



# CITY OF BELTON

Planning & Zoning Commission Meeting  
Tuesday, September 19, 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 August 15, 2023, regular meeting.
4. Welcome new Commission Member and Select a Vice Chair for the Commission.
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.
6. P-23-23 - Consider a final plat for Metal Mart # 59, comprising 8.963 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.
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.
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.
9. Receive a report on Administrative Plat Approvals.

If interpreter services for the deaf or hearing impaired are required, please contact the City Clerk at (254) 933-5817 at least 48 hours in advance.

Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
Tuesday, August 15, 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. Commission members who were present: Chair Brett Baggerly, David Jarratt, Alton McCallum, Quinton Locklin, Dominica Garza, Luke Potts, Nicole Fischer, Joshua Knowles, and Justin Ruiz. The following staff members were present: Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst Alex Munger.

**1. Call To Order.**

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

**Invocation** – Commission Member Alton McCallum gave the Invocation.

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

**2. Public comments.** (*Audio 00:55*)

There were no public comments.

**3. Consider approval of minutes from the previous meeting.** (*Audio 01:31*)

Commission Member Luke Potts motioned to approve minutes from the July 18, 2023, meeting, seconded by Commission Member David Jarratt. The motion passed with 8 ayes and 0 nays.

**4. Commission Member Potts left the meeting prior to this item.**

**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.** (*Audio 01:51*)

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Melissa Tyroch, Applicant, of 911 Villa Lugano Dr., Belton, TX, spoke in favor of the zoning change.

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

Commission Member Joshua Knowles made a motion to approve Z-23-15 as presented. Commission Member Nicole Fischer seconded the motion. The motion passed with 7 ayes and 0 nays.

**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.** (*Audio 06:42*)

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Cynthia Graham, Applicant and Owner, of 6514 W. US Hwy 190, Belton, TX, spoke in support of the zoning change.

Sunshine Sanchez, of 6660 W. US Hwy 190, Belton, TX, spoke against the zoning change.

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

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

Commission Member David Jarratt made a motion to approve Z-23-16 as presented. Commission Member Alton McCallum seconded the motion. The motion passed with 7 ayes and 0 nays.

6. Commission Member Locklin joined the meeting prior to this item.

**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. (Audio 17:40)**

Commission Member Knowles recused himself from the meeting on this item.

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

The following residents spoke in opposition to the zoning change expressing concerns for traffic impacts, safety, street access for construction vehicles, Atmos pipeline, drainage issues, wildlife displacement, lack of parks, sewer, sidewalks, and impacts of climate change from construction:

Mike Middleton – 508 Riverwood Dr.  
April Schiemenz-Wickman – 2300 Highview Dr.  
Bryson Soden – 2301 Highview Dr.  
Allyn Testroet – 2105 Sunrise Dr.  
Robert Shedore – 3110 River Place Dr.  
Eric Wickman – 2300 Highview Dr.,  
Darla Lowe – 508 Riverwood Dr.  
Roman Esparza – 2006 River Run Rd.  
Cherie Shedore – 3110 River Place Dr.

The following residents asked questions of the applicant:

Randle Jackson – 2205 Highview Dr.  
RJ Vargas – 520 Riverwood Dr.

Applicant representative, Will Sisco, Engineer, Turley Associates, 301 N. 3<sup>rd</sup>, Temple, TX, addressed the concerns of the residents.

Bill Barge, Applicant and Owner, of 2005 Birdcreek Dr., Suite 211, spoke about the project and addressed the concerns of the residents.

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

City Planner Ms. Moore answered questions from Commission Members.

Commission Member Nicole Fischer made a motion to approve Z-23-17 as presented. Commission Member Justin Ruiz seconded the motion. The motion passed with 7 ayes and 0 nays.



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. (Audio 55:57)**

City Planner Ms. Moore stated that the 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. (Audio 57:05)**

City Planner Ms. Moore presented the staff report.

Chair Brett Baggerly opened the public hearing.

Robert Robison, Applicant, of 256 Pecan Meadow Ln., Belton, TX, spoke in support of the zoning change.

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

Commission Member Nicole Fischer made a motion to approve Z-23-19 as presented. Commission Member David Jarratt seconded the motion. The motion passed with 8 ayes and 0 nays.

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. (Audio 1:01)**

City Planner Ms. Moore presented the staff report.

Commission Member Quinton Locklin made a motion to approve P-23-22 as presented. Commission Member Nicole Fischer seconded the motion. The motion passed with 8 ayes and 0 nays.

**10. 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 6:37 p.m. (Audio ends at 1:06)

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Chair, Planning and Zoning Commission

Agenda Item# 5

Z-23-20

Metal Mart

Zoning Change

# Staff Report – Planning & Zoning Agenda Item



Date: September 19, 2023  
Case No.: Z-23-20  
Request: Commercial 1 w/ SUP for Outdoor  
Storage – Commercial 2  
Applicant/Owners: Jim Robinson/ Belton R/E  
Ventures

## **Agenda Item #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.

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

**Current Zoning:** Commercial-1 w/Specific Use Permit to allow Outdoor Storage (C-1 w/ SUP)

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

**Proposed Use(s):** Metal Mart Retail and Major Automobile Repair Shop

**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. A zoning change to Commercial -1 with a Specific Use Permit for Outdoor Storage was approved in September 2005 to allow the current Metal Mart Retail Warehouse.

The applicant plans to construct a new automotive repair garage south of the existing Metal Mart. The Zoning Code differentiates between minor and major automobile repairs. Minor repairs, which include basic services like oil changes, tune-ups, and battery and tire replacements, are permitted in the Retail (R), Commercial Highway (CH), and Commercial – 1

(C-1) Zoning Districts. Major automobile repairs, which include general repairs, reconditioning of engines, air-conditioning systems, transmissions, bodywork, and painting, are permitted only in the Commercial – 2 (C-2) District. The latter is proposed by the applicant.

### **Project Analysis and Discussion**

#### **Existing Conditions:**

<b>Direction</b>	<b>Zoning</b>	<b>Use</b>
North	C-1 w/SUP for Mini Storage	Detached home and portable building sales
South	Rural Bell County	Residential-detached homes
West	C-1	Contractor Office
East	Ag	Detached garage and awning

**Land Use Table/Allowable Uses:** The requested C-2 Zoning District would permit the major automotive repair garage as requested by the applicant. 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; however, it must be screened when adjacent to residential uses.

**Area & Setback Requirements:** The subject property is approximately 2 acre and exceeds the minimum area requirements:

	<b>C-2</b>
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%

All proposed new buildings will be reviewed for compliance with the setback requirements, and applicable building, fire, and site development requirements. A subdivision plat for the division of the lot into two separate lots is currently under review.

**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.

**Sewer CCN:** This property is inside the City Sewer CNN; however, there are no service lines available. The applicant has an existing on-site sewage facility. The applicant is required to secure approval from the Bell County Public Health District for an on-site sewage facility for the new building.

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 A Commercial-1 with a Specific Use Permit (C-1 w/ SUP) 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 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

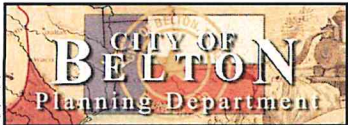
Fee: \$300.00

Date received:	
APPLICANT NAME: <u>Jim Robinson</u>	
EMAIL: <u>jims_birdie@yahoo.com</u>	PHONE NUMBER: <u>(512) 423-9301</u>
MAILING ADDRESS: <u>177 S. Bay Dr., Bullard, TX 75757</u>	
PROPERTY OWNER NAME: <u>BELTON R/E VENTURE</u>	
EMAIL: <u>SAME AS ABOVE</u>	PHONE NUMBER:
MAILING ADDRESS:	

Proposed Use of Structures (building) and Property (exterior property): <u>HIGHLY SPECIALIZED, HIGH PERFORMANCE AUTOMOTIVE REPAIR</u>
Current Use: <u>CURRENTLY UNDEVELOPED</u>
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: <u>5005 Hiway 190 WEST (LOT BEHIND METAL MART BLDG - WILL FRONT ON DOG RIDGE RD</u>
Legal Description of Property: Abstract Survey <u>2.01 ACRES, WILEY M HEAD SURVEY</u> Parcel ID <u>ABSTRACT # 433</u>
Lot(s): _____ Block(s): _____ of Subdivision _____
Existing Zoning: <u>C-1</u> Proposed Zoning: <u>C-2</u>

Signature of Applicant: Jim Robinson Date: 8.7.23  
Signature of Owner (if not applicant): \_\_\_\_\_ Date: \_\_\_\_\_





