



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, March 19, 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 February 20, 2024, regular meeting.
4. Z-24-05 - Hold a public hearing and consider a zoning change from Commercial Highway (CH) to Single Family 3 with Conservation Revitalization Overlay (SF-3 w/ CR Overlay) on approximately 0.1430 acres located at 401 W. Avenue J.
5. Z-24-06 - Hold a public hearing and consider a zoning change from Planned Development (PD) – Expo to Planned Development (PD) – Commercial District 1 (C1), on approximately 8.406 acres located at 2909 S. IH 35 Service Rd.
6. Z-24-07 - Hold a public hearing and consider a zoning change from Single Family –2 (SF-2) to Planned Development - Single Family-3 (PD-SF-3) on approximately 0.5592 acres located at 305, 307, & 309 E. Avenue Q.
7. P-24-01 - Hold a public hearing and consider a residential replat of the Samuel Davis Subdivision Phase II, Lots 1 and 2, to create 3 residential lots, located at 305, 307, & 309 E. Avenue Q, on 0.5592 acres at the northwest corner of E. Avenue Q and S. Wall St.
8. Z-24-08 - Hold a public hearing and consider a zoning change from Planned Development – Retail (PD-R) to Amended Planned Development – Retail (Amended PD-R) on approximately 0.775 acres located at 500 S. Main St.
9. Consider amendments to the Belton Zoning Ordinance, Section 38 relating to Murals.

10. Consider amendments to the Belton Zoning Ordinance, Section 36 relating to Accessory Dwelling Units.

11. 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, February 20, 2024

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

1. Call To Order.

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

Invocation – Commission Member McCallum gave the Invocation.

Pledge of Allegiance – Chair Baggerly led the Pledge.

2. Public comments. (Audio 00:49)

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

3. Consider approval of minutes from the previous meeting. (Audio 01:34)

Commission Member Potts motioned to approve minutes from the January 16, 2024, meeting, seconded by Vice Chair Jarratt. The motion passed with 8 ayes and 0 nays.

4. Z-24-04 - Hold a public hearing and consider a zoning change from Agricultural to Planned Development – Commercial Highway on 7.51 acres located at 3401 S. IH 35 Service Road, located on the southwest intersection of Interstate 35 and Mesquite Road. (Audio 01:52)

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Marie Cherivtch of 371 Mesquite Road spoke against the change with concerns about incorporating a bus stop for school aged children at a truck stop, Mesquite Road needs repair, and challenges with exiting the interstate and slowing down.

Michelle Ciccariello of 511 Mesquite Road spoke against the change with concerns about vagrants, child trafficking, traffic issues, erosion of the road, drainage, environmental impact, water, and property values.

Michelle Croom of 488 Mesquite Road spoke against the change with concerns about truck drivers exiting the interstate, crime rates going up, fumes from the fuel, and increased traffic.

Nelda Deholloz of 306 Mesquite Lane spoke against the change with concerns about traffic and Mesquite Road not being repaired.

Richard Mathias, Applicant Representative, spoke in favor of this change and stated he was asked to amend the application and addressed each issue previously mentioned in the original request.

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

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

Mr. Mathias answered questions from the Commission Members.

Commission Member Potts made a motion to approve Z-24-04 as presented. Commission Member Taggart seconded the motion. The motion passed with 8 ayes and 0 nays.

5. P-22-45 - Consider a final plat of Unity Four Plat, comprising 7.51 acres, located at the southwest intersection of Interstate 35 Frontage Road and Mesquite Drive. (Audio 36:45)

City Planner Ms. Moore presented the staff report.

Commission Member Fischer made a motion to approve P-22-45 as presented. Commission Member McCallum seconded the motion. The motion passed with 8 ayes and 0 nays.

8. Administrative Plat Approvals: None to report for January 2024.

With no other city business, the Planning and Zoning Commission was adjourned at 6:09 p.m. (Audio ends at 39:55)

Chair, Planning and Zoning Commission

Attest:

Melinda Brice, Planning Administrator

Staff Report – Planning & Zoning Agenda Item



Date: March 19, 2024
Zoning No.: Z-24-05
Request: CH to SF-3 w/ CR Overlay
Applicant/Owners: Esteban Dominguez

Agenda Item #4

Z-24-05 - Hold a public hearing and consider a zoning change from Commercial Highway (CH) to Single Family 3 with Conservation Revitalization Overlay (SF-3 w/ CR Overlay) on approximately 0.1430 acres located at 401 W. Avenue J.

- **Address:** 401 W. Avenue J
- **Acres:** 0.1430 acres
- **Current Zoning:** CH **Current Use:** Vacant Lot
- **Proposed Zoning:** SF-3 w/ CR Overlay
- **Proposed Use:** Single-family home
- **Future Land Use Map (FLUM) Designation:** Commercial Center
- **Design Standards Type Area:** Border of Type Area 2 & Type Area 8: Type area 2 is appropriate for commercial development. Type Area 8 is appropriate for residential development.
- **Project Analysis:**

Direction	Zoning	Use
North	SF-2 w/ CR Overlay	Single Family Dwelling
South	Commercial Highway	Vacant Lot
West	Commercial Highway	Single Family Dwelling
East	Commercial Highway	Vacant Lot

- **Water:** Belton CCN. Available at the site. **Sewer:** Belton CCN. available on site.
- The applicant intends to build a detached family residence in an existing residential neighborhood.

- This area was originally a Planned Development (PD-1) zoning but was rezoned to Commercial Highway on May 28, 2002.
- The lot size is less than 7,000 square feet, consistent with SF-3 area requirements.
- Conservation Revitalization Overlay allows for the use of mobile, modular, duplex, and single family homes.
- If favorably recommended, staff can contact adjacent neighbors to initiate a similar zoning change from CH to SF-3 w/CR overlay for the lots fronting W. Ave J. These are all residentially developed.
- **Recommendation:** The requested zoning appears to be reasonable at this location.
 Recommend approval of the requested zoning change from CH to SF-3 w/ CR Overlay
 1. The use of this property shall conform to the SF-3 and CR Overlay requirements in all respects.
 2. The development of the property shall conform to all applicable Type Area 8 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. Site Map
 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

2-24-05



ZONING CHANGE APPLICATION

Fee: \$300.00

Date received:	
APPLICANT NAME: Esteban Dominguez	
EMAIL: ninfas_mail@yahoo.com	PHONE NUMBER: 254 231 6764
MAILING ADDRESS: PO BOX 1386 Belton TX 76513	
PROPERTY OWNER NAME: Esteban Dominguez	
EMAIL: ninfas_mail@yahoo.com	PHONE NUMBER: 254 231 6764
MAILING ADDRESS: PO BOX 1386 Belton TX 76513	

Proposed Use of Structures (building) and Property (exterior property):

Switch from Commercial to Residential
Would like to build a home

Current Use:

Empty lot

LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED:

400 W. Ave J Belton TX 76513

Legal Description of Property: Abstract Survey

Parcel ID 127797

Lot(s): Block(s):

of Subdivision

Existing Zoning: Commercial Proposed Zoning: Residential

Signature of Applicant: Esteban Dominguez Date: 1/30/24
Signature of Owner (if not applicant): Esteban Dominguez Date: 1/30/24

City of Belton Planning Department

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

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

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

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

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

The development plan shall include:

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

City of Belton Planning Department

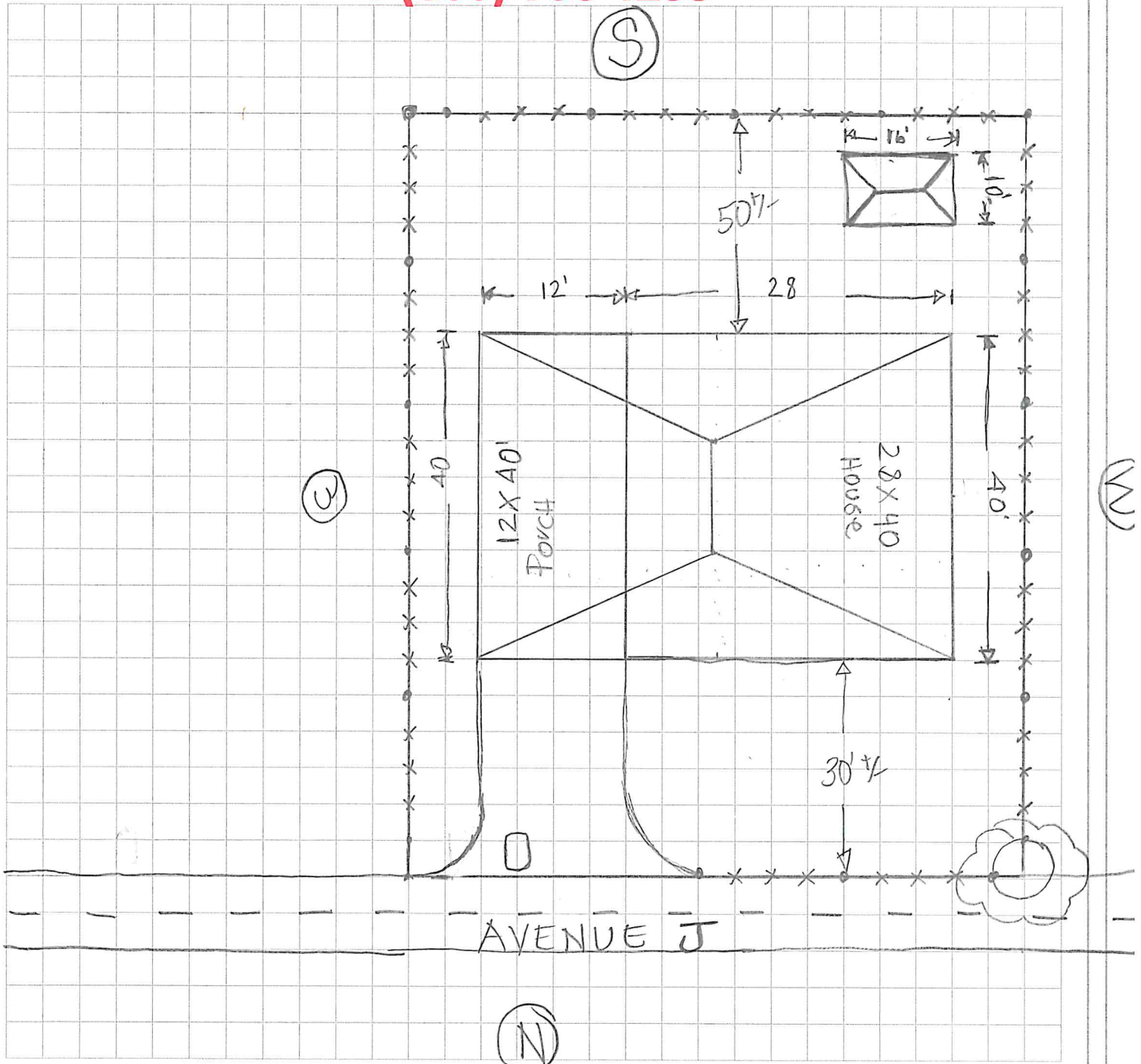
333 Water Street ★ Belton, Texas 76513 ★ Phone (254) 933-5812 ★ Fax (254) 933-5822



CONCRETE SAWING, DRILLING & BREAKING

1 (800) PENHALL

1 (800) 736-4255



ANAHEIM, CA
ATLANTA, GA
AUSTIN, TX
BAKERSFIELD, CA
BIRMINGHAM, AL
BUFFALO, NY
BURBANK, CA
CAMARILLO, CA

CHAMPAIGN, IL
CHARLESTON, SC
CHARLOTTE, NC
COLUMBIA, SC
DALLAS, TX
DENVER, CO
FRESNO, CA
GREENSBORO, NC

GREENVILLE, SC
INDIANAPOLIS, IN
IRVINE, CA
LAS VEGAS, NV
LOS ANGELES, CA
MINNEAPOLIS, MN
PHOENIX, AZ

PORTLAND, OR
RALEIGH, NC
RENO, NV
RICHMOND, VA
RIVERSIDE, CA
ROGERS, MN
SACRAMENTO, CA
SALT LAKE CITY, UT

SAN DIEGO, CA
SAN LEANDRO, CA
SANTA CLARA, CA
SEATTLE, WA
SUPERIOR, WI
TUCSON, AZ
VISALIA, CA
WILMINGTON, NC

CH
to
SF3 - CR OVERLAY

A0006BC M F CONNELL,
AKA LT E OB G, 50.00' X 125.00'
ACRES .143

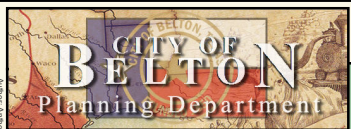
DOMINGUEZ, ESTEBAN

401 W AVE J

Z_24_05

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-24-05 Zoning



Author: Anthony Dominguez, City of Belton

Page: E:\City of Belton Projects\Development and Planning\Zoning Change\Z-24-05\Z-24-05_Zoning.mxd

ZONING CHANGE:

CH
to
SF3 - CR OVERLAY

LEGAL DESCRIPTION:

A0006BC M F CONNELL,
AKA LT E OB G, 50.00' X 125.00'
ACRES .143

PROPERTY OWNER:

DOMINGUEZ, ESTEBAN

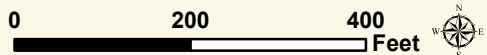
ADDRESS/LOCATION:

401 W AVE J

Legend

- Z_24_05
- City Parcels
- City Limits
- Current_Zoning**
 - Commercial Highway
 - Conservation Revitalization Overlay
 - Historic Preservation Overlay
 - Multi Family
 - Planned Development
 - Retail
 - Single Family-3
 - Specific Use Permit

Map Date: 2/12/2024



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-24-05 Aerial

ZONING CHANGE:

CH
to
SF3 - CR OVERLAY

LEGAL DESCRIPTION:

A0006BC M F CONNELL,
AKA LT E OB G, 50.00' X 125.00'
ACRES .143

PROPERTY OWNER:

DOMINGUEZ, ESTEBAN

ADDRESS/LOCATION:

401 WAVE J

LEGEND

Z_24_05



0 50 100 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: ESTABAN DOMINGUEZ,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 401 W. AVENUE J,
FROM A(N) COMMERCIAL HIGHWAY (CH) TO ZONING DISTRICT,
TO A(N) SINGLE FAMILY – 3 WITH CONSERVATION REVITALIZATION OVERLAY (SF-3 w/ CR OVERLAY) ZONING
DISTRICT,
TO CONSTRUCT: A DETACHED SINGLE-FAMILY HOME.

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, March 19, 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, March 26, 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 MARCH 19, 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.

