



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, August 15, 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, 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. Consider the minutes of the July 18, 2023, regular meeting.
4. Z-23-15 - Hold a public hearing and consider a zoning change from Agricultural (A) to Retail District (R) on approximately 1.493 acres located at 1216 W. Ave O, east of South Loop 121 and west of Alan Trails.
5. Z-23-16 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial Highway (CH) District on approximately 5.836 acres located at 6514 W. US Hwy 190, north of Interstate 14, west of George Wilson Road and east of Simmons Road.
6. Z-23-17 - Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-1 Residential (SF-1) on approximately 136.893 acres tract of property located in the James Bennett Survey, Abstract No. 71 and the Christopher Cruise Survey, Abstract No. 166, east of the River Place Estates Subdivision and west of N. Main Street.
7. Z-23-18 - Hold a public hearing and consider a zoning change from Agricultural (A) to Mobile Home District (MH) on approximately 1.015 acres located at 704 E. Loop 121, generally east of Interstate 35, west of Holland Road (FM 436) and east of Capital Way. **This application was withdrawn by the applicant.**
8. Z-23-19 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial-1 (C-1) on approximately 1.0 acres located on W. US Hwy 190,

located on the south side of Interstate 14, west of Simmons Road and north of FM 2410.

9. P-23-22 - Consider a final plat for Belton Foodies, comprising 8.963 acres, located at 1901 S. IH 35, west of Interstate 35, south of Interstate 14, and north of Loop 121.

10. 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, July 18, 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: Vice Chair David Jarratt, Alton McCallum, Quinton Locklin, Dominica Garza via Zoom, Luke Potts, and Justin Ruiz. The following members were absent: Joshua Knowles, Nicole Fischer, and Brett Baggerly. 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.

Vice Chair David Jarratt called the meeting to order at 5:30 p.m.

Invocation – Commission Member Alton McCallum gave the Invocation.

Pledge of Allegiance – Commission Member Justin Ruiz led the Pledge.

2. Public comments. *(Audio 01:14)*

There were no public comments.

3. Administer Oath of Office for new and re-appointed Commission Members. *(Audio 01:28)*

4. Consider approval of minutes from the previous meeting. *(Audio 03:14)*

Commission Member Luke Potts motioned to approve minutes from June 20, 2023, meeting, seconded by Commission Member Alton McCallum. The motion passed with 6 ayes and 0 nays.

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. *(Audio 03:47)*

City Planner Ms. Moore stated that the 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 Taylor's Valley Road, located in the O.T. Tyler Survey, Abstract 20, on the north side of Taylors Valley Road, east of Rockwood Lane and west of Shallow Ford Road. *(Audio 04:26)*

City Planner Ms. Moore presented the staff report.

Vice Chair David Jarratt opened the public hearing.

Tyler Freese, Civil Engineer with Republic Engineering & Development Services, of 6305 Pat Cole, Temple, TX, spoke to the commission about the project and answered questions from the commission members.

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

Commission Member Quinton Locklin made a motion to approve Z-23-14 as presented. Commission Member Alton McCallum seconded the motion. The motion passed with 6 ayes and 0 nays.

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. (Audio 09:47)

City Planner Ms. Moore presented the staff report.

Vice Chair David Jarratt opened the public hearing.

Tyler Freese, Civil Engineer with Republic Engineering & Development Services, of 6305 Pat Cole, Temple, TX, spoke to the commission about the project and answered questions from the commission members.

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

Commission Member Luke Potts made a motion to approve P-23-07 as presented. Commission Member Quinton Locklin seconded the motion. The motion passed with 6 ayes and 0 nays.

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. (Audio 14:59)

City Planner Ms. Moore presented the staff report.

Vice Chair David Jarratt opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Quinton Locklin made a motion to approve P-23-18 as presented. Commission Member Alton McCallum seconded the motion. The motion passed with 6 ayes and 0 nays.

9. Receive a report on Administrative Plat Approvals. (Audio 17:26)

City Planner Ms. Moore stated there were no plats.

With no other city business, the Planning and Zoning Commission was adjourned at 5:47 p.m. (Audio ends at 17:46)

Chair, Planning and Zoning Commission

P&Z

Agenda Item #4

Z-23-15

1216 W. Ave O

Staff Report – Planning and Zoning Agenda Item



Date: August 15, 2023
Case No.: Z-23-15
Request: Agricultural (A) to Retail (R)
Applicant/Owner: Melissa Tyroch / Roy and Louise Guerra

Agenda Item #4

Z-23-15 - Hold a public hearing and consider a zoning change from Agricultural (A) to Retail District (R) on approximately 1.493 acres located at 1216 W. Ave O, east of South Loop 121 and west of Alan Trails.

Originating Department:

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural District (A)

Current Use(s): Single Family Residential

Proposed Zoning: Retail (R)

Proposed Uses: Retail and Office Complex

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area as a commercial corridor and a commercial center, appropriate for smaller-scale commercial centers.

Design Standards Type Area 4:

The projected growth for Type Area 4 is primarily commercial, retail, and neighborhood service uses with higher design standards as they are gateways to other areas.

Water CCN:

This property is within the City of Belton Water Certificate of Convenience and Necessity (CCN). An 8" water line is available on West Avenue O.

Sewer CCN

This property is within the City of Belton Water CCN. A 12" wastewater line is available west of the property for extension through the subdivision platting process.

Background/Case Summary

This property was annexed into the city limits in 1998 and zoned Agricultural then.

A prospective buyer has requested to change the zoning from Agricultural to Retail to develop the property into an office and retail complex. The property currently has a single-family detached residence. This residence will be demolished to allow for future development.

Project Analysis and Discussion

Existing Conditions: The surrounding uses are:

<i>Direction</i>	<i>Zoning</i>	<i>Use</i>
North	Commercial Highway	Undeveloped/ Vacant
South	Single Family – 3	West Canyon Trails subdivision
West	Planned Development – Commercial 1	Undeveloped/vacant
East	Retail	Undeveloped/vacant

Allowable Land Uses: The proposed zoning change would allow for the proposed office and retail developments. Other uses permitted in the retail district include clinics, clothing and apparel stores, food and grocery stores, restaurants, shopping center, and related retail uses.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the R District, which requires a minimum lot size of 7,000 sq. ft, and a minimum width of 60'. This lot is approximately 1.5 acres and meets the minimum lot requirements.

Retail District	Minimum Requirements
Minimum Lot Size	7,000
Minimum Lot Width	60'
Minimum Lot Depth	N/A
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Rear Yard Setback	20'

A subdivision plat meeting the requirements of the adopted Subdivision Ordinance will be required prior to the development of the property. Construction plans are required to ensure all applicable zoning, utility, and building code requirements are met.

The proposed zoning is compatible with FLUM and surrounding zoning and seems appropriate at this location.

Recommendation

Recommend approval of the requested zoning change from Agricultural District to Retail District for the property located at 1216 W. Ave O; subject to the following:

1. The use of this property shall conform to the Retail District in all respects.
2. The development of each property shall conform to all applicable Type Area 4 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.
3. A subdivision plat in accordance with the adopted Subdivision Ordinance is required.
4. Civil site plans and building plans in compliance with adopted standards are required.

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: July 7, 2023	
APPLICANT NAME: Melissa Tyroch	
EMAIL: melissa@tyrochboydlaw.com	PHONE NUMBER: (254) 624-5606
MAILING ADDRESS: 911 Villa Lugano Drive, Belton, TX 76513	
PROPERTY OWNER NAME: Roy and Louise Guerra c/o Cher Hislop (Remax Listing Agent)	
EMAIL: cher.hislop@gmail.com	PHONE NUMBER: (254) 654-0090
MAILING ADDRESS: 1607 Tremont Street, Belton, TX 76513	

Proposed Use of Structures (building) and Property (exterior property): ____ Applicant intends to build an office complex for professional services (lawyer, medical, real estate, etc.) with the possibility of a retail location (restaurant, bakery, etc.) in either a stand alone building on the site or at one end of the office suites.
Current Use: A small woodframe house (approx 900 sf) is currently on the property. The rest of the property is undeveloped, unoccupied and raw land.
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: ____ 1216 West Avenue O, Belton, TX 76513
Legal Description of Property: Abstract Survey Jefferson Townsend Survey, Abstract 818 Parcel ID 9046 Lot(s): 1.493 acres Block(s): ____ of Subdivision A0906BC - J P WALLACE
Existing Zoning: Agriculture Proposed Zoning: Retail

Signature of Applicant: Melissa Tyroch Date: 7/7/2023

Signature of Owner (if not applicant): Roy Guerra Date: 7/7/2023

Louise Guerra 7-7-2023

City of Belton Planning Department

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

Zoning Case # Z-23-15 Location



ZONING CHANGE:

AG
to
R

LEGAL DESCRIPTION:

A0906BC J P WALLACE, 10,
ACRES 1.493

PROPERTY OWNER:

ROY & LOUISE GUERRA

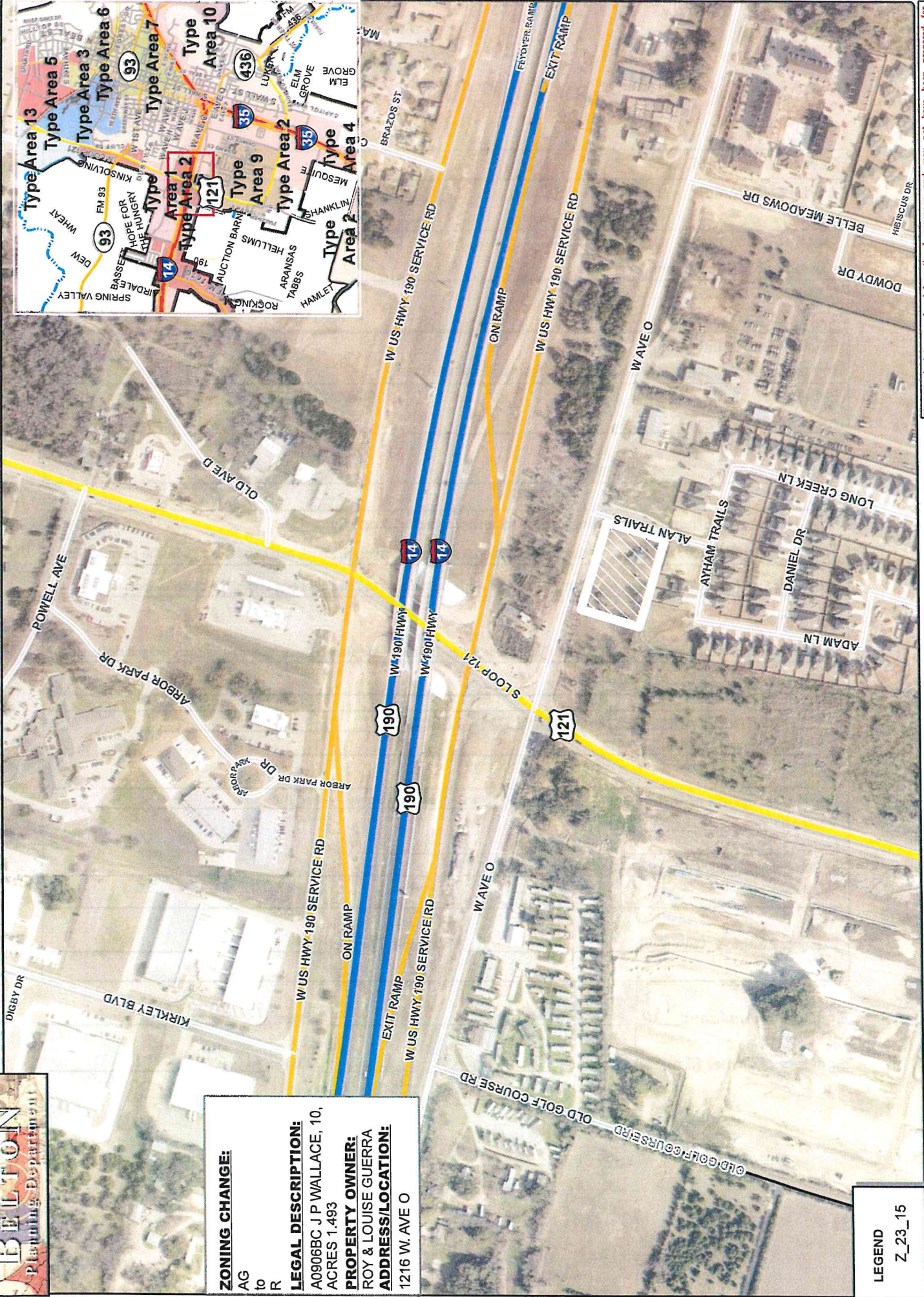
ADDRESS/LOCATION:

1216 W. AVE O

LEGEND

Z_23_15

Map Date: 7/10/2023



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.



