



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, February 20, 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 January 16, 2024, regular meeting.
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.
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.
6. Administrative Plat Approvals: None to report for the month of January.

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, January 16, 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, David Jarratt, Alton McCallum, Ty Taggart, and Luke Potts. The following members were absent: Quinton Locklin, Nicole Fischer, Dominica Garza, and Justin Ruiz. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, Planning Technician Madison Neill, 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 Jarratt gave the Invocation.

Pledge of Allegiance – Chair Baggerly led the Pledge.

2. Public comments. (Audio 00:59)

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 1:23)

Commission Member Jarratt motioned to approve minutes from the December 19, 2023, meeting, seconded by Commission Member McCallum. The motion passed with 5 ayes and 0 nays.

4. Z-24-01 - Hold a public hearing and consider a zoning change from Agricultural to Retail, on approximately 0.7286 acres located at 2510 Commerce St. at the northeast intersection of Sparta Road and Commerce Road. (Audio 1:50)

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Potts made a motion to approve Z-24-01 as presented. Commission Member Taggart seconded the motion. The motion passed with 5 ayes and 0 nays.

5. P-23-30 - Consider a final plat for Sparta Circle Addition Lot 1 Block 1, comprising 0.7286 acres, located at 2510 Commerce Street, at the northeast corner of Commerce Street and Sparta Road. (Audio 4:02)

City Planner Ms. Moore presented the staff report.

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

Commission Member Taggart made a motion to approve P-23-30 as presented. Commission Member Jarratt seconded the motion. The motion passed with 5 ayes and 0 nays.

6. **Z-24-02 - Hold a public hearing and consider a zoning change from Agricultural to Single Family 2 with Conservation Revitalization Overlay, on approximately 4.4 acres located at 2114 Sparta Rd., located on the north side of Sparta Rd, east of Wheat Road and west of Dunns Canyon Road. This application was withdrawn by the applicant.** (Audio 7:12)
7. **Z-24-03 - Hold a public hearing and consider a zoning change from Single Family-2 w/ Conservation Revitalization Overlay Residential District to Single Family -2 w/ Conservation Revitalization Overlay w/ a Specific Use Permit for an Accessory Dwelling Unit with a kitchen on approximately 0.344 acres located at 621 South Pearl Street located at the northwest corner of South Pearl Street and West Avenue F.** (Audio 7:20)

City Planner Ms. Moore presented the staff report.

Chair Baggerly opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Taggart made a motion to approve Z-24-03 as presented. Commission Member McCallum seconded the motion. The motion passed with 5 ayes and 0 nays.

8. **Receive a brief update on the Future Land Use Map Project.** (Audio 11:17)

Director of Planning Bob van Til presented the update on the Future Land Use Map.

Director of Planning van Til answered questions from the Commission Members.

9. **Receive a report on Administrative Plat Approvals.**

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

With no other city business, the Planning and Zoning Commission was adjourned at 5:56 p.m. (Audio ends at 25:40)

Chair, Planning and Zoning Commission

Attest:

Melinda Brice, Planning Administrator

Staff Report – Planning & Zoning Agenda Item



Date: February 20, 2024
Zoning No.: Z-24-04
Request: A to PD CH
Applicant/Owners: Richard Mathias / Unity Four
2150 Investment LLC

Agenda Item #4

Z-24-04 - Hold a public hearing and consider a zoning change from Agricultural (A) to Planned Development (PD) – Commercial Highway (CH), on approximately 7.51 acres located at 3405 S. IH 35 Service Rd.

- **Address:** 3405 S. IH 35 Service Rd
- **Acres:** 7.51 acres
- **Current Zoning:** Agricultural **Current Use:** Vacant Lot
- **Proposed Zoning:** Planned Development – Commercial Highway
- **Proposed Use:** Travel Center - convenience store, gas station, and restaurant.
- **Future Land Use Map (FLUM) Designation:** Commercial / Commercial Corridor
- **Design Standards Type Area:** Type Area 2
- **Background:** The Planning and Zoning Commission voted to recommend approval for a previous zoning change from Agricultural to Commercial Highway during the January 17, 2023 meeting. The item was disapproved by the City Council at their meeting on February 14, 2023, based on traffic circulation and wastewater connection concerns.
- **Project Analysis:**

Direction	Zoning	Use
North	Commercial Highway	Vacant Lot
South	Agricultural	Vacant Lot
West	Agricultural	Vacant Lot
East	Commercial Highway (Across IH 35)	Cedar Crest Hospital and Residential Treatment Center

- **Water:** Belton CCN. Available at the site. **Sewer:** Belton CCN. Not available on site.
- The applicant intends to construct a travel center with a convenience store, gas station, and two restaurants.
- This zoning application amends the original zoning application to a Planned Development – Commercial Highway. The application also includes a Development Agreement based on the Council’s concerns.
- Per the terms of the Development Agreement the developer agrees to the following:
 - Construct the full-width road improvements for Mesquite Road from IH 35 to the western property line. Mesquite Road is classified as a minor collector that requires 60’ of right of way and 36’ of paving, curb and gutter, with a 5’ sidewalk.
 - Upgrade the current public stormwater drainage system on Mesquite Road, which is currently on the City’s Capital Improvement Plan.
 - Dedicate a wastewater easement. The applicant commits to connect to the City Wastewater System when available. An on-site sewage facility (OSSF) is currently proposed for service. At their expense, the owners will decommission the OSSF and install a sewer line to and through to the northern boundary of their property when the municipal system is extended to their property.
 - Install an 8’ landscaping buffer and a 6’ wood privacy fence along the western boundary of the lot, adjacent to a residential neighbor.
 - Provide an on-site school bus stop facility to be utilized by Belton Independent School District (BISD).
 - Construct the buildings in accordance with Exhibit E of the Development Agreement which consists of stucco, stone, and metal materials.
- **Recommendation:** The requested zoning appears to be reasonable at this location.

Recommend approval of the requested zoning change from Agricultural to Planned Development:

1. The use of this property shall conform to the Commercial Highway District in all respects.
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 (Exhibit F)

- b. Landscape Design Standards
 - c. Tree Protection, Preservation, and Mitigation Standards.
- 3. The owners agree that the development agreement terms are conditions of this zoning change and shall be completed prior to the issuance of a Certificate of Occupancy for any building or business.
- 4. A subdivision plat and building permit are required before development.

- **Attachments:**

- 1. Application and draft development agreement
 - 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:	
EMAIL:	PHONE NUMBER:
MAILING ADDRESS:	
PROPERTY OWNER NAME:	
EMAIL:	PHONE NUMBER:
MAILING ADDRESS:	

Proposed Use of Structures (building) and Property (exterior property): _____ _____
Current Use: _____ _____
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: _____
Legal Description of Property: Abstract Survey _____ Lot(s): _____ Block(s): _____, of Subdivision _____
Existing Zoning: _____ Proposed Zoning: _____

Signature of Applicant: Richard Mathias Digitally signed by Richard Mathias
DN: C=US, E=richard@mathiascompany.com, O=Mathias
Company, CN=Richard Mathias
Date: 2023.05.09 19:42:46 -05'00' Date: _____

Signature of Owner (if not applicant): Nasruddin Mahesnaia Date: _____

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

Belton Travel Center Development Agreement

PART 1

Findings and Agreement

The City of Belton (City) finds that entering into this Development Agreement with Unity Four 2150 Investment, LLC (Developer) is in the public's interest to improve Mesquite Lane and provide for future wastewater line placement.

Developer applied for a zoning change, Final Plat, and Site Plan on a 7.51-acre commercial development at 3405 S IH 35 SCV Rd, known as Belton Travel Center (Attachment "A").

PART 2

Planned Road Improvements

According to the City's Thoroughfare Plan Map, Mesquite is a Minor Collector 'B' with 60' ROW and 36 feet pavement (see Attachment "B").

The Developer agrees to construct the full pavement section of Mesquite Road that abuts the subdivision, as described herein and shown on Attachment "C," a total distance of 511 feet. The developer will install a 5-foot sidewalk on the subdivision side of the roadway. These improvements will be placed within the existing road ROW and the Developer will dedicate up to 13.03 feet of ROW from the subject property.

PART 3

Planned Drainage Improvements

As part of the "Planned Road Improvements" identified in Part 2 of this Agreement, the developer will construct drainage improvements to expand the existing stormwater drainage pipe to accommodate the existing drainage feature that crosses this section of Mesquite Road. The purpose of these improvements is to eliminate the flooding that current exists at the intersection of IH-35 and Mesquite Road.

Design and Engineering

The Developer will pay for the design cost of the Mesquite Road and the stormwater improvements described herein and the city of Belton will allow the Developer to use any existing design plans that have already been completed, and make any necessary design changes that might be required.

PART 4

Wastewater Service

The Developer agrees to dedicate an easement and contribute to the cost for the installation of a public wastewater line at such time as others wish to extend the city's existing wastewater system. This cost will be limited to the section of the wastewater line that crosses the Developer's property. Once the wastewater line is complete and operational, the Developer agrees to abandon the proposed septic system and connect to this wastewater line. (see Attachment "D").

PART 5

Fencing and Landscape Buffer

The Developer will construct and install an 8-foot landscaped buffer and a 6-foot wood privacy fence along the property's western boundary as shown on Attachment "E". The landscaping shall consist of Red Tip Photinia planted on 8-foot center and located on the inside of the fence.

PART 6

Building Design Elevations

The Developer will construct the building in substantial compliance with the architectural elevations shown on Attachment "F".

-

PART 7

School Safety Improvements

The Developer will install a sidewalk along the subdivision side of Mesquite Road and the IH-35 frontage road, along with an on-site school bus stop facility that will be placed within the boundaries of the proposed development. The location and specific improvements will be determined with the Site Plan application.

Approvals

The City and Developer both agree to these terms and conditions.

Nothing in this agreement removes, amends, changes, or alters any of the existing development ordinances, policies, or regulations unless specifically addressed by this Agreement.

Any amendments to this agreement must be made in writing, approved by both parties in writing, whereby the amendment is initiated a minimum of 30 working days in advance.

Signatures



Unity Four 2150 Investment, LLC
By: Nasruddin Mahesania, its manager

Date: 2/14/2024

Sam A. Listi, City Manager

Date: _____

Attachments

Attachment "A" — Unity Four Final Plat.

Attachment "B" — Page from the Belton Engineering Design Manual showing the Minor Collector Cross Section A.

Attachment "C" — Roadway Improvements to Mesquite Road.

Attachment "D" — Future Wastewater Line Location.

Attachment "E" - Fencing and Landscape Buffer Location.

Attachment "F" - Building Elevations.