10148	18159	
BURDINE, JAYME C SR ETUX	BECKSTROM, KENNETH D & DENISE M	
905 CONNELL ST	500 W AVENUE I	
BELTON, TX 76513-3771	BELTON, TX 76513	
499933	26205	32353
HAUN INVESTMENTS LLC - I14 TRACT ABC SERIES	REYES, MARIA DE JESUS	GONZALES, DAVID
2200 E RANCIER	503 W AVENUE J	303 AUSTIN AVE
KILLEEN, TX 76543	BELTON, TX 76513-3839	BELTON, TX 76513
34033	37063	39017
SWINDEN, CONNIE L	HAFNER, DOROTHY L	SMITH, RICHARD GLENN
401 N PEARL ST	PO BOX 85	403 W AVENUE J
BELTON, TX 76513-3029	BELTON, TX 76513-0085	BELTON, TX 76513
44009	52838	56201
GUAJARDO, ELEBERTA MATA	LOVE, ROGER C ETUX LINDA KAYE	MOSLEY, DANNY RAY JR & BRANDY NICOLE CRUMLEY
606 W 2ND AVE	20152 FM 2268	402 W AVENUE J
BELTON, TX 76513-2918	HOLLAND, TX 76534	BELTON, TX 76513-3838
58020	74439	80592
LHCS LLC	SOTO, JAZMIN	OLIVARES, JESUS
1506 PASEO DEL PLATA STE 200	912 HUGHES ST	909 CONNELL ST
TEMPLE, TX 76502-3490	BELTON, TX 76513	BELTON, TX 76513-3782
104697	105824	109935
FORREST, JIMMY L ETUX ANN M	VILLAREAL, ROSALINDA	COWARD, CHARLES E
400 W AVENUE I	909 CONNELL ST	706 MARY ST
BELTON, TX 76513-3828	BELTON, TX 76513	COPPERAS COVE, TX 76522-2838
113465	122702	127797
SHELTON, DONNA NELL	OLVERA, FEDERICO & HONORIO	DOMINGUEZ, ESTEBAN
410 W AVENUE I	2710 REUTER AVE	PO BOX 1386
BELTON, TX 76513	WACO, TX 76708	BELTON, TX 76513

Zoning Case # Z-24-05

ZONING CHANGE:

CH
to
SF3 - CR OVERLAY

LEGAL DESCRIPTION:

A0006BC M F CONNELL,
AKA LT E OB G, 50.00' X 125.00'
ACRES .143

PROPERTY OWNER:

DOMINGUEZ, ESTEBAN

ADDRESS/LOCATION:

401 WAVE J

Legend

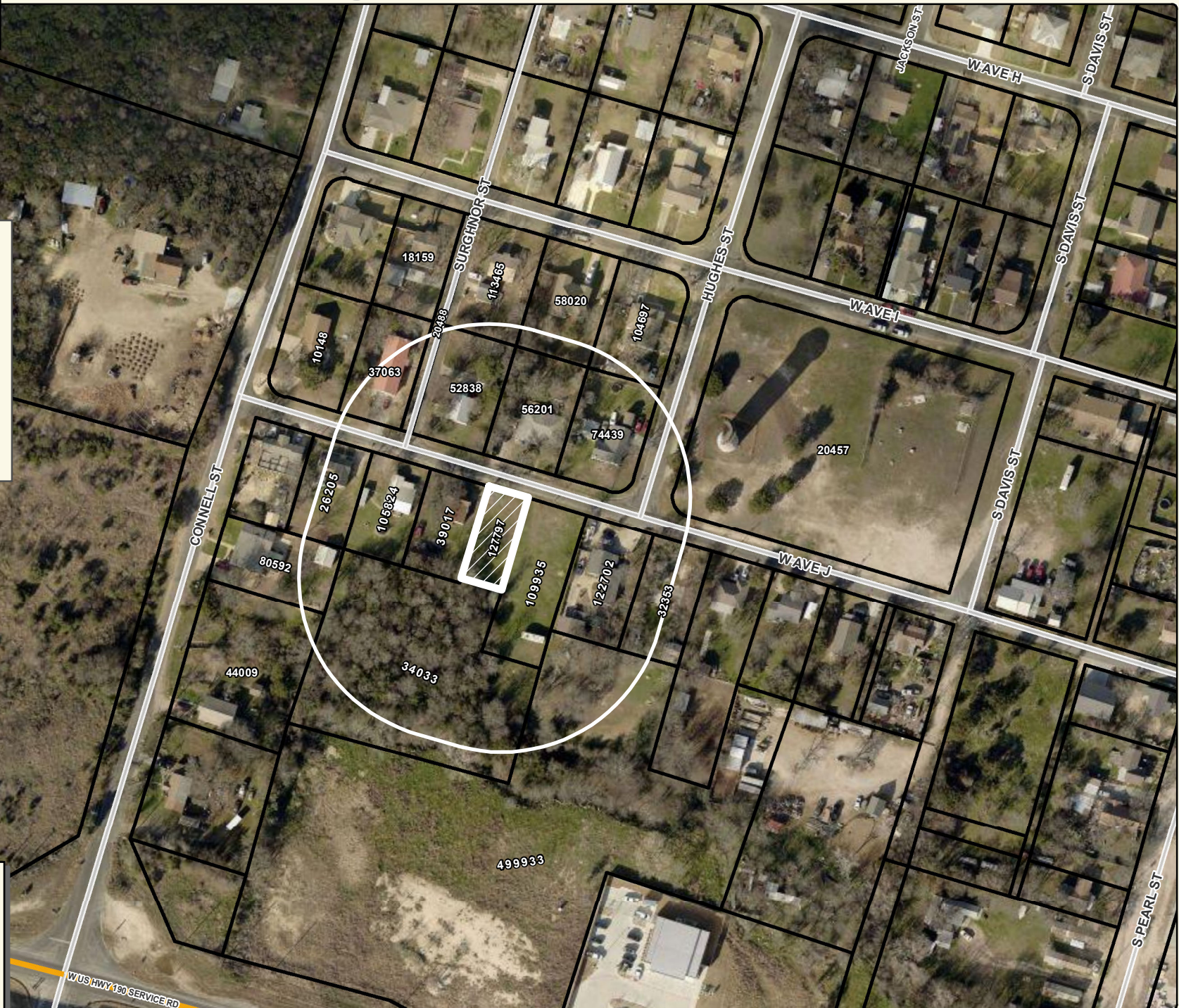
- Z_24_05
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

Map Date: 2/12/2024

0 150 300 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.



Staff Report – Planning & Zoning Agenda Item



Date: March 19, 2024
Zoning No.: Z-24-06
Request: PD-11 to PD to C-1
Applicant/Owners: Kendell Wimberly / Lewis
Belton Properties, LLC

Agenda Item #5

Z-24-06 - Hold a public hearing and consider a zoning change from Planned Development – Expo (PD-11) to Planned Development (PD) – Commercial District-1 (C-1), on approximately 8.406 acres located at 3405 S. IH 35 Service Rd.

- **Address:** 2909 S. IH 35 Service Rd
- **Acres:** 8.406 acres
- **Current Zoning:** PD-Expo **Current Use:** RV site & Single-Family Home
- **Proposed Zoning:** PD-C-1
- **Proposed Use:** Expanded RV site and amenities (restroom, common area, parkland)
- **Future Land Use Map (FLUM) Designation:** Commercial / Commercial Corridor
- **Design Standards Type Area:** Type Area 2
- **Project Analysis:**

Direction	Zoning	Use
North	PD-Expo	Expo Center (parking lot)
South	PD-Expo	Vacant Lot
West	PD-Expo	Expo Center
East	Commercial-2 (Across IH 35)	Vacant Lot

- **Water:** Belton CCN. Available at the site. **Sewer:** Belton CCN. Available on site.
- The applicant intends to expand an existing RV park from 80 to 121 spaces.
- The Planning Development – 11 (5/13/1986) does not include RV sites within the permitted uses, thus the site is non-conforming use.

- The current on-site sewage facilities will be abandoned and they will connect to an existing public sewer system.
- Public Works has had ongoing conversations with the applicant to ensure that connecting to an existing sanitary sewer is feasible. The applicant is required to make all necessary improvements, at their expense, to ensure that the sanitary sewer can handle the additional demand.
- As part of this project, sanitary sewer improvements must be completed, inspected, and accepted by the City before the expansion of the park is permitted.
- RV Parks must comply with the City Code of Ordinances Chapter 19, *Recreational Vehicle Parks*, which includes the following conditions:
 - Overall density of twenty (20) recreational vehicle sites per acre. *The applicant is proposing 121 spots on 8.4 acres, which equates to approximately 14-15 spaces per acres.*
 - Each park shall provide a minimum of eight percent parkland/open space. *The proposal shows an existing 8% common area.*
 - At least one and two-tenths (1.2) parking spaces shall be provided in the park for each recreational vehicle site. *Two parking spaces are provided for each space.*
 - At least one (1) toilet and one (1) lavatory shall be provided for each sex at a rate of one (1) each for each twenty (20) RV sites or fractional part thereof. Shower facilities shall be provided for each sex at a rate of one (1) each for every thirty (30) RV sites or fractional part thereof. Lavatories shall be provided at each building containing toilet facilities. – *The applicant will provide 6 lavatories and 4 showers for each sex. This meets the requirements.*
 - Restroom facilities must be located within 300' of any RV site. *The applicant has indicated approximately 10 spaces will be outside of this range with the longest distance being 370' from the nearest facility. A variance to this requirement was requested.*
 - Each site must be at least one thousand five hundred (1,500) square feet in area with a minimum width of thirty (30) feet. – *The new addition will have widths that exceed thirty feet minimum. The existing area does not meet these requirements. A variance was requested for the existing spaces.*
 - Minimum pavement widths shall be as follows: Class 1—Private streets that provide direct access to five (5) or more RV sites—twenty (20) feet.

The new addition will have widths that exceed twenty feet minimum. The existing streets average about 12' - 15' wide. A variance was requested for the existing width of the streets.

- A screening device, between 6-8' constructed of wood, stone, brick or other permanent material with no opening is required. The applicant plans to build a wood privacy fence around the new site area. However, on the existing western boundary adjacent to the Expo Center, there is a chain-link fence with a natural vegetation buffer. The applicant is requesting to leave the chain link fence and vegetation buffer and requested a variance to this provision.
 - Refuse containers shall be located 300' from RV site. The applicant has indicated some spaces in the existing park are outside of this range with the longest distance being 460' from the nearest container.
- **Recommendation:** The requested zoning appears to be reasonable at this location.

Recommend approval of the requested zoning change from Planned Development - 11 to Planned Development – Commercial-1:

1. The use of this property shall conform to the Commercial-1 District in all respects.
 2. All necessary lift station improvements must be funded and completed by the applicant. City inspection and acceptance of improvements are required before the expansion of the park is permitted.
 3. The development of the RV Park shall conform to all requirements of Chapter 19, City Code of Ordinances (Recreational Vehicle Parks), except as noted below:
 - a. Variance allowed for existing spaces approximately 1,400 SF with a width of 27'.
 - b. Variance allowed to the existing street width approximately 12'-15' wide. New streets must be constructed to the adopted standards.
 - c. Variance allowed for a 400' distance from restroom facilities to existing RV spaces.
 - d. Variance allowed for refuse containers to be 460' from the existing RV spaces.
 4. Construction plans are required for the lift station improvements and the expansion of the park.
- **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@belton-texas.gov

Phone : (245) 933-5891

ZONING CHANGE APPLICATION

Fee: \$300.00

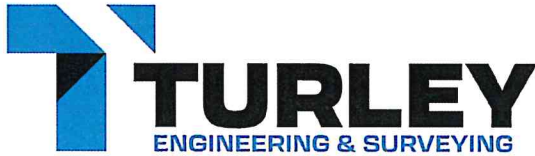


Date received:	
APPLICANT NAME: Kendell Wimberly	
EMAIL: kwimberly@turley-inc.com	PHONE NUMBER: 254-773-2400 ext.113
MAILING ADDRESS: 301 N 3rd St. Temple, Texas 76501	
PROPERTY OWNER NAME: Lewis Belton Properties, LLC	
EMAIL: kip@lewisinv.com, dean@lewisinv.com	PHONE NUMBER: 512-796-0168
MAILING ADDRESS: 1102 Martin Avenue Round Rock, Texas 78681	

Proposed Use of Structures (building) and Property (exterior property): For RV sites and amenities including restroom facility, common area, parkland. Used on both Area 1 and Area 2. Variances and Drawings on separate sheet.	
Current Use: Area 1 - 6.848 acres - BellCAD#: 80736 - used for RV sites and amenities Area 2 - 1.558 acres - BellCAD#: 80735 - Single Family Home	
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: Area 1 - 2909 S IH 35 Belton, Tx 76513 Area 2 - (legal description-no address) Oltmer Addition, Block 1, lot 2, 1.56 acres.	
Legal Description of Property: Abstract Survey Area 1 - A0006BC - M F CONNELL. Area 2 - see above Parcel ID 80736,80735 Lot(s): n/a, 2 Block(s): n/a, 1 of Subdivision n/a, Oltmer Addition	
Existing Zoning: PD - Expo Proposed Zoning: New PD - Belton RV Park	

Signature of Applicant: [Signature] Date: 2/3/2024
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



February 5th, 2024

City of Belton
c/o Tina Moore
333 Water Street, PO Box 120
Belton, Texas 76513
Attn: Tina Moore, City Planner

Re: Belton RV Park

Dear Tina:

Turley Associates Inc., on behalf of the owner, is requesting the following variances for the Belton RV Park in congruence with the zoning application submitted. Please note that all these variances apply to the existing RV park, and the new sections proposed will be built per the new code.

1. Section 19-68, - Private Streets Class 1 – provide 20' for streets that provide access to 5 or more sites. The existing streets average about 15' wide but do have lengths that are 12' wide. The existing Belton RV Park has operated with these conditions for 30+ years, and would like to keep the existing pavement the same layout.
2. Section 19-69, Toilet & Lavatory Facilities Required Toilets shall be 300' from RV spaces. We have about 10 spaces outside of this range with the lonest distance being 370' from nearest Facility.
3. Section 19.73, Solid Screening shall consist of a 6' to 8' height and be constructed of wood, stone, brick, or similar material. The developer plans to build a wood privacy fence around the site, but where the site abuts the Expo Center, there is a chain length fence with natural vegetation buffers. Our thought is to leave that natural vegetation buffer instead of having to remove the vegetation and build a wood fence.
4. Section 19-78, Refuse containers shall be located 300' from RV site. We have about 20 sites that are outside of this range with the longest distance being 460' from nearest container.
5. Section 19-91, Each site must be 1,500 SF in area with a minimum of 30'. Across all site areas and amount of site we are at 1,400 SF per site and average about 27' between sites center to center.

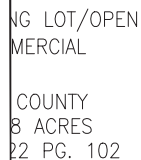
Please feel free to call to discuss any questions or concerns that you might have regarding this project.

Sincerely,

TURLEY ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Kendell J. Wimberly'.