Zoning Case # Z-23-15 Zoning

ZONING CHANGE:
AG
to
R

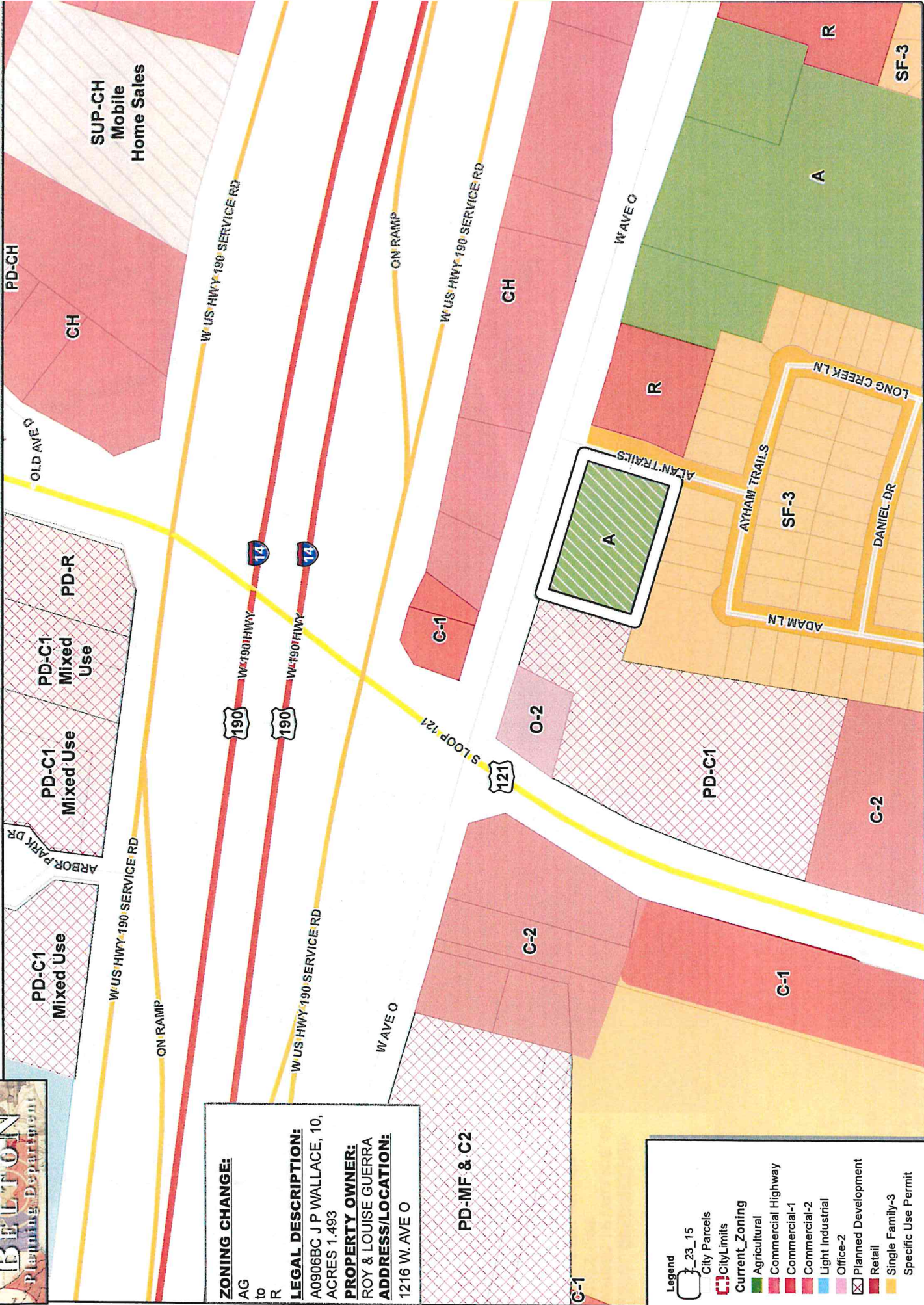
LEGAL DESCRIPTION:
A0906BC J P WALLACE, 10,
ACRES 1.493

PROPERTY OWNER:
ROY & LOUISE GUERRA

ADDRESS/LOCATION:
1216 W. AVE O

Legend

- City Parcels
- City Limits
- Current Zoning
- Agricultural
- Commercial Highway
- Commercial-1
- Commercial-2
- Light Industrial
- Office-2
- Planned Development
- Retail
- Single Family-3
- Specific Use Permit



Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property.

0 125 250 500 Feet

Man Date: 7/10/2023



Zoning Case # Z-23-15 Aerial



ZONING CHANGE:
AG
to
R

LEGAL DESCRIPTION:
A0906BC J P WALLACE, 10,
ACRES 1.493

PROPERTY OWNER:
ROY & LOUISE GUERRA

ADDRESS/LOCATION:
1216 W. AVE O

LEGEND
Z_23_15

Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property.



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MELISSA TYROCK, REPRESENTING ROY AND LOUISE GUERRA,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1216 W. AVE O,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) RETAIL ZONING ZONING DISTRICT,
TO ALLOW FOR THE CONSTRUCTION OF A PROFESSIONAL OFFICE AND RETAIL COMPLEX (RESTAURANT, BAKERY, OFFICES).

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 15, 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, August 22, 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.

9046 GUERRA, ROY & LOUISE 1607 TREMONT ST BELTON, TX 76513-4360	38327 ALANIZ, LYDIA O 620 S 6TH ST TEMPLE, TX 76504	52812 HUGHES, ROBERT D REVOCABLE TRUST PO BOX 290661 KERRVILLE, TX 78029
107417 SMITH, CECIL ETAL 921 E 6TH AVE BELTON, TX 76513-2711	107418 SMITH, CECIL ETAL 921 E 6TH AVE BELTON, TX 76513-2711	113017 CITY OF BELTON PO BOX 120 BELTON, TX 76513-0120
136083 SMITH, CECIL E & PEGGY P 3601 S INTERSTATE 35 BELTON, TX 76513-9619	492120 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249	492121 WONG, HOWARD HONG WAH & MELISSA JINGYU HAO 16 PEPPERWOOD CIR POMONA, CA 91766
492122 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249	492123 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249	492124 PERKINS, LARRILYN 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249
492125 WILSON, MILLICENT BARLOW 1321 AYHAM TRL BELTON, TX 76513	492126 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249	492142 GLEASON, CANDY S 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249
492143 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249	492144 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249	492145 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249
492146 KB HOME LONE STAR INC 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249	492147 SCHLAEGER, JOHN PHILLIP & BRANDI MICHELLE SWEAT 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249	492170 WEST CANYON TRAILS RESIDENTIAL COMMUNITY, INC 106 N EAST ST BELTON, TX 76513
495991 LAD & R RANCH LLC 1170 INDIAN PASS SALADO, TX 76571	495992 PORTER, PORCHELLETTE D 10800 PECAN PARK BLVD STE 200 AUSTIN, TX 78750-1249	

P&Z

Agenda Item #5

Z-23-16

6514 W. US Hwy 190

Staff Report – Planning and Zoning Agenda Item



Date: August 15, 2023
Case No.: Z-23-16
Request: Agricultural (A) to
Commercial Highway (CH)
Applicant/Owner: Cynthia Ann Graham

Agenda Item #5

Z-23-16 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial Highway District on approximately 5.836 acres located at 6514 W. US Hwy 190, north of Interstate 14, west of George Wilson Road, and east of Simmons Road.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Agricultural District (A)

Current Use(s): Single Family Residential and Equestrian School

Proposed Zoning: Commercial Highway

Proposed Uses: Future Commercial Uses

Future Land Use Map (FLUM) Designation:

The FLUM identifies this general area as a commercial corridor.

Design Standards Type Area 2:

The projected growth for Type Area 2 is primarily for commercial highway frontage uses.

Water CCN:

This property is within the Dog Ridge Water Supply Corporation Certificate of Convenience and Necessity (CCN). Domestic water is available. Fire protection will need to be addressed with building development.

Sewer CCN

This property is within the City of Belton Sewer CCN. No sewer lines are currently available in this area.

Background/Case Summary

This property was annexed into the city limits in 2006 and zoned Agricultural at that time.

The property owner submitted this request for commercial zoning in preparation to sell this property. This is a speculative zoning. No development is currently proposed. Future uses will need to comply with the Commercial Highway (CH) Ordinance or will require a zoning change based on the proposed use. The property currently has two single-family homes and detached barns.

Project Analysis and Discussion

Existing Conditions: The surrounding uses are:

<i>Direction</i>	<i>Zoning</i>	<i>Use</i>
North	NA - ETJ	Rural Bell County – Undeveloped/vacant
South	Ag and Commercial -1 w/SUP for indoor vehicle parking self- storage	Office/warehouse
West	Agricultural	Single-family detached homes and home occupation.
East	Agricultural	Undeveloped/vacant

Allowable Land Uses: The CH district allows for the following uses: all uses in the Retail District, auto, motorcycle, and off-road vehicle sales, auto, motorcycle, and off-road vehicle service and repair, hotels and motels, hospitals and nursing homes, restaurants, truck stops and truck parking.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the CH District, which requires a minimum lot size of 7,200 sq. ft, a minimum width of 60', and a minimum depth of 120'. This lot is approximately 5.8 acres and meets the minimum lot requirements.

Retail District	Minimum Requirements
Minimum Lot Size	7,200
Minimum Lot Width	60'
Minimum Lot Depth	120'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Rear Yard Setback	20'
Height	2 stories
Maximum lot coverage	50%

The requested CH Zoning District is consistent with the commercial uses expected along a major interstate highway. Therefore, the requested zoning appears to be compatible with the projected growth for this area and appropriate at this location.

Recommendation

Recommend approval of the requested zoning change from Agricultural District to Commercial Highway District for the property located at 6514 W. US Hwy 190, subject to the following:

1. The use of this property shall conform to the Commercial Highway District in all respects.
2. The development of each property shall conform to all applicable Type Area 2 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.
3. A subdivision plat in accordance with the adopted Subdivision Ordinance is required.
4. Civil site plans and building plans in compliance with adopted standards are required.