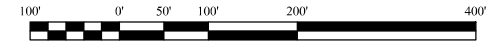
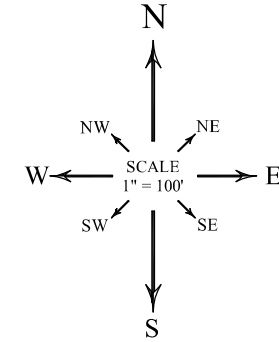
UNITY FOUR PLAT

BELL COUNTY, TEXAS

ATTACHMENT "A"

LEGEND

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GRAPHIC SCALE

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

OWNER: UNITY FOUR 2150 INVESTMENTS, LLC.
12195 METRIC BLVD.
AUSTIN, TEXAS 78758

ACREAGE: 7.51 ACRES

SURVEY: M.F. CONNELL SURVEY, ABSTRACT NO. 6

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1 - COMMERCIAL

SUBMITTAL DATE: 01/05/2022
DATE OF REVISION: 01/05/2022

SURVEYOR: ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0102321

ENGINEER: 2P CONSULTANTS, LLC.
203 E. MAIN STREET, STE. 204
ROUND ROCK, TX 78664
(512) 344-9664
TBPE FIRM #F-19351

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

ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 1015900

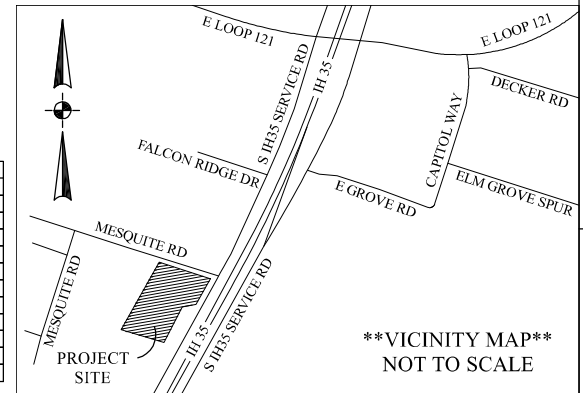
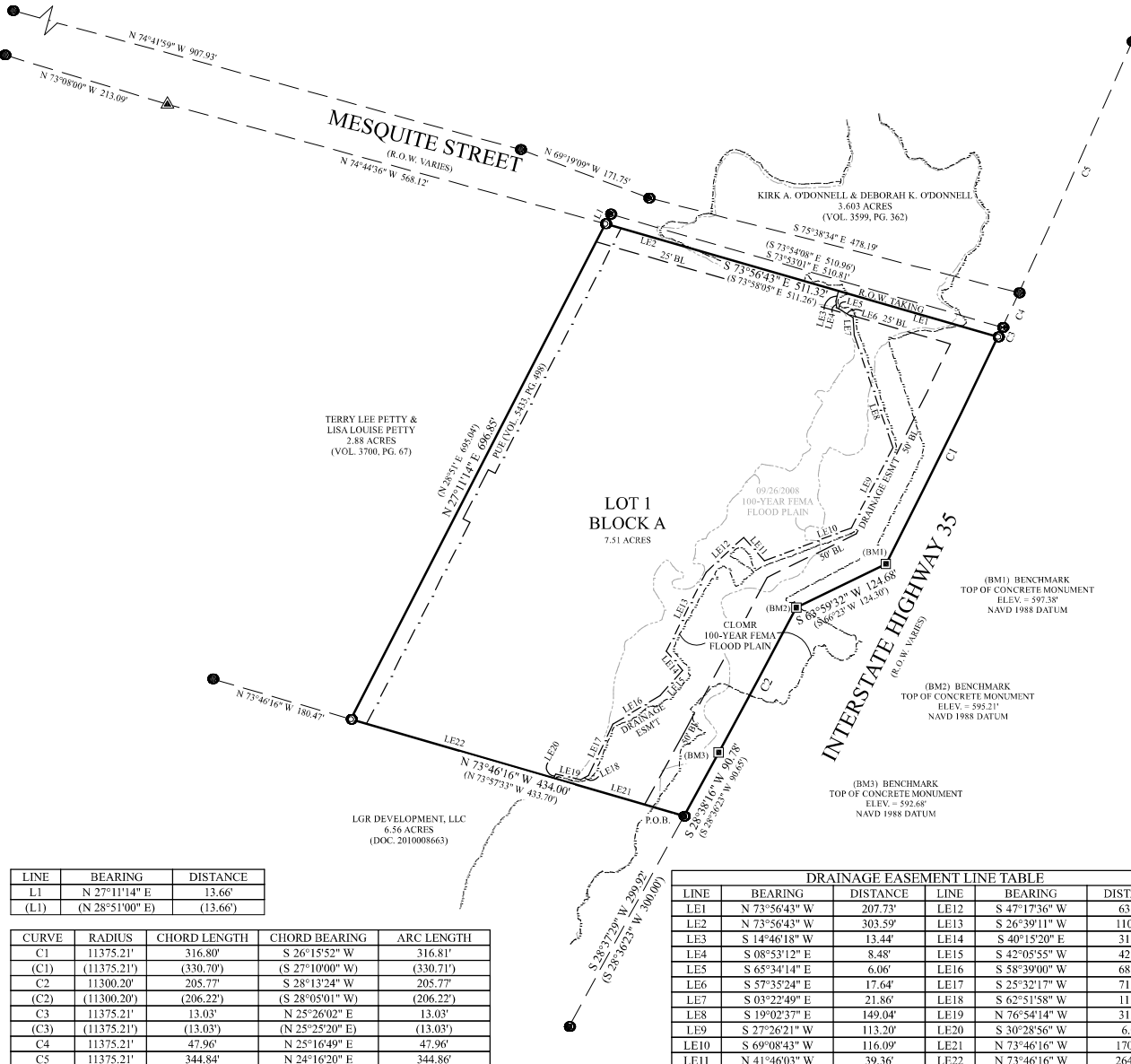
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DATE:	02.08.2021
DRAWN BY:	DAVID BAK
JOB NO.:	A0102321

UNITY FOUR PLAT

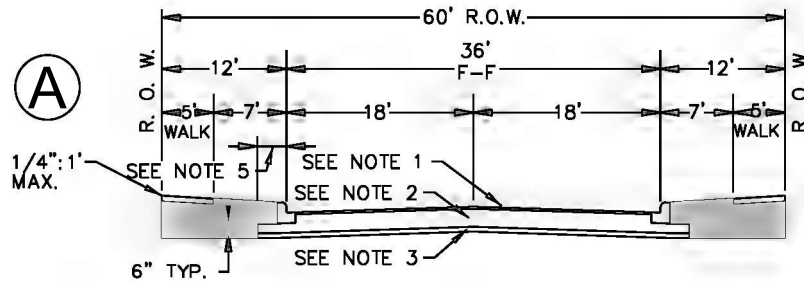
BEING 7.51 ACRES OF LAND, OUT OF THE M.F. CONNELL SURVEY, ABSTRACT NUMBER 6, BELL COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN UNITY FOUR 2150 INVESTMENTS, LLC., 7.51 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022001755, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON FEMA FLOOD-PLAIN E MAPS
F.I.R.M. MAP NO.: 48027C0406
DATE: 09/26/2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY. IT DOES NOT GUARANTEE THAT THE PROPERTY WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

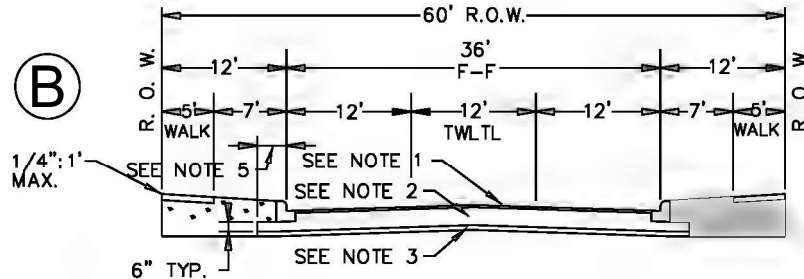
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MINOR COLLECTOR

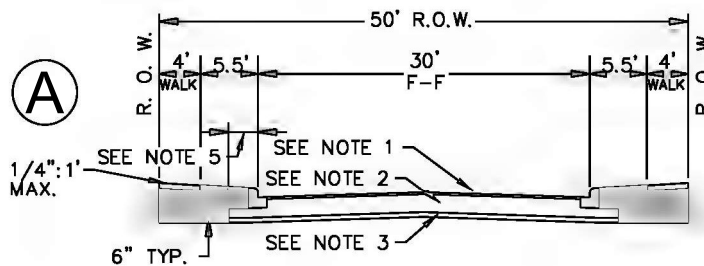


MINOR COLLECTOR - 2 LANE UNDIVIDED, SHARED BIKE LANE, 5' SIDEWALKS



**MINOR COLLECTOR - 2 LANE UNDIVIDED W/ TWO-WAY LEFT-TURN LANE (TWLTL),
NO BIKE LANES, 5' SIDEWALKS**

LOCAL ROADWAY



LOCAL ROADWAY - 2 LANE UNDIVIDED, 4' SIDEWALKS

NOTES:

1. MINIMUM 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE (HMAC) FOR LOCAL STREETS. MINIMUM 2" TYPE "D" OR "C" HMAC FOR COLLECTOR AND ARTERIAL STREETS. A MINIMUM DEPTH OF 2" IS REQUIRED FOR TYPE "C" REGARDLESS OF STREET CLASSIFICATION.
2. FLEXBASE, SHALL BE PLACED IN LIFTS NOT LESS THAN FOUR (4) INCHES AND NOT EXCEEDING SIX (6) INCHES COMPACTED DEPTH AND TO A MINIMUM 100% OF THE MAXIMUM DENSITY AS DETERMINED BY TEX-113-E. THE BASE MATERIAL SHALL BE PLACED AT OPTIMUM MOISTURE $\pm 2\%$.
3. LIME STABILIZATION OR GEOGRID MAY BE USED TO REDUCE BASE MATERIAL THICKNESS WHEN PRESCRIBED BY A QUALIFIED GEOTECHNICAL REPORT.
4. COMBINED THICKNESS OF FLEXIBLE BASE COURSE, TREATED SUBGRADE OR SUBBASE SHALL BE AS REQUIRED TO SUPPORT TRAFFIC LOADS AND VOLUME ON SUBGRADE.
5. SUBGRADE/BASE SHALL BE EXTENDED 2'-0" BEHIND CURB FOR ALL STREET SECTIONS, AND SHALL BE COMPACTED.
6. SUBGRADE SHALL BE COMPACTED AND MAINTAINED AT OPTIMUM MOISTURE OR ABOVE PRIOR TO PLACING BASE MATERIAL.
7. ARTERIALS AND MAJOR COLLECTORS SHALL TYPICALLY HAVE A 1/4" PER FOOT STRAIGHT CROWN (5.5" HEIGHT). CROWN HEIGHT FOR MINOR COLLECTORS AND LOCAL ROADWAYS SHALL BE 4.5" AND 3.7", RESPECTIVELY.

CITY OF BELTON, TEXAS
DEPARTMENT OF PUBLIC WORKS

TYPICAL SECTIONS
MINOR COLLECTOR/LOCAL ROADWAY
CONSTRUCTION STANDARDS AND DETAILS



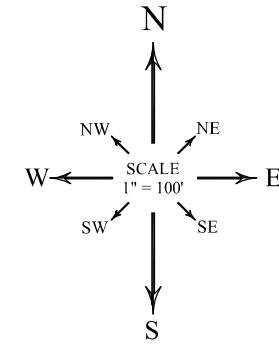
UNITY FOUR PLAT

BELL COUNTY, TEXAS

Attachment "C"

LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- 1/2" IRON PIPE FOUND
- TXDOT DISC FOUND
- 60D NAIL FOUND
- CONCRETE MONUMENT FOUND
- BUILDING LINE
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING



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

OWNER: UNITY FOUR 2150 INVESTMENTS, LLC.
12195 METRIC BLVD.
AUSTIN, TEXAS 78758

ACREAGE: 7.51 ACRES

SURVEY: M.F. CONNELL SURVEY, ABSTRACT NO. 6

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1 - COMMERCIAL

SUBMITTAL DATE: 01/05/2022
DATE OF REVISION: 01/05/2022

SURVEYOR: ALL STAR LAND SURVEYING
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(512) 249-8149 REF# A0102321

ENGINEER: 2P CONSULTANTS, LLC.
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ROUND ROCK, TX 78664
(512) 344-9664
TBPE FIRM #F-19351

