



# CITY OF BELTON

Planning & Zoning Commission Meeting  
Tuesday, November 21, 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 October 17, 2023, regular meeting.
4. Z-23-26 - Hold a public hearing and consider a zoning change from Office – 1 with a Specific Use Permit to Planned Development – Retail, on approximately 0.275 acres located at 328 N. Main Street, located at the southwest intersection of North Main Street and West 3rd Ave.
5. 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, October 17, 2023

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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, Justin Ruiz, and Dominica Garza. The following member was absent: Alton McCallum. 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** – Vice Chair Jarratt gave the Invocation.

**Pledge of Allegiance** – Chair Baggerly led the Pledge.

**2. Public comments.** *(Audio 01:06)*

Nan Rodriguez of 2590 Tahuaya Rd. spoke against the proposed construction of an RV Park next to her property.

**3. Consider approval of minutes from the previous meeting.** *(Audio 06:32)*

Commission Member Fischer motioned to approve minutes from the September 19, 2023, meeting, seconded by Commission Member Potts. The motion passed with 8 ayes and 0 nays.

**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.** *(Audio 07:02)*

Commission Member Potts recused himself from this item and item number 5.

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

**5. P-23-24 – Consider a final plat for Cedar Crest Amending Plat, comprising of 38.25 acres, located at 3500 S. IH 35.** *(Audio 11:41)*

City Planner Ms. Moore presented the staff report.

City Planner Tina Moore answered questions from the Commission Members related to the variance request for Mesquite Road, and the previous plat approval in 2018.

Director van Til addressed a question related to amending the length of time for funds to be held for improvements.

Commission Member Taggart made a motion to approve P-23-24 as presented with the denial of the variance request for the Mesquite Road perimeter street improvements. Vice Chair Jarratt seconded the motion. The motion passed with 7 ayes and 0 nays.

- 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 Dog Ridge Road. (Audio 23:17)**

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-23-24 as presented. Commission Member Locklin seconded the motion. The motion passed with 8 ayes and 0 nays.

- 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 Dog Ridge Rd, on the south side of Interstate 14, west of George Wilson Rd and east Simmons Rd. (Audio 27:36)**

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-23-25 as presented. Commission Member Ruiz seconded the motion. The motion passed with 8 ayes and 0 nays.

- 8. Receive a report on Administrative Plat Approvals.**

City Planner Ms. Moore presented the list of administratively approved plats.

With no other city business, the Planning and Zoning Commission was adjourned at 6:02 p.m. (Audio ends at 31:58)

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Chair, Planning and Zoning Commission

# Staff Report – Planning & Zoning Agenda Item



Date: November 21, 2023  
Case No.: Z-23-26  
Request: O-1 w/ SUP to PD-R  
Applicant/Owners: Brittany Thornton/Jack Folsom

## **Agenda Item #4**

Z-23-26 - Hold a public hearing and consider a zoning change from Office – 1 with a Specific Use Permit to Planned Development – Retail, on approximately 0.275 acres located at 328 N. Main Street, located at the southwest intersection of North Main Street and West 3rd Ave.

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

**Current Zoning:** Office-1 w/Specific Use Permit for a Garage Apartment with kitchen

**Current Use:** Primary Structure - 1<sup>st</sup> Floor – Office; 2<sup>nd</sup> Floor – Residential; Garage Apartment (Accessory Dwelling Unit w/ Kitchen)

**Proposed Zoning:** Planned Development - Retail

**Proposed Use(s):** Primary Structure - 1<sup>st</sup> floor – Retail, Residential on the 2<sup>nd</sup> Floor, and Garage Apartment (ADU)

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

The FLUM identifies this general area as a commercial corridor.

## **Design Standards Type Area 7:**

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

## **Background/Case Summary**

The property is also located in the Lower West Belton Historic Overlay District, which makes the building subject to the historic preservation ordinance. The applicant is the owner of Clover and Company Boutique which sells ladies' apparel, jewelry, and gifts. The applicant recently signed a lease agreement to rent the first floor, approximately 1892 SF, of this historic home to relocate the business to Belton from Salado. The second story, approximately 1252 SF, is a residential use with two apartment units. The detached garage apartment is also a residential

use on the second floor. The proposed zoning change would allow for the mixed-uses proposed.