Kendell Wimberly,
Project Engineer, P.E.
254-773-2400 ext. 113



121 TOTAL LOTS
80 EXISTING LOTS,
6 LAVATORY FOR EACH SEX.
4 SHOWERS FOR EACH SEX.
1 ACRE OF PARKLAND.
8% COMMON AREA WITHIN PARKLAND
SCREENING OR LANDSCAPING AROUND PARK
LIGHTS THROUGHOUT
PARKING: (2 PROVIDED AT EACH SPACE)

PROPOSED REFUSE CONTAINER
W/ WOOD PRIVACY FENCE

EXISTING 6' CHAIN LINK FENCE
TO BE TORN DOWN/ PROPOSED
6' WOOD PRIVACY FENCE

OLLIE I. OLTMER
3.0 ACRES
DOC. #2019015742

FOR REVIEW
ONLY. NOT FOR
CONSTRUCTION

USE: COMMERCIAL

PARKLAND
COMMON AREA
BATHROOM FACILITY
1.073 ACRES

PROPOSED 6' WOOD
PRIVACY FENCE

LOT 1, BLOCK 1
OLTMER ADDITION
1.02 ACRES
CAB.D, SLIDE 322-C

USE: PASTURE LAND

TURLEY
ENGINEERING & SURVEYING®

TURLEY ASSOCIATES, INC.
1001 WEST 10TH AVENUE
SUITE 1700
DENVER, CO 80202
TEL: 303.733.2400
FAX: 303.733.2401

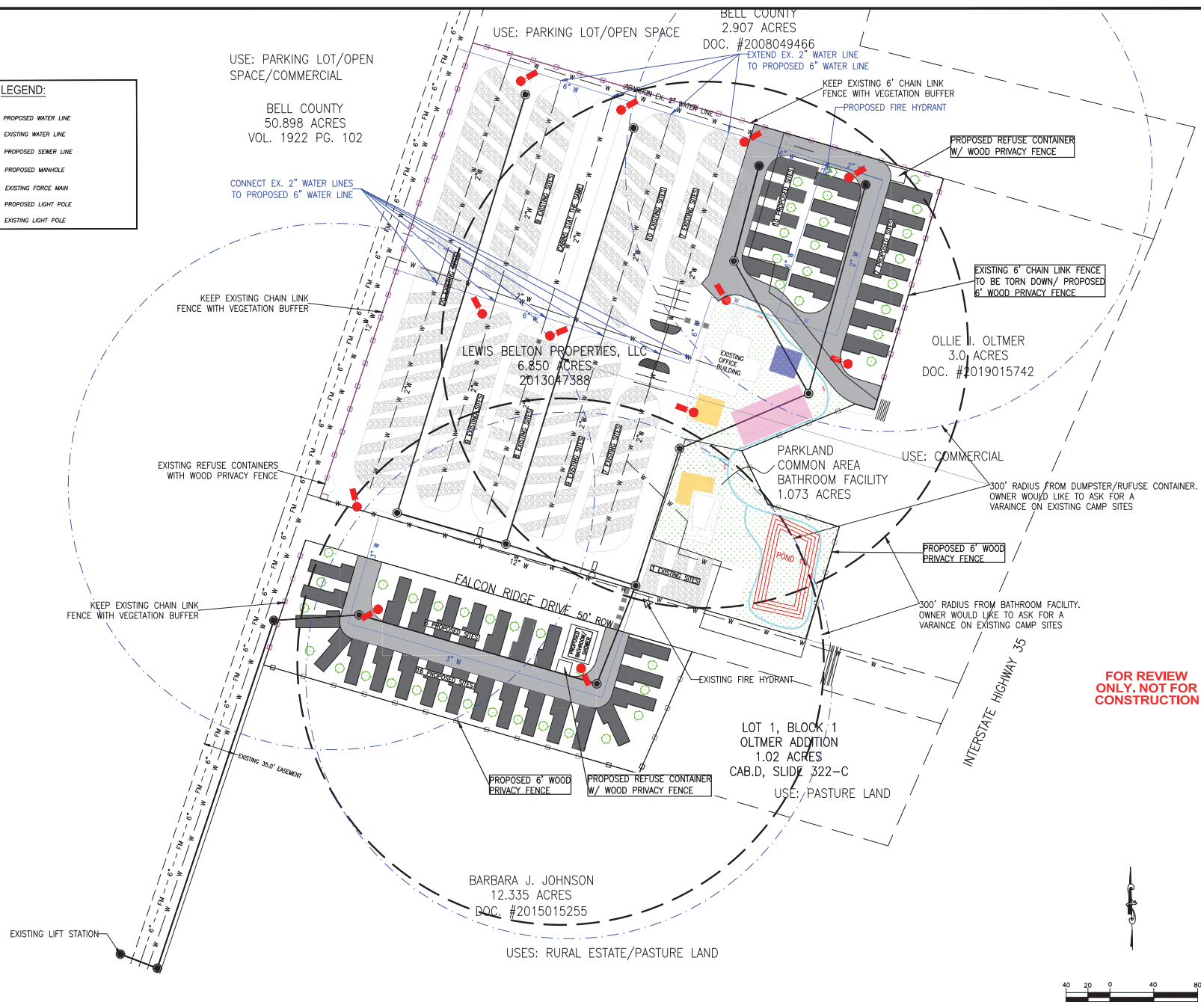
ENGINEERS: PR. NO. 1168
SURVEYORS: PR. NO. 10566000
SURVEY FIRM NO. 10566000

WWW.TURLEY-AND-SON.COM
248-773-2400

PRELIMINARY LAYOUT OF:
BELTON RV PARK EXPANSION
CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:
LEWIS BELTON PROPERTIES, LLC

23-991
DRAWING NUMBER:
23991-D



ORDINANCE NO. 51386-4

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AN AGRICULTURAL ZONING DISTRICT TO A PLANNED DEVELOPMENT ZONING DISTRICT - 11.

WHEREAS, the City of Belton, has presented its petition duly signed, to the City Planning and Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinances and as required by law, and a hearing on said Petition before the City Planning and Zoning Commission of the City of Belton was set for the 6th day of May, 1986, 5:30 p.m. for hearing and adoption, said District being described as follows:

See attached Exhibit "A".

WHEREAS, said application for such amendment was duly approved by the said City Planning and Zoning Commission and the date and time and place of the hearing on said application by the City Council of the City of Belton was set for the 13th day of May, 1986, at 5:30 p.m. at the City Hall and due notice of said hearing was given as required by Ordinances and by law, and,

WHEREAS, hearing was had upon the application by the City Council of the City of Belton at the time and place and date herein before set forth and no valid objection to said amendments was presented.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that the said District located on a tract of land as more fully and completely described above, be and is hereby changed from an Agricultural Zoning District to a Planned Development Zoning District and that the Zoning Ordinances of the City of Belton be and are hereby AMENDED, but with the following provisions:

Only the following uses would be allowed in these planned development zoning districts:

- Retail
- Shopping Center (3 acres or more)
- Restaurants
- Service Station or Truck Stop (2 acres)
- Motel - Hotel
- Recreation Center
- Office Buildings
- Roller or Ice Rink
- Swim or Tennis Club
- Health Club or Gym
- School or Day Care
- Greenhouse or Nursery
- Light Manufacturing and Assembly

All parking requirements will be to the City of Belton Zoning Ordinance. Landscaping, signs and screening devices will be on an individual basis.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon its reading was passed and adopted by the City Council, this the 13th day of May, 1986, 5 ayes, 0 nays.

SIGNED AND APPROVED by the Mayor and attested by the City Clerk this the 13th day of May, 1986.


MAYOR


CITY CLERK



PLANNED DEVELOPMENT ZONING DISTRICT

- (1) Those parcels and lots north and west of the intersection of Interstate 35 and Loop 121 having frontage on Loop 121, or frontage on Connell Street
- (2) All of that annexed area south and west of the intersection of Loop 121 and Interstate 35

Zoning Case # Z-24-06 Location

ZONING CHANGE:

PD-EXPO
to
PD-C-1

LEGAL DESCRIPTION:

A0006BC M F CONNELL, 88,
BELTON KOA ACRES 6.85

OLTMER ADDITION, BLOCK 001,
LOT 0002, ACRES 1.56

PROPERTY OWNER:

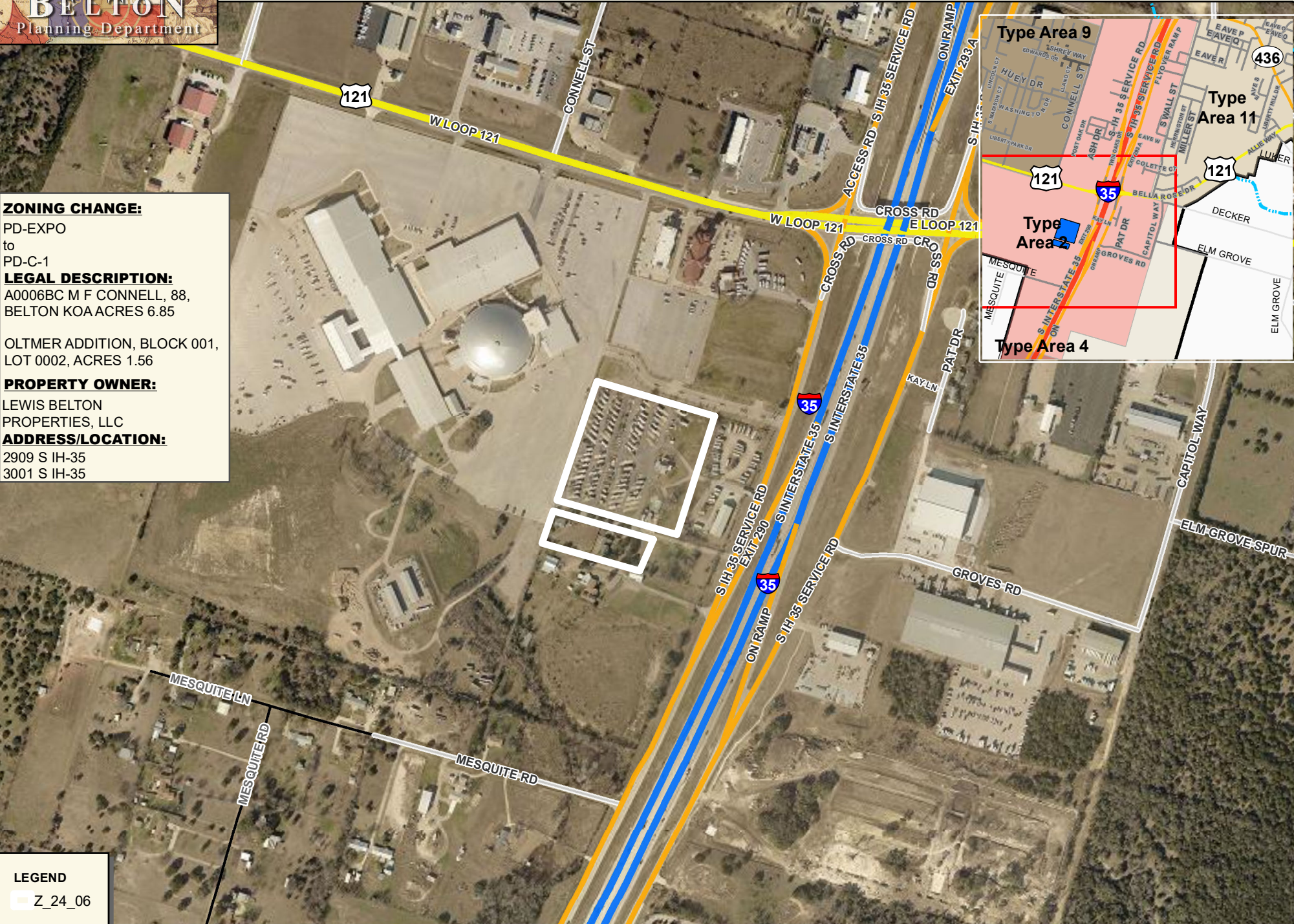
LEWIS BELTON
PROPERTIES, LLC

ADDRESS/LOCATION:

2909 S IH-35
3001 S IH-35

LEGEND

Z_24_06



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-24-06 Aerial

ZONING CHANGE:

PD-EXPO
to
PD-C-1

LEGAL DESCRIPTION:

A0006BC M F CONNELL, 88,
BELTON KOA ACRES 6.85

OLTMER ADDITION, BLOCK 001,
LOT 0002, ACRES 1.56

PROPERTY OWNER:

LEWIS BELTON
PROPERTIES, LLC

ADDRESS/LOCATION:

2909 S IH-35
3001 S IH-35

LEGEND

■ Z_24_06



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: KENDELL WIMBERLY REPRESENTING LEWIS BELTON PROPERTIES, LLC

TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2909 S. IH 35 SVC ROAD

FROM A(N) PLANNED DEVELOPMENT (PD) - EXPO ZONING DISTRICT,

TO A(N) PLANNED DEVELOPMENT (PD) – COMMERCIAL-1 (C-1) ZONING DISTRICT,

TO EXPAND: RV SITE AND AMENITIES

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, March 19, 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, March 26, 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 MARCH 19, 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.

8086, 8090, 127667, 404761, 432440
BELL COUNTY
PO BOX 768
BELTON, TX 76513-0768

80735, 80736
LEWIS BELTON PROPERTIES LLC
1102 MARTIN AVE
ROUND ROCK, TX 78681

8086, 8090, 127667, 404761, 432440
BELL COUNTY
PO BOX 768
BELTON, TX 76513-0768

80735, 80736
LEWIS BELTON PROPERTIES LLC
1102 MARTIN AVE
ROUND ROCK, TX 78681

432441
MEHTA, VIJAY ETUX VINO
805 PAINT BRUSH LN
TEMPLE, TX 76502-7410

80737, 437949
OLTMER, OLLIE I
4412 CEDAR CREEK RD
TEMPLE, TX 76504

432441
MEHTA, VIJAY ETUX VINO
805 PAINT BRUSH LN
TEMPLE, TX 76502-7410

80737, 437949
OLTMER, OLLIE I
4412 CEDAR CREEK RD
TEMPLE, TX 76504

56447
JOHNSON, BARBARA J
3007 S INTERSTATE HIGHWAY 35
BELTON, TX 76513

56447
JOHNSON, BARBARA J
3007 S INTERSTATE HIGHWAY 35
BELTON, TX 76513

Zoning Case # Z-24-06

ZONING CHANGE:

PD-EXPO

to
PD-C-1

LEGAL DESCRIPTION:

A0006BC M F CONNELL, 88,
BELTON KOA ACRES 6.85

OLTMER ADDITION, BLOCK 001,
LOT 0002, ACRES 1.56

PROPERTY OWNER:

LEWIS BELTON
PROPERTIES, LLC

ADDRESS/LOCATION:

2909 S IH-35
3001 S IH-35

Legend

Z_24_06

200' Property Owner
Notification Area

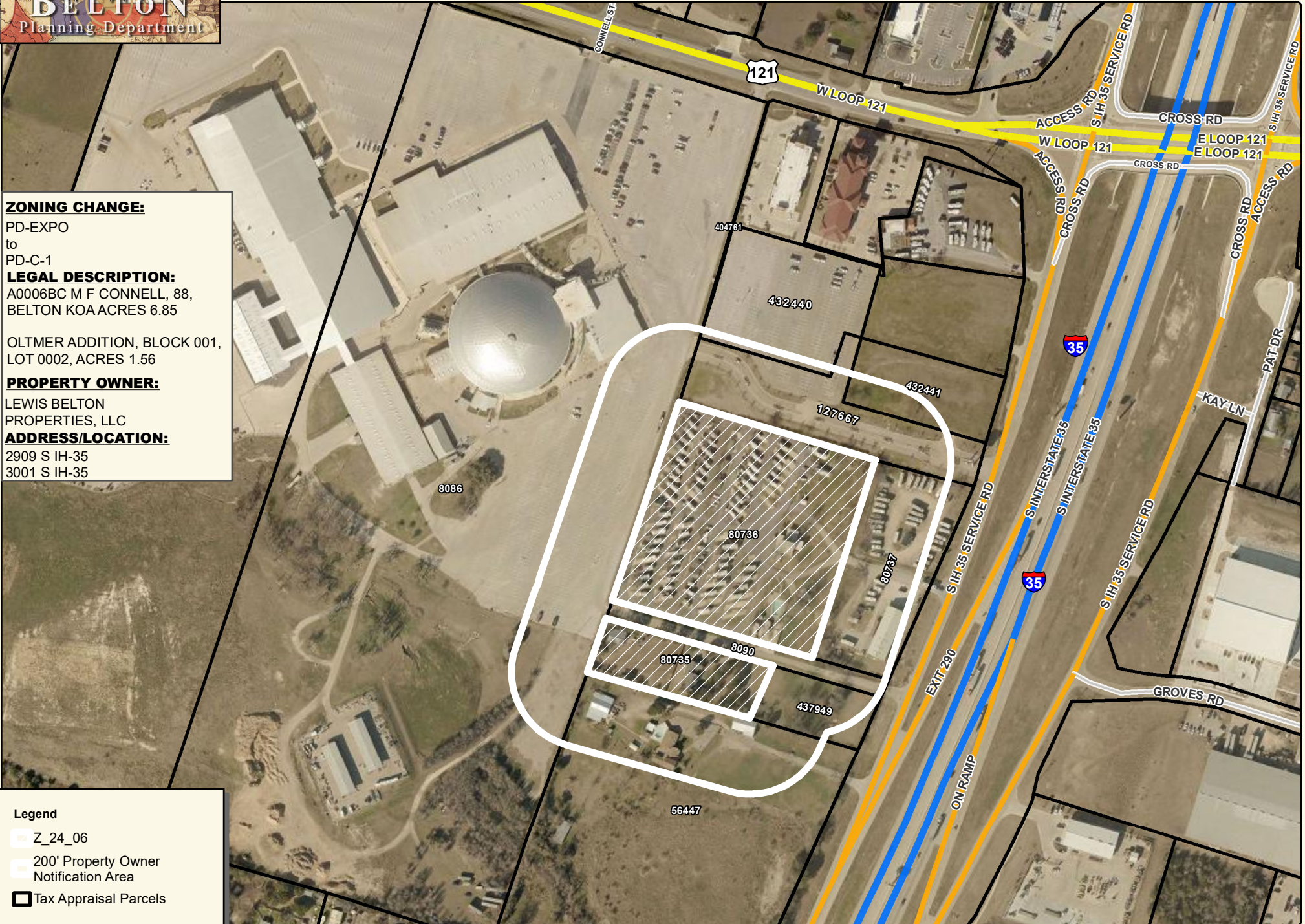
Tax Appraisal Parcels

Map Date: 2/12/2024

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.