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: Cynthia Ann Graham	
EMAIL: cagrahamtx@gmail.com	PHONE NUMBER: 512.914.1154
MAILING ADDRESS: 6514 W US Highway 190, Belton, TX, 76513	
PROPERTY OWNER NAME: Cynthia Ann Graham	
EMAIL: cagrahamtx@gmail.com	PHONE NUMBER: 512.914.1154
MAILING ADDRESS: 6514 W US Highway 190, Belton, TX, 76513	

Proposed Use of Structures (building) and Property (exterior property):	
Commercial Highway - for selling the property.	
Privacy fences exist for both I-14/highway neighbors and Wildflower residents behind the property line.	
Current Use:	
Agricultural / Residential: 4 horses and one person reside on the property. Prior to Covid, horse riding lessons and kid's birthday parties were held on the property.	
Prior to current owner: Gatta Pediatric gave therapeutic horse riding lessons for handicap and therapy for special needs children on the property.	
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 6514 W US Highway 190, Belton, TX, 76513	
Legal Description of Property: Abstract Survey A00706C J BEAL, 33, Graham Contract, Acres 5.836 Parcel ID 48994	
Lot(s): N/A Block(s): N/A of Subdivision N/A	
Existing Zoning: Agricultural Proposed Zoning: Commercial Highway	

Signature of Applicant: Cynthia Ann Graham Date: 07/10/2023

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

Zoning Case # Z-23-16 Location



ZONING CHANGE:

Ag
to
CH

LEGAL DESCRIPTION:

A0070BC J BEAL, 33,
GRAHAM CONTRACT, ACRES 5.836

PROPERTY OWNER:

CYNTHIA ANN GRAHAM

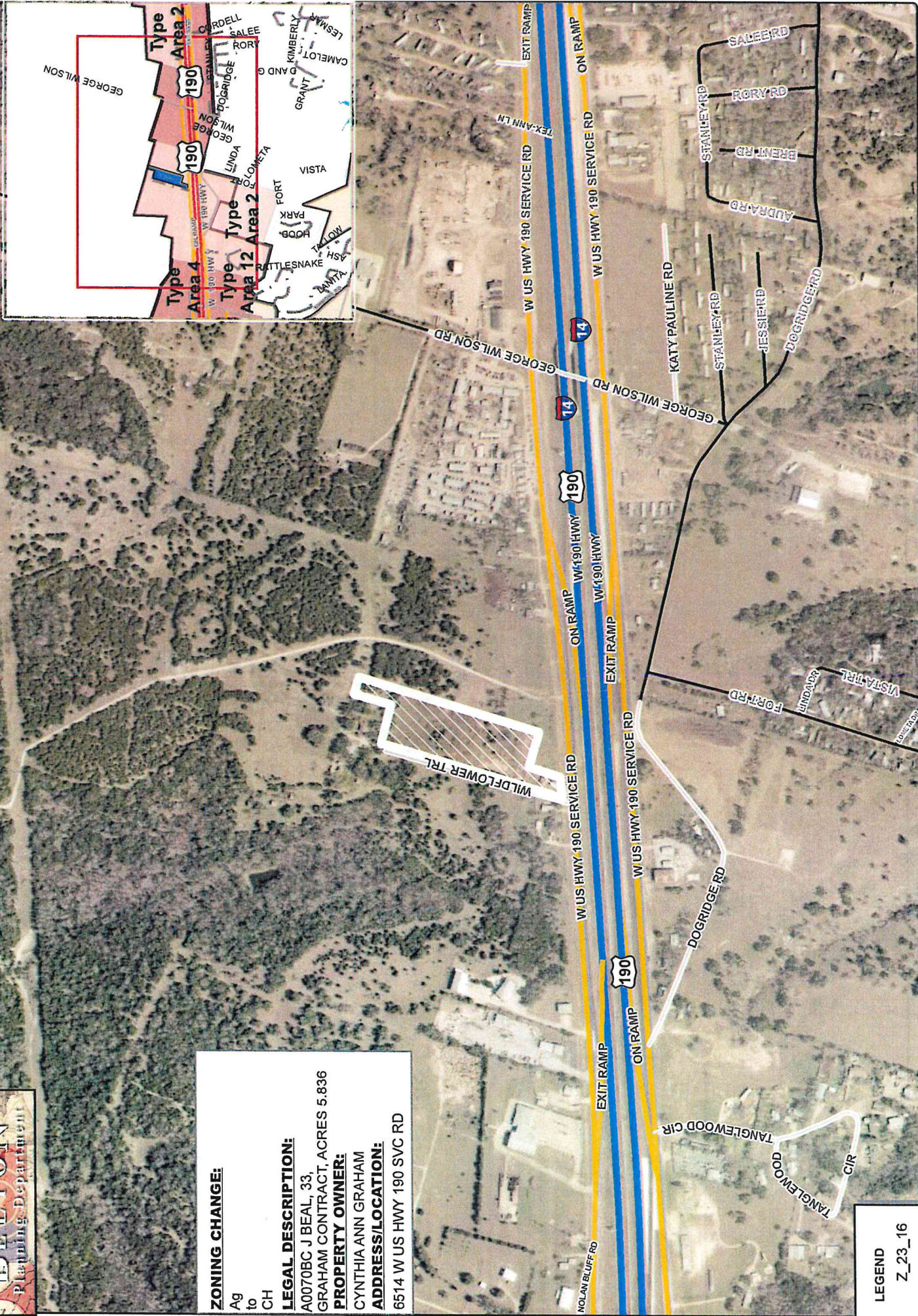
ADDRESS/LOCATION:

6514 W US HWY 190 SVC RD

LEGEND

Z_23_16

Map Date: 7/11/2023



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.





Zoning Case # Z-23-16 Zoning

ZONING CHANGE:

Ag
to
CH

LEGAL DESCRIPTION:

A0070BC J BEAL, 33,
GRAHAM CONTRACT, ACRES 5.836

PROPERTY OWNER:

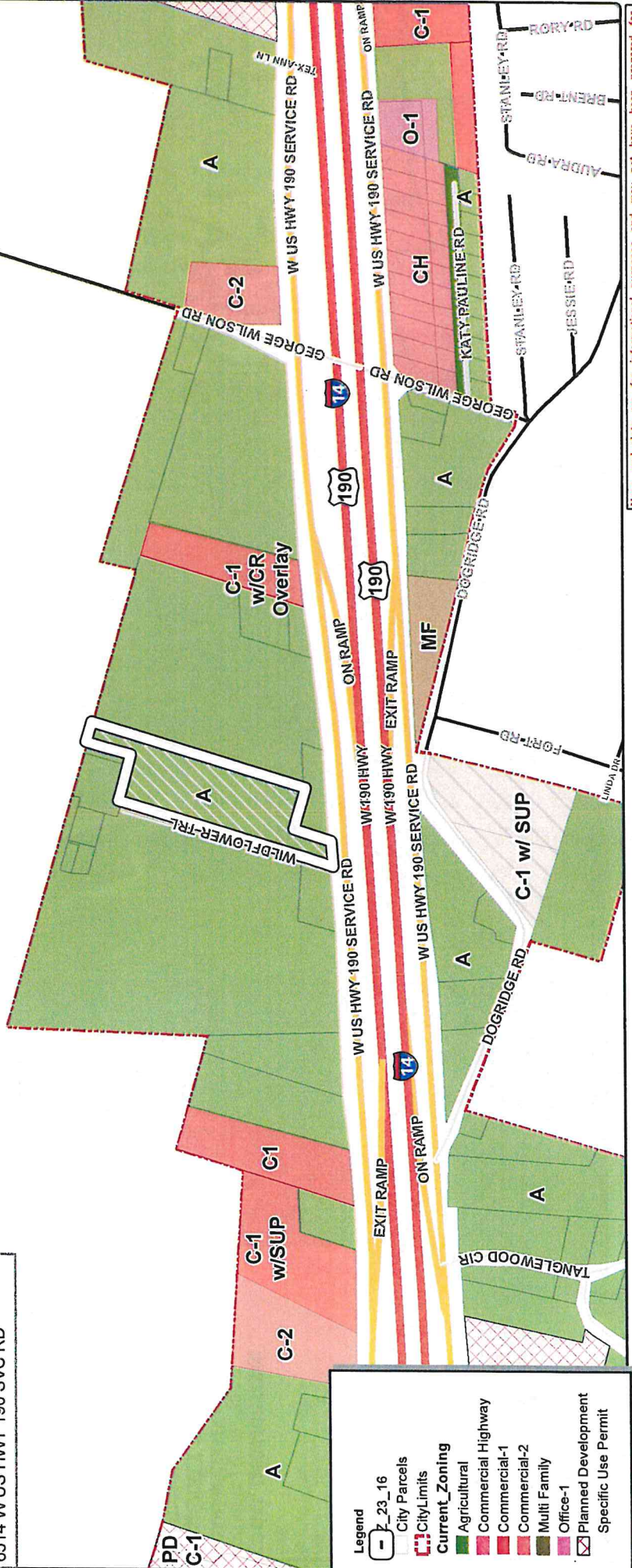
CYNTHIA ANN GRAHAM

ADDRESS/LOCATION:

6514 W US HWY 190 SVC RD

Legend

- Z-23_16
- City Parcels
- City Limits
- Current Zoning**
- Agricultural
- Commercial Highway
- Commercial-1
- Commercial-2
- Multi Family
- Office-1
- Planned Development
- Specific Use Permit



Map Date: 7/11/2023

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.

Zoning Case # Z-23-16 Aerial



ZONING CHANGE:
Ag to CH

LEGAL DESCRIPTION:
A0070BC J BEAL, 33 GRAHAM CONTRACT, ACRES 5.836

PROPERTY OWNER:
CYNTHIA ANN GRAHAM

ADDRESS/LOCATION:
6514 W US HWY 190 SVC RD



LEGEND
Z_23_16

14 W US HWY 190

W US HWY 190 SERVICE RD

ON RAMP

190 14

W US HWY 190

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.



0 150 300 Feet



CITY OF
BELTON
PLANNING DEPARTMENT

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CYNTHIA ANN GRAHAM,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 6514 W. US 190 SERVICE ROAD,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) COMMERCIAL HIGHWAY ZONING DISTRICT,
TO ALLOW FOR A FUTURE COMMERCIAL DEVELOPMENT – NOTHING IS CURRENTLY PROPOSED. SPECULATIVE ZONING FOR
THE SALE OF PROPERTY.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 15, 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, August 22, 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.

48994

GRAHAM, CYNTHIA

6514 W US HWY 190

BELTON, TX 76513

99957

SANCHEZ, SUNSHINE U ET VIR GABRIEL S

6660 W US HIGHWAY 190

BELTON, TX 76513

101398

RANCH AT LATITUDE 31 LLC

6 MILLER DR

HILLSBOROUGH, NJ 8844

102611

RANCH AT LATITUDE 31 LLC

6 MILLER DR

HILLSBOROUGH, NJ 8844

128758

VILLANUEVA, ALBERTO

1949 WILDFLOWER TRL

BELTON, TX 76513-6658

186579

WALKER, LLOYD W & CHERYL M

1940 WILDFLOWER TRAIL

BELTON, TX 76513-6538

389836

RANCH AT LATITUDE 31 LLC

6 MILLER DR

HILLSBOROUGH, NJ 8844

P&Z

Agenda Item #6

Z-23-17

136.893 Acres – east of
River Place Estates

Staff Report – Planning & Zoning Agenda Item



Date: August 15, 2023

Case No.: Z-23-17

Request: Agricultural (A) to Single
Family – 1 (SF-1) Residential

Applicant/Owners: Turley Associates/ V.M. Barge
III

Agenda Item #6

Z-23-17 - Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-1 Residential (SF-1) on an approximately 136.893-acre tract of property located in the James Bennett Survey, Abstract No. 71 and the Christopher Cruise Survey, Abstract No. 166, east of the River Place Subdivision and west of N. Main Street.