### **Project Analysis and Discussion**

#### **Existing Conditions:**

<b>Direction</b>	<b>Zoning</b>	<b>Use</b>
North	O-1	Children Advocacy Center of Central Texas
South	Retail (R)	Detached Home
West	SF-1	Detached home
East	Retail	Belton Chiropractic and Wellness

**Land Use Table/Allowable Uses:** The requested PD - Retail District would permit the proposed vertical uses with area and setback requirements per the Retail District.

**Area & Setback Requirements:** The property is approximately 12,000 SF which exceeds the 7,000 SF area requirements for the Retail Zoning District.

#### **Project Analysis:**

This is an adaptive reuse of a historic home, close to downtown Belton, with limited area for parking. Per the Off-Street Parking and Loading Requirements of the zoning ordinance, nine parking spaces are required for the retail store, and six spaces are required for residential uses, in the primary structure and garage apartment, for a total of 13 spaces.

The applicant has six parking spaces on site which include three inside the detached garage and three located on the exterior driveway adjacent to the garage. There are two additional unpaved parking spaces to the southwest of the home which will need to be paved if they are to be counted toward the minimum required parking spaces. The applicant also received permission to share seven parking spaces from the Children's Advocacy Center, located just north of the site. The shared parking solution seems reasonable. This will allow the tenant to use an underutilized parking lot on an adjacent property to meet their minimum parking requirements.

Future retail tenants will be evaluated during the Certificate of Occupancy inspection process to ensure continued commitment of the parking spaces from the nearby property owner. Additional on-site paved parking spaces may be required at that time.

The applicant will need to address applicable life safety requirements for the vertical mixed uses proposed. The 2015 International Building Code requires a 2-hour fire-rated barrier between the proposed retail and upstairs residential uses.



**Water/Sewer CCN:** This property is in the City of Belon Certificate of Convenience and Necessity (CCN).

### **Recommendation**

The FLUM identifies this area as appropriate for Commercial/Retail uses. The requested PD-R Zoning District is consistent with the uses expected in this area. Therefore, the requested zoning appears to be appropriate at this location.

Recommend approval of the requested zoning change from Office – 1 with a Specific Use Permit to Planned Development – Retail.

1. The use of this property shall conform to the Retail District in all respects, and the detached garage apartment and two apartment units on the second floor of the principal structure are permitted.
2. Compliance with applicable building codes, including, but not limited to, a two-hour fire-rated barrier between the first and second floor of the main structure.
3. Shared parking as provided by the Children Advocacy Center is permitted; future retail parking needs will be evaluated for these continued parking commitments for compliance with anticipated parking demand.
4. A Certificate of Appropriateness review and approval is required before exterior changes are made, including structural changes to the building, sign placement, or parking changes.

### **Attachments:**

1. Application and Shared Parking Letter
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: Brittany Thornton	
EMAIL: cloverandcotx@gmail.com	PHONE NUMBER: 913-530-4703
MAILING ADDRESS: 105 W 14th Ave, Belton, TX 76513	
PROPERTY OWNER NAME: Jack Folsom	
EMAIL: jackfol@gmail.com	PHONE NUMBER: 254-760-4465
MAILING ADDRESS: 5141 Gun Club Rd, Temple, TX 76501	