Staff Report – Planning & Zoning Agenda Item



Date: March 19, 2024
Zoning No.: Z-24-07
Request: SF-2 to PD - SF-3
Applicant/Owners: Pat Patterson / Marie Curtis
Family, LTD

Agenda Item #6

Z-24-07 - Hold a public hearing and consider a zoning change from Single Family – 2 (SF-2) to Planned Development - Single Family-3 (PD-SF-3) on approximately 0.5592 acres located at 305 E. Avenue Q.

- **Address:** 305 E. Avenue Q, 307 E. Avenue Q, and 309 E. Avenue Q
- **Acres:** 0.5592 acres
- **Current Zoning:** SF-2 **Current Use:** 3 Single-family Homes
- **Proposed Zoning:** PD-SF-3 **Proposed Use:** 3 Single-family Homes
- **Future Land Use Map (FLUM) Designation:** Mixed Use Center / Residential
- **Design Standards Type Area:** Type Area 11
- **Project Analysis:**
- The Samuell Davis Phase II replat was recently submitted to subdivide two lots into three. A zoning change was requested during the plat review to address reductions in the setback requirements.

Direction	Zoning	Use
North	SF-2	Miller Heights Baptist Church
South	PD-Low Income Housing	Multi Family Dwelling
West	SF-2	Single Family Dwelling
East	SF-2	Single Family Dwelling

- **Water:** Belton CCN. Available at the site. **Sewer:** Belton CCN. available on site.
- The three existing homes were constructed in 2003.

- Below is a comparison between the SF-3 and the proposed PD zoning:

SF-3 Zoning Requirements		PD Conditions
Minimum Lot Area	5,000 SF	Lots are over 8,000 SF
Minimum Lot Width	50'	48.5'
Minimum Lot Depth	90'	167'
Front Yard Setbacks	25'	20'
Rear Yard Setbacks	20'	20'
Side Yard Setbacks	5'	5'

- The subdivision plat requires a 5' right of way (ROW) dedication, therefore the front yard setback is 20.'

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

Recommend approval of the requested zoning change from SF-2 to PD-SF-3

1. The use of this property shall conform to the Single Family -3 requirements in all respects, with the following exceptions:
 - a. A minimum lot width of 48.5' is permitted.
 - b. A 20' front yard setback is permitted.
2. The development of the 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
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation, and Mitigation Standards.
3. Approval of the Samuel Davis Subdivision Replat is required.

Attachments:

1. Site Map
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: Pat Patterson	
EMAIL: pat@lvrmgt.com	PHONE NUMBER: (254) 771-2228
MAILING ADDRESS: 3144 S. 5th Street Temple, Texas 76502	
PROPERTY OWNER NAME: Marie Curtis Family LTD.	
EMAIL: pat@lvrmgt.com	PHONE NUMBER: (254) 771-2228
MAILING ADDRESS: 3144 S. 5th Street Temple, Texas 76502	

Proposed Use of Structures (building) and Property (exterior property): Single Family Homes
Current Use: <u>Rental Homes</u>
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: 305 East Avenue Q Belton, Texas
Legal Description of Property: Abstract Survey <u>Matilda Connell #6</u> Parcel ID <u>169384, 169385</u> Lot(s): <u>3 & 4</u> Block(s): <u>N/A</u> , of Subdivision <u>Samuel Davis Subdivision</u>
Existing Zoning: <u>SF-2</u> Proposed Zoning: <u>PD-SF-3</u>

Signature of Applicant: W C Patterson Date: 2-13-2024

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

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

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

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

Notice: If any construction is planned, a copy of the plans and a plat must be attached.

Requests for zoning changes must be submitted by the 2nd Monday of the month to be placed on the agenda for the Planning and Zoning Commission meeting the next month.

The Planning and Zoning Commission meets on the third Tuesday of the month; their recommendations are normally placed on the agenda for the City Council meeting on the fourth Tuesday of the month.

The development plan shall include:

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

City of Belton Planning Department

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

Zoning Case # Z-24-07 Location

ZONING CHANGE:

SF2
to
PD-SF3

LEGAL DESCRIPTION:

SAMUEL DAVIS SUBDIVISION,
LOT 0003
SAMUEL DAVIS SUBDIVISION,
LOT 0004

PROPERTY OWNER:

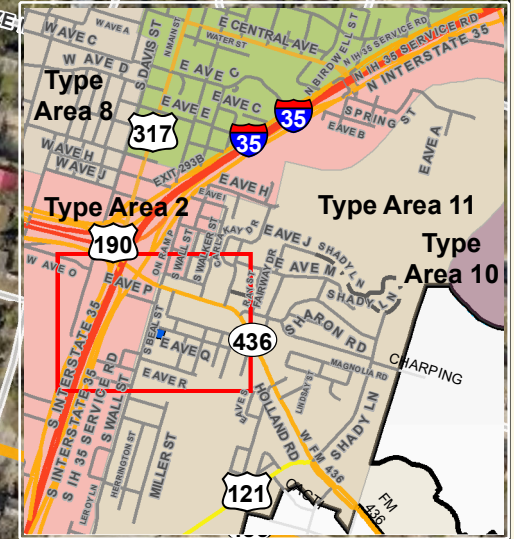
MARIE CURTIS
FAMILY, LTD.

ADDRESS/LOCATION:

305, 307, & 309 E AVE Q

LEGEND

Z_24_07

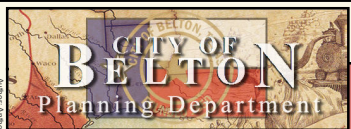


0 250 500 Feet



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-24-07 Zoning



Author: Anthony McGowan, City of Belton

Page: E:City of Belton Project Folder\Belton and Davidson\Zoning Change\Case#Z-24-07Z-24-07 Zoning.mxd

ZONING CHANGE:

SF2
to
PD-SF3

LEGAL DESCRIPTION:

SAMUEL DAVIS SUBDIVISION,
LOT 0003
SAMUEL DAVIS SUBDIVISION,
LOT 0004

PROPERTY OWNER:

MARIE CURTIS
FAMILY, LTD.

ADDRESS/LOCATION:

305, 307, & 309 E AVE Q

SUP

C-1 w/SUP
Mini-storage
Warehouses

Legend

Z_24_07

City Parcels

City Limits

Current_Zoning

Commercial Highway

Planned Development

Single Family-2

Specific Use Permit

SWALL ST

E AVE Q

E AVE P

SF-2

MILLER ST

SF-2

SF-2

PD Low
Income
Housing

Map Date: 2/16/2024

0 50 100 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-24-07 Aerial

ZONING CHANGE:

SF2
to
PD-SF3

LEGAL DESCRIPTION:

SAMUEL DAVIS SUBDIVISION,
LOT 0003
SAMUEL DAVIS SUBDIVISION,
LOT 0004

PROPERTY OWNER:

MARIE CURTIS
FAMILY, LTD.

ADDRESS/LOCATION:

305, 307, & 309 E AVE Q

LEGEND

Z_24_07

0 50 100
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: PAT PATTERSON WITH PERMISSION FROM MARIE CUTIS FAMILY LTD. TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 305, 307 & 309 E. AVENUE Q, FROM A(N) SINGLE FAMILY – 2 (SF-2) TO ZONING DISTRICT, TO A(N) PLANNED DEVELOPMENT - SINGLE FAMILY – 3 (PD – SF-3) ZONING DISTRICT,
TO ALLOW FOR: EXISTING DETACHED SINGLE-FAMILY HOMES.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, March 19, 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, March 26, 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 MARCH 19, 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.



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



THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: PAT PATTERSON WITH PERMISSION FROM MARIE CUTIS FAMILY LTD. TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 305, 307 & 309 E. AVENUE Q,
FROM A(N) SINGLE FAMILY – 2 (SF-2) TO ZONING DISTRICT, TO A(N) PLANNED DEVELOPMENT - SINGLE FAMILY – 3 (PD – SF-3) ZONING DISTRICT,
TO ALLOW FOR: EXISTING DETACHED SINGLE-FAMILY HOMES

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT 5:30 P.M., Tuesday, March 19, 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, March 26, 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 MARCH 19, 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.

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

1. NO OBJECTIONS
2. _____
3. _____

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

SIGNATURE OF THE PROPERTY OWNER: Balae B. Bay

DATE: 3/7/24

52102
HOUSING AUTHORITY CITY OF BELTON
715 SAUNDERS ST
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.

8993	43194	44093
MARNAN LIVING TRUST	RUBIO, FRANCISCO ETUX MARILUZ	GUERRERO FAMILY TRUST
122 CLIFFSIDE DR	1616 BROOKING ST	1114 INDIAN MALLOW DR UNIT A
SAN ANTONIO, TX 78231-1509	BELTON, TX 76513	TEMPLE, TX 76502
44494	44811	52102
BOUNDS, DOYLE	HAIR, TIMOTHY A	HOUSING AUTHORITY CITY OF BELTON
1644 S WALL ST	21204 BOGIE RD	715 SAUNDERS ST
BELTON, TX 76513-4371	EDMOND, OK 73012	BELTON, TX 76513
54349	54391	60169
OCHOA, VALERIE	JACKSON, BEAUFORD ETUX PEGGY J	MCKINNEY, JIMMY L & RUTH A
7217 LEE HALL LOOP	1507 MILLER ST	1615 MILLER ST
TEMPLE, TX 76502-6116	BELTON, TX 76513-4346	BELTON, TX 76513-4348
69336	100317	100418
ALEMAN, LYDIA	RODRIGUEZ, TAMARA KAYE	RODRIGUEZ, JUAN D
401 WOODLAND POINT RD	7268 W FM 436	1611 MILLER ST
BELTON, TX 76513-6747	BELTON, TX 76513	BELTON, TX 76513-4348
101737	101823	128488
WARD, MARK ETUX JACQUELYN	GUTHRIE, ALVIN F	FRIAS, ELIAS R
1605 MILLER ST	1609 MILLER ST	572 ELM GROVE SPUR
BELTON, TX 76513	BELTON, TX 76513-4348	BELTON, TX 76513-7449
169382, 169383	74186, 114729, 74188	169384, 169385
AVILA, TERESA & IVAN ORTIZ	MILLER HEIGHTS BAPTIST CHURCH	CURTIS, MARIE FAMILY LTD
1600 S WALL ST	1400 S WALL ST	3144 S 5TH
BELTON, TX 76513-4371	BELTON, TX 76513-4363	TEMPLE, TX 76502-3344
128132, 512863	169386	169387
MARNAN LIVING TRUST	LAWSON, STEPHEN RICHARD ETUX SANDRA GAIL	GUZMAN, MARIA CARMEN VEGA
122 CLIFFSIDE DR	2203 HIGH VIEW DR	716 N PENELOPE ST
SAN ANTONIO, TX 78231-1509	BELTON, TX 76513	BELTON, TX 76513
519740	519741, 519743	
JACK-O-LANTERN LTD	LWG ASSOCIATES LLC	
116 N 3RD ST STE A	202 BARTON AVE	
TEMPLE, TX 76501	TEMPLE, TX 76501	

Zoning Case # Z-24-07

ZONING CHANGE:

SF2
to
PD-SF3

LEGAL DESCRIPTION:

SAMUEL DAVIS SUBDIVISION,
LOT 0003
SAMUEL DAVIS SUBDIVISION,
LOT 0004

PROPERTY OWNER:

MARIE CURTIS
FAMILY, LTD.

ADDRESS/LOCATION:

305, 307, & 309 E AVE Q

Legend

- Z_24_07
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

Map Date: 2/16/2024

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.



Staff Report – Planning & Zoning Agenda Item



Date: March 19, 2024
Zoning No.: P-24-01
Request: Final Plat of Replat
Applicant/Owners: Pat Patterson / Marie Curtis
Family, LTD

Agenda Item #7

P-24-01 - Hold a public hearing and consider a residential replat of Samuel Davis Subdivision Phase II, Lots 1 and 2, to create 3 residential lots, located at 305, 307, & 309 E. Avenue Q, on 0.5592 acres on East Avenue Q, east of South Wall St.

Case Summary:

The replat proposes three lots from two lots to accommodate three existing residents. A requested zoning change to Planned Development Single Family-3, will allow for a 48.5' minimum width lot size and 20' front yard setback. As a residential replat that increases the number of lots, a public hearing is required, along with a notice in the newspaper, and notices mailed to property owners within 200'.

Project Analysis and Discussion:

- **Zoning:** Currently zoned SF-2 but zoning change proposed to PD – SF-3
- **Water:** Belton CCN.
- **Sewer:** Belton CNN.
 - The existing homes are connected to water and sewer services.
- **Access:** All three lots access Ave Q.
- **Streets and Sidewalks:** Avenue Q is a local roadway. This requires 50' of right of way. It currently has 40' of ROW. A 5' dedication was provided by the applicant. Sidewalks are not required on local roads.
- **Recommendation:**
Recommend approval of the replat of Samuel Davis Subdivision, Phase II.
- **Attachments:**
 1. Plat Application
 2. Plat and existing conditions map
 3. Re-plat 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



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: Mitchell D. Grimm & Charles C. Lucko Phone: (254) 778-2272

Address: 4330 South 5th Street Temple Texas

Email: chuck@allcountysurveying.com and mitchell@allcountysurveying.com

Owner: Marie Curtis Family LTD. Phone (254) 771-2228

Mailing Address: 3144 S. 5th Street Temple Texas

Email Address: pat@lvrmgt.com

Current Description of Property:

Lot: 3 & 4 Block: N/A Subdivision: Samuel Davis Subdivision

Acres: 0.5592 Survey: Matilda Connell

Abstract #: 6 Street Address: 305 East Avenue Q

Frontage in Feet: 145.16 Depth in Feet: 167.58

Does Zoning comply with proposed use? No Current Zoning: SF-2

Name of proposed subdivision: Samuel Davis Subdivision, Phase II

Number of Lots: 3 Fee: \$ _____

Signature of Applicant: Charles C. Lucko Date: 12.07.2023

Signature of Owner: Marie Curtis Date: 12/13/2023

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
GIS fee (inputting subdivision, utilities, infrastructure)	\$25.00

FINAL PLAT of
**SAMUEL DAVIS SUBDIVISION,
PHASE II**

a subdivision within the City of Belton, Bell County, Texas.

