

#### **CITY OF BELTON**

Planning & Zoning Commission Meeting Tuesday, June 20, 2023 - 5:30 p.m. Harris Community Center 401 N. Alexander, Belton, Texas

#### **AGENDA**

- 1. Call to order.
  - a. Invocation
  - b. Pledge of Allegiance
- 2. Public comments.

Citizens who desire to address the Commission on any matter, <u>not</u> on the agenda, may do so during this item. Please state your name and address for the record and limit your comments to three minutes. Please understand while the commission appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.

- 3. Consider the minutes of the May 16, 2023, regular meeting.
- 4. Z-23-08 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.
- 5. Z-23-11 Hold a public hearing and consider a zoning change from a Planned Development Retail (PD-R) and Single Family 2 Residential with a Conservation Revitalization Overlay to an Amended Planned Development Retail Zoning District for the properties located at 510 S. Main Street, 118 W. Avenue D, and 120 W. Avenue D for the expansion of the Mi Pueblo Restaurant.
- 6. Z-23-12 Hold a public hearing and consider a zoning change from Planned Development Single Family -1 Residential District to Single Family–1 Residential District for approximately 53.49 acres described as Matilda Connell Survey, Abstract 6 located east of N. Main Street on Mystic Rivers Drive to allow for detached single-family homes. Recommend this item be postponed until the July 18, 2023 meeting.
- 7. Z-23-13 Hold a public hearing and consider a zoning change from Heavy Industrial with a Specific Use Permit (SUP) for an Electronic Changeable Sign to an Amended Heavy Industrial with a SUP for an Electronic Changeable Sign on approximately 0.269 acres located at 1701 E. 6<sup>th</sup> Street, at the northeast intersection of E. 6<sup>th</sup> Avenue and Taylors Valley Road.

8.	Receive a report on Administrative Plat Approvals.
9.	Recognize Zachary Kruger for his service on the Planning and Zoning Commission.
If Ci	interpreter services for the deaf or hearing impaired are required, please contact the ty Clerk at (254) 933-5817 at least 48 hours in advance.

#### Minutes of the Planning and Zoning Commission (P&ZC)

City of Belton Tuesday, May 16, 2023

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, Nichole Fischer, Zachary Krueger, David Jarratt, and Luke Potts. The following members were absent: Joshua Knowles, Quinton Locklin, and Alton McCallum. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Clerk Deb Swift-Alejandro, and IT System Analyst Alex Munger.

#### 1. Call To Order.

Chair Brett Baggerly called the meeting to order at 5:30 p.m.

Invocation – Commission Member Krueger gave the Invocation. Pledge of Allegiance – Chair Baggerly led the Pledge.

#### 2. Public comments. (0.50)

There were no public comments.

- 3. Recognize David Covington for his service on the Planning and Zoning Commission. (Audio 1:05)
- 4. Consider approval of minutes from the previous meeting. (Audio2:34)

Commission Member Potts motioned to approve minutes from April 18, 2023, meeting, seconded by Commission Member Krueger. The motion passed with 5 ayes and 0 nays.

5. Z-23-10 - Hold a public hearing and consider a zoning change from Agricultural to Commercial-2 District on an approximately 0.898-acre property located at 7272 Rattlesnake Trail, south of Interstate 14 and east of Simmons Road. PREVIOUSLY POSTPONED. (Audio 2:51)

City Planner Ms. Moore presented the staff report.

Commission Member Jarratt motioned the item be postponed until the applicant resubmitted a revised zoning application. Commission Member Krueger seconded the motion. The motion passed unanimously with 5 ayes and 0 nays.

6. Hold a public hearing and consider a zoning change from Agricultural to Commercial-2 District on an approximately 1.96-acre property located at 5880 W. US Hwy 190 Service Road, north of Interstate 14 and east of George Wilson Road. (Audio 4:16)

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

With no public comments, the public hearing was closed.

Commission Member Jarratt made a motion to approve Z-23-07 as presented. Commission Member Krueger seconded the motion. The motion unanimously passed with 5 ayes and 0 nays.

, <b>.</b>	W. Hwy 190 Service Road, on Interstate 14 Frontage Road east of Loop 121 and west of Connell Street. (Audio 9:05)
	City Planner Ms. Moore presented the staff report.
	City Planner Ms. Moore answered questions from the commission members.
	Commission Member Potts made a motion to approve P-23-15 as presented. Commission Member Krueger seconded the motion. The motion was approved with 5 ayes and 0 nays.
8.	Receive a report on Administrative Plat Approvals. (Audio 13:14)
	City Planner Ms. Moore presented the list of administratively approved plats.
	With no other city business, the Planning and Zoning Commission was adjourned at 5:46 p.m. (Audio ends at 16:15)
	Chair, Planning and Zoning Commission

7. P-23-15 - Consider a final plat for West Avenue O Professional Center, comprising 1.456 acres, located at 1261

# P&Z Agenda Item #4 Z-23-08 2406 Lake Rd. The Resort at Nomads

#### Staff Report – Planning and Zoning Agenda Item

Date:

June 20, 2023

Case No.:

Z-23-08

Request:

Agricultural to PD-C-1

Applicant/Owner: Piyush, Sharma, Tommy Gage

and ZGL Engineering

#### Agenda Item #4

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 property owner, Sharma Piyush, submitted a third request for a zoning change from the Agricultural (AG) to Planned Development - Commercial-1 for a commercial RV Park with cabins and amenities. A comparison of the previous applications is below:

	First Submittal	Second Submittal	Current Submittal
No. of Recreational	51	41	36
Vehicles Proposed	4		
No. of Cabins	40	36	36

Proposed				
Screening	6' wooden fence	8' wooden fence	8'	concrete/stone
Proposed			wall	

This current proposal includes 36 leasable RV spaces and cabins and the construction of an 8' tall concrete sound wall. The proposal offers a decrease in density and a taller, more permanent buffer to the residential neighborhood east of the site.

The previous requests were 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.

Public Hearing Dates	PZC Recommendation	City Council Vote
3-15-22 - PZC 3-21-22 - CC	Denied upon a vote of 4-3.	Denied upon vote of 3-3.
6-15-22 - PZC 6-21-22 - CC	Disapproved with prejudice upon a vote of 5-2.	Disapproved with prejudice upon a vote of 4-3. A denial with prejudice prevents the applicant from submitting the same request for a minimum of six months from the date of denial.

#### **Project Analysis and Discussion**

This property was annexed into the city limits in 1978 and zoned Agricultural upon the annexation. This property is currently developed as a mobile home park with 50 spaces and no sanitary sewer services but is served with city water. Currently, the park has nine occupied homes on site.

<u>Existing Conditions:</u> 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 site.

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

<u>Area & Setback Requirements:</u> 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 a depth of 100'. The proposed lot is 15.36 acres.

An RV Park is defined in the Zoning Ordinance but is not listed as a permitted use in any of the zoning districts. Thus, a Planned Development is the appropriate mechanism for 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 of 72 sites, including 36 cabins and 36 RV spaces, with a density of 4.6 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 one-way streets that are 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 pond, horseshoe, miniature golf, and a dog park.

The applicant is proposing an 8' concrete stone fence around the RV Park to address the screening requirements. The private road and landscaping function as a buffer between the adjacent single-family zoned areas and the RV sites. The Park will utilize existing City water and establish connections to wastewater services available in the area.

The development proposes a 1,852 square feet clubhouse that consists 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 RV Park. 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. Gated access is proposed for the RV Park. Lake Road is a TxDOT right-of-way; therefore, TxDOT must review and approve access. 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.

In response to public comments from previous meetings, the applicant has provided a draft rules and regulations policy for operating conditions for the proposed park (Exhibit C). The self-administered regulations will be enforced by an on-site Park Manager, not by the City.

#### Recommendation

In response to earlier expressed concerns, the applicant has made these changes to the proposal:

- a) reduced the number of cabins from 40 to 36, with RV spaces unchanged at 36;
- b) modified the screened buffer, proposing an 8' concrete stone wall; and
- c) proposed operating conditions to be self-administered by management.

Based on the inconsistency with the FLUM, which indicates single-family residential uses, we recommend disapproval of the requested zoning change.

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

- 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, including compliance with the attached elevations.
  - c. Landscape Design and Tree Protection and Preservation Standards.
- 3. A subdivision plat and development plans are required.
- 4. Sign Standards shall conform to Ordinance 2022-22.
- 5. Use of property shall comply with all aspects of the Resort at Nomads Rules and Regulations.

#### **Attachments**

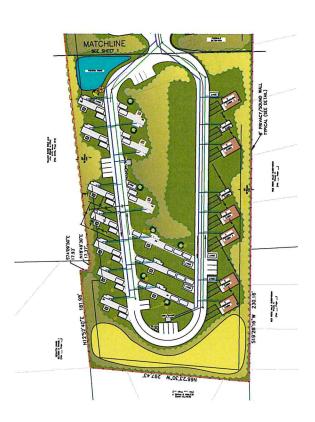
Zoning application
Conceptual Site Plan and Elevations
Property Location Map, Zoning map, Aerial
Map with zoning notice boundary (200')/Zoning notice to owners/Property owner list





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





8' CONCRETE OR STONE PRIVACY/SOUND WALL I FINAL WALL MATERIAL, TO BE DETERMINED TO PROVIDE A SOUND BARBER AND PRIVACY.

DESCRIPTION OF THE CHECKED BY APPROVED BY PROJECT MANAGER CLEIN APPROVED CLEIN APPROVED CLEIN RETRENCE NO.

