



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, January 16, 2024 - 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 December 19, 2023, regular meeting.
4. Z-24-01 - Hold a public hearing and consider a zoning change from Agricultural to Retail, on approximately 0.7286 acres located at 2510 Commerce St. at the northeast intersection of Sparta Road and Commerce Road.
5. P-23-30 - Consider a final plat for Sparta Circle Addition Lot 1 Block 1, comprising 0.7286 acres, located at 2510 Commerce Street, at the northeast corner of Commerce Street and Sparta Road.
6. Z-24-02 - **This application was withdrawn by the applicant.**
7. Z-24-03 - Hold a public hearing and consider a zoning change from Single Family-2 w/ Conservation Revitalization Overlay Residential District to Single Family -2 w/ Conservation Revitalization Overlay w/ a Specific Use Permit for an Accessory Dwelling Unit with a kitchen on approximately 0.344 acres located at 621 South Pearl Street located at the northwest corner of South Pearl Street and West Avenue F.
8. Receive a brief update on the Future Land Use Plan Project.
9. 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, December 19, 2023

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Present Commission members: Vice Chair David Jarratt, Quinton Locklin, Alton McCallum, Justin Ruiz, Ty Taggart, and Dominica Garza. The following members were absent: Chair Brett Baggerly, Nicole Fischer, and Luke Potts. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst Alex Munger.

1. Call To Order.

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

Invocation – Commission Member Ruiz gave the Invocation.

Pledge of Allegiance – Commission Member McCallum led the Pledge.

2. Public comments. *(Audio 01:10)*

Vice Chair Jarratt opened the public hearing.

With no public input, the public hearing was closed.

3. Consider approval of minutes from the previous meeting. *(Audio 02:05)*

Commission Member Locklin motioned to approve minutes from the November 21, 2023, meeting, seconded by Commission Member Taggart. The motion passed with 6 ayes and 0 nays.

4. Z-23-27 - Hold a public hearing and consider a zoning change Multi-Family Residential to Retail, on approximately 0.216 acres located at 312 N. East Street, north of West 2nd Avenue and South of West 3rd Avenue. *(Audio 02:41)*

Commission Member Garza recused herself from this item.

City Planner Ms. Moore presented the staff report.

Vice Chair Jarratt opened the public hearing.

Jordan Samfield, of 3012 Mystic Mountain Lane, Property Owner, spoke in favor of the zoning change.

Skylar Stewart, of 10025 Fantail Lane, Temple, Owner of Granny's Shaved Ice, spoke in favor of the zoning change and answered questions from the Commission Members.

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

Commission Member Taggart made a motion to approve Z-23-27 as presented. Commission Member Locklin seconded the motion. The motion passed with 5 ayes and 0 nays.

- 5. Z-23-28 - Hold a public hearing and consider a zoning change from Retail to Commercial- 2, on approximately 0.232 acres located at 800 N Birdwell St., located at the northeast intersection of East 6th Ave and North Birdwell St. (Audio 13:31)**

City Planner Ms. Moore presented the staff report.

Vice Chair Jarratt opened the public hearing.

With no public input, the public hearing was closed.

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

Gloria Jaimes, of 106 E. Comay Circle, Property Owner, answered questions from the Commission Members.

Commission Member Taggart made a motion to approve Z-23-28 as presented. Commission Member Locklin seconded the motion. The motion passed with 6 ayes and 0 nays.

6. No Administrative Plat Approvals to report.

With no other city business, the Planning and Zoning Commission was adjourned at 5:52 p.m. (Audio ends at 23:03)

Chair, Planning and Zoning Commission

Attest:

Melinda Brice, Planning Administrator

Staff Report – Planning & Zoning Agenda Item



Date: January 16, 2024
Zoning No.: Z-24-01
Request: Agricultural to Retail
Applicant/Owners: Palm Development Partners

Agenda Item #4

Z-24-01 - Hold a public hearing and consider a zoning change from Agricultural to Retail, on approximately 0.7286 acres located at 2510 Commerce St. at the northeast intersection of Sparta Road and Commerce Road.

- **Address:** 2510 Commerce St.
- **Acres:** 0.7286; approximately 33,000 SF
- **Current Zoning:** Agricultural (A) **Current Use:** Vacant Lot
- **Proposed Zoning:** Retail (R) **Proposed Use:** Urgent Care Clinic
- **Future Land Use Map (FLUM) Designation:** Commercial/ Lifestyle Center
- **Design Standards Type Area:** Type Area 5 – Projected growth for this Type Area is primarily retail, commercial, and mixed use with higher development standards applied.
- **Project Analysis:**

Direction	Zoning	Use
North	Planned Development - R	Walmart Detention/Regional Area
South	Planned Development - R	Vacant Lot
West	Retail (R)	Goodwill Retail
East	Planned Development	Walmart Shopping Center

- **Water:** Belton CCN. Available at the site. **Sewer:** Belton CCN. Available at the site.
- The applicant intends to construct a new 3,000 SF, single story Urgent Care Facility. The requested Retail District permits the proposed clinic. The property exceeds the 7,000 SF minimum lot size required for the R Zoning District.
- Plat, Site, Civil, and Building plans will be reviewed before construction begins to ensure that all applicable adopted standards are met.

- **Recommendation:** The requested zoning appears to be reasonable at this location.

Recommend approval of the requested zoning change from Agricultural to Retail, subject to the following:

1. The use of this property shall conform to the Retail District in all respects.
2. The development of the property shall conform to all applicable Type Area 5 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 building permit are required before 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')

- **For more information, please contact:**

Tina Moore, AICP

Email: tmoore@beltontexas.gov

Phone : (245) 933-5891



ZONING CHANGE APPLICATION

Fee: \$300.00

Date received:	
APPLICANT NAME: Palm Development Partners / Winston Parks	
EMAIL: wparks@winstonwarren.com	PHONE NUMBER: 615-674-2130
MAILING ADDRESS: 23134 Hwy 22 N., Yuma, TN 38390	
PROPERTY OWNER NAME: Sparta Circle LLC / David K. Leigh	
EMAIL: dkleigh@shinebranch.com	PHONE NUMBER: 254-718-2081
MAILING ADDRESS: 500 N Loop 121 Belton, TX 76513	

Proposed Use of Structures (building) and Property (exterior property): 3,003 single story Urgent Care Clinic
Current Use: raw land
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: Approximately .910 acres, a portion of Parcel ID 420803 at Corner of Sparta and Commerce Rd.
Legal Description of Property: Abstract Survey 71 Parcel ID 420803 Lot(s): _____ Block(s): _____ of Subdivision _____
Existing Zoning: A - Agriculture Proposed Zoning: R-Retail

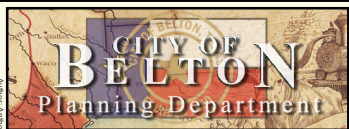
Signature of Applicant: W. Parks Date: 11-29-2023

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

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

10/06/23

Zoning Case # Z-24-01_Location



Author: Anthony Williams, City of Belton
 Date: 12/14/2023
 File: E:\City of Belton\Projects\Zoning\Z-24-01_Location.mxd

ZONING CHANGE:

AG
 to
 R

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT, PT LT C,
 BLK 192, ACRES 2.637

PROPERTY OWNER:

SPARTA CIRCLE LLC

ADDRESS/LOCATION:

2510 COMMERCE ST

LEGEND

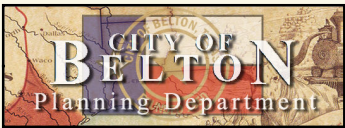
Z_24_01



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-24-01_Aerial

ZONING CHANGE:

AG
to
R

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT, PT LT C,
BLK 192, ACRES 2.637

PROPERTY OWNER:

SPARTA CIRCLE LLC

ADDRESS/LOCATION:

2510 COMMERCE ST

LEGEND

Z_24_01

Map Date: 12/14/2023

0 100 200 Feet



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Zoning Case # Z-24-01_Zoning

SF-2

SF-1

APD-R

APD-R

PD Restaurant
w/Drive-thru

R

C-1

C-2

SUP -
Electrical
Substation

ZONING CHANGE:

AG
to
R

LEGAL DESCRIPTION:

A0071BC JAMES BENNETT, PT LT C,
BLK 192, ACRES 2.637

PROPERTY OWNER:

SPARTA CIRCLE LLC

ADDRESS/LOCATION:

2510 COMMERCE ST

R - Retail
Development

COMMERCE ST

PD-R General
Retail Store

A

SPARTA RD

PD-R Used Car
Sales & Drive-In
Restaurant

LEGACY LN

Legend

- Z_24_01
- City Parcels
- City Limits
- Current_Zoning**
- Agricultural
- Commercial-1
- Commercial-2
- Planned Development
- Retail
- Single Family-1
- Single Family-2
- Specific Use Permit

Map Date: 12/14/2023

0 100 200 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: PALM DEVELOPMENT PARTNERS WITH PERMISSION FROM PROPERTY OWNER SPARTA CIRCLE LLC

TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2510 COMMERCE ST,

FROM A(N) AGRICULTURAL (A) ZONING DISTRICT,

TO A(N) RETAIL (R) ZONING DISTRICT,

TO ALLOW FOR THE CONSTRUCTION OF AN URGENT CARE CLINIC

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, January 16, 2024**, 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, January 23, 2024**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200' OF THE PROPOSED ZONING CHANGE. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONING CHANGE. AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO **P.O. BOX 120, BELTON, TX 76513** OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON JANUARY 23, 2024.

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-24-01

Author: Anthony Williams, City of Belton

Page: E:City of Belton Project: 20240124Zoning Change Case#Z-24-01

ZONING CHANGE:

AG
to
R

LEGAL DESCRIPTION:

