



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, July 18, 2023 - 5:30 p.m.
Harris Community Center
401 N. Alexander, Belton, Texas

Commission Member Dominica Garza will be participating in the meeting remotely from San Antonio, 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, not 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. Administer Oath of Office for new and re-appointed Commission Members.
4. Consider the minutes of the June 20, 2023, regular meeting.
5. 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. **This application was withdrawn by the applicant.**
6. Z-23-14 - Hold a public hearing and consider a zoning change from Agricultural (A) to Heavy Industrial (HI) on an approximately 5.78 acres tract of property on Taylors Valley Road, located in the O.T. Tyler Survey, Abstract 20, on the north side of Taylors Valley Road, east of Hubbard Lane and west the Leon River.
7. P-23-07 - Consider a preliminary plat for the Taylors Valley Addition, comprising 43.07 acres, located on Taylors Valley Road, east of Hubbard Lane and west of the Leon River.
8. P-23-18 - Consider a final plat for the Taylors Valley Addition Phase I, comprising 8.06 acres, located on Taylors Valley Road, east of Hubbard Lane and west of the Leon River.

9. 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
Tuesday, June 20, 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, Zachary Krueger, David Jarratt, Alton McCallum, Quinton Locklin and Luke Potts. The following members were absent: Joshua Knowles and Nicole Fischer. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, 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 Alton McCallum gave the Invocation.

Pledge of Allegiance – Chair Brett Baggerly led the Pledge.

2. Public comments. (*Audio 01:19*)

There were no public comments.

3. Consider approval of minutes from the previous meeting. (*Audio 01:55*)

Commission Member Zachary Krueger motioned to approve minutes from May 16, 2023, meeting, seconded by Commission Member David Jarratt. The motion passed with 6 ayes and 0 nays.

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 as submitted by Thomas Gage. (*Audio 02:11*)

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

The following residents spoke in opposition of the zoning change expressing concerns for traffic impacts and safety, noise, lighting, long stays of 90 days, trash, maintenance, and drainage that were among the concerns: Thomas Helm - 2507 Twin Ridge Ct., Linda Miller – 3305 De Leon Circle, Cherie Ilse – 1605 Sandbar Circle, Victor Gaw – 2505 Twin Ridge Ct., Ann Kennedy – 3202 Breakers Cove, Rachel Ramesar – 1604 Sandbar Circle.

The following residents spoke in favor of the zoning change: Jeff Howard – 5613 Hamlet, Gregory Daniel - 3206 Wildcatter, Paul Strang – 3239 Lake Park Rd., Jim Hightower – 320 N. 9th, Temple, TX, Jason Williams – 6373 Eagle Point Main, Brenda Howard – 5613 Hamlet, Esmeralda Garcia – 10230 Alamosa, Temple, TX, Gary Kepling – 3671 Comanche, Noel Garcia – 10230 Alamosa, Temple, TX.

Tommy Gage – Applicant, 501 Red River, spoke about the concerns of the residents. He spoke about the rules for the RV Park. He answered questions from the Commission Members.

Zoe Grant, applicant representative, ZGL, Inc., Civil Engineer/Designer, 510 E. Ave. J, Temple, TX, shared a presentation of the proposed RV Park.

With no further public input, the public hearing was closed.

City Planner Ms. Moore answered questions from the Commission Members.

Commission Member Luke Potts made a motion to approve Z-23-08 as presented. Commission Member David Jarratt seconded the motion. The motion passed with 4 ayes and 2 nays. Chair Brett Baggerly and Commission Member Alton McCallum voted in opposition.

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. (Audio 1:10)**

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Lucille Dosson asked how this zoning change would affect her property at 518 Pearl St. City Planner Ms. Moore told the resident that this change wouldn't affect the zoning of her property.

With no further public input, the public hearing was closed.

Commission Member Zachary Krueger made a motion to approve Z-23-11 as presented. Commission Member Alton McCallum seconded the motion. The motion passed with 6 ayes and 0 nays.

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. (Audio 1:23) **Postponed until the July 18, 2023, meeting.****

Commission Member Quinton Locklin made a motion to postpone Z-23-12 until the July 18, 2023, meeting. Commission Member Zachary Krueger seconded the motion. The motion passed with 6 ayes and 0 nays.

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. 6th Street, at the northeast intersection of E. 6th Avenue and Taylors Valley Road. (Audio 1:24)**

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

With no public comments, the public hearing was closed.

City Planner Ms. Moore answered questions from the commission members.

Commission Member Luke Potts made a motion to approve Z-23-13 as presented. Commission Member Zachary Krueger seconded the motion. The motion was approved with 6 ayes and 0 nays.

8. **Receive a report on Administrative Plat Approvals. (Audio 1:29)**

City Planner Ms. Moore stated there were no plats.

9. Recognize Zachary Kruger for his service on the Planning and Zoning Commission.

With no other city business, the Planning and Zoning Commission was adjourned at 7:02 p.m. (Audio ends at 1:32)

Chair, Planning and Zoning Commission

P&Z

Agenda Item #5

Z-23-12

Mystic Rivers Phase II

Application Withdrawn

P&Z

Agenda Item #6

Z-23-14

Taylors Valley Road
Annexation

Staff Report – City Council Agenda Item



Date: July 18, 2023
Case No.: Z-23-14
Request: Agricultural to HI
Applicant/Owner: Republic Engineering &
Development Services/ B/CS
Leasing LLC.

Agenda Item #6

Z-23-14 - Hold a public hearing and consider a zoning change from Agricultural (A) to Heavy Industrial (HI) on an approximately 5.78 acres tract of property on Taylor's Valley Road, located in the O.T. Tyler Survey, Abstract 20, on the north side of Taylors Valley Road, east of Rockwool Lane and west of the Leon River.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural District (A)

Current Use(s): Vacant Property

Proposed Zoning: Heavy Industrial

Proposed Uses: Concrete Batch Plant

Future Land Use Map (FLUM) Designation:

This area is pending annexation and is not currently on the FLUM. The property is adjacent to Industrial land uses.

Design Standards Type Area 10:

This area is pending annexation and is adjacent to Type Area 10, which is projected to be primarily industrial and manufacturing businesses.

Background/Case Summary

The applicant recently requested a release from the City of Temple's Extraterritorial Jurisdiction (ETJ) and voluntary annexation into Belton. Temple approved the release of this property from their Extraterritorial Jurisdiction at their City Council Meeting on July 6, 2023. The City Council will consider the annexation at their July 25, 2023 meeting.

Section 6 of the Zoning Ordinance, states that all properties annexed shall be classified as Agricultural until a permanent zoning is approved by the Planning and Zoning Commission and City Council.

The applicant is requesting that this property be zoned to Heavy Industrial for the construction of a Concrete Batch Plant. The proposed zoning is consistent with adjacent properties.

Project Analysis and Discussion

Existing Conditions: The surrounding uses are:

<i>Direction</i>	<i>Zoning</i>	<i>Use</i>
North	N/A	City of Temple Limits
South	Heavy Industrial	American Spincast, and Cap fleet Upfitters
West	Heavy Industrial and City of Temple ETJ	RT Schneider Construction
East	N/A	Bell County (City of Temple ETJ)

Allowable Land Uses: The proposed zoning change would allow for the proposed Concrete Plant and other uses permitted in the HI District (various manufacturing plants, refinery or chemical plant, meat packing plant, gravel and soil storage, etc.).

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the HI District, which requires a minimum lot size of 15,000 SF, and a minimum width of 75'. This lot is approximately 5.78 acres and meets the minimum lot requirements. A preliminary and final plat are under review for this property.

Water and Sewer: This property will be serviced by City of Belton water and wastewater.

Recommendation

Recommend approval of the requested zoning change from Agricultural District to Heavy Industrial for the property located on Taylors Vally Road; subject to the following:

1. This zoning change is contingent on the approval of the annexation of the property.
2. All proposed use of this property shall conform to the Heavy Industrial District in all respects.
3. The development of each property shall conform to all applicable Type Area 10 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation, and Mitigation Standards.

