

# **CITY OF BELTON**

Planning & Zoning Commission Meeting Tuesday, October 17, 2023 - 5:30 p.m. Harris Community Center 401 N. Alexander, Belton, Texas

#### **AGENDA**

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

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

- 3. Consider the minutes of the September 19, 2023, regular meeting.
- 4. Z-23-23 Hold a public hearing and consider a zoning change from Commercial-1 to Commercial Highway District on approximately 25.881 acres located at 3500 S. IH 35, on the east side of Interstate 35, north of Shanklin Road and south of E. Grove Road.
- 5. P-23-24 Consider a final plat for Cedar Crest Amending Plat, comprising of 38.25 acres, located at 3500 S. IH 35 east side of Interstate 35, south of Grove Road.
- 6. Z-23-24 Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial 2, on approximately 2.76 acres located at 4073 W. US Highway 190 Svc. Road, on the south side of Interstate 14, west of FM 1670, and east of Dogridge Road.
- 7. Z-23-25 Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial 1 on approximately 4.395 acres located at 6564 Dogridge Rd, on the south side of Interstate 14, west of George Wilson Rd and east Simmons Rd.
- 8. 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, September 19, 2023

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission members: Chair Brett Baggerly, Vice Chair David Jarratt, Quinton Locklin, Luke Potts, Nicole Fischer, Ty Taggart, and Justin Ruiz. The following members were absent: Alton McCallum and Dominica Garza. 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 Baggerly called the meeting to order at 5:30 p.m.

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

2. Public comments. (Audio 00:48)

There were no public comments.

3. Consider approval of minutes from the previous meeting. (Audio 01:21)

Commission Member Fischer motioned to approve minutes from the August 15, 2023, meeting, seconded by Commission Member Locklin. The motion passed with 7 ayes and 0 nays.

**4.** Welcome new Commission Member, administer Oath of Office, and select a Vice Chair for the Commission. (Audio 01:45)

Commission Member Locklin made a motion to appoint David Jarratt as Vice Chair for the Commission, seconded by Commission Member Potts. The motion passed with 7 ayes and 0 nays.

5. Z-23-20 - Hold a public hearing and consider a zoning change from Commercial-1 with a Specific Use Permit (C-1 w/ SUP) to Commercial-2 (C-2) District on approximately 2.01 acres located at 5005 W. Hwy 190 Service Road, south of Interstate 14, east of George Wilson Rd., and west of Dog Ridge Drive. (Audio 04:15)

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

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

City Planner Tina Moore answered questions from the Commission Members.

Commission Member Potts made a motion to approve Z-23-20 as presented. Vice Chair Jarratt seconded the motion. The motion passed with 7 ayes and 0 nays.

6. P-23-23 - Consider a final plat for Metal Mart # 59, comprising 2.01 acres, located at 5005 W. US Hwy 190 Service Road, south of Interstate 14, east of George Wilson Rd., and west of Dog Ridge Drive. (Audio 10:15)

City Planner Ms. Moore presented the staff report.

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

Jim Robinson, Applicant, of 177 S. Bay Dr., Bullard, TX 75757, spoke in support of the plat and requested variances.

Gerald Aikman of 6674 Stacey Dr., Belton, TX, spoke in support of the plat and requested variances.

Commission Member Potts made a motion to recommend the approval of the final plat with the requirement for a right of way dedication, and approval of the requested variances to waive the perimeter street improvement and sidewalk requirements. Vice Chair Jarratt seconded the motion. The motion passed with 6 ayes and 1 nay. Chair Baggerly voted in opposition.

7. Z-23-21 - Hold a public hearing and consider a zoning change from Retail (R) to Planned Development -Retail (PD-R) District on approximately 0.57 acres located at 1507 Holland Road, on the south side of Holland Road and west of East Loop 121. (Audio 52:10)

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

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

Commission Member Fischer made a motion to approve Z-23-21 as presented. Commission Member Ruiz seconded the motion. The motion passed with 7 ayes and 0 nays.

8. Z-23-22 - Hold a public hearing and consider a zoning change from Agricultural (A) to Light Industrial (LI) District on approximately 0.625 acres located at 1001 S. Wheat Rd, described as Rustic Oaks, Block 1, Lot 28, north of Interstate 14 and south of Digby Drive. (Audio 58:27)

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

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

Commission Member Fischer made a motion to approve Z-23-22 as presented. Commission Member Potts seconded the motion. The motion passed with 7 ayes and 0 nays.

9. Receive a report on Administrative Plat Approvals.

City Planner Ms. Moore stated there were no administrative approvals during the month of August.

With no other city business, the Planning and Zoning Commission was adjourned at 6:33 p.m. (Audio ends at 1:02)

Chair, Planning and Zoning Commission

# Agenda Item#4 Z-23-23 3500 S. IH 35

## Staff Report – Planning & Zoning Agenda Item

Date:

October 17, 2023

Case No.:

Z-23-23

Request:

**Commercial 1 to Commercial** 

**Highway** 

Applicant/Owners: Crunk Engineering/ HMH

**Cedar Crest** 

#### Agenda Item #4

Z-23-23 - Hold a public hearing and consider a zoning change from Commercial-1 to Commercial Highway District on approximately 25.881 acres located at 3500 S. IH 35, on the east side of Interstate 35, north of Shanklin Road and south of E. Grove Road.

Originating Department: Planning Department - Tina Moore - Planner

**<u>Current Zoning</u>**: Commercial – 1

**Current Use:** Hospital/ Nursing Home

**Proposed Zoning:** Commercial Highway

Proposed Use(s): Hospital/ Nursing Home

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

The FLUM identifies this general area as a commercial corridor.

#### Design Standards Type Area 2:

This Type Area is projected for primarily commercial highway frontage uses with opportunities for mixed-uses, hotels, restaurants, new car dealerships, multi-story offices, and other similar commercial uses.

#### **Background/Case Summary**

This property was annexed and subsequently zoned Planned Development Commercial in September 1987 to allow for a Behavioral Health and Substance Abuse Residential Treatment Facility. The zoning was subsequently changed to Commercial-1 Zoning when the Zoning Map was updated in 2002.

The applicant recently purchased 12.663 acres to the north and adjacent to their existing property and submitted a subdivision plat to consolidate their property into one tract. The newly

P&Z Agenda Item Oct. 17, 2023 Page 1 of 3 acquired property to the north is currently zoned Commercial Highway. After reviewing the zoning history and proposed uses, staff recommended a zoning change to Commercial Highway for the southern property. This will establish uniform area and setback requirements for both properties.

The Commercial Highway district allows Hospitals and Nursing Homes and is the appropriate zoning for the proposed use.

On the northern property, the applicant proposes to build a 79,000 SF hospital with 100 patient beds and 226 parking spaces.

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

#### **Existing Conditions:**

Direction	Zoning	Use
North	PD – C-1	Belton RV Park
South	Ag	Vacant undeveloped land
West	Ag	Detached home
East	Ag	Vacant undeveloped land

<u>Land Use Table/Allowable Uses:</u> The requested CH Zoning District would permit the proposed hospital use.

<u>Area & Setback Requirements:</u> The consolidated property is approximately 38.25 acres and exceeds the minimum area requirements for the CH Zoning District:

	СН
Minimum Lot area	7,200
Lot width	60'
Lot Depth	120'
Minimum Front Yard Setback	60'
Minimum Side Yard Setback	20'- adjacent to a street
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	50%

The civil development plans are currently under review.

<u>Water CCN:</u> This property is in the City of Belon Certificate of Convenience and Necessity (CCN). Domestic water and fire protection will be provided by the City.

<u>Sewer CCN:</u> This property is in the Belton Sewer CNN; a wastewater line was recently installed in the area and is accessible for the applicant to establish a connection.

The FLUM identifies this area as a Commercial Corridor. The requested CH Zoning District is consistent with the commercial uses expected in this area. Therefore, the requested zoning appears to be appropriate at this location.

#### Recommendation

Recommend approval of the requested zoning change from Commercial-1 to Commercial Highway District.

- 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 and a building permit are required prior to development.

#### **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**



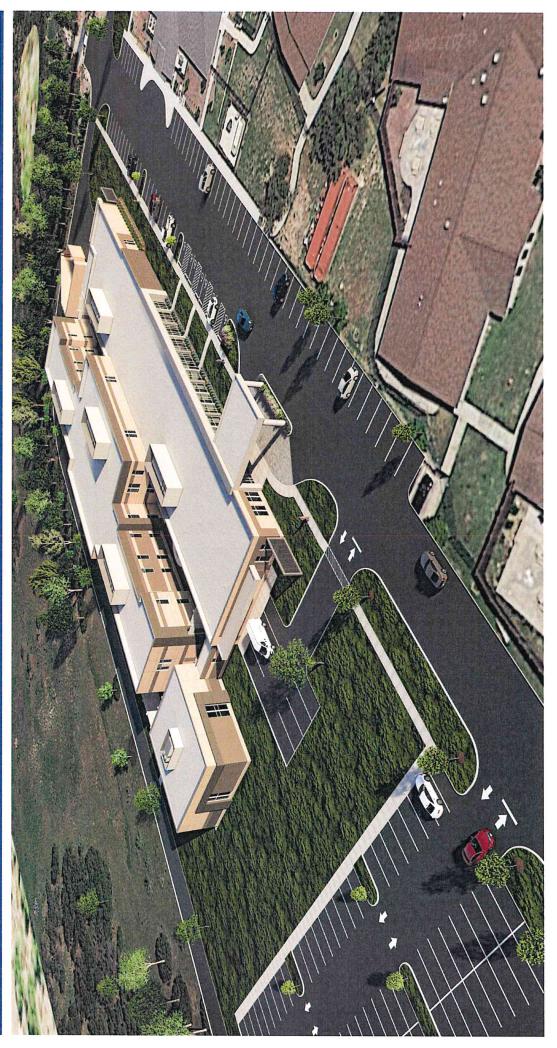
Fee: \$300.00

Date received:				
APPLICANT NAME: Josh Erhard				
EMAIL: josh@crunkeng.com	PHONE NUMBER 615-873-1795			
MAILING ADDRESS: 7112 Crossroads Blvd Suite 201 Bre	entwood, TN 37027			
PROPERTY OWNER NAME: Silas Powell				
EMAIL:	PHONE NUMBER:			
Silas.Powell@AcadiaHealthcare.com	512-944-3327			
MAILING ADDRESS:				
6100 Town Center, Suite 1000, Franklin, TN 37067				
Proposed Use of Structures (building) and Property (exterior property):  Expansion to existing Cedar Crest facility to include a new behavioral health hospital with associated utilities, parking, and drive aisles.				
Current Use:				
Vacant land.				
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 3600 S IH35 Belton, TX 76513				
3500				
Legal Description of Property: Abstract Survey 6  Parcel ID 2017000563 (472985)  Lot(s): 1  of Subdivision				
Existing Zoning: CH Proposed Zon	ning: C-1			
Signature of Applicant: Signature of Owner (if not applicant):	Date: September 11, 2023  Date: September 7, 2023			