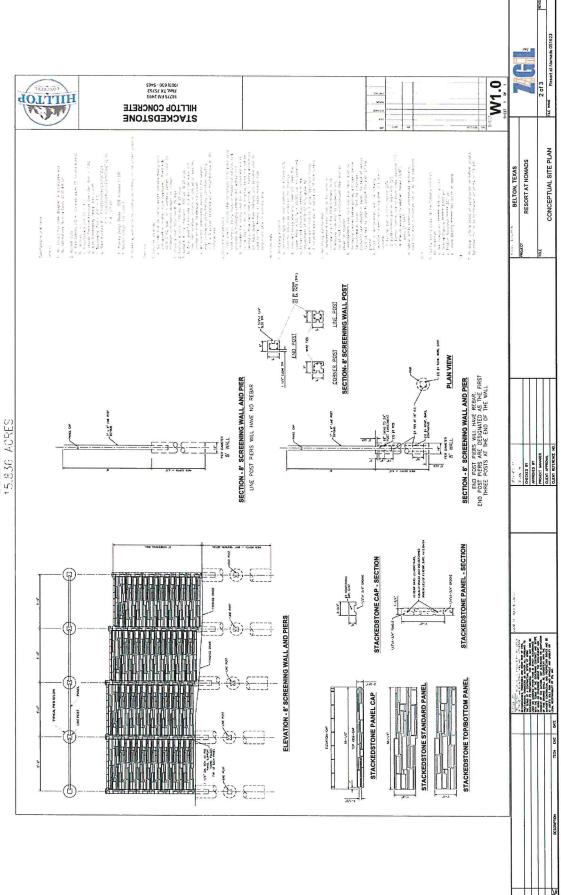
CONCEPTUAL SITE PLAN BELTON, TEXAS RESORT AT NOMADS

NOTES:

1. AS MANY THEES SHALL BE PRESERVED AS POSSBILE, NEW THEES ADDED AS NICESSARY FOR THEE COUNT PER CITY OF BELLON PROCEDURE MANY.

now what's below.

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





#### Proposed Shady Meadows Resort Rules and Regulations By Gage Construction Inc

Violation of any Park Rules & Regulations may result in you being asked to vacate the Park.

#### There are NO refunds!

#### **GENERAL**:

- Registration and payment is due immediately upon arrival. No exceptions. Payment methods accepted are: Cash, Visa, MasterCard only.
- For after-hours check-in, please completely fill out the registration form, including all payment information, and drop it in the drop slot at the office door.
- All RVs must be fully self-contained, well-kept and in good condition. RVs 15 years or older must be approved by Park management.
- A 5 MPH speed limit is strictly enforced.
- Maximum of six (6) people; one (1) RV; and two (2) vehicles per site (only pull-thru sites). Four (4) people included in Rates. Additional persons \$10 per person per night up to the maximum.
- No tent camping or sleeping in vehicles outside of the RV.
- No sub-leasing is allowed.
- No open campfires allowed. Manufactured outdoor cooking/charcoal grills are permitted. Manufactured above ground fire pits are permitted if there is a proper fire arrestor used.
- No clotheslines; freezers/refrigerators; fencing; barriers or pallets; dog kennels, pens or dog runs allowed.
- No mats, rugs, etc., allowed on the grass.
- All water hoses/sewer lines must be free from leaks; and sewer hoses must have a "do-nut" or threaded attachment into the sewer.
- Solicitation or signs for the sale of products/services will not be allowed.
- Reservation is viewed as a "two-way" agreement. We hold the space, which you have reserved, turning away all future requests, in return for payment of your deposit. No refunds once payment is processed. Only credit for future stays within 30 days of arrival.

#### **CHILDREN AND VISITORS:**

- All visitors must check-in at office. Visitors must comply with all Park Rules & Regulations.
- You are responsible for the safety and conduct of your children and visiting guests.
- Children under the age of 14 must have adult supervision in all common areas.
- Children must be supervised and accompanied by a parent/guardian at all times.
- Skateboards and in-line skates are not permitted inside the Park.

#### **ALCOHOL, SMOKING, DRUGS AND FIREARMS:**

- Dispose of smoking materials in proper receptacles. Do not throw them on the ground. This includes your site area.
- Smoking is prohibited in any Park building.
- Absolutely no discharge or use of firearms or fireworks is allowed.
- All weapons shall be kept in compliance with all applicable state and federal laws.
- No alcohol is permitted in any common area (unless approved by management).
- Shady Meadows Resort, or any of its representatives, staff or owner will NOT be responsible for people of any age driving while under the influence.
- No criminal or drug related activity in or near the Park will be tolerated.

#### PETS:

- A fenced dog park is provided for you to exercise your pet. Please read and abide by the dog park rules.
- All pets (dogs and cats) must be on a leash AT ALL TIMES unless inside the dog park. Wildlife/farm animals are not considered pets and not allowed.
- Pick up your pet's waste IMMEDIATELY and dispose of it properly. This includes around your site and anywhere within Park property. This is a health issue for everyone and if you do not comply you will be asked to vacate the Park.
- Management reserves the right to refuse pets based on breed/behavior.
- Animals are the exclusive responsibility of their owners. Noisy pets will not be tolerated.
- Pets may not be left outside unattended.
- BEWARE!! There are snakes in the area. Do not feed birds/wildlife. Do not leave food out for any animals.

#### **VEHICLE RULES:**

- All persons must have a valid driver's license to operate any motorized vehicle on the Park property including golf carts.
- No parking on the street or on the grass.
- Park your vehicle in your assigned site only. Any vehicle parked in a vacant site without management approval will be charged for the space at the daily rate.



#### Proposed Resort at Nomads Rules and Regulations By Gage Construction Inc.

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- Pets may not be left outside unattended.
- BEWARE!! There are snakes in the area. Do not feed birds/wildlife. Do not leave food out for any animals.

#### **VEHICLE RULES:**

- All persons must have a valid driver's license to operate any motorized vehicle on the Park property including golf carts.
- No parking on the street or on the grass.
- Park your vehicle in your assigned site only. Any vehicle parked in a vacant site without management approval will be charged for the space at the daily rate.

- The operation of motorized scooters, ATVs, minibikes or any unlicensed motorized vehicle is prohibited on Park property.
- No repairs or washing of vehicles or RVs allowed unless approved by management.
- Golf carts must be well maintained and compliant with local laws.

#### **BEHAVIOR AND NUISANCES:**

- Excessive noise/nuisances created by guests/visitors will not be tolerated. An after-hour disturbance fee may be assessed for any calls received.
- Common courtesy shall prevail between all persons on Resort at Nomads property.
   Obnoxious, profane, abusive or threatening language, behavior and/or actions directed
   at Resort at Nomads personnel or guests, or that could adversely affect the enjoyment
   of other parties utilizing our facility is prohibited; anyone engaging in such activity will be
   required to leave the Park immediately without refund at the sole discretion of Park
   management.

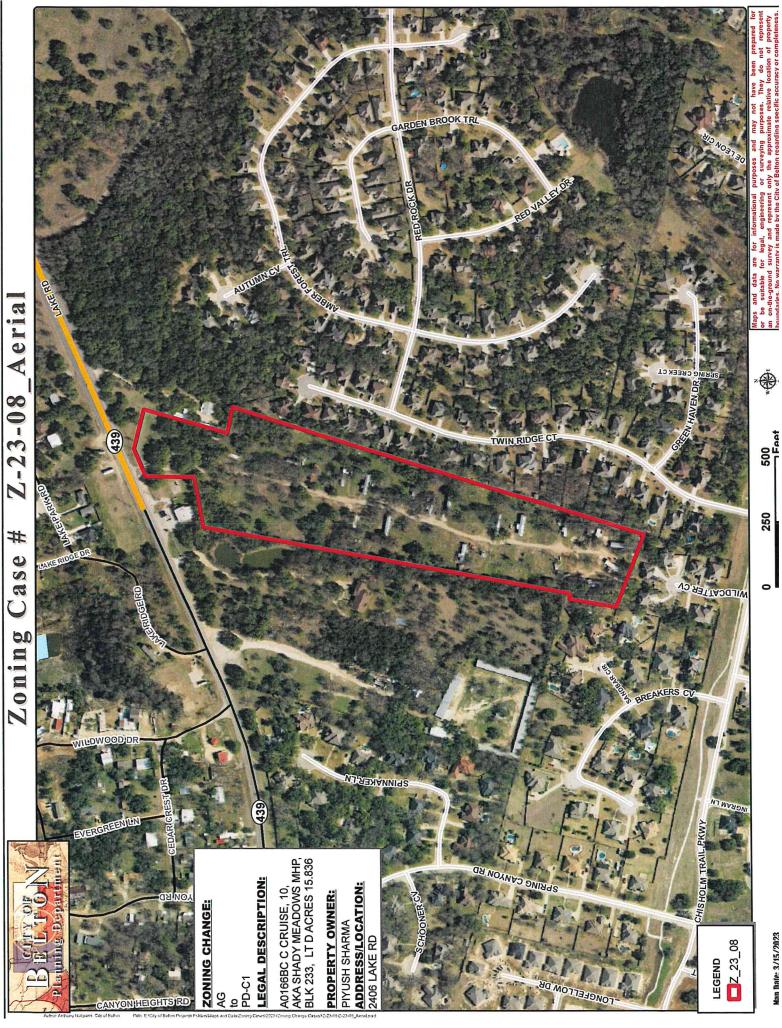
Damage to Park property, including but not limited to: restrooms; utilities; landscaping; vehicles; street lights or signage is strictly prohibited. Guests will be held responsible for the repair of any damages. We reserve the right to refuse service to anyone. Resort at Nomads assumes no responsibility for fire, theft, vandalism, natural happenings, injury, accidents or losses from any cause. Resort at Nomads is not responsible for any damage to vehicles caused by other guests/visitors. Resort at Nomads is not responsible for any personal property. Resort at Nomads reserves the right to limit the stay and number of persons per site. Willful violation of these rules will result in termination of tenancy and barring from the property. These Rules & Regulations supersede any previously written or discussed. Rules & Regulations; and rates may be changed at any time without prior notice. Please report any problems to Park management immediately. Please notify Park management of any incident or accidents as soon as possible. For emergencies dial "911".

I/We	, and,
at Site #	, hereby acknowledge that I/we have read and understand the foregoing
Rules & Regu	lations and that I/we have been provided a copy of the same at the time of
registration	with the Park. Acceptance of the above Rules & Regulations is a condition of
my/our space	e rental.

