



# CITY OF BELTON

**City Council Meeting Agenda  
Tuesday, September 26, 2017 - 5:30 p.m.  
Wright Room, Harris Community Center  
401 N. Alexander, Belton, Texas**

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by CVB and Tourism Manager Judy Garrett.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Mayor Pro Tem Craig Pearson.

*"Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."*

Invocation. The Invocation will be given by Rebecca Fox Nuelle, Pastor of First Presbyterian Church.

1. Call to order.
2. Public Comments.

***Citizens who desire to address the Council on any matter may register to do so prior to this meeting and speak during this item. Forms are located on the table outside of the south side entry to the meeting room. Please state your name and address for the record, and limit your comments to three minutes. Also, please understand that while the Council 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. Recognition of Darren Walker as the outgoing Police Chaplain.
4. Administer the oath of office to Chris Cornish who was appointed Assistant City Attorney/City Prosecutor on August 22, 2017 with an effective date of October 1, 2017.

## **Consent Agenda**

Items 4-5 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

5. Consider the minutes of previous meetings:
  - A. September 12, 2017, City Council Meeting
  - B. September 19, 2017, Special Called City Council Meeting
6. Consider a resolution authorizing the rescheduling of the 5:30 p.m. Tuesday, October 10, 2017, Regular City Council Meeting to 5:00 p.m. on Thursday, October 12, 2017.

## **Miscellaneous**

7. Hold a public hearing and consider a resolution authorizing the submission of a grant application to the Texas Parks and Wildlife Department for improvements to Heritage Park, and receive a check from the Belton Lion's Club for their sponsorship of Heritage Park.
8. Conduct a public hearing on the submission of a grant application to the Texas Department of Agriculture for a Texas Community Development Block Grant for the N. East Street Redevelopment Project.

## **Planning and Zoning**

9. Hold a public hearing and consider adoption of the updated Comprehensive Plan and Future Land Use Map.
10. Hold a public hearing and consider an ordinance amending the following sections of the Zoning Ordinance:
  - A. Section 42, Definitions by adding a definition for microbrewery, microdistillery, or winery.
  - B. Section 21, Retail Zoning District and Section 22, Central Business District to allow a microbrewery, microdistillery, or winery as a permitted use.
11. Hold a public hearing and consider a zoning change from Agricultural to Commercial-1 Zoning District for trailer rentals and repairs on a 1.26 acre tract of land, located south of US 190/I-14, north of Dogridge Road, and east of George Wilson Road.



12. Hold a public hearing and consider a zoning change from Single Family-1 to Planned Development Single Family-1 Zoning District for use as a multi-purpose building to include church offices, meeting space, and associated Christian fellowship in the existing structure at 315 East 24<sup>th</sup> Avenue, located on the southwest corner of East 24<sup>th</sup> Avenue and North Beal Street.
13. Consider a preliminary plat for the Heart of Texas RV Resort Addition, a 12.0 acre tract of land, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 miles south of Shanklin Road.

### **Finance**

14. Consider an ordinance amending the FY2017 budget.
15. Discuss timing alternatives for the issuance of a potential Certificate of Obligation for Phase II improvements to the Temple-Belton Wastewater Treatment Plant.

### **Growth Management**

16. Receive Growth Management Study on four (4) areas identified for analysis for possible annexation into the City of Belton, including:

Area 1	Located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.
Area 2	Located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.
Area 3	Located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.
Area 4	Located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

*The City Council reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.*



# CITY OF BELTON

## OFFICE OF THE CITY MANAGER

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Invocation. The Invocation will be given by Rebecca Fox Nuelle, Pastor of First Presbyterian Church.

1. Call to order.
2. Public Comments.

***Citizens who desire to address the Council on any matter may register to do so prior to this meeting and speak during this item. Forms are located on the table outside of the south side entry to the meeting room. Please state your name and address for the record, and limit your comments to three minutes. Also, please understand that while the Council 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. Recognition of Darren Walker as the outgoing Police Chaplain.

**Darren Walker has served the Belton Police Department as Chaplain since January of 2010. He has recently been appointed to St. John's United Methodist Church in Georgetown, and he will be leaving Belton. Assistant**

**City Manager/Chief of Police Gene Ellis will be present to recognize Darren and his service to Belton.**

4. Administer the Oath of Office to Chris Cornish who was appointed Assistant City Attorney/City Prosecutor on August 22, 2017 with an effective date of October 1, 2017.

**Council recently approved a contract with Cornish Law Firm for Chris Cornish to serve as Assistant City Attorney/City Prosecutor effective October 1<sup>st</sup>. City Attorney John Messer will administer the Oath of Office.**

### **Consent Agenda**

Items 4-5 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

5. Consider the minutes of previous meetings:
  - A. September 12, 2017, City Council Meeting
  - B. September 19, 2017, Special Called City Council Meeting

**Copies are attached. Recommend approval.**

6. Consider a resolution authorizing the rescheduling of the 5:30 p.m. Tuesday, October 10, 2017, Regular City Council Meeting to 5:00 p.m. on Thursday, October 12, 2017.

**See Staff Report from City Clerk Amy Casey. Recommend approval of the resolution. Also, please note Council meeting schedule for remainder of calendar year 2017.**

### **Miscellaneous**

7. Hold a public hearing and consider a resolution authorizing the submission of a grant application to the Texas Parks and Wildlife Department for improvements to Heritage Park, and receive a check from the Belton Lion's Club for their sponsorship of Heritage Park.

**See Staff Report from Director of Parks and Recreation Matt Bates and Grants and Special Projects Coordinator Bob van Til. Recommend holding the public hearing. Following the public hearing, recommend adoption of the resolution and acceptance of the funds from the Belton Lion's Club for their sponsorship of Heritage Park.**

8. Conduct a public hearing on the submission of a grant application to the Texas Department of Agriculture for a Texas Community Development Block Grant for the N. East Street Redevelopment Project.

**See Staff Report from Director of Public Works Angellia Points and Grants and Special Projects Coordinator Bob van Til. Recommend holding the public hearing. Following the public hearing, recommend adoption of the resolution authorizing the grant application.**

### **Planning and Zoning**

9. Hold a public hearing and consider adoption of the updated Comprehensive Plan and Future Land Use Map.

**See Staff Report from Director of Planning Erin Smith. At its meeting on September 19, 2017, the Planning and Zoning Commission unanimously recommended adoption, and Staff concurs. Recommend Council conduct the public hearing to secure any final public comments, but take no action at this meeting. A resolution adopting the Comprehensive Plan/Future Land Use Map will be presented for final action at the Council meeting on October 24, 2017.**

10. Hold a public hearing and consider an ordinance amending the following sections of the Zoning Ordinance:
  - A. Section 42, Definitions by adding a definition for microbrewery, microdistillery, or winery.
  - B. Section 21, Retail Zoning District and Section 22, Central Business District to allow a microbrewery, microdistillery, or winery as a permitted use.

**See Staff Report from Director of Planning Erin Smith. At its meeting on September 19, 2017, the Planning and Zoning Commission unanimously recommended adoption, and Staff concurs.**

11. Hold a public hearing and consider a zoning change from Agricultural to Commercial-1 Zoning District for trailer rentals and repairs on a 1.26 acre tract of land, located south of US 190/I-14, north of Dogridge Road, and east of George Wilson Road.

**See Staff Report from Director of Planning Erin Smith. At its meeting on September 19, 2017, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs.**

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fellowship in the existing structure at 315 East 24<sup>th</sup> Avenue, located on the southwest corner of East 24<sup>th</sup> Avenue and North Beal Street.

**See Staff Report from Director of Planning Erin Smith. At its meeting on September 19, 2017, the Planning and Zoning Commission recommended approval by a vote of 5 to 2, and Staff concurs.**

13. Consider a preliminary plat for the Heart of Texas RV Resort Addition, a 12.0 acre tract of land, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 miles south of Shanklin Road.

**See Staff Report from Director of Planning Erin Smith. At its meeting on September 19, 2017, the Planning and Zoning Commission recommended disapproval by a vote of 7 to 1, and Staff concurs.**

### **Finance**

14. Consider an ordinance amending the FY2017 budget.

**See Staff Report from Director of Finance Brandon Bozon. Recommend adoption of ordinance amending the FY2017 budget.**

15. Discuss timing alternatives for the issuance of a potential Certificate of Obligation for Phase II improvements to the Temple-Belton Wastewater Treatment Plant.

**See memo from Director of Finance Brandon Bozon. We would appreciate Council's input on this matter. Jennifer Douglas, with Specialized Public Finance, is scheduled to attend the meeting. On balance, we recommend moving forward with Option A to issue utility bonds in late 2017.**

### **Growth Management**

16. Receive Growth Management Study on four (4) areas identified for analysis for possible annexation into the City of Belton, including:

Area 1	Located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.
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Area 3	Located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.
Area 4	Located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale

	Road south of Springer Street.
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**See Staff Report from City Manager Sam Listi. Receive Growth Management Study. No action required of the Council at this time.**

*The City Council reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.*

**Belton City Council Meeting  
September 12, 2017 – 5:30 P.M.**

The Belton City Council met in regular session in the Wright Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem Craig Pearson and Councilmembers David K. Leigh, Paul Sanderford, Guy O'Banion, Dan Kirkley and John R. Holmes, Sr. Staff present included Sam Listi, John Messer, Gene Ellis, Amy Casey, Brandon Bozon, Erin Smith, Chris Brown, Angellia Points, Matt Bates, Paul Romer, Bob van Til, Charlotte Walker, Bruce Pritchard and Cynthia Hernandez.

The Pledge of Allegiance to the U.S. Flag and the Pledge of Allegiance to the Texas Flag were both led by Cub Scout Pack 153. The Invocation was given by Dr. Bill Carrell, Director of Church Relations at the University of Mary Hardin-Baylor.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 5:30 p.m.
2. **Public Comments.** There were none.
3. **Proclamation:**

**Betty Martin Chapter of Daughters of the American Revolution – Constitution Week**

Welba Dorsey was present to receive the proclamation for Constitution Week.

4. **Recognize Director of Planning Erin Smith for becoming an AICP Certified Planner.**

City Manager Sam Listi recognized Director of Planning Erin Smith for achieving certification as an AICP Certified Planner.

**Consent Agenda**

**Items 5-6 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.**

5. **Consider the minutes of the August 22, 2017, City Council Meeting.**
6. **Consider reappointments to the following Boards and Commissions:**
  - A. **Civil Service Commission** – reappoint Michael Elgin
  - B. **Electrical Board** – reappoint Robert Bass and Louis (Casey) Simpson

Upon a motion by Councilmember David K. Leigh and a second by Mayor Pro Tem Craig Pearson, the Consent Agenda items were unanimously approved upon a vote of 7-0.

### **Miscellaneous**

7. **Consider appointments to the Youth Advisory Commission, administer oath of office to newly appointed members, and appoint a Chair.**

Director of Parks and Recreation Matt Bates introduced the proposed members of the Youth Advisory Commission. Upon a motion by Mayor Pro Tem Pearson and a second by Councilmember Dan Kirkley, the following students were appointed to the Youth Advisory Commission: Addison Ross, Lauren Smith, Serena Shedore, Madden Baggerly, Garrett Smith, Logan Hosch, Zachary Taylor, Si-Yoon Woo and Emily Gaw by a unanimous vote of 7-0. Garrett Smith was appointed Chair. City Attorney John Messer administered the Oath of Office to each of the newly appointed members.

8. **Consider the following:**

A. **Authorize the City Manager to execute a construction contract and deductive change order with Archer Western to construct Phase I of the Temple-Belton Wastewater Treatment Plant Expansion Project, and accompanying amendment to the FY2017 Water and Sewer Fund Budget.**

B. **Authorize the City Manager to execute a contract amendment to the professional services agreement with Kasberg, Patrick and Associates engineers for construction administration and on-site representation required to construct Phase I improvements to the Temple-Belton Wastewater Treatment Plant.**

Director of Public Works Angellia Points said the Temple-Belton Wastewater Treatment Plant (TBWWTP) is owned by the Cities of Temple and Belton, and serves 70% of Temple and 100% of Belton. It is permitted to treat 10 million gallons per day (MGD) of wastewater. Temple and Belton share capital improvement costs at 75% and 25%, respectively.

Mrs. Points explained that the Texas Commission on Environmental Quality (TCEQ) requires wastewater plants to be in the planning stages of design when influent flows exceed 75% of permitted capacity for three consecutive months. In 2010, this trigger was met. On August 23, 2011, Council authorized Kasberg, Patrick & Associates (KPA) to prepare a preliminary engineering report to determine what steps were required for plant expansion.

In October 2015, Council authorized an agreement with KPA in the amount of \$1,341,555 (Belton's 25% share was \$335,388.75) for professional services to design and bid Phase I of the expansion. This original scope of services consisted



of three tasks: Basis of Design, Phase I Final Design of the headworks, odor control, and address Orbal capacity, and Phase I Bidding. In June 2016, Council authorized additional Task 3 to design Phase II, modified Task 2 to remove the Orbal improvements, and add design of an equalization basin, and added Task 5 to bid Phase II improvements (additional biological treatment trains, UV disinfection, new outfall structure, etc.) in the amount of \$2,037,110 (Belton's 25% share was \$509,277.50).

The Invitation to Bid for Phase I, Headworks Replacement, was advertised in early June. This also included an add alternate bid for a roadway on the southeast side of the plant that was proposed for more efficient operations of brush truck and septage hauling operations during construction.

Design Engineer Thomas Valle of KPA explained that two bids were received in mid-July, and they ranged from the low base bid plus alternate of \$13,182,000 to the high base bid plus alternate of \$16,413,000. Archer Western submitted the low bid. The engineer's opinion of probable construction cost (OPCC) was \$10,500,000.

Mr. Valle said discussions were held to determine why the low bid was higher than the Engineer's OPCC by 30%. It was determined that the cost differences are primarily in concrete and electrical costs. Mr. Valle said another issue that had an effect on the bid price is several of the treatment plant contractors are backlogged with work.

The project team (KPA, Temple and Belton) reviewed four potential options to move forward. With the immediate need for the replacement of the headworks facility, the project team decided it would be best to award only the base bid for construction, but with a deductive change order that includes some electrical cost savings identified during the post-bid review process. These electrical modifications allow smaller transformers and cabling to be installed with Phase I, and it also defers the electrical infrastructure and demand costs to Phase II, when they will be required to be installed. Only electrical components required for the construction and operation of Phase I improvements were left in the Phase I bid tabulation.

Summary of Archer Western Project Construction Costs:

Construction Item	Total	Belton's 25% Share	Temple's 75% Share	Recommendation
Base Bid	\$13,110,000	<b>\$3,277,500</b>	\$9,832,500	Award to Archer Western
Add Alternate for Plant Road Construction	<del>\$72,000</del>	<del><b>\$18,000</b></del>	<del>\$54,000</del>	Do not award; BRA to construct roadway at later time
Proposed Change Order No. 1	(\$987,582.00)	<b>(\$246,895.50)</b>	(\$740,686.50)	Approve of deductive change order
<b>TOTAL AWARD COSTS</b>	\$12,122,418	<b>\$3,030,604.50</b>	\$9,091,813.50	<b>Award to Archer Western</b>

Mr. Valle said that City of Belton project staff, City of Temple project staff, BRA, and KPA agree that Archer Western is qualified to complete this project. The project team recommends award of a construction contract for the base bid plus the deductive change order totaling \$12,122,418, with Belton's 25% share being \$3,030,604.50. Time allotted for construction is 420 calendar days.

Councilmember Leigh agreed that the best course at this time would be to award the contract. He believes that concrete pricing will only get more expensive due to the hurricanes that have recently affected the country.

Valle explained that Temple's City Council has already authorized the contract with Archer Western, and because the timeframe for completion is short, he met on-site with the contractor to determine where their construction trailer would be placed. Councilmember Leigh suggested that consideration be given for presentation and contract award for future phases be made in a joint session with both Temple and Belton City Councils present.

Points explained that a contract amendment is needed to utilize KPA as on-site inspectors on the project under Tasks 5-9 of their professional services agreement. Belton's share of this cost is \$166,970.

<b>Professional Services Item</b>	<b>Total Cost</b>	<b>Belton's 25% Share</b>	<b>Temple's 75% Share</b>
Task 5 – Construction Administration	\$456,785.00	<b>\$114,196.25</b>	\$342,588.75
Task 6 – On-Site Project Representative	\$155,125.00	<b>\$38,781.25</b>	\$116,343.75
Task 7 – O&M Compilation	\$20,720.00	<b>\$5180.00</b>	\$15,540.00
Task 8 – Warranty Phase	\$15,610.00	<b>\$3,902.50</b>	\$11,707.50
Task 9 – Power System Study	\$7,700.00	<b>\$1,925.00</b>	\$5,775.00
Expenses/Direct Costs	\$11,940.00	<b>\$2,985.00</b>	\$8,955.00
<b>Totals</b>	<b>\$667,880.00</b>	<b>\$166,970.00</b>	<b>\$500,910.00</b>

Mrs. Points said that the funding available from the 2015 CO issue is \$1,222,241 short of covering Phase I engineering, construction, construction administration, and Phase II engineering. She recommended an amendment to the FY 2017 Water & Sewer Budget to utilize \$1,222,241 of Water & Sewer Fund Balance. Water & Sewer Fund Balance in excess of minimum is projected to be \$2,899,432 as of September 30, 2017.

Councilmember Leigh made a motion to approve a contract with Archer Western, a budget amendment to fund the project, and a contract amendment with KPA Engineers. The motion was seconded by Councilmember Guy O'Banion, and was approved unanimously upon a vote of 7-0.

9. **Consider a Resolution amending Resolution 2017-19-R authorizing the City of Belton to resubmit a grant application to the Texas Department of Transportation for the 2017 Transportation Alternatives Set Aside Program (TASA).**

Grants and Special Projects Coordinator Bob van Til said the City has previously submitted a grant application to the Texas Department of Transportation for the 2017 Transportation Alternatives Set Aside Program (TASA). The proposed grant, if funded, will construct a 12-foot wide concrete shared use path (also known as a hike and bike path) from the existing path in Confederate Park to the existing sidewalks on FM 436 at S. Wall Street. The proposed shared use path is planned to extend under IH 35 to the east right of way line of the interstate, then extend south to FM 436 and then further east to S. Wall Street.

Mr. van Til explained that in late August, the City received review comments from TxDOT. Among other items, the project budget was reviewed. The State requested adjustments and clarifications be made to the proposed budget projections. The comments were addressed, and the proposed project budget was revised. The revised application was re-submitted by TxDOT's deadline of August 30<sup>th</sup>, including the draft resolution, with the understanding that the new resolution would be resubmitted by September 20, 2017.

On May 9, 2017, the Council approved Resolution 2017-19-R. This resolution reflected an estimated \$1,669,005 project cost, with a \$333,801 local match. The revised project budget, utilizing TxDOT's recent unit price experience, reflects an estimated project cost of \$1,883,095 with a local match of \$376,619, a \$42,818 increase. TxDOT requested these budget changes during an application review and conference call on August 24, 2017.

Mr. van Til added that the new resolution reflects wording changes requested by TxDOT, and also reflects a percentage versus a hard dollar number. This would avoid further amendments to the resolution during the project application review and bidding process. However, should the final amounts of the project differ from the original numbers after bidding, Staff will inform the Council.

City Manager Sam Listi said that these conversations with TxDOT show that they like the project, but he cautioned that there is a lot of competition for these grants, with an announcement expected later this Fall.

Upon a motion by Councilmember Paul Sanderford and a second by Mayor Pro Tem Pearson, the following captioned resolution was unanimously approved upon a vote of 7-0.

**RESOLUTION NO. 2017-25-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, TO CERTIFY FUNDING AND SUPPORT FOR THE 2017 STATEWIDE TEXAS DEPARTMENT OF TRANSPORTATION, TRANSPORTATION ALTERNATIVES**

**SET-ASIDE PROGRAM, FOR THE APPLICATION TO RECEIVE FUNDING TO CONSTRUCT THE SOUTH BELTON SHARED USE PATH (SUP).**

**FY 2018 Budget**

10. **Receive a presentation on the FY2018-2022 Strategic Plan and invite public input on September 19, 2017.**

City Manager Sam Listi gave a presentation on the goals and objectives of the Strategic Plan (see Exhibit “A”). Mr. Listi stated the Strategic Plan will be considered for adoption at the September 19<sup>th</sup> Special Called City Council meeting in conjunction with budget adoption, and he recommended the Council receive public input on that date.

No action was required of the Council on this item.

11. **Conduct a public hearing on the proposed 2017 Property Tax Rate used for the FY 2018 Annual Budget.**

Director of Finance Brandon Bozon provided a brief overview of the tax roll, historical tax data, tax rate options, and a comparison of tax rates.

Mayor Grayson opened the public hearing. There was no one wishing to speak on this item, so the public hearing was closed. No action was required of the Council on this item.

12. **Conduct a public hearing for the City of Belton Budget for fiscal year beginning October 1, 2017, and ending September 30, 2018.**

Finance Director Brandon Bozon gave a brief overview of the proposed budget, to include a summary of all funds and revenues/expenditures. Mr. Bozon indicated the FY2018 budget is built upon the current tax rate of \$0.6598, and reviewed historical budget growth information.

Mayor Grayson opened the public hearing. There was no one wishing to speak on this item, so the public hearing was closed. No action was required of the Council on this item.

13. **Consider setting the date, time and place of the meeting at which the FY 2018 budget will be voted on.**

Mayor Grayson announced the budget adoption is scheduled for the Special Called City Council meeting on Tuesday, September 19, 2017, at 5:30 p.m., at the Harris Community Center.

Upon a motion by Councilmember Kirkley, and a second by Councilmember Leigh, the Council unanimously set the date, time and place of the meeting as announced upon a vote of 7-0.

14. **Announce the date, time and place of the meeting at which the tax rate will be voted on.**

Mayor Grayson announced that the proposed FY2018 ad valorem tax rate will be voted on at the Special Called City Council meeting at 5:30 p.m. on September 19, 2017, at the Harris Community Center.

Upon a motion by Councilmember Leigh and a second by Councilmember Kirkley, the Council unanimously set the date, time and place of the meeting as announced upon a vote of 7-0.

15. **Consider an ordinance amending the City of Belton Fee and Rate Schedule.**

City Clerk Amy Casey briefly summarized changes to the Fee and Rate Schedule proposed for FY2018 that have been made since the original presentation on August 22, 2017. Residential drainage fees were raised from \$3 per month to \$4 per month, instead of the \$5 per month originally proposed. EMS No Treatment/No Transport fees were raised from \$0 to \$200, instead of the \$100 originally proposed. Additionally, Mrs. Casey stated that Staff had become aware of HB3329 which was recently passed and that exempted State Licensed Electricians from contractor registration fees. She said that in accordance with HB3329, changes were also made to headings within the Fee and Rate Schedule to clarify that fees being charged in certain sections were Building Permit Fees.

Upon a motion by Councilmember John R. Holmes, Sr., and a second by Councilmember O'Banion, the following captioned ordinance was unanimously approved 7-0.

**ORDINANCE NO. 2017-22**

**AN ORDINANCE AMENDING THE FEE SCHEDULE ESTABLISHING RATES AND FEES FOR CERTAIN ITEMS, SERVICES AND PERMITS PROVIDED FOR IN THE CODE OF ORDINANCES OF THE CITY OF BELTON, TEXAS.**

**Executive Session**

At 6:50 p.m., the Mayor announced the Council would go into Executive Session for the following item:

16. **Executive Session pursuant to the provisions of the Texas Open Meetings Act, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in**

**accordance with the authority contained in Section 551.074, regarding personnel.**

No action was taken by the Council.

The Mayor reopened the meeting at 7:17 p.m., and there being no further business, the meeting was adjourned.

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Marion Grayson, Mayor

ATTEST:

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Amy M. Casey, City Clerk



# FY 2018-2022 Strategic Plan Update

City Council Meeting  
September 12, 2017

# Summary

- Following a Strategic Plan Retreat on July 28th, this Plan was updated for the next five year period.
- Plan reflects achievements in 2017, and with Council input, was updated to guide the Community into the future.
- Belton's Strategic Plan remains substantial, yet realistic in scope.
- A Scorecard reviews twenty (20) Goals for FY 2017, and twenty-four (24) FY 2018 Priority 1 Goals are presented.
- Goals for FY 2019 - FY 2022 updated, resulting in a comprehensive Strategic Plan Update for FY 2018 - 2022



# Priority 1 Goal Scorecard: FY 2017

Goal Category	Strategic Plan Goal		Funding	Coordinator	Status
1 Governance	a	Implement balanced tax/fee schedule following analysis	Staff Resources	Director of Finance	1
	b	Implement Growth Management Strategy	Staff Resources	City Manager	1
	c	Update/Implement Comprehensive Plan	Staff Resources	Director of Planning	1
	d	Develop Comp. Analysis on Dog Ridge Water Supply Corporation	Staff Resources	Director of Finance	2
	e	Prepare Employee Compensation Plan Update (Salary, Benefits, Classifications, Job Descriptions)	Staff Resources	Director of HR	1
	f	Enhance Safety Training for City Employees	Staff Resources	Director of HR	1
2 Public Safety	a	Implement Capital Equipment Replacement Plan for PD/FD/PW/IT	\$987,781	Director of Finance	1
	b	Develop Police Dept. and Fire Dept. Strategic Plan Updates	Staff Resources	Police/Fire Chiefs	1
3 Quality of Life	a	Continue CIP (2013/15) Implementation/plan for future needs	\$6,500,000	Director of PW	1
	b	Implement Street Maintenance Plan	2013/15 CIP; BEDC, TIRZ	Director of PW	2
	c	Implement MLK/Main Intersection Improvements	\$321,793 TIRZ	Director of PW	1
	d	Plan Enhancement for 6 <sup>th</sup> Ave.	TBD	Director of PW	2

# Priority 1 Goal Scorecard: FY 2017 (Continued)

Goal Category		Strategic Plan Goal		Funding	Coordinator	Status
4	Economic Development	a	Develop/Implement Downtown Revitalization Plan	\$200,000 TIRZ	Director of Planning	2
		b	Plan/Implement S. IH 35 Sewer	\$500,000 Design (\$6.0M constr. cost)	Director of PW	2
		c	Conduct two joint meetings; En-hance coordination between City/ BEDC to maximize proj. success	\$528,500	City Mgr./ BEDC Exec. Dir.	2
		d	Develop Hotel/Conference Center Assessment	\$18,500	Retail Dev. Coordinator	2
5	Connectivity	a	Expand Hike/Bike Trail	\$2.6770M (\$534,123 Local; \$2.136M TxDOT grant)	Director of PW	2
		b	Secure ROW for Lake to Lake Road	TBD	City Manager	2
		c	Facilitate Cable/Fiber Service Expansion	Staff Resources	Director of Planning	2
6	Parks/Natural Beauty	a	Implement updated City's Parks and Recreation Master Plan	TBD	Director of Parks & Rec	2

**City of Belton, Texas**  
**Strategic Plan**  
**FY 2018**

Year 1: Three Year Action Plan  
Priority 1 Goals: FY 2018

Goal Categories	Goals
1. Governance	<ul style="list-style-type: none"><li>a) Implement Balanced Tax/Fee Schedules</li><li>b) Implement Growth Management Strategy</li><li>c) Implement Comprehensive Plan and Update Development Policies</li><li>d) Develop analysis to determine whether to renew, expand, or replace the TIRZ</li><li>e) Complete Comprehensive Analysis on Dog Ridge Water Supply Corporation (DRWSC)</li></ul>
2. Public Safety	<ul style="list-style-type: none"><li>a) Complete PD building expansion/renovation</li><li>b) Implement PD and FD Strategic Plan Updates</li><li>c) Prepare Fire Dept. Assessment on Station locations, response times, and future needs</li><li>d) Plan for loss in FD EMS revenue and service area adjustment</li></ul>
3. Quality of Life	<ul style="list-style-type: none"><li>a) Develop 2018 CIP Process and Plan</li><li>b) Implement Street Infrastructure Plan<ul style="list-style-type: none"><li>• Annual Maintenance</li><li>• Reconstruction/New Street Construction</li></ul></li><li>c) Analyze need for expanded Library Services</li><li>d) Develop Other Infrastructure priorities/funding plan for Water/Sewer/Drainage Needs</li></ul>

**City of Belton, Texas**  
**Strategic Plan**  
**FY 2018**

Year 1: Three Year Action Plan  
Priority 1 Goals: FY 2018  
(Continued)

Goal Categories	Goals
4. Economic Development	<ul style="list-style-type: none"><li>a) Develop/Implement Downtown Revitalization Plan</li><li>b) Plan/Implement S. IH 35 Sewer and IH Water Projects</li><li>c) Continue Coordination between City/BEDC to maximize project success</li><li>d) Complete Hotel/Conference Center Assessment</li><li>e) Enhance Retail Development Strategy</li></ul>
5. Connectivity	<ul style="list-style-type: none"><li>a) Expand Linkages Provided by Comprehensive Trail System</li><li>b) Continue planning for Lake to Lake Road Project</li><li>c) Facilitate Cable/Fiber Service Expansion</li></ul>
6. Parks / Natural Beauty	<ul style="list-style-type: none"><li>a) Implement updated Parks and Recreation Master Plan, and explore additional Park enhancements</li><li>b) Design Chisholm Hike/Bike Trail, from University Drive to Sparta under railroad</li><li>c) Submit TxDOT grant for Trail connecting North/South Belton</li></ul>

# Noteworthy Changes, New Elements for FY 2018 Include:

## **Governance**

- 1b: Implement Growth Management Strategy
- 1c: Implement Comprehensive Plan and Update Development Policies
- 1d: Develop Analysis to determine whether to renew, expand or replace the TIRZ
- 1e: Complete Comprehensive Analysis on Dog Ridge Water Supply Corporation

# City of Belton

## Strategic Plan Goal

### Action Plan

#### FY 2018

<b>Goal Category:</b>	Governance	
<b>Goal 1c:</b>	Implement Comprehensive Plan and Update Development Policies	
<b>Applicable Outcome Statement(s):</b>	Belton's governance is fair, transparent, and fiscally responsible	
<b>Project Year:</b>	FY 2018	
<b>Team Leader:</b>		<b>Assisted By:</b>
Director of Planning		All Management Team

<b>Outcome Description(s):</b>	Updated Comprehensive Plan provides a guide to address anticipated future land use needs in the community	
<b>Performance Indicator(s):</b>	<ul style="list-style-type: none"> <li>• New residential, commercial, and industrial proposals consistent with future Land Use Plan</li> <li>• Development of roadway projects consistent with the Thoroughfare Plan</li> <li>• Comprehensive Plan components consistent with the Zoning Ordinance and Design Standards</li> <li>• Updated development policies to encourage: <ul style="list-style-type: none"> <li>○ organic infill development;</li> <li>○ affordable housing, where appropriate; and</li> <li>○ modified standards that ensure quality development</li> <li>○ adoption of Code Updates to maintain ISO classification</li> </ul> </li> </ul>	
<b>Challenges/Barriers:</b>	<ul style="list-style-type: none"> <li>• Staff resources to analyze and develop elements given current planning activity levels</li> <li>• P&amp;ZC/Council/Community time for public involvement process</li> <li>• Integration of elements and keeping Plan and Policies updated over time</li> </ul>	
<b>Partners:</b>	<ul style="list-style-type: none"> <li>• Management Team</li> </ul>	

Timeline for Implementation	Expected Completion Date
FY 2018	Ongoing

Cost	Funding Source(s)
Staff Resources	General Fund

# Noteworthy Changes, New Elements for FY 2018 Include:

## **Public Safety**

- 2c: Prepare Fire Department Assessment on Station locations, response times and future needs
- 2d: Plan for loss in FD EMS revenue and service area adjustment

# Noteworthy Changes, New Elements for FY 2018 Include:

## Quality of Life

- 3a: Develop 2018 CIP Process and Plan
- 3b: Implement Street Maintenance Plan - Annual Maintenance, Reconstruction, New Street Construction
- 3c: Analyze need for expanded Library Services
- 3d: Develop Infrastructure priorities/funding plan for Water/Sewer/Drainage needs



City of Belton  
Strategic Plan Goal  
Action Plan  
FY 2018

<b>Goal Category:</b>	Quality of Life	
<b>Goal 3b:</b>	Implement Street Infrastructure Plan <ul style="list-style-type: none"> <li>• Annual Maintenance</li> <li>• Reconstruction/New Street Construction</li> </ul>	
<b>Applicable Outcome Statement(s):</b>	Belton has an outstanding quality of life for its citizens	
<b>Project Year:</b>	FY 2018	
<b>Team Leader:</b>		<b>Assisted By:</b>
Director of Public Works		Director of Finance, Director of Planning

<b>Outcome Description(s):</b>	<ul style="list-style-type: none"> <li>• Street Maintenance Funding is allocated on an annual basis in operating budget in an amount adequate to need, and staff training and oversight is enhanced to ensure effective use of resources</li> <li>• Funding for Street Reconstruction/New Construction is provided by bond funds, supplemented by operating funds, with evaluation of utility project coordination</li> </ul>
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<b>Performance Indicator(s):</b>	<ul style="list-style-type: none"> <li>Establish adjusted – yet realistic – Maintenance Priorities through update of Street Maintenance Plan</li> <li>Establish priorities for Reconstruction/New Street Construction from among these streets: <ul style="list-style-type: none"> <li>Loop 121 Widening: 10% of ROW/Utility Relocation Costs</li> <li>6<sup>th</sup> Avenue Enhancement</li> <li>Three Creeks to Shanklin Vicinity</li> <li>Shanklin to Loop 121; Shanklin to IH-35 (Shanklin Crossing Development)</li> <li>Central Avenue Bridge Replacements in Yettie Polk Park and east of IH-35</li> <li>Connell Road, IH-14 (US-190) to Loop 121</li> <li>Huey Road to Connell</li> <li>Southwest Parkway Completion between Loop 121/Huey Rd.</li> <li>Lake to Lake Road Project</li> <li>IH-14/US-190 Eastern Extension Study Underway</li> <li>E 4<sup>th</sup>/Beal/E 5<sup>th</sup> Area around New Tech High School Street Reconstruction - \$450K</li> <li>W 13<sup>th</sup> &amp; College between 11<sup>th</sup> &amp; 14<sup>th</sup> - \$750K</li> <li>E 5<sup>th</sup> Avenue between East and Penelope - \$250K</li> <li>Widen 24<sup>th</sup> Avenue at Main Street - \$300K</li> <li>Taylors Valley Road Reconstruction - TBD</li> <li>Amity Road Reconstruction - \$TBD</li> </ul> </li> </ul>	
<b>Challenges/Barriers:</b>	<ul style="list-style-type: none"> <li>Reaching a suitable funding level - \$1M annually – in operating budget for Street Maintenance</li> <li>Need for Reconstruction/New Street Construction far outweighs available bond capacity, so priorities/phasing required</li> </ul>	
<b>Partners:</b>	<ul style="list-style-type: none"> <li>City Council</li> <li>BEDC</li> <li>TxDOT</li> </ul>	<ul style="list-style-type: none"> <li>Public Works Personnel</li> <li>KTMPO</li> </ul>

Timeline for Implementation	Expected Completion Date
FY 2018	Ongoing

Cost	Funding Source(s)
\$1.0M (est.)	General Fund
TBD	Future Bond Funds

City of Belton  
Strategic Plan Goal  
Action Plan  
FY 2018

<b>Goal Category:</b>	Quality of Life	
<b>Goal 3d:</b>	Develop Other Infrastructure priorities/funding plan for Water/Sewer/Drainage Needs	
<b>Applicable Outcome Statement(s):</b>	Belton has an outstanding quality of life for its citizens	
<b>Project Year:</b>	FY 2018	
<b>Team Leader:</b>		<b>Assisted By:</b>
Director of Public Works		Director of Finance

<b>Outcome Description(s):</b>	<ul style="list-style-type: none"><li>• Water, sewer, and drainage funding is allocated on an annual basis for <u>Maintenance needs</u></li><li>• Major <u>Rehabilitation or New Construction</u> follows a prioritized list of projects in each area, with funding from operating budgets or bond funds</li></ul>
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<b>Performance Indicator(s):</b>	<ul style="list-style-type: none"> <li>Establish priorities among these <u>water projects</u>: <ul style="list-style-type: none"> <li>SCADA System Replacement - \$TBD</li> <li>Mary Jane Water Line Replacements - \$125K</li> <li>N Main Street Water Line between Central and 5th - \$TBD</li> <li>East Street/5th Ave Water Line Replacement - \$TBD</li> <li>E 6th Ave Water Main Replacements (Main to IH-35) - \$350K</li> <li>CTWSC and 439 Emergency Water Connections - \$TBD</li> <li>Old Golf Course Road Water Line Replacement - \$TBD</li> <li>Parallel 21" water line from plant to town: \$4M</li> </ul> </li> <li>Establish priorities among these <u>sewer projects</u>: <ul style="list-style-type: none"> <li>TBWWTP Expansion Out Phases - \$10.5M</li> <li>Shady Lane Sewer Replacement - \$500K</li> <li>Mary Jane Sewer Line Replacement - \$300K</li> <li>SCADA - \$TBD</li> <li>Miscellaneous Sewer Line Replacements - \$500K</li> <li>Waco Road Sewer Line Replacement - \$300K</li> <li>Inflow and Infiltration (I&amp;I) Issues - \$200K</li> <li>Central Belton Sewer Line Replacement - \$TBD</li> <li>W Ave A Sewer Line Replacement - \$200K</li> <li>Belton Main Lift Station force main replacements - \$700K</li> </ul> </li> <li>Establish priorities among these <u>drainage projects</u>: <ul style="list-style-type: none"> <li>4<sup>th</sup>/Beal/Blair Drainage Issues - \$500K</li> <li>Southeast Belton Drainage Issues - \$50K (Study only)</li> <li>Drainage on N Beal/24<sup>th</sup>/26<sup>th</sup>/27<sup>th</sup> - \$TBD</li> <li>Estate Drive Replace Undersized Culverts - \$100K</li> <li>E Central Nolan Creek Bridge - \$TBD</li> <li>Taylor's Valley Drainage - \$TBD</li> </ul> </li> </ul>		
<b>Challenges/Barriers:</b>	<ul style="list-style-type: none"> <li>Prioritization process</li> </ul>	<ul style="list-style-type: none"> <li>Relationship to street projects</li> </ul>	<ul style="list-style-type: none"> <li>Funding</li> </ul>
<b>Partners:</b>	<ul style="list-style-type: none"> <li>City Council</li> </ul>	<ul style="list-style-type: none"> <li>Management Team</li> </ul>	<ul style="list-style-type: none"> <li>Consultant Engineers</li> </ul>

Timeline for Implementation	Expected Completion Date
2018	Spring 2018

Cost	Funding Source(s)
Staff Resources	Water/Sewer Operating Budget, Drainage Operating Budget

# Noteworthy Changes, New Elements for FY 2018 Include:

## **Economic Development**

- 4b: Plan/implement S. IH-35 Sewer and IH-35 Water Projects
- 4c: Continue coordination between City/BEDC to maximize project success
- 4d: Complete Hotel/Conference Center Assessment
- 4e: Enhance Retail Development Strategy

# City of Belton

## Strategic Plan Goal

### Action Plan

#### FY 2018

<b>Goal Category:</b>	Economic Development	
<b>Goal 4c:</b>	Continue Coordination between City/BEDC to maximize project success	
<b>Applicable Outcome Statement(s):</b>	Belton has a vibrant, diverse, and flourishing business community.	
<b>Project Year:</b>	FY 2018	
<b>Team Leader:</b>		<b>Assisted By:</b>
BEDC Exec. Director		City Manager, Directors of Finance, Planning and Public Works

<b>Outcome Description(s):</b>	<ul style="list-style-type: none"> <li>Design, construct Avenue D extension west of Loop 121: \$2.2M</li> <li>Work with City on utility extensions west of Belton Business Park along IH 14: TBD</li> <li>Develop Rockwool Property: \$80,000</li> <li>Fund water line along east side of S. IH 35: \$2.0M</li> <li>Rehab East Street Property for offices: \$350,000</li> </ul>	
<b>Performance Indicator(s):</b>	<ul style="list-style-type: none"> <li>BEDC budget allocations on infrastructure</li> <li>Design contracts for engineering services</li> <li>Grant match authorized for East Street Project: \$100,000</li> </ul>	
<b>Challenges/Barriers:</b>	ROW acquisition for projects	
<b>Partners:</b>	<ul style="list-style-type: none"> <li>City Council</li> <li>BEDC</li> </ul>	<ul style="list-style-type: none"> <li>Property Owners</li> <li>Available Contractors</li> </ul>

<b>Timeline for Implementation</b>	<b>Expected Completion Date</b>
FY 2018	Projects are multi-year in nature

<b>Cost</b>	<b>Funding Source(s)</b>
TBD	BEDC

# Noteworthy Changes, New Elements for FY 2018 Include:

## **Connectivity**

- 5a: Expand Linkages Provided by Comprehensive Trail System

# City of Belton

## Strategic Plan Goal

### Action Plan

#### FY 2018

<b>Goal Category:</b>	Connectivity	
<b>Goal 5a:</b>	Expand Linkages Provided by Comprehensive Trail System	
<b>Applicable Outcome Statement(s):</b>	Belton is a fully connected community with active and engaged citizens	
<b>Project Year:</b>	FY 2018	
<b>Team Leader:</b>		<b>Assisted By:</b>
Director of Parks and Recreation		Dir. of Public Works/Planning/Finance; Grants/Special Projects Coord.

<b>Outcome Description(s):</b>	Expanded Trail System continues to highlight Belton as a model community	
<b>Performance Indicator(s):</b>	<p>Focus on opportunities to extend trail linkages wherever possible, to include connectivity to all parts of Belton, including projects scheduled or planned and, in addition, consider:</p> <ul style="list-style-type: none"> <li>○ Trail along Sparta Rd., between Loop 121/Dunn's Canyon Rd. connecting BISD &amp; Chisholm Trail Park;</li> <li>○ Extension to the Regional Trail System;</li> <li>○ Extension to Miller Springs Park; and</li> <li>○ Extension to Temple's Botanical Gardens</li> </ul>	
<b>Challenges/Barriers:</b>	<ul style="list-style-type: none"> <li>• Project costs</li> <li>• Jurisdictional issues</li> <li>• Easements</li> </ul>	
<b>Partners:</b>	<ul style="list-style-type: none"> <li>• BISD</li> <li>• Developers</li> <li>• TxDOT</li> <li>• KTMPO</li> </ul>	<ul style="list-style-type: none"> <li>• Parks Board</li> <li>• USACE</li> <li>• Texas Legislature (New opportunity for Trails to utilize electric easements: HB 931)</li> </ul>

<b>Timeline for Implementation</b>	<b>Expected Completion Date</b>
FY 2018	Ongoing

<b>Cost</b>	<b>Funding Source(s)</b>
TBD	TBD



# Noteworthy Changes, New Elements for FY 2018 Include:

## **Parks/Natural Beauty**

- 6a: Implement updated Parks and Recreation Master Plan, and explore additional Park enhancements

# City of Belton

## Strategic Plan Goal

### Action Plan

#### FY 2018

<b>Goal Category:</b>	Parks / Natural Beauty	
<b>Goal 6a:</b>	Implement updated Parks and Recreation Master Plan, and explore additional Park enhancements	
<b>Applicable Outcome Statement(s)</b>	Belton has dynamic recreational opportunities and natural beauty	
<b>Project Year:</b>	FY 2018	
<b>Team Leader:</b>	<b>Assisted By:</b>	
Director of Parks and Recreation	Director of Public Works, Director of Planning	

<b>Outcome Description(s):</b>	Park Plan Update will serve as guide for future development of parks, trails, and recreational opportunities within the community	
<b>Performance Indicator(s):</b>	<ul style="list-style-type: none"> <li>• Belton Parks Master Plan has been updated and includes: <ul style="list-style-type: none"> <li>○ Updated Community Needs Assessment</li> <li>○ Updated Park Amenities</li> <li>○ New/Revised Parks, Park Priorities</li> </ul> </li> <li>• Considerations for Near Term Include: <ul style="list-style-type: none"> <li>○ Disc Golf evaluation</li> <li>○ Standpipe/Water Tower Park planning</li> <li>○ Heritage Park Kayak put in and take out; fishing dock</li> <li>○ Dog Park evaluation</li> <li>○ Miller Springs Park Partnership</li> </ul> </li> </ul>	
<b>Challenges/Barriers:</b>	<ul style="list-style-type: none"> <li>• Staff and financial resources</li> <li>• Community input/access</li> </ul>	
<b>Partners:</b>	Consultant, Community, U.S. Army Corps of Engineers, U.S. Congress, Parks Board, and BISS	

<b>Timeline for Implementation</b>	<b>Expected Completion Date</b>
FY 2018-2023	FY 2018 (yr 1)

<b>Cost</b>	<b>Funding Source(s)</b>
TBD	General Fund, Future Grants

# Fiscal Impact

- Multi-Year Implementation Plan projects expenditures and funding sources for FY 2018-2020, with the most detail known for FY 2018.

Multi-Year Implementation Plan				
Fiscal Year 2018 Priority 1 Goals				
Goal Category	Goals		Estimated Cost	Funding Source
1. Governance	a)	Implement Balanced Tax/Fee Schedules	Staff Resources	GF Operating Budget
	b)	Implement Growth Management Strategy	Staff Resources/\$10,000	GF Operating Budget
	c)	Implement Comprehensive Plan and Update Development Policies	Staff Resources	GF Operating Budget
	d)	Develop analysis to determine whether to renew, expand, or replace TIRZ	TBD	GF Operating Budget, TIRZ, BEDC
	e)	Complete Comprehensive Analysis on Dog Ridge Water Supply Corporation (DRWSC)	Staff Resources \$6,750	Water/Sewer Oper. Budget, BEDC
2. Public Safety	a)	Complete PD building expansion/renovation	TBD	2013 CO Issuance, GF Operating Budget
	b)	Implement PD and FD Strategic Plan Updates	Staff Resources	GF Operating Budget
	c)	Prepare FD Assessment on Station locations, response times, future needs	TBD	GF Operating Budget
	d)	Plan for loss in FD EMS revenue and service area adjustment	\$450,000	GF Operating Budget
3. Quality of Life	a)	Develop 2018 CIP Process and Plan	Staff Resources	GF Operating Budget
	b)	Implement Street Infrastructure Plan <ul style="list-style-type: none"> <li>Annual Maintenance</li> <li>Reconstruction/New Street Construction</li> </ul>	\$1,000,000 (est.) TBD	GF Operating Budget, Future Bond Funds
	c)	Analyze need for expanded Library Services	Staff Resources/\$10,000	GF Oper. Budget, TIRZ
	d)	Develop Other Infrastructure priorities/funding plan for Water/Sewer/Drainage Needs	Staff Resources	W/S Oper. Budget Drainage Oper. Budg.
4. Economic Development	a)	Develop/Implement Downtown Revitalization Plan	\$100,000 (Match) \$250,000 (Grant) \$90,000 (Façade)	BEDC, Grant Funding, TIRZ
	b)	Plan/Implement S. IH 35 Sewer and IH Water Projects	\$8,000,000	2016 Water/Sewer CO Issuance, BEDC
	c)	Continue Coordination between City/BEDC to maximize project success	TBD	BEDC
	d)	Complete Hotel/Conference Center Assessment	\$5,000	TIRZ
	e)	Enhance Retail Development Strategy	\$26,000	TIRZ
5. Connectivity	a)	Expand Linkages Provided by Comprehensive Trail System	TBD	TBD
	b)	Continue planning for Lake to Lake Road Project	TBD	COB, County, KTMPO, Private Developers
	c)	Facilitate Cable/Fiber Service Expansion	Staff Resources TBD	GF Operating Budget, Private Developers
6. Parks/Natural Beauty	a)	Implement updated Parks/Rec. Master Plan, and explore additional Park enhancements	TBD	GF Operating Budget, Future Grants
	b)	Design Chisholm Hike/Bike Trail, from University Dr. to Sparta under railroad	\$310,197	Private Donors, GF
	c)	Submit TxDOT grant for Trail connecting North/ South Belton	\$376,619 (Match) \$1,883,095 (Grant)	TIRZ

# Next Steps

- Following presentation of Strategic Plan Update, Council comments welcome.
- FY 2018-2022 Strategic Plan has been placed on City website for public review and comments.
- We are asking Council to invite public input at the September 19<sup>th</sup> Council meeting when action on other budget items will occur.
- Following public comment at the September 19<sup>th</sup> Council meeting, recommend adoption of the Strategic Plan Update to guide the City during the next five years.

**SPECIAL CALLED BELTON CITY COUNCIL MEETING**  
**September 19, 2017 – 5:30 P.M.**

The Belton City Council met in special session in the Wright Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem Craig Pearson, Councilmembers David K. Leigh, Dan Kirkley, John R. Holmes, Sr., Guy O'Banion and Paul Sanderford. Staff present included Sam Listi, John Messer, Gene Ellis, Amy Casey, Brandon Bozon, Erin Smith, Chris Brown, Angellia Points, Matt Bates, Paul Romer, Bruce Pritchard, Judy Garrett, Charlotte Walker, Bob van Til, Kim Kroll, Susan Allamon and Cynthia Hernandez.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Guy O'Banion, the Pledge of Allegiance to the Texas Flag was led by Director of Public Works Angellia Points, and the Invocation was given by Mayor Pro Tem Craig Pearson.

1. **Call to order.** The Mayor called the meeting to order at 5:31 p.m.
2. **Public comments.**

Woody Durbin, 308 E. 20<sup>th</sup> Avenue, spoke regarding recent issues he has had with Waste Management recycling and solid waste collection. He said that Waste Management did not provide recycling pickup after Labor Day. Additionally, he said that he did a little cleanup work around his house, and put the debris in his trash can. He said that Waste Management tagged his trash can as containing construction debris, and they would not pick it up. He said that makes it difficult for a home owner to do their own maintenance. He added that he had gotten a notice that his trees needed trimming. He complied with the requirement, but he does not feel that everyone in his neighborhood was made to comply.

Mayor Grayson referred the items to Staff for follow up.

3. **Proclamation: IT Professionals Day – September 19, 2017**

Director of IT Chris Brown and IT Technician Ryan Brown were present to receive the proclamation.

4. **Consider authorizing the City Manager to enter into a Mutual Aid Agreement with Acadian EMS to provide 911 Backup Ambulance Services.**

Fire Chief Bruce Pritchard explained that Scott & White EMS was no longer providing EMS services as of October 1, 2017. They are currently Belton's backup 911 EMS provider. Additionally, with limited service availability between now and October 1<sup>st</sup>, Chief Pritchard thought it prudent to enlist the services of another EMS provider as a backup 911 provider.

Chief Pritchard said that Acadian EMS has agreed to begin providing services on September 20, 2017, and he recommends approval of the mutual aid agreement as proposed.

Upon a motion by Mayor Pro Tem Craig Pearson and a second by Councilmember David K. Leigh, item #4 was unanimously approved upon a vote of 7-0.

### **FY 2018 Budget**

5. **Receive public input and consider an ordinance adopting Belton's Strategic Plan for FY2018-2022.**

City Manager Sam Listi indicated he would present an overview of the updated Strategic Plan for FY2018-2022, if desired by Council or public, following the presentation on September 12, 2017. Council invited input from the public, and received none.

Upon a motion by Councilmember David K. Leigh, and a second by Councilmember Guy O'Banion, the following captioned ordinance was unanimously approved by a vote of 7-0.

#### **ORDINANCE NO. 2017-23**

**AN ORDINANCE ADOPTING THE STRATEGIC PLAN, FY2018-2022, FOR THE CITY OF BELTON, TEXAS.**

6. **Consider an ordinance adopting the City of Belton Budget for the Fiscal Year beginning October 1, 2017, and ending September 30, 2018.**

Upon a motion by Councilmember Dan Kirkley and a second by Councilmember Paul Sanderford, the following captioned ordinance was unanimously approved by a roll call vote as follows:

<b>Name</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>
Councilmember Guy O'Banion	X		
Councilmember John R. Holmes, Sr.	X		
Councilmember David K. Leigh	X		
Councilmember Paul Sanderford	X		
Councilmember Dan Kirkley	X		
Mayor Pro Tem Craig Pearson	X		
Mayor Marion Grayson	X		

#### **ORDINANCE NO. 2017-24**

**AN ORDINANCE APPROVING THE ANNUAL BUDGET OF THE CITY OF BELTON FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.**

7. **Consider an ordinance adopting the 2017 ad valorem tax rate (Fiscal Year 2018).**  
Councilmember Sanderford made the following motion:

*"I move that the property tax rate be increased by the adoption of a tax rate of \$0.6598 on the \$100.00 valuation of property assessed in the City of Belton, which is effectively a 2.06 percent increase in the tax rate."*

Mayor Pro Tem Pearson seconded the motion to approve the following captioned ordinance, which was unanimously approved by a roll call vote as follows:

Name	Yes	No	Abstain
Councilmember Guy O'Banion	X		
Councilmember John R. Holmes, Sr.	X		
Councilmember David K. Leigh	X		
Councilmember Paul Sanderford	X		
Councilmember Dan Kirkley	X		
Mayor Pro Tem Craig Pearson	X		
Mayor Marion Grayson	X		

#### **TAX ORDINANCE NO. 2017-25**

**AN ORDINANCE LEVYING AD VALOREM TAX FOR PAYMENT OF OUTSTANDING DEBTS OF THE CITY OF BELTON FOR THE FISCAL YEAR 2018 (TAX YEAR 2017), TOGETHER WITH INTEREST THEREON, LEVYING TAXES FOR GENERAL FUND PURPOSES, AS PROVIDED BY THE STATUTES OF TEXAS; PROVIDING WHEN TAXES SHALL BECOME DUE AND WHEN SAME SHALL BECOME DELINQUENT IF NOT PAID; PROVIDING FOR A PENALTY AND INTEREST ON ALL DELINQUENT AD VALOREM TAXES; AND PROVIDING THAT IF ANY PART OF THIS ORDINANCE BE HELD INVALID BY COURT, SUCH FINDING SHALL NOT AFFECT ANY OTHER PART OF THIS ORDINANCE.**

Mayor Grayson recessed the meeting at 5:43 p.m. The Council boarded a van for the next item. The meeting reconvened at 5:52 p.m.

#### **WORKSHOP**

8. **Conduct driving tour of areas proposed for a Growth Management Study for possible annexation into the City of Belton, generally described below:**

<b>Area 1</b>	<b>Located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.</b>
<b>Area 2</b>	<b>Located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.</b>
<b>Area 3</b>	<b>Located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.</b>
<b>Area</b>	<b>Located generally north of US 190 (IH-14), west of Boxer Road,</b>



<b>4</b>	<b>northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.</b>
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Council and some Staff members boarded a van provided by the First Baptist Church for a driving tour of areas proposed for a growth management study. City Manager Sam Listi presented the four areas, and he explained that the resolution in Item #9 will allow Staff to take the following steps to initiate the process of analysis:

1. Acknowledge the importance of preparing a growth management study of these areas prior to any final action.
2. Notify property owners on September 22, 2017, of the annexation public hearing dates – October 24<sup>th</sup> and 31<sup>st</sup>, 2017.
3. Begin development of municipal service plans for each study area.

Mr. Listi added that the proposed schedule would conclude this annexation study by November 28, 2017.

9. **Consider a resolution to prepare a Growth Management Study and to notify property owners of annexation public hearing dates.**

Upon a motion by Councilmember Holmes, and a second by Councilmember Kirkley, the following captioned resolution was unanimously approved by a vote of 7-0.

**RESOLUTION NO. 2017-26-R**

**A RESOLUTION OF THE CITY OF BELTON, TEXAS, ACKNOWLEDGING THE RECOMMENDATION OF THE CITY COUNCIL TO CONSIDER ANNEXATION OF FOUR AREAS; DIRECTING THE CITY MANAGER TO PREPARE A MUNICIPAL SERVICES PLAN FOR EACH AREA; SETTING A SCHEDULE FOR ANNEXATION, INCLUDING PUBLIC HEARING DATES; AND PROVIDING AN OPEN MEETINGS CLAUSE AND OTHER RELATED MATTERS.**

There being no further business, the Mayor adjourned the meeting at 7:11 p.m.

---

Marion Grayson, Mayor

ATTEST:

---

Amy M. Casey, City Clerk

# Staff Report – City Council Agenda Item



## **Agenda Item #6**

Consider a resolution authorizing the rescheduling of the 5:30 p.m. Tuesday, October 10, 2017, Regular City Council Meeting to 5:00 p.m. on Thursday, October 12, 2017.

## **Originating Department**

Administration – Amy M. Casey, City Clerk

## **Summary Information**

It has been determined that there will not be a quorum for the October 10, 2017, regular City Council meeting. Staff recommends moving the Tuesday, October 10, 2017, Regular Meeting to Thursday, October 12, 2017, and change the start time to 5:00 p.m. to accommodate those desiring to attend the J.A.I.L. Ministry banquet that evening.

Also, please note Council meeting schedule for remainder of calendar year 2017.

## **Fiscal Impact**

Amount: N/A

## **Recommendation**

Recommend approval of the resolution as presented.