Attachments

Zoning application

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: Republic Engineering & Development Services	
EMAIL: tyler@republiceds.com	PHONE NUMBER:
MAILING ADDRESS: PO Box 3123 Harker Heights, TX 76548	
PROPERTY OWNER NAME: B/CS Leasing, LLC	
EMAIL: careysmith@texcon.net	PHONE NUMBER: 979-690-7711
MAILING ADDRESS: PO Box 138, Kurten, TX 77862	

Proposed Use of Structures (building) and Property (exterior property): Multi-Use Commercial
Current Use: Vacant
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: directly across from 2603 Taylor Valley Road
Legal Description of Property: Abstract Survey <u>OT Tyler</u> Parcel ID <u>479259</u> Lot(s): _____ Block(s): _____ of Subdivision _____
Existing Zoning: <u>N/A</u> Proposed Zoning: <u>Heavy Industrial</u>

Signature of Applicant: Tyler Freese Date: 07-05-2023

Signature of Owner (if not applicant): Colleen Date: 7-6-2023

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

FIELD NOTES
5.78 ACRES
BELL COUNTY, TEXAS

BEING 5.78 acres of land out of the Orville T. Tyler Survey, Abstract No. 20, Bell County, Texas, and being all of a called 5.781 acre tract of land described in a deed to JONATHAN HUNTER, recorded in Document No. 2017-052282, Real Property Records in Bell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the north right-of-way line of Taylor Valley Road, for the southeast corner of said 5.781 acre tract and being at the southwest corner of a called 264.432 acre tract of land described in a deed to KILLEEN ONION CREEK, LP, recorded in Document No. 2018-020116, of said Property Records;

THENCE with the north right-of-way line of said Taylor Valley Road and with the most southerly boundary line of said 5.781 acre tract, being a curve to the left, having a radius of 1104.18 feet, an arc length of 53.95 feet, and a long chord bearing S 83°29'22" W, 53.95 feet, to a ½ inch iron rod with cap set for the southwest corner of said 5.781 acre tract and for the southeast corner of a called 3.26 acre tract of land described in a deed to RT SCHNEIDER CONSTRUCTION CO., LTD, recorded in Volume 6247, Page 751, Official Public Records of Bell County, Texas;

THENCE with the common boundary lines of said 5.781 acre tract and of said 3.26 acre tract, for the following calls:

1. N 15°33'26" E, 609.93 feet (*deed N 15°33'26" E, 609.94'*), to a capped iron rod found;
2. N 73°52'41" W, 212.93 feet, to a capped iron rod found for the northwest corner of said 3.26 acre tract and being in the east boundary line of a called 15.937 acre tract of land described in a deed to RUSSELL SCHNEIDER et ux. JOY SCHNEIDER, recorded in Volume 3673, Page 527, said Public Records, and being in the dividing line of Belton City Limits to the west and Temple E.T.J. to the east;

THENCE N 15°32'58" E, 130.34 feet, with the said dividing line of said Belton City Limits and Temple E.T.J., same being the east boundary line of said 15.937 acre tract and the northerly west boundary line of said 5.781 acre tract, to a ½ inch iron rod found for the southeast corner of a called 36.501 acre tract of land described in a deed to JONATHAN HUNTER, recorded in Document No. 2016-028924, said Property Records, for the northeast corner of said 15.937 acre tract;

THENCE continuing with the said dividing line of Belton City Limits and Temple E.T.J., same being the west boundary line of said 5.781 acre tract and with the east boundary line of said 36.501 acre tract, for the following calls:

1. N 15°30'32" E, 905.31 feet, to a capped iron rod found;
2. N 01°33'57" E, 1168.84 feet, to a capped iron rod found in the southeast bank of the Leon River, for the north corner of said 36.501 acre tract and for the northwest corner of said 5.781 acre tract;

THENCE N 22°24'33" E, 84.40 feet (*deed N 22°18'38" E, 84.70'*), continuing with the said dividing line of Belton City Limits and Temple E.T.J., along the southeast bank of said Leon River and with the most northerly west boundary line of said 5.781 acre tract, to a capped iron rod found for the north corner of said 5.781 acre tract and being at the northwest corner of said 264.432 acre tract;

THENCE departing the said dividing line of Belton City Limits and Temple E.T.J., with the east boundary line of said 5.781 acre tract and along the west boundary line of said 264.432 acre tract, for the following calls:

1. S 01°03'17" W, 2141.27 feet, to a capped iron rod found;
2. S 15°33'26" W, 772.32 feet, to the **POINT OF BEGINNING** and containing **5.78 acres** of land.

NOTES:

The bearings and distances recited herein are grid values derived from GPS observations based on the NAD 1983 (2011 datum) State Plane Coordinate System, Texas Central Zone (4203). CCF = 0.9998618.

Luther E. Frobish 04/17/2023
Luther E. Frobish
Registered Professional Land Surveyor
State of Texas No. 6200



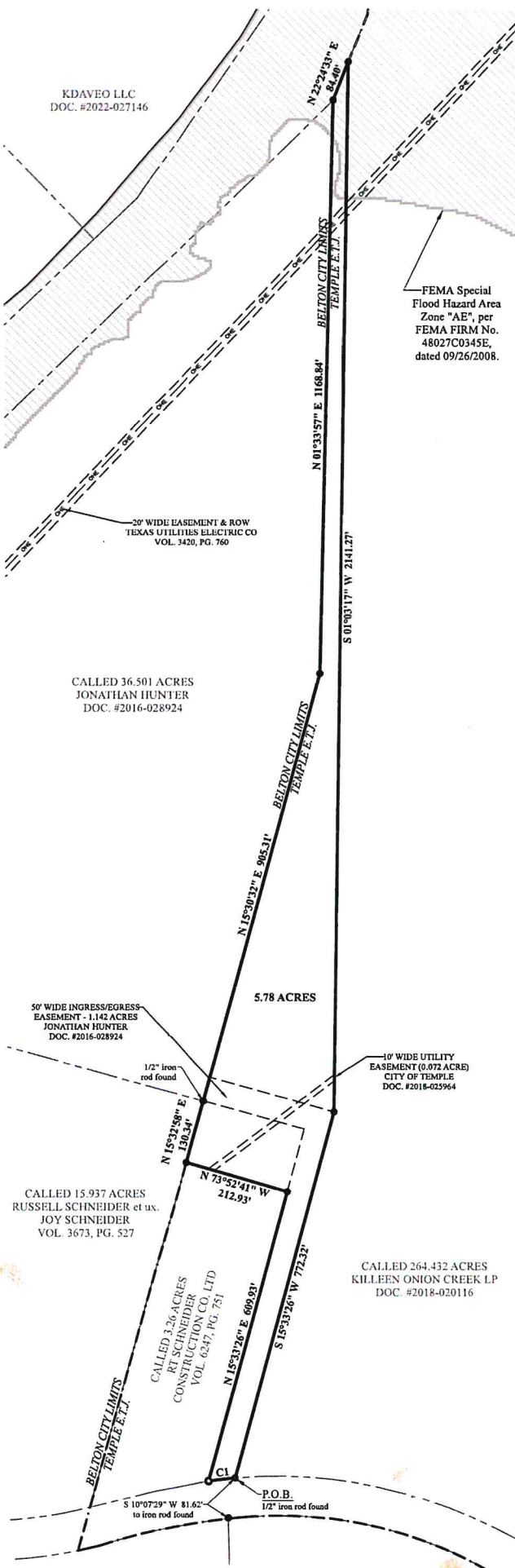
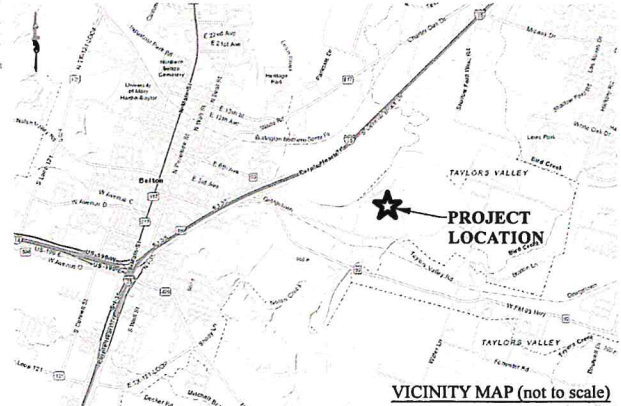


EXHIBIT "A"
 BEING 5.78 ACRES OF LAND OUT OF THE ORVILLE T. TYLER SURVEY, ABSTRACT NO. 20, BELL COUNTY, TEXAS, AND BEING ALL OF A CALLED 5.781 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JONATHAN HUNTER, RECORDED IN DOCUMENT NO. 2017-052282, REAL PROPERTY RECORDS IN BELL COUNTY, TEXAS.