AGREED TO AND ACCEPTED:	
RV Guest	Date
Resort at Nomads Park Management	Date







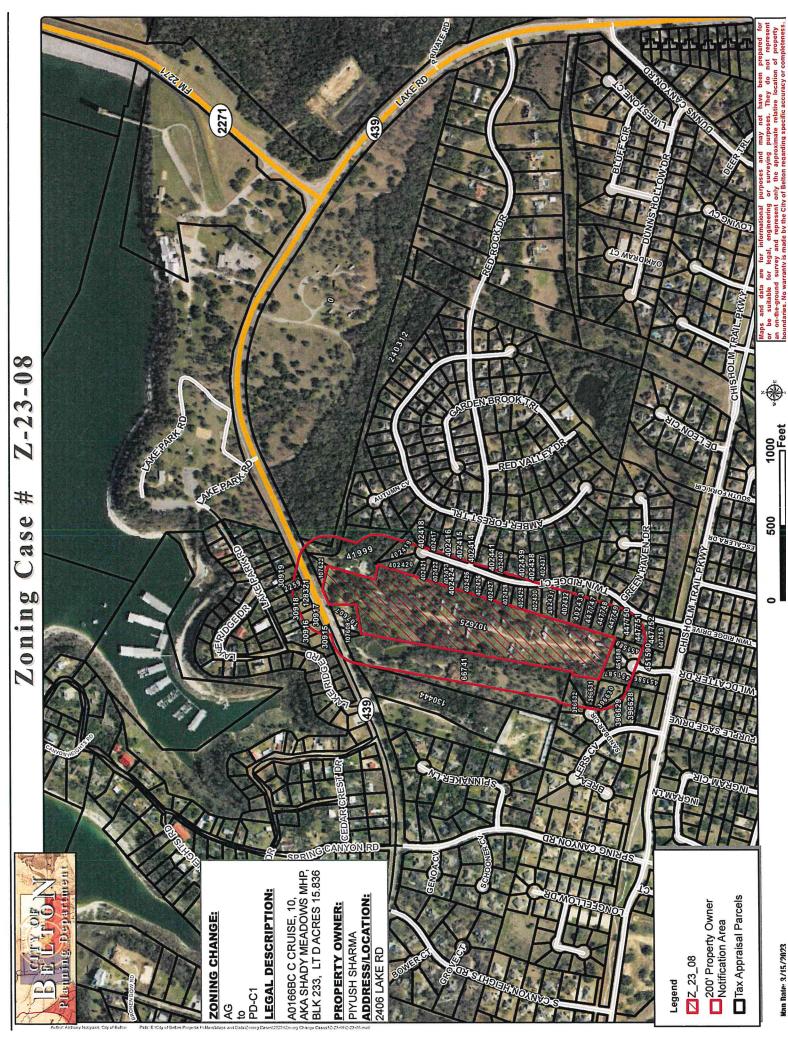
### NOTICE OF APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF BELTON

THE CITY OF BELT	ON HAS RECEIVED A REQUEST FROM: TOMMY GAGE	
	DLLOWING DESCRIBED PROPERTY: 2406 LAKE ROAD	
FROM A(N) AGR		ZONING DISTRICT,
	NED DEVELOPMENT – COMMERCIAL 1	ZONING DISTRICT,
TO DEVELOPKES	SORT STYLE RV AND CAMPGROUNDS – 36 RV PARKING S	PACES, 36 CABINS, AND CLUBHOUSE.
	NING & ZONING COMMISSION OF THE CITY OF BELTON, To REQUEST AT 5:30 P.M., Tuesday, June 20, 2023, ACON, TEXAS.	
A PUBLIC HEARING	ED BY THE PLANNING & ZONING COMMISSION, THIS ITEM S B BY THE CITY COUNCIL. THAT MEETING WILL BE AT <u>5:3</u> COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON,	0 P.M., Tuesday, June 27, 2023, AT
REGARDING THIS Z	ERESTED PROPERTY OWNER, THE CITY OF BELTON INVITE ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTHE ADDRESS BELOW OR VIA EMAIL TO PLANNING@BELTO	NTS BY COMPLETING THIS FORM AND
	QUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IN ALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.	IMPAIRED, PLEASE CONTACT THE CITY
	circle one PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED 2 E FOR THE REASONS EXPRESSED BELOW:	ZONING AMENDMENT PRESENTED IN THE
1.		
2		
2.		
3.		
	(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE	E SHEET OF PAPER)
DATE:	SIGNATURE:	
,		PLANNING DEPARTMENT

P. O. BOX 120 BELTON, TEXAS 76513 254-933-5812

CITY OF BELTON

<sup>\*</sup>A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.



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, CELEDONIO & ADELA 8708 FALLEN LEAF LN 8708 FALLEN LEAF LN 8708 FALLEN LEAF LN **TEMPLE, TX 76502 TEMPLE, TX 76502 TEMPLE, TX 76502** 66741 107608 396628 COLE, WILLIAM DAVID ETUX GRACE A JAI L N INC KENNEDY, STEPHEN HARPER ETUX ANN ELIZABETH 3321 FM 439 2502 LAKE RD 3202 BREAKERS CV BELTON, TX 76513-5188 BELTON, TX 76513-5160 BELTON, TX 76513 402414 402415 402420 BOESELT, JEREMY W HABERMEHL, PAUL & KAY MCCALLUM, ALTON RAY JR ETUX LINDI SEPO 2600 TWIN RIDGE CT 2602 TWIN RIDGE CT 2609 TWIN RIDGE CT BELTON, TX 76513-1387 BELTON, TX 76513 BELTON, TX 76513-1387 402423 402425 402427 KUNZE, KIRBY M HARRIS, DAVID N ETUX JAIMIN WILLIAMS MCCARRTY, JAMES EVANS 2603 TWIN RIDGE CT 2517 TWIN RIDGE CT 2513 TWIN RIDGE CT BELTON, TX 76513 BELTON, TX 76513 **BELTON, TX 76513** 402429 402431 402437 DRAGOO, JACOB T & JAMI J SANBORN GAW, VICTOR A ETUX MYINT MYINT AYE MITCHEL, ROYCE ETUX COLLEEN 2509 TWIN RIDGE CT 2505 TWIN RIDGE COURT 2506 TWIN RIDGE CT BELTON, TX 76513-1386 BELTON, TX 76513 BELTON, TX 76513 402438 402440 107607 RIVERA, CATHLEEN M ETUX SERGIO C MCCRACKEN, ANDREW S ETUX HOPE T JAI L N INC 2508 TWIN RIDGE CT 2512 TWIN RIDGE CT 2502 LAKE RD BELTON, TX 76513-1386 **BELTON, TX 76513** BELTON, TX 76513-5160 402416 402432 396629 MASSANELLI, PATRICIA A BACA, BLAKE A ETUX LARISSA KELLEY, EDDIE ETUX KATRINA 2604 TWIN RIDGE CT 2503 TWON RIDGE CT 1600 SANDBAR CIR **BELTON, TX 76513** BELTON, TX 76513-1386 BELTON, TX 76513 402426 41999 402421 FERGUSON, TIMOTHY S & BILLIE-JEAN GOODMAN, JOHN SAMUEL & MICHAEL SCOT HAMMONDS, BRUCE J ETUX JO RUTH 3225 OAK BRANCH LN 2400 LAKE RD 2607 TWIN RIDGE CT TOANO, VA 23168-9617 **BELTON, TX 76513** BELTON, TX 76513-1387 107625 240312 396631 SHARMA, PIYUSH N ETUX SUREKHA P **KIELLA FAMILY LTD** RAMESAR, RACHEL KATHLEEN ETVIR DAREN 2502 LAKE ROAD 121 N. 31ST STREET, SUITE C 1604 SANDBAR CIR **BELTON, TX 76513** TEMPLE, TX 76504 **BELTON, TX 76513** 

402433	402428	396632
KRUMPHOLZ, CHAD MICHAEL ETUX LAUREN ASHLEY	PORTER, CHRISTOPHER O ETUX SHANA M	ILSE, JORDAN R & CHERIE L
2501 TWIN RIDGE CT	2511 TWIN RIDGE CT	1605 SANDBAR CIR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-2716
402441	402424	402439
BOND, GREGORY ETUX SUSAN	MULLER, VELMA JOYCE	PAYNE, CHRISTOPER ETUX EMILY
2514 TWIN RIDGE CT	530 KINGS DR	2510 TWIN RIDGE CT
BELTON, TX 76513	BELTON, TX 76513-6002	BELTON, TX 76513
402418	402417	402422
VELEZ, ORLANDO ETUX MELISSA N	CONFIDENTIAL OWNER	LONG, RYAN D & JESSICA L
2608 TWIN RIDGE CT	2606 TWIN RIDGE CT	2605 TWIN RIDGE CT
BELTON, TX 76513-1387	BELTON, TX 76513-1387	BELTON, TX 76513
5221614, 1476515 1567	BEE10N, 1X 70313-1307	BELTON, IX 70313
402430	396630	447753
HELM, THOMAS & KRISTI	CAUCHY, AMY JO ETVIR THOMAS EDWARD	KIELLA FAMILY LTD
2507 TWIN RIDGE CT	1602 SANDBAR CIR	PO BOX 1344
BELTON, TX 76513	BELTON, TX 76513	TEMPLE, TX 76503-1344
447747	447748	447750
BASS, JENNIFER LEN	LOVELACE, MARK R & SUSAN E	BIELS, CHAD D ETUX CARRIE E
2413 TWIN RIDGE CT	2411 TWIN RIDGE CT	2407 TWIN RIDGE CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
447752	451586	451587
BATES, JEFFREY C & JENNIFER	GROVER, SARA ANN	PETERS, RAYMOND H ETUX KAREN B ANCHETA
2403 TWIN RIDGE CT	3313 WILDCATTER CV	
		3317 WILDCATTER CV
BELTON, TX 76513-1390	BELTON, TX 76513	BELTON, TX 76513
451588	451589	451590
SMITH, MATTHEW J ETUX DARCI L	COTTINGHAM, JAMES E & TERESA N	MOLL, QUINTON P ETUX ANNA

1889 COUNTY ROAD 487

TAYLOR, TX 76574

3314 WILDCATTER DR

BELTON, TX 76513

3318 WILDCATTER CV

BELTON, TX 76513

21m21m

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

The City of Belton has received a request from: <u>Tommy Gage</u> To change the following described property: <u>2406 Lake Road</u>