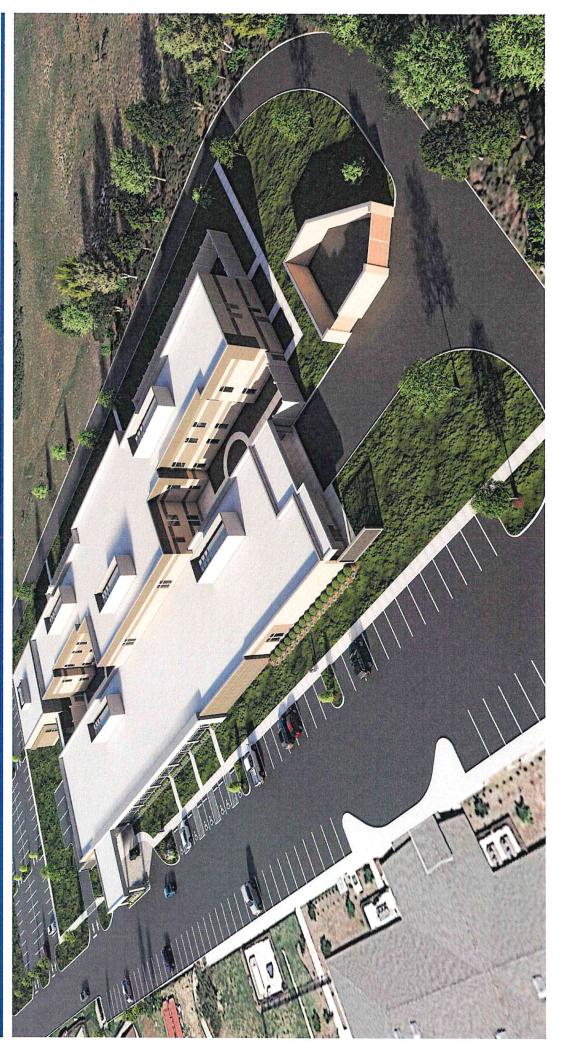




New Behavioral Health Hospital - Belton, Texas





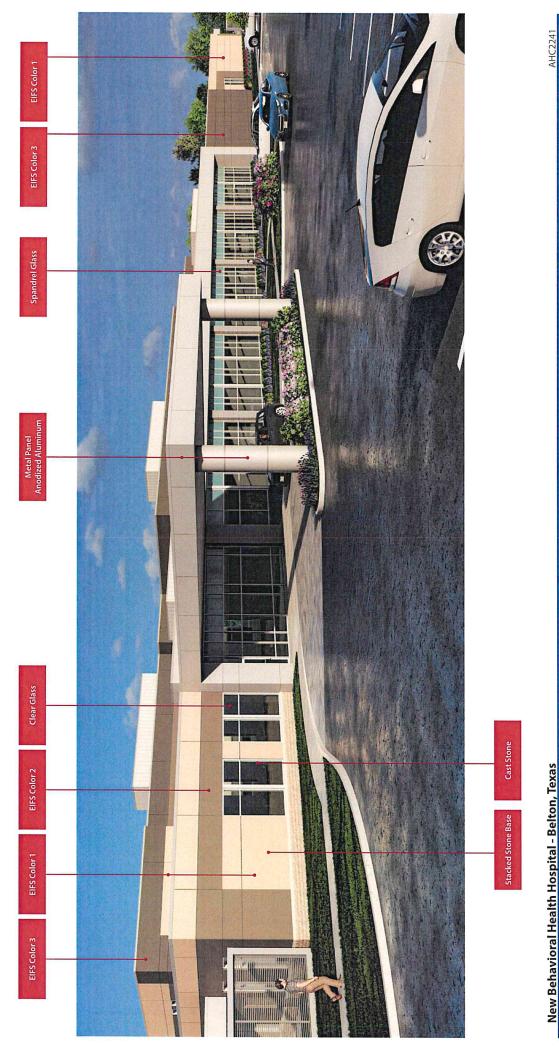


New Behavioral Health Hospital - Belton, Texas

















Conceptual Exterior Rendering | View 05

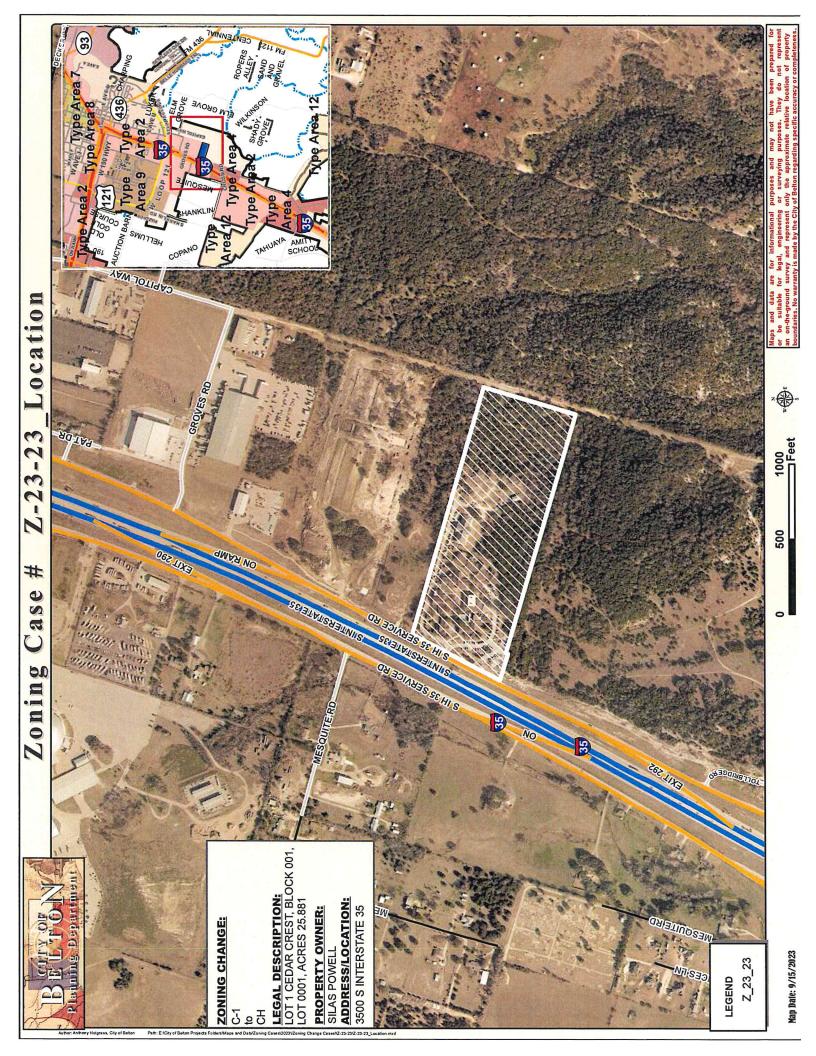


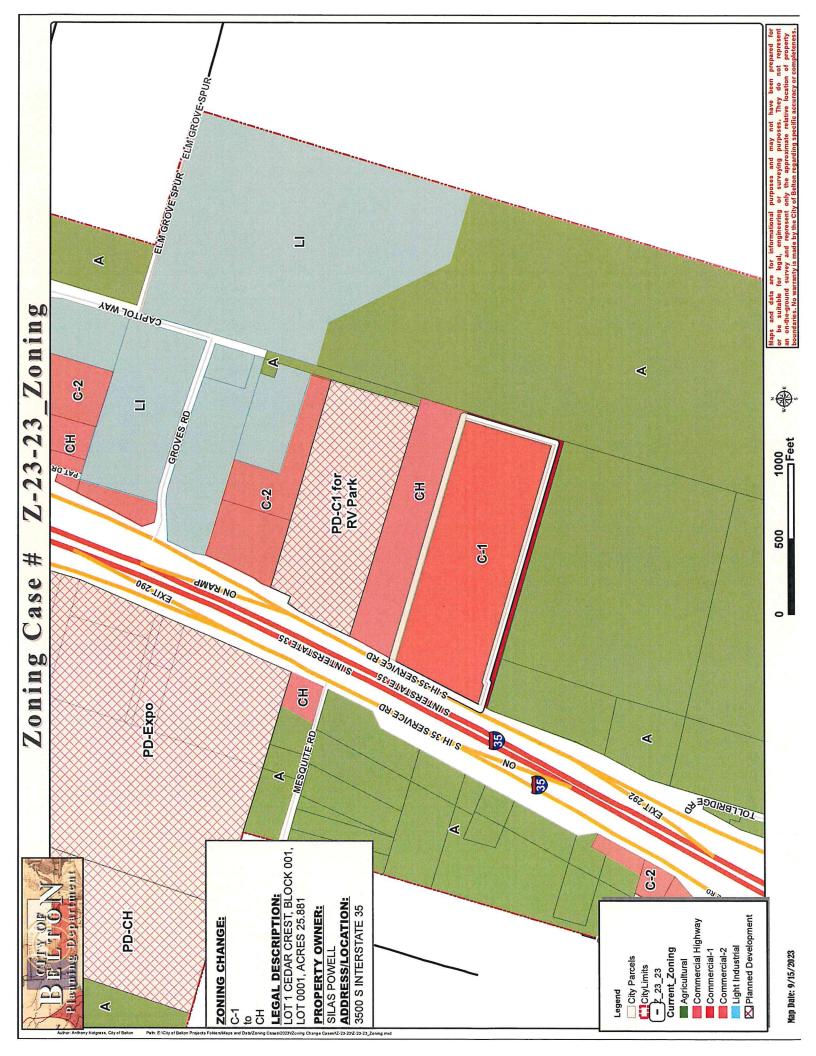












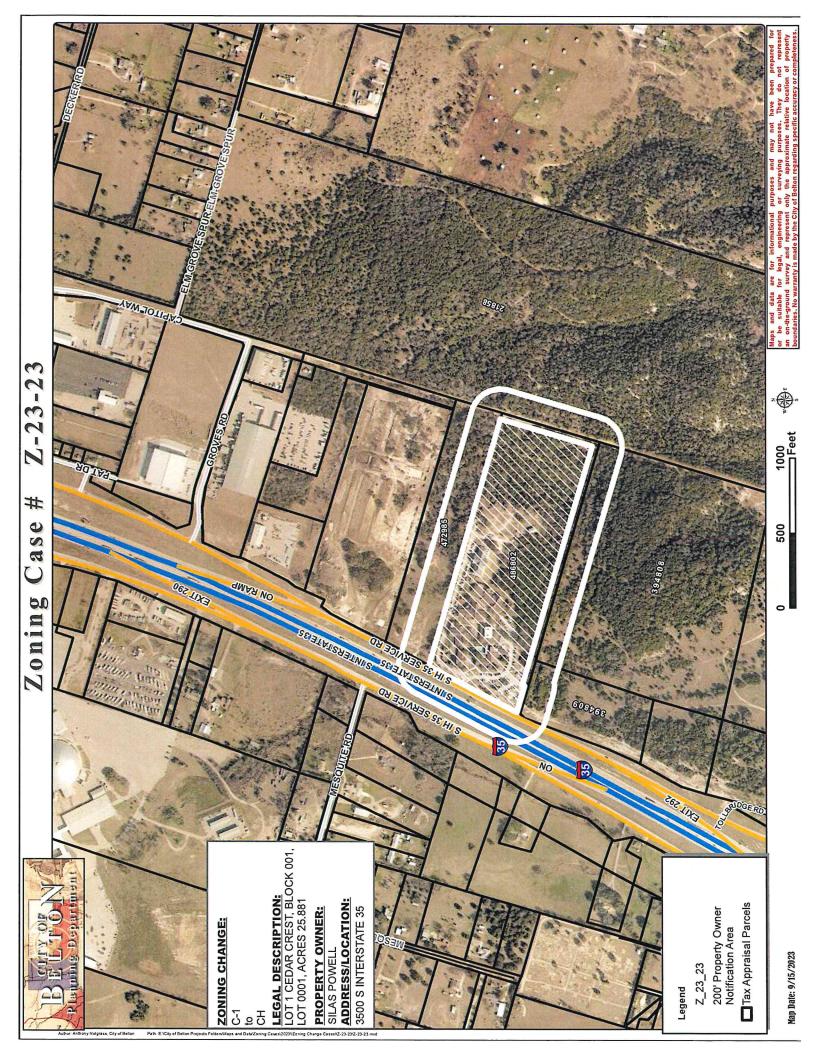


# NOTICE OF APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF BELTON

or the officer of
THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CRUNK ENGINEERING, REPRESENTING CEDAR CREST HOSPITAL,  TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3500 S. IH 35  FROM A(N) COMMERCIAL – 1 (C-1)  TO A(N) COMMERCIAL HIGHWAY (CH)  TO ALLOW FOR NEW USES INCLUDING AUTOMOBILE REPAIR GARAGE, PARTS SALES AND BODY REPAIR, AUTO PAINTING AND WINDOW TINTING.
The Planning & Zoning Commission of the City of Belton, Texas will hold a public hearing pursuant to this request at <u>5:30 P.M., Tuesday, October 17, 2023</u> , at the T.B. Harris Center, 401 N. Alexander, Belton, Texas.
If APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT <u>5:30 P.M., Tuesday, October 24, 2023</u> , AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.
YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200' OF THE PROPOSED ZONING CHANGE. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONING CHANGE. AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO P.O. BOX 120, BELTON, TX 76513 OR VIA EMAIL TO PLANNING@BELTONTEXAS.GOV, PRIOR TO 1:00 P.M. ON OCTOBER 24, 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

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



21858

KAELJO PROPERTIES LLC

80 MORGANS POINT RD STE 101

**BELTON, TX 76513** 

472985

HMIH CEDAR CREST LLC

3500 S INTERSTATE 35

BELTON, TX 76513-9426

394808

MORRIS, ELLEN BREAUX EXEMPT TRUST

PO BOX 42075

AUSTIN, TX 78704

486802

HMIH CEDAR CREST LLC

3500 S INTERSTATE 35

BELTON, TX 76513-9426

394809

MORRIS, ELLEN BREAUX EXEMPT TRUST

PO BOX 42075

AUSTIN, TX 78704

Agenda Item#5
P-23-24
3500 S. IH 35
Cedar Crest
Amending Plat

## Staff Report – Planning & Zoning Agenda Item



Date:

October 17, 2023

Case No.:

P-23-24 **Final Plat** 

Request: Applicant:

**Crunk Engineering** 

Owner/Developer: HMH Cedar Crest

#### Agenda Item #5

P-23-24 - Consider a final plat for Cedar Crest Amending Plat, comprising 38.25 acres. located at 3500 S. IH 35, east side of Interstate 35, south of Grove Road.

#### **Originating Department**

Planning – Tina Moore, Planner