## **Attachments**

Proposed Resolution  
2017 Remaining Meetings Schedule

**RESOLUTION NO. 2017-27-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, CHANGING THE DATE AND TIME OF THE 5:30 P.M. OCTOBER 10, 2017, REGULAR CITY COUNCIL MEETING TO 5:00 P.M. OCTOBER 12, 2017; AND PROVIDING AN OPEN MEETINGS CLAUSE.**

---

**Whereas**, the regular City Council meeting in October is scheduled for October 10, 2017;

**Whereas**, there is not a quorum of City Councilmembers able to attend the October 10, 2017, City Council meeting, staff recommends changing the meeting date and time to Thursday, October 12, 2017, at 5:00 p.m.; and

**Whereas**, the City Council has considered the matter and deems it in the public interest to authorize this action.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, THAT:**

**PART 1:** The City Council authorizes changing the date and time of the 5:30 p.m. October 10, 2017 regular City Council meeting to October 12, 2017 at 5:00 p.m., located at the Harris Community Center, 401 N Alexander, Belton, Texas 76513.

**PART 2:** It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **26<sup>th</sup>** day of **September**, 2017.

THE CITY OF BELTON, TEXAS

---

Marion Grayson, Mayor

ATTEST:

---

Amy M. Casey  
City Clerk

## City of Belton City Council

### Schedule of Meetings Through 12/31/2017 Resulting from Changed/Special Council Meetings

DATE	ACTION/EVENT
<b>October 12, 2017</b> starting at 5:00 p.m. (Rescheduled from October 10, 2017)	Changed Council meeting day and time
<b>October 24, 2017</b> Regular Meeting	<b>1ST PUBLIC HEARING – GROWTH MANAGEMENT AND PRESENT SERVICE PLAN</b> (Not more than 40 days before the 1st reading of ordinance.)
<b>October 31, 2017</b> Special Meeting	<b>2ND PUBLIC HEARING – GROWTH MANAGEMENT AND PRESENT SERVICE PLAN</b> (At least 20 days before 1st reading of ordinance.)
<b>November 14, 2017</b> Regular Meeting	
Institution Date <b>November 21, 2017</b> Special Meeting	<b>FIRST READING OF GROWTH MANAGEMENT ORDINANCE</b>
<b>November 28, 2017</b> Regular Meeting	<b>SECOND-FINAL READING OF GROWTH MANAGEMENT ORDINANCE</b>
<b>December 12, 2017</b> Regular Meeting	Single meeting scheduled in December

# Staff Report – City Council Agenda Item



## **Agenda Item #7**

Hold a public hearing and consider a resolution authorizing the submission of a grant application to the Texas Parks and Wildlife Department (TPWD) for improvements to Heritage Park, and receive a check from the Belton Lion's Club for their sponsorship of Heritage Park.

### **Originating Department**

Parks and Recreation Department – Matthew Bates, Director  
Administration – Bob van Til, Grants and Special Projects Coordinator

### **Summary Information**

The purpose of this item is to:

1. Conduct a public hearing, and following the public hearing,
2. Consider a resolution authorizing staff to submit an application to the TPWD for a Small Communities Grant

The Belton Lions Club has generously donated \$5,000 for improvements to Heritage Park.

This donation can be leveraged into a \$20,000 project by applying for a grant from the TPWD.

The proposed project includes:

1. Fishing pier: sand and repair railings, restore, repair and seal boardwalk, install kayak dock,
2. Replace aging chains and seats on four swing sets,
3. Replace six old trash cans including dome lids,
4. Replace aging mile marker, and
5. Replace four worn out BBQ pits.

Floodplain:

Since the park is located on the west bank of the Leon River, a portion of the park is located in a floodplain and floodway. In light of this, TPWD requires that the discussion during the public hearing include this information and to identify any impact the project will have, if any, on the floodway or floodplain. This project will have no impact on the floodway or floodplain.

TPWD Application:

- Request a grant in the amount of \$10,000 (50% local match)
- Due on October 1

**Fiscal Impact**

Amount: \$5,000 in-kind labor contribution

Budgeted: ☒ Yes ☐ No ☐ Capital Project Funds

If not budgeted: ☐ Budget Transfer ☐ Contingency ☐ Amendment Needed

Funding Source(s):

Lions Club:	\$5,000
City in kind contribution:	\$5,000 (labor to install improvements)
TPWD Grant:	\$10,000

**Recommendation**

Staff recommends that the Council conduct the public hearing, and following the close of the public hearing, consider approving the resolution.

**Attachments**

PowerPoint Presentation  
Resolution

# Belton Lions Club - Heritage Park Project

TPWD Public Hearing  
Local Resolution  
September 26, 2017





# Texas Parks and Wildlife Department Grant Public Hearing

- 
- A photograph of a lush green park with large trees and a grassy field. The trees are mostly bare, suggesting late autumn or winter, with some green leaves visible on the left. The grass is a vibrant green, and the scene is bathed in soft, natural light.
- Belton Lions Club Donation
  - TPWD Small Communities Grant
  - \$20,000 Project
  - In line with the Parks Master Plan Priorities

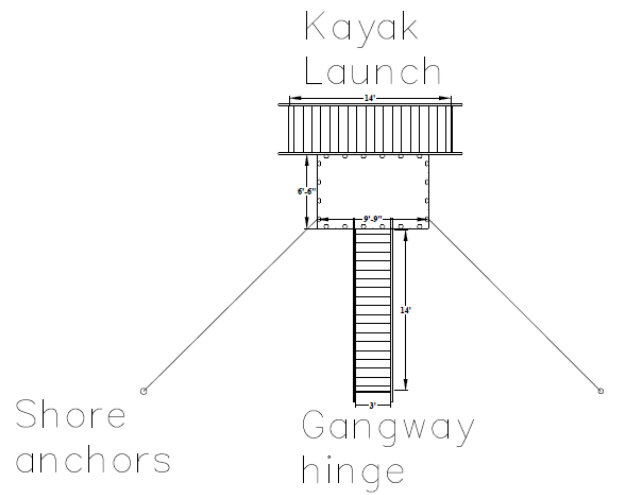












# Floodplain



The proposed improvements will not have any negative impacts on the floodway or floodplain

# Recommendations

- Conduct the required public hearing
- Consider the Resolution approving the submittal of the grant application



**RESOLUTION NO. 2017-28-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR AND ON BEHALF OF THE CITY OF BELTON IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, CERTIFYING THAT THE CITY OF BELTON IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE, CERTIFYING THAT THE CITY OF BELTON MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATIONAL USES.**

**WHEREAS,** The City of Belton is fully eligible to receive assistance under the Program; and

**WHEREAS,** The City of Belton is desirous of authorizing an official to represent and act for the City of Belton in dealing with the Texas Parks and Wildlife Department concerning the Program;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS:**

**Section 1:** That the City of Belton hereby certifies that it is eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

**Section 2:** That the City of Belton hereby certifies that the matching share for this application is readily available at this time.

**Section 3:** That the City of Belton hereby authorizes and directs the City Manager to act for the City of Belton in dealing with the Texas Parks and Wildlife Department for the purposes of the Program, and that Sam Listi is hereby officially designated as the representative in this regard.

**Section 4:** That the City of Belton hereby specifically authorizes the City Manager to make application to the Texas Parks and Wildlife Department concerning the site known as Heritage Park in the City of Belton, and it is hereby dedicated for public park and recreation purposes in perpetuity.

**PASSED AND APPROVED** this the 26<sup>th</sup> day of September, 2017.

**THE CITY OF BELTON, TEXAS**

\_\_\_\_\_  
Marion Grayson, Mayor

**ATTEST**

\_\_\_\_\_  
Amy M. Casey, City Clerk





## Local Park Grant Program Resolution Authorizing Application

A resolution of the City of Belton, Texas as hereinafter referred to as "Applicant," designating certain officials as being responsible for, acting for, and on behalf of the Applicant in dealing with the Texas Parks & Wildlife Department, hereinafter referred to as "Department," for the purpose of participating in the Local Park Grant Program, hereinafter referred to as the "Program"; certifying that the Applicant is eligible to receive program assistance; certifying that the Applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses.

**WHEREAS**, the Applicant is fully eligible to receive assistance under the Program; and

**WHEREAS**, the Applicant is desirous of authorizing an official to represent and act for the Applicant in dealing with the Department concerning the Program;

### **BE IT RESOLVED BY THE APPLICANT:**

**SECTION 1:** That the Applicant hereby certifies that they are eligible to receive assistance under the Program, and that notice of the application has been posted according to local public hearing requirements.

**SECTION 2:** That the Applicant hereby certifies that the matching share for this application is readily available at this time.

**SECTION 3:** That the Applicant hereby authorizes and directs the City Manager to act for the Applicant in dealing with the Department for the purposes of the Program, and that Sam A. Listi is hereby officially designated as the representative in this regard.

**SECTION 4:** The Applicant hereby specifically authorizes the official to make application to the Department concerning the site to be known as Heritage Park in the City of Belton or use as a park site and is hereby dedicated (or will be dedicated upon completion of the proposed acquisition) for public park and recreation purposes in perpetuity (or for the lease term, if legal control is through a lease). Projects with federal monies may have differing requirements.

Introduced, read and passed by an affirmative vote of the "Applicant" on this 26th day of September, 2017.

\_\_\_\_\_  
Signature of Local Government Official

Marion Grayson, Mayor  
\_\_\_\_\_  
Typed Name and Title

### **ATTEST:**

\_\_\_\_\_  
Signature

Amy M. Casey, City Clerk  
\_\_\_\_\_  
Typed Name and Title

# Staff Report – City Council Agenda Item



## **Agenda Item #8**

Conduct a public hearing on the submission of a grant application to the Texas Department of Agriculture for a Texas Community Development Block Grant for the N. East Street Redevelopment Project.

### **Originating Department**

Public Works/Engineering – Angellia Points, P.E., Director of Public Works/City Engineer  
Administration – Bob van Til, Grants and Special Projects Coordinator

### **Summary Information**

Staff is in the process of applying for a grant from the Texas Department of Agriculture (TDA) to redevelop a portion of N. East Street between E. Central and E. First Ave. The grant program is the Texas Community Development Block Grant (TxCDBG) Program. The funding originates from the US Housing and Urban Development (HUD) provided for rural areas, and Belton is eligible to apply. This application is being created under the Downtown Revitalization Program (DRP).

The TxCDBG program reflects the Federal National Planning Objectives (NPO). The NPO's focus on three objectives:

1. Principally benefit low to moderate income (LMI) persons
2. Eliminate or prevent slums and blight
3. Address imminent health and safety problems (i.e. disasters).

This application was prepared in the context of the second objective: 'eliminating or preventing slum and blight.'

Proposed improvements include: new sidewalks, curb and gutter, pedestrian ramps and barrier rails, light fixtures, street milling and overlay, and restriping.

The project is estimated to cost approximately \$350,000. The pending application anticipates requesting \$250,000 from the TxCDBG program, combined with a local match of \$100,000. The Belton EDC has agreed to provide the local match.

The N. East Street Project Concept Plan began in mid-2016 in response to requests by local property owners to make improvements to N. East Street, focusing to a large extent on the accessibility to the area. Several meetings were held on-site with the tenants and property owners (August 30, 2016 and January 19, 2017) to review expectations and



proposed streetscaping. The City Council was formally briefed by staff during its February 14, 2017 meeting. The project appears to have strong community support.

As part of the application process, the City must conduct a public hearing. The purpose of the public hearing is to allow the public adequate opportunity to comment on the pending application, as well as provide comments on overall community needs.

During the public hearing, staff anticipates accomplishing three objectives:

1. Reviewing the background and scope of this project, and
2. Discussing the mandatory topics outlined by the State. These topics include:
  - The development of housing and community development needs.
  - The amount of funding available.
  - All eligible activities under the TxCDBG Program.
  - The applicant's use of past TxCDBG contract funds.
  - The estimated amount of funds proposed for activities that will meet the national objective of benefit to low-to-moderate income persons.
  - The plans of the locality to minimize displacement of persons and to assist persons actually displaced as a result of activities assisted with TxCDBG funds.
3. Receiving public input on the application

In accordance with Federal and State criteria, as well as the City's *Citizen Participation Plan*, staff published a notice in the Belton Journal in anticipation of the public hearing. Staff also posted notices at the Belton EDC, Library, and other agencies that work with persons of low-to-moderate means, such as the Central Texas Housing Consortium (Belton Housing Authority), Department of Aging and Disability Services, Better Belton Foundation, etc.

Anticipated Next Steps Following Today's Public Hearing:

- October 12, 2017 – Two resolutions will be presented for Council's consideration.
  1. Approval to submit the application,
  2. Designating this area as blighted, a prerequisite for TxCDBG funding.
- October 16, 2017 – due date for the application.

State regulations do not allow for the City to consider the resolutions during the same meeting as the public hearing.

**Fiscal Impact**

Amount: \$100,000

Budgeted: ☐ Yes ☒ No ☐ Capital Project Funds

If not budgeted: ☐ Budget Transfer ☐ Contingency ☐ Amendment Needed

Local Funding Source(s): Belton EDC

**Recommendation**

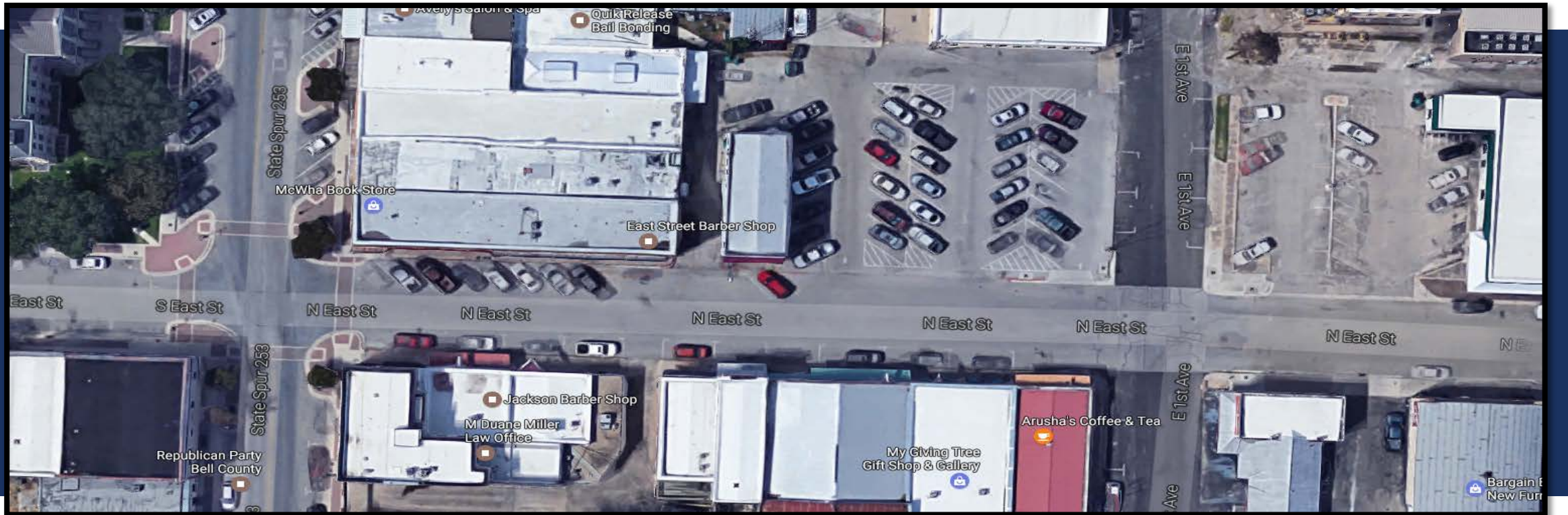
Conduct the public hearing.

**Attachments**

Power Point presentation

# N. EAST STREET IMPROVEMENTS TXCDBG PUBLIC HEARING

CITY COUNCIL MEETING, SEPTEMBER 26, 2017



# PURPOSE OF TODAY'S AGENDA ITEM

- Conduct a public hearing on the proposed application
- Discuss State requirements during the public hearing

# BACKGROUND

- Requests emerged from property owners to repair sidewalks along N East Street
- City performed minor repairs to sidewalk at N East Street & E 1<sup>st</sup> Avenue
- Strategic Plan Goal for FY 2017: Develop/Implement Downtown Revitalization Plan
  - ❖ Downtown Wayfinding Signs – Complete
  - ❖ Evaluation of East Street Needs and Plan development by KPA Engineers
- East Street Analysis Progress-to-Date:
  - ❖ Met with property owners to determine expectations, concerns, and needs on August 30, 2016
  - ❖ Conceptual plan developed with assistance of KPA Engineers
  - ❖ Presented conceptual plan to property owners on January 19, 2017
  - ❖ Presented to Council for input on February 14, 2017

# EAST STREET – PROGRAM INFORMATION

- US Housing and Urban Development (HUD)
- Texas Department of Agriculture (TDA)
- Texas Community Development Block Grant (CDBG)
- Downtown Revitalization Program (DRP)

# EAST STREET – PROGRAM INFORMATION CONT.

- Federal (HUD) National Planning Objectives (NPO's):
  - Principally benefit low to moderate income persons (LMI)
  - Eliminate or prevent slum or blight (\*)
  - Address imminent health and safety problems (i.e. disasters)

# EAST STREET – GRANT INFORMATION

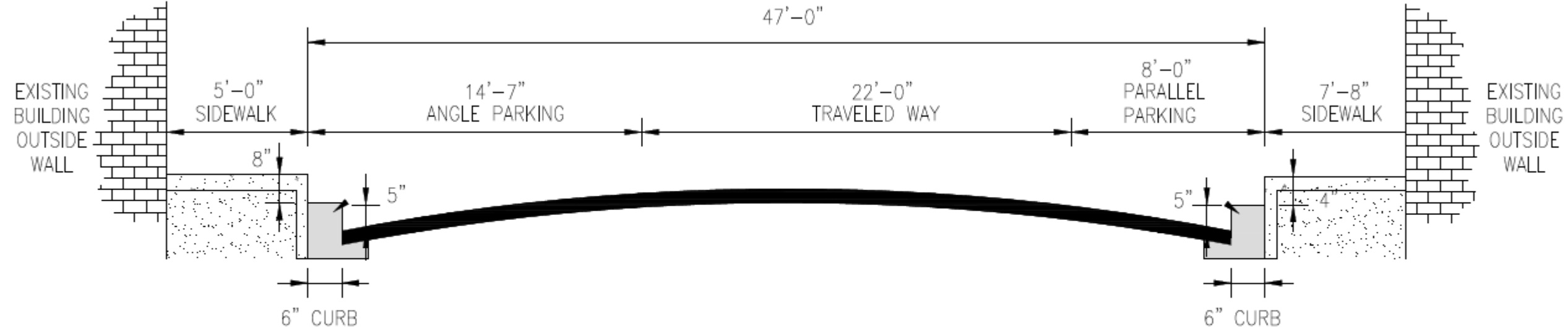
- TxCDBG – DRP:
- Grant funding up to \$250,000
- Minimum 10% match
- Application deadline: October 16, 2017
- Eligible activities:
  - Public infrastructure improvements, or
  - Activities “explicitly needed to eliminate slum and blight conditions in the downtown ... area.”

## Public Infrastructure includes:

- Sidewalks, lighting, public parking
- Elimination of architectural barriers
- Water systems
- Sewer systems
- Roads and drainage
- Natural gas systems
- Electrical systems
- Demolition and clearance



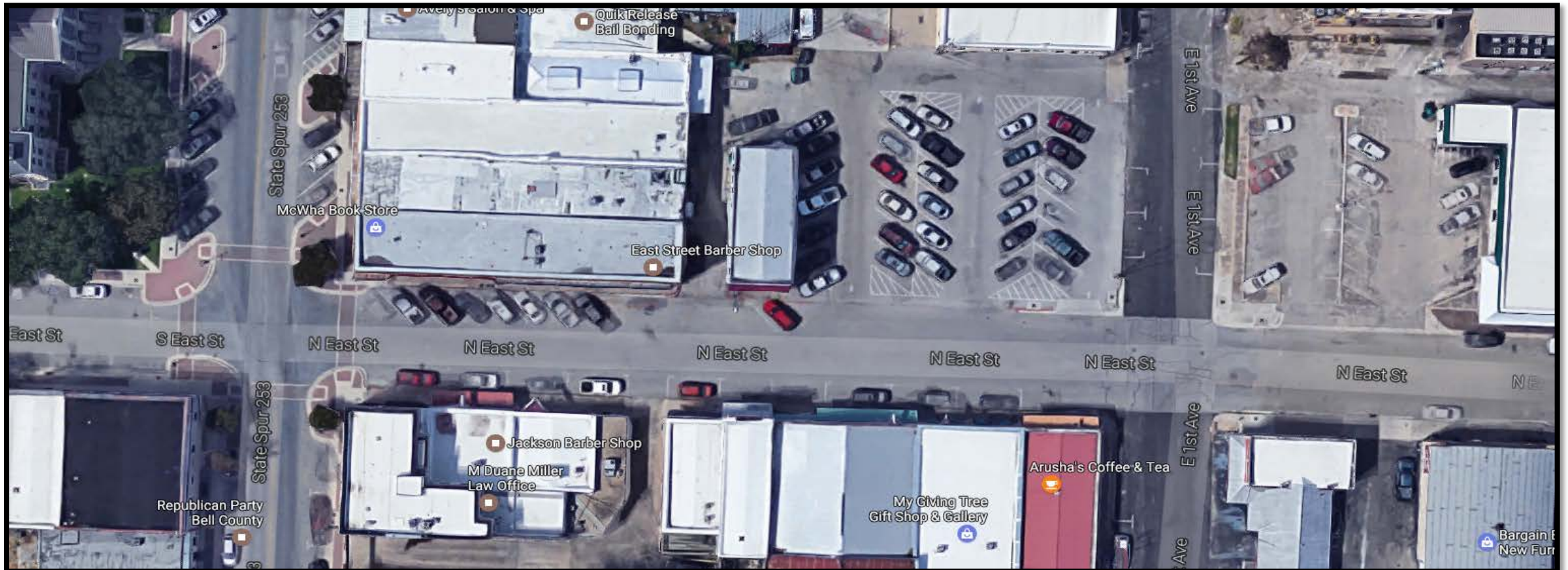
# EAST STREET – EXISTING CONDITIONS



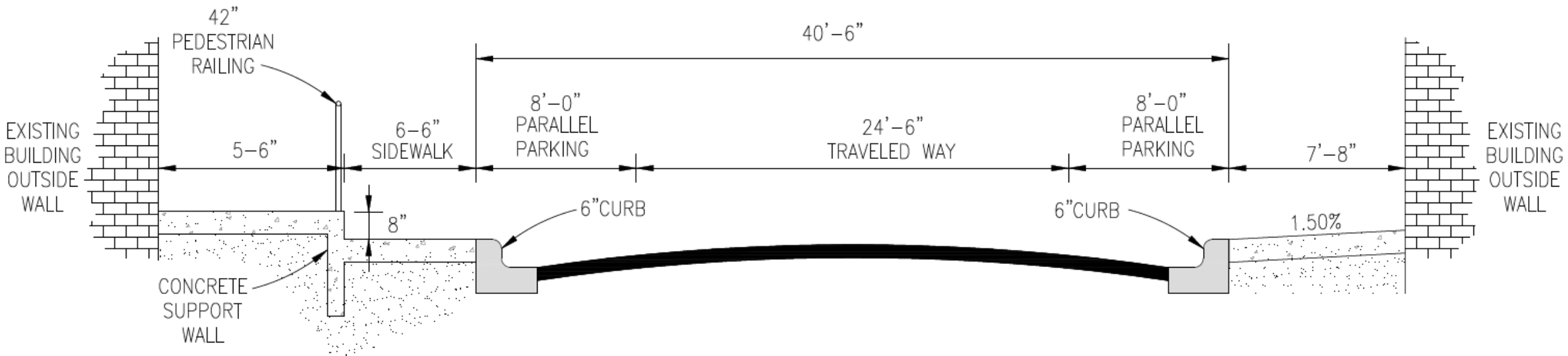
**EXISTING CROSS-SECTION**  
**EAST STREET - NORTH OF CENTRAL AVENUE**

*NOT TO SCALE*

# EAST STREET – EXISTING CONDITIONS



# EAST STREET – PROPOSED IMPROVEMENTS



**PROPOSED CROSS-SECTION**  
**EAST STREET - NORTH OF CENTRAL AVENUE**

*NOT TO SCALE*

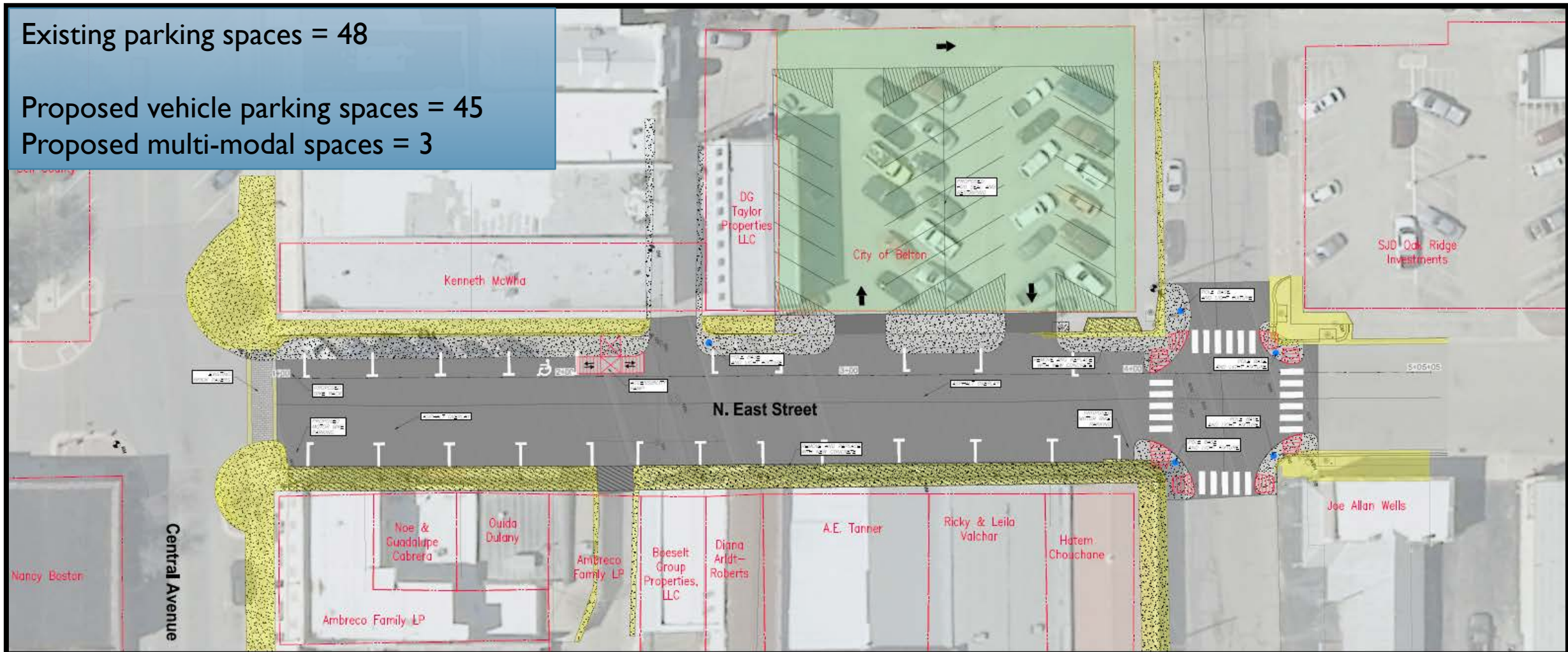


# EAST STREET – PROPOSED IMPROVEMENTS

Existing parking spaces = 48

Proposed vehicle parking spaces = 45

Proposed multi-modal spaces = 3



# EAST STREET – CONCEPTUAL PLAN

## What would it cost? – Est. **\$350,000**

- Engineering final design, survey, contract administration
- Traffic & pedestrian control plans
- Building protection
- Demolition
- Concrete work (sidewalks, curb/gutter, ramps)
- Hand railing
- Utility adjustments
- Asphalt overlay
- Light Fixtures
- Pavement markings

## What are the funding options?

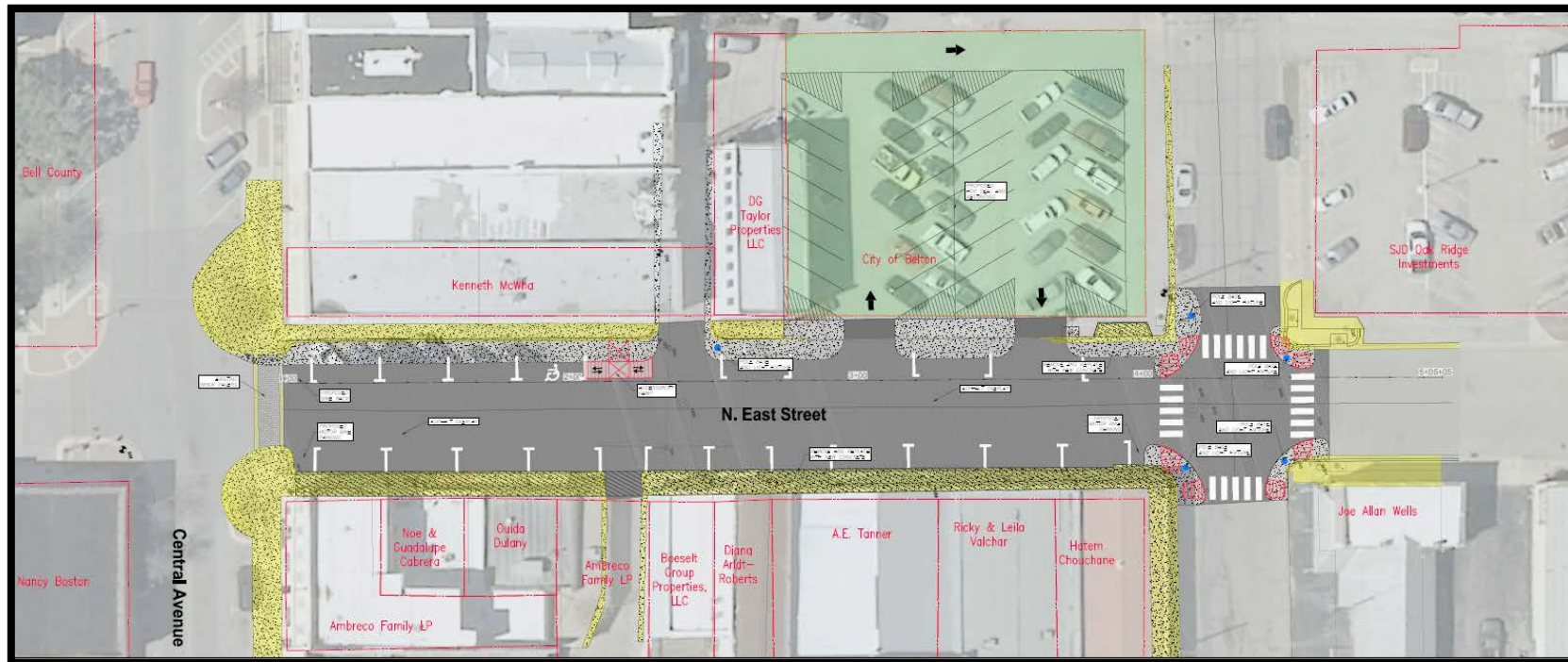
- Texas Community Development Block Grant Program (Texas Department of Agriculture) - \$250,000
- Local Match: BEDC - \$100,000

# STATE REQUIREMENTS FOR PUBLIC HEARING

- A discussion of:
  - The development of housing and community development needs.
  - The amount of funding available.
  - All eligible activities under the TxCDBG Program.
  - The applicant's use of past TxCDBG contract funds.
  - The estimated amount of funds proposed for activities that will meet the national objective of benefit to low-to-moderate income persons.
  - The plans of the City to minimize displacement of persons and to assist persons actually displaced as a result of activities assisted with TxCDBG funds, if applicable.

# EAST STREET – NEXT STEPS

- Consider two resolutions
  - Resolution approving the submittal of the application to the TDA
  - Resolution designating this portion of East Street as blighted
- October 12, 2017



# RECOMMENDATION

- Conduct the public hearing



# Staff Report – City Council Agenda Item



## **Agenda Item #9**

Hold a public hearing and consider adoption of the updated Comprehensive Plan and Future Land Use Map.

### **Originating Department**

Planning – Erin Smith, Director of Planning

### **Summary Information**

Staff began working with Studio 16:19 and Vista Planning in January 2016 to update the Comprehensive Plan and Future Land Use Map. We began the process by reaching out to the public to determine the needs of the community. We completed an online survey in conjunction with the Parks Master Plan and received 398 responses. We also completed a survey where we handed out postcards at events and festivals and received 26 responses. We then held seven meetings with community stakeholders over the course of three days to receive feedback. The stakeholder groups consisted of Builders, Developers and Realtors; Chamber of Commerce and Bell County; Civic Clubs; Major Employers and Healthcare; Education; City Boards; and EMS, Fire Department, and Police Department. We then combined all of the feedback received from the surveys and stakeholder meetings to develop an outline of the Comprehensive Plan.

A Comprehensive Plan Advisory Board was created that included City staff; BEDC Executive Director; an HPC, P&ZC, and Council representative; and a local business owner. A total of four meetings were held with the Comprehensive Advisory Board to develop the Comprehensive Plan and Future Land Use Map (FLUM). Once the Draft Comprehensive Plan and FLUM were complete, we made the text and map available to the public during a public comment period from May 19, 2017 to June 19, 2017. During the public comment period, we held two public workshops on June 7, 2017, from 5:30 p.m. to 7:30 p.m. and June 19, 2017, from 3:30 p.m. to 5:00 p.m.

The Comprehensive Plan includes the following chapters:

- Chapter 1 – Vision
- Chapter 2 – Government Facilities and Services
- Chapter 3 – Existing Land Use and Trends
- Chapter 4 – Future Land Use Plan
- Chapter 5 – City Systems
- Chapter 6 – City Process and Procedures

- Chapter 7 – Special Places and District Identity
- Chapter 8 – Historic Preservation Plan
- Chapter 9 – Future Vision and Implementation

The Comprehensive Plan begins with an introduction that discusses Belton growth, as well as the Comprehensive Plan and FLUM update process. Chapter 1 includes a vision statement and mission statement. This chapter also discusses the overall goals of the Comprehensive Plan and ties in elements of the Strategic Plan. Chapter 2 provides an overview of City of Belton departments and facilities. Chapter 3 provides an overview of existing land uses, such as commercial, residential, industrial, institutional, and school facilities and services. Chapter 4 contains the Future Land Use Plan and Future Land Use Map. The FLUM has been updated and includes revised land use categories; existing and future roadways; nodes, such as a mixed-use center, lifestyle center, commercial center, and neighborhood center; and a commercial corridor overlay. The Future Land Use Plan also includes an amendment process with evaluation criteria that will facilitate revisions and ensure the map is up to date with development activity. Chapter 5 discusses several elements related to city systems – transportation, water, wastewater, waste/disposal, utilities, and many other elements that are essential for the City to function. Chapter 6 focuses on city process and procedures relating to boards and Planning Department elements such as the Design Standards, GIS mapping, building codes, and growth management. Chapter 7 provides an overview of special places such as Nolan Creek; parks and trails; courthouse square and downtown district; and a potential arts district. There are several amazing amenities in Belton and this chapter discusses how to build upon these great resources. Chapter 8 is the Historic Preservation Plan that provides an overview of historic preservation elements in Belton. We have also developed goals and objectives for the Historic Preservation Plan that are included in Chapter 9. The Historic Preservation Plan was presented to the Historic Preservation Commission on June 22, 2017 and there were a couple minor comments, and staff made those changes. Chapter 9 includes action items for the Comprehensive Plan, Vision, Special Places and District Identity, and the Historic Preservation Plan.

On August 15, 2017, we held a joint P&ZC and Council workshop to discuss the proposed Comprehensive Plan and Future Land Use Map. Staff received some comments at this workshop regarding changing the node at FM 1670 and US 190 to a Lifestyle Node, and to include language in the commercial corridor stating that light industrial uses should also be considered in this area based on compatibility with nearby uses. Staff has made those revisions, and the Comprehensive Plan and FLUM are ready for Council consideration.

This item was presented to the Planning and Zoning Commission at its meeting on September 19, 2017. They unanimously recommended it for approval.

### **Fiscal Impact**

None for the City. Applicants will incur a \$100 application fee for proposed Future Land Use Map amendments.

### **Recommendation**

Recommend Council conduct the public hearing to secure any final public comments, but take no action at this meeting. A resolution adopting the Comprehensive Plan and Future Land Use Map will be presented for final action at the Council meeting on October 24, 2017.

### **Attachments**

Comprehensive Plan  
P&Z Minutes Excerpt



# 2030 COMPREHENSIVE PLAN

## CITY OF BELTON, TEXAS



333 Water Street • P.O. Box 120 • Belton, Texas 76513  
(254) 933-5800  
[www.beltontexas.gov](http://www.beltontexas.gov)



# TABLE OF CONTENTS

CITY OF BELTON COUNCIL RESOLUTION

ACKNOWLEDGMENTS

EXECUTIVE SUMMARY

INTRODUCTION

CHAPTER 1: VISION.....1

CHAPTER 2: GOVERNMENT FACILITIES & SERVICES.....3

CHAPTER 3: EXISTING LAND USE & TRENDS.....6

CHAPTER 4: FUTURE LAND USE PLAN.....14

CHAPTER 5: CITY SYSTEMS.....19

CHAPTER 6: CITY PROCESS & PROCEDURES.....27

CHAPTER 7: SPECIAL PLACES & DISTRICT IDENTITY.....35

CHAPTER 8: HISTORIC PRESERVATION PLAN.....43

CHAPTER 9: FUTURE VISION & IMPLEMENTATION.....54

CHAPTER 10: APPENDICES.....56

BIBLIOGRAPHY.....64



# CITY OF BELTON COUNCIL RESOLUTION

LGC - Sec. 213.003. ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN.

- (a) A comprehensive plan may be adopted or amended by resolution following:
  - (1) a hearing at which the public is given the opportunity to give testimony and present written evidence;  
and
  - (2) review by the municipality's planning commission or department, if one exists.
- (b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

The City of Belton 2030 Comprehensive Plan is Belton's long-range policy document adopted and amended by the City Council. This plan establishes a vision for Belton, provides policy guidance for growth and development and contains both action items and BIG ideas to help implement the vision.



# ACKNOWLEDGMENTS

## COMPREHENSIVE PLAN ADVISORY BOARD MEMBERS

Craig Pearson, Councilperson  
 John Holmes, Planning & Zoning Commission Chair  
 Dave Covington, Historic Preservation Commission  
 Kayla Potts  
 Sam A. Listi, City Manager  
 Erin Smith, Director of Planning  
 Angellia Points, Director of Public Works/City Engineer  
 Matt Bates, Director of Parks and Recreation  
 Cynthia Hernandez, BEDC Executive Director

## CITY COUNCIL

Marion Grayson, Mayor  
 Craig Pearson, Mayor Pro Tem  
 David K. Leigh  
 Paul Sanderford  
 John Holmes, Sr.  
 Dan Kirkley  
 Guy O'Banion

## PLANNING & ZONING

Brett Baggerly, Chair  
 Rae Schmuck  
 Ben Pamplin  
 Joel Berryman  
 David Jarrett  
 David Fuller

## CONSULTANT TEAM

**Studio 16:19, llc**  
 Brent A. Baker  
 Susan Curp  
 Jonathan Wagner  
 Aaren Grimes  
 1717 N. IH 35, Suite 308  
 Round Rock, Texas 78664

*In collaboration with*  
**Vista Planning & Design**  
 E. Mitchell Wright  
 19 Sugar Shack Dr.  
 Austin, Texas 78746

## ZONING BOARD OF ADJUSTMENTS

Luke Potts, Chair  
 Mat Naegele  
 Zachary Krueger  
 Lewis Simms  
 Ted Smith

## HISTORIC PRESERVATION COMMISSION

Nelson Hutchinson, Chair  
 Sheila Donahue  
 Leo Camden Jr.  
 Tammie Baggerly  
 Dorothy Coppin

## STAKEHOLDER MEETING ATTENDEES

Mark Arrazola  
 Robert Atmar  
 Ed Bandas  
 Larry Berg  
 Joel Berryman  
 Jeff Booker  
 Brandon Bozon  
 Merl Brandon  
 Stan Briggs  
 Scott Brooks  
 Jared Bryan  
 Leo Camden

Jason Carothers  
 Richard Cortese  
 Terri Covington  
 Vilma Crum  
 Sara Donahoe  
 Sheila Donahue  
 Chris Flor  
 Judy Garrett  
 Rhonda Hershey  
 Nelson Hutchinson  
 David Jarrett  
 Susan Kincannon

Brent LaCanne  
 Colette Marshall  
 Rick Martinez  
 Jerry McCartney  
 Eric Moede  
 Ben Pamplin  
 Chris Payne  
 Luke Potts  
 Rucker Preston  
 Bruce Pritchard  
 Kerry Ready  
 Rae Shmuck

Ray Severn  
 Steve Shephard  
 Lewis Simms  
 Lacey Steenson  
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# EXECUTIVE SUMMARY

## USES OF THE GENERAL PLAN

The City of Belton 2030 Comprehensive Plan is the policy document that guides Belton land use into the future. How does Belton maintain its high standard of living and high quality of life while balancing growth and development challenges? Belton's small town feel, historic downtown, schools and parks are the pride of this community. Community spirit, volunteerism and resident participation are a cornerstone of Belton's civic pride.

## PROCESS

The initial step of the process was for the city to form a Comprehensive Plan Advisory Board that would be the sounding board and guide for the overall process. The Advisory Board and the Stakeholder Groups met periodically to review all the information and to provide comments and guidance.

The strategy of data gathering, public input, and assembling a document for the city to use for the future planning was a process that has been very successful in prior projects. Data gathering has multiple phases. First and foremost, information from the city was validated by multiple stakeholder meetings. Separately, on the ground surveying of existing conditions were analyzed and extended into opportunities and constraints. This spatial analysis was then converted into an analysis by topic in a final Strengths, Weaknesses, Opportunities, & Threats (SWOT) matrix so that anyone can review the information either by map or by topic. Reaching out to the public was three-fold. First was a simple, high level postcard survey of very broad questions that were handed out all over the city during the on-ground investigations. Later, a comprehensive online survey was posted to reach out to the city as a whole. Finally, public hearings were advertised in the normal media channels, to allow the general public to comment.

Between the surveys, on-site analysis, information from the city, and the stakeholder focus groups, the process moved to a mode of making decisions on land use, annexation, and policy that were in sync with the existing philosophy. From this intensive process, a Future Land Use Map was created in a style that suited the level of information that the city wanted to see. Revisions to the map went through several rounds of adjustment according to existing projects, policies, and economic development actions already in the works.

In the end, the process was aimed at creating a future vision for the city that allowed measured growth, economic development, and ultimately working toward an enhanced quality of lifestyle for residents.

The project looked at several topics that comprise the city's future growth and development. Some of the topics were assessed in a detailed manner such as current development patterns and getting feedback from various stakeholder groups. Sectors of the city such as the wide variety of public services were given more of an overview so that if we saw useful connections and leveraging of services or institutions, then these could be woven into the narrative of city recommendation. Part of this analysis was to develop, where opportunities presented themselves, more refined scenarios in terms of pulling multiple parties together for a stimulus project. These are presented as opportunities that if met with optimism, could be acted upon and potentially make significant impacts on a local district or series of blocks. Finally, some measures were discussed that considered a broader application of aesthetic criteria such as designating certain corridors with overlay rules. These could be as simple as signage and screening of storage areas or could take on a more expanded set of criteria. The level of criteria is not established here but would require a separate endeavor of analysis and discussions to accomplish the right balance of city benefit.





# INTRODUCTION

Belton is the county seat of Bell County and is located in one of the fastest growing Metropolitan (Temple- Killeen- Ft. Hood) areas in both Texas and the country. The 2010 census recorded Belton's population at 18,216 and the most recent estimate for January of 2017 is 21,214 residents. The city is expecting to maintain this current rate of growth and, by the year 2030, the population is anticipated to be between 30,000 to 35,000 residents. This growth places pressure on the current utilities, other infrastructure, schools, services, and parks that can be addressed through planning process.

People are moving to Belton to experience a higher standard of living, historic downtown, Nolan Creek, the town's proximity to two lakes and lots of nature, including award-winning schools and warm weather.

Belton must manage this growth while keeping its great quality of life with walkable neighborhoods near nature and culture. How does the city sustain their open space and natural assets? How does Belton provide a mix of housing types and affordability while still maintaining their higher design standards? How does Belton increase their tax base to better sustain the city economically? How does Belton leverage its location at the crossroads of the new I-14/US 190 and the improved Interstate 35 (I-35) to enhance the city? How does Belton make it the desired place to call home in Central Texas? One concept that seems to have risen through all the discussions is that Belton is interested in taking advantage of the growth in Central Texas, but in a strategic and managed fashion to maintain the high quality of living that the residents enjoy.

The Comprehensive Plan is a policy guide to assist city leaders in making decisions about how their city should grow and develop. Our life in cities is deeply affected by the patterns that we build around us. Do we walk to our destinations and/or for recreation? Do we drive our cars? Is cycling encouraged? Do we have the quality types of places to spend with our families? All these questions, and so many more, are addressed by Belton's city leaders and having a comprehensive conversation in the city that can be distilled into a guiding policy is an important tool for reference by local leaders.

The process is simple; learn as much as possible about the city through literature review and an extensive process of site investigations. Once the physical city is well understood, interview as many people as possible to complete the information about the physical city but also the social city. What are the social issues, the financial issues, the relationships that make the city strong? How do the spaces and places in the city work for the residents? The process seeks to understand the city as much as possible. The next stage of the process is to apply this knowledge to plans and policies that can inform city leaders as decisions are being discussed. A Future Land Use Map is developed to indicate best types of uses for areas in a general fashion so that leadership can consider the merits of all cases and make adjustments as needed. A map that indicates gateways and significant corridors that deserve special treatment is developed so that issues of the city's image can be addressed. Central Avenue is a prime example of the great work already being developed with this idea in mind.

The final chapter in the policy guide strives to set an agenda for future actions to work toward so that the city has an integrated comprehensive plan and strategic plan as a complete set of policy guides for smart decisions moving forward financially, physically, and socially.

# INTRODUCTION

The Comprehensive Plan is a document that is intended to be a living document to respond to market trends and social waves of change. This plan will need to be reviewed in detail periodically and updated to keep it relevant. This document, as a high-level vision, is a perfect companion for the strategic plan that forms the more specific goals for the city to develop the CIP and budgets so that the city stays on track with improvements. The strategic plan outlines in detail the steps to accomplish goals for the various aspects of the city. The comprehensive plan is a higher level vision document looking beyond the physical constructions and improvements and suggests that there are cultural and programming topics that may be addressed that would be vital for stimulating economic activity in the city. In some cases, these may be related to physical improvements and in others, more of a regulatory shift. This viewpoint is taken from a much higher overall image of the city and its potential accomplished in the short term and setting long term goals.

The 2030 Comprehensive Plan's goals are:

- Inspire Belton with not only a plan but also big ideas to help shape development and design
- Provide a thoughtful framework for land use development decisions, both as a policy guide for what uses should be developed where and looking at short term as well as long term goals
- Facilitate continued quality development
- Maintain and further develop a walkable city
- Provide a plan for more entertainment, shopping, and restaurant options in Belton
- Build on the many ideas presented by the community from the online and postcard surveys and the stakeholder meetings
- Create enhancements along important corridors throughout the City
- Encourage the development of quality, safe neighborhoods in Belton
- Link development with road networks to enhance both
- Recognize and collaborate with institutions in their development, such as Bell County, UMHB, BISD, BEDC
- And most importantly, for Belton to continue reaching for the highest possible quality of life for its residents.



# CHAPTER 1

# VISION





# VISION

## CITY VISIONING: LEVERAGING THE POWER OF PREVIOUS PLANNING

All of the efforts regarding the update to the comprehensive plan are intended to be in concert and supportive of the successful planning efforts from past short and long-range planning. To move forward with an updated plan for the city that makes sense, the first stage is to review past documents and strategies to separate out the successes and leverage these for a more focused and guided future planning.

The city began a strategic planning process back in 2000 and ultimately developed a broadly accepted document culminating in the initial strategic plan. The process of review has occurred every year, and guides the annual budgeting to continue to be valid and current. “[The City of Belton Strategic Plan](#)” 2017-2021, is the latest document of these efforts and from this emerged the vision:

***“Belton is the Community of Choice in Central Texas, providing an Exceptional Quality of Life.”***

It is valuable to understand these beginnings and to reference this document, so it has been placed in the appendices for reference.

Updating the comprehensive plan has to be guided by this Vision and yet the Vision is broad enough to allow room for it to be interpreted and evolutionary as the years pass by and new situations drive the economy, markets, social issues, and decisions. The efforts in the Comprehensive Plan document are to add definition to the Vision according to the information gathering that this process undertook. The 1, 2, and 3 year Strategic Plan Goals are also incorporated, and as necessary, reflected upon.

## CITY VISIONING: THE MISSION STATEMENT

***“Enhancing Belton’s quality of life through visionary leadership that preserves its character while planning for its future.”***

These two overarching statements then, in turn, were divided into six categories that have associated outcome statements for a more defined strategy of targets:

1. ***Governance;*** Belton’s governance is fair, transparent, and fiscally responsible.
2. ***Public Safety;*** Belton is safe and family friendly.
3. ***Quality of Life;*** Belton has an outstanding quality of life for its citizens.
4. ***Economic Development;*** Belton has a vibrant, diverse, and flourishing business community.
5. ***Connectivity;*** Belton is a fully connected community with active and engaged citizens.
6. ***Parks/ Natural Beauty;*** Belton has dynamic recreational opportunities and natural beauty.



The mission of the comprehensive plan, aside from being an overall policy guide for the city, is to also to support and guide strategic initiatives as described in the Strategic Plan. There is an important phrase listed in both the Vision Statement and the Mission Statement: “Quality of Life.”

This is truly at the heart of what these efforts are all about. This simple goal speaks to having quality infrastructure, exceptional educational opportunities, and economic strength and opportunities. The city should consider further enhancing strong social networks and activities and choices that allow community members to enjoy a healthier lifestyle, and a wide variety of spaces to play and meet friends and family. These recreational and social activities will allow citizens to refresh and continue to be contributing members of the Belton community.

All of these topics contribute to a high quality of life. Stressors in a community can discourage economic activity, fragment families, and impact issues of safety, and these stressors come from many sources. The Comprehensive Plan Update strives to address as many aspects as possible, while continuing to support the ongoing efforts in motion.

The Vision has to be in the forefront, and the comprehensive plan will build bridges of policy in support of these goals.

### STRATEGIC PLAN COMPONENTS

Primarily the strategic plan is a hierarchy plan of goals and tasks that specify responsible parties and funding sources and then prioritizes these for the purpose of strategic budgetary processes. This document is immensely important to guide the budget priorities and the Capital Improvements Plan (CIP). Dollars are budgeted and priorities assigned and this document looks out for a three year period but is updated every year. The relationship of the strategic plan to the comprehensive plan is that the latter is intended to be a higher level policy guide that would then inform and guide the creation of the strategic plan. The strategic plan is, in essence, the hard tools to guide the city budget toward achieving the goals of the comprehensive plan.

In Belton’s Strategic Plan, the document is organized around six goal categories:

- Governance
- Public Safety
- Quality of Life
- Economic Development
- Connectivity
- Parks/ Natural Beauty

Belton is blessed with a very active community of residents that are engaged with the community on many challenging issues on a wide variety of levels. The strategic plan outlines some of these efforts with the section on “Reoccurring Community/Policy Initiatives.” In this section a sampling of efforts is listed.

The strategic plan outlines in detail the steps to accomplish goals for the various aspects of the city. The comprehensive plan takes this a step further by looking beyond the physical constructions and improvements and suggests that there are cultural and programming topics that can be addressed that would be vital for stimulating economic activity in the city. In some cases these may be related to physical improvements and in others, more of a regulatory shift.

## CHAPTER 2

# GOVERNMENT FACILITIES & SERVICES





## GOVERNMENT FACILITIES & SERVICES

### CITY OF BELTON GOVERNMENT

Overall results of the survey completed by approximately 400 residents of Belton show that city residents are very satisfied and proud of their local leadership. The consistency of quality leadership over the past several years has helped reinforce Belton as a premier place to live and do business.

### CITY COUNCIL

The City Council selects the City Manager and makes policy decisions, including approving the budget, appointing citizens to advisory boards and establishing and adopting city-wide policies.

### CITY MANAGER

The City Manager deals with the day-to-day operations of the city, which includes overseeing all departments, keeping up to date on city-related matters and giving informed advice to the City Council.

As a home-rule city, Belton residents have the freedom and responsibility to participate in government. City Hall is located at 333 Water Street and houses the City Manager's Office, Administration, Information Technology Department, Public Information Officer, and the Planning Department.

The Public Works Department is located at 1502 Holland Road on the east side of Belton and houses Public Works, Engineering and Internal Services. Their responsibilities are to oversee and support infrastructure planning, design, and construction, as well as maintenance operations for water and sewer, roads, city facilities, and city vehicles. It includes engineering, facilities and fleet maintenance, streets and right of way, and utility operations.

Belton's Finance Department is located at Finance & Utilities Building at 100 South Davis Street and is responsible for city finances, and the collection, investment, disbursement and documentation of all city funds. They prepare the city's annual budget and annual comprehensive financial report.

The municipal court operates at the Police and Courts Building. The Court Business Office operates at the same location as the Finance Department where they process Class C misdemeanors. A part-time municipal judge appointed by City Council presides over the court and a city attorney prosecutes all cases.

The Parks and Recreation department is located at the historic Harris Community Center at 401 North Alexander Street, west of downtown. This facility also houses the council chambers along with meeting and event spaces.

### LIBRARY

The [Lena Armstrong Public Library](#), located downtown at 310 East 1st Avenue, was named after a longtime head librarian who retired in 1998. The library has 24,000 items including many genealogy texts which Lena Armstrong was the major impetus behind. The library is a major resource for the history and genealogy for all of Belton and Bell County. The library has stayed current with the times by providing e-books available for reading by patrons, internet access for the community and free driving permit practice test, programs for children, interlibrary loan availability and TexShare databases.



## POLICE FACILITIES AND SERVICES

The [Belton Police Department](#) is located east of downtown at 711 East 2nd Avenue. The police station was built in 1990. Renovations and expansion have recently doubled the size of the police facility to approximately 17,000 square feet. The police department is organized into three divisions: administration, operations, and support services divisions. The Belton Police Department became the first Bell County law enforcement agency to be “Recognized” (accredited) by the Texas Police Chiefs Best Practices Recognition Program.

The Belton Police Department (BPD) provides law enforcement services and has strong partnerships with the residents and businesses of Belton. They operate under a Prevention Focused model of Community Policing. Officers are assigned areas of responsibility, known as sectors, as part of a geographic responsibility approach. Prevention is the focus of all police operations. They proactively seek out ways to interact with the community in order to enhance the quality of life in Belton. All members of the Police Department are committed to building partnerships with citizens, businesses, community groups, and other organizations to reduce crime and solve problems that threaten Belton’s excellent quality of life. BPD’s guiding principles are: crime prevention; reduction in underlying issues leading to criminal activity, community safety, building partnerships with the community, and enhancing citizens’ quality of life.

Citizen Involvement is a source of pride for the Belton Police Department. The CHIPS (Citizens Helping in Police Services) program, which was formed in 2011, is a volunteer program designed to deter crime through visible presence using volunteers to help patrol parks and festivals. CHIPS volunteers must be graduates of Citizen Police Academy, which is a program promoting understanding through education by exposing community members to the various facets of law enforcement during a 10-week program. BPD participates annually in the National Night Out crime prevention event by hosting approximately 20 neighborhood block parties throughout Belton. Traffic is a major concern for the police department due to area growth and two major interstate highways. Overall crime rate in Belton was down for the past two years.

The Police Department has a long and admirable list of [community programs](#) available. One of the programs the Police Department is very proud of is the RU OK? program. It is free to senior citizens who are residents of Belton and live alone. The program was started in 2013 and is a proactive response to help ensure the safety of Belton’s older residents.

In 2015, BPD, in partnership with the Central Texas Council of Governments (CTCOG), opened the Central Texas Regional Firearms Training Center to provide a centralized law enforcement training facility in the region. The facility includes classroom buildings and a state of the art firearms range.

Code Enforcement and Animal Control personnel are located in the same office and cross trained to maximize effectiveness. There is an animal shelter in Belton operated by Bell County.





## FIRE AND EMERGENCY FACILITIES AND SERVICES

The [Belton Fire Department](#) has approximately 30 firefighters on staff. Their jurisdiction covers 75 miles of Bell County for emergency medical services and 20 miles of the city limits for fire protection and emergency medical services. They have disaster mutual aid agreements with area citizen volunteer agencies. Belton has mutual aid and automatic aid agreements with surrounding fire departments and a regional mutual aid agreement with the CTCOG.