A replat of Lots 3 & 4 of the Samuel Davis Subdivision
located in the MATILDA CONNELL SURVEY, ABSTRACT 6, Bell
County, Texas Recorded in Cabinet C, Slide 87-B, Plat Records
of Bell County, Texas

LOTS - THREE (3)
BLOCKS - ONE (1)
AREA - 0.05912 ACRES
ROW DEDICATION - 0.01617 ACRES

OWNER:

MARIE CURTIS FAMILY LTD., A TEXAS
LIMITED PARTNERSHIP

STATE OF TEXAS
COUNTY OF BELL

MARIE CURTIS FAMILY LTD., OWNER OF THE LAND SHOWN ON THIS PLAT AND
DESIGNATED HEREIN AS SAMUEL DAVIS SUBDIVISION PHASE II, WITHIN THE CITY OF
BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBMITTED HERETO HEREBY
DECLARES THE USE OF THE PUBLIC PURPOSES ALL, STREETS, ALLEYS, PARKS,
PARKING AREAS, DRIVING EXEMPTIONS, AND PUBLIC PLACES SHOWN HEREON WITHIN
THE PLAT BOUNDARIES OF THIS SUBDIVISION.

MARIE CURTIS FAMILY LTD.

BY: K. C. PATTERSON, REGISTERED AGENT

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED H.
C. PATTERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED 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 THE ____ DAY OF ____, 2023.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SAMUEL DAVIS
SUBDIVISION PHASE II IS AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF
BELTON, BELL COUNTY, TEXAS, AND HAS BEEN APPROVED THIS THE ____ DAY OF
OCTOBER, 2023, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
BELTON, TEXAS.

CHAIRMAN:

SECRETARY:

SAID SUBDIVISION LIES WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND
SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE
CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL THIS THE ____ DAY OF ____,
20__.

CITY CLERK:

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SAMUEL DAVIS
SUBDIVISION PHASE II IS AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF
BELTON, BELL COUNTY, TEXAS, AND HAS BEEN APPROVED THIS THE ____ DAY OF
OCTOBER, 2023, BY THE CITY COUNCIL OF THE
CITY OF BELTON, TEXAS.

MAYOR:

SECRETARY:

AFFIDAVIT:

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

DATED THIS THE ____ DAY OF ____, 2023 A.D.

BY: BELL COUNTY TAX APPRAISAL DISTRICT

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE
OF TEXAS, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT
THIS PLAT IS TRUE AND CORRECT; THAT IT WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY HEREIN SHOWN BY MY SURVEYOR OR THE AGENTS AND
THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

Charles C. Lucko
CHARLES C. LUCKO, R.L.S.
REGISTRATION NO. 4636
DATE SURVEYED: NOVEMBER 26, 2023



LOT 6
BLOCK 12
JAMES BROOKINGS ADDITION
THE TRUSTEES OF MILLER HEIGHTS BAPTIST
CHURCH, BELTON
Vol. 531, Pg. 252

LOTS 3 & 4
BLOCK 5
JAMES BROOKINGS ADDITION
BEAUFORD JACKSON & PERRY J. JACKSON
Vol. 1445, Pg. 525

MILLER STREET
C.B. A. Slide 105-C



VICINITY MAP
~1:5.5~

SOUTH MAIN STREET
PUBLIC UTILITY EASEMENT

EAST AVENUE Q
C.B. A. Slide 105-C

LOT 1
SAMUEL DAVIS SUBDIVISION
TERESA AVILA & IVAN ORTIZ
Doc. No. 201-0004592

LOT 1
0.0304 ACRES

LOT 2
0.0304 ACRES

LOT 3
0.0304 ACRES

LOT 5
SAMUEL DAVIS SUBDIVISION
STEPHEN RICHARD LAYSON & SANDRA GAIL
LAYSON
Doc. No. 2016-00043950

LOT 6
SAMUEL DAVIS SUBDIVISION
MARIA CARMEN VEGA GUZMAN
Doc. No. 202019441

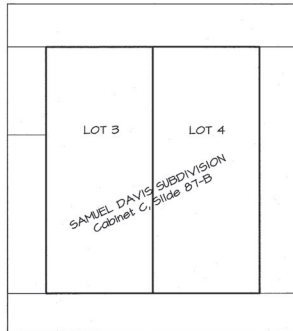
FRANCISCO RUBIO & MARILUZ RUBIO
Vol. 4075, Pg. 714

LOT 2
SAMUEL DAVIS SUBDIVISION
TERESA AVILA & IVAN ORTIZ
Doc. No. 201-0004592

B L O C K 1

ALVIN F. GUTHRIE
Vol. 4774, Pg. 94

ORIGINAL LAYOUT
~1:5.5~



THE HOUSING AUTHORITY OF THE CITY OF
BELTON, BELL COUNTY, TEXAS
Vol. 5352, Pg. 156



Water Meter
Telephone Pedestal
Power Pole
5/8" Iron Rod w/ "ACS" Cap Set
(Unless otherwise stated)



Horizontal Control based upon the Texas State Plane
Coordinate System, Central Zone, NAD83, on per GPS
observations, Scale Factor = 1.00000018649474,
scaled about GP-2 (N 1026-4340-301 E 5342, 28.632).

NOTES:

- Based upon what can be scaled from the graphics shown on Federal Insurance Rate
Map (FIRM) Community Panel No. 48027C0942C, dated September 26, 2008, the above
shown property does appear to be situated in Zone X. This flood statement does not
imply that the tract will or will never flood, nor does it create any liability in such event
on the part of this surveyor or company.
- Water service is provided by City of Belton.
- A site clearing permit and tree survey is required prior to the removal of all trees
measuring 30-inches DBH or more.
- Building lines for the tract shown hereon shall be in accordance with the City of Belton
Zoning Ordinance.
- The City of Belton does not regulate lot to lot drainage.
- Wastewater service is provided by the City of Belton.
- Width of roadway surface of East Avenue Q is 31'.

RECORDATION INFORMATION:

FILED FOR RECORD THIS ____ DAY OF ____, 20__
IN DOCUMENT NO. ____ OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY, BELL COUNTY, TEXAS.

FINAL PLAT OF
**SAMUEL DAVIS SUBDIVISION,
PHASE II**

a subdivision within the City of Belton, Bell County, Texas.
A replat of Lots 3 & 4 of the Samuel Davis Subdivision located in the
MATILDA CONNELL SURVEY, ABSTRACT 6, Bell County, Texas Recorded in
Cabinet C, Slide 87-B, Plat Records of Bell County, Texas

Plot Date: 2-2-2024
Survey
completed: 11-24-2023
Scale: 1" = 20'
Job No.: 25103
Orig. No.: 25103
Drawn by: HSB
Surveyor: GCL 54636

Copyright 2023 All County Surveying, Inc.

ACS
ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4802 South 15th Street
Temple, Texas 76702
254-716-2212 (Kline) 254-684-4496
Fax: 254-714-1608
www.allcountysurveying.com

EXISTING CONDITIONS OF
SAMUEL DAVIS SUBDIVISION,
PHASE II

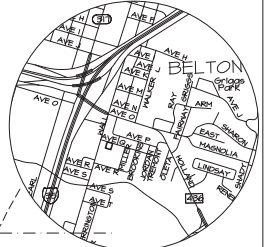
a subdivision within the City of Belton, Bell County, Texas.

LOTS - THREE (3)
BLOCKS - ONE (1)
AREA - 0.2542 ACRES
ROW DEDICATION - 0.0167 ACRES

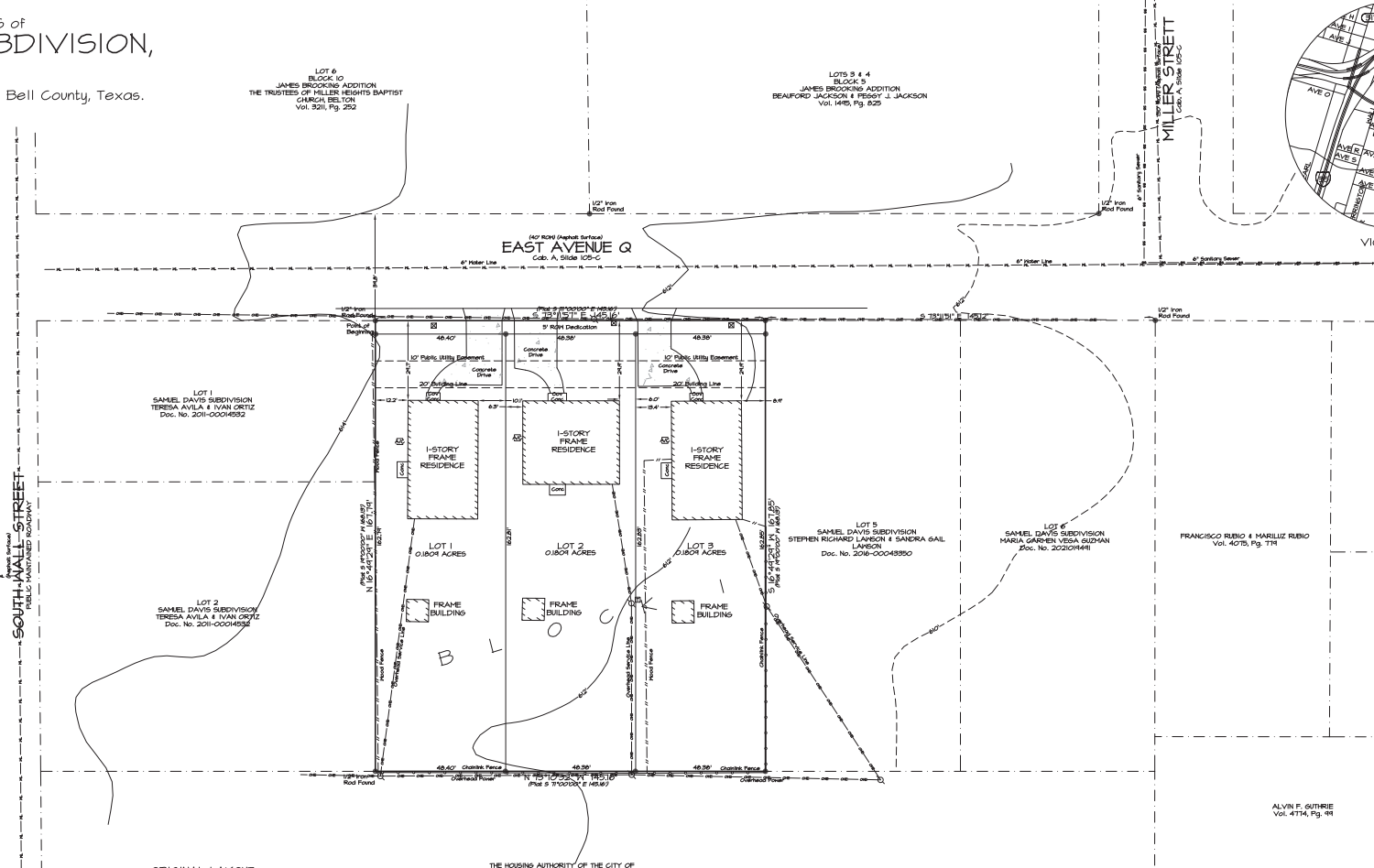
OWNER:
MARIE CURTIS FAMILY LTD., A TEXAS
LIMITED PARTNERSHIP

LOT 6
BLOCK 10
JAMES BROCKING ADDITION
THE TRUSTEES OF MILLER HEIGHTS BAPTIST
CHURCH BELTON
Vol. 921, Pg. 252

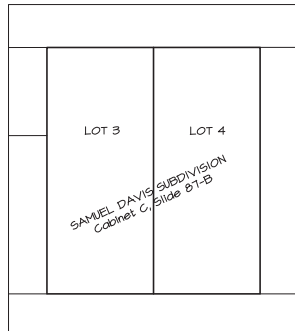
LOTS 3 & 4
BLOCK 3
JAMES BROCKING ADDITION
BEAUFORD JACKSON & FRANK J. JACKSON
Vol. 1415, Pg. 625



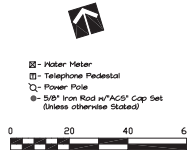
VICINITY MAP
-n.t.s.-



ORIGINAL LAYOUT
-n.t.s.-



THE HOUSING AUTHORITY OF THE CITY OF
BELTON, BELL COUNTY, TEXAS
Vol. 1032, Pg. 186



NOTES:

1. Contours shown are as per City of Belton maps ("Stockhouse")
2. Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48022C0402, dated September 26, 2008, the above shown property does appear to be situated in Zone X. This Flood statement does not imply that the tract will or will never flood, nor does it create any liability in such event on the part of this surveyor or company.
3. Water service is provided by City of Belton.
4. A site clearing permit and tree survey is required prior to the removal of all trees measuring 30-inches DBH or more.
5. Building lines for the tract shown hereon shall be in accordance with the City of Belton Zoning Ordinance.
6. The City of Belton does not regulate lot to lot drainage.
7. Wastewater service is provided by the City of Belton.
8. Width of roadway surface of East Avenue Q is 30'.

Horizontal Control based upon the Texas State Plane
Coordinate System, Central Zone, NAD83, as per GPS
observations. Scale Factor = 1.000017681611,
scaled about GPN-2 (N103645402.90; E341226.632).

The location of the underground utility lines shown hereon is based on a combination of visible surface
appearances and record information. Locations shown are generally schematic in nature and may not
accurately reflect the correct size and location of each particular utility. Some utility lines may not be shown.
Prior to any construction, all utility companies should be notified to mark any buried lines. Contractors shall
assume responsibility for actual field location and protection of existing utility facilities whether shown or not.

EXISTING CONDITIONS OF
SAMUEL DAVIS SUBDIVISION,
PHASE II

a subdivision within the City of Belton, Bell County, Texas.
A reprint of Lots 3 & 4 of the Samuel Davis Subdivision located in the
MATILDA CONNELL SURVEY, ABSTRACT 6, Bell County, Texas Recorded in
Cabinet C, Slide 0115, Plat Records of Bell County, Texas.

Plot Date: 2-3-2024
Survey completed: 11-21-2023
Scale: 1" = 30'
Job No.: 254-003
Dwg No.: 254-003
Drawn by: 1503
Surveyor: CCL 44620
Copyright 2024 All County Surveying, Inc.



ALL COUNTY SURVEYING, INC.
TX Firm No. 10028600
4380 South 5th Street
Temple, Texas 76702
254-718-2272 Kileen 254-654-4636
Fax 254-718-1628
WWW.ALLCOUNTYSURVEYING.COM

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MARIE CURTIS FAMILY, LTD,
TO REPLAT THE FOLLOWING DESCRIBED PROPERTY: SAMUEL DAVIS SUBDIVISION, PHASE II, LOTS 1 & 2,
TO ALLOW FOR THE THREE EXISTING RESIDENTIAL HOMES TO BE SUBDIVIDED INTO THREE LOTS

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, March 19, 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, March 26, 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 REPLAT. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED REPLAT DUE TO AN INCREASE IN DENSITY. 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 MARCH 19, 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.