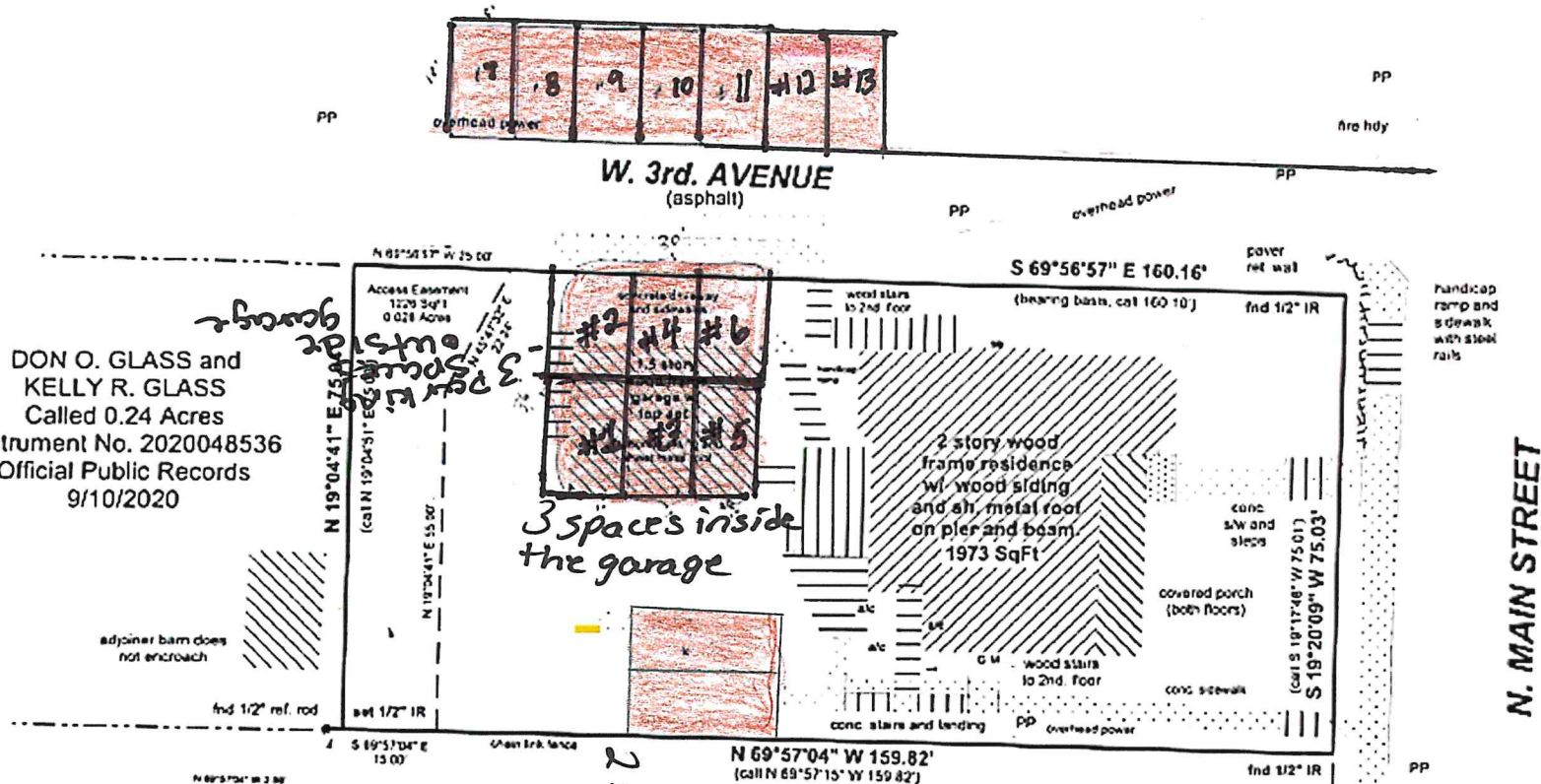
Proposed Use of Structures (building) and Property (exterior property): Retail (lower level) and residential (upper level)
Current Use: Vacant (lower level) and residential (upper level)
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 328 N Main St., Belton, TX 76513
Legal Description of Property: Abstract Survey <u>Belton Original, Block 050, Lot 0004</u> Parcel ID <u>27183</u> Lot(s): <u>0004</u> Block(s): <u>050</u> of Subdivision <u>S0954BE - Belton Original</u>
Existing Zoning: <u>O-1 Office</u> Proposed Zoning: <u>Planned Development - Mixed Use</u>

Signature of Applicant: [Signature] Date: 10/10/2023

Signature of Owner (if not applicant): Jack Folsom Date: Oct 10, 2023  
Jack Folsom (Oct 10, 2023 13:36 CDT)

