



# CITY OF BELTON

Planning & Zoning Commission Meeting  
Tuesday, November 15, 2022 - 5:30 p.m.  
Harris Community Center  
401 N. Alexander, Belton, Texas

## AGENDA

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

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 minutes of the October 18, 2022 regular meeting.
4. Z-22-40 - Hold a public hearing and consider a zoning change from Agricultural to Single Family-1 District (SF-1) for approximately 2.2 acres located at 7102 Long Bow, west of Simmons Road.
5. Z-22-41 – Hold a public hearing and consider a zoning change from Neighborhood Services to Retail (R) on approximately 0.406 acres located at 1404 N. Main Street.
6. Z-22-42 – Hold a public hearing and consider a zoning change from Single Family-3 District to Planned Development – Single Family-3 (PD-SF-3) on approximately 6.226 acres in the Connell Subdivision, located northwest of the intersection of South Connell Street and Huey Drive.
7. Z-22-43 - Hold a public hearing and consider a zoning change from Agricultural to Planned Development – Commercial-2 and Multifamily District (PD-C-2/MF) on approximately 41.64 acres located at 703 West Loop 121, located at the intersection of West Loop 121 and Southwest Parkway, as submitted by applicant High Side Real Estates LLC. **This item was withdrawn by the Applicant.**
8. P-22-24 Consider a final plat of Three Creeks Phase X, comprising 72.67 acres, located generally south of IH-14 and east of FM 1670, on the south side of Three Creeks Blvd., near the intersection FM 1670, in Belton's Extra Territorial Jurisdiction (ETJ).

9. P-22-25 – Consider a final plat for Hidden Trail Phase I, comprising 20.67 acres, located east of Interstate 35, north of Loop 121, and south of Avenue R.
10. P-22-32 Consider a final plat of Wendy's #13981, comprising 0.862 acres, located on the west side of North Main Street (SH 317) and north of River Fair Blvd.
11. Receive a report on Administrative Plat Approvals.

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



Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
Tuesday, October 18, 2022

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The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Vice Chair Dave Covington, David Jarratt, Nicole Fischer, Alton McCallum, Quinton Locklin, Luke Potts, and Zachary Krueger. The following members were absent: Chair Brett Baggerly and Joshua Knowles. The following staff members were present: City Manager Sam Listi, Director of Planning Bob van Til, Planner Tina Moore, Planning Administrator Melinda Brice, and IT System Analyst Alex Munger.

**1. Call To Order.**

Commission Vice Chair Dave Covington called the meeting to order at 5:30 p.m.

**Pledge of Allegiance** – Commission Vice Chair Dave Covington led all present.

**Invocation** – Commission Member Nicole Fischer gave the Invocation.

**2. Public comments. (Audio 1:07)**

There were no public comments.

**3. Consider approval of minutes from the previous meeting. (Audio 1:23)**

Commission Member Zachary Krueger made a motion to approve minutes from the September 20, 2022, meeting, seconded by Commission Member David Jarratt. The motion passed with 7 ayes, 0 nays.

**4. Z-22-20 - Hold a public hearing and consider a zoning change from Single Family-2 District to Planned Development – Single Family-2 District for approximately 1.3494 acres located on East Avenue R, located between Wall Street and Miller Street. (Audio 1:43)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Dave Covington opened the public hearing. With no public input, the public hearing was closed.

Commission Member Nicole Fischer made a motion to approve Z-22-20 as presented. The motion was seconded by Commission Member Alton McCallum. The motion was approved with 7 ayes, 0 nays.

**5. P-22-27 - Hold a public hearing and consider a replat of the Avenue R Subdivision, a replat of Lot 2, Block 1, Charlie Miller Addition, to create 8 residential lots, on the north side of East Avenue R, between Wall Street and Miller Street. (Audio 8:25)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Dave Covington opened the public hearing.

With no public input, the public hearing was closed.

Commission Member Zachary Krueger made a motion to approve P-22-27 as presented. The motion was seconded by Commission Member Nicole Fischer. The motion passed with 7 ayes, 0 nays.

**6. Z-22-31 – Hold a public hearing and consider a zoning change from Agricultural District to Planned Development - Commercial Highway on approximately 10.92 acres located at 7379 W. Highway 190 Service Road, located south of Interstate 14 and east of Simmons Road. (Audio 11:15)**

Staff Planner Ms. Moore presented the staff report.

Tommy Shaw, applicant's representative, presented to the commission.

Vice Chair Dave Covington opened the public hearing.

The following residents spoke in opposition of the zoning change expressing concerns for traffic impacts, noise, odor, drainage, pollution, 18 wheelers coming to this location, illegal activities associated with truck stops, and water contamination: Kevin Nesby, 3011 Tanglewood Circle, Evelyn Davis, 3140 Tanglewood Circle, Beth Ross, 2951 Tanglewood Circle, Frances Finney, 3125 Tanglewood Circle, Kenneth Moyer, 2707 Tanglewood Circle, Sudie Foster, 2805 Simmons Rd., SK Foster, 2805 Simmons Rd., Candice Waugh, 2685 Tanglewood Circle, Tammy Nesby, 3011 Tanglewood Circle.

The following resident spoke in support of the zoning change: Kevin Moore, lives off FM 2410, property owner, Louis Robison, Jr., 7379 W. Hwy 190, Dr. April Robison, 911 Stonebrook, Temple, Tx., applicant's representative Andrea Shaw, P.O. Box 10273.

The public hearing was closed.

Commission Member Luke Potts made a motion to approve Z-22-31 with a change to Exhibit A to state property will include at a minimum an 8' tall wooden privacy fence next to the residential properties. Commission Member Zachary Krueger seconded the motion. The motion was approved with 6 ayes, 1 nay (Nicole Fischer dissenting).

**7. Z-22-36 – Hold a public hearing and consider a zoning change from Single Family – 1 District to Retail District on approximately 0.353 acres located at 2906 N. Main Street, located north of River Fair Blvd. (Audio 1:30)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Dave Covington opened the public hearing.

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

Commission Member Zachary Krueger made a motion to approve Z-22-36. The motion was seconded by Commission Member David Jarratt. The motion was approved with 7 ayes, 0 nays.

**8. Z-22-37 - Hold a public hearing and consider a zoning change from Commercial Highway District to Light Industrial District on approximately 0.886 acres located at 606 W. Avenue O, south of Interstate 14 and west of South Connell Street. (Audio 1:35)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Dave Covington opened the public hearing. With no public input, the public hearing was closed.

Commission Member David Jarratt made a motion to approve Z-22-37 as presented. The motion was seconded by Commission Member Alton McCallum. The motion was approved with 7 ayes, 0 nays.

9. **Z-22-38 – Hold a public hearing and consider a zoning change from Agricultural District to Commercial-2 District for approximately 3.0-acre property located on S. Loop 121, south of Interstate 14, north of Huey Drive and south of West Avenue O, on the east side of Loop 121. (Audio 1:37)**

Staff Planner Ms. Moore presented the staff report.

Vice Chair Dave Covington opened the public hearing.

Anna Carrillo, Civil Engineer, and Robert Horton, Developer, spoke about the project.

Diane Vinson, 3501 Rocking M Lane, spoke stating she had questions, but they were answered already by the engineer and developer. She stated she was alright with the change.

The public hearing was closed.

Commission Member Zachary Krueger made a motion to approve Z-22-38 as presented. The motion was seconded by Commission Member Nicole Fischer. The motion was approved with 7 ayes, 0 nays.

10. **Z-22-39 – Hold a public hearing and consider a zoning change to Planned Development Light Industrial for approximately 27.561 acres for the following three properties:**

1. **Tract 1 – approximately 8.39 acres located at 2570 W. Highway 190 – Agricultural to Planned Development – Light Industrial**
2. **Tract 2 – approximately 2.83 acres located at 2238 W. Highway 190 – Agricultural to Planned Development – Light Industrial**
3. **Tract 3 – approximately 16.20 acres located on Digby Drive – Light Industrial to Planned Development – Light Industrial. (Audio 1:47)**

Staff Planner Ms. Moore presented the staff report.

Cynthia Hernandez, BEDC Director, spoke in support of this project.

The following residents spoke in opposition of the zoning change expressing concerns for the noise from factories at midnight and later while they are sleeping, waking them up, and lights shining into the bedroom: Cynthia Castillo and Rey Castillo, 2606 W. Hwy 190.

John Davenport, 2124 W. Hwy 190 Svc. Rd., spoke and was curious about the future growth, but had no problem with the change.

Carolyn Davenport, 2124 W. Hwy 190 Svc. Rd., spoke in favor of the growth.

Holt Perlman, applicant, spoke about this project.

The public hearing was closed.

Commission Member Luke Potts made a motion to approve Z-22-39, with an addition of a 6' solid screening required for transition to the single-family property southwest of this site. The motion was seconded by Commission Member Nicole Fischer. The motion was approved with 7 ayes, 0 nays.

***II. Receive a report on Administrative Plat Approvals. (Audio 2:17)***

Ms. Moore presented the list of administratively approved plats.

With no other city business, the Planning and Zoning Commission was adjourned at 7:48 p.m. (Audio ends at 2:18)

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Chair, Planning and Zoning Commission



P&Z

Agenda Item # 4

Z-22-40

# Staff Report – Planning & Zoning Item



Date: November 15, 2022  
Case No.: Z-22-40  
Request: A to SF-1  
Applicant/Owners: Jimmy Norman

## **Agenda Item #4**

Z-22-40 - Hold a public hearing and consider a zoning change from Agricultural to Single Family-1 District (SF-1) for approximately 2.2 acres located at 7102 Long Bow Road, west of Simmons Road.

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

**Current Zoning:** Agricultural (A) District

**Current Uses(s):** Undeveloped

**Proposed Zoning:** Single Family – 1 Residential (SF-1)

**Proposed Use(s):** Single Family Detached Home

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

**Design Standards Type Areas 12:** The projected growth for Type Area 12 is primarily rural, large lot homes with site-specific sanitary disposal systems.

## **Background/Case Summary**

The applicant recently purchased this property and intends to construct a single family detached home. This area was annexed in 2009 and assigned the Agricultural (A) zoning designation. The minimum lot size in the A zoning district is three acres. The applicant requested Single Family Residential - 1 (SF-1) zoning to meet the minimum lot size for the proposed development.

## **Project Analysis and Discussion**

**Existing Conditions:** This property is currently vacant. The adjacent properties are zoned A and development with detached homes.

**Land Use Table/Allowable Uses:** The requested SF-1 district will permit the development of a single family detached home.

Area & Setback Requirements: Minimum area and setback requirements for the requested SF-1 District are summarized below.

SF-1

Lot Area:	10,000 sq ft;	Front Yard:	25'
		Rear Yard:	20'
Lot Width:	70'	Side Yard:	7'
Lot Depth:	100'		

The subject lot is approximately 2.2 acres and exceeds the minimum lot area requirement. A building permit is required to ensure compliance with the adopted setbacks.

A subdivision plat is currently not required as the applicant does not intend to subdivide the properties into separate lots or extend City water or wastewater services. Per Section 45, *Creation of Building Site*, of the Zoning Ordinance, a building permit for one main building is permitted without a subdivision plat for properties that face a dedicated street and was separately owned prior to annexation. This property was separately owned prior to the 2009 annexation.

There are no City water or wastewater services at this location. The applicant plans to install a septic system which will require approval from the Bell County Public Health Department. Domestic water service will be provided by Dog Ridge WSC. A building permit will be required prior to construction to ensure compliance with all zoning and construction requirements. Fire protection will be addressed during the permitting process.

**Recommendation**

Recommend approval of the requested zoning change from Agricultural District to Single Family- 1 Residential District, subject to the following:

1. The use of the property shall conform to the requirements of the Single Family – 1 District.
2. An approval letter from Dog Ridge Water Supply Corporation is required for domestic water services.
3. Approval from Bell County Health Department is required for on-site sewage facilities.

**Attachments:**

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

# ZONING CHANGE APPLICATION

Fee: \$250.00



Date received:	
APPLICANT NAME: Jimmy Noeman	
EMAIL: jimmyn1965@yahoo.com	PHONE NUMBER: 254-913-9317
MAILING ADDRESS: P.O. Box 1725 Belton TX 76513	
PROPERTY OWNER NAME: ROY AND SUSAN ZOCH	
EMAIL: RoyZoch@yahoo.com	PHONE NUMBER: 254 291 9778
MAILING ADDRESS: 3496 SIMMONS ROAD BELTON TX 76513	

Proposed Use of Structures (building) and Property (exterior property): RESIDENTIAL HOUSE
Current Use: VACANT LAND
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: LONG BOW LOT 132281
Legal Description of Property: Abstract Survey
Lot(s): _____ Block(s): _____ of Subdivision CAVED 2.2 AC VOL 2419 PG 68
Existing Zoning: A9 Proposed Zoning: SF Family 1

Signature of Applicant: [Signature] Date: 9-27-2022  
Signature of Owner (if not applicant): [Signature] Date: 9-24-2022

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

7102 Long Bow Rd





# Zoning Case # Z-22-40\_Location

## ZONING CHANGE:

AG  
to  
SF1

## LEGAL DESCRIPTION:

A0070BC J BEAL, 58-37,  
ACRES 2.2

## PROPERTY OWNER:

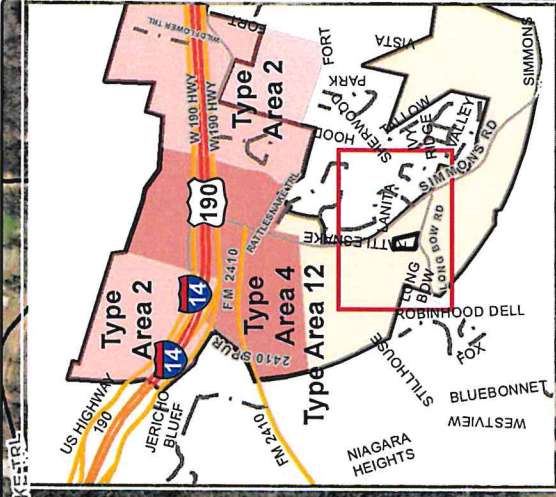
ROY & SUSAN ZOCH

## ADDRESS/LOCATION:

7102 LONG BOW RD

LEGEND

Z\_22\_40



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.