#### Case Summary

This final plat proposes an amendment to the Cedar Crest Final Plat previously approved in August 2018. The amendment consolidates the existing site with the northern adjacent property. This plat will facilitate the future expansion of the behavioral health and substance abuse residential treatment facility. This is a one-block, one-lot subdivision comprising of 38.25 acres.

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

A zoning change is under consideration for the existing facility, approximately 28.12 acres, from Commercial-1 (C-1) to Commercial Highway (CH). The newly acquired northern property, 12.663 acres, is already zoned CH. The proposed lot and development plans satisfy the following requirements for the CH district.

Water/Sewer: This property is located within the City of Belton Water and Sewer Certificate of Convenience and Necessity (CCN). Services are currently available to this site and no extension of service is necessary with this plat.

Access: An existing driveway is located on the southern portion of the property along Interstate 35 Frontage Road. A second access is proposed for the northern addition along the frontage road. A formal issuance of a driveway permit from TxDOT is required prior to the issuance of a building permit.

#### Streets and Sidewalks:

Capital Way is along the eastern border of this property and is identified as a major collector on the city's Thoroughfare Plan. Major collectors require a minimum ROW width of 80'. This property is required to dedicate one-half of the needed ROW, with the other one-half anticipated to come from the property to the east when it develops. The developer is showing a 40' ROW dedication on the northern portion of the plat. A previous dedication was provided for the southern portion.

Mesquite Road is along the southern border of this property and is also identified as a major collector on the city's Thoroughfare Plan. A 40' dedication was previously provided.

Under the Subdivision Ordinance, the developer is required to provide perimeter street improvements for future roadways adjacent to their development. The developer is required to provide one-half the cost of paving (up to 18.5 feet) including curb and gutter and a five-foot-wide sidewalk. The owner has provided a cost estimate of \$309,036.72 for their portion of the improvements for both Capital Way and Mesquite Way. This is currently under review by staff. Funds provided to the City for the perimeter street improvements that are not expended within 7 years will be refunded with interest back to the developer. The applicant is aware that they can request a variance for consideration and may exercise this option at the upcoming meeting.

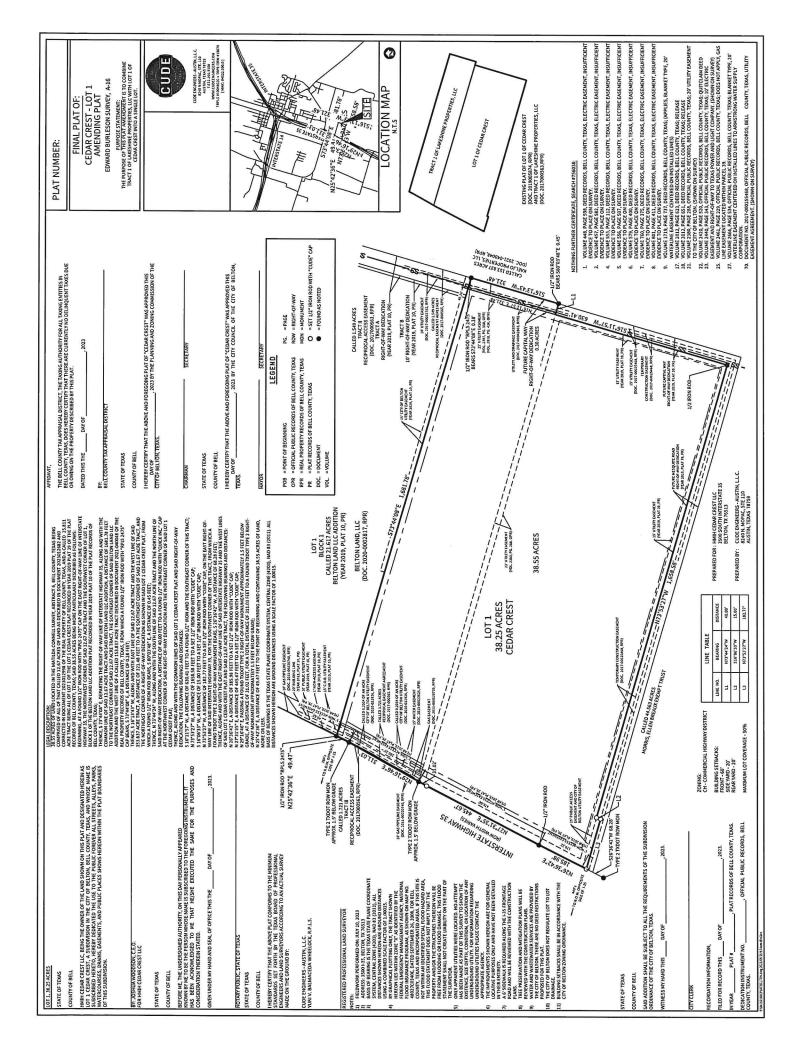
**<u>Drainage</u>**: Drainage plans are under review with the Civil Site Plans.

