



# CITY OF BELTON

Planning & Zoning Commission Meeting  
Tuesday, April 16, 2024 - 5:30 p.m.  
Harris Community Center  
401 N. Alexander, Belton, Texas

## AGENDA

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

2. Public comments.

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

3. Consider the minutes of the March 19, 2024, regular meeting.
4. Z-24-09 - Hold a public hearing and consider a zoning change from Light Industrial to Planned Development – Light Industrial (PD-LI) on approximately 13.475 acres located at 212 Groves Road.
5. 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, March 19, 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, Luke Potts, Quinton Locklin, Nichole Fischer, Dominica Garza, and Justin Ruiz. The following members were absent: David Jarratt, Alton McCallum, and Ty Taggart. The following staff members were present: Assistant City Manager Matt Bates, Director of Planning Bob van Til, Senior Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst Alex Munger.

**1. Call To Order.**

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

**Invocation** – Commission Member Ruiz gave the Invocation.

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

**2. Public comments.** (Audio 00:52)

Chair Baggerly opened the public hearing.

Jill Robins, of Holland, TX, addressed the Commission Members about the State of Emergency Declaration for the Solar Eclipse and concerns for planned activities in Belton.

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

**3. Consider approval of minutes from the previous meeting.** (Audio 03:42)

Commission Member Potts motioned to approve minutes from the February 20, 2024, meeting, seconded by Commission Member Fischer. The motion passed with 6 ayes and 0 nays.

**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.** (Audio 04:04)

Senior Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Ninfa Dominguez, Applicant's Spouse, of 1293 Boxer, spoke in favor of the zoning change.

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

Chair Baggerly reopened the public hearing.

David Gonzales, of 309 W. Avenue J, had questions for the Commission Members and stated this was his mother's property.

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

Senior Planner Ms. Moore answered questions from the Commission Members, and after further discussion, it was confirmed this wasn't Mr. Gonzales' mother's property.

Commission Member Potts made a motion to approve Z-24-05 as presented. Commission Member Ruiz seconded the motion. The motion passed with ayes 6 and 0 nays.

**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 2905 S. IH 35 Service Rd. (Audio 12:04)**

Senior Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Kendall Wimberly, Project Engineer, of 301 N. 3<sup>rd</sup>, Temple, TX, spoke in favor of the zoning change.

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

Senior Planner Ms. Moore answered questions from the Commission Members. Commission Member Fischer inquired about the height of the fence adjacent to the owner of the opposition letter received. The fence height is proposed at 6 feet, but the applicant was agreeable to increase it to 8 feet.

Commission Member Potts made a motion to approve Z-24-06 as presented. Commission Member Fischer seconded the motion. The motion passed with 6 ayes and 0 nays.

**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. (Audio 20:24)**

Senior Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

Pat Patterson, Applicant, of 1605 Alta Vista Loop, Temple, TX, explained the reason for the request and spoke in favor of the zoning change.

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

Commission Member Locklin made a motion to approve Z-24-07 as presented. Commission Member Fischer seconded the motion. The motion passed with 6 ayes and 0 nays.

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. (Audio 24:56)**

Senior Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Fischer made a motion to approve P-24-01 as presented. Commission Member Ruiz seconded the motion. The motion passed with 6 ayes and 0 nays.

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. (Audio 26:39)**

Senior Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Fischer made a motion to approve Z-24-08 as presented. Commission Member Locklin seconded the motion. The motion passed with 6 ayes and 0 nays.

9. **Consider amendments to the Belton Zoning Ordinance, Section 38 relating to Murals. (Audio 29:13)**

Planning Director van Til presented this item.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Planning Director van Til answered questions from the Commission Members.

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

Assistant City Manager Bates addressed the Commission Members stating as a part of the Beautification Committee they are pro murals and want to encourage more people to do murals. He further stated that this was just to put a process in place for murals.

Commission Member Potts made a motion to disapprove item 9 as currently presented. Recommends revisions before moving forward to City Council. Commission Member Garza



seconded the motion. The motion passed with 4 ayes and 2 nays with Chair Baggerly and Commission Member Fischer opposing.

**10. Consider amendments to the Belton Zoning Ordinance, Section 36 relating to Accessory Dwelling Units. (Audio 1:15)**

Planning Director van Til presented this item.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Fischer made a motion to approve item 10 as presented. Commission Member Locklin seconded the motion. The item passed with 6 ayes and 0 nays.

**11. Administrative Plat Approvals for February 2024.**

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

With no other city business, the Planning and Zoning Commission was adjourned at 6:54 p.m. (Audio ends at 1:24)

---

Chair, Planning and Zoning Commission

Attest:

---

Melinda Brice, Planning Administrator

# Staff Report – Planning & Zoning Agenda Item



Date: April 16, 2024  
Zoning No.: Z-24-09  
Request: LI to PD-LI  
Applicant/Owners: Belton Engineering / CSC Group

## Agenda Item #4

Z-24-09 - Hold a public hearing and consider a zoning change from Light Industrial to Planned Development – Light Industrial (PD-LI) on approximately 13.475 acres located at 212 Groves Road.