# Zoning Case # Z-23-20 Location

**ZONING CHANGE:**

C-1 - SUP  
to  
C-2

**LEGAL DESCRIPTION:**

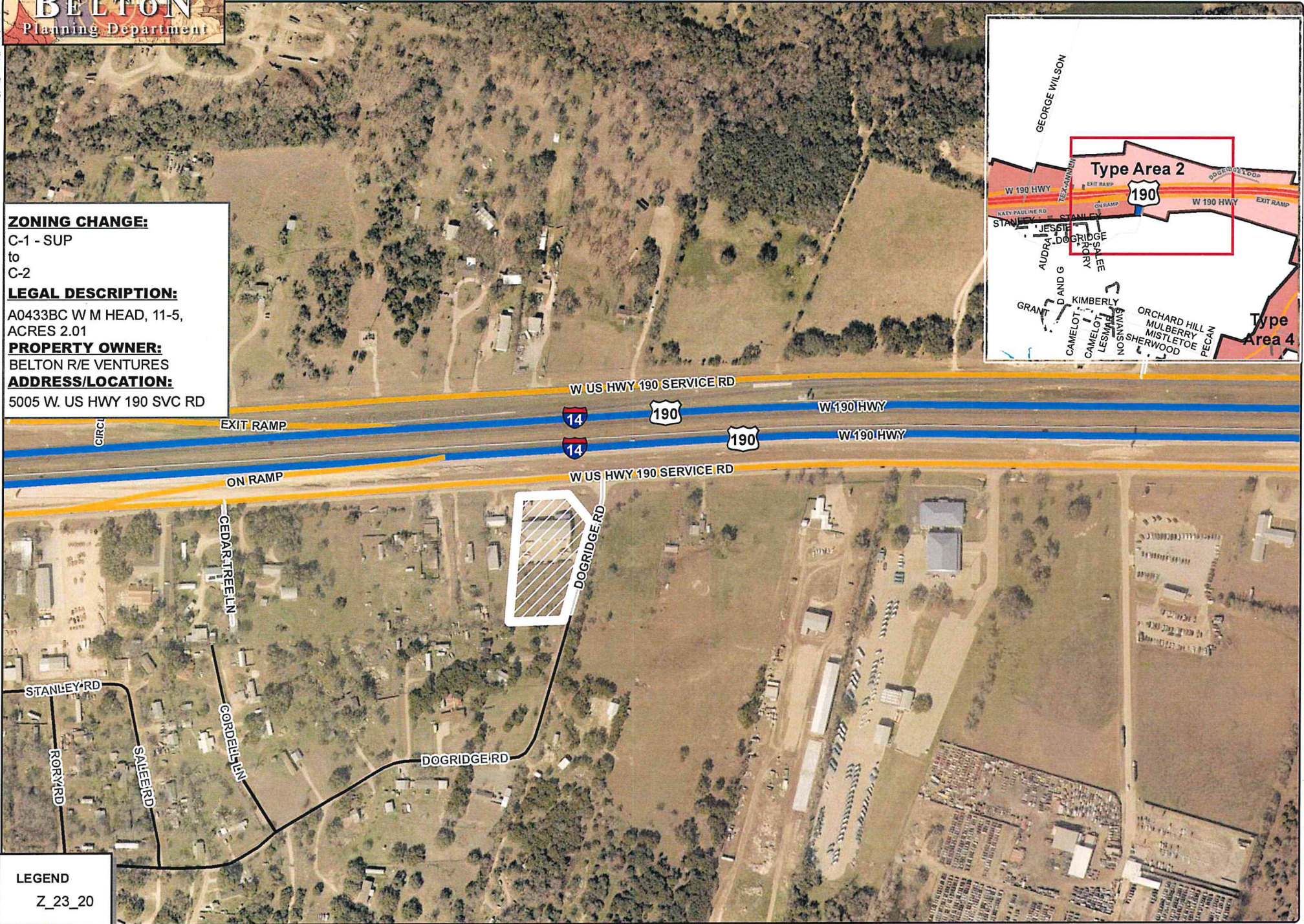
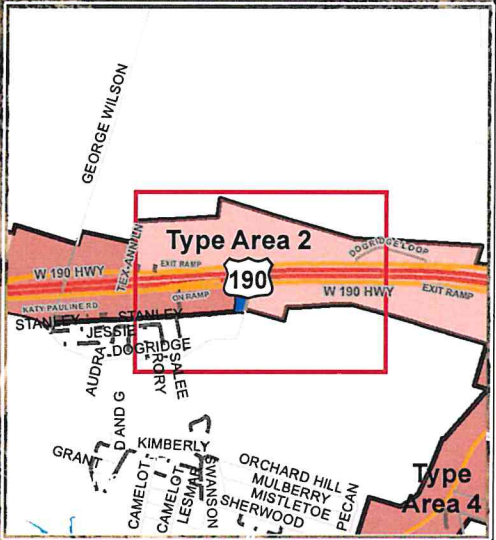
A0433BC W M HEAD, 11-5,  
ACRES 2.01

**PROPERTY OWNER:**

BELTON R/E VENTURES

**ADDRESS/LOCATION:**

5005 W. US HWY 190 SVC RD

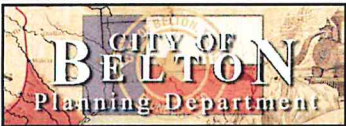


LEGEND  
Z\_23\_20



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# Zoning Case # Z-23-20 Zoning

**ZONING CHANGE:**

C-1 - SUP  
to  
C-2

**LEGAL DESCRIPTION:**

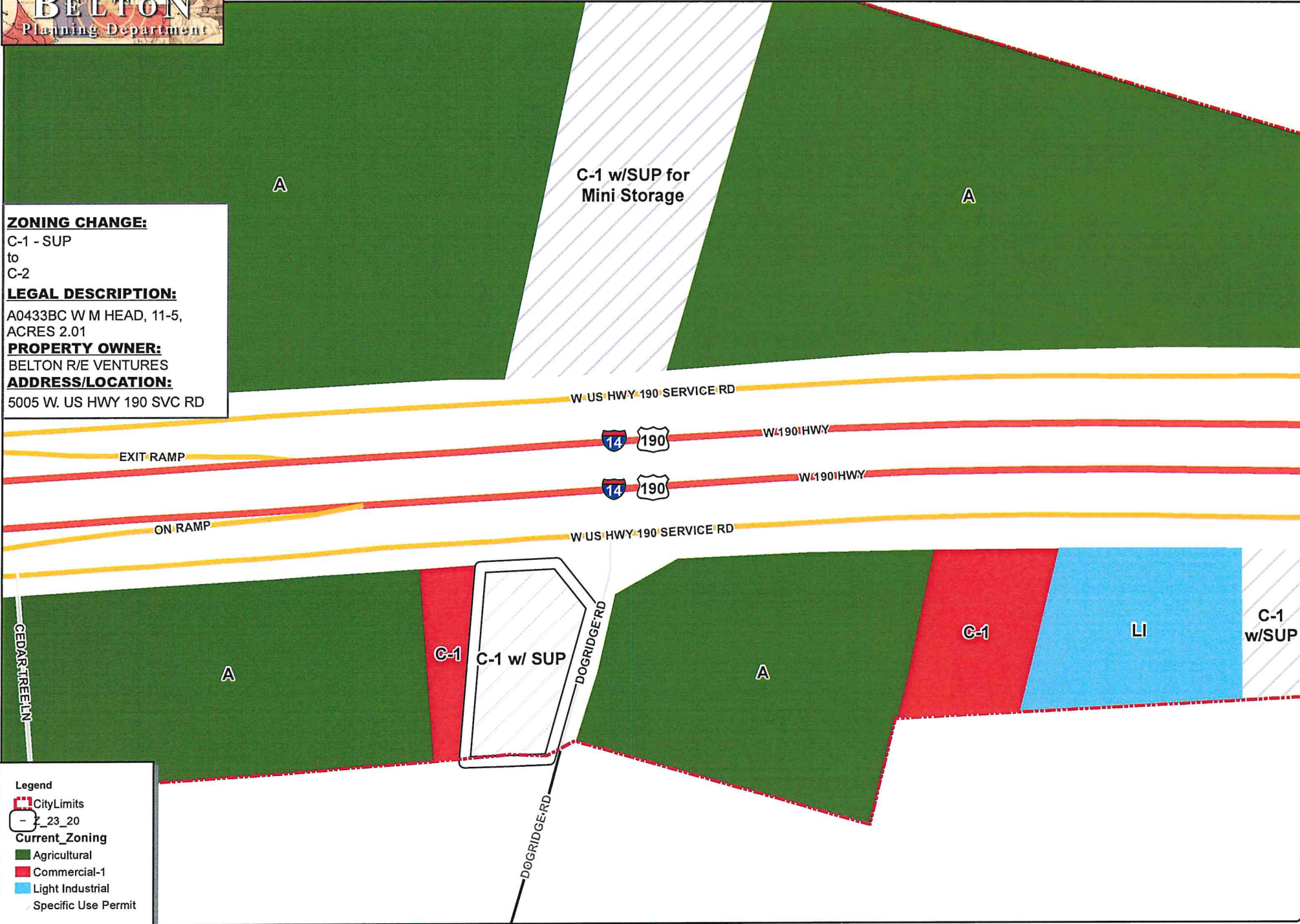
A0433BC W M HEAD, 11-5,  
ACRES 2.01

**PROPERTY OWNER:**

BELTON R/E VENTURES

**ADDRESS/LOCATION:**

5005 W. US HWY 190 SVC RD





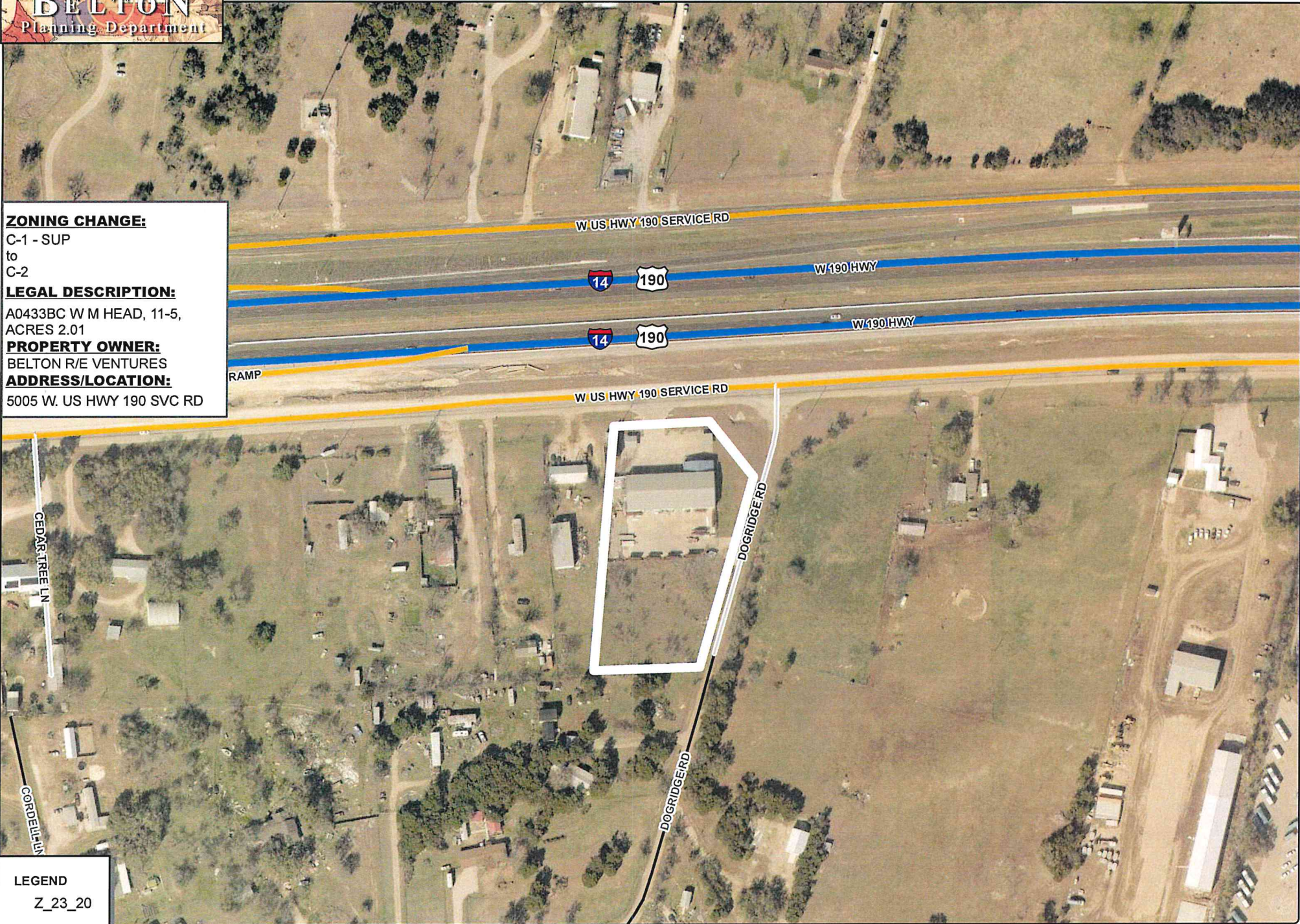


**ZONING CHANGE:**  
C-1 - SUP  
to  
C-2

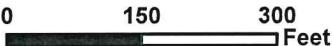
**LEGAL DESCRIPTION:**  
A0433BC W M HEAD, 11-5,  
ACRES 2.01