#### Recommendation

Recommend approval for the Cedar Crest Amending Plat,

#### **Attachments**

- 1. Final Plat Application
- 2. Location Map
- 3. Final Plat and Estimated Perimeter Street Improvements.





October 6, 2023

Tina Moore 333 Water Street Belton, TX 76513

Re: Cedar Crest - Escrow for Roadway Construction

Dear Mrs. Moore:

This letter is being written to accompany to Cedar Crest Roadway application for the Capital Way Mesquite Road Escrow requested by the City of Belton.

Table 1.0 below includes our itemized opinion of probable cost to construct the requested 321.48' for Capitol Way and 1,841.35' on Mesquite Road.

Table1.0
PRELIMANRY OPINION OF PROBABLE COST

		Un	Unit	Quant	Total
		it	Cost	ity	
1	Site Preparation and Clearing (Incl Sod/Landscape	ST			\$
	Removal and Replace)	Α	1,100.	21.6	23,760.0
			00		0
2	Site Mobilization and Insurance	LS			\$
			11,250	1.0	11,250.0
			.00		0
3	Traffic Control Plan and Implementation	LS			\$
			3,750.	1.0	3,750.00
			00		
4	Erosion Control Plan and Implementation	LS			\$
			5,135.	1.0	5,135.00
			00		

Tina Moore 333 Water Street Belton, TX 76513 Page 2

5	New Concrete Curb and Gutter	LF			\$
			22.00	2,163	47,586.0
			7	.0	0
6	New 5' Sidewalk	SY			\$
			54.00	1,202	64,908.0
				.0	0
7	New HMAC Replacement (18.5 Roadway Section)	SY			\$
			14.50	3,965	57,499.7
				.5	5
8	Crushed Limestone Base Pavement	SY	1977-1979 - 2003-1975	1000 88 1000 1000	\$
			19.50	4,446	86,700.2
				.2	5
9	Subgrade Preparation	SY			\$
			1.90	4,446	8,447.72
				.2	
			Total		\$
					309,036.
					72

Sincerely,

Addisu Negash Project Executive

Adolfson & Peterson Construction

# Agenda Item#6 Z-23-24 4073 W. Hwy 190

## Staff Report – Planning & Zoning Agenda Item

**Date:** October 17, 2023

Case No.: Z-23-24

Request: Agricultural to Commercial -2
Applicant/Owners: Micheal Jenson/Temple Pro

Ventures Industrial, LLC.

#### Agenda Item #6

Z-23-24 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial – 2, on approximately 2.76 acres located at 4073 W. US Highway 190 Svc. Road, on the south side of Interstate 14, west of FM 1670, and east of Dogridge Road.

<u>Originating Department</u>: Planning Department – Tina Moore - Planner

**Current Zoning:** Agricultural

**Current Use:** Commercial Office

**Proposed Zoning:** Commercial – 2 (C-2)

Proposed Use(s): Construction Office

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

The FLUM identifies this general area as a commercial corridor.

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

This Type Area is projected for primarily commercial highway frontage uses with opportunities for mixed-uses, hotels, restaurants, new car dealerships, multi-story offices, and other similar commercial uses.

#### **Background/Case Summary**

This property was annexed in November 2004 and zoned Agricultural. The applicant recently submitted a Sign Permit Application to advertise their relocation to this vacant commercial office. However, the current Agricultural zoning of the property does not support a plumbing shop, necessitating a zoning change. The City requires new tenants to apply for a Certificate of Occupancy (CO) to ensure compliance with zoning and life safety requirements.

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

#### **Existing Conditions:**

Direction	Zoning	Use
North	Agricultural	Vacant /Undeveloped
South	Rural Bell County	Vacant/Undeveloped
West	Agricultural	Former boat storage
East	Agricultural	Mobile Home Park

<u>Land Use Table/Allowable Uses:</u> The requested C-2 Zoning District permits plumbing and other contractor offices. Other uses permitted in the C-2 district include commercial amusement (indoor and outdoor), auto sales new or used, boat sales, car wash, furniture manufacture/upholstery, carpentry, cabinet, painting, and welding shops. Outdoor storage is permitted in the C-2 district.

<u>Area & Setback Requirements:</u> The subject property is approximately 2.76 acres and exceeds the minimum area requirements:

	C-2
Minimum Lot area	5,000
Lot width	50'
Lot Depth	100'
Minimum Front Yard Setback	20'
Minimum Side Yard Setback	15'/20'- adjacent to a street
Minimum Rear Yard Setback	15'
Maximum Lot Coverage	50%

Future buildings constructed on this site will be reviewed for compliance with the setback requirements, and applicable building, fire, and site development requirements.

<u>Water CCN:</u> 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.

<u>Sewer CCN</u>: This property is inside the Belton Sewer CCN; however, no sanitary sewer lines are available. The applicant has an existing on-site sewage facility.

The FLUM identifies this area as a Commercial Corridor. The requested C-2 Zoning District is consistent with the commercial uses expected in this area. Therefore, the requested zoning appears to be appropriate at this location.

#### Recommendation

Recommend approval of the requested zoning change from Agricultural to Commercial-2 (C-2) District, subject to the following:

- 1. The use of this property shall conform to the Commercial -2 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 and a building permit are required for any future construction on the site.