- **Address:** 212 Groves Rd
- **Acres:** 13.475 acres
- **Current Zoning:** LI                      **Current Use:** Vacant lot
- **Proposed Zoning:** PD-LI              **Proposed Use:** Industrial Warehouse Building
- **Future Land Use Map (FLUM) Designation:** Commercial Corridor
- **Design Standards Type Area:** Type Area 2
- **Project Analysis:**

Direction	Zoning	Use
North	C-2	Legacy Auto Auction
South	LI	Warehouses (UPS, Frito-Lay)
West	LI	Vacant Lot
East	PD-Expo	Expo Center / RV Dealer

- **Water:** Belton CCN. Available at the site.                      **Sewer:** Belton CCN. available on site.
- The applicant is requesting a change in zoning to a PD- LI District to reduce the required parking standards to construct a future warehouse of approximately 73,125. The code requires 73 parking spaces (not less than one space for every 1,000 SF of gross floor area). Phase I of the project proposes 51 spaces (one space per 1,434 SF). Phase II will defer the remaining 24 parking spaces,

until an increase to the building's gross floor area or the sale of the property or adjacent properties currently owned by the applicant.

- The applicant has two other buildings in the vicinity with a combined total of 123 parking spaces. 30-40 parking spaces are currently being used. The applicant stated that the remaining spaces should be more than enough to accommodate the new building.
- The new building will start with about 20 employees, rotating during a 24-hour period.
- **Recommendation:** The requested zoning appears to be reasonable given the applicant's ownership of the adjacent properties, limited workers with rotating shifts, and available parking in the vicinity.

Recommend approval of the requested zoning change from LI to PD-LI

1. The use of this property shall conform to the PD and LI requirements in all respects.
    - a. The applicant is allowed to defer 24 required parking spaces until additional space is required due to an increase in the building's gross floor area, or the sale of the property or adjacent properties to a different owner.
  2. The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
    - a. Site Development Standards
    - b. Landscape Design Standards
    - c. Tree Protection, Preservation, and Mitigation Standards.
- **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](mailto:tmoore@beltontexas.gov)  
Phone : (245) 933-5891

# ZONING CHANGE APPLICATION

**Fee: \$300.00**



<b>Date received:</b>	
<b>APPLICANT NAME:</b> Belton Engineering, Inc	
<b>EMAIL:</b> lchtay@beltonengineers.com, rrogers@beltonengineers.com	<b>PHONE NUMBER:</b> 254-731-5600
<b>MAILING ADDRESS:</b> 106 N. East Street, Belton, TX 76513	
<b>PROPERTY OWNER NAME:</b> CSC Group, LP	
<b>EMAIL:</b> toddmantz@usacapitol.com	<b>PHONE NUMBER:</b> 2545344215
<b>MAILING ADDRESS:</b> 209 Groves Road, Belton, TX 76513	

<b>Proposed Use of Structures (building) and Property (exterior property):</b> Proposed 73,125 s.f. industrial warehouse building
<b>Current Use:</b> Industrial warehouse building
<b>LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED:</b> 212 E. Groves Road, Belton, TX 76513
<b>Legal Description of Property:</b> Abstract Survey <u>M.F. Connell Survey, Abstract #6</u> Parcel ID <u>489830</u> Lot(s): <u>1</u> Block(s): <u>1</u> of Subdivision <u>South Loop Industrial Park Phase II</u>
<b>Existing Zoning:</b> <u>LI</u> <b>Proposed Zoning:</b> <u>PD-LI</u>

Signature of Applicant: Richard Rogers Digitally signed by Richard Rogers Date: 2024.03.05 13:17:26 -06'00' Date: 03-05-24

Signature of Owner (if not applicant): Todd A Mantz Digitally signed by Todd A Mantz Date: 2024.03.05 14:01:35 -06'00' Date: 3/5/2024

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.

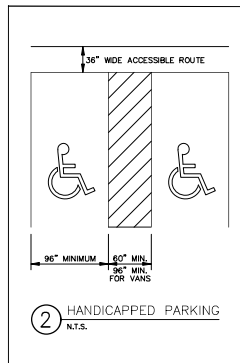
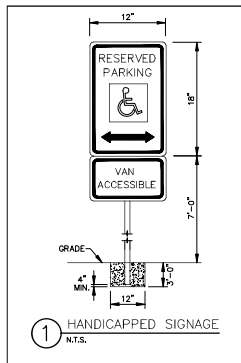
In the event the request involves more than one lot, **a portion of a lot** or irregular tracts or acreage, **a Metes and Bound legal description, prepared by a registered Land Surveyor, registered in the State of Texas, is required.**