Map Date: 10/31/2022





# Zoning Case # Z-22-40\_Zoning



**ZONING CHANGE:**  
AG  
to  
SF1

**LEGAL DESCRIPTION:**  
A0070BC J BEAL, 58-37,  
ACRES 2.2

**PROPERTY OWNER:**  
ROY & SUSAN ZOCH

**ADDRESS/LOCATION:**  
7102 LONG BOW RD

**Legend**

- Z\_22\_40
- City Parcels
- City Limits
- Current\_Zoning
- Agricultural
- Commercial-2



# Zoning Case # Z-22-40 Aerial



**ZONING CHANGE:**

AG  
to  
SF1

**LEGAL DESCRIPTION:**

A0070BC J BEAL, 58-37,  
ACRES 2.2

**PROPERTY OWNER:**

ROY & SUSAN ZOCH

**ADDRESS/LOCATION:**

7102 LONG BOW RD

**LEGEND**

City\_Parcel  
Z\_22\_40

Map Date: 10/31/2022

0 100 200 Feet



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: JIMMY NORMAN,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 7102 LONG BOW RD,  
FROM A(N) AGRICULTURAL DISTRICT ZONING DISTRICT,  
TO A(N) SINGLE FAMILY – 1 RESIDENTIAL ZONING DISTRICT,  
TO CONSTRUCT A DETACHED SINGLE FAMILY HOME.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, November 15th, 2022**, 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, November 22, 2022**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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 THE ADDRESS BELOW OR VIA EMAIL TO [PLANNING@BELTONTXAS.GOV](mailto:PLANNING@BELTONTXAS.GOV), PRIOR TO 1:00 P.M. ON NOVEMBER 21, 2022.

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.

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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. \_\_\_\_\_

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. BOX 120  
BELTON, TEXAS 76513  
254-933-5812**



11519

DOWNING, GARY EDWARD  
PO BOX 143  
NOLANVILLE, TX 76559-0143

132281

ZOCH, ROY ETUX SUSAN  
3496 SIMMONS RD  
BELTON, TX 76513-6610

147547

BAKER, ROBERT H JR ETUX BELINDA B  
6959 LONG BOW RD  
BELTON, TX 76513-6547

91014

BAKER, ROBERT HENRY JR  
6959 LONG BOW RD  
BELTON, TX 76513-6547

132282

ZOCH, ROY ETUX SUSAN  
3496 SIMMONS RD  
BELTON, TX 76513-6610

420268

ROBISON, LOUIS N ETUX SUSAN A  
PO BOX 142  
NOLANVILLE, TX 76559-0142

123114

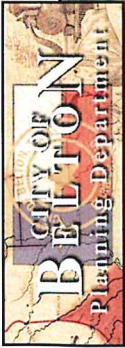
HICKMAN, AMMON BENSON & LORI LEE BROWN  
7196 LONGBOW RD  
BELTON, TX 76513

135946

PARTRIDGE, WILLIAM F  
7041 LONG BOW RD  
BELTON, TX 76513-6546



# Zoning Case # Z-22-40



## ZONING CHANGE:

AG  
to  
SF1

## LEGAL DESCRIPTION:

A0070BC J BEAL, 58-37,  
ACRES 2.2

## PROPERTY OWNER:

ROY & SUSAN ZOCH

## ADDRESS/LOCATION:

7102 LONG BOW RD

## Legend

Z\_22\_40

200' Property Owner  
Notification Area

☐ Tax Appraisal Parcels

Map Date: 10/31/2022



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P&Z

Agenda Item #5

Z-22-41

# Staff Report – Planning & Zoning Item



Date: November 15, 2022  
Case No.: Z-22-41  
Request: NS to R  
Applicant/Owners: Donald Rohde

## **Agenda Item #5**

Z-22-41 – Hold a public hearing and consider a zoning change from Neighborhood Services to Retail (R) on approximately 0.406 acres located at 1404 N. Main Street.

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

**Current Zoning:** Neighborhood Service

**Current Uses(s):** Approximately 1,960 sq ft commercial building and property – previously Costa Pools and Supplies and Bases Loaded Nutrition (currently a vacant building)

**Proposed Zoning:** Retail

**Proposed Use(s):** Auto Repair and Service

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

**Design Standards Type Areas 12:** The projected growth for Type Area 5 is primarily retail, commercial and mixed uses with higher development standards.

## **Background/Case Summary**

The property owner submitted a zoning change application to allow for additional permitted uses at this location. A prospective tenant is proposing an automobile windshield repair, window tinting, and detailing business at the location. This is not permitted in the NS district. The Retail District permits the proposed uses and other minor automobile services and repair including repairs and replacement of parts, oil and lube, washing and polishing, vehicle state inspections, and other similar minor services. Major repairs which include repair and reconditioning of engines and transmissions, wrecker, and collision services are prohibited in the R district.



## **Project Analysis and Discussion**

### **Existing Conditions:**

<b>Direction</b>	<b>Zoning</b>	<b>Use</b>
North	SUP Cemetery	North Belton Cemetery
South	R	Former Dog Grooming Allstate Insurance
West	PD – MF Condo	Undeveloped
East	SF-1	Single Family

**Land Use Table/Allowable Uses:** The requested R district will permit all uses allowed in the R district including retail, restaurants, auto repair and services

### **Area & Setback Requirements:**

The subject lot is approximately 17,500 square feet and exceeds the minimum requirements for 7,000 sq. ft. Future expansion of the existing building will need to comply with the Retail area and setback requirements.

The proposed zoning appears to be reasonable as the adjacent properties are also zoned Retail and the FLUM supports commercial uses.

### **Recommendation**

Recommend approval of the requested zoning change from Neighborhood Services to Retail District.

### **Attachments:**

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

received  
9/30/22



# ZONING CHANGE APPLICATION

Fee: \$250.00

Date received:	
APPLICANT NAME: <u>Don Rohde</u>	
EMAIL: <u>donrohde69@gmail.com</u>	PHONE NUMBER: <u>(254) 718-3522</u>
MAILING ADDRESS: <u>1432 Arnold Palmer Salado, Tx 76571</u>	
PROPERTY OWNER NAME: <u>SAME AS ABOVE</u>	
EMAIL:	PHONE NUMBER:
MAILING ADDRESS:	

Proposed Use of Structures (building) and Property (exterior property): <u>GENERAL RETAIL</u>
Current Use: <u>VACANT</u>
LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED: <u>1404 N. MAIN ST. BELTON, TX 76513</u>
Legal Description of Property: Abstract Survey
Lot(s): <u>6, 7</u> Block(s): <u>FRENCH, Block 001</u> of Subdivision
Existing Zoning: <u>Neighborhood SERVICE DISTRICT</u> Proposed Zoning: <u>RETAIL</u>

Signature of Applicant: *Don Rohde* Date: 9-28-22

Signature of Owner (if not applicant): \_\_\_\_\_ Date: \_\_\_\_\_

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

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

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

N/A

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 15th day 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.



# Zoning Case # Z-22-41\_Location



**ZONING CHANGE:**  
NS  
to  
R

**LEGAL DESCRIPTION:**  
FRENCH, BLOCK 001, LOT PT 6, 7,  
(NE 142.1' X 46.81' X 121.10' X 23.86' X 44.69'  
OF 6 & E 144.67' X 75' X 142' X 75' OF 7),  
ACRES 0.406

**PROPERTY OWNER:**  
DON ROHCLE

**ADDRESS/LOCATION:**  
1404 N MAIN ST

LEGEND  
Z-22-41

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Map Date: 10/21/2022



# Zoning Case # Z-22-41\_Zoning



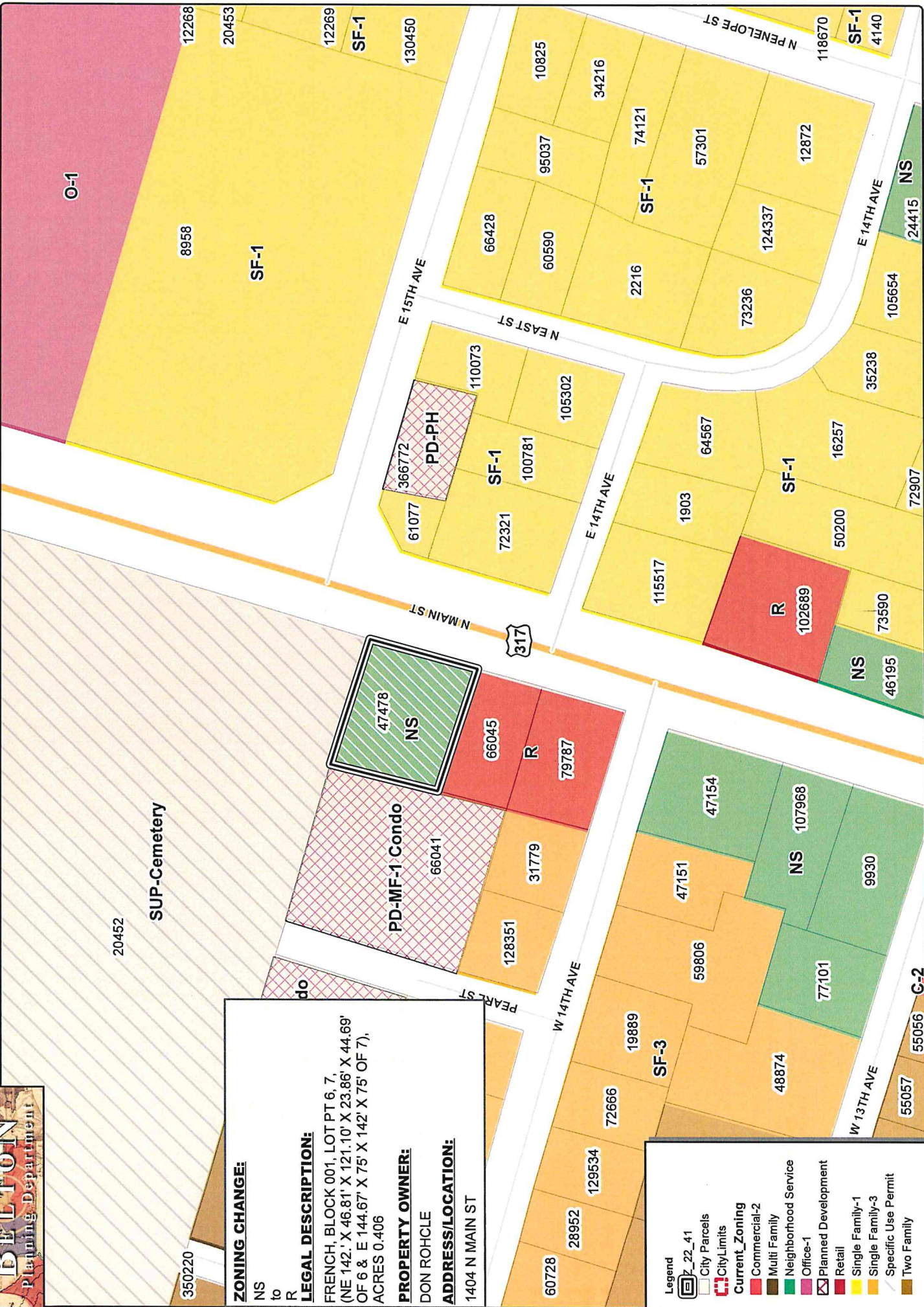
Author: Anthony Holgrass, City of Belton Path: E:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2022\Zoning Change Cases\Z-22-41\Z-22-41\_Zoning.mxd

**ZONING CHANGE:**  
NS to R

**LEGAL DESCRIPTION:**  
FRENCH, BLOCK 001, LOT PT 6, 7,  
(NE 142' X 46.81' X 121.10' X 23.86' X 44.69'  
OF 6 & E 144.67' X 75' X 142' X 75' OF 7),  
ACRES 0.406

**PROPERTY OWNER:**  
DON ROHCLE

**ADDRESS/LOCATION:**  
1404 N MAIN ST



**Legend**

- Z-22-41
- City Parcels
- City Limits
- Current Zoning
- Commercial-2
- Multi Family
- Neighborhood Service
- Office-1
- Planned Development
- Retail
- Single Family-1
- Single Family-3
- Specific Use Permit
- Two Family

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: DON ROHDE,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 1404 N. MAIN STREET,  
FROM A(N) NEIGHBORHOOD SERVICE ZONING DISTRICT,  
TO A(N) RETAIL ZONING DISTRICT,  
TO ALLOW FOR RETAIL, RESTAURANTS AND AUTO SERVICES.

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, November 15th, 2022**, 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, November 22, 2022**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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 THE ADDRESS BELOW OR VIA EMAIL TO PLANNING@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON NOVEMBER 21, 2022.