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



THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MARIE CURTIS FAMILY, LTD,
TO REPLAT THE FOLLOWING DESCRIBED PROPERTY: SAMUEL DAVIS SUBDIVISION, PHASE II, LOTS 1 & 2,
TO ALLOW FOR THE THREE EXISTING RESIDENTIAL HOMES TO BE SUBDIVIDED INTO THREE LOTS

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, March 19, 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, March 26, 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 REPLAT. PER STATE LAW, THE CITY IS REQUIRED TO NOTIFY YOU OF THE REQUESTED REPLAT DUE TO AN INCREASE IN DENSITY. 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 MARCH 19, 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. NO OBJECTIONS
2. _____
3. _____

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

SIGNATURE OF THE PROPERTY OWNER: Balme B Bay DATE: 3/7/24

52102
HOUSING AUTHORITY CITY OF BELTON
715 SAUNDERS ST
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.

8993	43194	44093
MARNAN LIVING TRUST	RUBIO, FRANCISCO ETUX MARILUZ	GUERRERO FAMILY TRUST
122 CLIFFSIDE DR	1616 BROOKING ST	1114 INDIAN MALLOW DR UNIT A
SAN ANTONIO, TX 78231-1509	BELTON, TX 76513	TEMPLE, TX 76502
44494	44811	52102
BOUNDS, DOYLE	HAIR, TIMOTHY A	HOUSING AUTHORITY CITY OF BELTON
1644 S WALL ST	21204 BOGIE RD	715 SAUNDERS ST
BELTON, TX 76513-4371	EDMOND, OK 73012	BELTON, TX 76513
54349	54391	60169
OCHOA, VALERIE	JACKSON, BEAUFORD ETUX PEGGY J	MCKINNEY, JIMMY L & RUTH A
7217 LEE HALL LOOP	1507 MILLER ST	1615 MILLER ST
TEMPLE, TX 76502-6116	BELTON, TX 76513-4346	BELTON, TX 76513-4348
69336	100317	100418
ALEMAN, LYDIA	RODRIGUEZ, TAMARA KAYE	RODRIGUEZ, JUAN D
401 WOODLAND POINT RD	7268 W FM 436	1611 MILLER ST
BELTON, TX 76513-6747	BELTON, TX 76513	BELTON, TX 76513-4348
101737	101823	128488
WARD, MARK ETUX JACQUELYN	GUTHRIE, ALVIN F	FRIAS, ELIAS R
1605 MILLER ST	1609 MILLER ST	572 ELM GROVE SPUR
BELTON, TX 76513	BELTON, TX 76513-4348	BELTON, TX 76513-7449
169382, 169383	74186, 114729, 74188	169384, 169385
AVILA, TERESA & IVAN ORTIZ	MILLER HEIGHTS BAPTIST CHURCH	CURTIS, MARIE FAMILY LTD
1600 S WALL ST	1400 S WALL ST	3144 S 5TH
BELTON, TX 76513-4371	BELTON, TX 76513-4363	TEMPLE, TX 76502-3344
128132, 512863	169386	169387
MARNAN LIVING TRUST	LAWSON, STEPHEN RICHARD ETUX SANDRA GAIL	GUZMAN, MARIA CARMEN VEGA
122 CLIFFSIDE DR	2203 HIGH VIEW DR	716 N PENELOPE ST
SAN ANTONIO, TX 78231-1509	BELTON, TX 76513	BELTON, TX 76513
519740	519741, 519743	
JACK-O-LANTERN LTD	LWG ASSOCIATES LLC	
116 N 3RD ST STE A	202 BARTON AVE	
TEMPLE, TX 76501	TEMPLE, TX 76501	

Zoning Case # Z-24-07

ZONING CHANGE:

SF2
to
PD-SF3

LEGAL DESCRIPTION:

SAMUEL DAVIS SUBDIVISION,
LOT 0003
SAMUEL DAVIS SUBDIVISION,
LOT 0004

PROPERTY OWNER:

MARIE CURTIS
FAMILY, LTD.

ADDRESS/LOCATION:

305, 307, & 309 E AVE Q

Legend

- Z_24_07
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

Map Date: 2/16/2024

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.



Staff Report – Planning & Zoning Agenda Item



Date: March 19, 2024
Zoning No.: Z-24-08
Request: PD-R to Amended PD-R
Applicant/Owners: Jorge Aguirre

Agenda Item #8

Z-24-08 - Hold a public hearing and consider a zoning change from Planned Development – Retail (PD-R) to Amended Planned Development – Retail (Amended PD-R) on approximately 0.775 acres located at 500 S. Main St.

- **Address:** 500 S. Main St.
- **Acres:** 0.775 acres
- **Current Zoning:** PD-R **Current Use:** Mi Pueblo Restaurant
- **Proposed Zoning:** Amended PD-R **Proposed Use:** Mi Pueblo Restaurant
- **Future Land Use Map (FLUM) Designation:** Mixed Use Center /Commercial Corridor
- **Design Standards Type Area:** Type Area 7
- **Project Analysis:**

Direction	Zoning	Use
North	R	Family Foods market
South	R	Lonestar Legal Aid
West	SF-2 w/ CR Overlay	Single Family Home
East	PD-R Used Car Sales	Tiger Autoplex

- **Water:** Belton CCN. Available at the site. **Sewer:** Belton CCN. available on site.
- The current PD-R, approved in 2023 (Z-23-11), permitted the expansion of the Mi Pueblo Restaurant. The new expansion includes a 2,560 SF restaurant addition, a 720 SF patio addition, and a revised parking layout, using the adjacent lots to the west to expand the parking lot. In the approved PD, access from Main Street was eliminated.
- This request is to amend the approved site plan layout to allow for access on South Main Street. Staff requested that access be closed due to the proximity

of West Avenue D access. The applicant is requesting limited access with a right in and out turning lane from South Main Street. TxDOT has approved this limited access.

- The revised site plan preserves the same number of parking spaces that were approved in 2023.

- **Recommendation:**

Recommend approval of the requested zoning change from PD-R to Amended PD-R

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 7 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.
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation and Mitigation Standards

Attachments:

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

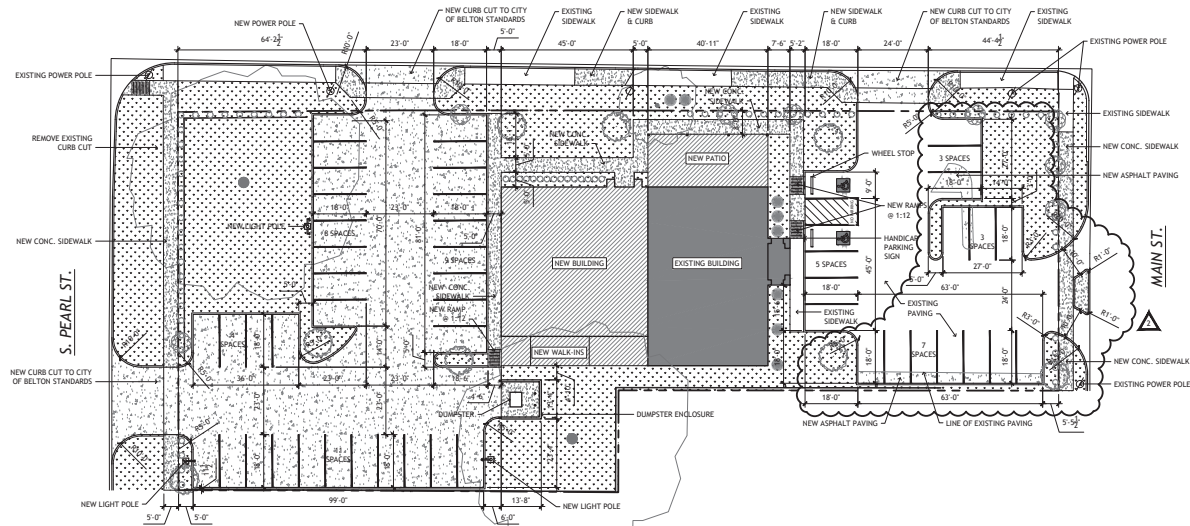
- **For more information, please contact:**

Tina Moore, AICP

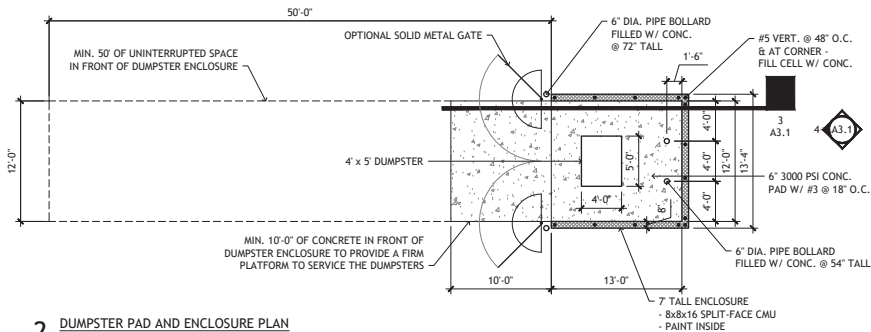
Email: tmoore@belton texas.gov

Phone : (245) 933-5891

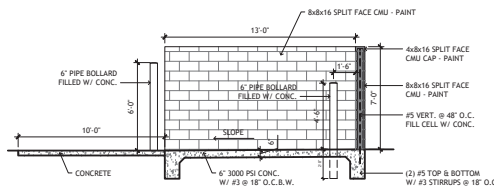
W. AVENUE D



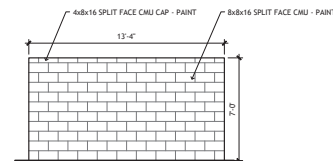
1 SITE PLAN
1" = 20'-0"



2 DUMPSTER PAD AND ENCLOSURE PLAN
NOT TO SCALE

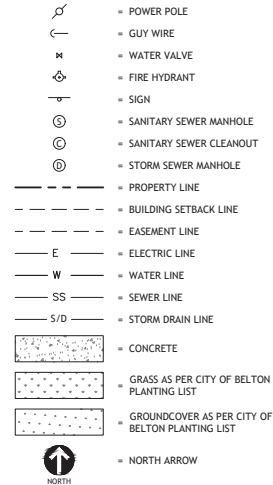


3 DUMPSTER DETAIL
NOT TO SCALE



4 DUMPSTER ENCLOSURE BACK ELEVATION
NOT TO SCALE

SITE SYMBOLS



SITE NOTES

- ACCESSIBLE PARKING SPACES (RULE 68.104 - TEXAS ADMINISTRATIVE CODE)
- (a) PAVED PARKING SPACES MUST INCLUDE:
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN A COLOR THAT CONTRASTS THE PAVEMENT;
 - THE WORDS "NO PARKING" PAINTED ON ANY ACCESS AISLE ADJACENT TO THE PARKING SPACE. THE WORDS MUST BE PAINTED:
 - IN ALL CAPITAL LETTERS;
 - WITH A LETTER HEIGHT OF AT LEAST TWELVE INCHES, AND A STROKE WIDTH OF AT LEAST TWO INCHES; AND
 - CENTERED WITHIN EACH ACCESS AISLE ADJACENT TO THE PARKING SPACE; AND
 - A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE. THE SIGN MUST:
 - AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A LETTER HEIGHT OF AT LEAST ONE INCH;
 - BE MOUNTED ON A POLE, POST, WALL, OR FREESTANDING BOARD
 - BE NO MORE THAN EIGHT INCHES BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, 502.6, AND
 - BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LOWER THAN 48 INCHES AND NO HIGHER THAN 80 INCHES ABOVE GROUND LEVEL.
- (b) A PARKING SPACE IDENTIFICATION SIGN THAT COMPLIES WITH TEXAS ACCESSIBILITY STANDARDS, 502.6, THAT INCLUDES THE REQUIREMENTS IN SUBSECTION (a)(3)(A) SATISFIES SUBSECTION (a)(3).

SITE DATA

REQUIREMENTS PER CITY OF BELTON CODE OF ORDINANCES			
TOTAL SITE	33,744 SQ. FT.		
PAVING	16,442 SQ. FT.		
BUILDING FOOTPRINT	6,409 SQ. FT.		
SIDEWALK	1,314 SQ. FT.		
LANDSCAPING (MIN. 10% OF SITE)	9,577 SQ. FT.		

PARKING DATA

FACILITY TYPES	SQUARE FOOTAGE	PARKING REQUIRED	PARKING SHOWN
REGULAR PARKING SPACES			
- RESTAURANT (@ 1:100)	5,775 SQ. FT.	50*	50
- HANDICAP (@ 1:25 SPACES)		2	2

* THE CITY OF BELTON HAS APPROVED A REDUCTION IN THE MINIMUM REQUIRED PARKING WITH THE PRESERVATION OF THE TWO EXISTING BELTON HERITAGE TREES ON SITE.



STERLING & KAP ARCHITECTS
2416 COLUMBUS AVENUE
WACO, TEXAS 76707
P: 254.756.2311 F: 254.756.2577
www.sterlingandkap.com



01/30/24

RESTAURANT ADDITION FOR
MI PUEBLO
500 S. MAIN ST.
BELTON, TX 76513

PROJECT #: 2022-07-09
DRAWN: EAB
CHECKED: SWT
DATE: 04/24/23
REVISIONS:
1 09/19/23
2 01/30/24

THESE DOCUMENTS AND DESIGNS ARE THE PROPERTY OF THE ARCHITECTS AND NO PART SHALL BE COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION. UNAUTHORIZED REPRODUCTION OF THESE PLANS IS PROHIBITED OR IN PART IS STRICTLY PROHIBITED. ALL COPYRIGHT LAWS ARE APPLICABLE. © COPYRIGHT 2024. ALL RIGHTS RESERVED.

SITE PLAN

A3.1

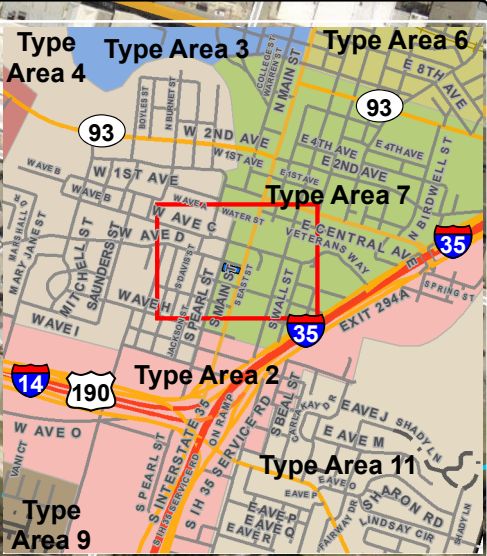
Zoning Case # Z-24-08 Location

ZONING CHANGE:
PD-R
to
AMENDED PD-R

LEGAL DESCRIPTION:
VILLA AGUIRRE ADDITION
LOT 1, BLOCK 1

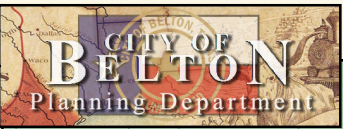
PROPERTY OWNER:
JORGE AGUIRRE

ADDRESS/LOCATION:
500 S MAIN ST



LEGEND
Z_24_08

Zoning Case # Z-24-08 Zoning



ZONING CHANGE:
PD-R
to
AMENDED PD-R
LEGAL DESCRIPTION:
VILLA AGUIRRE ADDITION
LOT 1, BLOCK 1
PROPERTY OWNER:
JORGE AGUIRRE
ADDRESS/LOCATION:
500 S MAIN ST

- Legend**
- City Parcels
 - City Limits
 - 24_08**
 - Current_Zoning**
 - Conservation Revitalization Overlay
 - Planned Development
 - Redevelopment District
 - Retail

Map Date: 2/26/2024

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.