AON A(N) AORICULTURAL	ZONING DISTRICT,
To A(N) PLANNED DEVELOPMENT – COMMERCIAL 1	ZONING DISTRICT.
TO DEVELOP RESORT STYLE RV AND CAMPGROUNDS - 36 RV PARKING SPACES, 36 CABINS	S. AND CLUBHOUSE
The Planning & Zoning Commission of the City of Belton, Texas will holipursuant to this request at 5:30 P.M., Tuesday, June 20, 2023, at the T.B. Hari Alexander, Belton, Texas.	D A PUBLIC HEARING
If approved by the Planning & Zoning Commission, this item will be placed of a Public Hearing by the City Council. That meeting will be at <u>5:30 P.M., Tuesday</u> the T. B. Harris Community Center, 401 Alexander Street, Belton, Texas.	ON THE AGENDA FOR ., June 27, 2023, AT
As an interested property owner, the City of Belton invites you to make you regarding this zoning change. You may submit written comments by complete returning it to the address below or via email to <a href="mailto:planning@beltontexas.gov">Planning@beltontexas.gov</a> , projune 27, 2023.	NG THIS FORM AND
IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.	CONTACT THE CITY

107625

SHARMA, PIYUSH N ETUX SUREKHA P

2502 LAKE ROAD

BELTON, TX 76513

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

\*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

212212

25

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



THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TOMMY GAGE	
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 - 36 RV PARKING SPACES, 36	6 CABINS, AND CLUBHOUSE

The Planning & Zoning Commission of the City of Belton, Texas will hold a public hearing pursuant to this request at <u>5:30 P.M., Tuesday, June 20, 2023</u>, 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 <u>5:30 P.M., Tuesday, June 27, 2023</u>, 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 <a href="mailto:planning@beltontexas.gov">Planning@beltontexas.gov</a>, prior to 1:00 p.m. on June 27, 2023.

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. YES, It's Green poled
2. More Employement, Revenue Turis
3. JELTON Needs this Kind of Indet
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)
DATE: SIGNATURE: SIGNATURE:

107608

107607

JAILN INC JAILN INC

2502 LAKE RD 2502 LAKE RD

BELTON, TX 76 BELTON, TX 76513-5160

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

\*A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.

212217

# P&Z Agenda Item #5 Z-23-11 500 S. Main Street Mi Pueblo Restaurant

#### Staff Report – Planning and Zoning Agenda Item

Date: June 20, 2023

Case No.: Z-23-11

Request: PD- R and SF-2 w/CR overlay

to Amended PD - R

Applicant/Owner: Mitchell and Associates/

Manuel and Jorge Aguirre

#### Agenda Item #5

Z Z-23-11 – Hold a public hearing and consider a zoning change from a Planned Development – Retail (PD-R) and Single Family – 2 Residential with a Conservation Revitalization Overlay to an Amended Planned Development – Retail Zoning District for the properties located at 510 S. Main Street, 118 W. Avenue D, and 120 W. Avenue D.

#### **Originating Department**

Planning Department - Tina Moore, Planner

<u>Current Zoning</u>: Planned Development – Retail (PD-R) and Single Family – 2 with Conservation Revitalization Overlay (SF-2 w/CR Overlay)

**Current Use(s):** Restaurant

<u>Proposed Zoning</u>: Planned Development – Retail

**Proposed Uses:** Expansion of the Existing Restaurant and Parking

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

The FLUM identifies this general area as a commercial/retail area and single-family residential.

#### **Design Standards Type Area 5:**

The projected growth for Type Area 5 is primarily commercial, mixed-use developments and urban residential infill, focusing on compatible uses.

#### **Case Summary**

The applicant is proposing a zoning change to facilitate the expansion of the Mi Pueblo Restaurant. The new expansion includes a 2,560 SF restaurant addition, a 720 SF patio addition, and a revised parking layout.

PZC Agenda Item June 20, 2023 Page 1 of 3 The applicant purchased two adjacent residential lots west of the restaurant to construct the proposed addition. A 6' tall wooden fence is proposed for screening from the adjacent residential property to the south and a 3' tall screening wooden fence is proposed on the western property line to screen vehicle headlights from shining into the residence on the west side of Pearl Street.

#### **Project Analysis and Discussion**

Existing Conditions: The surrounding uses are:

Direction	Zoning	Use
North	Retail and SF-2 w/ CR overlay	Convenience Store and detached single family
South	Retail and SF2-CR Overlay	Legal Aid and detached single- family residential
West	SF-2 w/ CR overlay	Detached single-family residence
East	Planned Development Retail	Belton Tiger Autoplex - Used Car Sales

<u>Allowable Land Uses:</u> The proposed zoning change would allow the expansion of the existing restaurant as shown in the conceptual site plan (Exhibit B).

<u>Area & Setback Requirements:</u> The subject lot exceeds the minimum area requirement for the Retail District, which requires a minimum lot size of 7,000 SF, minimum width of 60'. This lot is 33,744 SF and with a minimum width of 95'.

#### **Project Analysis**

In November 2015, the applicant received an approved zoning change to Planned Development – Retail. This zoning change allowed for the construction of a new restaurant and the demolition of an older restaurant on this site. The approval also approved a reduction in the rear and side yard setbacks. The new application request the following setback reductions:

Retail Zoning Requirements Zoning Requirements		PD- Retail Ordinance 2015- 53 Conditions	PD Conditions	
Front Setbacks	Yard	25'	25'	No reduction is necessary.
Rear Setbacks	Yard	20'	10'	No Reduction is necessary.
North Side Setbacks	Yard	25'	8'	8' - Reduction request.

South Side Yard	25'	25'	8' - Reduction
Setback (Avenue			Requested for a patio
D)			addition

The conceptual site plan proposes a front and rear setback that exceeds the required distance. With the incorporation of the two rear properties, the previous rear yard setback reduction is no longer necessary. A side yard setback reduction of 8' is requested from both the northern and southern boundaries to allow for the existing setback on the south side and for the construction of a new patio seating area on the north side.

The existing building and proposed addition total 5,807 SF, which requires 58 parking spaces. The Design Guideline Section VI.A.3.f provides incentives for the preservation of Belton Heritage Trees which includes an allowance for a reduction of minimum parking requirements "if it is determined necessary to save and/or properly protect a heritage tree". The applicant plans to preserve two heritage trees, a 48" diameter Southern Live Oak and a 43" diameter Texas Live Oak. Staff has evaluated the proposal and determined a 12% reduction in parking spaces appears reasonable for the preservation of two heritage trees. Staff also recommended that the applicant close the existing access on South Main Street to improve circulation and reduce the impacts on this main thoroughfare. The applicant agreed and closed the access to Main Street, relying on two driveway access on West Avenue D and one access on South Pearl Street.

#### Recommendation

Recommend approval of the requested zoning change from Planned Development – Retail and Single Family – 2 Residential with a Conservation Revitalization Overlay to an Amended Planned Development – Retail Zoning District.

- 1. The use of this property shall conform to the Retail District in all respects.
- 2. An 8' side yard setback is allowed.
- 3. A minimum of 51 parking spaces is required with the preservation of the two existing Belton Heritage Trees on site.
- 4. The development of the property shall conform to all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - a. Site Development Standards, to include compliance with the attached site plan.
  - b. Landscape Design Standards
  - c. Tree Protection, Preservation and Mitigation Standards.
- 5. A subdivision plat and development plans are required.
- 6. Sign Standards shall conform to Ordinance 2022-22.

#### **Attachments**

Zoning application and Site Plan (Exhibit B)
Property Location Map
Zoning map
Aerial