**PROPERTY OWNER:**  
BELTON R/E VENTURES

**ADDRESS/LOCATION:**  
5005 W. US HWY 190 SVC RD



**LEGEND**  
Z\_23\_20



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: JIM ROBINSON, REPRESENTING BELTON R/E VENTURES,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 5005 W. HIGHWAY 190 SERVICE ROAD (METAL MART),  
FROM A(N) COMMERCIAL – 1 WITH A SPECIFIC USE PERMIT FOR OUTDOOR STORAGE ZONING DISTRICT,  
TO A(N) COMMERCIAL- 2 ZONING DISTRICT,  
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 **5:30 P.M., Tuesday, September 19, 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, September 26, 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 SEPTEMBER 26, 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)

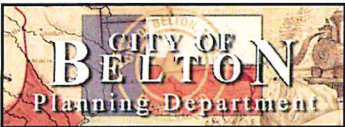
SIGNATURE OF THE PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

**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.

23922	41555	67288
CURRY, SAMUEL LEON	DOWNING, GARY EDWARD	HERZOG-MILLER, JEWEL L
5136 DOGRIDGE RD	PO BOX 143	PO BOX 127
BELTON, TX 76513-7030	NOLANVILLE, TX 76559-0143	TEMPLE, TX 76503
74691	80532	124922
BARCO, RAMON GARCIA	OLDHAM, GARY K ETUX PATRICIA A	LUSTY, EDWIN H
4031 W US HIGHWAY 100	5120 DOGRIDGE RD	264 N LAMAR ST
BELTON, TX 76513	BELTON, TX 76513-7030	LITTLE RIVER ACADEMY, TX 76554
126933	130281	136086
WHALEY, KEVIN J & JASON GLEN BROWN	BELTON R/E VENTURE LP	BARCO, RAMON G
5131 W US HWY 190 UNIT 133	177 S BAY DR	4031 W US HIGHWAY 100
BELTON, TX 76513	BULLARD, TX 75757-8934	BELTON, TX 76513
467795		
VETERANS LAND BOARD		
4931 W US HIGHWAY 190		
BELTON, TX 76513		





# Zoning Case # Z-23-20

## ZONING CHANGE:

C-1 - SUP  
to  
C-2

## LEGAL DESCRIPTION:

A0433BC W M HEAD, 11-5,  
ACRES 2.01

## PROPERTY OWNER:

BELTON R/E VENTURES

## ADDRESS/LOCATION:

5005 W. US HWY 190 SVC RD

## Legend

Z\_23\_20

200' Property Owner  
Notification Area

Tax Appraisal Parcels

Map Date: 8/17/2023

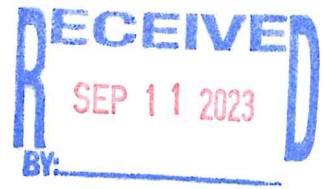
0 200 400 Feet



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3. \_\_\_\_\_

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

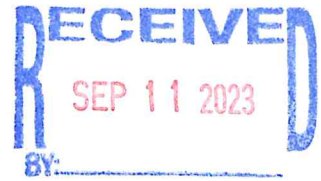
SIGNATURE OF THE PROPERTY OWNER: *R. B.* DATE: 11-SEP-23

74691, 136086  
BARCO, RAMON GARCIA  
4031 W US HIGHWAY 100  
BELTON, TX 76513

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

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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 SEPTEMBER 26, 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: *R. R. O.*

DATE: SEP 11-23

467795  
VETERANS LAND BOARD  
4931 W US HIGHWAY 190  
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.

Agenda Item# 6

P-23-23

Metal Mart #59

Final Plat



# Staff Report – Planning & Zoning Agenda Item



Date: August 15, 2023  
Case No.: P-23-22  
Request: Final Plat  
Applicant: Jim Robinson  
Owner/Developer: Belton R/V Ventures

## Agenda Item #6

P-23-23 - Consider a final plat for Metal Mart #59 comprising 2.01 acres, located at 5005 W. US 190 Service Road, south of Interstate 14 and west of Dog Ridge Road.

## Originating Department

Planning – Tina Moore, Planner

## Case Summary

This final plat proposes a one-block, two-lot subdivision for commercial development. The property is currently zoned Commercial 1 with a Specific Use Permit. The applicant has submitted a zoning change to Commercial -2 (C-2) to allow for the future development of a vehicle repair garage south of the Metal Mart Store.

## Project Analysis and Discussion

The proposed lots satisfy the following requirements for the C-2 Zoning District.

	<b>C-2</b>	<b>Proposed Plat</b>
Minimum Lot area	5,000 SF	Two lots – one 1.13 acres, one 0.88. Exceeds minimum requirement.
Lot width	50'	Approximately 216'
Lot Depth	100'	Exceeds 197'
Minimum Front Yard Setback	20'	Setback shall comply with zoning district – 20'
Minimum Side Yard Setback	15'/20' adjacent to street	Setback shall comply with zoning district – 15'/20'
Minimum Rear Yard Setback	15'	Setback shall comply with zoning district – 15'me
Maximum Lot Coverage	50%	

**Water:** This property is located within the Dog Ridge Water Supply Corporation (WSC) Certificate of Convenience and Necessity (CCN). Domestic water services will be provided by Dog Ridge WSC. Fire protection will be required for any new structures constructed on the property.

**Sewer:** This is located within the City's Wastewater CNN, however, there are no service lines available. The applicant has an existing on-site sewage facility for the Metal Mart Retail Store. The applicant has contacted the Bell County Public Health District to determine their requirements pertaining to on-site sewage facilities for the new building.

**Access:** Access is currently provided from Interstate 14 Frontage Road for the Metal Mart Retail Store. A second access for the proposed new building will be from Dog Ridge Road.

**Streets and Sidewalks:** Interstate 14 is on the north side of the site and is a TxDOT facility. TxDOT requested a 1' non-access easement along the frontage road, which has been provided by the applicant.

Dog Ridge Road is identified as Local Street on the City Thoroughfare Plan which requires 50' of right of way (ROW). The plat does not clearly reflect the required ROW. Staff estimates the existing ROW to be approximately 30'-35' wide. The applicant is required to dedicate half of the necessary ROW, approximately 7.5' to 10', to achieve the 50' minimum requirement. Dog Ridge Road is a narrow substandard road without curb and gutter and was constructed in the County. This portion of Dog Ridge extends from George Wilson Road east to the intersection of Interstate 14 Frontage Road and Dog Ridge Road.

Per Section 502.H.3, when a subdivision plat is adjacent to a substandard street, the developer is required to improve the development's proportional share of the road – this includes the design and construction of half the road. Public Works staff evaluated the conditions of the existing Dog Ridge Road and determined an overlay treatment would strengthen and extend the life of the roadway. They estimated a total cost of \$11,777 would be necessary to overlay an approximate 17' wide road by 430' length, from the intersection of Interstate 14 frontage Road to the southern property line of Metal Mart. Instead of contributing the cost of half a 31' street and one side of the curb/gutter to meet the perimeter street improvement, a contribution of \$11,777 for an overlay of the existing street was recommended for this development.

A 6' sidewalk is required along Interstate 14 Frontage Road per the adopted Master Plan: Sidewalk, Trails, Shared Use Paths.

The applicant is requesting a variance for the needed ROW, the perimeter street, and sidewalk improvements. Although, at the time of report was prepared, the applicant has not yet submitted a formal request for a variance.

Several developers have contributed funds or provided perimeter street improvements to meet the requirements of the Subdivision Ordinance. The required funds may be placed in an escrow account and, if not used within 7 years, the funds may be returned to the developer.

**Drainage:** Preliminary drainage plans were reviewed with the plat. A more detailed drainage plan is required with the construction plans for a complete evaluation prior to the issuance of a building permit.

**Recommendation**

Recommend approval of the final plat of Belton Hwy 190/FM 1670 Northeast Addition, subject to the following:

1. Staff comment letter dated 8-25-23.
2. Disapproval of the variance to waive the Right of Way requirements.
3. Disapproval of the variance to waive the perimeter street improvements requirements.
4. Disapproval of the variance to waive the sidewalk requirements.

**Attachments**

1. Final Plat Application
2. Final Plat
3. Variance request letter
4. Staff Comment Letter dated 8-25-23





P-23-23

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

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

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

Fees due \$ 335

☐ ETJ  
☒ Inside Belton City Limits

Date Received: \_\_\_\_\_ Date Due: \_\_\_\_\_

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

Applicant: JIM ROBINSON Phone: (512) 423-9301

Address: 177 S. BAY DR, BULLARD, TX 75757

Email: JIMS\_DIDDIE@YAHOO.COM

Owner: BELTON R/E VENTURE Phone: \_\_\_\_\_

Mailing Address: SEE INFO ABOVE

Email Address: \_\_\_\_\_

**Current Description of Property:**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Acres: 2.01 Survey: WILEY M. HEAD

Abstract #: 433 Street Address: 5005 HWY 190 WEST

Frontage in Feet: \_\_\_\_\_ Depth in Feet: \_\_\_\_\_

Does Zoning comply with proposed use? No Current Zoning: C-1

Name of proposed subdivision: \_\_\_\_\_

Number of Lots: 2 Fee: \$ \_\_\_\_\_

Signature of Applicant: Jim Robinson Date: 8.7.23

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

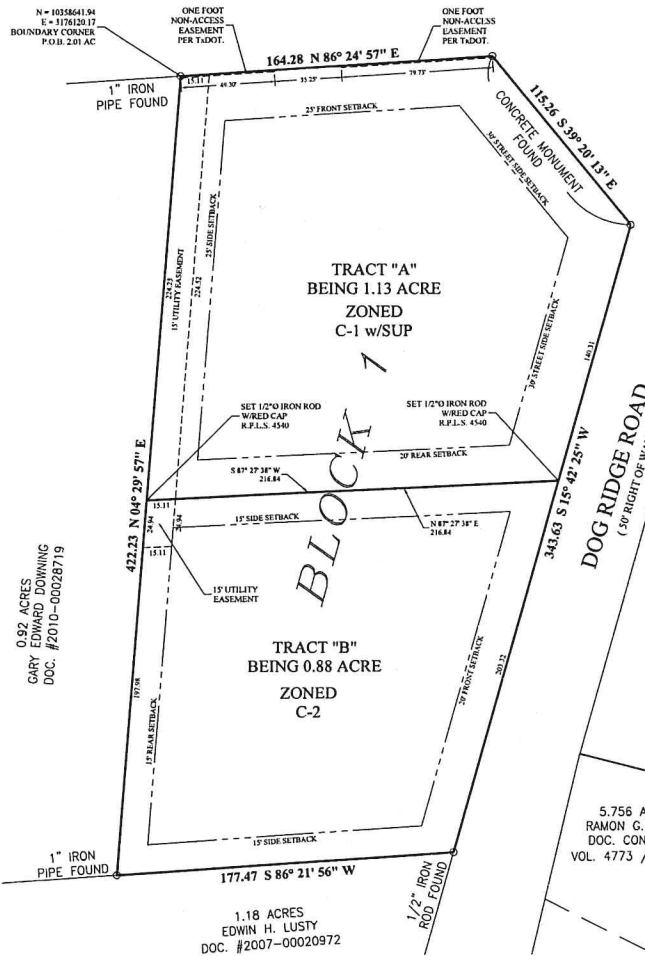
**NOTE: Variances to code requirements may be considered by P&ZC and City Council.**