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:**

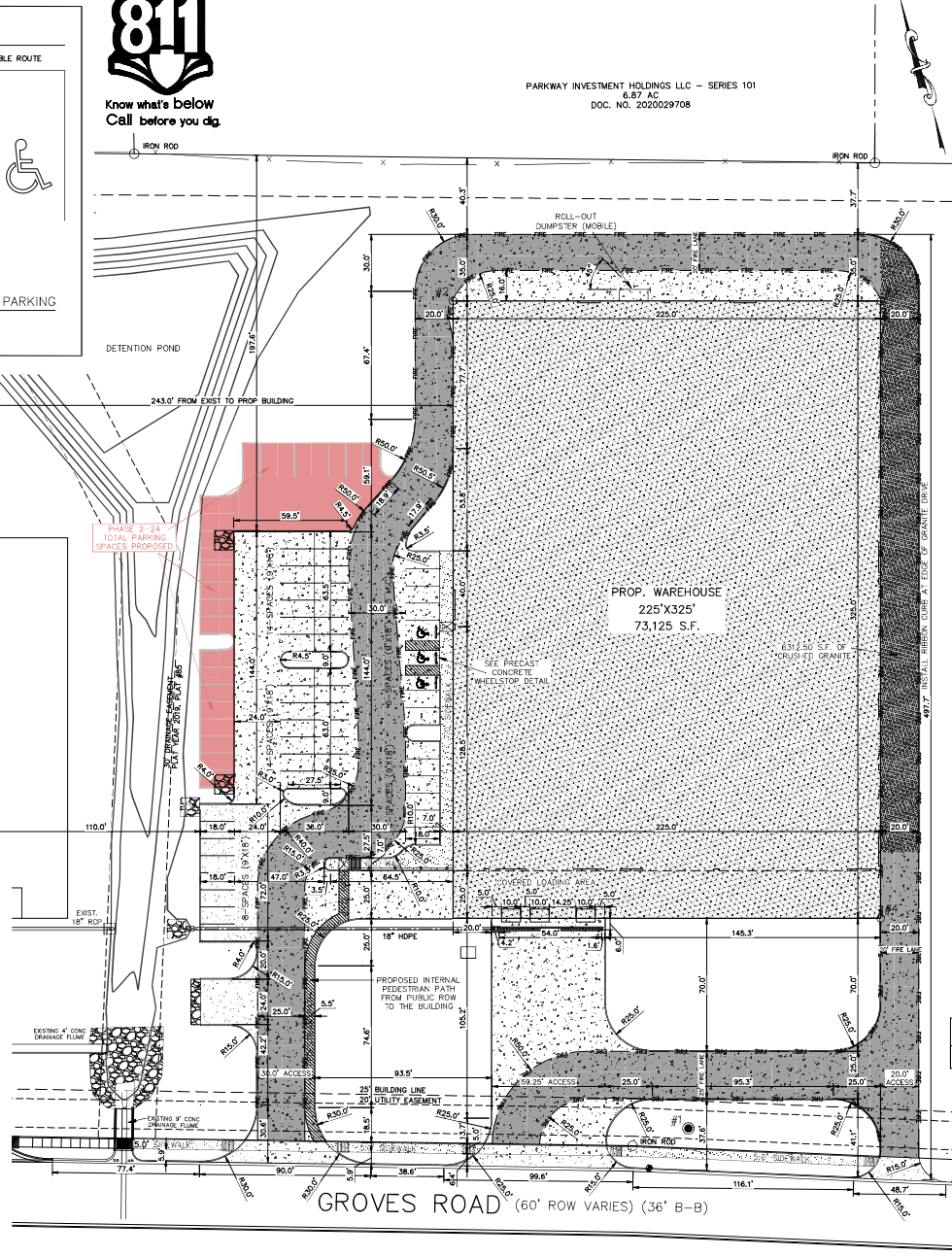
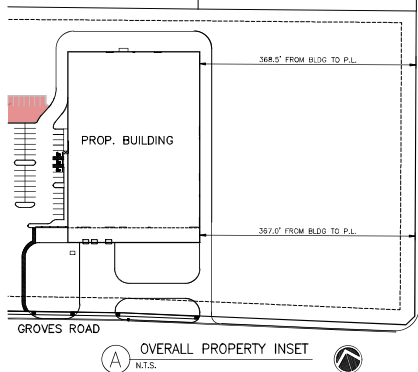
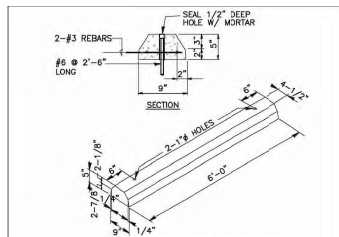
- a. A site inventory analysis including a scale drawing showing existing vegetation, natural water courses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This should include as a delineation of any flood prone areas.
- b. As a scale 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.





PARKWAY INVESTMENT HOLDINGS LLC - SERIES 101  
6.87 AC  
DOC. NO. 2020029708

POINT	NORTHING	EASTING	DESCRIPTION
1	10348478.5590	3192649.9850	BENCHMARKING, MH
2	10348931.4158	3192653.0861	NORTHWEST BLDG.
3	10348668.4474	3192869.0956	NORTHEAST BLDG.
4	10348556.4341	3192778.1413	SOUTHEAST BLDG.