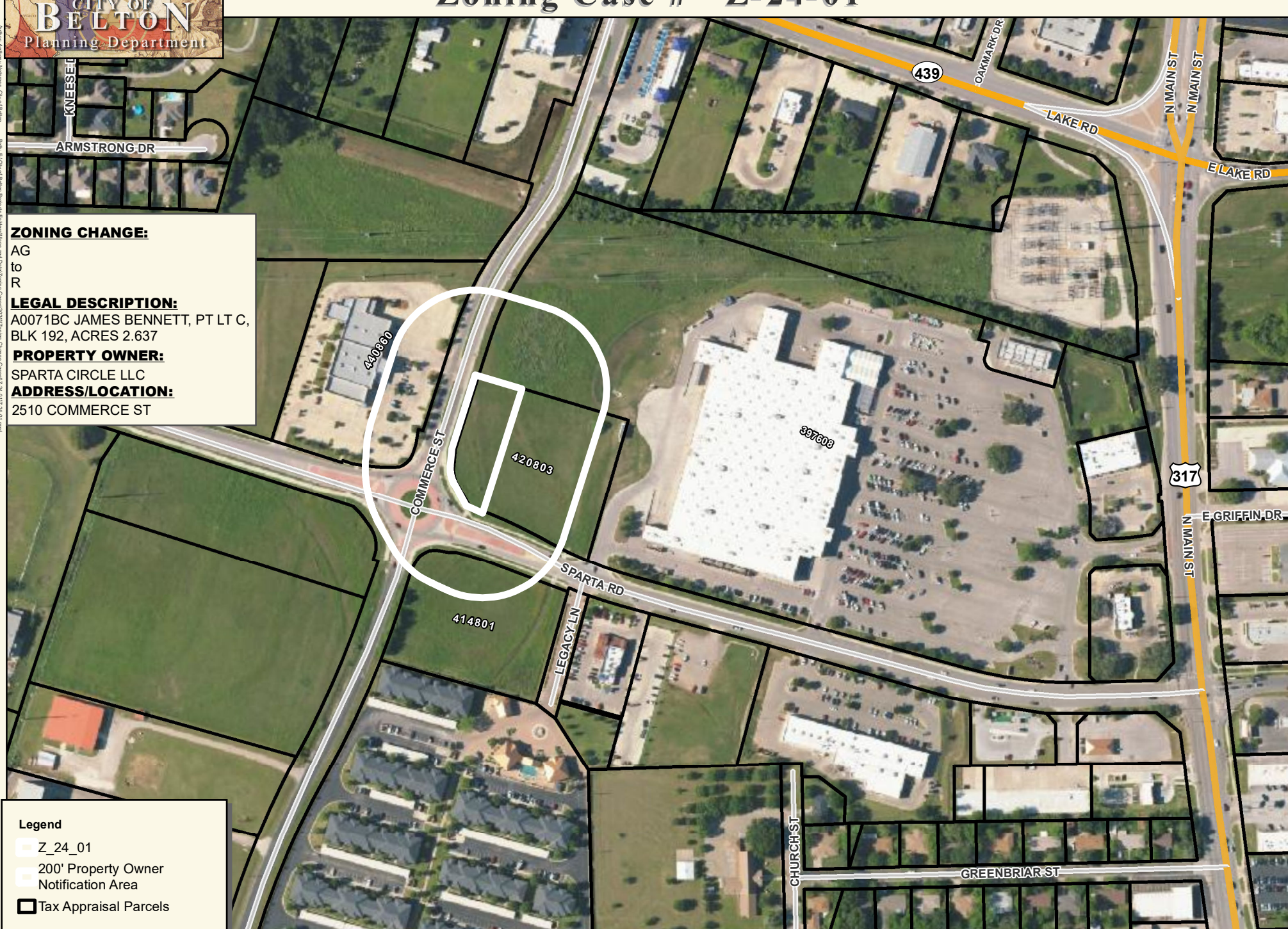
A0071BC JAMES BENNETT, PT LT C,
BLK 192, ACRES 2.637

PROPERTY OWNER:

SPARTA CIRCLE LLC

ADDRESS/LOCATION:

2510 COMMERCE ST



Legend

- Z_24_01
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

Map Date: 12/14/2023

0 200 400 Feet



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397608

WAL-MART REAL ESTATE BUSINESS TRUST
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716-0555

414801

DIFFICULT CHILD DEVELOPMENT LLC
411 S MAIN ST
BELTON, TX 76513

420803

SPARTA CIRCLE LLC
500 N LOOP 121
BELTON, TX 76513

440860

HEART OF TEXAS GOODWILL INDUSTRIES
1700 S NEW RD
WACO, TX 76711-1749



Staff Report – Planning & Zoning Item

Date: January 16, 2024
Case No.: P-23-30
Request: Final Plat
Applicant: Palm Development Partners
Owner/Developer: Sparta Circle LLC.

Agenda Item #5

P-23-30 - Consider a final plat for Sparta Circle Addition Lot 1 Block 1, comprising 0.7286 acres, located at 2510 Commerce Street, at the northeast corner of Commerce Street and Sparta Road.

Case Summary

This final plat proposes a one-block, one lot for the development of an Urgent Care Center. A zoning change is under consideration to change this property from Agricultural to Retail.

Project Analysis and Discussion

- **Zoning:** The proposed lot satisfies the area and setback requirements for the Retail (R) District.
- **Water:** Belton CCN. A 12" water line is available and is adequate for fire protection.
- **Sewer:** Belton CNN sewer is available at this site. The applicant will also extend a 6" sewer line to and through this site to the eastern property.
- **Access:** One access is planned from Commerce Street. A 26' access easement is proposed for circulation to the adjacent eastern site. Per the easement agreement, both the developer and property owners will both be responsible for maintaining the easement.
- **Streets and Sidewalks:** Sparta Road is a major collector road and requires 80' of right of way (ROW). Commerce is a minor collector road and requires 60' of ROW. Both roads are fully developed, no additional right of way or perimeter street improvements are required. A 5' wide sidewalk exists on both Sparta and Commerce Road, adjacent to the site.

- **Recommendation**

Recommend approval of the final plat of Sparta Circle Addition Lot 1 Block 1, subject to the following:

1. Rezoning of the property from Agriculture to Retail
2. Staff comment letter dated 12-15-23.

- **Attachments**

1. Final Plat Application
2. Final Plat

- **For more information, please contact:**

Tina Moore, AICP

Email: tmoore@belton-texas.gov

Phone: (245) 933-5891



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

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

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

Fees due \$ _____

☐
☐

ETJ

Inside Belton City Limits

Date Received: _____ Date Due: _____

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

Applicant: Palm Development Partners Phone: 615-674-2130

Address: 23134 Hwy 22 N., Yuma, TN 38390

Email: wparks@winstonwarren.com

Owner: Sparta Circle LLC Phone 254-718-2081

Mailing Address: 500 N Loop 121 Belton, TX 76513

Email Address: trey@parkwayrealtors.com

Current Description of Property:

Lot: na Block: na Subdivision: na

Acres: 2.637 Survey: James Bennett

Abstract #: 71 Street Address: N/A

Frontage in Feet: 368 Depth in Feet: 345

Does Zoning comply with proposed use? No Current Zoning: Ag

Name of proposed subdivision: Sparta Circle Addition Lot 1 Block 1

Number of Lots: 1 Fee: \$ _____

Signature of Applicant: [Signature] Date: 12-01-2023

Signature of Owner: [Signature] Date: 12-3-2023

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

Staff Report – Planning & Zoning Agenda Item



Date: January 16, 2024
Zoning No.: Z-24-03
Request: SF-2 w/CR Overlay to SF-2 w/CR
Overlay w/SUP for ADU w/Kitchen
Applicant/Owners: Jessie Walters

Agenda Item #7

Z-24-03 – Hold a public hearing and consider a zoning change from Single Family-2 w/ Conservation Revitalization Overlay Residential District to Single Family -2 w/ Conservation Revitalization Overlay w/ a Specific Use Permit for an Accessory Dwelling Unit with a kitchen (SF-2 w/ CR Overlay w/ SUP for ADU w/ Kitchen) on approximately 0.344 acres located at 621 South Pearl Street located at the northwest corner of South Pearl Street and West Avenue F.

- **Address:** 621 South Pearl Street
- **Acres:** 0.344
- **Current Zoning:** SF-2 w/CR Overlay **Current Use:** Single Family Home
- **Proposed Zoning:** SF-2 w/ CR Overlay w/ SUP for ADU w/ Kitchen
- **Proposed Use:** Single Family Home and 800 SF ADU w/ Kitchen
- **Future Land Use Map (FLUM) Designation:** Mixed Use Center
- **Design Standards Type Area:** Type Area 8 – Proposed primarily as a single-family residential Type Area with various multi-family housing located within.
- **Background:** This is a 15,000 SF lot with a 1,360 SF detached single-family dwelling. The applicant purchased this property in November and was issued a building permit to remodel the existing home which is currently under construction.
- **Project Analysis:**

Direction	Zoning	Use
North	SF – 2 w/ CR Overlay	Detached Home
South	SF – 2 w/ CR Overlay	Detached Home
West	SF – 2 w/ CR Overlay	Detached Home
East	SF – 2 w/ CR Overlay	Detached Home

- **Water:** Belton CCN. Available at the site. **Sewer:** Belton CCN. Available at the site.

- **Accessory Dwelling Unit Requirements:**

- Limit to ONE ADU per lot; **One ADU proposed.**
- Minimum lot size is 5000 square feet; **This lot is 15,000 SF.**
- Maximum square feet allowed shall be 800 square feet or no more than 60% of the square footage of the main building, whichever is greater; - **The existing home is 1,360SF, and the proposed ADU is the maximum allowed at 800 SF or approximately 59% of the existing home.**
- Maximum Height: must be compatible with surrounding structures, not to exceed 2 ½ stories; **The existing home and proposed ADU are both one-story buildings.**
- Building setbacks – ADU must be constructed to the rear of the main building and observe the same side yard setbacks as required for the main building. An ADU shall have a rear yard setback of no less than 10 feet and if detached from the main structure, must be separated from the main structure by a minimum distance of 10 feet; **This ADU exceeds the minimum requirements and has the following setbacks: – Front yard – 25’, side yard – 20’, rear yard - 24’, and separation from the main building – 33’.**
- One additional parking space is required for the addition of an ADU unless the parking requirement is already satisfied on the lot; **One paved parking space is proposed on the south side adjacent to Ave F.**
- Maximum lot coverage shall be no more than 60% with the addition of an ADU, including the main building and any other accessory buildings; **No other accessory structures are proposed. The lot coverage for both the main structure and ADU is approximately 13.5%**
- Building materials shall be compatible with the main building and comply with the City of Belton Design Standards; **The applicant plans to match the siding and roof material of the existing home.**
- Water and sewer utilities must share meters with the main building; **Water and sewer utilities will be shared with the main building, no new meters will be installed.**
- Lot must be platted or exempt from platting per Section 45, Creation of Building Site; **This is a platted lot – Belton Original, Block 35, Lot part 4.**
- The ADU may not be sold separately from sale of the entire property, including the main dwelling unit. **The applicant is aware of this requirement.**

- **Specific Use Permit Requirements:**

Per Zoning Ordinance Section 33.2, the following criteria should be considered when determining the validity of the SUP request:

1. Is the use harmonious and compatible with surrounding existing uses or proposed uses?
 - **The adjacent properties are developed as single-family detached residential units. An ADU is permitted within this zoning district, subject to the approval of a**

- SUP. The proposed ADU will be consistent with other setbacks in the neighborhood and will have similar building materials.
2. Are the activities requested by the applicant normally associated with the requested use?
 - An ADU with a kitchen is not uncommon in SF residential areas.
 3. Is the nature of the use reasonable?
 - The proposed ADU appears to blend in well with the surrounding neighborhood.
 4. Has any impact on the surrounding area been mitigated?
 - There are no apparent negative impacts to the surrounding properties.

The requested SUP appears to satisfy the criteria above.

- **Recommendation:** The requested zoning appears to be reasonable at this location.

Recommend approval of the requested zoning change SF-2 w/CR Overlay w/ SUP ADU w/ kitchen, subject to the following:

1. A specific use permit is authorized for an accessory dwelling unit with a kitchen, subject to standards identified in Ordinance 2018-36 and in the attached site plan (Exhibit B), elevations (Exhibit C).

