The units will share utilities including water, sewer, and electricity. The main structure was built in 1964 with a masonry exterior. A new masonry wall is proposed to create a private courtyard at the front of the residence.

The proposed ADU does not exceed the maximum size permitted and is approximately 45% of the existing house. The existing house is approximately 3,440 square feet and is being remodeled to accommodate the two dwelling units. This seems like a reasonable request as the current building envelope is not being increased.

### **Project Analysis and Discussion**

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

1. Is the use harmonious and compatible with surrounding existing uses or proposed uses?



- The adjacent properties are developed as single-family detached residential units. The property with the proposed ADU is also on a lot with a single-family detached home.
2. Are the activities requested by the applicant normally associated with the requested use?
    - Yes, an ADU with a second kitchen area is allowed with an SUP and must comply with the adopted standards.
  3. Is the nature of the use reasonable?
    - Yes. The lot is 0.9 acres and is large enough to provide sufficient distance between the proposed ADU and the neighboring properties.
  4. Has any impact on the surrounding area been mitigated?
    - There are no visible impacts to the surrounding properties.

The requested SUP appears to satisfy the criteria above. The proposal will not be noticeable as it is an attached ADU and will appear as a residential home with a three-car garage from the exterior. It appears the ADU will have little, if any, impact to the neighborhood.

### **Recommendation**

Recommend approval of the requested zoning change from Planned Development – Single Family-1 Zoning District to Planned Development – Single Family -1 with a Specific Use Permit for an Accessory Dwelling Unit subject to the following:

1. The use of the property shall conform to SF-1 Zoning District in all respects.
2. In addition, a specific use permit is authorized for an accessory dwelling unit with a kitchen, subject to standards identified in Ordinance 2018-36 and the attached site plan, elevations, and interior floor plan.

### **Attachments:**

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Owner notification list
8. Site plan, floor plan, and elevations

# ZONING CHANGE APPLICATION

Fee: \$250.00



Date received:	
APPLICANT NAME: <u>LGG Properties</u>	
EMAIL: <u>lgness@hotmail.com</u>	PHONE NUMBER: <u>254 718 2897</u>
MAILING ADDRESS: <u>202 E Barton Temple 76501</u>	
PROPERTY OWNER NAME: <u>Same</u>	
EMAIL: <u>Same</u>	PHONE NUMBER: <u>Same</u>
MAILING ADDRESS: <u>Same</u>	

Proposed Use of Structures (building) and Property (exterior property): <u>Variance on size of mother-in-law suite</u> <u>PD ?</u>
Current Use: <u>Single Family</u>
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: <u>517 E 25th Avenue</u>
Legal Description of Property: Abstract Survey _____
Lot(s): <u>10</u> Block(s): <u>1</u> of Subdivision <u>Guess Dulany</u>
Existing Zoning: <u>SF1</u> Proposed Zoning: <u>PD ?</u>

Signature of Applicant: [Signature] Date: 5/9/02

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





# Tibbit Surveying

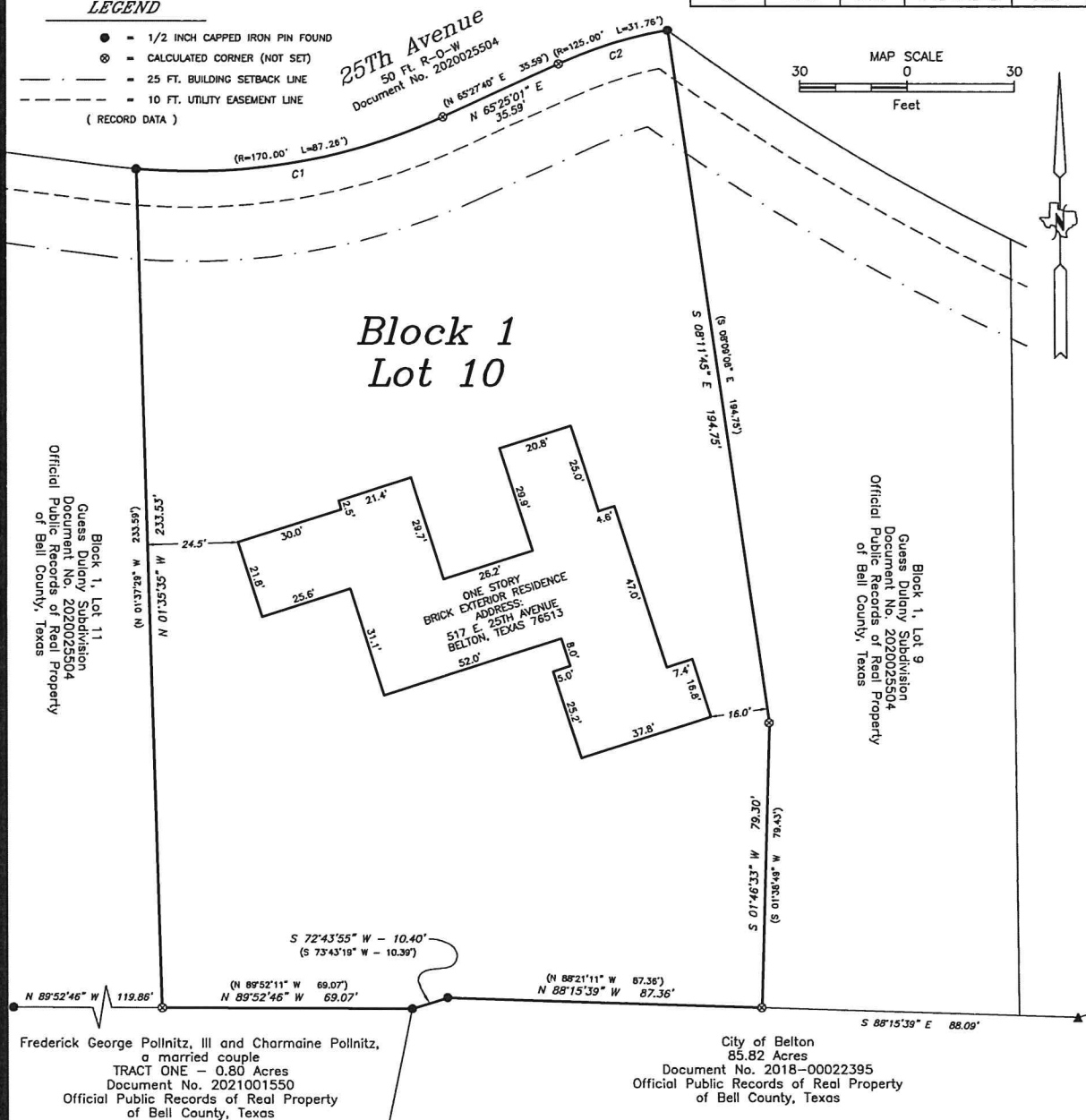
P. O. Box 1112 - Temple, Texas 76503  
254-718-8134 - TIBBITSURVEYING.COM

Curve Table

CURVE	RADIUS	ARC	BEARING	CHORD
C1	170.00'	87.11'	N 80°12'46" E	86.16'
C2	125.00'	31.76'	N 72°41'42" E	31.67'

LEGEND

- = 1/2 INCH CAPPED IRON PIN FOUND
- ⊗ = CALCULATED CORNER (NOT SET)
- = 25 FT. BUILDING SETBACK LINE
- - - = 10 FT. UTILITY EASEMENT LINE
- ( RECORD DATA )



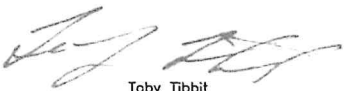
**Plat Showing the Improvements on Lot Ten (10), in Block One (1), of the Guess Dulany Subdivision, a Subdivision in the City of Belton, Bell County, Texas, according to the Plat of Record in Document No. 2020025504, of the Plat Records of Bell County, Texas.**

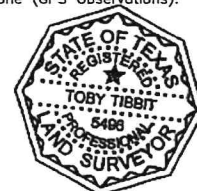
NOTES:

1. This Lot is Subject to a 10 Ft. Utility Easement along the Front (North) Lot line common to 25th Avenue, as per the above referenced recorded Plat.
2. This Lot is Subject to a 25 Ft. Building Setback line along the Front (North) Lot line common to 25th Avenue, as per the above referenced recorded Plat.

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, December 7, 2021, the Records of Bell County, Texas, and surveys of area property, that the corners and boundaries with marks Natural and Artificial are just as were found, on the ground, and that discrepancies, conflicts, protrusions 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).

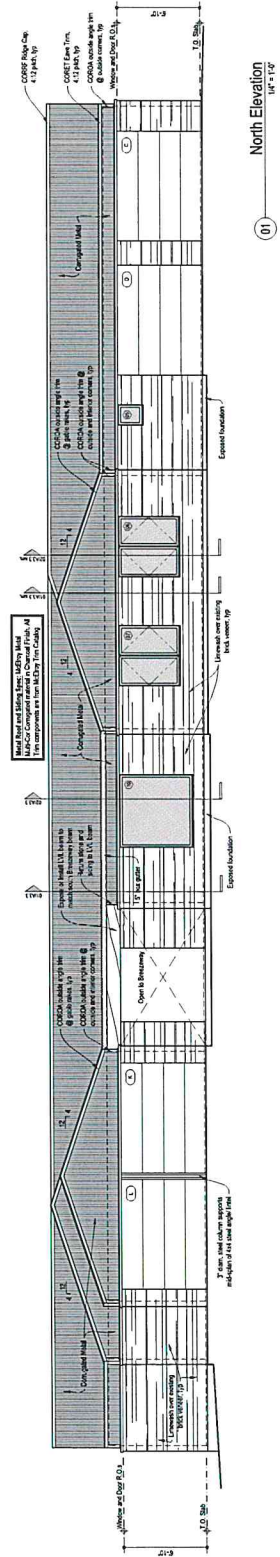
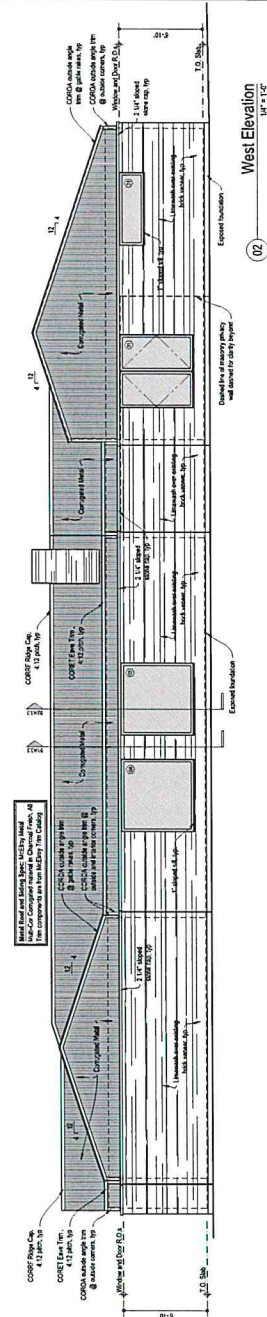
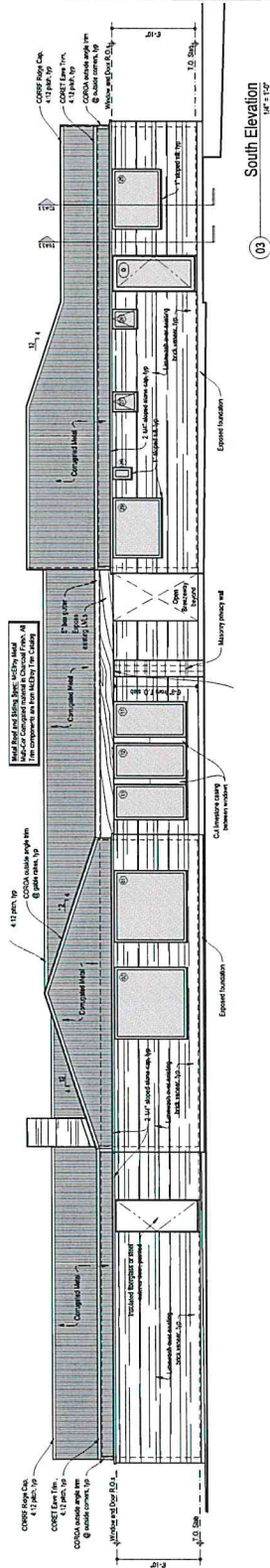
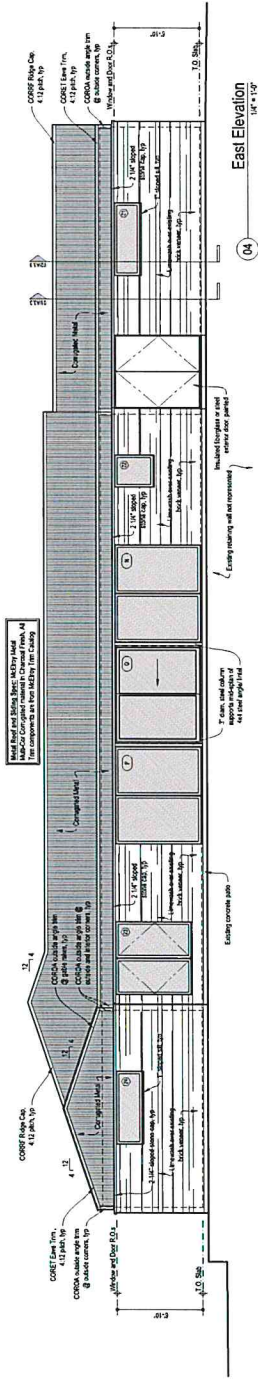
WITNESS MY HAND AND SEAL THIS THE 7TH DAY OF DECEMBER, 2021.

  
Toby Tibbit  
Registered Professional Land Surveyor No. 5496

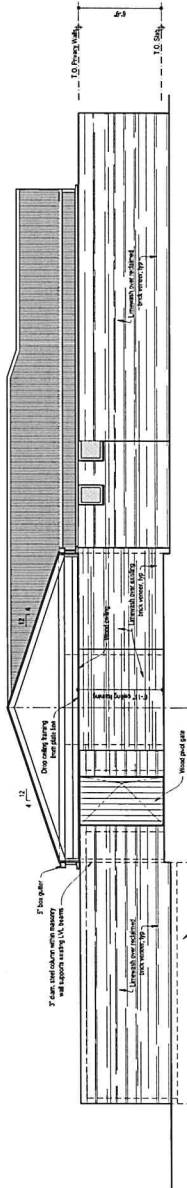




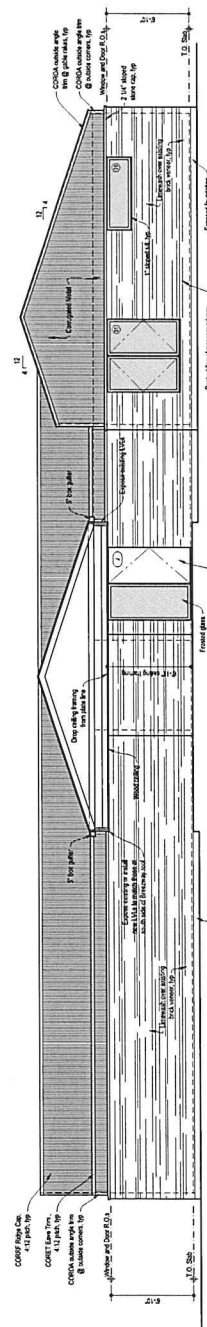




03 Masonry Wall Elevation  
Building Section  
1/4" = 1'-0"



West Elevation  
14" x 14"



Building Section  
1/4" = 1'-0"



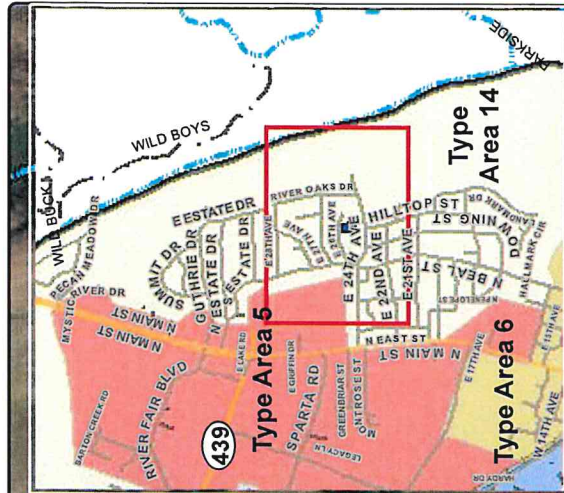
CITY OF  
**BELTON**  
Planning Department

517 E 25TH AVE

**Z\_22\_21**

A vertical scale bar labeled "Feet" with markings at 0, 250, and 500. The bar is divided into two sections: a black section from 0 to 250 feet and a white section from 250 to 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/completeness.