The Fire Department is current with the fire code and is in the process of reviewing the most current code (2015) for future adoption. The City of Belton meets most of the code, while the ETJ meets fire protection standards.

The Fire Department and Police Department have a good relationship and work well together to ensure the safety of Belton's residents. There are two fire stations: the Central Fire Station is located at 203 South Penelope Street (downtown) and Fire Station No. 2 is located at 420 Sparta Road which is in the northern part of Belton. In the future, especially as the city grows to the south and west, an additional fire station may be needed based on population.

A report by the ICMA Center for Public Safety Management was completed in 2011 ([Final Report Fire Operations and Data Analysis City of Belton, Texas June 2011](#)) which analyzed all aspects of Belton's Fire Department and provided several recommendations to help the fire department run more effectively, many of which have been or are being implemented.



## CHAPTER 3

# EXISTING LAND USE & TRENDS



## EXISTING LAND USE & TRENDS

To begin the process of an update to the City of Belton Comprehensive Plan, there has to be a complete review of Belton's past so that all modifications in land use assignments and design standards are appropriate to both the existing context, but also the historical past.

There are numerous theories and trends in planning today and several trends attempt to reach back in time to mimic public space proportions and building scales. Traditional Neighborhood Development (TND), Form Based Code, Smart Code, and others have great aspects, but may not always be the right choice for an area. One trend strongly supported here will be planning toward a more walkable community so that automobile use can be lessened and healthy walking promoted. One key planning and land use feature of this concept is to incentivize a more mixed set of land uses. The essence of this is to promote having all of the daily needs within a quarter mile radius walk from the residence. Generally, this is about five minutes of walking. This goal is not going to be achieved everywhere, but there are many areas within Belton where this may be possible. An example of getting this idea to work is promoting small footprint grocery stores to begin working into the fringe areas of established neighborhoods. Large grocery stores cannot achieve this due to the amount of parking required.

Transformations like this happen over the course of time, lots of time. Of course, one of the most challenging aspects will be resistance from less intense uses, like neighborhoods, allowing denser residential at the fringe. The Design Standards can handle much of this concern with well-considered adjustments for this kind of housing. In older sections of Belton there are existing small stores that serve the neighborhoods. People were coming and going from this store on foot or by bicycle. There were a few parking spaces and overall the store site was only about a ¼ acre in size; right-sized for the service area.

Within new subdivision proposals, criteria can begin using an analysis of the quarter mile access to services to evaluate if residential areas may be too expansive without intervening neighborhood services. This also speaks to the road network and making sure that the nature of the street organization is pervious enough to allow good migration of traffic and good access to small commercial enterprise.

### COMMERCIAL

Starting with the downtown area, there has been much discussion about not having adequate parking downtown. This is usually the case for cities to have this feedback from residents and visitors. The fact is that there seems to be plenty of space, it just might not be evident or within close proximity of the destination. Working on good orientation signage and a downtown shared parking masterplan will do much to resolve this issue. Where possible, the city may want to investigate shade structures or awnings to provide necessary protection from the weather. In many cases this may be in conflict with historic preservation goals and just not possible.

In the heart of Belton is the Downtown area with Nolan Creek passing along the southern edge. Within the creek corridor there is ample space for continuing parkland and trail improvements. The downtown area has a variety of activities to take in with shopping, eating, and sightseeing. More diversity is needed to enhance the visitor experience and throughout the survey period, it became evident that there is a lot of interest to have more sit-down restaurants in the downtown area. As is often the case with County Seats, much of the downtown real estate is tied up with governmental uses displacing potential retail or restaurant uses. This creates a two-fold issue of loss of property tax value, and also not contributing to tourism assets for visitors.

As with all cities, the concentration of commercial uses is aligned along the major roadways. Residential areas are behind these strips of commercial activity. The typical dynamic of a car leaving a neighborhood and entering the major roads is how the relationship of residents and neighborhood servicing commercial areas interact. To relieve traffic loading on the major roads, current and long-standing planning practice attempts to incentivize neighborhood services to locate on the edges of neighborhoods in a manner to prevent the need of entering the major roads for a high quantity of trips made. The "Neighborhood Store" is almost a dying model that is in need of resurrecting. Well-placed stores can serve this niche market successfully, but it will require allowances by the neighborhoods, appropriate site locations, and the business community accepting and developing these smaller markets. Oftentimes these neighborhood-servicing stores find their best successes when located closer to denser housing such as multiple family sites or other denser products. Likewise, in older areas of town, there are small-scaled stores that would benefit with up-zoning the density of the surrounding properties to a denser residential zoning which could trigger redevelopment and more stability with the small commercial interests. Several



locations observed had the right conditions for this kind of action. The city should consider holding small neighborhood workshops on specific areas to have this discussion.

Currently there is a concentration of high-quality retail in the district near the intersection of Sparta Road and Main Street with three major anchored retail centers and grocery, as well as myriad other shops and fast food. Establishing other significant commercial areas away from here and attached to a transportation network that offers dispersal would go a long way to easing traffic to this one area and create less person-miles of travel overall. The areas of Loop 121, Lake Road, River Fair, and Commerce Drive have this potential as does I-14/US 190 and I-35, or potentially at a later time, FM 1670 and Shanklin Road once residential neighborhoods expand in this area.

In conjunction with a review of the transportation master plan, there are several significant locations where the city might consider incentives or public-private partnerships (3Ps) to land larger retail centers or even a regional mall. One such area observed was the west side of I-35 at Shanklin Road. There is a planned roadway that will be a new main north-south corridor and the major east-west corridor is already in place. The beauty of this site is that it will draw a lot of clientele from nearby communities bringing a greater economic impact than a more internal center. Many more opportunities are evident around Belton edges with major intersections.

The City of Belton has already put in motion significant utilities to stimulate the attractiveness of the I-35 corridor located in the southern portion of the city for major commercial investment. This area as well as the westward corridor of I-14/US 190 are the two major growth corridors for major commercial enterprise. As the residential development continues to rise in the south, a grocery store will be needed in this area. The northwest areas have significant opportunity for growth out Lake and Sparta Roads. Much of this area will see high value residential and will be in much need of significant grocery, building supply, and other commercial retail and restaurants to prevent trips coming all the way into Main Street. Ultimately, once the markets and infrastructure arrives, the intersection of I-35 and Shanklin Road (east) has a great potential of another significant retail/grocery center. That market is further out and may not mature until 2025-2030.

## RESIDENTIAL

Belton has a rich mosaic of residential neighborhoods that support a broadly varying demographic of residents. Certain pockets demonstrate high levels of affluence, while other areas show working class or mid-income homes, and there are also low-income neighborhoods in a few places. Looking at demographic data, the cross section of homes in Belton roughly corresponds to the data of household income distribution. The largest percentages, from about 12% to almost 20% (total of 46%) are household incomes ranging between \$50,000 to \$150,000, generally about half the population of the city. The data continues to show that about 5% are above that range and the remaining are evenly distributed below that range. Overall the majority of Belton residents are working class and seem to have a strong connection to the city. This tells us that housing needs are important at just about all levels of income below \$150,000 per year.

There seems to be some trends evolving that are changing this evaluation. There were several upscale neighborhoods being developed in Belton at the time of the assessment along the Leon River and northwest and southwest of the city. With the current annexation strategy in place laying out the boundaries of the extra



territorial jurisdiction (ETJ), the stage is set for further upscale neighborhoods to be developed within the next decade and depending on the extension of utilities.

Separately, there is a strong sentiment in the city regarding historic preservation and this is evident with the wonderful preservation efforts in the historic neighborhoods.

West of Main Street and south of Nolan Creek are older neighborhoods serving a mixed economic level of households. There are many great qualities in these neighborhoods including mixing of uses and a seemingly stable community in terms of not seeing the volatility in the market with gentrification, major redevelopment and displacement, etc. Services appropriate to this area are near at hand as are parks and schools. Streets like Pearl Street have housing stock that is architecturally valuable and exemplary for these neighborhoods and should be encouraged to maintain higher levels of maintenance. Some examples are well maintained. Areas in this district such as the Belton Senior Center, near Mitchell Circle have multiple elements; school, parkland, senior center, housing, ball field, and a neighborhood store, contain all the elements so that likely it becomes a social center for this particular district. It is important to take a detailed look at this area and develop strategies and work with the neighborhood churches to understand the dynamics and then emphasize the value of the district with improvements to strengthen the relationships between the elements and the surrounding neighborhoods.

In terms of maintaining a solid diversity across the city and an invested workforce, this neighborhood is very valuable to Belton and should be guarded against degradation. Degradation can come in many forms in such a place. One possible scenario is gentrification where market forces create a condition where affordable homes are sought after by the younger generations seeking to live near the city center and Nolan Creek. The effect is that the community bonds get fractured and housing prices go up raising property values. The pressure of higher taxes and the lure of selling for a higher price than expected, stimulates a rapidly energized market.

The northern stretches of the city including the ETJ are comprised of a highly mixed areas with large areas of industrial and heavy to lighter commercial but residential are included along the Leon River and stretching toward Belton Lake. High-quality neighborhoods are closer to the lake and appear to cover a broad price range. There is much more land to develop in the area to continue to support middle and higher income neighborhoods.

The Stillhouse Hollow Lake area as well should be seeing an increase in a variety of residential developments. There are some moderate and higher value neighborhoods in the area but only in pockets. This is still a very rural area. The new Three Creeks subdivision has seen rapid development, thereby allowing the market to continue to cater to mid to higher value homes and neighborhoods. This subdivision and the newer one accessed from Lake Road in the north are also adding neighborhood amenities not previously seen including trail networks that should ultimately connect citywide if possible.

The southeast side of Belton along the Lampasas River are very nice horse farms nestled in the bottom lands and forests. This is a beautiful landscape and will certainly attract the home builders. Once utilities are made available in this area the development pressure will ensue. There could be much value for the city to capture the river and floodplain in fee simple or easement ownership as a linear parkland that would connect to multiple important locations in the city including Nolan Creek. Land development here may consider cluster development and leaving as much open space as possible to preserve the trees and beauty of this place. With the floodplain, that might just be the only thing possible. Dense high-end condos townhomes or other products would contribute more diversity to the residential market and even professional office market, but the key would be granting enough density to leave the open space preserved and unmodified.

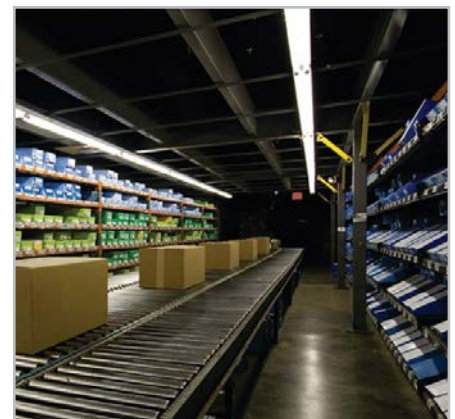
As mentioned in the commercial section above, each of these areas will need small neighborhood services commercial areas to assist in minimizing daily trips and lessening the burden on the major roadways.

## INDUSTRIAL

Industrial development is an important land use component in Belton. The Belton Economic Development Corporation (BEDC) was created in 1990 and operates under the state's 4A Sales Tax Program, an initiative introduced and supported by the Belton City Council. Acceptable projects for the BEDC are governed by state law for 4A Corporations and by policies established by the board of directors and the Belton City Council. Each year the BEDC assists new companies interested in establishing operations in the City of Belton, encourages expansion of local companies, continues developing the Belton Business Park, and supports infrastructure projects in the community to spur growth. The BEDC mainly focuses on industrial development that provides primary jobs in the Belton area. The Belton Business Park contains a mixture of uses along Loop 121 and US 190, but the majority of the Business Park is zoned for light industrial uses. The BEDC recently acquired the former Rockwool site from the city to allow more opportunities for light industrial development. The comprehensive plan emphasizes the preservation of most of Belton's industrial land base for future job growth and the industrial and service needs of the region, and to provide for compatibility between industrial areas and more sensitive land uses. The city and BEDC encourage the establishment and expansion of industrial uses that strengthen and diversify the local economy. The Future Land Use map identifies appropriate areas for future industrial growth, so as to minimize impacts on surrounding land uses, especially less intensive residential land uses.

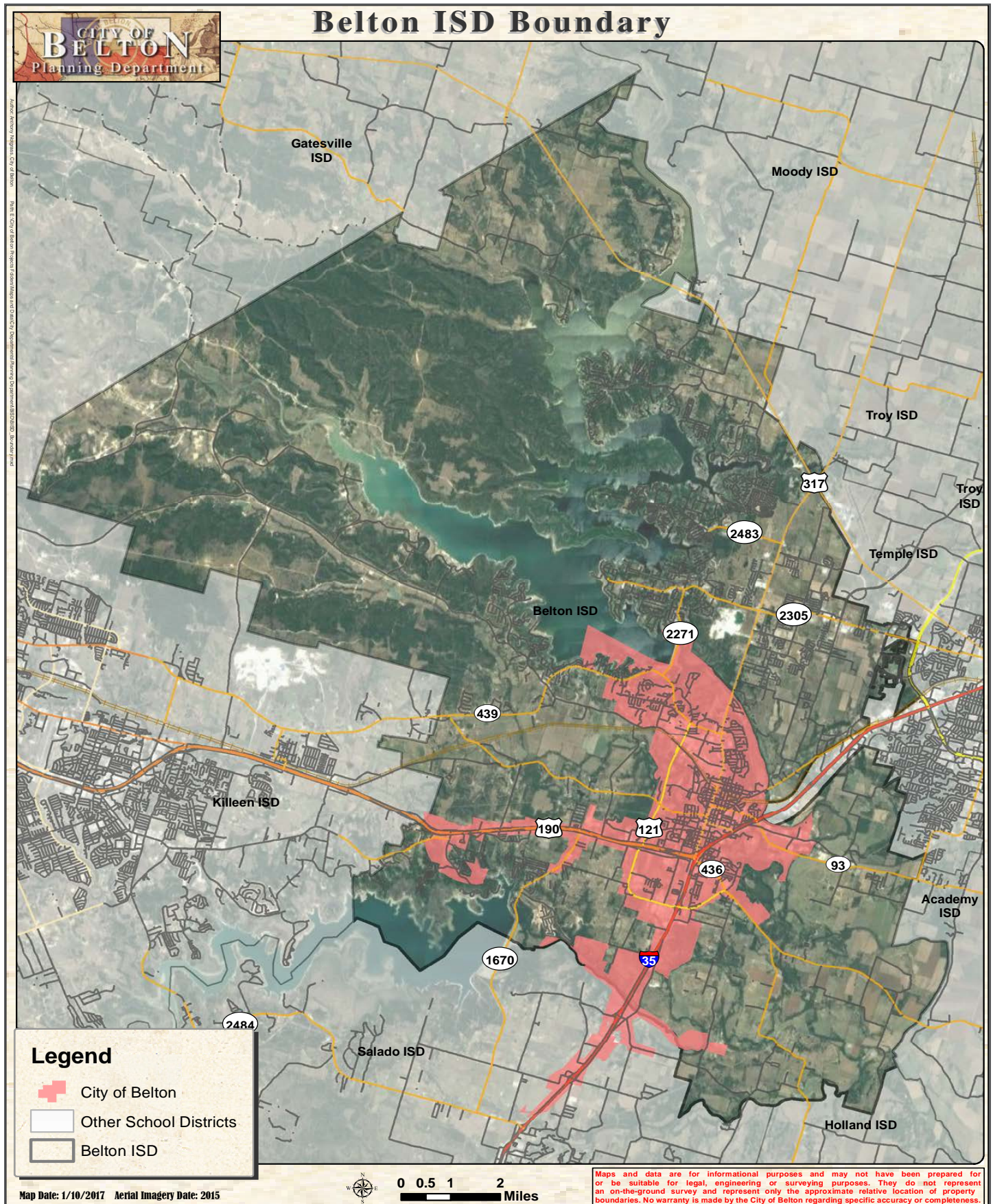
## INSTITUTIONAL

Belton contains a large number of institutional uses, including educational, religious, medical facilities, charitable organizations, and county and state properties, among several other non-taxing entities. Belton is the county seat and contains several Bell County buildings throughout the city, such as the Courthouse, Justice Center, Engineer's Office, 911 Communications Center, maintenance facilities and several other properties with the Belton city limits. Prominent educational uses include the University of Mary Hardin-Baylor, a growing university with a current enrollment of 3,900 students, and Belton Independent School District, a large 6A school district with a total of 10 campuses, administration office, and bus barn in the Belton city limits. There are also several growing religious institutions in Belton, such as First Baptist, United Methodist, Church of Christ, Christ the King, and many other churches in the Belton community. Charitable organizations in Belton include the Cultural Activities Center, Senior Center, Hope for the Hungry, Helping Hands Ministry, Body of Christ Dental Clinic, Heart of Central Texas Independent Living Center, and other important organizations that provide a great benefit to Belton citizens.





## BELTON ISD BOUNDARY





## SCHOOL FACILITIES AND SERVICES

### BELTON INDEPENDENT SCHOOL DISTRICT

A majority of the City of Belton is located within the [Belton Independent School District \(BISD\)](#) boundary, which serves approximately 11,000 students, of which around 3,600 are in the City of Belton. BISD also extends into Belton ETJ and unincorporated Bell County, parts of Temple, and Morgan's Point. City of Temple residents have just slightly fewer students in BISD than City of Belton. BISD has a great reputation and is a source of pride for Belton residents. Families with children often seek out homes in the BISD school district.

BISD predicts that elementary campuses will be at or near capacity in 2019, middle schools in 2020 and high schools in 2021. Continued steady growth for the district led to the compilation of ["Roadmap to BISD 2025"](#). This vision plan addresses the need to build a new elementary school, a new comprehensive high school and improvements to existing facilities.

The citizens of Belton would like to see as many new facilities as possible built within the Belton city limits with suitable infrastructure provided. The cost of these new facilities will require the passing of bonds across the vast BISD to help incur the cost of construction.

The City of Belton Planning Department works with BISD to make the process and development of the new schools along with any modifications to the existing schools and their facilities as seamless and easy as possible. BISD has an interest in a more diversified and industrial tax base within the district to help them grow and continue to be the pride of Belton.

BISD has a great relationship and partnership with University of Mary Hardin-Baylor (UMHB). They have a variety of partnerships and a sharing of facilities that continue to showcase the spirit of cooperation that is as source of pride for the City of Belton.

### SALADO INDEPENDENT SCHOOL DISTRICT

The southern portion of the City of Belton is located within the Salado Independent School District boundary, which serves 1,667 students, with very few living within the Belton city limits or its ETJ. The Salado ISD Board of Trustees adopted the Strategic Plan on March 21, 2016 with four overall goals:

- **Goal One:** Student learning/experiences will be meaningful and relevant.
- **Goal Two:** Parents, community and businesses will be integrated into the work of SISD.
- **Goal Three:** SISD will hire, develop, and retain quality staff.
- **Goal Four:** Salado ISD will provide quality facilities and resources for its students and staff.

Salado ISD is committed to improving the educational system for the students. As stated in their mission statement, Salado ISD empowers today's youth to be leaders in a global society through educational excellence.



### UNIVERSITY OF MARY HARDIN-BAYLOR

Another source of pride for Belton is the [University of Mary Hardin-Baylor](#) established in 1845 is Texas's longest continuously operating college. UMHB is also growing steadily with around 3,900 students enrolled currently. The UMHB campus has been growing along with its student population and the new stadium, Crusader Stadium, is a source of pride for all of Belton. In 2011, UMHB developed a [Campus Master Plan](#) to show their commitment to working with the City of Belton as the campus changes and grows. Its central location between Nolan Creek and adjacent to several historic districts provides many opportunities along with some challenges as it grows to meet its special academic market.

A new [Performing Arts Center](#) is under construction as part of the UMHB Master Plan. It's located at the corner of Main Street and MLK Jr. Avenue and will be an asset to both the university and the Belton community. A strategic plan for 2011-2018 makes clear UMHB's vision to be "the university of choice for Christian higher education in the Southwest."

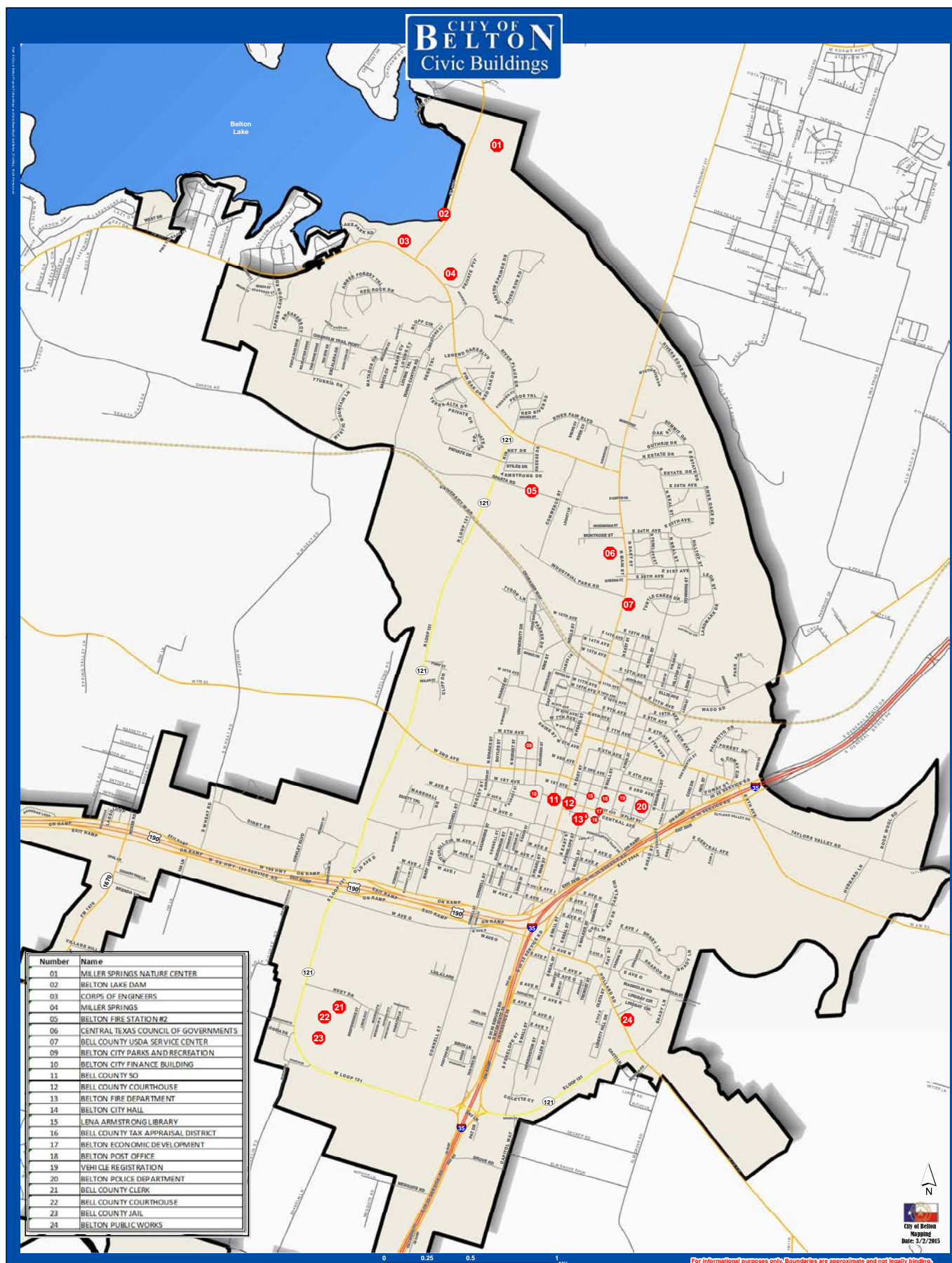
The staff of UMHB would like to see some improvements to the "gateway" road (6th Avenue) to their campus and older streets and intersections surrounding their campus. The city is already in the process of re-designing and improving 6th Avenue to make it more aesthetically pleasing and efficient. The preliminary design of the intersection MLK Jr. Avenue and North Main Street has been completed and a maintenance and upkeep program is a part of the transportation plan for some of the other streets around the campus. The connection of MLK Jr. Avenue (also known as West Ninth Avenue) over Nolan Creek by the Texas Department of Transportation (TxDOT) is complete along with improvements to West Ninth Avenue (between Loop 121 and Cliff Drive and west Harris Street and University Drive).

A continued open and positive dialogue between the City of Belton, UMHB and BISD will ensure quality facilities that serve both their students and the community are built and developed in the places where they best serve their users and that the partnerships between the schools and the community continue.





## CITY OF BELTON CIVIC BUILDINGS



## CHAPTER 4

# FUTURE LAND USE PLAN



## FUTURE LAND USE PLAN

The Future Land Use Plan is essential to determine how land will be utilized in the future to provide for organized and effective development. Transportation corridors and the availability of water and wastewater utilities are crucial for land use decisions. It is essential to review the existing land uses and historical patterns of development, as these often have a significant effect on future land uses. The Future Land Use Map (FLUM) is Belton's visual guide to future planning, illustrating the general location of a variety of land use categories within the current city limits and Extraterritorial Jurisdiction (ETJ). The FLUM provides a guide for both zoning and infrastructure decisions. The map also indicates various land use types such as residential, commercial, industrial, and open space, and is shaped partly by city policies related to land development. The map includes land use features – including centers and corridors that direct the location and intensity of various land uses. The Design Standards Type Area Map is a component of the FLUM that includes existing and projected growth in 15 areas within the city limits. The FLUM is the big picture for the future vision of the city; whereas, the Type Area Map is more specific and contains applicable standards and land uses permitted in each area. Overall, the FLUM is a generalized representation of the future land uses for Belton and is not intended to be parcel specific.

### LAND USE CATEGORIES

The FLUM establishes the general distribution, location, and extent of land uses, including agricultural, parkland, open space, residential, office, retail, commercial, industrial, and institutional. Each of the land uses are shown as color gradients that vary according to the Zoning Districts. The FLUM is a living document with the flexibility to be amended to reflect changing development trends. The land use categories are intended to provide general direction to policymakers and others responsible for helping to shape the Belton's future. Individual zoning changes should be generally consistent with the FLUM.

#### AGRICULTURAL/PARKLAND/OPEN SPACE

This land use category includes areas associated with agricultural, recreation and open space areas. The agricultural areas are undeveloped or vacant land situated on the fringe of an urban area and used for agricultural purposes. The recreational areas are city-owned parks and recreational facilities that are either developed or undeveloped. Open spaces reflect areas close to bodies of water, unsuitable for development due to physical problems such as flooding, as well as providing for preservation of natural areas. The FLUM identifies a potential linear park system with hike and bike trails along bodies of water, such as Nolan Creek, Lampasas River, and Leon River.

#### RESIDENTIAL

This land use category facilitates existing and future development primarily for dwelling units that range in density. These residential areas generally allow for greater densities near major corridors and activity and employment centers and lower densities throughout the city and close to rural areas. Master planning of neighborhoods is encouraged and should include neighborhood parks and open spaces. Schools, churches, and other civic and institutional facilities are appropriate secondary uses and should incorporate design features to mitigate impacts on neighborhoods.

#### OFFICE

This land use category includes office uses compatible with retail and multiple family. In some areas, office uses are located on the fringe just outside of lower density residential neighborhoods. Office development is compatible with residential neighborhoods since the hours of operation are typically during the day and not disruptive to residents. In many instances, professional, financial, medical and other similar uses provide services for local residents. The office areas are often utilized as a transitional use between higher intensity uses and lower density residential development.

#### RETAIL/COMMERCIAL

This land use category includes a variety of retail and commercial uses primarily for buying and selling of goods and services. Neighborhood service retail development typically serves neighborhood areas, and are located in these areas to serve local residents and office development. Retail development contains shopping areas generally located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes. The commercial areas identified in the FLUM promote development or redevelopment of existing commercial corridors and are generally automobile-oriented. The areas along Interstate 35 and I-14/US 190 promote large-scale, regional commercial development that serves the Belton community, as well as consumers from areas outside the city limits.



## **INDUSTRIAL**

This land use category supports industrial uses that accommodate the manufacturing, production, and processing of consumer goods. Industrial uses should be located in areas with accessibility to major highways, rail lines or other means of transportation. These areas are intended for industrial and employment land uses that may generate traffic and noise and that may require outdoor areas for storage or manufacturing/assembly. These are important for the city's economic development and should be developed in a way to minimize negative impacts on surrounding uses. The Belton Business Park is an example of an area that promotes light industrial development and the area along Taylor's Valley Road is an example of an area that promotes heavy industrial development.

## **INSTITUTIONAL**

The institutional land use category is intended for existing and future schools, civic uses, churches, and other public uses. The areas shown on the FLUM are based on existing land uses that include major institutions in Belton, such as Bell County, Belton I.S.D., First Baptist Church, and the University of Mary Hardin-Baylor.

## **LAND USE CENTERS**

The Land Use Centers are surrounding key intersections in areas within the City of Belton. Land use centers are areas for activity and development that provide convenient access to employment, goods and services. These land use centers are important to the future economic vitality of the city and have the potential to be served by urban infrastructure, which may offer the opportunity for higher intensity land uses. In some areas on the FLUM, centers are identified in areas that are not presently served with utilities, and it could take several years for these utilities to reach each center.

### **LIFESTYLE CENTER**

Lifestyle Centers are retail-oriented areas that serve the retail needs of consumers in the area. Lifestyle Centers shall include design elements such as well-developed landscaping within and along entrances, pedestrian areas and pathways. Lifestyle Centers contain mixture of uses, including leisure amenities such as retail shops, discount stores, restaurants, grocery stores, business and medical offices, family-oriented entertainment, medium and high density residential, and neighborhood services.

### **MIXED-USE CENTER**

Mixed-Use Centers are large-scale commercial areas that generally serve as a regional shopping destination. Mixed-Use Centers provide goods and services citywide and regionally. Mixed-Use Centers contain a diverse collection of mixed-uses such as general retail uses, large big-box retailers, convenience stores, restaurants, offices, entertainment uses, hotels, and high density residential. This center has the potential for a more diverse mixture of land uses and intensity levels than either lifestyle or neighborhood centers. Mixed-Use Centers are designed for automobile access and circulation and should be close to or directly served by major arterial streets.

### **COMMERCIAL CENTER**

Commercial Centers are small-scale commercial areas that serve several neighborhoods, as well as the entire city. Commercial Centers contain clusters of businesses, often at major intersections, and shopping centers. These areas are served by major arterial streets that provide a variety and depth of goods and services not available in neighborhood centers. These areas will often contain shopping centers, restaurants, convenience stores, and other retail-oriented establishments.

### **NEIGHBORHOOD CENTER**

Neighborhood Centers are small, compact, low-intensity and low-traffic generating developments that generally support the day-to-day demands of surrounding neighborhoods for goods and services. The core of the Neighborhood Center should contain a diverse mixture of land uses and intensity levels. Neighborhood Centers are encouraged to develop as mixed-use centers that primarily serve the needs of the surrounding neighborhood, with a limited number of businesses or specialty stores serving a larger area. This center contains a variety of small scale retail shops, drug stores, convenience stores, restaurants, offices, and personal and business service establishments.

## **COMMERCIAL CORRIDOR OVERLAY**

Commercial Corridors are roadways characterized primarily by a concentration and distribution of retail and commercial uses. Commercial Corridors can accommodate intensive commercial uses and high levels of traffic. While the character of these corridors is mainly commercial, residential areas are nearby and impacts from commercial uses must be mitigated as appropriate. Additionally, the city encourages new medium- to high-density residential development along commercial corridors, particularly as part of mixed-use development. These corridors frequently carry large traffic volumes and must balance significant vehicular through-traffic capacity with automobile and pedestrian access to commercial property. The FLUM identifies significant commercial corridors throughout the City.

### **INTERSTATE 35 AND INTERSTATE 14/HIGHWAY 190**

These areas are primarily focused on commercial highway frontage uses. This area contains opportunities for mixed-uses, hotels, new car dealerships, multi-story office buildings, and other similar commercial uses. Outdoor storage should be limited in these areas to preserve the streetscape of these important gateways. Light industrial uses should also be considered in this area based on compatibility with nearby uses. If light industrial uses are proposed along these corridors, recommend the buildings are setback 300-500 feet from the right-of-way or a planned development is proposed to create a building storefront with exterior materials that comply with the city's Design Standards for commercial development.

### **LOOP 121**

This area is retail oriented and should contain a mixture of medium and high density residential, retail shopping areas, offices, and restaurants. There are some existing single family homes located along Loop 121 on properties that may eventually be converted to retail uses. Institutional uses, such as Belton Independent School District and the University of Mary Hardin-Baylor have properties with existing and proposed development along Loop 121, and future uses adjacent to those areas should be compatible with these institutions. The Bell County Expo and Equestrian Center encourages the opportunity for large retail shopping areas, restaurants, and hotels close by due to the amount of traffic this use generates.

### **EAST 6TH AVENUE/FM 93**

This East 6th Avenue/FM 93 area is very similar to Lake Road, an area in transition in which single family lots are undergoing change and being converted into business uses. This area contains established businesses, as well as vacant lots and older homes which will transition into new retail development that incorporates the city's Design Standards. There has been re-development of existing sites such as the conversion of the former HEB to Main Street Crossing, a new retail center with 3-4 suites that has significantly improved the visual aesthetics along this roadway. East 6th Avenue/FM 93 is a major gateway from Interstate 35 into the city and has the potential for the development and re-development of existing uses into office and retail uses. The city recognizes that 6th Avenue is an important and major gateway into Belton and is creating a plan to improve this corridor in the future, similar to Central Avenue. The city is planning to create a visually appealing streetscape with pedestrian features, such as an improved sidewalk network, attractive landscaping, ornamental street lights, and benches.

## **MIXED-USE CORRIDORS**

There are potential mixed-use corridors within the city in which the development and redevelopment of areas may contain a mixture of residential, office, and limited retail uses. The northern portion of Main Street, just south of the Lampasas River, Lake Road west of Loop 121, and FM 93 west of Main Street are corridors that may contain these mixed-uses. The Design Standards includes 15 Type Areas within the Belton city limits that state the uses appropriate in each Type Area. These areas are primarily residential, but there may be some opportunities for mixed-use development, where appropriate. The Design Standards includes the requirement to create transitions between low-intensity and high-intensity land uses.



## **FUTURE LAND USE MAP AMENDMENT PROCESS**

The Future Land Use Map may be amended through a similar procedure used to rezone a property, except approval of the amendment may be by resolution rather than an ordinance. A Future Land Use Map amendment request form should be submitted to the Planning Department no later than the last business day of the month.

When providing a reason for this future land use amendment request, the applicant should describe how and why the proposal is consistent with the **evaluation criteria** below.

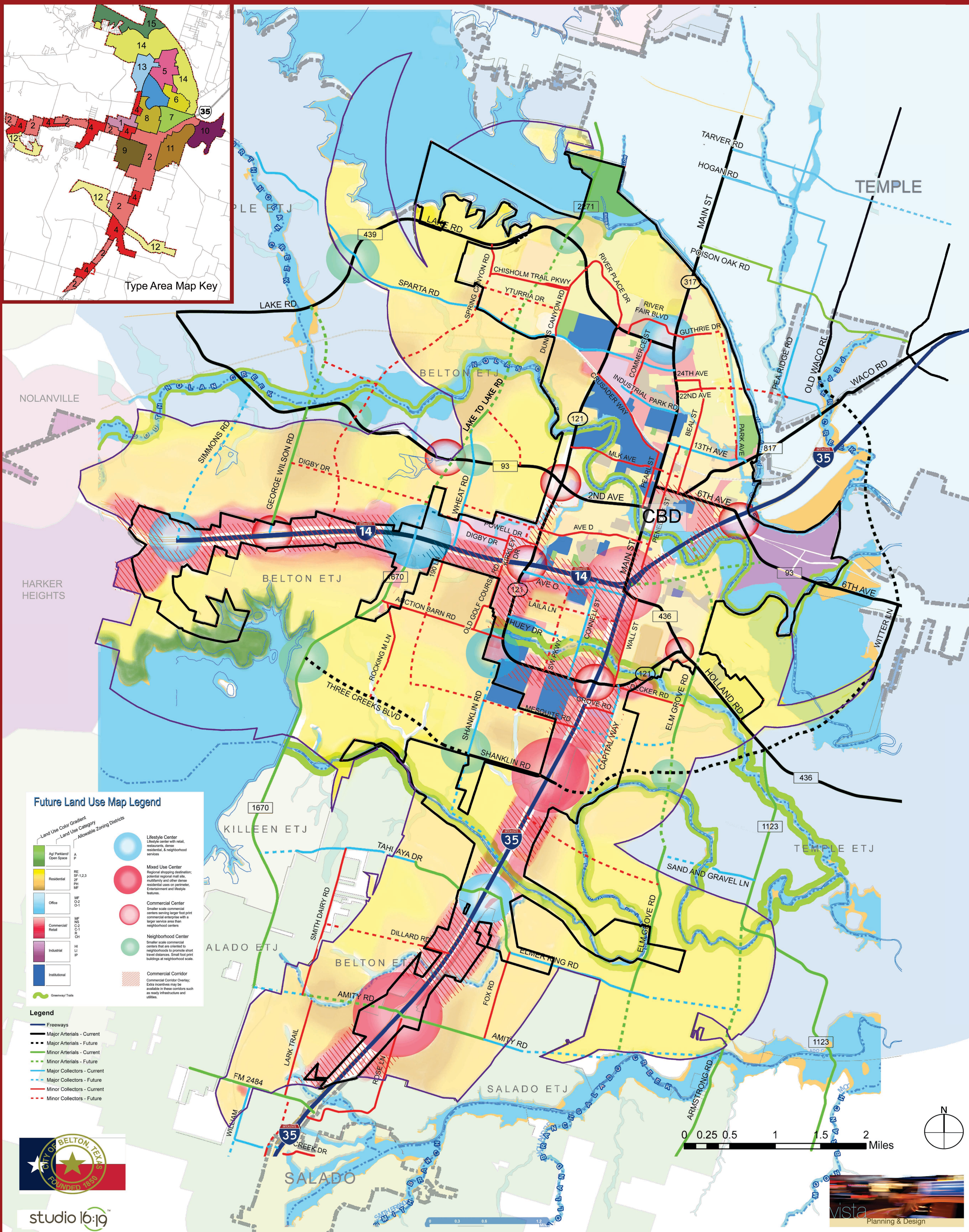
1. The proposed change would be more consistent with the Comprehensive Plan's existing goals, objectives, and policies.
2. The proposed change would better fit with predominant uses and development pattern in the surrounding area.
3. Conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

The Director of Planning is responsible for review of all FLUM amendment requests and upon completion of staff review, public hearings will be scheduled for the Planning and Zoning Commission and City Council. A website listing of the proposed amendment is required 10 days prior to the first scheduled public hearing.

Every proposal which is recommended favorably by the Planning and Zoning Commission shall be automatically forwarded to the City Council for setting and holding of public hearings. If the proposal is recommended for disapproval by the Commission, the request shall not be forwarded to the City Council unless the applicant requests an appeal to the City Council.



# THE CITY OF BELTON FUTURE LAND USE MAP





# CHAPTER 5

## CITY SYSTEMS



## CITY SYSTEMS

### STRATEGIC PLAN

The [City of Belton Strategic Plan FY 2017-2021](#) was published on October 1, 2016. The objective of the strategic planning in Belton helps the city identify long-range problems and solutions.

The City of Belton Engineering Division is currently working on the funding and design enhancement of the Street Entry Corridor on 6th Avenue. This important gateway is a major entry way to UMHB for potential students in addition to being a major access point off of interstate. The city is also working with TXDOT during the planning and design for the widening of North Main Street (SH 317) to four lanes with a center median from where the four-lane section currently ends in Belton, north toward FM 2305 in Temple, another goal listed in the plan.

- Plan Enhancement for 6th Avenue (FY 2017)
- Secure Lake to Lake Road ROW (FY 2017)
- Upgrade 6th Avenue based on Plan (FY 2018)
- Secure Lake to Lake Road ROW and Identify Phased Construction Funding (FY 2018)
- Repair/replace Central Avenue Bridge east of IH 35 in Shirt Tail Bend (FY 2018)
- Repair/replace Central Avenue Bridge in Yettie Polk Park (FY 2019)

Another project adjacent to Central Avenue is the design of the first phase of a redevelopment plan on East Street, from Central Avenue to north of 1st Avenue. This project proposes to upgrade East Street to look more like the renovated Central Avenue and is being done by the city.

Implementing the street maintenance plan, as part of a five-year maintenance plan completed in 2014, is another strategic plan goal. The intent of the street maintenance report was to assess existing pavement conditions of the roadways under the maintenance of Belton's Public Works Department. It also identified maintenance treatments and their associated cost for each type of roadway.

The goals specified as part of the plan were:

- Improve all non-local (arterial and collector) roadways ranked below a Satisfactory rating to at least a Satisfactory rating within five years, including reconstruction of failed street segments.
- Maintain all non-local (arterial and collector) streets so that no segment drops from Good or Satisfactory to Fair during the 5-year plan period.
- Maintain all local (residential) streets so that Good and Satisfactory streets do not drop below Satisfactory during the 5-year plan period.
- Maintain all local (residential) streets so that segments rated Fair do not drop below Fair during the 5-year plan period.
- Reconstruct all Failed local segments within five years.
- Pave unpaved roads to improve to Good condition.

This maintenance plan is intended to help defer more extensive and expensive maintenance is thorough in nature. The [5-Year Roadway Maintenance Plan](#) was funded and is being implemented by the Engineering Department, based on available funding.

A preliminary design and cost estimate for the realignment of MLK Jr. Avenue and North Main Street Intersection has been prepared to help improve traffic flow and safety at this intersection which is at the corner of UMHB and adjacent to the new performing arts center.

Right of way for Lake to Lake Road, from I-14/US 190 to FM 439 will be secured as part of the strategic plan goals and this process is expected to be complete by 2025. This foresight and planning for future transportation and growth is a great example of Belton's proactive government.

## TRANSPORTATION

### PUBLIC TRANSPORTATION

The HOP is operated by [Hill Country Transit District](#) and coordinates many types of service for residents of a nine-county area including Belton. It has service for passengers with disabilities and a “fixed route service.” The Belton Route is Route 610 and has an hourly service with several stops including UMHB, Wal-Mart, and the Justice Center and also connects to Route 200 which connects to both Harker Heights and Temple. The HOP also has “special transit service” or STS which provides transportation to individuals with disabilities who need it.

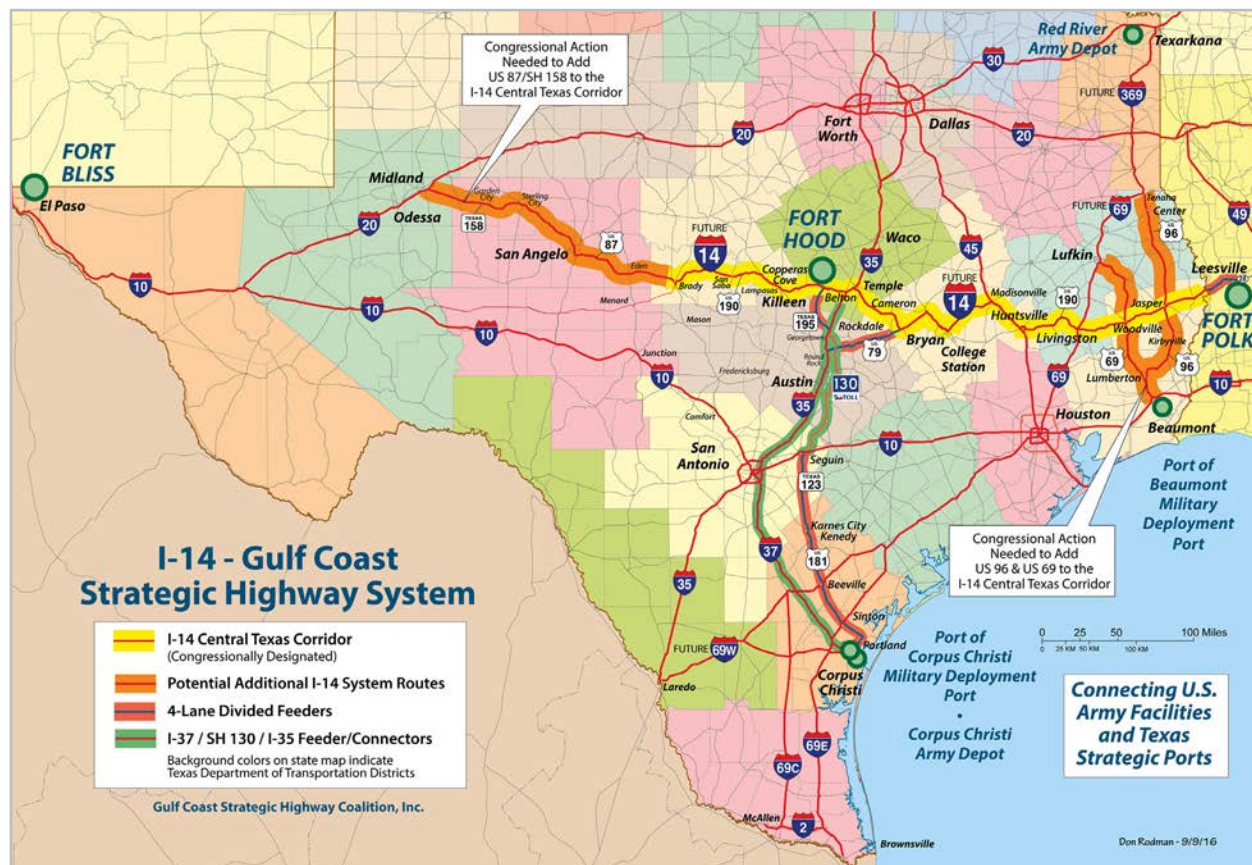


### THOROUGHFARE PLAN

The [Belton Thoroughfare Plan Update](#) was completed in 2015 by Lee Engineering. Lee Engineering analyzed the geometric design standards for ROW width, traffic lane numbers and widths, and median widths. They noted a discrepancy between the previous thoroughfare plan (2001) and 2006 Comp Plan Standards which they corrected. They also studied the plans for the surrounding adjacent communities to help better understand how Belton’s network fits in, is affected by and influences the regional network.

### INTERSTATE 14/US 190

The US 190 corridor as it runs through Bell County and Belton is now dual named I-14/US 190. It is also being called “[The Gulf Coast Strategic Highway](#)” and “The Central Texas Corridor.” It is located along portions of I-14/US 190 to meet transportation needs for U.S. Army facilities in both Texas and Louisiana.





The Texas Transportation Commission voted in April of 2016 to submit an application for the 25-mile stretch of I-14/US 190 in Bell County to become the first section designated as I-14/US 190 as this portion of I-14/US 190 has already been upgraded in many places to interstate standards.

The Comprehensive Plan Team Members suggest heavier landscape screening and trash maintenance for the City of Belton's section of I-14/US 190. The establishment of a tree planting program and landscape improvements at all exits is recommended for aesthetic purposes.

### **INTERSTATE 35**

Interstate 35 as it moves through Belton and Bell County has been under construction as improvements to it are made. As these improvements are completed we need to make sure interstate directional and mileage and city limits signs are kept up to date. The intersection at Loop 121 is an important heart of Belton intersection and entry point into the city.

Also in the I-35 corridor is the expansion of the sewer main that will have the capacity to serve many new developments along the corridor. It's expected to intensify the land development activities and boost both the economy and employment in these zones. The future land use map will have allowances for typical highway commercial but will also be looking to attract significant regional retail as well to the area.

Shanklin Road on the transportation plan is shown as a major arterial connecting to Three Creeks and Temple's proposed outer loop that will connect to Waco Road. We recommend further study of this connection and further study of the Three Creeks Road that extends farther south.

## **UTILITIES AND OTHER CITY SERVICES**

### **DROUGHT CONTINGENCY PLAN**

The City of Belton originally adopted a [Drought Contingency and Water Conservation Plan](#) in 2009 and most recently updated the plan in 2014 to comply with Texas Commission on Environmental Quality (TCEQ). Belton is required to submit a plan every five years and to report annually on its implementation.

The city works to conserve water by ensuring water is accounted for through high standards of meter maintenance and by keeping conservation in mind when reviewing and improving process. As part of the City of Belton's water conservation program, 6,200 water meters across the city were replaced or retrofitted with automatic meter reading technology.

Recognizing the need for efficient use of existing water supplies, the city complies with TCEQ guidelines and requirements governing the development of water conservation and drought contingency plans for public water suppliers. The city provides the general public with important aspects of the Drought Contingency and Water Conservation plan as needed in the form of electronic notifications, public notices, press releases and mailings.

Belton also coordinates its efforts for water conservation with the Brazos G Regional Water Planning Group of which it is a member.

### **STORM WATER MANAGEMENT**

Due to the nature of weather in Central Texas and the number of waterways in and around Belton, flooding and stormwater management is an important component the city proactively manages. The latest stormwater management program was prepared in May 2014 by Lockwood, Andrews and Newnam, Inc. titled, "[City of Belton Storm Water Management Program](#)" as required by TCEQ regulations for permit coverage (General Permit No. TXR040000 for Phase II Cities). The city actively works to reduce the discharge of pollutants to streams, creeks and other waterways (waters of the United States) to the maximum extent possible (MEP) through the use of "Best Management Practices."

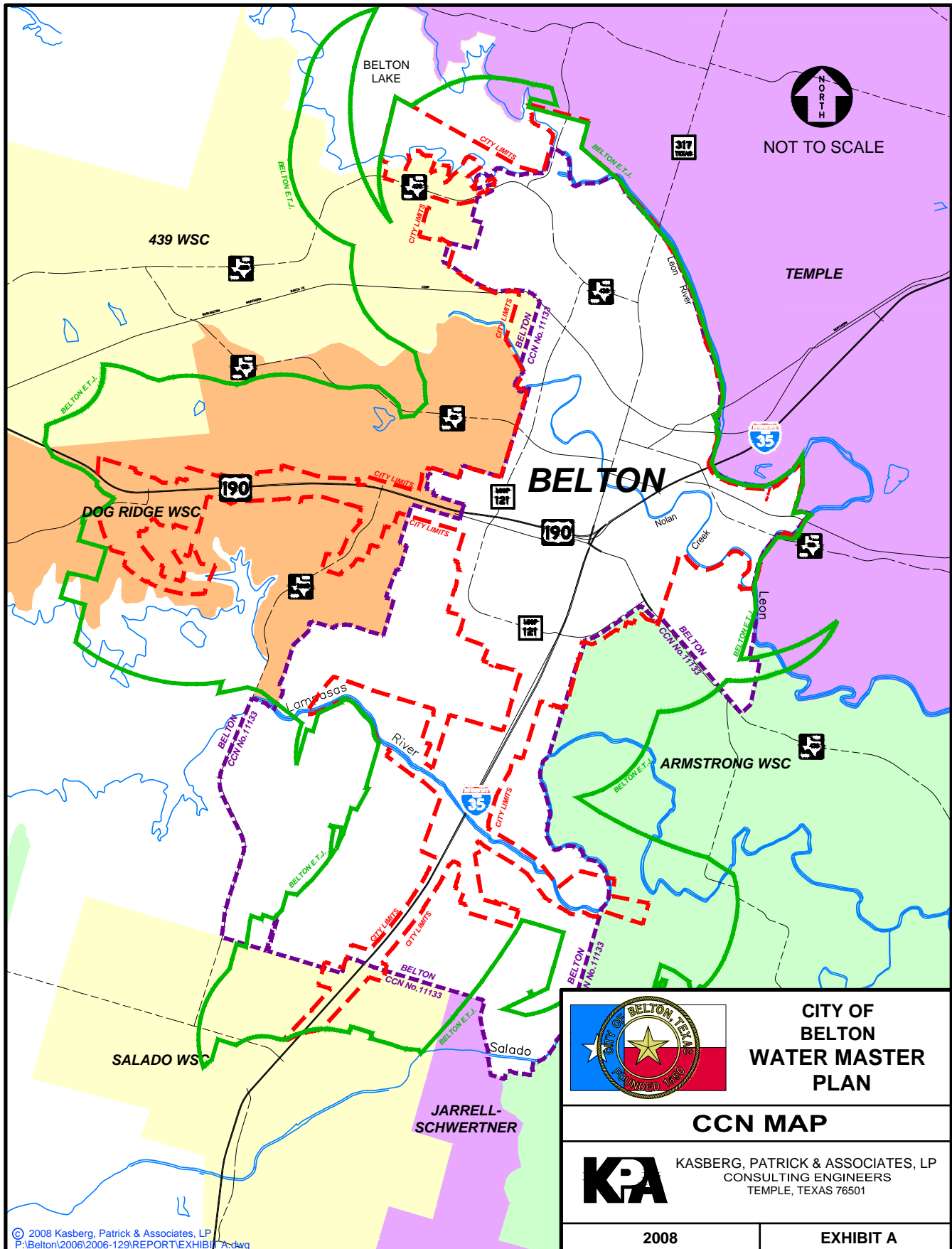




# City of Belton Thoroughfare Plan Map

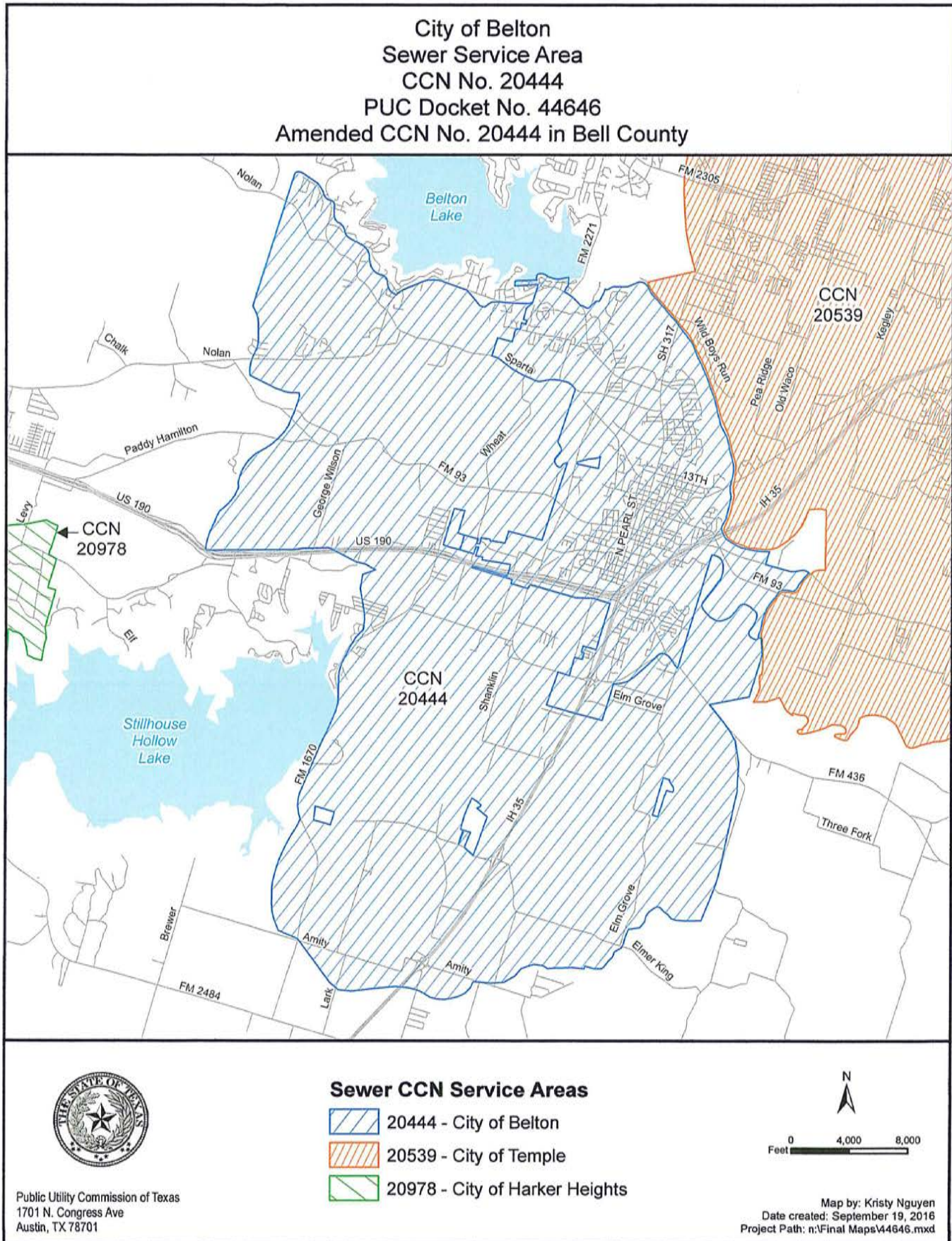


## CITY OF BELTON WATER CCN MAP





## CITY OF BELTON WASTEWATER CCN MAP





The report outlines the City of Belton Best Management Practices (BMPs) and each of their required minimum control measures (MCM). A schedule is included as part of the five-year permitting period outlined in the report. A dedicated stormwater coordinator is part of the Engineering Department and coordinates with all city departments.