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

DON O. GLASS and  
KELLY R. GLASS  
Called 0.24 Acres  
Instrument No. 2020048536  
Official Public Records  
9/10/2020



BENJAMIN MOMENT  
LOT 3, BLOCK 50  
ORIGINAL TOWN OF CITY OF BELTON  
Instrument No. 2016051628  
Official Public Records 12/13/2016

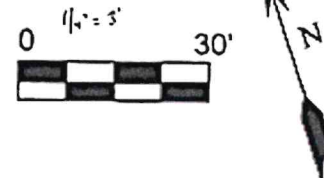
I, Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, do certify that this plat represents a survey made on the ground under my supervision and that no overages, underages, or encroachments were located on the property except as shown hereon.

*Henry S. Maddux III*

Henry S. Maddux III

11/25/2022

Date



According to FEMA FIRM PANEL No. 48027C0340E, Effective Date of 9/26/2008, this property lies in Zone "X", an area outside of the 0.2% chance flood plain (500 year flood plain).

*Parking*





Executive Director  
Debra Longley

2022-2023

Board of Directors

President

Jason Johnson

Vice President

Oscar Lopez

Treasurer

Megan Bradley

Secretary

Jenny Jez

Past President

Lesley Keeling-Olsen

September 29, 2023

Clover + Co.,

Children's Advocacy Center of Central Texas is happy to allow the use of at least 7 parking spaces in our parking lot so you have the minimum number of spaces needed for retail permitting purposes.

Best,

A handwritten signature in black ink that reads "Debra M. Longley".

Debra Longley  
Executive Director

Janet Brown  
Vicky Donahue  
Debbie Garret  
Michelle Johnson  
Nichole Perkins  
Gary Smith  
Joshua Tulloch  
Torrrie White





# Zoning Case # Z-23-26 Location



Author: Anthony Rodriguez, City of Belton

Date: E:\City of Belton Projects & Deliverables and Drafting\Zoning Change\Case# Z-23-26\Z-23-26 Location.mxd