Map Date: 5/24/2022

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



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: LGGD PROPERTIES,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 517 E. 25<sup>TH</sup> STREET,  
FROM A(N) PLANNED DEVELOPMENT- SINGLE FAMILY 1 ZONING DISTRICT,  
TO A(N) PLANNED DEVELOPMENT- SINGLE FAMILY 1 w/ SUP FOR ACCESSORY DWELLING UNIT ZONING DISTRICT  
TO PERMIT: AN ATTACHED MOTHER-IN-LAW QUARTERS WITH KITCHEN (SEE ATTACHED SITE PLAN AND ).

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, June 21, 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, June 28, 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](mailto: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**



# Zoning Case # Z-22-21



Author: Anthony Holgrass, City of Belton

Path: E:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2022\Zoning Change Cases\Z-22-21\Z-22-21.mxd

## ZONING CHANGE:

PD-SF2

to

PD-SF2-SUP

## LEGAL DESCRIPTION:

GUESS DULANY SUBDIVISION,  
BLOCK 001, LOT 0010,  
ACRES .928

## PROPERTY OWNER:

LGGD PROPERTIES

## ADDRESS/LOCATION:

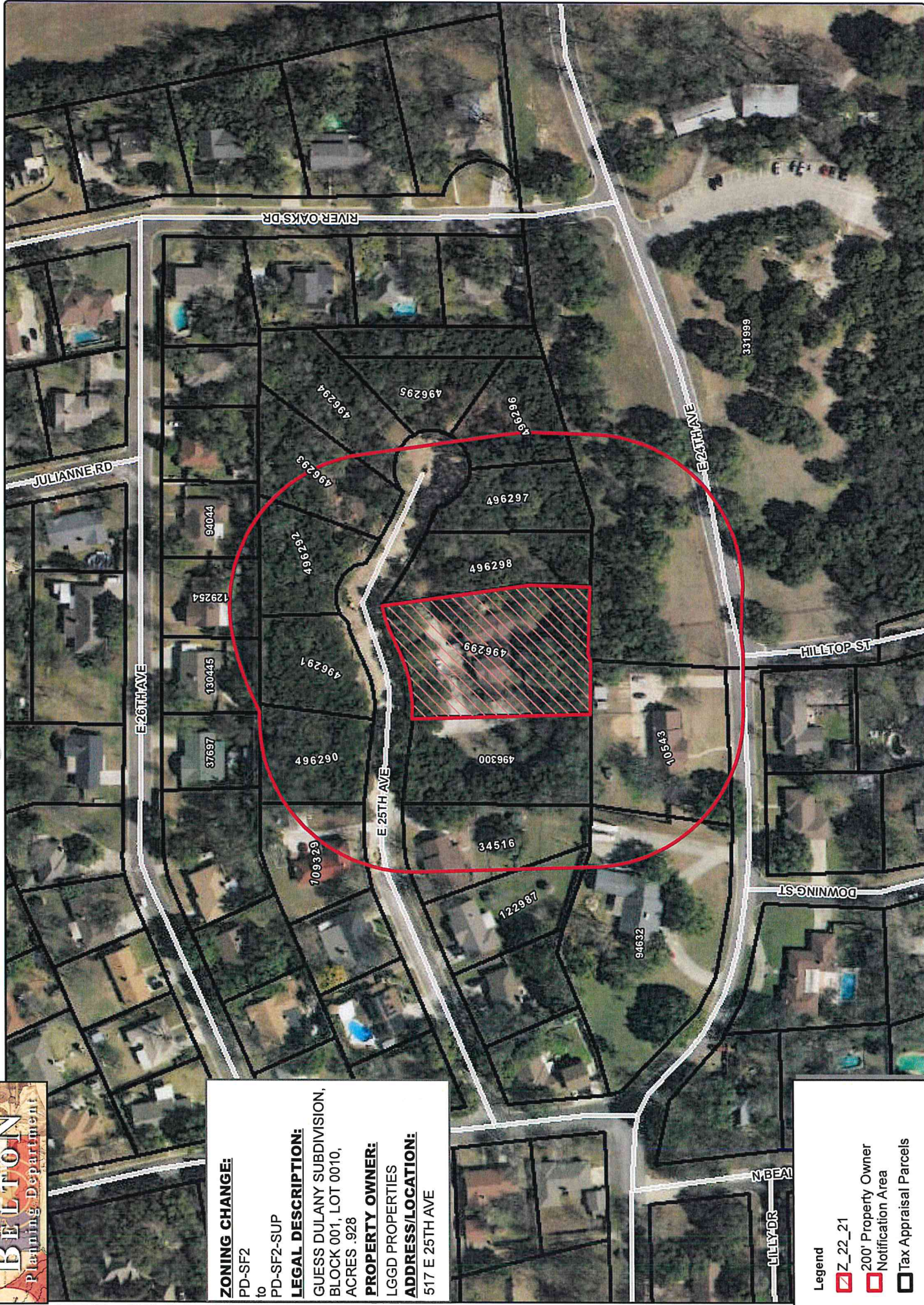
517 E 25TH AVE

## Legend

Z\_22\_21

200' Property Owner Notification Area

Tax Appraisal Parcels



Maps and data are for informational purposes and may not have been prepared for use in legal proceedings or for 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: 5/24/2022



10543 ✓  
POLLNITZ, FREDERICK GEORGE III ETUX CHARMAINE  
504 E 24TH AVE  
BELTON, TX 76513

94044 ✓  
PESCHEL, BEVERLY  
615 E 26TH AVE  
BELTON, TX 76513-1617

122987 ✓  
VERNON, BETTY J  
505 E 25TH AVE  
BELTON, TX 76513-1613

331999  
CITY OF BELTON  
PO BOX 120  
BELTON, TX 76513-0120

496292 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

496295 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

496298 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

34516 ✓  
FALSONE, WILLIAM C II ETUX  
509 E 25TH AVE  
BELTON, TX 76513-1613

94632 ✓  
POTTS, ROBERT ROY JR ETUX ASHLEY JENEE  
500 E 24TH AVE  
BELTON, TX 76513

129254 ✓  
PRATT, CHRISTIE ETVIR MERRITT JASON  
104 OAK STONE DR  
JARRELL, TX 76537-1690

496290 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

496293 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

496296 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

496299 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

37697 ✓  
FRARY, MARK S ETUX WINONA L  
607 E 26TH AVE  
BELTON, TX 76513-1617

109329 ✓  
PHILLIPS, WILLIAM ETUX GENESSA A  
514 E 25TH ST  
BELTON, TX 76513

130445 ✓  
POST FAMILY REVOCABLE TRUST  
609 E 26TH ST  
BELTON, TX 76513

496291 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

496294 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

496297 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

496300 ✓  
LGGD PROPERTIES LLC  
202 E BARTON AVE  
TEMPLE, TX 76501

# Staff Report – Planning and Zoning Agenda Item



Date: June 21, 2022  
Case No.: Z-22-22  
Request: Agricultural to PD-C-1  
Applicant/Owner: Piyush, Sharma and ZGL Engineering

## **Agenda Item #7**

Z-22-22 - Hold a public hearing and consider a zoning change from Agricultural (A) to Planned Development - Commercial-1 (PD-C-1) District on approximately 15.836 acres located at 2406 Lake Road, generally located west of FM 2271 and east of Sparta Road to establish an RV Resort Park.

### **Originating Department**

Planning Department – Tina Moore, Planner

**Current Zoning:** Agricultural District (A)

**Proposed Zoning:** Planned Development Commercial 1 Zoning District

**Proposed Uses:** Cabin and Recreation Vehicle Park/Campgrounds

### **Future Land Use Map (FLUM) Designation:**

The FLUM identifies this general area for residential use.

### **Design Standards Type Area 4:**

The projected growth for Type Area 14 is primarily single lot residential developments.

### **Background/Case Summary**

The applicant has submitted a revised application for a zoning change from the Agricultural (AG) to Planned Development – Commercial-1 to allow for a commercial RV Park with cabins and amenities. This property contains 15.836 acres and proposes 36 cabins (1-3 bedrooms), 41 RV lease spaces, office/clubhouse, boat rental area and outdoor amenities. This is a **reduction** from the previous zoning case that requested 40 cabins and 51 RV lease spaces.

This property was annexed into the city limits in 1978 and assigned the Agricultural zoning district at that time. This property is developed as a mobile home park with 50 spaces and no



sanitary sewer services but is served with city water. Currently, the park has 14 occupied homes on site.

### **Project Analysis and Discussion**

Existing Conditions: The properties north of this site are zoned Retail with a Specific Use Permit for Use Car Sales. Properties south are zoned Planned Development – Single Family-3 Residential (PD-SF-3). Properties east are zoned Single Family-3 Residential (SF-3), and properties west are zoned Agricultural and Planned Development - Single Family-1 Residential (PD-SF-1). Most of the surrounding developments are detached single family homes. The Nomad's convenience store and other retail stores (Fireworks) are north of this lot.

Allowable Land Uses: The proposed zoning change would limit the proposed use to a RV Park and Campgrounds, using the C-1 requirements for minimum area and setbacks. Any other proposed use in the future would require an amendment to the PD zoning district if approved.

Area & Setback Requirements: The subject lot exceeds the minimum area requirements for the C-1 district, which requires a minimum lot size of 7,200 sq. ft, a minimum width of 60' and depth of 100'. The proposed lot is 15.36 acres.

An RV Park is defined in the Zoning Ordinance; however, it is not listed as a permitted use in any of the zoning districts. Thus, a Planned Development is the appropriate mechanism or consideration. The Planned Development Commercial-1 proposed would allow the applicant to construct the proposed RV and Campground facility.

RV Parks must comply with the City Code of Ordinances Chapter 19, *Recreational Vehicle Parks*. The minimum required lot size is one acre and a maximum density of 20 RV sites per acre is allowed. This facility proposes a total limit count 77 cabins and RV spaces, with a density of 4.9 units per acre, which is below the adopted standards. This density is between SF-2 (4) and SF-3 (6) dwelling units per acre. Private streets require a minimum width of 20 feet and the applicant is proposing a one-way street that is 20' wide and a two-way street with a width of 24 feet. Parkland/open space proposed exceeds the 8% requirements and features amenities including playgrounds, picnic areas, a fishing pod, horseshoe, miniature golf, and a dog park.

The applicant is proposing a minimum 8' wood privacy fence around the Campground to comply with the screening requirements, also an increase over its original proposal of 6'. The private road and landscaping function as a buffer between the adjacent single-family zoned areas and the RV sites. The Campground will utilize existing City water and establish connections to wastewater services available to the area.

The conceptual elevations of the proposed 1,852 square feet clubhouse consist of stucco with stone wainscot and composition shingles. The proposed cabins will have hardie plank siding and composition shingles. The RV sites vary in size, but meet or exceed the minimum

requirement of 1,500 square feet with a width of 30'. The cabin sites also meet the minimum size requirements and show adequate separation between cabins (ranging from 10' to 51'). Each space requires a minimum of 1.2 parking spaces. The applicant shows 2 parking spaces for each site in addition to boat parking throughout the Campground. The sites and private roadways are required to be constructed of a hard surface (asphalt or concrete) to adequately support the weight of the RVs. The proposed site circulation and turn radii are satisfactory for fire protection. The site plan shows adequate refuse and restroom facilities (6 proposed) located within 300' of each RV site. Shower facilities are required at a rate of 1 per 30 sites; 6 showers facilities are provided. The proposed cabins are equipped with restroom and shower facilities.

The applicant plans to use the existing driveway on Lake Road. A gated access is proposed for the Resort. Lake Road is a TxDOT's right-of-way; therefore, access must be reviewed and approved by TxDOT. A preliminary review shows this site plan to be in compliance with the adopted standards of the City Code of Ordinance Chapter 19, *RV Parks*. Additional review of the subdivision plat, and utility and development plans, are required to ensure compliance with applicable zoning, subdivision ordinance, design standards, and adopted building and fire codes.

The previous request was denied by both the Planning and Zoning Commission and City Council for inconsistency with the FLUM, reflective of single family residential uses. Staff originally supported the zoning change but acknowledges the Planning and Zoning Commission and City Council recommendation for denial. Nevertheless, the applicant has reduced the overall density, reduced the number of cabins and RV sites, and increased the fence height for transition to nearby properties.

### **Recommendation**

Recommend reconsideration of the requested zoning change to Planned Development - Commercial-1 (PD-C-1), given the response to expressed concerns. While not traditional site built single family development, the density is comparable to site built single family development.

Should the Planning and Zoning Commission find the application acceptable, approval should be subject to the following conditions:

1. The allowable uses of the property shall conform to the C-1 district in addition a recreational vehicle (RV) park is a permitted use in compliance with the PD site plan and the RV Park Ordinance.
2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - a. Site Development Standards, to include compliance with the attached site plan
  - b. Building Design Standards, include compliance with the attached elevations



c. Landscape Design and Tree Protection and Preservation Standards

3. Sign Standards shall conform to Ordinance 2008-11.
4. A subdivision plat and development plans are required.

**Attachments**

Zoning application

Conceptual Site Plan and Elevations

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**



<b>Date received:</b>	
APPLICANT NAME: Zoe Grant	
EMAIL: zlewis@zglengineering.com	PHONE NUMBER: 254-421-7930
MAILING ADDRESS: 510 E Avenue J, PB2 Temple Texas 76504	
PROPERTY OWNER NAME: Piyush Sharma	
EMAIL: jailntx@yahoo.com	PHONE NUMBER: 512-656-0236
MAILING ADDRESS: 2502 Lake Road, Belton TX 76513	

Proposed Use of Structures (building) and Property (exterior property): Resort - Recreational Vehicle, One, two, and three Bedroom Cabins, Community Event Center/Office/Fitness
Current Use: Mobile Home Park
<b>LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED:</b> 2406 Lake Road, Belton Texas 76513
Legal Description of Property: Abstract Survey <u>A0166BC C CRUISE, 10, AKA SHADY MEADOWS MHP, BLK 233, LT D ACRES 15.836</u>
Lot(s): <u>1</u> Block(s): <u>1</u> of Subdivision <u>Shady Meadows</u>
Existing Zoning: <u>Agriculture</u> Proposed Zoning: <u>Planned Development</u>

Signature of Applicant: Zoe Grant Digitally signed by Zoe Grant Date: 2022.05.16 14:31:30 -05'00' Date: 5/16/22