Implementation of the SWMP will require the work and coordination of several city departments. The 2015 report outlines several goals with the responsible departments in an easy to understand matrix.

### WASTEWATER

The City of Belton provides sewage, or wastewater service, to residents through the Temple-Belton Wastewater Treatment Plant. The City of Belton, jointly with the City of Temple, provides funding for the plant with Belton owning 25% and Temple 75%. At this time, the plant takes care of all of Belton's wastewater needs. Temple and Belton have contracted with the Brazos River Authority to operate the plant since 1975.

The Temple Belton Wastewater Treatment Plant (TBWWTP) serves the entire City of Belton. The Miller Heights Trunk Sewer in Belton is at capacity and an expanded wastewater treatment plant will be needed as development occurs along I-14/US 190, the improved I-35 and all of the area in South and West Belton. Sanitary sewer is proposed to extend south along I-35 to encourage development along the I-35 corridor. The City of Belton Wastewater CCN map represents the area the city has the right to serve.

As part of Belton's continued effort to provide proactive and planned management of their assets, they updated city's [Wastewater Master Plan](#) in 2014.

### WATER PLAN

The City of Belton is under contract with [Bell County WCID No.1](#) to provide water to Belton residents as part of Belton CCN No. 11133. BCWCID No. 1 is rated a "Superior Water System" by the Texas Commission on Environmental Quality (TCEQ). Drinking water for Belton's CCN comes from Lake Belton. Bell County WCID No. 1 serves 250,000 residents as part of their service area.

The [City of Belton Water Master Plan](#), was completed in 2008 and recently updated in 2015 by Kasberg, Patrick and Associates (KPA). This plan presents a comprehensive approach for improvements and expansion necessary for providing safe drinking water now and into the future without any unforeseen costs.

The area along I-14/US 190 to west of town is served by Dog Ridge WSC, with some areas closer to the lake being served by 439 WSC. To the South some of the area served from west to east are served by Salado WSC, Central Texas WSC, and Armstrong WSC.

As the city grows, there are challenges associated with extending service to areas served by other CCN's. Negotiation and cooperation, along with an open dialogue are key to the growth of Belton.



### WASTE/RECYCLING

Belton provides waste management services to residents and small businesses through [Waste Management](#). Larger businesses requiring a dumpster may contract with one of seven providers for a large container. These contractors are found on the Belton's website. More information about the containers, pick up times and garbage schedule is available on the city's website.

### PHONE/CABLE/INTERNET

There are a variety of service providers and packages available in Belton and the prices therefore are competitive. AT&T, Oncor, Centrovision, Spectrum, Direct TV, Grande Communications, Bell County fiber and Dish TV are available in most areas. The city is currently developing a process to ensure internet and cable services are provided to all new residential subdivisions and businesses.

Internet is an essential service that should be available to all areas in Belton; however, there have been issues with companies not providing cable and internet service to new developments, particularly to new residential subdivisions. It would be prudent to research and identify the location of all fiber that currently exists in the city limits. Future planning efforts should focus on the expansion of the fiber optic network.

### PRIVATE WELL SERVICE

[Clearwater Under Water Conservation District \(CUWCD\)](#) manages the groundwater in Bell County so residents not on city service must be regulated through them.

### ON-SITE SEPTIC

The Bell County Health Department monitors and permits on site sewerage systems for Bell County residents not on city sewer, subject to City of Belton approval. The Planning Department coordinates with BCHD to process plat reviews and permit requests with on-site septic.



# CITY PROCESS & PROCEDURES

## PLANNING DEPARTMENT

The Planning Department is responsible for the city processes of zoning, subdivision and site planning, historic preservation, construction plan review, and permitting and inspections.

The quality of growth in Belton is ensured by implementing high standards for new development, construction and encouraging maintenance, preservation and reinvestment in existing properties within the city. Long-range planning is another key element that the Planning Department utilizes to help plan for Belton's future. The Planning Department directs this report that combines a comprehensive view of all the elements of Belton as we move towards the year 2030.

The City of Belton Planning Department is located at 333 Water Street in City Hall and consists of a planning director, building inspectors, GIS analyst, and planning clerks. It is under the direction of the city manager.

## DESIGN STANDARDS

The [City of Belton Design Standards](#) can be referenced on the city's website under Planning and Zoning along with several other documents. Below is a list of the resources available.

- |                                   |  |                                  |
|-----------------------------------|--|----------------------------------|
| • Boarding Homes Ordinance        | • Mobile Food Vendor Permit                  | • Thoroughfare Plan              |
| • Comprehensive Plan              | • Sign Ordinance                             | • Zoning Ordinance               |
| • Design Standards                | • Street Renaming and Facility Naming Policy | • Building Application Checklist |
| • Facade Improvement Grants       | • Subdivision Ordinance                      | • Plat Application Checklist     |
| • Floodplain Ordinance            | • Thoroughfare Plan Report                   |                                  |
| • Historic Preservation Ordinance |  |                                  |

The City of Belton Design Standards is a great resource that explains the approval process for a developer or homeowner to get projects approved. It outlines the Design Standard Type Areas and shows where they are located and has a land use table that illustrates what uses are allowed permitted by right, what uses require a specific use permit and what uses are not allowed in each type area.

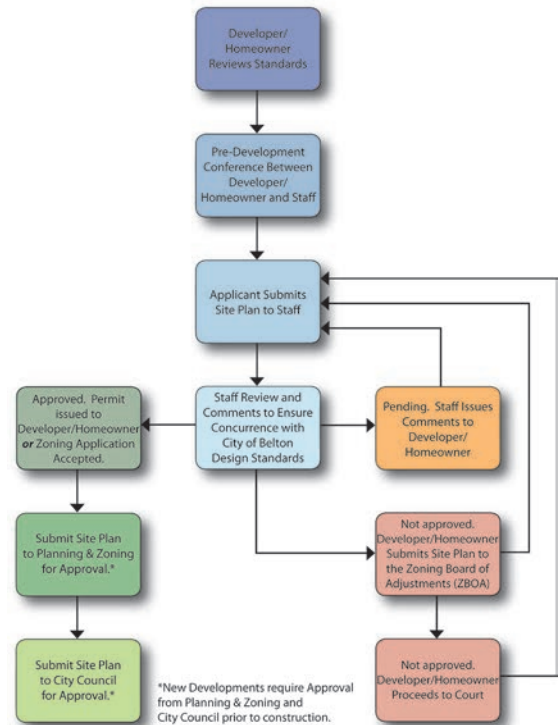
Site development standards are outlined in great detail in the handbook and these were written to “support, enhance and maintain the City of Belton’s sense of place.” The standards provide outlines and details for ensuring well thought out design, planning and construction occurs in Belton’s built environment that also respect’s Belton history.

The standards are divided as follows:

- Site development standards
- Building design standards
- Landscape design standards
- Tree protection
- Preservation and mitigation

## GIS INFORMATION

The [Geographic Information Systems](#) (GIS) department is located within the Planning Department. In addition, the city has an online GIS mapping system available for use by residents and developers. It provides a wide variety of information pertinent to planning and engineering and is a great resource. The latest aerial available on the website is the 2015 aerial.





Several maps are also available on the city's website to view and or download such as a street map, a zoning map and a map outline parks and schools.

The mission of the GIS department is "to efficiently and effectively provide geospatial information and applications to city employees and the public in order to enhance city operations, improve decision making, and provide better public service."

Several interactive maps are available on the city's website that provide a variety of information of zoning, land use and development information to the public. These maps are continuously updated.

### **BELTON CITY COUNCIL**

Serving as the legislative branch of the city government, as well as writing policies for the city, Belton's City Council looks at the city's major projects, development and infrastructure improvements and city growth.

They help guide Belton into the year 2030 through strategic planning. They are elected by the people of Belton to serve at large with two year overlapping terms, which expire in May. The Mayor and Mayor Pro Tem are members as well as five other members for a total City Council number of seven. Community members can address the Council during the Public Comments section at the start of each council meeting.



The Council appoints the city manager, city attorney, city clerk, and municipal judge. It also appoints Belton citizens to various boards and commissions along with approving the annual budget and the ad valorem tax rate- or property tax. They also approve rates for city goods, services and fees. They are responsible, as directed by city charter and Texas state law to approve city contracts and purchases.

Agendas are available prior to the meetings and minutes are available following approval. Applications to serve on a committee are available in the city clerk's office and the city's website.

The Belton City Council meets on the 2nd and 4th Tuesday of each month at 5:30 p.m. at the Harris Community Center in the Wright Room.

### **PLANNING AND ZONING COMMISSION**

The Planning and Zoning Commission (P and Z) members are appointed by City Council and are responsible for advising the city council on issues of zoning, platting and public improvements along with guiding them in all aspects of the comprehensive plan and making recommendations for any amendments to the plan.

They are the first step in the approval of subdivision plats, making recommendations to City Council. P and Z reviews and makes recommendations on zoning change requests and subdivision plats. They draft rules and regulations for the platting and subdivision of land and make recommendations to City Council.

### **ZONING BOARD OF ADJUSTMENTS**

The Zoning Board of Adjustment (ZBA) is a quasi-judicial board that considers appeals for zoning matters and is also appointed by City Council. They take action on variances for non-conforming land uses. There are five regular members and two alternates. They don't have a regular meeting but meet when requests for variances are submitted, usually on a Thursday at 5:30 p.m. in the Harris Community Center. The public must be notified with at least 10 days of notice for all appeals hearings.

### **BUILDING CODES**

Building codes are written for the safety of all citizens and Belton works hard to be up to date on all their codes. Belton has simplified the process for citizens obtaining permits for construction projects recently (August of 2015)

implementing an online system for the process known as the “MyPermitNow” or “[MyGovernmentOnline](#)” customer portal. It allows contractors and residents to apply and pay for permits, submit plans via pdf, and to track the progress of the application to the permit. Customers can also use it to request inspections and view all associated reports.

Paper applications can also be picked up and submitted in person at the Planning Department office in City Hall at 333 Water Street or emailed to [planning@beltontexas.gov](mailto:planning@beltontexas.gov) or by fax to (254) 933-5822.

Requesting an inspection time and date online is a feature allowed by the software and users must provide at least a 24-hour notice for the request to be considered. Inspectors enter inspection results in the field to ensure that users receive the results in near real-time via e-mail or through the customer portal.

The City of Belton is up to date with their building codes.

- 2009 International Building Code
- 2009 International Residential Code
- 2009 International Mechanical Code
- 2009 International Plumbing Code
- 2009 International Fuel Gas Code
- 2009 International Existing Building Code
- 2009 International Energy Conservation Code
- 2015 International Fire Code
- 2011 National Electrical Codes

A large part of the International Building Codes is dealing with fire prevention and fire safety in regard to the construction and design of buildings. It does this through many instances, setting the criteria for such things as location and size of exits, and requiring exits to be accessible and unblocked. Fire protection systems, interior and exterior finishes and materials are also discussed. Consideration of disabled access and structural integrity are also key elements of the building code.

These codes apply to new construction along with alterations and additions to existing buildings. Thus, some of Belton’s older buildings are not code compliant.

## ENGINEERING

The City of Belton Engineering Division is responsible for the planning, design and review of public infrastructure within the city and the extra territorial jurisdiction (ETJ), capital improvements construction, floodplain management, and traffic engineering.

The City of Belton adopted its latest construction Design Manual and Standard Details in June of 2002, with only minor edits or additions since its adoption. This current manual covers the basic standards and details for streets, driveways, parking, sidewalks, drainage, water, wastewater, and environmental topics. The Design Manual is currently being reviewed and re-written to include a wider range of details for new construction.

The [City of Belton Design Manual Standard Details](#) has sections divided into nine subject areas:

- Streets and Roadways
- Driveways
- Off Street Parking
- Drainage
- Water
- Wastewater
- Pipe Embedment
- Backfill
- Environmental

This document was originally prepared in June 2002 and the updated document is currently being reviewed and re-written.

## GROWTH MANAGEMENT POLICY

A resolution outlining Belton’s framework for growth was adopted in June 2016. It outlines land to be considered for

future annexation while still “promoting orderly and sustainable growth” which is a goal of the city. It charges the Comprehensive Plan with identifying additional growth centers and anticipated linkages and planned transportation corridors in the ETJ for potential annexation. Also, ongoing and developing growth patterns shall be identified and considered for annexation as part of the Comprehensive Plan.

This framework helps guide the City of Belton in developing the city in a logical manner. [The Growth Management Framework](#) is available online.

Cities in the state of Texas have the authority to annex areas within their extraterritorial jurisdiction (ETJ). A city’s ETJ is a legally designate area of land located within a distance, determined by population, outside their corporate limits. Belton’s population of under 25,000 residents and over 5,000 defines a one mile ETJ.

The current annexation plan was adopted in compliance by a state of Texas requirement for all cities to have an annexation plan by the end of the year, 1999. All future annexations were required to comply with allowed exceptions making Belton exempt from a three-year plan. The plan indicates no future annexation will contain more than 100 residential tracts.

Different types of annexation are full purpose, where the city provides all services and voluntary which is when property owners request annexation.

Future development is protected when the city’s Land Use standards and building codes are extended to an annexed area by ensuring quality design and construction occurs with existing standards. As soon as an area is annexed it comes under the planning, zoning, building inspections, code compliance and other enforcement regulations of the City of Belton providing a better standard of living for residents in many instances. Unregulated areas outside the city’s limits can cause adverse impacts which cannot be regulated while that property is outside a city’s jurisdiction. This can come in the form of incompatible uses, environmental contamination, unsafe structures and impacts on existing streams, creeks and drainage ways.

Considering how any potential annexations will affect the city fiscally now and in the future, is a major tenant of the City of Belton’s Growth Management Policy Resolution. Any new land within the city limits of Belton shall have city services, and extension of utilities and street maintenance come at a cost which may or may not be offset by anticipated revenue.

A good growth management framework alleviates any jurisdictional conflicts with abutting municipal governments. Belton should consider boundary adjustments with all adjacent municipalities where an exchange of ETJ makes sense and is in the best interest of both parties and the citizens affected by an exchange.

The Growth Management Plan for the City of Belton is very thorough and considers annexation based on several policy statements. The policy statements are:

1. Existing or planned level of development
2. Service Delivery Needs
3. Protection of public health, safety and welfare
4. Intergovernmental regulations
5. Fiscal considerations

The issuance of non-annexation agreements for properties appraised for ad valorem tax purposes as land for agricultural, wildlife management or timber use under Subchapter C or D, Chapter 23, Tax Code is also outlined in the resolution.

Belton is in a great position to move into the future. The city has been very proactive in annexing areas along existing and proposed transportation corridors. An exhibit illustrating the history of annexation is located in the Appendix. The Interstate 35 corridor to the south towards Salado and the Highway 190 corridor to the west, natural areas of growth, have already been annexed. The Thoroughfare Plan developed in 2015 also looked at anticipated growth areas and transportation corridors such as the planned Lake to Lake Road which extends from FM 439/Lake Road to I-14/US 190, ultimately connecting Stillhouse Hollow Lake to Belton Lake. This proposed arterial roadway lies partly in Belton’s ETJ and partly within the city limits. This road is intended to alleviate traffic on SH 317 and Loop 121 and



also create great opportunities for neighborhood centers at prominent intersections.

The growth for the City of Belton must be planned and managed well. Any annexation must be of benefit to both the city and to the property owner. This resolution does an outstanding job of outlining the logical needs for annexation while also ensuring that growth is planned and its impact on the current citizens of Belton is carefully considered.

### POPULATION PROJECTIONS

Belton's growth has been at a steady and a consistent rate since the late 1970's with 10-year growth rate percentages in the upper teens, low twenties starting in the late 1970s. In 1970 the population of Belton was 8,696 and current estimates have the 2017 population being over 20,000. The City of Belton estimated a population of 21,214 for January 1, 2017 by calculating new residential building permits based on the average household size.

Below is a chart from the U.S. Census and gives a number 20,547 for 2015 based on historical trends. This chart is shown adjacent to the State of Texas Census Data and shows how Belton's population has grown along with the State of Texas.

CITY OF BELTON CENSUS DATA			STATE OF TEXAS CENSUS DATA		
1970	8,696	6.50%	1970	11,196,730	16.90%
1980	10,660	22.60%	1980	14,229,191	27.10%
1990	12,476	17.00%	1990	16,986,510	19.40%
2000	14,623	17.20%	2000	20,851,820	22.80%
2010	18,216	24.60%	2010	25,145,561	20.60%
Est. 2015	20,547	12.80%	Est. 2015	27,469,114	9.20%
Source: U.S. Census Data and "Annual Estimates of the Resident Population for Incorporated Places: April 1, 2010 to July 1, 2015". Retrieved July 2, 2016.					

This gradual rate of growth has allowed the city to maintain its small town feel and great quality of life, and in addition, has allowed City Council to be selective about the quality of development through the use of the Design Standards. Development standards are considered higher in Belton than in surrounding communities by many in the building community.

As part of the Killeen-Temple-Fort Hood MSA (a designated statistical area denoted by the United States Office of Management of Budget) it is important to note the population changes in the adjacent communities within the MSA. Temple's growth has been similar to Belton's, growing at comparable percentages while Killeen's population growth was much higher in recent years, with a 47.2% growth from 2000 to 2010. Though Killeen's population is more closely tied to Ft. Hood's growth and expansion the entire MSA has benefited from Fort Hood becoming the largest U.S. military installation and home to the 1st Calvary Division. This MSA includes Belton which is the fifth largest municipality in the MSA and stretches over three counties, Bell County, Coryell County to the Northwest and Lampasas County to the west. Most of the MSA is within Bell County with Belton being centrally located in this statistical area at the intersection of I-14/US 190 and I-35.

### **Killeen-Temple-Fort Hood Metropolitan Area**

HISTORICAL POPULATIONS		
Census	Population	%±
1960	118,058	----
1970	159,794	35.40%
1980	214,656	34.30%
1990	255,301	18.90%
2000	330,714	29.50%
2010	405,300	22.60%

*Annual Estimates of the Population of Metropolitan and Micropolitan United States  
Census Bureau, Population Division.  
Retrieved 2010-03-25*

## CITY OF BELTON'S POPULATION PROJECTIONS

POPULATION PROJECTIONS			
Year	SB-1*	Variable**	Variable***
2000		14653 (Census)	14653 (Census)
2001		15000 (x 2%)	15000 (x 2%)
2002		15300	15300
2003		15600	15600
2004		15900	15900
2005		16200	16200
2006		16700 (x 3%)	16700 (x 3%)
2007		17200	17200
2008		17700	17700
2009		18200	18200
2010	20088	18216 (Census)	18216 (Census)
2015		20000	20400
2020	23236	22000	22850
2025		24200	25600
2030	26088	26700	28600
2035		29300	32100
2040	28188	32300	36000
2045		35500	40300
2050	29593	39000	45100
2055		43000	50500
2060		47000	56600
2065		52000	63400
2070		57000	71000
2075	500000	63000	79500

\* SB-1 (Senate Bill-1) Estimate, developed by RPK Engineers in 1999, ending in 2050

\*\* 10% projection each 5 year increment, 2015-2075

\*\*\* 12% projection each 5 year increment 2015-2075

Killeen is the largest city in the MSA with a population of 127,921 in 2010 and Temple the second largest with a population of 66,102 in 2010.

Other communities of significant size in the MSA are Fort Hood, Copperas Cove, Harker Heights and Gatesville.

From the table below you can see that Belton's growth has been trending similar to that of the overall MSA yet the growth has been slightly slower.

Population projections are important in helping a city to properly plan for its growth in terms of infrastructure, schools, and other city services. It's not an exact science but one based on historical and national trends.

One thing that Belton has in its favor is that the Belton ETJ has lots of room for future growth and development to the west and to the South and Southeast of the city limits which is primarily agricultural land at this time. Also, as far as estimating Belton's ultimate buildout, its established ETJ identifies how the City of Belton will grow in respect to the surrounding communities as almost all of the open land around Belton has been designated as ETJ for either Belton, Temple, Killeen, Harker Heights or Salado. There are also smaller pockets for development and redevelopment where the city borders Temple to the North and Northeast.

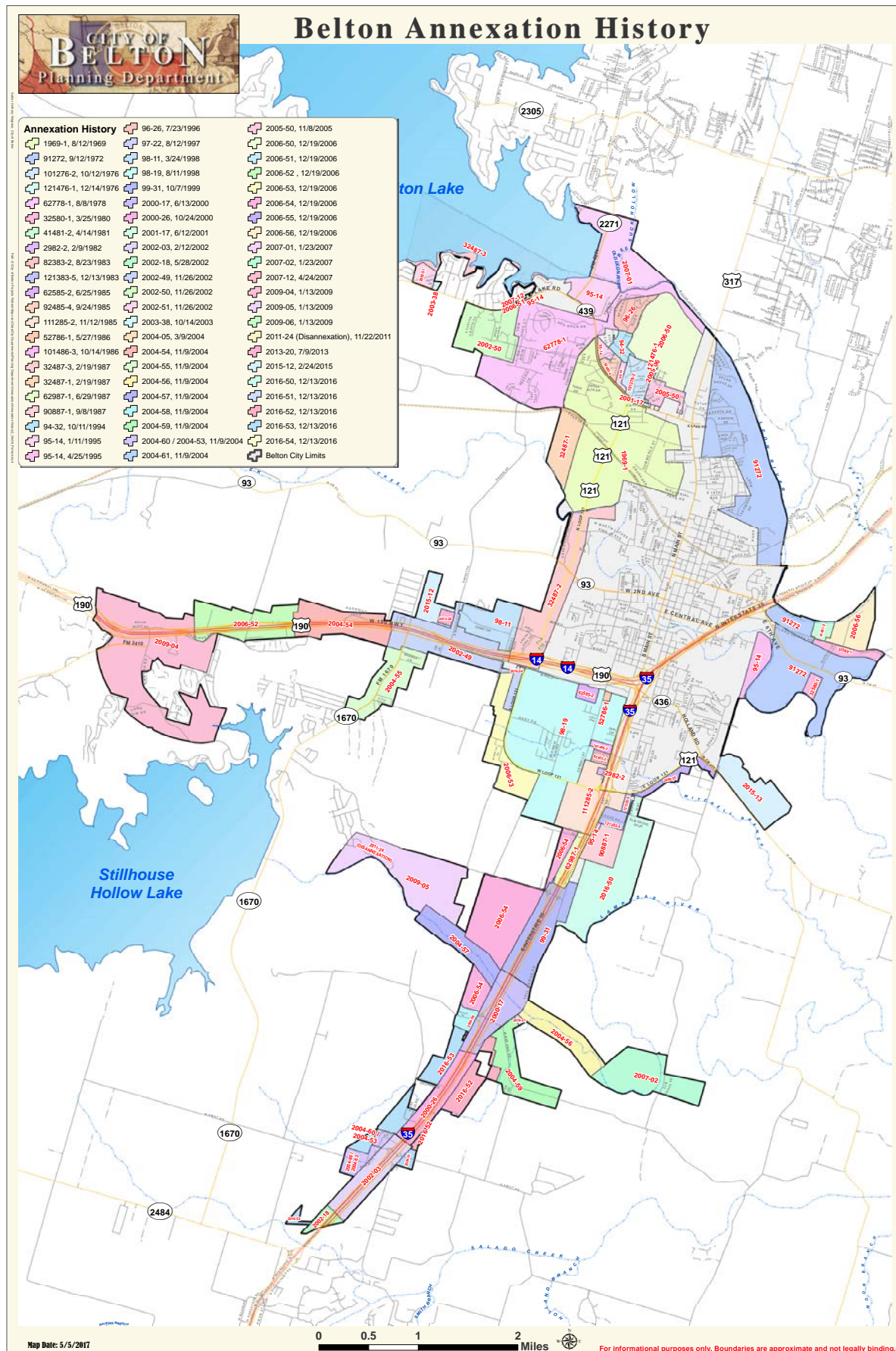
If you use Belton's current growth model the city will have a population of around 23,550 in 2020, almost 28,000 in the year 2025 and approximately 33,200 residents in 2030 which is almost double the estimated population the city was in 2005. That's significant growth.

Several factors can affect this population growth. The designation of I-14/US 190 as Interstate 14, the next east west interstate, will most likely increase population. Also, both UMHB and Belton ISD are predicting strong growth for their institutions and though not all people who work and attend these schools will live in Belton, many will. The City of Belton predicts that when the construction is complete on I-35, there will be significant development of a variety of businesses adjacent to the corridor. Further away from the corridor, residential development will tend to spring up both as workforce housing in some areas and, when neighborhood services are more available, prominent neighborhoods where the land is more scenic.

Any major changes to the population of Ft. Hood will also affect Belton though not to the same degree as those communities that are closer to the base. Currently many Belton residents work outside the community in neighboring towns, with easy access to I-35 and I-14/US 190 it makes it easy for people to choose to live in Belton due to its great quality of life and schools, but work elsewhere. According to our survey of Belton residents of which 284 residents completed, over half (56.4%) of residents work outside the city. Temple has more of a mixed workforce with several industries and businesses that could be adversely affected by changes to economy. One of the great advantages Belton has as the county seat of Bell County is that several government agencies are located in Belton and the type of jobs provided by these agencies are quality employers.

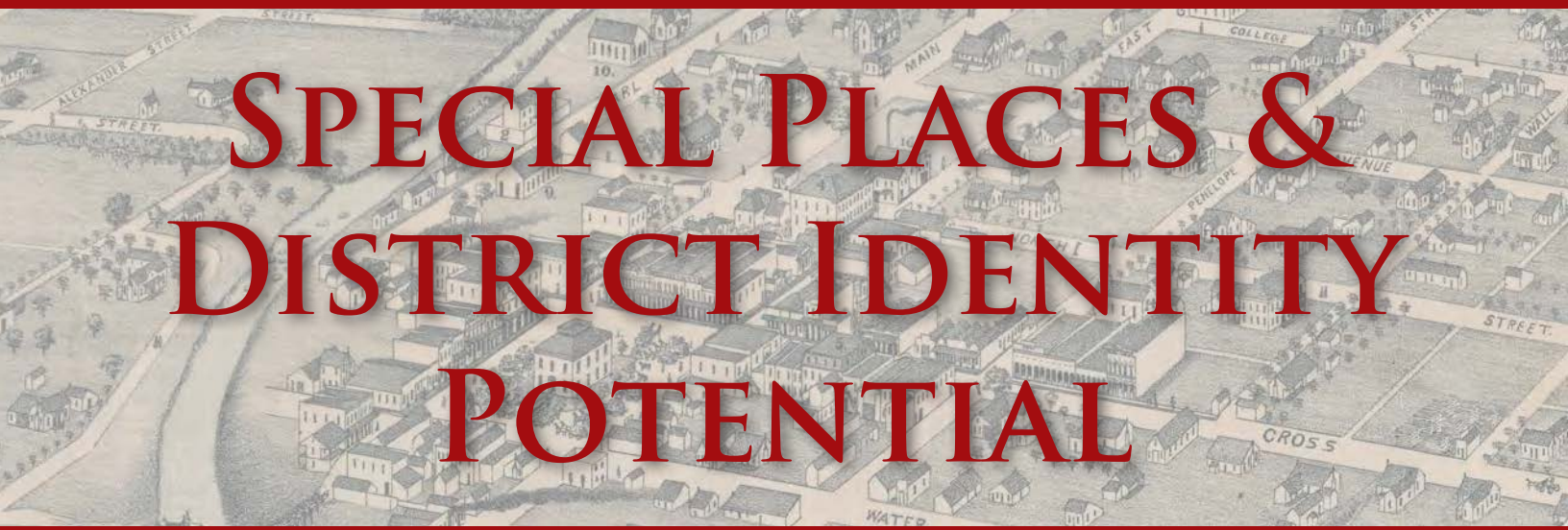


## CITY OF BELTON ANNEXATION HISTORY MAP



## CHAPTER 7

# SPECIAL PLACES & DISTRICT IDENTITY POTENTIAL





## SPECIAL PLACES & DISTRICT IDENTITY POTENTIAL

Discussion of special places and districts is a valuable topic since the whole purpose of the comprehensive plan update is to keep the City of Belton focused on what the essential mission of the city is. The overall city goal is to be a place offering a high-quality lifestyle. To evolve a city that has these high standards means that there has to be many places with special characteristics so that a diverse population can find their own unique sense of place and well-being. Cities that have districts with distinct characteristics offer vibrancy to the city. It is this characteristic that allows a city to thrive with more diverse places of activities and enhanced tourism opportunities.

### ***Belton: the hidden secret!***

Belton has one over-riding special characteristic unique to a city that borders a main interstate; that of being detached from that interstate. There are both negative and positive aspects to the specific corridor running through Belton but for now, the discussion is how relatively hidden Belton is to the traveler on the freeway. To a degree, Belton hasn't suffered the accelerated freeway frontage development that can give a negative identity to a city. The development there gives the appearance of being detached from the city. Curious travelers that want to see Belton have to remove themselves from the freeway and take one or two select roads into the city.

### **NOLAN CREEK**

The open space downtown and the centerpiece - Nolan Creek - are certainly the most revered jewels of Belton. Coupled with and empowering the experience are other special components such as the Courthouse Square, and the associated shopping and dining experiences. There has been so much effort developing this area into a wonderful destination. Festivals and other activities are programed, and good retail and dining places established. There are still much that can be accomplished to continue to strengthen the district.

Nolan Creek is not just the center of downtown attraction, it also serves as the center of a regional trail network reaching out in some directions but with the potential of spreading throughout the city. Looking at the regional hydrology, there is the Leon River in the north, the Lampasas River in the South and right between is the Nolan Creek. Local tributaries connect and reconnect each part of the system to reveal a braided network of creeks and drainage valuable for an extensive trail network. It is important for the City of Belton to consider acquisition of linear parks for an expanded bike and bike trail network along Nolan Creek, Leon River and Lampasas River. Consideration should also be given to expanding the trail network through linear parks along bodies of water to adjacent cities to provide a regional trail network. Other cities that have this landscape trait have captured and leveraged this system for great benefit to the city. Those cities became known for their extensive trail system and they became a social corridor with runners, cyclist, joggers, and baby strollers as well as an economic engine attracting enterprise that wanted that kind of city atmosphere for their employees. This is an asset that the City of Belton must acquire as soon as possible because it will become much more expensive in just a short amount of time or the opportunity disappears forever with private development isolation.

Acquisition is mostly in three different forms. If the price is right and there are other elements to be constructed, then the city may consider a fee simple purchase of the property. Other cities have bought up vast amounts of properties when they become flooded from natural events. Nolan Creek may be a corridor that has major





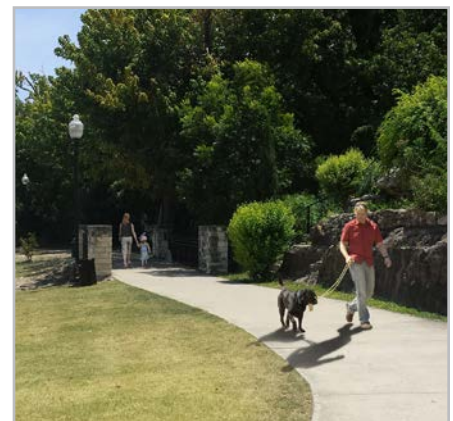
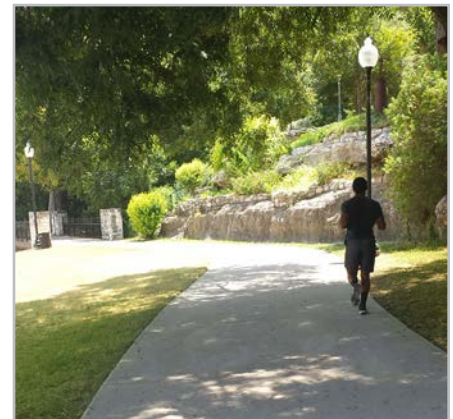
flooding events of this magnitude. The second way is to purchase access or utility easements along the creeks and drainage areas or in sensitive natural areas. The ownership remains with the overall property owner but the city has the right to place a trail through that space. Some master planned communities or subdivisions may enjoy the marketing value of striking this kind of a deal with the city. The third manner, (similar to the second form), is to design future trail alignments throughout the region, into the overall trails master plan which may be part of the overall parks and recreation master plan. Texas Parks and Wildlife as well as other state and national institutions have lots of grant funding available for these projects as long as the projects are incorporated into the city master plan process and approved as the official policy document for the city.

Developing infrastructure and activities along this asset is another layer of city improvements that make Belton a desirable place to live. Already multitudes of people can be seen in and around Nolan Creek, fishing, getting their feet wet, kayaking, tubing, festivals, and more. Adding new elements in key locations that can absorb the larger groups of people are the next steps in the system such as more zones for whitewater activities of tubing and kayaking.

Investing in the parks, recreations, trails, and open space of a city is one of the most expensive prospects for a city but one that will return much more value over the long term. These assets are extremely valuable for cities to attract large, high quality commercial and residential development, the kind of investment that the City of Belton has expressed that they would like. Currently Belton has invested a great deal and has already seen the benefits of this investment. This tradition needs to continue incrementally through large and small actions. Developing the future vision for parks, trails, and open space that extend to the ultimate boundaries of the city is the first requisite step to continue the process so that all future development responds to that requirement in the master plan with land or easement concessions.

### PARKS AND TRAILS

In other places in the overall comprehensive planning, a full parks, trails, open space master plan will be included. Just to touch upon the value of parks and trails from a planning standpoint, along with transportation and land use, the overall provision of parks, trails, and open space is one of the most valuable assets for a city and its consideration in land use planning is just as important as any of the other components. Cities that have developed great assets like these enjoy a much higher quality of life. These systems attract better economic activity, contribute to much better overall health, mitigate heat island and greenhouse gases, enriches biodiversity, contribute to a healthier mental state of being, and strengthen the social networks of a city. The system needs to be prevalent throughout the city and a resident should be able to access it within a few minutes of walking. One standard is a five-minute walk which for an established city to insert in, can be very challenging. Having a wide variety of spaces in this system is also important so that recreation and sports are served; peace in natural places is available, linear systems for jogging and biking both for mobility and health, and more variations. Confederate Park, Yettie Polk Park and Harris Park are linear parks created along Nolan Creek for an extensive and growing hike and bike trail system. The City should continue expanding trails along bodies of water to preserve the natural environment and create a regional trail network connecting to area cities, Regional parks, such as Chisholm Trail Park and Heritage Park, for example, are important attractions containing several amenities for visitors, The City feels it is desirable to expand Heritage Park to provide additional space for future parkland development. Where there is a city with a high quality of life, there will be an extensive system of parks, trails, and open space.



## COURTHOUSE SQUARE AND THE DOWNTOWN DISTRICT

As the County Seat, Belton enjoys having the Bell County Courthouse anchoring the heart of the city. The grounds and the associated streetscape already serve local festivals and events. In April, the Art and Wine on the Square is a much anticipated event with local arts and crafts accompanied with nice wine selections for tasting and local musicians complementing the enjoyable event. Community leaders are on hand enjoying the event or volunteering their time for their favorite cause.

Nearby and on the same weekend was the annual Turtle Fest attracting large crowds and celebrating lots of the volunteerism within the city.

Since the downtown area is such a magnet for all of the assets that are located there, it makes sense to review all of the potential enhancements that can be action items considered in the future. Already on the menu for building and business owners to take advantage of are the façade grants offered by the city. Simply improving the fronts of buildings enhances the qualities of the downtown area. To offer up a short list of some additional items that may or may not be in the works, we can consider the following: shade, restaurant diversity, residential units on upper floors, intertwined small events or showcases, coordinated calendar, signage and way finding, parking analysis, and a governmental facilities utilization plan (There is much underutilized space occupied by city and county uses removing valuable lands from the tax rolls).

The city is currently in the process of completing a series of “Downtown Development District” signs which will be installed throughout the city to encourage more visitors to the downtown district. Belton has several “Welcome to Belton” signs at key entrances to the city already. The new sign family builds upon the existing and proposed Gateway signs but are designed with more of a focus on downtown.

The goals of the “Downtown Development District” sign program are:

1. Define and identify the Downtown Development District area perimeter.
2. Visually Create a sense of places
3. Help visitors find their way to and around downtown.
4. Highlight Belton’s many assets, features, amenities, and destinations.

The businesses that occupy the ground floors of the square should be businesses that cater to the people that visit the square such as retail shops and restaurants. This will add new vitality to the street as more people come to the square for shopping, dining, meetings in restaurants, and just being out enjoying the day. Larger events such as festivals are scheduled but more can be done at regular intervals on smaller scales. Some cities use volunteers as city ambassadors to greet people with information and guidance on what to see. Music and arts prevalent in the streets around the square add an aura of magic and special allure as the guitarist strums or the artist brushes a new painting. Small things add much to the vitality.

Keep in mind that the downtown is not an isolated place. There are several aspects of Belton that can connect here. Some of these linkages may include a future Arts District, significant redevelopment of underutilized property, city-wide trails, historic walking tours, and more.

## ARTS DISTRICT(S)

The addition of places in a community that focus on the visual arts, both as exhibition spaces and retail spaces, adds a wonderful layer to the cultural fabric of the city.







Tourists can visit Belton for parkland and Nolan Creek, restaurants, shopping, historic education such as the Courthouse and Bell County Museum; but having the visual arts occupying a strong presence is somewhat missing. Experiencing a district with a strong emphasis on the arts is a very powerful driver of commercial activity for both restaurants and retail. The district notion is powerful since one place may be considered a destination and the visitor wants to go to that particular shop, but two or more places clustered together is a stronger draw with a visitor enticed to see all of the shops.

Currently there are not any areas particularly known as the destination for seeing a variety of visual arts. If there is a community interest, there are some areas with the potential to stimulate the creation of an arts oriented district supported by small scale cafes, coffee shops, and fine dining. Places to consider are areas that can link the downtown with Nolan Creek, side streets of historic buildings, smaller scale historic residents in and around downtown, places that have special qualities that just need that one essential ingredient to make it an instant destination; all make wonderful small-scale districts. Arts can be intertwined in this short stretch and art festivals can spread out over the parkland below. If an expansion of the trail system was created to connect the spaces along Nolan Creek, then an even more powerful series of spaces can be activated. Being wedged in this manner adds a great linkage from the creek and parkland to downtown and provides further depth to the places to see for folks spending time downtown. The Courthouse Square is an important feature of a potential Arts District and hosts the Art and Wine Festival each year. Historic downtown buildings are creating attractive murals on the building façades, creating a destination for visitors.

Beyond the downtown area and as Belton grows, there is an increased need to expand and strengthen arts and cultural activities in other parts of the city. The University of Mary Hardin-Baylor (UMHB) campus contains the Visual Arts building and the Performing Arts Center that is currently under construction. The UMHB campus and surrounding properties along North Main Street area strong component of a future arts district. The historic buildings along Main Street have and could contain uses complimentary to this district such as an art or photography studio, for example. New businesses have been established in North Belton, such as That Art Place and Board and Brush which could also create additional destinations within a potential Arts District.

Schools also provide quality entertainment for the community. Many residents of Belton are parents with kids going through the public school system. Parents and grandparents as well as extended family are always attending shows and performances of the young people from this community is a resource for many events for tourism and entertainment. Community members mentioned that they would like a central place to find out what is going on in their community that compiles all the activities from the schools, university, civic clubs, restaurants (live music), city festivals and events, and parks district so they can more readily find things to do. This list needs to be celebrated by having it advertised in all social media and other resources.

### PERFORMING ARTS

The proposed [University of Mary Hardin-Baylor Performing Arts Center](#) is anticipated to be a great addition to the arts and culture scene in Belton and is intended to draw from Belton and Bell County. The \$20 million facility will have:

- 546-seat theater with proscenium stage, fly space, and orchestra pit
- 2,000-square-foot performance lab which can be used as an ensemble room, a classroom, a venue for small-scale productions and recitals, or a room for receptions or other social gatherings
- 2,000-square-foot practice room which



can double as a classroom

- Scene shop with 18-foot ceilings so scenery can be built and stored there
- Costume shop which can double as a classroom
- Cast dressing rooms which can be reconfigured for classroom use
- Box office with an outside walk-up window for selling tickets prior to performances
- Spacious lobby area for patrons which can also be used for small recitals, dinners, or receptions

### **BELL COUNTY MUSEUM**

[Bell County Museum](#) is centrally located at 201 North Main Street. Part of its complex is the historic Carnegie Library Building. The museum was established in 1991 and serves all of Bell County with its permanent collections along with having a variety of traveling exhibits showcased at the museum. The museum relies heavily on volunteers and has many programs for people of all ages.

### **ENTERTAINMENT**

There are opportunities to develop an arts district downtown with a mix of restaurants, antique stores, art galleries.

### **CRUSADER STADIUM**

The University of Mary Hardin-Baylor (UMHB) has a variety of sports entertainment available with six Division III sports for both men and women. The [new Crusader stadium](#) has proven very popular with both the university students and the citizens of Belton. UMHB and the City of Belton can work together more to spread the word about all the activities on campus available to the public.

### **THE BELL COUNTY EXPO CENTER**

The [Bell County Exposition](#) building encompasses more than 100,000 square feet and hosts large and small concerts, rodeos, trade, hobby shows, and several other events. The Main Arena is the largest area and has a Special Events Room and an Assembly Hall. There is a large plaza outside the main arena to allow for more exhibit or performance spaces. The Expo has initiated plans to expand exhibit space, and construct an equestrian center and additional parking. The 220,000 square feet equestrian center is currently under construction and will include an 850-seat performance arena and a warm-up arena with horse stalls. This expansion will be a great addition for both Bell County and the City of Belton.

One need that has been identified is hotel rooms and an adjoining conference center. The city is actively engaging with prospects to highlight the opportunities here.

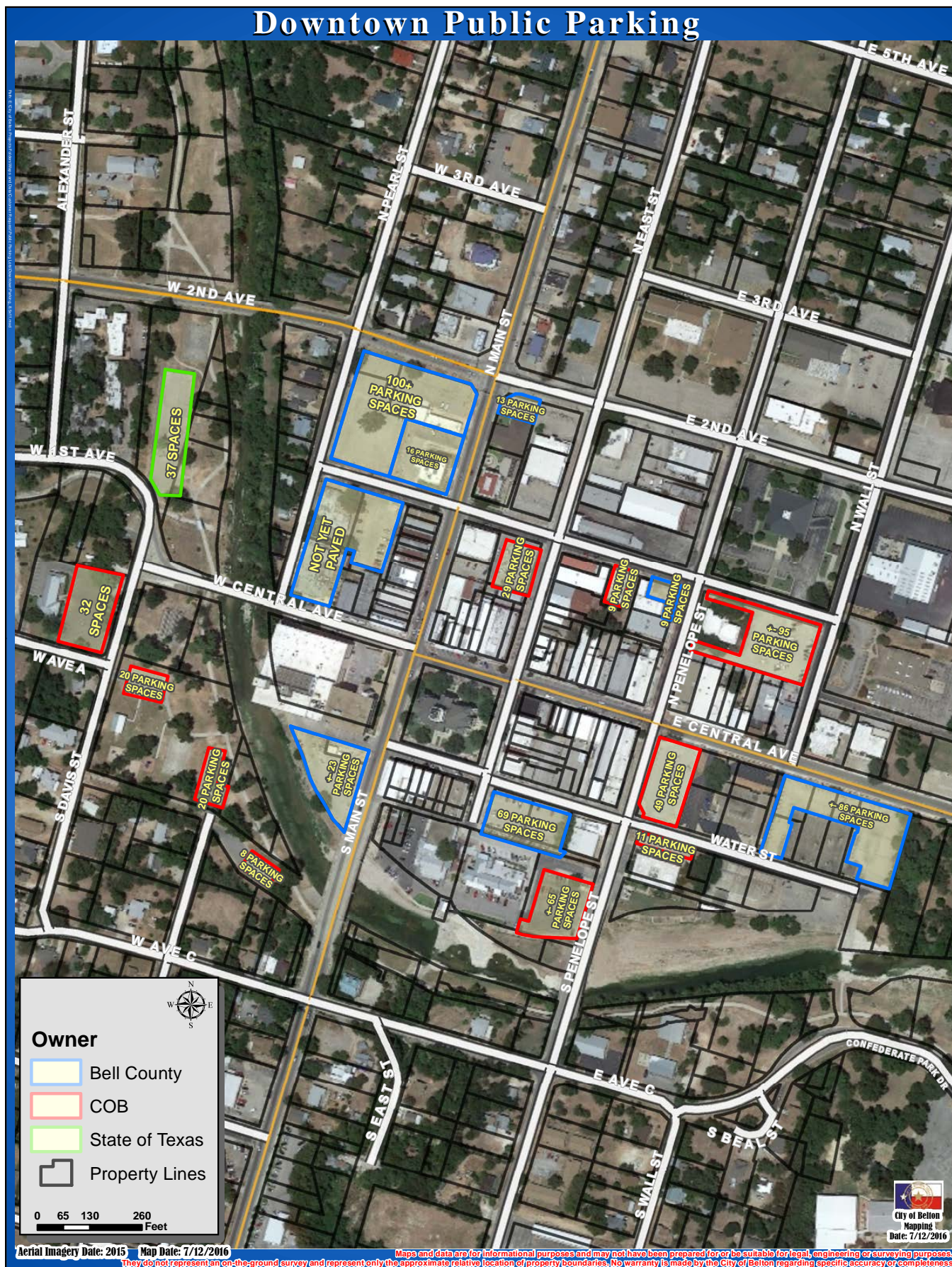
### **RESTAURANTS AND FAMILY ACTIVITIES**

Many residents responded on their online survey or during the stakeholder meetings that there was a lack of nice, sit-down, family restaurants in Belton and they would like more variety in their choices. They tend to travel to the surrounding communities for family entertainment like bowling, movies, and shopping. Belton residents would like to see more available high-quality entertainment downtown and throughout town.





## CITY OF BELTON DOWNTOWN PUBLIC PARKING





## UNIVERSITY DISTRICT

Since the university is a large institution, it becomes its own district and therefore paying close attention to the edges where the university and city interface occurs, is a place that holds a lot of dynamics. One key potential is adding activities that cater to the captive market of students in Belton. Previously mentioned was the challenge for the city to not lose their talented youth graduating from high school to the bigger cities. Working the edges of the university into vibrant set of land uses and activities that are attractive to the younger generation can go a long way toward solutions to this issue. As mentioned in the section on institutions as a land use, here again the edges may not always be compatible. The university can work on integrating these edges so that compatibility is more than simply scaling buildings down at neighborhood edges but works in land uses that serve as transitions serving neighborhoods as well as the university and its students. Coffee shops, book stores, places of quietness and respite are valuable for both institution and neighborhoods.

Along the commercial edges; the neighborhood services, restaurants, coffee shops and higher traffic generating enterprise, is the normal trend development and if pedestrian access is well defined, it can serve the university without increasing traffic levels.

## SPECIAL NODES OF MIXED-USE ACTIVITY

In some cases, the morphology of a specific district or location may lend itself to becoming a unique and special place. An example of this might be in the larger intersections of the city where large retail may have assembled. These types of areas may transform into more of a lifestyle center where a wide variety of uses become part of the mix, including: employment, retail, shopping, grocery, residential, restaurants and entertainment, etc. A particular element to the success is to have denser residential closely associated with the commercial development to stimulate walking. The other design ingredient important to this recipe is for all this walking space to be well defined and well designed. Locations that are significant due to their natural qualities have a different set of rules and imperatives. Preserving what is special and allowing high quality development to occur taking advantage of the place can also create a special place. It is important to identify these places that have special characteristics and ascribe a unique set of rules for the development or redevelopment. Getting a framework in place now will prevent an action that could destroy what is special about that place. An overlook may become a parking lot, or a place along the creek may have a use that doesn't leverage the context of place to the fullest. Sometimes these places may be a unique intersection of five streets or at angles embedded within a culturally rich neighborhood. Taking advantage of these qualities stimulates the development of place-sensitive projects that could strengthen the neighborhood, or the tourism opportunities, or the life in the streets downtown.

An extension of this idea is with Gateways and Corridors that hold special qualities or need to possess special qualities due to their location. The difference between these special places and gateways and corridors is that gateways and corridors are the first introductions of a visitor to the city. They set the tone for how wonderful the city may be. Additionally, these places that have a higher standard of aesthetics are part of the elements that give pride to a city and the residents. Enhancing special places such as these can stimulate more activities around city beautification thereby triggering a higher sense of pride in the city. Gateways are special because they introduce a city to anyone that arrives there. Entering through these places sets the tone for what the expectations are. A city with hundreds of





billboards and gravel driveways has a very different appeal to those places that are well landscaped, have clear welcome signage that is well maintained and good wayfinding. It is here that Belton can set the bar for the overall image of the city. Visitors of a place will come away with lasting memories.

Other corridors to be studied for the appropriate level of improvements are the freeways traversing the city; I-35 and I-14/US-190. Typically, a gateway of significance will be accompanied by a corridor with overlay enhancements. Many of the leading corridors into cities are in fact heavily commercial and even industrial in nature. The corridor overlay is not a tool for land use as much as it IS a tool for visual quality. To be effective in industrial or heavy commercial corridors, consider signage regulations including billboards as well as screening and landscape requirements. Successful implementation of these two strategies will go a long way to the visual enhancement of the corridor. Central Avenue is a great example of good progress toward corridor enhancements. The improvements of street trees, special paving, signage, street furniture and lighting all surrounding the commemoration of our armed forces is becoming a tourism draw by itself. Accomplishing this stimulates businesses to engage in their own improvements to store fronts and parking lots. Certainly, there is more to be done but the work is moving in a positive direction.

Other corridors to be studied for the appropriate level of improvements are the freeways traversing the city; I-35 and US 190, soon to be transformed into I-14/US 190. As mentioned above, minimal treatments that can go a long way toward the visual enhancements may be limited to signage controls including billboards as well as screening and landscape requirements. Just by adding street trees and screening storage and refuse areas are a big step. These corridors have an important economic function and everyone understands that. Small steps can reap large returns.

South Main Street is another important corridor. A much smaller scale, this becomes a much different level of enhancement. Entering the city from the south, there is much highway frontage that may be ripe for redevelopment, uses of which would depend on the type of access it has now and in the future. The City of Belton may find value in discussing the aesthetics of the road connection under the US 190/I-35 interchange where Main Street begins. This could be the site of a significant arts installation or a well-designed landscape entry project. Cities have taken advantage of spaces like these to create enhancements that become focal points and even iconic for the city. As mentioned above in the section on arts district potential. The east side of Main Street businesses have a drainage area that could be part of a stimulus project of restaurants and shops along a quiet wooded corridor.

The future Lake to Lake Road, ROW acquisition in phases now, will be a significant corridor servicing both commercial and residential sections of the city on the west side of Belton. Once completed, it will bring efficient connection to large capacity roads helping out the dispersal of traffic and relieving transportation pressures. It will be a well-traveled road and as such, will need to have a design aesthetic that will be appealing. The road section should accommodate bike lanes as well as multiple lanes of traffic both ways. Signage regulations should be in place from the beginning to keep from grandfathering older and visually unappealing signs.



## CHAPTER 8

# HISTORIC PRESERVATION PLAN



# HISTORIC PRESERVATION PLAN

## BELTON PRESERVATION PLAN

### PURPOSE

The purpose of the Belton Preservation Plan is to expand on the goals and objectives identified in the Historic Preservation Ordinance. The Preservation Plan is a guiding document for the City of Belton to utilize in planning for the future while still maintaining the historic resources. Belton is known for its outstanding architectural history, and many residents and visitors are attracted to the city for the atmosphere this historic setting provides.

### USE OF THE PRESERVATION PLAN

The historic preservation plan is intended to guide a comprehensive preservation program for Belton. It will be used by the city to guide and monitor preservation efforts in the community. Businesses, property owners and members of the general public may also use the plan to learn about the preservation program and the status of preservation efforts.

Preservation is a part of many community interests, including housing, sustainability, livability and economic development, the plan seeks to balance broader community objectives while achieving its core mission of retaining historic resources.

### ADMINISTRATIVE COMPONENT

The administrative component of the preservation program provides its operating framework, including the staff that manages daily activities and the Historic Preservation Commission that administers adopted policies and standards.

### HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission is responsible for reviewing Certificates of Appropriateness requests for Belton properties in locally-designated historic districts. The Historic Preservation Commission shall consist of five members. Members must be a resident of the city and have lived within the city for a minimum of 12 months immediately prior to appointment. At least one member shall be an owner-occupant of a property with historic overlay zoning. Members of the Commission are to have a demonstrated interest or competence in, or knowledge of historic preservation. The responsibilities of the Historic Preservation Commission are outlined in the Historic Preservation Ordinance.

### HISTORIC PRESERVATION OFFICER

The City Manager or his designee shall appoint a qualified city official or staff person to serve as Historic Preservation Officer (HPO). The planning department will be responsible for coordinating the city's preservation activities with those of state and federal agencies and with local state, and national preservation organizations. The HPO also serves as the primary City staff liaison to the Historic Preservation Commission and has been delegated administrative review authority for some types of projects that would otherwise be reviewed by the full Commission.

CERTIFICATE OF APPROPRIATENESS CASE ACTIVITY 2013-2016				
COA Case Activity	2013	2014	2015	2016
Cases Approved by Historic Preservation Commission				
Total Number of Cases	18	19	17	14
Cases Approved Administratively (by Historic Preservation Officer only)				
Total Number of Cases	13	24	18	15



## PRESERVATION VERSUS CONSERVATION

Both of these terms have a viable use within the determinations of the commission. In the words of the National Park Service:

*“Conservation and preservation are closely linked and may indeed seem to mean the same thing. Both terms involve a degree of protection, but how that protection is carried out is the key difference. Conservation is generally associated with the protection of natural resources, while preservation is associated with the protection of buildings, objects, and landscapes. Put simply conservation seeks the **proper use of nature**, while preservation **seeks protection of nature from use.**”*

*“Conservationists sought to regulate human use while preservationists sought to eliminate human impact altogether.”*

Certainly, preservation tends to take the lead with most commission actions but there are landscapes within the City of Belton that may also qualify under the conservation terminology. The importance of bringing this topic up is simply to broaden the perspectives of the commission through a larger lens of viewing the historic value of land and structures within the city. Belton as a city is historic and with this viewpoint, the landscape around it also has value if positioned in a way that supports the preservation of places whether buildings, squares, or cemeteries. What histories are to be revealed with the horse farms in these ETJ regions of the city? What history lies upon the Lampasas or the Leon Rivers? What photographs exist of the original Courthouse Square?

## THE HISTORIC DESIGNATIONS

The city has designated five distinct areas called out as historic districts. These areas are the heart of the remaining structures and places that exhibit true value for Belton. Many of the homes have been lovingly restored, some areas are within the UMHB Campus and owned by the university. These are the shining stars of the Historic Preservation Commission within Belton.

What about the high value assets outside these districts? The Historic Preservation Brochure and the charges assigned to the commission clearly state that structures outside of districts can have the acknowledgment of the commission as well but the descriptions are not as aligned or clear. But how are these places and structures not within districts being designated, described, supervised, acknowledged and celebrated? According to the City Ordinance No. 2012-18, 29.5, #5; Responsibilities of the Commission; “Recommend and confer recognition upon the owners of historic landmarks or properties within historic districts, subject to ratification by the City Council.” This infers that historic designations only occur within the Historic Districts that have been designated. Alternatively, the Historic Preservation Brochure reads that the designation may occur outside of Historic Districts. This later perspective should be embraced as the proper methodology. With Districts, there will be a unifying characteristic so that a district has an historic feel with a collection of structures of value. A singular historic structure will not have the district appeal but is no less valuable as an asset or as part of the story of Belton.

Through the city assessment process, several locations in the city had structures that were not within any of the designated districts but were certainly of great historic value. One homestead appears to have been on an acreage tract, likely a farm, and then subsequently surrounded by the increasing growth of the city. The land area shows up on a 1940s land census map as already partitioned through subdivision, and the earlier map of Augustus Koch shows that portion of the city as the edge of the growth.

These are just as valuable as those structures in the Historic Districts. The context existing today may not be the most desirable or the most compatible but the structures are indeed worth lots of effort and investment for preservation. The city has façade grants as a program to assist with structures but a different level of assistance may be needed. Special assistance programs for valuable properties under pressure and decay could come in a variety of ways including a focus group identifying grants at the state and national level to assist. The Historic Preservation Ordinance outlines the idea of outright acquisition of properties as well. If there is a need of a facility in an area of town then maybe this could solve two problems; preservation and facility needs. In some cases, these structures may lend themselves to being home for institutions of a wide variety. Art museums, educational facilities, administrative offices, and other uses often times have the financial wherewithal to acquire these structures and rehabilitate or maintain in a sustainable manner if not restorative manner. A city has many needs and there are buildings that can fill these needs.

## **HISTORIC CONTEXT**

The historic context in Belton is utilized to organize information for existing historic resources, based on a cultural theme within a certain time frame and geographic area. These contexts describe the importance of development in areas that often contain historic properties. The three overall themes in relation to development are described below.