Zoning Case # Z-24-08_Aerial

ZONING CHANGE:

PD-R
to
AMENDED PD-R

LEGAL DESCRIPTION:

VILLA AGUIRRE ADDITION
LOT 1, BLOCK 1

PROPERTY OWNER:

JORGE AGUIRRE

ADDRESS/LOCATION:

500 S MAIN ST

LEGEND

Z_24_08

Map Date: 2/26/2024

0 50 100
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: JORGE AGUIRRE,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 500 S. MAIN STREET,
FROM A(N) PLANNED DEVELOPMENT -RETAIL (PD-R) ZONING DISTRICT,
TO A(N) AMENDED PLANNED DEVELOPMENT - RETAIL (AMENDED PD-R) ZONING DISTRICT,
TO ALLOW FOR: MODIFICATION TO THE SITE PLAN (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, March 19, 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, March 26, 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 MARCH 19, 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.

10462	23199	23685
MARTINEZ, JOSE	MARTINEZ, SANTIAGO JAIMEZ	CUSTOM WORK EL PASO INC
2102 RAWHIDE TR	3 VISTA DR	1104 SHAWNEE
TEMPLE, TX 76502	BELTON, TX 76513	BELTON, TX 76513
27367	30490	46589
WATKINS, KYLE LAW OFFICE OF PLLC	DRAKE, C J & VIRGINIA RUTH	DOSSON, LUCILLE F HARRISON
PO BOX 1441	1246 LUKER RD	3713 JAGUAR TRL
SALADO, TX 76571	BELTON, TX 76513-7627	TEMPLE, TX 76504-5011
50774	58756	63955
MARTINEZ, AUGUSTINE ETUX JANET	KELTON, BOB EST	LONE STAR LEGAL AID INC
411 S PEARL ST	PO BOX 2347	1415 FANNIN ST 3RD FLOOR
BELTON, TX 76513-3467	PRAIRIE VIEW, TX 77446-2347	HOUSTON, TX 77002
65542, 124429, 124525, 65543, 65553, 2670	67435	67438, 67437
AGUIRRE, JORGE & MANUEL	GARCIA, BALTAZAR	HOLY TEMPLE OF OUR LORD JESUS CHRIST OF THE
5200 E CENTRAL TEXAS EXPY	604 S PEARL ST	APOSTOLIC FAITH INC
KILLEEN, TX 76543-5527	BELTON, TX 76513	2206 CIMMARON DR
78667	102565	KILLEEN, TX 76543
HERNANDEZ, JUAN ETUX YOLANDA	SANCHEZ, MARIA R	
211 W AVENUE D	521 S PEARL ST	
BELTON, TX 76513-3415	BELTON, TX 76513	
107815, 107415	111847	112471
IQBAL, ANSAR	ENTIRE PROPERTY MANAGEMENT LLC	STOWERS, FLORA
2913 ANNOOR DR	4949 ROYAL ST	415 SOUTH PEARL ST
RICHARDSON, TX 75082-0087	SALADO, TX 76571	BELTON, TX 76513
53765	36379	415820
CENTRAL TEXAS INSULATION CONTRACTORS LLC	DGRG LLC	ESTRADA, ANA R
PO BOX 641	800 S 57TH ST	205 W AVENUE E
SALADO, TX 76571-0641	TEMPLE, TX 76504	BELTON, TX 76513-3423
32371	118005	9888
EDMOND, CHERYL & THETIS C	HITT, JOHN IV	1985 INVESTMENTS LLC
PO BOX 2347	2241 BERGER RD	216 E 21ST AVE
PRAIRIE VIEW, TX 77446	TEMPLE, TX 76501	BELTON, TX 76513
129448		
ORONA, MANUEL Q		
805 S PEARL ST		
BELTON, TX 76513		

Zoning Case # Z-24-08

ZONING CHANGE:

PD-R
to
AMENDED PD-R

LEGAL DESCRIPTION:

VILLA AGUIRRE ADDITION
LOT 1, BLOCK 1

PROPERTY OWNER:

JORGE AGUIRRE

ADDRESS/LOCATION:

500 S MAIN ST

Legend

Z_24_08

200' Property Owner
Notification Area

Tax Appraisal Parcels

Map Date: 2/26/2024

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.



Staff Report – Planning and Zoning Commission Agenda Item



Agenda Item #9

Hold a public hearing and consider proposed amendments to the Belton Zoning Ordinance relating to Murals.

Originating Department

Planning – Bob van Til, Planning Director.

Summary Information

The purpose of this item is to consider amendments to Belton's Zoning Ordinance, Section 38, Signs, relating to murals.

Discussion

A Beautification Committee was established in February of 2023 by former Mayor Carpenter. They were tasked with developing recommendations to complement the extensive development occurring in Downtown Belton, and the anticipated activity in the adjacent Imagine Belton areas.

The City Council adopted the Beautification Committee's recommendations on November 14, 2023.

Among the recommendations that the Committee made were guidelines relating to murals.

This amendment is focused on adding mural requirements to the Belton Sign Ordinance.

Description of the Proposed Amendments

Below is a summary of the proposed amendments to the Zoning Ordinance relating to murals.

1. Adding a definition of murals.
2. Amending the definition of a 'Wall Sign' to exclude a mural.
3. The requirement for a sign permit.
4. As part of the sign permit application, the artist or property owner must provide a copy of the proposed artwork.
5. The requirement to secure approval from the property owner.
6. The requirement for the Historic Preservation Commission (HPC) to approve a mural on a historic building.

7. The requirement for the City Council to approve funding for a mural if the property owner requests public funding.
8. A requirement that the mural be maintained.

Fiscal Impact

Not applicable.

Recommendation

Conduct a public hearing and consider proposed amendments to the Belton Zoning Ordinance relating to murals.

Attachments

1. Beatification Committees recommendations accepted by City Council on November 14, 2023.
2. Section 38, Zoning Ordinance, Signage, relating to Murals – Legislative Version.



Staff Report – City Council Agenda Item

Agenda Item #10

Receive a report and consider implementing the recommendations of the City's Beautification Committee.

Originating Department

City Council – Wayne Carpenter, Councilmember
Administration – Sam A. Listi, City Manager

accepted

Summary Information

Former Mayor Carpenter initiated the concept of a Beautification Committee to develop recommendations to complement the extensive development occurring in Downtown Belton, and the anticipated activity in the adjacent Imagine Belton areas.

History of Discussion in Belton

The Beautification Committee was established by Council at its February 14, 2023, meeting and met five times between March and September 2023. The wide-ranging Committee spent early meetings exploring a variety of potential beautification elements, including:

- Themed artwork such as St. Paul Peanuts characters, Temple trains, Hutto hippos;
- Historic elements;
- Chamber's Parade of Stars;
- Texas Longhorns;
- Other sculptures;
- Rodeo themes; and
- Murals on buildings.

Beyond these elements of community identity and interest, the Committee discussed enhanced attractiveness of highway and street corridors; streetscapes; signage and lighting; building maintenance and code enforcement; and landscape planters.

One of the catalysts for the investigation was the excitement generated by the Imagine Belton vision developed and presented by BEDC last year. There was a strong sense among decisionmakers that identifying concepts, development standards, and financial incentives for a more attractive community could induce a positive response as development or redevelopment occurs. The Beautification Committee went to work and developed several recommendations for Council and community considerations. The recommendations are summarized below.

1. **Murals on buildings represent the Committee's first priority.**
 - Simple, low cost, impactful, changeable
 - Mural policies important, especially if publicly funded
 - Soliciting interest among business owners important
 - See attached
2. **"Landscaping" elements emerged as a second, complementary priority.**
 - Simple, modest cost, quick and visible impact
 - Landscape planters installed by Parks Department during Committee work
 - Eldred's Nursery engaged or possible maintenance agreement
 - Bench or built seating under review for pedestrians
 - See attached
3. **"Welcome to Belton" entry signage also a priority.**
4. **"Themed" elements (stars, longhorns, sculptures, history, rodeo) represent a low priority.**
 - Limited interest, higher cost, limited impact, permanence

Fiscal Impact in FY 2024

1. Landscaping elements
 - a. Four planters Downtown \$2,000 (funded by Parks)
 - b. Landscaping \$500 (nominal expense)
 - c. Eldred's agreement \$8,000 (annual contract)
 - (Downtown landscape maintenance) **\$8,500 total**
2. FIG expansion (\$50,000-\$150,000) **\$0** (Increase to \$150,000 budgeted)
 - Amend policies to extend Façade Improvement Grants to Imagine Belton areas (annual budget consideration of up to six (6) \$25,000 grants)
3. Building structure grants **\$100,000** (BEDC or City annual budget consideration for four (4) \$25,000 grants)
4. Public infrastructure grants **\$100,000** (TIRZ, BEDC, COB and/or Utilities, annual budget consideration)
5. Corporate Foundation Grants **\$0** (Staff support from City Manager's Office)
6. Wall mural painting/wall lease **\$50,000** (COB funding for five (5) murals, annual budget consideration)
7. Welcome to Belton signage **\$15,000** (COB funding for 1 sign; seek partnership in future years)

Additional FY'24 Year 1 funding estimate \$273,500

Recommendation

Recommend approval of Beautification Committee's recommendations including:

1. Focus on murals, landscaping, and welcome signage as key beautification elements;
2. Amend sign code and refine policies to achieve effective implementation;
3. Establish annual maintenance agreement with Eldred's for current planters and expanded Downtown maintenance;
4. Evaluate adding seating near planters while preserving sidewalk passage;
5. Amend FIG criteria to allow murals and expand boundary to Imagine Belton ;
6. Address Building Structure Grants with BEDC, Council ;
7. Establish parameters for Public Infrastructure Grants and secure funding;
8. Identify opportunities for Corporate Foundation Grants and provide staff support;
9. Coordinate mural program following funding allocation; and
10. Prioritize location(s) for "Welcome to Belton" signage, fund initial sign and seek partnership for others.

Attachments

Beautification Committee Membership
Final Beautification Committee Meeting Summary
Exhibit 1 – Proposal Mural Sign Ordinance
Exhibit 2 – Proposed mural policies
Exhibit 3 – Mural policy amendment suggested by Chamber
Exhibit 4 – Proposed landscape components
Exhibit 5 – Proposed funding recommendations
Exhibit 6 – Proposed wall mural/lease and funding by City
Exhibit 7 – Proposed "Welcome to Belton" signage

Belton Beautification Committee Meeting Summary

09-11-23

1. Councilmember Carpenter opened the meeting at 5:00 pm with welcome.
2. City Manager Listi continued discussion from Agenda with a meeting summary and meeting attendance from last meeting.
 - Overview of the last meeting (08/07/23).
3. Discussed final policy recommendations for Murals and reached these conclusions.
 - Reached consensus to pursue Murals as the Committee's first priority due to relative simplicity, low cost, ability to make an impact and to change mural over time. Policies and funding determination recommended.
 - Adopted recommendations for mural policies to include two types of mural criteria: Private (non-grant funded) and Public (grant funded). Recommend a total \$150,000 in TIRZ FIG funding, with \$50,000 in TIRZ funds available for Murals and the additional \$100,000 for FIGs for eligible structural building enhancements.
 - Soliciting interest in creating murals among Downtown business owners remains important.
4. Reached consensus on Themes (Stars, Longhorns, Rodeo, Sculptures) acknowledging these elements represent a low priority at this time due to limited interest, higher cost, limited impact, and permanence.
5. Landscaping emphasis emerged as second, complementary priority and reached consensus to pursue landscaping options due to relatively quick and visible impact and modest cost.
 - City had purchased and placed large planters downtown over existing tree wells, and explored costs for seating, other approaches.
 - Eldred's Nursery agreement proposed for maintenance, partnership with DBBA, with special needs employees maintain planters 2-3 times a week.
 - Bench seating a possible future focus, so long as sidewalks not obstructed.
6. Funding Beautification discussed, with Committee consensus for incentivizing Murals and landscaping planters, in association with Eldred's Nursery/DBBA, as well as possible additional sources discovered in Exhibits 4-7.

7. Final Committee Recommendations:

See Exhibits 1-7:

- Ex. 1: Proposed Mural Sign Ordinance Amendment (added wording)
- Ex. 2: Proposed Mural Policies (complete)
- Ex. 3: Mural Policy Amendment suggested by Chamber (included above)
- Ex. 4: Proposed Landscape Components – Planter costs, Eldred’s Agreement cost, etc.
- Ex. 5: Proposed Funding Recommendations – FIGs; Building Grants; Infrastructure;
Foundation Grants – subject to future appropriation by City, BEDC
- Ex. 6: Proposed Wall Mural/lease and funding by City
- Ex. 7: Proposed Welcome to Belton signage

EXHIBIT 1

Belton Beautification Committee Recommended Ordinance Wording 09/11/2023

Mural Signs

- a. A mural is defined in this Section as a hand-painted work of visual art that is either affixed or painted directly on the exterior wall of a structure with the permission of the property owner. A mural does not include mechanically produced or computer-generated prints or images, including but not limited to digitally printed vinyl, electrical or mechanical components, or changing image art display. Embellishments to or decoration of architectural elements are not deemed a mural. A mural is not a wall sign. ✓
- b. Murals must comply with the City's policy for murals. ✓ ✓
- c. A City permit is required prior to affixing or painting a mural. A City permit will be considered if the proposed mural complies with the City's mural policy. ✓

EXHIBIT 2: Mural Policies/Issues

Before creating a mural on a building in the City of Belton, Texas there are several criteria that should be followed to ensure they are safe, legal, and appropriate for public display. ✓

Here are the guidelines:

1. Secure Permission

Before creating a mural, it is essential to obtain permission from the property owner or relevant authority, such as the local government. This is to ensure that the mural does not violate any zoning or building codes, and that it aligns with the owner's or authority's vision for the area. ✓

2. Consider Location

The location of the mural is crucial. The mural should be in a place where it is visible and accessible to the public, but also safe from potential hazards, such as heavy traffic or environmental damage. ✓

3. Consider Materials

Murals should adhere to certain design guidelines, such as the use of non-toxic, weather-resistant, and durable materials. They should also be designed to withstand outdoor elements, such as wind, rain, and sun exposure. ✓

4. Respect Local Culture and History

Murals should be designed in a way that respects and celebrates the local culture and history. This can include using culturally significant images, symbols, or colors. ✓

5. Ensure Safety

The safety of the public and the artist is crucial when creating a mural. The mural should not obstruct traffic or create any other safety hazards. It is also important to ensure that the artist has the proper training and equipment to work safely on the mural. ✓

6. Avoid Controversial Content

Murals should not include controversial content that could offend or upset the community. This includes avoiding explicit or offensive language or imagery: **The City reserves the right to disapprove any proposed mural that does not meet approved criteria including content that is highly controversial, offensive, divisive, or detracting from the goals of the mural program, would potentially jeopardize the safety of community, volunteers, drivers, participants, and/or spectators. Examples of unacceptable content includes offensive flags or symbols (Nazi, Confederate Battle, political endorsements, or detractions), or decorations and displays that include any use of profanity, obscenity, or nudity.** ✓

By following these guidelines, the City can ensure that murals are a positive addition to the urban landscape, adding beauty and culture to the community.

EXHIBIT 3: Controversial Content

Avoid controversial content reflected in #6 above as recommended by Belton Area Chamber of Commerce.