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. \_\_\_\_\_

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. Box 120  
BELTON, TEXAS 76513  
254-933-5812**



8958 BELTON IND SCHOOL DISTRICT PO BOX 269 BELTON, TX 76513-0269	20452 CITY OF BELTON PO BOX 120 BELTON, TX 76513-0120	31779 CONFIDENTIAL OWNER 104 W 14TH AVE BELTON, TX 76513-1936
47151 CONTRERAS, ELIJAH 658 W BROADWAY LONG BEACH, NY 11561	47154 RAVEN2 LLC PO BOX 1445 BELTON, TX 76513	47478 ROHDE, DONALD E & SUSAN M 1432 ARNOLD PALMER CIR SALADO, TX 76571
59806 CONTRERAS, ELIJAH 103 WEST 14TH AVE BELTON, TX 76513	61077 MCKINLEY, LARRY 11420 SOMERVILLE TEMPLE, TX 76502-6405	66041 ROHDE, DONALD E & SUSAN M 1432 ARNOLD PALMER CIR SALADO, TX 76571
66043 ROHDE, DONALD E & SUSAN M 1432 ARNOLD PALMER CIR SALADO, TX 76571	66045 STELLAR EXECUTIVE GROUP INC PO BOX 292 BELTON, TX 76513-0292	72320 MCKINLEY, LAWRENCE F & CHARLOTTE D REVOCABLE LIVING TRUST 11420 SOMERVILLE TEMPLE, TX 76502-6405
72321 MCKINLEY, LAWRENCE F & CHARLOTTE D REVOCABLE LIVING TRUST 11420 SOMERVILLE TEMPLE, TX 76502-6405	79787 NORTON, JAMES A ETUX RUBY M 785 MESQUITE RD BELTON, TX 76513-4605	81335 ARP, JAMES FRANK ETUX ASHLEY GOOD 11201 PENCEWOOD DR AUSTIN, TX 78750-2519
100781 ROLSTON, JERRY DEAN 106 E 14TH AVE BELTON, TX 76513-2136	115517 KOPETSKY, DEBORAH & BOBBY G 2500 AMEN CORNER RD PFLUGERVILLE, TX 78660-5027	128351 SULLIVAN, PATRICK C 106 W 14TH AVE BELTON, TX 76513
366772 BAG DROP LLC, THE PO BOX 178 BELTON, TX 76513-0178		





# Zoning Case # Z-22-41



**ZONING CHANGE:**  
NS to R

**LEGAL DESCRIPTION:**  
FRENCH, BLOCK 001, LOT PT 6, 7,  
(NE 142' X 46.81' X 121.10' X 23.86' X 44.69'  
OF 6 & E 144.67' X 75' X 142' X 75' OF 7),  
ACRES 0.406

**PROPERTY OWNER:**  
DON ROHCLE

**ADDRESS/LOCATION:**  
1404 N MAIN ST

**Legend**

Z\_22\_41

200' Property Owner  
Notification Area

☐ Tax Appraisal Parcels

Maps and data are for informational purposes and may not have been prepared for legal, engineering or other purposes. They do not represent an on-the-ground survey and 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-22-41\_Aerial



**ZONING CHANGE:**

NS  
to  
R

**LEGAL DESCRIPTION:**

FRENCH, BLOCK 001, LOT PT 6, 7,  
(NE 142' X 46.81' X 121.10' X 23.86' X 44.69'  
OF 6 & E 144.67' X 75' X 142' X 75' OF 7),  
ACRES 0.406

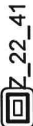
**PROPERTY OWNER:**

DON ROHLE

**ADDRESS/LOCATION:**

1404 N MAIN ST

LEGEND



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Map Date: 10/21/2022



P&Z

Agenda Item #6

Z-22-42

# Staff Report – Planning & Zoning Item



Date: November 15, 2022  
Case No.: Z-22-42  
Request: SF-3 to PD-SF3  
Applicant/Owners: Edgewood Ventures  
City of Belton

## **Agenda Item #6**

Z-22-42 – Hold a public hearing and consider a zoning change from Single Family-3 District to Planned Development – Single Family-3 (PD-SF-3) on approximately 6.226 acres in the Connell Subdivision, located at the northwest intersection of South Connell Street and Huey Drive.

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

**Current Zoning:** Single Family – 3 Residential

**Current Uses(s):** Detached single family homes

**Proposed Zoning:** Planned Development – Single Family - 3 Residential

**Proposed Use(s):** Detached single family homes

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

**Design Standards Type Areas 9:** The projected growth is a mixture of uses with the understanding of context and Loop 121 corridor.

## **Background/Case Summary**

This area was zoned Single Family-3 (SF-3) Residential in 2018 to allow for detached single family residential development. The Connell Subdivision plat was later approved in 2020 to allow the division of the property. Public infrastructure improvements were accepted by the Public Works Department on September 27, 2022. With the acceptance of the public infrastructure, new home construction permits were submitted for review and approval.

The applicant is requesting a 10' reduction in the rear yard setback to allow for a larger buildable area to accommodate their current new construction plans. The lots in this subdivision measures 50' wide by 87' to 103' deep; when the setbacks are applied, it allows for a 40' x 42-58' buildable area. The submitted plans for 1,500-2,500 square feet homes make it difficult to achieve the required 20' rear yard setbacks on some lots.

Nine Zoning Board of Adjustment (ZBA) applications were submitted to request a reduction in the 20' rear setback from both Edgewood Ventures and Timber Ridge Homes construction companies. Four of the nine applications qualified for an administrative approval as they met the 15% encroachment criteria which is a maximum encroachment of 3'. Staff determined the remaining applications did not meet the unnecessary hardship requirements for consideration by the ZBA and recommended a zoning change as the appropriate mechanism for a 10' reduction in the required rear yard setbacks. Because the lots in the subdivision have been sold to different owners, this is also a City initiated zoning change to allow all property owner similar rights.

### **Project Analysis and Discussion**

#### **Existing Conditions:**

<b>Direction</b>	<b>Zoning</b>	<b>Use</b>
North	Agricultural District	Multiple detached single-family homes
South	SF-1	Future City Parkland dedicated by the Liberty Valley Subdivision.
West	SF-2	Liberty Valley Subdivision – single family detached homes
East	PD-Mixed Use (PD-19) allows retail, mobile homes, and RV's	Star Mobile Home Park

**Land Use Table/Allowable Uses:** The requested SF-3 district will permit detached single family home construction.

**Area & Setback Requirements:** Minimum area and setback requirements for the requested Zoning District are summarized below:

<b>SF-3 Zoning Requirements</b>		<b>Requested PD Conditions</b>
Minimum Lot Area	5,000	No changes proposed
Minimum Lot Width	50'	No changes proposed
Minimum Lot Depth	90'	No changes proposed
Front Yard Setbacks	25'	No changes proposed
Rear Yard Setbacks	20'	Reduction to 10'
Side Yard Setbacks	5'	No changes proposed



### **Recommendation**

Recommend approval of the requested zoning change from Single Family-3 District to Planned Development – Single Family-3 District.

### **Attachments:**

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

# ZONING CHANGE APPLICATION

**Fee: 300.00**



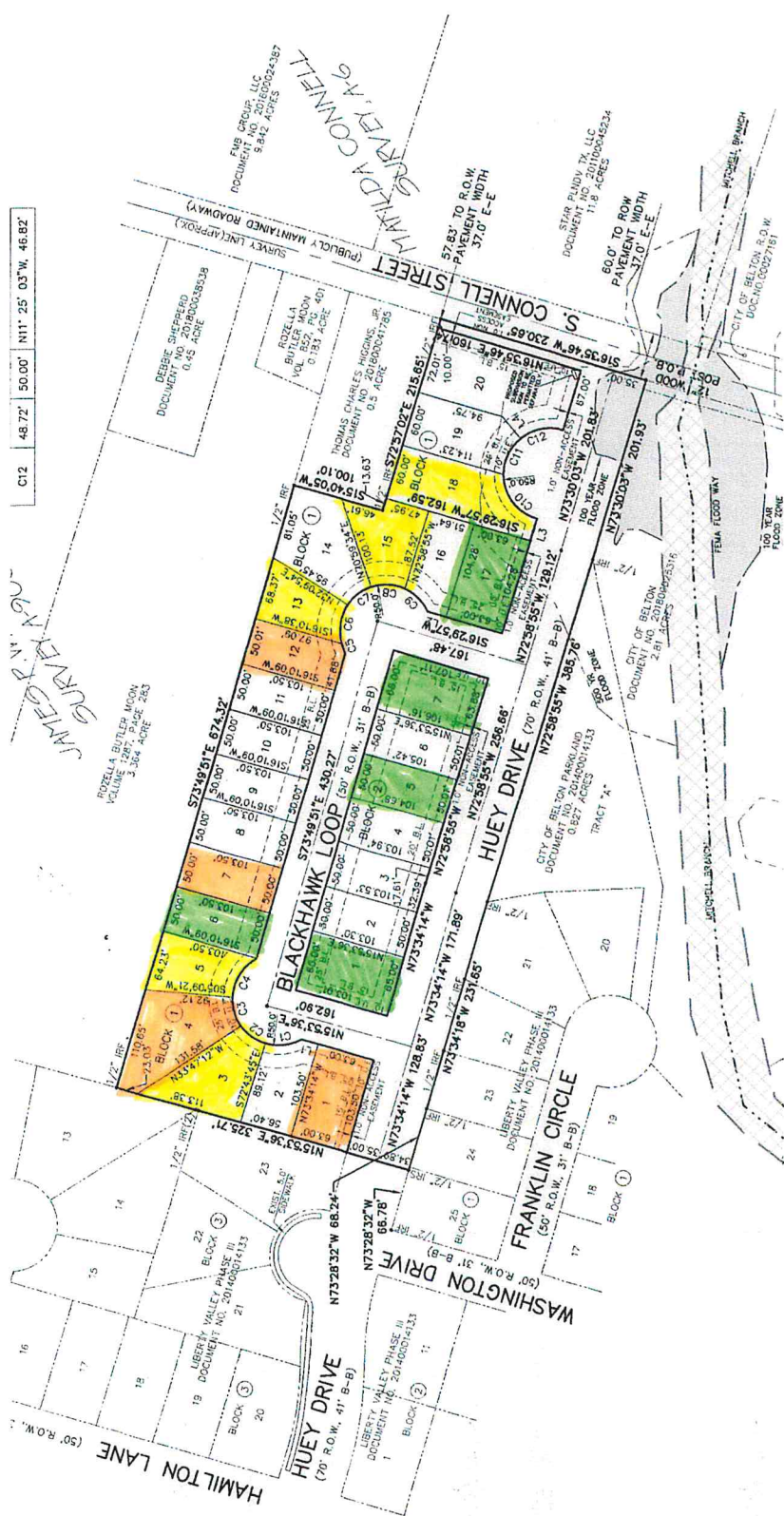
<b>Date received:</b>	
APPLICANT NAME: Edgewood Venture	
EMAIL: evbuildbids@gmail.com	PHONE NUMBER: 409.599.3109
MAILING ADDRESS: 729 Pegasus Lane	
PROPERTY OWNER NAME: Edgewood Ventures	
EMAIL:	PHONE NUMBER:
MAILING ADDRESS:	

Proposed Use of Structures (building) and Property (exterior property): Single family detached homes
Current Use: Single family detached homes
<b>LOCATION/STREET ADDRESS OF PROPERTY TO BE REZONED:</b> Connell Subdivision; Black Hawk Drive and Huey Drive
Legal Description of Property: Abstract Survey _____ Lot(s): _____ Block(s): _____ of Subdivision Connell Subdivision
Existing Zoning: SF-3 Proposed Zoning: PD-SF-3

Signature of Applicant: \_\_\_\_\_ Date: 10/24/2022

Signature of Owner (if not applicant): \_\_\_\_\_ Date: \_\_\_\_\_

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



Variance Request  
Admin Variance  
No Variance

TO  
H  
MR  
3P(a)





# Zoning Case # Z-22-42\_Location

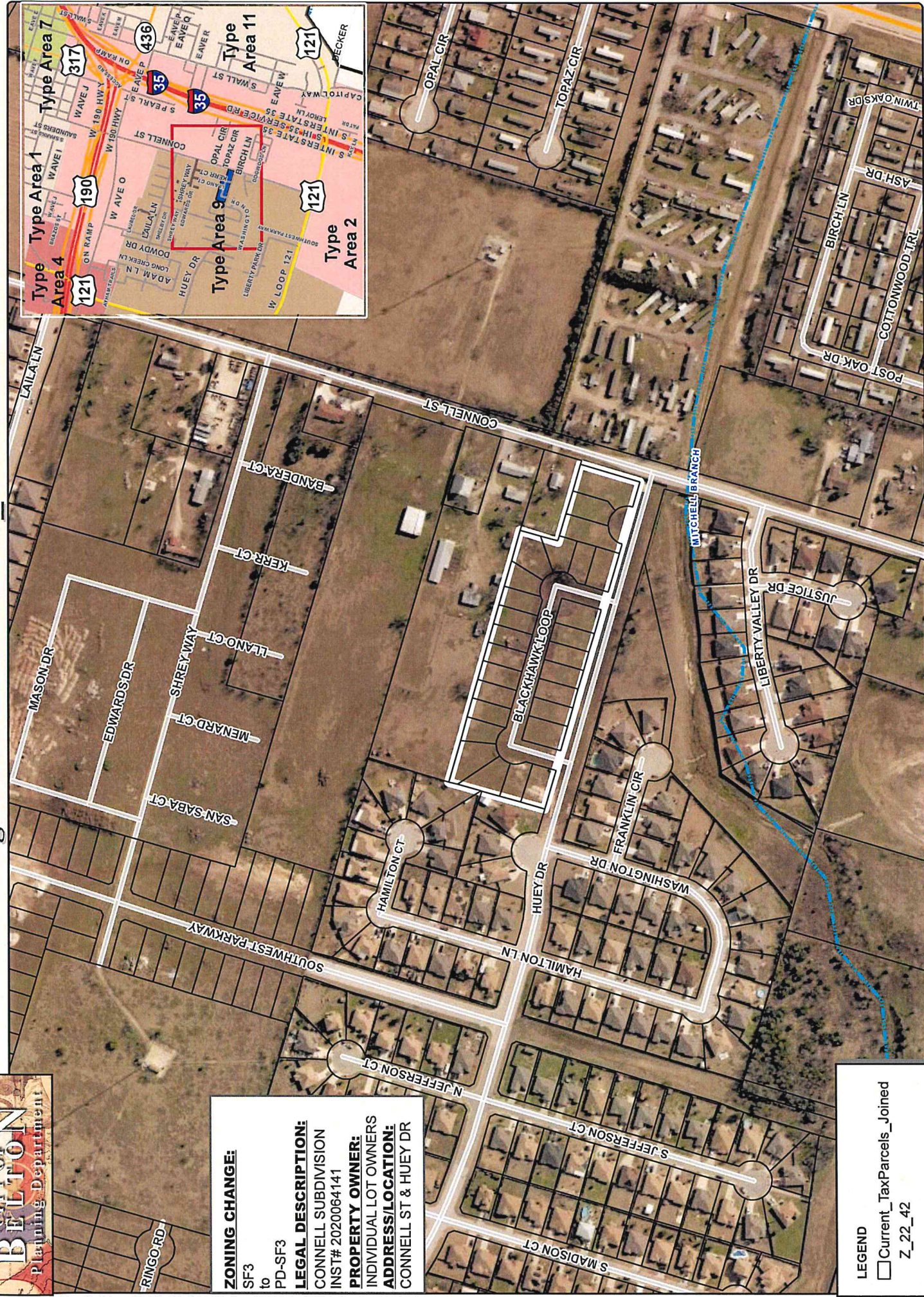
**ZONING CHANGE:**  
SF3  
to  
PD-SF3

**LEGAL DESCRIPTION:**  
CONNELL SUBDIVISION  
INST# 2020064141

**PROPERTY OWNER:**  
INDIVIDUAL LOT OWNERS

**ADDRESS/LOCATION:**  
CONNELL ST & HUEY DR

**LEGEND**  
☐ Current\_TaxParcels\_Joined  
Z\_22\_42





# Zoning Case # Z-22-42\_Zoning



Author: Anthony Holgrass, City of Belton Path: E:\City of Belton Projects\Folders\Maps and Data\Zoning Cases\2022\Zoning Change Cases\Z-22-42-Z-22-42\_Zoning.mxd