#### **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**

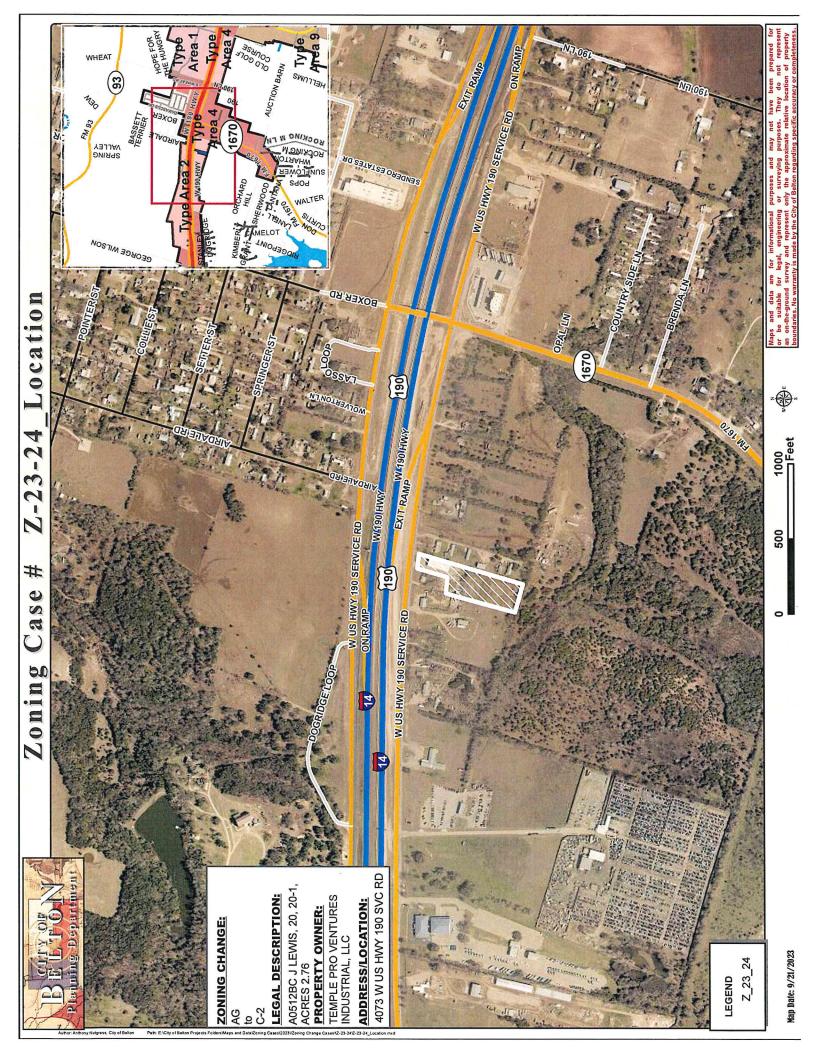


Fee: \$300.00

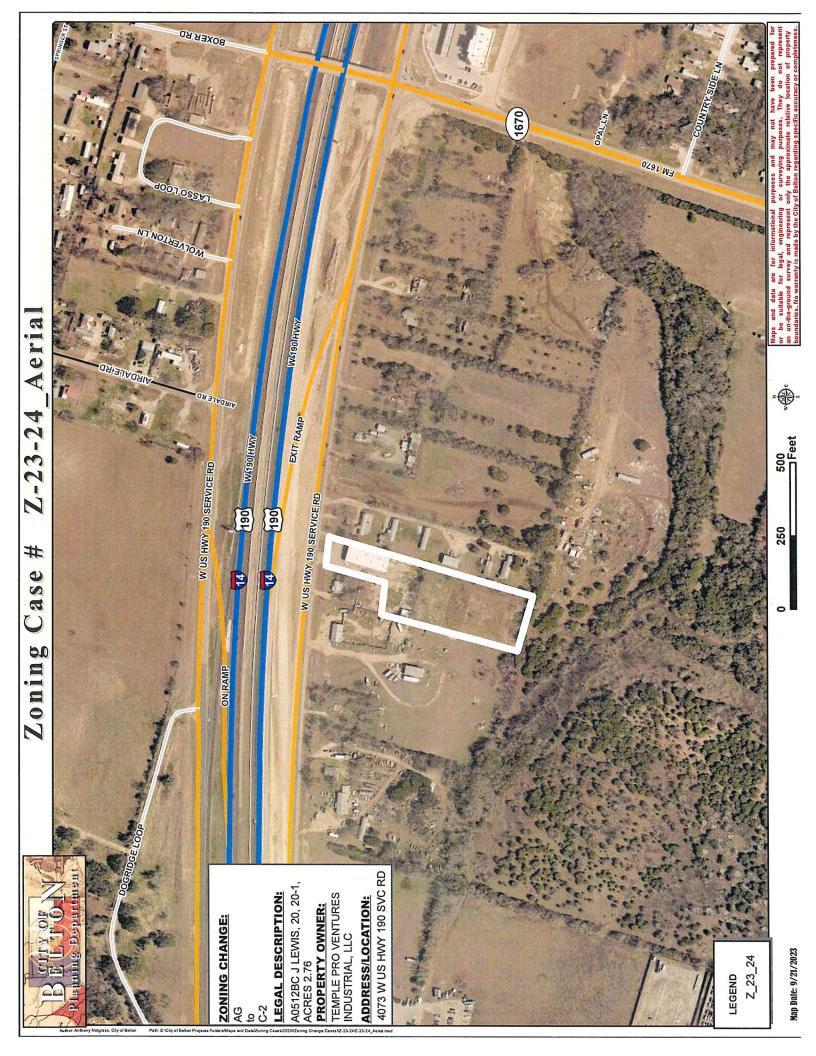
Date received:

ADDI ICANT MANAGE				
APPLICANT NAME: Michael Jensen				
EMAIL:				
	PHONE NUMBER:			
jensengroup@att.net MAILING ADDRESS:	254.778.2571			
PO Box 644 Temple, TX 76503				
PROPERTY OWNER NAME:				
Temple Pro Ventures Industrial, LLC				
EMAIL:	PHONE NUMBER:			
linda@mig-texas.com	254-771.2084			
MAILING ADDRESS:				
P.O. Box 310 Temple, TX 76503				
Proposed Use of Structures (building) and Property (exterior prop	perty):			
Offices, Plumbing Service, Car Sales				
C				
Current Use:				
Offices, Plumbing Service, Car Sales				
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 4073 West US Highway 190 Belton TX 76513				
4013 West 03 Highway 190 Belluli 1X 76313				
Legal Description of Property: Abstract Survey A0512BC J Lewis, 20,	20-1, 2.76 Acres			
Parcel ID 232438				
Lot(s):, of Subdivision,				
0.00001101011				
Existing Zoning: Agricultural Proposed Zoning: C-2-COMMERCIAL DISTRICT - 2RICT - 2				
Troposed 201	ing			
A NI				
Signature of Applicant: 1/12/23				
Signature of Owner (if not applicant):	Date: 09  11/23			

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





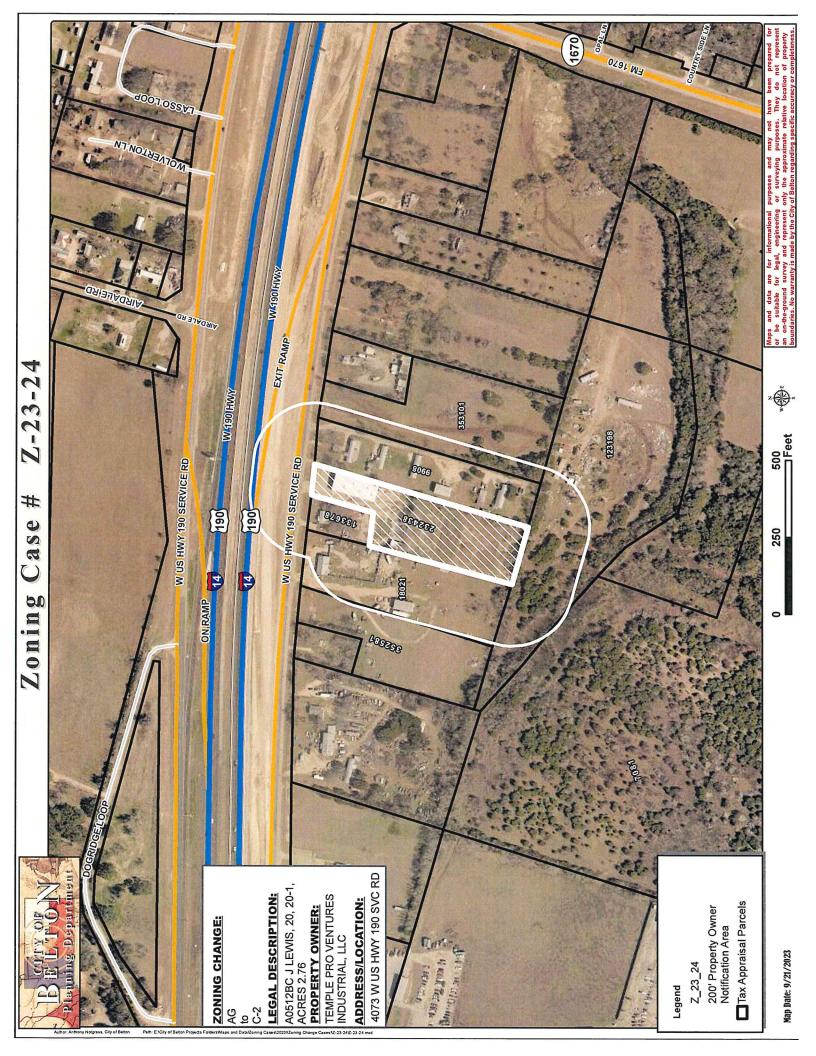


# NOTICE OF APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF BELTON

THE CITY	Y OF BELTON HAS RECEIVED A REQUEST FROM: 1	MICHAEL JENSEN REPRESENTING ROTO ROOTER ,
	GE THE FOLLOWING DESCRIBED PROPERTY: 407	
FROM A(	N) AGRICULTURAL (A)	ZONING DISTRICT,
To A(N)	COMMERCIAL -2 (C-2)	ZONING DISTRICT,
TO PROV	DE AN APPROPRIATE ZONING DISTRICT FOR THE	EXISTING COMMERCIAL OFFICE USE .
PURSUAN ALEXANI I PUBLIC H	TO THIS REQUEST AT <u>5:30 P.M., Tuesday</u> DER, BELTON, TEXAS. F APPROVED BY THE PLANNING & ZONING CO HEARING BY THE CITY COUNCIL. THAT MEETING	HE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING A. October 17, 2023, AT THE T.B. HARRIS CENTER, 401 N. MMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A. WILL BE AT 5:30 P.M., Tuesday, October 24, 2023, AT THE T.
Ŋ		TRESIDE WITHIN 200' OF THE PROPOSED ZONING CHANGE. PER HE REQUESTED ZONING CHANGE. AS AN INTERESTED PROPERTY
OWNER, T	THE CITY OF BELTON INVITES YOU TO MAKE YO	UR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY 4 AND RETURNING IT TO P.O. BOX 120, BELTON, TX 76513 OR
	F YOU REQUIRE INTERPRETER SERVICES FOR T T CITY HALL AT LEAST 48 HOURS BEFORE THESE	THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY MEETINGS.
	circle one TERESTED PROPERTY OWNER, I (PROTEST) (APP TION ABOVE FOR THE REASONS EXPRESSED BELO	ROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE W:
1		
2		,
3		
	(ADDITIONAL COMMENTS MAY BE	ADDED ON A SEPARATE SHEET OF PAPER)
SIGNATU	RE OF THE PROPERTY OWNER:	DATE:

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

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



7081

BAUGH, LOVIC G ETUX MARGARET C

1900 FM 1670

BELTON, TX 76513-7101

123198

KAY, CHARLES STANLEY

1719 HARLEY DR

KILLEEN, TX 76548-1748

352581

OMNI CONCEPTS LLC

3303 CHISHOLM CIR

KILLEEN, TX 76542

9908

VENEGAS, MOISES

780 PRIVATE RD 3090

LAMPASAS, TX 76550-4025

133678

RACHAL, DORIS G LACEY

4171 W US HWY 190

BELTON, TX 76513

353101

KAY, CHARLES STANLEY

1719 HARLEY DR

KILLEEN, TX 76548-1748

18021

OMNI CONCEPTS LLC

3303 CHISHOLM CIR

KILLEEN, TX 76542

232438

TEMPLE PRO VENTURES INDUSTRIAL LLC

PO BOX 310

TEMPLE, TX 76503-0310

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TEMPLE PRO VENTURES INDUSTRIAL LLC

PO BOX 310

TEMPLE, TX 76503-0310

# Agenda Item#7 Z-23-25 6564 Dogridge Rd

## Staff Report – Planning & Zoning Agenda Item

Date: October 17, 2023

Case No.: Z-23-25

Request: Agricultural to Commercial -2 Applicant/Owners: Micheal Magana/ Moondog

Properties LLC.

### Agenda Item #7

Z-23-25 - Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial – 1 on approximately 4.395 acres located at 6564 Dogridge Rd, on the south side of Interstate 14, west of George Wilson Rd and east Simmons Rd.