SURVEYOR'S NOTES:

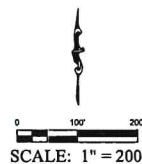
1. The bearings and distances recited hereon are grid values derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) = 0.9998618.
2. A portion of this tract is shown to be within Zone "AE" (Special Flood Hazard Area), per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 48027C0345E, effective date of 09/26/2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
3. Field Notes accompany this exhibit.

LEGEND:

- P.O.B. = POINT OF BEGINNING
 ● = CAPPED IRON ROD FOUND (unless otherwise noted)
 ○ = 1/2" IRON ROD WITH CAP SET
 — O/E — = OVERHEAD ELECTRIC

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1104.18'	53.95'	53.95'	S 83°29'22" W	2°47'59"



FROBISH
 LAND SURVEYING



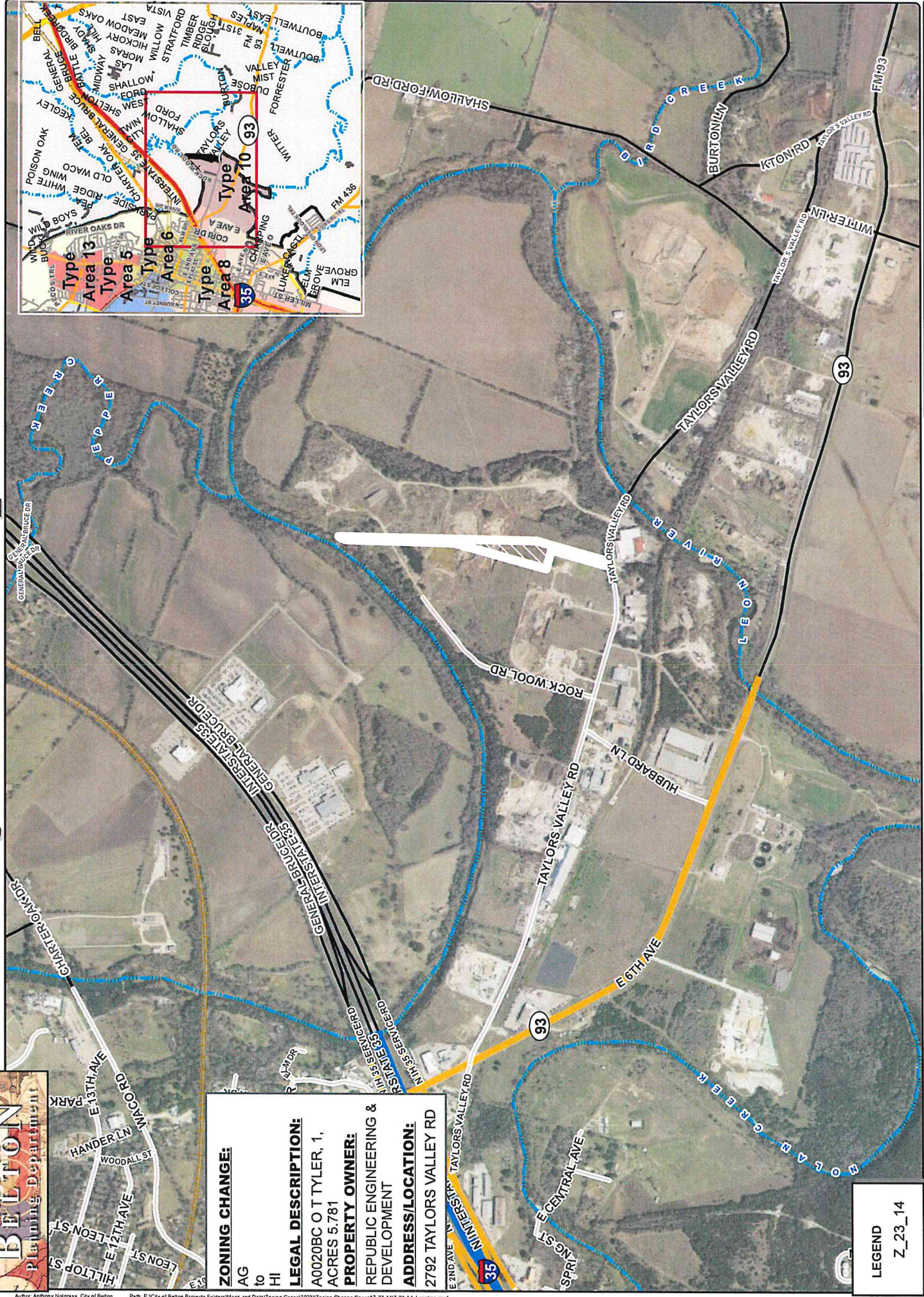
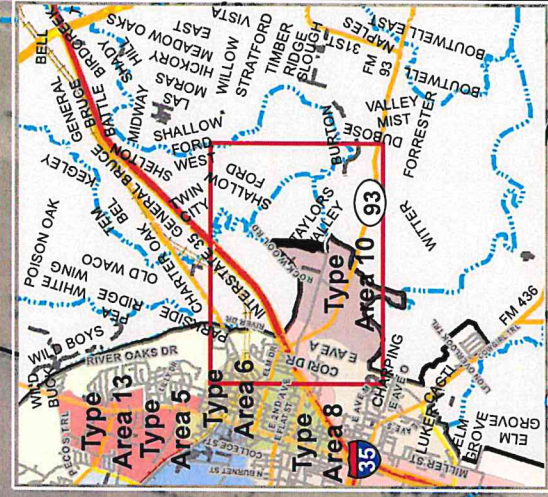
SURVEYOR'S CERTIFICATE

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.

Luther E. Frobish 04/17/2023
 Luther E. Frobish
 Registered Professional Land Surveyor
 State of Texas No. 6200



Zoning Case # Z-23-14_Location



ZONING CHANGE:
AG to HI

LEGAL DESCRIPTION:
A0020BC O T TYLER, 1, ACRES 5.781

PROPERTY OWNER:
REPUBLIC ENGINEERING & DEVELOPMENT

ADDRESS/LOCATION:
2792 TAYLORS VALLEY RD

LEGEND
Z_23_14

Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or other professional purposes. They do not represent or warrant the accuracy or completeness of the information. Only the City of Belton is responsible for the accuracy of the information. No warranty is made by the City of Belton regarding specific accuracy or completeness.