## ZONING CHANGE:

O1 - SUP  
to  
PD - R

## LEGAL DESCRIPTION:

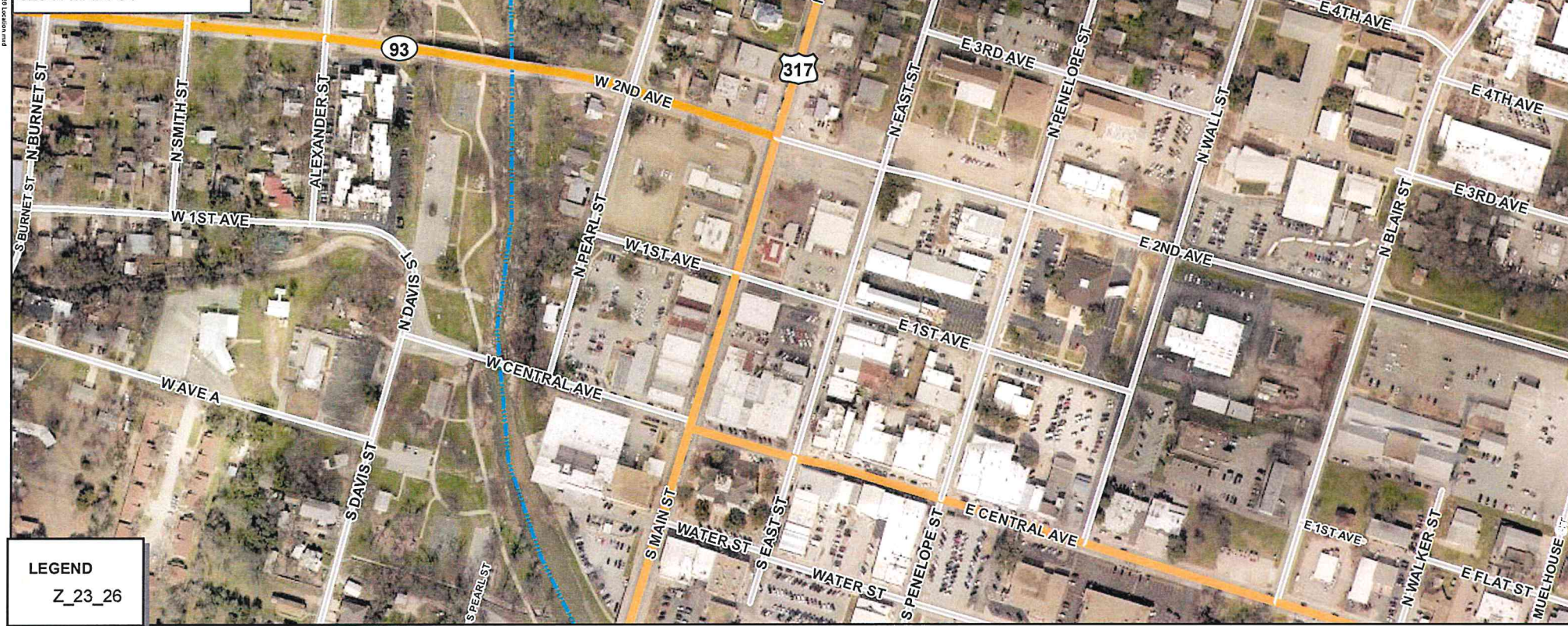
BELTON ORIGINAL,  
BLOCK 050, LOT 0004

## PROPERTY OWNER:

FOLSOM, JACK

## ADDRESS/LOCATION:

328 N MAIN ST



## LEGEND

Z\_23\_26

Map Date: 11/6/2023

0 250 500 Feet



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



# Zoning Case # Z-23-26 Zoning



## ZONING CHANGE:

O1 - SUP  
to  
PD - R

## LEGAL DESCRIPTION:

BELTON ORIGINAL,  
BLOCK 050, LOT 0004

## PROPERTY OWNER:

FOLSOM, JACK

## ADDRESS/LOCATION:

328 N MAIN ST

## Legend

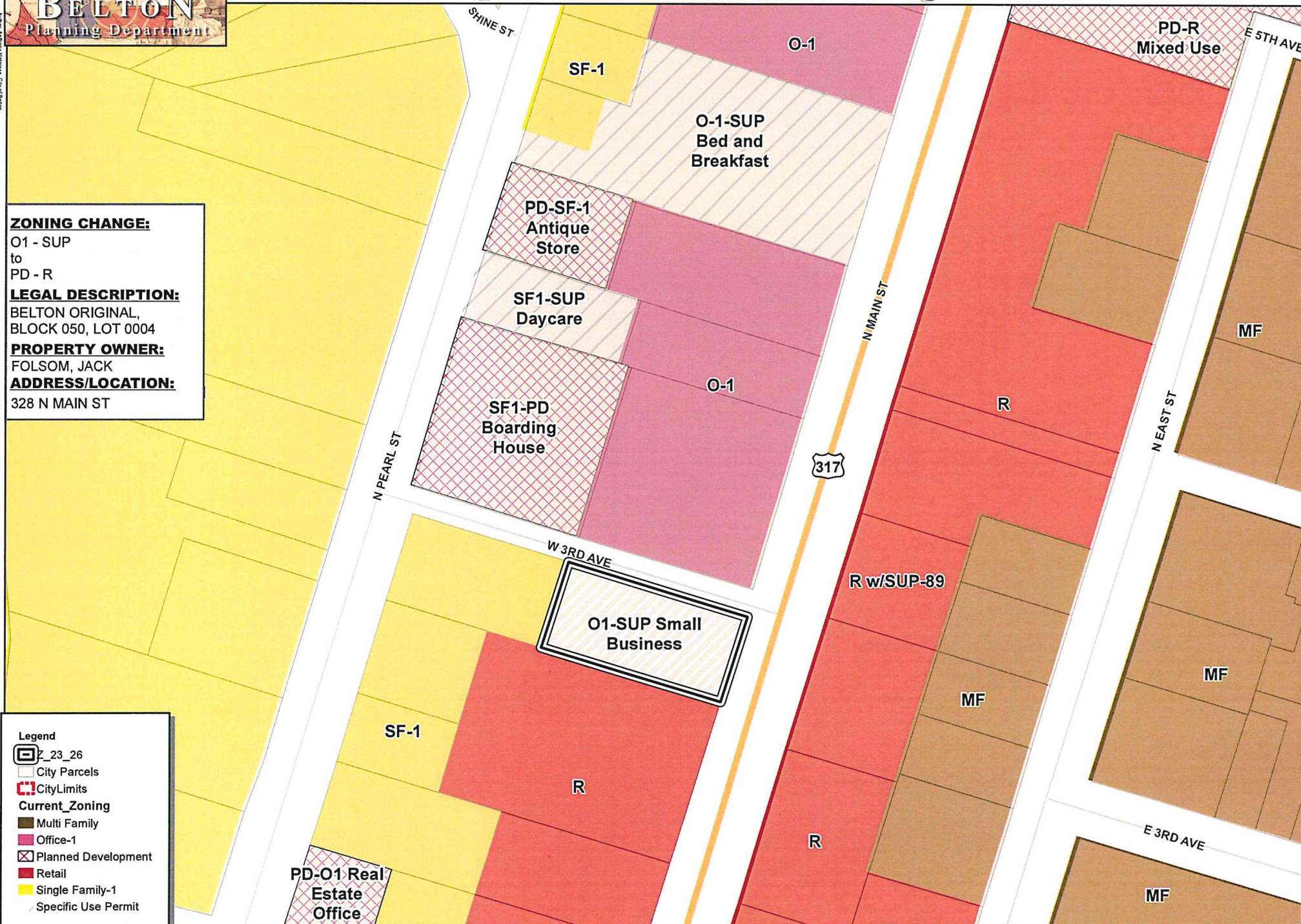
- Z\_23\_26
- City Parcels
- City Limits
- Current\_Zoning
- Multi Family
- Office-1
- Planned Development
- Retail
- Single Family-1
- Specific Use Permit