### **Early Settlement (Nolan Springs/Nolandville), 1840–1850**

Early settlement began in this area in the late 1840s. When Bell County was established in 1850, the small settlement of Nolan Springs, named for adventurer Philip Nolan, was chosen as county seat and renamed from Nolanville to Nolandville. Nolan Creek, a tributary of the Leon River that runs through the center of town, was also named after Philip Nolan. Matilda Connell and her husband, Thomas J. Allen, donated 120 acres out of the Matilda F. Connell League for the town. Henry B. Elliot surveyed the area, and E. Lawrence Stickney created a plat of the town in a generally north-south/east-west grid pattern. The town was laid out with a large central courthouse square as its focus. The first town lots were advertised for sale in the Galveston newspaper in 1850. Joe Townsend and A. T. McCorcle were among the first merchants to build stores. A post office was then established, and the town's name changed to Belton, in 1851.

### **Commerce and Business, 1870–present**

The 1870's saw a boom with building, new businesses and new enterprises. A Belton group organized the Belton Telegraph company that provided daily quotes of the cotton market. In the 1870's, the Belton Woman's Commonwealth began under the leadership of Martha White McWhirter and several other prominent Belton women. This group separated from the town's established Protestant churches and formed an economic cooperative. In 1887, they opened the three-story Central Hotel and later operated a steam laundry and several nearby farms. The group also founded the town's first library in a room in the hotel. In 1879 a fire destroyed much of the town's central business district, but the stores were quickly rebuilt. A new Renaissance Revival courthouse, designed by architect Jasper N. Preston, was constructed in the late 1870s, and by the mid-1880s Belton had a population of 4,000, daily mail and stagecoach service, three newspapers, an opera house, five schools, steam grist and flour mills, two hotels, thirteen grocery stores, and three banks. During this period Belton also developed into a processing and shipping center for the region's growing cotton crops. The first cottonseed oil mill was built in the town in 1879, and a number of cotton gins began operating. Today, Downtown Belton contains a variety of retail stores, restaurants and office buildings with large walking trails connecting Downtown to other areas in the City.

### **Educational Institutions, 1881–present**

The City of Belton assumed control of its public schools in 1881. Elections were held that determined that they should be under the control of the board of trustees. The first session began in 1882, under the superintendence of Chas. E. Williams, with a total of 7 teachers and enrollment of 300 students. At this time, there were no buildings or supplies available for public schools in Belton. An election for a school tax was conducted that resulted in a large majority in favor of the tax and the public school system began to grow. The Belton City Schools ranked with the best schools of the state and were recognized as an auxiliary to A&M College, the State University and the best universities in the state under denominational control. The earliest record of public education for area African American students dates



from 1882 when Mrs. Aleck McGee was hired to teach the African American school. Professor Thomas Breckenridge Harris became the first African American High School in 1890. The name West Belton School was chosen in 1900 and a new building was constructed in 1936 for African American students. By petition, the school was named T.B. Harris after the revered former principal. T.B. Harris closed its doors in 1966 and Belton schools were integrated the following year. Today, the Belton Independent School District expands to several cities, encompassing 198.6 square miles and has a student enrollment of over 10,800 students on 15 campuses and employs more than 1,700 employees.

The University of Mary Hardin-Baylor was founded by the Republic of Texas in 1845 as “Baylor Female College,” the female department of what is now Baylor University. The University began at Independence in Washington in 1886, due to the changing demography of Texas and relocation of the local railroad made it increasingly difficult for college students to get transportation to Independence. The Baptist State Convention of Texas moved the Male Department to Waco, Texas and consolidated with Waco University, retaining the name Baylor University. The Female Department moved to Belton, Texas and became known as Baylor Female College. Academically the college has always emphasized the liberal arts. At the turn of the century it had two degree programs, classical and English. These programs evolved into the B.A. and the B.S. degrees approved by the State Department of Education, which in 1912 recognized Baylor Female College as “a college of the first rank,” and in 1913 began accepting its graduates as teachers without further examination. Today the liberal arts form the core courses for such programs as nursing, business, and education. In 1925 Baylor Female College was renamed Baylor College for Women. In 1926 it was admitted to the Southern Association of Colleges and Universities and in 1927 to the American Association of Colleges. By 1978 the college had been reorganized as a university with five schools: arts and sciences, creative arts, business, education, and nursing and was renamed University of Mary Hardin-Baylor. Today, UMHB has a student enrollment of about 3,900 students and employs more than 400 full-time faculty and staff members.

The Belton Academy was founded in 1887 by Professor Charles Wedemeyer, a Baylor graduate and former teacher and administrator of Baylor University, Crane College, and Waco University. Charles H. Wedemeyer built this home in 1891, adjacent to the Belton Academy, where he taught many area leaders. The academy served as an intermediate school with a four-year course of study that included classes in English grammar, higher arithmetic, history of England, algebra, geography, geometry, Latin and Greek, anatomy and physiology, German, English and American literature, chemistry, philosophy, New Testament Greek, botany, geology, astronomy, political economy, and logic. In the 1896-97 school year, there were 99 students enrolled. In the beginning, the school was a male academy, but by 1895 had become co-educational. The Belton Academy was an approved intermediate school whose graduates were admitted to the freshman class of the University of Texas without examination. The Belton Academy closed in 1911 and moved to Temple in 1912. The Wedemeyer house still exists today and is listed on the National Register as a Recorded Texas Historic Landmark.

### HISTORIC PRESERVATION ORDINANCE

In 2012, the City of Belton enacted Ordinance 2012-18 creating the Historic Preservation Overlay District and enabling the Historic Preservation Commission with the appointment of five board members, to administer the ordinances for the districts. With this action, the position of a Historic Preservation Officer was also created to work with the activities of the commission. The purpose of the overlay districts, the commission, and the Historic Preservation Officer is a matter of “...protection, enhancement, and preservation of landmarks and districts of architectural, archaeological, educational, and general welfare of the public.”

The intentions of this ordinance and the entities it creates or enables is to:

- Protect and enhance the landmarks and districts, which represent distinctive elements of Belton’s historic, architectural, and cultural heritage.
- Foster civic pride in the accomplishments of the past.
- Protect and enhance Belton’s attractiveness to visitors and the support and stimulus to the economy thereby provided.
- Ensure the orderly, efficient, and appropriate growth and development of the city.
- Promote economic stability and prosperity of the community by encouraging the most appropriate use of historic properties within the city.
- Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.



The city through the work of the commission has designated areas within the city that are to have this overlay district. On the maps and related documents, the areas have been designated as such due to the importance of the “contributing” features of the district.

To be considered as contributing, a feature must:

- Embody the significant physical features as characteristics of the district, or adds to the historical association, historical architectural qualities, or archaeological values identified for the district.
- The feature was present during the period of significance relating to the documented significance of the district.
- The feature possesses historic integrity or is capable of yielding important information about the period.

The Historic Preservation Ordinance is the portion of the Belton Zoning Ordinance that outlines the basic regulations and processes for historic preservation. The Historic Preservation Ordinance was adopted most recently in 2012.

Topics addressed by the preservation ordinance include:

- Creation and operation of the Historic Preservation Commission
- Designation procedures for local landmarks and historic districts
- Basic procedures for alteration and demolition of locally-designated historic resources

### **INCENTIVES AND BENEFITS**

The incentives and benefits component of the preservation program includes the tools that assist property owners in maintaining historic resources. Effective preservation programs offer special benefits to stimulate investment in historic properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. Owners of designated historic properties in Belton may be eligible for one or more of the incentive and benefit programs described below.

### **LOCAL PROPERTY TAX EXEMPTION PROGRAMS**

The city has created a historic preservation tax exemption program in which historically significant properties will be eligible to receive a tax abatement for up to 5 years on the pre-improvement value of the structure.

### **FAÇADE IMPROVEMENT GRANT PROGRAM**

The Facade Improvement Grant Program is established to encourage quality exterior rehabilitation in Belton’s historic business district. Any commercial property within Belton’s Downtown Development District is eligible for grant funds. Facade Grant funds focus on exterior work (visible to the traveling public) on storefronts, commercial buildings, and commercial residential buildings in the Downtown Development District.

Facade grants are available on a 50/50 matching basis with a cap of \$10,000 per façade adjacent to a public street or alley, with a maximum two facades eligible for a grant. A downtown building with two street facing facades is eligible for a maximum grant of \$20,000.

### **LOCALLY-DESIGNATED HISTORIC DISTRICTS**

Belton has five locally-designated historic districts containing a total of 438 properties. Owners of properties in these districts have special responsibilities overseen by the Historic Preservation Commission. They are also eligible for special incentives and benefits.

In addition to the special incentives and benefits available, residents often choose to live in a locally-designated historic district because of the unique character, and the stability provided by a design review process that ensures the compatibility of new construction and alterations to historic structures. Such stability can protect quality of life and property values.

The National Register of Historic Places is the official list of the Nation’s historic places worthy of preservation. Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate,

and protect America's historic and archaeological resources. There is a total of 40 Belton properties listed on the National Registry of Historic Places. The Downtown Belton Commercial Historic District and Baylor Female College Historic District are historic districts listed on the National Registry of Historic Places.

### LOWER WEST BELTON HISTORIC DISTRICT

The Lower West Belton Historic District contains an excellent range of buildings constructed between 1870 and 1935. Sixty-one percent of the buildings in this district are contributing historic structures. There is a total of 41 properties in the LWBHD. According to the National Register of Historic Places Multiple Property Submission (1990), Belton developed gradually, resulting in no consistent pattern of lot sizes or building setbacks. Both one- and two-story buildings are present in this district. The buildings in the Lower West Belton Historic District represent the evolution of local patterns of construction from the 1870s through the 1930s.

The Lower West Belton Historic District contains primarily residences, with a few commercial buildings on Main Street. The earliest house was built in 1870, and only six buildings were constructed after 1935. Architectural styles represented in the district include Greek Revival, Queen Anne, Folk National, Folk Victorian, Classical Revival, Second Empire, and Craftsman.



### SOUTH MAIN HISTORIC DISTRICT

The South Main Historic District (SMHD) contains buildings constructed between 1880 and 1935. All of the buildings in this district are contributing historic structures. There are a total of 10 properties in the SMHD. According to the National Register of Historic Places Multiple Property Submission (1990), Belton developed gradually, resulting in no consistent pattern of lot sizes or building setbacks. With the exception of the Muelhouse House at 620 South Main, all of the buildings in this district are one story in height. They are substantially smaller than the houses found on North Main Street, although many of them were built during the same time period. The contrast between the grander mansions on North Main and these smaller dwellings in the SMHD illustrates an important geographic distinction between the different sections of the city during its development.

The South Main Historic District contains the following architectural styles: Queen Anne, Folk National, Neoclassical, Tudor, and Craftsman.



### DOWNTOWN BELTON COMMERCIAL HISTORIC DISTRICT

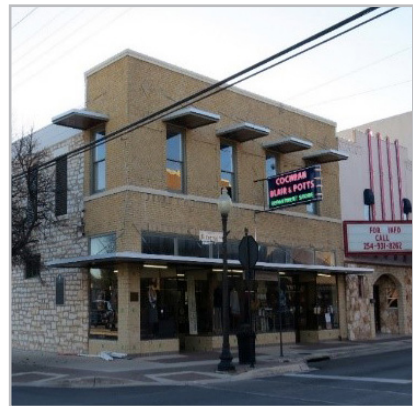
The Downtown Belton Commercial Historic District (DBCHD) contains buildings constructed between 1870 and 1959. Forty-six percent of the buildings in this district are contributing historic structures. There is a total of 120 properties in the DBCHD. According to the National Register of Historic Places nomination for this district, dated 1990, most of the historic commercial buildings in Belton are located downtown, near the courthouse square. They are generally long, narrow, and rectangular in plan, although some buildings occupy more than one lot and the depths of buildings vary. In some cases, multiple storefronts are contained within a single building. These buildings are mostly constructed of load-bearing masonry (limestone or brick); some have been covered with stucco. They feature slightly pitched roofs behind parapets. Decorative detailing includes arched window openings, pilasters, brickwork, pressed metal cornices, and cast-iron storefront elements. Some buildings retain a flat awning beneath transom windows, but many storefronts have been updated with new canopies, large plate-glass display windows, and other alterations.

Downtown commercial buildings reflect three distinct periods of construction and architectural styles. The earliest buildings, built between the 1870s and the 1910s, are generally two-part commercial block structures with Italianate or Renaissance Revival elements. It is likely that the 1876 county courthouse, built in the Renaissance Revival style, influenced the design of nearby buildings. Most of these buildings are relatively tall and have a strong vertical orientation, with tall narrow arched windows, extended parapets, masonry pilasters and quoins, and cast-iron columns or pilasters.

Buildings of the 1910s and 1920s are less vertically oriented (boxier) and usually constructed of brick. One-story buildings are also common in this era. Designs are less ornamental, with fewer arched windows and more simple parapets and cornices. Some of the buildings from this era reflect a Spanish Mission or Spanish Colonial Revival influence.

During the 1920s and 1930s, only a few commercial buildings were constructed in Belton, due to the depressed economy and declining cotton industry. The former bus station at 206 North Main Street and the former Beltonian movie theater at 219 East Central Avenue are the primary examples of this period of construction and represent the Art Moderne and Art Deco styles, respectively.

Architect-designed buildings in the district include the Bell County Courthouse (1876, J. N. Preston and Sons), the Carnegie Library (1905, Smith and Moore) at 201 North Main Street, and the U.S. Post Office (1918, James A. Wetmore) at 200 North Main Street.





### CENTRAL BELTON HISTORIC DISTRICT

The Central Belton Historic District (CBHD) contains buildings constructed between 1895 and 1959. Sixty-seven percent of the buildings in this district are contributing. There is a total of 77 properties in the CBHD. The CBHD contains residences constructed from the 1890s through the 2000s, with the majority of historic properties dating from the early decades of the 20th century, when the cotton industry fueled a population and building boom. Fewer homes in this area were built after 1940. The earliest homes in the district feature detailed ornamentation in the Queen Anne and Folk Victorian styles. After the turn of the century, the Arts and Crafts Movement led to more simplified ornamentation, such as the exposed bracketed eaves and tapered porch supports found on Craftsman homes. The bungalow form (a boxy shape with a low-pitched roof and wide eaves) became popular, and many bungalows were built in the Craftsman style. Craftsman details were also applied to the modest Folk National house forms built from the mid-1800s well into the 1900s.

In the 1940s and 1950s, the need for efficient, affordable housing led to the rise of a type of house now known as Minimal Traditional – that is, a relatively small (usually one-story) dwelling that utilized traditional building forms, but with minimal, if any, ornamental details. Only a few of these homes are found in the Central Belton Historic District, since most of those lots had been built out by World War II.



### NORTH CENTRAL BELTON HISTORIC DISTRICT

The North Central Belton Historic District (NCBHD) contains buildings constructed between 1870 and 1959. Seventy percent of the buildings in this district are contributing. There is a total of 194 properties in the NCBHD. The earliest homes in the district include many in the highly ornamented Queen Anne style and a few in the similar the Folk Victorian house, in which Queen Anne-style ornamentation was applied to Folk forms. Early homes also include many modest Folk National residences, and an 1870 Greek Revival house. The district contains a diverse mixture of architectural styles and house forms; pre-1900 houses also include an example of high-style Italianate architecture and a Gothic Revival house, both built around 1895. The Revival movement is well-represented, with about a dozen Classical Revival, Colonial Revival, Tudor Revival, Greek Revival, and Dutch Colonial Revival homes, mostly built during the period 1900–1930.

After the turn of the century, the Arts and Crafts Movement led to more simplified ornamentation, such as the exposed bracketed eaves and tapered porch supports found on Craftsman homes. The bungalow form (a boxy shape with a low-pitched roof and wide eaves) became popular, and many bungalows were built in the Craftsman style. Craftsman details were also applied to the modest Folk National house forms built from the mid-1800s well into the 1900s. However, Craftsman houses are less prevalent in this district than in other historic areas of the city, particularly West Belton.

In the 1940s and 1950s, the need for efficient, affordable housing led to the rise of a type of house now known as Minimal Traditional – that is, a relatively small (usually one-story) dwelling that utilized traditional building forms, but with minimal, if any, ornamental details. Only a few of these homes are found in the North Central Belton Historic District, since most of those lots had been built out by World War II. This district contains many Minimal Traditional houses.



### HISTORICAL ASSET WAYFINDING:

What improvements or actions in the city call attention to the history of the city? How is a resident or visitor to know where to go to see historic buildings and places? A quick internet search reveals a few maps that give visual aide to beginning this identification. The famous Augustus Koch map of 1881, “A Bird’s Eye View of the City of Belton,” depicts Belton’s beginning days centered on the Courthouse Square. Only a handful of blocks comprise the rest of the city in all directions at this point in time. Soon after, the Sanborn Map and Publishing Company came through and drafted maps of Belton in 1885. These maps, also highly valued for their historic record, cover much of the same area as the Augustus Koch map a few years earlier. The Sanborn Maps were for assessing fire insurance liability in urbanized areas. These maps are incredibly interesting and useful as an educating tool.

As Belton seeks to add depth to the historic assets of the city, one aspect to be looking for are interpretive tools to bring this history out to the people. High quality signage showing map copies of the Koch and Sanborn maps may be placed around the courthouse square for tourism interests. These information elements can be coupled with wayfinding signs such as unique street signs so that people know that they are in a historic district. Directional signage can call out significant landmarks such as the one already on-site in Belton calling out the AME Church in West Belton.

Some cities place a lot of effort in recording the oral histories of the places of historic quality. Seeking out the oldest of the families with multi-generational ties to the city and the land, open up a treasure trove of histories handed down by stories and memories. These gems of the history of Belton are disappearing fast and if not captured could be lost.

Lying on the eastern side of downtown quietly sits a cemetery. Established in 1851, the South Belton Cemetery is the final resting place for veterans of the War of 1812, Indian Wars, San Jacinto, Mexican War, and the Civil War. There are also two 1936 State historical markers on site. The Belton Historical Commission is to be congratulated on the intensive research and marvelous job in documenting the grave sites and mapping these with a sign at the front for visitors to see where their relatives are or for the historian to grasp the depth of history gathered within the fence line. Other interpretive signage is present as well giving glimpses into the history that has shaped the city. There needs to be some level of action to map the histories of all historic places and structures to the extent reached with the cemetery, to add depth to the history and the story of Belton. There is work yet to be done to restore monuments and continue interpretation and education programs.

Part of this legacy of commemoration is evident with the improvements on Central Avenue and the signage and pavers commemorating the veterans of wars. This was enhanced by streetscape improvements and continues the legacy of the strong military ties that the City of Belton honors. These are pieces to the overall puzzle. Building a comprehensive package to included tourist maps, public signage, events, walking trails and more so that tourist and more importantly, residents and school-age children, continue the knowledge and the legacy of historical preservation in all its manifestations.

Bell County Museum has a commanding presence in downtown and has an impressive collection and program. Although there are some events that carry out into the community, it would be very important for the museum to expand the programming to engage more closely with the Belton Preservation Commission and curate more intensive programs for the benefit of supporting preservation throughout Belton. Understanding that the museum is a county facility, the



county's history is just as important to Belton and therefore encouraged to see the commission engaged beyond its boundaries and assist the museum. Building a synergistic relationship would be valuable for both institutions.

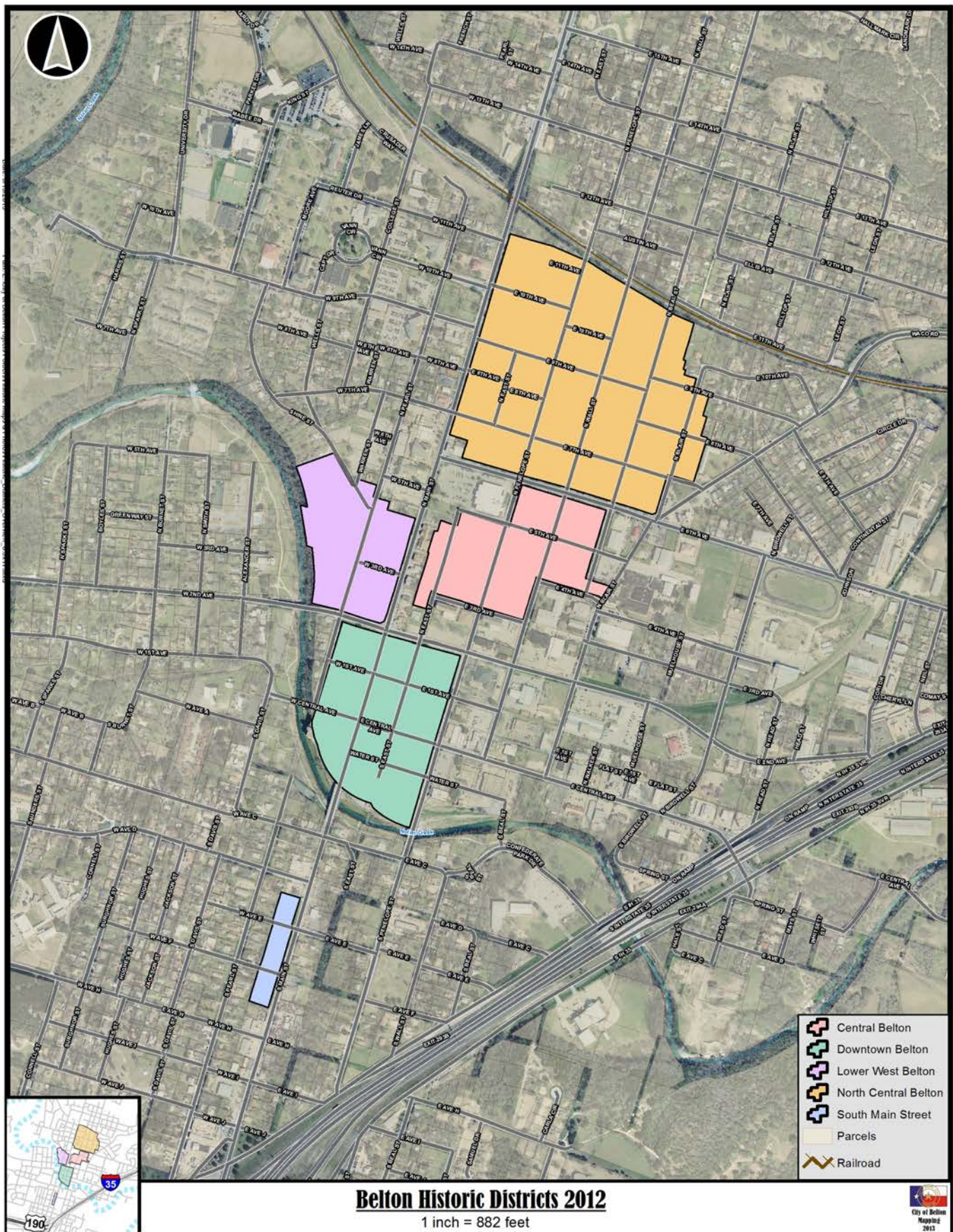
Analysis of historic maps and the buildings represented there, and comparing these to present day conditions is within itself an interesting and revealing exercise. This may have already been performed. There are lots of buildings that can be easily compared on the ground. This information would add lots of value with wayfinding and interpretation.

Layers of preservation, buildings vs districts: The districts in Belton defined by the Historic Commission are well known to the locals. Another layer of history should include the individual structures, historic places both natural and like the cemetery. A wayfinding infrastructure can code these layers into different kinds of tourism experiences whether it's a walking tours, driving tours or destinations to spend time in. More documentation of these places and a complete inventory of these online and in brochures would enhance the experience of the cultural heritage tourist and contribute more assets for educational purposes. By building up this kind of information and the associated infrastructure of wayfinding and walking trails, then there becomes a stronger attraction for visitation and a better asset for education. As this resource becomes available, marketing materials can be developed for both online consumption and as pamphlets on Chamber and EDC shelves. Another aspect that is a little subtler is that there are plenty of academic and professional historians that look for information like this. A book project can tie together lots of fragmented information and once published, can contribute to greater cultural tourism. Many cities market their historical assets aggressively and with great response. Belton is well underway having the tremendous stock that has already been restored and available for touring.





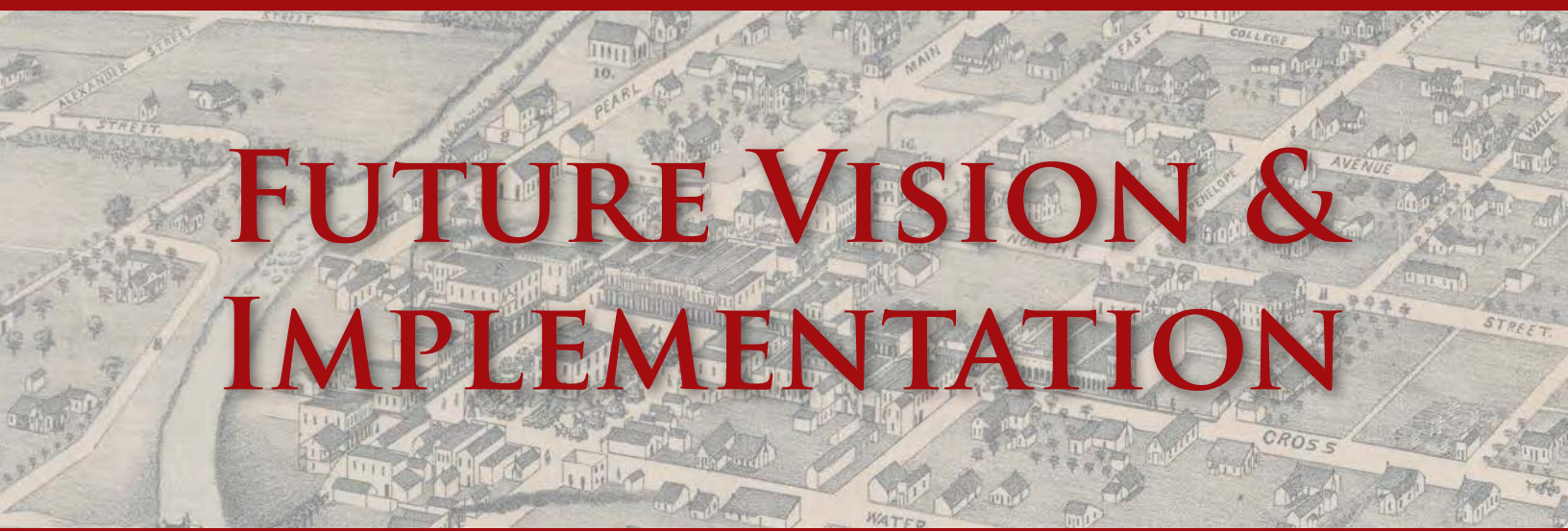
# BELTON HISTORIC DISTRICT 2012





## CHAPTER 9

# FUTURE VISION & IMPLEMENTATION



# FUTURE VISION & IMPLEMENTATION

## COMPREHENSIVE PLAN ACTION ITEMS

- Inspire Belton with not only a plan but also big ideas to help shape development and design
- Provide a thoughtful framework for land use development decisions, both as a policy guide for what uses should be developed where and looking at short term as well as long term goals
- Facilitate continued quality development
- Maintain and further develop a walkable city
- Provide a plan for more entertainment, shopping, and restaurant options in Belton
- Build on the many ideas presented by the community from the online and postcard surveys and the stakeholder meetings
- Create enhancements along important corridors throughout the City
- Encourage the development of quality, safe neighborhoods in Belton
- Link development with road networks to enhance both
- Recognize and collaborate with institutions in their development, such as Bell County, UMHB, BISD, BEDC
- And most importantly, for Belton to continue reaching for the highest possible quality of life for its residents.

## CHAPTER 1 - VISION ACTION ITEMS

- Incorporate the goals of the Strategic Plan that are high-level goals.
- Provide guidance or support for the process of review and update.
- Provide clarity to the focus of the Strategic Plan leading to CIP implementation process.
- Establish the validity of city programming and regulatory actions within or outside of the Strategic Plan actions.

## CHAPTER 7 - SPECIAL PLACES & DISTRICT IDENTITY ACTION ITEMS

- Acquire additional property along Nolan Creek to expand the trail network and create a regional connection to other communities.
- In coordination with the Nolan Creek Master Plan, create a downtown master plan and an arts and culture master plan.
- Through the conduit of a downtown association, develop or update strategies that are focused on the revitalization of the downtown area including signage (already being done), parking analysis, targeted business types, residential stock, historic stock and historic walking tours, etc.
- Develop a regional trail system that connect where ever possible to the adjacent jurisdictions. If possible, thorough that plan, create the condition making Belton the regional hub for cycling and bike touring.
- Develop a cultural calendar and identify gaps in potential offerings and weekends city wide. Coordinate these with the downtown calendar and the county activities.
- Develop a downtown calendar that is comprehensive and have a downtown map showing the stores and restaurants.
- Develop a “Top Ten Things to Do While in Belton” list and post around town. One city has these in bathrooms and elevators.
- Conduct an evaluation of the downtown and associated district to identify the “next big thing” as a cultural asset for the city.
- In conjunction with the county, conduct an assessment of all facilities downtown or an overall facilities master plan for governmental properties. Identify the highest and best use strategies that have the best benefit for tax value and governmental efficiencies.



- Work with BISD on coordinating school functions, performances, and exhibitions so that these can be a part of the community calendar. Leverage these assets for more city-wide events such as a marching festival or visual arts exhibits from area schools in public places downtown.
- Balance automotive and pedestrian needs with the infrastructure.
- Develop overlay ordinances that address specific requirements for the gateways entering the city and the corridor that are special and needing an enhanced appeal due to their significance for the city.
- Develop a system of correlating the goals and objectives above with the city Thoroughfare Master Plan to see how each area of improvement can be enhanced or what areas of the city may need to be considered in the future for enhanced programming or development incentives.

## **CHAPTER 8 - HISTORIC PRESERVATION PLAN ACTION ITEMS**

### **GOALS AND OBJECTIVES**

These historic preservation goals have been established in order to provide a long term, desirable direction for the City's historic preservation and enhancement efforts.

#### **GOAL 1: PROMOTE ECONOMIC SUSTAINABILITY THROUGH HISTORIC PRESERVATION.**

- a) Promote adaptive reuse of historic properties.
- b) Use historic districts to stabilize neighborhoods and enhance property values.
- c) Continue to implement historic tax exemption ordinance for historically significant properties located in local historic districts and locally designated landmarks.

#### **GOAL 2: COORDINATE PRESERVATION WITH EFFORTS TO ENHANCE AND BEAUTIFY PUBLIC STREETS AND GATEWAYS.**

- a) Beautify 6<sup>th</sup> Avenue, East Street and Penelope Street downtown, using preservation principles.
- b) Replace historic markers located at significant historic places.
- c) Achieve Certified Local Government (CLG) status to receive funding, technical assistance, and other preservation successes.
- d) Install historic district identification street sign toppers.

#### **GOAL 3: BUILD A STRONG HERITAGE TOURISM PROGRAM FOR BELTON.**

- a) Develop a wayfinding system and walking tour programs.
- b) Place out in public some of the historic maps and information; bring out history into the public realm.
- c) Revitalize the Belton Standpipe and create a public park around this historic structure.
- d) Involve the Bell County Museum for information and orientation for tourism.
- e) Explore methods to promote Historic Belton.

#### **GOAL 4: ENSURE THE PROTECTION OF BELTON'S SIGNIFICANT HISTORIC, ARCHITECTURAL, AND ENVIRONMENTAL RESOURCES.**

- a) Develop a layered list of historic preservation to include districts, individual properties, natural landscapes of historical significance (if present), cemeteries, and others. Index and map these in a comprehensive manner.
- b) Develop design guidelines for properties located within the local historic districts and individual landmarks.
- c) Continue to seek out best practices from other cities of similar sizes.
- d) Highlight National Preservation month and focus on important topics.

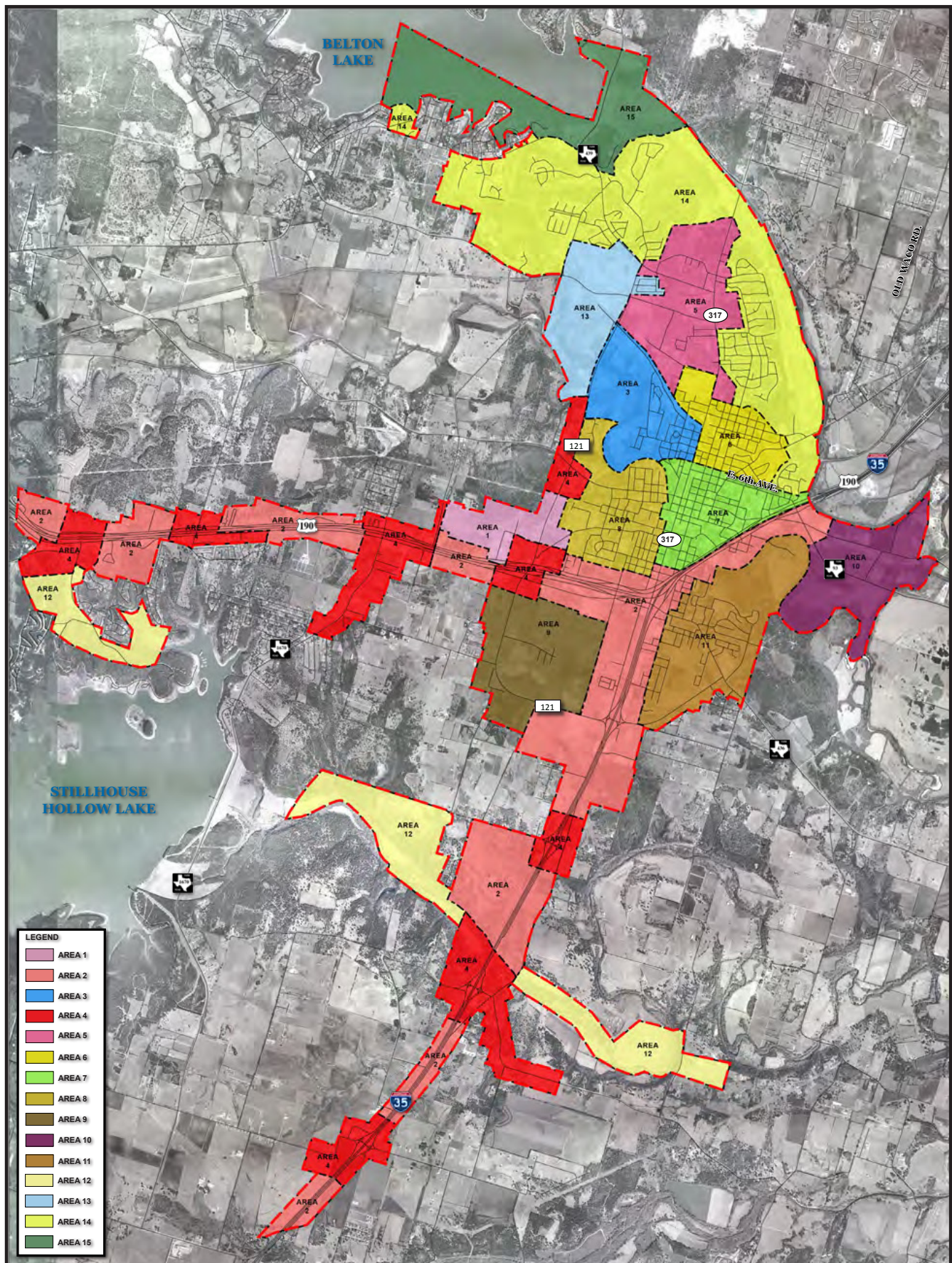
# CHAPTER 10

# APPENDICES



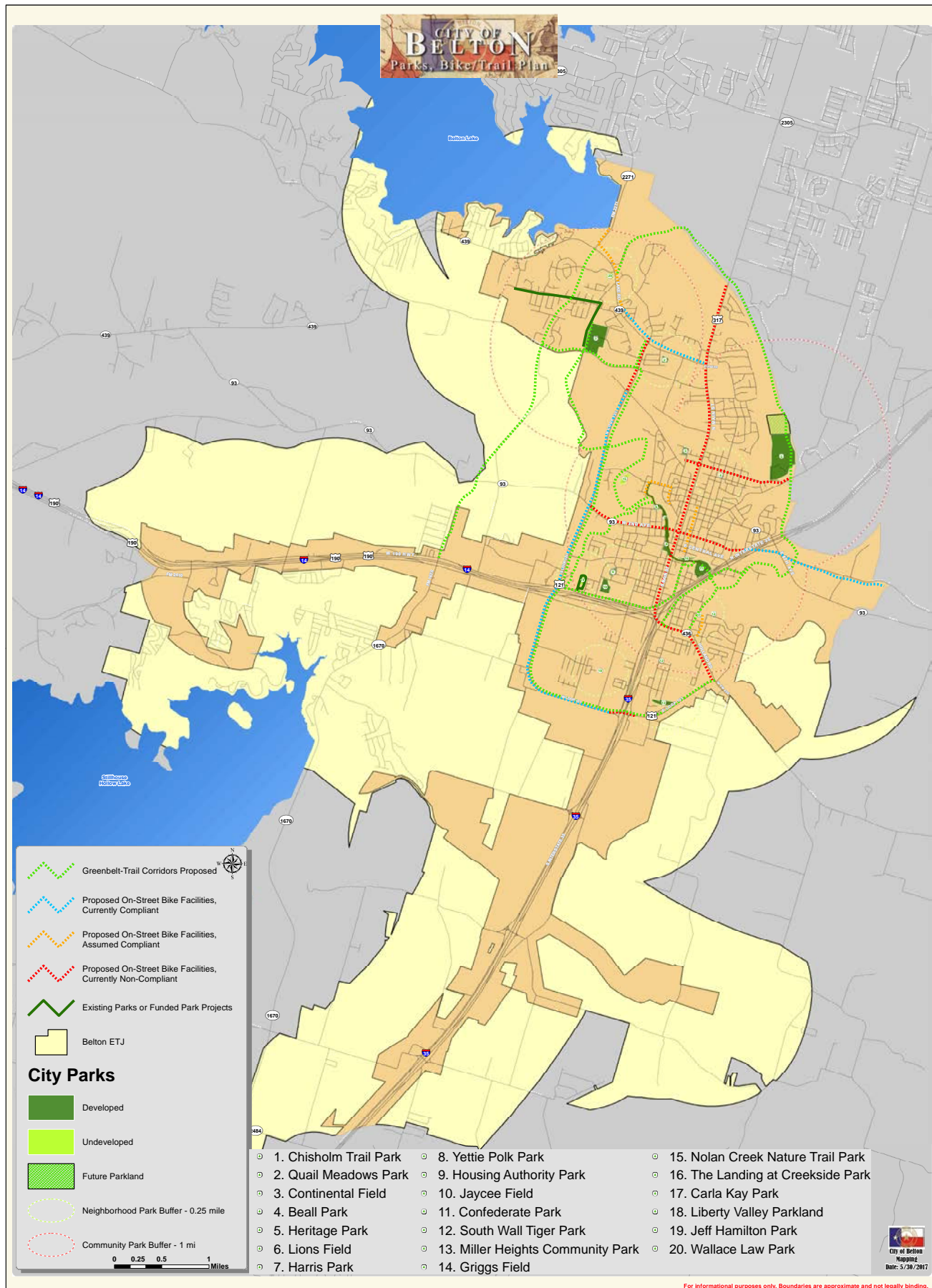


## CITY OF BELTON TYPE AREA LOCATION MAP

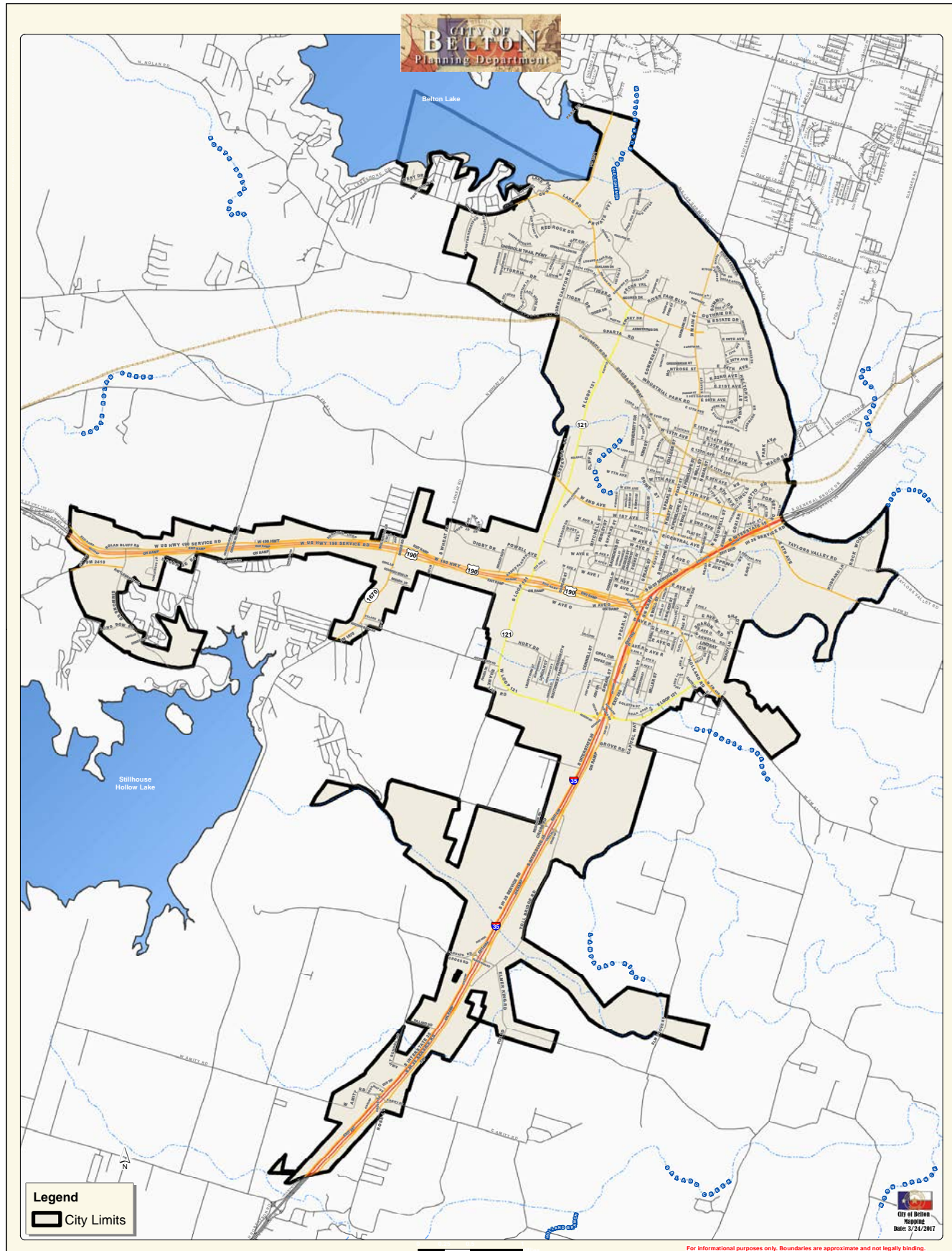




# CITY OF BELTON PARKS & BIKE TRAIL PLAN

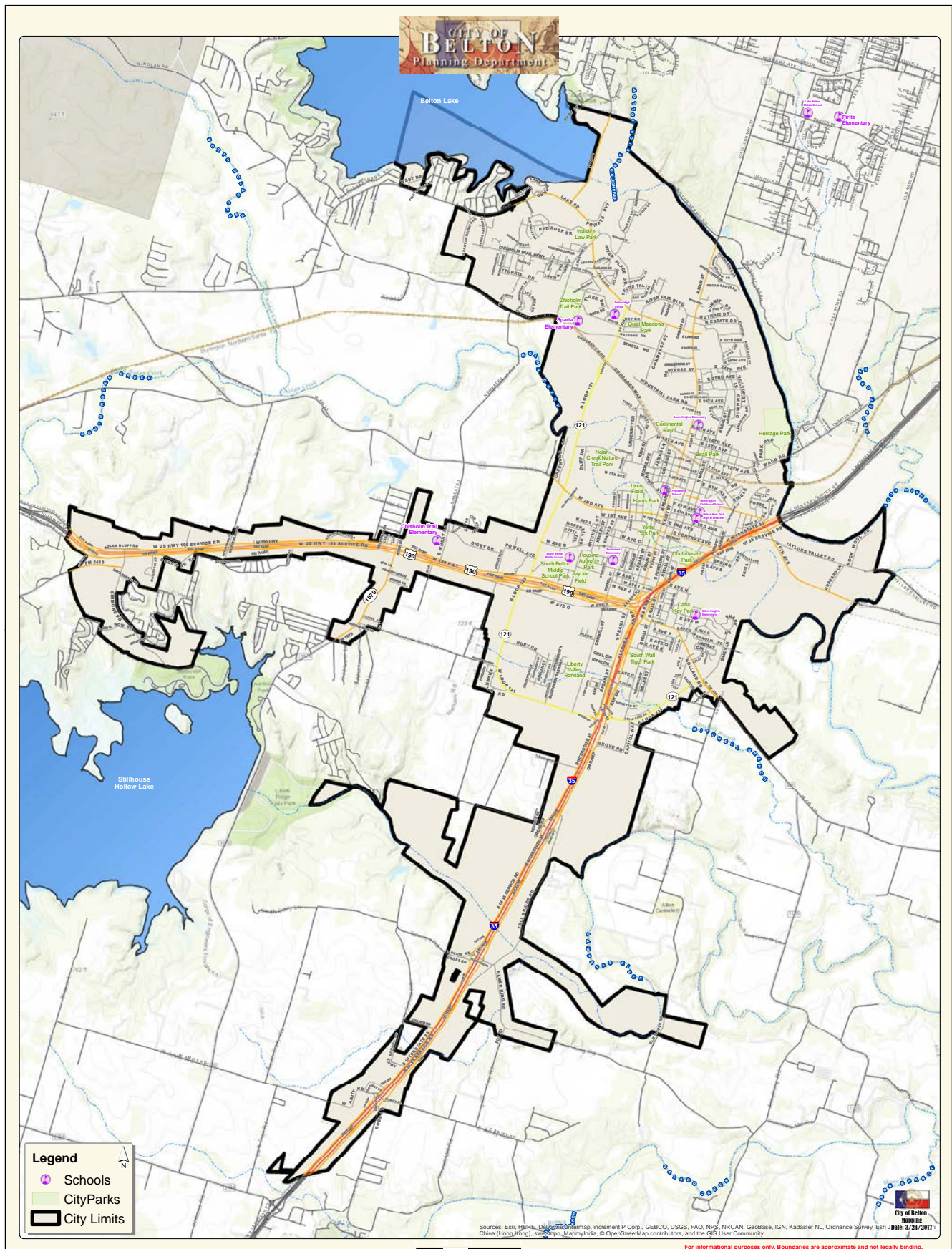


## CITY OF BELTON CITY LIMITS MAP



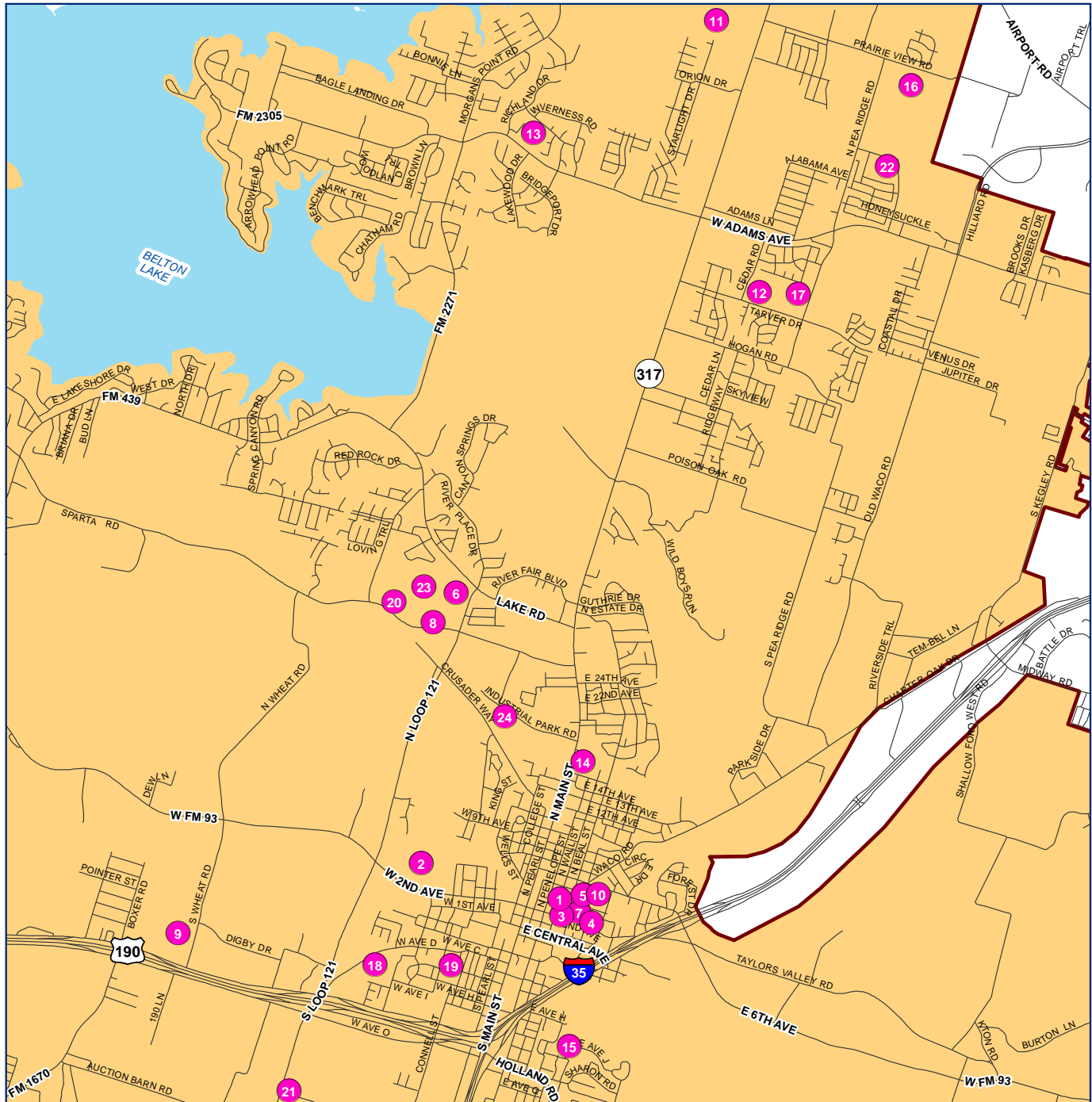


## CITY OF BELTON PARKS AND SCHOOLS



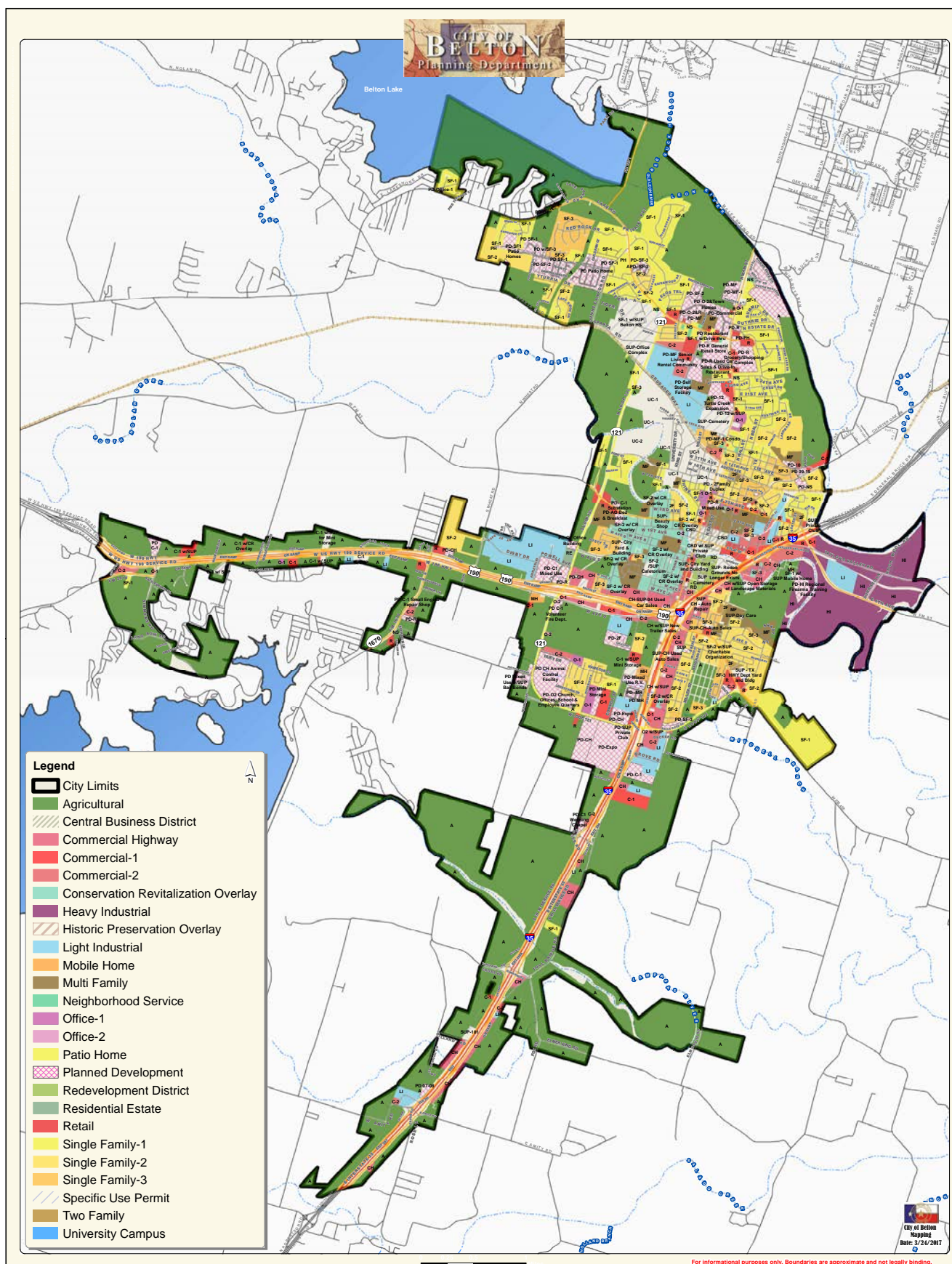


# BELTON ISD PROPERTIES

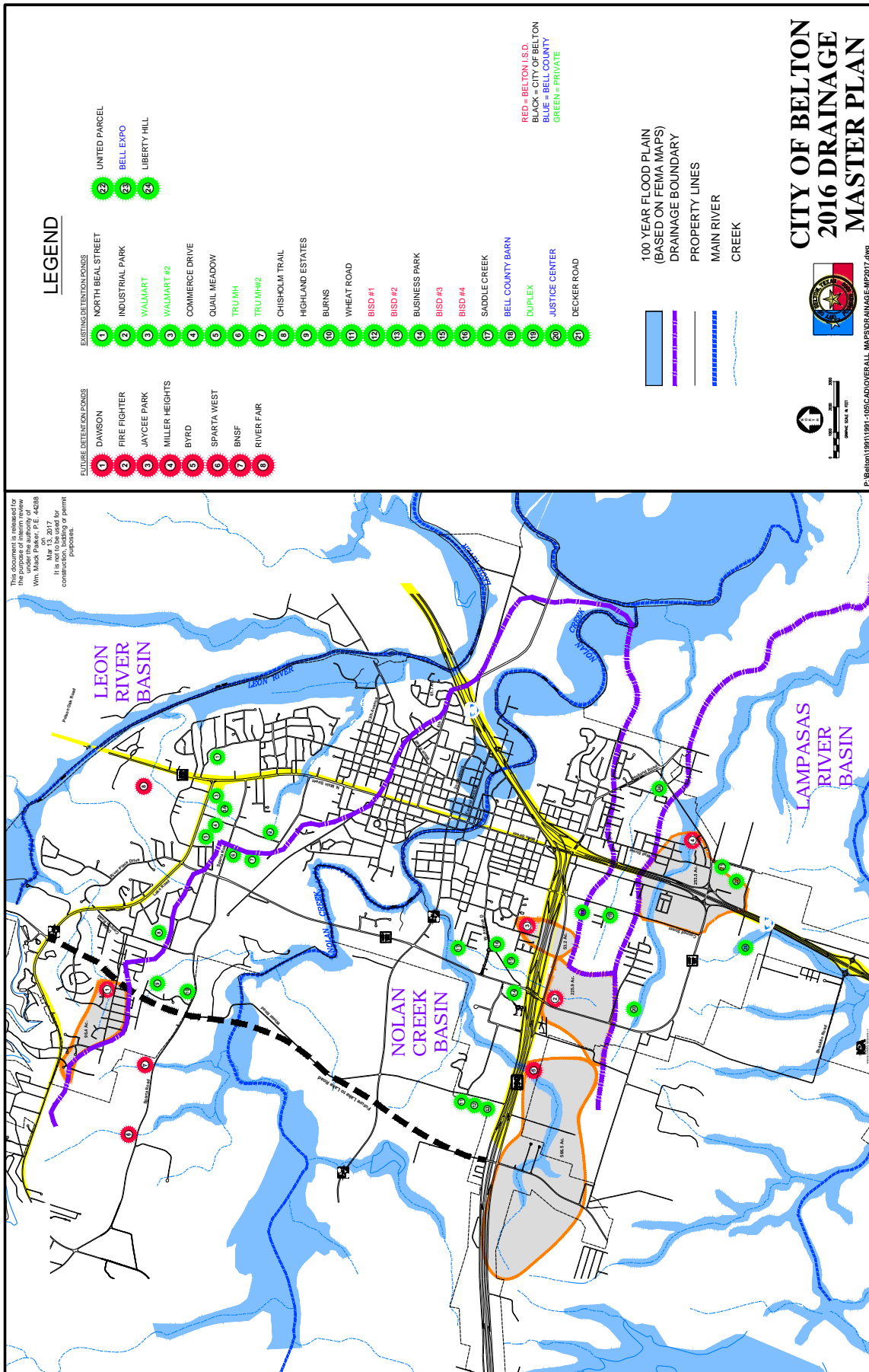


1. Administration Building 400 N. Wall St. 254-215-2000	8. Bhs9 Grade 9 1704 Sparta Rd. 254-215-2800	14. Leon Heights Elementary Grades K-5 1501 N. Main St. 254-215-3200	20. Sparta Elementary Grades K-5 1800 Sparta Rd. 254-215-3600
2. Agricultural Barn 1012 W. 2nd Ave. 254-215-2262	9. Chisholm Trail Elementary Grades K-5 1082 S. Wheat Rd. 254-316-5100	15. Miller Heights Elementary Grades K-5 1110 Fairway Dr. 254-215-3300	21. Support Services 1220 Huey Dr. Maintenance School Nutrition Print Shop 254-215-2160 254-215-2186 254-215-2179
3. Alternative Center DAEP 302 N. Blair St. 254-215-2571	10. Health Sciences Center 616 E. 6th Ave. 254-215-2042	16. North Belton Middle School Grades 6-8 7907 Prairie View Rd., Temple 254-316-5200	22. Tarver Elementary Grades K-5 7949 Stonehollow, Temple 254-215-3800
4. Auto Tech Shop 601 E. 3rd Ave. 254-215-2262	11. High Point Elementary Grades K-5 1635 Starlight Dr., Temple 254-316-5000	17. Pirtle Elementary Grades K-5 714 S. Pea Ridge Rd., Temple 254-215-3400	23. Tiger Field 1710 Tiger Ln. 254-215-2230
5. Belton Early Childhood School Grades EE-Pre-K 501 E. 4th Ave. 254-215-3700	12. Lake Belton Middle School Grades 6-8 8818 Tarver Dr., Temple 254-215-2900	18. South Belton Middle School Grades 6-8 805 Sagebrush Dr. 254-215-3000	24. Transportation 1100 Industrial Park Blvd. 254-215-2150
6. Belton High Grades 9-12 600 Lake Rd. 254-215-2200	13. Lakewood Elementary Grades K-5 11200 FM 2305, Temple 254-215-3100	19. Southwest Elementary Grades K-5 611 S. Saunders St. 254-215-3500	
7. Belton New Tech High School @ Waskow Grades 9-12 320 N. Blair St. 254-215-2500			

## CITY OF BELTON ZONING

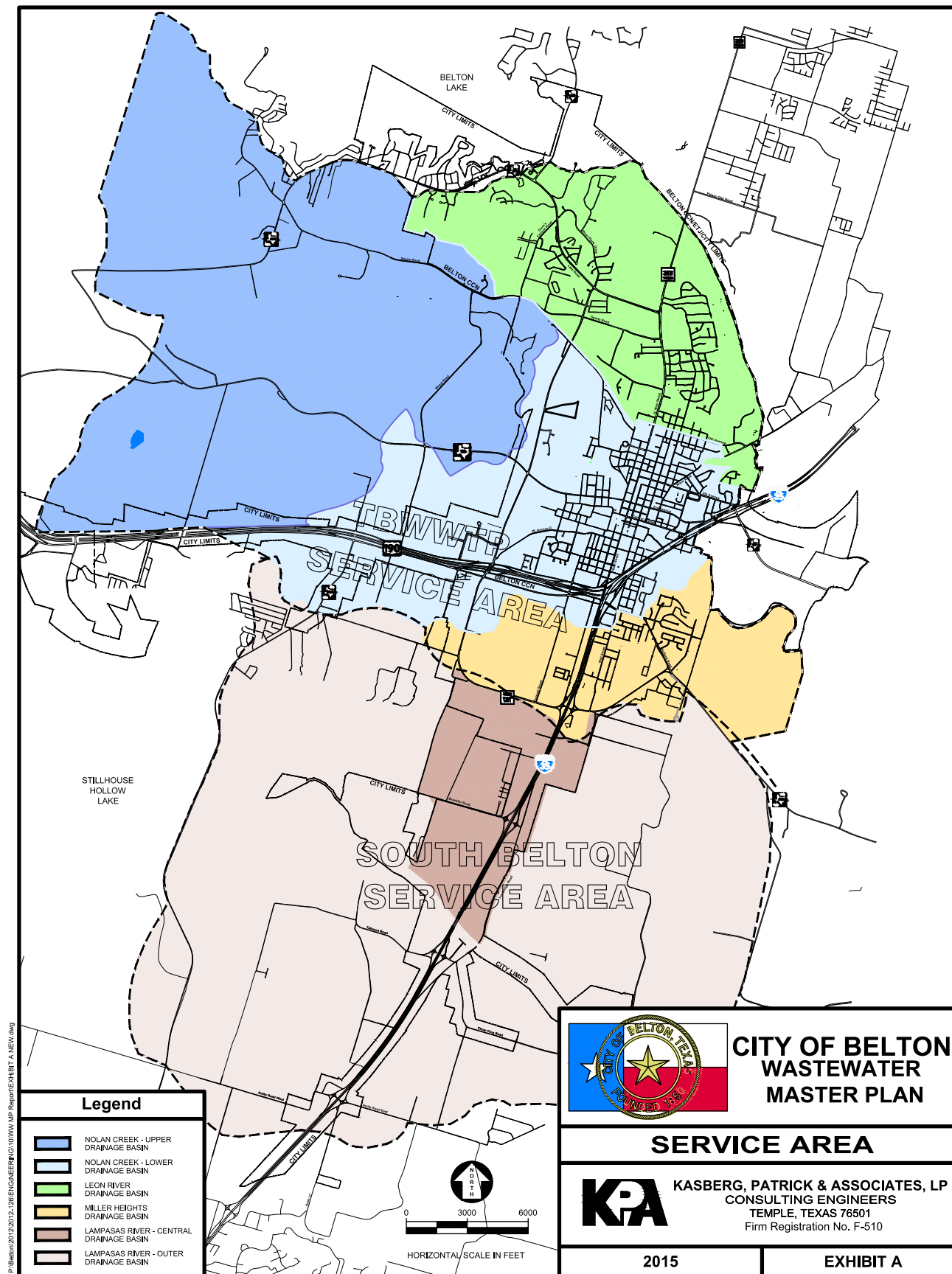


# CITY OF BELTON 2016 DRAINAGE MASTER PLAN





# CITY OF BELTON WASTEWATER MASTER PLAN





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# BIBLIOGRAPHY

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Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, September 19, 2017

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The Planning and Zoning Commission met at 5:30 P.M. in the Evans Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Dave Covington, Ben Pamplin, Michael Pressley, Lewis Simms, David Jarratt and David Fuller. The following members were absent: Rae Schmuck and Joel Berryman. The following staff members were present: Director of Planning, Erin Smith, and Planning Clerk, Laura Livingston.