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

#### **ZONING CHANGE APPLICATION**

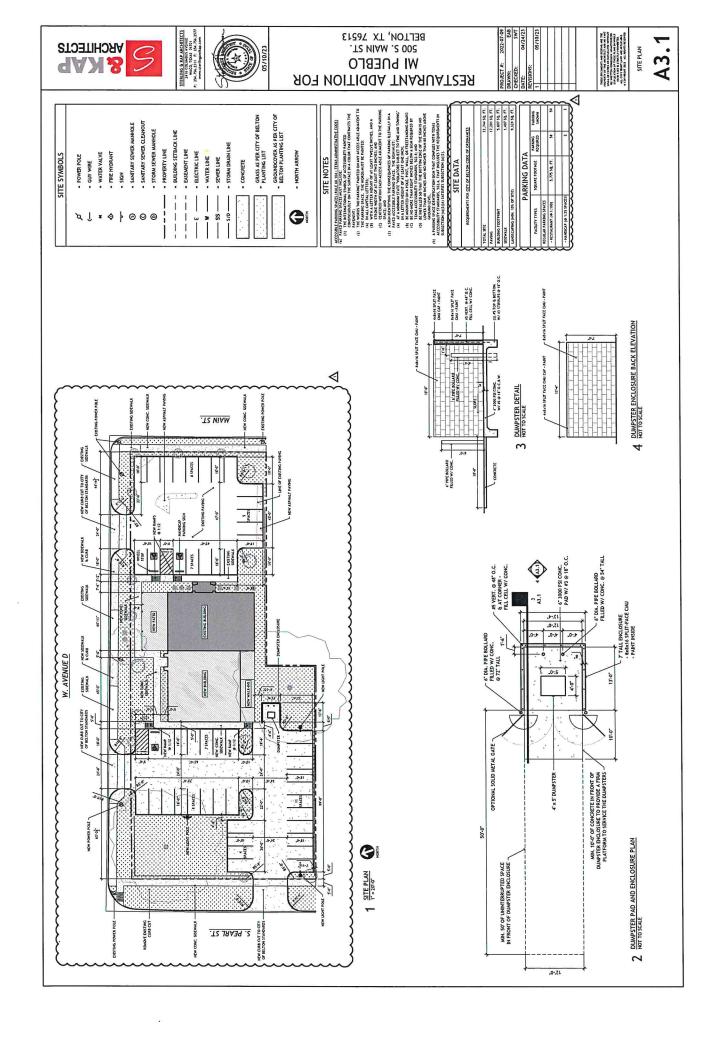


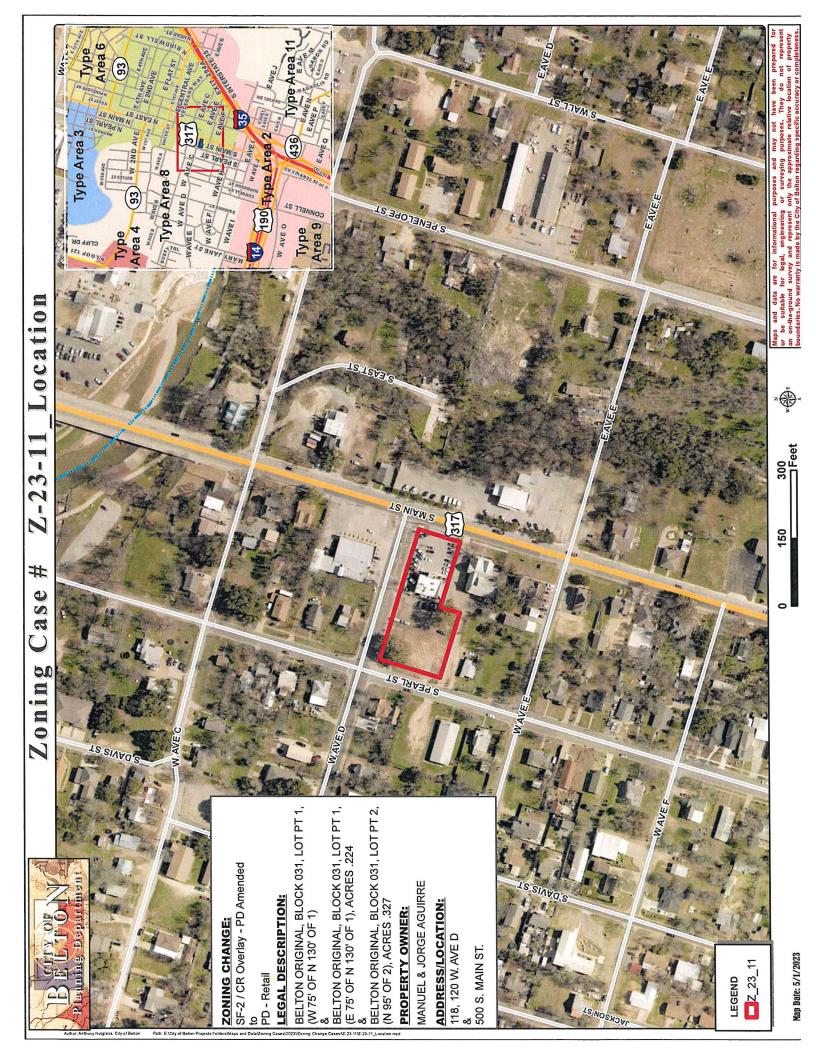
Fee: \$300.00

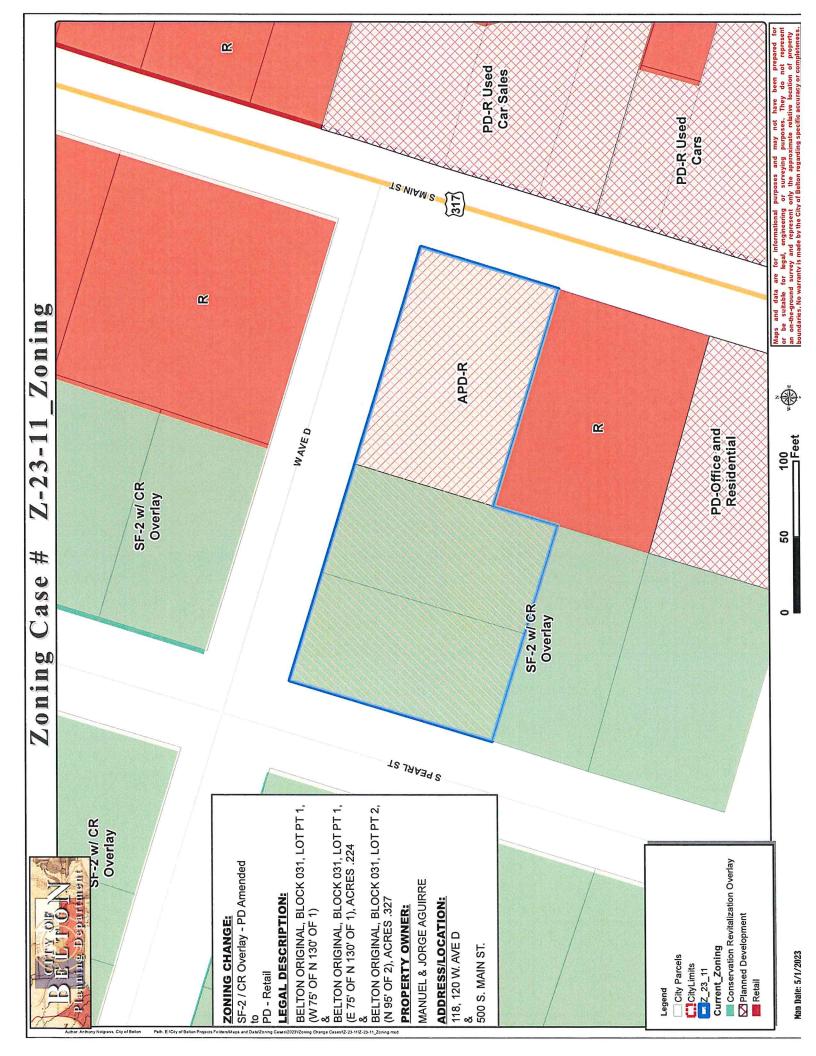
Date received:					
APPLICANT NAME:					
Mitchell & Associates, Inc.					
EMAIL:	PHONE NUMBER:				
areneau@mitchellinc.net; jkriegel@mitchellinc.net	254-634-5541				
MAILING ADDRESS:					
P.O. Box 1088, Killeen, TX 76540					
PROPERTY OWNER NAME:					
Manuel Aquirre & Jorge Aguirre					
EMAIL:	PHONE NUMBER:				
jorge_ar21@yahoo.com	254-563-4251				
MAILING ADDRESS:					
2574 Bluff Circle, Belton, TX 76513					
Proposed Use of Structures (building) and Property (exterior pro	perty):				
Restaraunt					
Current Use:					
Residential/Vacant/Restaraunt					
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED:					
118 & 120 W. Ave D & 500 N. Main Street, Belton,	TX 76513				
Legal Description of Property: Abstract Survey MF Connell Su	irvey Abst No. 6				
Parcel ID <u>92714</u> , <u>92715</u> & 331186	TVCY, 7 DOL. 110. U				
Lot(s): Pt. Lot 1, Pt. Lot 2 Block(s): 31					
of Subdivision Belton Original					
Existing Zoning: SF-2 w/CR Overlay Proposed Zoning: PD matching ordinance no. 2015-53 with reduced setback (7.5ft)					
Signature of Applicant: Date: $\frac{9/26/23}{}$					
Signature of Owner (if not applicant): OCGF ASILLE Date: 4/24/23					

City of Belton Planning Department

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









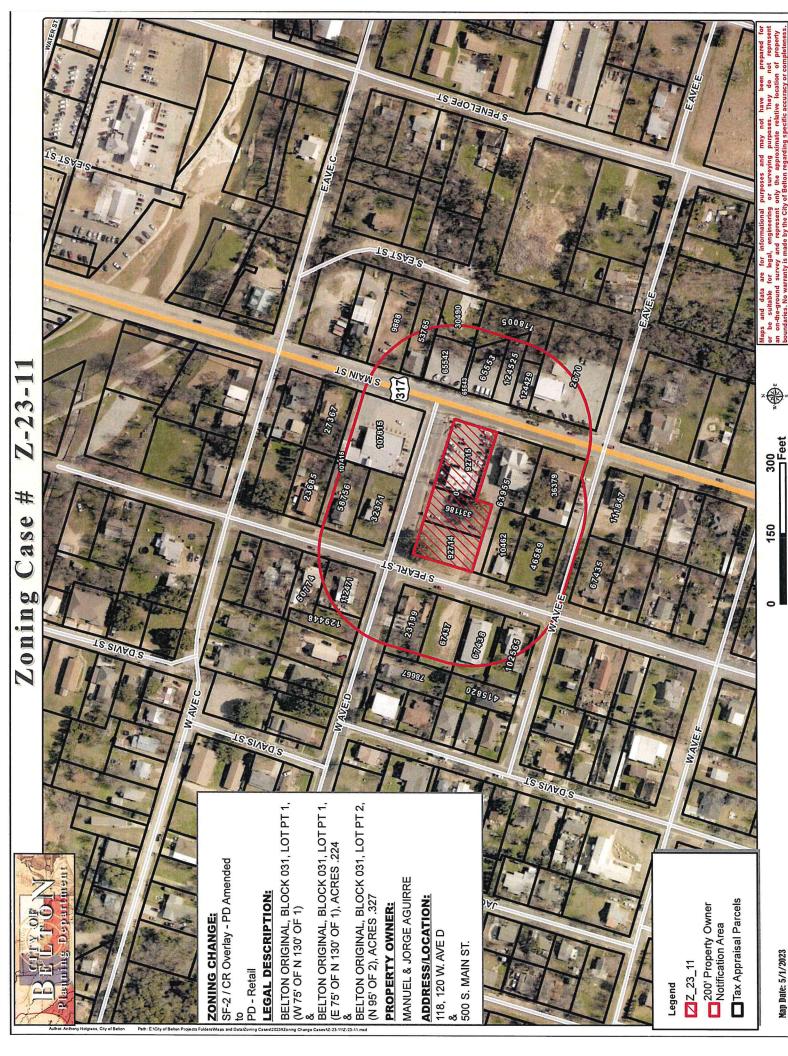
### NOTICE OF APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF BELTON

TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 500 S. MAIN STREET, 118 AND 120 W. AVENUE D

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MITCHELL & ASSOCIATION

FROM A(N) PLANNED DEVELOPMENT – RETAIL AND SINGLE FAMILY- 2 W/CR OVERLAY ZONING DISTRICT,			
TO A(N) PLANNED DEVELOPMENT – RETAIL ZONING DISTRICT,			
TO EXPAND THE EXISTING MI PUEBLO RESTAURANT (SEE ATTACHED SITE PLAN).			
The Planning & Zoning Commission of the City of Belton, Texas will hold a public hearing pursuant to this request at <u>5:30 P.M., Tuesday, June 20, 2023</u> , 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 <u>5:30 P.M., Tuesday, June 27, 2023</u> , 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 $\underline{Planning@beltontexas.gov}$ , 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.			
(Tringving continues)			
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)			
SIGNATURE:			
PLANNING DEPARTMENT			