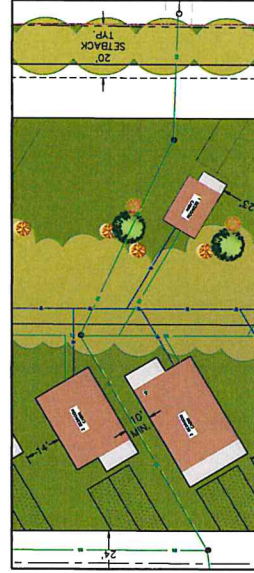
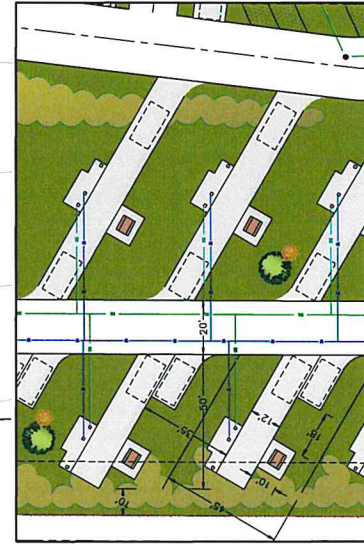
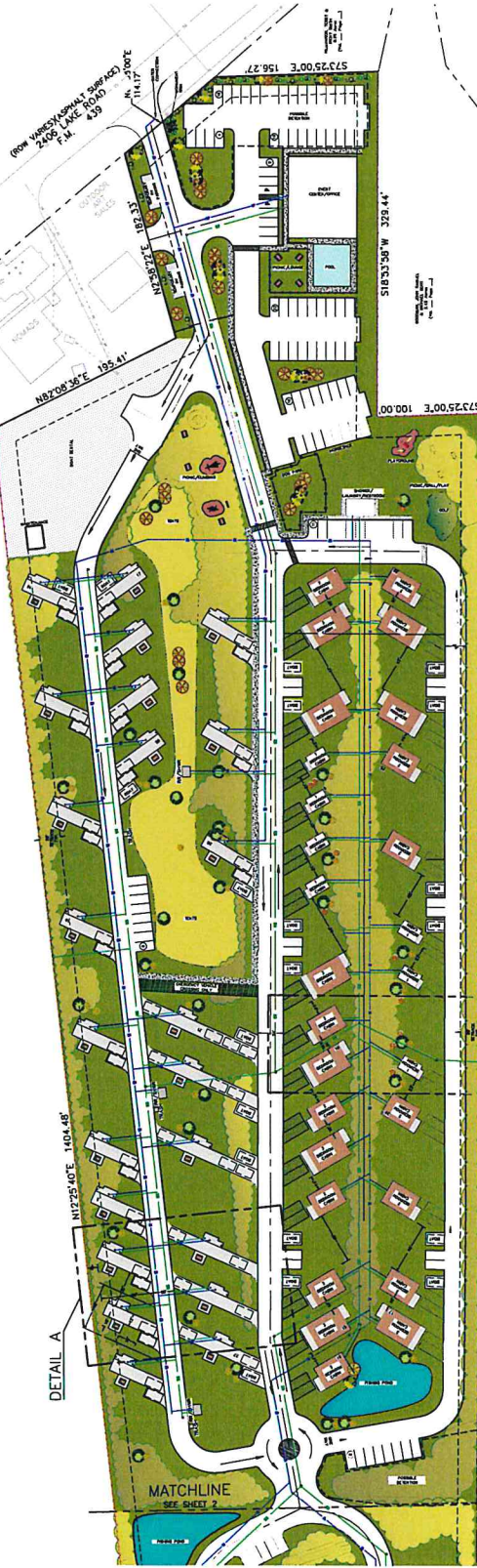
Signature of Owner (if not applicant): Piyush Sharma Digitally signed by Piyush Sharma Date: 2022.05.16 14:30:45 -05'00' Date: 5/16/22

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





RESORT AT NOMADS  
2406 LAKE ROAD, BELTON TEXAS 76513  
BELL COUNTY  
15.836 ACRES



LEGEND:  
1" WOOD PRIVACY FENCE  
4" WOOD LIGHT FENCE  
SEWER LINE  
WATER LINE

ZONING CHANGE  
CURRENT ZONING: AGRICULTURE  
PROPOSED ZONING: PLANNED DEVELOPMENT

PARK AMENITIES

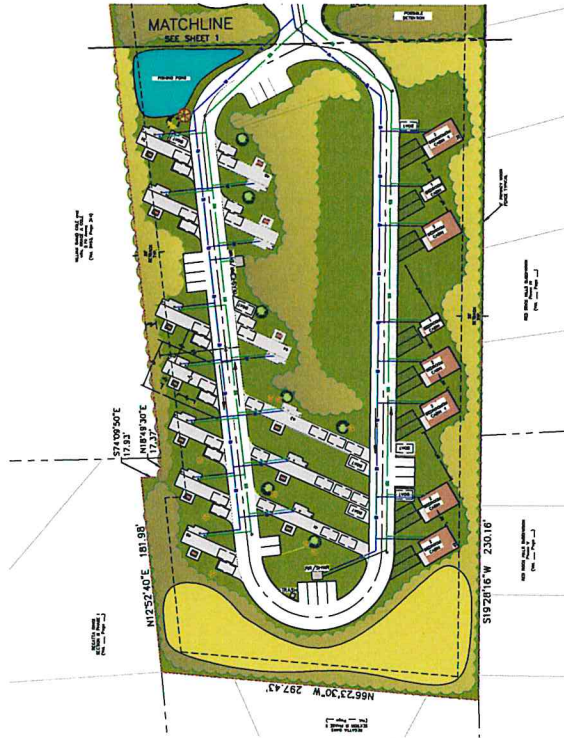
JA CARDS (1, 2 AND 3 BEDROOM)
A1 RECREATIONAL VEHICLE
3000+ SQ. FT. EQUESTRIAN / DRIVE W/ 77 PARKING SPACES**
POOL, POND AND USABLE AREA AND FITNESS ROOM
OUTDOOR CLIMBING
OUTDOOR PLAYGROUND, POND AND GOLF, HORSESHOE AND MANICURE GOLF
FISHING POND W/ 8 PARKING SPACES
BOAT RAMP / PROPRANE
DOG PARK

\*\* IF RETENTION IS PLACED NORTH OF PROPERTY SUBTRACT 30 PARKING SPACES

NOTES:

- AS MANY TREES SHALL BE PRESERVED AS POSSIBLE. NEW TREES ADDED AS NECESSARY FOR TREE COUNT PER CITY OF BELTON REQUIREMENTS.

PROJECT LOCATION BELTON, TEXAS		PROJECT RESORT AT NOMADS	
SHEET 1 OF 2		REGION RESORT AT NOMADS 051622	
CONCEPT SITE PLAN		FEE NAME	
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
DATE	DATE	DATE	DATE
REVISIONS		DATE	
NO.	DESCRIPTION	DATE	DATE



1. AS MANY TREES SHALL BE PRESERVED AS POSSIBLE. NEW TREES ADDED AS NECESSARY FOR TREE COUNT PER CITY OF BELTON REQUIREMENTS.

<p><b>NOTES:</b> ALL INFORMATION ON THIS DRAWING IS THE PROPERTY OF ZGT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ZGT. ANY VIOLATION OF THIS NOTICE SHALL BE CONSIDERED A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. ZGT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR LOSS OF DATA OR INFORMATION RESULTING FROM THE USE OF THIS DRAWING.</p>		<p><b>REVISIONS:</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/1/2023</td> <td>ISSUED FOR PERMIT</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1	10/1/2023	ISSUED FOR PERMIT	<p><b>DESIGNED BY:</b> _____</p> <p><b>DRAWN BY:</b> _____</p> <p><b>CHECKED BY:</b> _____</p> <p><b>APPROVED BY:</b> _____</p> <p><b>PROJECT MANAGER:</b> _____</p> <p><b>CLIENT APPROVAL:</b> _____</p> <p><b>CLIENT REPRESENTATIVE NO.:</b> _____</p>		<p><b>PROJECT LOCATION:</b> BELTON, TEXAS</p> <p><b>PROJECT:</b> RESORT AT NOMADS</p> <p><b>TITLE:</b> CONCEPTUAL SITE PLAN</p>		<p><b>FILE NAME:</b> _____</p> <p><b>REVISION:</b> _____</p>	
NO.	DATE	DESCRIPTION													
1	10/1/2023	ISSUED FOR PERMIT													
<p><b>ZGT</b></p>		<p><b>2 of 2</b></p>		<p><b>2 of 2</b></p>		<p><b>2 of 2</b></p>		<p><b>2 of 2</b></p>							



# Zoning Case # Z-22-22 Aerial



**ZONING CHANGE:**  
AG  
to  
PD-C1 (RV PARK)\_

**LEGAL DESCRIPTION:**  
A0166BC C CRUISE,  
10, AKA SHADY MEADOWS MHP,  
BLK 233, LT D ACRES 15.836

**PROPERTY OWNER:**  
PIYUSH SHARMA

**ADDRESS/LOCATION:**  
2502 LAKE RD

**LEGEND**  
 Z-22-22

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.

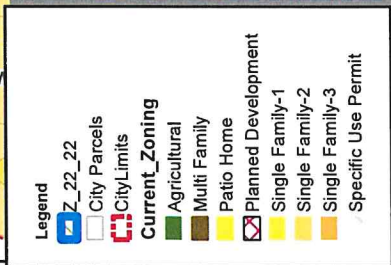
Map Date: 5/24/2022



CITY OF  
**BELTON**  
Planning Department

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

AG  
to  
PD-C1 (RV PARK)\_  
**LEGAL DESCRIPTION:**  
A0166BC C CRUISE,  
10, AKA SHADY MEADOWS MHP,  
BLK 233, LT D ACRES 15.836  
**PROPERTY OWNER:**  
PIYUSH SHARMA  
**ADDRESS/LOCATION:**  
2408 LAKE RD



Map Date: 6/9/2022



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: ZGL ENGINEERING SERVICES, INC.,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2406 LAKE ROAD,  
FROM A(N) AGRICULTURAL ZONING DISTRICT,  
TO A(N) PLANNED DEVELOPMENT – COMMERCIAL 1 ZONING DISTRICT,  
TO DEVELOP RESORT STYLE RV AND CAMPGROUNDS – 41 RV PARKING SPACES, 36 CABINS, AND CLUBHOUSE  
– LESS THAN PREVIOUSLY PROPOSED (51 RV PARKING SPACES, 40 CABINS).

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, June 21, 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, June 28, 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](mailto:PLANNING@BELTONTXAS.GOV), PRIOR TO 1:00 P.M. ON MARCH 15, 2022.

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

---

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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



CITY OF  
**BELTON**  
Planning Department

AG

PD-C1 (RV PARK)

A0166BC C CRIJSE

BLK 233 1 TD ACRES 15.836

**PROPERTY OWNER:**

**ADDRESS/LOCATION:**

SCHOONER-CM

An aerial view of a city street. A yellow taxi is visible in the lower right, and a white car is in the upper left. The street is lined with buildings and trees. The word "LEARN" is visible on a building in the upper left, and "TOY" is visible on a building in the lower right.

STOCKHOLM TEAM

### Legend

77-77-7

Notification Area

100%  
90%  
80%  
70%  
60%  
50%  
40%  
30%  
20%  
10%  
0%

**W-7 Data C 10 10000**

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2259	30915	30916
5-D INVESTMENTS INC	HERNANDEZ, CELEDENIO ETUX ADELA	HERNANDEZ, CELEDENIO ETUX ADELA
PO BOX 64	8708 FALLEN LEAF LN	8708 FALLEN LEAF LN
BASTROP, TX 78602-0064	TEMPLE, TX 76502	TEMPLE, TX 76502
30917	30918	30919
HERNANDEZ, CELEDENIO ETUX ADELA	HERNANDEZ, CELEDENIO ETUX ADELA	HERNANDEZ, CENEDOMIO & ADELIA
8708 FALLEN LEAF LN	8708 FALLEN LEAF LN	4881 FM 439
TEMPLE, TX 76502	TEMPLE, TX 76502	BELTON, TX 76513-5285
41999	66741	107607
GOODMAN, JOHN SAMUEL & MICHAEL SCOT	COLE, WILLIAM DAVID ETUX GRACE A	JAI L N INC
2400 LAKE RD	3321 FM 439	2502 LAKE RD
BELTON, TX 76513-2519	BELTON, TX 76513-5188	BELTON, TX 76513-5160
107608	107619	107622
JAI L N INC	,	WILLIAMSON, TERRY & RICKY SMITH
2502 LAKE RD		4410 S GENERAL BRUCE DR
BELTON, TX 76513-5160		TEMPLE, TX 76502
107625	128321	240312
SHARMA, PIYUSH N ETUX SUREKHA P	WILDMAN RANCH INC	KIELLA FAMILY LTD
2502 LAKE ROAD	PO BOX 114	PO BOX 1344
BELTON, TX 76513	SOMERSET, TX 78069-0114	TEMPLE, TX 76503-1344
396628	396629	396630
KENNEDY, STEPHEN HARPER ETUX ANN ELIZABETH	KELLEY, EDDIE ETUX KATRINA	CAUCHY, AMY JO ETVIR THOMAS EDWARD
3202 BREAKERS CV	1600 SANDBAR CIR	1602 SANDBAR CIR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
396631	396632	402414
RAMESAR, RACHEL KATHLEEN ETVIR DAREN	ILSE, JORDAN R & CHERIE L	BOESELT, JEREMY W
1604 SANDBAR CIR	1605 SANDBAR CIR	2600 TWIN RIDGE CT
BELTON, TX 76513	BELTON, TX 76513-2716	BELTON, TX 76513-1387
402415	402416	402417
HABERMEHL, PAUL & KAY	MASSANELLI, PATRICIA A	CONFIDENTIAL OWNER
2602 TWIN RIDGE CT	2604 TWIN RIDGE CT	2606 TWIN RIDGE CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-1387
402418	402419	402420
VELEZ, ORLANDO ETUX MELISSA N	WIGES, LISA M ETVIR DENNIS J	MCCALLUM, ALTON RAY JR ETUX LINDI SEPO
2608 TWIN RIDGE CT	2610 TWIN RIDGE CT	2609 TWIN RIDGE CT
BELTON, TX 76513-1387	BELTON, TX 76513	BELTON, TX 76513-1387
402421	402422	402423
HAMMONDS, BRUCE J ETUX JO RUTH	LONG, RYAN D & JESSICA L	STOUT, TRAVUS A
2607 TWIN RIDGE CT	2605 TWIN RIDGE CT	2603 TWIN RIDGE CT
BELTON, TX 76513-1387	BELTON, TX 76513	BELTON, TX 76513

402424	402425	402426
BATES, JENNIFER L ETVIR JEFFREY C	HARRIS, DAVID N ETUX JAIMIN WILLIAMS	FERGUSON, TIMOTHY S & BILLIE-JEAN
530 KINGS DR	2517 TWIN RIDGE CT	3225 OAK BRANCH LN
BELTON, TX 76513-6002	BELTON, TX 76513	TOANO, VA 23168-9617
402427	402428	402429
MCCARTY, JAMES E & BARBARA JANE	PORTER, CHRISTOPHER O ETUX SHANA M	CLARK, BRADLEY JAMES ETUX MOLLY
2513 TWIN RIDGE CT	2511 TWIN RIDGE CT	2509 TWIN RIDGE CT
BELTON, TX 76513-1386	BELTON, TX 76513	BELTON, TX 76513-1386
402430	402431	402432
HELM, THOMAS & KRISTI	GAW, VICTOR A ETUX MYINT MYINT AYE	BACA, BLAKE A ETUX LARISSA
2507 TWIN RIDGE CT	2505 TWIN RIDGE COURT	2503 TWON RIDGE CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-1386
402433	402437	402438
KRUMPHOLZ, CHAD MICHAEL ETUX LAUREN ASHLEY	MITCHEL, ROYCE ETUX COLLEEN	RIVERA, CATHLEEN M ETUX SERGIO C
2501 TWIN RIDGE CT	900 COLLEGE ST 8645B	2508 TWIN RIDGE CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-1386
402439	402440	402441
PAYNE, CHRISTOPER ETUX EMILY	MCCRACKEN, ANDREW S ETUX HOPE T	BOND, GREGORY ETUX SUSAN
2510 TWIN RIDGE CT	2512 TWIN RIDGE CT	2514 TWIN RIDGE CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
447747	447748	447749
BASS, JENNIFER LEN	LOVELACE, MARK R & SUSAN E	WEST, NICKI
2413 TWIN RIDGE CT	2411 TWIN RIDGE CT	2204 SUNRISE DR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
447750	447751	447752
BIELS, CHAD D ETUX CARRIE E	WHITE, KEVIN WAYNE ETUX ASHLEY N	NAEGEL, ANYCE G
2407 TWIN RIDGE CT	2405 TWIN RIDGE CT	PO BOX 1254
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-5254
447753	451586	451587
KIELLA FAMILY LTD	GROVER, SARA ANN	PETERS, RAYMOND H ETUX KAREN B ANCHETA
PO BOX 1344	3313 WILDCATTER CV	3317 WILDCATTER CV
TEMPLE, TX 76503-1344	BELTON, TX 76513	BELTON, TX 76513
451588	451589	451590
SMITH, MATTHEW J ETUX DARCI L	HOWDYSHELL, MICHAEL ARTHUR & TRACI SHANNON	MOLL, QUINTON P ETUX ANNA
3318 WILDCATTER CV	3316 WILDCATTER CV	3314 WILDCATTER DR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513



**NOTICE OF APPLICATION FOR AN  
AMENDMENT TO THE ZONING ORDINANCE  
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TO A(N) PLANNED DEVELOPMENT – COMMERCIAL 1 ZONING DISTRICT,  
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IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

---

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. I PROTEST THIS FOR THE SAME REASONS AS
2. BEFORE. THIS A SINGLE FAMILY HOME NEIGHBORHOOD
3. PLUS THERE TWO ~~WERE~~ UNDER-UTILIZED RV SITES  
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)  
BY THE DIRM ALREADY

DATE: 6-14-22 SIGNATURE: [Signature]

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

402430  
HELM, THOMAS & KRISTI  
2507 TWIN RIDGE CT  
BELTON, TX 76513

# Staff Report – Planning and Zoning Agenda Item



**Date:** June 21, 2022  
**Case No.:** Z-22-23  
**Request:** HI to HI w/Sup for Electronic Changeable Copy Sign  
**Applicant/Owner:** Lamar Signs

## **Agenda Item #8**

Z-22-23 - Hold a public hearing and consider a zoning change from Heavy Industrial to Heavy Industrial with a Specific Use Permit for refacing an existing off-premise bill board sign with an Electronic Changeable Copy Message Sign on approximately 0.269 acres located at the northeast intersection of E. 6th Avenue and Taylors Valley Road and described as Belton Terrace Addition, Block 2, lot 1.