Subdivision Fees:

General Development Plan review.....	\$200.00
Admin Plat.....	\$275.00
Preliminary Subdivision Plat .....	\$275.00 + \$5.00 per lot + recording fees
Final Subdivision Plat .....	\$275.00 + \$5.00 per lot + recording fees
Preliminary One-Lot Subdivision Plat .....	\$275.00 + \$10.00 per acre + recording fees
Final One- Lot Subdivision Plat .....	\$275.00 + \$10.00 per acre + recording fees
Residential Replat.....	\$275.00 + \$5.00 per lot + recording fees
Administrative Plat.....	\$275.00
Material Testing Fee.....	Actual costs + 10%
Placing traffic control devices and street name signs.....	\$275.00
Park Land Dedication (Ordinance #2005-5).....	\$200.00 per dwelling unit
<b>GIS fee (inputting subdivision, utilities, infrastructure) .....</b>	<b>\$25.00</b>

**FINAL PLAT**  
**METAL MART #59**  
 BEING A PLAT OF A 2.01 ACRE TRACT OF LAND,  
 CITY OF BELTON, BELL COUNTY, TEXAS  
**U.S. HIGHWAY 190 (SERVICE ROAD)**  
 (400' RIGHT OF WAY)

BEARINGS BASED  
 TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE  
 (NAD 1983) AS DETERMINED BY G.P.S. OBSERVATION.



**SITE LOCATION**  
 5005 HIGHWAY 190 BELTON, TX.  
 WILEY M. HEAD SURVEY ABSTRACT  
 NO. 433, BELL COUNTY TEXAS



**LOCATION MAP**  
 SCALE 1" = 500'

KNOW ALL MEN BY THESE PRESENTS: That I, \_\_\_\_\_, in the State of Texas, do hereby certify that I prepared this Plat from an actual and accurate survey of the land and that the corner monuments shown thereon shall be properly placed, under my personal supervision, in accordance with the subdivision regulations of the City of Belton, Texas.

R.P. SHELLEY R.P.L.S. No. 4540 (SEAL)

I hereby certify that the above and foregoing Plat of the Metal Mart # 59 Addition to the City of Belton was approved this \_\_\_\_\_ Day of September, 2023, by the Planning and Zoning Commission of the City of Belton, Texas.

Chairman \_\_\_\_\_ Secretary \_\_\_\_\_

I hereby certify that the above and foregoing Plat of the Metal Mart # 59 Addition to the City of Belton was approved this \_\_\_\_\_ Day of September, 2023, by the City Council of the City of Belton, Texas.

Mayor \_\_\_\_\_ Secretary \_\_\_\_\_

Said addition shall be subject to all the requirements of the Subdivision Ordinance of the City of Belton.

Witness my hand this \_\_\_\_\_ Day of September, 2023.

City Clerk \_\_\_\_\_

**SUBDIVISION ORDINANCE 11**  
 Original Adoption Date: 5-28-1985  
 Latest Amendment Date: 9-28-2021

**REVIEW COPY - NOT FOR CONVEYANCE OF REAL PROPERTY OR RECORDATION - SUBJECT TO CHANGE**

**TEXAS LAND SURVEYORS**  
 475 CR 4175  
 Crandall Gap, Texas 76637  
 (254) 253-0946  
 rickschellley@gmail.com  
 Firm No. 10194621

**NOTE**

- PROPERTY WITHIN COUNTY OF BELL SEWER CEN. SERVICE IS CURRENTLY UNAVAILABLE.
- LOT(S) WILL BE SERVED BY ON SITE SEWAGE FACILITY. WRITTEN APPROVAL MUST BE OBTAINED BY THE BELL COUNTY HEALTH DEPARTMENT.
- THE CITY OF BELTON DOES NOT REGULATE LOT TO LOT DRAINAGE.

**NOTE**  
 NO DEED RESTRICTIONS ARE PROPOSED

**NOTE**  
 ALL SETBACKS SHALL COMPLY WITH THE CITY OF BELTON ZONING

**FLOODPLAIN NOTE:**

THE SUBJECT PROPERTY IS NOT WITHIN THE FEMA SPECIAL FLOOD HAZARD AREA AS PER FEMA FIRM PANEL: 48020201S, HAVING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. THE SURVEYOR/ENGINEER MAKES NO GUARANTEE TO THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.

**TAX CERTIFICATE**

THE BELL COUNTY TAX OFFICE, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWNING ON THE PROPERTY(S) DESCRIBED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF SEPTEMBER, 2023.

BELL COUNTY TAX OFFICE

BY: \_\_\_\_\_

**CONTRACTOR'S RESPONSIBILITY TO PROTECT NOTICE**

ANY CONTRACTOR OR SUBCONTRACTOR WHOSE CONTRACT OR AGREEMENT PROVIDES FOR THE PROTECTION OF THE PROPERTY OF THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY OF THE CONTRACTOR OR SUBCONTRACTOR. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY OF THE CONTRACTOR OR SUBCONTRACTOR. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROPERTY OF THE CONTRACTOR OR SUBCONTRACTOR.



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

Signature: \_\_\_\_\_  
 Bell County Public Health District

**NOTE**

DOG RIDGE WATER SUPPLY CORPORATION IS THE WATER PROVIDER.

**OWNER INFORMATION:**  
 ID# 590354  
 NAME: BELTON RUE VENTURE LP  
 MAILING ADDRESS: C/O JIM ROBINSON  
 177 S. BAY DR.  
 HULLARD, TX 75757-8934

JIM ROBINSON

State of Texas  
 County of \_\_\_\_\_

Before me, \_\_\_\_\_, on this day personally appeared \_\_\_\_\_, known to me (or proved to me on the oath of or through (description of identity card or other document)) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this day of \_\_\_\_\_ September, 2023.

(Personalized Seal) \_\_\_\_\_ Notary Public's Signature

**RECORDATION INFORMATION:**

DEDICATION RECORDED IN DOCUMENT NO. \_\_\_\_\_  
 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS



**FINAL PLAT**  
 SCALE 1" = 30'



PROFESSIONAL ENGINEERING  
 & DESIGN SERVICES  
 ELECTRICAL  
 MECHANICAL  
 COMMERCIAL  
 RESIDENTIAL

DATE	REVISION NOTES

THESE DOCUMENTS ARE THE PROPERTY OF A&B&S ENGINEERING, INC. DO NOT COPY WITHOUT WRITTEN PERMISSION. UNLESS SPECIFICALLY NOTED OTHERWISE, PLANS IN WHOLE OR IN PART ARE THE PROPERTY OF A&B&S ENGINEERING, INC. APPLICABLE CONTRACT DOCUMENTS APPLY.

**A&B&S ENGINEERING, INC.**  
 2517 E. HIGHWAY 190, SUITE 100  
 WILEY M. HEAD SURVEY ABSTRACT NO. 433, BELL COUNTY TEXAS  
 25 JULY 2023  
 RE: \_\_\_\_\_  
 AS NOTED  
 FINAL PLAT

**PLAT**



September 13, 2023

**Request for Variance**  
**5005 Highway 190 West**  
**Proposed subdivision-Metal Mart 59**

**To Whom It May Concern:**

The project being developed on the proposed lot B of the proposed Metal Mart 59 re-subdivision is to be a 10,000 square foot warehouse building. It would be 9000 square feet of warehouse and 1000 square feet of air-conditioned office/waiting area. The proposed use of the building is a high-performance automotive repair. At the present time, this business is located in Cedar Park, Tx. The owners of the business are residents of Belton and make a two hour round trip to Cedar Park daily. This facility represents an opportunity for them to bring that business closer to their residence in Belton. It also means that they bring an opportunity to the city for both an increase in property taxes on this proposed lot, and the normal share that the city receives from sales taxes.

This business employs two people and provides repair service by appointment only, for four to six customers per day. In addition, this business is only open Monday – Thursday (four days per week). Therefore, there will be no significant increase in the traffic placed on the existing Dog Ridge Road. Because there will be such a limited amount of additional vehicle traffic, I am requesting a variance from both the subdivision requirement of a 31-foot-wide street with curb and gutter, and the city's proposed alternative of me paying \$11,777.00 for possible future re-topping of the road. The proposed increase in traffic of four to six vehicles per day would require many decades of daily traffic in order to cause the need to resurface a street which is currently in very good condition. Under normal circumstances, a portion of property taxes are designated and set aside for street maintenance. Given the minuscule amount of vehicle traffic that would be generated by this business, the property taxes alone should more than take care of future maintenance of this road. Currently the city is only responsible for the first 450 feet, which reaches the back property line of my property. Beginning at the back property line of my property, the county is responsible for road maintenance.

I am also asking for a variance from the requirement of placing a six-foot sidewalk across the entire property line of lot A of the proposed Metal Mart 59 re-subdivision. There are no other sidewalks along this roadway for miles in either direction. Given the cost of construction of any type in the current economy, this places a financial hardship on this project. If there were consistent stretches of sidewalk along this roadway anywhere, I think this request would have less merit. To tie up \$15,000 to \$18,000 by depositing money in an escrow account for seven years, presents a hardship on the project and does not make good fiscal sense. The city annexed this property approximately eighteen years ago, and in the last eighteen years, no sidewalks have been created on either side of Highway 190/Interstate 14. It makes no sense in having one building or property bear the expense of a sidewalk when no other sidewalks are anywhere on either side of the road. It would be the sidewalk that starts nowhere and ends nowhere.