## ZONING CHANGE:

SF3

to PD-SF3

## LEGAL DESCRIPTION:

CONNELL SUBDIVISION  
INST# 2020064141

## PROPERTY OWNER:

INDIVIDUAL LOT OWNERS

## ADDRESS/LOCATION:

CONNELL ST & HUEY DR

## Legend

Z\_22\_42

City Parcels

City Limits

Current\_Zoning

Agricultural

Commercial-1

Office-1

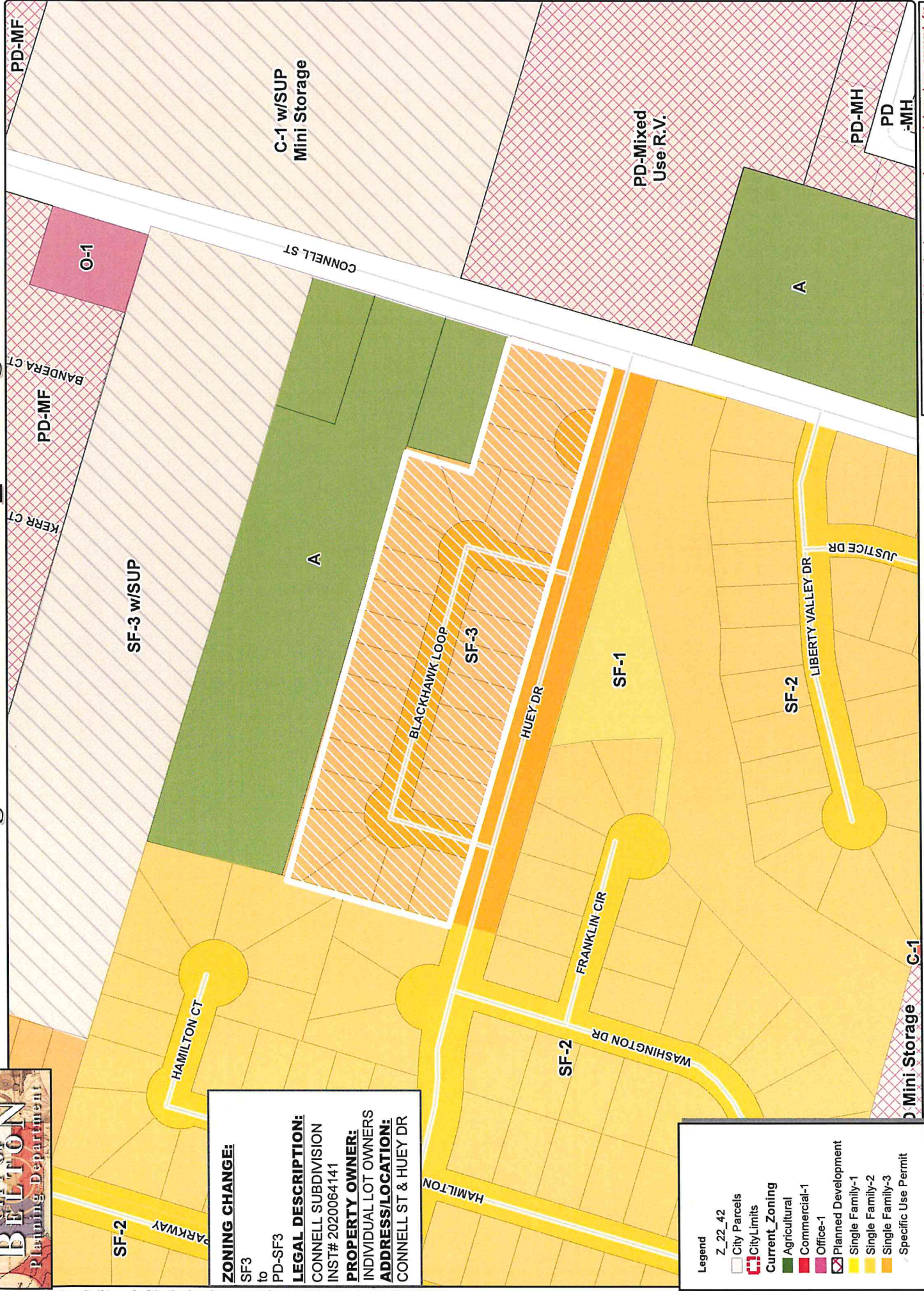
Planned Development

Single Family-1

Single Family-2

Single Family-3

Specific Use Permit



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Map Date: 10/24/2022



# Zoning Case # Z-22-42\_Aerial



Author: Anthony Holgrass, City of Belton



**ZONING CHANGE:**

SF3  
to  
PD-SF3

**LEGAL DESCRIPTION:**

CONNELL SUBDIVISION  
INST# 2020064141

**PROPERTY OWNER:**

INDIVIDUAL LOT OWNERS

**ADDRESS/LOCATION:**

CONNELL ST & HUEY DR

**LEGEND**

Z\_22\_42

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Map Date: 10/24/2022



# Zoning Case # Z-22-42



## ZONING CHANGE:

SF3  
to  
PD-SF3

## LEGAL DESCRIPTION:

CONNELL SUBDIVISION  
INST# 2020064141

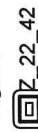
## PROPERTY OWNER:

INDIVIDUAL LOT OWNERS

## ADDRESS/LOCATION:

CONNELL ST & HUEY DR

## Legend

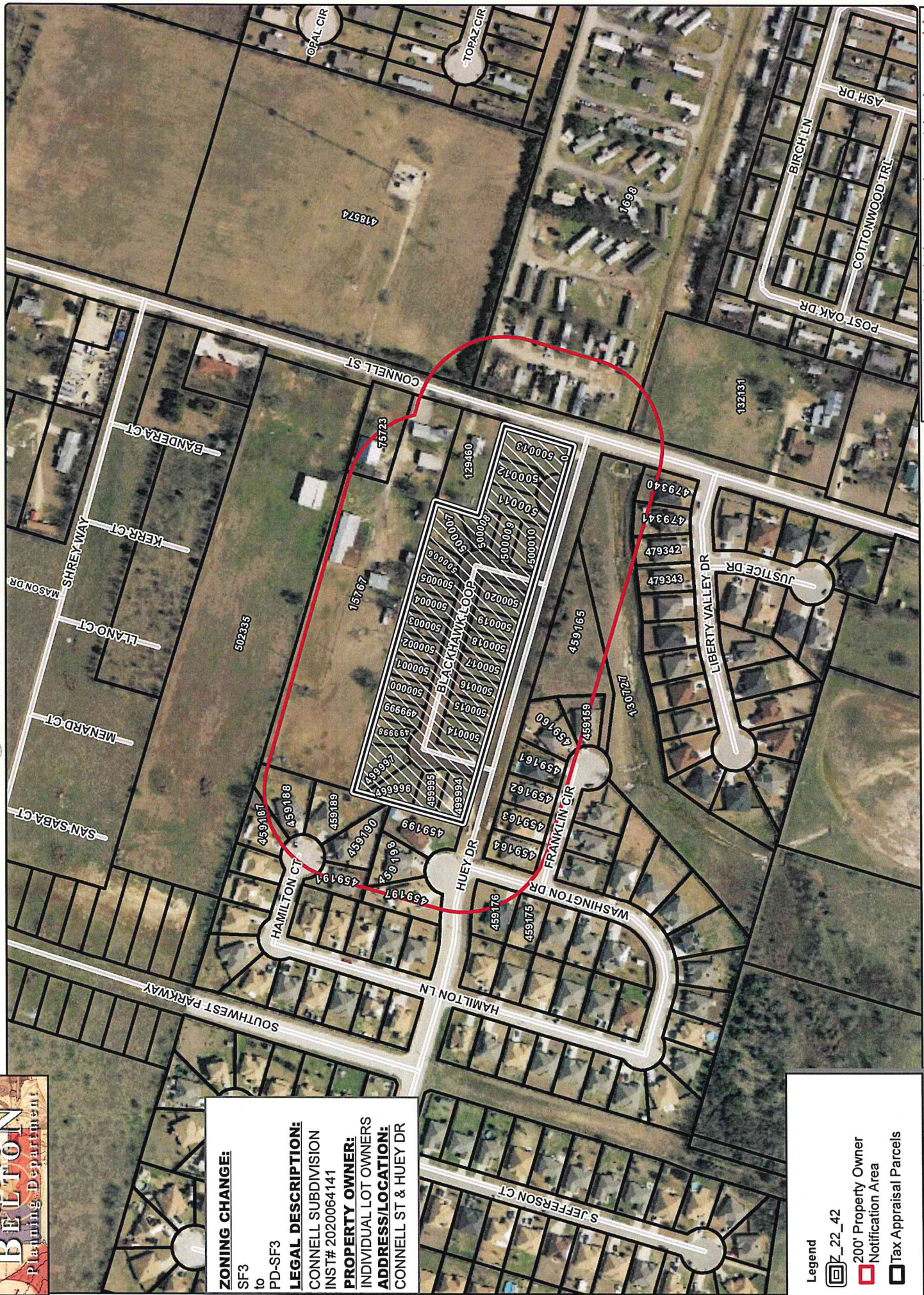


200' Property Owner

Notification Area

Tax Appraisal Parcels

Map Date: 10/24/2022



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0 200 400 Feet



# Zoning Case # Z-22-42\_Location



## ZONING CHANGE:

SF3

to  
PD-SF3

## LEGAL DESCRIPTION:

CONNELL SUBDIVISION  
INST# 2020064141

## PROPERTY OWNER:

INDIVIDUAL LOT OWNERS

## ADDRESS/LOCATION:

CONNELL ST & HUEY DR

## LEGEND

☐ Current\_TaxParcels\_Joined

Z\_22\_42

Map Date: 10/24/2022



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# Zoning Case # Z-22-42\_Aerial



Author: Anthony Holgrees, City of Belton



## ZONING CHANGE:

SF3

to

PD-SF3

## LEGAL DESCRIPTION:

CONNELL SUBDIVISION

INST# 2020064141

## PROPERTY OWNER:

INDIVIDUAL LOT OWNERS

## ADDRESS/LOCATION:

CONNELL ST & HUEY DR

## LEGEND

Z\_22\_42

Map Date: 10/24/2022



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: EDGEWOOD VENTURES AND CITY OF BELTON,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: CONNELL SUBDIVISION – CONNELL STREET AND HUEY  
DRIVE (BLACKHAWK DRIVE),  
FROM A(N) SINGLE FAMILY – 3 RESIDENTIAL ZONING DISTRICT,  
TO A(N) PLANNED DEVELOPMENT – SINGLE FAMILY – 3 ZONING DISTRICT,  
TO ALLOW FOR A REDUCED REAR YARD SETBACK – FROM 20' TO 10'.

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, November 15th, 2022**, 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, November 22, 2022**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

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 THE ADDRESS BELOW OR VIA EMAIL TO [PLANNING@BELTONTXAS.GOV](mailto:PLANNING@BELTONTXAS.GOV), PRIOR TO 1:00 P.M. ON NOVEMBER 21, 2022.