## **Originating Department**

Planning Department – Tina Moore, Planner

**Current Zoning:** Heavy Industrial (HI)

**Proposed Zoning:** Heavy Industrial w/SUP for Electronic Changeable Copy Message Sign (HI w/ SUP)

**Proposed Uses:** Retrofit existing sign to add an Electronic Changeable Copy Message Sign

**Future Land Use Map Designation:** The FLUM identifies this general area for industrial uses.

**Design Standards Type Area 10:** Projected to be primarily industrial and manufacturing businesses.

## **Background/Case Summary**

The applicant seeks to replace the face of an existing off-premise billboard with an electronic changeable copy message sign. The existing illuminated sign is approximately 240 square feet (10.5' x 22.83") with a total height of 35'.

Belton recently amended the Sign Ordinance to establish electronic changeable message signage criteria. This amendment included technical standards for the electronic changeable copy message signs, but retained the requirement for an SUP for each proposed location. There were also discussion about limiting changeable message signs to Interstate 14 and 35 locations, but recent changes did not establish a location limitation.



Existing electronic changeable copy message signs include:

Business- Zoning	Square Footage of Changeable copy	Maximum Square Footage Allowed
CF Supply's – CH w/SUP Electronic Changeable Copy	18.5 sq. ft. 72 sq. ft. non-changeable.	225 sq. ft.
CVS – PD - Retail	20 sq. ft.	40 sq. ft.
Walgreens – PD-Retail	20 sq. ft.	40 sq. ft.
Bell County Expo Center – Planned Development	Unknown	Government Facilities signs are exempt from Sign Ordinance.
Belton Christian Youth Center (BCYC)	18.4 sq. ft 64 sq. ft. non-changeable	Government Owned Facility – amended lease agreement permitted sign
Crossroad Church	150 sq ft. (proposed)	150 sq. ft.

The proposed sign must comply with the newly adopted standards for changeable copy message sign of Section 38.15D, *Sign Lighting Standards*. The standards requires:

1. The sign illumination from sunset to sunrise shall be reduced to 300-foot candles.
2. The sign shall include a sensor that automatically determines the ambient illumination and automatically dims according to the natural ambient light conditions.
3. Blinking, flashing, or shimmering or other intensity or brilliance that cause glare or otherwise distract or impair vision of a driver are not permitted.
4. Each message should be displayed for at least 10 seconds to mitigate safety concerns.
5. A change of message shall be accomplished within two seconds or less, a change of message must occur simultaneously on the entire sign face.
6. The sign shall contain a default mechanism that freezes the sign in one position if a malfunction occurs.

### **Project Analysis and Discussion**

**Existing Conditions:** Most of the adjacent properties are zoned Heavy Industrial (HI). Nearby properties west of the subject property are zoned Commercial-1 (C-1) and Retail (R).

**Allowable Land Uses:** Billboard signs are allowed in the HI Zoning District.

**Sign Area Requirements:** Section 38.24.C, *Size of Off-Premise Signs*, allows a maximum sign area of 672 square feet, maximum height 42.5'.

Scenic Cities recognizes municipalities that implement high quality scenic standards for public roadways and public spaces. The Scenic Cities award program reviews adopted ordinances in place to protect scenic views. Requiring an SUP for the consideration of electronic changeable

signs, and the associated evaluation of its anticipated impacts meets the intent of the Scenic Cities program.

### **Recommendation**

Recommend approval of the requested zoning change from Heavy Industrial to Heavy Industrial with a Specific Use Permit for the replacement of the face of the existing sign with an Electronic Changeable Copy Message Sign.

### **Attachments:**

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





# ZONING CHANGE APPLICATION

Fee: \$250.00

Date received:	
APPLICANT NAME: Lamar Advertising	
EMAIL: tlange@lamar.com	PHONE NUMBER: 254-773-3169
MAILING ADDRESS: 5110 N General Bruce Drive, Temple Tx 76501	
PROPERTY OWNER NAME: ICEMAN INC c/o Elisabeth Hansard	
EMAIL: elisabeth.faststopstores@gmail.com	PHONE NUMBER: 512-454-4220
MAILING ADDRESS: PO BOX 2068 AUSTIN, TX 78768-2068	

Proposed Use of Structures (building) and Property (exterior property): Amend permit of existing static billboard (poster) sign to an Electornic Digital poster (12' x 24')
Current Use: Existing Billboard Static Poster
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: N/S E 6th Street @ Taylors Valley Rd.
Legal Description of Property: Abstract Survey BELL CAD ID: 371761 VOI 5575 Page 653 0.27 acres Lot(s): 0001 Block(s): 002 of Subdivision BELTON TERRACE ADDITION, BLOCK 002, LOT 0001, ACRES .269
Existing Zoning: HI Proposed Zoning: HI

Signature of Applicant:  Date: 5/23/22

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





5/23/2022, 9:40:13 AM

 Parcels

1:1,128

0 0.01 0.02 0.04 mi  
0 0.02 0.04 0.07 km

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EXISTING permit

## PANEL #2080

N/S HWY 93 E/O I-35 PE1 RP FSE

5-5-22



LOCATION #1

**ADVERTISING STRENGTHS:** Heavy traffic at this intersection both day and night. Restaurants and small businesses on Hwy. 93.

**WEEKLY IMPRESSIONS:** 97,590\*

**MEDIA TYPE/STYLE:** Poster - Retro

**LAT/LONG:** [31.054035 / -97.44509](#)

**MARKET:** BELTON

**GEOPATH ID:** 263699

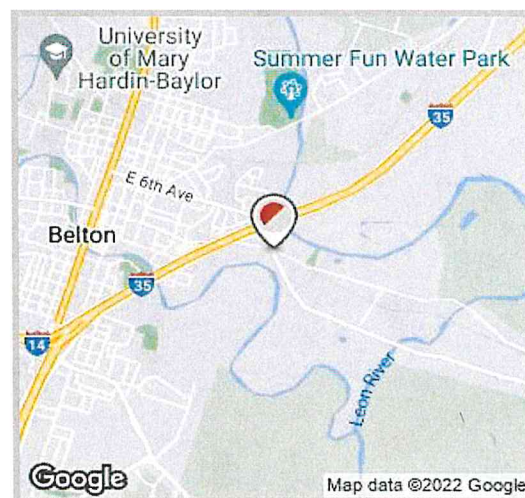
**PANEL SIZE:** 10' 6" x 22' 9" [View Spec Sheet](#)

**VINYL SIZE:** 10' 7" x 22' 10"

**FACING/READ:** South East / Right

**ILLUMINATED:** YES

**SHIPPING ADDRESS:** 5110 N. General Bruce Dr Temple, TX 76501

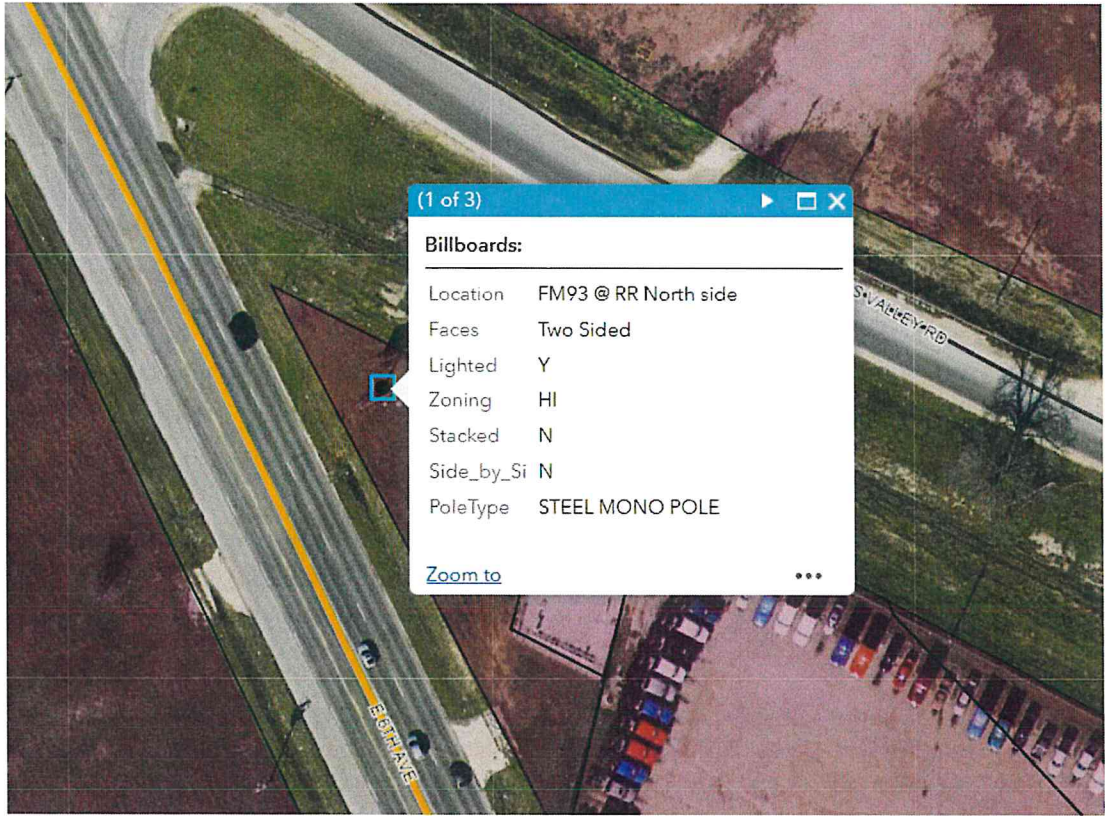


\*Impression values based on Total Population



BELLCAD: 371761

Address: TAYLORS VALLEY RD





# Zoning Case # Z-22-23 Aerial



**ZONING CHANGE:**  
HI  
to  
HI-SUP

**LEGAL DESCRIPTION:**  
BELTON TERRACE ADDITION,  
BLOCK 002, LOT 0001, ACRES .269

**PROPERTY OWNER:**  
ICEMAN INC.

**ADDRESS/LOCATION:**  
E 6TH ST & TAYLOR'S VALLEY RD



LEGEND

 Z\_22\_23

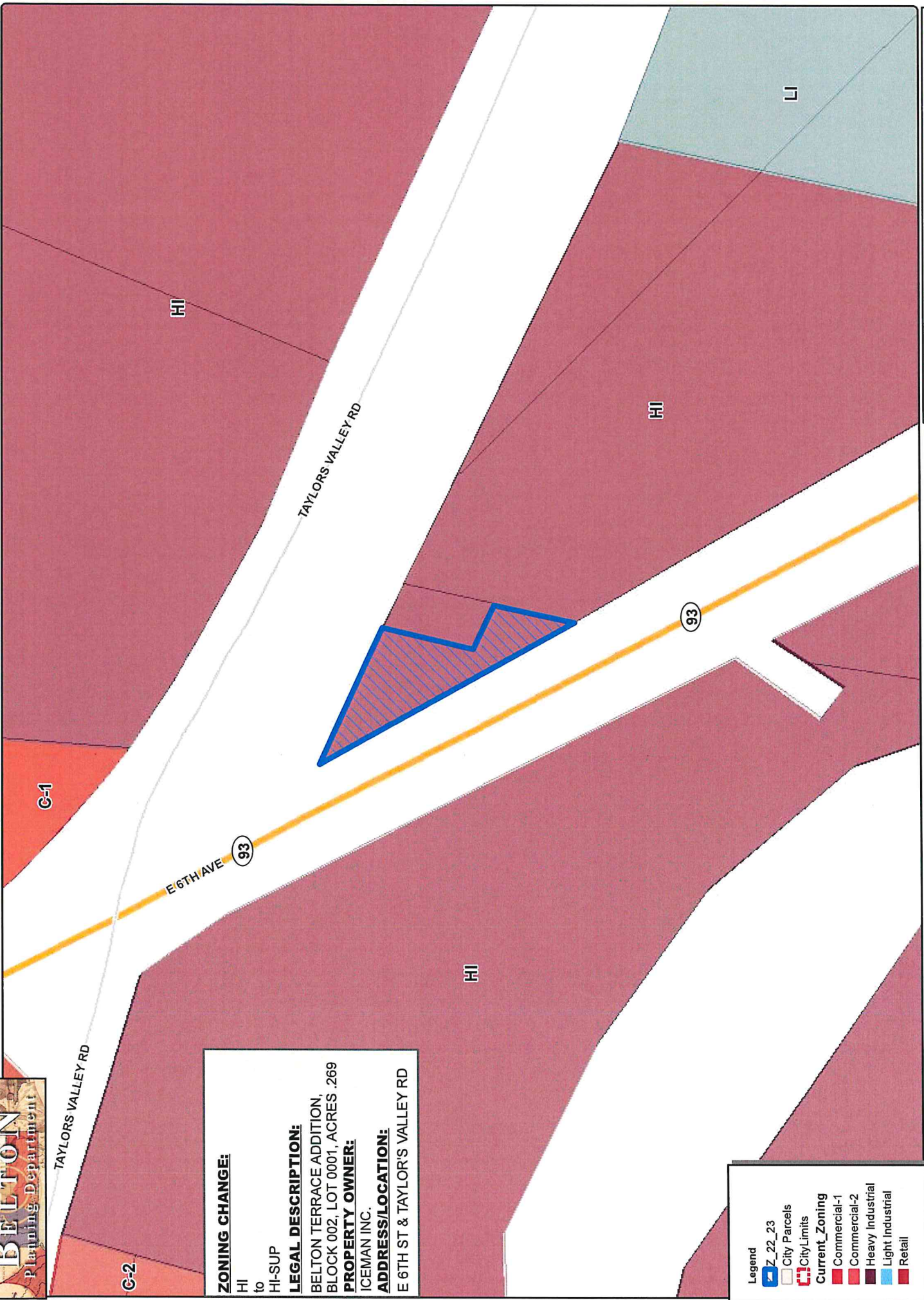
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# Zoning Case # Z-22-23 Zoning



**ZONING CHANGE:**  
HI to HI-SUP

**LEGAL DESCRIPTION:**  
BELTON TERRACE ADDITION,  
BLOCK 002, LOT 0001, ACRES .269

**PROPERTY OWNER:**  
ICEMAN INC.

**ADDRESS/LOCATION:**  
E 6TH ST & TAYLOR'S VALLEY RD

**Legend**

Z-22\_23

City Limits

City Parcels

**Current Zoning**

Commercial-1

Commercial-2

Heavy Industrial

Light Industrial

Retail



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: LAMAR ADVERTISING,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: NORTHEAST CORNER OF E. 6<sup>TH</sup> AND TAYLOR VALLEY ROAD,  
FROM A(N) HEAVY INDUSTRIAL ZONING DISTRICT,  
TO A(N) HEAVY INDUSTRIAL WITH SUP FOR ELECTRONIC CHANGEABLE MESSAGE SIGN ZONING DISTRICT,  
TO PERMIT: CONVERSION OF AN EXISTING BILLBOARD TO A CHANGEABLE DIGITAL/ELECTRONIC 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, June 21, 2022**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