#### GENERAL NOTES:

- CONTRACTOR SHALL MAKE AN EXAMINATION OF THE PROJECT SITE AND FAMILIARIZE HIMSELF WITH THE NATURE AND EXTENT OF THE WORK TO BE ACCOMPLISHED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR ANY WORK MADE NECESSARY BY UNUSUAL CONDITION OR OBSTACLES ENCOUNTERED DURING THE PROGRESS OF THE WORK, WHICH CONDITION OR OBSTACLES ARE READILY SEEN UPON A VISIT TO THE SITE. IF THERE ARE ANY QUESTIONS IN THIS REGARD OR IF THERE ARE ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO SUBMISSION OF BIDS.
- THE CONTRACTOR SHALL CONTACT ALL LOCAL UTILITY COMPANIES AND ANY OTHER UTILITY COMPANY THAT SERVES THE AREA AT LEAST 72 HOURS PRIOR TO CONSTRUCTION TO VERIFY LOCATIONS OF EXISTING UTILITY LINES. THE FOLLOWING ARE THE TELEPHONE NUMBERS OF THE ENTITIES MOST LIKELY TO BE AFFECTED
- THIS PROJECT SHALL CONFORM TO THE 2003 EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION NORTH CENTRAL TEXAS LATEST EDITION. THE TECHNICAL SPECIFICATIONS INCLUDED WITHIN THE PROJECT MANUAL SHALL SUPERSEDE ABOVE REFERENCED SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING AND OBTAINING PERMITS FROM THE CITY, STATE, OR OTHER REGULATORY AGENCIES TO PERFORM WORK.
- ALL DEMOLITION AND EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED OF OFF THE SITE, UNLESS OTHERWISE INSTRUCTED BY THE OWNER, OR BY THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE CITY OF BELTON PROJECT REPRESENTATIVE 48 HOURS BEFORE CONSTRUCTION COMMENCES.
- ALL CONSTRUCTION OPERATIONS TO BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). COPIES OF THE OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE OBTAINED FROM OSHA, 903 SAN JACINTO, AUSTIN, TEXAS.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ALL JOB SITE SAFETY. MANAGEMENT OF JOB SITE PERSONNEL, SUPERVISION OF THE USE OF JOB SITE EQUIPMENT AND DIRECTION OF ALL CONSTRUCTION PROCEDURES, METHODS AND ELEMENTS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO RE-ESTABLISH AND RESTORE EXISTING VEGETATION AND LANDSCAPING DISTURBED BY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE EXCESS SPOILS AND MATERIAL DISTURBED BY CONSTRUCTION.
- ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALKS DAMAGED OR REMOVED BY THE CONTRACTOR THAT ARE NOT A PART OF THIS CONTRACT ARE TO BE REPAIRED BY THE CONTRACTOR TO AT LEAST THE PRE-EXISTING CONDITION, AT HIS EXPENSE, BEFORE ACCEPTANCE OF THE WORK.
- AT THE END OF WORK DAY, THE CONTRACTOR SHALL BACKFILL ALL OPEN TRENCHES TO FACILITATE NEIGHBORHOOD TRAFFIC AND MINIMIZE POTENTIAL ACCIDENTS.
- CONTRACTOR SHALL LOCATE, PROJECT AND MAINTAIN BENCHMARKS, MONUMENTS AND CONTROL POINTS. RE-ESTABLISHMENT OF DISTURBED OR DESTROYED ITEMS SHALL BE ACCOMPLISHED BY A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR AT NO COST TO THE OWNER.
- ALL EXTERIOR LIGHTS FACING RESIDENTIAL DISTRICT SHALL SHINE DOWNWARD.
- ALL ADVERTISEMENT SIGNS (WALL, GROUND, ETC.) SHALL BE PERMITTED SEPARATELY.
- THE CONTRACTOR SHALL COORDINATE ALL STREET AND CURB CUTS WITHIN THE RIGHT-OF-WAY WITH PUBLIC WORKS ENGINEERING DIVISION.
- A 4400 SERIES RECESSED MOUNTED KNOX BOX IS REQUIRED.
- ALL GROUND-MOUNTED AND ROOF-MOUNTED EQUIPMENT MUST BE SCREENED TO MEET COB REQUIREMENTS.

#### NOTES:

- THIS SITE PLAN IS FOR HORIZONTAL CONTROL, AND SHOULD BE USED USED IN CONJUNCTION WITH THE FLOOR, FOUNDATION, STRUCTURAL, AND GRADING PLANS.
- ON-SITE SURVEY CONDUCTED ON MARCH 7, 2022 BY BRYAN TECHNICAL SERVICES, INC.
- THE ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES IN THE PLANS EXIST.

#### ADA COMPLIANCE STANDARD NOTES:

- LOADING ZONES, ADA RAMPS, AND SIDEWALKS MUST BE CONSTRUCTED AS PER THE AMERICANS WITH DISABILITIES ACT (ADA) RULES AND REGULATIONS.
- ADA RAMP AND LOADING ZONE MUST BE REVIEWED AND APPROVED BY A CERTIFIED ADA REVIEWER PRIOR TO CONSTRUCTION.
- CARE MUST BE TAKEN DURING THE TILE PLACEMENT ON THE FRONT LOADING ZONE, AS TO NOT ALLOW RAIN WATER INTO THE BUILDING THROUGH THE FRONT DOOR.
- THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD FOR ANY DISCREPANCIES BETWEEN ADA REGULATIONS AND ENGINEERED PLANS PRIOR TO CONSTRUCTION.