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. \_\_\_\_\_

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

**PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. BOX 120  
BELTON, TEXAS 76513  
254-933-5812**



1698	15767	75723
STAR PLNDV TX LLC	MOON, ROZELLA BUTLER	SHEPPERD, DEBBIE
4600 COX RD STE 400	2081 CONNELL ST	2055 CONNELL STREET
GLEN ALLEN, VA 23060-6732	BELTON, TX 76513-4239	BELTON, TX 76513
129460	132131	418574
HIGGINS, THOMAS CHARLES JR	ZEHR, DENNIS L	FMB GROUP LLC
2111 CONNELL ST	2290 CONNELL ST	3809 S GENERAL BRUCE DR STE 103
BELTON, TX 76513	BELTON, TX 76513-4244	TEMPLE, TX 76502
459159	459160	459161
WOMACK, WILLIAM E	BARKER, JOHN D ETUX SUSANNAH	RAMOS, JOSE I JR ETUX GLADYS E
1033 FRANKLIN CIR	1029 FRANKLIN CIR	1025 FRANKLIN CIR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
459162	459163	459164
ANWAR, ZAHID ETUX SUNDAS RASHID	INMAN, RICHARD	MANN, STEVEN & CAROLYN
1021 FRANKLIN CIR	1524 BISHOP DR	1011 FRANKLIN CIR
BELTON, TX 76513	SALADO, TX 76571	BELTON, TX 76513
459165	459175	459176
CITY OF BELTON	MACARIO, WILI ETUX ERICKA CALVAC	BIRD, ROBERT J ETUX SANDRA L
PO BOX 120	2407 WASHINGTON DR	2415 WASHINGTON DR
BELTON, TX 76513-0120	BELTON, TX 76513	BELTON, TX 76573
459187	459188	459189
HAYES, EDWARD CHRISTOPHER ETUX DEBRA	PEW, CHRISTOPHER G & VICTORIA L CLANCY	BELL, JOHN ETUX CRYSTAL J
336 HAMILTON CT	344 HAMILTON CT	345 HAMILTON CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
459191	459197	459199
DIAZ, BRANDYN	GOLDING, ROBERT ROY III	HINOJOSA, MARTHA B
323 HAMILTON CT	1841 HUEY DR	GENERAL DELIVERY
BELTON, TX 76513	BELTON, TX 76513	EL PASO, TX 79910-9999
459198	459190	479343
GREENE, RICHARD ETUX LINDA	METZ, JONATHON BLAKE & SARA	REDDY MANDLA, JAGADEESWARA & APARNA
1847 HUEY DR	337 HAMILTON CT	4750 SAN LUCAS WAY
BELTON, TX 76513	BELTON, TX 76513	SAN JOSE, CA 95135
479340	479342	479341
JOHNSON, TALIA L ETVIR TRAVIS D	VILLEGAS, SUSANNA	ROSADO, ELVIN JUARBE
604 LIBERTY VALLEY DR	1617 SHADY LN	608 LIBERTY VALLEY DR
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
130727	500010	500013
CITY OF BELTON	EDGEWOOD VENTURES LLC	JACK-O-LANTERN LTD
PO BOX 120	5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD
BELTON, TX 76513-0120	TEMPLE, TX 76502	TEMPLE, TX 76502

500009	500012	500011
EDGEWOOD VENTURES LLC	JACK-O-LANTERN LTD	JACK-O-LANTERN LTD
5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD
TEMPLE, TX 76502	TEMPLE, TX 76502	TEMPLE, TX 76502
500020	500019	500018
JACK-O-LANTERN LTD	LOPEZ, RANFERI MONDRAGON & RAQUEL MONDRAGON	LOPEZ, RANFERI MONDRAGON & RAQUEL MONDRAGON
5242 CEDAR RIDGE PARK RD	4947 GUN CLUB RD	4947 GUN CLUB RD
TEMPLE, TX 76502	TEMPLE, TX 76501	TEMPLE, TX 76501
500008	500017	500016
EDGEWOOD VENTURES LLC	LOPEZ, RANFERI MONDRAGON & RAQUEL MONDRAGON	LOPEZ, RANFERI MONDRAGON & RAQUEL MONDRAGON
5242 CEDAR RIDGE PARK RD	4947 GUN CLUB RD	4947 GUN CLUB RD
TEMPLE, TX 76502	TEMPLE, TX 76501	TEMPLE, TX 76501
500015	500007	500006
LOPEZ, RANFERI MONDRAGON & RAQUEL MONDRAGON	JACK-O-LANTERN LTD	EDGEWOOD VENTURES LLC
4947 GUN CLUB RD	5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD
TEMPLE, TX 76501	TEMPLE, TX 76502	TEMPLE, TX 76502
500005	500004	500003
EDGEWOOD VENTURES LLC	EDGEWOOD VENTURES LLC	EDGEWOOD VENTURES LLC
5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD
TEMPLE, TX 76502	TEMPLE, TX 76502	TEMPLE, TX 76502
500002	500001	500000
EDGEWOOD VENTURES LLC	EDGEWOOD VENTURES LLC	EDGEWOOD VENTURES LLC
5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD
TEMPLE, TX 76502	TEMPLE, TX 76502	TEMPLE, TX 76502
499999	499998	499996
EDGEWOOD VENTURES LLC	EDGEWOOD VENTURES LLC	EDGEWOOD VENTURES LLC
5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD
TEMPLE, TX 76502	TEMPLE, TX 76502	TEMPLE, TX 76502
499997	499994	500014
JACK-O-LANTERN LTD	EDGEWOOD VENTURES LLC	JACK-O-LANTERN LTD
5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD	5242 CEDAR RIDGE PARK RD
TEMPLE, TX 76502	TEMPLE, TX 76502	TEMPLE, TX 76502
499995	502335	0
EDGEWOOD VENTURES LLC	MAGNOLIA BAPTIST CHURCH	
5242 CEDAR RIDGE PARK RD	PO BOX 475	
TEMPLE, TX 76502	BELTON, TX 76513	



# Zoning Case # Z-22-42



## ZONING CHANGE:

SF3

to  
PD-SF3

## LEGAL DESCRIPTION:

CONNELL SUBDIVISION  
INST# 2020064141

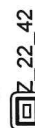
## PROPERTY OWNER:

INDIVIDUAL LOT OWNERS

## ADDRESS/LOCATION:

CONNELL ST & HUEY DR

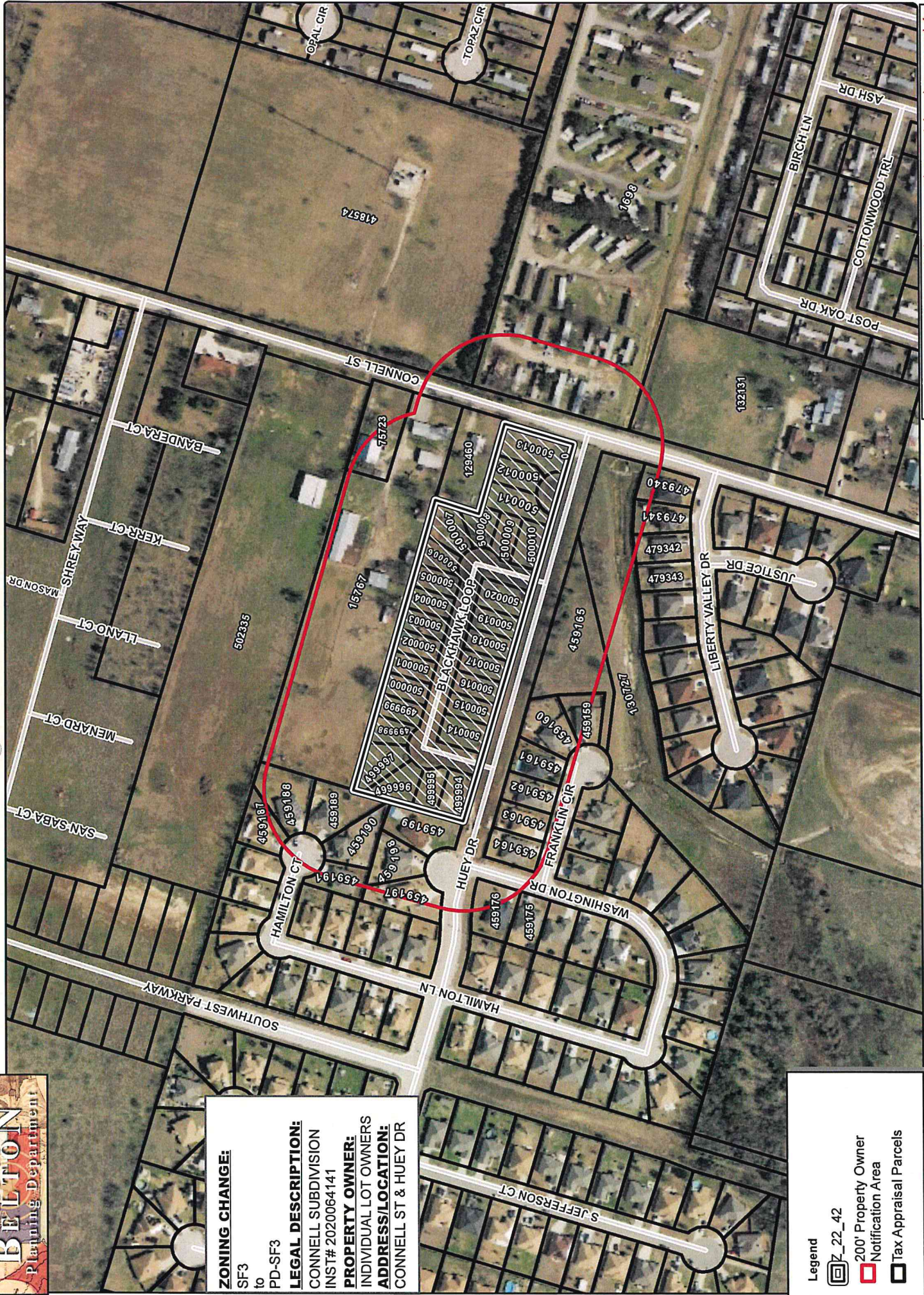
## Legend



200' Property Owner



Tax Appraisal Parcels





P&Z

Agenda Item #7

Z-22-43 - Withdrawn



# Staff Report – Planning & Zoning Item



Date: November 15, 2022  
Case No.: Z-22-43  
Request: A to PD-C-2 and MF  
Applicant/Owners: High Side Realty

## **Agenda Item #6**

Z-22-43 - Hold a public hearing and consider a zoning change from Agricultural to Planned Development – Commercial-2 and Multifamily District (PD–C-2/MF) on approximately 41.64 acres located at 703 West Loop 121, located at the intersection of West Loop 121 and Southwest Parkway. **This item was withdrawn by the Applicant.**

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

**Current Zoning:** Agricultural

**Current Uses(s):** Vacant Undeveloped Property

**Proposed Zoning:** Planned Development – Commercial -2 and Multifamily

**Proposed Use(s):** Commercial and Multifamily apartments

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

**Design Standards Type Areas 9:** The projected growth is a mixture of uses with the understanding of context and Loop 121 corridor.

## **Background/Case Summary**

Due to wastewater constraints, the applicant withdrew this application.



**From:** [Kent McNeil](#)  
**To:** [Tina Moore](#); [Bill Schock](#); [John Burns](#)  
**Cc:** [Ronnie Tynes](#)  
**Subject:** Project Termination  
**Date:** Monday, November 7, 2022 9:31:38 AM

---

Tina,

Good morning. I am sending this email to let you know that we are terminating our purchase agreement for the property on Loop 121. We will no longer need rezoning or entitlements for that acreage.

Regards,

Kent

**WARNING:**  
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P&Z

Agenda Item #8

P-22-24





## Staff Report – Planning & Zoning Item

Date: November 15, 2022  
Case No.: P-22-24 Three Creeks Phase X  
Request: Final Plat  
Applicant: Yalgo Engineering  
Owner/Developer: WBW Single Development Group, LLC.

### **Agenda Item #8**

P-22-24 Consider a final plat of Three Creeks Phase X, comprising 72.67 acres, located generally south of IH-14 and east of FM 1670, on the south side of Three Creeks Blvd., near the intersection FM 1670, in Belton's Extra Territorial Jurisdiction (ETJ).

### **Originating Department**

Planning – Tina Moore, Planner

### **Case Summary**

This is the 10<sup>th</sup> and final phase of the Three Creeks development. This phase proposes 287 residential lots, 7 blocks and 4 tracts of greenspace to be owned and maintained by the homeowners' association (HOA). The ten phases combined results in approximately 1,619 lots.

### **Project Analysis and Discussion**

This property is in Belton's ETJ; therefore, Belton zoning codes are not applicable. Section 5.02.b. of the Development Agreement executed in December 2010, governs area requirements and setbacks for Three Creeks. All the lots in this phase meet the required minimum lot size requirements - 5,000 sq. ft in area, 50' width and 100' depth. Required setbacks are:

Front Yard: 25'  
Rear Yard: 20'  
Side Yard: 5' interior; 15' adjacent to a street; 25' if garage entry from side street

Per the Development Agreement approved in 2010, Bell County Municipal Utility District (MUD) No. 1 was created to finance infrastructure in, and to, this subdivision. This infrastructure includes water, sewer, drainage, and roadways.

Following is a summary of the subdivision ordinance requirements as they apply to this subdivision plat.

**Water:** This phase lies within both the City of Belton and Dog Ridge Water Supply Corporation (WSC) Certification of Convenience and Necessity (CCN) for water services. Approximately 34 lots will be served by the City and the remaining 253 lots will be served by Dog Ridge WSC. Dog Ridge WSC reviewed the proposed plans and provided a letter affirming their ability and willingness to provide service. The plat proposes a 6" water line throughout.

Fire hydrant locations comply with current standards. The developer has indicated that this phase will not initially meet the required fire flow standards of 1,000 gpm, as adopted with the 2015 International Fire Code, but complies with the Texas Commission on Environmental Quality's (TCEQ) guidelines. Future anticipated upgrades within the Dog Ridge system will bring the fire flows up to minimum standards. The fire flow without the upgrades will be slightly over 400 gpm; after the upgrades the flow will exceed the 1,000 gpm requirement. A variance for this requirement is supported by staff as adequate water line size and hydrants are provided internally. Dog Ridge WSC improvements to upgrade to a larger 10" water distribution line on Rocking M Lane to service the Three Creeks Subdivision is not currently scheduled but will occur in the future.

**Sewer:** This phase lies within Belton's sewer CCN. Six-inch diameter sewer lines are proposed throughout the subdivision. The City will be responsible for maintaining the sewer lines after construction and acceptance.

**Access:** All streets in this phase connect to existing streets, Fenton Lane, Lancaster Drive, and Othello Drive, that will connect to the roundabout on Three Creek Blvd. The three points of access is satisfied by these connections.

**Streets:** The streets in this phase are local streets that will be constructed with a 50' ROW, 31' pavement width, and curb/gutter. A note has been added on the plat prohibiting access to Three Creeks Boulevard from the lots that back to Three Creeks Boulevard. After construction and acceptance, Bell County will be responsible for maintenance of the streets.

**Drainage:** Drainage calculations have been provided and reviewed with the construction plans for this phase. Drainage easements will be maintained by Bell County.