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IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

---

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

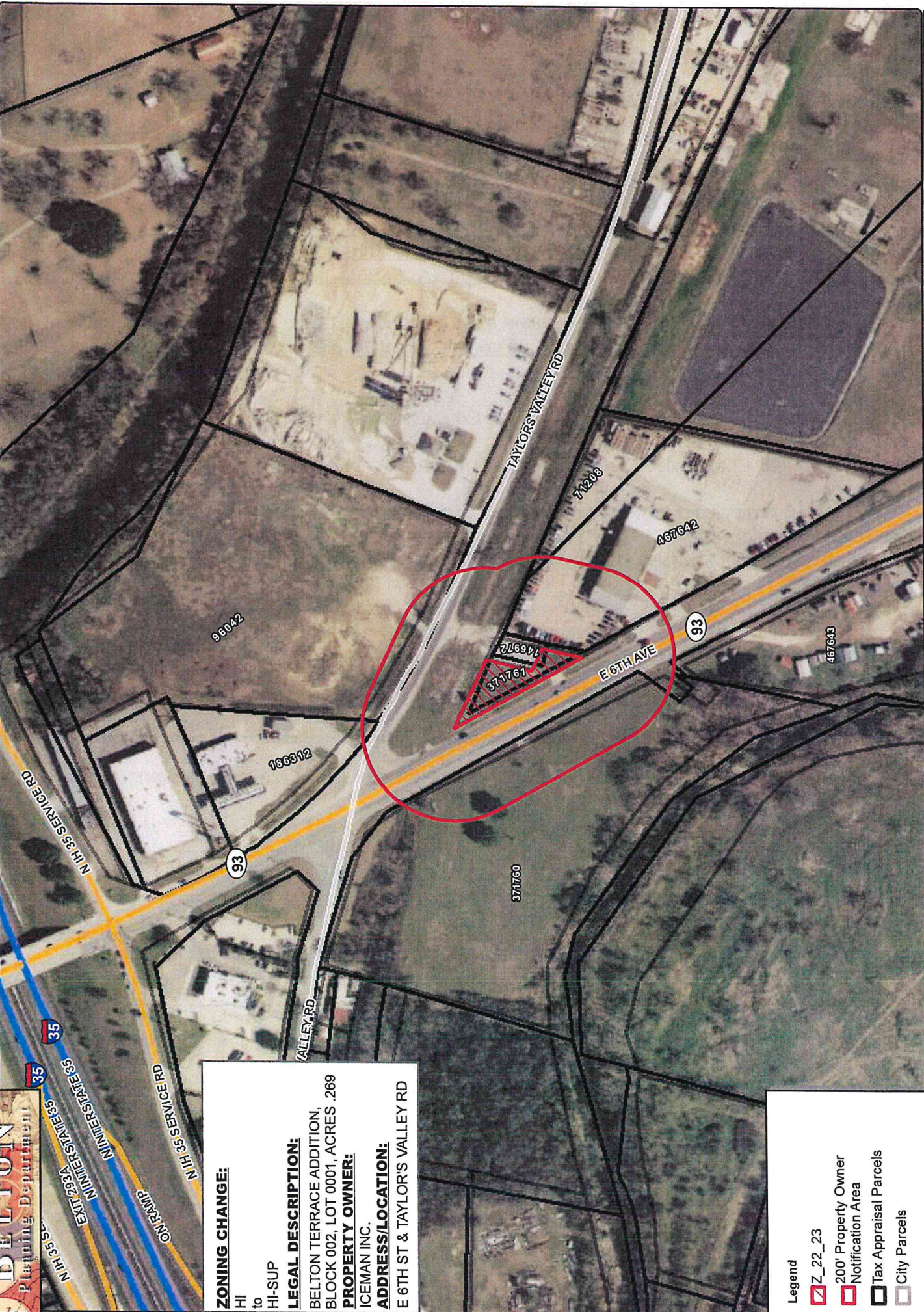
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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



# Zoning Case # Z-22-23



**ZONING CHANGE:**  
HI to HI-SUP

**LEGAL DESCRIPTION:**  
BELTON TERRACE ADDITION,  
BLOCK 002, LOT 0001, ACRES .269

**PROPERTY OWNER:**  
ICEMAN INC.

**ADDRESS/LOCATION:**  
E 6TH ST & TAYLOR'S VALLEY RD

**Legend**

- Z\_22\_23
- 200' Property Owner Notification Area
- Tax Appraisal Parcels
- City 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





71208  
BELL MM ENTERPRISES LLC  
9060 W FM 93  
BELTON, TX 76513-8322

186312  
FIKES WHOLESALE INC  
PO BOX 1287  
TEMPLE, TX 76503-1287

467642  
BELL MM ENTERPRISES LLC  
9060 W FM 93  
BELTON, TX 76513-8322

96042  
RATLIFF READY-MIX LP  
PO BOX 8040  
FORT WAYNE, IN 46898-8040

371760  
ICEMAN INC  
PO BOX 2068  
AUSTIN, TX 78768-2068

467643  
BELL MM ENTERPRISES LLC  
9060 W FM 93  
BELTON, TX 76513-8322

146972  
ATMOS ENERGY MID TEX DIVISION  
PO BOX 650205  
DALLAS, TX 75265-0205

371761  
ICEMAN INC  
PO BOX 2068  
AUSTIN, TX 78768-2068

# Staff Report – Planning & Zoning Item



**Date:** June 21, 2021  
**Case No.:** P-22-16 Preserve at Nolan Creek  
**Request:** Final Plat  
**Applicant:** Belton Engineering  
**Owner:** Crossroad Advisors, LLC.

## **Agenda Item #9**

P-22-05 Consider a final plat of Preserve at Nolan Creek, comprising 2.841 acres, located at 702 Shine Street, south of West 8<sup>th</sup> Avenue and north of West 7<sup>th</sup> Avenue.

**Originating Department:** Planning – Tina Moore Planner

**Current Zoning:** Multifamily Zoning District

## **Case Summary**

This subdivision proposes a consolidation of two lots, approximately 2.841 acres, into one for a multifamily development. The proposed development consists of eight buildings with 6 units, for a total of 48 units. The proposed subdivision satisfies all requirements of the Multifamily (MF) zoning district.

The reason this plat is on the agenda is because the applicant requested a variance to the park fee requirements. In lieu of paying the park fee, the applicant would like to make private park improvements. Please see the Parkland Dedication/Fee section below for details of this request.

## **Project Analysis and Discussion**

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

**Water/Sewer:** The applicant will connect to an existing 6" water line on Shine Street. Wastewater line will be extended to provide services to this lot. An offsite easement is required from UMHB to allow for this extension. The applicant is negotiating this easement which is listed as a condition of plat approval in the staff comment letter. The wastewater line will be privately maintained.

**Drainage:** Preliminary drainage plans have been provided. A final drainage plan will be reviewed with the submittal of the site plan.



**Streets:** Shine Street is a local street which requires 50' of right of way and 31' of pavement with curb and gutter. An approximate 5' ROW dedication is proposed on the plat. The existing roadway is 24' edge to edge with no curb and gutter. Minimum width for a local street is 31-feet back-of-curb to back-of-curb. The Developer is required to participate in upgrades to Shine Street to either pave the road up to 31' or half the needed width to achieve 31', per the requirements of Section 502H of the Subdivision Ordinance. Sidewalks are not required on local streets.

**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 submitted a variance request to allow for an alternative compensation with a proposal for a private park. Amenities proposed include decking, dog park, park benches, grills, and a walking path. The total value of the proposed improvements are approximately \$56,300, which exceeds the required parkland fee required of \$9,600.

**Conclusion:** We have reviewed the plat for the Preserve at Nolan Creek and find it acceptable as a final plat subject to the conditions identified in the City's letter of conditions to the applicant dated

### **Recommendation**

Recommend approval of the final plat of Preserve at Nolan Creek, subject to the following:

1. Approval of an alternative Parkland compensation to allow the private improvements, in lieu of Parkland dedication or fees.
2. Staff comment letter dated June 15, 2022.

### **Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. City letter of conditions dated June 15, 2022.

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

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

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

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

Applicant: Belton Engineering, Inc Phone: 254-731-5600  
Mailing Address: 106 N. East Street  
Email Address: lchay@beltonengineers.com

Owner: Crossroad Advisors, LLC Phone: \_\_\_\_\_  
Mailing Address: 1400 Shady Hollow Ct. Keller, TX 76248  
Email Address: jerome@crossroadsadv.com

**Current Description of Property:**

Lot: \_\_\_\_\_ Block: 98/131 Subdivision: Belton Original  
Acres: 2.835 Survey: James Bennett Abstract No 71, M.F. Connell Abstract No 6  
Abstract #: 71/6 Street Address: 710 Shine Street, Belton 76513  
Frontage in Feet: ≈ 191.0 Depth in Feet: ≈ 470.0 (maximum)

Does Zoning comply with proposed use? Yes Current Zoning: MF  
Name of proposed subdivision: District at Nolan Creek  
Number of Lots: 1 Fee: \$ \_\_\_\_\_

Signature of Applicant: [Signature] Date: 3/23/2022  
Signature of Owner: Jerome Hill Date: 4/4/2022

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



Zoning Fees:

Rezoning 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
<b>GIS fee (inputting subdivision, utilities, infrastructure) .....</b>	<b>\$25.00</b>

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





1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), INCLUDING ALL AMENDMENTS ADOPTED THEREIN BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF BILLOU, UNLESS OTHERWISE NOTED.

2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT EROSION CONTROL REQUIREMENTS REGARDING TRINCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCEQ RULES REGARDING EROSION CONTROL AND CONSTRUCTION IN ACCORDANCE WITH 30 TAC 280.
4. ALL WATER LINES SHALL BE C-900 PVC PIPE UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL INSTALL SLEEVES FOR ALL WATER SERVICE LONG TAPS. SLEEVES SHALL BE 4-INCH DOWNSIZE PIPE AND SHALL EXTEND TO A DISTANCE 2- FEET BEHIND THE BOX OF CURB.
6. UTILITIES ARE BEING LOCATED BY RECORD DRAWINGS AND VISIBLE APPEARANCES. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATIONS BEFORE CONSTRUCTION BEGINS.
7. ALL WATER MAINS SHALL HAVE A MINIMUM OF 42 INCHES OF COVER MATERIAL BELOW FINISH GRADE.
8. FIRE HYDRANT SHIELDS ARE FOR REPRESENTATION ONLY. FIRE HYDRANT ORIENTATION SHALL BE PRESENTED AT A SEPARATE DETAIL.

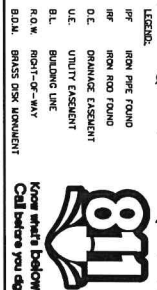
1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), INCLUDING ALL AMENDMENTS ADOPTED THEREIN BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD ORDINANCES OF THE CITY OF BELTON, UNLESS OTHERWISE NOTED.

2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT OSHA REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL TCOE RULES FOR UTILITY LINE LOCATIONS IN ACCORDANCE WITH 30 MCA 2-17.
4. ALL SANITARY SEWER MAINS SHALL BE 508-76 PVC PIPE UNLESS OTHERWISE NOTED.
5. DOUBLE SEWER SERVICES SHALL CONSIST OF TWO SEPARATE 4-INCH DIAMETER PVC TAPS LOCATED IN THE SAME TRENCH.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISUAL APPROPRIATES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

1. THE DEVELOPER, THROUGH HIS ENGINEER OR AUTHORIZED REPRESENTATIVE, SHALL ACQUIRE ALL REQUIRED NATIONWIDE PERMITS, SUCH AS CWA 401, 402 AND/OR 404 PERMITS, AS APPROPRIATE, FROM THE USEPA, TCEQ, AND/OR USACE.

2. TOPOGRAPHICAL INFORMATION IS PRESENTED FOR DRAINAGE ANALYSIS PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
3. TOPOGRAPHICAL INFORMATION PRESENTED HEREIN IS DERIVED FROM CITY STAKEHOUSE TOPOGRAPHY MAPS AND ON-SITE SUREY.
4. THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES IN THE PLANS EXIST.

UTILITY CONTRACTOR SHALL VERIFY LOCATION OF WATER AND SEWER SERVICES BEFORE TAPPING ANY LINES.



2.941 ACRES 123,748 S.F.  
1 LOT, 1 BLOCK INCLUDING:  
JAMES BENNETT SURVEY, ABSTRACT #71 AND  
M.F. CONNELL SURVEY, ABSTRACT #6, BELL COUNTY TEXAS.  
AN ADDITION IN THE CITY OF BELTON, BELL COUNTY TEXAS

SCALE: 1"=40'  
DRAWN: RR  
REC. DRAWING FILE  
C:\21036-UP.DWG  
DATE: 05/11/22  
JOB NO.: 21036  
2 OF 3  
C2.0

UTILITY PLAN OF:  
PRESERVE AT NOLAN CREEK  
710 SHINE STREET  
CITY OF BELTON, BELL COUNTY, TEXAS  
CROSSROADS ADVISORS, LLC  
1400 SHADY HOLLOW CT  
KELLER, TEXAS, 76248

106 NO. EAST STREET  
BELTON, TEXAS 76513  
OFFICE (254)731-5600  
MOBILE (254)289-7273  
BELTONEENGINEERS.COM

*Engineering  
Design/Build  
Planning*

**BELTON  
ENGINEERING  
INC.**



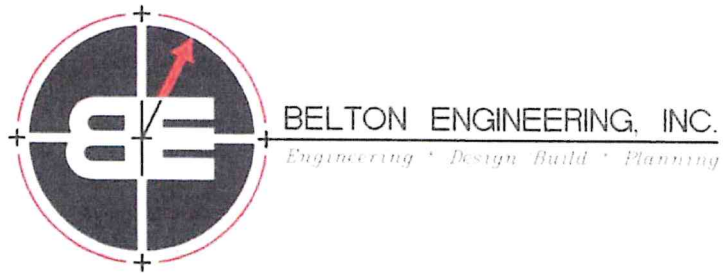
REVISIONS

5/11-S.L. EXTEND









June 6, 2022

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

**Applicant: Preserve at Nolan Creek / Jerome Hill**  
**Project: Final Plat, Preserve**  
**Location: Shine Street, Belton, TX, at Nolan Creek**

**Subject: Variance Request**

I) Applicant is respectfully requesting a variance/exception from the requirement to provide \$200/lot (parkland fee of \$9,600) based on the following:

1. Proposed Private Park 0.230 ac (approximate).
2. Amenities are proposed with a total value of \$56,300 for decking, dog park, park benches, grills, and walking paths.
3. Granting of this exception will not be detrimental to the public health, safety, or welfare or injurious to any of the properties adjacent to this subject tract.

II) Detailed cost for park amenities:

- Decking \$35,000
- Dog Park \$8,500
- Park benches \$3,500
- Grills \$1,800
- Walking paths \$7,500

Feel free to contact us at any time in reference to this project, Office #254-731-5600, Mobile #254-289-7273.

Submitted,

  
**BELTON ENGINEERING, INC.**

Lina Chtay, As the representative for Jerome Hill.