Originating Department: Planning Department – Tina Moore - Planner

Current Zoning: Agricultural (A)

Current Use: Undeveloped/Vacant Property

Proposed Zoning: Single Family Residential - 1

Proposed Use(s): Single Family Detached Residential Homes

Future Land Use Map (FLUM) Designation:

The Future Land Use Map (FLUM) identifies this area as projected for residential (SF-1,2,3) development.

Design Standards Type Area 14:

The desired growth in this area is primarily single-family residential development with City sanitary sewer.

Water CNN:

This property is within the City of Belton Water Certificate of Convenience and Necessity (CCN). There are water lines available to the west and south of the property.

Sewer CCN

This property is within the City of Belton Sewer CCN. There are currently no sewer lines available in this area. A sewer line extension will be determined during the plat process.

Background/Case Summary

This property was annexed in 2006 and assigned to the Agricultural zoning district. The applicant is proposing a zoning change to allow for a single-family detached development. The property is currently vacant. A subdivision plat meeting the Subdivision Ordinance is required and will be presented to the commission later.

Project Analysis and Discussion

Existing Conditions:

Direction	Zoning	Use
North and East	Agricultural	Undeveloped – and detached a single family home.
South and West	Single Family-1 and – Planned Development	Detached homes; Red River and River Place Estates Subdivisions

Area & Setback Requirements: The subject property is approximately 137 acres proposed for single-family detached residential use. A future plat will be reviewed for compliance with the minimum area requirements and setbacks as follows:

	SF-1
Minimum Lot area	10,000
Lot width	70'
Lot Depth	100'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	7'/15'- adjacent to a street
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	40%

The requested SF-1 Zoning District is consistent with the FLUM and seems appropriate at this location.

Recommendation

Recommend approval of the requested zoning change from Agricultural to a Single Family-1 Zoning District; subject to the following:

1. The use of this property shall conform to the Single Family- 1 Residential District in all respects.

2. The development of each 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
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation, and Mitigation Standards.
3. A subdivision plat in accordance with the adopted Subdivision Ordinance is required.

Attachments:

1. Application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')



ZONING CHANGE APPLICATION

Fee: \$300.00

Date received:	
APPLICANT NAME: Turley Associates, Inc.	
EMAIL: ajackson@turley-inc.com	PHONE NUMBER: 254-773-2400 ext. 112
MAILING ADDRESS: 301 N 3rd Street, Temple, TX 76501	
PROPERTY OWNER NAME: V. W. Barge III	
EMAIL: billbarga@bargaproperties.com	PHONE NUMBER: 254-771-1157
MAILING ADDRESS: 2005 Birdcreek Drive, Suite 211, Temple, TX 76502	

Proposed Use of Structures (building) and Property (exterior property): Residential
Current Use: Vacant
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: N. Highway 317, Belton, TX 76513
Legal Description of Property: Abstract Survey James Bennett Survey, A#71 and Christopher Cruise Survey, A#166 Parcel ID 6002, 167845 Lot(s): n/a Block(s): n/a of Subdivision n/a
Existing Zoning: A (Agricultural) Proposed Zoning: SF-1 (Single Family)

Signature of Applicant: *Austin Jackson* Date: 7/7/2023
Signature of Owner (if not applicant): *VW B* Date: 7/7/2023

City of Belton Planning Department
333 Water Street • Belton, Texas 76513 • Phone (254) 941-1111 • Fax (254) 941-1112

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

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

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

Notice: If any construction is planned, a copy of the plans and a plat must be attached. **Requests for zoning changes must be submitted by the 2nd Monday of the month to be placed on the agenda for the Planning and Zoning Commission meeting the next month.** The Planning and Zoning Commission meets on the third Tuesday of the month; their recommendations are normally placed on the agenda for the City Council meeting on the fourth Tuesday of the month.

The development plan shall include:

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



CITY OF
BELTON
Planning Department

ZONING CHANGE:

PD-SF1

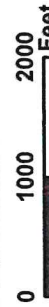
A0071BC JAMES BENNETT, ACRES 177.262
A0166BC C CRUISE, ACRES 2.824

V.W.BARGE III

N. HIGHWAY 317

LEGEND

Map Date: 7/12/2023



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

Zoning Case # Z-23-17 Aerial



ZONING CHANGE:

AG
to
PD-SF1

LEGAL DESCRIPTION:

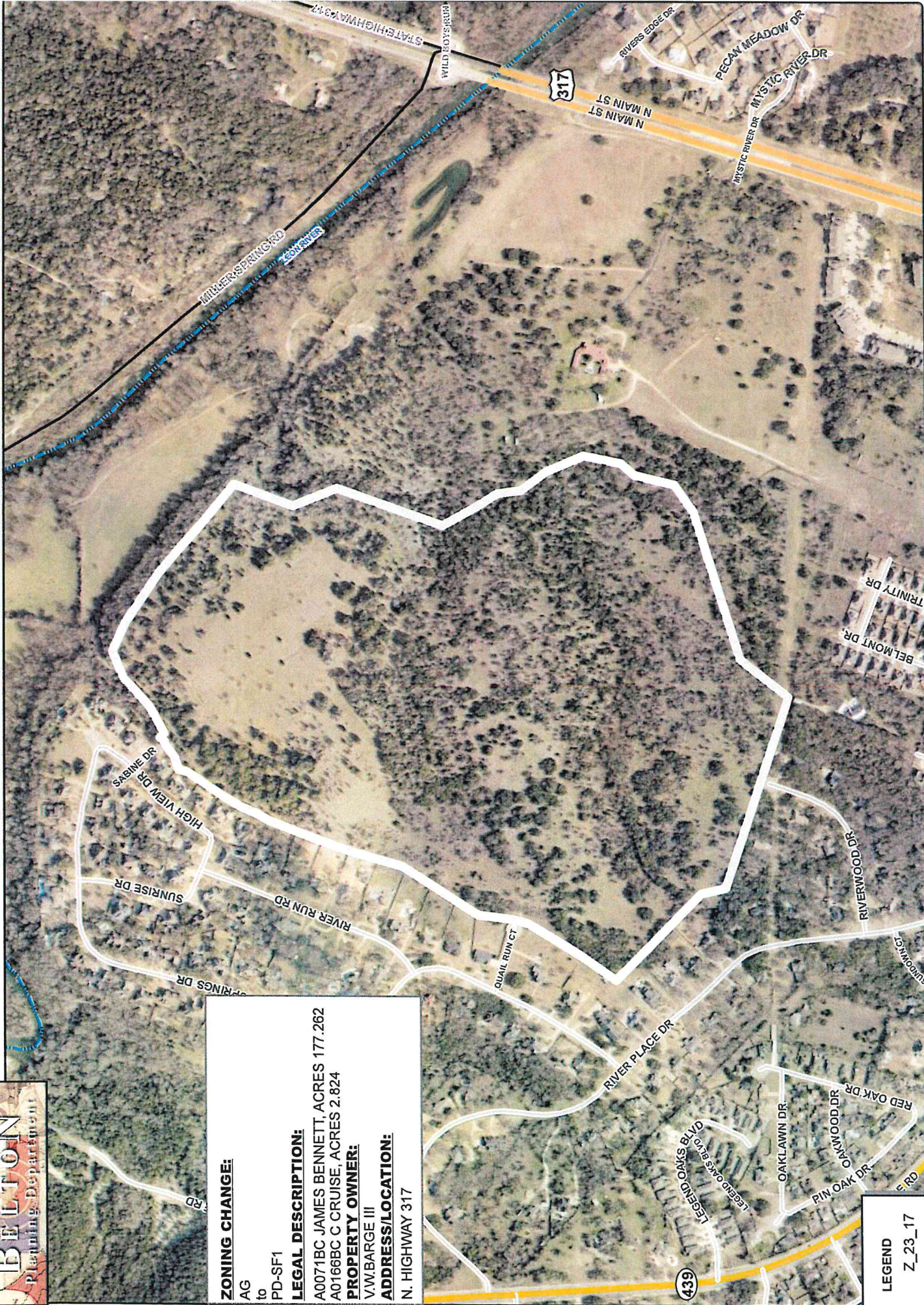
A0071BC JAMES BENNETT, ACRES 177.262
A0166BC C CRUISE, ACRES 2.824

PROPERTY OWNER:

V/W BARGE III

ADDRESS/LOCATION:

N. HIGHWAY 317



LEGEND

Z_23_17

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.

Map Date: 7/12/2023

Zoning Case # Z-23-17 Zoning



Author: Anthony Notgrass, City of Belton | Date: 7/12/2023 | Project: City of Belton Planning Department | Map: Z-23-17 Zoning | Data: City of Belton Planning Department | Map: Z-23-17 Zoning | Data: City of Belton Planning Department | Map: Z-23-17 Zoning

ZONING CHANGE:

AG
to
PD-SF1

LEGAL DESCRIPTION:

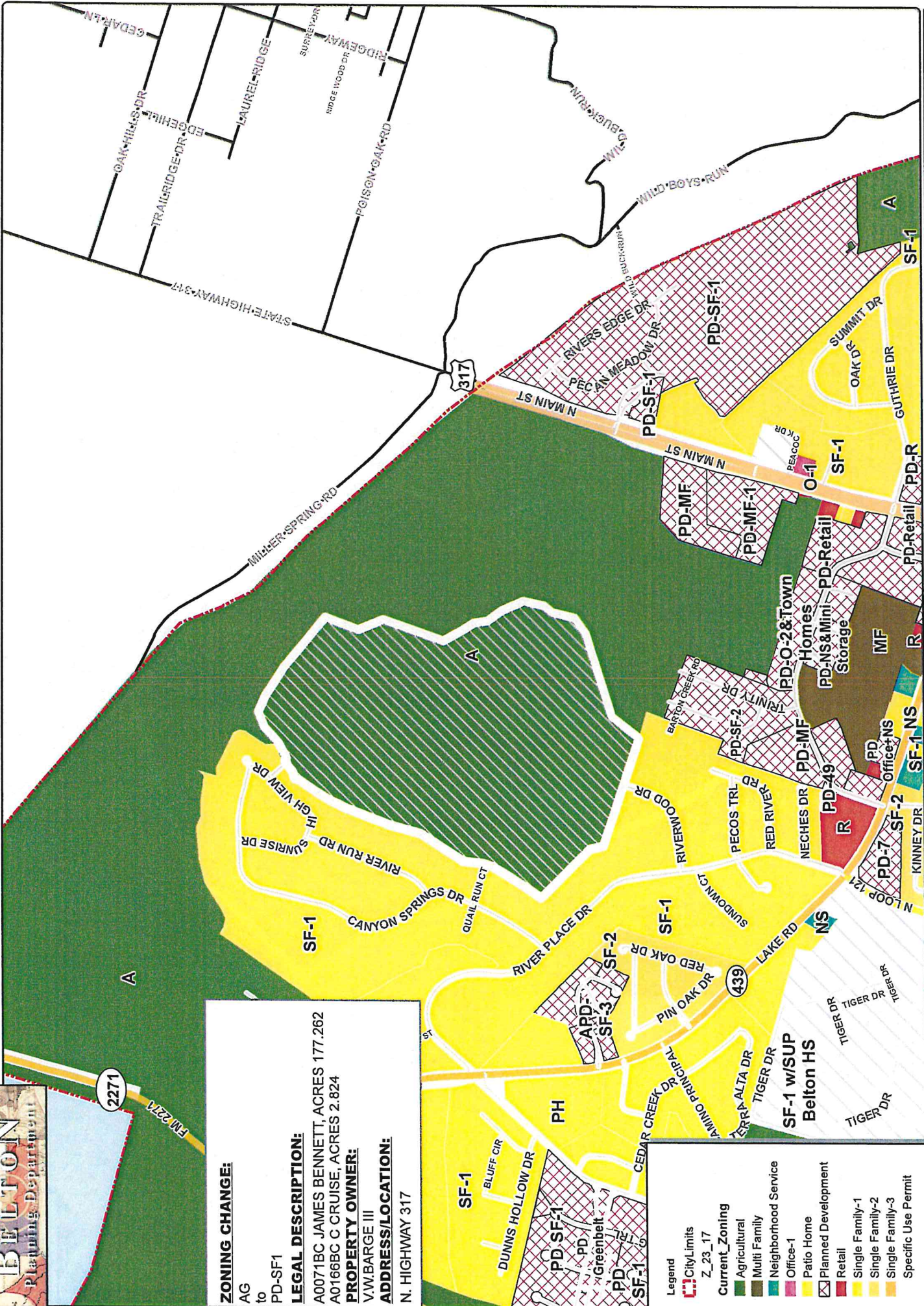
A0071BC JAMES BENNETT, ACRES 177.262
A0166BC C CRUISE, ACRES 2.824