#### PARKING TABLE:

BUILDING USE	FLOOR AREA (S.F.)	REQUIRED PARKING PER CODE	PROPOSED PARKING
WAREHOUSE	73,125 S.F.	73 SPACES	51 SPACES (PHASE 1)
INDUSTRIAL MANUFACTURING PLANTS			24 SPACES (PHASE 2)
TOTAL		73 SPACES	75 SPACES

#### SITE PLAN FOR: SOUTH LOOP INDUSTRIAL, PHASE II

1 LOT, 1 BLOCK 13.47 TOTAL ACRES  
212 E. GROVES ROAD  
M.F. CONNELL SURVEY, ABSTRACT #6, BELL COUNTY, TEXAS  
CITY OF BELTON, BELL COUNTY, TEXAS



REVISIONS
09/20/22-INSET/NOTES
02/09/24-PARKING-PH2
04/01/24-PARKING-PH2



**BELTON ENGINEERING INC.**

106 NO. EAST STREET  
BELTON, TEXAS 76513  
OFFICE (254)731-5600  
MOBILE (254)289-7273  
BELTONENGINEERS.COM

Engineering  
Design/Build  
Planning

SITE PLAN OF:  
SOUTH LOOP INDUSTRIAL, PHASE II  
212 E. GROVES ROAD  
CITY OF BELTON, BELL COUNTY, TEXAS  
CSC GROUP, LP  
209 GROVES ROAD  
BELTON, TEXAS 76513



04/02/24  
SCALE: 1"=30'  
DRAWN: RR  
ELEC. DRAWING FILE  
C:\22005-SITE.DWG  
DATE: 04/02/24  
JOB NO.: 22005  
01 OF 16

C1.0



212 E GROVES RD

Z 24 09

0 500 1000 Feet

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



# Zoning Case # Z-24-09 Aerial



## ZONING CHANGE:

LI  
to  
PD-LI

## LEGAL DESCRIPTION:

SOUTHLOOP INDUSTRIAL PARK PHASE II,  
BLOCK 001, LOT 0001, ACRES 13.475

## PROPERTY OWNER:

CSC GROUP, LP

## ADDRESS/LOCATION:

212 E GROVES RD

## LEGEND

Z\_24\_09



Map Date: 3/11/2024

0 500 1000  
Feet



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



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: BELTON ENGINEERING, INC WITH PERMISSION FROM CSC GROUP,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 212 GROVES ROAD  
FROM A(N) LIGHT INDUSTRIAL (LI) ZONING DISTRICT,  
TO A(N) PLANNED DEVELOPMENT – LIGHT INDUSTRIAL (PD-LI) ZONING DISTRICT,  
TO ALLOW FOR: THE CONSTRUCTION OF A NEW 73,000 SQUARE FOOT WAREHOUSE WITH REDUCED PARKING SPACES

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, April 16, 2024,** AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT **5:30 P.M., Tuesday, April 23, 2024,** AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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

IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.

circle one

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

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

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

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

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

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



# Zoning Case # Z-24-09

## ZONING CHANGE:

LI  
to  
PD-LI

## LEGAL DESCRIPTION:

SOUTHLOOP INDUSTRIAL PARK PHASE II,  
BLOCK 001, LOT 0001, ACRES 13.475

## PROPERTY OWNER:

CSC GROUP, LP

## ADDRESS/LOCATION:

212 E GROVES RD

## Legend

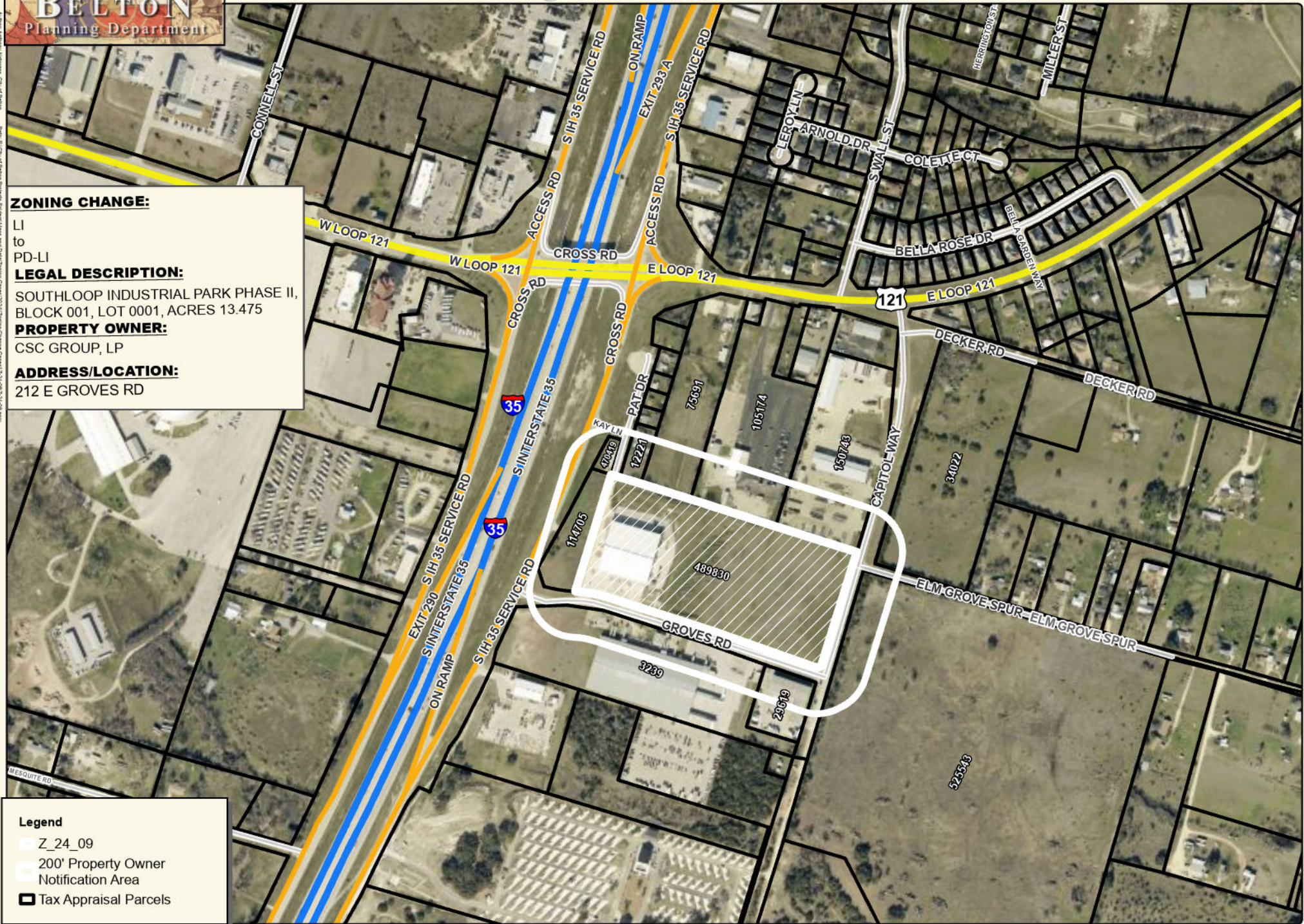
- Z\_24\_09
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