- **Attachments:**

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

- **For more information, please contact:**

Tina Moore, AICP

Email: tmoore@beltontexas.gov

Phone: (245) 933-5891



ZONING CHANGE APPLICATION

Fee: \$300.00

Date received: 12/21/23	
APPLICANT NAME: Cherie & Jessie Walters	
EMAIL: Jessie@jdwalters.net	PHONE NUMBER: 2545343017
MAILING ADDRESS: 404 n main street	
PROPERTY OWNER NAME: ejax properties llc	
EMAIL: jessie@jdwalters.net	PHONE NUMBER: 2545343017
MAILING ADDRESS: 404 n main street belton tx	

Proposed Use of Structures (building) and Property (exterior property): It will be ADU 2 bedroom with a kitchen
Current Use: single family home without a ADU
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 621 s pearl street
Legal Description of Property: Abstract Survey _____ Parcel ID 99751 Lot(s): LOT PT 4, (S 100' OF 4) Block(s): 35 of Subdivision BELTON ORIGINAL
Existing Zoning: SF-2 w/ CR Overlay Proposed Zoning: SF-2 w/CR Overlay w/ SUP for ADU <input checked="" type="checkbox"/>

Signature of Applicant: JESSIE WALTERS Date: 12/21/23

Signature of Owner (if not applicant): JESSIE WALTERS Date: 12/21/23

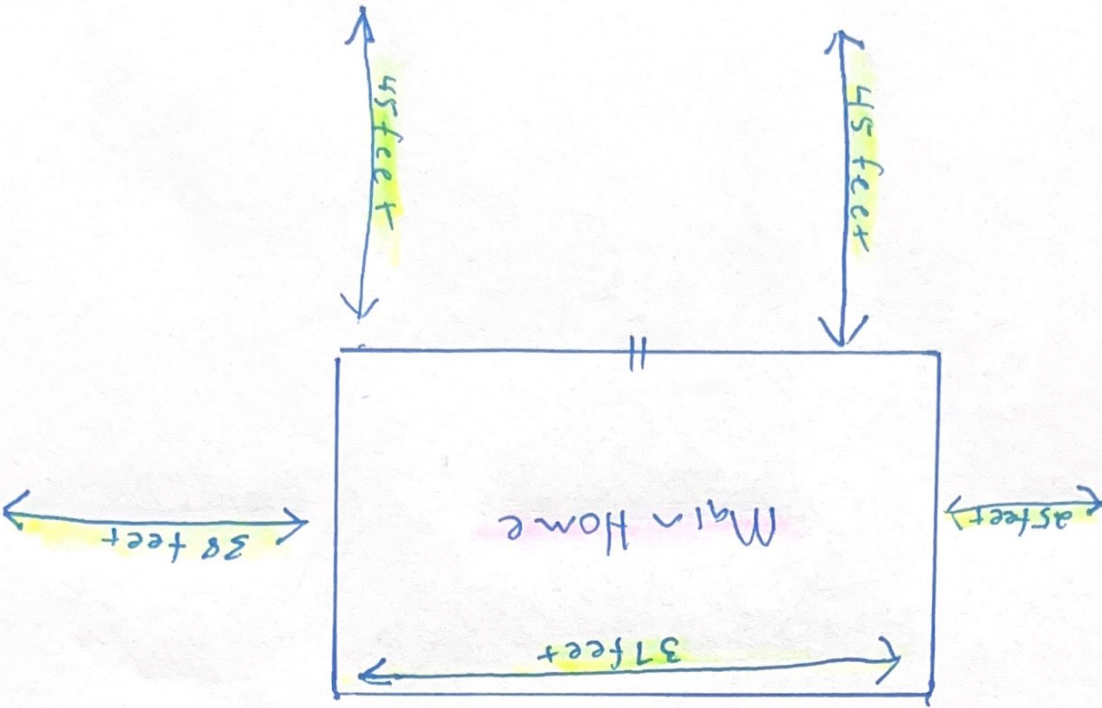
City of Belton Planning Department
333 Water Street ★ Belton, Texas 76513 ★ Phone (254) 933-5812 ★ Fax (254) 933-5822

Spear 1

100 feet

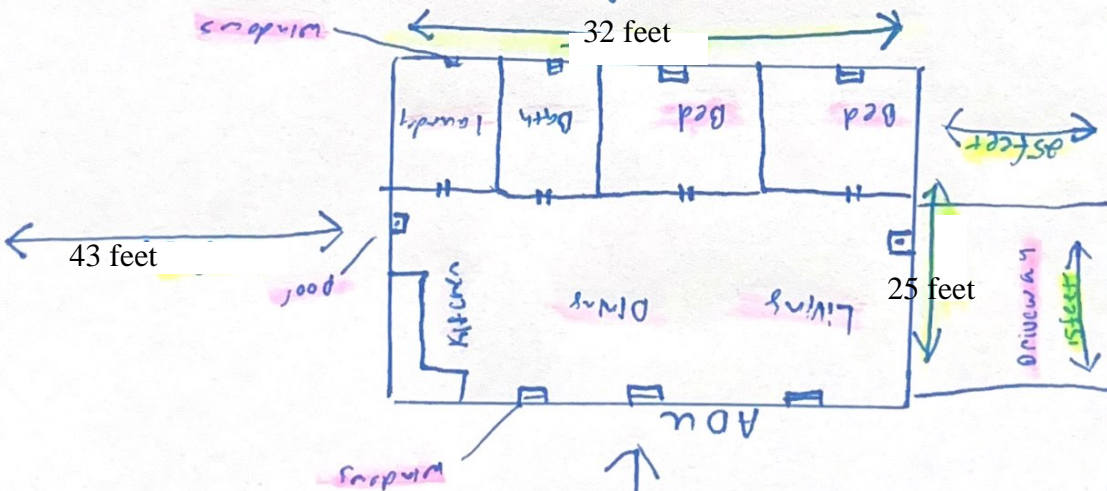
150 feet

Ave F



30.5 feet

32 feet



2JAX Properties LLC
404 N Main St
Boltontx 76513

Favorite

Rule Out

Share

Note



Zoning Case # Z-24-03 Location

ZONING CHANGE:

SF-2 w/CR OVERLAY
to
SF-2 w/CR OVERLAY
w/SUP

LEGAL DESCRIPTION:

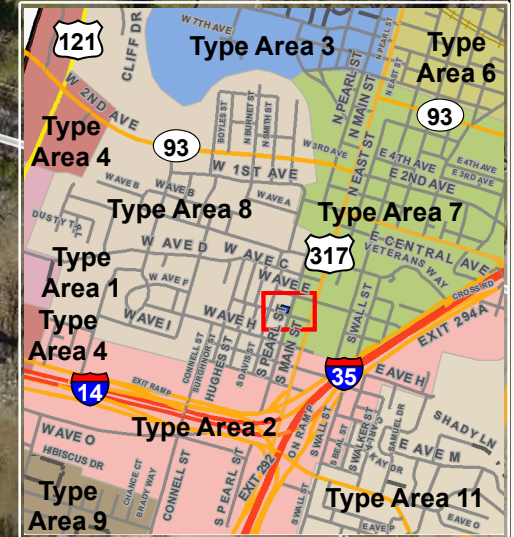
BELTON ORIGINAL, BLOCK 035,
LOT PT 4, (S 100' OF 4)

PROPERTY OWNER:

EJAX PROPERTIES LLC

ADDRESS/LOCATION:

621 S. PEARL ST.



LEGEND

Z_24_03



Zoning Case # Z-24-03 Aerial

ZONING CHANGE:

SF-2 w/CR OVERLAY
to
SF-2 w/CR OVERLAY
w/SUP

LEGAL DESCRIPTION:

BELTON ORIGINAL, BLOCK 035,
LOT PT 4, (S 100' OF 4)

PROPERTY OWNER:

EJAX PROPERTIES LLC

ADDRESS/LOCATION:

621 S. PEARL ST.

LEGEND

Z_24_03

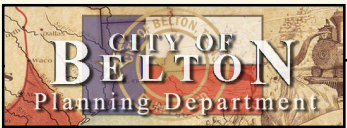
Map Date: 12/27/2023

0 50 100 Feet



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Zoning Case # Z-24-03 Zoning

ZONING CHANGE:

SF-2 w/CR OVERLAY
to
SF-2 w/CR OVERLAY
w/SUP

LEGAL DESCRIPTION:

BELTON ORIGINAL, BLOCK 035,
LOT PT 4, (S 100' OF 4)

PROPERTY OWNER:

EJAX PROPERTIES LLC

ADDRESS/LOCATION:

621 S. PEARL ST.

Legend



Z_24_03



City Parcels



City Limits

Current_Zoning



Conservation Revitalization Overlay



Planned Development



Retail



Single Family-3



Specific Use Permit

Map Date: 12/27/2023

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 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: CHERIE AND JESSIE WALTERS,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 621 S. PEARL STREET,
FROM A(N) SINGLE FAMILY-2 W /CONSERVATION REVITALIZATION OVERLAY ZONING DISTRICT,
TO A(N) SINGLE FAMILY-2 W/ CONSERVATION REVITALIZATION OVERLAY W/ SPECIFIC USE PERMIT FOR AN ACCESSORY
DWELLING UNIT WITH A KITCHEN ZONING DISTRICT,
TO ALLOW FOR A DETACHED DWELLING STRUCTURE WITH A KITCHEN

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, January 16, 2024**, 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, January 23, 2024**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU RESIDE WITHIN 200' OF THE PROPOSED ZONING CHANGE. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED ZONING CHANGE. AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO **P.O. BOX 120, BELTON, TX 76513** OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON JANUARY 16, 2024.

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-24-03

ZONING CHANGE:

SF-2 w/CR OVERLAY
to
SF-2 w/CR OVERLAY
w/SUP

LEGAL DESCRIPTION:

BELTON ORIGINAL, BLOCK 035,
LOT PT 4, (S 100' OF 4)

PROPERTY OWNER:

EJAX PROPERTIES LLC
ADDRESS/LOCATION:

ADDRESS/LOCATION:

621 S. PEARL ST.



Legend

Z 24 03

200' Property Owner Notification Area

☐ Tax Appraisal Parcels**Map Date: 12/27/2023**

0 100 200 Feet



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7823
RODRIGUEZ, JESUS ZUNIGA ETUX NOHEMI CAMACHO LUNA
703 S PEARL ST
BELTON, TX 76513

30769
ORONO, ANICETO & ANNA
714 S PEARL ST
BELTON, TX 76513-3867

55836
JIMINEZ, MANUEL ESTATE ETUX ELVIRA
PO BOX 1303
BELTON, TX 76513-3471

67435
GARCIA, BALTAZAR
604 S PEARL ST
BELTON, TX 76513

94581
FINLEY, TROY S & PAULA J
702 S PEARL ST
BELTON, TX 76513-3867

106473
ARAGUZ, FELICIANO
PO BOX 551
BELTON, TX 76513-3424

128816
MARTINEZ, JUAN CARRIZALES ETUX PAULA FLORES
614 S PEARL ST
BELTON, TX 76513-3472

103030
TAYLOR, ELOISE
711 S DAVIS ST
BELTON, TX 76513-3852

105103
GUERRERO, ANDREA
502 E AVENUE J
BELTON, TX 76513

56243
BELL SOAP & CANDLE
403 PERCH CV
KILLEEN, TX 76542

10463
LANE, MAURICE
206 W AVE E
BELTON, TX 76513

37607
FRANKLIN, ERNEST W
710 S DAVIS ST
BELTON, TX 76513-3853

56748
ABLE JONS LLC
PO BOX 56
SALADO, TX 76571-0056

68987
MARTINEZ, JANIE
611 S PEARL ST
BELTON, TX 76513-3471

98713
PRICE, JEB M
708 S PEARL ST
BELTON, TX 76513-3867

106474
DAVILLA, ANA
606 S DAVIS ST
BELTON, TX 76513-3851

367468
TAPESTRY COMMUNITY CHURCH
301 W AVE F
BELTON, TX 76513

99751
DUCKENS, BARBARA ETAL
8606 OAK HILLS DR
TEMPLE, TX 76502-5258

26208
SAPEETA LLC
6007 WOODED CREEK CV
TEMPLE, TX 76502

94598
PAXTON HOMES LLC
6309 FLAG STONE DR
KILLEEN, TX 76542

11910
TAVIRA, JOSEFINA DIAZ
210 W AVE F
BELTON, TX 76513

55819
JIMENEZ, REYES MANUEL
201 W AVENUE F
BELTON, TX 76513

64765
LIGON, BARBARA LEWIS ETAL
705 S PEARL ST
BELTON, TX 76513-3866

91459
PAYNE, BILLY C ETAL
622 S PEARL ST
BELTON, TX 76513-3472

98732
RICHARDSON, MARY LEE
208 W AVENUE E
BELTON, TX 76513-3424

114764
TAYLOR, RUTH
410 S 27TH
TEMPLE, TX 76504

402230
REYES, CATALINA
607 S DAVIS ST
BELTON, TX 76513-3428

101545
RUIZ, JOSEPHINE
603 S PEARL
BELTON, TX 76513

58754
KELTON, WILMA LEE
612 S PEARL ST
BELTON, TX 76513-3472



Staff Report – Planning & Zoning Commission

Agenda Item #8

Receive a brief update on the purpose and status of the Future Land Use Plan Update.