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

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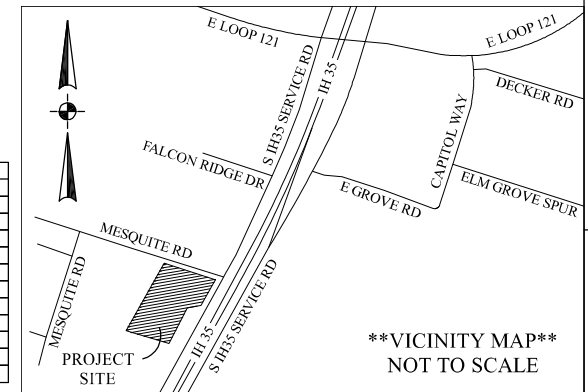
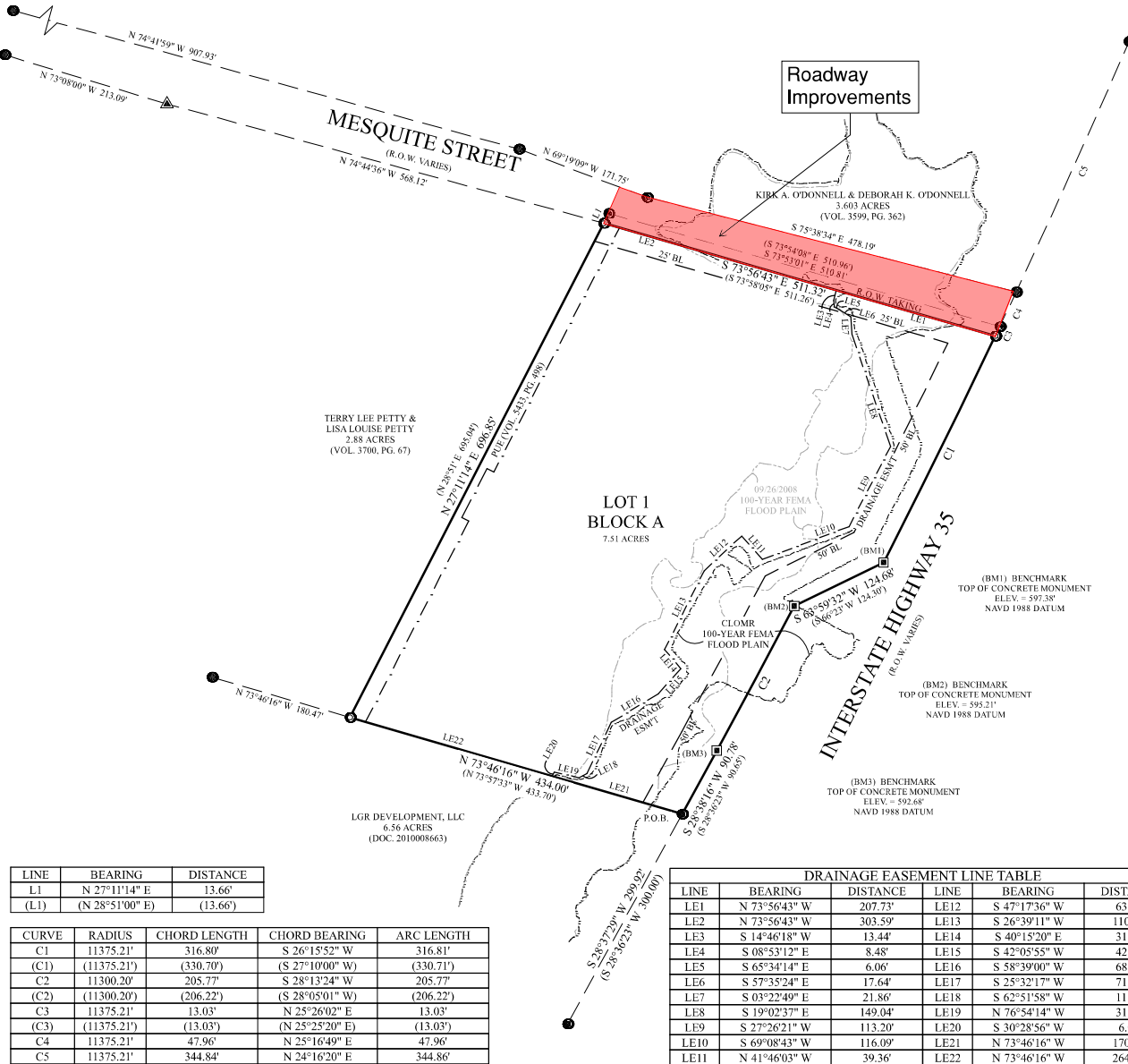
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DATE:	02-08-2021
DRAWN BY:	DAVID BAK
JOB NO.:	A0102321

UNITY FOUR PLAT

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F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES LIE WITHIN THE 100-YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON FEMA FLOOD-PLAIN MAPS
F.I.R.M. MAP NO.: 88027C0408
DATE: 09/26/2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY. IT DOES NOT GUARANTEE THAT THE PROPERTY WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

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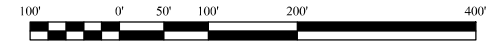
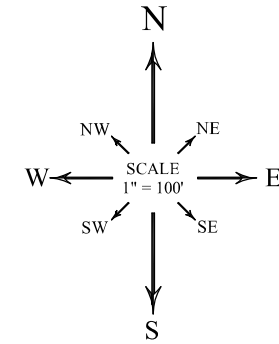
UNITY FOUR PLAT

BELL COUNTY, TEXAS

Attachment "D"

LEGEND

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- 60D NAIL FOUND
- CONCRETE MONUMENT FOUND
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UNITS: US SURVEY FEET

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(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 1015900

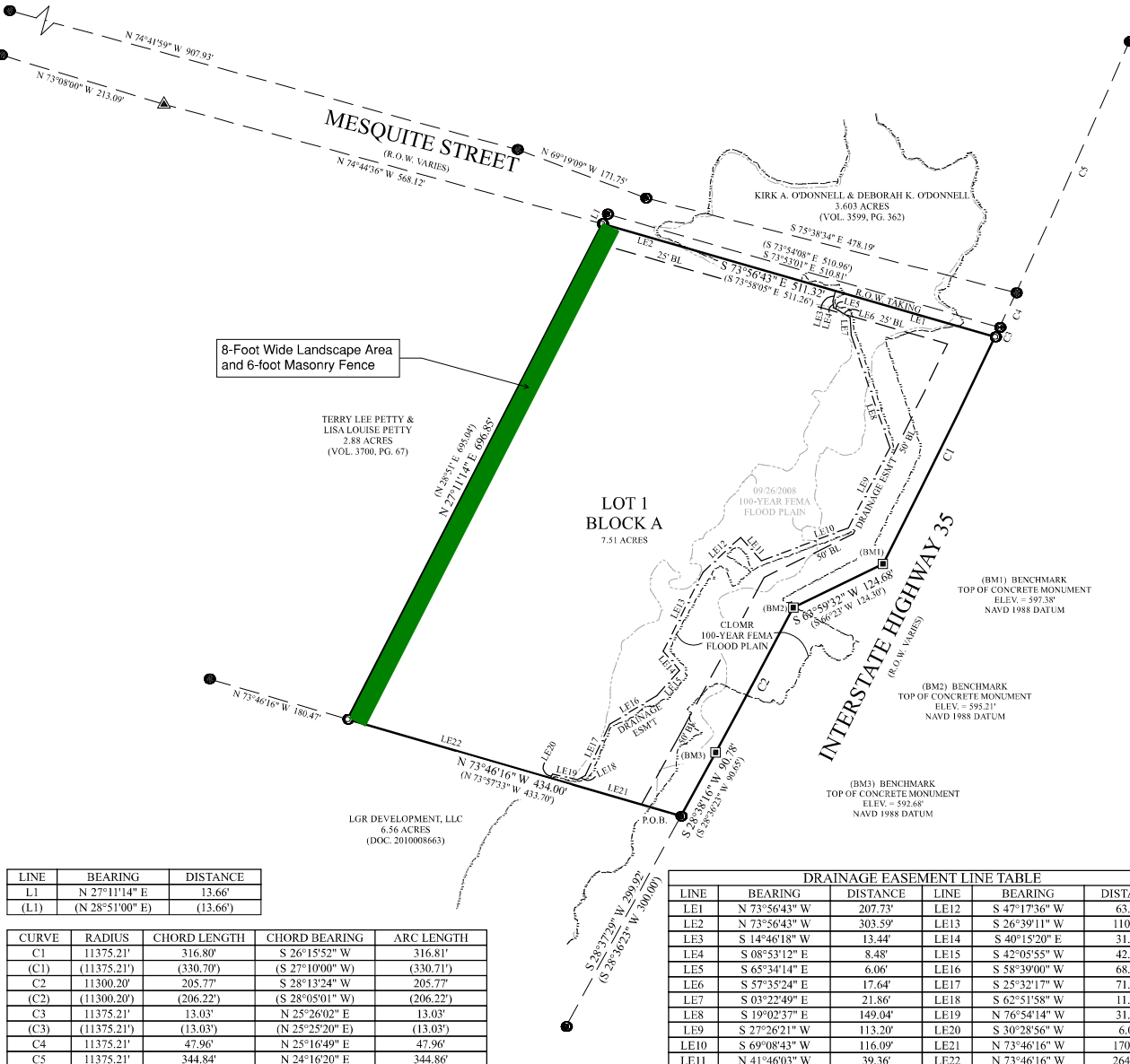
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DATE:	02.08.2021
DRAWN BY:	DAVID BAK
JOB NO.:	A0102321

UNITY FOUR PLAT

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SHEET
1
OF 2



ATTACHMENT "E"
(page 1 of 2)

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS
PO BOX 12337, AUSTIN, TEXAS 78713-1237 OR
(938 GUADALUPE ST., SUITE 2-350, AUSTIN,
TEXAS, 78703-3542) (PHONE: 512-305-9000)
HAS JURISDICTION OVER INDIVIDUALS LICENSED
UNDER THE ARCHITECT'S REGISTRATION LAW,
TEXAS CIVIL STATUTES, ARTICLE 245A.
THIS FILE IS AN INSTRUMENT OF SERVICE TO BE USED SOLELY
FOR THE PURPOSES STIPULATED UNDER SEPARATE CONTRACTS
WITH THE ARCHITECT. THIS DOCUMENT IS COPYRIGHTED AND
IS NOT TO BE USED, DUPLICATED OR OTHERWISE MODIFIED
EXCEPT WITH EXPRESS PERMISSION OF THE ARCHITECT.