PROPERTY OWNER:

V.W. BARGE III

ADDRESS/LOCATION:

N. HIGHWAY 317



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.



Map Date: 7/12/2023

Zoning Case # Z-23-17



FM 2271

ZONING CHANGE:

AG

to

PD-SF1

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT, ACRES 177.262

A0166BC C CRUISE, ACRES 2.824

PROPERTY OWNER:

V.W. BARGE III

ADDRESS/LOCATION:

N. HIGHWAY 317

Legend

Z_23_17

200' Property Owner

Notification Area

☐ Tax Appraisal Parcels

Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property.



0 500 1000 Feet

Map Date: 7/12/2023

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TURLEY ASSOCIATES INC, REPRESENTING V.W. BARGE III,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: SEE ATTACHED MAP – APPROXIMATELY 137 ACRES,
FROM A(N) AGRICULTURAL _____ ZONING DISTRICT,
TO A(N) SINGLE FAMILY – 1 RESIDENTIAL _____ ZONING DISTRICT,
TO ALLOW FOR SINGLE-FAMILY DETACHED HOMES _____.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 15, 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, August 22, 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.

6002	9010	9011
BARGE RANCH LTD	MIDDLETON, MICHAEL L & DARLA	BECK, ROBERT T ETUX JOSEFINA S
2005 BIRDCREEK DR STE 211	508 RIVERWOOD DR	507 RIVERWOOD DR
TEMPLE, TX 76502	BELTON, TX 76513-1041	BELTON, TX 76513
9012	135876	135877
HALL, JEFFREY A ETUX SHARON R	PEREZ, JOAQUIN & GISELDA LIVING TRUST	SHEDORE, ROBERT A ETUX CHERIE
509 RIVERWOOD DR	308 RIVER PLACE DR	3110 RIVER PLACE DR
BELTON, TX 76513-1042	BELTON, TX 76513	BELTON, TX 76513
135879	135881	135882
ANDERSON, HAL N JR ETUX C JAN	JONES, PAUL & KRISTINA	BURLESON, BRUCE & JANICE
3114 RIVER PLACE DR	3118 RIVER PLACE DR	3120 RIVER PLACE DR
BELTON, TX 76513-1014	BELTON, TX 76513	BELTON, TX 76513-1014
135883	135884	167845
HARVEY, MATHEW & JENNIFER REVOCABLE TRUST	DOWDY, WILLIAM L & DIANE M	VWB TRUST
1700 CANYON SPRINGS DR	1704 CANYON SPRINGS DR	2005 BIRDCREEK DR STE 211
BELTON, TX 76513	BELTON, TX 76513	TEMPLE, TX 76502-1002
183550	183553	183554
WENBERG, RICHARD BRIAN ETUX SUSAN E	HARVEY, PATRICK A ETUX BECKY A	SMALL, WILLIAM ROSS ETUX ALISSA MEEKS-SMALL
1806 CANYON SPRINGS DR	2002 RIVER RUN RD	2004 RIVER RUN RD
BELTON, TX 76513	BELTON, TX 76513-1047	BELTON, TX 76513
183555	183556	241625
ESPARZA, ROMAN C ETUX JANE A	RICCETTI, DOMINIC ANTHONY ETUX LISA	WILLIAMS, WALLACE BLAIR & MARY JANE 1998 TRUSTS
2006 RIVER RUN RD	2008 RIVER RUN RD	2010 RIVER RUN DR
BELTON, TX 76513	BELTON, TX 76513-1047	BELTON, TX 76513-1047
332912	332916	332921
FOULKES, CHARLES J ETUX PATRICIA C	KINTZER, JANICE & BRYSON SODEN	GOUNER, CHRISTOPHER S ETUX MARY ELIZABETH
2302 HIGH VIEW DR	2301 HIGH VIEW DR	2206 HIGH VIEW DR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
183551	135878	332923
MORTER, JAMES L & AMANDA L ROGERS-MORTER	MCDONALD, DOUGLAS K ETUX AMI M	SMITH, EDWIN T & ALLISON R
1904 RIVER RUN RD	3112 RIVER PLACE DR	2202 HIGH VIEW DR
BELTON, TX 76513	BELTON, TX 76513-1014	BELTON, TX 76513-1061
332920	332911	241502
WICKMAN, ERIC R ETUX APRIL A SCHIEMENZ	BITTNER, GARY W ETUX DARRYL E	BARGE RANCH LTD
2300 HIGHVIEW DR	2304 HIGH VIEW DR	2005 BIRDCREEK DR STE 211
BELTON, TX 76513	BELTON, TX 76513-1056	TEMPLE, TX 76502
332922	332910	332924
GANZE, ED & JANE	JOHNSON, KIRBY E ETUX KIM	HUDDLESTON, DEBORAH A
2204 HIGH VIEW DR	2306 HIGH VIEW DR	2104 HIGH VIEW DR
BELTON, TX 76513-1061	BELTON, TX 76513-1056	BELTON, TX 76513-1062

135880
O'NEILL, DANIEL J ETUX TAMMY K
3116 RIVER PLACE DR
BELTON, TX 76513

183549
THORNTON, TOM & KAY C
1804 CANYON SPGS
BELTON, TX 76513-1000

135885
HALL, REGAN D & BEATRIZ M
1706 CANYON SPGS
BELTON, TX 76513-1043

472791
KNOWLES, JOSHUA & KATHERINE
3300 RED RIVER RD
BELTON, TX 76513-1012

332918
LAWSON, STEPHEN R & SANDRA G
2203 HIGH VIEW DR
BELTON, TX 76513

135888
SEVERN, STEPHEN RAY
1818 BAYOU WOOD LN
TEMPLE, TX 76502

454471
LINNEMANN, JOHN A
2201 HIGH VIEW DR
BELTON, TX 76513

472790
KNOWLES, JOSHUA & KATHERINE
3300 RED RIVER RD
BELTON, TX 76513-1012

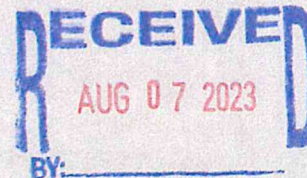
332917
JACKSON, ALEXANDRA E ETVIR RANDLE D II
2205 HIGH VIEW DR
BELTON, TX 76513-1054

183552
ALCOZER, MANUEL ETUX REBECCA
1906 RIVER RUN RD
BELTON, TX 76513-1046

451948
VWB TRUST
2005 BIRDCREEK DR STE 211
TEMPLE, TX 76502-1002

2-23-11

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



THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TURLEY ASSOCIATES INC, REPRESENTING V.W. BARGE III,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: SEE ATTACHED MAP - APPROXIMATELY 137 ACRES,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) SINGLE FAMILY - 1 RESIDENTIAL ZONING DISTRICT,
TO ALLOW FOR SINGLE-FAMILY DETACHED HOMES

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT 5:30 P.M., Tuesday, August 15, 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, August 22, 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 AUGUST 22, 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.

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

1. NO MENTION ON LOT SIZE,
2. NO MENTION OF WHICH STREETS WILL GIVE ACCESS TO NEW HOUSES
3. _____

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

SIGNATURE OF THE PROPERTY OWNER: _____

DATE: AUG 4, 2023

9011
BECK, ROBERT T ETUX JOSEFINA S
507 RIVERWOOD DR
BELTON, TX 76513

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.

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



THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TURLEY ASSOCIATES INC, REPRESENTING V.W. BARGE III,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: SEE ATTACHED MAP – APPROXIMATELY 137 ACRES,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) SINGLE FAMILY – 1 RESIDENTIAL ZONING DISTRICT,
TO ALLOW FOR SINGLE-FAMILY DETACHED HOMES

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 15, 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, August 22, 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 AUGUST 22, 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.

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

1. IT'S THE OWNERS RIGHT
2. _____
3. _____

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

SIGNATURE OF THE PROPERTY OWNER: *Hal Anderson* DATE: 8/5/2023

135879
ANDERSON, HAL N JR ETUX C JAN
3114 RIVER PLACE DR
BELTON, TX 76513-1014

**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.

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



THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TURLEY ASSOCIATES INC, REPRESENTING V.W. BARGE III
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: SEE ATTACHED MAP - APPROXIMATELY 137 ACRES
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) SINGLE FAMILY - 1 RESIDENTIAL ZONING DISTRICT,
TO ALLOW FOR SINGLE-FAMILY DETACHED HOMES

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT 5:30 P.M., Tuesday, August 15, 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, August 22, 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 AUGUST 22, 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. ~~Reasoning for the requested change~~ (error)
3. _____

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

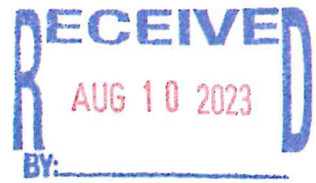
SIGNATURE OF THE PROPERTY OWNER: Regan D. Hall DATE: 8/17/23
Beatriz M. Hall

135885
HALL, REGAN D & BEATRIZ M
1706 CANYON SPGS
BELTON, TX 76513-1043

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.

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



THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TURLEY ASSOCIATES INC, REPRESENTING V.W. BARGE III
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: SEE ATTACHED MAP – APPROXIMATELY 137 ACRES
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) SINGLE FAMILY – 1 RESIDENTIAL ZONING DISTRICT,
TO ALLOW FOR SINGLE-FAMILY DETACHED HOMES

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 15, 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, August 22, 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 AUGUST 22, 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. IDEALICAL ZONING AS ADJACENT PROPERTIES
2. _____
3. _____

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

SIGNATURE OF THE PROPERTY OWNER: VW Barge DATE: 8-9-23

6002, 241502
BARGE RANCH LTD
2005 BIRDCREEK DR STE 211
TEMPLE, TX 76502

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.