**Pledge of Allegiance** – Chair Baggerly led all present.

**Invocation** – Mr. Covington gave the Invocation.

**7. Hold a public hearing and consider adoption of the updated Comprehensive Plan and Future Land Use Map.**

Ms. Smith presented the staff report (Exhibit E).

Chair Baggerly opened the public hearing, with no one requesting to speak they closed the public hearing.

Chair Baggerly thanked City staff and all the volunteers on the project. Mr. Covington asked how the Future Land Use Map amendment process will differ from a normal zoning process? Ms. Smith said staff will not notify property owners within 200 feet. The amendment process will include two public hearings and a website listing. Mr. Covington thanked City staff for their creativity and time spent putting the plan together.

Mr. Covington made the motion to adopt the Comprehensive Plan and Future Land Use Map. Mr. Simms seconded the motion, which was approved unanimously with 7 ayes, 0 nays.

# Staff Report – City Council Agenda Item



## **Agenda Item #10**

Hold a public hearing and consider an ordinance amending the following sections of the Zoning Ordinance:

- A. Section 42, Definitions by adding a definition for microbrewery, microdistillery, or winery.
- B. Section 21, Retail Zoning District and Section 22, Central Business District to allow a microbrewery, microdistillery, or winery as a permitted use.

## **Originating Department**

Planning – Erin Smith, Director of Planning

## **Summary Information**

The City has received several inquiries and requests regarding the ability to have microbrewery and microdistillery businesses in Belton. However, there is currently no zoning designation or listing for microbrewery, microdistillery, or winery in the Zoning Ordinance. There are two wineries zoned Central Business District that are permitted with a Specific Use Permit for alcohol sales exceeding 50%. Staff would like to encourage these uses, and create a zoning designation in the Retail and Central Business District.

If alcohol sales exceed 50% in the Retail and Central Business Zoning District, a Specific Use Permit will still be required. Texas Alcoholic Beverage Commission (TABC) laws will still be enforced with this new zoning designation. The zoning designation does not supersede TABC laws, since a local option election is required to change current laws. Based on the local option alcohol laws in place at this time, a microbrewery or microdistillery is required to have food sales similar to a restaurant. TABC interprets wineries to not be required to have food sales.

## **Fiscal Impact**

None

## **Recommendation**

This item was presented to P&ZC on September 19, 2017, and was unanimously recommended for approval.

Conduct public hearing and recommend approval of an ordinance amending the following sections of the Zoning Ordinance:

- a) Section 42, Definitions, by adding a definition for microbrewery, microdistillery, or winery.
- b) Section 21, Retail Zoning District and Section 22, Central Business District to designate a microbrewery, microdistillery, or winery as a permitted use.

**Attachments**

P&Z Minutes Excerpt  
Proposed Ordinance



Minutes of the meeting of the  
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The Planning and Zoning Commission met at 5:30 P.M. in the Evans Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Dave Covington, Ben Pamplin, Michael Pressley, Lewis Simms, David Jarratt and David Fuller. The following members were absent: Rae Schmuck and Joel Berryman. The following staff members were present: Director of Planning, Erin Smith, and Planning Clerk, Laura Livingston.

**Pledge of Allegiance** – Chair Baggerly led all present.

**Invocation** – Mr. Covington gave the Invocation.

**6. Hold a public hearing and consider an ordinance amending the following sections of the Zoning Ordinance:**

- a) **Section 42, Definitions by adding a definition for microbrewery, microdistillery, or winery.**
- b) **Section 21, Retail Zoning District and Section 22, Central Business District to allow a microbrewery, microdistillery, or winery as a permitted use.**

Ms. Smith presented the staff report (Exhibit D).

Chair Baggerly opened the public hearing. John Patrick Hodges, 12900 Canyon Trail, the owner of Bold Republic Brewing Company, thanked staff for their work on this. His vision for microbreweries in this City and surrounding cities is community of consumption. When he lived in Virginia Beach, there were over 30 microbreweries on every corner. Some think that might be a problem, but what these microbreweries did was unique and cool. Instead of competing with each other or outdoing each other, they would build each other up, they would have events. It was not a place to get drunk; it was for families and coworkers with food trucks and all types of events and fundraisers. Coming back here, I thought it would be a really cool thing for this city. I like beer, but I love my family. I'm a family man, I have four kids. Our brewery is going to be a place that if you did have your little one with you, or if you're meeting co-workers after work, it's going to be a comfortable place. My vision is not to have a sports bar. This is a place for people to get together, a cool place to come talk, hang out, have food and have community. Back in the day when he was making beer in his garage, he would have loved something like this. He is going to invite the community to come in and work on beer batches we make, so they can get a hands-on experience. So, when the beer is served, they will have their names on the wall to show how they helped make the beer. It's going to be attraction for Belton and job-creator in Belton. It will hopefully be a boost for Belton. In Salado or Georgetown, they can't keep up with the demand. It's going to be a good thing for Belton. Please come over in February and have a beer with me.

With no one else requesting to speak, Chair Baggerly closed the public hearing.

Mr. Pamplin asked if an election is needed to allow these uses? Ms. Smith said the applicant, for example, can still open his business, but is currently required to have 40% food sales in accordance with TABC laws that are currently in place. Mr. Hodges added that it will be 40/60, so technically he will be a restaurant allowed to produce the beer with a food menu with 40% gross sales being food and 60% alcohol. Mr. Covington said the principal practice of staff's recommendation is to

create definition for what it is and under what zoning districts it is permitted. Ms. Smith said if a local option election is held that allows for microbreweries and doesn't require the 40% food sales, they would not be required to do have food sales, but this amendment doesn't change that.

Chair Baggerly said one of the reasons they are discussing this is because it's a fairly confusing issue in the City. Were variances made for Blends wine bar or the other wine bar? Ms. Smith said the Zoning Ordinance does not have a specific listing, but because restaurants and retail are allowed in the Central Business District, there is a provision in place for alcohol sales with a Specific Use Permit. If an establishment has over 50% alcohol sales, a Specific Use Permit is required in the Retail and Central Business District. Blends wine bar and Nolan Creek Winery are both zoned CBD with the SUP to allow over 50% alcohol sales. Mr. Pamplin made a motion to approve the amendment. Mr. Covington seconded the motion, which was approved unanimously with 7 ayes, 0 nays.

## ORDINANCE NO. 2017-26

**AN ORDINANCE OF THE CITY OF BELTON, TEXAS, AMENDING THE ZONING ORDINANCE BY AMENDING SECTION 42, DEFINITIONS, BY ADDING A DEFINITION FOR MICROBREWERY, MICRODISTILLERY, OR WINERY, AND BY AMENDING SECTION 21, RETAIL ZONING DISTRICT AND SECTION 22, CENTRAL BUSINESS DISTRICT, TO ALLOW MICROBREWERY, MICRODISTILLERY, OR WINERY AS PERMITTED USES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the amendments proposed herein have been presented to the Planning and Zoning Commission and due notice of said amendments and hearing on said amendments has been given as required by the City Zoning Ordinances and as required by law, and a hearing on said amendments before the City Planning and Zoning Commission of the City of Belton was set for the 19th day of September, 2017, at 5:30 p.m. for hearing and adoption.

**WHEREAS**, said amendments were duly recommended by the said City Planning and Zoning Commission and the date, time and place of the hearing on said amendments by the City Council of the City of Belton was set for the 26th day of September, 2017, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that:

**PART 1.** Section 42, Definitions, of the Zoning Ordinance of the City of Belton, Texas, is hereby amended as follows:

Added:

**MICROBREWERY, MICRODISTILLERY, OR WINERY**

An establishment for the manufacture, blending, fermentation, processing, and packaging of alcoholic beverages with a floor area of 10,000 square feet or less that takes place wholly inside a building. A facility that only provides tasting or retail sale of alcoholic beverages is not a microbrewery, microdistillery, or winery.

**PART 2.** Section 21, Retail Zoning District and Section 22, Central Business District of the Zoning Ordinance of the City of Belton, Texas, is hereby amended as follows:



Added:

SECTION 21.2 – PERMITTED USES:  
Microbrewery, microdistillery, or winery

SECTION 22.2 – PERMITTED USES:  
Microbrewery, microdistillery, or winery

**PART 3:** If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

**PART 4:** This ordinance shall take effect immediately after its passage in accordance with the provisions of the Charter of the City of Belton, Texas, and it is accordingly so ordained.

**PART 5:** The Zoning Ordinance of the City of Belton, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

**PART 6:** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 26th day of September, 2017, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

**PASSED AND APPROVED** on this the 26th day of September, 2017.

\_\_\_\_\_  
Marion Grayson, Mayor

ATTEST:

\_\_\_\_\_  
Amy M. Casey, City Clerk

# Staff Report – City Council Agenda Item



**Date:** September 26, 2017  
**Case No.:** Z-16-07  
**Request:** AG to C-1  
**Applicant:** Doug Bragg

## **Agenda Item #11**

Hold a public hearing and consider a zoning change from Agricultural to Commercial-1 Zoning District for trailer rentals and repairs on a 1.26 acre tract of land, located south of US 190/I-14, north of Dogridge Road, and east of George Wilson Road.

### **Originating Department**

Planning – Erin Smith, Director of Planning

### **Case Summary**

The applicant has submitted this request for a zone change to Commercial-1 to allow for an expansion of the trailer storage space for the existing Bragg Trailers business. To the north is US 190/IH-14; to the east is Crotty Funeral Home; to the south are single family homes; and to the west BK Small Engine Repair.

### **Current Zoning**

Agricultural

### **Proposed Zoning**

Commercial-1

**Design Standards Type Area:** 4      **Recommended Type Area:** 4

This property is in the identified Type Area 4 in the Design Standards. If approved, a Commercial-1 District use would be required to comply with all the Design Standards for Type Area 4.

### **Land Use Table/Allowable Uses**

The Commercial-1 Zoning District allows the following land uses, and would accommodate this request:

- Any use permitted in the Retail District (i.e. Gasoline or service station)
- Auto sales
- Consumer repair services
- Food sales
- Home improvement Center with outside storage

- Hotel or motel
- Pawn Shop
- Trailer Rental
- Tool and Light Equipment Rental
- Wholesale club or department store

### **Project Analysis and Discussion**

The applicant has purchased 1.26 acres from the adjacent property owner to the west to provide additional trailer storage space for their growing business, Bragg Trailer. The applicant has submitted this zone change to Commercial-1 in conjunction with the Future Land Use Plan which identifies this area as Commercial.

The trailer storage area will be constructed with four inches of road base and three inches of recycled asphalt, similar to the existing site. The applicant will fence the property boundary with chain link fence materials. No buildings are proposed to be constructed on this site. If this zoning change request is approved, the applicant will submit a plat for review.

After careful review of the City's Design Standards and the applicability of this use among surrounding properties, this requested zone change appears to be reasonable in this location.

### **Recommendation**

This item was presented to P&ZC on September 19, 2017, and was unanimously recommended for approval.

Hold public hearing and recommend approval of zone change from Agricultural to Commercial-1 Zoning District for trailer rentals and repairs, with development regulated under the Design Standards for Type Area 4 standards as follows:

1. The allowable uses of the property shall conform to the Commercial-1 Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 4 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - a. Site Development Standards
  - b. Building Design Standards
  - c. Landscape Design Standards
3. Sign Standards shall conform to Ordinance 2008-11.



**Attachments:**

Zoning application  
Property Location Map  
Zoning map  
Zoning notice to owners  
Property owners' list  
P&Z Minutes Excerpt  
Ordinance

**City of Belton**  
**Request for a Zoning Change**

**To the City Council and the  
Planning & Zoning Commission**

Fee: \$250.00

Date Received: 8-18-17 Date Due: 08-31-17 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: DOUG BRAGG Phone Number: 903-563-3120  
Mailing Address: 10 CR 2335 City: MT PLEASANT State: TX  
Email Address: DOUG @ TEXAS BRAGG TRAILERS . COM

Owners Name: DOUG BRAGG Phone Number: 903-563-3120  
Mailing Address: 10 CR 2335 City: MT. PLEASANT State: TX  
Email Address: DOUG @ TEXAS BRAGG TRAILERS . COM

Applicant's Interest in Property:

EXTENDED PARKING AREA FOR EXISTING BUSINESS FOR  
UTILITY TRAILERS

Legal Description of Property:

(ATTACHED)

Is this property being simultaneously platted? YES

Street Address: \_\_\_\_\_

Zoning Change From AG to COMMERCIAL 1

Signature of Applicant: Doug Bragg Date: 8-18-2017

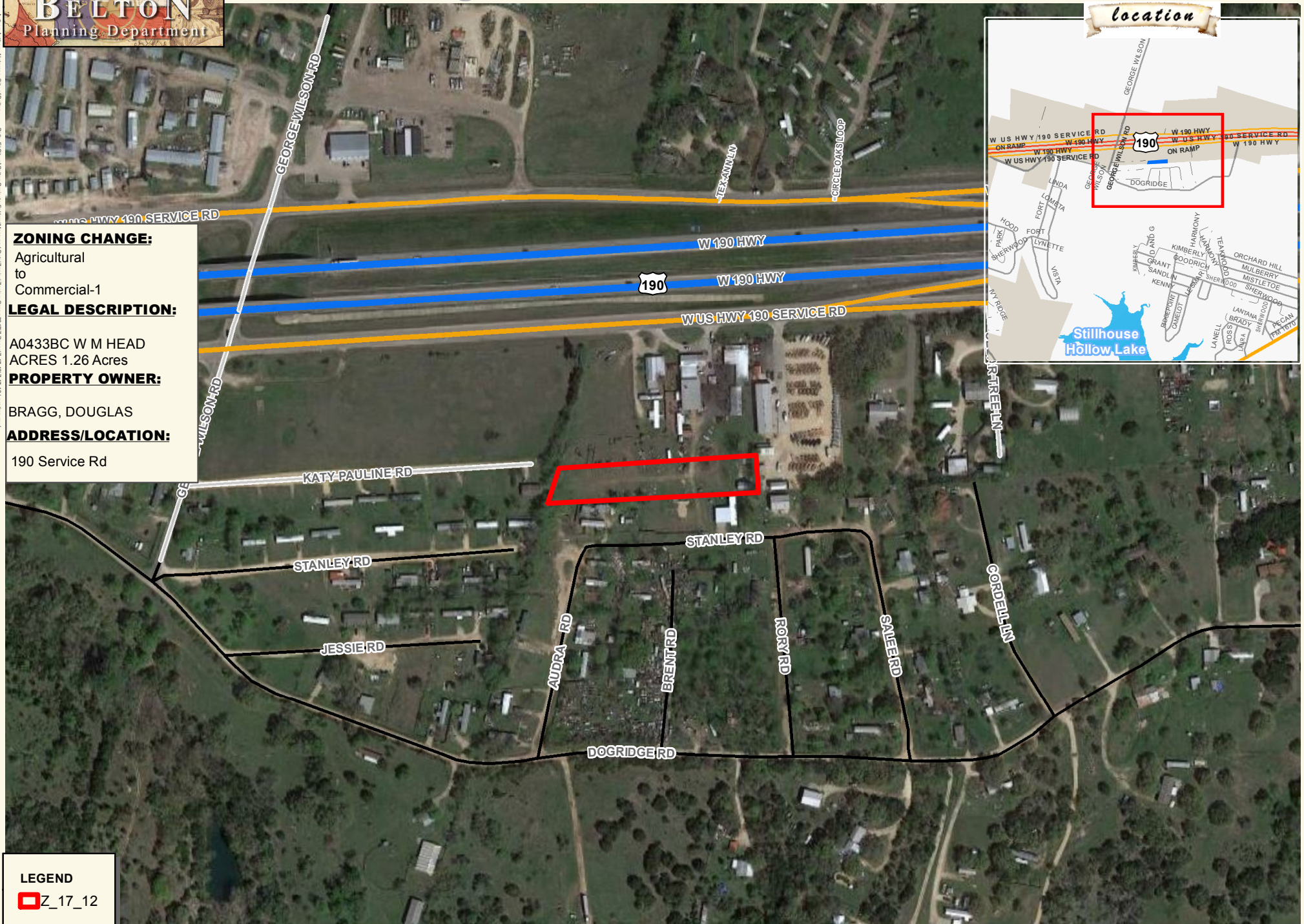
Signature of Owner (if not applicant): SAME Date: 8-18-2017

Checklist for Zoning Items to be submitted with application:

- ☐ Signed Application
- ☐ Fees Paid
- ☐ Complete Legal Description of the property to be re-zoned
- ☐ Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back for specific guidelines.
- ☐ In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the property must be submitted.



# Zoning Case # Z-17-12 Location



**ZONING CHANGE:**  
Agricultural  
to  
Commercial-1

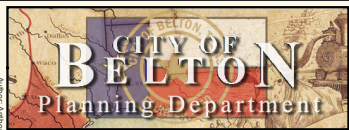
**LEGAL DESCRIPTION:**  
A0433BC W M HEAD  
ACRES 1.26 Acres

**PROPERTY OWNER:**  
BRAGG, DOUGLAS

**ADDRESS/LOCATION:**  
190 Service Rd

**LEGEND**  
Z\_17\_12





# Zoning Case # Z-17-12 Zoning

## ZONING CHANGE:

Agricultural  
to  
Commercial-1

## LEGAL DESCRIPTION:

A0433BC W M HEAD  
ACRES 1.26 Acres

## PROPERTY OWNER:

BRAGG, DOUGLAS

## ADDRESS/LOCATION:

190 Service Rd

C-1 w/  
SUP

C-1 w/CR  
Overlay

C-1 w/SUP  
for Mini  
Storage

190

KATY-PAULINE RD

STANLEY RD

JESSIE RD

AUDRA RD

BRENT RD

ROBY RD

SALE RD

CORDELL RD

D AND G RD

HARMONY LOOP

## Legend

Z\_17\_12

City Limits

## Current Zoning

Agricultural

Commercial-1

Light Industrial

Office-1

Specific Use Permit

Map Date: 9/13/2017

0 235 470 940 Feet



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

# Zoning Case # Z-17-12 Aerial

**ZONING CHANGE:**

Agricultural  
to  
Commercial-1

**LEGAL DESCRIPTION:**

A0433BC W M HEAD  
ACRES 1.26 Acres

**PROPERTY OWNER:**


BRAGG, DOUGLAS

**ADDRESS/LOCATION:**

190 Service Rd

KATY PAULINE RD

**LEGEND**

 Z\_17\_12



# Zoning Case # Z-17-12

**ZONING CHANGE:**  
Agricultural  
to  
Commercial-1

**LEGAL DESCRIPTION:**  
A0433BC W M HEAD  
ACRES 1.26 Acres

**PROPERTY OWNER:**  
BRAGG, DOUGLAS

**ADDRESS/LOCATION:**  
190 Service Rd

200' Property Owner  
Notification Area

- Legend**
- Z\_17\_12
  - 200' Property Owner Notification Area
  - Tax Appraisal Parcels





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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: DOUG BRAGG,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2.278 ACRES, WEST US HIGHWAY 190 SERVICE ROAD,  
FROM A(N) AGRICULTURAL ZONING DISTRICT,  
TO A(N) Commercial-1 ZONING DISTRICT.

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, September 19, 2017**, 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, September 26, 2017**, 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 BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

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**

17602  
KELLEY, GENE C JR ETUX KATHY L  
5571 W US HIGHWAY 190  
BELTON, TX 76513-7457

66006  
KELLEY, GENE ETUX KATHY  
5571 W US HIGHWAY 190  
BELTON, TX 76513-7457

76129  
MOORE, RICKY WAYNE ETAL  
806 S 7TH  
LAMESA, TX 79331

101904  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101915  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101926  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101937  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101948  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

105950  
SHOPTAW, DAVID W ETUX TERESITA  
5942 STANLEY RD  
BELTON, TX 76513-7046

110018  
STANLEY, B J  
5990 STANLEY RD  
BELTON, TX 76513-7046

17603  
KELLEY, GENE C JR ETUX KATHY L  
5571 W US HIGHWAY 190  
BELTON, TX 76513-7457

66007  
KELLEY, GENE ETUX KATHY  
5571 W US HIGHWAY 190  
BELTON, TX 76513-7457

76133  
MOORE, RICKY WAYNE ETAL  
806 S 7TH  
LAMESA, TX 79331

101905  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101916  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101927  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101938  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101959  
S & S ADVERTISING ASSOC INC  
2215 SALEE RD  
BELTON, TX 76513-7021

110015  
WHETSTONE, CHARLES  
PO BOX 1441  
TEMPLE, TX 76503-1441

110019  
STANLEY, B J  
5990 STANLEY RD  
BELTON, TX 76513-7046

41357  
PEREZ, GILBERT TRUSTEE  
2197 BRENT RD  
BELTON, TX 76513-7929

72256  
MCQUOID, ROBERT L ETUX MYRTLE  
3011 W ADAMS AVE  
TEMPLE, TX 76504-2873

101903  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101914  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101925  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101936  
S & S ADVERTISING ASSOC INC  
5916 DOGRIDGE RD  
BELTON, TX 76513-7034

101947  
WILLIAMS, JOHNNY  
5935 STANLEY RD  
BELTON, TX 76513-7046

105946  
JESTER, HERBERT  
4521 SUMMIT ST  
KANSAS CITY, MO 64111-3408

110017  
STANLEY, B J & FAYE BYRNE  
5490 STANLEY RD  
BELTON, TX 76513

110020  
KELLEY, GENE C JR ETUX KATHY L  
5571 W US HIGHWAY 190  
BELTON, TX 76513-7457

418883

BRAGG, DOUGLAS

1607 COUNTY ROAD 3320

MOUNT PLEASANT, TX 75455

SUPERINTENDENT  
DR. SUSAN KINCANNON  
BELTON I.S.D.  
P O BOX 269  
BELTON TEXAS 76513



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: DOUG BRAGG  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 2.278 ACRES, WEST US HIGHWAY 190 SERVICE ROAD,  
FROM A(N) AGRICULTURAL ZONING DISTRICT,  
TO A(N) Commercial-1 ZONING DISTRICT.

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

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

1. Great to have local businesses expanding locally.
2. \_\_\_\_\_
3. \_\_\_\_\_

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

DATE: 9-14-17 SIGNATURE: Kathy Kelley

66006	66007	110020
KELLEY, GENE ETUX KATHY	KELLEY, GENE ETUX KATHY	KELLEY, GENE C JR ETUX KATHY L
5571 W US HIGHWAY 190	5571 W US HIGHWAY 190	5571 W US HIGHWAY 190
BELTON, TX 76513-7457	BELTON, TX 76513-7457	BELTON, TX 76513-7457
17602	17603	
KELLEY, GENE C JR ETUX KATHY L	KELLEY, GENE C JR ETUX KATHY L	
5571 W US HIGHWAY 190	5571 W US HIGHWAY 190	
BELTON, TX 76513-7457	BELTON, TX 76513-7457	

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

Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, September 19, 2017

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The Planning and Zoning Commission met at 5:30 P.M. in the Evans Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Dave Covington, Ben Pamplin, Michael Pressley, Lewis Simms, David Jarratt and David Fuller. The following members were absent: Rae Schmuck and Joel Berryman. The following staff members were present: Director of Planning, Erin Smith, and Planning Clerk, Laura Livingston.

**3. Z-17-12 Hold a public hearing and consider a zoning change from Agricultural to Commercial-1 Zoning District for trailer rentals and repairs on a 1.26 acre tract of land, located south of US 190/I-14, north of Dogridge Road, and east of George Wilson Road.**

Ms. Smith presented the staff report (Exhibit A).

Chair Baggerly opened the public hearing and with no one requesting to speak, he closed the public hearing. Mr. Jarratt asked about a metal building shown in the aerial photograph. Mr. Billy Beard, 5431 Highway 190, said the building is no longer there.

Mr. Pamplin made the motion to approve Z-17-12. Mr. Covington seconded the motion, which was approved unanimously with 7 ayes, 0 nays.

## **ORDINANCE NO. 2017-27**

### **AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO COMMERCIAL-1 ZONING DISTRICT ON A 1.26 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 4 DESIGN STANDARDS.**

**WHEREAS**, Doug Bragg, owner of the following described property has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 19th day of September, 2017, at 5:30 p.m. for hearing and adoption, said district being described as follows:

1.26 acre tract of land, located south of US 190/I-14,  
north of Dogridge Road, and east of George Wilson Road,  
Belton, Texas (location map attached as Exhibit "A")

**WHEREAS**, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 26th day of September, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from an Agricultural Zoning District to Commercial-1 Zoning District, in accordance with Section 24 – Commercial-1 Zoning District, and the Design Standards in Ordinance No. 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The allowable uses of the property shall conform to the Commercial-1 Zoning District in all respects.
2. The development of the property shall conform to all applicable Type Area 4 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - a. Site Development Standards
  - b. Building Design Standards



c. Landscape Design Standards

3. Sign Standards shall conform to Ordinance 2008-11.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 26<sup>th</sup> day of September, 2017, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

**SIGNED AND APPROVED** by the Mayor and attested by the City Clerk on this the 26<sup>th</sup> day of September, 2017.

\_\_\_\_\_  
Marion Grayson, Mayor

ATTEST:

\_\_\_\_\_  
Amy M. Casey, City Clerk

# Zoning Case # Z-17-12 Location

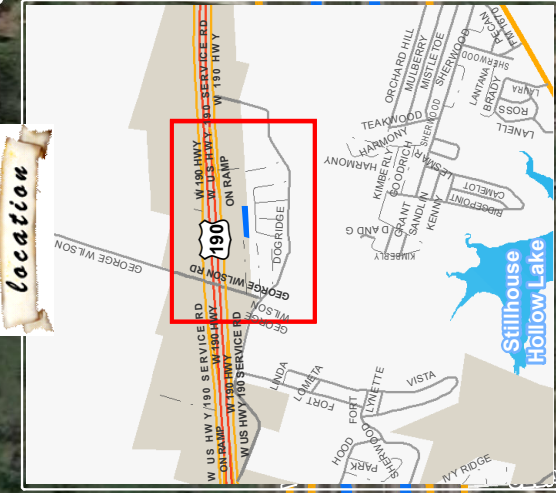
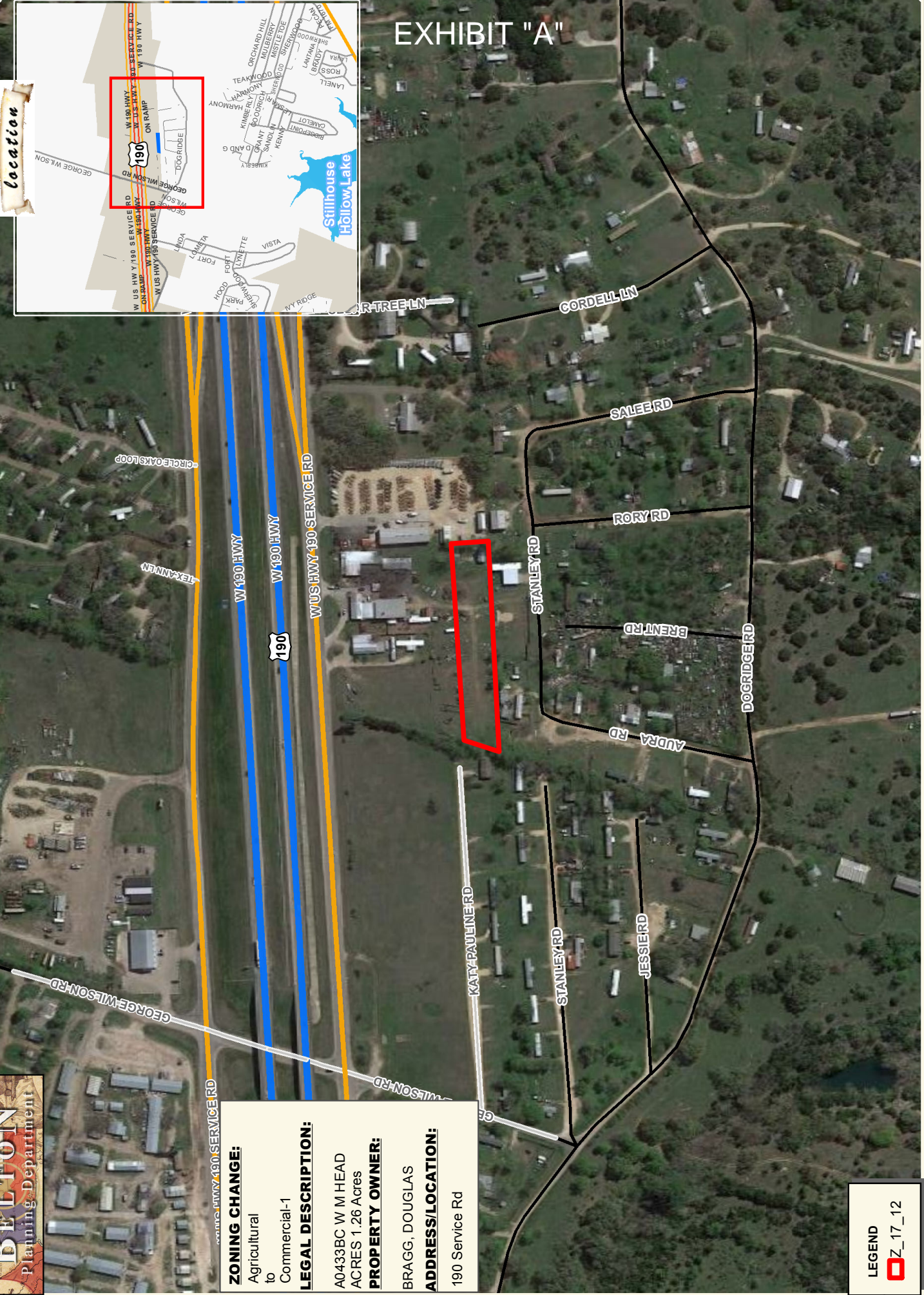


EXHIBIT "A"



**ZONING CHANGE:**  
Agricultural  
to  
Commercial-1

**LEGAL DESCRIPTION:**  
A0433BC W M HEAD  
ACRES 1.26 Acres

**PROPERTY OWNER:**  
BRAGG, DOUGLAS

**ADDRESS/LOCATION:**  
190 Service Rd

LEGEND  
Z-17-12

# Staff Report – City Council Agenda Item



**Date:** September 26, 2017  
**Case No.:** Z-17-13  
**Request:** SF-1 to PD SF-1  
**Applicant:** Catholic Diocese of Austin

## **Agenda Item #12**

Hold a public hearing and consider a zoning change from Single Family-1 to Planned Development Single Family-1 Zoning District for use as a multi-purpose building to include church offices, meeting space, and associated Christian fellowship in the existing structure at 315 East 24<sup>th</sup> Avenue, located on the southwest corner of East 24<sup>th</sup> Avenue and North Beal Street.

## **Originating Department**

Planning – Erin Smith, Director of Planning

## **Case Summary**

The applicant has submitted this new zone change application to allow for church offices, meeting space, and associated Christian fellowship in the existing structure. To the north are Christ the King church and rectory building and the HEB property; and to the east, south, and west are single family homes.

## **Current Zoning**

Single Family-1

## **Proposed Zoning**

Planned Development Single Family-1

## **Design Standards Type Area:** 14

## **Recommended Type Area:** 14

This property is in Type Area 14 in the Design Standards. If approved, a Single Family-1 District use and in addition, a church ancillary use, would be required to comply with all the Design Standards for Type Area 14.

## **Land Use Table/Allowable Uses**

The Single Family-1 Zoning District with the Specific Use Permit will allow for a church ancillary use. The uses allowed in the base Single Family-1 Zoning District include:

- Single-family detached dwellings and accessory buildings
- Greenhouses and gardens
- Family Home



## **Project Analysis and Discussion**

This property is located amidst single family homes and Christ the King Catholic Church and rectory located on the north side of 24<sup>th</sup> Avenue. The applicant has submitted this zone change to Planned Development Single Family-1 for church offices, meeting space, and associated Christian fellowship in conjunction with the Future Land Use Plan which identifies this area as low density residential. The applicant is proposing to utilize the existing structure as a multi-purpose building for these uses. The existing structure is 2,360 square feet and the applicant is proposing to enclose the 884 square feet garage to allow additional meeting space; therefore, the total square footage will be 3,244 square feet. A subdivision plat will not be required since this is already two platted lots.

According to Section 34, Off-Street Parking and Loading Requirements, of the Zoning Ordinance, a church, rectory, or other place of worship shall provide one parking space for each three seats in the main auditorium. There is a circular driveway along East 24<sup>th</sup> Avenue that will provide 4 off-street parking spaces and a large driveway along Lilly Drive that will provide 4 off-street parking spaces and 1 handicap accessible parking space, a total of 9 off-street parking spaces. City staff met with the applicant to discuss the zoning change request on July 20, 2017, and on-site with the Fire Marshal and Building Official on August 4, 2017 to discuss the proposal. The applicant stated that the building will mainly be utilized for small gatherings for the youth groups, so there will not be much parking needed since parents will pick-up and drop-off the children. The applicant also stated that if additional parking is needed for this use, additional parking is available directly across the 24<sup>th</sup> Avenue at the church rectory property. No on-street parking along Beal Street, 24<sup>th</sup> Avenue, and Lilly Drive will be permitted for this use.

At the August 15, 2017 meeting, the previous application for a Specific Use Permit for a church ancillary use was evaluated by the Planning and Zoning Commission. The P&ZC recommended denial of this zoning change by a vote of 7-1. Concerns were raised at the meeting regarding the lack of use limitation identified, including the potential that drug and alcohol rehabilitation services could be provided at this site. Increased noise levels from activities in this building were another concern. The Planned Development zoning proposed is more detailed than the previous zoning change request for a Specific Use Permit for a church ancillary use. In an effort to address concerns raised at the Planning and Zoning Commission meeting, we have included a provision that no drug or alcohol rehabilitation services will be provided on-site. The signage for this property will be limited to one 2-feet x 3-feet sign. According to Chapter 13, Noise, of the Code of Ordinances, it shall be unlawful for any person to knowingly make, cause to be made or allow any loud, disturbing and unnecessary noise in the city which interferes with the public peace and comfort. This property will be subject to the requirement not to exceed a maximum limit of 85 decibels, the standard noise limitation.

The applicant has stated that the structure exterior will maintain the appearance of a single family home. The applicant has provided a floorplan that identifies how this multi-purpose building will be utilized. The applicant is proposing to renovate the building interior to provide fellowship and office space. The existing garage is proposed to be converted into a fellowship

space. Exterior elevations submitted of the west side that identifies removal of a garage door and the addition of a pedestrian door and two windows with a brick wall to match the existing brick on the building. The applicant has submitted a site plan showing four off street parking spaces in the existing circular driveway along East 24<sup>th</sup> Avenue and four off-street parking spaces and one handicap accessible parking space in the large driveway along Lilly Drive, a total of nine off-street parking spaces. In an effort to maintain the exterior appearance of a single family home, additional parking is not proposed. However, if additional off-street parking is desired by the Planning and Zoning Commission and City Council, the applicant has submitted an alternative site plan that identifies six additional parking spaces adjacent to 24<sup>th</sup> Avenue.

This property is adjacent to the Christ the King property, located across 24<sup>th</sup> Avenue to the west where several church services are held. This zoning change request to Planned Development Single Family-1 for church offices, meeting space, and associated Christian fellowship in the existing structure is compatible with the surrounding neighborhood. After careful review of the City's Design Standards and the applicability of this use among surrounding properties, this requested zone change appears to be reasonable in this location.

### **Recommendation**

This item was presented to P&ZC on September 19, 2017, and was recommended for approval by a vote of 5 to 2.

Conduct public hearing and recommend approval of zone change from Single Family-1 to Planned Development Single Family-1 for church offices, meeting space, and associated Christian fellowship, with development regulated under the Design Standards for Type Area 14 standards as follows:

1. The allowable uses of the property shall conform to the Single Family-1 Zoning District in all respects, and in addition church offices, meeting space, and associated Christian fellowship are permitted.
2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - a. Site Development Standards discussed above (Exhibit B)
  - b. Building Design Standards (Exhibit C)
  - c. Landscape Design Standards
3. A maximum of one 2-feet x 3-feet sign will be permitted on this site. Sign Standards shall conform to Ordinance 2008-11.
4. No on-street parking along Beal Street, 24<sup>th</sup> Avenue, and Lilly Drive is permitted for this use.

5. No alcohol or drug rehabilitation services are permitted on this site.
6. The use shall not exceed a maximum noise level of 85 decibels measured at the property line.

### **Attachments**

Zoning application  
Letter from Applicant  
Property Location Map  
Zoning map  
Aerial photo  
Map with zoning notice boundary (200')  
Zoning notice to owners  
Existing Floorplan  
Proposed Floorplan  
Site Plan  
Alternate Site Plan  
P&Z Minutes Excerpt  
Ordinance



**City of Belton  
Request for a Zoning Change**

**To the City Council and the  
Planning & Zoning Commission**

Fee: \$250.00

Date Received: 09-05 Date Due: \_\_\_\_\_ (All plans are to be returned to the Planning Department within 5 working days)

Applicant: See owner below Phone Number: 254-743-7350  
Mailing Address: 15 N. main St. City: Temple State: TX  
Email Address: kenvalka@bcslaw.com  
Rev. Joe S. Vasquez, Bishop of the Diocese of Austin  
Owners Name: by Kenneth Valka agent Phone Number: 254-743-7350  
Mailing Address: 15 N. main St. City: Temple State: TX  
Email Address: kenvalka@bcslaw.com

Applicant's Interest in Property:

Owner

Legal Description of Property:

Lots 1 & 2, Block 2, Eaton Addition, Belton, TX

Is this property being simultaneously platted? NO

Street Address: 315 E. 24<sup>th</sup> Avenue

Zoning Change From SF-1 to PD SF-1 for multi-purpose building to

Signature of Applicant: [Signature] Date: 9-5-2012

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

include church  
offices, meeting  
space, + associated  
Christian fellowship

Checklist for Zoning Items to be submitted with application:

- ☐ Signed Application
- ☐ Fees Paid
- ☐ Complete Legal Description of the property to be re-zoned
- ☐ Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back for specific guidelines.
- ☐ In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the property must be submitted.

September 18, 2017

To the Members of the Planning and Zoning Commission,

**Re: Application for Zoning Change for 315 E. 24<sup>th</sup> Street, Belton, Texas.**

**SUPPLEMENTAL INFORMATION**

In regard to the application for Christ the King's Catholic Church's Zoning Change Request, Christ the King Catholic Church would like to provide some additional information to be clearer as to our parish's needs and planned uses for the property. Our parish has grown exponentially over the past few years. In 2010, we had 650 families of parishioners. As of September 15, 2017, we have over 1300 families, total almost 4000 members of parishioners. The parish now has over 20 different ministries, some of which serve the members of the parish, while some serve the residents of the overall Belton community. As you might expect, these ministries each have a different membership size—some are large with 50 to several hundred members, such as our Youth CCD (Sunday School) classes, Knights of Columbus and bible study groups, while some are relatively small, such as our different school groups----- *That Man is You* (men's faith-filled spiritual fellowship), Pro-life Committee, ACTS Retreat Renewal, Young-adult ministries and various bible study programs, with 10 to 30 people. Each of these ministries conduct meetings, some on a regular basis and some on an ad hoc basis. In short, while we have space for most of our large group meetings in our Christus Center, Education Building and Parish Hall, we are woefully short of meeting space for our smaller groups, who are forced at times to alternate meeting dates to accommodate all of the ministries. At times, the parish may have as many as five

meetings going on at the same time. To be specific, the existing parish's facilities are inadequate to serve our current and future needs and more meeting space is required. Additionally, the parish's need for office space is growing, and additional space will be required in the future. Therefore, the parish seeks to convert the property at 315 E. 24<sup>th</sup> Street, to small group meeting space and some office space where Christian fellowship, meetings and some administrative work would take place. As can be seen from maps of the parish property, we have a limited amount of space on which to expand our facilities. Further, the cost of new buildings is very high compared to the cost of acquiring and remodeling existing property, such as the property at 315 E. 24<sup>th</sup> Street. Our intended uses are similar to what other churches in the area have done in Belton with adjacent single family residences. The possibility of using the property for alcohol or drug rehab was mentioned at the last meeting. To be clear, the parish will NOT be conducting either of those programs on the property.

We fully intend to leave the appearance of the exterior of the property as a single family residence, and will improve the landscaping on the property. There may be very small signage to designate the property, similar to that used by other churches. Regarding the issue of parking, we believe that there is adequate parking for any planned ministry or administrative work at the property with the front and side driveways, the rectory driveways, and if necessary, the existing church parking across the street. We have consulted with our architect, Tanya Mikeska Reed, in the event the Commission deems alternative or additional parking to be necessary and are ready to discuss this further, if necessary. We have been requested not to park vehicles in the streets surrounding the property, and are certainly willing to comply with such request. Regarding noise



concerns, we do not intend to create any noise greater than what might be expected of any other residential lot and fully intend to comply with all of the City's ordinances. In the past, whenever any objection has been raised by a neighbor to any church-related activity, we have immediately addressed and resolved the matter positively and amicably for all concerned.

In summary, we would state that the parish has always in the past, and has every intention in the future, to be a positive community citizen, and good Christian neighbor to all those surrounding our facilities. We hope that this information is helpful, and we are willing to provide any further information or to answer any questions that the Commission may have regarding the parish's plans for the property. Thank you very much for your consideration of our request.

Yours truly,

CHRIST THE KING CATHOLIC CHURCH

## **Zoning Case # Z-17-13 Location**

**ZONING CHANGE:**

Single Family-1  
to  
PD Single Family-1 for  
multi-purpose building to include  
church offices, meeting space  
& associated Christian fellowship

### LEGAL DESCRIPTION:

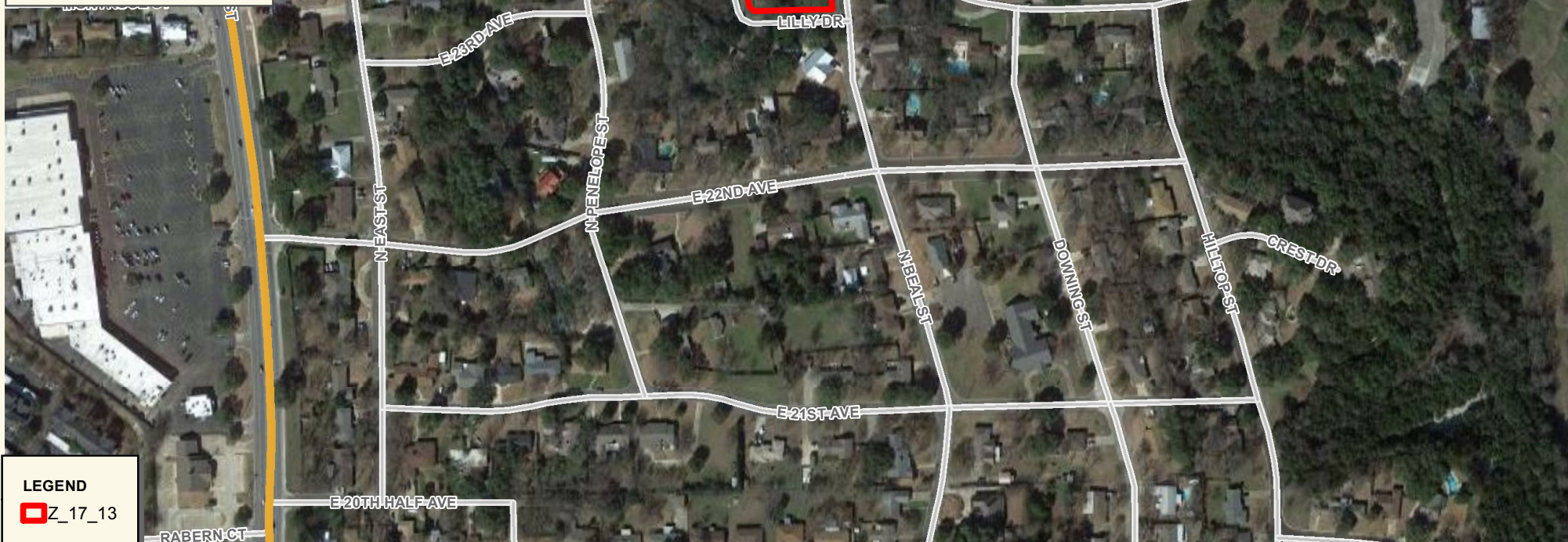
EATON  
BLOCK 002  
LOT 1.2

**PROPERTY OWNER:**

CATHOLIC DIOCESE OF  
AUSTIN

**ADDRESS/LOCATION:**

315 E 24TH AVE



### LEGEND

**Z** 17 13

Map Date: 9/6/2017 Aerial Imagery Date: 2015

0 130 260 520 Feet



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



**Zoning Case #      Z-17-13 Zoning**

**ZONING CHANGE:**

Single Family-1  
to  
PD Single Family-1 for  
multi-purpose building to include  
church offices, meeting space  
& associated Christian fellowship

### LEGAL DESCRIPTION:

EATON  
BLOCK 002  
LOT 1, 2

**PROPERTY OWNER:**

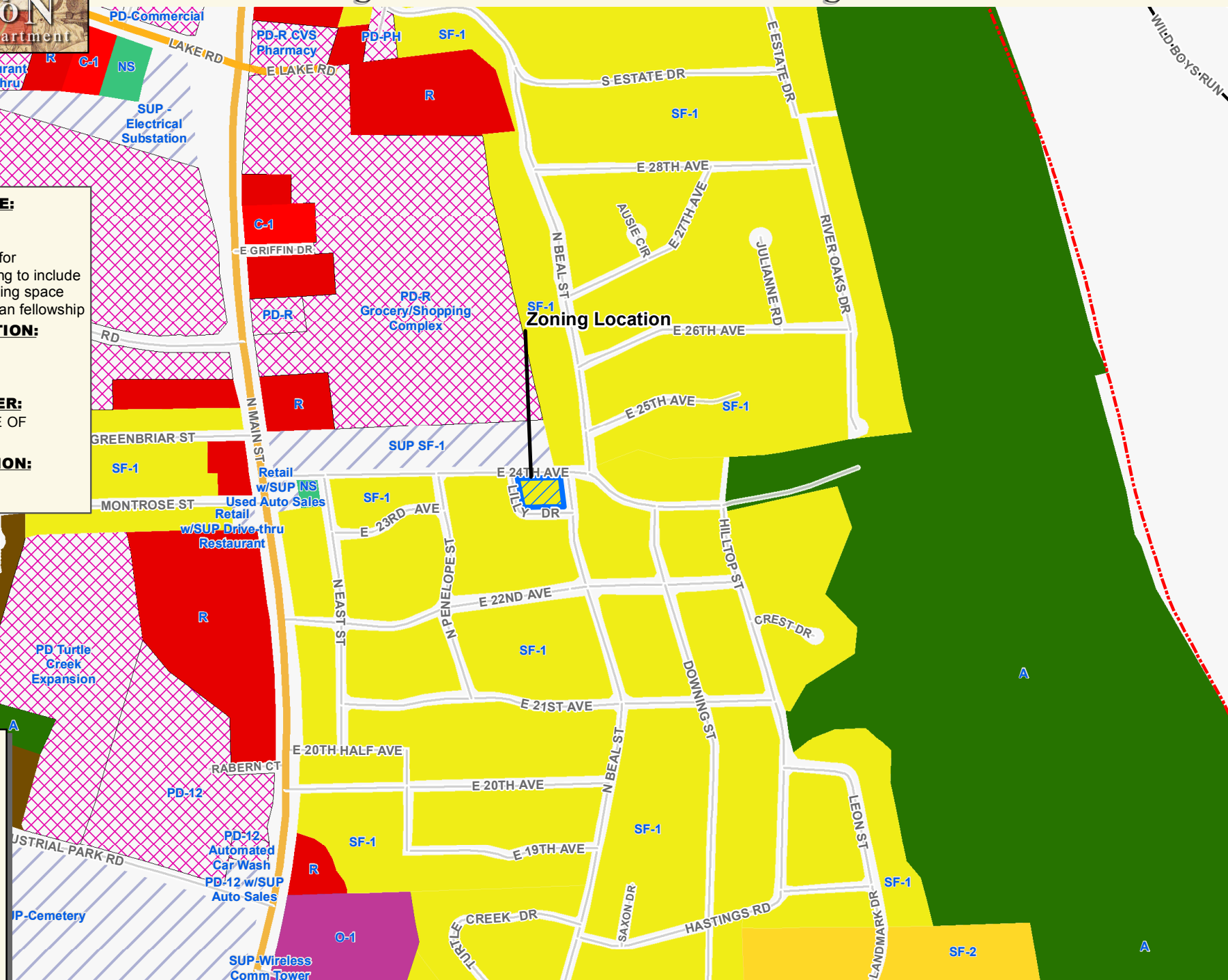
CATHOLIC DIOCESE OF  
AUSTIN

**ADDRESS/LOCATION:**

315 E 24TH AVE

### Legend

-  CityLimits  
 Z\_17\_13
- Current\_Zoning**
-  Agricultural
  -  Commercial-1
  -  Light Industrial
  -  Multi Family
  -  Neighborhood Service
  -  Office-1
  -  Planned Development
  -  Retail
  -  Single Family-1
  -  Single Family-2
  -  Specific Use Permit

**Map Date: 9/6/2017**

0 235 470 940 Feet

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



# Zoning Case # Z-17-13 Aerial

**ZONING CHANGE:**

Single Family-1  
to  
PD Single Family-1 for  
multi-purpose building to include  
church offices, meeting space  
& associated Christian fellowship

**LEGAL DESCRIPTION:**


EATON  
BLOCK 002  
LOT 1, 2

**PROPERTY OWNER:**  
CATHOLIC DIOCESE OF  
AUSTIN

**ADDRESS/LOCATION:**

315 E 24TH AVE

**LEGEND**

 Z\_17\_13



# Zoning Case # Z-17-13

## ZONING CHANGE:

Single Family-1  
to  
PD Single Family-1 for  
multi-purpose building to include  
church offices, meeting space  
& associated Christian fellowship

## LEGAL DESCRIPTION:

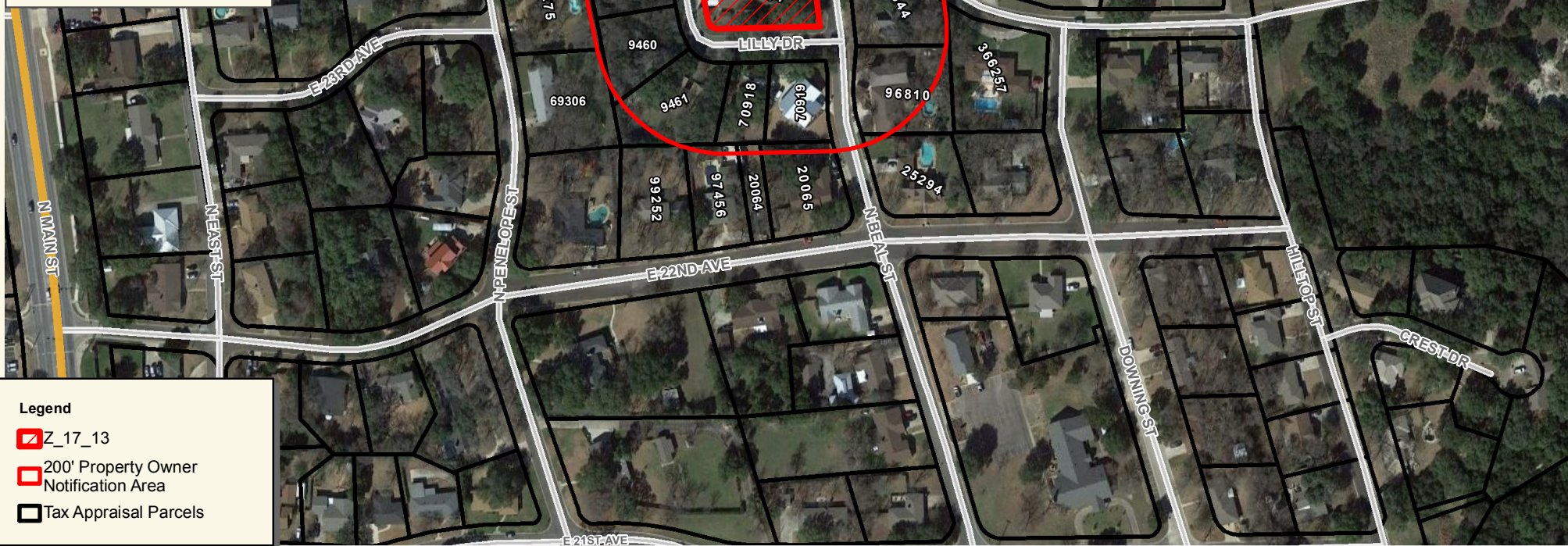
EATON  
BLOCK 002  
LOT 1, 2

**PROPERTY OWNER:**  
CATHOLIC DIOCESE OF  
AUSTIN

## ADDRESS/LOCATION:

315 E 24TH AVE

200' Property Owner  
Notification Area



## Legend

- Z\_17\_13
- 200' Property Owner Notification Area
- Tax Appraisal Parcels





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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CHRIST THE KING CATHOLIC CHURCH,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 315 EAST 24<sup>TH</sup> AVENUE,  
FROM A(N) SINGLE FAMILY-1 ZONING DISTRICT,  
TO A(N) Planned Development Single Family-1 for multi-purpose building to include church offices,  
meeting space and associated Christian fellowship ZONING DISTRICT.