SK BARCHITECTURE AND DESIGN
3708 Spicewood Springs Road Suite 200
Austin, Texas 78759
512.936.0043
www.skbatch.com

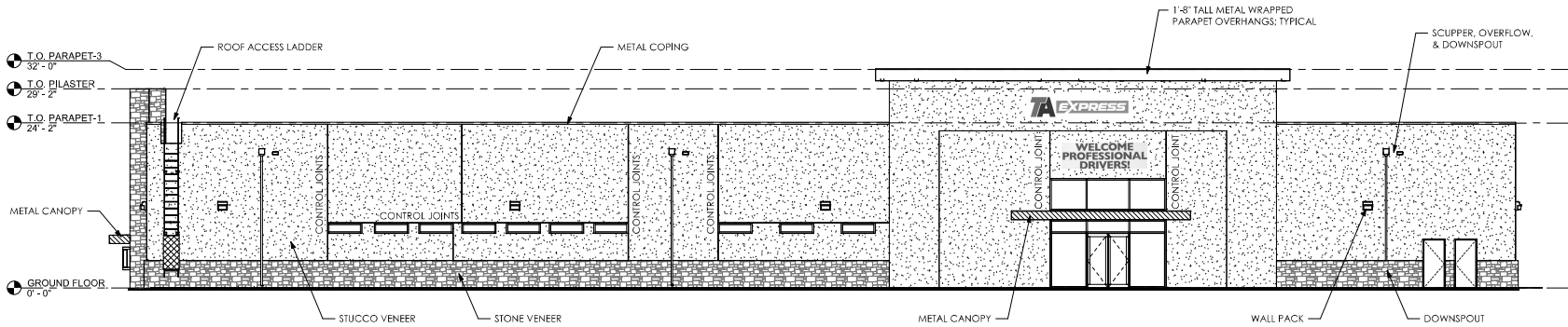
PROJECT
RODEO TRAVEL CENTER
8101 S IH 35 SVC RD
Ballton, TX 78813

NOT FOR CONSTRUCTION
ISSUED

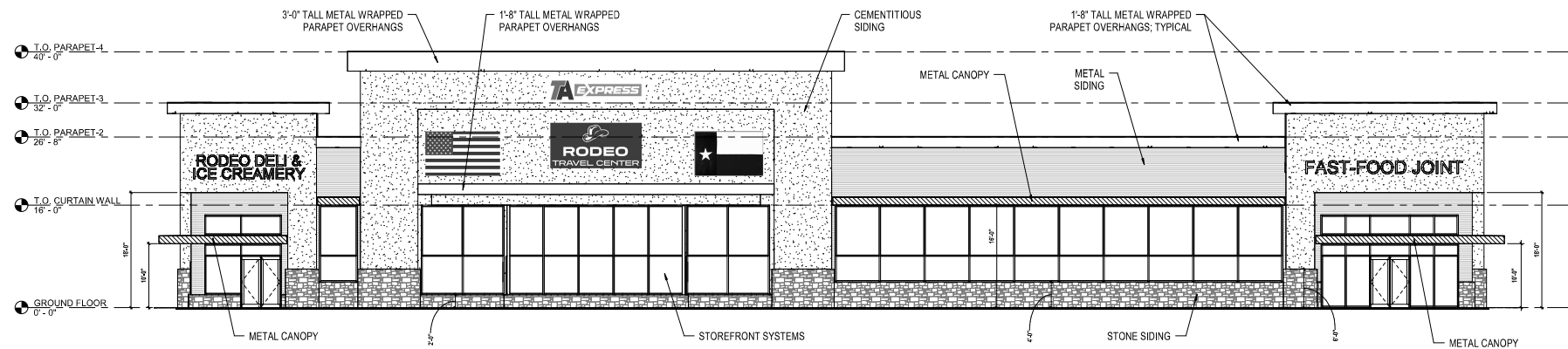
Drawing Title:

**EXTERIOR
ELEVATIONS**
Drawn: -
Date: 08/25/2023
Scale: 1/8" = 1'-0"
Proj: 1704

A4.1



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

8/14/2023 10:08:37 PM
Autodesk Civil 3D 2024 - Rodeo Travel Center Ballton Project - Travel Center.dwg (skbarch.com)

Copyright of Specter Krapp & Roughtman, Ltd.

Contractor shall verify and be responsible for all field dimensions and conditions and shall notify designer of any discrepancies before proceeding with the project.

ATTACHMENT "E"
(page 2 of 2)

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS
PO BOX 12337, AUSTIN, TEXAS 78713-1237 OR
133 GUADALUPE ST, SUITE 2-350, AUSTIN,
TEXAS, 78701-3542 (PHONE: 512-305-9000)
HAS JURISDICTION OVER INDIVIDUALS LICENSED
UNDER THE ARCHITECT'S REGISTRATION LAW,
TEXAS CIVIL STATUTES, ARTICLE 245A.

THIS FILE IS AN INSTRUMENT OF SERVICE TO BE USED SOLELY
FOR THE PURPOSES STIPULATED UNDER SEPARATE CONTRACTS
WITH THE ARCHITECT. THIS DOCUMENT IS COPYRIGHTED AND
IS NOT TO BE LOANED, DUPLICATED OR OTHERWISE MODIFIED
EXCEPT WITH EXPRESS PERMISSION OF THE ARCHITECT.



SKB ARCHITECTURE AND DESIGN
3708 Spicewood Springs Road Suite 200
Austin, Texas 78759
512.936.0043
www.skbarch.com

PROJECT
RODEO TRAVEL CENTER
8101 S IH 35 SVC RD
Ballton, TX 78513

NOT FOR CONSTRUCTION

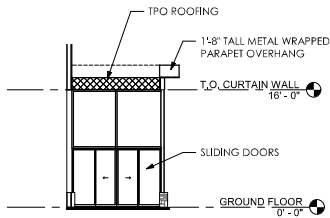
ISSUED

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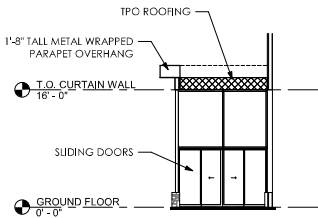
EXTERIOR
ELEVATIONS

Drawn: -
Date: 08/25/2023
Scale: 1/8" = 1'-0"
Proj: 1704

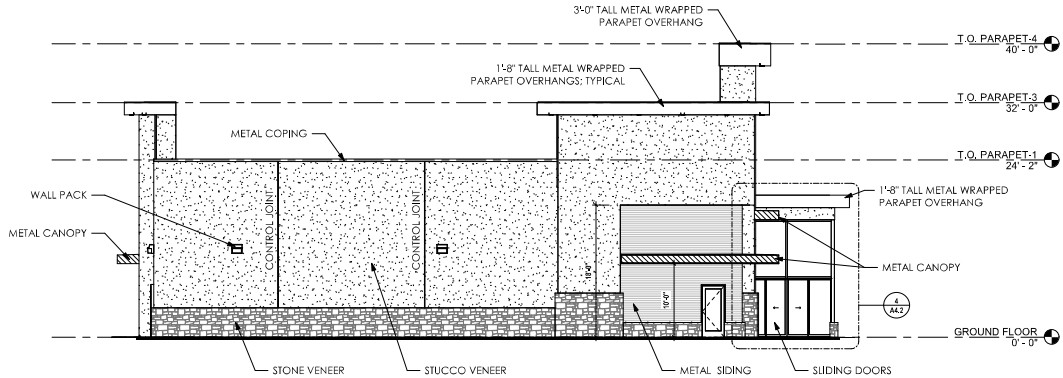
A4.2



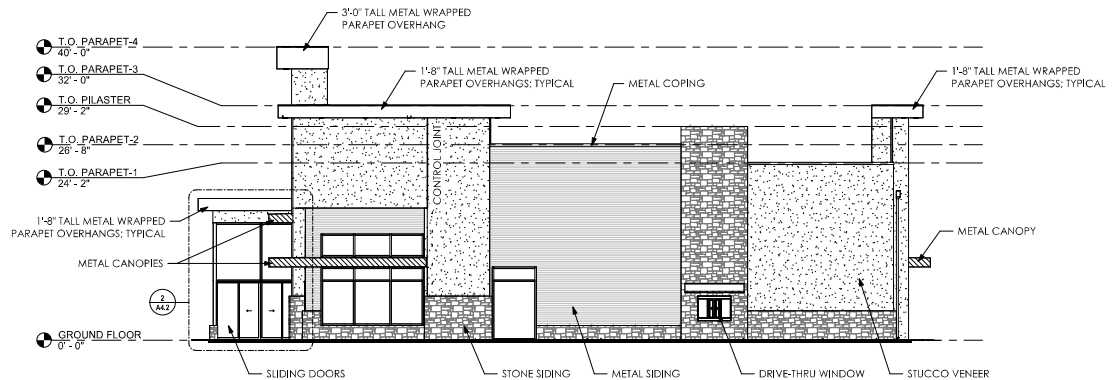
4 LEFT ELEVATION - MAIN ENTRANCE
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION - MAIN ENTRANCE
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

Zoning Case # Z-24-04 Location

ZONING CHANGE:

AG
to
PD-CH

LEGAL DESCRIPTION:

A0006BC M F CONNELL,
(PT OF 7.51AC TR), ACRES 3.964
A0006BC M F CONNELL,
(PT OF 7.51AC TR), ACRES 3.546

PROPERTY OWNER:

UNITY FOUR 2150 INVESTMENTS, LLC

ADDRESS/LOCATION:

3401 S IH 35 SVC RD

LEGEND

Z_24_04





Zoning Case # Z-24-04_Zoning

ZONING CHANGE:

AG
to
PD-CH

LEGAL DESCRIPTION:

A0006BC M F CONNELL,
(PT OF 7.51AC TR), ACRES 3.964
A0006BC M F CONNELL,
(PT OF 7.51AC TR), ACRES 3.546

PROPERTY OWNER:

UNITY FOUR 2150 INVESTMENTS, LLC

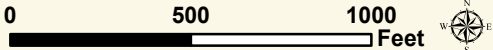
ADDRESS/LOCATION:

3401 S IH 35 SVC RD

Legend

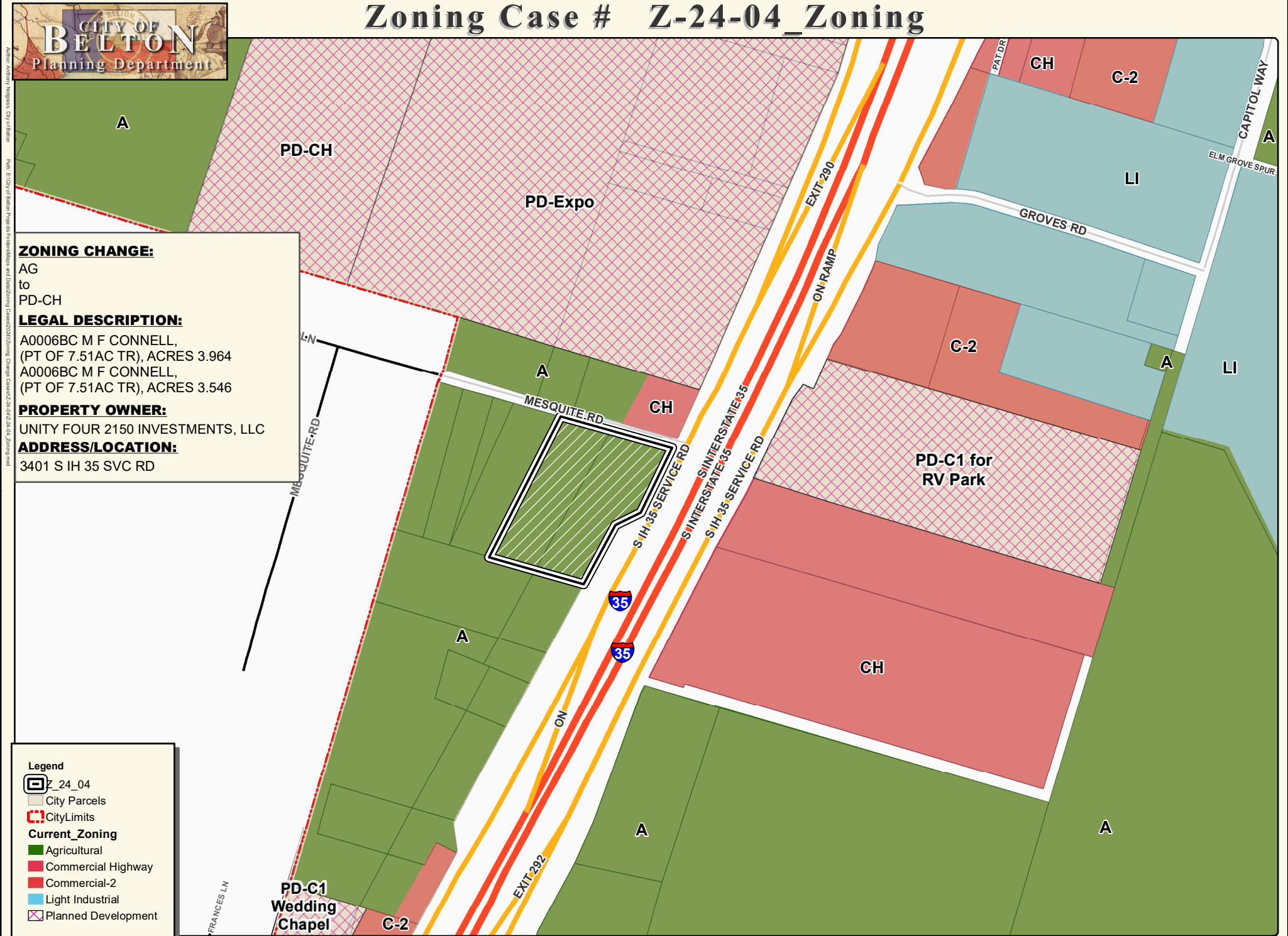
- Z_24_04
- City Parcels
- City Limits
- Current_Zoning**
- Agricultural
- Commercial Highway
- Commercial-2
- Light Industrial
- Planned Development

Map Date: 1/26/2024



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.