Map Date: 11/6/2023

0 50 100 Feet



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# Zoning Case # Z-23-26 Aerial



Author: Anthony Rodriguez, City of Belton

Page: E: City of Belton Project File/Map/Map and Data/Zoning Cases/2023/Zoning Change Cases/23-26/23-26 Aerial.mxd

## **ZONING CHANGE:**

O1 - SUP  
to  
PD - R

## **LEGAL DESCRIPTION:**

BELTON ORIGINAL,  
BLOCK 050, LOT 0004

## **PROPERTY OWNER:**

FOLSOM, JACK

## **ADDRESS/LOCATION:**

328 N MAIN ST

## LEGEND

Z\_23\_26

Map Date: 11/6/2023

0 25 50  
Feet



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



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BRITTANY THORNTON, REPRESENTING PROPERTY OWNER JACK FOLSOM

TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 328 N. MAIN STREET

FROM A(N) OFFICE -1 W/ SPECIFIC USE PERMIT FOR A GARAGE APARTMENT ZONING DISTRICT,

TO A(N) PLANNED DEVELOPMENT - RETAIL ZONING DISTRICT,

TO ALLOW FOR BOTH RETAIL AND RESIDENTIAL USES

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, November 21, 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, November 28, 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](mailto:PLANNING@BELTONTXAS.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**