Originating Department: Planning Department - Tina Moore - Planner

**Current Zoning:** Agricultural

**Current Use:** Vacant Office and Warehouse

<u>Proposed Zoning</u>: Commercial – 1 (C-1)

<u>Proposed Use(s):</u> Leasable Office Spaces

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

The FLUM identifies this general area as a commercial corridor.

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

This Type Area is projected for primarily commercial highway frontage uses with opportunities for mixed-uses, hotels, restaurants, new car dealerships, multi-story offices, and other similar commercial uses.

### Background/Case Summary

This property was annexed in December 2006 and zoned Agricultural. The applicant recently started construction to renovate three existing structures on the property prior to obtaining the necessary permits. A stop work order was issued to ensure that proper permits were obtained. As part of the permitting process, a zoning application is required to ensure that the proposed use of the property conforms with the zoning ordinance. The existing buildings, two offices and a warehouse, were constructed in 1985 and are now non-conforming structures per Zoning Ordinance Section 46, *Nonconforming Uses and Structures*, in the current Agricultural District. As a non-conforming structure normal repairs and maintenance are permitted. The renovations

underway exceed normal repairs and maintenance and thereby triggered the need for a zoning change.

The applicant plans to lease office spaces to interested businesses. A Certificate of Occupancy will be required for future tenants prior to moving in to ensure appropriate zoning and life safety standards are met. The applicant plans to stripe the existing parking lot, add additional parking spaces, and required landscaping.

### **Project Analysis and Discussion**

### **Existing Conditions:**

Direction	Zoning	Use
North	Agricultural/Commercial Highway	Detached single family
South	Agricultural	Detached single family
West	Agricultural	Detached single-family / former boat storage
East	Commercial – 1 w/ SUP for indoor vehicle parking storage	Vacant/Undeveloped

<u>Land Use Table/Allowable Uses:</u> The requested C-1 Zoning District permits typical offices, heavy retail, and light-intensity wholesale uses. Uses permitted in the C-1 district include auto sales and minor repairs, auto parts sales, boat seals, Funeral services, home improvement / indoor decorating sales, tractor sales and trailer rental, and commercial indoor amusement.

<u>Area & Setback Requirements:</u> The subject property is approximately 2.76 acres 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%

Future buildings constructed on this site will be reviewed for compliance with the setback requirements, and applicable building, fire, and site development requirements.

<u>Water CCN:</u> 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 International Fire Code.

<u>Sewer CCN:</u> This property is outside the Belton Sanitary Sewer CNN. The applicant has an existing on-site sewage facility.

The FLUM identifies this area as a Commercial Corridor. The requested C-1 Zoning District is consistent with the commercial uses expected in this area. Therefore, the requested zoning appears to be appropriate at this location.

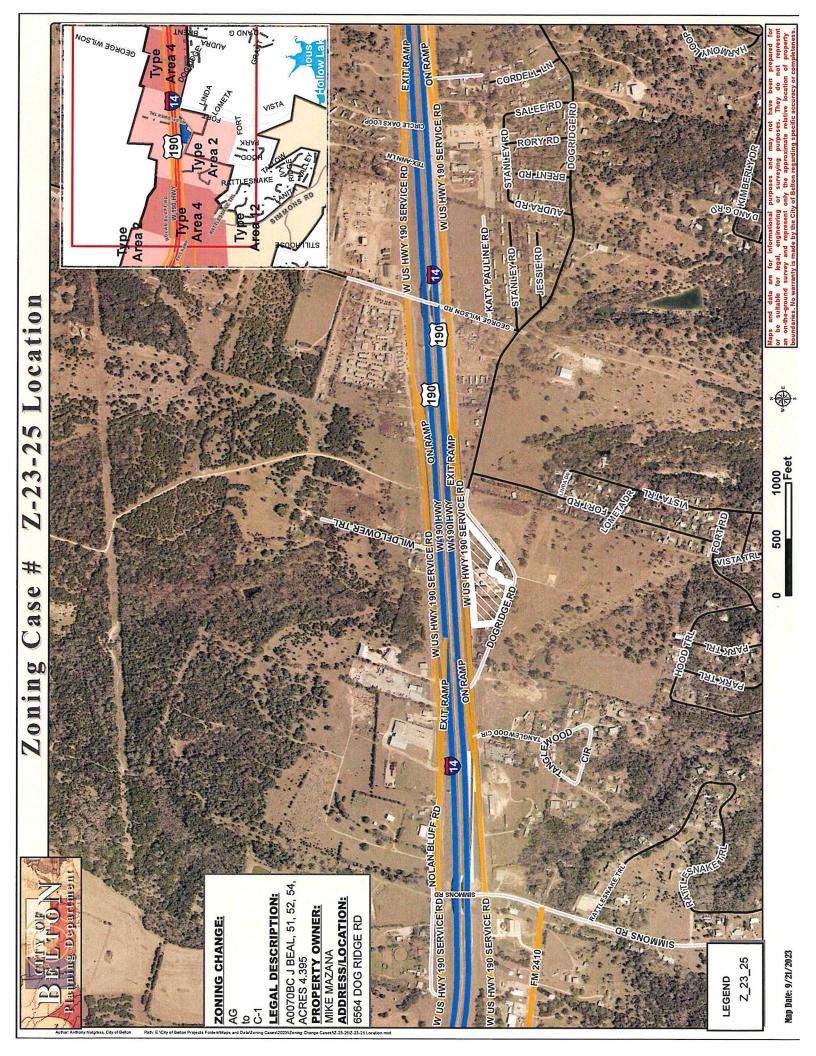
### Recommendation

Recommend approval of the requested zoning change from Agricultural to Commercial-1 (C-1) District, subject to the following:

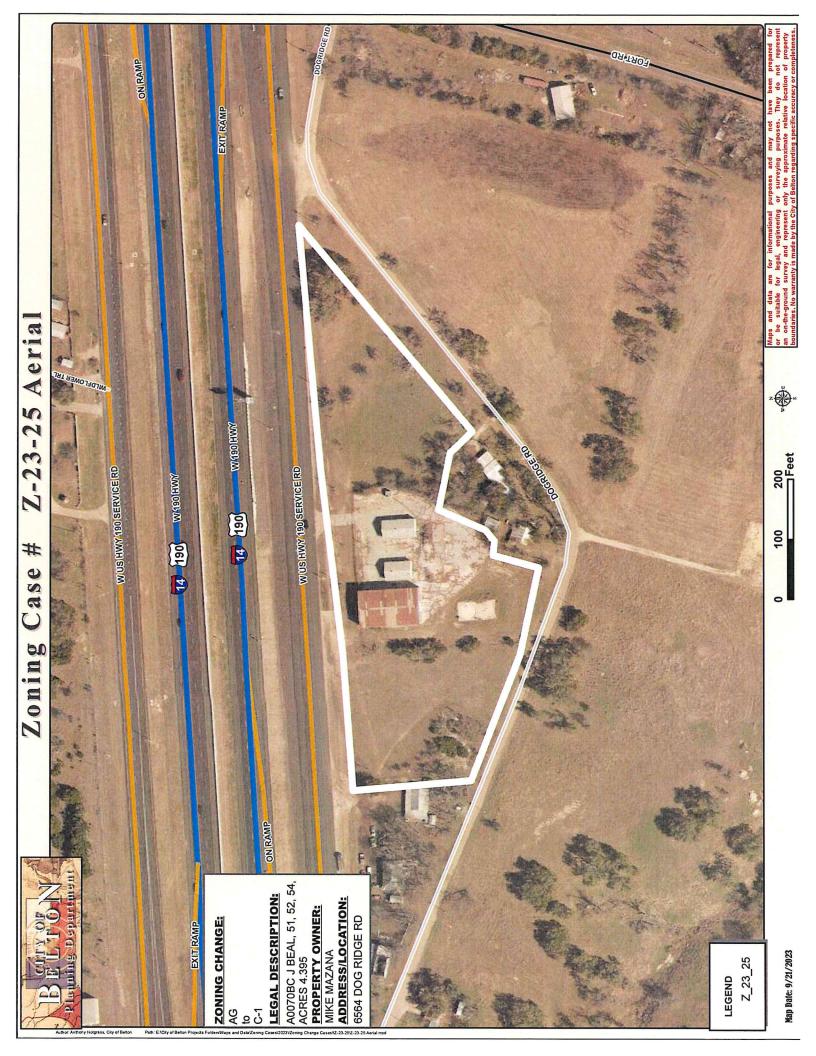
- 1. The use of this property shall conform to the Commercial -1 District in all respects.
- 2. The development of each property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - a. Site Development Standards
  - b. Landscape Design Standards
  - c. Tree Protection, Preservation, and Mitigation Standards.
- 3. A subdivision plat and a building permit are required for any future new construction on the site.