Originating Department

Planning – Bob van Til, Planning Director

Purpose

The purpose of this item is to receive a brief presentation on the purpose and the status of the Future Land Use Plan Update.

Summary

Future Land Use Plan. This is a key planning document used to guide the growth of the City, as represented by policy statements and through the location of various land uses. An important component of the Plan is the Future Land Use Map. The Plan is also an important planning tool used to guide rezoning decisions by the Planning and Zoning Commission and the City Council. The planning horizon is usually 20 years. The Plan is updated every five to 10 years, either in conjunction with an update to the Comprehensive Plan or as a standalone project.

Last Update – 2017.

Consultant – Studio 16:19, Brent Baker and Courtney Kuehner.

Project Start Date: May 2023.

Major Reasons for the Plan Update:

1. Update the format of the map so that it can integrate into the City's Geographic Information System (GIS).
2. Evaluate residential locations, densities, parking adequacy, and affordability.
3. Evaluate possible locations for industrial property.
4. Evaluate policy statements for transitions between land uses.
5. Evaluate policy statements for strategic decision making for the implementation of the Plan.
6. Evaluate policies to enable flexibility of decision making by the Planning and Zoning Commission and the City Council.
7. Simplify the Plan for use by the public, stakeholders, and staff.

8. Integrate the Plan with other planning tools such as the Water and Wastewater Master Plan, Imagine Belton Vision and Standards, Parks Master Plan, Throughfare Plan, and the Capital Improvements Plan.

Discussion

In early 2023, in conjunction with the City Council's Annual Strategic Planning retreat and in response to several challenging zoning cases, the City Council directed staff to evaluate the Future Land Use Plan.

In May 2023, the City hired Studio 16:19 to assist with the update to the Plan. Studio 16:19 has worked with the City in the past. They assisted the City in developing the Design Standards, for instance.

Since May of 2023, the Consultant updated the technology used to display the Plan. It is now in a format that can be integrated into the City's GIS. For example, it provides the ability to enlarge, or zoom into, a location in question, showing attributes such as property lines.

In addition, the Consultant completed numerous site visits and reviewed recent zoning and platting cases to familiarize themselves with the development trends and concerns in our community. Staff and the Consultant have also reviewed possible issues related to residential and industrial uses, and possible policy guidance statements.

Staff and the Consultant conducted a work session with the City Council, Planning and Zoning Commission members, and members of the various Subcommittees on December 12, 2023. The work session was designed to obtain information about issues and concerns relating to the Plan and its potential implementation policies. The presentation provided at this meeting is attached for your information.

Moving forward, the anticipated schedule is:

1. Late January/February - conduct focus groups to gather information from stakeholders and the public.
2. Spring 2024 – develop a preliminary map and Plan amendments, including draft policy statements.
3. Early summer – conduct a workshop with both the Planning and Zoning Commission and the City Council to discuss draft map amendments and policies.
4. Late Summer/Early fall – initiate the public hearing and adoption process.

Recommendation

Receive a brief presentation about the purpose and status of the Future Land Use Plan update. No action required.

Attachments

1. FLUM Presentation from December 12, 2023.

Future Land Use Plan Update

Planning and Zoning Commission

January 16, 2024



Purpose

- Receive a brief presentation on the purpose and the status of the Future Land Use Plan Update.



Major Reasons for the Update

1. Update the format of the map so that it can integrate into the City's Geographic Information System (GIS).
2. Evaluate residential locations, densities, parking adequacy, and affordability.
3. Evaluate possible locations for industrial property.
4. Evaluate policy statements for transitions between land uses.
5. Evaluate policy statements for strategic decision making for the implementation of the Plan.
6. Evaluate policies to enable flexibility of decision making by the Planning and Zoning Commission and the City Council.
7. Simplify the Plan for use by the public, stakeholders, and staff.
8. Integrate the Plan with other planning tools such as the Water and Wastewater Master Plan, Imagine Belton Vision and Standards, Parks Master Plan, Throughfare Plan, and the Capital Improvements Plan.



Moving Forward

1. Late January/February - conduct focus groups to gather information from stakeholders and the public.
2. Spring 2024 – develop a preliminary map and Plan amendments, including draft policy statements.
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4. Late Summer/Early fall – initiate the public hearing and adoption process.



Thank you

- Questions?



FUTURE LAND USE MAP UPDATE AND POLICY STATEMENTS

CITY COUNCIL, PLANNING & ZONING
COMMISSION, AND STAKEHOLDER WORKSHOP
DECEMBER 12, 2023



studio 16:19™

1

PURPOSE

The goal of this Planning Session is to receive City stakeholder input to guide future growth and development throughout the City of Belton.

The Future Land Use Map (FLUM) and Policy Statements shall:

- Be user-friendly for the development community and staff
- Provide flexibility and guidance for council decisions
- Prevent land-use decisions made in isolation
- Implement the strategic plan
- Allow for more frequent updates as growth and development occurs
- Address a variety of needs from housing to retail/industrial

This planning process is complementary to – not in lieu of – Imagine Belton.



2

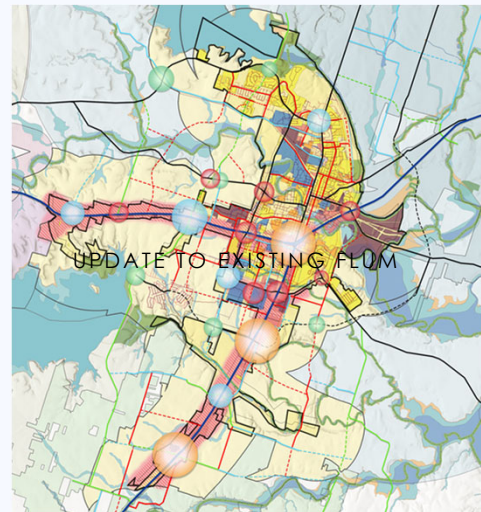


DISCUSSION ITEMS

1. Future Land Use Plan Update
2. Policy Statement: Infill Development Compatibility
3. Policy Statement: Transition Zones
4. Policy Statement: Residential Uses and Parking
5. Opportunities for Industrial Development

3

FUTURE LAND USE PLAN



4



THE FUTURE LAND USE PLAN

The Future Land Use Map (FLUM) is essential to guide future development in the City. The FLUM is not a zoning map; it is a tool to guide rezoning decisions.

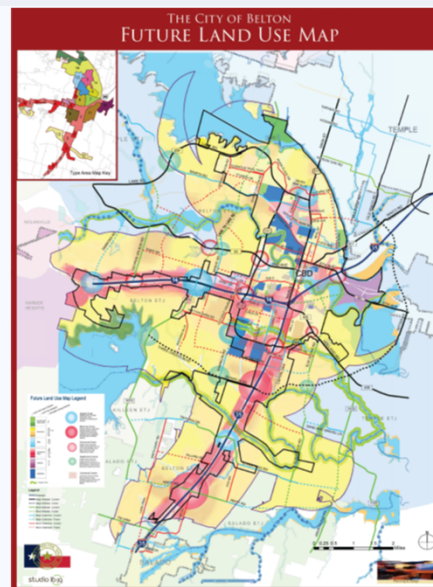
The Future Land Use Map reflects:

- **Planning:** The FLUM serves as the visual guide for planning, illustrating general locations of land use categories, and opportunities within the City limits and extraterritorial jurisdiction (ETJ).
- **Generalized Land Uses:** The FLUM is a generalized representation of the future land uses for Belton and is not intended to be parcel-specific.
- **Transportation and Infrastructure:** The FLUM reflects availability and future extensions of water, wastewater, and transportation infrastructure.

5

EXISTING FLUM (2017)

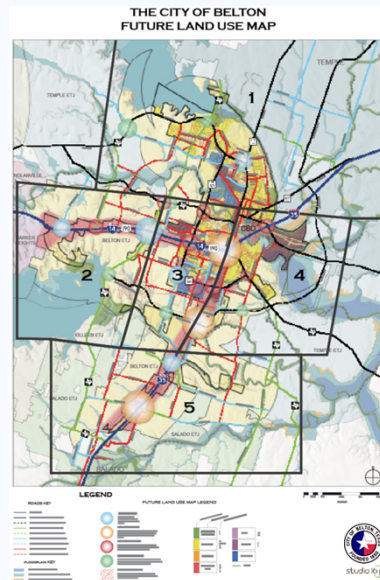
- Reasons for Challenging the Existing FLUM:
 - Too general in land use assignments
 - Does not depict the variety of residential options available throughout the City, including affordable housing
 - Not helpful in identifying infrastructure needed for future development (utilities and roadways)
 - Does not depict location and spatial analysis of industrial use
 - No policy statements to guide implementation
 - Not compatible with current GIS toolsh



6

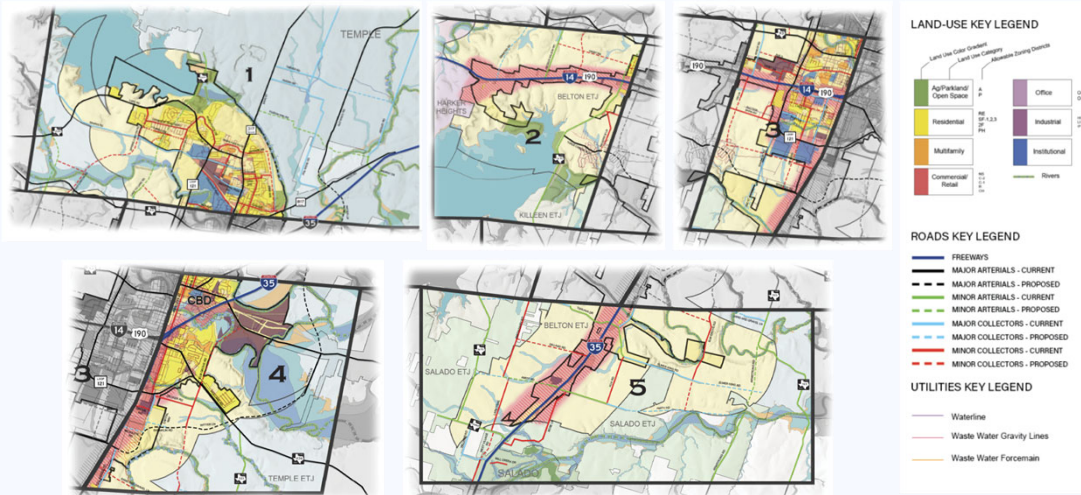
FLUM UPDATES

- Type Areas have become irrelevant – Replace with Planning Areas
- Type Areas vs. Planning Areas
- Planning Areas will be enlarged to depict more detail