Map Date: 3/11/2024

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.





3239

WESTWOOD ASSOCIATES LLC ETAL  
2027 S 61ST ST STE 100A  
TEMPLE, TX 76504

34022

DECKER, DAVID G  
205 DECKER RD  
BELTON, TX 76513-4625

114705, 470419

FIGS LLC  
101 W ADELANTA PL  
ROUND ROCK, TX 78681-1780

12221

GILLEYLEN, RUSSELL CRAIG & PATTIE SUZETTE  
27301 BLUE CEDAR LN  
SPRING, TX 77386

75691

REDDYLEE LLC  
6007 WOODED CREEK CV  
TEMPLE, TX 76502

150743

REINFORCING STEEL SUPPLY INC  
13730 AVENUE K  
AUSTIN, TX 78728-7603

29619

BROWN, GREGORY M SR & PAMELA M  
565 N MAGNOLIA AVE  
EL CAJON, CA 92020-3608

105174

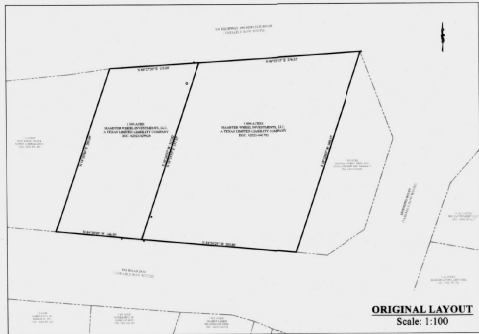
PARKWAY INVESTMENT HOLDINGD LLC - SERIES 101  
PO BOX 1775  
BELTON, TX 76513

489830

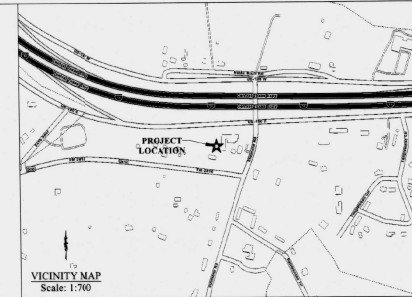
CSC GROUP L P  
209 GROVE RD  
BELTON, TX 76513

## 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>
3/11/2024	Hamster Wheel Addition	3 ACRES, 7349 W. US 190 SVC. RD.	1	1 commercial block	6' sidewalk required -escrow fund (required with building permit #10727)
3/13/2024	Glaske Brothers Addition	.6468 ACRES / 116 SMITH ST	3	1 residential block	No variance provided

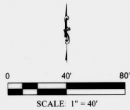


# FINAL PLAT OF HAMSTER WHEEL ADDITION 3.00 ACRES OF LAND OUT OF THE JOHN BEAL SURVEY, ABSTRACT #70, CITY OF BELTON, BELL COUNTY, TEXAS.