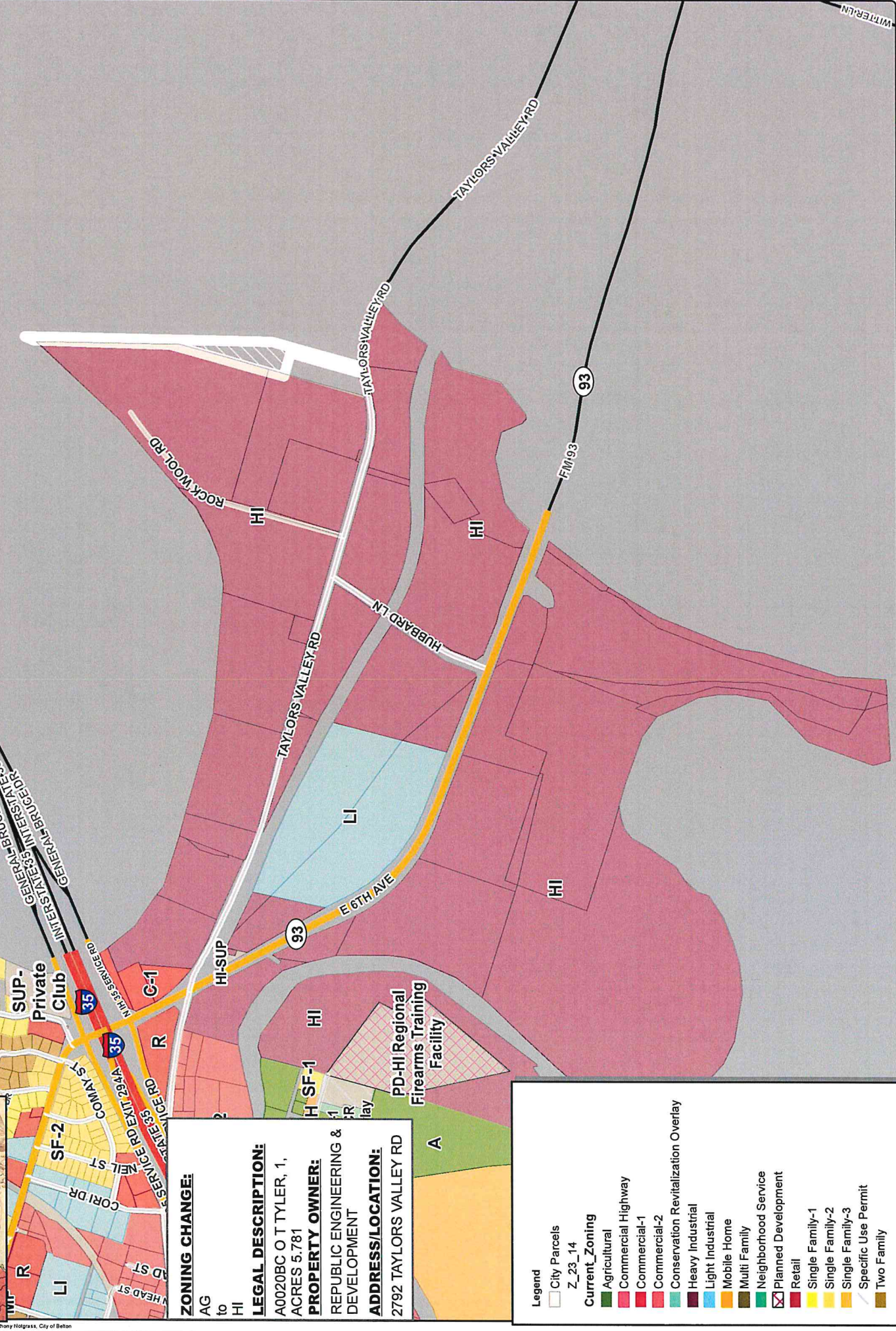


Map Date: 7/16/2023

Zoning Case # Z-23-14_Zoning



Author: Anthony Holgress, City of Belton



ZONING CHANGE:

AG
to
HI

LEGAL DESCRIPTION:

A0020BC O T TYLER, 1,
ACRES 5.781

PROPERTY OWNER:

REPUBLIC ENGINEERING &
DEVELOPMENT

ADDRESS/LOCATION:

2792 TAYLORS VALLEY RD

- Legend**
- City Parcels
 - Z_23_14
 - Current_Zoning
 - Agricultural
 - Commercial Highway
 - Commercial-1
 - Commercial-2
 - Conservation Revitalization Overlay
 - Heavy Industrial
 - Light Industrial
 - Mobile Home
 - Multi Family
 - Neighborhood Service
 - Planned Development
 - Retail
 - Single Family-1
 - Single Family-2
 - Single Family-3
 - Specific Use Permit
 - Two Family

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0 500 1000 2000 Feet

Map Date: 7/6/2023

Zoning Case # Z-23-14_Aerial



Author: Anthony Holgrass, City of Belton

ZONING CHANGE:

AG
to HI

LEGAL DESCRIPTION:

A0020BC O T TYLER, 1,
ACRES 5.781

PROPERTY OWNER:

REPUBLIC ENGINEERING &
DEVELOPMENT

ADDRESS/LOCATION:

2792 TAYLORS VALLEY RD

LEGEND
Z_23_14



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Map Date: 7/6/2023

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: B/CS LEASING, LLC.,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: ON TAYLOR VALLEY ROAD (SEE ATTACHED LOCATION MAP)
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) HEAVY INDUSTRIAL ZONING DISTRICT,
TO ALLOW FOR THE CONSTRUCTION OF A CONCRETE PLANT FACILITY

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, July 18, 2023**, 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, July 25, 2023**, 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 PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON JULY 25, 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. _____
2. _____
3. _____

(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

SIGNATURE OF THE PROPERTY OWNER: _____ DATE: _____

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

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

Zoning Case # Z-23-14



Author: Anthony Holgrass, City of Belton Path: E:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2023\Zoning Change Cases\Z-23-14\Z-23-14.mxd

ZONING CHANGE:

AG
to HI

LEGAL DESCRIPTION:

A0020BC O T TYLER, 1,
ACRES 5.781

PROPERTY OWNER:

REPUBLIC ENGINEERING &
DEVELOPMENT

ADDRESS/LOCATION:

2792 TAYLORS VALLEY RD

Legend

Z_23_14

200' Property Owner
Notification Area

☐ Tax Appraisal Parcels

Map Date: 7/6/2023

0 500 1000 Feet



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3947

302 ACRES LEON RIVER LP

13010 N HIGHWAY 183 STE 104

AUSTIN, TX 78750-3243

107180

SCHNEIDER, RUSSELL ETUX JOY

2918 RIVERSIDE TRL

TEMPLE, TX 76502-5914

458546

AMERICAN SPINCAST INC

PO BOX 769

BELTON, TX 76513-0769

11373

KILLEEN ONION CREEK LP

PO BOX 10759

KILLEEN, TX 76547

387637

R T SCHNEIDER CONSTRUCTION CO LTD

PO BOX 876

BELTON, TX 76513-0876

479259

HUNTER, JONATHAN

504 CHIMNEY ROCK DR

VICTORIA, TX 77904

26993

WD HOLDINGS LLC

11568 PENDLETON TROY RD

TROY, TX 76579-3795

389824

HUNTER, JONATHAN

504 CHIMNEY ROCK DR

VICTORIA, TX 77904

P&Z

Agenda Item #7

P-23-07

Taylors Valley
Addition

Preliminary Plat



Staff Report – Planning & Zoning Item

Date: July 18, 2023
Case No.: P-23-07
Request: Preliminary Plat
Applicant: Republic Engineering and Development Services
Owner/Developer: B/CS Leasing, LLC.

Agenda Item #7

P-23-07 - Consider a preliminary plat for the Taylor Valley Addition, comprising 43.07 acres, located at 2792 Taylor Valley Road, east of Hubbard Lane and west of the Leon River.

Originating Department

Planning – Tina Moore, Planner

Case Summary

This preliminary plat includes one block, tract A, and lot 1 for the development of heavy industrial developments. Approximately 5.78 acres, located on the east side of the property in the Temple ETJ, is scheduled for annexation. The City Council will consider the annexation at their July 25th meeting.

Project Analysis and Discussion

This property is mostly zoned Heavy Industrial (HI). The 5.78 acres to be annexed is also being considered for a zoning change to Heavy Industrial (see zoning case Z-23-14). Below are the requirements for HI Zoning District.

	HI	Proposed Plat
Minimum Lot area	15,000 SF	43.07 acres
Lot width	75'	Approximately 1,445
Lot Depth	N/A	Approximately 2,123
Minimum Front Yard Setback	25'	25'
Minimum Side Yard Setback	None unless adjacent to residential then 60'	NA
Minimum Rear Yard Setback	None unless adjacent to residential then 60'	NA
Maximum Lot Coverage	50%	

Water: Most of this property, except for the 5.78 acres anticipated for annexation, is located within the City of Belton Certificate of Convenience and Necessity (CCN). An 8" water line is available in Taylor Valley Road. The applicant will extend the 8" line to serve lot one and eventually the entire property.

Sewer: This is located outside the City's Wastewater CNN. However, the south side of Taylors Valley Road is within the CNN. A 6" sewer line is located on Taylor Valley Rd. The applicant will connect to the existing line and extend an 8" wastewater line to serve the entire property.

Access: Access will be provided from Taylors Valley Road by a new local street, Texcon Lane, on the eastern side of the property. Another access is proved by an existing private road Rockwool Road, on the west side of the property.

Streets:

Taylor Valley Road is designated as a local street on the Thoroughfare Plan Map that requires 50' of right of way (ROW) and 31' of pavement. The current road has 80' of ROW and approximately 26' of pavement. No dedication or perimeter street improvements are required.

Texcon Lane is a proposed local street that will provide access to Taylor Valley Road. Texcon Lane is proposed to be a 50'- 60' of ROW, 31' of pavement with curb and gutter.

Georgetown Railroad Hike and Bike Trail: A 20' wide easement for an alternative route for the Georgetown Railroad Hike and Bike Trail is included in this preliminary plat. This is a regional trail project between Belton and Temple. This proposed trail will begin at the intersection of Taylors Valley Road and extend through the property to the Leon River. If the trail utilizes this route, it may extend across the Leon River into the City of Temple.

Drainage: Drainage plans have been reviewed by staff.

Recommendation

Recommend approval of the Taylor Valley Addition preliminary plat.