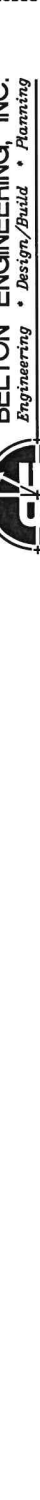
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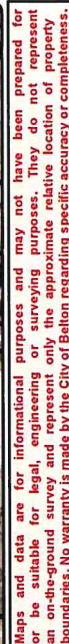
1

MAIL.COM

- 







0 2,500 5,000 Feet

Map Date: 6/16/2022

Author: Anthony Notgrass, City of Belton Path: E:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2022\VPat Cases\MPreserve At Nolan Creek\MP-22-16 Location.mxd



# P-22-16 - PRESERVE AT NOLAN CREEK



**PROPOSED PLAT:**  
Final Plat  
PRESERVE AT NOLAN CREEK  
2.841 ACRES

**PROPERTY OWNER:**  
CROSSROADS ADVISORS, LLC



Legend  
P\_22\_16



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: 6/16/2022





# City of Belton

Planning Department

June 15, 2022

**Project: Preserve at Nolan Creek**

**Applicant: Belton Engineering**

**Date Submitted: 4-4-22**

**2<sup>nd</sup> Review: 6-2-22**

**3<sup>rd</sup> Review: 6-8-22**

**Location: 2.841 ACRES LOCATION: 710 SHINE ST.**

---

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

## **PLANNING:**

1. Pending consideration of an alternative compensation for parkland dedication/fee requirements.
2. Offsite Utility Easement – Prior to recording plat, a copy of the recorded offsite utility easements is required. The recording document number must be provided on the plat.

## **PUBLIC WORKS/KPA:**

3. Utility Plan – An offsite wastewater easement will need to be obtained from UMHB to allow for construction of the proposed wastewater line across their property. Additionally, the proposed wastewater alignment would take it under the existing pedestrian bridge and through some thick brush/woods. Secondary comment made for informational purposes just so the applicant is aware of the construction challenges.

## **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 and Zoning Commission Agenda Item



## **Agenda Item #10**

Hold a public hearing and consider an amendment to the Belton Thoroughfare Plan relating to S. Toll Bridge Rd., from the Lampasas River to Elmer King Rd.

### **Originating Department**

Planning – Bob van Til, Planning Director

### **Summary Information**

The purpose of this item is to conduct a public hearing on a proposed amendment to the Thoroughfare Plan, specifically, as it relates to S. Toll Bridge Rd., from the Lampasas River to Elmer King Rd.

### **Discussion**

The City adopted numerous amendments to the Belton Thoroughfare Plan on January 11, 2022. Due to the unique circumstances related to the historic Toll House on S. Toll Bridge Rd., the Plan was adopted, except for a deferred recommendation related to this portion of Toll Bridge Rd.

At that time, the recommendation for S. Toll Bridge Rd was to designate it as a Major Collector with a proposed ultimate 80-feet of right-of-way. This proposed cross-section would have placed the future edge of pavement approximately ten feet from the historic building at its nearest point. Even though there is no formal State or local historic designation assigned to the building, the Thoroughfare Plan could be adjusted to preserve it by keeping the edge of the future pavement away from the building.

Staff recommended at the time of adoption in January that this section of Toll Bridge Road south to Elmer King Road be shown as "Project Under Evaluation", until a study by KPA could be completed.

Staff's recommendation at the time of the other amendments was a commitment to: "return to Council within six months, no later than July 12, 2022, with a recommendation for the Toll Bridge Road alignment in the vicinity of the Lampasas River."

Below are comments relating to the discussions with property owners on S. Toll Bridge Rd.

**S. Toll Bridge Road** – In late 2021, staff met with Mr. Neese, and then later with Mr. Trader and Mr. Gilcrest. Each own property south of the Lampasas River, if not along the River. The issue identified by the property owners was the width of the future right-of-way (80-feet) and how it may impact their homes and their quality of life. Of particular importance to Mr. Trader is the present proximity of his home (the former Toll Bridge House) to the edge of the pavement. The home currently is approximately 20 feet from the edge of pavement at the closest point. According to the Bell CAD maps, the home is in the right of way of S. Toll Bridge Rd.

KPA Study - KPA was retained to analyze potential routes and ROW options for future Toll Bridge Road south to Elmer King Road. KPA reduced the 80-foot ROW and prepared a 60-foot ROW with a 36-foot-wide pavement option. That was presented to the property owners. To avoid the Toll House, property owners on the west side of the road would be impacted and would need to dedicate or convey property for future right of way (approximately 0.08 acres for one property owner and 0.06 acres for the other, a depth of 12 to 17 feet and 300 feet in length, approximately).

After a meeting with the property owners on May 3, 2022, this option met with significant resistance. At that time, they suggested a 50 foot right of way section.

KPA then prepared a 50 foot right of way option with a 36-foot-wide pavement section. This reduces the right of way requirement but preserves the anticipated capacity needs with 36 feet of pavement, matching the 36 feet with the bridge over the Lampasas River and the street width planned to the north. This is a hybrid cross section specifically for S. Toll Bridge from the Lampasas River to Elmer King Rd. It is referred to as a Minor Collector Option "C" (see attached).

This 50-foot ROW option fits between the Toll House and the property lines on the west side without requiring any new right of way on the west side of the road. The future distance of the Toll House to the edge of the pavement would be reduced from its current 20 feet to an estimated 10 feet, whenever needed for actual future road construction.

With the anticipated future development north of the Lampasas River (River Farms), a minimum of 50-feet of ROW and 36 feet of pavement is recommended to accommodate future traffic impacts on the section south of the Lampasas River. Although, the majority of future traffic is anticipated to travel north, some of that traffic will choose a southern option to access IH 35.

When staff met with the property owners on June 10, 2022, they rejected this idea as well. It is apparent that the property owners are opposed to any growth or development in the area, and no alternative pavement/ROW configuration, except the current 20-foot pavement, will be acceptable. Unfortunately, this position does not address the legitimate need for Belton's Thoroughfare Plan to project a reasonable future pavement section for anticipated traffic demand in this area.



In summary, to preserve the Toll House the City reduced the original recommendation of a Major Collector with 80 foot right of way and 36 feet of pavement, to a Minor Collector with 60 feet of right of way and 36 feet of pavement, to a hybrid cross section with 50 feet of right of way and 36 feet of pavement (Minor Collector "C") in an effort to achieve consensus. This is apparently not possible.

Implementation – The key message to the property owners has been that the Plan is implemented when and if their property is redeveloped. The property owners are in a unique position to influence the timing of the future street widening in this location. Nevertheless, the Thoroughfare Plan needs to reflect a realistic future condition addressing the projected need.

### **Fiscal Impact**

Not applicable, until ROW is needed, typically when property is platted for new development and ROW is dedicated by the owner.

### **Recommendation**

Conduct a public hearing and recommend approval of the amendment to the Thoroughfare Plan Amendments relating to S. Toll Bridge Rd. from the Lampasas River to Elmer King Rd., including the adoption of the 50-foot-wide ROW Minor Collector "C" cross section, with a 36-foot ultimate pavement width when needed in the future.

This is reflected on Attachment "B" of the updated Ordinance.

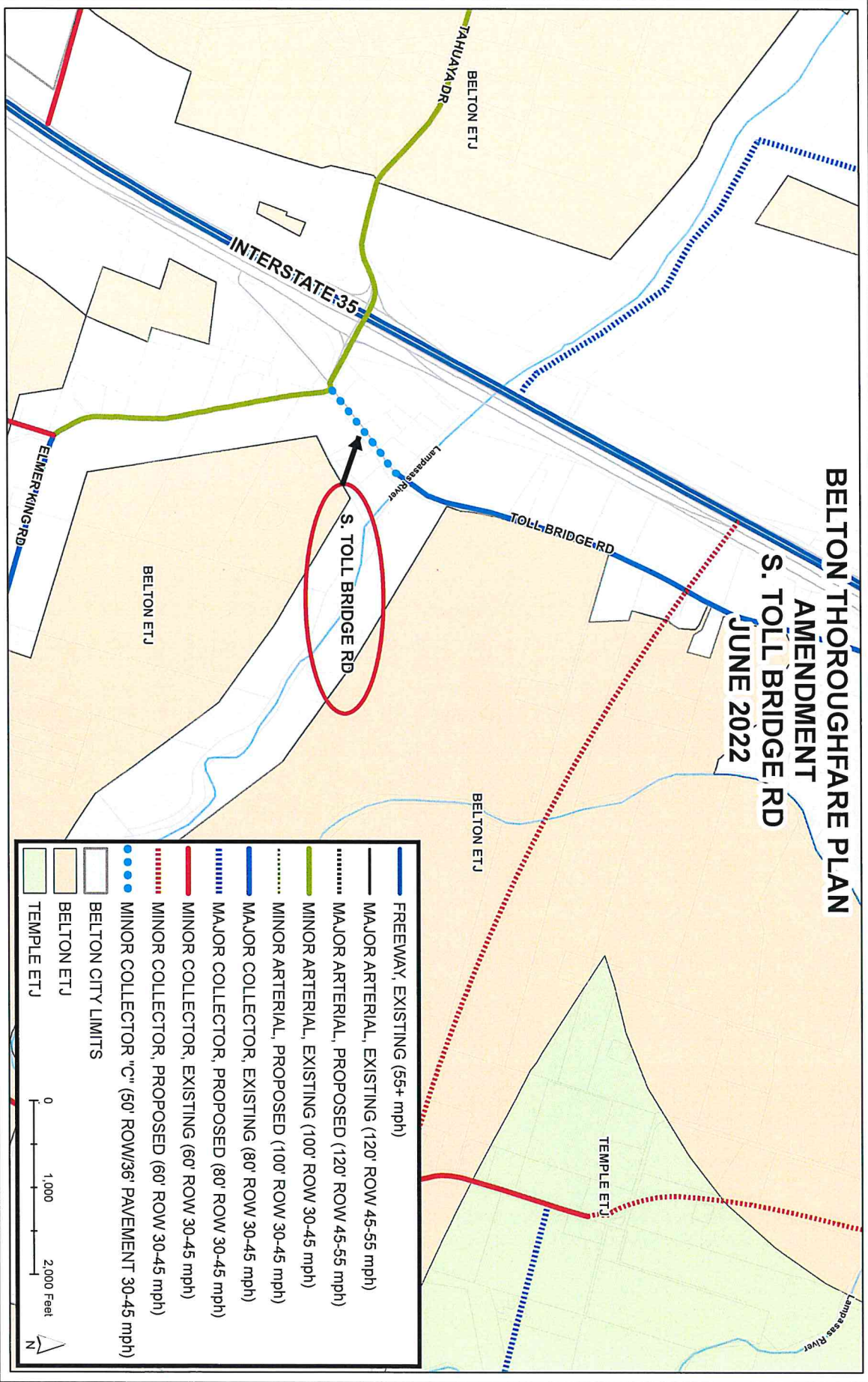
### **Attachments**

Updated Map of Proposed Thoroughfare Plan Amendment

Exhibit of the proposed S. Toll Bridge Minor Collector "C" alignment (KPA).

Updated Ordinance approving the Thoroughfare Plan Amendments

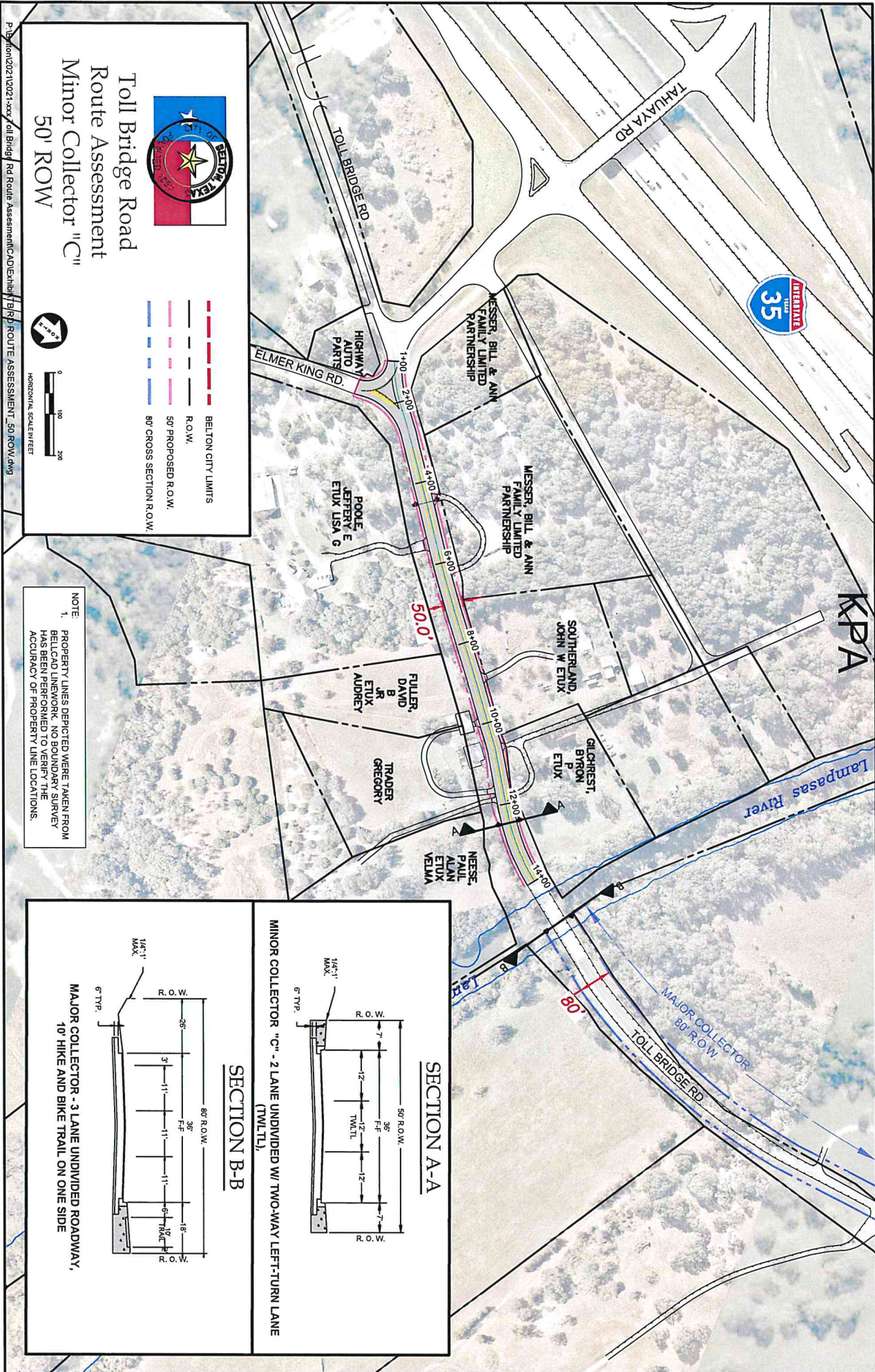
# **BELTON THOROUGHFARE PLAN AMENDMENT S. TOLL BRIDGE RD JUNE 2022**



- FREEWAY, EXISTING (55+ mph)
- MAJOR ARTERIAL, EXISTING (120' ROW 45-55 mph)
- MAJOR ARTERIAL, PROPOSED (120' ROW 45-55 mph)
- MINOR ARTERIAL, EXISTING (100' ROW 30-45 mph)
- MINOR ARTERIAL, PROPOSED (100' ROW 30-45 mph)
- MAJOR COLLECTOR, EXISTING (80' ROW 30-45 mph)
- MAJOR COLLECTOR, PROPOSED (80' ROW 30-45 mph)
- MINOR COLLECTOR, EXISTING (60' ROW 30-45 mph)
- MINOR COLLECTOR, PROPOSED (60' ROW 30-45 mph)
- MINOR COLLECTOR "C" (50' ROW/36' PAVEMENT 30-45 mph)
- BELTON CITY LIMITS
- BELTON ETJ
- TEMPLE ETJ







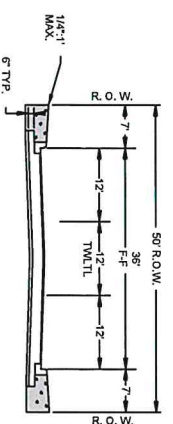
Toll Bridge Road  
Route Assessment  
Minor Collector "C"  
50' ROW



- BELTON CITY LIMITS
- R.O.W.
- 50' PROPOSED R.O.W.
- 80' CROSS SECTION R.O.W.

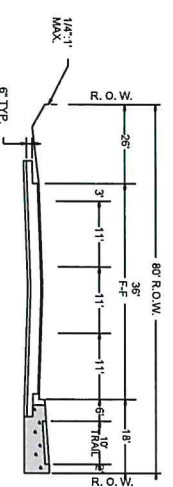
NOTE:  
1. PROPERTY LINES DEPICTED WERE TAKEN FROM BELT CO. LINDSEY, NO BOUNDARY SURVEY HAS BEEN PERFORMED TO VERIFY THE ACCURACY OF PROPERTY LINE LOCATIONS.