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



10462 23199 23685 MARTINEZ, JOSE MARTINEZ, SANTIAGO JAIMEZ CUSTOM WORK EL PASO INC 2102 RAWHIDE TR 3 VISTA DR 408 S PEARL ST **TEMPLE, TX 76502** BELTON, TX 76513 BELTON, TX 76513-3468 27367 30490 46589 WATKINS, KYLE LAW OFFICE OF PLLC DRAKE, CJ & VIRGINIA RUTH DOSSON, LUCILLE F HARRISON PO BOX 1441 1246 LUKER RD 3713 JAGUAR TRL **SALADO, TX 76571** BELTON, TX 76513-7627 TEMPLE, TX 76504-5011 50774 63955 67435 MARTINEZ, AUGUSTINE ETUX JANET LONE STAR LEGAL AID INC GARCIA, BALTAZAR 411 S PEARL ST 1415 FANNIN ST 3RD FLOOR 604 S PEARL ST BELTON, TX 76513-3467 HOUSTON, TX 77002 **BELTON, TX 76513** 67438 78667 92714 HOLY TEMPLE OF OUR LORD JESUS CHRIST OF THE HERNANDEZ, JUAN ETUX YOLANDA AGUIRRE, JORGE & MANUEL APOSTOLIC FAITH INC 211 W AVENUE D 2574 BLUFF CIR 2206 CIMMARON DR BELTON, TX 76513-3415 BELTON, TX 76513 KILLEEN, TX 76543 92715 107415 107815 AGUIRRE, MANUEL & JORGE AGUIRRE RODRIGUEZ IQBAL, ANSAR IQBAL, ANSAR 2574 BLUFF CIR 707 EAST LOOP 121 707 EAST LOOP 121 BELTON, TX 76513 BELTON, TX 76513 BELTON, TX 76513 111847 112471 124429 ENTIRE PROPERTY MANAGEMENT LLC STOWERS, FLORA **EAKIN COMMERCIAL PROPERTIES LTD** 4949 ROYAL ST 415 SOUTH PEARL ST 5200 E CENTRAL TEXAS EXPY SALADO, TX 76571 BELTON, TX 76513 KILLEEN, TX 76543-5527 124525 331186 415820 **EAKIN COMMERCIAL PROPERTIES LTD** AGUIRRE, MANUEL & JORGE ESTRADA, ANA R **5200 E CENTRAL TEXAS EXPY** 2574 BLUFF CIR 205 W AVENUE E KILLEEN, TX 76543-5527 BELTON, TX 76513 BELTON, TX 76513-3423 65542 58756 102565 **EAKIN COMMERCIAL PROPERTIES LTD** KELTON, BOB EST SANCHEZ, MARIA R **5200 E CENTRAL TEXAS EXPY** PO BOX 2347 **521 S PEARL ST** KILLEEN, TX 76543-5527 PRAIRIE VIEW, TX 77446-2347 BELTON, TX 76513 65543 118005 9888 **EAKIN COMMERCIAL PROPERTIES LTD** HITT, JOHN IV 1985 INVESTMENTS LLC **5200 E CENTRAL TEXAS EXPY** 2241 BERGER RD 216 E 21ST AVE KILLEEN, TX 76543-5527 **TEMPLE, TX 76501** BELTON, TX 76513 129448 65553 67437 ORONA, MANUEL Q **EAKIN COMMERCIAL PROPERTIES LTD** HOLY TEMPLE OF OUR LORD JESUS CHRIST OF THE APOSTOLIC FAITH INC 805 S PEARL ST **5200 E CENTRAL TEXAS EXPY** 2206 CIMMARON DR BELTON, TX 76513 KILLEEN, TX 76543-5527 KILLEEN, TX 76543

2670

**EAKIN COMMERCIAL PROPERTIES LTD** 

5200 E CENTRAL TEXAS EXPY

KILLEEN, TX 76543-5527

53765

CENTRAL TEXAS INSULATION CONTRACTORS LLC

**421 S MAIN** 

BELTON, TX 76513

32371

EDMOND, CHERYL & THETIS C

PO BOX 2347

PRAIRIE VIEW, TX 77446

36379

DGRG LLC

800 S 57TH ST

**TEMPLE, TX 76504** 

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P&Z Agenda Item #6 Z-23-1253.49 Acres Mystic Rivers Phase II The applicant requested this item be postponed until July 18th, 2023.

# P&Z Agenda Item #7 Z-23-13 1701 E. 6<sup>th</sup> Ave Lamar Advertising

### **Staff Report – Planning and Zoning Agenda Item**

Date:

June 20, 2023

Case No.:

Z-23-13

Request:

HI w/Sup for Electronic Changeable Copy Sign to

Amended HI w/SUP for Electronic Changeable Copy

Sign

Applicant/Owner: Lamar Advertising

### Agenda Item #7

Z-23-13 - Hold a public hearing and consider a zoning change from Heavy Industrial with a Specific Use Permit (SUP) for an Electronic Changeable Copy Sign to an Amended Heavy Industrial w/SUP for Electronic Changeable Sign on approximately 0.269 acres located at 1701 E. 6<sup>th</sup> Street 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

<u>Current Zoning</u>: Heavy Industrial w/SUP for Electronic Changeable Copy Message Sign (HI w/ SUP)

Current Use: 12' x 24' x 35'(height) Static Billboard Sign

<u>Proposed Zoning</u>: Amended Heavy Industrial w/SUP for Electronic Changeable Copy Message Sign (HI w/ SUP)

<u>Proposed Uses</u>: Replace the existing Static Sign Billboard Sign with a new 12' x 25'x 40' Electronic Changeable Copy Sign

<u>Future Land Use Map Designation</u>: The FLUM identifies this general area for industrial uses.

<u>Design Standards Type Area 10</u>: Projected to be primarily industrial and manufacturing businesses.

### **Background/Case Summary**

The applicant received an approved zoning change on June 28, 2022, to reface an existing off-premises billboard sign with an electronic changeable copy sign not to exceed 240 SF and a height of 35'.

P&Z Agenda Item June 20, 2023 Page 1 of 3 The applicant has indicated an inability to reface the existing sign and is requesting approval to install a new 12' x 25' x 40' sign. The proposed sign will be a monopole with a double face, with both an electronic (east facing) and a static (west facing) side, constructed east of the existing sign that will be removed.

To avoid future zoning amendments, the applicant is requesting the maximum size allowed for off-premise signs as adopted in the sign ordinance – a maximum area of 672, excluding cutouts, with a maximum dimension of 14' in height and 48' in width and an overall height of 42.5'.

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

- 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, shimmering, or other intensity or brilliance that causes glare or otherwise distracts or impairs the vision of a driver is 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**

<u>Existing Conditions:</u> 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.

<u>Sign Area Requirements:</u> Section 38.24.C, *Size of Off-Premise Signs*, allows a maximum sign area of 672 square feet and a 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 w/ SUP for an Electronic Changeable Sign to an amended Heavy Industrial with SUP for an Electronic Changeable Copy Message Sign.

1. The proposed sign shall conform to all adopted standards per Ordinance 2022-22.

### **Attachments:**

- 1. Zoning application and proposed sign information
- 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: \$300.00

Date received:

APPLICANT NAME:			
PHONE NUMBER:			
254-773-3169			
MAILING ADDRESS:			
5110 N General Bruce Drive, Temple, Texas 76501			
PROPERTY OWNER NAME: Iceman, Inc Elisabeth			
PHONE NUMBER:			
512.454.4220			
MAILING ADDRESS:			
P O Box 2068, Austin, Texas 78768			
Proposed Use of Structures (building) and Property (exterior property):			
Convert existing back to back 12 x 24 static sign to a 12 x 25 digital sign			
Current Use:			
existing 12 x 24 back to back static poster sign			
LOCATION/CTDEET ADDRESS OF PROPERTY TO BE DETONICE			
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED:			
Taylors Valley Rd. @ Hwy 93			
Legal Description of Property: Abstract Survey			
Parcel ID 371761			
Lot(s): 001 Block(s): 002			
of Subdivision Belton Terrace Addition			
Eta 7 HISHD			
Existing Zoning: HI-SUP Proposed Zoning: HI-SUP			
M			
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





### **Aerial Property**

Property ID: 371761

Legal Description: BELTON TERRACE ADDITION, BLOCK 002, LOT 0001, ACRES .269

Tract or Lot: 0001

Block: 002

Situs Street Name: TAYLORS VALLEY

Situs Street Sufix: RD

Situs City: BELTON

Situs State: TX Situs Zip: 76513

377764 146972



**∂** Map



■ Property Details

ccount

371761 roperty ID: BELTON TERRACE ADDITION, BLOCK 002, LOT 0001, ACRES .269 egal Description:

0258991563 eographic ID:

Real

ocation

TAYLORS VALLEY RD BELTON, TX 76513 ddress:

**46B06** 

ab ID:

RBELTERULR eighborhood CD:

wner

595428 wner ID: PO BOX 2068 AUSTIN, TX 78768-2068 ailing Address:

ICEMAN INC

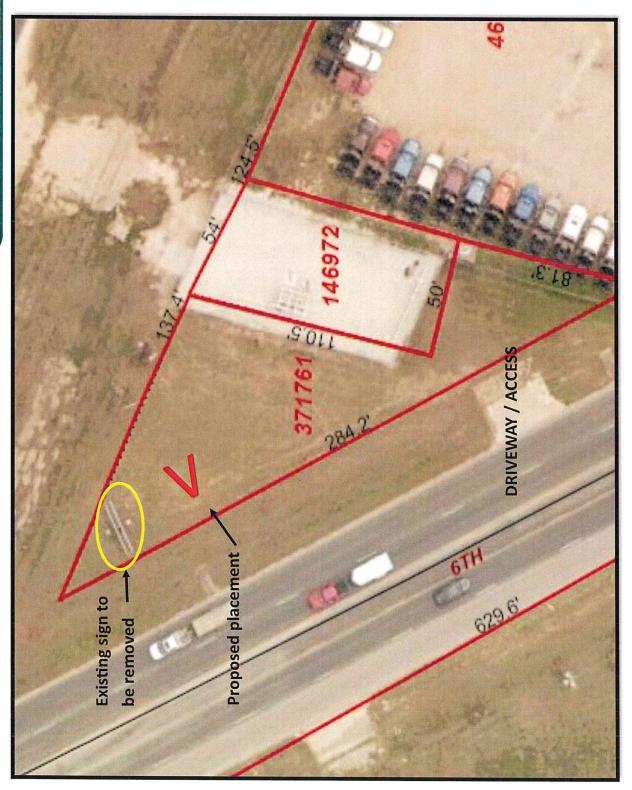
аше:

100.0% Ownership: For privacy reasons not all exemptions are shown online.

xemptions:

ICEMAN BELLCAD# 371761









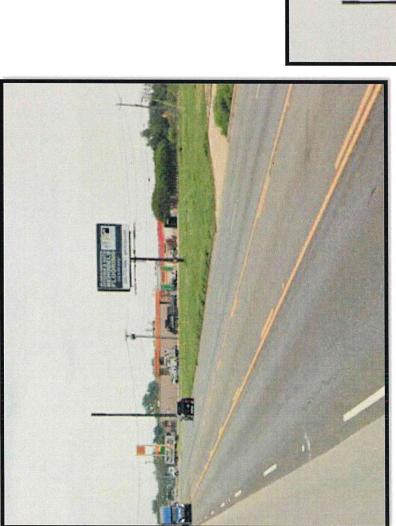
## Existing sign (above)

# Sample Placement (right)

(not to scale)

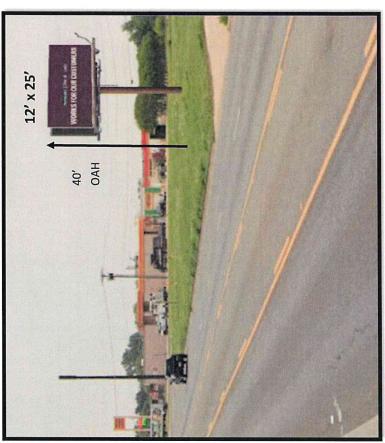




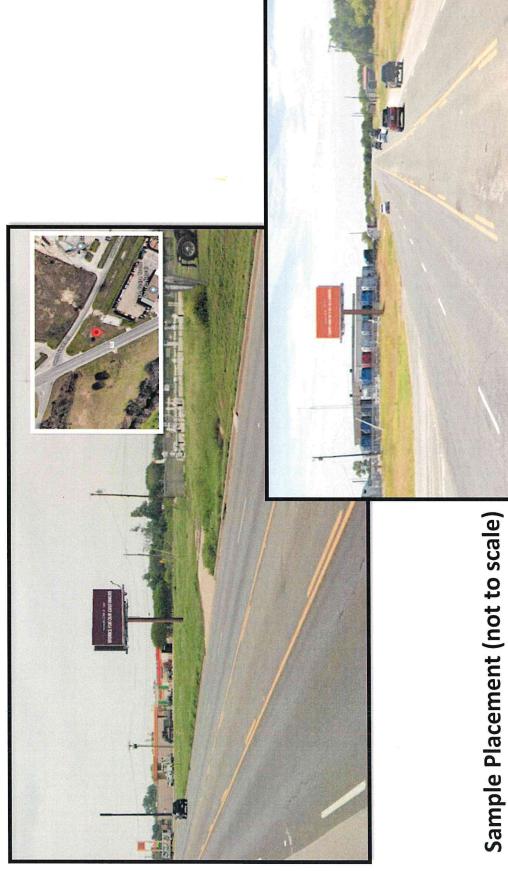


Existing Sign (above)

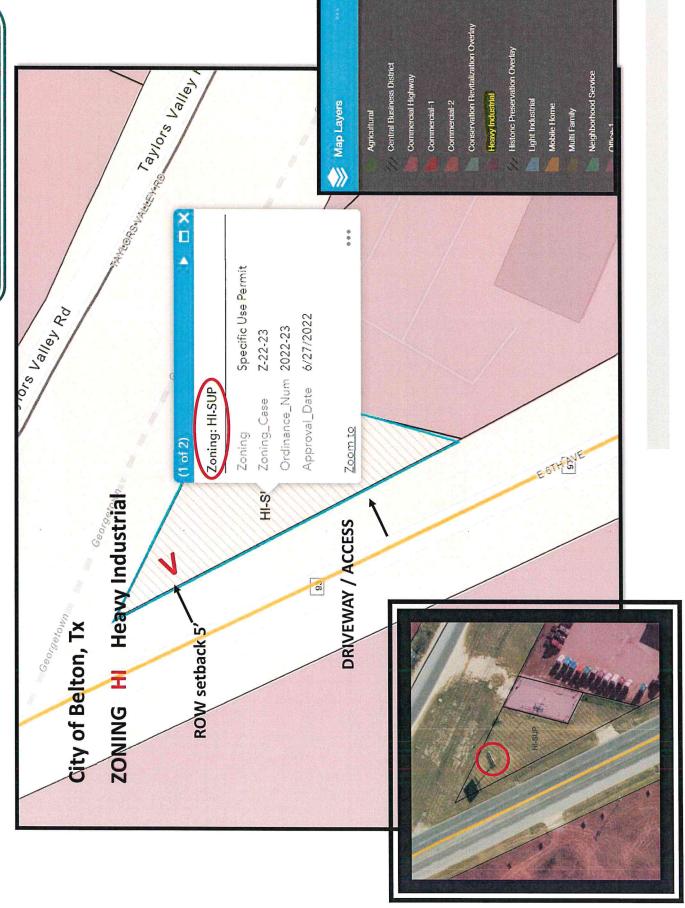
Sample Placement (right) (not to scale)

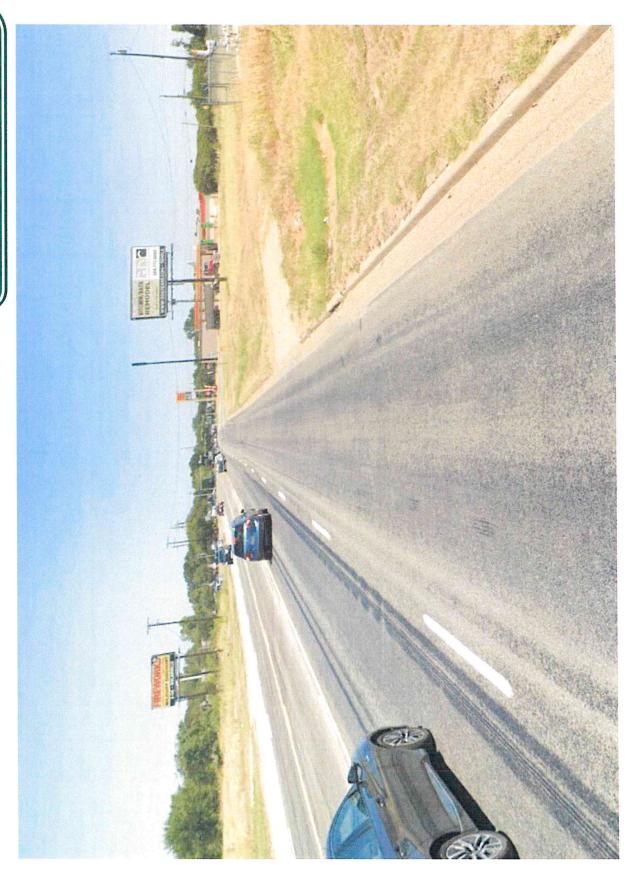


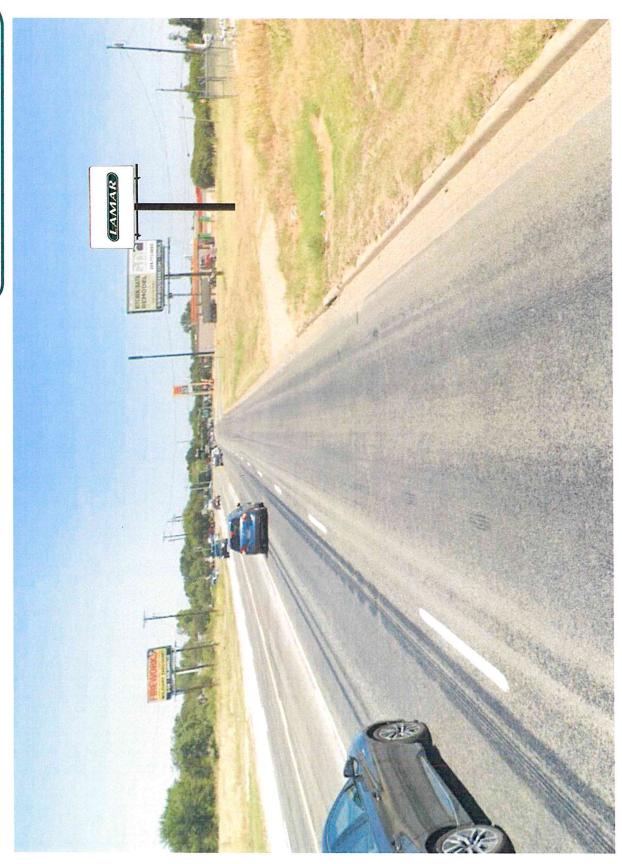














### Proposed

⇒ 12' x 25' (size)

⇒ Mono-Pole

⇒ "V" Shaped

⇒ 2 Face Poster Sign

⇒ EAST Face: Right hand / Digital

⇒ WEST Face: Cross read / left hand /

static (for now)