After my initial meeting with the planning department, I was informed that I would be responsible for providing fire suppression water for a proposed building on the proposed lot B of this property. Although I have not determined the exact cost of pouring an engineered, highly reinforced concrete pad and installing an engineered corrugated water tank that will need to hold thousands and thousands of gallons of water, the closest that I can estimate is based on conversations with another property owner to my west who has installed an engineered fire suppression water tank. Based on that conversation, I



am looking at a cost added to this project of approximately \$60,000 to \$70,000. News of this nearly caused me to cancel this project. I am attempting to build one relatively small building that will cost me approximately \$500,000, plus the 60 to 70 K cost of the fire suppression water tank. The cost of adding this fire suppression system to this building caused an increase in the prospective tenant's rent in excess of 10% of the previously agreed upon rent figure. I have been paying city taxes on the existing Metal Mart building for the past sixteen years. Those taxes are supposed to provide me with city water, city sewer, storm water drainage, fire protection and police protection. The city does not provide me with water. The city does not provide me with a waste water system, as the current building operates on an on-site sewage facility (septic system). There is no storm water system anywhere in the area that was strip annexed by the city some eighteen years ago. However, in addition to my normal city, county, and ISD property taxes, I have paid \$240 per year for the last twelve years for storm water improvements that have never existed and do not exist now.

In addition, I am asking for a variance with regards to the request for a right of way dedication at this time and the subsequent need to show the right of way on the plat presented to the city for this review. There exists no clear right of way markings along this "sub-standard" road. I am not opposed to making right of way available to the city at such time as the city actually have a plan in place to widen and upgrade this road. I would suggest a meeting with myself, the city and the property owner across the road. The purpose of such a meeting would be to iron out the right of way question and put that agreement in writing so that in the unlikely event that the city does want to widen the road at some time in the future, the right of way issue is resolved.

I am very close to having to cancel this project because of all the add-ons the city is trying to place on me. The city needs to keep in mind that this is not a subdivision with multiple lots. It is a relatively small industrial building which does not command a lot of rent. When you do a large project with multiple lots, then you can spread out add-on costs and amortize those costs over multiple lots. That is not the case here.

Because there is no waste water system in place on any of these properties that have now been in the Belton City Limits for nearly twenty years, I have the added cost of approximately \$12,000.00 to install an on-site sewage facility (septic system).

My dilemma is dealing with nearly \$100,000 in added cost for a building that cannot stand that much added cost. This Project is located in a lower socio-economic area. At this time, I would not be able to attract a higher dollar user such as office or retail. In closing, I will tell each of you that if I am not able to receive the requested variances, I will not pursue this project any further. I will lose. My lessee will lose because he has to continue driving to Cedar Park and will lose the opportunity have his business located close to home. The city will lose the opportunity to gain the property tax, which is substantial. And the city will lose their share of sale's tax revenue that is currently going to Cedar Park. I hope you will work with me on this. Look at the Metal Mart building: at the property taxes generated over the last 16 years and the probably more substantial sales tax revenue it has generated.

Thank You for your consideration.

Sincerely,  
  
Jim Robinson





# City of Belton

Planning Department

August 25, 2023

**PROJECT: METAL MART # 59**

**APPLICANT: JIM ROBINSON BELTON R/E VENTURES**

**DATE SUBMITTED: 1<sup>ST</sup> REVIEW –8-7-23**

**2<sup>nd</sup> Review – 9-13-23 (under review)**

**LOCATION: 2.01 ACRES – 5005 W. HWY 190 SVC RD**

---

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

## **PLANNING:**

1. For general information:
  - a. Plat purposes a new plat for two commercial properties.
  - b. The property is currently zoned C-1 w/SUP for outdoor storage. The applicant has submitted a zoning change to change both properties to C-2. Zoning Case Z-23-20 is to be considered by the Planning and Zoning Commission on September 19 and the City Council on September 26.
  - c. Required setbacks for C-2 are: FY –20', SY- 215' or 20' adjacent to a road, RY- 15'.
  - d. Dog Ridge Road is classified as a local Road on the Thoroughfare Plan Map, requiring 50' of right of way and 31' of pavement.
  - e. Dog Ridge Water Supply Corporation is the water provider.
  - f. Property within COB Sewer CCN; service is currently unavailable.
  - g. Requires Bell County Health Department approval of an On-Site-Sewage Facility.
2. This plat is pending a zoning change consideration from C-1 w/ SUP to C-2. Zoning Case Z-23-20 is to be considered by the Planning and Zoning Commission on September 19 and the City Council on September 26.
1. Please add a note on the plat indicating that Dog Ridge WSC is the water provider. Please provide a letter from Dog Ridge WSC stating their willingness and ability to provide domestic water services. The utility and topo plan should show the location and size of the water lines and the location of the proposed water meter for Tract B. Dog Ridge WSC does not have the capacity to furnish fire protection for this plat. An alternative option, including the installation of a water tank, will be required with future development plans to construct this property.
2. Please add a note that the lots will be served by an on-site sewage facility. Written approval from Bell County Health Department is required. A signature block for their approval is required on the plat.
3. Please show the location of the existing utility easement between lots 4 and 5 in the Sendero Estates subdivision that will provide for the sewer line and future fire line option, if a fire line is extended with development.
4. On the approval signature blocks, please include the plat name and add spaces for the day and month of approval in both the Planning and Zoning and City Council Signature blocks.
5. The dedication page requires an owner's signature and notarization. Please provide the signature blocks.

6. Dog Ridge Road is a local street that requires 50' of right of way (ROW) and 31' of pavement, curb, and gutter. Under the Subdivision Ordinance (Section 502.H), the developer is required to dedicate 1/2 of ROW to achieve the minimum requirement. Please provide the width of the right of way and width of the existing ROW on the topo and utility plan.
7. Per Section 502.H.3, when a plat is adjacent to a substandard street, the developer shall be required to improve the development's proportional share of the road – this includes the design and construction of the road. Our Public Works team evaluated the conditions of the existing Dog Ridge Road and determined an overlay treatment would strengthen and extend the life of the roadway. They estimated a total cost of \$11,777 would be necessary to overlay an approximately 17' wide road by 430' length, from the intersection of Interstate 14 frontage Road to the end southern property line of Metal Mart. Instead of contributing the cost of half a 31' street and one side of curb/gutter to meet the Perimeter Street Improvement requirements a contribution of \$11,777 for an overlay of the existing street would be considered. A written variance request is needed for the Planning and Zoning Commission and City Council if a variance is requested.
8. Per Subdivision Section 503, Sidewalk Standards and Policy, a 6' wide sidewalk along arterial roads; therefore, is required along the I14 frontage road. Please add a note of this requirement on the subdivision plat. The location and design details will need to be reviewed by TxDOT. Staff will review this provision with the submittal of a site development plan. In lieu of construction, funds necessary for the construction of the sidewalk can be placed in an escrow account to fund future connectivity projects. If funds are not expended within 7 years, the funds and interest will be returned to the owner.

#### **PUBLIC WORKS/KPA:**

9. Add ROW widths for Dog Ridge Road and US Highway 190 (I-14). If ROW widths vary, then specific ROW widths should be dimensioned at the corner points of the tract. A written variance request is needed for the Planning and Zoning Commission and City Council if a variance is requested.
10. Include the property owner/subdivision name for the properties located on the opposite side of Dog Ridge Road.
11. Add a note to the plat stating that the City of Belton does not regulate lot to lot drainage.
12. Plat shall be submitted to TxDOT Area Office for review and any comments from TxDOT shall be addressed and written concurrence from TxDOT provided prior to recommendation of approval by the City.
13. Plat shall be submitted to Clearwater Underground Water Conservation District (CUWCD) for review and any comments from CUWCD shall be addressed and written concurrence from CUWCD provided prior to recommendation of approval by the City.
14. Please confirm that Dog Ridge Water Supply can provide water service to Tract 2. In addition, the plat shall be submitted to Dog Ridge Water Supply for review and any comments from Dog Ridge Water Supply shall be addressed and written concurrence from Dog Ridge Water Supply provided prior to recommendation of approval by the City.
15. Is this property served by a sewer system or OSSF? If OSSF, then the plat needs to be submitted to Bell County Public Health District for review and any comments from Bell County Public Health District shall be addressed and written concurrence from Bell County Public Health District provided prior to recommendation of approval by the City.

**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: Approved. No signatures required.**

☒ **TXDOT: 1' Non- Access Easement Requested along the frontage road.**

**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.**

Agenda Item# 7

Z-23-21

1507 Holland Road

# Staff Report – Planning & Zoning Agenda Item



Date: September 19, 2023  
Case No.: Z-23-21  
Request: Retail to Planned Development  
Retail  
Applicant/Owners: Turley Associates/ Usman  
Azam

## **Agenda Item #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.

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

**Current Zoning:** Retail

**Current Use:** Vacant

**Proposed Zoning:** Planned Development - Retail

**Proposed Use(s):** Retail

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

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

## **Design Standards Type Area 11:**

This Type of Area is projected for primarily single-family residential type with opportunities for retail and commercial areas along Holland Road.

## **Water CCN:**

This property is in the City of Belton Certificate of Convenience and Necessity (CCN). Domestic and fire protection services are available on this property.

## **Sewer CCN:**

This property is inside the City Sewer CNN. The nearest sewer line is south of this lot. The applicant plans to extend an 8" line to connect to the existing line. A subdivision plat and



construction plans are required to review the off-site improvements necessary to provide wastewater to the lot.

### **Background/Case Summary**

This property is located within the original town limits and is zoned Retail (R). The applicant plans to construct a retail center with two tenant spaces for medical and retail uses permitted in the R District. The Planned Development Zoning District is requested to allow a side yard setback reduction for the irregular-shaped lot.

### **Project Analysis and Discussion**

#### **Existing Conditions:**

Direction	Zoning	Use
North	Retail	Longhorn Motors and Trailer Sales
South and east	Retail	Residential-detached homes
West	Light Industrial	Texas Rollin Rock Transportation Services

**Allowable Land Uses:** The proposed zoning change would allow the proposed uses as shown in the conceptual site plan (Exhibit B).

**Area & Setback Requirements:** The subject property is approximately 0.57 acres and exceeds the minimum area requirements:

Retail Zoning Requirements		Zoning Requirements	PD Conditions
Front Yard Setbacks	25'		No reduction is necessary.
Rear Yard Setbacks	20'		No Reduction is necessary.
South Side Yard Setbacks	25'		10'
Minimum Lot Area	7,000 SF		24,829
Minimum width	60'		310'

Minimum depth	N/A	
Lot Coverage	40%	Approximately 6%

The conceptual site plan proposes a 4,127 SF medical/retail development with adequate circulation and required parking totaling 20 spaces. One access is shown on Holland Road/FM 436 which will require approval from TxDOT, as this is a TxDOT facility. A detention pond and dumpster enclosure are proposed on the southeastern corner of the property. Landscaping meeting the requirements of the Design Standards is shown on the plan. Due to the irregular shape of the lot a side yard setback of 10' is requested instead of the required 25'. Because the adjacent properties are zoned Light Industrial and Retail Districts, a screening fence and/or landscaping buffer area are not required. Landscaping is proposed along the eastern property line to provide a buffer for the adjacent detached home property.

The FLUM identifies this area as a Commercial Center. The requested zoning change is consistent with the FLUM and appears to be compatible with the existing zoning, the projected growth for this area, and is appropriate at this location.