**Sidewalks:** No sidewalks are required or proposed along the local streets in this phase.

**Parkland Dedication/Fee:** The developer has provided a total of 127.34 acres of private parkland that contains several trail networks and pavilions for the residents throughout the Three Creeks subdivision. This private parkland exceeds the Subdivision Ordinance requirements and is consistent with the master plan in the development agreement. The parkland facilities, greenspaces, and trails will be maintained by the HOA.

**Recommendation:**

Recommend approval of the final plat for Three Creeks Phase X, conditional upon approval of a variance to fire flow requirements for fire protection.



**Attachments**

1. Final Plat Application and Final Plat
2. Location Map
3. Water CCN Map, Dog Ridge Approval letter
4. Parkland Trails Concept Plan

**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 \$ \_\_\_\_\_
- ☒ 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: Yalgo Engineering Phone: 254-953-5353  
Mailing Address: 109 W. 2nd St., Ste. 201, Georgetown, Tx. 78626  
Email Address: jmcDonald@yalgoengineering.com

Owner: WBW Single Development Group, LLC - Series 139 Phone: 254-953-5353  
Mailing Address: 109 W. 2nd St., Ste. 201, Georgetown, Tx. 78626  
Email Address: mwilson@wbdevelopment.com

Current Description of Property:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Acres: \_\_\_\_\_ Survey: C.H. Fitch & Young Williams  
Abstract #: 317 Street Address: FM 1670  
Frontage in Feet: \_\_\_\_\_ Depth in Feet: \_\_\_\_\_

Does Zoning comply with proposed use? Yes Current Zoning: ETJ  
Name of proposed subdivision: Three Creeks Phase X  
Number of Lots: 288 Fee: \$ 1,114

Signature of Applicant: [Signature] Date: 4/4/22  
Signature of Owner: [Signature] Date: 4/4/22

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



**TAX CERTIFICATE**

The Tax Appraisal District of Bell County does hereby certify that there are currently no delinquent taxes due to the Tax Appraisal District of Bell County on the property described by this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

By \_\_\_\_\_ Bell County Tax Appraisal District

COUNTY OF WILLIAMSON

WWW.SINGLEDEVELOPMENTGROUP.LLC - SERIES 139

A Texas Series Limited Liability Company

TEXAS

STATE OF TEXAS

Notary Public, State of Texas

## STATE OF TEXAS

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COREY SHANNON

REGISTERED PROFESSIONAL  
LAWYER - MEMPHIS, TENN.

KNOW ALL MEN BY THESE PRESENTS

THIS DOCUMENT IS RELEASED FOR THE  
PURPOSE OF REVIEW UNDER THE AUTHORITY OF

NATALIE M. PRATT, PE NO. 145003 ON 11/7/2022. IT

IS NOT TO BE USED FOR ANY PURPOSE.

**NATALIE M. PRATT**  
REGISTERED RECEPTIONIST

REGISTERED PROFESSIONAL  
ENGINEER NO. 145008

Chairman	Secretary
----------	-----------

I hereby certify that the above and foregoing Plat of the THREE CREEKS PHASE X addition to the City of Biddeford was approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City

Mayor	Secretary

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

20

City Clerk

VICINITY MAP  
NTS

BENCHMARK  
CITY OF BILLYON BEARS MONUMENT #  
8504.  
LOCATED IN SOUTH E.W. CORNER OF  
P.M. 18° AT SOUTH END OF STILLHOUSE  
BELLOW DAM - BEARING  
S 14° 29' 46" W, 62.48 ± FEET FROM P.O.B.  
TEXAS STATE PLANE COORDINATE  
SYSTEM, NAD(1983) DATUM  
TEXAS CENTRAL ZONE, NO. 4201.  
E: 1044330.167  
Z: 3177.342900  
E: 3177.342900  
Z: 3177.342900 DATUM: GRS(1980) 243

FINAL PLAT OF  
THREE CREEKS PHASE X  
BELTON E.T.J., BELL COUNTY, TEXAS

**Yalco, LLC**  
99 W. 2nd Street, Suite 201  
Georgetown, TX 78626  
PH (254) 953-5353  
FX (254) 953-5057

Texas Registered  
Engineering Firm F-10264

Texas Registered  
Surveying Firm 10194995

SHEET  
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OF  
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FINAL PLAT OF  
THREE CREEKS PHASE  
TO THE CITY OF BELTON E.T.J. BELL &  
BEING PART OF THE C. H. Fitch Survey, Abstract  
Survey, Abstract No. 317, BELL, COURTESY  
AND REPLAT OF THREE CREEKS PHASES  
ACCORDING TO DOCUMENT NO. 2016-87  
PLAT RECORDS OF BELL COUNTY

NOTES

- [illegible]

No portion of the trust is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Bell County, Texas dated September 26, 2008, panel number 08042C02202E. The survey does not certify as to the accuracy or accuracy of and information and does not warrant, or imply, that structures located within the Special Flood Hazard Area shown herein, or any of the plat's areas, will be free from flooding or flood damage.

Talbot & Topper does not warrant, all drainage circumstances shall properly provide for positive drainage. Talbot & Topper does not warrant, all drainage circumstances shall properly provide for positive drainage. Positive drainage shall be provided for positive drainage (i.e. drainage) shall be provided for positive drainage of LOT 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808

## LEGEND

AC	ACCOUNT
AD	ADDENDUM
AE	AGE OF CEMENT
BA	BENCHMARK
BE	BEST PRACTICE
DE	DEBRASSAGE
EE	EMERGENCY
FE	FERRUGINOUS
FO	FOOTING
FP	FRAGILE
FR	FRAGILE
FS	FRAGILE
FT	FRAGILE
GA	GAUGE
GE	GEOTECHNICAL
GR	GRADING
HA	HANDLING
HE	HEAVY
HO	HOLDING
HY	HYDRAULIC
IS	ISLAND
LA	LAND
LE	LEAKAGE
LI	LIGHT
LO	LOAD
MA	MATERIAL
ME	METHOD
MI	MISCELLANEOUS
MO	MOVEMENT
NA	NATURAL
NE	NEED
NO	NUMBER
NU	NUMBER
NY	NOT TO SCALE
ON	ON
OR	OR
OS	OS
PA	PARTIAL
PE	PERMANENT
PF	PERMANENT
PI	PERMANENT
PL	PERMANENT
PM	PERMANENT
PO	PERMANENT
PP	PERMANENT
PS	PERMANENT
PT	PERMANENT
RA	RANGE
RE	REASON
RF	REASON
RG	REASON
RH	REASON
RI	REASON
RO	REASON
RS	REASON
RU	REASON
SA	SAMPLE
SC	SCALE
SE	SECTION
SH	SHOULDER
SI	SIGNATURE
SL	SLOPE
SM	SMALL
SN	SOUND
SO	SOURCE
SP	SPACING
ST	STRUCTURE
TA	TANK
TE	TEMPERATURE
TH	THICKNESS
TI	TIME
TO	TO
TR	TRUCK
TS	TRUCK
TT	TRUCK
TV	TRUCK
UN	UNKNOWN
UR	UNKNOWN
US	UNKNOWN
UT	UNKNOWN
VA	VARIABLE
VE	VEHICLE
VF	VEHICLE
VG	VEHICLE
VH	VEHICLE
VI	VEHICLE
VO	VEHICLE
VS	VEHICLE
VT	VEHICLE
WA	WATER
WB	WATER
WC	WATER
WD	WATER
WE	WATER
WF	WATER
WG	WATER
WH	WATER
WI	WATER
WO	WATER
WS	WATER
WT	WATER
WV	WATER
WY	WATER
XX	UNKNOWN
YY	UNKNOWN
ZZ	UNKNOWN

**Yalco, LLC**  
99 W. 2nd Street, Suite 201  
Georgetown, TX 78626  
PH (254) 953-5353  
FX (254) 953-5057

Texas Registered  
Engineering Firm F-10264

Texas Registered  
Surveying Firm 10194995

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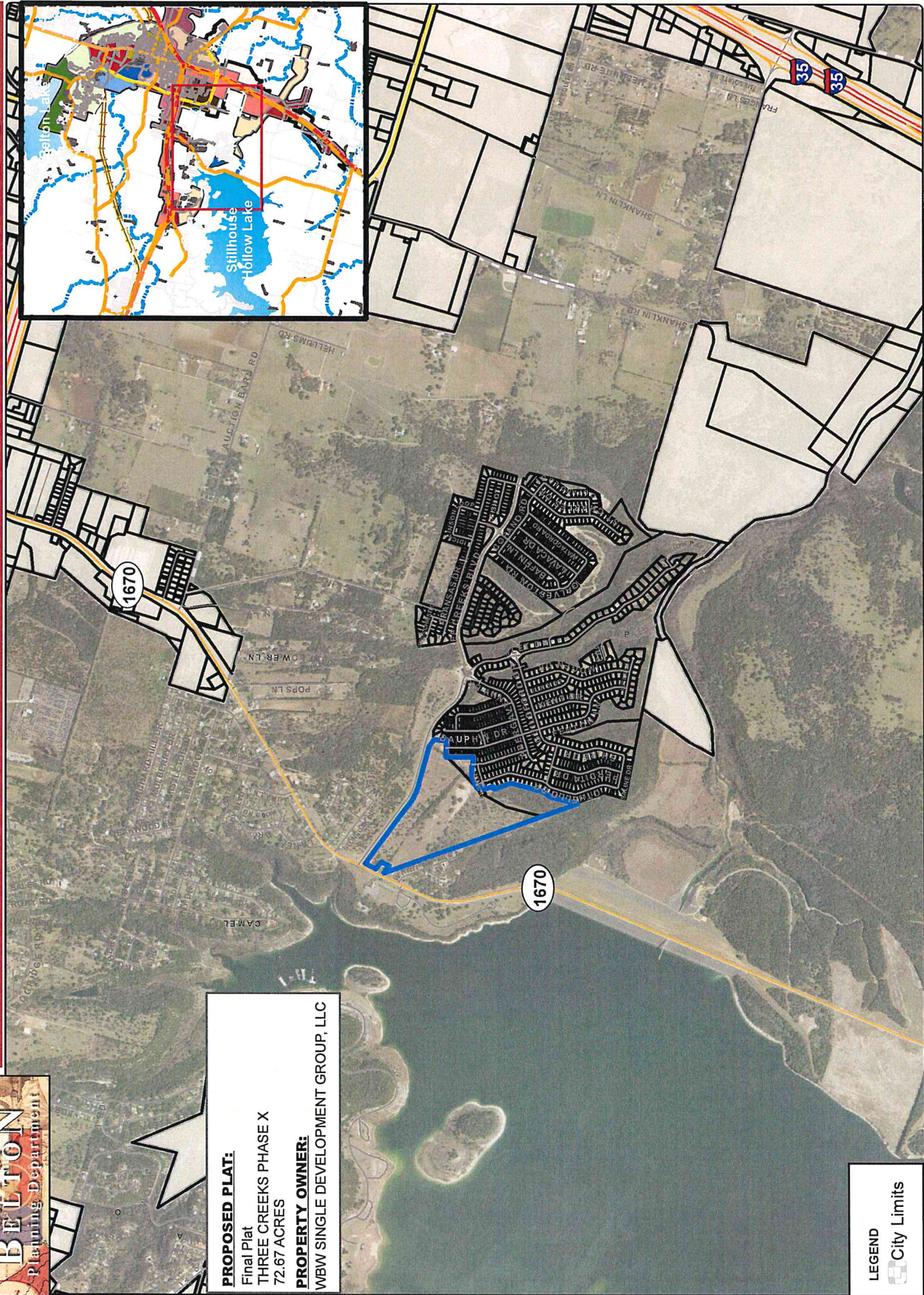


# P-22-24 LOCATION - THREE CREEKS PHASE X

**PROPOSED PLAT:**  
Final Plat  
THREE CREEKS PHASE X  
72.67 ACRES

**PROPERTY OWNER:**  
WBW SINGLE DEVELOPMENT GROUP, LLC

**LEGEND**  
City Limits



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.

Map Date: 11/7/2022



# P-22-24 - THREE CREEKS PHASE X



**PROPOSED PLAT:**  
Final Plat  
THREE CREEKS PHASE X  
72.67 ACRES

**PROPERTY OWNER:**  
WBW SINGLE DEVELOPMENT GROUP, LLC



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.