EXHIBIT 6 : Wall Mural Painting/Wall Lease

- City coordinates mural design with building owner/lessor
- City executes 5-year lease with owner, including mural maintenance
- Owner compensation is mural painted on wall without cost
- Cost estimate to City:
 - \$7,500 - mural contract
 - \$2,500 - 5 year \$500 maintenance
 - \$10,000
- Recommend allocation of \$50,000 for 5 murals



SECTION 38: SIGN REGULATIONS

38.4 SPECIAL DEFINITIONS:

For the purpose of this ordinance, the following words and phrases shall have the meaning respectively ascribed to them by this section:

16. Mural: A mural is defined as a hand-painted work of visual art that is either affixed or painted directly on the exterior wall of a structure with the permission of the property owner. A mural does not include mechanically produced or computer-generated prints or images, including but not limited to digitally printed vinyl, electrical or mechanical components, or changing image art display. Embellishments to or decoration of architectural elements are not deemed a mural. A mural is not a wall sign.

39 38. Wall Sign: Any sign attached to, applied on, or supported by, any part of a building (such as a wall or roof) which encloses or covers usable space. (Also called **attached sign**; Does not include Mural)

38.18 DESIGN REQUIREMENTS:

A. Mural Permit

1. A City sign permit is required prior to affixing or painting a mural. A mural shall comply with the following sections:
 - a. Murals shall be designed in a way that respects and celebrates local culture and history. This can include using culturally significant images, symbols, or colors.
 - b. Secure written permission from the property owner
 - c. Identify the artist(s) including name(s), address, and contact information.
 - d. Submit a proposal for the mural:
 - i. Include the artistic vision and types of materials proposed.
 - ii. Materials must be durable, weather resistant, designed to withstand outdoor elements such as wind, rain, sun exposure, and use non-toxic paints.
 - iii. Photos of the building showing elevation, size, and placement of mural.
 - iv. If the proposed mural is on a contributing historic building, the mural must obtain prior approval from the Historic Preservation Commission.
 - v. If the property owner or artist is proposing to use public funds, the mural must obtain prior approval from the City Council.
 - vi. The City reserves the right to disapprove any proposed mural that does not meet approved criteria including content that is highly controversial, offensive, divisive, or detracting from the goals of the mural program; or would potentially jeopardize the safety of community, volunteers, drivers, participants, and/or spectators.

- vii. Safety Plan. The safety of the public and the artist(s) is crucial when creating the mural. During the creation of the mural, the artist(s) or their representative(s) shall not obstruct traffic or create any safety hazards. The artist(s) must demonstrate that they have the experience, training, and equipment to work on a mural. A safety plan must accompany the Sign (Mural) Permit Application.
- viii. The mural must be maintained and kept in proper order. Murals may be subject to removal if found to be in violation of the Zoning Ordinance.

2. Mural location:

- a. Murals must be visible and accessible to the public, but also safe from potential hazards such as heavy traffic or environmental damage.
- b. Mural locations exclude all Single-Family Detached Structures.

Staff Report – Planning and Zoning Commission Agenda Item



Agenda Item #10

Hold a public hearing and consider proposed amendments to the Belton Zoning Ordinance relating to Accessory Dwelling Units.

Originating Department

Planning – Bob van Til, Planning Director.

Summary Information

The purpose of this item is to consider amendments to Belton's Zoning Ordinance, Section 36, relating to how the square footage of Accessory Dwelling Units (ADUs) are calculated, and to add a statement to Section 36 of the Zoning Ordinance reminding readers that a Specific Use Permit (SUP) is also needed in some instances.

Discussion

Square Footage Calculation. Section 36 of the Zoning Ordinance, as amended in 2018, regulates Accessory Dwelling Units in Belton. Section 36.3 limits the maximum square footage of an ADU to 800 square feet or no more than 60% of the square footage of the main structure, whichever is greater. However, there is not clear guidance of how to calculate the square footage of the ADU. Currently, staff calculate the square footage based on the total footprint of the structure, which includes the porch and the parking garage, if provided. Staff recommends that the square footage is calculated based on the conditioned space of the structure. Conditioned space is any area that is airconditioned or heated.

Specific Use Permits. Property owners who propose to add an ADU in residential zoning districts are required to apply for Specific Use Permits in certain instances. This provides a greater degree of transparency for the public who are not familiar with the Zoning Ordinance. No changes are proposed to Section 33.

The information below is provided to illustrate when the Ordinance requires and SUP.

Section 33.4 (Agricultural Zoning District) requires an SUP if an existing building is converted to an ADU with or without a kitchen.

33.5 (Residential Estate Zoning District), requires an SUP if an existing building is converted to an ADU with or without a kitchen.

33.6 (SF-1, SF-2, SF-3, 2-Family, Multi-Family, Patio Home, and Mobile Home Districts), require property owners to apply for a Specific Use Permit.

Description of the Proposed Amendments

Below is a summary of the proposed amendments to the Zoning Ordinance relating to Accessory Dwelling Units.

Add 36.3 (D) (1) which defines how the square footage of an ADU is calculated. The square footage of an ADU is calculated based on the conditioned space of the structure.

Add 36.2 (M) which adds a clarifying note referring the reader to Section 33 of the Zoning Ordinance relating to Specific Use Permits.

Fiscal Impact

Not applicable

Recommendation

Conduct a public hearing and consider proposed amendments to the Belton Zoning Ordinance relating to Accessory Dwelling Units.

Attachments

Section 36, Accessory Dwelling Units – Legislative Version.

SECTION 36

ACCESSORY BUILDING AND USE REGULATIONS

36.3 Accessory dwelling units (ADU) in the A, RE, SF-1, SF-2, and SF-3 Districts shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit and must meet the following standards:

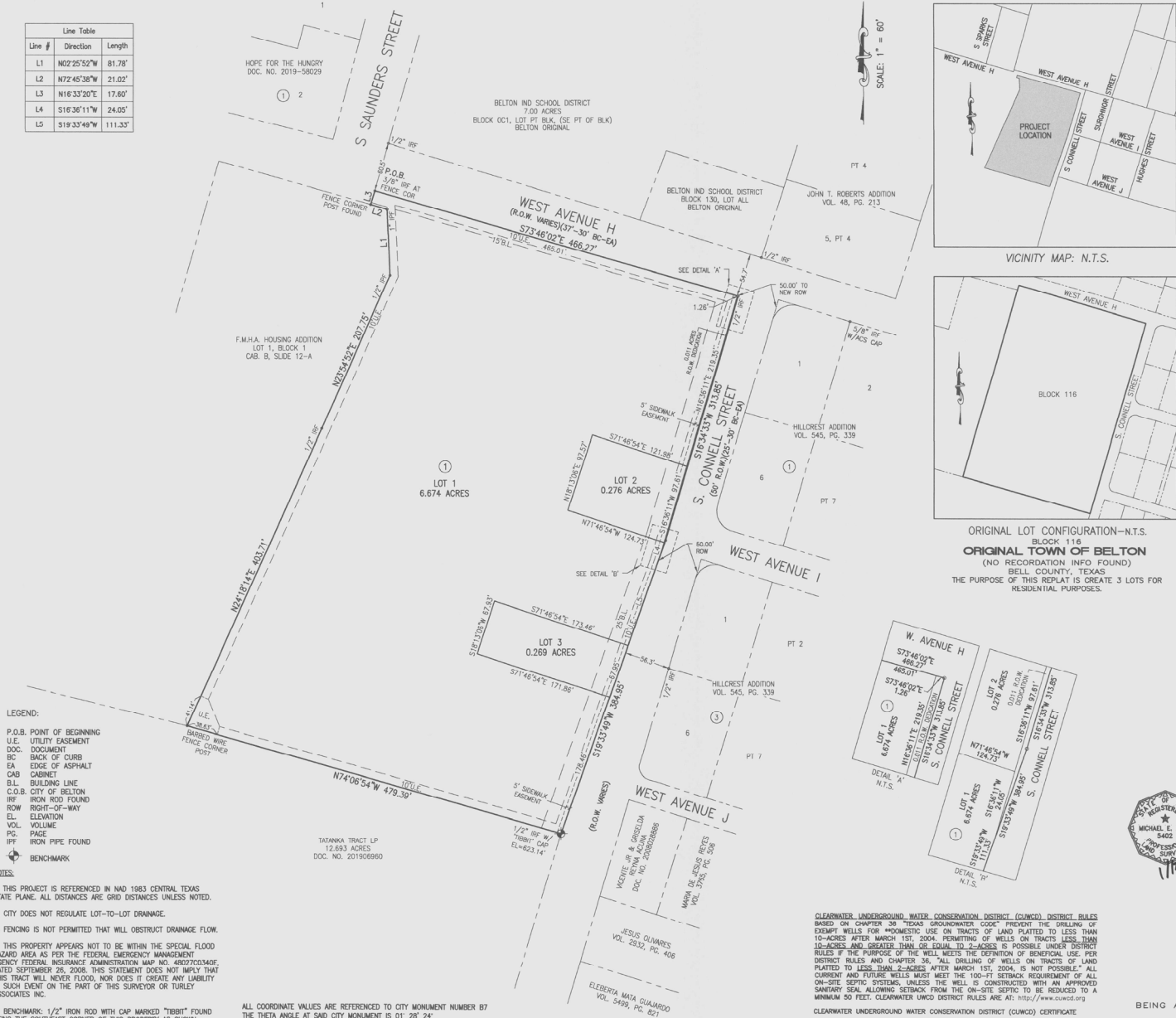
D. Maximum square feet allowed shall be 800 square feet or no more than 60% of the square footage of the main building, whichever is greater.

1. The total square footage of an ADU includes only the conditioned space as defined by the International Residential Code (IRC).

M. ADUs must also comply with Chapter 33, Specific Use Permits.

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>
2/28/2024	Connell Estate	7.230 Acres/ S. Connell St and W Ave H	3	3 residential blocks	Waived sidewalk 5' sidewalk easement instead

Line Table		
Line #	Direction	Length
L1	N02°25'52"W	81.78'
L2	N72°45'38"W	21.02'
L3	N16°33'20"E	17.60'
L4	S16°36'11"W	24.05'
L5	S19°33'49"W	111.33'



LEGEND:

P.O.B. POINT OF BEGINNING
 U.E. UTILITY EASEMENT
 DOC. DOCUMENT
 BS. BACK OF CURB
 EA. EDGE OF ASPHALT
 CAB. CABINET
 B.L. BUILDING LINE
 C.O.B. CITY OF BELTON
 IRF. IRON ROD FOUND
 ROW. RIGHT-OF-WAY
 EL. ELEVATION
 VOL. VOLUME
 PG. PAGE
 IFP. IRON PIPE FOUND
 BENCHMARK

NOTES:

- THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE LOT DISTANCES UNLESS NOTED.
- CITY DOES NOT REGULATE LOT-TO-LOT DRAINAGE.
- FENCING IS NOT PERMITTED THAT WILL OBSTRUCT DRAINAGE FLOW.
- THIS PROPERTY APPEARS NOT TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 4802200404F, DATED SEPTEMBER 26, 2004. THIS STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR TURLEY ASSOCIATES INC.
- BENCHMARK: 1/2" IRON ROD WITH CAP MARKED "TBST" FOUND BEING THE SOUTHEAST CORNER OF THIS PROPERTY AS SHOWN HEREON. EL.=623.14'
- ALL SETBACK LINES SHALL BE OBSERVED AS REQUIRED BY THE ZONING ORDINANCE. PROPERTY ZONED: SF-2 W/ CR OVERLAY
- SEWER PROVIDED BY CITY OF BELTON.
- WATER PROVIDED BY CITY OF BELTON.

ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER B7 THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 28' 24" THE COORDINATE CORRECTION FACTOR (CCF) IS 0.999854
 PUBLISHED CITY COORDINATES ARE X = 5192144.29, Y = 10358804.50
 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS
 S 04° 57' 49" E, 1099.92 FEET.
 GRID DISTANCE = SURFACE DISTANCE X CCF
 GEODETIC NORTH = GRID NORTH + THETA ANGLE

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) DISTRICT RULES
 BASED ON CHAPTER 39 TEXAS GROUNDWATER CODE PREVENT THE DRILLING OF EXEMPT WELLS FOR DOMESTIC USE ON TRACTS OF LAND PLATTED TO LESS THAN 10-ACRES AFTER MARCH 1ST, 2004. PERMITTING OF WELLS ON TRACTS LESS THAN 10-ACRES AND GREATER THAN OR EQUAL TO 2-ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE OF THE WELL MEETS THE DEFINITION OF BENIGN USE. FOR DISTRICT RULES AND CHAPTER 36, ALL DRILLING OF WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 2-ACRES AFTER MARCH 1ST, 2004, IS NOT POSSIBLE. ALL CURRENT AND FUTURE WELLS MUST MEET THE 100-FT SETBACK REQUIREMENT OF ALL ON-SITE SEPTIC SYSTEMS, UNLESS THE WELL IS CONSTRUCTED WITH AN APPROVED SANITARY SEAL ALLOWING SETBACK FROM THE ON-SITE SEPTIC TO BE REDUCED TO A MINIMUM 50 FEET. CLEARWATER UWCD DISTRICT RULES ARE AT: <http://www.cuwcd.org>
CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUWCD) CERTIFICATE
 CUWCD 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 EXPECTATIONS DESCRIBED BY DISTRICT POLICY AND AFFIRMED BY DISTRICT STAFF.

Compliance Card 2/27/24
 NAME, TITLE, DATE

Inst # 2024008384

STATE OF TEXAS

COUNTY OF BELL

JOSE JIMENEZ AND YVONNE RIOS JIMENEZ, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CONNELL ESTATES, A SUBDIVISION IN THE CITY OF BELTON, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOR EVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

Jose Jimenez
 JOSE JIMENEZ

Yvonne Rios Jimenez
 YVONNE RIOS JIMENEZ

STATE OF TEXAS

COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24 DAY OF January, 2024 BY JOSE JIMENEZ.

Snaila Butler
 NOTARY PUBLIC

Snaila Butler
 NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24 DAY OF January, 2024 BY YVONNE RIOS JIMENEZ.

Snaila Butler
 NOTARY PUBLIC

Snaila Butler
 NOTARY PUBLIC

AFFIDAVIT:

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

DATED THIS 24 DAY OF February, A.D. 2024.

Michael E. Alvis
 BELL COUNTY TAX APPRAISAL DISTRICT

RECORDATION

FILED FOR RECORD THIS 28 DAY OF February, 2024.
 INSTRUMENT # 2024008384 OFFICIAL RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT FOR CONNELL ESTATES 7.230 ACRES, AN ADDITION WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND WAS APPROVED THIS 28 DAY OF February, 2024.

Michael E. Alvis
 DIRECTOR OF PLANNING

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

WITNESS MY HAND THIS 28 DAY OF February, 2024.

Michael E. Alvis
 CITY CLERK

STATE OF TEXAS

COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

Michael E. Alvis
 MICHAEL E. ALVIS R.P.L.S. NO. 5402



FINAL PLAT OF:

CONNELL ESTATES

3 LOTS, 1 BLOCK
 7.230 ACRES

BEING A REPLAT OF BLOCK 116, ORIGINAL TOWN OF BELTON, BELL COUNTY, TEXAS

OUT OF AND A PART OF THE P. CONRAD SURVEY ABSTRACT NO. 165 (CALLS M.F. CONNELL SURVEY, ABSTRACT NO. 6 PER PARENT DOCUMENT NO. 2019042431)

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS
 7.230 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES

REVISIONS

DATE	DESCRIPTION	BY:
11/27/11/6	COMMENTS	AMJ

BY: KLF

DATE: 9/29/2023

COMPUTER FILE NAME: 23-2475 Final Plat.dwg

REFERENCE DRAWING NUMBERS:

JOB# PAGE#

23-2475 01