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



# Zoning Case # Z-23-26

**ZONING CHANGE:**

O1 - SUP  
to  
PD - R

**LEGAL DESCRIPTION:**

BELTON ORIGINAL,  
BLOCK 050, LOT 0004

**PROPERTY OWNER:**

FOLSOM, JACK

**ADDRESS/LOCATION:**

328 N MAIN ST

**Legend**

Z\_23\_26

200' Property Owner  
Notification Area

■ Tax Appraisal Parcels





6217  
CONFIDENTIAL OWNER  
332 N PEARL ST  
BELTON, TX 76513-3028

20223  
HEY NOW PROPERTIES LLC  
12633 STATE HIGHWAY 30  
COLLEGE STATION, TX 77845

46403  
LONG, MARY J  
330 N EAST ST  
BELTON, TX 76513

53157  
MOMENT, BENJAMIN  
324 N MAIN ST  
BELTON, TX 76513

61036  
GARZA, DOMINICA MARIE & JORDAN SAMFIELD  
3012 MYSTIC MOUNTAIN LN  
BELTON, TX 76513-1440

95752  
DILLARD, CHAD  
339 N MAIN ST  
BELTON, TX 76513-3162

114554  
K E REALTY LLC  
1313 LIVE OAK DR  
BELTON, TX 76513

66508  
MARTIN, EVERETT L JR & LAURIE L  
311 WILDCAT HOLW  
KYLE, TX 78640

61388  
MARTIN, LUKE  
311 WILDCAR HOLLOW  
KYLE, TX 78640

30375  
WESTLAKE, BILLYE ETVIR RICHARD  
317 N PEARL ST  
BELTON, TX 76513

8984  
CHILDREN'S ADVOCACY CENTER OF CENTRAL TEXAS  
INC  
PO BOX 145  
BELTON, TX 76513-0145

28960  
CHAVEZ, YOLANDA FLOR & MONICA  
332 N EAST ST  
BELTON, TX 76513

47102  
GLASS, DON O ETUX KELLY R  
512 COOPER RIDGE LOOP  
TEMPLE, TX 76502

55260  
BUDDEN, NATALIE  
1055 FERRYMAN DR  
GEORGETOWN, TX 78626

78047  
GARDNER, CHARLES J & GAIL DENNETTE  
325 N MAIN ST  
BELTON, TX 76513-3162

107164  
PIERCE, HOWARD KENT  
120 CHRIS LN  
FLORENCE, TX 76527-4117

131369  
ZIMMERHANZEL, CRAIG JASON  
1106 E 4TH ST  
TAYLOR, TX 76574

147070  
SOUTHWESTERN BELL TELEPHONE  
1010 PIN 9E-L-01  
SAINT LOUIS, MO 63101

96094  
SLACANNE SOLO 401K  
600 S MAIN ST  
BELTON, TX 76513-3464

27183  
JACK-O-LANTERN LTD  
5141 GUN CLUB RD  
TEMPLE, TX 76501

19384  
STRMISKA, RICKY  
PO BOX 1842  
TEMPLE, TX 76503

38423  
O & M RENTALS & INVESTMENTS LLC  
608 E 14TH  
BELTON, TX 76513

47471  
NRT FUNDING LLC  
2608 N MAIN ST STE B118  
BELTON, TX 76513

59932  
RIDDLE, WESLEY A  
400 NORTH PEARL ST  
BELTON, TX 76513

91038  
EJAX PROPERTIES LLC  
404 N MAIN ST  
BELTON, TX 76513-8392

107436  
SWINDEN, CONNIE L  
401 N PEARL ST  
BELTON, TX 76513-3029

8983  
BELTON MASONIC LODGE NO 166  
4493 FM 2808  
KEMPNER, TX 76539-5592

24419  
CONFIDENTIAL OWNER  
332 N PEARL ST  
BELTON, TX 76513-3028

187557  
ROUDABUSH, CARRIE F & RONALD W  
2418 N OLD BRUCEVILLE RD  
BRUCEVILLE, TX 76630-3238

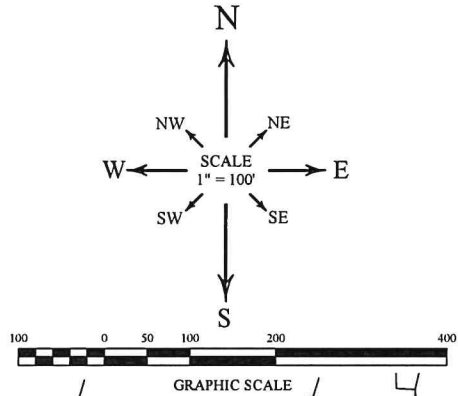
Administrative Plat Approvals					
<i>Approval Date</i>	<i>Subdivision Name</i>	<i>Acreage /Location</i>	<i>No. of Lots</i>	<i>Description</i>	<i>Waivers</i>
10/13/2023	Simmons Plat 10.9 Acres	10.90 acres / 7379 W. Hwy 190	1	1 block; 1 lot for future Commercial Development	No variances provided.