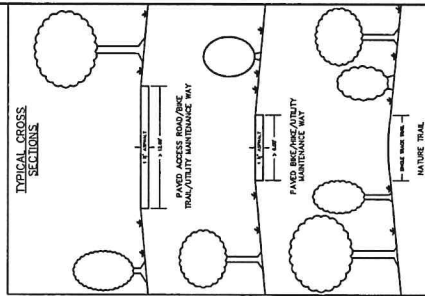
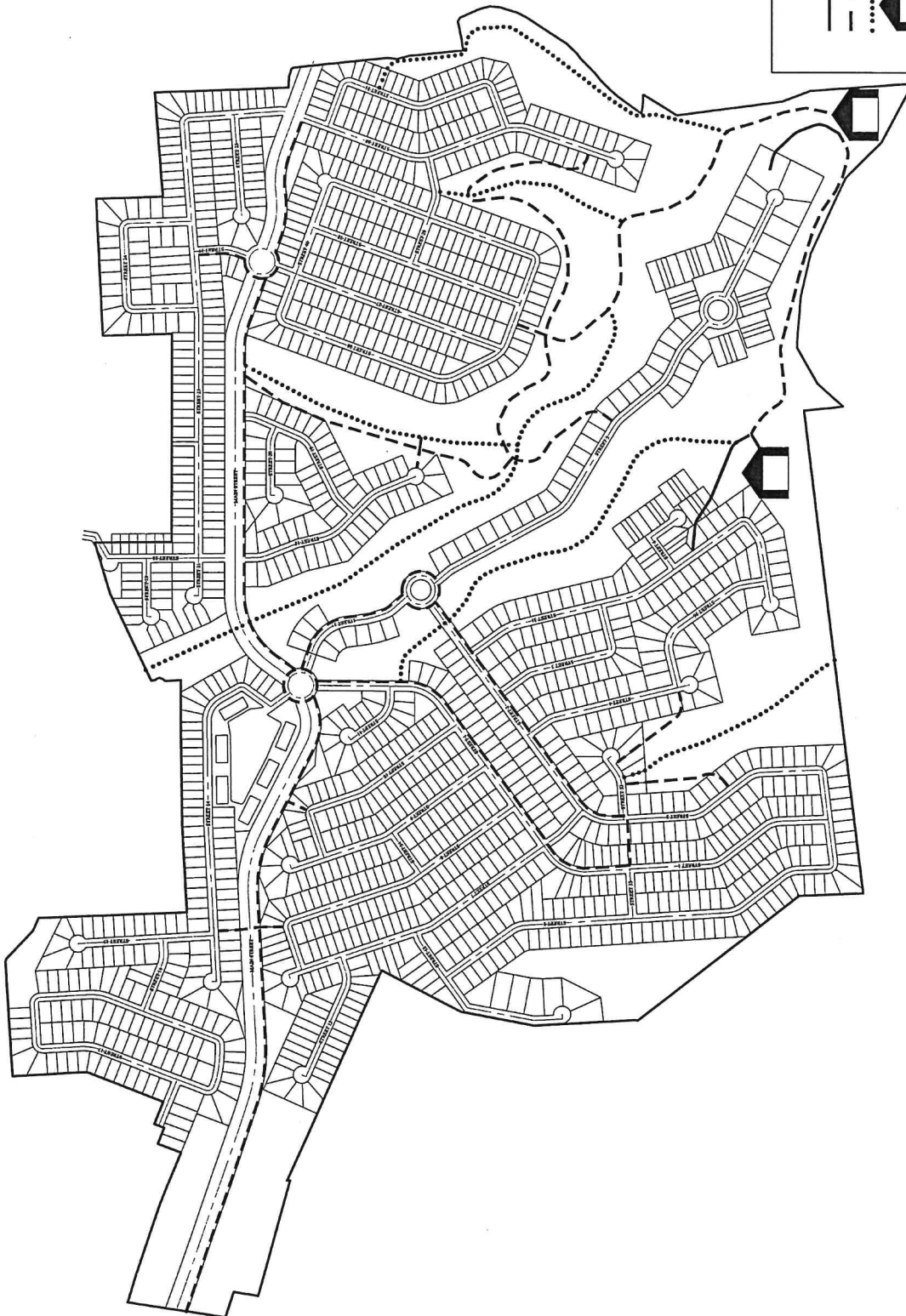
Legend  
P-22-24





Map Date: 11/7/2022





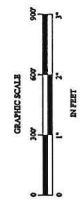




 PAVED ACCESS ROAD/BIKE TRAIL  
 PAVED BIKE/HIKE  
 NATURE TRAIL  
 PAVILION

CONCEPTUAL PARK-TRAIL SYSTEM  
LA CACHETTE  
CITY OF BELTON, BELL COUNTY, TEXAS

## REFERENCES



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
1	INITIAL RELEASE	8/25/2011	INT	TOTAL SIZE: 394 ACRES TOTAL BLOCKS: 724 TOTAL TRACTS: 14
	PROJECT NUMBER: 1099			
	CHECKED BY: SJB			
	APPROVED BY: SJB			
	DATE: 8/25/2011			
	CLIENT NAME: W & B DEVELOPMENT			
	CLIENT LOCATION: KILLEN, TX			

**Yalgo, LLC**  
3000 Illinois Ave., Suite 100  
Killeen, TX 76543  
PH (254) 933-5353  
FX (254) 933-0032  
Texas Registered  
Engineering Firm F-10264

NOT FOR CONSTRUCTION-  
FOR REVIEW ONLY-

6 of 10

P&Z

Agenda Item #9

P-22-25



# Staff Report – Planning and Zoning Agenda Item



Date: November 15, 2022  
Case No.: P-22-25  
Hidden Trails Phase 1  
Request: Final Plat  
Applicant: Lina Chtay, Belton Engineering, Inc.  
Owner/Developer: Randy Taylor and Lina Chtay

## Agenda Item #9

P-22-25 – Consider a final plat for Hidden Trail Phase I, comprising 20.67 acres, located east of Interstate 35, north of Loop 121, and south of Avenue R.

## Originating Department

Planning – Tina Moore - Planner

Current Zoning: Single Family – 3 (SF-3)

## Case Summary

This is the first of two phases in the Hidden Trails residential subdivision. The entire subdivision will consist of approximately 260 residential lots and three tracts for drainage. This first phase proposes 101 lots, 4 blocks, and drainage Tract A to be owned and maintained by the City. The final plat is generally consistent with the preliminary plat approved on May 24, 2022.

## Project Analysis and Discussion

This property is zoned SF-3 and the proposed lots satisfy all minimum area requirements as noted below. Typical lot sizes are 50' wide and 120' deep.

	<b>SF-3</b>
Minimum Lot area	5,000
Lot width	50'
Lot Depth	90'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	5'/15'- adjacent to a street
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	45%

**Water:** The applicant plans to connect to an existing 8" City water line located on Avenue W and extend the line throughout the subdivision. The 8" water line satisfies minimum requirements for fire flow protection.

**Sewer:** The applicant plans to connect to a City wastewater line located on Loop 121. The subdivision will contain an 8" sanitary sewer line throughout.

**Access:** Per Subdivision Ordinance Section 502.01.K., three entrances are required for subdivisions with 101 plus lots. When the subdivision is completely built out access will be provided as follow:

- Access 1: East Avenue W - The applicant will pave a portion of the road connecting to Miller Street – approximately 120' in length.
- Access 2: East Avenue S – The applicant will pave the missing portion of pavement to connect to Miller Street– approximately 120' in length.
- Access 3: Oleta Street - The applicant will extend Oleta Street from Avenue R to the existing Oleta Street.

**Streets and Sidewalk:** All roadways proposed are local streets with 50' of ROW and 31' pavement with curb and gutter. The applicant will provide connections to Avenue W, Avenue S and eventually Oleta Street, also 50' ROW with 31' of pavement curb and gutter. Staff recommends a temporary turnaround road at the northern end of Taym Drive on the applicants' property with a public access easement which could be removed when Phase 2 is installed.

**Drainage:** Drainage plans and calculations were reviewed with this plat and meets City standards. All drainage facilities will be owned and maintained by the City.

**Parkland Dedication/Fees:** Per Subdivision Ordinance Section 517, the parkland fee is \$200 per residential unit. Parkland fee due for this development (Phase 1 and 2) is \$51,200 (\$200 x 256 lots). During the review of the preliminary plat, the applicant received approval for alternative parkland compensation to construct a 5' sidewalk from this development along East Avenue S to the City's Tiger Splash Pad. The proposed improvements are estimated to cost approximately \$68,310. The applicant also proposed a similar walking path to connect this subdivision to the Miller Heights walking trails. These proposals are recommended for approval.

**Recommendation:**

Recommend approval of the Hidden Trails Phase I Final Plat conditional upon the following:

1. A temporary turnaround at the northern end of Taym Drive with a public access easement to terminate when Phase 2 is installed.
2. City letter of outstanding condition for plat approval dated November 9, 2022



**Attachments**

Plat Application

Location Map

Aerial

Final Plat

Staff letter of conditions

**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 \$ \_\_\_\_\_  
☒ 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: R & L EQUITY, LLC Phone: 254-289-7273  
Mailing Address: 106 N East Street, Belton TX 76513  
Email Address: lchay@beltonengineers.com

Owner: See APPLICANT Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_

Current Description of Property:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Acres: 20.670 Survey: M.F. CONNELL ABSTRACT No 6  
Abstract #: No 6 Street Address: \_\_\_\_\_  
Frontage in Feet: \_\_\_\_\_ Depth in Feet: \_\_\_\_\_

Does Zoning comply with proposed use? YES Current Zoning: SF-3  
Name of proposed subdivision: HIDDEN TRAILS, PHASE I  
Number of Lots: 100 Fee: \$ \_\_\_\_\_

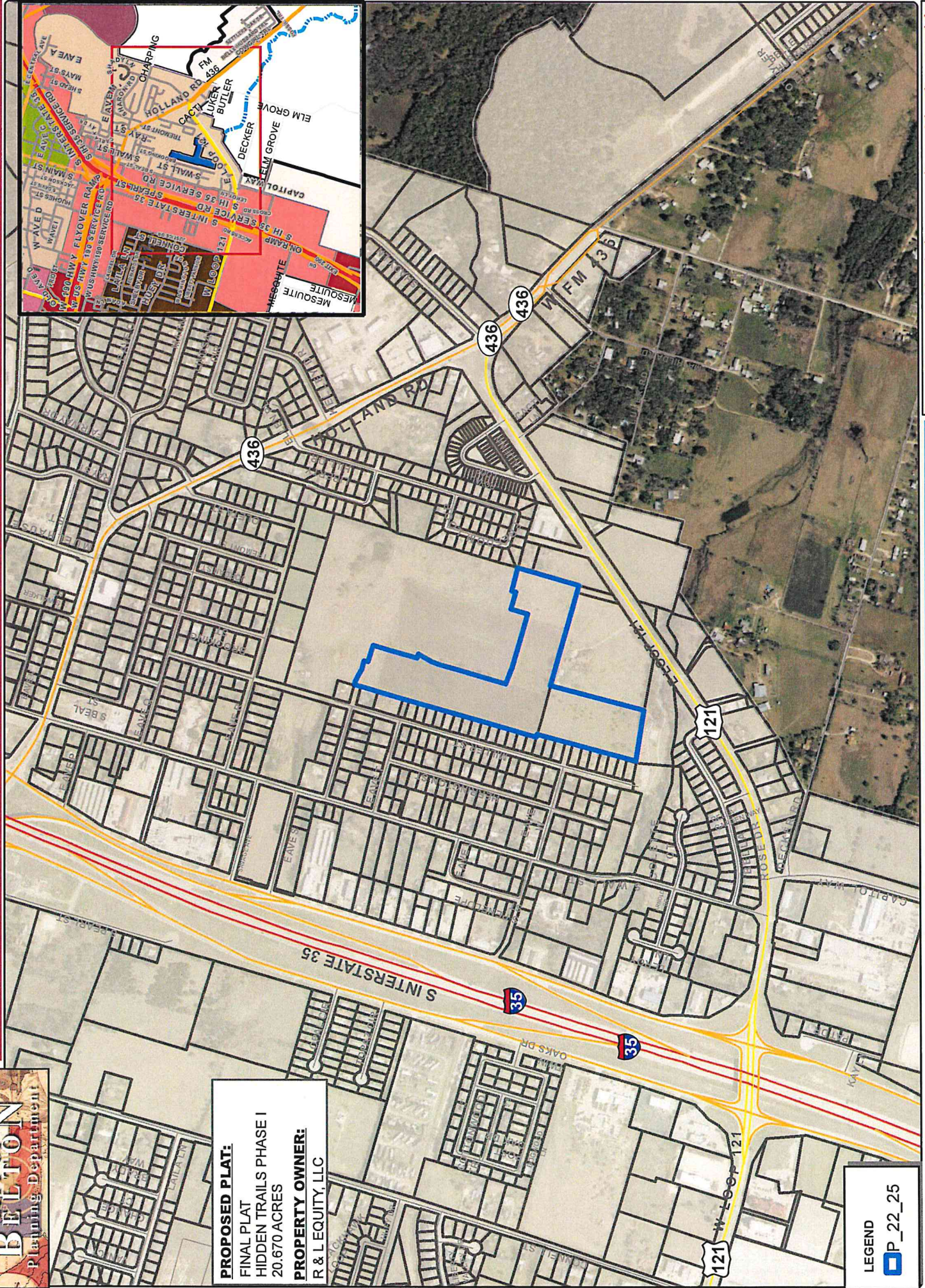
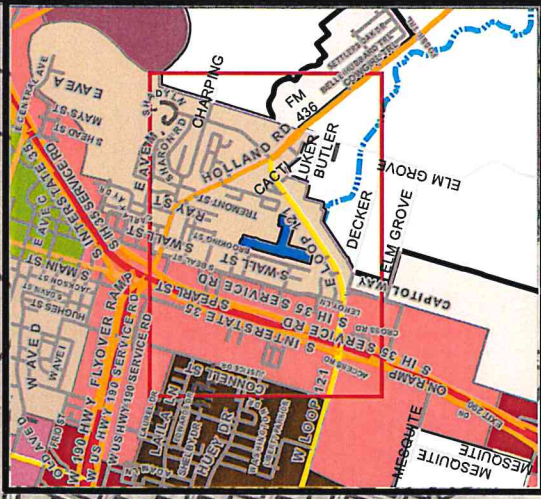
Signature of Applicant: [Signature] Date: 07-28-22  
Signature of Owner: [Signature] Date: 07-28-22

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

[Signature]