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



THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TURLEY ASSOCIATES INC, REPRESENTING V.W. BARGE III,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: SEE ATTACHED MAP – APPROXIMATELY 137 ACRES,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) SINGLE FAMILY – 1 RESIDENTIAL ZONING DISTRICT,
TO ALLOW FOR SINGLE-FAMILY DETACHED HOMES.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 15, 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, August 22, 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 AUGUST 22, 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. Identical zoning on adjacent properties
2. _____
3. _____

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

SIGNATURE OF THE PROPERTY OWNER: VW Barge DATE: 8-8-23

167845, 451948
VWB TRUST
2005 BIRDCREEK DR STE 211
TEMPLE, TX 76502-1002

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.

P&Z

Agenda Item #7

Z-23-18

704 E. Loop 121

This application has
been withdrawn.

P&Z

Agenda Item #8

Z-23-19

W. US Hwy 90

Staff Report – Planning & Zoning Agenda Item



Date: August 15, 2023
Case No.: Z-23-19
Request: Agricultural to Commercial 1
Applicant/Owners: Hamster Wheel Investments

Agenda Item #8

Z-21-09 Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial – 1 (C-1) on approximately 1.00 acres located on W. Highway 190 Service Road, located on the south side of IH 14 Frontage Road, west of Simmons Road and north of FM 2410.

Originating Department: Planning Department – Tina Moore - Planner

Current Zoning: Agricultural (A)

Proposed Zoning: Commercial – 1 (C-1)

Proposed Use(s): Construction Office /Warehouse

Future Land Use Map (FLUM) Designation:

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

Design Standards Type Area 4:

This Type of Area is projected for commercial, retail, and neighborhood service use with higher standards as they are a gateway to other areas.

Water CCN: This property is in the Dog Ridge Water Supply Corporation (WSC) Certificate of Convenience and Necessity (CCN). Domestic water will be provided by Dog Ridge. Fire protection for new structures must comply with the standards as adopted in the 2015 International Fire Code. There is an existing fire tank located on the adjacent property east of this lot.

Sewer CCN:

This property is outside of the City Sewer CNN and there are no service lines available at this location. The applicant has an existing on-site sewage facility. The applicant will need to contact Bell County Public Health Department to see if the existing service can be used or if improvements are needed.

Background/Case Summary

This property was annexed into the city limits in 2009 and assigned the Agricultural Zoning District at that time. The applicant, owner of R & R Roofing, recently purchased this property to build a warehouse. He currently has an office and showroom located just east of this lot. The applicant plans to consolidate the two properties and build a warehouse and storage building that complements the architectural style of the existing office and showroom. A subdivision plat meeting the requirements of the Subdivision Ordinance is needed to consolidate the two properties. Construction plans are required to ensure compliance with all zoning and construction requirements.

Project Analysis and Discussion

Existing Conditions:

Direction	Zoning	Use
North	PD-C-1 And A	Proposed RV Park and residential detached homes
South	A	Residential detached homes
West	A	Dog Ridge WSC Office
East	C-1	R & R Roofing

Land Use Table/Allowable Uses: The requested C-1 Zoning District would permit the warehouse requested by the applicant. Other uses permitted in the C-1 district include minor automotive repairs, new auto and boat sales, indoor commercial amusement, furniture stores, and home improvement centers.

Area & Setback Requirements: The subject property is approximately 1 acre and exceeds the minimum area requirements:

	C-1
Minimum Lot area	7,200
Lot width	60'
Lot Depth	100'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'/30'- adjacent to a street
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	40%

All proposed new buildings will be reviewed for compliance with the setback requirements, and applicable building, fire, and site development requirements.

The FLUM identifies this area for Commercial/Retail uses with a Lifestyle Center overlay. The requested C-1 Zoning District is consistent with the commercial uses expected along a major interstate highway. The adjacent property to the east is zoned C-1. Therefore, the requested zoning appears to be compatible with the existing zoning and projected growth for this area and appropriate at this location.

Recommendation

Recommend approval of the requested zoning change from Agricultural to a Commercial-1 Zoning District; subject to the following:

1. The use of this property shall conform to the Commercial -1 District in all respects.
2. The development of each property shall conform to all applicable Type Area 4 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.
3. A subdivision plat and a building permit are required prior to development.

Attachments:

1. Application and Conceptual Site Plan
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')

ZONING CHANGE APPLICATION

Fee: \$300.00



Date received:	
APPLICANT NAME: ROBERT ROBISON	
EMAIL: ROB_ROBISON40@YAHOO.COM	PHONE NUMBER: 254-206-1649
MAILING ADDRESS: 7349 US HWY 190	
PROPERTY OWNER NAME: HAMSTER WHEEL INVESTMENTS LLC	
EMAIL: ROB_ROBISON40@YAHOO.COM	PHONE NUMBER: 254-206-1649
MAILING ADDRESS: 7349 US HWY 190	

Proposed Use of Structures (building) and Property (exterior property): BUILD WAREHOUSE
Current Use: RAW LAND
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: W HWY 190, BELTON TX 76513
Legal Description of Property: Abstract Survey A0070BC- J BEAL, 67-1-1, ACRES 1.0 Parcel ID 58761 Lot(s): _____ Block(s): _____ of Subdivision A0070BC- J BEAL
Existing Zoning: _____ Proposed Zoning: COMMERCIAL 1

Signature of Applicant: _____ Date: 20 JULY 2023

Signature of Owner (if not applicant): _____ Date: 20 JULY 2023

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



Zoning Case # Z-23-19_Location

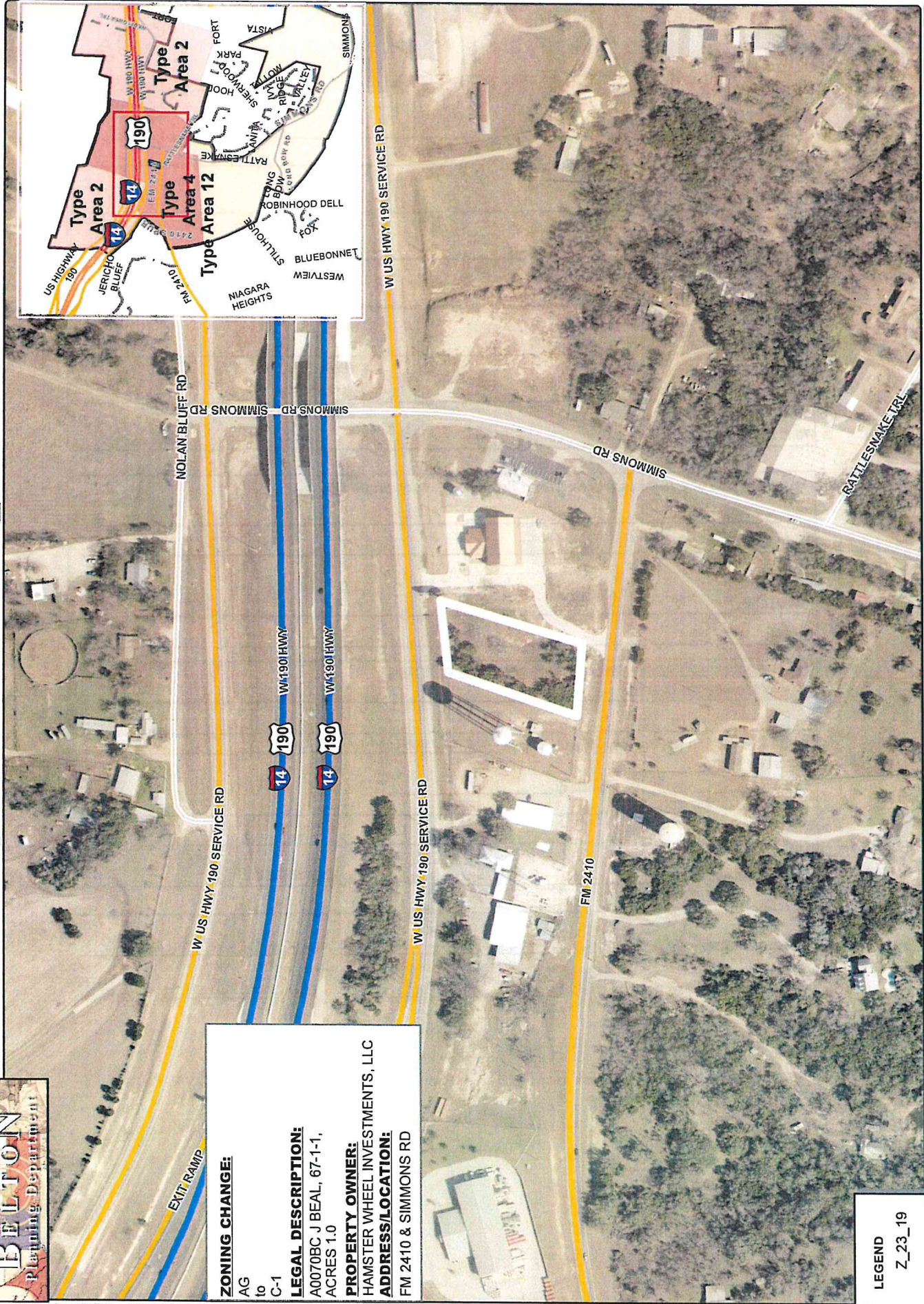
ZONING CHANGE:
AG
to
C-1

LEGAL DESCRIPTION:
A0070BC J BEAL, 67-1-1,
ACRES 1.0

PROPERTY OWNER:
HAMSTER WHEEL INVESTMENTS, LLC

ADDRESS/LOCATION:
FM 2410 & SIMMONS RD

LEGEND
Z_23_19



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

Map Date: 7/24/2023



Zoning Case # Z-23-19_Zoning

Author: Planning Department, City of Belton
From: E:\City of Belton Projects\Projects\Zoning and Data\Zoning Cases\2023\Zoning Change Cases\2023-19_Z-23-19_Zoning.mxd

ZONING CHANGE:

AG
to
C-1

LEGAL DESCRIPTION:

A0070BC J BEAL, 67-1-1-1,
ACRES 1.0

PROPERTY OWNER:

HAMSTER WHEEL INVESTMENTS, LLC

ADDRESS/LOCATION:

FM 2410 & SIMMONS RD

Legend

- Z-23-19
- City Parcels
- City Limits
- Current Zoning
- Agricultural
- Commercial-1
- Commercial-2
- Planned Development
- Single Family-1

Map Date: 7/24/2023



0 100 200 Feet

Maps and data are for informational purposes and may not have been prepared for professional use. The City of Belton does not warrant the accuracy of the information shown on this map. The City of Belton is not responsible for any errors or omissions on this map. The City of Belton is not responsible for any damages or losses resulting from the use of this map. No warranty is made by the City of Belton regarding specific accuracy or completeness.