Author: Anthony Williams, City of Belton
Page: E:\City of Belton Projects\Development and Planning\Zoning Change\Case#Z-24-04-Zoning.mxd



Zoning Case # Z-24-04_Aerial

ZONING CHANGE:

AG
to
PD-CH

LEGAL DESCRIPTION:

A0006BC M F CONNELL,
(PT OF 7.51AC TR), ACRES 3.964
A0006BC M F CONNELL,
(PT OF 7.51AC TR), ACRES 3.546

PROPERTY OWNER:

UNITY FOUR 2150 INVESTMENTS, LLC

ADDRESS/LOCATION:

3401 S IH 35 SVC RD

LEGEND

Z_24_04

Map Date: 1/26/2024

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.

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: UNITY FOUR 2150 INVESTMENT, LLC.,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 3401 S. IH 35 SVC ROAD,
FROM A(N) AGRICULTURAL (AG) ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT (PD) – COMMERCIAL HIGHWAY (CH) ZONING DISTRICT,
TO CONSTRUCT: A CONVENIENCE STORE, RESTAURANT, AND GAS STATION.

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, February 20, 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, February 27, 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 FEBRUARY 20, 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 CHANGE:

AG
to
PD - CH

LEGAL DESCRIPTION:

A0006BC M F CONNELL,
(PT OF 7.51AC TR), ACRES 3.964
A0006BC M F CONNELL,
(PT OF 7.51AC TR), ACRES 3.546

PROPERTY OWNER:

UNITY FOUR 2150 INVESTMENTS, LLC

ADDRESS/LOCATION:

3401 S IH 35 SVC RD

Legend

- Z_24_04
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

19656
CHERIVTCH, MARIE ELAINE
371 MESQUITE RD
BELTON, TX 76513-4635

73343, 73344
PETTY-EMRICK, LISA
267 MESQUITE RD
BELTON, TX 76513-4634

24334, 24336
O'DONNELL, KIRK A & DEBORAH K
578 LAKEVIEW HBR
ONALASKA, TX 77360-7434

98483, 98485
UNITY FOUR 2150 INVESTMENT LLC
12195 METRIC BLVD
AUSTIN, TX 78758

421080, 421078
LGR DEVELOPMENT LLC
921 E 6TH AVE
BELTON, TX 76513-2711

76926
SCOTT, BYRON K
488 MESQUITE RD
BELTON, TX 76513-4616

Staff Report – Planning & Zoning Agenda Item



Date: February 20, 2024
Case No.: P-22-45 Unity Four Plat
Request: Final Plat
Applicant: 2P Consultants
Owner: Unity Four Investment, Inc

Agenda Item #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.

Case Summary:

This is a final plat. It consists of one lot and one block on 7.51 acres. The property is currently undeveloped. The proposed development is a convenient store, restaurant, and truck stop.

Project Analysis and Discussion

- **Zoning:** This lot is currently Agricultural and is currently under consideration for a Planned Development (PD) – Commercial Highway (CH) zoning. The lot size exceeds the minimum area requirements for the Commercial Highway zoning District and proposed buildings meet the required setbacks. The proposed zoning is a Planned Development because it includes a Development Agreement addressing perimeter roads, sidewalks, wastewater, and drainage.
- **Water:** Belton CCN. A 14" water line is available and is adequate for water service and fire protection.
- **Sewer:** Belton CCN. Wastewater services is currently not available at this location. The applicant plans to install an on-site-sewage facility which will require approval from the Bell County Public Health Department. The developer has agreed to dedicate a wastewater easement and connect, at their expense, to the wastewater system when available.
- **Streets and Sidewalks:** Mesquite Road is a minor collector on the City's Thoroughfare Plan Map and requires 60' of right of way (ROW). A previous dedication provided 13' of ROW along the frontage of this property on Mesquite Road to the existing 47' ROW. No additional ROW is required with this plat. Perimeter Street Improvements (PSI) are

required for Mesquite Road. The developer has agreed to construct the required 36' of pavement, curb, gutter, and 5' sidewalk.

- Interstate 35 is a TxDOT facility. The developer is required to construct a 6' wide sidewalk is required along the frontage road.
- **Drainage**: The developer will construct the city-designed public drainage improvements on Mesquite Road.

Conclusion: The plat and civil construction plans for the proposed travel center are under review and have outstanding comments to be addressed as listed in the City's letter of conditions, dated December 15, 2022.

Recommendation

Recommend approval of the final plat of Unity Four Plat, subject to the following:

1. Approval of the Zoning Change from Agricultural to Planned Development – Commercial Highway.
2. Conditions in the city letter dated December 15, 2022.
3. Conditions included in the Development Agreement.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. City letter of conditions dated December 15, 2022
5. Development Agreement from the PD-CH Zoning Case

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

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

- ☐ Preliminary Subdivision Fees due \$ 278
- ☒ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: _____ Date Due: _____ **(All plans are to be returned to the Planning Department according to the Plat Submission Calendar.)**

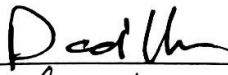

Applicant: Unity Four 2150 Investment, LLC Phone: 512-698-9868
Mailing Address: 12195 Metric Blvd, Austin, Tx 78758
Email Address: khmomin@yahoo.com mahesania1@yahoo.com

Owner: Karim Maknojiya Phone: 512-698-9868
Mailing Address: 12195 Metric Blvd, Austin, Tx 78758
Email Address: khmomin@yahoo.com

Current Description of Property:

Lot: 1 Block: A Subdivision: UNITY FOUR PLAT
Acres: 7.51 Survey: M.F. Connell Survey
Abstract #: 6 Street Address: 3401 S OH 35 Service Rd
Frontage in Feet: 712lf IH 35, 511LF Mesquite Depth in Feet: 511

Does Zoning comply with proposed use? no Current Zoning: A
Name of proposed subdivision: Unity Four Subdivision
Number of Lots: 1 Fee: \$ 250

Signature of Applicant:  Date: 11-11-2022
Signature of Owner:  Date: 11-12-2022

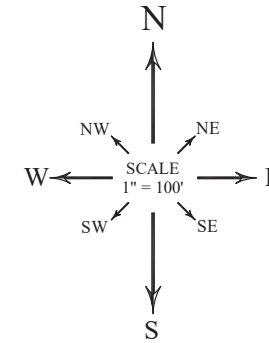
NOTE: Variances to code requirements may be considered by P&ZC and City Council.

UNITY FOUR PLAT

BELL COUNTY, TEXAS

LEGEND

- 1/2" ROD FOUND
- CALCULATED POINT
- 1/2" ROD W/CAP SET "ALLSTAR 5729"
- 1/2" IRON PIPE FOUND
- TXDOT DISC FOUND
- 60D NAIL FOUND
- CONCRETE MONUMENT FOUND
- BL BUILDING LINE
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING



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

OWNER: UNITY FOUR 2150 INVESTMENTS, LLC.
12195 METRIC BLVD.
AUSTIN, TEXAS 78758

ACREAGE: 7.51 ACRES

SURVEY: M.F. CONNELL SURVEY, ABSTRACT NO. 6

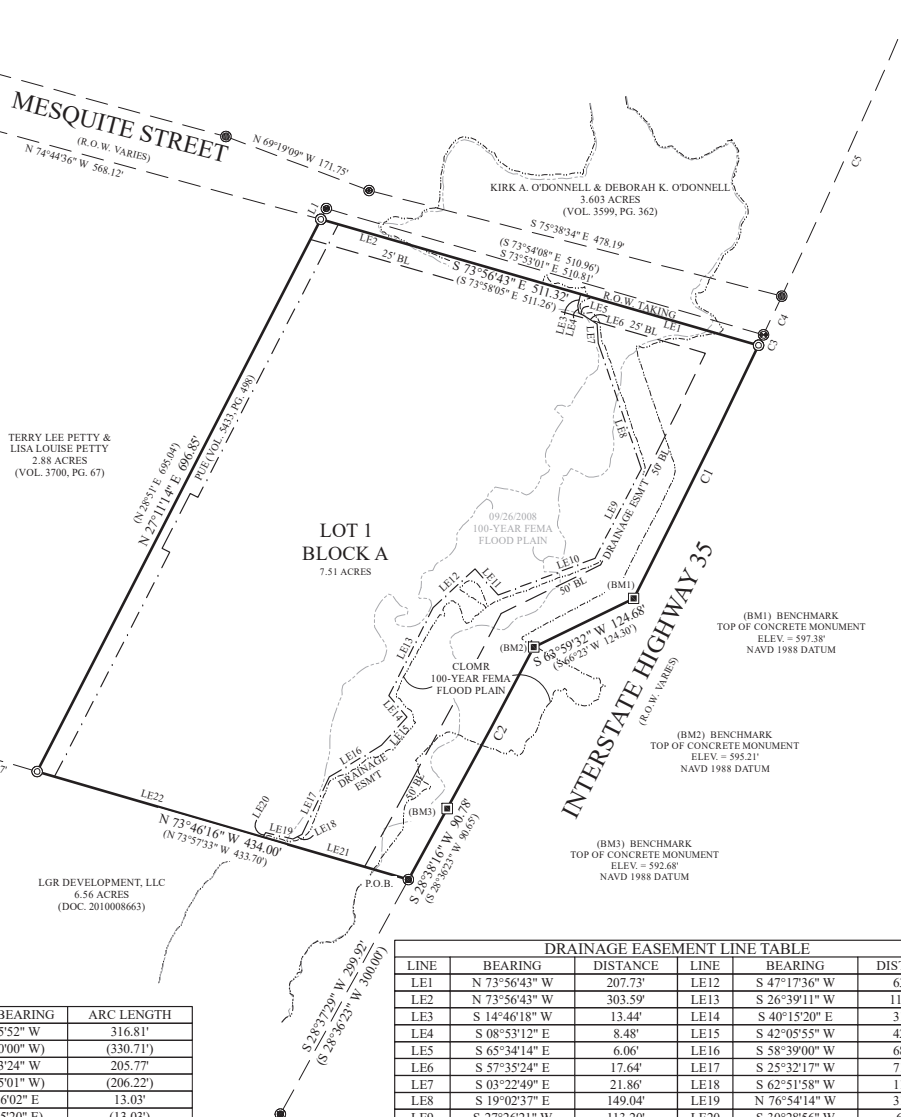
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1 - COMMERCIAL

SUBMITTAL DATE: 01/05/2022
DATE OF REVISION: 01/05/2022

SURVEYOR: ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0102321

ENGINEER: 2P CONSULTANTS, LLC.
203 E. MAIN STREET, STE. 204
ROUND ROCK, TX 78664
(512) 344-9664
TBPE FIRM #F-19351

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



TERRY LEE PETTY &
LISA LOUISE PETTY
2.88 ACRES
(VOL. 3700, PG. 67)