### **Recommendation**

Recommend approval of the requested zoning change from Retail to Planned Development Retail District, subject to the following:

1. The use of this property shall conform to the Retail District in all respects.
2. A 10' side yard setback is allowed.
3. The development of each property shall conform to all applicable Type Area 11 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - a. Site Development Standards, to include compliance with the attached site plan (Exhibit B)
  - b. Landscape Design Standards
  - c. Tree Protection, Preservation, and Mitigation Standards.
4. A subdivision plat and a building permit are required prior to development.
5. Sign Standards shall conform to Ordinance 2022-22.

### **Attachments:**

1. Application and Conceptual Site Plan (Exhibit B)
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**

<b>Date received:</b> August 14, 2023	
<b>APPLICANT NAME:</b> Anthony Luke	
<b>EMAIL:</b> aluke@turley-inc.com	<b>PHONE NUMBER:</b> 254-422-4825
<b>MAILING ADDRESS:</b> 301 N 3rd Street Temple, TX 76501	
<b>PROPERTY OWNER NAME:</b> Usman Azam	
<b>EMAIL:</b> uazam512@gmail.com	<b>PHONE NUMBER:</b> 512-909-8552
<b>MAILING ADDRESS:</b> PO Box 1042 Florence, TX 76527	

<b>Proposed Use of Structures (building) and Property (exterior property):</b> Commercial Buildings
<b>Current Use:</b> Empty Lot
<b>LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED:</b> 1507 Holland Road Belton, TX 76513
<b>Legal Description of Property:</b> Abstract Survey <u>A0006BC M F CONNELL, AKA LT 2 BLK 1 GARNER OB ACRES 0.57</u> Parcel ID <u>123380</u> Lot(s): <u>2</u> Block(s): <u>1</u> of Subdivision <u>GARNER OB</u>
<b>Existing Zoning:</b> <u>RETAIL</u> <b>Proposed Zoning:</b> <u>PLANNED DEVELOPMENT</u>

Signature of Applicant: Anthony Luke Date: 08-14-2023

Signature of Owner (if not applicant): Usman Azam Date: 08-14-2023

City of Belton Planning Department  
333 Water Street \* Belton, Texas 76513 \* Phone (254) 933-5312 \* Fax (254) 933-5322

# Exhibit "B"

## FOUNDATION TREATMENT

CATEGORY 1 REQUIRED:  
 \* TOTAL LF OF BUILDINGS = 107 LF  
 \* MULTIPLY TOTAL LF BY A FACTOR OF 4 TO OBTAIN THE TOTAL POINTS REQUIRED FOR FOUNDATION TREATMENT. (PER CITY OF BELTON, DESIGN STANDARDS, SEC. V.F.1.a.2)  
 \* 107 LF X 4 = 428 PTS

PROPOSED:  
 \* IN ORDER TO ACCOUNT FOR THE 428 PTS REQUIRED:  
 4 LARGE TREES, 3 SMALL TREES, 16 SHRUBS, 480 SOFT PLANTER  
 2 TRASH RECEPTACLES, DUMPSTER SCREENING  
 \* LARGE TREE: 4130 = 120 PTS  
 \* SMALL TREE: 3115 = 45 PTS  
 \* LARGE SHRUB: 1845 = 60 PTS  
 \* 2 TRASH RECEPTACLES: 2120 = 40 PTS  
 \* IRRIGATED PLANTER: 0.5X480 SF = 240 PTS  
 \* TOTAL POINTS = 525 PTS

## SCREENING OF DUMPSTER AND TRASH RECEPTACLES

REQUIRED:  
 \* A DECORATIVE MASONRY WALL (MINIMUM SIX FEET IN HEIGHT) ON THREE SIDES AND A GATE ON THE FOURTH SIDE. THE GATE SHALL BE CONSTRUCTED WITH AN OPAQUE, NON-MASONRY MATERIAL. THE CONSTRUCTION MATERIALS OF THE WALL SHALL MATCH MATERIAL USED ON THE PRINCIPAL BUILDING LOCATED ON THE SAME LOT.  
 \* SHRUBS EVERY THREE LINEAR FEET AROUND DUMPSTER PAD AREA  
 PROPOSED:  
 \* A DECORATIVE MASONRY WALL AND GATE TO FOLLOW REQUIREMENTS  
 \* 16 SHRUBS ALONG DUMPSTER PAD PERIMETER (NOT SHOWN TO SCALE)

## PARKING LOT LANDSCAPING ALONG PUBLIC STREETS

REQUIRED:  
 \* ONE LARGE OR TWO SMALL TREES PER 50 LINEAR FEET  
 \* ONE SMALL TREE PER 60 LINEAR FEET  
 \* ONE LARGE SHRUB, SMALL SHRUB, OR ORNAMENTAL GRASS PER 5 LINEAR FEET  
 \* TOTAL LINEAR FEET ALONG A PUBLIC STREET = 180 LF  
 \* TOTAL LANDSCAPING REQUIRED:  
 \*\* 4 LARGE TREES  
 \*\* 3 SMALL TREES  
 \*\* 32 SHRUBS  
 PROPOSED:  
 \* 4 LARGE TREES  
 \* 3 ORNAMENTAL TREES (SMALL)  
 \* 37 LARGE SHRUBS (INCLUDING 16 AROUND DUMPSTER)

## INTERIOR PARKING LOT LANDSCAPE REQUIREMENT

REQUIRED:  
 \* ONE LARGE TREE IS REQUIRED PER TEN NEW PARKING SPACES  
 \* INTERIOR PARKING MEDIANS REQUIRE 50% DECORATIVE GROUND COVER MATERIAL AND 50% PLANTING GROUND COVER  
 PROPOSED:  
 \* FOUR LARGE TREES PROPOSED ALONG INTERIOR PARKING  
 \* RIVER ROCK AND ASIAN JASMINE GROUND COVER PROPOSED IN INTERIOR PARKING MEDIANS

\*LANDSCAPE SUBJECT TO CHANGE

## LEGEND



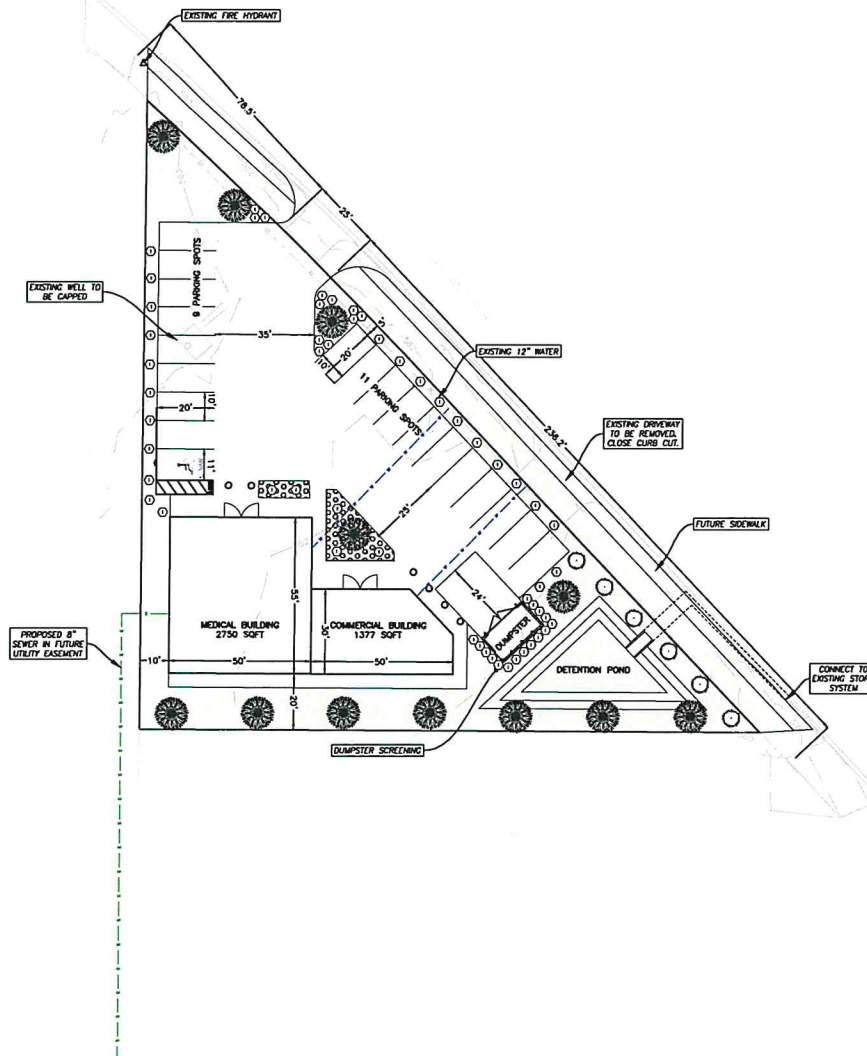
## CODE REQUIRED PARKING

MEDICAL ESTABLISHMENT: = 1 PER 200 SF GFA  
 2,750 SF = 14 SPACES

COMMERCIAL ESTABLISHMENT: = 1 PER 300 SF GFA  
 1,377 SF = 5 SPACES


## PROPOSED PARKING SPACES

20 SPACES (1 ADA)



## ARCHITECTURAL DESIGN THEME:



© TURLEY ASSOCIATES, INC.  THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES, INC. AND MUST BE SUBMITTED UPON REQUEST. THE INFORMATION HEREON MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES, INC.	DATE	DESCRIPTION	DFTR.	TURLEY ASSOCIATES, INC.  WWW.TURLEY-INC.COM 254-773-2400  301 N. 3RD ST. TEMPLE, TEXAS 76701  ENGINEERING FIRM NO. 1458 SURVEY FIRM NO. 10056000	 <b>TURLEY</b> ENGINEERING & SURVEYING	DRAFTSMAN: A.J.L. DESIGNER: A.J.L. ENGINEER: A.J.L.  DATE: SEPTEMBER 8, 2023  THIS EXHIBIT IS RELEASED UNDER THE AUTHORITY OF WILLIAM F. SISCO, PE (#123121) ON SEPTEMBER 8, 2023 FOR THE PURPOSE OF ZONING APPLICATION AND SHALL BE USED FOR NO OTHER PURPOSE.	1507 HOLLAND ROAD AZAM, USMAN CALLED 0.57 ACRES (AKA LOT 2, BLOCK 1 GARNER 08) DOC. # 2022081205	TITLE	ZONING EXHIBIT	JOB#	23-2046	PAGE#	EX. 1		