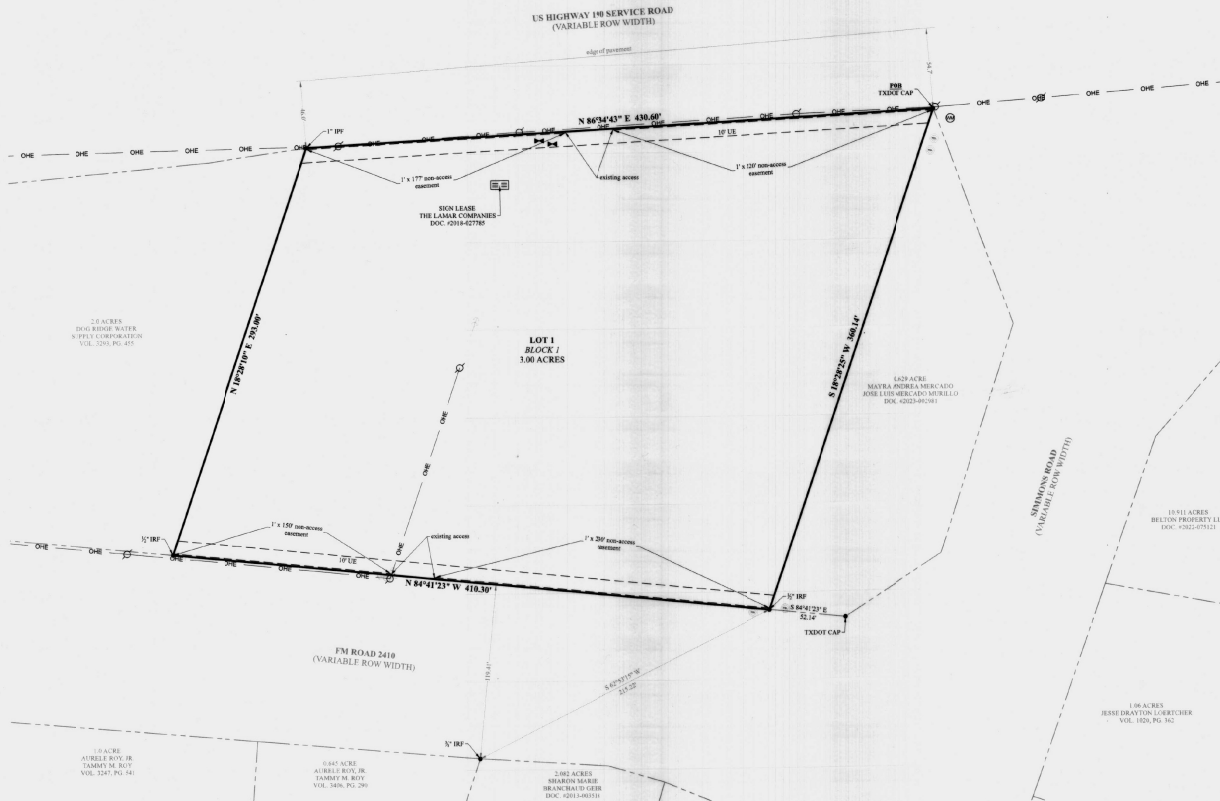
## NOTES:

1. The bearings and distances recited herein are grid values derived from GPS observations based on the NAD83(2011) State Plane Coordinate System, Texas Central Zone No. 4203. The Combined Correction Factor (CCF) is 0.9994665.
2. No portion of this tract is shown to be within a Special Flood Hazard Area Zone, per FEMA's Flood Insurance Rate Map (FIRM) for Bell County, Texas, panel number 4807C0322E, effective September 26, 2008. This does not imply that this tract will, or will not flood, nor does it create any liability in such event on the part of this surveyor.
3. Field Notes accompany this plat.
4. Building setback lines shall comply with the City of Belton zoning ordinance.
5. The City of Belton does not regulate lot to lot drainage. Water is to be supplied by Dog Ridge W.S.C.
7. This lot will be serviced by an on-site sewage facility.



## LEGEND:

- IPF - IRON PIPE FOUND
- RF - IRON ROD FOUND
- POB - POINT OF BEGINNING
- ROW - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- CM - CORNER MONUMENT FOUND
- UV - UTILITY VALVE
- OE - OVERHEAD ELECTRIC
- PT - POWER POLE
- MB - METAL BOLLARD
- TC - TELECOMMUNICATIONS
- WM - WATER METER
- WV - WATER VALVE



## STATE OF TEXAS COUNTY OF BELL

HAMSTER WHEEL INVESTMENTS, LLC, a Texas Limited Liability Company, whose address is PO Box 691152, Killeen, Bell County, Texas 76549-0620, being the owner of the land shown on this plat designated as HAMSTER WHEEL ADDITION, a subdivision in the city of Belton, Texas, and being 3.00 acres of land out of the John Beal Survey, Abstract No. 70, Bell County, Texas, and being all of that called 1.996 acre tract of land described by a deed to said owner, recorded in Document No. 2023-041793, Real Property Records in Bell County, Texas, and being all of that called 1.000 acre tract of land described by a deed to said owner, recorded in Document No. 2023-029228, said Property Records, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, watercourses, drains, easements, and public places as shown hereon.

ROBERT ROBINSON, Sr.

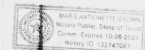
Robert Robinson, Sr. / Director

## STATE OF TEXAS COUNTY OF BELL

This instrument was acknowledged before me on the 10<sup>th</sup> day of March, 2024, by Robert Robinson, Sr. / Director.

Notary Public for the State of Texas

My Commission Expires: 10-26-24



## STATE OF TEXAS COUNTY OF BELL

I hereby certify that the above and foregoing plat of the HAMSTER WHEEL ADDITION, a subdivision within the City of Belton, Bell County, Texas meets the requirements for an Administrative Plat and was approved this 10 day of March, 2024.

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 11<sup>th</sup> day of March, 2024.

City Clerk

## SURVEYOR'S CERTIFICATE

KNOW ALL BY THESE MEN PRESENTS:

I, the undersigned, Registered Professional Land Surveyor, in the State of Texas, do hereby certify to the best of my knowledge and belief, that this map is true and correct, that it was prepared from an actual survey of the property made on the ground, and that all boundary survey monuments are correctly shown thereon.