### 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')







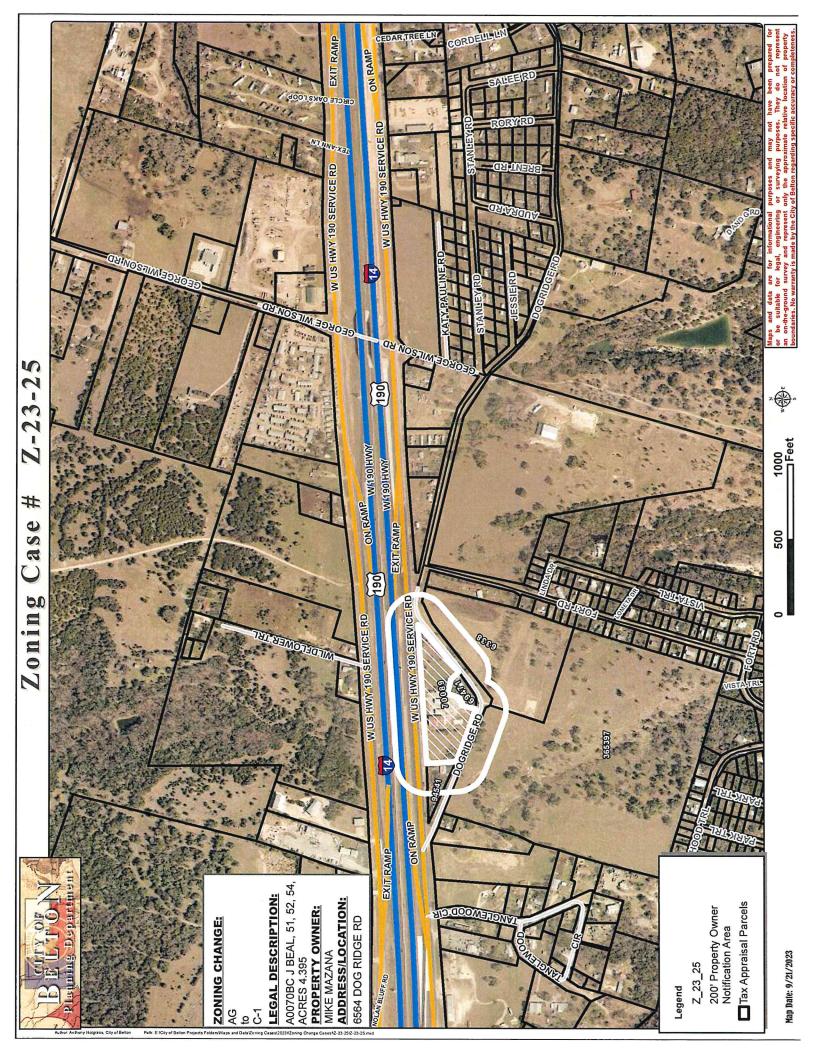
# NOTICE OF APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF BELTON

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MICHAEL MAGANA, REPRESENTING MOONDOG PROPERTIES

LLC.	
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 6564 DOGRIDGE DRIVE	
FROM A(N) AGRICULTURAL (A)	
TO A(N) COMMEDCIAL 1 (C.1	ZONING DISTRICT,
TO ALLOW FOR OFFICES	
THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON PURSUANT TO THIS REQUEST AT 5:30 P.M., Tuesday, October 17, 2023 ALEXANDER, BELTON, TEXAS.	
If APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT <u>5:30 P.</u> B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.	
YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200 STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONI OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN RE SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT VIA EMAIL TO <a href="mailto:planning@beltontexas.gov">PLANNING@BELTONTEXAS.GOV</a> , PRIOR TO 1:00 P.M. ON OCTOB	NG CHANGE. AS AN INTERESTED PROPERTY GARDING THIS ZONING CHANGE. YOU MAY TO P.O. BOX 120, BELTON, TX 76513 OR
IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.	NG IMPAIRED, PLEASE CONTACT THE CITY
circle one As an interested property owner, I (protest) (approve) the requestrapplication above for the reasons expressed below:	ED ZONING AMENDMENT PRESENTED IN THE
1.	
2.	
3.	
(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARA	TE SHEET OF PAPER)
SIGNATURE OF THE PROPERTY OWNER:	DATE:

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

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



6338

SLT PROPERTIES LLC

2008 WILDERNESS CT

NOLANVILLE, TX 76559

94541

LUQUIN, OSCAR

1907 LIBERTY HILL DR

BELTON, TX 76513

69471

CABANISS, JERRY KEITH

6550 DOG RIDGE RD

BELTON, TX 76513

365397

SLT PROPERTIES LLC

2008 WILDERNESS CT

NOLANVILLE, TX 76559

70089

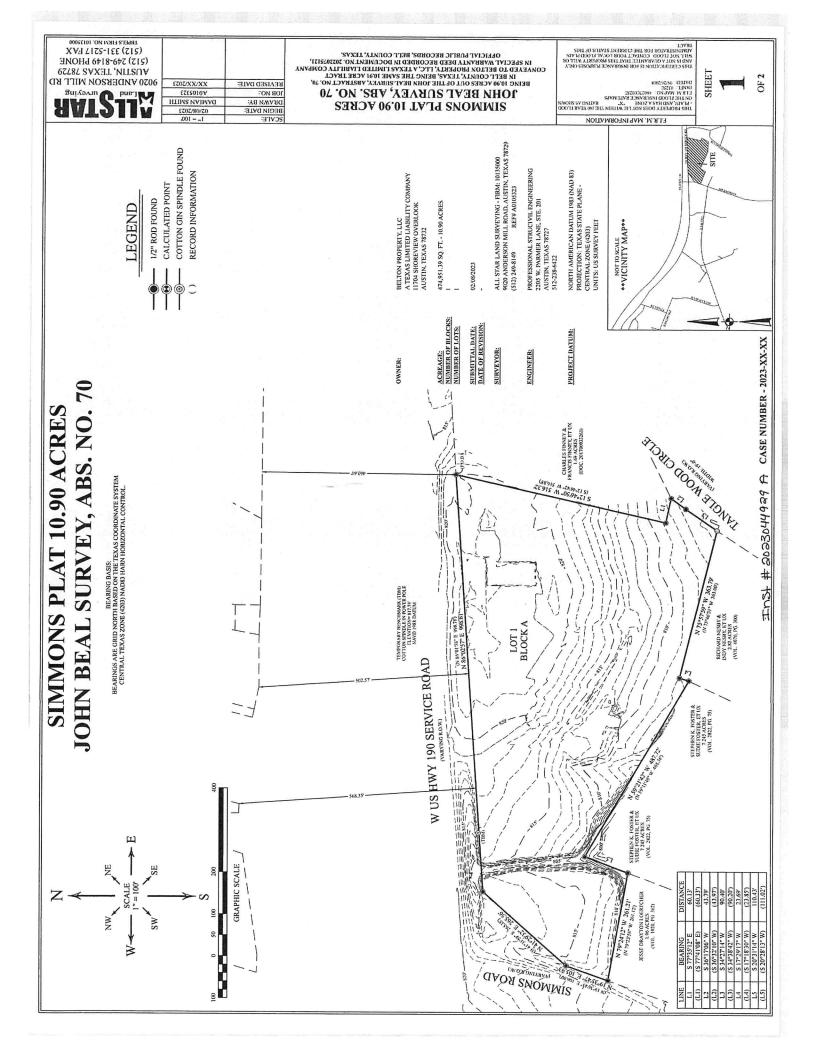
MOONDOG PROPERTIES LLC

2315 S LOOP 121

BELTON, TX 76513

# Administrative Plats Approvals

		Administrative Plat Approvals	lat App	rovals	
Approval			No. of		
Date	Subdivision Name	Acreage /Location	Lots	Description	Waivers
				1 block; 1 lot for future Commercial	No variances
10/13/2023	10/13/2023 Simmons Plat 10.9 Acres	10.9 Acres; 7379 W. Hwy 190	1	Development	provided.



JOHN BEAL SURVEY, ABS. NO. 70

SIMMONS PLAT 10.90 ACRES,

# OBLICITY INTERIC RECORDS BETT CONILL'LEXYS. IN SEECIYT AWBRYLL DEED RECORDED IN DOCUMERAL OUTGOLSTIT! CONNEXED LO BETLON DEODERAL TIC'Y LEXYS THAILED TIVBITLL CONBYNA BETT CONILL' LEXYS BEING. HIS SWIN E103 VCBE LBYCL BEING 10030 YCRES ONLO BELLE TONI BENT SIMARE' YDZIFWEL OU'L DE BEING 10030 YCRES ONLO BELLE TONI BENT SIMARE' YDZIFWEL NO'L DE

## 10HN BEYL SURVEY, ABS. NO. 70 SIMMONS PLAT 10.90 ACRES

DVLED: OAUVAON WARET: 0772E ET BY MY MAK OF WOODLOFFEE EVENT WARE HOLD EN VERSE EVENT WAS A DOES HOL THE MILHEL HOLD EN ACHE BY TOOL LIES BEFORESTA DOES HOL THE MILHEL HOLD EN ACHE BY OCC.

F.I.R.M. MAP INFORMATION

SHEET

ZZ/XX/XX 77ES010V 1" = 100° 02/08/2023 TTIMS MAIMAG

DRAWN BY: THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE. SERWIGE FACILITIES IN BELL COUNTY, TEXAS, HREBY CERTITIES THAT THIS SUBDIVISION MEDTS OF EXCEEDS THE MINIMAM STANDARDS EISTRILISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER. I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT: TO THE BEST OF MY

BELL COUNTY PUBLIC HEALTH DISTRICT SIGNATURE: LEWA TRUBBON

"BELTON PROPERTY, LLC, REPLAT OF 10.91 ACRES, JOHN BEAL SURVEY, ABS, NO. 70" A SUBDIVISION IN THE CITY OF BELTON, TREAAND WHOSEN AMER IS SUBSCRIBED HEREITO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON.

BELTON PROPERTY, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS

COUNTY OF BELL STATE OF TEXAS

1) THIS LOT IS ZONED PLANNED DEVELOPMENT - COMMERCIAL HIGHWAY. MAX LOT COVERAGE: FIFTY PERCENT (50%)

NOTES:

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF BEXAR

REVISED DATE

ON BOL

THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THE STATE ST PROFESSIONAL STRUCIVIL ENGINEERS, INC. F-4951 2205 W. PARMER LANE, STE. 201 AUSTIN, TEXAS 78727 MIRZA TÄHIR BAIG

02/08/2023 DATE

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS: COUNTY OF BELL §

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT FOR SIMMONS PLAT 10.90 STREES, AN ADDITION WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, MEETS, REQUIREMENTS OF AN ADMINISTRATIVE PLAT AND WAS APPROVED THIS THE \$\frac{27}{3}CH \text{ADD} \t DAY OF CHOOSE OF AN ADN BELTON, TEXAS.