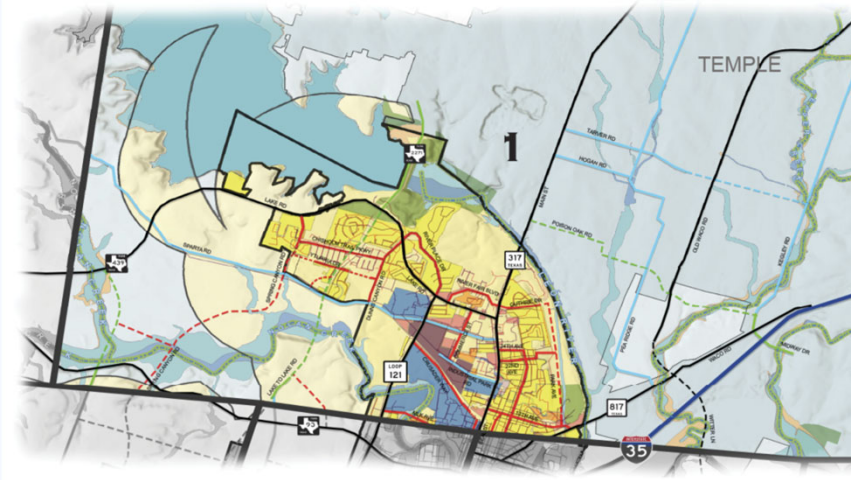
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Proposed Geographic Planning Area Enlargements

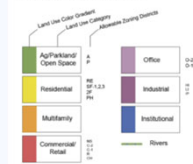


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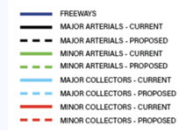
Proposed Geographic Planning Area Enlargements



LAND-USE KEY LEGEND



ROADS KEY LEGEND

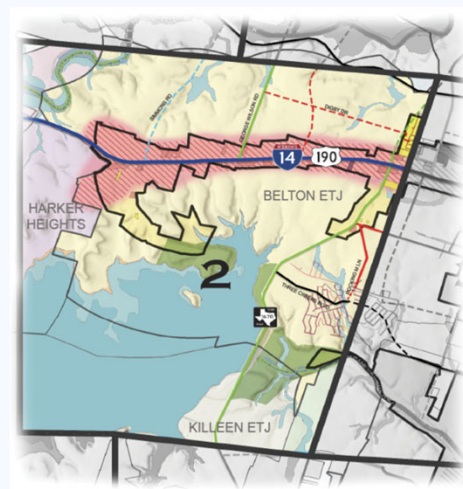


UTILITIES KEY LEGEND

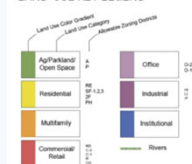


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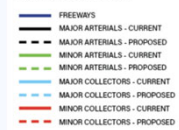
Proposed Geographic Planning Area Enlargements



LAND-USE KEY LEGEND



ROADS KEY LEGEND

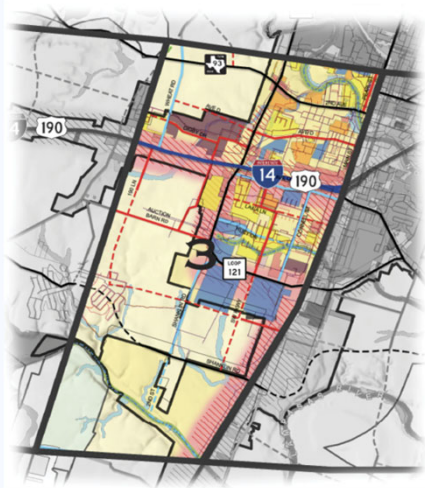


UTILITIES KEY LEGEND



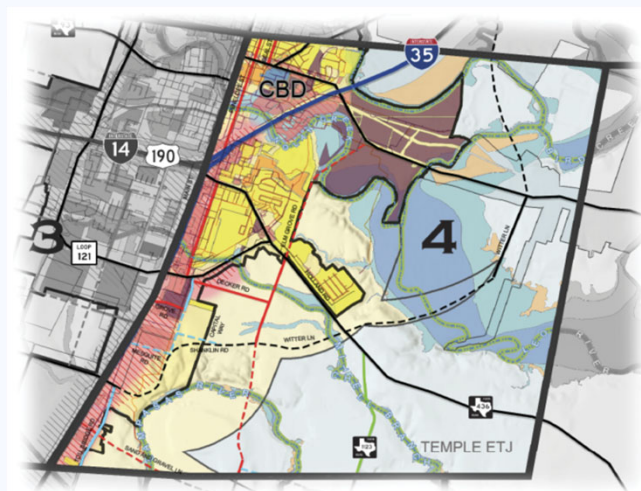
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Proposed Geographic Planning Area Enlargements



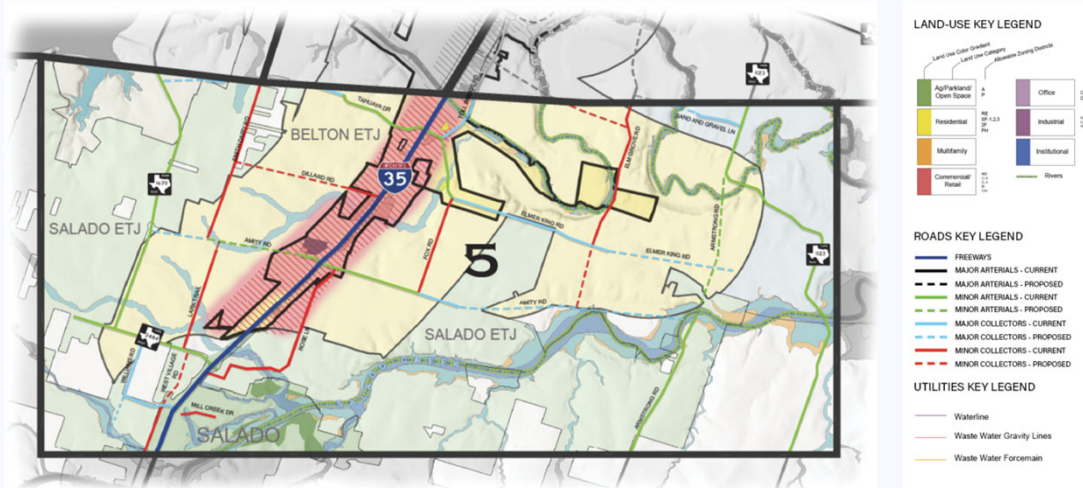
11

Proposed Geographic Planning Area Enlargements



12

Proposed Geographic Planning Area Enlargements



13

Example: Land-Use Center Enlargements



14

ROADS KEY LEGEND

- FREEWAYS
- MAJOR ARTERIALS - CURRENT
- - - MAJOR ARTERIALS - PROPOSED
- MINOR ARTERIALS - CURRENT
- - - MINOR ARTERIALS - PROPOSED
- MAJOR COLLECTORS - CURRENT
- - - MAJOR COLLECTORS - PROPOSED
- MINOR COLLECTORS - CURRENT
- - - MINOR COLLECTORS - PROPOSED

UTILITIES KEY LEGEND

- Waterline
- Waste Water Gravity Lines
- Waste Water Forcemain

Legend: Existing and Future Roadways & Utilities

- The updated Thoroughfare Plan roadways are included on the FLUM.
- Future/planned roadways are shown to determine capacity for land uses that may be developed or redeveloped in certain areas.
- Solid lines indicate existing roadways.
- Dashed lines indicate future/planned roadways.
- Utilities are indicated on the Planning Area enlargements.

15

The diagram shows a color gradient from green to red. The categories and their corresponding zoning districts are:

- Ag/Parkland/Open Space** (Green): A, P
- Residential** (Yellow): RE, SF-1,2,3, 2F, PH
- Multifamily** (Orange): NS, C-2, C-1, R, CH
- Commercial/Retail** (Red): NS, C-2, C-1, R, CH
- Office** (Purple): O-2, O-1
- Industrial** (Dark Purple): HI, LI, IP
- Institutional** (Blue): HI, LI, IP
- Rivers** (Green line): Rivers

Legend: Land Use Categories

- Agricultural/Parkland/Open Space: Undeveloped or vacant land
- Residential: Existing and future development of low density dwelling units (single family)
- Multi-family: Existing and future development of high density dwelling units (apartments, townhomes) and single family dwelling units for rent
- Office: Typically outside or at edges of residential neighborhoods
- Retail/Commercial: Low intensity (neighborhood services) to high intensity (regional commercial development)
- Industrial: Located near major highways; developed to minimize impacts on surrounding land uses
- Institutional: Existing and future schools, civic uses, churches, and other public uses

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LEGEND: LAND USE CENTERS VS. LAND USE



- 1.**
Commercial: Commercial centers serving larger footprint commercial enterprise; larger service area than neighborhood center
Examples: Hospital, shopping mall, home improvement, car sales, restaurant, etc.



- 2.**
Mixed-Use: Regional shopping destination, multi-family and other dense residential, entertainment and lifestyle features
Examples: Hotel, multi-family, restaurant, shopping center, etc.



- 3.**
Lifestyle: Retail, restaurants, dense residential, neighborhood services
Examples: Gas/service station, movie theater, restaurant, clinic, etc.



- 4.**
Neighborhood: Small-scale commercial centers oriented to neighborhoods; promotes shorter travel distance, small footprint buildings at neighborhood scale
Examples: Bank, dry cleaning, small boutique, office, pharmacy, neighborhood restaurant, etc.