Attachments

1. Preliminary Plat Application
2. Location Map
3. Zoning Map
4. Preliminary Plat



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

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

☐ General Development Plan Review

☒ Preliminary Subdivision

Fees due \$ _____

☐ Final Subdivision

☐ Administrative Plat



ETJ

☐ Replat

Inside Belton City Limits

Date Received: _____ Date Due: _____

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

Applicant: Republic Engineering & Development Services Phone: 979-533-3906

Address: PO Box 3123 Harker Heights, TX 76548

Email: tyler@republiceds.com

Owner: B/CS Leasing, LLC Phone 979-690-7711

Mailing Address: PO Box 138, Kurten TX 77862

Email Address: careysmith@texcon.net

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____

Acres: 43.07 Survey: O T Tyler

Abstract #: _____ Street Address: 2792 Taylors Valley Road

Frontage in Feet: 54' & 24.5' Depth in Feet: 2123

Does Zoning comply with proposed use? Yes Current Zoning: HI

Name of proposed subdivision: Taylors Valley Addition

Number of Lots: 3 Fee: \$ 290

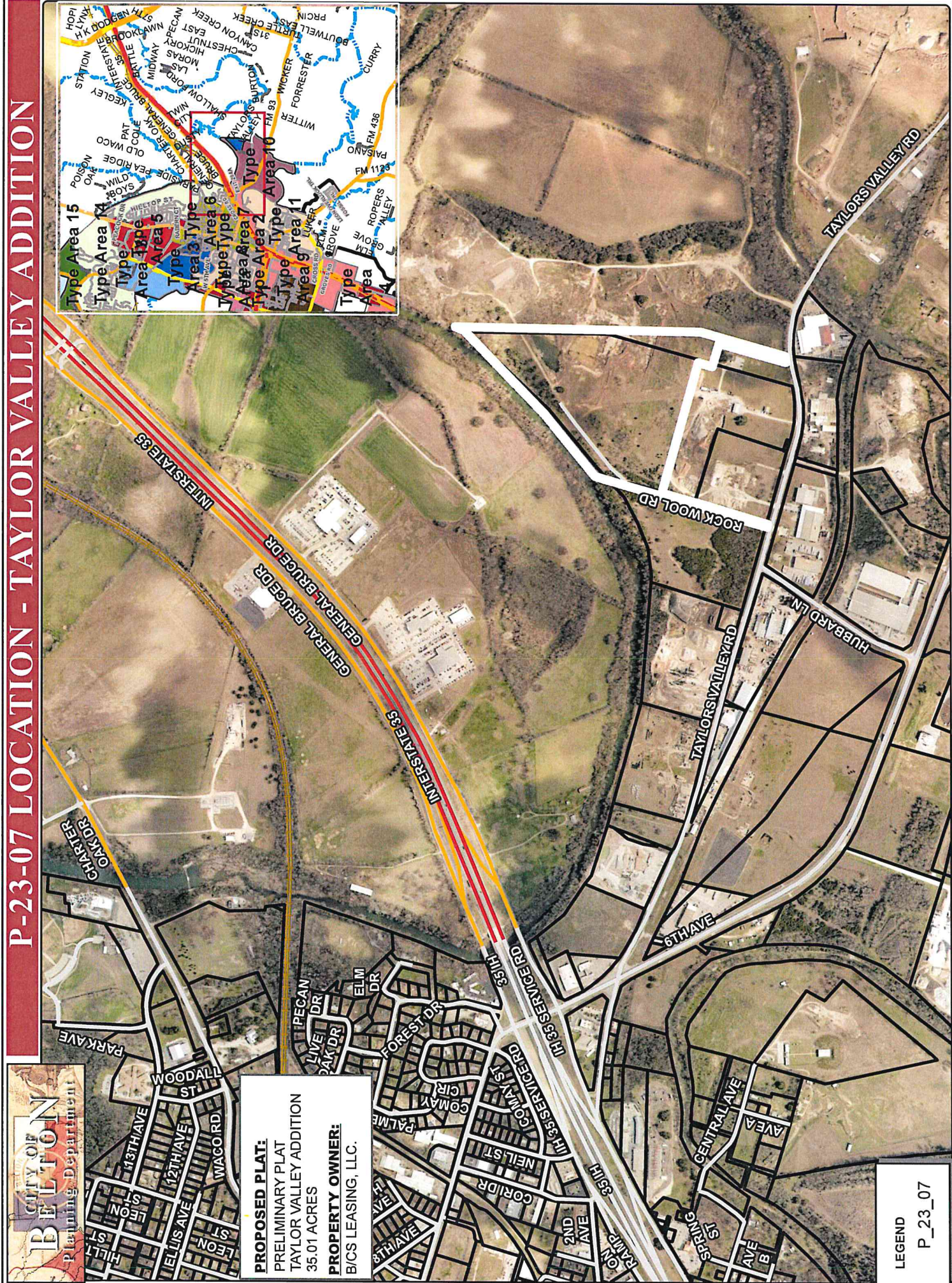
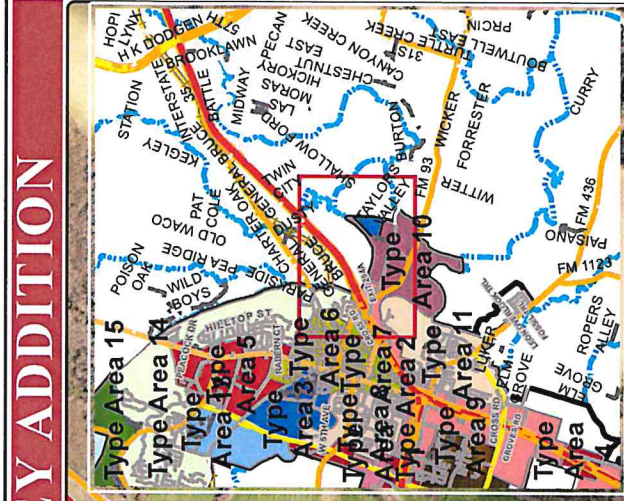
Signature of Applicant: Tyler Freese Date: 03-05-2023

Signature of Owner: Carey Smith Date: 3/5/2023 | 6:16:00 PM PST

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

P-23-07 LOCATION - TAYLOR VALLEY ADDITION



PROPOSED PLAT:
PRELIMINARY PLAT
TAYLOR VALLEY ADDITION
35.01 ACRES

PROPERTY OWNER:
B/C/S LEASING, LLC.

LEGEND
P_23_07

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

P-23-07 - TAYLOR VALLEY ADDITION



PROPOSED PLAT:

PRELIMINARY PLAT
TAYLOR VALLEY ADDITION
35.01 ACRES

PROPERTY OWNER:

B/CS LEASING, LLC.