DIRECTOR OF PLANNING

John Mr. Casey CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT (CURCD) DISTRICT (CURCD) DISTRICT (CURCD) DISTRICT (CURCD) DISTRICT (CURCD) DISTRICT (CURCD) CURC SATED WATCH LAST AND CONDEADER TO THE DISTLING OF EXEMPT WATCH LESS THAN 10 CREATER AND CREATER THAN 0R PCOLAT TO 2-ACRES IS POSSIBLE UNDER DISTRICT RULLES THAN 0R PURCES OF THE WATCH LESS THAN 10-ACRES AND CREATER THAN 0R PCOLAT TO 2-ACRES IS POSSIBLE UNDER DISTRICT RULLES IT THE CREATE AND CHAPTER A.A.L. DRILLING OF WELLS ON TRACTS OF LAND PLATED TO LESS THAN 2 MANTA MEET THE MACH TIST, AND CHAPTER A.A.L. CHAPTER A.A.L. DRILLING OF WELLS ON TRACTS OF LAND PLATED TO LESS THAN 2 MANTA MEET THE MOLT SETACK REQUIREMENT OF ALL ON-SITE SEPTIC SYSTEMS, INLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK BUSINESS TO THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK BUSINESS THAN STRUCT BLACK REQUIRED TO A MINIMUM SO FEET. CLEARWATER UNCED DISTRICT RULLES ARE ATH TITP-JAWWCUNCDORG

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE

CTION WELLS. IN ITS CURRENT CONDITION, THE OUR EXPECTATIONS DESCRIBED BY DISTRICT POLICY AND CUWCD IS THE REGULATORY AUTHORITY FOR GROUNDWATER WELLS IN BELL COUNTY AND HEREBY CERTIFIES THAT THIS PROPOSED SUBDIVISION HAS BEEN EVALUATED FOR

NAME, TITLE, DATE

OS 5023 Rield Poch CASE NUMBER - 2023-XX-XX

BELTON PROPERTY, LLC A TEXAS LIMITED LIABILITY COMPANY

THIS PROPEKTY IS NOT WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL INSURANCE ADMINISTRATION MAP NO. 48027C0325E, DATED SEPTEMBER 26, 2008.

3) FENCING IS NOT PERMITTED THAT WILL OBSTRUCT DRAINAGE FLOW.

2) CITY DOES NOT REGULATE LOT-TO-LOT DRAINAGE

5) ALL SETBACK LINES SHALL BE OBSERVED AS REQUIRED BY THE ZONING ORDINANCE.

STATE OF TEXAS COUNTY OF BELL

THENCE 1690 ACRES OF LAND OUT OF THE JOHN BELA SUNKEY, ABSTRACT NUMBER YO BELL, ECOUNTY, TESAS, SAME BEING ALL OF THIA CERTAIN BELYON PROPERTY, LLC, 10911 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2020/9121, OFFICIAL, PUHLIC RECORDS, BELL, FOULTY, TEXAS, SAID 10-90 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBEDAS FOLLOWS.

8) A 6 FEET SIDEWALK IS REQUIRED ALONG THE INTERSTATE 14 FRONTAGE ROAD.

FIELD NOTES:

 WATER PROVIDED BY DOG RIDGE WATER SUPPLY CORPORATION. 6) SEWER TO BE SERVED BY AN ON-SITE SEPTIC SYSTEM (OSSF).

BEGINNING AT AN IRON ROD FOUND. IN THE SOUTHERLY RIGHT-GO-WAY LINE OF W. US HAVY 109 SERVICE ROAD, ATTHE NORTHWEST CORNER OF THAT CERTAIN CHARLES FINNEY & FEDAMCIS FINNEY & BLANCE RECORDED IN XXXXIMEN NUMBER 20170032363, OFFICIAL PUBLIC RECORDS BLANCE THE TRACT, TEXTS, SAME BEING THE NORTHER AST CORNER OF SAID 1091 I ACRE TRACT, FOR THE NORTHEAST CORNER FIREDS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE  $\frac{2.11^6}{1.00}$  for  $\frac{1}{1.00}$  and the label of section property, i.i.c. a texas LIMITED Labelity company.

Columbia Halulu

AFFIDAVIT:

THERECE ALONG THE WESTERSY, LINE OF SAUD IO ACCRETACA, ALONG THE ESSTELLY LINE OF SAID 10911 ACRETIACT; SOUTH IT DEGREES 39 MINUTES 12 SECONDS WEST, S15.7 BEETT OAN TRON ROD FOUNDA, NAD SOUTH 77 DEGREES 35 MINUTES 12 SECONDS WEST, S15.7 BEETT OAN TRON ROD FOUNDA. IN THE WORTHRILLY REIGHTOF-MAY, LINE OF TANGLEWOOD CRECLE, AT THE SOUTHWEST CORNER OF SAID 169 ACRE TRACT; SAME BEEN CAN ANGLE POINT IN THE SASTERY LINE OF SAID 10911 ACRE TRACT; FOR AN ANGLE POINT IN THE EASTERY LINE HEROF.

THE TAX APRAISAL DISTRICT OF BELL COLNYTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DIETO THE TAX APRAISAL DISTRICT OF BEL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

, A.D. 2023. DATED THIS THE 27th DAY OF JULY

THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TANGLEWOOD CIRCLE.
COUNTINUING ALONG THE EASTERLY LINE OF SAID 10 101 ACRET TRACT; SOUTH 30 DEGREES
17 MINUTES & SECONDS WEST, 43.79 FEET TO AN IRON ROD FOUND, AND SOUTH 34
17 MINUTES OR SECONDS WEST, 43.79 FEET TO AN IRON ROD SET IN SAID LINE, AT
17 HE NORTHEAST CORNIER OF THAT CERTAIN RICHARD NESDY & INDY NESDY, ET INSAID LINE, AT
17 HE NORTHEAST CORNIER OF THAT CERTAIN RICHARD NESDY & INDY NESDY, ET INSAID
17 COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNIER OF SAID 10.911 ACRE TRACT, FOR
17 HE SOUTHEAST CORNIER OF THE SOUTHEAST CORNIER OF SAID 10.911 ACRE TRACT, FOR

THENCE ALONG THE NORTHERLY LINE OF THAT CERTAIN JESSE DRAYTON LOERTCHER 1.00 ACRE TRACT, RECORDED IN VOLUME 10.01, PROES 34.0, PRICIAL PUBLIC RECORDS, BELL COUNTY, TESAS, ALONG THE NORTHERLY LINE OF THAT CERCIALN STEPHEN K. FOSTER & COUNTY, TESAS, ALONG THE NORTHERLY LINE OF THAT CHACOURD IN VOLUME 252. PAGE 75, BELL COUNTY, TESAS, ALONG THE NORTHERLY LINE OF SAID 242, ACRE TRACT, AND ALONG THE SOUTHERLY LINE OF SAID 19.911 ACRE TRACT, THE FOLLOWING 3 CALLS:

1: NORTH 75 DEGREES 57 MINUTES 59 SECONDS WEST; 361.79 FEET TO AN IRON ROD PROUND: SOUTH 17 DEGREES 29 MINUTES 17 SECONDS WEST; 23.69 FEET TO AN IRON ROD POUND: NORTH 59 DEGREES 21 MINUTES 42 SECONDS WEST; 487.72 FEET TO AN IRON ROD S: NORTH 59 DEGREES 21 MINUTES 42 SECONDS WEST; 487.72 FEET TO AN IRON ROD 3; NORTH 59 DEGREES 21 MINUTES 42 SECONDS WEST, 487.72 FEET TO AN IRON ROD FOUND;
S. SOUTH 20 DEGREES 31 MINUTES 14 SECONDS WEST, 110.43 FEET TO AN IRON ROD FOUND;

KNOW ALL MEN BY THESE PRESENTS:

THAT I, EDWARD C, RUMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCUPATE SURVEY OF THE LAND AND THAT THE CONSTRUE MONUMENTS SHOWN THEREBY SHALL BE PROPERLY PLACED, UNDER MY PERSINAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BELTON, TEXAS.

EDWARD C. RUMSEY R.P.L.S. # 5729 9020 ANDERSON MILL ROAD AUSTIN, TEXAS 78729 REF# A0105322 200

02/08/2023 DATE

Instrument number: 2023044939

THENCE NORTH 86 DEGREES 02 MINUTES 57 SECONDS EAST, ALONG THE SOUTHERLY MIGHTOF-WAY LINE OF SALID W. USERVIVE ROADS ALONG THE NORTHERLY LINE RIGHTOF-WAY LINE TRACT 1998 61 FEET TO THE POINT OF BEGINNING.

RIGHT-OF-WAY LINE OF SAID W. US HWY 190 SERVICE ROAD, SAME BEING THE NORTHWEST CORNER OF SAID 10.911 ACRE TRACT, FOR THE NORTHWEST CORNER DEREOF.

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SIMMONS ROAD, ALONG THE WESTERLY LINE OF SAID 10,911 ACRE TRACT, NORTH 19 DEGREES 35 MINUTES 47 SECONDS

S. NORTH 79 DEGREES 24 MINUTES 12 SECONDS WEST, 261.21 FEET TO AN IRON ROD FOUND, IN THE EASTERLY RIGHT-OF-WAY LING OF SIMMONS ROAD, ATTHE NORTHWEST CORNER OF SAID 1.04 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 10.911 ACRE TRACT, FOR THE SOUTHWIST CORNER HEREOF:

WESTERLY LINE OF SAID 10.911 ACRE TRACT, NORTH 19 DEGREES 35 MINUTES 47 SECONDS EAST, 10.5.91 FEBT TO AN IRON ROD FOUND, AND NORTH IN DEGREES 29 MINUTES 3.2 SECONDS EAST, 26.5 FEET TO AN IRON ROD FOUND, IN SAID LINE, AT THE INTERSECTION OF THE EASTRELY RIGHT-OF-WAY LINE OF SAID SIMMONS ROAD, AND THE SOUTHERLY.

Recorded on: October 06, 2023

8-626hh08cac # HSUIT