Luther E. Frohish 1/27/2024  
Luther E. Frohish  
1/27/2024

Luther E. Frohish  
Registered Professional Land Surveyor  
State of Texas No. 6290



## TAX CERTIFICATION:

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS 20<sup>th</sup> DAY OF March, A.D. 2024

BELL COUNTY TAX APPRAISAL DISTRICT

BY: [Signature]

FILED FOR RECORD THIS 11 DAY OF March, 2024 IN DOCUMENT NUMBER 202410121, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

## BELL COUNTY PUBLIC HEALTH DISTRICT CERTIFICATE

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

Signature: [Signature]  
Bell County Public Health District

REPUBLIC  
ENGINEERING & DEVELOPMENT SERVICES

FROBISH  
LAND SURVEYING

REPUBLIC ENGINEERING & DEVELOPMENT SERVICES, P.O. Box 1172, Austin, Texas 78768, TEXAS. PHONE: 512.444.1172  
FROBISH LAND SURVEYING, P.O. Box 441, Austin, TX 78741, TEXAS. PHONE: 512.444.1172

Inst # 2024010121

FINAL PLAT of  
**GLASKE BROTHERS ADDITION**  
a subdivision within the City of Belton, Bell County, Texas.

A replat of Lot 2, Block 2 of the McFarland Estates located in the MATILDA CONNELL SURVEY, ABSTRACT 6, Bell County, Texas, Recorded in Volume 25, Page 416, Deed Records of Bell County, Texas

LOTS - THREE (3)  
BLOCKS - ONE (1)  
LOTS AREA - 0.6245 ACRES  
ROW DEDICATION - 0.0223 ACRES  
TOTAL AREA - 0.6468 ACRES

• 5/8" Iron Rod w/ACS Cap Set  
(unless otherwise stated)

OWNER:  
TUCKER GLASKE



STATE OF TEXAS  
COUNTY OF BELL

TUCKER GLASKE, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GLASKE BROTHERS ADDITION, WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE THE USE OF THE PUBLIC HIGHWAY, ALL EASES, ALLEYS, FRINGS, INTERSECTIONS, SIDEWALKS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

TUCKER GLASKE,  
BY: *[Signature]*

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED K. L. PATTERSON, known to me to be the person whose name is subscribed to the FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF March 2024.

*[Signature]*  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF GLASKE BROTHERS ADDITION, AN ADDITION WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS, MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND HAS APPROVED THIS THE 12th DAY OF March 2024.

*[Signature]*  
DIRECTOR OF PLANNING

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 12th DAY OF March 2024.

*[Signature]*  
CITY CLERK

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 12th DAY OF March 2024 A.D.

BY: *[Signature]*  
REAL PROPERTY 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 HAS BEEN PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MEASUREMENTS ARE CORRECTLY SHOWN HEREON.

*[Signature]*  
CHARLES G. LUKKO, RPLS  
REGISTRATION NO. 4606  
DATE SURVEYED: DECEMBER 8, 2023



REGISTRATION INFORMATION.

FILED FOR RECORD THIS 12th DAY OF March 2024.  
IN DOCUMENT NO. 2024010621, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS.

Horizontal Control based upon the Texas State Plane Coordinate System, Central Zone, NAD83, as per GPS observations. Scale Factor = 1.000378641411, scaled about CP-2 (N10384340.50 E1542281.693).

ERNESTO MAGANA & MARIA G. GUZCZ-MAGANA  
Doc. No. 20190045041

HARTIN HORTON & CHARLOTTE HARRIS HORTON  
Vol. 6000, Pg. 508

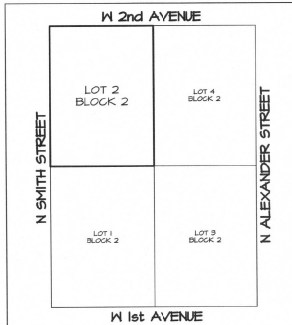
JOSE VICENTE RODRIGUEZ AYALA & MARIA RITA SALAZAR CAMBERA  
Doc. No. 2019-00009818

ZENZO CARINHA  
Vol. 4418, Pg. 541

W 2nd AVENUE  
Volume 25, Page 416

N SMITH STREET  
Volume 25, Page 416

ORIGINAL LAYOUT  
-N.L.S.-



ESTELLA L. HARRAY  
Vol. 3110, Pg. 601

ESTELLA LOUISE HARRAY  
Vol. 5002, Pg. 88

JACOB MATTHEW JORDAN & CRYSTAL ANN JORDAN  
Doc. No. 2023006193

DOERING GAHA & JOSEFINA GAHA-CASTELLANOS  
Doc. No. 201700594213



FINAL PLAT OF  
**GLASKE BROTHERS ADDITION**  
a subdivision within the City of Belton, Bell County, Texas, within the MATILDA CONNELL SURVEY, ABSTRACT 6, Bell County, Texas, Recorded in Volume 25, Page 416, Deed Records of Bell County, Texas

Plot Date: 2-8-2024  
Survey completed: 12-08-2023  
Scale: 1" = 30'  
Job No.: 230218  
Dwg No.: 230218  
Drawn by: HSC  
Surveyor: GCL, RPLS

**ACS**  
ALL COUNTY SURVEYING, INC.  
TX Firm No. 00028600  
4330 South 5th Street  
Temple, Texas 76788  
254-718-2172, Killeen 254-634-4636  
Fax: 254-718-1893  
www.allcountysurveying.com

NOTES:

- Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), County Panel No. 48027C0845, dated September 28, 2008, the above shown property does appear to be situated in Zone X. The Flood statement does not imply that this area 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 20-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 N Smith Street is 30'.

INST # 2024010621