Legend

Current_Zoning

Heavy Industrial

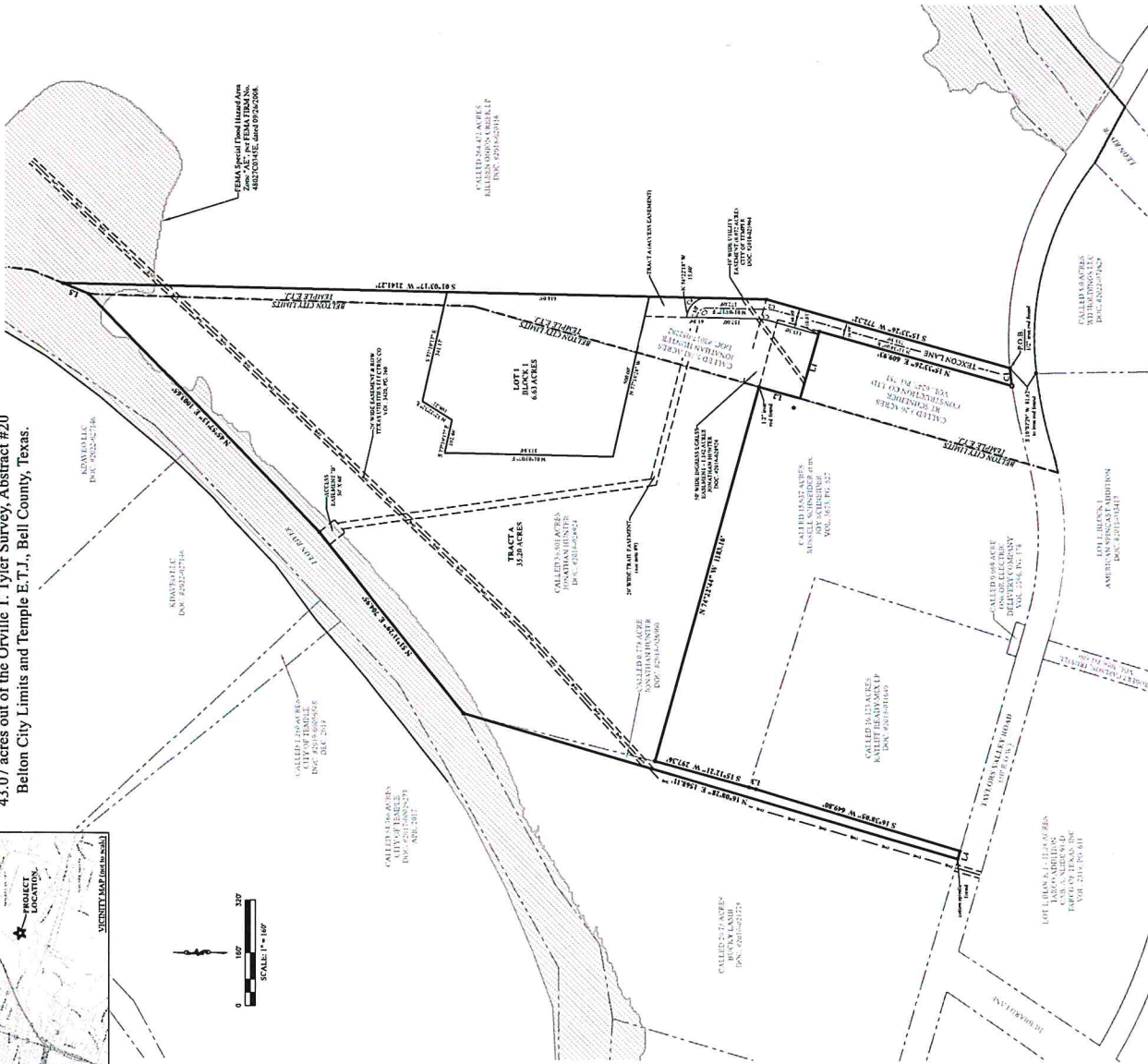
Light Industrial

P_23_07

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Map Date: 7/12/2023



RECEIVED BY THE LIBRARY OF THE UNIVERSITY OF TORONTO

P&Z

Agenda Item #8

P-23-18

Taylors Valley
Addition

Final Plat



Staff Report – Planning & Zoning Item

Date: July 18, 2023
Case No.: P-23-18
Request: Final Plat
Applicant: Republic Engineering and Development Services
Owner/Developer: B/CS Leasing, LLC.

Agenda Item #8

P-23-13 - Consider a final plat for the Taylor Valley Addition Phase I, comprising 8.06 acres, located at 2792 Taylor Valley Road, east of Hubbard Lane and west of the Leon River.

Originating Department

Planning – Tina Moore, Planner

Case Summary

This final plat proposes a one-block, one-lot, and access easement across Tract A addition for heavy industrial developments. This includes approximately 5.78- acres, located on the east side of this plat, scheduled for annexation by the City Council on July 25, 2023. Zoning Case Z-23-14 requests a zoning change from Agricultural to Heavy Industrial for 5.78 acres of this property.

Project Analysis and Discussion

This property exceeds the minimum requirements for the AG and HI zoning districts. Plat note #8, indicates setbacks will be in accordance with the zoning ordinance. Future construction plans will be reviewed to ensure setback requirements are met. Below are the requirements for HI and AG Zoning District.

	HI	AG	Proposed Plat
Minimum Lot area	15,000 SF	3 acres	8.07 acres
Lot width	75'	150'	Approximately 1,445
Lot Depth	N/A	300'	Approximately 2,123
Minimum Front Yard Setback	25'	50'	25'
Minimum Side Yard Setback	None unless adjacent to residential then 60'	20'	NA
Minimum Rear Yard Setback	None unless adjacent to residential then 60'	25'	NA

Maximum Coverage	Lot	50%	N/A	
------------------	-----	-----	-----	--

Water: Most of this property, except for the 5.78 acres scheduled for annexation, is located within the City of Belton Certificate of Convenience and Necessity (CCN). An 8" water line is available in Taylors Valley Road. The applicant plans to extend an 8" water line to the end of the proposed Texcon Lane (public ROW). A private service line will connect Lot 1 to the public water line.

Sewer: This is located outside the City's Wastewater CNN. However, the south side of Taylors Valley Road is within the CNN. A 6" sewer line is available at this location. The applicant will connect to the existing line and extend an 8" wastewater line to the end of the north end of Texcon Lane.

Access: Access will be provided from Taylors Valley Road by a new local street, Texcon Lane, on the east side of the property.

Streets: Texcon Lane is a proposed local street that will provide access to this property from Taylors Valley Road. Texcon Lane is proposed to be 50'- 60' of ROW, 31' of pavement with curb and gutter.

Georgetown Railroad Hike and Bike Trail: An alternative route for the Georgetown Railroad Hike and Bike Trail is included in the preliminary plat. This is a regional trail project between Belton and Temple. This proposed trail will begin at the intersection of Taylors Valley Road and extend through the property to the Leon River. If the trail utilizes this route, it may extend across the Leon River into the City of Temple. The road section for Texcon Lane shows that a 10' trail can be constructed within the ROW. Plat note # 7 provides authorization for the City to construct the trail if this route is utilized.

Drainage: Drainage plans are under review and pending corrections as noted in the staff comment letter to the applicant.

Recommendation

Recommend approval of the Taylor Valley Phase, Final Plat, subject to:

- a. Staff Comment Letter dated 7-11-23.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Zoning Map
5. Staff Comment Letter 7-11-23



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

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

- ☐ General Development Plan Review
- ☒ Preliminary Subdivision
- ☐ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat

Fees due \$ _____



ETJ

Inside Belton City Limits

Date Received: _____ Date Due: _____

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

Applicant: Republic Engineering & Development Services Phone: 979-533-3906

Address: PO Box 3123 Harker Heights, TX 76548

Email: tyler@republiceds.com

Owner: B/CS Leasing, LLC Phone 979-690-7711

Mailing Address: PO Box 138, Kurten TX 77862

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Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____

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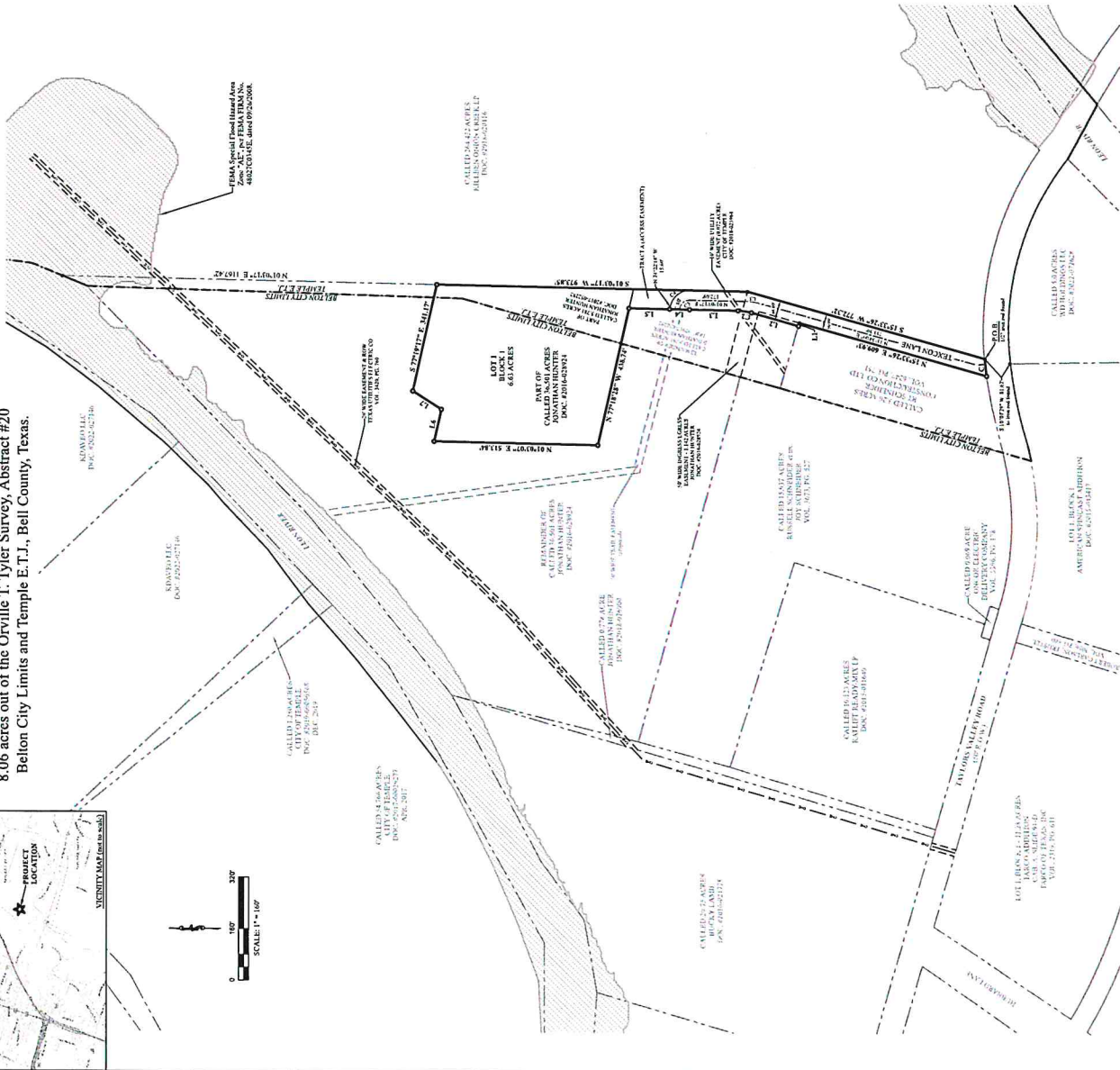
Signature of Applicant: Tyler Freese Date: 03-05-2023