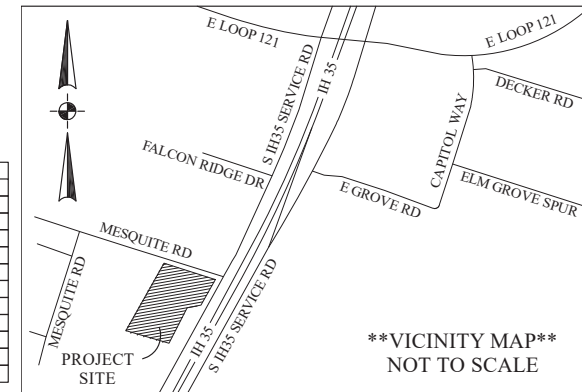
**LOT 1
BLOCK A**
7.51 ACRES

LGR DEVELOPMENT, LLC
(DOC. 2010008663)

LINE	BEARING	DISTANCE
L1	N 27°11'14" E	13.66'
(L1)	(N 28°51'00" E)	(13.66')

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	11375.21'	316.80'	S 26°15'52" W	316.81'
(C1)	(11375.21')	(330.70')	(S 27°10'00" W)	(330.71')
C2	11300.20'	205.77'	S 28°13'24" W	205.77'
(C2)	(11300.20')	(206.22')	(S 28°05'01" W)	(206.22')
C3	11375.21'	13.03'	S 25°26'02" E	13.03'
(C3)	(11375.21')	(13.03')	(N 25°25'20" E)	(13.03')
C4	11375.21'	47.96'	N 25°16'49" E	47.96'
C5	11375.21'	344.84'	N 24°16'20" E	344.86'

DRAINAGE EASEMENT LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
LE1	N 73°56'43" W	207.73'	LE12	S 47°17'36" W	63.98'
LE2	N 73°56'43" W	303.59'	LE13	S 26°39'11" W	110.50'
LE3	S 14°46'18" W	13.44'	LE14	S 40°15'20" E	31.47'
LE4	S 08°53'12" E	8.48'	LE15	S 42°05'55" W	42.74'
LE5	S 65°34'14" E	6.06'	LE16	S 58°39'00" W	68.54'
LE6	S 57°35'24" E	17.64'	LE17	S 25°32'17" W	71.51'
LE7	S 03°22'49" E	21.86'	LE18	S 62°51'58" W	11.20'
LE8	S 19°02'37" E	149.04'	LE19	N 76°54'14" W	31.55'
LE9	S 27°26'21" W	113.20'	LE20	S 30°28'56" W	6.02'
LE10	S 69°08'43" W	116.09'	LE21	N 73°46'16" W	170.00'
LE11	N 41°46'03" W	39.36'	LE22	N 73°46'16" W	264.00'



****VICINITY MAP****
NOT TO SCALE

ALLSTAR Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPE FIRM NO. 1015060

SCALE:	1" = 100'
DATE:	02/08/2021
DRAWN BY:	DAVID BAK
JOB NO.:	A0102321

UNITY FOUR PLAT

BEING 7.51 ACRES OF LAND, OUT OF THE M. F. CONNELL SURVEY, ABSTRACT NUMBER 6, BELL COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN UTILITY FOUR 2150 INVESTMENTS, LLC, 7.51 ACRE TRACT RECORDED IN DOCUMENT NUMBER 302500755, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE OF SPECIAL FLOOD HAZARD RATING AS SHOWN ON THE F.I.R.M. MAP NO. 480270040E
DATE: 03/04/08
DATED: 09/26/2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY. IT DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY OR THE INFORMATION CONTAINED HEREIN. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET
1
OF 2

UNITY FOUR PLAT

BELL COUNTY, TEXAS

FIELD NOTES:

BEING 7.51 ACRES OF LAND, OUT OF THE M. F. CONNELL SURVEY, ABSTRACT NUMBER 6, BELL COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN BETTY RHODS 7.70 ACRE TRACT RECORDED IN VOLUME 1002, PAGE 502, DEED RECORDS, BELL COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.154 ACRE TRACT TO BELL COUNTY, RECORDED IN DOCUMENT NUMBER 2019026616, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS, SAID 7.51 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TXDOT BRASS DISC FOUND IN THE WESTERLY RIGHT-OF-WAY LINE OF I.H. 35, AT THE NORTHEAST CORNER OF THAT CERTAIN LGR DEVELOPMENT, LLC 6.56 ACRES RECORDED IN DOCUMENT NUMBER 2010008663, OFFICIAL PUBLIC RECORDS, SAID COUNTY, SAME BEING THE SOUTHEAST CORNER OF SAID 7.70 ACRE TRACT, FOR THE SOUTHEAST CORNER HEREOF;

THENCE NORTH 73 DEGREES 46 MINUTES 16 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID 6.56 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 7.70 ACRE TRACT, 434.00 FEET TO AN IRON ROD SET IN SAID LINE, AT THE SOUTHEAST CORNER OF THAT CERTAIN TERRY LEE PETTY 2.88 ACRE TRACT RECORDED IN VOLUME 3700, PAGE 67, DEED RECORDS, SAID COUNTY, SAME BEING THE SOUTHWEST CORNER OF SAID 7.70 ACRE TRACT, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 27 DEGREES 11 MINUTES 14 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID 2.88 ACRE TRACT AND THE WESTERLY LINE OF SAID 7.70 ACRE TRACT, 696.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MESQUITE STREET, AT THE SOUTHWEST CORNER OF SAID 0.154 ACRE TRACT, FOR THE NORTHWEST CORNER HEREOF, FROM WHICH AN IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID 7.70 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 0.154 ACRE TRACT BEARS, NORTH 27 DEGREES 11 MINUTES 14 SECONDS EAST, 13.66 FEET,

THENCE SOUTH 73 DEGREES 56 MINUTES 42 SECONDS EAST, THROUGH SAID 7.70 ACRE TRACT, ALONG THE SOUTHERLY LINE OF SAID 0.154 ACRE TRACT, 511.48 FEET TO THE INTERSECTION OF SAID MESQUITE STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF I.H. 35, BEING IN A CURVE TO THE RIGHT HAVING A RADIUS OF 11,375.21 FEET, IN THE EASTERLY LINE OF SAID 7.70 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.154 ACRE TRACT, FOR THE NORTHEAST CORNER HEREOF FROM WHICH THE NORTHEAST CORNER OF SAID 7.70 ACRE TRACT AND SAID 0.154 ACRE TRACT ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS, NORTH 25 DEGREES 26 MINUTES 36 SECONDS EAST, 13.03 FEET;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF I.H.35 AND THE EASTERLY LINE OF SAID 7.70 ACRE TRACT, THE FOLLOWING 4 CALLS,

1. ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS, SOUTH 26 DEGREES 16 MINUTES 26 SECONDS WEST, 316.81 FEET TO A CONCRETE MONUMENT FOUND AT THE END OF SAID CURVE,
2. SOUTH 63 DEGREES 59 MINUTES 32 SECONDS WEST, 124.68 FEET TO A CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 11,300.20 FEET,
3. ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS, SOUTH 28 DEGREES 13 MINUTES 24 SECONDS WEST, 205.77 FEET TO A CONCRETE MONUMENT FOUND AT THE END OF SAID CURVE,
4. SOUTH 28 DEGREES 38 MINUTES 16 SECONDS WEST, 90.78 FEET TO THE POINT OF BEGINNING, CONTAINING 7.51 ACRES OF LAND.

BELL COUNTY HEALTH DISTRICT CERTIFICATION:

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS AND EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER.

SIGNATURE: _____ DATE: _____
BELL COUNTY PUBLIC HEALTH DISTRICT.

NOTES:

- 1) UTILITY SERVICES:
WATER -
WASTEWATER -
ELECTRIC -
- 2) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.
- 3) WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.
- 4) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
- 5) PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 6) SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY BELL COUNTY PRIOR TO ANY CONSTRUCTION.
- 7) ALL SUBDIVISION CONSTRUCTION, INCLUDING STREETS DRAINAGE, WATER, WASTEWATER, ETC., SHALL CONFORM TO BELL COUNTY ORDINANCES AND CONSTRUCTION STANDARDS.

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KARIM MAKNOJIYA FOR UNITY FOUR 2150 INVESTMENTS, LLC., BEING OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2022001755, OF THE OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENT AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS:

"UNITY FOUR PLAT"

KARIM MAKNOJIYA
UNITY FOUR 2150 INVESTMENTS, LLC.
12195 METRIC BLVD.
AUSTIN, TEXAS 78758

DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KARIM MAKNOJIYA FOR UNITY FOUR 2150 INVESTMENTS, LLC., KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT SHE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE SATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BELL

§
§

I, DAVID URBAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF THE CITY OF BELTON LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48027C0340E DATED 09/26/2008, CITY OF BELTON, BELL COUNTY, TEXAS.


DAVID URBAN, PE, CFM #82783
2P CONSULTANTS, LLC.
203 E MAIN STREET
ROUND ROCK, TEXAS 78664
(512) 344-9664

11/29/2022
DATE



THAT I, EDWARD C. RUMSEY, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ON THE GOUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE BELL COUNTY SUBDIVISION REGULATIONS.


EDWARD C. RUMSEY R.P.L.S. # 5729
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TX 78729
512-249-8149
REF# A0102321

11/11/2022
DATE



COMMISSIONERS' COURT

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS _____ DAY OF, 20____, BY THE BELL COUNTY COMMISSIONERS' COURT, AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF BELL COUNTY BY THE COUNTY CLERK.

COUNTY JUDGE

WITNESS MY HAD THIS _____ DAY OF, 20____.

NOTARY PUBLIC

COUNTY CLERK:

FILED FOR RECORD THIS _____ DAY OF _____, 20____ A.D., IN CABINET _____, SLIDE _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

COUNTY CLERK

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING 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 _____ DAY OF _____, 20____ A.D.

BELL COUNTY TAX APPRAISAL DISTRICT

BY: _____

ALLSTAR
Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPLS FIRM NO. 1015000

1" = 100'	02/08/2021	DAVID BAK	A0102321
SCALE:	DATE:	DRAWN BY:	JOB NO.:

UNITY FOUR PLAT
BEING 7.51 ACRES OF LAND, OUT OF THE M. F. CONNELL SURVEY, ABSTRACT NUMBER 6, BELL COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN BETTY RHODS 7.70 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022001755, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE - "A" - RATING AS SHOWN ON THE F.I.R.M. MAPS
F.I.R.M. MAP NO.: 48027C0340E
PANEL: 0340E
DATED: 09/26/2008

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY. IT DOES NOT GUARANTEE THE ACCURACY OF THE PLAT OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET

2

OF 2



City of Belton

Planning Department

December 14, 2022

Project: UNITY FOUR PLAT

Applicant: 2P CONSULTANTS, LLC. /UNITY FOUR INVESTMENT. LLC.

Date Submitted:

1st Review – 12-5-23

Location: 3501 S. Mesquite Road ACRES LOCATION: 7.51 Acres

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

PLANNING:

1. Field notes are not required on the plat. Please provide as a separate 8"x11" document. Plat can be consolidated into one 24"x36" size copy for recording.
2. Plat Corrections:
 - a. Sheet 1 of 2 - Remove submittal dates from plat – this is incorrect and not necessary.
 - b. Sheet 2 of 2 Note #3 - Water System servicing this subdivision shall be designed and installed in accordance to the [City of Belton](#) specifications.
 - c. Sheet 2 of 2 Note #3b - Wastewater system serving this subdivision shall be designed and installed in accordance to the [Bell County Public Health Department](#) specifications.
 - d. Sheet 2 of 2 Note #6 - Site development construction plans shall be reviewed by the [City of Belton](#) prior to construction.
 - e. Sheet 2 of 2 Note #7 - All subdivision construction, including streets, drainage, water, etc. Shall conform to the [City of Belton Subdivision Ordinance and Construction Standards](#).
 - f. Sheet 2 of 2 - The word "state" is misspelled on the owner's notary block.
3. Signature Blocks - Sheet 2 of 2 - Please remove the County Judge signature block, this is within the incorporated limits of Belton. Replace with:

I hereby certify that the above and forgoing Plat of the Unity Four Addition to the City of Belton was approved this ____ day of _____. 2023, by the Planning and Zoning Commission.