17

POLICY STATEMENT



18



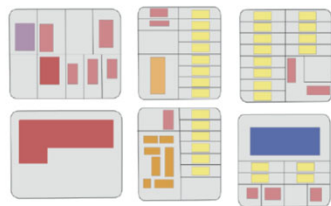
INFILL DEVELOPMENT CHALLENGES

- **The Issue:** Certain land uses being requested are not compatible with FLUM or surrounding uses
- **Barriers:**
 - Neighborhood opposition
 - Infrastructure deficiencies
 - Intensity of use
 - Interface between codes
- **Potential Solutions:**
 - Require pre-development conferences
 - Establish an "Infill Strategy"
 - Consider compatible uses
 - Integrate information into FLUM

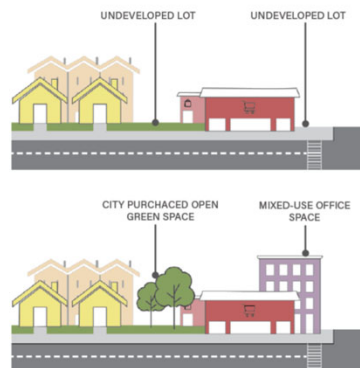
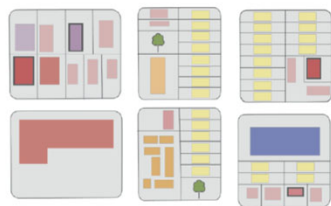
19

Infill Development Example

EXISTING CONDITION EXAMPLE



INFILL DEVELOPMENT EXAMPLE



KEY LEGEND:

LAND-USE LEGEND	
Land Use Color Gradient	Land Use Category
Ag/Parkland/ Open Space	Ag/P
Residential	RE, SF, R2.2, R3
Multifamily	MF
Commercial/ Retail	SC, RC, C2.2
Office	O2, O3
Industrial	I2, I3
Institutional	IN

LAND-USE ICONS	
	- MULTI-FAMILY RESIDENTIAL
	- TOWN-HOUSE RESIDENTIAL
	- SINGLE-FAMILY RESIDENTIAL
	- PARKLAND/ OPEN SPACE
	- OFFICE SPACE
	- HIGH-DENSITY COMMERCIAL
	- LOW-DENSITY COMMERCIAL

20

POLICY STATEMENT



21

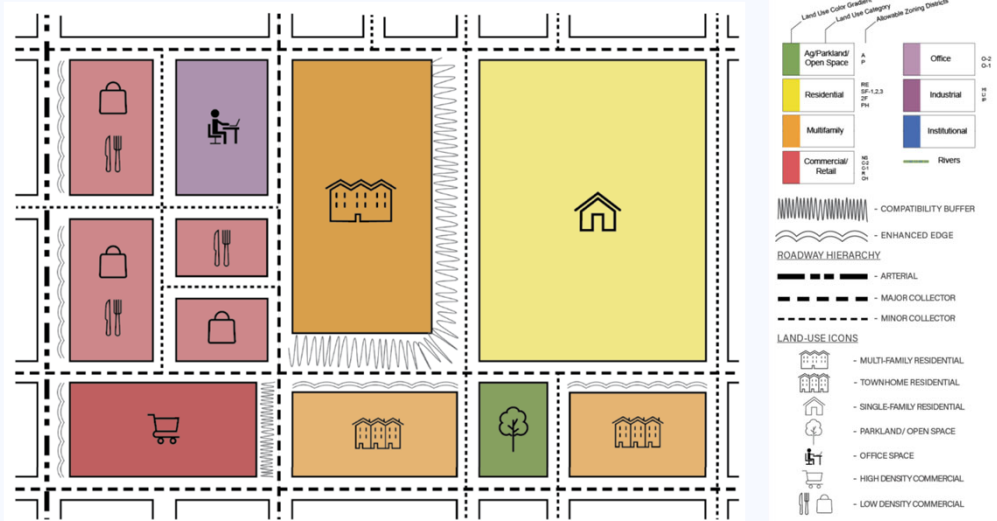
TRANSITION ZONE CHALLENGES



- **The Issue:** Residential uses are directly adjacent to heavy commercial uses
- **Solutions:**
 - New Development – Transition Neighborhood/Lifestyle Centers to either lower density commercial (i.e. Office Condos) or Multi-family/Courtyard or Townhome style residential, then transition to Duplex and/or Single-family
 - Buffering – Higher uses to buffer lower uses via landscape or masonry screening
 - Additional design variances considered for noise and light screening/buffering

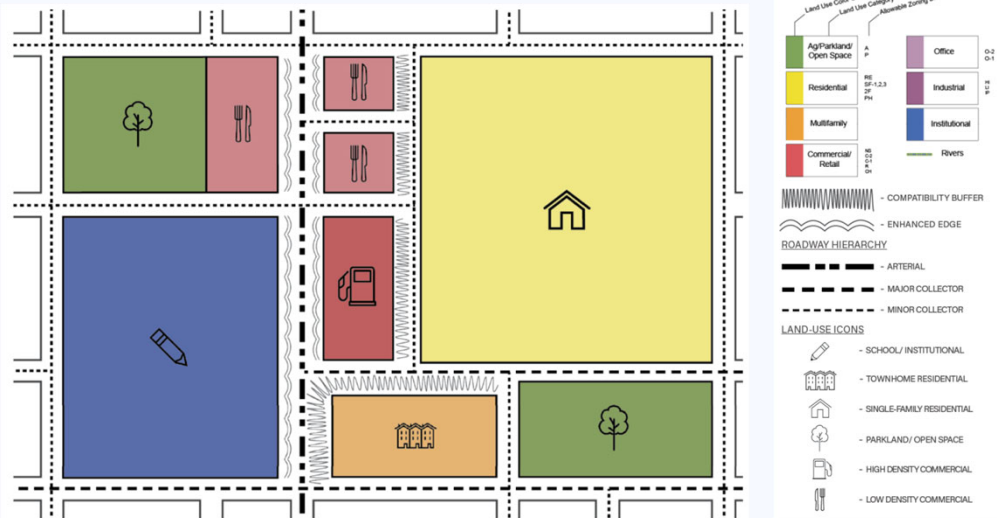
22

Transition Zones: Residential/Commercial



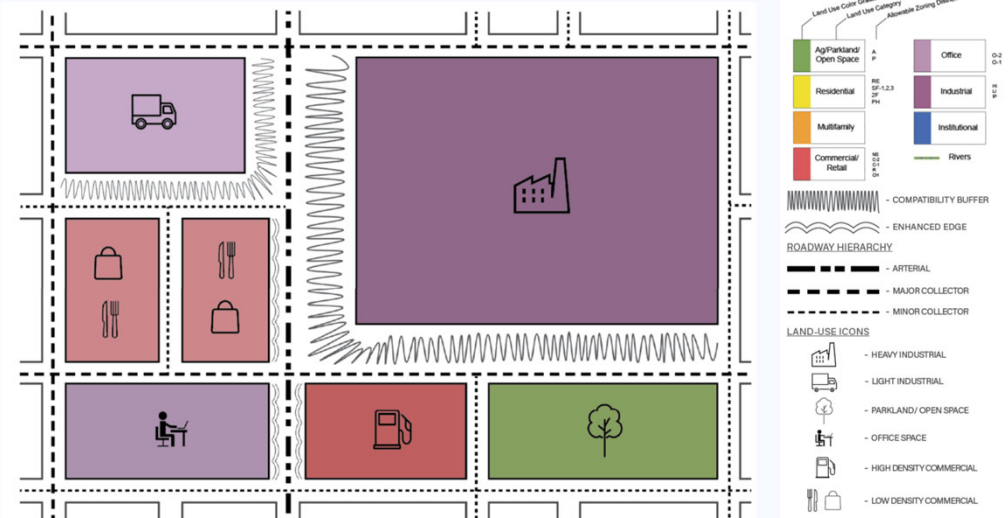
23

Transition Zones: Residential/Commercial/Institutional



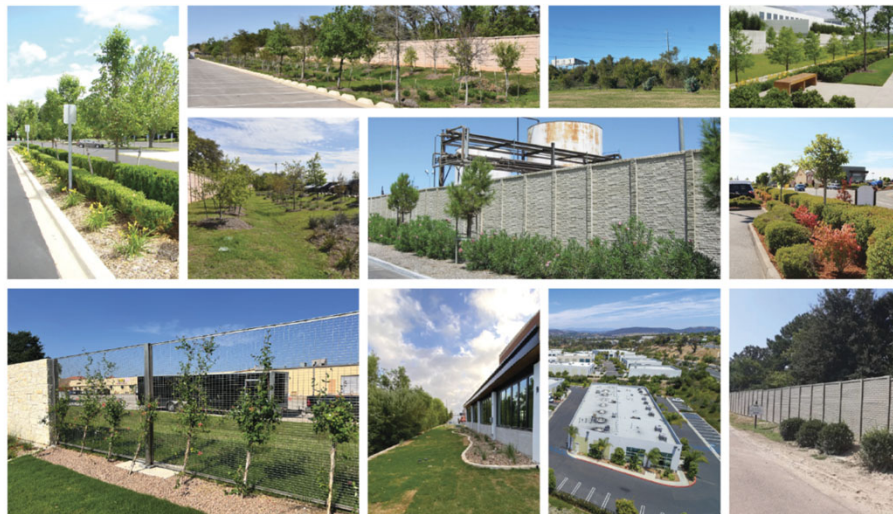
24

Transition Zone: Light Industrial/Commercial



25

Transition Zone/Buffer Imagery



26

POLICY STATEMENT



27

RESIDENTIAL AREA PARKING CHALLENGES



- **The Issue:** Some residential areas pose serious parking challenges, making it difficult for City and emergency services to maneuver
- **Duplex Condition:** Narrow, one-garage/car width driveways cause residents to park secondary and visitor vehicles on street
- **Potential Solutions:**
 - Treat Duplex like Multi-Family – not like Single-Family – adjust parking count per unit/block
 - Increase landscape/street tree requirements
 - Increase ROW width and implement License Agreements to accommodate on-street parking
 - Decrease ROW width and require "off-street" parking through development code

28



Laila Lane Neighborhood

Multiple parked vehicles on the street – in addition to trash receptacles on collection day – pinch the roadway access to less than one lane width.