Signature of Owner: Carey Smith Date: 3/5/2023 | 6:16:00 PM PST

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

FINAL PLAT
TAYLOR VALLEY PHASE 1
8.06 acres out of the Orville T. Tyler Survey, Abstract #20
Belton City Limits and Temple E.T.J., Bell County, Texas.



STATE OF TEXAS
COUNTY OF BELL

Know all men by these presents, that B.V. Smith, LLC, a Texas Limited Liability Company, being the owner of the land shown on this plat designed as TAYLOR VALLEY PHASE 1, do hereby certify that the same have been surveyed and subdivided in accordance with the provisions of the Public Land Act, and that the same are hereby approved, and consent to all dedications and plat map requirements shown herein. I do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and rights that are shown herein.

By: _____
Don E. Smith, Agent

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the _____ day of _____, 2021, by Don E. Smith, managing agent of B.V. Smith, LLC, a Texas Limited Liability Company.

Notary Public for the State of Texas: _____
My Commission Expires: _____

STATE OF TEXAS
COUNTY OF BELL

I hereby certify that the above and foregoing plat of Taylor Valley Phase 1, an addition within the city limits of Belton, Texas, was approved this _____ day of _____, 2021, by the Planning and Zoning Commission of the City of Belton, Texas.

Chairman _____
Secretary _____

STATE OF TEXAS
COUNTY OF BELL

I hereby certify that the above and foregoing plat of Taylor Valley Phase 1, an addition within the city limits of Belton, Texas, was approved this _____ day of _____, 2021, by the City Council of the City of Belton, Texas.

Mayor _____
Secretary _____

Said subdivision shall be subject to all requirements of the subdivision ordinance of the City of Belton.

Witness my hand this _____ day of _____, 2021.

City Clerk _____

FILED FOR RECORD this _____ day of _____, 2021, in Document No. _____, Official Public Records of Bell County, Texas.

County Clerk _____

LINE TABLE

LINE	FROM	TO	BEARING	DISTANCE
1	100.00	100.00	N 00° 00' 00" E	100.00
2	100.00	100.00	N 00° 00' 00" E	100.00
3	100.00	100.00	N 00° 00' 00" E	100.00
4	100.00	100.00	N 00° 00' 00" E	100.00
5	100.00	100.00	N 00° 00' 00" E	100.00
6	100.00	100.00	N 00° 00' 00" E	100.00
7	100.00	100.00	N 00° 00' 00" E	100.00
8	100.00	100.00	N 00° 00' 00" E	100.00
9	100.00	100.00	N 00° 00' 00" E	100.00
10	100.00	100.00	N 00° 00' 00" E	100.00

TRACT INFORMATION

TRACT	AREA	PERCENTAGE
1	100.00	100.00
2	100.00	100.00
3	100.00	100.00
4	100.00	100.00
5	100.00	100.00
6	100.00	100.00
7	100.00	100.00
8	100.00	100.00
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RIGHT-OF-WAY INFORMATION

RIGHT-OF-WAY	AREA	PERCENTAGE
1	100.00	100.00
2	100.00	100.00
3	100.00	100.00
4	100.00	100.00
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8	100.00	100.00
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TOTAL LENGTH - 100.00' TOTAL AREA = 1.21 ACRES

TRACT	AREA	PERCENTAGE
1	100.00	100.00
2	100.00	100.00
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7	100.00	100.00
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10	100.00	100.00

GENERAL NOTES

NOTE	TEXT
1	The boundary and distance measurements are as shown on the plat and are not to be construed as a warranty of accuracy.
2	The plat is subject to the provisions of the Public Land Act, and the Surveyor's Certificate, and the County Clerk's Certificate.
3	The plat is subject to the provisions of the Public Land Act, and the Surveyor's Certificate, and the County Clerk's Certificate.
4	The plat is subject to the provisions of the Public Land Act, and the Surveyor's Certificate, and the County Clerk's Certificate.
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8	The plat is subject to the provisions of the Public Land Act, and the Surveyor's Certificate, and the County Clerk's Certificate.
9	The plat is subject to the provisions of the Public Land Act, and the Surveyor's Certificate, and the County Clerk's Certificate.
10	The plat is subject to the provisions of the Public Land Act, and the Surveyor's Certificate, and the County Clerk's Certificate.

TITLE COMMITMENT NOTES

NOTE	TEXT
1	Encumbrance in the City of Belton recorded in Document No. 2014-025964, Official Public Records of Bell County, Texas, does affect this tract and is shown herein.
2	Encumbrance in the City of Belton recorded in Document No. 2014-025964, Official Public Records of Bell County, Texas, does affect this tract and is shown herein.
3	Encumbrance in the City of Belton recorded in Document No. 2014-025964, Official Public Records of Bell County, Texas, does affect this tract and is shown herein.
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10	Encumbrance in the City of Belton recorded in Document No. 2014-025964, Official Public Records of Bell County, Texas, does affect this tract and is shown herein.

SURVEYOR'S CERTIFICATE

DATE	TIME	PLACE
08-06-2023	08:00	08:00

KNOW ALL MEN THESE PRESENTS:

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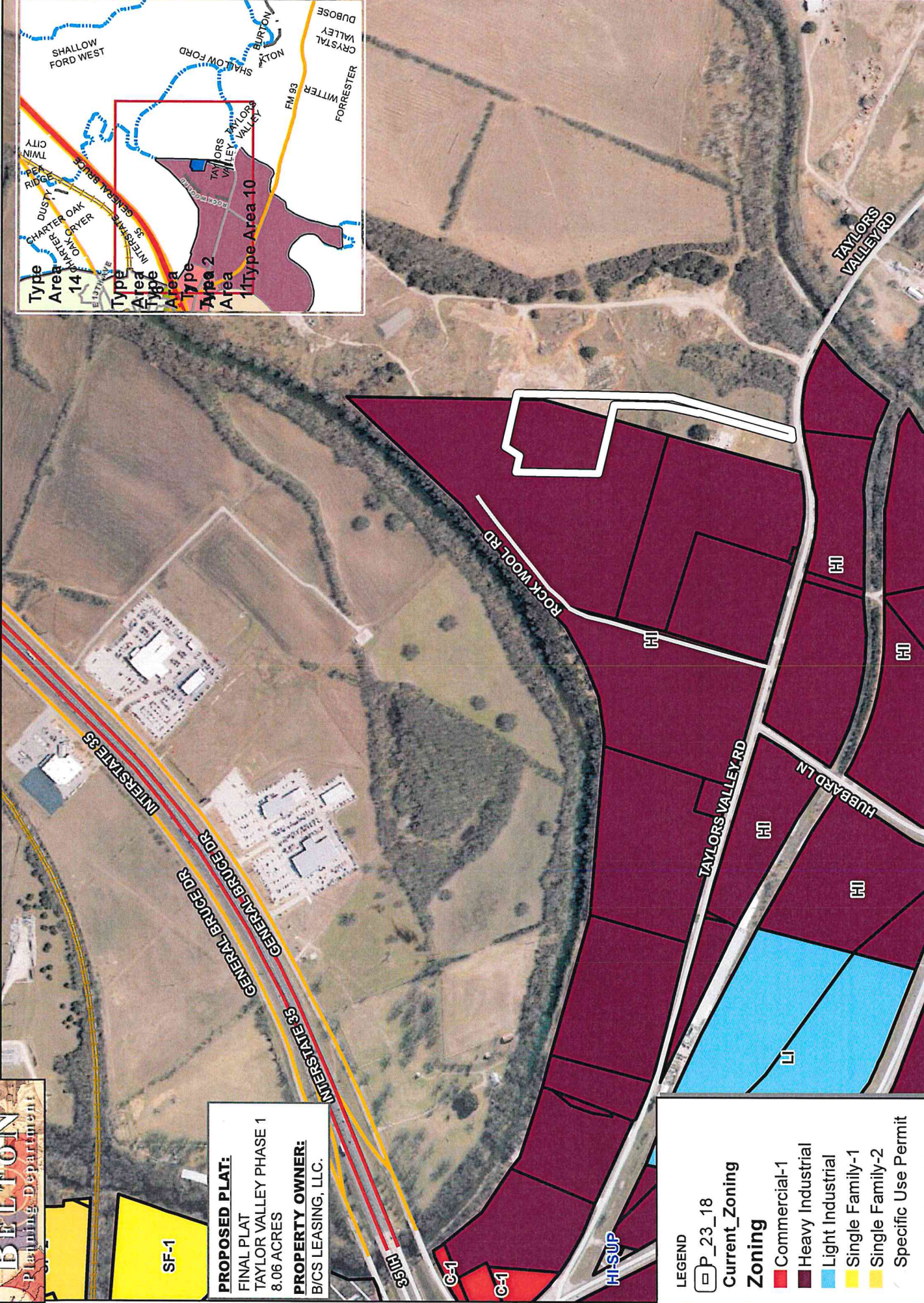
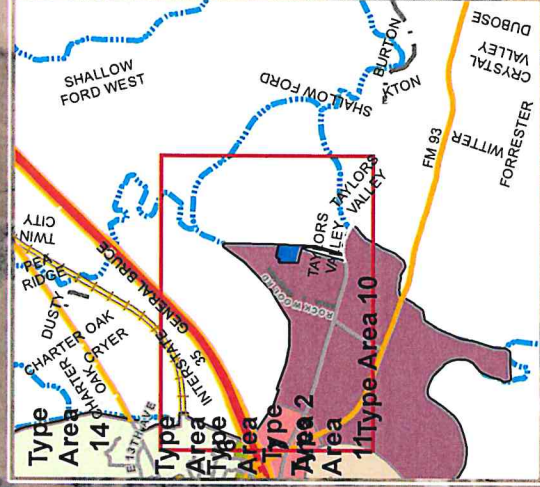
P-23-18 LOCATION - TAYLORS VALLEY PHASE 1



PROPOSED PLAT:
FINAL PLAT
TAYLOR VALLEY PHASE 1
8.06 ACRES

PROPERTY OWNER:
B/C/S LEASING, LLC.

SF-1



LEGEND

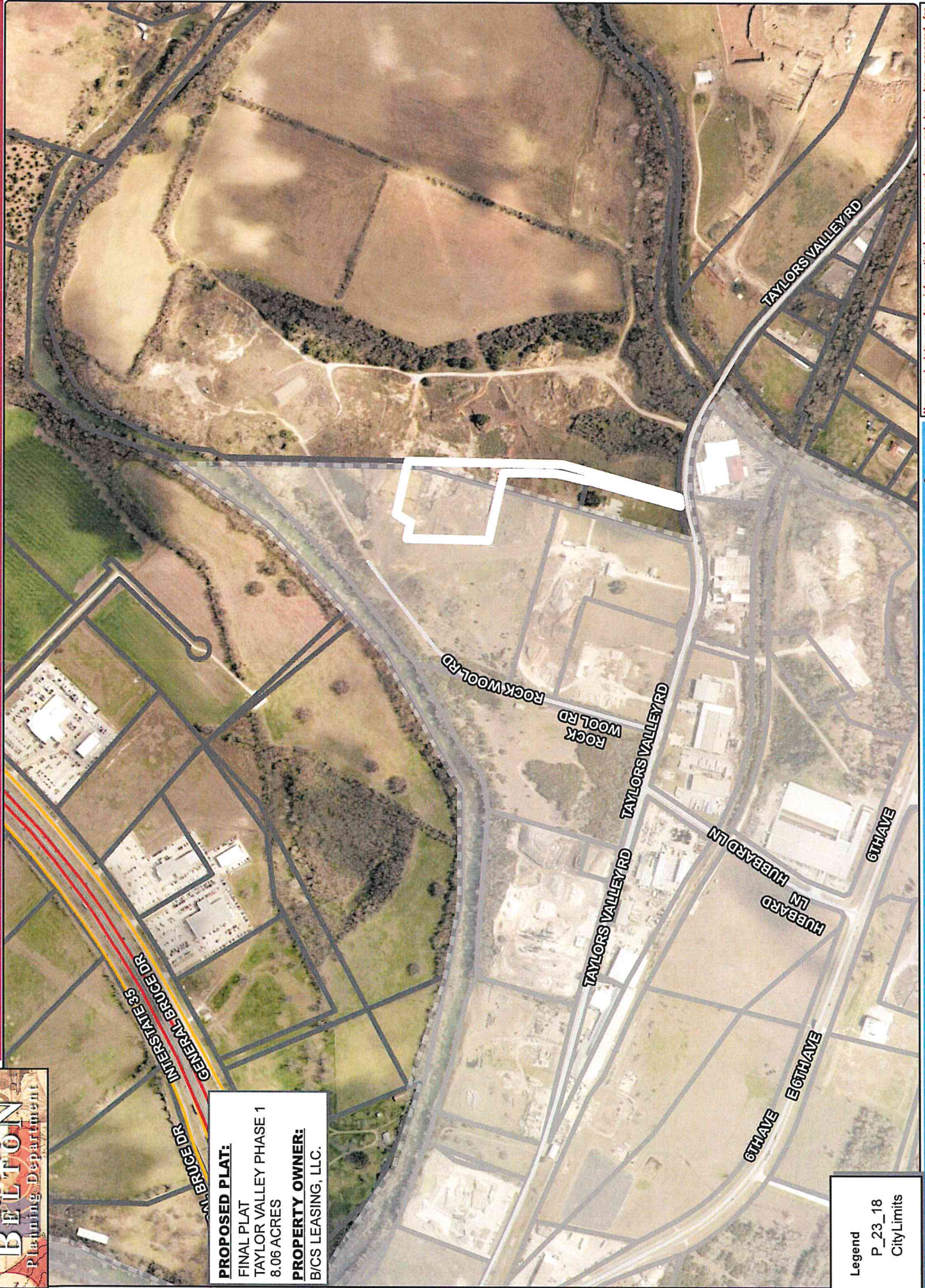
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Current_Zoning

Zoning

- Commercial-1
- Heavy Industrial
- Light Industrial
- Single Family-1
- Single Family-2
- Specific Use Permit

P-23-18 - TAYLOR VALLEY PHASE 1



PROPOSED PLAT:

FINAL PLAT
TAYLOR VALLEY PHASE 1
8.06 ACRES

PROPERTY OWNER:

B/C/S LEASING, LLC.

Legend

P_23_18
City Limits

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Map Date: 7/12/2023



City of Belton

Planning Department

July 11, 2023

Project: Taylors Valley Addition Phase I, Final Plat

Applicant: Republic Engineering and Development Services (REDS)

Date Submitted: 1ST REVIEW – 5-8-23

2nd Review – 6-6-23

Drainage Report – 6-20-23

Location: 8.06 ACRES LOCATION: TAYLORS VALLEY ROAD

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

PLANNING:

1. Please increase the 6" wastewater line to an 8" line as recommended by Public Works Director Matt Bates via email on 6-12-23.

PUBLIC WORKS/KPA:

2. Please provide the final Geotechnical Report for review.
3. Please provide a revised drainage report:
 - a. Drainage map was not included in the resubmittal (page 4 is missing). The pre vs post-project drainage map was not included in the plan set. This is concerning because the pre vs post-project drainage areas in the report (Page 8) are not the same size.
 - b. Drainage areas are not consistent, please revise.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No further 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: No signature need per memo dated 5-9-23
- ☐ TXDOT: Not adjacent to a TxDOT facility. No comments – emailed 5-10-23

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.

P&Z

Agenda Item #9

No Administrative Plats
were approved during
the Month of June