Chairman

Secretary

I hereby certify that the above and forgoing Plat of the Unity Four Addition to the City of Belton was approved this ____ day of _____. 2023, by the City Council of the City of Belton, Texas.

Mayor

Secretary

*Said addition shall be subject to all the requirements of the Subdivision Ordinance of Belton.
Witness by hand this ____ day of _____, 2023.*

City Clerk

Filed for recording this ____ day of _____ 2023, in document no.
_____, official public records of real property, Bell County, Texas.

County Clerk

4. A zoning change application has been submitted to change the zoning from Agricultural to Planned Development - Commercial Highway for this property. This item is to be considered at a future Public Hearing for the Planning and Zoning Commission and City Council. The Commercial Highway zoning district requires a front yard setback of 60' and side yard setback of 20', please correct distance on proposed plat, if zoning is approved.
5. The line work for the building setbacks and access easement is confusing. We recommend removing the building setback line and adding a plat note indicating "Building setback lines shall be in accordance with the City of Belton Zoning Ordinance." This should eliminate the confusion between the setback lines and the access easement.
6. Mesquite Road is classified as a Minor Collector Road on the City's Thoroughfare Plan Map. Minor Collectors requires 60' of ROW. Please clarify the right of way width on Mesquite Road. Attached is a previously recorded dedication (Document #00020616) for a 13.66' dedication along Mesquite Road. This previous dedication should be shown on the plat with the document number. Was this area included as part of the existing ROW?
7. Perimeter Street Improvements (PSI) are needed on Mesquite Road per section 502.1.H, Roadway participation Standards – Improvement of Unimproved or Substandard Streets abutting the subdivision and development lot.
 - a. Due to the required PSI, this plat does not qualify for an administrative review and requires approval from the Planning and Zoning Commission and City Council.
8. The City recommends providing a cross access easement (minimum 24') to the adjacent southern property due to access limitation on the IH35 Frontage Road.
9. Please provide Bell County Public Health Department review letter for on-site sewage facility proposal.
10. Please add dimensions of the P.U.E on plat - 14' wide easement.
11. Please find attached Clearwater Underground Water Conservation District (Clearwater) review memo for this plat. Please contact Clearwater for requirements to plug the two existing wells on site. Please provide a signature block for Clearwater as instructed by the memo.

PUBLIC WORKS/KPA:

1. Please label the ROW of Mesquite and I-35 at the corner points of the property.
2. The CLOMR changes the shape of the floodplain and defines the proposed drainage easement. The drainage improvements will need to be reviewed with the site development plan.
3. All comments from TxDOT and Clearwater UWCD need to be addressed prior to recommendation of plat approval.
4. On the Existing Conditions Exhibit, there are two boundaries shown for the floodplain: 1% FEMA and 100-yr. Is the 100-yr boundary a modeled floodplain or is it really the floodway? Please clarify. In addition, the FEMA 1% linework does not match up to the FEMA floodplain boundary shown on the plat. Please verify that the correct floodplain boundary is shown on the plat.
5. Note 1 on Page Two of the plat needs to be completed regarding the utility service providers for this property.

6. Add a note to the plat stating that the City of Belton does not regulate lot-to-lot drainage.

BUILDING OFFICIAL:

No Comments.

FIRE DEPT:

No Comments.

POLICE DEPT:

No Comments.

GIS:

1. Field notes missing radius of one curve. Bearings and distances in the field notes should match the plat.

Outside Utility Provider Comments

- ☐ **Oncor:**
- ☐ **AT&T:**
- ☐ **Atmos Energy:**
- ☐ **Charter Communications:**
- ☐ **Grande Communications:**
- ☐ **Spectrum (Time Warner):**
- ☐ **USPS:**
- ☒ **Clearwater UCD: No signature needed.**
- ☐ **TXDOT: No comments.**

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.

Belton Travel Center Development Agreement

PART 1

Findings and Agreement

The City of Belton (City) finds that entering into this Development Agreement with Unity Four 2150 Investment, LLC (Developer) is in the public's interest to improve Mesquite Lane and provide for future wastewater line placement.

Developer applied for a zoning change, Final Plat, and Site Plan on a 7.51-acre commercial development at 3405 S IH 35 SCV Rd, known as Belton Travel Center (Attachment "A").

PART 2

Planned Road Improvements

According to the City's Thoroughfare Plan Map, Mesquite is a Minor Collector 'B' with 60' ROW and 36 feet pavement (see Attachment "B").

The Developer agrees to construct the full pavement section of Mesquite Road that abuts the subdivision, as described herein and shown on Attachment "C," a total distance of 511 feet. The developer will install a 5-foot sidewalk on the subdivision side of the roadway. These improvements will be placed within the existing road ROW and the Developer will dedicate up to 13.03 feet of ROW from the subject property.

PART 3

Planned Drainage Improvements

As part of the "Planned Road Improvements" identified in Part 2 of this Agreement, the developer will construct drainage improvements to expand the existing stormwater drainage pipe to accommodate the existing drainage feature that crosses this section of Mesquite Road. The purpose of these improvements is to eliminate the flooding that current exists at the intersection of IH-35 and Mesquite Road.

Design and Engineering

The Developer will pay for the design cost of the Mesquite Road and the stormwater improvements described herein and the city of Belton will allow the Developer to use any existing design plans that have already been completed, and make any necessary design changes that might be required.

PART 4

Wastewater Service

The Developer agrees to dedicate an easement and contribute to the cost for the installation of a public wastewater line at such time as others wish to extend the city's existing wastewater system. This cost will be limited to the section of the wastewater line that crosses the Developer's property. Once the wastewater line is complete and operational, the Developer agrees to abandon the proposed septic system and connect to this wastewater line. (see Attachment "D").

PART 5

Fencing and Landscape Buffer

The Developer will construct and install an 8-foot landscaped buffer and a 6-foot wood privacy fence along the property's western boundary as shown on Attachment "E". The landscaping shall consist of Red Tip Photinia planted on 8-foot center and located on the inside of the fence.

PART 6

Building Design Elevations

The Developer will construct the building in substantial compliance with the architectural elevations shown on Attachment "F".

-

PART 7

School Safety Improvements

The Developer will install a sidewalk along the subdivision side of Mesquite Road and the IH-35 frontage road, along with an on-site school bus stop facility that will be placed within the boundaries of the proposed development. The location and specific improvements will be determined with the Site Plan application.

Approvals

The City and Developer both agree to these terms and conditions.

Nothing in this agreement removes, amends, changes, or alters any of the existing development ordinances, policies, or regulations unless specifically addressed by this Agreement.

Any amendments to this agreement must be made in writing, approved by both parties in writing, whereby the amendment is initiated a minimum of 30 working days in advance.

Signatures



Unity Four 2150 Investment, LLC
By: Nasruddin Mahesania, its manager

Date: 2/14/2024

Sam A. Listi, City Manager

Date: _____

Attachments

Attachment "A" — Unity Four Final Plat.

Attachment "B" — Page from the Belton Engineering Design Manual showing the Minor Collector Cross Section A.

Attachment "C" — Roadway Improvements to Mesquite Road.

Attachment "D" — Future Wastewater Line Location.

Attachment "E" - Fencing and Landscape Buffer Location.

Attachment "F" - Building Elevations.

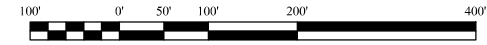
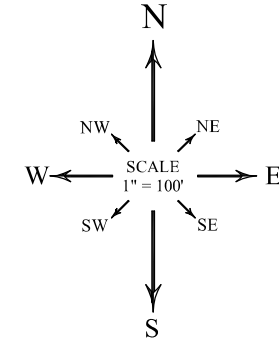
UNITY FOUR PLAT

BELL COUNTY, TEXAS

ATTACHMENT "A"

LEGEND

-
-
-
-
-
-
-
-
-
-
-



GRAPHIC SCALE

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

OWNER: UNITY FOUR 2150 INVESTMENTS, LLC.
12195 METRIC BLVD.
AUSTIN, TEXAS 78758

ACREAGE: 7.51 ACRES

SURVEY: M.F. CONNELL SURVEY, ABSTRACT NO. 6

NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1 - COMMERCIAL

SUBMITTAL DATE: 01/05/2022
DATE OF REVISION: 01/05/2022

SURVEYOR: ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0102321

ENGINEER: 2P CONSULTANTS, LLC.
203 E. MAIN STREET, STE. 204
ROUND ROCK, TX 78664
(512) 344-9664
TBPE FIRM #F-19351

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

ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 1015900

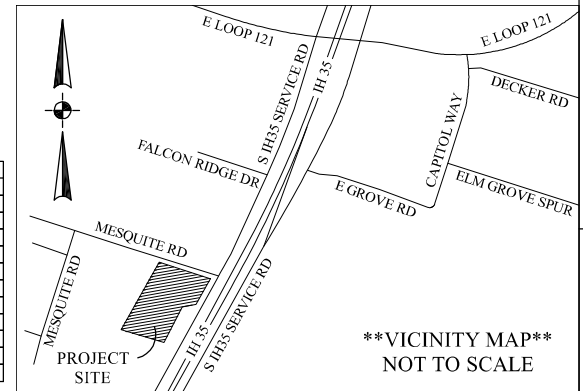
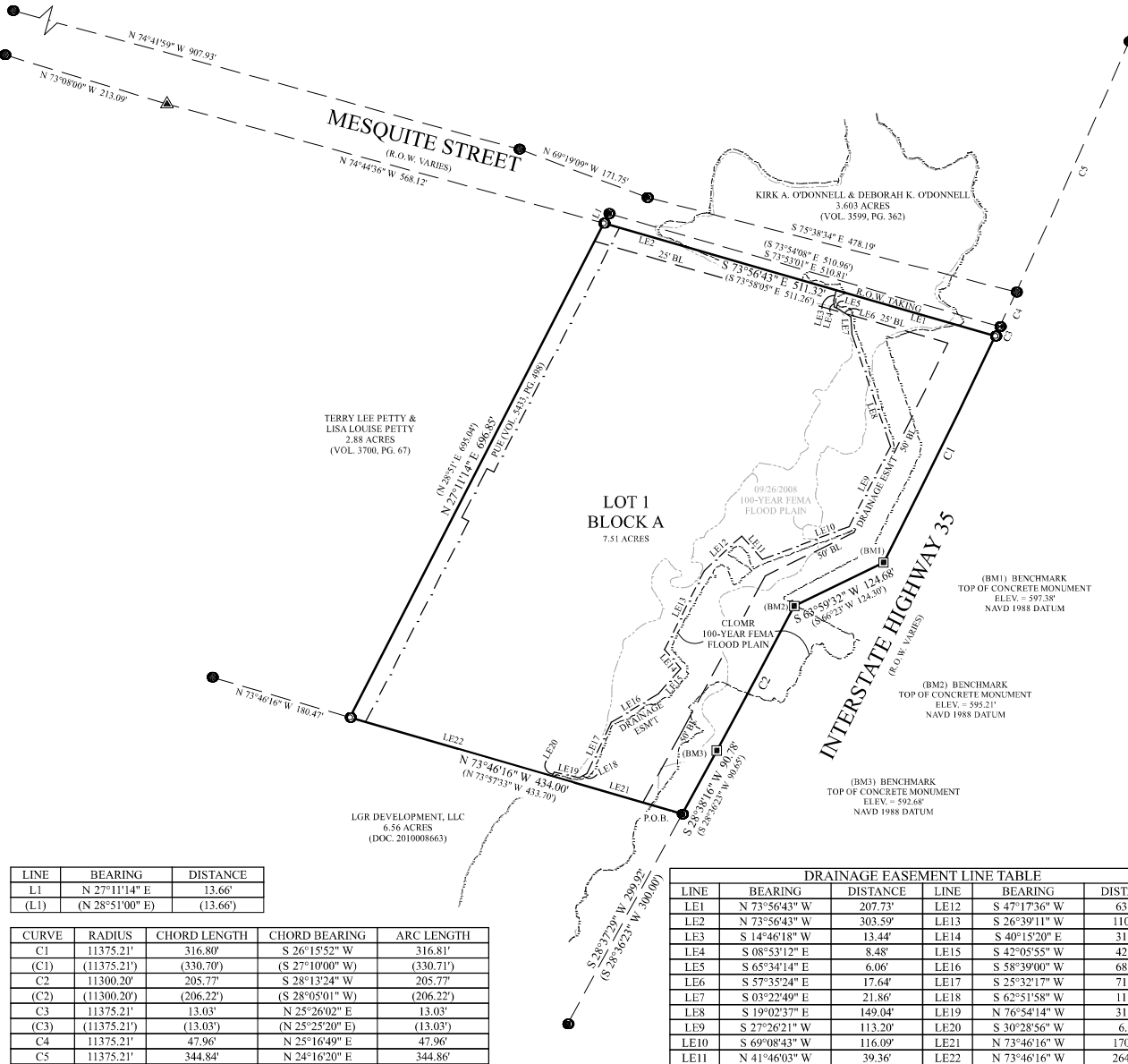
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DATE:	02.08.2021
DRAWN BY:	DAVID BAK
JOB NO.:	A0102321