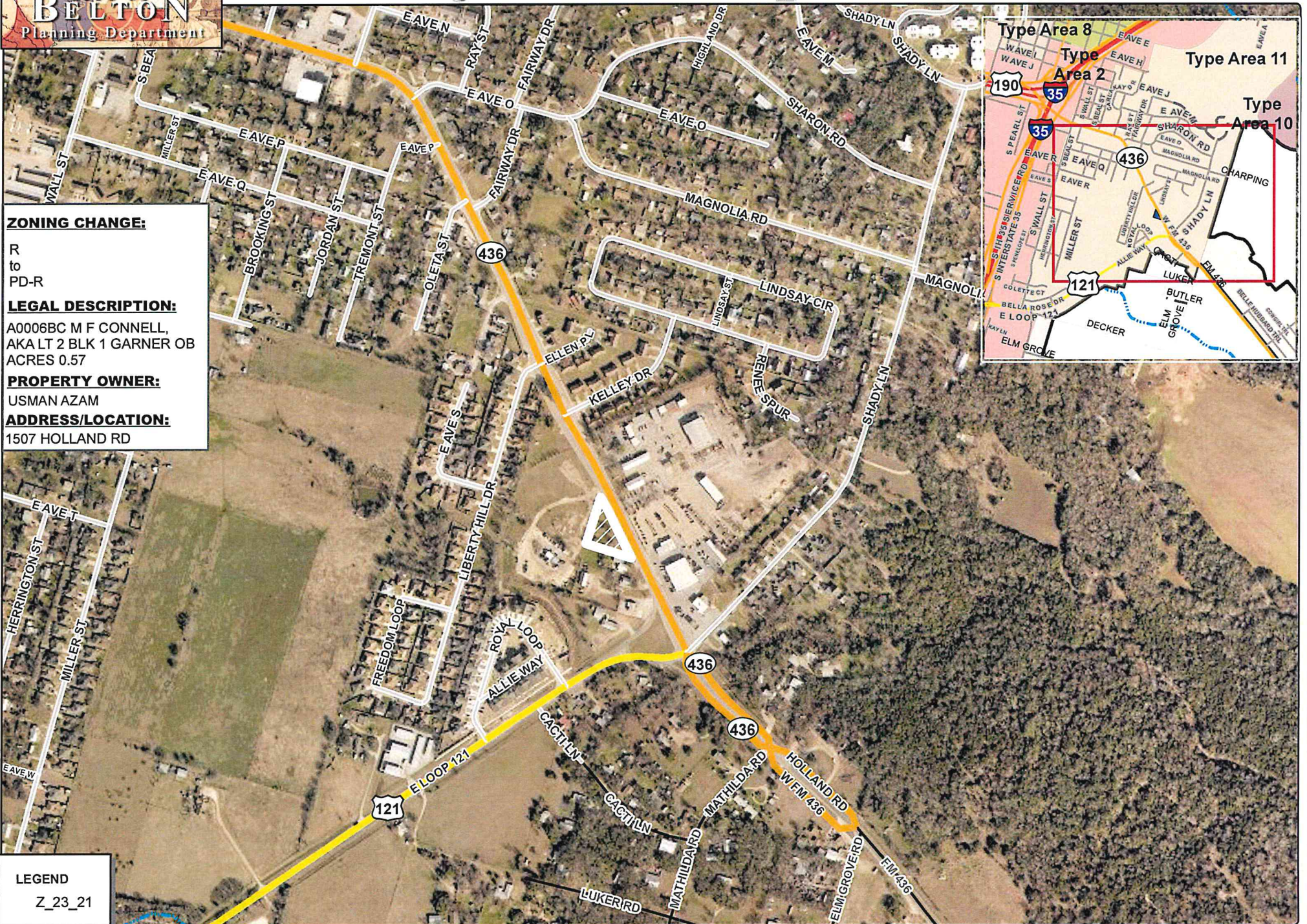
R  
to  
PD-R

A0006BC M F CONNELL,  
AKA LT 2 BLK 1 GARNER OB  
ACRES 0.57

## USMAN AZAM

1507 HOLLAND RD

## Z 23 21



Map Date: 8/17/2023

0 250 500 1000 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-23-21\_Zoning

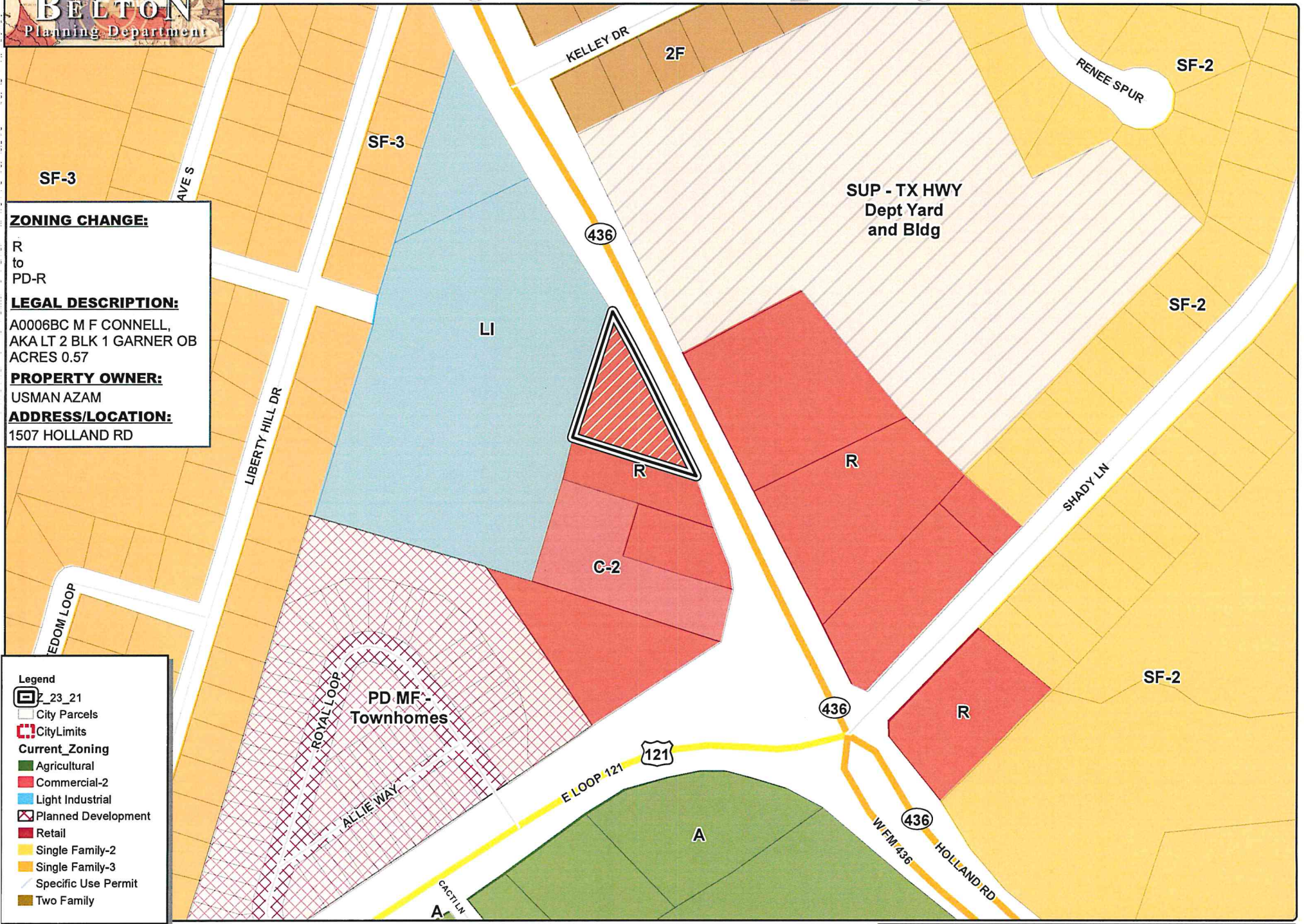
**ZONING CHANGE:**  
R  
to  
PD-R

**LEGAL DESCRIPTION:**  
A0006BC M F CONNELL,  
AKA LT 2 BLK 1 GARNER OB  
ACRES 0.57

**PROPERTY OWNER:**  
USMAN AZAM

**ADDRESS/LOCATION:**  
1507 HOLLAND RD

- Legend**
- Z-23-21
  - City Parcels
  - City Limits
  - Current\_Zoning**
  - Agricultural
  - Commercial-2
  - Light Industrial
  - Planned Development
  - Retail
  - Single Family-2
  - Single Family-3
  - Specific Use Permit
  - Two Family



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# Zoning Case # Z-23-21\_Aerial

## ZONING CHANGE:

R  
to  
PD-R

## LEGAL DESCRIPTION:

A0006BC M F CONNELL,  
AKA LT 2 BLK 1 GARNER OB  
ACRES 0.57

## PROPERTY OWNER:

USMAN AZAM

## ADDRESS/LOCATION:

1507 HOLLAND RD

## LEGEND

Z\_23\_21

Map Date: 8/17/2023

0 50 100  
Feet



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**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 USMAN AZAM,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1507 HOLLAND ROAD,  
FROM A(N) RETAIL (R) ZONING DISTRICT,  
TO A(N) PLANNED DEVELOPMENT – RETAIL (R) ZONING DISTRICT,  
TO ALLOW FOR NEW RETAIL DEVELOPMENT WITH REDUCED REAR YARD SETBACK (SEE ATTACHED SITE PLAN).

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, September 19, 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, September 26, 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 SEPTEMBER 26, 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-23-21

## ZONING CHANGE:

R  
to  
PD-R

## LEGAL DESCRIPTION:

A0006BC M F CONNELL,  
AKA LT 2 BLK 1 GARNER OB  
ACRES 0.57

## PROPERTY OWNER:

USMAN AZAM

## ADDRESS/LOCATION:

1507 HOLLAND RD

## Legend

Z\_23\_21

200' Property Owner  
Notification Area

Tax Appraisal Parcels

Map Date: 8/17/2023

0 100 200  
Feet



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14157  
HICKS, L RAY  
417 HOLLAND RD  
BELTON, TX 76513

111024  
CITY OF BELTON  
PO BOX 120  
BELTON, TX 76513-0120

116584  
CLABURN, H VERNON  
670 HACKBERRY RD  
SALADO, TX 76571-9546

231807  
3T INVESTMENTS LLC - SERIES 105  
PO BOX 1775  
BELTON, TX 76513

14218  
HICKS, L RAY  
417 HOLLAND RD  
BELTON, TX 76513

116582  
CLABURN, H VERNON  
670 HACKBERRY RD  
SALADO, TX 76571-9546

123380  
AZAM, USMAN  
PO BOX 1042  
FLORENCE, TX 76527

231808  
HELPING HANDS MINISTRY INC  
PO BOX 1923  
BELTON, TX 76513

34707  
AGGERS, THOMAS E  
4204 MOUNTAINVIEW DR  
KILLEEN, TX 76543

116583  
THOMPSON, JIMMY DEAN & BARBARA ANN  
1701 HOLLAND RD  
BELTON, TX 76513

206496  
HICKS, L RAY  
417 HOLLAND RD  
BELTON, TX 76513



Agenda Item# 8

Z-23-22

1005 S. Wheat Road

# Staff Report – Planning & Zoning Agenda Item



Date: September 19, 2023  
Case No.: Z-23-22  
Request: Agricultural to Light Industrial  
Applicant/Owners: Belton Economic Development Corporation

## **Agenda Item #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 and described as Rustic Oaks, Block 1, Lot 28, north of Interstate 14 and south of Digby Drive as submitted by the Belton Economic Development Corporation.