SECTION A-A



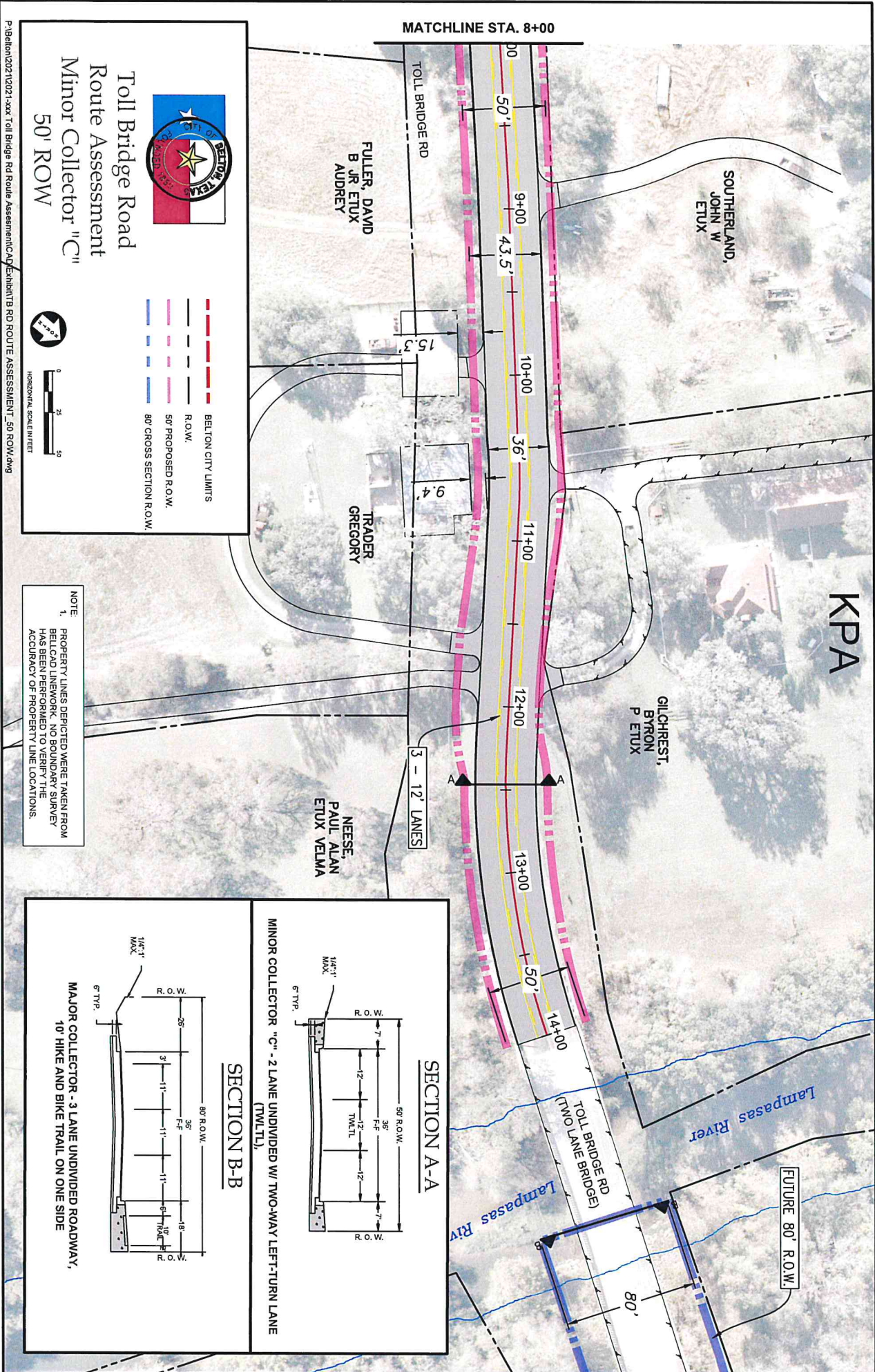
MINOR COLLECTOR "C" - 2 LANE UNDIVIDED W/ TWO-WAY LEFT-TURN LANE (TWL TL)

SECTION B-B



MAJOR COLLECTOR - 3 LANE UNDIVIDED ROADWAY, 10' HIKE AND BIKE TRAIL ON ONE SIDE





MATCHLINE STA. 8+00

KPA

SOUTHERLAND,  
JOHN W  
ETUX

FULLER, DAVID  
B JR ETUX  
AUDREY

TRADER  
GREGORY

GILCREST,  
BYRON  
P ETUX

NEESE,  
PAUL ALAN  
ETUX VELMA

Lampasas River


Lampasas River

FUTURE 80' R.O.W.

(TWO LANE BRIDGE)  
TOLL BRIDGE RD


3 - 12' LANES

TOLL BRIDGE RD

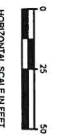


**Toll Bridge Road  
Route Assessment  
Minor Collector "C"**

**50' ROW**



HORIZONTAL SCALE IN FEET



**BELTON CITY LIMITS**

**R.O.W.**

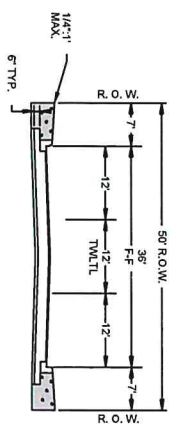
**50' PROPOSED R.O.W.**

**80' CROSS SECTION R.O.W.**

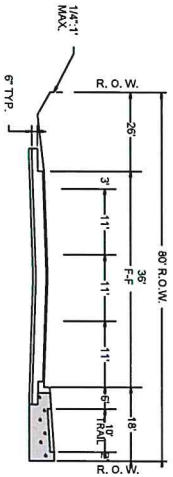
NOTE:  
1. PROPERTY LINES DEPICTED WERE TAKEN FROM BELLEGAUD LINEWORK. NO BOUNDARY SURVEY HAS BEEN CONDUCTED TO VERIFY THE ACCURACY OF PROPERTY LINE LOCATIONS.

MINOR COLLECTOR "C" - 2 LANE UNDIVIDED W/ TWO-WAY LEFT-TURN LANE (TWLTL)

SECTION A-A



SECTION B-B



MAJOR COLLECTOR - 3 LANE UNDIVIDED ROADWAY,  
10' HIKE AND BIKE TRAIL ON ONE SIDE



**ORDINANCE NO. 2022-XX**

**AN ORDINANCE AMENDING ORDINANCE 2022-05 AND ADOPTING ADDITIONAL AMENDMENTS TO THE 2022 THOROUGHFARE PLAN RELATING TO SOUTH TOLL BRIDGE ROAD FOR THE CITY OF BELTON, TEXAS.**

**WHEREAS**, the City Council recognizes the need for a Thoroughfare Plan to provide direction, goals, assessments, standards, recommendations and strategies for implementation in an effort to provide for and continually improve mobility in the City of Belton; and

**WHEREAS**, the primary objective of the Thoroughfare Plan is to provide guidance in decision-making related to future growth and development of the City of Belton; and

**WHEREAS**, public hearings were held by the Planning and Zoning Commission on June 21, 2022, and by the City Council on June 28, 2022; and

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS,**

**Section 1** - That the South Toll Bridge Rd amendments to the 2022 Amendments of the Belton Thoroughfare Plan for the City of Belton, Texas, are hereby officially adopted, as shown on Exhibit "A", attached hereto and incorporated herein for all intents and purposes, and

**Section 2** – That a specific cross section was developed to protect and preserve the historic Toll Bridge House that will be observed from south of the Lampasas River to the intersection of South Toll Bridge Rd. and Elmer King Rd, as shown on Attachment "B".

**PRESENTED AND PASSED** on this the 28th day of June 2022, at a regular meeting of the City Council of the City of Belton, Texas.

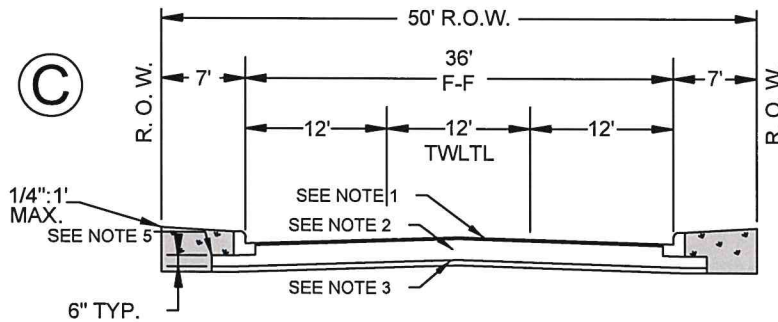
\_\_\_\_\_  
Wayne Carpenter, Mayor

Attest:

\_\_\_\_\_  
Amy M. Casey, City Clerk

## Attachment "B"

### MINOR COLLECTOR



#### NOTES:

1. MINIMUM 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE (HMAC) FOR LOCAL STREETS. MINIMUM 2" TYPE "D" OR "C" HMAC FOR COLLECTOR AND ARTERIAL STREETS. A MINIMUM DEPTH OF 2" IS REQUIRED FOR TYPE "C" REGARDLESS OF STREET CLASSIFICATION.
2. FLEXBASE, SHALL BE PLACED IN LIFTS NOT LESS THAN FOUR (4) INCHES AND NOT EXCEEDING SIX (6) INCHES COMPACTED DEPTH AND TO A MINIMUM 100% OF THE MAXIMUM DENSITY AS DETERMINED BY TEX-113-E. THE BASE MATERIAL SHALL BE PLACED AT OPTIMUM MOISTURE  $\pm 2\%$ .
3. LIME STABILIZATION OR GEOGRID MAY BE USED TO REDUCE BASE MATERIAL THICKNESS WHEN PRESCRIBED BY A QUALIFIED GEOTECHNICAL REPORT.
4. COMBINED THICKNESS OF FLEXIBLE BASE COURSE, TREATED SUBGRADE OR SUBBASE SHALL BE AS REQUIRED TO SUPPORT TRAFFIC LOADS AND VOLUME ON SUBGRADE.
5. SUBGRADE/BASE SHALL BE EXTENDED 2'-0" BEHIND CURB FOR ALL STREET SECTIONS, AND SHALL BE COMPACTED.
6. SUBGRADE SHALL BE COMPACTED AND MAINTAINED AT OPTIMUM MOISTURE OR ABOVE PRIOR TO PLACING BASE MATERIAL.
7. ARTERIALS AND MAJOR COLLECTORS SHALL TYPICALLY HAVE A 1/4" PER FOOT STRAIGHT CROWN (5.5" HEIGHT). CROWN HEIGHT FOR MINOR COLLECTORS AND LOCAL ROADWAYS SHALL BE 4.5" AND 3.7", RESPECTIVELY.

**CITY OF BELTON, TEXAS**  
DEPARTMENT OF PUBLIC WORKS

**TYPICAL SECTIONS**  
**MINOR COLLECTOR C**

**CONSTRUCTION STANDARDS AND DETAILS**



T-05 A  
SCALE: N.T.S.  
ISSUE DATE: 6-10-22



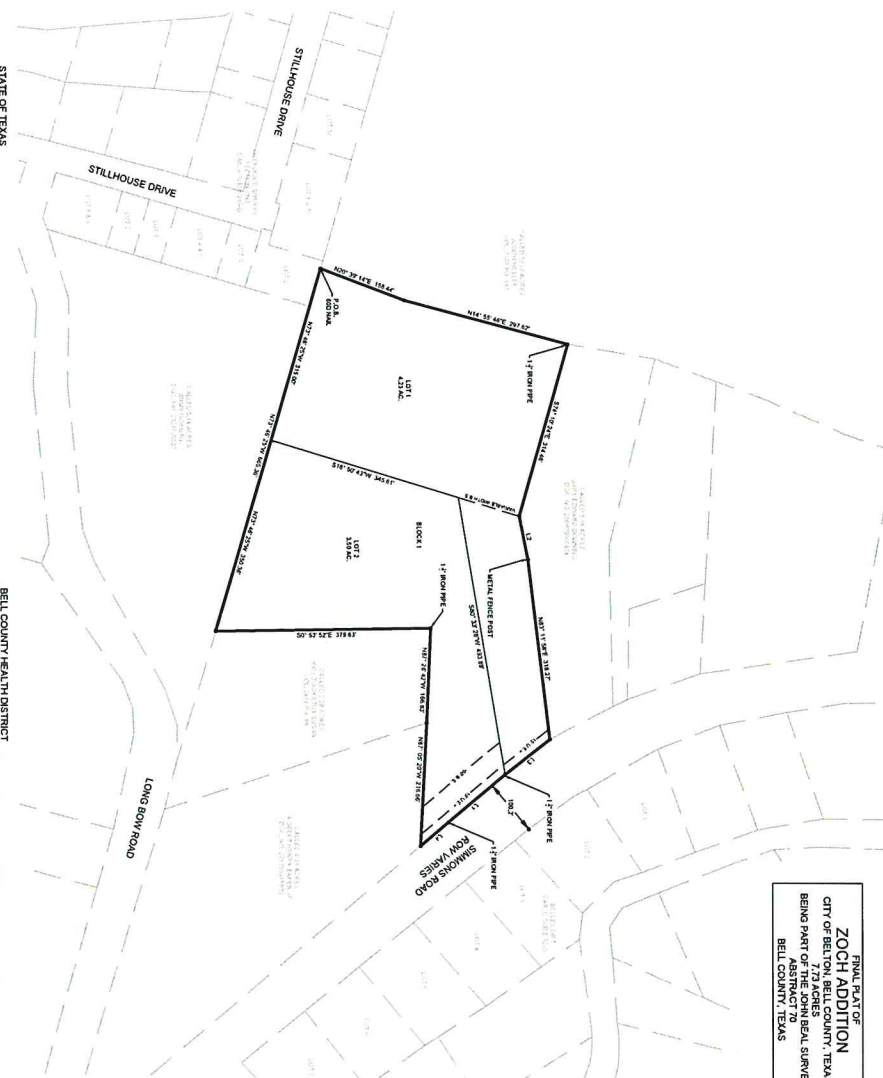
## Administrative Plat Approvals

<i>Approval Date</i>	<i>Subdivision Name</i>	<i>Acreage /Location</i>	<i>No. of Lots</i>	<i>Description</i>	<i>Waivers</i>
5/5/2022	Zoch Addition	7.73 Acres; Simmons Road	2	Previously unplatted lot - 2 lots created	None
5/26/2022	Minor Estates	0.367 Acres; W. Avenue J	2	Amending Plat, relocation of lot line	None
5/26/2022	Liberty Park Ph. II, Amending	4.676 Acres; NWC Loop 121 and S	1	Amending Plat to consolidate two lots	None

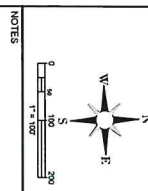
Line #	Length	Direction
1	102.00	107° 47' 00" E
2	101.00	107° 47' 00" E
3	100.00	107° 47' 00" E
4	100.00	107° 47' 00" E
5	100.00	107° 47' 00" E

LEGEND  
 1. 1" = 100' PER SECTION  
 2. 1" = 100' PER SECTION  
 3. 1" = 100' PER SECTION  
 4. 1" = 100' PER SECTION  
 5. 1" = 100' PER SECTION  
 6. 1" = 100' PER SECTION  
 7. 1" = 100' PER SECTION  
 8. 1" = 100' PER SECTION  
 9. 1" = 100' PER SECTION  
 10. 1" = 100' PER SECTION

**GENERAL NOTES:**  
 1. The plat is a true and correct copy of the original survey as shown on the plat and is not to be used for any other purpose.  
 2. The plat is a true and correct copy of the original survey as shown on the plat and is not to be used for any other purpose.  
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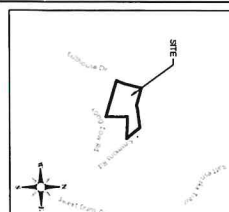


**FINAL PLAT OF**  
**ZOCH ADDITION**  
**CITY OF BELL, BELL COUNTY, TEXAS**  
**7.73 ACRES**  
**BEING PART OF THE ZOCH ADDITION SURVEY**  
**BELL COUNTY, TEXAS**



NOTES

VICINITY MAP



**STATE OF TEXAS**  
**COUNTY OF BELL**  
**ROY ZOOH ETUX SUSAN**, being the owners of the land shown on this plat and designated as ZOCH ADDITION, a subdivision in the City of Bell, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements and public places as shown hereon.