UNITY FOUR PLAT

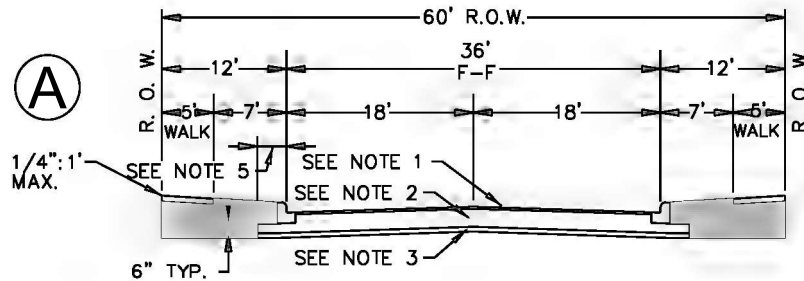
BEING 7.51 ACRES OF LAND, OUT OF THE M.F. CONNELL SURVEY, ABSTRACT NUMBER 6, BELL COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN UNITY FOUR 2150 INVESTMENTS, LLC., 7.51 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2022001755, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION
THIS PROPERTY DOES LIE WITHIN THE 100-YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON FEMA FLOOD-PLAIN E MAPS
F.I.R.M. MAP NO.: 88027C0408
DATE: 09/26/2008
THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY. IT DOES NOT GUARANTEE THAT THE PROPERTY WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

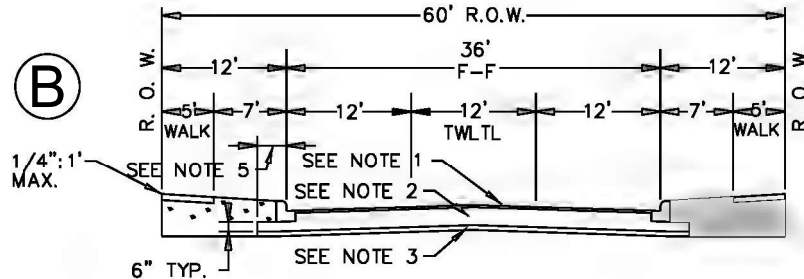
SHEET
1
OF 2



MINOR COLLECTOR

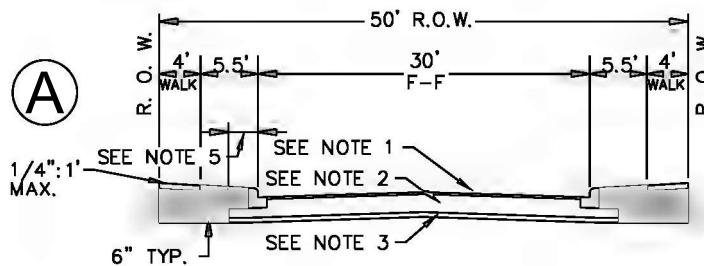


MINOR COLLECTOR - 2 LANE UNDIVIDED, SHARED BIKE LANE, 5' SIDEWALKS



**MINOR COLLECTOR - 2 LANE UNDIVIDED W/ TWO-WAY LEFT-TURN LANE (TWLTL),
NO BIKE LANES, 5' SIDEWALKS**

LOCAL ROADWAY



LOCAL ROADWAY - 2 LANE UNDIVIDED, 4' SIDEWALKS

NOTES:

1. MINIMUM 1-1/2" TYPE "D" HOT MIX ASPHALTIC CONCRETE (HMAC) FOR LOCAL STREETS. MINIMUM 2" TYPE "D" OR "C" HMAC FOR COLLECTOR AND ARTERIAL STREETS. A MINIMUM DEPTH OF 2" IS REQUIRED FOR TYPE "C" REGARDLESS OF STREET CLASSIFICATION.
2. FLEXBASE, SHALL BE PLACED IN LIFTS NOT LESS THAN FOUR (4) INCHES AND NOT EXCEEDING SIX (6) INCHES COMPACTED DEPTH AND TO A MINIMUM 100% OF THE MAXIMUM DENSITY AS DETERMINED BY TEX-113-E. THE BASE MATERIAL SHALL BE PLACED AT OPTIMUM MOISTURE $\pm 2\%$.
3. LIME STABILIZATION OR GEOGRID MAY BE USED TO REDUCE BASE MATERIAL THICKNESS WHEN PRESCRIBED BY A QUALIFIED GEOTECHNICAL REPORT.
4. COMBINED THICKNESS OF FLEXIBLE BASE COURSE, TREATED SUBGRADE OR SUBBASE SHALL BE AS REQUIRED TO SUPPORT TRAFFIC LOADS AND VOLUME ON SUBGRADE.
5. SUBGRADE/BASE SHALL BE EXTENDED 2'-0" BEHIND CURB FOR ALL STREET SECTIONS, AND SHALL BE COMPACTED.
6. SUBGRADE SHALL BE COMPACTED AND MAINTAINED AT OPTIMUM MOISTURE OR ABOVE PRIOR TO PLACING BASE MATERIAL.
7. ARTERIALS AND MAJOR COLLECTORS SHALL TYPICALLY HAVE A 1/4" PER FOOT STRAIGHT CROWN (5.5" HEIGHT). CROWN HEIGHT FOR MINOR COLLECTORS AND LOCAL ROADWAYS SHALL BE 4.5" AND 3.7", RESPECTIVELY.

CITY OF BELTON, TEXAS
DEPARTMENT OF PUBLIC WORKS

TYPICAL SECTIONS
MINOR COLLECTOR/LOCAL ROADWAY
CONSTRUCTION STANDARDS AND DETAILS



SHEET
1
OF 2

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PROJECT
RODEO TRAVEL CENTER
8101 S IH 35 SVC RD
Belton, TX 76513

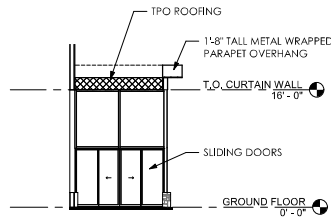


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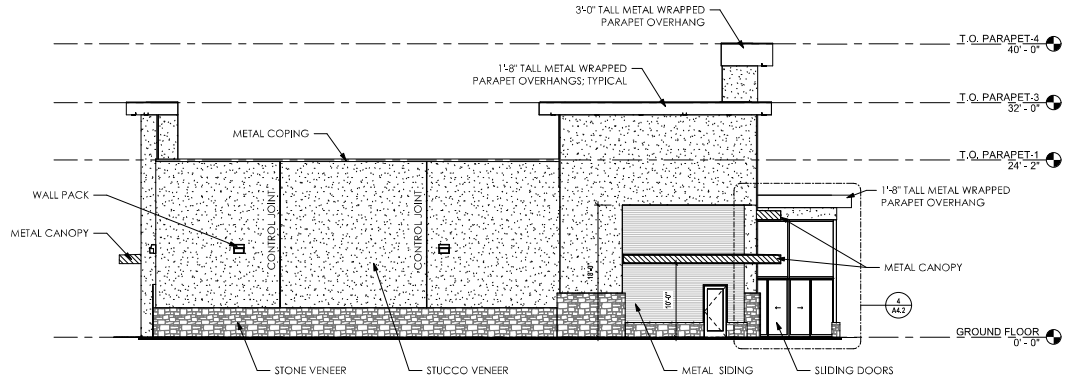
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ATTACHMENT "E"
(page 2 of 2)

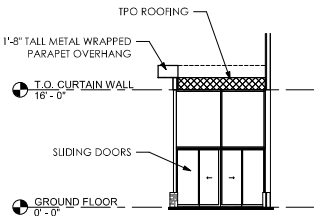
THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS
PO BOX 12337, AUSTIN, TEXAS 78713-1237 OR
133 GUADALUPE ST, SUITE 2-350, AUSTIN,
TEXAS, 78701-3542 (PHONE: 512-305-9000)
HAS JURISDICTION OVER INDIVIDUALS LICENSED
UNDER THE ARCHITECT'S REGISTRATION LAW,
TEXAS CIVIL STATUTES, ARTICLE 245A.
THIS FILE IS AN INSTRUMENT OF SERVICE TO BE USED SOLELY
FOR THE PURPOSES STIPULATED UNDER SEPARATE CONTRACTS
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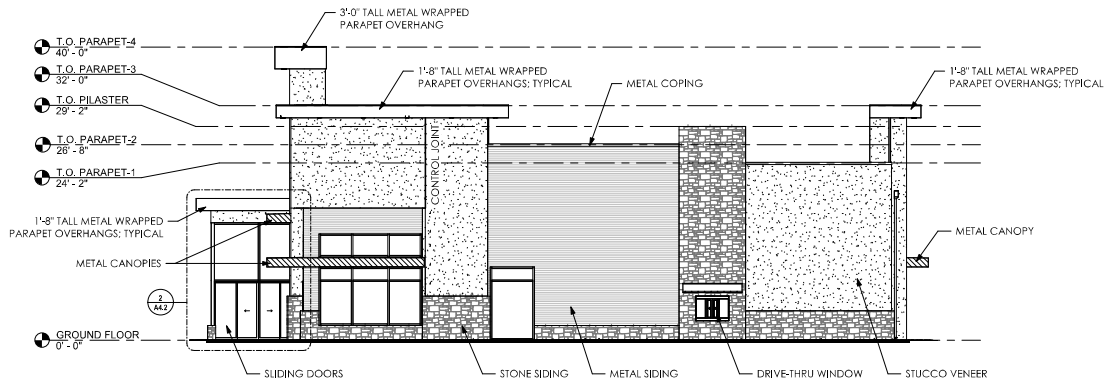
4 LEFT ELEVATION - MAIN ENTRANCE
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION - MAIN ENTRANCE
SCALE: 1/8" = 1'-0"



1 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

SK BARCHITECTURE AND DESIGN
3708 Spicewood Springs Road Suite 200
Austin, Texas 78759
512.936.0041
www.skbatch.com

PROJECT
RODEO TRAVEL CENTER
8101 S IH 35 SVC RD
Ballton, TX 78513

NOT FOR CONSTRUCTION
ISSUED

Drawing Title:

EXTERIOR
ELEVATIONS

Drawn: -
Date: 08/25/2023
Scale: 1/8" = 1'-0"
Proj: 1704

A4.2

There were no
Administrative Plats
approved during the
month of January 2024.