Zoning Case # Z-23-19_Aerial



ZONING CHANGE:

AG
to
C-1

LEGAL DESCRIPTION:

A0070BC J BEAL, 67-1-1,
ACRES 1.0

PROPERTY OWNER:

HAMSTER WHEEL INVESTMENTS, LLC

ADDRESS/LOCATION:

FM 2410 & SIMMONS RD

LEGEND

Z_23_19

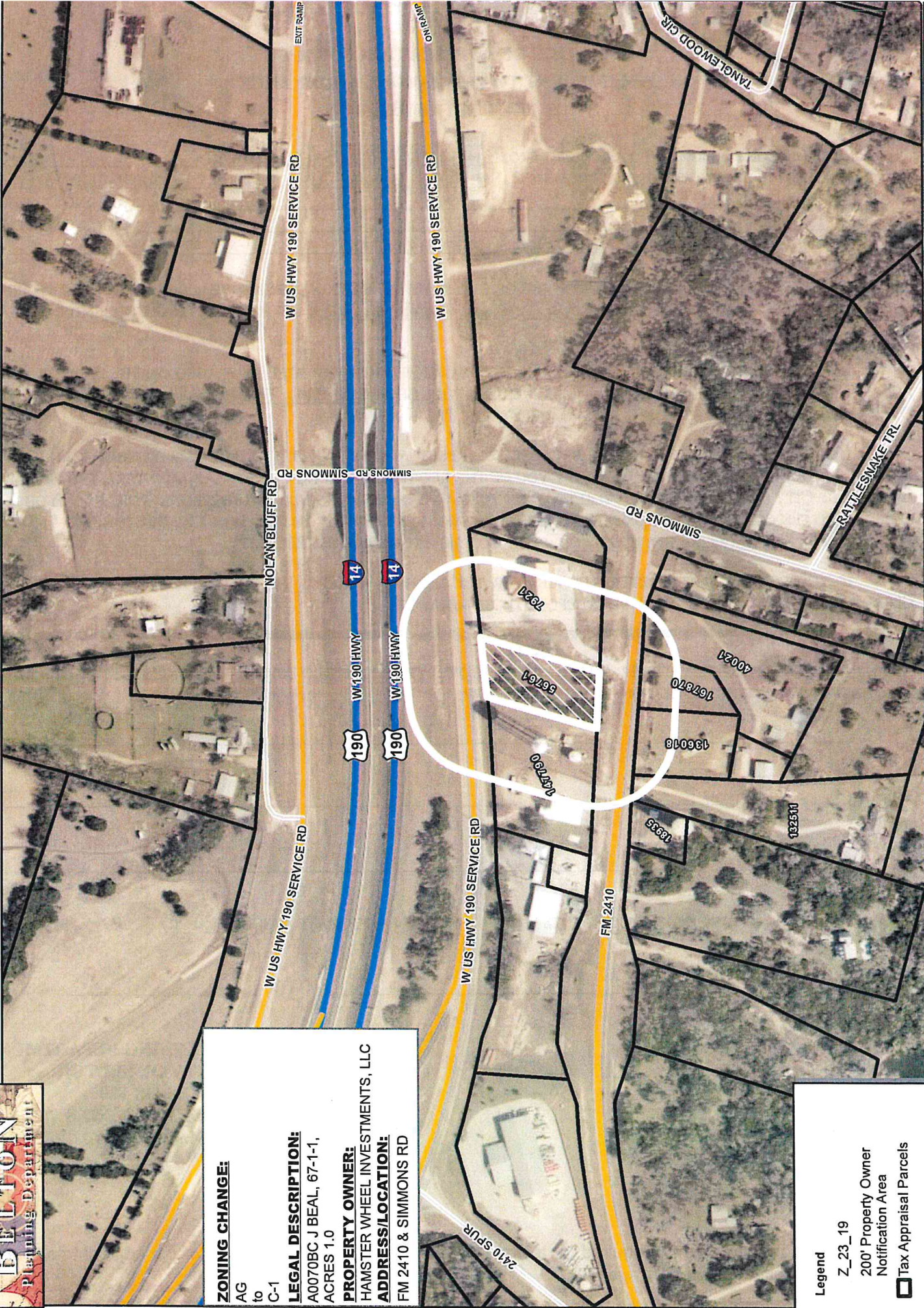
Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton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



Map Date: 7/24/2023



Zoning Case # Z-23-19



ZONING CHANGE:
AG
to
C-1

LEGAL DESCRIPTION:
A0070BC J BEAL, 67-1-1,
ACRES 1.0

PROPERTY OWNER:
HAMSTER WHEEL INVESTMENTS, LLC

ADDRESS/LOCATION:
FM 2410 & SIMMONS RD

Legend

- Z_23_19
- 200' Property Owner Notification Area
- ☒ Tax Appraisal Parcels

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: HAMSTER WHEEL INVESTMENTS, LLC,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: SEE ATTACHED MAP – APPROXIMATELY 1 ACRE; PARCEL 56761,
FROM A(N) AGRICULTURAL ZONING DISTRICT,
TO A(N) COMMERCIAL - 1 ZONING DISTRICT,
TO CONSTRUCT A NEW OFFICE WAREHOUSE FOR R & R ROOFING COMPANY.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, August 15, 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, August 22, 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 AUGUST 22, 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.

7921

HAMSTER WHEEL INVESTMENTS LLC
106 W AVENUE G
NOLANVILLE, TX 76559-4339

56761

MERCADO, MAYRA
8621 KANSAS AVE
TEMPLE, TX 76502-5339

147790

DOG RIDGE WATER SUPPLY CORP
PO BOX 232
BELTON, TX 76513-0232

18935

CENTRAL TEXAS WATER SUPPLY
PO BOX 2393
HARKER HEIGHTS, TX 76548-0393

132511

SCHULZE, KENNETH WAYNE
7491 FM 2410
BELTON, TX 76513-7249

167870

ROY, AURELE JR & TAMMY M
PO BOX 1957
BELTON, TX 76513-5957

40021

BRANCHAUD TRULSON GEER SCAPE, SHARON MARIE
7335 FM 2410
BELTON, TX 76513-7927

136018

ROY, AURELE JR & TAMMY M
PO BOX 1957
BELTON, TX 76513-5957

P&Z

Agenda Item #9

P-23-22

Belton Foodies

Staff Report – Planning & Zoning Agenda Item



Date: August 15, 2023
Case No.: P-23-22
Request: Final Plat
Applicant: Bleyl Engineering
Owner/Developer: Belton Realestates LLC.

Agenda Item #9

P-23-22 - Consider a final plat for Belton Foodies, comprising 8.963 acres, located at 1901 S. IH 35, west of Interstate 35, south of Interstate 14, and north of Loop 121.

Originating Department

Planning – Tina Moore, Planner

Case Summary

This final plat proposes a one-block, one-lot for the development of a convenience store and truck stop. This property is zoned Commercial Highway and exceeds the minimum lot size requirements.

Project Analysis and Discussion

This property was zoned to Commercial Highway (CH) on January 24, 2022. The proposed lot and development plans satisfy the following requirements for the CH district.

	CH	Proposed Site Plan
Minimum Lot area	7,200 SF	9.786 Acres
Lot width	60'	Approximately 652'
Lot Depth	120'	Approximately 597'
Minimum Front Yard Setback	60'	60'
Minimum Side Yard Setback	20'	20'
Minimum Rear Yard Setback	20'	20'
Maximum Lot Coverage	50%	

Water: This property is located within the City of Belton Certificate of Convenience and Necessity (CCN). An 8" water line is available along Interstate 35 frontage road for connection. No water line extension is required with this plat.

Sewer: This is located within the City's Wastewater CNN. An 8" wastewater line is available on the Interstate 35 frontage road for connection. No sewer line extension is required with this plat.

Access: One access is provided from Interstate 35 Frontage Road at the southeastern corner of the lot. This is a TxDOT facility and requires approval from TxDOT prior to the issuance of a building permit.

The extension of Laila Lane is included within this plat. Laila Lane, a minor collector, extends across the entire northern boundary of the site in accordance with the Thoroughfare Plan and connects to the frontage road. TxDOT has stipulated that a right-in and right-out driveway is required at the intersection. Two driveways are proposed on Laila Lane.

Streets and Sidewalks:

Interstate 35 Frontage Road is a TxDOT Facility. A 6' sidewalk is required along the frontage road. An existing sidewalk is in place. The applicant will need to make modifications including adding ADA ramps for the new driveways proposed.

Laila Road requires 60' of right of way and 36' of pavement curb and gutter. A 5' sidewalk is required on both sides of the roadway per the adopted Master Plan: Sidewalk, Trails, Shared Use Paths. Construction plans for the road and sidewalks are under review.

Drainage: Drainage plans have been reviewed by staff. The applicant is proposing a private retention pond which requires a drainage maintenance agreement to ensure ongoing maintenance of the pond.

Recommendation

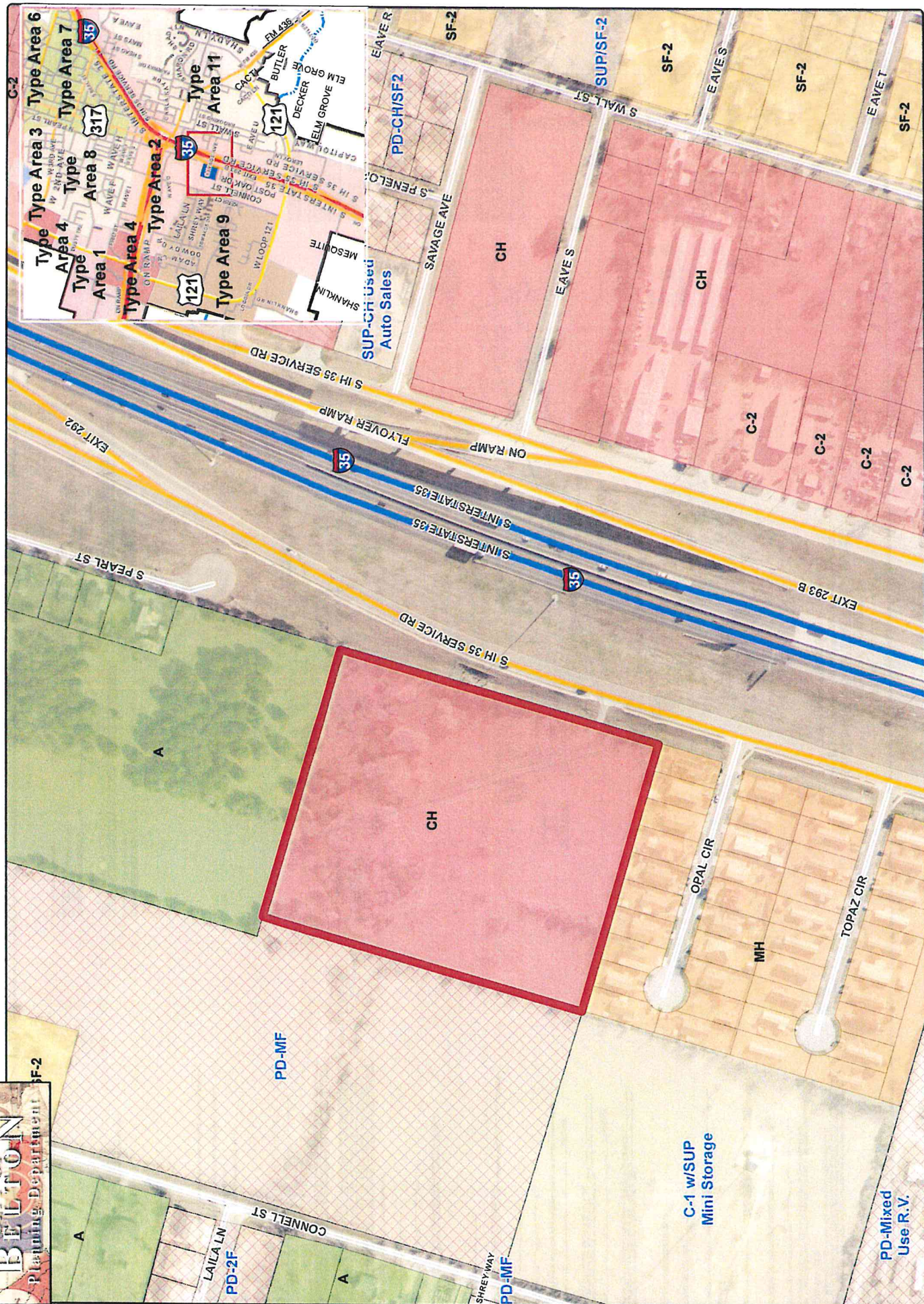
Recommend approval of the final plat of Belton Foodies, subject to the following:

1. Staff comment letter dated 7-21-23.

Attachments

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

**CITY OF
BELTON
PLANNING DEPARTMENT**



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.