# SIMMONS PLAT 10.90 ACRES JOHN BEAL SURVEY, ABS. NO. 70

BEARING BASIS:  
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM  
CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

## LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- COTTON GIN SPINDLE FOUND
- RECORD INFORMATION



W US HWY 190 SERVICE ROAD  
(VARYING R.O.W.)

LOT 1  
BLOCK A

SIMMONS ROAD  
(VARYING R.O.W.)

LINE	BEARING	DISTANCE
L.1	S 77°35'12" E	60.13'
(L.1)	(S 77°41'08" E)	(60.33')
L.2	S 36°17'06" W	43.79'
(L.2)	(S 36°32'10" W)	(43.97')
L.3	S 34°27'14" W	90.40'
(L.3)	(S 34°38'42" W)	(90.20')
L.4	S 17°29'17" W	23.69'
(L.4)	(S 17°18'30" W)	(23.85')
L.5	S 20°31'14" W	110.43'
(L.5)	(S 20°28'13" W)	(111.02')

STEPHEN K. FOSTER &  
SUDIE FOSTER, ET UX  
7.245 ACRES  
(VOL. 2832, PG. 75)

RICHARD NESBY &  
INDY NESBY, ET UX  
2.82 ACRES  
(VOL. 4070, PG. 300)

CHARLES FINNEY &  
FRANCIS FINNEY, ET UX  
1.69 ACRES  
(DOC. 201700033263)

### OWNER:

BELTON PROPERTY, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
11704 SHOREVIEW OVERLOOK  
AUSTIN, TEXAS 78732

### ACREAGE:

474,951.39 SQ. FT. - 10.90 ACRES

### NUMBER OF BLOCKS:

1

### NUMBER OF LOTS:

1

### SUBMITTAL DATE:

02/08/2023

### DATE OF REVISION:

-

### SURVEYOR:

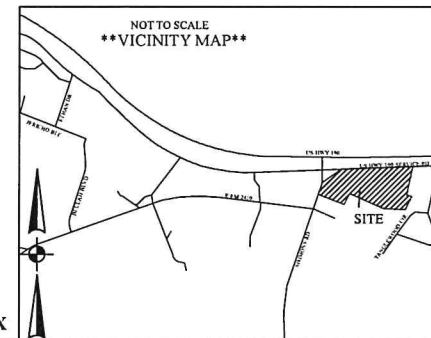
ALL STAR LAND SURVEYING - FIRM: 10135000  
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729  
(512) 249-8149 REF# A0105322

### ENGINEER:

PROFESSIONAL STRUCVIL ENGINEERING  
2205 W. PARKER LANE, STE. 201  
AUSTIN, TEXAS 78727  
512-238-6422

### PROJECT DATUM:

NORTH AMERICAN DATUM 1983 (NAD 83)  
PROJECTION: TEXAS STATE PLANE -  
CENTRAL ZONE (4203)  
UNITS: US SURVEY FEET



### F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAPS  
F.I.R.M. MAP NO.: 48077C023E  
DATED: 09/25/2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY  
AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR  
WILL NOT BE FLOODED. THE SURVEYOR HAS NO  
ADMINISTRATOR FOR THE CURRENT STATUS OF THIS  
TRACT

**SIMMONS PLAT 10.90 ACRES  
JOHN BEAL SURVEY, ABS. NO. 70**  
BEING 10.90 ACRES OUT OF THE JOHN BEAL SURVEY, ABSTRACT NO. 70,  
IN BELL COUNTY, TEXAS, BEING THE SAME 10.91 ACRE TRACT  
CONVEYED TO BELTON PROPERTY, LLC, A TEXAS LIMITED LIABILITY COMPANY  
IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 202207512,  
OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

SCALE:	1" = 100'
BEGIN DATE:	02/08/2023
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0105322
REVISED DATE:	XX/XX/2022

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SHEET  
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OF 2

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