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

**Current Zoning:** Agricultural

**Current Use:** Vacant/ Undeveloped property

**Proposed Zoning:** Light Industrial

**Proposed Use(s):** Industrial Development / Office, Warehouse, and Distribution

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

The FLUM identifies this general area for industrial land uses.

**Design Standards Type Area 1:**

This Type of Area is projected for primarily the business park, office, and mixed uses.

## **Background/Case Summary**

The Belton Economic Development Corporation (BEDC) has received an offer to purchase 5.6 acres of property in the Business Park. Most of the property is zoned Light Industrial except for this 0.625 portion that abuts Wheat Road. The applicant plans to consolidate the two lots to facilitate the expansion of two businesses into Belton. The site will be home to a branch office and warehouse for an HVAC company and will also house a hardware distribution company.

## **Project Analysis and Discussion**

Existing Conditions:

Direction	Zoning	Use
North	C-1 w/SUP for Mini Storage	Detached home and portable building sales
South	Rural Bell County	Residential detached homes
West	C-1	Contractor Office
East	Ag	Detached garage and awning

Land Use Table/Allowable Uses: The proposed LI zoning district would allow for the proposed uses as an office, warehouse, and distribution facility. Other uses permitted in the LI District include research and general administration and professional offices, general warehouse, and product manufacturing (cosmetic, electronic, farm implements, glass products, household appliances, plastic products, shoes, sporting equipment, etc.).

Area & Setback Requirements: When combined with the adjacent property, the lot size will be approximately 5.6 acres which exceeds the minimum area requirements.

	LI
Minimum Lot area	7,200
Lot width	60'
Lot Depth	100'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	20'
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	NA

All proposed new buildings will be reviewed for compliance with the setback requirements, and applicable building, fire, and site development requirements. The property is adjacent to a detached home and will require a 6-8' solid screening wall or fence between the properties.

**Water CCN:** This property is in the Dog Ridge Water Supply Corporation (WSC) Certificate of Convenience and Necessity (CCN). City of Belton Water lines are available for fire protection, if permitted by Dog Ridge WSC.

**Sewer CCN:**

This property is inside the City Sewer CNN. A sewer line is nearby for the applicant to connect to for services.

The FLUM identifies this area for industrial uses. The requested LI Zoning District is consistent with the uses expected in the Belton Business Park. Therefore, the requested zoning appears



to be compatible with the existing zoning, projected growth in the area, and is appropriate at this location.

### **Recommendation**

Recommend approval of the requested zoning change from Agricultural (A) to Light Industrial (LI) District, subject to the following:

1. The use of this property shall conform to the Light Industrial District in all respects.
2. The development of each property shall conform to all applicable Type Area 1 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, consolidating the properties for use, 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: <u>Belton Economic Development Corporation</u>	
EMAIL: <u>chernandez@beltonedc.org</u>	PHONE NUMBER: <u>254-831-6960</u>
MAILING ADDRESS: <u>412 E Central Avenue, Belton Tx 76513</u>	
PROPERTY OWNER NAME: <u>Belton Economic Development Corporation</u>	
EMAIL: <u>chernandez@beltonedc.org</u>	PHONE NUMBER: <u>254-831-6960</u>
MAILING ADDRESS: <u>P.O. Box 1388, Belton, Tx 76513</u>	

Proposed Use of Structures (building) and Property (exterior property): <u>office warehouse - LI</u>	
Current Use: <u>AG</u>	
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: <u>South Wheat Rd</u>	
Legal Description of Property: Abstract Survey <u>Rustic Oaks Block 1 Lot 28</u> Parcel ID <u>32843</u> Lot(s): <u>1</u> Block(s): <u>28</u> of Subdivision _____	
Existing Zoning: <u>AG</u> Proposed Zoning: <u>LI</u>	

Signature of Applicant: Cynthia Hernandez Date: 9/1/23  
Signature of Owner (if not applicant): \_\_\_\_\_ Date: \_\_\_\_\_

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



# Zoning Case # Z-23-22\_Zoning



## ZONING CHANGE:

AG  
to  
LI

## LEGAL DESCRIPTION:

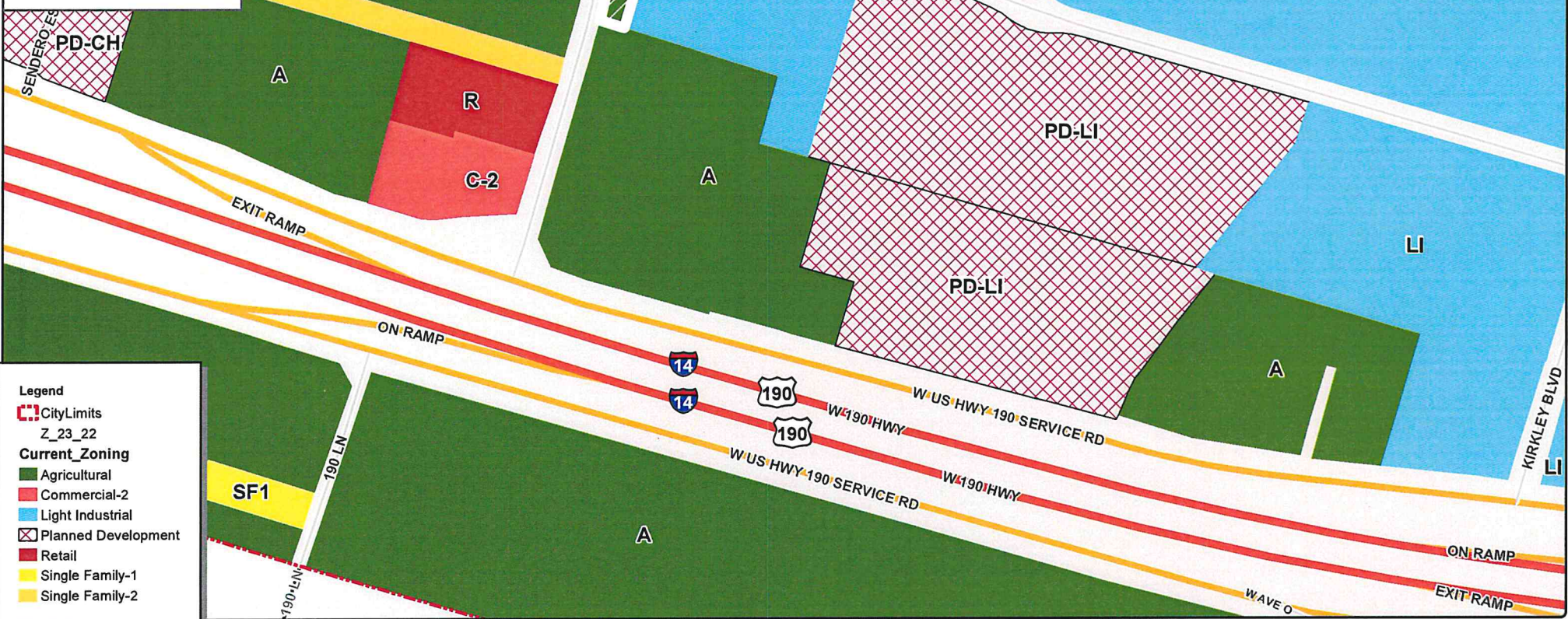
RUSTIC OAKS, BLOCK 001,  
LOT 0028, ACRES .625

## PROPERTY OWNER:

BEDC

## ADDRESS:

1001 S WHEAT RD



## Legend

- City Limits
- Z\_23\_22
- Current\_Zoning**
- Agricultural
- Commercial-2
- Light Industrial
- Planned Development
- Retail
- Single Family-1
- Single Family-2





# Zoning Case # Z-23-22\_Aerial

**ZONING CHANGE:**

AG  
to  
LI

**LEGAL DESCRIPTION:**

RUSTIC OAKS, BLOCK 001,  
LOT 0028, ACRES .625

**PROPERTY OWNER:**

BEDC

**ADDRESS:**

1001 S WHEAT RD

**LEGEND**

Z\_23\_22

Map Date: 9/7/2023

0 100 200  
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



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BELTON ECONOMIC DEVELOPMENT CORPORATION,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1001 S. WHEAT ROAD,  
FROM A(N) AGRICULTURE ZONING DISTRICT,  
TO A(N) LIGHT INDUSTRIAL ZONING DISTRICT,  
TO ALLOW FOR LIGHT INDUSTRIAL USES AT THE BELTON BUSINESS PARK.

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, September 19, 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, September 26, 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 SEPTEMBER 26, 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. \_\_\_\_\_

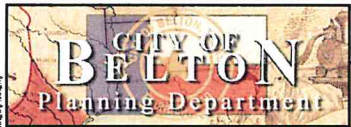
(ADDITIONAL COMMENTS MAY BE ADDED ON A SEPARATE SHEET OF PAPER)

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-23-22

## ZONING CHANGE:

AG  
to  
LI

## LEGAL DESCRIPTION:

RUSTIC OAKS, BLOCK 001,  
LOT 0028, ACRES .625

## PROPERTY OWNER:

BEDC

## ADDRESS:

1001 S WHEAT RD

## Legend

Z\_23\_22

200' Property Owner  
Notification Area

Tax Appraisal Parcels

Map Date: 9/7/2023

0 100 200  
Feet



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6050  
BARKLEY, DANNY J  
1151 S WHEAT RD  
BELTON, TX 76513-7121

32843  
BELTON ECONOMIC DEVELOPMENT CORPORATION  
PO BOX 1388  
BELTON, TX 76513-5388

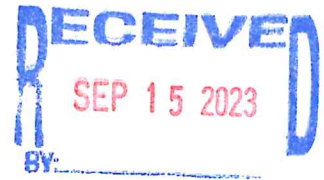
32852  
ELKINS, MELVIN ETUX VIRGINIA  
929 S WHEAT RD  
BELTON, TX 76513-7122

417042  
BELTON ECONOMIC DEVELOPMENT CORPORATION  
PO BOX 1388  
BELTON, TX 76513-5388

454051  
BELTON IND SCHOOL DISTRICT  
PO BOX 269  
BELTON, TX 76513-0269

477144  
MCLEAN COMMERCIAL LTD  
PO BOX 1183  
KILLEEN, TX 76540-1183

Z-23-22



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

SIGNATURE OF THE PROPERTY OWNER: Virginia A. Elkins DATE: Sept. 12, 2023

32852  
Elkins, Melvin Etux Virginia  
929 S. Wheat Rd.  
Belton, TX 76513-7122

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.

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. Maybe it will increase the value of our  
property
2. \_\_\_\_\_
3. \_\_\_\_\_

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