# P-22-25 LOCATION - HIDDEN TRAILS PHASE I



## PROPOSED PLAT:

FINAL PLAT  
HIDDEN TRAILS PHASE I  
20.670 ACRES

## PROPERTY OWNER:

R & L EQUITY, LLC

## LEGEND

 P\_22\_25

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Map Date: 11/7/2022

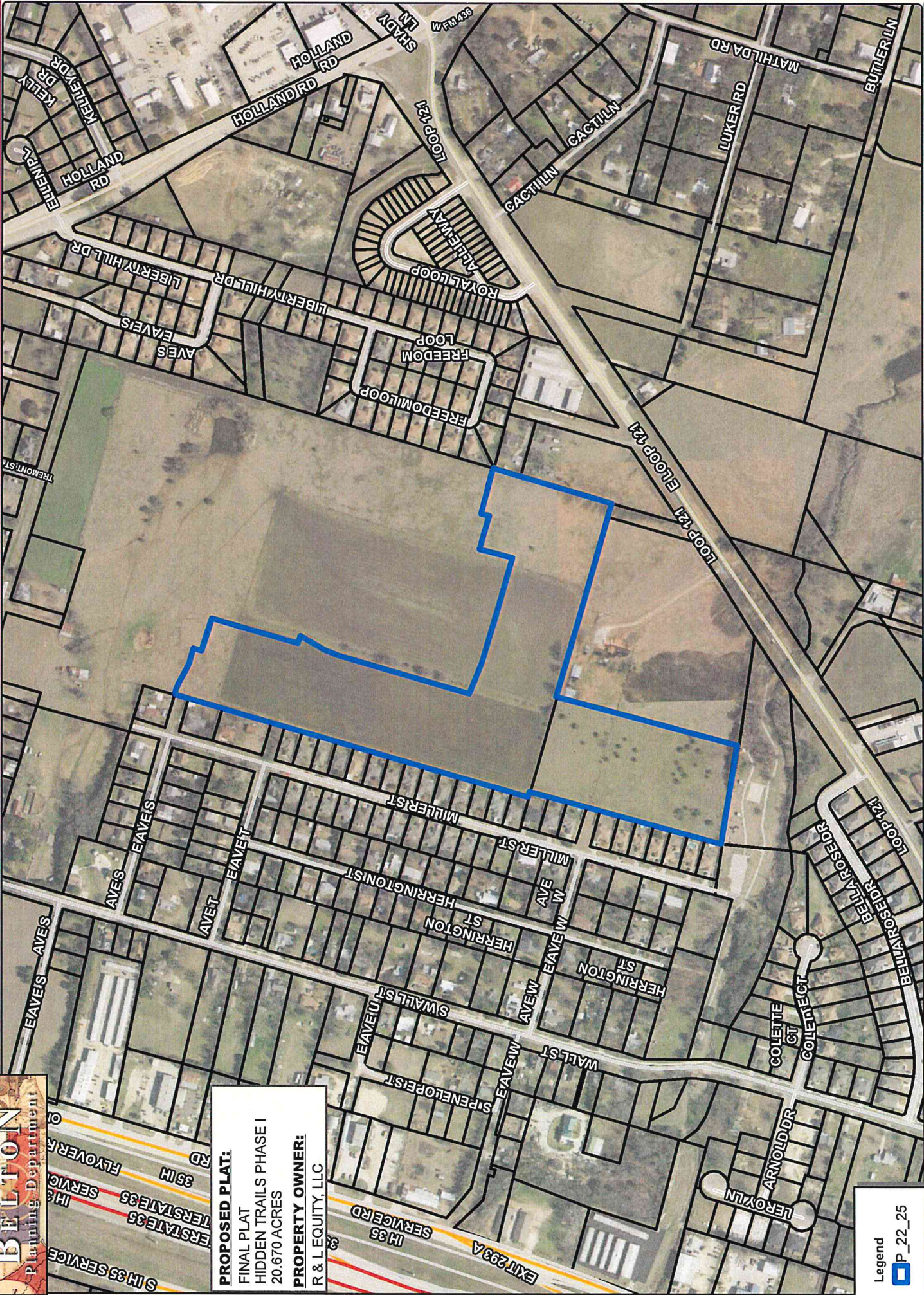


# P-22-25 - HIDDEN TRAILS PHASE I



**PROPOSED PLAT:**  
FINAL PLAT  
HIDDEN TRAILS PHASE I  
20.670 ACRES

**PROPERTY OWNER:**  
R & L EQUITY, LLC



Legend

P\_22\_25

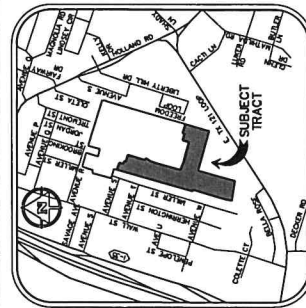


PROJECT NO. 21023	APPROVED BY: BLS
ISSUING: 21023-SURVY	DATE: AUGUST 23, 2022
SHEET 1 OF 2	

FINAL  
PLAT

[illegible]

OVERALL TOTAL-20.670 ACRES 900,398.14 SQUARE FEET  
101 LOTS, 5 BLOCKS AND 1 TRACT  
TRACT A-1-26 ACRES TO BE OWNED AND MAINTAINED BY COB  
3.87 ACRES DEDICATED STREET RIGHT-OF-WAY TO CITY OF BELTON  
OUT AND A PART OF THE "M.F. CONNELL SURVEY, ABSTRACT  
#6, BELTON, BELL COUNTY, TEXAS



### MCINITY MAP





P&Z

Agenda Item #10

P-22-32

# Staff Report – Planning & Zoning Item



**Date:** November 15, 2022  
**Case No.:** P-22-32 Wendy's #13981  
**Request:** Final Plat  
**Applicant:** Turley Associates, Inc.  
**Owner:** 916 Foods, LLC.

## **Agenda Item #10**

P-22-32 Consider a final plat of Wendy's #13981, comprising 0.862 acres, located on the west side of North Main Street (SH 317) and north of River Fair Blvd.

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

**Current Zoning:** PD Mixed Use (Retail) District

## **Case Summary**

This is a one lot, one block subdivision, comprising 0.862 acres. This lot is zoned PD Retail and Retail. A Wendy's Restaurant is planned for this location. The size of the lot is approximately 37,500 sq. ft. and exceeds the minimum requirements for a Retail District.

## **Project Analysis and Discussion**

Following is a summary of the subdivision ordinance requirements as they apply to this subdivision plat.

**Water/Sewer:** The applicant will extend an 8' water line to the northern property line to allow for a future connection when the adjacent lot develops. The applicant plans to tie in to an 8' sewer line that ends at the southern property line of this lot. Due to area topography, extending the sewer line does not appear practical at this time. Sewer services for the adjacent northern property will need to extend from the north.

**Drainage:** Preliminary drainage plans have been provided. A final drainage plan will be reviewed with the submittal of site plan development plans.

**Streets:** SH 317/Main Street has approximately 165' of ROW. No additional ROW dedication is needed. Since SH 317/Main Street is a TxDOT roadway, and fully developed, the perimeter street improvement requirement is not applicable. Due to access limitations, a 31' reciprocal access easement from River Fair Blvd was established, by a recorded document, to allow shared access to adjacent lots.



**Sidewalks:** The Subdivision Ordinance (Section 503) requires 6' wide sidewalks along arterial roadways (SH317/Main Street). There is an existing sidewalk along Main Street; therefore, no additional sidewalks is needed.

**Recommendation**

Recommend approval of the final plat of Wendy's #13981.

**Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map

**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 \$ 260.00  
☒ 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: Turley Associates, Inc. Phone: 254-773-2400  
Mailing Address: 301 N. 3rd Street, Temple TX 76501  
Email Address: ajackson@turley-inc.com

Owner: Wells Branch Storage Center Ltd./Barge Ranch Ltd. Phone: 254-771-1157  
Mailing Address: 2005 Birdcreek Dr #211 Temple, TX 76502  
Email Address: BillBarge@BargeProperties.com

**Current Description of Property:**

Lot: n/a Block: n/a Subdivision: n/a  
Acres: 0.832 Survey: James Bennett Survey  
Abstract #: 71 Street Address: Hwy 317, BellCAD 320111 & 46354  
Frontage in Feet: 135 Depth in Feet: 267

Does Zoning comply with proposed use? No Current Zoning: SF-1  
Name of proposed subdivision: Wendys #13981  
Number of Lots: 1 Fee: \$ 250.00

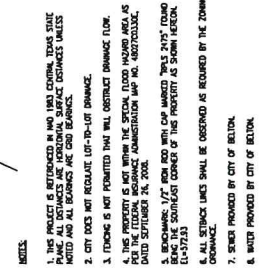
Signature of Applicant:  Date: 9/2/2022  
Signature of Owner:  Date: 9/6/22

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



10/17/2022  
MICHAEL F. ALVAREZ R.P.L. NO. 5402

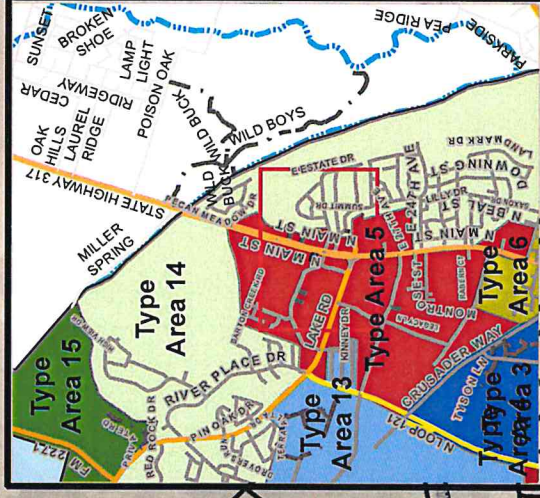
OUT OF AND A PART OF THE JAMES BENNETT SURVEY,  
ABSTRACT NO. 71  
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS  
0.043 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES



Curve Table			
Curve #	Length	Radius	Delta
C1	44.55'	6079.77'	075°12'



# P-22-32 LOCATION - WENDYS #13981



## PROPOSED PLAT:

FINAL PLAT:  
WENDYS #13981  
0.832 ACRES

## PROPERTY OWNER:

916 FOOD, LLC

## LEGEND

Belton Streets

**ROAD\_CLASS**

State Highway

Farm to Market

Streets

State Roads

P\_22\_32

City Limits

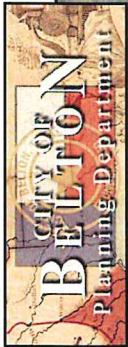


Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton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

Map Date: 11/7/2022



P-22-32 - WENDYS #13981



**PROPOSED PLAT:**  
FINAL PLAT:  
WENDYS #13981  
0.832 ACRES  
**PROPERTY OWNER:**  
916 FOOD, LLC



Legend  
P\_22\_32

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.

0 250 500 Feet

Map Date: 11/7/2022



P&Z

Agenda Item #11

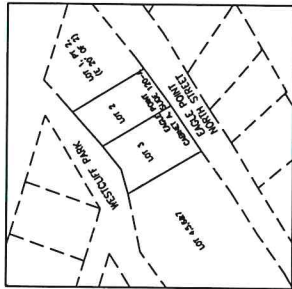
Administrative Plats



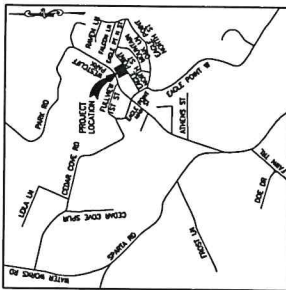
Administrative Plat Approvals					
<i>Approval Date</i>	<i>Subdivision Name</i>	<i>Acreage /Location</i>	<i>No. of Lots</i>	<i>Description</i>	<i>Waivers</i>
10/24/2022	Eagle Point Replat #1	0.635 Acres, 3826 Eagle Point North Street	1	Consolidation of two residential lots	ROW dedication

Line Table			Cable Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N75°15'37"E	39.83'	L1	N68°00'00"W	40.00'
L2	N68°11'27"E	51.54'	L2	N65°30'00"W	54.00'

Line Table			Cable Table		
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ORIGINAL LOT CONFIGURATION--N.T.S.  
LOTS 3 & THE WEST 80 FEET LOT 2, BLOCK 8  
**EAGLE POINT**  
CABINET A, SLIDE 120--A  
PLAT RECORDS BELL COUNTY, TEXAS  
THE PURPOSE OF THIS REPLAT IS TO COMBINE 2 LOTS  
INTO 1 LOT FOR RESIDENTIAL PURPOSES.



VICINITY MAP: 1" = 1000'

- [illegible]

## OWNERS' RESPONSIBILITY

[illegible]

LEGEND:

P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
B.M.	BENCHMARK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
U.F.	UTILITY EASEMENT



10/13/2022

FINAL PLAT OF:

**EAGLE POINT REPLAT  
NO. 1**

BEING A REPLAT OF LOT 3 AND THE WEST  
EIGHTY FEET OF LOT 2, BLOCK 8 EAGLE  
POINT CABINET A, SLIDE 120-A

A SUBDIVISION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BELTON, BELL COUNTY, TEXAS

0.635 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES

[illegible]

22-2436  
DRAWING NUMBER:  
222436D

FINAL PLAT:  
EAGLE POINT REPLAT NO. 1  
WILLIAM NORRELL SURVEY, ABSTRACT NO. 627  
ET/2 OF THE CITY OF BELTON, BELL COUNTY, TEXAS

THIS DRAWING IS THE PROPERTY OF TURLEY ASSOCIATES INC. AND MUST BE SURRENDERED UPON REQUEST. THE INFORMATION THEREON MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF TURLEY ASSOCIATES INC.

[illegible]

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBGROUNDED METIS OR DECIDUOUS TREE REMAINS STANDARDS ESTABLISHED BY THE ILLUS COMMISSION ON ENVIRONMENTAL QUALITY (TECO) AND BELL COUNTY'S LOCAL ORDER.

SIGNATURE: \_\_\_\_\_  
WELL COUNTY PUBLIC HEALTH DISTRICT

\_\_\_\_\_  
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 PLAN.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

BELL COUNTY TAX APPRAISAL DISTRICT

**RECORDATION**

FILED FOR RECORD THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
INSTRUMENT # \_\_\_\_\_ OFFICIAL RECORDS OF BELL COUNTY, TEXAS

Said addition shall be subject to all the requirements of the  
subdivision ordinance of the city of Belton.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

CITY CLERK

---

STATE OF TEXAS  
COUNTY OF BELL

HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF EAGLE POINT REPLAT NO. 1, A SUBDIVISION WITHIN THE EXTRAJURISDICTION JURISDICTION OF THE CITY OF BELTON, BELL COUNTY, TEXAS MEETS THE REQUIREMENTS FOR AN ADMINISTRATIVE PLAT AND WAS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

STATE OF TEXAS  
COUNTY OF BELL

PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

*Michael E. Calver*

ROMAN E. ALVIS R.P.L.S. No. 54102