**ROY ZOOH**  
**SUSAN ZOOH**  
 Said addition shall be subject to all the requirements of the Subdivision Ordinance of the City of Bell.

**Director of Planning**  
 Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**City Clerk**

**SURVEYOR'S CERTIFICATE**

**KNOW ALL BY THESE PRESENTS:**  
 I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

**Registered Professional Land Surveyor**

The Bell County Tax Assessor, in using authority for all entries in Bell County, Texas, do hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.  
 Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**FINAL PLAT**  
**ZOCH ADDITION**  
**1**

**FROBISH**  
**LAND SURVEYING**  
**2401 S. FARM ROAD, SUITE 100**  
**WACO, TEXAS 76797**  
**TEL: 817.799.1111**  
**FAX: 817.799.1112**  
**WWW.FROBISHLANDSURVEYING.COM**

**2401 S. FARM ROAD, SUITE 100**

**WACO, TEXAS 76797**

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**FAX: 817.799.1112**

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FINAL PLAT OF  
MINOR ESTATES  
A subdivision within the City of Belton, Bell County, Texas.

BEING 0.3664 ACRE situated in the PETER CONRAD SURVEY, ABSTRACT 165, Bell County, Texas, being an amending plat of LOT 1 and LOT 2, BLOCK 1, CRESTVIEW EXTENSION ONE, an addition within the City of Belton, Bell County, Texas, according to the plat of record in Cabinet A, Slide 115-12, Plat Records of Bell County, Texas.

STATE OF TEXAS  
COUNTY OF BELL  
I, JERRY C. LUTHER, County Clerk of the City of Belton, Texas, do hereby certify that the above and foregoing is a true and correct copy of the original plat of record in Cabinet A, Slide 115-12, Plat Records of Bell County, Texas, and that the same has been duly recorded in the Public Records of said County.

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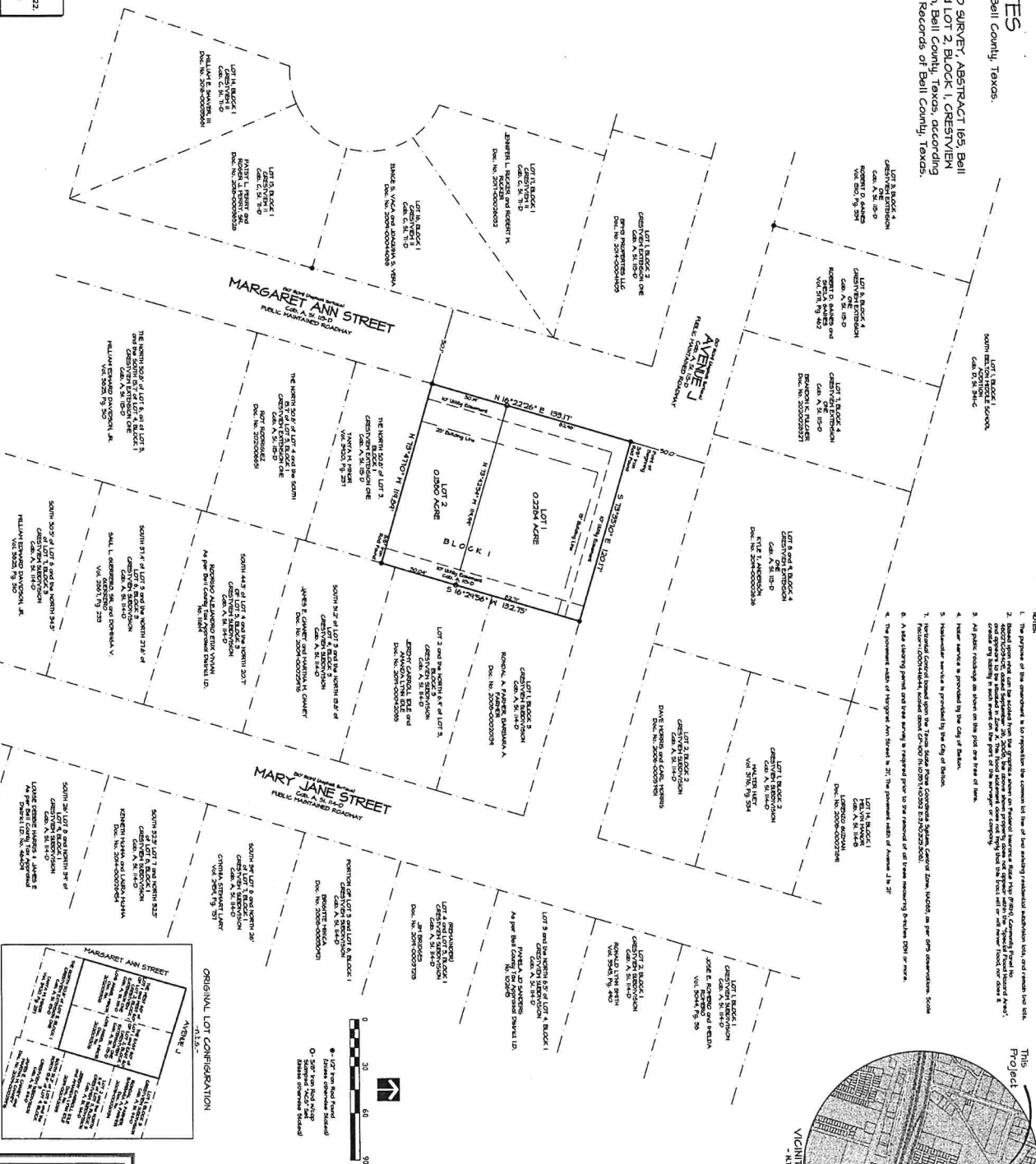
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RECORDATION INFORMATION:  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS  
OF BELL COUNTY, TEXAS.

ALL COUNTY SURVEYING, INC.  
254-781-2273  
www.allcountysurveying.com

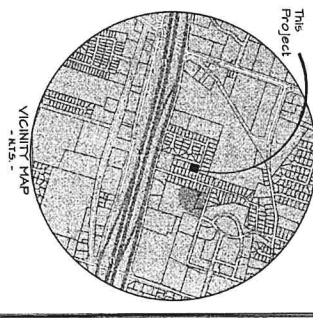


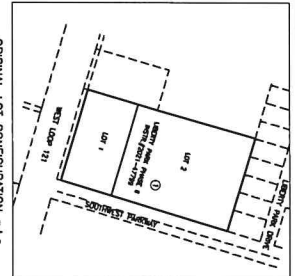
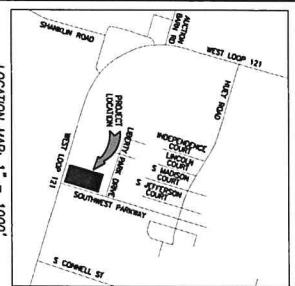
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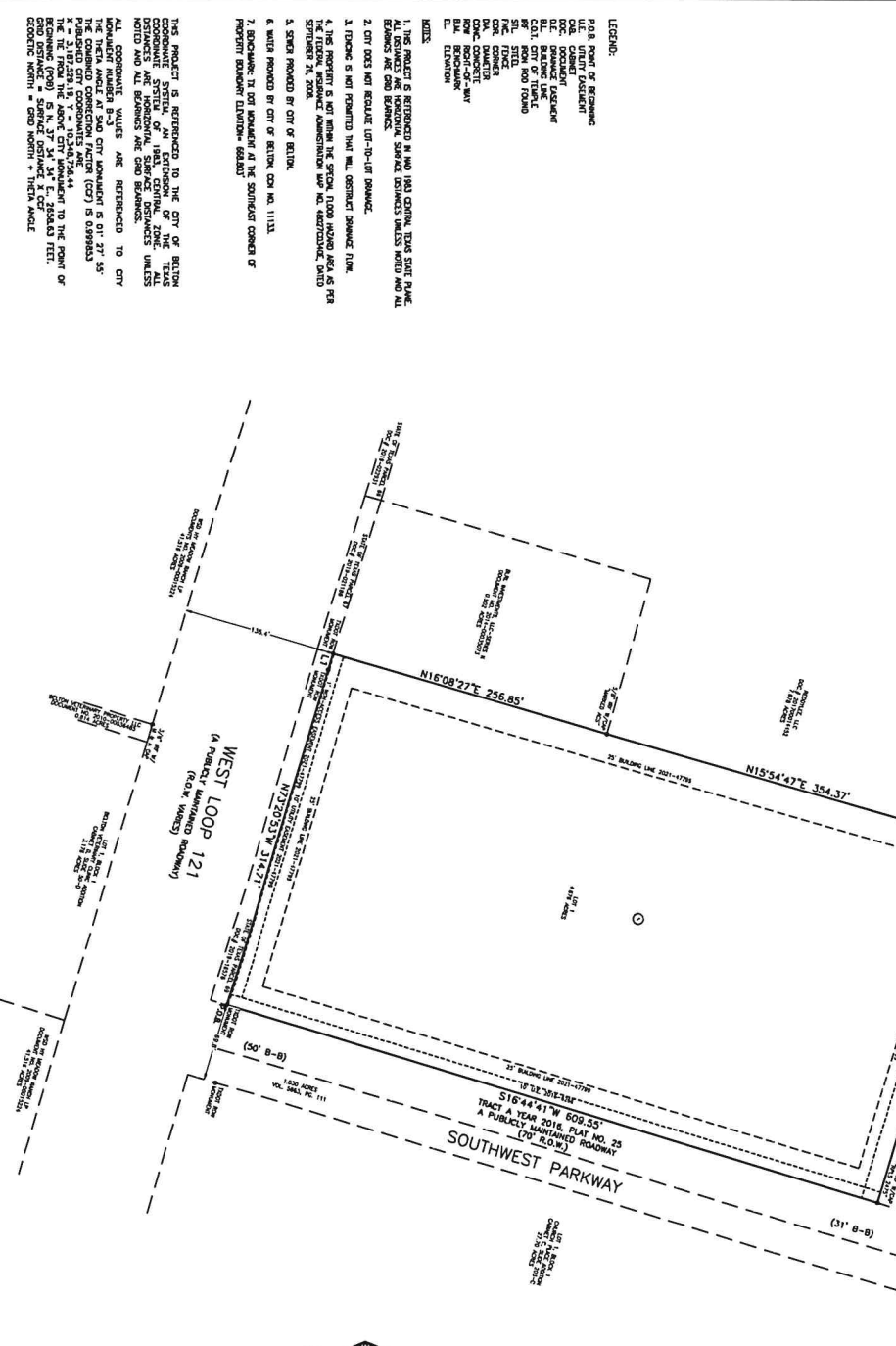
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ALL COUNTY SURVEYING, INC.  
254-781-2273  
www.allcountysurveying.com





LIBERTY PARK PHASE II  
INSTRUMENT 2021-47789  
THE PURPOSE OF THIS INSTRUMENT IS TO SUBDIVIDE THE LOT 11 INTO ONE



**STATE OF TEXAS**  
**COUNTY OF BELL**  
**CITY OF BELTON**

**COLETTE BARNES MARSHALL, AUTHORIZED AGENT**

**STATE OF TEXAS**  
**COUNTY OF BELL**  
**CITY OF BELTON**

**AFFIDAVIT**

THE UNDERSIGNED, COLETTE BARNES MARSHALL, AUTHORIZED AGENT OF THE TEXAS ASSOCIATES, INC., A TEXAS LIMITED PARTNERSHIP, DO HEREBY AFFIRM AND SWEAR THAT THE SUBDIVISION SHOWN ON THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION AS SHOWN ON THE ORIGINAL SURVEY RECORDS OF BELL COUNTY, TEXAS, AND THAT THE SAME HAS BEEN APPROVED BY THE CITY OF BELTON, TEXAS, AND THE COUNTY OF BELL, TEXAS, AND THAT THE SAME IS IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 208, ACTS, STATUTES, ORDINANCES, AND PUBLIC LAWS AS SHOWN HEREON.

BY AND THROUGH THE UNDERSIGNED, COLETTE BARNES MARSHALL, AUTHORIZED AGENT OF THE TEXAS ASSOCIATES, INC., A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER

**RECORDATION**

FILED FOR RECORD THIS 5th DAY OF MAY, 2022.

ATTEST: \_\_\_\_\_

NOTARY PUBLIC, BELL COUNTY, TEXAS

**STATE OF TEXAS**  
**COUNTY OF BELL**  
**CITY OF BELTON**

**COLETTE BARNES MARSHALL, AUTHORIZED AGENT**

THE UNDERSIGNED, COLETTE BARNES MARSHALL, AUTHORIZED AGENT OF THE TEXAS ASSOCIATES, INC., A TEXAS LIMITED PARTNERSHIP, DO HEREBY AFFIRM AND SWEAR THAT THE SUBDIVISION SHOWN ON THE ATTACHED MAP IS A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION AS SHOWN ON THE ORIGINAL SURVEY RECORDS OF BELL COUNTY, TEXAS, AND THAT THE SAME HAS BEEN APPROVED BY THE CITY OF BELTON, TEXAS, AND THE COUNTY OF BELL, TEXAS, AND THAT THE SAME IS IN ACCORDANCE WITH THE SUBDIVISION ACT, CHAPTER 208, ACTS, STATUTES, ORDINANCES, AND PUBLIC LAWS AS SHOWN HEREON.

BY AND THROUGH THE UNDERSIGNED, COLETTE BARNES MARSHALL, AUTHORIZED AGENT OF THE TEXAS ASSOCIATES, INC., A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER

REVISIONS	DATE	DESCRIPTION	BY
1	5/20/2022	INITIAL DESIGN	JUL
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100	5/20/2022	FINAL DESIGN	JUL

**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING  
301 W. 3rd St. Temple, Texas 76781  
TBP No. 7-1858 • TPLS No. 10056000  
www.turley-inc.com

FINAL PLAN:  
**LIBERTY PARK PHASE II,  
AMENDING NO. 1**  
CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:  
**BARNES INDEPENDENT DEVELOPERS, L.P.**

REVISIONS	DATE	DESCRIPTION	BY
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70	5/20/2022	FINAL DESIGN	JUL
71	5/20/2022	FINAL DESIGN	JUL
72	5/20/2022	FINAL DESIGN	JUL
73	5/20/2022	FINAL DESIGN	JUL
74	5/20/2022	FINAL DESIGN	JUL
75	5/20/2022	FINAL DESIGN	JUL
76	5/20/2022	FINAL DESIGN	JUL
77	5/20/2022	FINAL DESIGN	JUL
78	5/20/2022	FINAL DESIGN	JUL
79	5/20/2022	FINAL DESIGN	JUL
80	5/20/2022	FINAL DESIGN	JUL
81	5/20/2022	FINAL DESIGN	JUL
82	5/20/2022	FINAL DESIGN	JUL
83	5/20/2022	FINAL DESIGN	JUL
84	5/20/2022	FINAL DESIGN	JUL
85	5/20/2022	FINAL DESIGN	JUL
86	5/20/2022	FINAL DESIGN	JUL
87	5/20/2022	FINAL DESIGN	JUL
88	5/20/2022	FINAL DESIGN	JUL
89	5/20/2022	FINAL DESIGN	JUL
90	5/20/2022	FINAL DESIGN	JUL
91	5/20/2022	FINAL DESIGN	JUL
92	5/20/2022	FINAL DESIGN	JUL
93	5/20/2022	FINAL DESIGN	JUL
94	5/20/2022	FINAL DESIGN	JUL
95	5/20/2022	FINAL DESIGN	JUL
96	5/20/2022	FINAL DESIGN	JUL
97	5/20/2022	FINAL DESIGN	JUL
98	5/20/2022	FINAL DESIGN	JUL
99	5/20/2022	FINAL DESIGN	JUL
100	5/20/2022	FINAL DESIGN	JUL