A vertical scale bar labeled "Feet" with markings at 0, 250, and 500.

Map Date: 8/8/2023



City of Belton

Planning Department

August 10, 2023

PROJECT: BELTON FOODIES

APPLICANT: BELTON REALESTATES, LLC AND BLEYL ENGINEERING

DATE SUBMITTED: 1ST REVIEW -7-3-23

2ND REVIEW - 8-8-23

LOCATION: 8.963 ACRES – NWC INTERSTATE 14 AND LAILA LN.

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

PLANNING:

1. Recommend document numbers for pending easements (gas and electrical) be incorporated with the plat prior to recording.
2. There are two City Clerk signature blocks on the plat. Please remove the second signature above the Clearwater UWCD signature.
3. Please include the plat name on the signature blocks for the Planning and Zoning Commission and City Council.

PUBLIC WORKS/KPA:

4. All comments from TxDOT shall be addressed and written concurrence from TxDOT shall be provided for each prior to the recommendation of approval by the City of Belton.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No comments.

POLICE DEPT:

No Comments.

GIS:

No Comments.

Outside Utility Provider Comments

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

☐ Clearwater UCD:

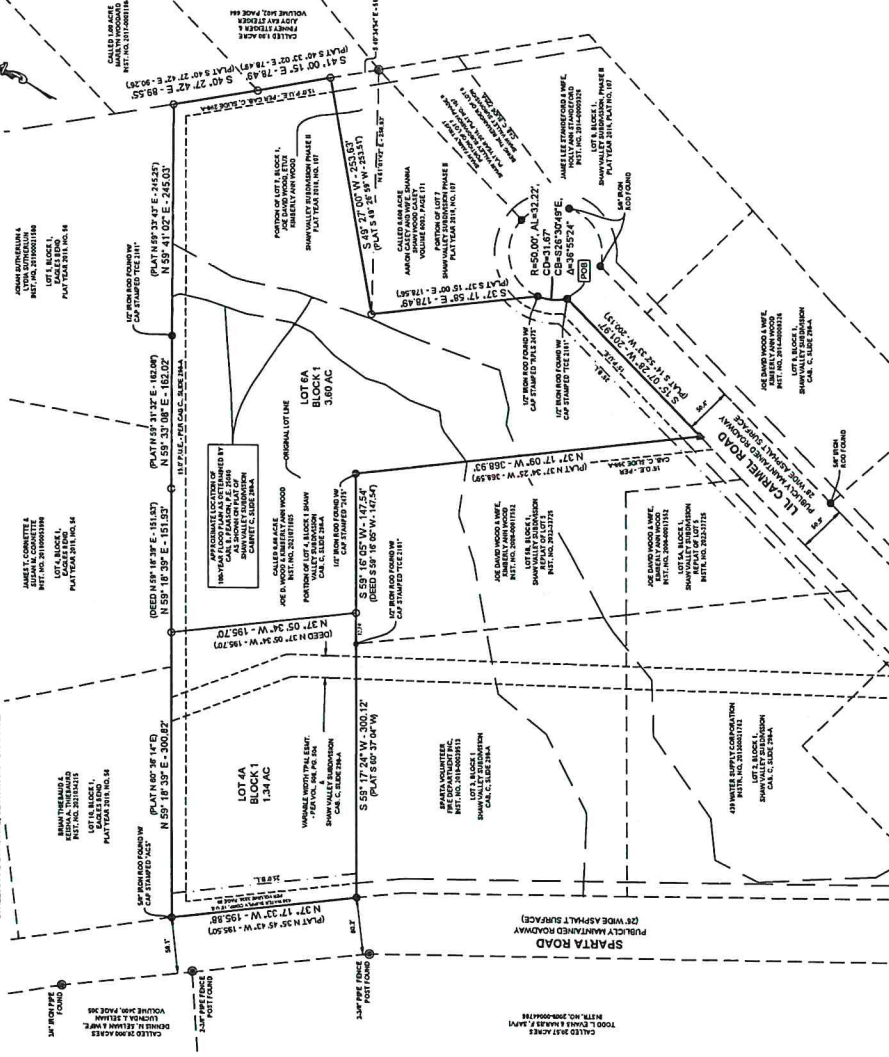
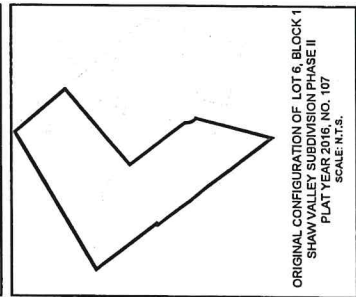
☐ TXDOT:

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

Administrative Plat Approvals					
<i>Approval Date</i>	<i>Subdivision Name</i>	<i>Acreage / Location</i>	<i>No. of Lots</i>	<i>Description</i>	<i>Waivers</i>
7/28/2023	Leon River Estates, Replat of Lot 1, Block 1	18.807 Acres, Guthrie Dr	2	Residential replat increase density from one lot to two. Notification provided to adjacent residences within 200' of property.	No variances provided.
7/28/2023	Shaw Valely Replat of lot 4 and 6, ETJ	4.94 Acres - Lil Carmel Rd	2	Lot line adjustments	none

NOTES

1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, PER LEICA SMART NET GPS OBSERVATION.
2. WATER SERVICE IS PROVIDED BY 438 WATER SUPPLY CORPORATION, CCN #10021
3. PURPOSE OF REPLAT IS TO RECONFIGURE LOT 6, BLOCK 1 OF SHAW VALLEY SUBDIVISION PHASE II, AND LOT 2, BLOCK 1 OF SHAW VALLEY SUBDIVISION.



BELL COUNTY PUBLIC HEALTH DISTRICT

The Bell County Public Health District, the permitting authority for On-Site Sewer Facilities in Bell County, Texas, hereby certifies that this subdivision meets or exceeds the minimum standards established by the Texas Commission on Environment of Quality (TCEQ) and Bell County's Local Order.

BY: _____

BELL COUNTY PUBLIC HEALTH DISTRICT

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT

CUNEO IS THE REGULATORY AUTHORITY FOR GROUNDWATER WELLS IN BELL COUNTY AND HERBY CERTIFIES THAT THIS PROPOSED SUBDIVISION HAS BEEN EVALUATED FOR ON-SITE GROUNDWATER PRODUCTION WELLS. IN ITS CURRENT CONDITION, THE PROPOSED SUBDIVISION MEETS OUR EXPECTATIONS DESCRIBED BY DISTRICT POLICY AND AFFIRMED BY DISTRICT STAFF.



INC.
QUINTERO ENGINEERING
501 W. STAN SCHULTER PHONE: (214) 434-9442

GRAPHIC HORIZONTAL SCALE
SCALE = 1"=50'

NAME _____ TITLE _____ DATE _____

 **LOCATION MAP**

FINAL PLAT FOR:

SHAW VALLEY SUBDIVISION - REPLAT OF LOTS 4 & 6

ETJ OF THE CITY OF BELTON, BELL COUNTY, TEXAS	PROJECT NO.: 047-21
SHAW VALLEY SUBDIVISION - REPLAT OF LOTS 4 & 6, IS A REPLAT OF ALL OF LOT 4, SHAW VALLEY SUBDIVISION, A SUBDIVISION IN BELL COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 2344, PLAT RECORDS OF BELL COUNTY, TEXAS, A LOT OF LOT 4, SHAW VALLEY SUBDIVISION PHASE II, A SUBDIVISION IN BELL COUNTY, TEXAS, RECORDED IN PLAT YEAR 2016, PLAT	DRAWING NO.: P1

P1 CITY, TEXAS, & ALL OF LOT 6, SHAW VALLEY SUBDIVISION PHASE II, IN BELL COUNTY, TEXAS, RECORDED IN PLAT YEAR 2016, PLAT

[illegible]

WITNESS THE EXECUTION HEREOF, ON THIS _____ DAY OF _____, 20____

JOE DAVID WOOD _____
DAVID E. FENN WOOD _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED JOE DAVID WOOD & WIFE, JENNIFER ANN WOOD, KNOWN TO ME TO BE THE PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN PROVED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE SHAW VALLEY SUBDIVISION, REPLAT OF LOTS 4 & 5, AN ADDITION IN THE E1/2 OF THE CITY OF BELTON WAS APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS

PLANNING DIRECTOR, CITY OF BELTON

CITY CLERK

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

WITNESS MY HAND THIS _____ DAY OF _____, 20____

CITY CLERK CITY OF BELTON

SURVEYOR'S CERTIFICATE

I, SETH H. BARTON, DO HEREBY CERTIFY THAT AN ACTUAL AND ACCURATE SURVEY WAS MADE ON THE GROUND OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE FOUND, OR PLACED, IN

ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON.

SETH H. BARTON
R. P. L. S. NO. 6878
01/09/2012

THE SUNBELT
WATER SUPPLY
AUTHORITY

1501 W. STAN SCHLUETER LP
KILLEEN, TX 76549

AFFIDAVIT.

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

DATED THIS THE _____ DAY OF _____, 20____ A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

COUNTY CLERK INFORMATION:		DATE OF	IN YEAR
		RECORD TIME	

PLAT # _____
OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS

[illegible]

JOE DAVID WOOD & WIFE, KIMBERLY ANN WOOD LITTLE CARAMEL ROAD BELTON, TEXAS 76513	OWNER
WILL L. MORTLE SURVEY, A-427	
1	NUMBER OF BLOCKS.

NUMBER OF LOTS: 2

TOTAL ACRES: 4.84 AC. **AUGUST 2022**

DATE:

SURVEYOR: DORTCH ENGINEERING, LLC
1501 W. STAN SCHLUETER LP
MILLENNIUM, TEXAS 76849
(254) 433-8962

FINAL PLAT FOR:

**SHAW VALLEY SUBDIVISION - REPLAT OF LOTS 4 & 6
ET AL OF THE CITY OF BELTON, BELL COUNTY, TEXAS**

CITY OF THE CITY OF BELLEVILLE, BELL COUNTY, TEXAS <u>SHAW VALLEY SUBDIVISION - REPLAT OF LOTS 4 & 6,</u> <u>IS A REPLAT OF ALL OF LOT 4, SHAW VALLEY SUBDIVISION. A SUBDIVISION IN</u>	PROJECT NO: 047-21
---	-----------------------

DRAWING NO.: **P1**
BELL COUNTY, TEXAS, RECORDED IN CABINET C, SLIDE 239-A, PLAT RECORDS OF BELL COUNTY, TEXAS, & ALL OF LOT 6, SHAW VALLEY SUBDIVISION PHASE II, A SUBDIVISION IN BELL COUNTY, TEXAS, RECORDED IN PLAT YEAR 2016, PLAT