29

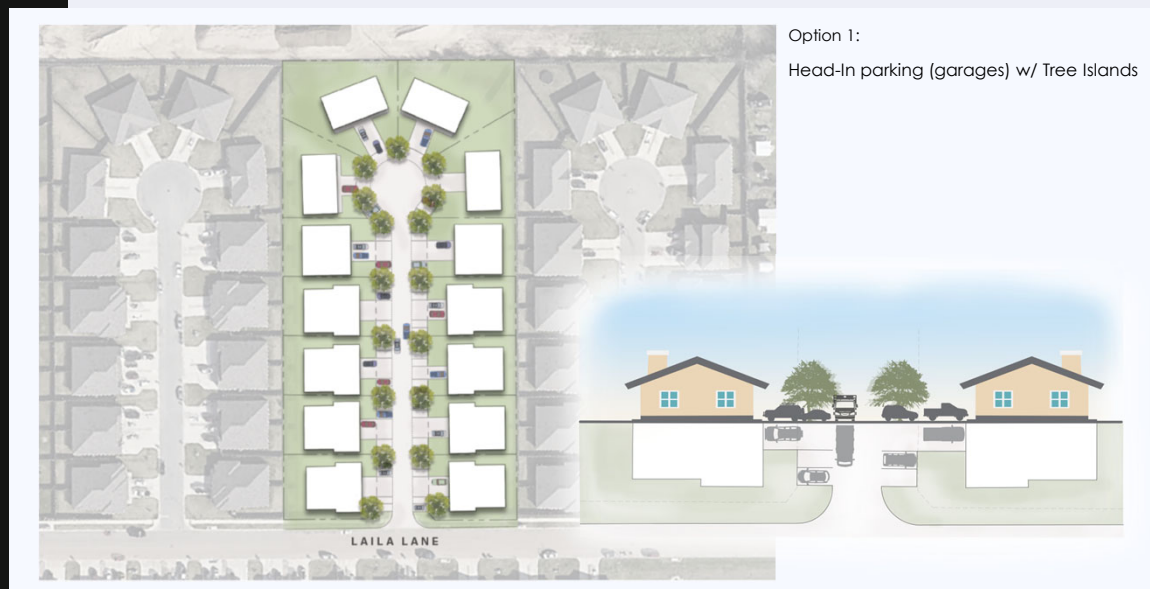
Existing Condition Imagery



30



31



32



33



34

CONTEMPLATE



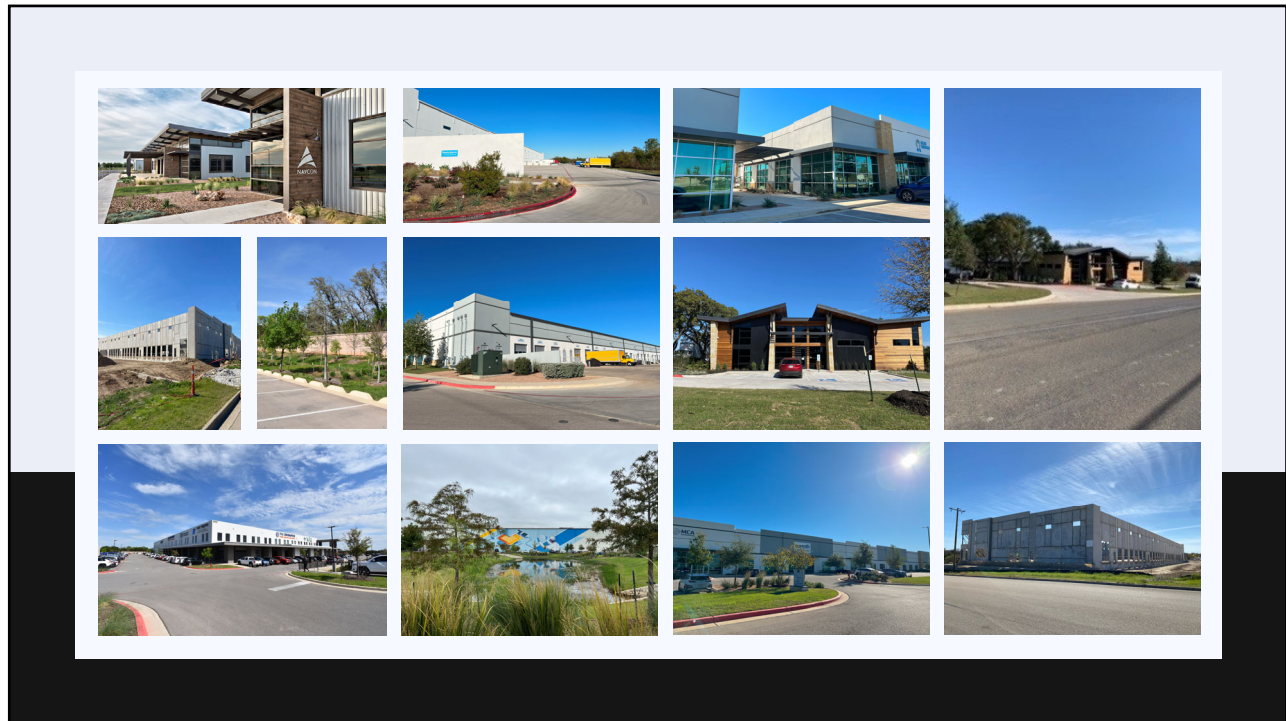
35

LIGHT INDUSTRIAL DEVELOPMENT

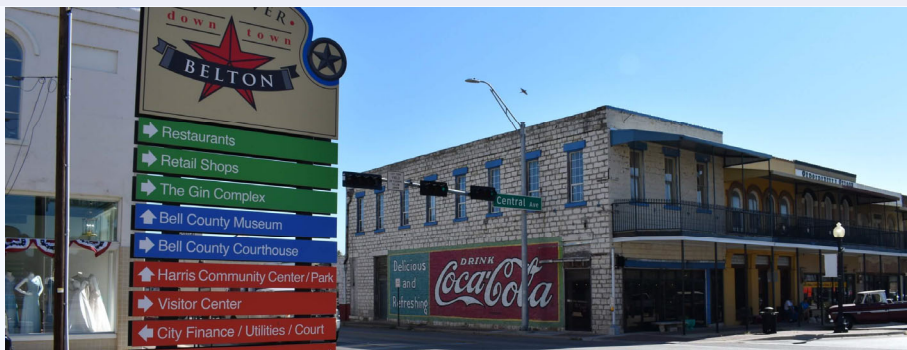
- **The Issue:** Industrial development presents an opportunity to be accommodated within the city.
- **Potential Solutions:**
 - Distinguish between Industrial and Commercial (design standards)
 - Provide locations for its use
 - Identify building type and design guidelines
 - Building heights
 - Elevations (window placement, relief, setbacks, articulation etc.)
 - Screening and buffering from parking, lighting, and noise



36



37

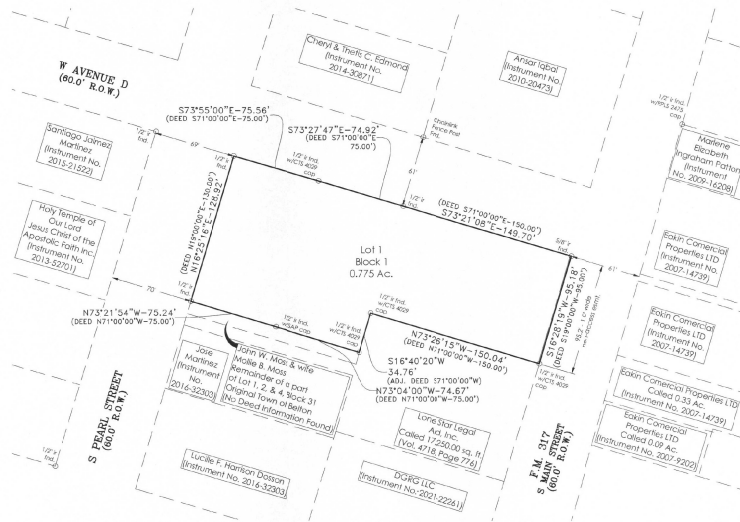
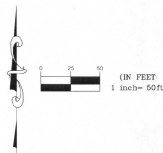


Questions or Other Discussion Items?

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Agenda Item #9

Administrative Plat Approvals					
<i>Recorded Date</i>	<i>Subdivision Name</i>	<i>Acreage /Location</i>	<i>No. of Lots</i>	<i>Description</i>	<i>Waivers</i>
12/19/2023	Villa Aguirre	0.775 Acres/ 505 S. Main Street	1	1 block; 1 lot for future Mi Pueblo Restaurant Addition	No variances provided.
12/19/2023	Westcliff Properties Addition	5.57 acres	3	1 block, 3 residential Lots	No variances provided.



VICINITY MAP
SCALE: N.T.S.

NOTES

- All bearings are based upon the Texas State Plane Coordinate System, NAD 83 (GRS 96), Texas Central Zone as per Leica Texas Smartnet GPS observations. All distances are surface distances. Combined scale factors: 1.0001166.
- This subdivision is located in Zone X areas determined to be outside the 0.2% annual chance floodplain, as indicated on the U.S. FEMA Agency Boundary Map (Flood Insurance Rate Map), Map No. 48027C0340C, effective date September 26, 2008 for Bell County, Texas.
- Building setbacks will be in accordance with the City of Belton Zoning Ordinance.
- Current zoning = PD-R - Planned Development Retail.
- Unable to verify right of way width of W. Avenue D. No existing monuments along the right of way were found.
- Unable to verify right of way width of FM 317 (S. Main St.). No existing monuments along the right of way were found.
- The City of Belton does not regulate lot-to-lot drainage.

KNOW ALL MEN BY THESE PRESENTS, that Manuel Aguirre and Jorge Aguirre Rodriguez, whose address is 2574 Bluff Circle, Belton, TX 76513, being the sole owners of that certain 0.775 acre tract of land in Bell County, Texas, being part of the M. H. Connell Survey, Abstract No. 6, which is more fully described in the dedication to VILLA AGUIRRE ADDITION, as shown by the plat hereto attached hereto, and made part hereof, and approved by the City of Belton, Bell County, Texas, Manuel Aguirre and Jorge Aguirre Rodriguez, LLC, do hereby adopt said VILLA AGUIRRE ADDITION, as an addition to the City of Belton, Bell County, Texas, and hereby dedicate to said city all streets, avenues, roads, drives or alleys shown on said plat, the same to be used as public thoroughfares and for the installation and maintenance of public utilities when and as authorized by the City of Belton. The utility and drainage easements shown on said plat are dedicated to said city for the installation and maintenance of any and all public utilities, which the city may install or permit to be installed or maintained.

WITNESS the execution hereof, on this 2nd day of December, 2023.

For Manuel Aguirre

Manuel Aguirre

Before me, the undersigned authority, on this day personally appeared Manuel Aguirre, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 9/16/27

WITNESS the execution hereof, on this 2nd day of December, 2023.

For Jorge Aguirre Rodriguez

Jorge Aguirre Rodriguez

Before me, the undersigned authority, on this day personally appeared Jorge Aguirre Rodriguez, known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he executed the foregoing instrument as the owner of the property described hereon.



NOTARY PUBLIC STATE OF TEXAS
My Commission Expires: 9/16/27

I hereby certify that the above and foregoing plat of VILLA AGUIRRE ADDITION, an addition within the city limits of the City of Belton, Bell County, Texas, meets the requirements for an administrative plat and was approved this 12th day of December, 2023.

DIRECTOR
Amy M. Casey

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

Witness my hand this 15th day of December, 2023.

Amy M. Casey
CITY CLERK

KNOW ALL MEN BY THESE PRESENTS,

That I, Mike W. Krieger, Registered Professional Land Surveyor, do hereby certify that I did prepare this plat from an actual and accurate survey of the land, that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Belton, Texas, and this subdivision is within the City Limits of Belton, Texas.



Mike W. Krieger
Registered Professional
Land Surveyor, No. 4330.

VILLA AGUIRRE ADDITION

BELTON, BELL COUNTY, TEXAS

FINAL PLAT

MITCHELL & ASSOCIATES, INC.



ENGINEERING & SURVEYING
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541
FAX: (254) 634-2141
TEXT: (254) 634-2141
E-MAIL: info@ma-inc.com

DATE: 12/02/23

SCALE: 1" = 66'

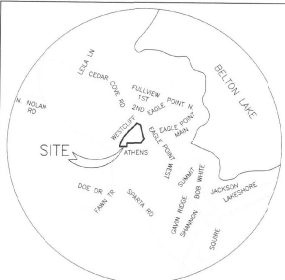
DATE: 12/02/23

DATE: 12/02/23

DATE: 12/02/23

DATE: 12/02/23

DATE: 12/02/23



VICINITY MAP
Not to Scale

- LEGEND:
- = 5/8" Iron Rebar Set with cap stamped "RCS INC", unless noted otherwise.
 - = 5/8" Iron Rebar Found with cap stamped "ALL COUNTY SURVEYING".
 - = 1/2" Iron Rebar Found, unless noted otherwise.
 - = 3/8" Iron Rebar Found.
 - = City of Temple Monument (See Notes Below)
 - = Dead Call
 - = Adjoiner Line
 - = Boundary
 - = Temple Extra Territorial Jurisdiction Line
 - = Building Line
 - = Point of Beginning
 - = Point of Commencement
 - = Right of Way
 - = Utility Easement

NOTES:

Purpose of Replat
The purpose of this replat is to change 23 lots and street right-of-way into three lots.

See field notes attached.