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, September 19, 2017**, AT THE T.B. HARRIS CENTER, 401 NORTH 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, September 26, 2017**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 NORTH ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

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**



1262	1275	9460
RATHBUN, KIM M ETVIR ROBERT L	LOUDIN, H JEFF ETUX SHARON G	ROBERTSON, RONALD R ETUX AUDREY M
501 E 25TH AVE	2323 N PENELOPE ST	311 LILLY DR
BELTON, TX 76513	BELTON, TX 76513-1651	BELTON, TX 76513-1656
9461	13294	18443
ROBERTSON, RONALD R ETUX AUDREY M	CATHOLIC DIOCESE OF AUSTIN	CATHOLIC DIOCESE OF AUSTIN
311 LILLY DR	6225 HWY 290 E	6225 HWY 290 E
BELTON, TX 76513-1656	BELTON, TX 78723	AUSTIN, TX 78723
20064	20065	25294
BROWN, LISA M ETVIR CHRISTOPHER	BROWN, LISA M ETVIR CHRISTOPHER	COOK, ANDREW
312 E 22ND AVE	312 E 22ND AVE	400 E 22ND AVE
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513-2074
25464	58790	64007
COX, JOSEPH D ETUX JOAN B	PENSCO TRUST COMPANY	SOTTOSANTI, VINCENT JOSEPH
2402 N BEAL ST	1506 PASEO DEL PLATA	307 LILLY DR
BELTON, TX 76513-1634	TEMPLE, TX 76502	BELTON, TX 76513-1656
66044	69306	70918
SKAGGS, CHARLES A ETUX JESSICA S	SHELBURNE, THERESA ANN	TORRES, JOSE ETUX BLANCA
2229 N BEAL ST	2315 N PENELOPE ST	2222 N BEAL ST
BELTON, TX 76513	BELTON, TX 76513-1651	BELTON, TX 76513-1630
70919	94632	96810
TORRES, JOSE ETUX BLANCA	POTTS, ROY COCHRAN	BARBER, GARY A ETUX JULIA E
2222 N BEAL ST	221 E CENTRAL AVE	2225 N BEAL ST
BELTON, TX 76513-1630	BELTON, TX 76513-3237	BELTON, TX 76513-1629
97456	99252	366257
DILDINE, JEFFREY L	RITTER, HOWARD D	ELSHEIMER, KENNETH L TRUST
308 E 22ND AVE	6138 PAISLEY ST	405 E 24TH AVE
BELTON, TX 76513-2034	HOUSTON, TX 77096-3725	BELTON, TX 76513-1609
SUPERINTENDENT DR. SUSAN KINCANNON BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513		

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CHRIST THE KING CATHOLIC CHURCH,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 315 EAST 24<sup>TH</sup> AVENUE,  
FROM A(N) SINGLE FAMILY-1 ZONING DISTRICT,  
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AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

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

AS AN INTERESTED PROPERTY OWNER, I <sup>circle one</sup> **PROTEST** (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. Please see the Attached 3 Pages.
2. \_\_\_\_\_
3. \_\_\_\_\_

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

DATE: 13 Sept 2017 SIGNATURE: [Signature]

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

9461

ROBERTSON, RONALD R ETUX AUDREY M  
311 LILLY DR  
BELTON, TX 76513-1656

9460

ROBERTSON, RONALD R ETUX AUDREY M  
311 LILLY DR  
BELTON, TX 76513-1656

September 12, 2017

Planning Department

City of Belton

Reference Zoning Case #Z-17-13

As an interested property owner with a home immediately adjacent to the subject property, located at 315 East 24<sup>th</sup> Ave. in Belton, I respectfully request that you deny this requested zoning amendment.

I spoke against a similar request at your Planning and Zoning committee meeting in August, (RE: zoning case #Z-17-11). At that time the committee voted to deny the request. In my view, the two requests are virtually the same. There are a number of reasons I object to this proposed change and I will re-state much of what was said at the previous meeting along with some other observations and objections that I am asking you to consider;

1. First, let me say that I understand that the requestor, Christ The King Catholic Church, has a need for more office and/or meeting space. Further, my wife and I have lived as neighbors to the church for over ten years and they are good neighbors, I have never had any reason to object to anything that they have done on their side of 24<sup>th</sup> Ave. I don't believe that they have any intention of using the property for anything other than a place for their youth to meet and for office space for some staff. I also understand that as time goes by and staff and leadership change, so do well intended plans. I believe that if approved, this change will open a future door to use this space for many other things which I would not want to have in my front door such as an office building, or lets' call it a doctor's office or a lawyer's office or even a drug and alcohol rehab or something similar. These along with space for youth to meet are certainly not bad things and are needed but this is not the proper place to have these activities. This home was and is intended to be a family home and nothing else.



2. The development which this house, my house and others in the affected area are part of was laid out in the 70's and 80's and included space for parks, churches, streets, rights of way etc. and a fairly significant portion of that development located on the opposite side of 24<sup>th</sup> Ave., was designated for church use and is currently occupied by the requestor. As you know this property extends from Main St. (Hwy. 317) for about 3 or 4 blocks, some of this space is open. I feel that the need would be better served if the church activities were kept on the church side of 24<sup>th</sup> Avenue.
3. I see this change as a part of what I call "urban creep". The neighborhood on the South side of 24<sup>th</sup> Ave. from Main to the river and south to at least a block or two South of 13<sup>th</sup> st. has been fairly well preserved to now with the exclusion of commercial use with the exception of the businesses along Hwy. 317 (Main), a nursing home, and a gym, (Cheer and Fitness). Belton is growing rapidly and businesses are looking for space anywhere they can get it. A case in point is the Doctors office and a financial company located on 24<sup>th</sup> immediately across from the Catholic Church and behind "Big Tex" auto sales. Now "commercialism" has a foothold on one end of that side (the neighborhood side) of 24<sup>th</sup>. The re-zoning of the subject property several blocks down on the same side, can be just the beginning of 24<sup>th</sup> Avenue becoming commercialized.
4. This change can potentially have a long term negative effect on the property value of the surrounding homes.
5. The house at 315 East 24<sup>th</sup> Avenue was built to be a single family home, located in a neighborhood with other homes there for the same purpose. This house was not meant to be an "office building" or anything other than a single family home with Mom, Dad and kids, even a dog or two in the back yard, I would like to see it stay that way.

I respectfully ask that you again deny this zoning change request and I thank you for allowing me to express my concerns.

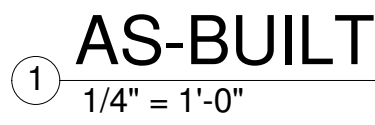
Sincerely,

  
Ron Robertson

311 Lilly Drive

Belton, TX 76513

(254) 613-4095



Sheet No.  
**A101**  
1 of 4  
Project No.  
**4477.17002**

Project Title:		
Drawn By: Author	Checked By: Checker	Drawing Title:
	Scale: 1/4" = 1'-0"	
	Date: 09/05/17	

No.	Revisions and Descriptions	By	Date

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[illegible]

**CHRIST THE KING  
315 EAST 24TH STREET  
BELTON, TX.  
FLOOR PLAN**

Drawn By: Author	Project Title:
Checked By: Checker	
Scale: 1/4" = 1'-0"	Drawing Title:
Date: 09/12/17	

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**MRB** *group*

Engineering, Architecture & Surveying

5250 South 31st Street, Temple, Texas 76780 Phone: 817-254-7711 2054  
Corporate Office: The Culver Road Building, 145 Road, Suite 161, Rochester, New York 14620 Phone: 585-581-9290  
TDD: 1-800-581-9290  
www.mrbgroup.com

Sheet No.  
**A102**  
2 of 4  
Project No.  
**4477.17002**



EAST 24th STREET

LILLY DRIVE

BEAL STREET

LOT 1

## BLOCK 2

LOT 2

## 1-STORY RESIDENTIAL


STORAGE  
BUILDING  
TO BE REMOVED

15' SETBACK

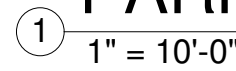
5' DRAINAGE &amp; UTILITY EASEMENT

WOOD FENCE

WOOD FENCE

<div> <div>  <div> <div>Engineering, Architecture &amp; Surveying</div> <div> 5259 South 3rd Street, Temple, Texas 76702 Phone: 254-771-2654  Corporate Office: The Culver Road Armsory, 145 Culver Road, Suite 160, Rochester, New York 14620  TDP: Firm Number: F-16015  www.mrbgroup.com </div> </div> </div> </div>	<p>THIS DRAWING AND OTHER RELATED DOCUMENTS ARE INSTRUMENTS OF MRB GROUP FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.</p>	<p>Project Title:</p> <p><b>CHRIST THE KING 315 EAST 24TH STREET BELTON, TX.</b></p>	<p>Project Title:</p> <p><b>SITE PLAN</b></p>	
	<p>Drawn By:</p> <p>Altner</p>	<p>Checked By:</p> <p>Chesler</p>	<p>No.</p> <p>Revisions and Descriptions</p>	<p>By</p> <p>Date</p>
	<p>Scale:</p> <p>1" = 10'-0"</p>	<p>Drawing Title:</p> <p>09/01/17</p>	<p>Copyright © 2017 MRB Group All Rights Reserved</p>	
	<p>Sheet No.</p> <p><b>V101</b></p>	<p>3 of 4</p>		
<p>Project No.</p> <p><b>4477.17002</b></p>				

2/13/17 2:32:00 PM





Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, September 19, 2017

---

The Planning and Zoning Commission met at 5:30 P.M. in the Evans Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Dave Covington, Ben Pamplin, Michael Pressley, Lewis Simms, David Jarratt and David Fuller. The following members were absent: Rae Schmuck and Joel Berryman. The following staff members were present: Director of Planning, Erin Smith, and Planning Clerk, Laura Livingston.

**Pledge of Allegiance** – Chair Baggerly led all present.

**Invocation** – Mr. Covington gave the Invocation.

- 4. Z-17-13 Hold a public hearing and consider a zoning change from Single Family-1 to Planned Development Single Family-1 Zoning District for use as a multi-purpose building to include church offices, meeting space, and associated Christian fellowship in the existing structure at 315 East 24<sup>th</sup> Avenue, located on the southwest corner of East 24<sup>th</sup> Avenue and North Beal Street.**

Ms. Smith presented the staff report (Exhibit B).

Chair Baggerly opened the public hearing. Mr. Ron Robertson, 311 Lilly Drive, stated he came to the meeting last month. He wrote a letter that he read to the Commission. He said he respectfully requests that the Commission denies the zoning change request. At the meeting last month, the Commission voted to deny the request and he believes this new request is virtually the same thing. He understands the church has a need for more space and as neighbors of the church for over 10 years, he feels the church is a good neighbor. During that time, he has never objected to anything they have done and he doesn't believe they have any intention to use the space except for what they say, but he believes as time goes by the property could be used for other things. This house is intended to be a single-family home and nothing else. This neighborhood was built in the 1970s and was intended to be a residential neighborhood. The property extends from Main Street with some space still open. He feels the use would be better served on the existing property. He sees this change as what he would call "urban creep." The neighborhood south of 24<sup>th</sup> Avenue has been very well preserved the way it was intended when it was laid out by developers and approved by the City many years ago. There are some commercial uses along 317, including a gym and nursing home. Businesses are looking for space anywhere they can, giving an example of a doctor's office and financial business across the church from the sanctuary. The rezoning of this property is an intrusion into the neighborhood. We don't have room or any desire to have an office building in a neighborhood. A neighborhood is for people to live in, to worship, for schools and parks; not a place for an office building and this is essentially what this is intended to be. He doesn't mean the intention to harm them. He very much would like to see his neighborhood stay that way. He believes the zoning change could potentially have a negative effect on his property value. If this starts now, then 24<sup>th</sup> Avenue will start to look like 6<sup>th</sup> Avenue because of urban creep. Again, this house was built as a single family home in a neighborhood with other homes for the same purpose. It was not intended as an office building. He respectfully asked the Commission again to deny the zoning request and thanked them for hearing his concerns.

Mr. Jose Torres, 2222 North Beal, said a lot of young families are moving in with young children and the neighborhood is now populated with small children. Traffic on Beal Street has increased because most people on 317 found out going down Beal Street avoids the traffic lights on 317. If that house is converted to the proposed use, it will create more traffic. I have a young daughter who likes to ride her bike and he's concerned about traffic. He said he fully agrees with Mr. Robertson that it could affect property values and he believes it should remain a single family home.

Mr. Ken Valka, 431 Arrowhead Point Road, representing Christ the King Catholic Church, thanked the Commission for returning for the second time. He said they have worked hard since the first presentation and they were a little unsure of what to do and they were not clear on their plans. Christ the King Catholic Church has been in Belton since the 1960s has grown to almost 4,000 people. We started out as a small mission and grown into this. We have developed 20 different ministries from ladies Bible study to the Knights of Columbus, with about 5 people to 40-50 people in these ministries. We have a lot of folks from that very neighborhood coming to our popular fish fry and it impacts the parking lot. We are trying to find a place to grow and accommodate our smaller groups like youth groups, and in many instances, they are meeting on top of each other because of the lack of space. When this property became available, Christ the King purchased this property because it's not a typical residential house in a neighborhood. This property is surrounded by streets, it is an island, surrounded by Beal Street, 24<sup>th</sup> Avenue and Lilly Street. Mr. Robertson lives across the street, adjacent to this property on Lilly Street where there's a wooden fence at the back. The elevation of Lilly Street is very high, and Mr. Robertson's house is set very high. From the back fence of our property, the back of the neighborhood slopes down at a huge angle to where the house is. Due to the way the lot slopes, the people there wouldn't even be seen in the backyard with Lilly Street so much higher than this property. Ms. Tanya Reed and Mr. Rene Rodriguez have looked at the house, and laid out plans that identify potential meeting space and administrative space. To address Mr. Robertson's concerns, this building is not going to be an office building. The space is specific for Christian fellowship meetings as laid out in our zoning change request and some administrative work. He said he's sure if the home were to be turned into an office building, someone would have to come before the Commission again and make a zoning change request. We don't intend to change the exterior, so it continues to look like a residential lot and home. They intend to remodel the interior and improve the landscaping and parking on the exterior. We do have space across the street in a parking lot, a field there that is ours to do with as we choose where more parking can be put in if necessary. Due to the traffic on 24<sup>th</sup> Avenue, it's not our intent to cause cross through traffic because most of the church members are not going to park on the street and we don't intend to cause a traffic jam there. We also do not intend to create a lot of noise in this place. As we drove to the meeting tonight, they looked at First Baptist Church and there are several homes around the church. We intend to maintain law and order so we don't cause a ruckus there. We intend to be good citizens and we don't intend to change that. We are looking for a low-cost way to fit our needs both inside and outside and won't be a disruption to the community because of the island aspect of this home. If we were proposing a zoning change for a property next to Mr. Robertson's house, I could see the objection. He pointed out the distance between 315 East 24<sup>th</sup> Avenue and Mr. Robertson's house. There is a great deal of room as to not bother any of the neighbors.

Chair Baggerly closed the public hearing.

Mr. Covington asked if this request is to change the zoning from Single Family-1 to Planned Development Single Family-1 Zoning District for use as a multi-purpose building to include church offices, meeting space, and associated Christian fellowship would limit this property to those uses only? Ms. Smith said the base zoning district will remain Single Family-1 and the Planned Development proposal will just allow for church offices, meeting space, and associated Christian

fellowship, so if a dentist office or attorney office, for example, want to move there, it would not be permitted. They would be required to rezone the property before opening their business. This request is very specific to this use.

Mr. Simms asked Ms. Smith to articulate the difference between the previous zoning request for Single Family-1 with a SUP and this Planned Development proposal? Ms. Smith said the zoning change requests both have a base zoning district of Single Family-1. According to the Zoning Ordinance, a property zoned Single Family-1 can request a Specific Use Permit for a church ancillary use. The Commission expressed concern that the church ancillary use language was too broad and should be more specific to the request. The applicant and City staff developed the Planned Development proposal so it was more specific to their use and what they're trying to accomplish versus a broad term like "church ancillary use" that could allow drug and alcohol rehabilitation services, for example. Mr. Simms asked if the church decides to sell this property, can it still be utilized as church offices, church meeting space and associated Christian fellowship or an office use? Ms. Smith said if this zoning change request is approved, the property could only be utilized for church offices, church meeting space, and associated Christian fellowship, or a single-family home.

Mr. Covington asked if the property could still be utilized as a single family home? Ms. Smith said yes, the base zoning district will remain Single Family-1.

Mr. Jarratt asked to look at the proposed interior floorplan. The majority of the space appears to be meeting space. Is the intent for the office to be occupied on a full-time basis and the meeting space periodically? Mr. Valka said the intention is to first take care of the small groups meeting there. Chair Baggerly said to Mr. Valka that at the last meeting they asked whether or not there would be a resident in the home and his answer was no. Is that still the case? Mr. Valka said absolutely. Mr. Pressley asked what the average size of the smallest and largest groups would be meeting there? Mr. Valka said the average size is 10-15. He's not sure what the maximum occupancy might be.

Ms. Tanya Mikeska-Reed, 1708 Club Circle, Salado, Texas, said the garage would be the largest occupancy though the largest room in the house would hold 30 to 35 people and the other rooms will hold 20 to 22 people at the maximum allowable occupancy according to the Intentional Fire Code.

Mr. Valka said with the home being 3,000 square feet, it could hold 200 people, although it's not their intention to fill it up every day. Ms. Mikeska-Reed said it's not going to be a full-time occupied house and each room will be allocated for certain meeting spaces. The largest room will be used to serve meals once a week and once a month with catering and gathering for fellowship after Sunday lunch. Mr. Covington asked about the restroom capacity? Ms. Mikeska-Reed said one restroom is required per 150 people, so they are creating two unisex restrooms, one that will be ADA accessible. They must meet egress, fire code, parking requirements, etc. Parking is a little bit trickier because it's determined by the use and not the occupancy. It's Ms. Smith's desire and our desire to not construct a parking lot and continue to let them park in other places. The topography of the lot doesn't allow for parking anywhere except the portion of the property along 24<sup>th</sup> Avenue, close to Lilly Drive. Mr. Pressley said the church must have specific parking requirements, and if this property is zoned Planned Development, what is the parking requirement? Ms. Smith said other than the church parking requirements, the only parking requirement close to this request is the requirement for one parking space per 300 square feet for an office use, so essentially 10 spaces are required based on the square footage.

Mr. Pressley asked if 30-40 people could be in this building at one time? Ms. Mikeska-Reed said possibly, however this zoning change request will not allow for on-street parking. So, the only



parking we have is off-street parking, which is a total of nine spaces and they're going to be using the church parking lot since parking is disallowed any other place. Ms. Smith stated that the parking can also be accommodated at the rectory across the street. Mr. Pressley said the parking on Sunday mornings and other times can be very dangerous, hectic, and crazy as cars pull out with cars parking the wrong direction on the street. Ms. Mikeska-Reed asked Mr. Valka if these services will ever be going on while there are church services? Mr. Valka said they will not have meetings at the same time as church services. There are three masses on Sunday morning, occupying the time of families that day each week. Chair Baggerly asked if the Commission members are concerned about enforceability of parking there, would the City consider placing "No Parking" signs by the street? Ms. Smith said she could speak with the Public Works and the Police Department about "No Parking" signage if desired by the Commission. The only concern she has with the installation of "No Parking" signage is that it would also not allow the neighbors to have any guests park there, though it could just be striped on the church side of the streets. Ms. Smith said "No Parking" signage is an option and it could be a provision in the request to include striping or signage. Mr. Jarratt said he's not hearing that there's any consternation from Mr. Robertson about the intent of the current use of what the church has presented, the future seems to be the bigger problem, essentially bookending that side of 24<sup>th</sup> Avenue with other than single-family homes. Not approving an alternative parking plan would encourage it's return to a single-family home. He mentioned ADA compliance parking to which Ms. Mikeska-Reed said it can be solved with the existing parking on the west side where the driveway is located. She asked if she's correct in saying that if Christ the King Church decided to no longer use the property, it would revert back to residential because it's a special use that goes along with the property? Ms. Smith said the zoning will remain in place until a zoning change request is proposed and approved by Council. Ms. Mikeska-Reed said they can't change the use without additional meetings. Chair Baggerly said they could go backwards and make it a Single Family-1 use once again. If anyone else wants to purchase the property and make it into an office use, they would have to come before P&Z Commission.

Mr. Pressley asked about the parking at the home, that people will have to double-park to fit that many cars in the driveway? Ms. Mikeska-Reed said that would be in the west end driveway, with one space open to allow for a ADA parking that must stay open. Four cars can park in the front from end-to-end. The standard City of Belton parking space size requirements will fit in there end-to-end.

Chair Baggerly asked Ms. Smith about the fence. Ms. Smith said they will replace the fence with a new 6-foot tall wooden privacy fence. Mr. Valka showed the photo of the current fence and explained their plans to replace it.

Chair Baggerly asked for any further discussion by the Commission. Hearing none, Mr. Pamplin made a motion to disapprove item Z-17-12. Mr. Pressley seconded the motion. Before the vote was cast, Chair Baggerly asked that the Commission make sure all questions have been addressed.

Mr. Covington said he doesn't think this zoning change is an unreasonable request and it limits the uses in a very agreeable fashion. This is proposed zoning is better than what was proposed to the Commission last month and falls in line with what other churches do in overlapping areas. Mr. Covington said he disagreed with the motion; the proposed zoning change and use is probably fine. Chair Baggerly said he agreed with Mr. Covington. He thanked the residents for voicing their concerns about this project. He said he would like to see parking requirements. Mr. Covington said if the Commission were to approve the item, would it be inclusive of additional parking on the northwest corner or without that? Ms. Smith said you can state as a provision of this zoning change request, "No Parking" signage must be installed. If you feel additional parking is needed, you can be specific to that as well in the motion.

Mr. Pressley said understanding that we have a balance to make between the church's needs and neighbors' needs. Since this was residential to begin with, unless there is a compelling reason to change it, the property should remain residential. If they don't have any other options because their property is limited in size, then we may make an exception. Mr. Pressley said the residential weight should weigh a little bit more than the church's plans.

Chair Baggerly asked Ms. Smith what will happen if the motion to deny passes? Ms. Smith said if it passes to deny the zoning change request as proposed, the applicant will have the opportunity to appeal the decision to the City Council which would require a three-quarter majority vote. That is the option if they want to move forward and appeal the Planning and Zoning Commission's decision.

Chair Baggerly asked for a vote on the motion on disapproval, which failed with 2 ayes (Pamplin and Pressley), 5 nays (Jarratt, Baggerly, Covington, Fuller and Lewis).

Mr. Covington asked if they want to discuss parking or no parking signage before a motion is made? Ms. Smith said it would be best to include any parking requirements in the motion. Mr. Covington said he doesn't agree with additional off-street parking adjacent to 24<sup>th</sup> Avenue because it won't maintain the look of a residential neighborhood. He said he's also not excited about requiring "No Parking" signage. Mr. Pamplin said the Commission should consider how many people will be in the area to drop off and pick up their children from a meeting at this property. Mr. Pamplin didn't believe there is an easy fix to this because it wasn't designed to be that way in the first place.

Mr. Simms asked Ms. Smith if they were to entertain a motion about requiring "No Parking" signage, could they extend just down that property? Ms. Smith said yes, it just needs to be clear in the motion. Mr. Simms asked for an example of what type of "No Parking" signs could be permitted there. Ms. Smith said a good example of this signage is on Beal Street just north of the railroad. If there is an existing curb, it could be painted to state "No Parking" instead of signage. She doesn't believe there is a curb on 24<sup>th</sup> Avenue so a pole sign would be needed there.

Mr. Covington asked if the Commission doesn't include "No Parking" signage in their motion and parking becomes an issue later, are there steps that can be taken to add signage? Ms. Smith said most definitely, the staff recommendation is that there is no parking on-street parking allowed for this use. Mr. Pressley asked how that would be brought up. Ms. Smith said it could be citizen concerns, or from Public Works or the Police Department noticing it is an issue. It can be resolved on a staff level without Commission and Council approval. Mr. Jarratt said his concern is the more you make it look commercial, the more it will be facilitated so he would do everything possible to maintain the look of as a residential property.

Mr. Covington made the motion to approve item Z-17-13 without the optional parking on the northwest corner and with the recommendation that includes no on-street parking. Mr. Simms seconded the motion to approve. The item was approved 5 ayes, 2 nays (Pamplin and Pressley).

## **ORDINANCE NO. 2017-28**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT SINGLE FAMILY-1 ZONING DISTRICT ON A 0.5419 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 14 DESIGN STANDARDS.**

**WHEREAS**, Catholic Diocese of Austin, owner of the following described property has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 19<sup>th</sup> day of September, 2017, at 5:30 p.m. for hearing and adoption, said district being described as follows:

315 E. 24<sup>th</sup> Avenue, 0.5419 acre, Belton, Texas  
(location map attached as Exhibit "A")

**WHEREAS**, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 26<sup>th</sup> day of September, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

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

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from a Single Family-1 Zoning District to Planned Development Single Family-1 Zoning District, in accordance with Section 10 – Single Family-1 Zoning District, and the Design Standards in Ordinance No. 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The allowable uses of the property shall conform to the Single Family-1 Zoning District in all respects, and in addition church offices, meeting space, and associated Christian fellowship are permitted.
2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
  - a. Site Development Standards discussed above (Exhibit B)



- b. Building Design Standards (Exhibit C)
  - c. Landscape Design Standards
3. A maximum of one 2-feet x 3-feet sign will be permitted on this site. Sign Standards shall conform to Ordinance 2008-11.
  4. No on-street parking along Beal Street, 24<sup>th</sup> Avenue, and Lilly Drive is permitted for this use.
  5. No alcohol or drug rehabilitation services are permitted on this site.
  6. The use shall not exceed a maximum noise level of 85 decibels measured at the property line.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 26<sup>th</sup> day of September, 2017, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

**SIGNED AND APPROVED** by the Mayor and attested by the City Clerk on this the 26th day of September, 2017.

---

Marion Grayson, Mayor

ATTEST:

---

Amy M. Casey, City Clerk

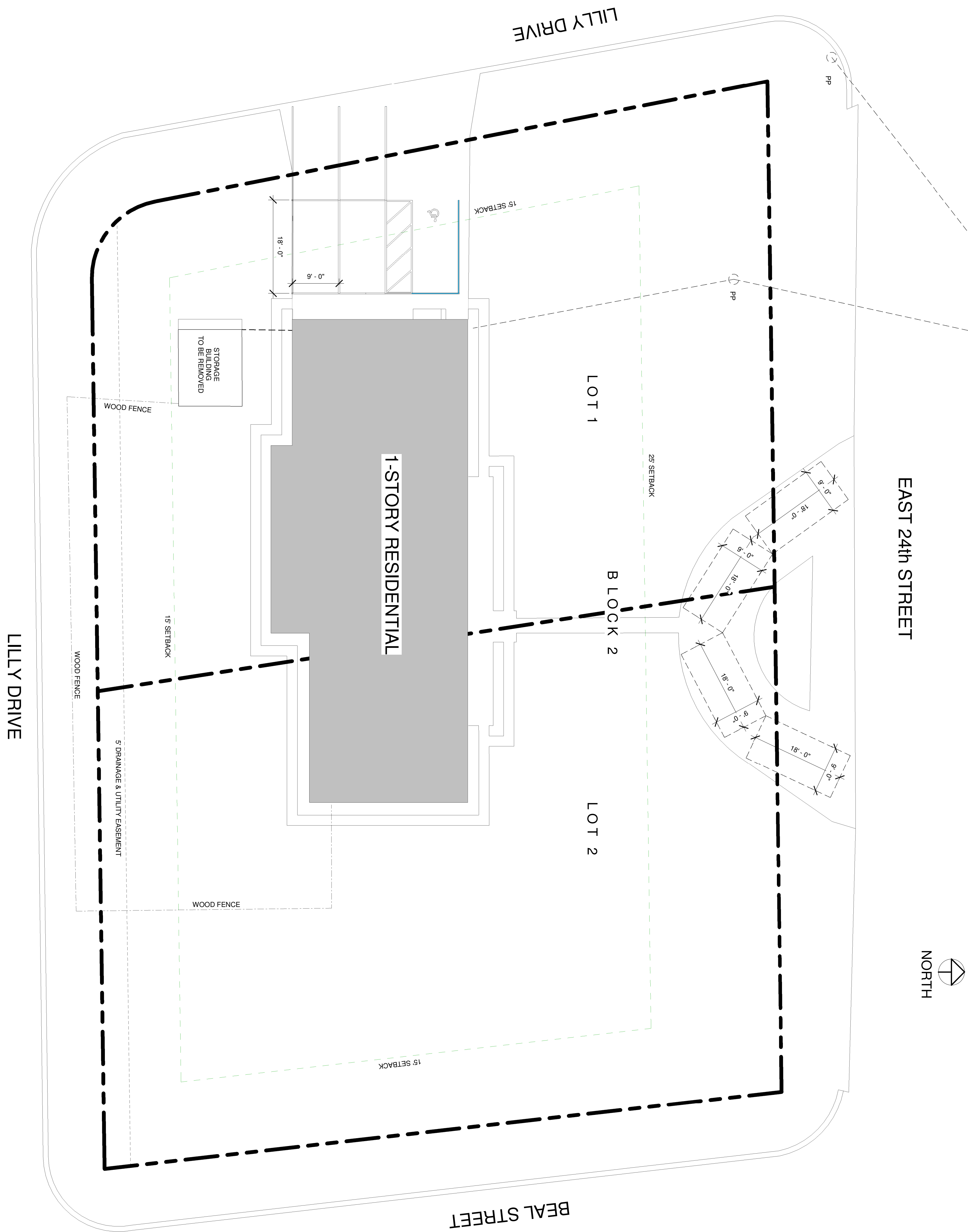
CITY OF  
**BELTON**  
Planning Department

Path: E:\City of Belton Projects Folders\Maps and Data\Zoning\Zoning Cases 2017\Z Cases\Z-17-13\Z-17-13 Location.mxd

Map Date: 9/6/2017 Aerial Imagery Date: 2015



## EXHIBIT "B"



# SITE PLAN

1" = 10'-0"

No.	Revisions and Descriptions	By	Date
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**CHRIST THE KING  
315 EAST 24TH STREET  
BELTON, TX.**

## SITE PLAN

Drawn By: Author
Checked By: Checker
Scale: 1" = 10'-0"
Date: 09/01/17

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**MRB** | *group*

**Engineering, Architecture & Surveying**

5250 South 31st Street, Temple, Texas 76702 Phone: 254-771-2054  
Corporate Office: The Culver Road Armory, 145 Culver Road, Suite 160, Rochester, New York 14620  
Phone: 585-381-9250  
TBPB Firm Number: E-10615

[www.mrbgroup.com](http://www.mrbgroup.com)

Sheet No.  
**V101**

Project No.  
**4477.17002**



3D View EXISTING

3D View SCHEMATIC

1  
1/4" = 1'-0"



No.	Revisions and Descriptions	By	Date
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## FLOOR PLAN

Drawn By: Author	Project Title:
Checked By: Checker	
Scale: 1/4" = 1'-0"	
Date: 09/12/17	
Drawing	

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A102

2 of 4

**4477.17002**

# Staff Report – City Council Agenda Item



**Date:** September 26, 2017  
**Case No.:** P-17-19  
**Request:** Preliminary Plat  
**Applicant:** Jerry Fisher/Turley and Associates

## **Agenda Item #13**

Consider a preliminary plat for the Heart of Texas RV Resort Addition, a 12.0 acre tract of land, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 miles south of Shanklin Road.

## **Originating Department**

Planning – Erin Smith, Director of Planning

## **Case Summary**

This is a 1-lot subdivision proposed for a Recreational Vehicle (RV) park.

## **Project Analysis and Discussion**

This is a 1-lot subdivision plat proposed as the Heart of Texas RV Resort Addition. This property is zoned Planned Development Commercial Highway Zoning District for a Recreational Vehicle (RV) park, approved on May 9, 2017. This property is directly adjacent to both IH-35 (west) and Toll Bridge Road (east). The Commercial Highway Zoning District requires a minimum lot area of 7,200 square feet and a minimum lot width of 60 feet. The proposed lot complies with the Commercial Highway Zoning District area requirements in all respects.

The principal issues associated with this plat involve subdivision ordinance requirements for orderly extension of public improvements – water, sewer, and streets.

The applicant's engineer, Victor Turley, submitted a cost estimate for a waterline extension, sewer line extension, and perimeter street improvements for Toll Bridge Road. According to Section 23-38, Extension of Utility Mains, of the Code of Ordinances:

- a. If the existing utilities are inadequate to properly serve proposed development, it will be the responsibility of the developer to extend water and sewer mains of the minimum size required or defined as necessary to serve the development. The

city may at its discretion participate in up to fifty (50) percent of the cost of off-site extension where it is deemed beneficial to existing development.

- b. If the city determines that oversizing of mains is necessary to achieve overall system goals or needs, the city shall pay for the cost of oversizing. Nothing herein shall be construed to obligate the city to participate.
- c. If the development site is not served by existing utilities, it shall be the responsibility of the developer to construct the offsite extensions as well as the onsite. Size shall be that necessary to properly serve the development consistent with the overall utility system.
- d. The city at its discretion may require oversizing and will pay for oversizing. The city may at its discretion participate for up to fifty (50) percent of the offsite extension cost. If the city participates, the developer shall not be entitled to recover any pro rata charges from any subsequent connections to the utility. If the city does not participate, the developer shall be allowed to recover pro rata charges from subsequent connections to the extension in accordance with the city's cost recovery policy.

There is a 14" waterline that stubs out onto this property According to the City's water and wastewater extension policy, the developer is required to extend the utilities to and through their property. The applicant has agreed to extend a 14" waterline from the existing 14" waterline stub-out just south of his property along IH-35 to his northern property boundary. An 8" waterline is required to serve this property. In order to facilitate future connections, we will recommend a development agreement to the City Council proposing to utilize City funds, to oversize the waterline from an 8" to a 14". According to the cost estimate completed by the applicant's engineer, the cost difference between an 8" and 14" waterline is \$37,390.

The City's IH-35 sewer line extension project is proposed to extend a 12" sewer line approximately 1,000 linear feet away from the northern property line. City staff are recommending the developer extend an 8" sewer line to serve this proposed development and the City would fund the cost to oversize the sewer line to from an 8" to a 14". The applicant's engineer submitted a letter requesting a variance to the sewer extension requirements. The variance is based on Section 19-79 - Sanitary Waste, of the Code of Ordinances, which states the following:

- a. Any RV park boundary line located within two hundred (200) feet of a sanitary sewer main will be required to tap onto the main.
- b. It is recommended, but not mandatory, that each RV site be provided with a sewer connection.
- c. It is mandatory that an acceptable sanitary waste station, approved by the building official, shall be provided for each one hundred (100) RV sites or parts thereof not equipped with individual sewer connections. The sanitary waste station must be connected to the city's sanitary sewer line if distance requirements as set forth in (a) above are in effect.



The applicant is proposing to install an on-site disposal system – septic tank to serve the RV, park and has stated the development will connect into the sewer system when it is constructed adjacent to their property in the future. The Heart of Texas RV Resort is proposed to contain 100 RV sites, and it is staff's judgment that connection to public sanitary sewer is preferable to serve this large development. The proposal to serve this development with a septic tank does not appear to be in the public interest. Since the sewer line will not be constructed within 200 feet of the proposed development, we recommend the applicant escrow the cost to construct an 8" sewer line along his 800' property frontage. According to the cost estimate completed by the applicant's engineer, the cost to extend an 8" sewer line 1,800 linear feet is \$296,786, so 800 linear feet is estimated to be \$131,905. We recommend a development agreement that includes a developer obligation to provide \$131,905 in funding to the City for a future sewer extension along 800' of this property's frontage. The development agreement should also include a provision that requires the developer to connect into the City's wastewater system within 90 days upon construction of a sewer line adjacent to this property.

Toll Bridge Road functions as a collector street and requires a total of 60 feet of ROW. Toll Bridge Road ROW ranges from 40 to 48 feet in width adjacent to this proposed subdivision. We recommend a ROW dedication of 30 feet from the center of the ROW, which will result in a ROW dedication of approximately 2 feet on the north side, 10 feet in the middle, and 4 feet on the south side.

Toll Bridge Road is a rural street section with open drainage and no curb and gutter. Toll Bridge Road is functioning as a collector roadway parallel to Interstate 35 with only an 18' asphalt pavement width. According to the Subdivision Ordinance, the developer is required to contribute one half the total cost of paving and installing curb and gutter for the portion of Toll Bridge Road adjacent to this property. The applicant's engineer submitted a letter requesting a variance to the perimeter street improvement requirements, and has stated that no access will be provided from this development to Toll Bridge Road. The perimeter street improvements to Toll Bridge Road are necessary to develop this property adequately and provide circulation for this development without causing a burden on adjacent properties or the public. The applicant's engineer has submitted a perimeter street cost estimate for the property frontage of 800 linear feet along Toll Bridge Road that identifies a cost of \$187,073.95. Staff recommends an alternative to eliminate the sidewalk and curb and gutter in effort to reach a compromise and reduce the cost burden on the applicant. The alternative cost estimate without sidewalks and curb and gutter is \$119,960. We recommend the applicant upgrade the street as recommended or contribute funding for the alternate perimeter street improvement requirements. If the developer does not contribute to perimeter street improvements, the cost to widen this roadway will fall to the taxpayers in the future.

In summary, the applicant agrees to extend the waterline in accordance with City policy, but has requested a variance to the perimeter street improvement requirements and extension of the sewer line to serve this property. Proper and timely urban development of this property requires developer participation in all infrastructure elements – water,

sewer, and street improvements. Due to the variance requests to provide these important development-related items, we recommend disapproval of the proposed preliminary plat.

### **Recommendation**

This item was presented to the P&ZC on September 19, 2017, and was recommended for disapproval by a vote of 7 to 1.

We concur in the recommendation of the P&ZC for disapproval, as there is no apparent basis for Staff to recommend approval of requested variances to sewer cost share and perimeter street improvements.

Recommend disapproval of preliminary plat for the Heart of Texas RV Resort Addition, a 12.0 acre tract of land, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 miles south of Shanklin Road.

### **Attachments**

Preliminary Plat Application  
Applicant Appeal Request  
Preliminary Plat  
Location Map  
Variance Letter  
Utility and Street Cost Estimate  
Letter to the Applicant's Engineer dated September 1, 2017  
P&Z Minutes Excerpt

**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 by the 15<sup>th</sup> day of the month ahead of the next month's P&Z meeting.)

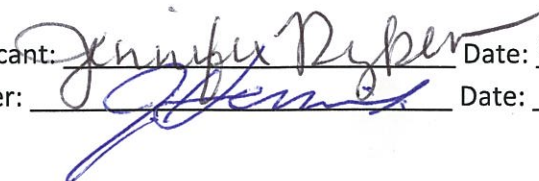
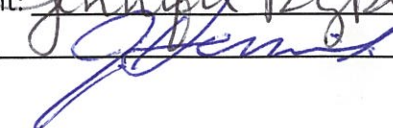
Applicant: Turley Associates, Inc. Phone: 254.773.2400  
Mailing Address: 301 North 3rd Street  
Email Address: jryken@turley-inc.com

Owner: Jerry Herrick Phone: \_\_\_\_\_  
Mailing Address: 13480 Blackberry Rd., Salado, TX 76571-5405  
Email Address: \_\_\_\_\_

Current Description of Property:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Acres: 12 Survey: F. Madrigal  
Abstract #: 554 Street Address: Toll Bridge Rd.  
Frontage in Feet: 668.37 Depth in Feet: 710.62

Does Zoning comply with proposed use? yes Current Zoning: PD-CH  
Name of proposed subdivision: Heart of Texas RV Resort Addition  
Number of Lots: 1 Fee: \$ \_\_\_\_\_

Signature of Applicant:  Date: 8/14/17  
Signature of Owner:  Date: 8-14-17



## Amy Casey

---

**From:** Erin Smith  
**Sent:** Wednesday, September 20, 2017 3:47 PM  
**To:** Amy Casey  
**Subject:** FW: Heart of Texas RV Resort Addition Preliminary Plat

**From:** jryken@turley-inc.com [mailto:jryken@turley-inc.com]  
**Sent:** Wednesday, September 20, 2017 3:31 PM  
**To:** Erin Smith <ESmith@beltontexas.gov>; classiccoach45@yahoo.com  
**Subject:** RE: Heart of Texas RV Resort Addition Preliminary Plat

Erin,

Yes, we would like for the City Council to hear the Preliminary Plat Case for the Heart of Texas RV Resort subdivision. Consider this our request to appeal the Planning and Zoning decision for disapproval.

Thank You,

Jennifer Ryken, P.E., C.F.M.  
Senior Project Engineer  
254.773.2400 Ex. 209

***TURLEY ASSOCIATES, INC.***  
***301 N. 3rd Street***  
***Temple, TX 76501***

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----- Original Message -----

**Subject:** Heart of Texas RV Resort Addition Preliminary Plat  
**From:** "Erin Smith" <ESmith@beltontexas.gov>  
**Date:** 9/20/17 2:29 pm  
**To:** "classiccoach45@yahoo.com" <classiccoach45@yahoo.com>, "jryken@turley-inc.com" <jryken@turley-inc.com>

Jerry and Jennifer,

The Planning and Zoning Commission recommended disapproval of the proposed preliminary plat at the meeting yesterday. If you would like to appeal the P&ZC's decision to City Council, please bring in or email me a letter requesting to appeal the P&ZC's decision by tomorrow, so it can be included on the September 26<sup>th</sup> Council agenda.

If you have any questions or need additional information, please let me know.

Thanks,

**Erin Smith, AICP**

Director of Planning

City of Belton

333 Water Street

P.O. Box 120

Belton, Texas 76513

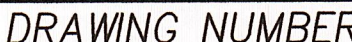
254.933.5816

254.933.5822 Fax


[esmith@beltontexas.gov](mailto:esmith@beltontexas.gov)











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TEMPLE, TEXAS 76501


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UTILITY PLAN FOR:  
**HEART OF TEXAS  
RV RESORT ADDITION**  
A 12,000 ACRE SUBDIVISION IN THE  
F. MADRIGAL SURVEY, ABSTRACT NO. 554  
CITY OF BELTON, BELL COUNTY, TEXAS

PREPARED FOR:  
**JERRY L. HERRICK & ELAINE S. HERRICK**  
13480 BLACKBERRY ROAD  
SALADO, TEXAS 76571

8114107



STATE OF TEXAS  
JENNIFER RYKEN  
106277  
REGISTERED  
PROFESSIONAL ENGINEER


## REVISIONS


[illegible]


DRAFTSMAN:	
FJS	
DATE:	
8/14/17	
COMPUTER FILE NAME:	
15-1031 UP	
REFERENCE DRAWING NUMBERS:	
REF DWGS NO.s	


15-1031


PAGE# 01


Proposed Water Line: 


Existing Water Line: 


Proposed Water Valve: 

Existing Water Valve: 

Proposed Tee: 

Proposed Flush Assembly: 

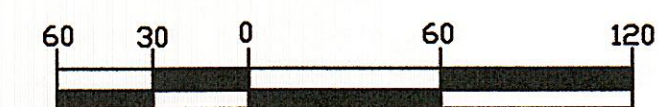
Proposed Fire Hydrant: 

Existing Fire Hydrant: 

THIS TRACT IS TO BE SERVED  
BY AN ON SITE SEPTIC  
FACILITY (O.S.S.F.).

UTILITY PLAN FOR:

**HEART OF TEXAS  
RV RESORT ADDITION**



CYNTHIA STANDARD WEEKS  
9 ACRES  
VOLUME 3276, PAGE 212

1  
12.000  
ACRES

INTERSTATE HIGHWAY NO. 35  
(VARIABLE WIDTH RIGHT-OF-WAY)

15' USE

Proposed  
8" WL

Existing  
14" WL

TxDOT Mon.

ACCESS DENIAL LINE  
PER TxDOT R.O.W. MAPS

TOLL BRIDGE ROAD

D US HIGHWAY 81

378' Iron Rd

ERNEST WADE MARKHAM  
2.428 ACRES  
BELLCAD PARCEL NO. 4

JAMES KINCAID AND  
WIFE, DILDRES D. KINCAID  
5.323 ACRES  
ATTICMENT NO. 2009-00048858

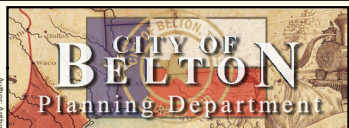
JERRY L. HERRICK AND  
WIFE, ELAINE S. HERRICK  
REMAINDER 23.96 ACRES  
DOCUMENT NO. 2010-00041470

1. ALL CONSTRUCTION TO COMPLY WITH CITY OF BELTON DETAIL SHEETS AND SPECIFICATIONS.
2. ALL BENDS AND FITTINGS WILL BE DUCTILE IRON MECHANICAL JOINT (D.I.M.J.) MEETING THE SPECIFICATIONS OF ANSI/AWWA C-110--77 OR AWWA 153.
3. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN.
4. SITE TO BE LEFT IN CONDITION EQUAL TO OR BETTER THAN PRE-CONSTRUCTION CONDITION.
5. ALL DISTURBED AREAS TO BE SEEDED AND IRRIGATED UNTIL GRASS IS ESTABLISHED.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY EXISTING UTILITIES.
7. UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS.



**Know what's below.  
Call before you dig.**





Author: Anthony McGowan, City of Belton  
Page: E:\City of Belton Project\Belton Maps and Data\Zoning\Zoning\_Cases\30-179-City of Belton\17-090-17-19.mxd

# P-17-19 Heart of Texas RV Resort Addition

**PROPOSED PLAT:**

Preliminary Plat  
Heart of Texas RV Resort Addition  
12.0 Acres

**PROPERTY OWNER:**

HERRICK, JERRY L  
ETUX ELAINE S

Proposed Heart of Texas RV Resort Addition

IH 35 SERVICE RD  
35 IH

IH 35 SERVICE RD


ON RAMP

EXIT 290 RAMP

TOLL BRIDGE RD

35 IH  
35

**Legend**

 P\_17\_19

Map Date: 9/7/2017 Aerial Imagery Date: 2015

0 265 530 1,060 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.



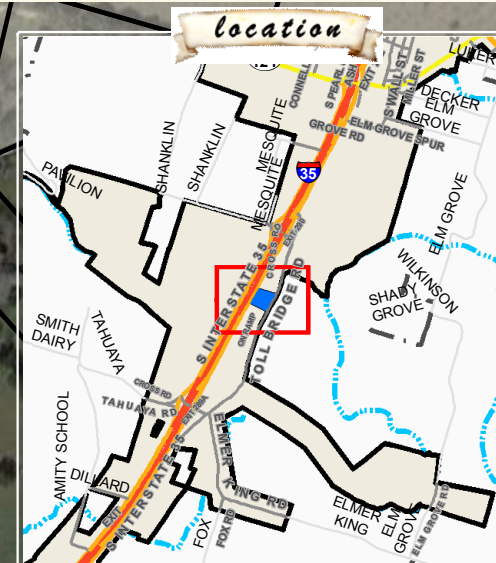
# P-17-19 Location - Heart of Texas RV Resort Addition

**PROPOSED PLAT:**

Preliminary Plat  
Heart of Texas RV Resort Addition  
12.0 Acres

**PROPERTY OWNER:**

HERRICK, JERRY L  
ETUX ELAINE S

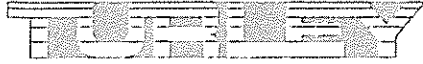


**LEGEND**

- P\_17\_19
- CityLimits







## **TURLEY ASSOCIATES, INC.**

301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
F-1658 FAX • (254) 773-3998

August 16, 2017

City of Belton  
Attn: Erin Smith, Director of Planning  
333 Water St.  
Belton, TX 76513

RE: Heart of Texas R.V. Resort Addition

Dear Erin:

As you are aware, Turley Associates, Inc. has not been involved in the previous meetings regarding this project, including Planning and Zoning and City Council consideration. Therefore, Turley Associates, Inc. is preparing the Preliminary Plat that the Fischer's agreed to. The preliminary plat represents the tract of land for the R.V. Park site plan, as presented to and approved by Planning and Zoning and City Council. Based on the R.V. Park zoning, the site plan is specific for utilities, traffic through the park, access and function of the amenities.

On behalf of our client we ask that the Preliminary plat be approved with the use of onsite septic facilities based on the following City of Belton Ordinances.

Belton Code of Ordinances Chapter 19- Recreational Vehicle Parks  
Sec. 19-79.-Sanitary waste

- (a) Any RV park boundary line located within two hundred (200) feet of a sanitary sewer main will be required to tap onto the main.*

Belton Code of Ordinances Chapter 23 – Utilities  
Sec. 23-2.-Connections

- (a) All primary use structures shall be connected to city water and sewer utilities, except:*
- (1) Where sanitary sewer is not within five hundred (500) feet of an existing structure or an existing lot of record or building lot, but water mains are in place, and where an alternative wastewater disposal system is permitted by the Bell County Health Department the requirement for connection to sewer will be waived. In the event a sanitary sewer main is constructed to within two hundred (200) feet of said property, the city reserves the right to require connection to the main.*

Belton Code of Ordinances Chapter 23 – Utilities  
Sec. 23-3.-Connection to public sewer when available.

*Every building intended for human habitation or occupancy abutting on a street or alley in which there is a public sewer or which is within two hundred (200) feet of a public sewer shall be connected to the sewer by the owner of the premises in the most direct manner possible and with a separate connection for each house or building.*

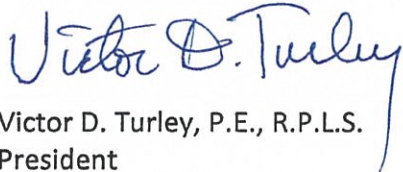
The sanitary sewer line that will terminate approximately 1000' north of this property is not slated to begin construction until 2018. Asking a property owner to extend the sewer line 1000' plus another 700' across his property for essentially one tap goes directly against the three ordinances mentioned above. We are requesting that the ordinances be followed and all the park to be serviced by septic systems.

On behalf of our client we also ask that the Preliminary Plat be approved with a variance to the perimeter street fees associated with Toll Bridge Road. Toll Bridge Road will not be used by the property as an entrance or exit and therefore will not be contributing traffic to this roadway.

Based on the above ordinances and court cases we respectfully request the City of Belton approve the Preliminary Plat as presented. Please do not hesitate to contact us to discuss this project.

Sincerely,

**TURLEY ASSOCIATES, INC.**

A handwritten signature in blue ink that reads "Victor D. Turley". The signature is fluid and cursive, with the first name "Victor" and last name "Turley" clearly legible. The middle initial "D." is smaller and less distinct.