⇒ GPS: 31.053894, -97.444787

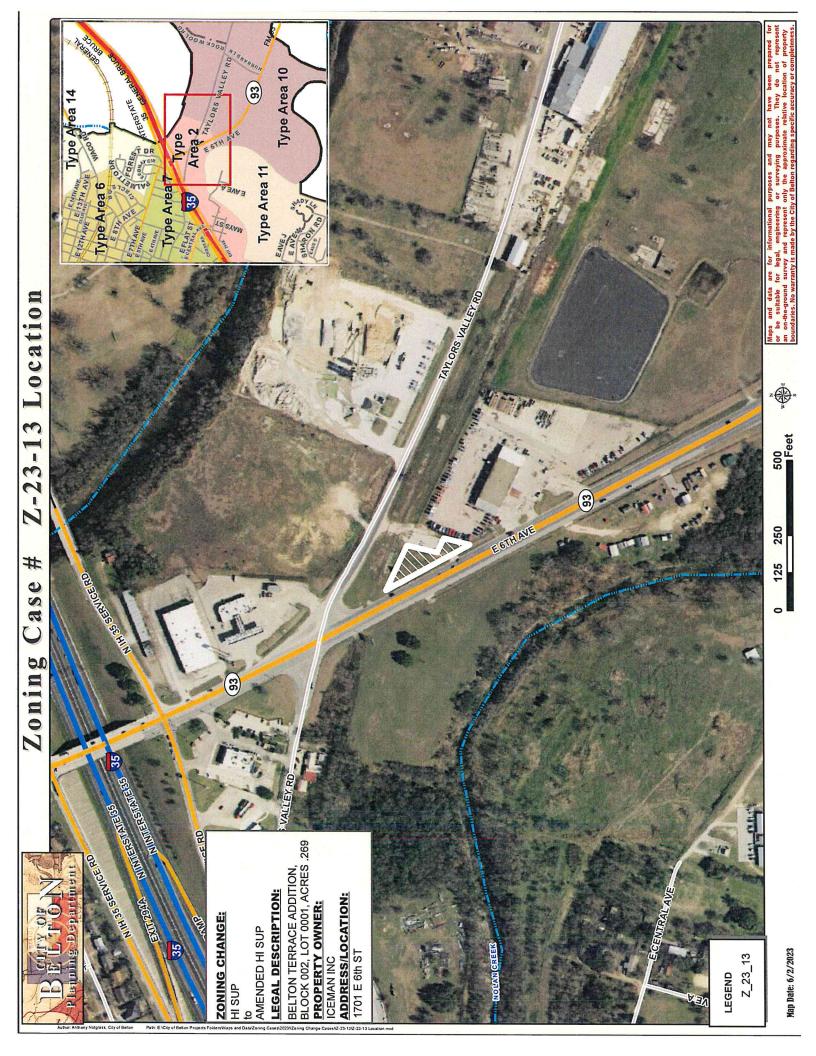
⇒ 40′ OAH

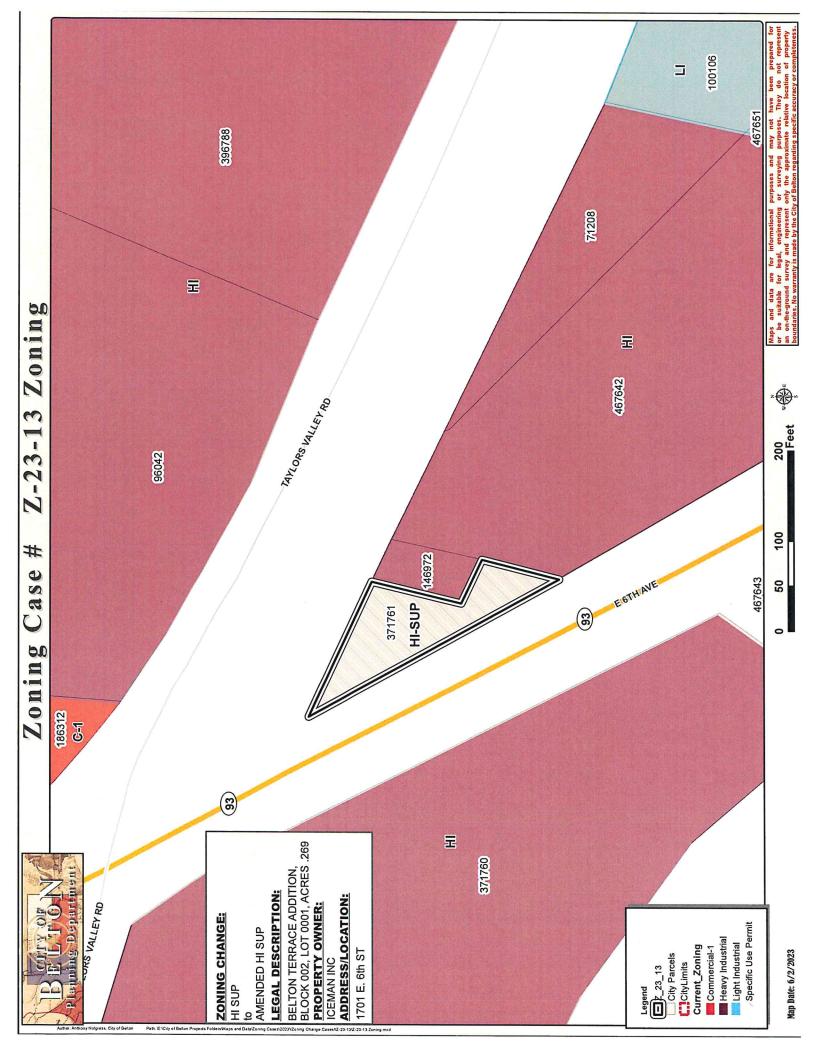






- This location is 1100' south of IH 35 on the east side of FM 93 and 200' south of the Taylors Valley Intersection
- Property Zoned HI (Heavy Industrial)





### 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> AVE AND TAYLORS VALLEY ROAD,

FROM A(N) HEAVY INDUSTRIAL WITH SPECIFIC USE PERMIT (SUP) FOR AN ELECTRONIC CHANGEABLE SIGN ZONING DISTRICT

TO A(N) AMEND HEAVY INDUSTRIAL WITH SUP FOR AN ELECTRONIC CHANGEABLE COPY SIGN ZONING DISTRICT,

TO ALLOW FOR AN INCREASE IN SIGN SIZE TO A MAXIMUM OF 672 SQ FT.

The Planning & Zoning Commission of the City of Belton, Texas will hold a public hearing pursuant to this request at <u>5:30 P.M., Tuesday, June 20, 2023</u>, 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 <u>5:30 P.M., Tuesday, June 27, 2023</u>, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

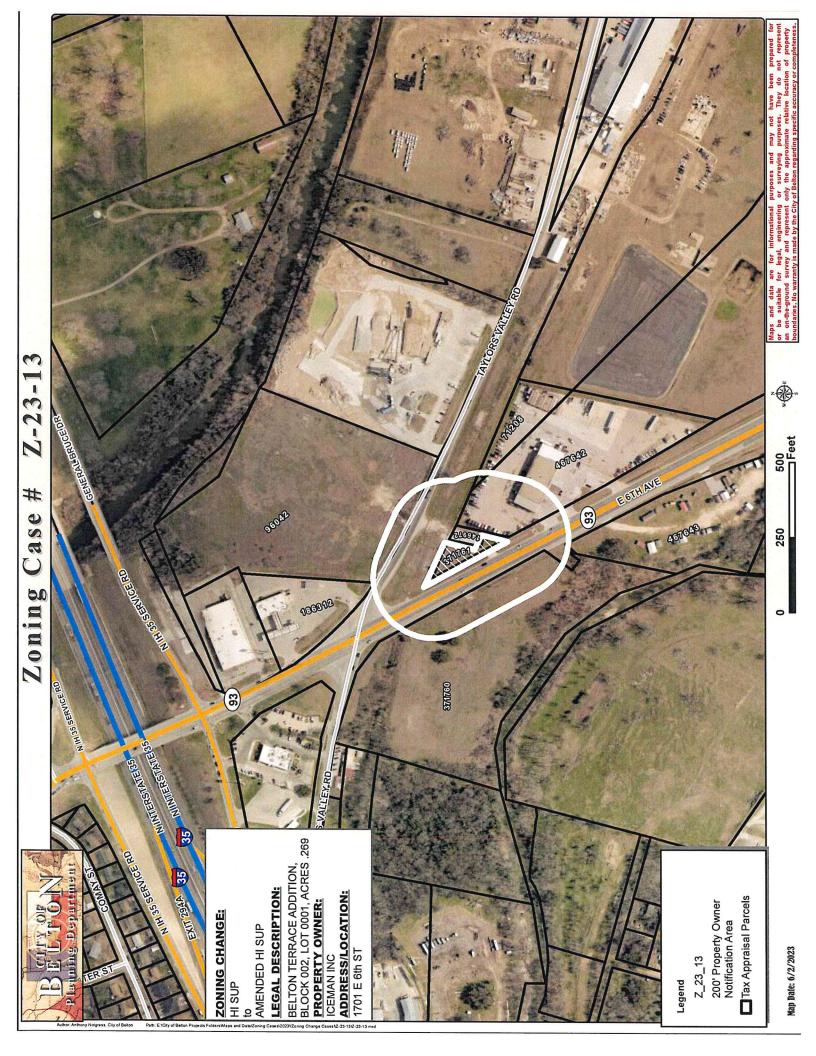
You are receiving this notice because you reside within 200' of the proposed zoning change. Per state law, the city is required to notify you of the requested zoning change. As an interested property owner, the city of Belton invites you to make your views known regarding this zoning change. You may submit written comments by completing this form and returning it to **P.O. Box 120, Belton, TX 76513** or via email to <u>Planning@beltontexas.gov</u>, prior to 1:00 p.m. on June 27, 2023.

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.

General Activities			
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.			
	(ADDITIONAL COMMENTS MAY BE ADDED	ON A SEPARATE SHEET OF PAPER)	
SIGNAT	TURE OF THE PROPERTY OWNER:	DATE:	

PLANNING DEPARTMENT CITY OF BELTON P. O. BOX 120 BELTON, TEXAS 76513 254.933.5291

<sup>\*</sup>A notarized signature may be required for a written protest letter, if more than 20% of the adjacent neighbors protest the requested zoning change.



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

HOLLINGSHEAD MATERIALS LLC

1000 HOLLINGSHEAD CIR

MURFREESBORO, TN 37129

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

There were no Administrative Plats approved during the month of May 2023.