This plot lies within the ETJ of the City of Belton, Bell County, Texas.

The City of Temple deferred platting rights to the City of Belton as per Item 2018-9308-R, dated September 8, 2018.

Water service to be provided by 439 Water Supply Corporation, 6202 Sparta Road, Belton, Texas 76513.

Sewer to be provided by Septic Systems approved by Bell County Health Department.

Electric Services provided by Oncor Electric Distribution.

Telephone Services provided by AT&T.

The City of Belton does not regulate lot to lot drainage.

Bell County Engineer states it is City of Belton's responsibility to abandon Argo Street. City of Belton stated Argo Street ROW to be abandoned by this plat.

CUNCO is the regulatory authority for groundwater wells in Bell County and hereby certifies that this proposed subdivision has been evaluated for on-site groundwater production wells. In its current condition, the proposed subdivision meets our regulations described by District Policy and affirmed by District Staff, and thus requires no signature block.

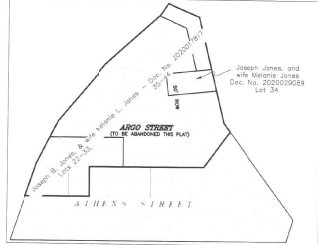
50' Private Shared Access Easement to be between owners of Lot 1 and Lot 2 only. Maintenance of driveway to be shared at their expense only.

This tract DOES NOT appear within the "Special Flood Hazard Area" and appears to be situated in "Zone X", as per F.E.M.A. Federal Insurance Administration Map Number 48020325SE effective date September 26, 2008. This statement does not imply this tract will never flood, nor does it create liability on the part of this surveyor.

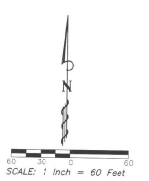
Base of Bearing: The survey work for this project is on Old Bearings and Coordinates, based upon the Texas State Plane Coordinate System, Central Zone, NAD83 datum obtained from GPS observations and referenced to the "SMARTNET" OF NORTH AMERICA, Base Station "TX01" in Kilgus, Texas whose published coordinate values are N=10,346,600.433; E=3,229,851.030. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.9998984.

CITY MONUMENT NOTE:

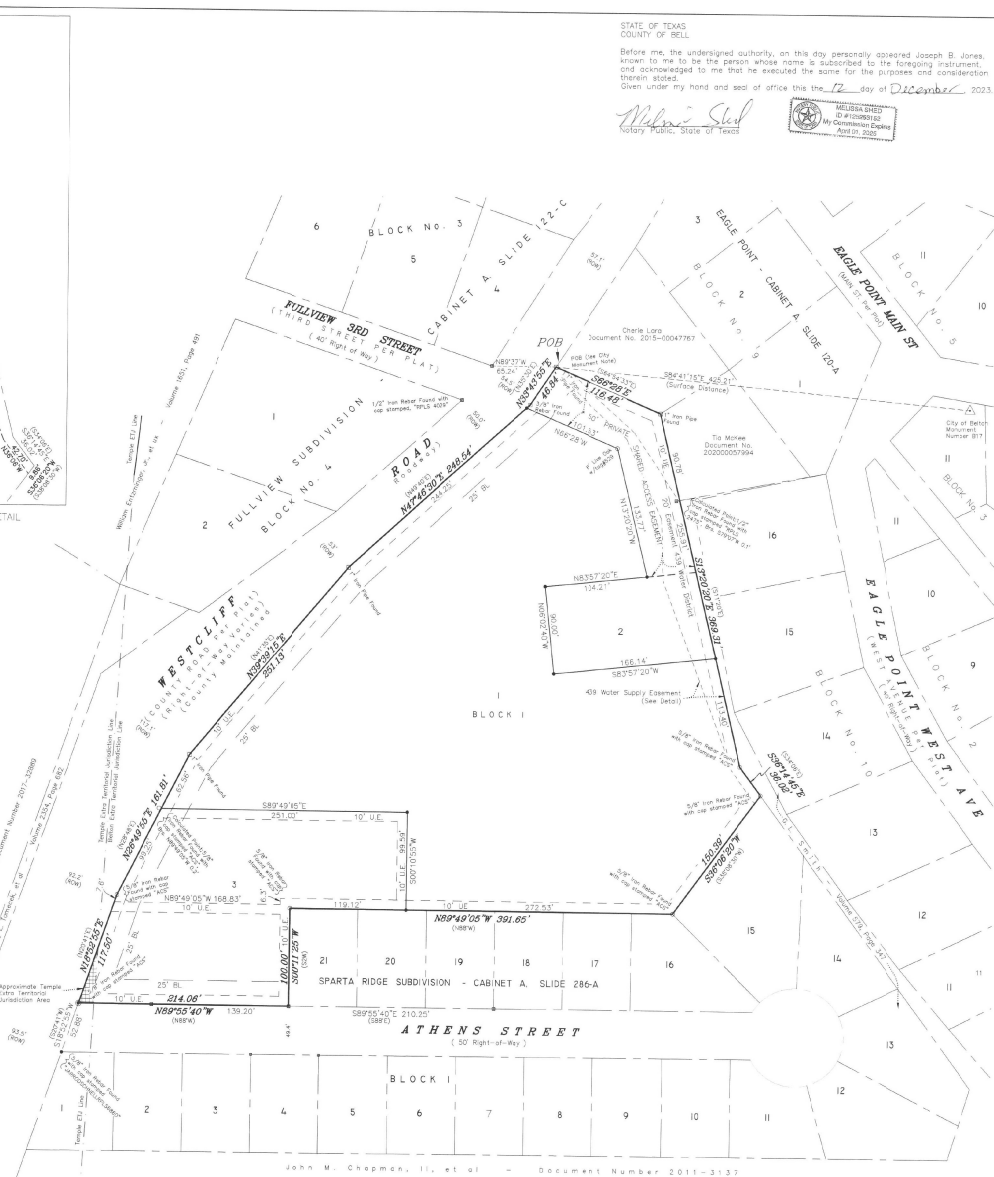
This project is referenced to the City of Belton Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City of Belton Monument No. "BELTON MON. 817-1994". The true angle at City of Belton Monument No. 817 is 01°26'28". The combined correction factor (CCF) is 0.9998984. Grid distance = Surface distance X CCF. Geodetic north = Grid north = True north. Published City coordinates for City of Belton Monument No. 817 are N=10,346,600.433; E=3,229,851.030. Reference line from the Point of Beginning of said 5.57 Acre tract to the City of Belton Monument No. 817 is S84°11'15"E, 425.21' feet (Surface Distance). Monument 817 is an Aluminum cap set in Concrete stamped "BELTON MON. B-7-1994" Found at the southeast intersection of Eagle Point Main, and Eagle Point West.



ORIGINAL LOT CONFIGURATION
SPARTA RIDGE SUBDIVISION
CABINET A, SLIDE 286-A



SCALE: 1" = 60' Feet



**Final Plat of
WEST CLIFF PROPERTIES ADDITION**
being a Replat of Lots 22-44, and all of Argo Street of SPARTA RIDGE SUBDIVISION, a subdivision
in the Extraterritorial Jurisdiction of the City of Belton, in Bell County, Texas as it appears
upon the map recorded in Cabinet A, Slide 286-A of the Bell County Plat Records.
Surveyed June 21, 2023.
RONALD CARROLL SURVEYORS, INC.

OWNERS:
JOSEPH JONES & MELANIE JONES
DOC. NO. 2020017817 & 202002989
Bell County Official Public Records
3 LOTS, 1 BLOCK
3.88 Acres in Lot 1
0.63 Acres in Lot 2
1.09 Acres Lot 3
5.57 Acres Total

**Final Plat of
WEST CLIFF PROPERTIES ADDITION**
situated in the Extraterritorial Jurisdiction of the
City of Belton, in Bell County, Texas.
RONALD CARROLL SURVEYORS, INC.
Phone: (254) 773-1447 Fax: (254) 773-1728
5302 South 31st Street - Temple, Texas 76702
DRAWN BY: W.J.S. & J.J.K. DATE: 9/8/23 DRAWING NAME: 17035-PL-JONES
SHEET SIZE: 24X36 - 1/8" = 1' 1/2" FILED: 10/11/23 10/11/23

STATE OF TEXAS
COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared Joseph B. Jones, known to me 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 stated.

Given under my hand and seal of office this 17 day of December, 2023.

Melanie J. Jones
Notary Public, State of Texas

MELANIE JONES
NO. 0000000000
My Commission Expires
April 01, 2025

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, that we, Joseph B. Jones and Melanie J. Jones, being the owners of the land shown in this plat, being a replat of Lots 22-44 and all of Argo Street of SPARTA RIDGE SUBDIVISION, a subdivision in the Extraterritorial Jurisdiction of the City of Belton, Bell County, Texas as it appears upon the map recorded in Cabinet A, Slide 286-A of the Bell County Plat Records, do hereby approve, and consent to all subdivisions and plat note requirements shown. We do hereby approve the recordation of this subdivision plat and dedicate to the public use forever any easements and maps that are shown hereon. This subdivision is to be known as "WEST CLIFF PROPERTIES ADDITION", I hereby acknowledge that I am the owner of the property and do hereby state that there are no liens, mortgages, or any other claims for which this property represents collateral on any loan.

Melanie J. Jones
Joseph B. Jones, Owner
Melanie J. Jones, Owner

STATE OF TEXAS
COUNTY OF BELL

Before me, the undersigned authority, on this day personally appeared Melanie L. Jones, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein stated.

Given under my hand and seal of office this 17 day of December, 2023.

Melanie L. Jones
Notary Public, State of Texas

MELANIE JONES
NO. 0000000000
My Commission Expires
April 01, 2025

STATE OF TEXAS
COUNTY OF BELL

I, the undersigned, Director of Planning of the City of Belton, hereby certify that this subdivision plat complies with all requirements of the City of Belton, it complies for administrative plat purposes with the City of Belton Ordinance, and I am hereby approving.

Melanie L. Jones
Director of Planning
December 15, 2023

STATE OF TEXAS
COUNTY OF BELL

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

I, the undersigned, hereby certify that this subdivision meets or exceeds the minimum standards established by the Texas Commission on Environmental Quality (TCEQ) and Bell County's Local Order.

Melanie L. Jones
City Clerk

STATE OF TEXAS
COUNTY OF BELL

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.

Melanie L. Jones
Signature
Bell County Public Health District

STATE OF TEXAS
COUNTY OF BELL

TAX CERTIFICATE

The Bell County Tax Appraisal District, the taxing authority or all taxing entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on this property described by this plat.

Dated this 18 day of December, 2023.

BELL COUNTY TAX APPRAISAL DISTRICT

Renee Hickman
Renee Hickman

STATE OF TEXAS
COUNTY OF BELL

RECORDATION INFORMATION

Plat and Dedication Recorded in Document Number 2023-055365 of the Official Public Records Bell County.

Filed this 18 day of December, 2023.

BY: *R. Foster Deputy*
County Clerk

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

That, I, Ronald Carroll, 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 supervision, in accordance with the City of Belton Subdivision Regulations.

IN WITNESS THEREOF, my hand and seal this 17 day of December, 2023.

Ronald Carroll
Ronald Carroll, Vice President
Registered Professional Land Surveyor
Registration Number No. 2025

STATE OF TEXAS
COUNTY OF BELL

Inst # 2023055365