Victor D. Turley, P.E., R.P.L.S.  
President

**TURLEY ASSOCIATES, INC.**301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
F-1658 FAX • (254) 773-3998

September 11, 2017

Engineer's Opinion of Probable Cost for:  
**PERIMETER STREET COSTS FOR TOLLBRIDGE ROAD**  
**(18.5' WIDTH OR 1/2 OF COLLECTOR)**

Item Description	Quantity	Units	Unit Cost	Item Cost
<b>A. ROADWAY</b>				
(1) 24" Standard Curb and Gutter	810	L.F.	\$11.50	\$9,315.00
(2) 6' Sidewalk	810	L.F.	\$35.00	\$28,350.00
(3) 10" Crushed Limestone Base	1940	S.Y.	\$12.00	\$23,280.00
(4) 2" HMAC Asphalt	1490	S.Y.	\$14.00	\$20,860.00
(5) Unclassified Roadway Excavation	1840	C.Y.	\$20.00	\$36,800.00
(6) Remove and Dispose of Trees/Brush	1	LUMP SUM	\$3,500.00	\$3,500.00
(7) Mobilization	1	LUMP SUM	\$6,000.00	\$6,000.00
(8) Ditch & Slope Grading	700	C.F.	\$5.00	\$3,500.00
(9) Seed Right-of-Way	1	LUMP SUM	\$8,200.00	\$8,200.00
(10) Silt Fence	800	L.F.	\$3.00	\$2,400.00
(11) SWPPP & Erosion Control	1	LUMP SUM	\$7,500.00	\$7,500.00
(12) Traffic Control Plan and Implementation	1	LUMP SUM	\$7,500.00	\$7,500.00
<b>SUB-TOTAL ROADWAY</b>				<b>\$157,205.00</b>

**SUMMARY**

A. ROADWAY IMPROVEMENTS	\$157,205.00
B. ENGINEERING SERVICES	\$18,864.60
C. CONSTRUCTION SERVICES	\$11,004.35
<b>SUB-TOTAL</b>	<b>\$187,073.95</b>

Engineer's Opinion of Probable Cost for:  
**ALTERNATE PERIMETER STREET COSTS FOR TOLLBRIDGE ROAD**  
**(18.5' WIDTH OR 1/2 OF COLLECTOR)**

Item Description	Quantity	Units	Unit Cost	Item Cost
<b>A. ROADWAY</b>				
(1) 10" Crushed Limestone Base	1890	S.Y.	\$12.00	\$22,680.00
(2) 2" HMAC Asphalt	1620	S.Y.	\$14.00	\$22,680.00
(3) Unclassified Roadway Excavation	1800	C.Y.	\$20.00	\$36,000.00
(4) Remove and Dispose of Trees/Brush	1	LUMP SUM	\$3,500.00	\$3,500.00
(5) Mobilization	1	LUMP SUM	\$6,000.00	\$6,000.00
(6) Ditch & Slope Grading	700	C.F.	\$5.00	\$3,500.00
(7) Seed Right-of-Way	1	LUMP SUM	\$8,200.00	\$8,200.00
(8) Silt Fence	800	L.F.	\$3.00	\$2,400.00
(9) SWPPP & Erosion Control	1	LUMP SUM	\$7,500.00	\$7,500.00
(10) Traffic Control Plan and Implementation	1	LUMP SUM	\$7,500.00	\$7,500.00
<b>SUB-TOTAL ROADWAY</b>				<b>\$119,960.00</b>

**SUMMARY**

A. ROADWAY IMPROVEMENTS	\$119,960.00
B. ENGINEERING SERVICES	\$14,395.20
C. CONSTRUCTION SERVICES	\$8,397.20
<b>SUB-TOTAL</b>	<b>\$142,752.40</b>



**TURLEY ASSOCIATES, INC.**301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
F-1658 FAX • (254) 773-3998

September 11, 2017

Engineer's Opinion of Probable Cost for:  
**HEART OF TEXAS RV RESORT ADDITION WATERLINE EXTENSION**  
**8" WATERLINE**

Item	Description	Quantity	Units	Unit Cost	Item Cost
<b>A.</b>	<b>WATERLINE</b>				
(1)	8" CL 150/C900 PVC Waterline	945	L.F.	\$50.00	\$47,250.00
(2)	Silt Fence	945	L.F.	\$3.00	\$2,835.00
(3)	Trench Safety	945	L.F.	\$2.50	\$2,362.50
(4)	8" x 6" Reducer	1	EACH	\$1,000.00	\$1,000.00
(5)	14" x 8" Reducer	1	EACH	\$1,400.00	\$1,400.00
(6)	Remove and Salvage 14" Gate Valve	1	EACH	\$1,400.00	\$1,400.00
(7)	Install Salvaged 14" Gate Valve	1	EACH	\$1,500.00	\$1,500.00
(8)	Remove and Salvage Fire Hydrant	1	EACH	\$1,800.00	\$1,800.00
(9)	Install Salvaged Fire Hydrant Assembly	1	EACH	\$1,900.00	\$1,900.00
(10)	Fire Hydrant Assemblies	3	EACH	\$4,500.00	\$13,500.00
(11)	8" x 8" Tee w/ Blocking	1	EACH	\$750.00	\$750.00
(12)	8" Flush Assembly	1	EACH	\$3,500.00	\$3,500.00
(13)	Mobilization	1	EACH	\$5,400.00	\$5,400.00
(14)	8" Gate Valve	1	EACH	\$2,000.00	\$2,000.00
(15)	Connection	1	LUMP SUM	\$4,300.00	\$4,300.00
(16)	Traffic Control Plan and Implementation	1	LUMP SUM	\$6,000.00	\$6,000.00
(17)	Remove and Dispose of Trees/Brush	1	LUMP SUM	\$3,500.00	\$3,500.00
(18)	SWPPP	1	LUMP SUM	\$1,200.00	\$1,200.00
(19)	Seeding	1	LUMP SUM	\$11,600.00	\$11,600.00
	<b>SUB-TOTAL WATERLINE</b>				<b>\$113,197.50</b>

**SUMMARY**

A.	WATERLINE IMPROVEMENTS	\$113,197.50
B.	ENGINEERING SERVICES	\$13,583.70
C.	CONSTRUCTION SERVICES	\$7,923.83
	<b>SUB-TOTAL</b>	<b>\$134,705.03</b>

**TURLEY ASSOCIATES, INC.**301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
F-1658 FAX • (254) 773-3998

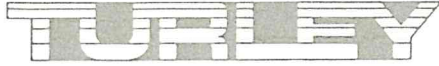
September 11, 2017

Engineer's Opinion of Probable Cost for:  
**HEART OF TEXAS RV RESORT ADDITION WATERLINE EXTENSION**  
**14" WATERLINE ALTERNATE**

Item Description	Quantity	Units	Unit Cost	Item Cost
<b>A. WATERLINE</b>				
(1) 14" CL 150/C900 PVC Waterline	945	L.F.	\$76.00	\$71,820.00
(2) Silt Fence	945	L.F.	\$3.00	\$2,835.00
(3) Trench Safety	945	L.F.	\$2.50	\$2,362.50
(4) 14" x 6" Reducer	1	EACH	\$1,200.00	\$1,200.00
(5) Remove and Salvage 14" Gate Valve	1	EACH	\$1,400.00	\$1,400.00
(6) Install Salvaged 14" Gate Valve	1	EACH	\$1,500.00	\$1,500.00
(7) Remove and Salvage Fire Hydrant	1	EACH	\$1,800.00	\$1,800.00
(8) Install Salvaged Fire Hydrant Assembly	1	EACH	\$1,900.00	\$1,900.00
(9) Fire Hydrant Assemblies	3	EACH	\$5,400.00	\$16,200.00
(10) 14" x 14" Tee w/ Blocking	1	EACH	\$1,500.00	\$1,500.00
(11) 14" Flush Assembly	1	EACH	\$4,000.00	\$4,000.00
(12) Mobilization	1	EACH	\$5,400.00	\$5,400.00
(13) 14" Gate Valve	1	EACH	\$6,100.00	\$6,100.00
(14) Connection	1	LUMP SUM	\$4,300.00	\$4,300.00
(15) Traffic Control Plan and Implementation	1	LUMP SUM	\$6,000.00	\$6,000.00
(16) Remove and Dispose of Trees/Brush	1	LUMP SUM	\$3,500.00	\$3,500.00
(17) SWPPP	1	LUMP SUM	\$1,200.00	\$1,200.00
(18) Seeding	1	LUMP SUM	\$11,600.00	\$11,600.00
<b>SUB-TOTAL WATERLINE</b>				<b>\$144,617.50</b>

**SUMMARY**

A. WATERLINE IMPROVEMENTS	\$144,617.50
B. ENGINEERING SERVICES	\$17,354.10
C. CONSTRUCTION SERVICES	\$10,123.23
<b>SUB-TOTAL</b>	<b>\$172,094.83</b>

**TURLEY ASSOCIATES, INC.**301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
F-1658 FAX • (254) 773-3998

September 11, 2017

Engineer's Opinion of Probable Cost for:  
**HEART OF TEXAS RV RESORT ADDITION SEWER LINE EXTENSION**  
**8" SEWER LINE**

Item	Description	Quantity	Units	Unit Cost	Item Cost
<b>A.</b>	<b>SEWER LINE</b>				
(1)	4' Diameter Manhole	4	EACH	\$4,800.00	\$19,200.00
(2)	8" SDR 26 Sewerline	1,800	L.F.	\$65.00	\$117,000.00
(3)	Concrete Encasement	100	L.F.	\$125.00	\$12,500.00
(4)	Tap into Lift Station	1	LUMP SUM	\$2,500.00	\$2,500.00
(5)	Silt Fence	1,800	L.F.	\$3.00	\$5,400.00
(6)	SWPPP	1	LUMP SUM	\$1,200.00	\$1,200.00
(7)	Mobilization	1	LUMP SUM	\$5,400.00	\$5,400.00
(8)	Remove and Dispose of Existing Asphalt	2,000	S.Y.	\$3.00	\$6,000.00
(9)	Roadway Grading and Reconstruction	2,000	S.Y.	\$25.00	\$50,000.00
(10)	Remove and Dispose of Trees/Brush	1	LUMP SUM	\$3,500.00	\$3,500.00
(11)	Seeding	1	LUMP SUM	\$16,300.00	\$16,300.00
(12)	Traffic Control Plan and Implementation	1	LUMP SUM	\$5,000.00	\$5,000.00
(13)	Trench Safety	1,800	L.F.	\$3.00	\$5,400.00
	<b>SUB-TOTAL SEWER LINE</b>				<b>\$249,400.00</b>

**SUMMARY**

A.	SEWER LINE IMPROVEMENTS	\$249,400.00
B.	ENGINEERING SERVICES	\$29,928.00
C.	CONSTRUCTION SERVICES	\$17,458.00
	<b>SUB-TOTAL</b>	<b>\$296,786.00</b>



**TURLEY ASSOCIATES, INC.**301 NORTH THIRD STREET • TEMPLE, TEXAS 76501 • (254) 773-2400  
F-1658 FAX • (254) 773-3998

September 11, 2017

Engineer's Opinion of Probable Cost for:  
**HEART OF TEXAS RV RESORT ADDITION SEWER LINE EXTENSION**  
**12" ALTERNATE SEWER LINE**

Item	Description	Quantity	Units	Unit Cost	Item Cost
<b>A.</b>	<b>SEWER LINE</b>				
(1)	4' Diameter Manhole	4	EACH	\$4,800.00	\$19,200.00
(2)	12" SDR 26 Sewerline	1,800	L.F.	\$78.00	\$140,400.00
(3)	Concrete Encasement	100	L.F.	\$125.00	\$12,500.00
(4)	Tap into Lift Station	1	LUMP SUM	\$3,500.00	\$3,500.00
(5)	Silt Fence	1,800	L.F.	\$3.00	\$5,400.00
(6)	SWPPP	1	LUMP SUM	\$1,200.00	\$1,200.00
(7)	Mobilization	1	LUMP SUM	\$6,500.00	\$6,500.00
(8)	Remove and Dispose of Existing Asphalt	2,000	S.Y.	\$3.00	\$6,000.00
(9)	Roadway Grading and Reconstruction	2,000	S.Y.	\$25.00	\$50,000.00
(10)	Remove and Dispose of Trees/Brush	1	LUMP SUM	\$3,500.00	\$3,500.00
(11)	Seeding	1	LUMP SUM	\$16,300.00	\$16,300.00
(12)	Traffic Control Plan and Implementation	1	LUMP SUM	\$5,000.00	\$5,000.00
(13)	Trench Safety	1,800	L.F.	\$3.00	\$5,400.00
	<b>SUB-TOTAL SEWER LINE</b>				<b>\$274,900.00</b>

**SUMMARY**

A.	SEWER LINE IMPROVEMENTS	\$274,900.00
B.	ENGINEERING SERVICES	\$32,988.00
C.	CONSTRUCTION SERVICES	\$19,243.00
	<b>SUB-TOTAL</b>	<b>\$327,131.00</b>



# City of Belton

Planning Department

September 1, 2017

**Applicant: JENNIFER RYKEN – TURLEY / JERRY HERRICK - OWNER**

**Date Submitted: 08-16-17**

**Project: HEART OF TEXAS RV RESORT ADDITION**

**Location: 12.00 ACRES (5353 S IH 35 SVC RD / TOLL BRIDGE RD)**

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

## Planning:

1. Please state the ROW width and street pavement materials and width of Toll Bridge Road. A ROW dedication may be needed if the ROW is less than 60 feet.
2. Please include a 10' Public Utility Easement behind the 15' City of Belton Utility Easement along I-35 and Toll Bridge Road. In this case, there will be the 15' City of Belton Utility easement adjacent to the property line and the 10' PUE will be next to the 15' City of Belton Utility Easement.
3. The preliminary plat includes final plat signature blocks. Please revise the signature blocks in accordance with the City of Belton Subdivision Ordinance:

“APPROVED FOR PREPARATION OF FINAL PLAT”

\_\_\_\_\_  
CHAIRMAN, PLANNING & ZONING COMMISSION

\_\_\_\_\_  
DATE

“APPROVED FOR PREPARATION OF FINAL PLAT”

\_\_\_\_\_  
MAYOR, CITY COUNCIL

\_\_\_\_\_  
DATE

4. Please include building setback lines on the plat.
5. Please revise the perimeter street cost estimate to include an alternative estimate, on the same page under the current cost estimate, that excludes the cost of the sidewalk and curb and gutter (Line Items #1 and #2).

## Public Works/KPA:

1. Please provide a 15' City of Belton utility easement along the IH-35 frontage road for the water line. The extension of the waterline shall be placed in the COB easement, not in TxDOT ROW.
2. Please provide a 15' City of Belton Utility Easement along Toll Bridge Road for future sewer.
3. Please provide a 15' City of Belton utility easement along the northern property line for future water line.
4. Water flush assembly shall be automatic, per attached detail.

5. The required storage in the detention pond and the depth of the outlet structure needs to be designed to the limiting capacity of the downstream channel.

**Building Official:**

No comments.

**Fire Department:**

No Comments.

**Police Department:**

No Comments.

**GIS:**

Correct field notes/plat. Line #2 – Field notes/Plat bearings do not match. (Field notes: S 28-05-26 W vs. Plat: S 28-05-41 W)

**Outside Utility Provider Comments**

- ☐ **Oncor:** No response received.
- ☐ **AT&T:** No response received.
- ☒ **Atmos Energy:** In agreement with the proposed plat.
- ☐ **Charter Communication:** No response received.
- ☐ **Centrovision:** No response received.
- ☐ **Spectrum (Time Warner):** No response received.
- ☒ **USPS:** In Agreement with proposed plat. Mailbox parcels will be left at office for pickup.
- ☒ **Clearwater UCD:** Please see the attached letter.
- ☒ **TXDOT:** TxDOT requests a one foot non-access easement to be placed beginning at the proposed southern property corner abutting IH 35 Right of Way extending northerly for a distance of 425', then an opening of 50' for proposed driveway location then continue the non-access easement along the remainder of the property abutting IH 35 Right of Way. TxDOT cannot recommend plat approval until the above conditions are met.

**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.**



Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, September 19, 2017

---

The Planning and Zoning Commission met at 5:30 P.M. in the Evans Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Dave Covington, Ben Pamplin, Michael Pressley, Lewis Simms, David Jarratt and David Fuller. The following members were absent: Rae Schmuck and Joel Berryman. The following staff members were present: Director of Planning, Erin Smith, and Planning Clerk, Laura Livingston.

**Pledge of Allegiance** – Chair Baggerly led all present.

**Invocation** – Mr. Covington gave the Invocation.

**5. P-17-19 Consider a preliminary plat for the Heart of Texas RV Resort Addition, a 12.0 acre tract of land, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 miles south of Shanklin Road.**

Ms. Smith presented the staff report (Exhibit C).

Mr. Victor Turley, 301 North 7<sup>th</sup> Street, Temple, said he wanted to go back in time because the Commission approved the project on December 20, 2016. He doesn't know if the same Commission members that voted when the zoning was approved for a RV park are still on the Commission. Zoning is totally different from a subdivision plat. We were brought in just recently to prepare this preliminary plat because the owners had offered to do that for the City. All of these fees and utility requirements are covered in the recreational vehicle park section of the ordinance (Code of Ordinances). He read from it to the Commission, including what is needed, a site plan – that was done, he said. The Commission saw this on December 20<sup>th</sup>. Mr. Turley said the plans are then forwarded to the P&Z Commission for review, which happened. By this ordinance, this gentleman was done. The only thing not private within the RV Park is the waterline, and otherwise everything is part of the RV park ordinance which is specific to what you have to do and how you have to do it. This project has been expanded with this Commercial Highway zoning PD and there is so much difference between a Commercial Highway zoning and an RV park, they're not similar at all in any way. Our part in this project, which just happened recently to plat, but this plat in my opinion is certainly not required. These additional extension fees and so forth; we meet the sewer requirement and there is no sewer because it's planned for fall 2018 so we couldn't connect to it. We're talking \$300,000 to do the sewer for this project, the project for 100 RVs, estimated to be 40 gallons a day. We have 12 acres of land and it is very easy to build this project. The small amount we will produce on 12 acres will be very easy on the septic tank. This project is thought to be out in the rural area – we're in the City and lucky to have the waterline. We can't stand to pay \$500,000 on top of this project. Mr. Turley said he's not seen owners as voracious about a project as the Fishers, as they have been working on this for a year now.

Mr. Jerry Fisher, 16 Verbena Street, Morgan's Point Resort, said he and his wife started this project long before going to the P&ZC. They initially visited with City Manager, Sam Listi and Ms. Smith, and talked about constructing an RV park, a nice RV park in Belton. The RV Park will have sites 30 feet wide and 70 feet wide for big rigs coming through. Motorhomes are getting larger and larger and have a 50-amp requirement. If we don't do this project, we have lost a lot of money in preparation of this project and Belton is going to lose a lot of money not approving it. It's not feasible for us to

spend \$400,000 to make the sewer work. We're just a husband and wife team, we're not Trump. We would ask for the Commission to approve this plat so we can move on. Ms. Bonnie Fisher said they're from here and would like to move back home. Mr. Fisher said he has a sign that says never quit because you never know how close you are to success.

Chair Baggerly asked Ms. Smith about the Zoning Ordinance. Ms. Smith said the City does not have a zoning for a recreational vehicle park within the Zoning Ordinance. Since this property is located along I-35, it's designated for commercial development. The opportunity for a zoning change request was a Planned Development for an RV park with Commercial Highway as the base zoning district. There are no issues with the zoning that Ms. Smith is aware of.

Mr. Pamplin asked about the curb and gutter on Tollbridge Road. Ms. Smith said it's a very narrow, collector roadway parallel to I-35. According to our Zoning Ordinance, creation of a building site requires a subdivision plat, so that's why this property is subject to platting. What comes with platting requirements are road and street improvement requirements, waterline and sewer line extensions. Tollbridge Road is an unimproved roadway without curb and gutter and open drainage. The Subdivision Ordinance requires the developer to construct 18.5 feet of pavement, including curb and gutter and a sidewalk for this roadway. Since Toll Bridge Road is a rural roadway without curb and gutter and sidewalks close by, we were cognizant of the applicant's cost and are recommending an alternative that is less costly and removes the requirements for curb and gutter and sidewalk installation. We recommend the applicant either provide the funding or construct perimeter street improvements for Tollbridge Road, which eliminates the requirement for curb and gutter and sidewalk, but would significantly widen and improve that roadway for adequate traffic circulation.

Mr. Covington said currently Toll Bridge Road has 18 feet of pavement. How much is required? Ms. Smith said 37 feet for a collector street. The perimeter street improvement requirements state the developer shall construct 18.5 feet, half of the roadway width, which includes curb and gutter; therefore, eliminating the curb and gutter removes 2 feet from that requirement. Ms. Smith said staff is recommending 16.5 feet of pavement to comply with the perimeter street improvement requirements. The City Engineer recommended to start at the center line of the road and reconstruct and add 16.5 feet that way. The road is in very poor condition. We feel the second entrance is needed with 100 RV park sites proposed. The perimeter street improvement requirements are required whether there is an entrance or not.

Mr. Pamplin asked about an entrance on Tollbridge Road. Ms. Smith said when the zoning change request was proposed to the P&ZC and Council, a second entrance onto Toll Bridge Road was proposed on the site plan. The applicant's engineers sent in a variance letter requesting a variance to the perimeter street improvement requirements and they would not provide an entrance. Chair Baggerly asked about the requirements for a second entrance. Ms. Smith said she would have to refer to the Fire Marshal in regard to Fire Code requirements. The Subdivision Ordinance states that subdivisions with more than 50 lots must provide two entrances. There are not separate lots within this development, but the proposal is to build 100 RV sites.

Mr. Fuller asked about the frontage along I-35 and the distance of the property from one end to the other? Mr. Turley said it's close to 750 feet, south to north. Mr. Fuller said if two entrances were put in along I-35, isn't 450 feet from one entrance to the next acceptable? The original layout shows one entrance on the front, and there was discussion of not coming out Tollbridge Road, so would there be an option to put two entrances along the I-35 frontage? Ms. Smith said that is a TxDOT decision, we can't speak for them. The issue with that is that all of the traffic is still dispersing onto one roadway. Mr. Fuller said he believed the rule is 450 feet. Ms. Smith said she knows it depends on

the speed limit as well, but yes there is a distance requirement between driveway entrances. Ms. Smith said she still feels Tollbridge is a better alternative. Also, perimeter street improvements are not required based on whether there is driveway off that road or not. Perimeter street improvements are required when a property has frontage adjacent to an unimproved street. Mr. Fuller asked about the width of the bridge getting closer to Shanklin Road? Mr. Fisher said it's 12 feet. Mr. Fuller said coming out of Tollbridge Road he guessed you would go the other way, but there's some limitation there because of that bridge. Mr. Fuller said in his opinion two entrances on I-35 frontage could work based on the speed limit and the ability to have 450 feet between the two entrances.

Mr. Covington said he was appointed to the Commission in July, so he doesn't have the history. He asked Ms. Smith if the project that was approved on December 20, 2016, was in opposition to the staff's recommendation, or something spurred by the Commission? Ms. Smith said platting requirements and zoning requirements are different. Ms. Smith said they did have a favorable recommendation for this zoning change request in December. After that meeting, staff met with the applicant to discuss the platting requirements and that's when the applicant expressed they would extend the waterline, but they would not like to have sewer extension requirements or perimeter street improvement requirements. Based on the applicant's proposal to not extend sewer and not complete the perimeter street improvement requirements, staff recommended disapproval of the zoning change at the May 9<sup>th</sup> Council meeting and the zoning change request was approved by the Council.

Mr. Turley read from Chapter 19 of the Code of Ordinances. Mr. Turley stated the ordinance is clear, this development does not require a subdivision plat and is not required to meet the Subdivision Ordinance requirements. The ordinance is very specific and addresses every item we've been talking about. Mr. Turley said while he wasn't here early on in the project, this ordinance allows this facility to be built where it's zoned and it is zoned for a Recreational Vehicle Park. He said he didn't think Ms. Smith had information that was sent to her about perimeter street fees. Ms. Smith said it was sent about another project and wasn't relative to that project. Mr. Turley said yes, it was about a different project, but the Texas Supreme Court ruled in 2004 regarding the City of Flower Mound which was pretty much making the developers in Flower Mound build roadways adjacent to their property and the ruling of the Supreme Court was that developer was responsible for the amount of traffic that you put on that property, so in this case no traffic will be put on this roadway. Mr. Turley said this has been addressed by the Texas Supreme Court, just FYI. Mr. Covington asked him what he was reading from? Mr. Turley said the City of Belton's ordinance. Ms. Smith said it's the Code of Ordinances. Mr. Turley said this is the RV Park ordinance, the ordinance we have all referred to over the last year, so I think we need to follow the ordinance. Ms. Smith said that ordinance does provide a guide for RV Parks, however there are other factors to consider other than just that ordinance. Ms. Smith said the Code of Ordinances is also very clear that all developments must be served by utilities. Also, the Zoning Ordinance states that creation of a building site requires a plat. The Subdivision Ordinance requirements still apply to this development. Since the zoning change was approved with an entrance at Toll Bridge and I-35, typically if the site plan is revised then that goes before the P&Z Commission and Council once again.

Mr. Covington said the current zoning is Planned Development, Commercial Highway for an RV Park. What bearing does that CH zoning have on this proposal? Ms. Smith said the maximum lot coverage, setbacks, minimum lots size, etc. Mr. Covington asked if the property would need to be rezoned if something other than an RV Park was proposed there? Mr. Smith said yes, because the Planned Development is specifically for the development of an RV Park.



Chair Baggerly said it sounds like we have a difference in opinion between the City and the developer about whether or not this is a subdivision and the platting requirements of a subdivision are required. Mr. Fisher said Mr. Turley prepared a plat, so that was in compliance. We have a letter from the Bell County Health Department approving the septic tank. We're trying to work with the City extend the waterline, which is an expensive component and we request a variance for the sewer line extension and the perimeter street requirements. All the sites will have sewer, cable TV, and internet. We're asking for a variance on those two items (sewer line extension and perimeter street improvements). Mr. Covington said the costs are quite expensive, however I also feel like the requirements in place are not there by accident. I'm torn, I really am. Mr. Covington said he understands the applicant's position and also understands the future development needs, so he certainly can see both sides of the issue. Mr. Fisher said another thing is that this property is now zoned for an RV Park, and someday someone like Buc-ee's is going to come and build something, so it's going to happen anyway. He said he wants to go ahead and pass this thing to start generating money for the City of Belton. We will pay school taxes and people will come from all over to spend money. There will be winter visitors coming in spending four to five months. On the way in, they will stop; on the way out, they will stop; so it's not only generating revenue for a private entity, but also for the City and that's why Belton incorporated all that land out there.

Mr. Covington said he understands that, but it's also putting a burden on taxpayers if we approve the plat with variances to the sewer line and perimeter street improvements that would typically fall to the developer; is that correct? Ms. Smith said yes. Ms. Fisher said when they started the project 1.5 years ago, they were told the sewer was already going to be there by now and the City hasn't even started building the sewer line extension yet. Mr. Fisher said they said we're going to have to wait another year or more to connect to sewer. They can't even tell us when.

Mr. Pamplin asked if there was a limit on how long people can stay at the park? Mr. Fisher said six months. Mr. Pamplin asked, six months? Ms. Smith said according to the ordinance, the maximum stay is 90 days. Mr. Fisher said he talked to City Manager, Sam Listi about that and he thought that would change because of people who will come and stay here for the winter, so that's supposed to be changed. Mr. Pamplin said, but currently it's 90 days? Ms. Smith said until Council approves an amendment, the requirement is 90 days. Mr. Fisher said this is an RV Park, it has wheels on it; it's not a place where the wheels are off and it will sit there. He had a very large park in Houston. Mr. Fisher said if we don't receive the variances, he's not sure where this property is going to go. We spent a ton of money trying to get this ready, but I can tell you one thing, we won't be paying for the sewer and we won't be paying for the streets, we just can't. We don't have the money. Ms. Fisher said not that we don't want to; we can't.

Chair Baggerly asked if there is an option to table this and maybe visit with the city attorney? Ms. Smith said the Commission has the option to table this item, but City staff have visited with the city attorney multiple times regarding this development and he concurs with staff recommendation. Mr. Pamplin said the discrepancies are that the applicant is not going to budge on what the City staff recommends, then what are we tabling? Mr. Fisher said it's not that we don't want to do it; we would be glad to do it if the funds were there to do it. Mr. Fisher said Mr. Listi asked in a meeting what it would cost install a septic tank? He told Mr. Listi probably \$50,000, and Mr. Listi said the City would prefer the developer's funds be spent on the public sewer line rather than an on-site septic system. Mr. Fisher said if the sewer line was right there, he'd pay that \$50,000. Ms. Fisher said they can't tell us when the sewer line is going to be there or when we can even start on this; so we're at a standstill.

Jerry Herrick, 13480 Blackberry Road, Salado, is the landowner. He said the last time we were at City Council and they were going to vote to change (rezone) the property to allow an RV Park and at that time there was much discussion about the possibility of variances. The Council voted 3-1 in favor of our position. On June 1<sup>st</sup>, he visited with one of the City Council members and asked him what were his thoughts on the variances, and he told Mr. Herrick that he specifically would vote for these variances because he called Tollbridge Road, a road to nowhere. The Councilmember stated in the meeting that these additional requirements were business killers. There were three things the City was asking for: water, sewer and Tollbridge Road. That is an enormous amount of money they are expecting him to have and supposedly water was going to be there, sewer was going to be there and all this was going to be done. They bit the bullet and said they would pay for the waterline, so there is movement on their part. They just don't have the money at this time. During his June 1<sup>st</sup> visit with a Councilmember, he asked Mr. Herrick if he intended to meet with the other City Council members? Mr. Herrick told him he wasn't sure and that he would wait until he gets a little bit closer to that date. The Councilmember asked Mr. Herrick if he would like for him to visit with the other Councilmembers? Mr. Herrick said if we can get past this hurdle, I think we can get this plat approved with these variances. This project is the first one out there. If they build it, other people will come. There's \$3.5 million put into this project and it's going to look good. He thanked the Commission for the opportunity to speak.

Mr. Fuller asked if staff is recommending the applicant upgrade the sewer line to a 12 inch? Ms. Smith said the zoning change was approved by Council with the condition that is subdivision plat is required that addresses the requirements for perimeter street improvements to Toll Bridge Road and waterline and sewer line extensions. Ms. Smith said staff is proposing the applicant provide funding for an 8-inch sewer line adjacent to their property, 800 feet of frontage, with the idea that the City will oversize in the future. The cost for 800' of sewer line is \$131,000, according to the applicant's cost estimate. Mr. Fuller asked if they would install the sewer line and not tie in? Ms. Smith said no, City staff is not recommending the applicant install a sewer line. City staff are recommending the applicant contribute funding in escrow and the City would use those funds in the future for trunk sewer line extensions adjacent to this property. From the City staff's perspective, Ms. Smith described how each property owner is responsible for extending the sewer line to and through their property, so if the line isn't extended by each property owner, this will fall to the City to extend or one property owner will be responsible for a sewer line extension from where it stops to their property. Mr. Fuller said they do need the sewer line and being the first guy is sometimes not fun. If they're starting at one end, do they stub it out? Ms. Smith said they would not recommend they install the sewer line without any connections. City staff recommends the applicant provide the funding recommended in escrow and the City will utilize those funds for a sewer line extension. Mr. Fuller asked about the cost estimate. Ms. Smith said the cost estimate was provided by the applicant's engineer, which includes everything that encompasses installation of a sewer line. Mr. Fuller asked if the sewer line would be on the east or west side of Toll Bridge Road? Ms. Smith said the west side. Mr. Fuller asked if there is not an opportunity to have two entrances off the interstate and omitting the entrance off Toll Bridge Road? Ms. Smith said staff hasn't received a revised site plan to review an alternate driveway location, though she believes the second entrance to Toll Bridge Road is needed to disperse the traffic versus dispersing all traffic to the I-35 frontage road. Mr. Pamplin asked about the maximum stay according to the ordinance? Ms. Smith said it would take Council approval to revise that.

Mr. Pamplin made a motion disapprove P-17-19. Mr. Covington seconded the motion, which was approved with 7 ayes, 1 nays (Fuller).

# Staff Report – City Council Agenda Item



## **Agenda Item #14**

Consider an ordinance amending the FY 2017 budget.

### **Originating Department**

Finance Department – Brandon Bozon, Director of Finance

### **Summary Information**

The 2005 City Charter provides that budget amendments occur by ordinance. The enclosed ordinance includes all known budget amendments to date for FY 2017. Some of these were approved by City Council as they arose during the year. The need for other amendments occurs in the course of operations during the year. Amendments not yet approved by Council (shaded in gray on the attached ordinance) include:

- An increase in General Fund insurance proceeds revenue of \$25,600 and an aggregate increase to police vehicle maintenance and brush vehicle maintenance of \$25,600 to cover repairs or replacement costs covered by insurance proceeds.
- An increase in refuse collection fee revenue and an increase in refuse collection contract expenditures of \$20,000 to adjust revenues closer to actual and cover the additional refuse contract expenditures due to greater than anticipated customer growth.
- An increase in water and sewer tap & connection fees revenue and an increase to water meter & tap material expenditures of \$75,000 to adjust revenues closer to actual and to cover the additional expenditures due to the number of new water taps during the year exceeding previous year actuals and current year budget.
- An increase in TIRZ operating budget expenditures to cover the street maintenance costs for streets located within the TIRZ as a part of the Year 3 Street Maintenance Plan (\$162,210); to cover additional façade grant funding for anticipated requests (\$30,000); and to cover additional funding required for the implementation of the Retail Development Plan and Hotel-Conference Center Feasibility Study (\$10,000). Action was taken by the TIRZ Board to approve this amendment on 3/27/17, and was included in FY 2018 budget discussions, but no Council action was taken at previous meetings.

Other amendments previously approved, and included in this ordinance are:

- The use of \$52,904 of Hotel-Motel fund balance to assist in the implementation of the City's Master Signage Plan for Downtown.
- The use of \$178,000 of BEDC fund balance to purchase 117 North East Street.
- The use of \$4,100,000 of BEDC fund balance to establish a BEDC Capital Projects Fund



- The use of \$240,000 of General Fund fund balance to prefund year 4 of the Street Maintenance Plan.
- The increase in bond proceeds and bond issue costs related to the 2017 refunding general obligation issuance.
- The use of \$1,222,241 to supplement funding for the construction of Phase I of the improvements at the Temple Belton Wastewater Treatment Plant.

### **Fiscal Impact**

Amount: See ordinance

Budgeted: \_\_\_ Yes **X** No

If not budgeted: \_\_\_ Budget Transfer \_\_\_ Contingency **X** Amendment Needed \_\_\_  
Capital Project Funds

Funding Source(s): See ordinance

### **Recommendation**

Recommend approval of the attached ordinance.

### **Attachments**

Proposed ordinance

**ORDINANCE NO. 2017-29**

**AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE CITY OF BELTON FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017.**

**WHEREAS**, the budget for the fiscal year beginning October 1, 2016, and ending September 30, 2017, was duly adopted by the City Council of the City of Belton, pursuant to the Charter of the City of Belton; and

**WHEREAS**, the Charter of the City of Belton provides that to protect the public health, safety, welfare and resources of the City, and to fund and meet unanticipated conditions, the City Council may amend the budget at any time.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that said budget for the City of Belton for the fiscal year beginning October 1, 2016, be amended as follows:

**REVENUES:**

Description	Date	General Fund	Water & Sewer Fund	TIRZ	Debt Service Fund
Bond Proceeds	8-22-17		\$30,000	\$20,000	\$30,000
Insurance Proceeds	FY 2017	\$25,600			
Refuse collection fees	FY 2017	\$20,000			
Water and sewer tap connection fees	FY 2017		\$75,000		
<b>TOTALS</b>		<b>\$45,600</b>	<b>\$105,000</b>	<b>\$20,000</b>	<b>\$30,000</b>

**EXPENDITURES:**

Description	Date	General Fund	Water & Sewer Fund	TIRZ	BEDC	Debt Service Fund	Hotel-Motel Fund
Master Signage Plan	11-22-16						\$52,904
Purchase of 117 North East Street	1-10-17				\$178,000		
BEDC Capital Projects Fund	8-8-17				\$4,100,000		
Street Maintenance Plan Funding	8-8-17	\$240,000					
Bond Issue Costs	8-22-17		\$30,000	\$20,000		\$30,000	
Wastewater Treatment Plant Phase I	9-12-17		\$1,222,241				
Facades, Studies, Streets	3-27-17			\$202,210			
Insured property repairs	FY 2017	\$25,600					
Refuse collection contract	FY 2017	\$20,000					
Water meter and tap materials	FY 2017		\$75,000				
<b>TOTALS</b>		<b>\$285,600</b>	<b>\$1,327,241</b>	<b>\$222,210</b>	<b>\$4,278,000</b>	<b>\$30,000</b>	<b>\$52,904</b>

**PASSED AND APPROVED** this the 26<sup>th</sup> day of September, 2017.

\_\_\_\_\_  
Marion Grayson, Mayor

ATTEST:

\_\_\_\_\_  
Amy M. Casey, City Clerk

## MEMORANDUM

TO: Mayor Grayson and the City Council  
FROM: Brandon Bozon, Director of Finance  
DATE: September 15, 2017  
SUBJECT: FY 2018 Water and Sewer Bonds



### Purpose

The purpose of this memorandum is to present options and a recommendation to the City Council regarding the timing of the bond issue that will be needed to fund Phase II of the Temple-Belton Wastewater Treatment Plant.

### Background

The initial plans for the improvement and expansion of the Temple-Belton Wastewater Treatment Plant (TBWWTP) anticipated the funding for Phase I of the improvements in 2015 and Phase II of the improvements in 2017. The initial round of Phase I funding was included in the 2015 CO issue, and the shortfall created by the acceleration of Phase II engineering, and market changes on bid items discussed at the September 12, 2017 Council Meeting, was made up through the use of Water and Sewer fund balance.

The FY 2018 Water and Sewer Budget, which is scheduled for an adoption vote, includes additional debt service funding anticipated to support approximately \$8.625 million in bond funding. However, due to some of the unknowns related to TCEQ reviews, bidding and construction of Phase II will likely not occur until late in the 2018 calendar year (early FY 2019). Currently, Phase II is at 30% design and is estimated to cost between \$32-\$35 million. Belton's share of that cost would be between \$8 and \$8.75 million.

### 'Option A'

The City could stick to the timing of the original funding plan, and issue bonds to fund Phase II prior to the end of Calendar Year 2017. The City has the capacity to issue up to \$9,920,000 of bank qualified certificates of obligation in 2017 (\$80,000 of capacity was utilized as part of the refinancing done earlier this year). Given the bonds will not be issued on 10/1, the FY 2018 budget could be adjusted to accommodate the debt service for an issue up to the full \$9,920,000, or could easily support the anticipated issue of \$8,625,000. In either case, the City would need to establish a list of priority projects that would be funded if the bond issue exceeded the actual funding need for Phase II. During budget workshops, the two priority projects discussed were the replacement of the force mains between Belton's main lift station and the TBWWTP, and the replacement of the Waco Road trunk sewer line. The City would also need to outline a plan if the bond proceeds were not enough to fund Belton's portion of Phase II. That source of funding would likely be Water and Sewer fund balance or an additional bond issue, dependent on the funding needed.

The benefits to issuing bonds prior to the end of Calendar year 2017 are both related to the cost of funds.

- 1) Today's interest rate environment is favorable. Interest rates have climbed over the last year, but are currently stable. The immediate outlook for rates is a 'slow climb'. The Federal Reserve may raise rates at its December meeting, or defer until 2018. In either case, it is likely that there would be some upward movement in rates between December 2017 and December 2018. The larger unknowns looming for interest rates involve tax reform. Lower federal income tax rates put upward pressure on tax-exempt municipal bond interest rates, as the value of the exemption diminishes. There also exists the (remote) possibility that the tax-exemption for municipal bonds may be removed or reduced as part of a reform package, which would put significant upward pressure on municipal bond interest rates. While it is difficult to project exactly how high and how fast interest rates will climb, each 50 points (0.5%) increase in the rate the City issues bonds equates to approximately \$550,000 over the life of a 20-year bond or \$27,500 per year increase in the cost of debt service, based on the current estimate of the Phase II cost.
- 2) The City would be able to preserve bank qualified status for future bond issues. Issuing bonds with bank qualified status allows banks that purchase the bonds to realize a portion of the federal income tax exemption benefit that individuals and other investors realize. This feature makes the bonds more desirable in the marketplace, and has the



effect of lowering the market interest rate approximately 25 basis points (0.25%) compared to a similarly rated bond without the bank qualified exemption. Based on the current estimate of the Phase II cost, the value of this exemption is approximately \$275,000 over the life of a 20-year bond or \$13,750 per year.

The drawbacks to issuing early relate to the uncertainties related to Phase II.

- 1) With only 30% plans, the final cost of Phase II is uncertain. The current estimates of \$32-\$35 million are conservative, but the significant backlog of work in the industry as well as the recent damage along the Gulf Coast have the potential to drive that cost higher. If costs exceed the available bond funds from a 2017 issue, the City could incur the cost to issue additional debt or may have to again utilize fund balance to make up the shortfall.
- 2) Timing is another uncertainty. TCEQ review caused unexpected delays in Phase I of the project, and could potentially do the same for Phase II. Consideration must also be given to the fact that we are partners in the TBWWTP with the City of Temple. While it is unlikely given the regulatory pressures to complete Phase II, it is possible that the construction of Phase II could be delayed if other priorities emerge for one or both of the cities that take precedent over Phase II.

### **‘Option B’**

The City could delay the issuance of bonds until the cost of Phase II is known. The benefits and drawbacks to this plan are essentially the reverse of the benefits and drawbacks of Option A.

The benefits relate to the certainty that will come from borrowing once the cost is known and approved.

- 1) Belton will know the exact amount of funding needed for the construction of Phase II as well as the exact timeline of the project moving forward. This would eliminate the risk that the bond issue is too large or small.
- 2) Delaying the bond issue also eliminates the short-term costs of servicing debt for a project that is not ready for funding. In lieu of paying the additional debt service in FY 2018, the \$503,000 budgeted for additional debt service could be used to fund other small utility projects or to increase fund balance.

In contrast, the City will be trading project uncertainty for market uncertainty and slightly less flexibility.

- 1) As discussed at length above, the current interest rate environment is favorable and the outlook while relatively stable, does present some unknowns and the likelihood that interest rates will climb to some degree.
- 2) The flexibility concerns are related specifically to maintaining bank qualified status for the bonds. To maintain that status, the City may not exceed the issuance of \$10M in tax-exempt debt in a calendar year. As we look ahead to 2018, there are other capital projects that will potentially need bond funding. These include projects supported through the TIRZ, BEDC and general obligations. If enough of those projects advance to the point of requiring funding in 2018, combined with issuing bonds for Phase II, the City will likely not be able to issue debt as bank qualified. As a result, the City will forfeit the related interest savings. Project funding could potentially be managed by balancing bond issues between calendar 2018 and 2019, but there is still some degree of flexibility lost by not issuing Phase II funding in 2017, and retaining the full bank qualified capacity available for future projects in the out years.

### **Recommendation**

Based on our assessment, and consultation with Specialized Public Finance, the slightly favorable recommendation is to move forward with Option A: issue utility bonds for Belton’s share of Phase II of the TBWWTP expansion in late 2017. There are merits to both alternatives, and while it is our opinion the benefits of issuing in the current market and preserving future bank qualified status outweigh the drawbacks of that scenario, we recognize the caution that may be prudent with a project of this magnitude. Discussion of this topic will be on the agenda of the September 26 meeting, but I am happy to answer any questions in the meantime. I look forward to the Council’s direction on this significant matter.

CC: Sam Listi, City Manager  
Amy Casey, City Clerk  
John Messer, City Attorney  
Gene Ellis, Assistant City Manager  
Angellia Points, Director of Public Works  
Susan Allamon, Assistant Finance Director

# Staff Report – City Council Agenda Item



## **Agenda Item #16**

Receive Growth Management Study on four (4) areas identified for analysis for possible annexation into the City of Belton, including:

Area 1	Located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.
Area 2	Located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.
Area 3	Located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.
Area 4	Located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

### **Originating Department**

Administration – Sam A. Listi, City Manager

### **Summary Information**

Following Council direction after the bus tour on September 19<sup>th</sup>, we have prepared a Growth Management Study of each area. This Growth Management Study will form the basis for development of the more detailed Municipal Services Plans required for each potential annexation area. Local Government Code (43.056) requires a City to develop, and make available at the public hearings on October 24<sup>th</sup> and 31<sup>st</sup>, a Municipal Services Plan that provides services that are equal or superior to those currently provided, including a plan to provide.

- Basic Services: Police, Fire, EMS, Street Maintenance, Solid Waste Collection, Public Park Maintenance, etc., required immediately upon annexation.
- Full Municipal Services: Required, but a uniform level of full municipal services is not required if there is a basis for different levels – topography, land use, density, etc.
- CIP Project Listing is required if proposed.

**Area 1 Summary:** See attached Tract by Tract Analysis and Map.

Area 1 contains approximately ten acres. All of Toll Bridge Road itself, and all properties between Toll Bridge Road and IH 35, are currently inside the city limits. The Kincaid's have requested voluntary annexation on the southern 5.323 acres, since they have divided the property and are not in compliance with a previously executed Development Agreement. The northernmost 2.8 acres, owned by the Alford's, has been divided out of the larger Alford parcel (remaining tract is 37.2 acres). As a result, the Alford property is subject to evaluation of annexation due to non-compliance with the executed Development Agreement.

**Area 2 Summary:** See attached Tract by Tract Analysis and Map.

Area 2 contains approximately 850 acres, including a portion of the BISD school site, located just south of Loop 121/Auction Barn Road, east of Shanklin Road. The tract is east of the Three Creeks development, with 200 homes built, 1,200 platted, and 1,500 planned. Shanklin Road and Shanklin Lane serve scattered development. Frances Lane, Mesquite Road, and Mesquite Lane serve several homes south and north of Resthaven Cemetery.

**Area 3 Summary:** See attached Tract by Tract Analysis and Map.

Area 3 contains approximately 450 acres, and is bounded by US 190 (IH 14) on the north, FM 1670 on the west, Old Golf Course Road generally on the east, and includes both sides of Auction Barn Road. The easternmost portion is residential and is closely associated with Old Golf Course Road and Loop 121. The center and westernmost portion is currently more rural in nature. Roads will be a major influence of evaluation here.

**Area 4 Summary:** See attached Tract by Tract Analysis and Map.

Area 4 contains approximately 55 acres, and would add a comparable 400 hundred feet of highway frontage adjacent to US 190/IH 14, along Airdale Road. Also, included in a 50 acre vacant site to the northwest, just north of US 190/IH 14.

As can be seen by the Map on Properties Appraised for Wildlife/Agriculture/Timber, these properties highlighted are eligible for consideration of a Development Agreement that would defer annexation under certain non-development conditions. We will be working with these property owners throughout the public hearing process to make them aware of their rights and responsibilities under these annexation law provisions, as well as the City's commitments, under the law.

### **Recommendation**

No action required on this information item. Staff will present summary of information, and will reiterate scheduled public hearing dates and times for annexation process and for presentation of Municipal Services Plans, reflected in Resolution 2017-26R



## **Attachments**

Resolution 2016-22-R Growth Management Framework

Annexation Study Area Map (Areas 1-4)

Tract by Tract Analysis:

- Area 1 and Study Area 1 Map
- Area 2 and Study Area 2 Map
- Area 3 and Study Area 3 Map
- Area 4 and Study Area 4 Map

Annexation Study Area Map, (Areas 1-4), Properties Appraised for Wildlife/Agriculture/  
Timber and Development Agreement Eligible

Resolution 2017-26-R Initiating Growth Management Study

Proposed Annexation Schedule

**RESOLUTION NO. 2016-22-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, ADOPTING A GROWTH MANAGEMENT FRAMEWORK TO GUIDE THE PLANNING AND PROCEDURES FOR THE ANNEXATION OF TERRITORY INTO THE CITY LIMITS AND PROVIDING AN OPEN MEETING CLAUSE.**

---

**WHEREAS**, this resolution is established to provide guidance and rationale for the consideration of areas within the City of Belton extraterritorial jurisdiction (ETJ) for annexation; and

**WHEREAS**, the City of Belton, Texas, is committed to preserving and enhancing the quality of life and unique character of Belton, preserving the rich heritage and natural resources, promoting well-planned development, and protecting its citizens, the environment and all other assets; and

**WHEREAS**, Belton's land uses support economic, cultural and social activities for all residents, businesses and organizations; and

**WHEREAS**, Belton's historic and cultural resources need to be preserved, protected and promoted; and

**WHEREAS**, the positive, identifiable image of Belton needs to be enhanced and protected; and

**WHEREAS**, Belton's utility systems must continue to promote the economic health of the community; and

**WHEREAS**, the City Council has considered the matter and deems it in the public interest to authorize this action.

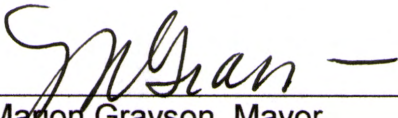
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, THAT:**

**Part 1:** The City Council declares that the statements contained in the preamble of this resolution are true and correct, and are adopted as finding of fact, in accordance with the resolution establishing a Growth Management Framework, attached as Exhibit A, to guide the planning and procedures for the annexation of territory into the City limits.

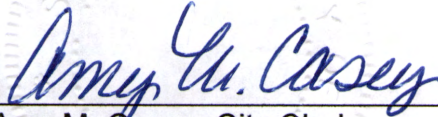
**Part 2:** It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

**PASSED AND APPROVED** this the 28th day of June, 2016.

THE CITY OF BELTON, TEXAS

  
\_\_\_\_\_  
Marion Grayson, Mayor

ATTEST:

  
\_\_\_\_\_  
Amy M. Casey, City Clerk



# City of Belton, Texas



## Growth Management Framework

Adopted June 28, 2016

### **I. PURPOSE AND INTENT**

The purpose of this Growth Management Framework is to provide the guidance and rationale for the consideration of areas within the City of Belton extraterritorial jurisdiction (ETJ) for future growth and development with the potential for annexation. The intent of this Framework is to implement the Comprehensive Plan by providing City Council with specific, objective, and prescriptive guidance for making decisions about growth issues within Belton's extraterritorial jurisdiction (ETJ).

### **II. ANNEXATION AUTHORITY**

The City of Belton has the authority to annex areas within its extraterritorial jurisdiction (ETJ) that are contiguous to the City limits, and not already part of an agreement with another city. The extraterritorial jurisdiction (ETJ) is a legally designated area of land located a specific distance beyond a city's corporate boundaries that a city has authority to annex. State statute defines the size of the ETJ boundaries according to a city's population. The statute provides a one-mile ETJ for cities 5,000 to 24,999 inhabitants. Belton, with a population of 18,216 (per 2010 U.S. Census), has an one-mile ETJ.

The State of Texas requires all cities to adopt an Annexation Plan on or before December 31, 1999 that specifically identifies major annexations that are proposed for 2002 and beyond. The City Council adopted the Annexation Plan by resolution in 1999 (Exhibit A), and established all future annexations in the ETJ would comply with allowed exceptions, making us exempt from a three year plan. Areas located within the Belton ETJ are exempt from the annexation plan requirements because the Plan indicates no future annexation will contain more than 100 residentially developed tracts.

The Growth Management Framework applies to any annexation Belton may consider. Belton should consider Full Purpose annexation in a manner that is consistent with the strategies and policies contained in this document. Full Purpose annexation requires the City to provide City services in accordance with a Municipal Service Plan. Belton should also consider Voluntary annexation, upon request from property owners, when the request is consistent with this Growth Management Framework.

## **HISTORY**

The City of Belton was established as a city in 1850. The map below contains City of Belton annexation history dating from the 1960's to current (Exhibit B). The current City limits contain 20.06 square miles.

### **III. STRATEGIES**

Belton should demonstrate how a Growth Management Framework can be administered as a positive tool for guiding development in its ETJ and implementing its Comprehensive Plan. The strategies listed below will help the City achieve its goal of promoting orderly and sustainable growth.

#### **A. PROMOTE ECONOMIC DEVELOPMENT**

Belton should use its Growth Management Framework, where appropriate, as a tool to facilitate public-private partnerships intended to stimulate local and regional economic growth and implement sound capital improvement programming.

1. The City should use its ETJ area as a planning tool in developing its Growth Management Framework. Such areas would primarily consist of raw land, and be accessible to public utilities and services provided by Belton.
2. The development review process will be important in revealing growth pressures, interests and opportunities.

#### **B. FACILITATE LONG RANGE PLANNING**

Belton should use its Growth Management Framework to manage development on the fringe of the City in accordance with the Comprehensive Plan.

1. As unincorporated areas become more densely developed, the Comprehensive Plan should identify additional growth centers in the ETJ which should be considered for annexation.
2. The Comprehensive Plan should address linkages to future growth centers in the ETJ. Consideration should be given to existing and planned thoroughfares and their impact on new development patterns as they extend into the ETJ.
3. A Growth Management Framework provides for the more efficient provision of public services and infrastructure necessary to develop land in a logical manner.



### **C. PROTECT FUTURE DEVELOPMENT**

Belton should use its Growth Management Framework as a means of acknowledging the need to extend the City's land use standards and building codes to protect future development from inadequate design and construction that may proliferate in unincorporated areas.

1. Planning, zoning, building inspections, code compliance, and other enforcement jurisdictions of the City of Belton are extended to annexed territories on the effective date of the annexation ordinance.
2. Through subsequent application of City zoning standards, annexation prevents the establishment of incompatible development patterns, while protecting existing and future land uses. Annexation, therefore, can be used as a growth management tool by promoting orderly development patterns which serve to maintain and possibly enhance property values.
3. As part of a Growth Management Framework, the Planning Department should make available the Comprehensive Plan to any interested person.

### **D. FOSTER INTERGOVERNMENTAL COOPERATION**

Belton should use its Growth Management Framework as an approach for alleviating jurisdictional conflicts with abutting municipal and county governments, and for coordinating service delivery arrangements with emergency response providers.

Belton should consider boundary adjustments with adjacent municipalities where an exchange of ETJ could occur between the cities in the mutual interest of both cities and the citizens served by each jurisdiction. The requesting municipality should have adequate land use standards to maintain development standards equivalent to those of the City of Belton.

## **V. POLICY STATEMENTS**

The following policy statements comprise City of Belton's Growth Management Framework. Both City-initiated and Property Owner-initiated annexations are subject to these policy statements.

### **A. EVALUATION OF AREAS FOR ANNEXATION BASED ON EXISTING OR PLANNED LEVEL OF DEVELOPMENT**

The City of Belton should consider annexation of:

1. Undeveloped areas.



2. Areas for which dense development activity is anticipated.
3. Areas planned or designated in the Comprehensive Plan as Mixed Use or Regional Growth Centers.
4. Areas that have become developed.

**B. EVALUATION OF AREAS FOR ANNEXATION BASED ON SERVICE DELIVERY NEEDS**

The City of Belton should consider annexation to provide municipal services to:

1. Residential, commercial and industrial land uses that would benefit from a level of service anticipated for a city rather than an unincorporated area.
2. Territories that do not adversely impact services to areas already within the City limits.
3. Territories that establish contiguity required for strategic expansion of the City and its services.

**C. EVALUATION OF AREAS FOR ANNEXATION BASED ON NEED TO PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE**

The City of Belton should consider annexation to:

1. Provide zoning, land use, building codes, and other municipal development standards to promote and maintain safe living and working conditions and sustainable development.
2. Extend municipal standards before development occurs, on undeveloped land, where growth is anticipated.
3. Areas that, without such standards, could have an adverse impact on adjacent areas within the City.
4. Areas where unregulated development could have an adverse environmental impact.
5. Areas where unregulated development could have an adverse impact on Military missions/operations.

**D. EVALUATION OF AREAS FOR ANNEXATION BASED ON INTERGOVERNMENTAL RELATIONS**

The City of Belton should:

1. Protect its ability to expand its City limits.
2. Consider annexation to preclude the creation of other competing political jurisdictions.
3. Consider the impact on the City's ability to expand in the future, and potential for economic development.
4. Consider the impact on the City-owned utilities when evaluating requests for Utility Districts or other Special Districts in the ETJ.
5. Seek to ensure that Special Districts in the ETJ do not establish regulations that would be contrary to the best interests of the City.
6. Consider the following factors prior to releasing any portion of its corporate limits or ETJ to another jurisdiction, or accepting territory from another jurisdiction:
  - a. Adequate land use standards are in place in the other municipality (as determined by the City) to protect the subject property and surrounding area;
  - b. The existence of clear and logical planning boundaries are in place that define the current or proposed City limits and ETJ;
  - c. Significant negative fiscal impacts on the City's budget will not result if an area is released or accepted;
  - d. The need for City protection of environmental or other resources has been addressed;
  - e. The long-term effects of cumulative ETJ releases to other jurisdictions have been reviewed.

E. EVALUATION OF AREAS FOR ANNEXATION BASED ON FISCAL CONSIDERATIONS

The City of Belton should consider:

1. Extension of city limits ensure that areas benefitting from proximity to a urban City are contributing revenue to offset the cost of providing services within an urban environment.
2. Opportunities for agreements with other municipalities or regional/area service providers to assist with provision of services.
3. Fiscal impact to extend police, fire, street maintenance, city code enforcement, building inspection.

4. Transportation impacts of major roads to the City - IH 35, IH 14/US 190, FM 93, SH 439, TX 317, FM 436, Lake to Lake Road, Loop 121 – on its Regional Thoroughfare Plans and the City's Thoroughfare Plan.

F. CONSIDERATIONS FOR THE ISSUANCE OF NON-ANNEXATION AGREEMENTS

Non-Annexation Agreements:

1. Shall be offered to property owners, within a proposed Municipal Annexation Plan, that have Agricultural Exemptions, in accordance with state law.
2. Issued for Special Districts shall include a statement that the property owner consents to future voluntary annexation and a negotiated annexation schedule shall be included.
3. Should consider services in lieu of annexation to extend City regulations and requirements in anticipation of annexation at some point in the future.
4. Should consider revenue sharing options in exchange for the agreement, in areas that have taxing authority.
5. Shall be reviewed by the Planning Department for adherence to these policies.



# Exhibit "A"

RESOLUTION NO. 99-20

## A RESOLUTION ADOPTING AN ANNEXATION PLAN FOR THE CITY OF BELTON; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 76th Texas Legislature, 1999, adopted S.B. 89, extensively amending the Texas Annexation Act, Chapter 43, Local Government Code; and

WHEREAS, Section 17(b) of S.B. 89, 76th Texas Legislature, 1999, requires that each city adopt an annexation plan on or before December 31, 1999, that includes territory the city plans to annex three years from the date the territory is placed in the plan in accordance with Section 43.052, Local Government Code; and

WHEREAS, there are a number of exceptions that authorize annexation of territory without the territory having been placed in an annexation plan and for the foreseeable future annexations of territory contemplated by the city fit into one of these exceptions.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON THAT:

### SECTION 1.

For the purposes of Section 17(b) of S.B. 89, adopted by the 76th Texas Legislature, 1999, and Section 43.052, Local Government Code, the City Council adopts the following annexation plan:

#### CITY OF BELTON ANNEXATION PLAN

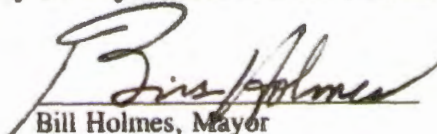
The City Council has reviewed the future expansion needs of the City and the prospects of development within the City's extraterritorial jurisdiction. After studying the effects of amendments to the Texas Annexation Act enacted by S.B. 89, 76th Texas Legislature, 1999, the City Council has determined that at this time, the City does not intend to annex any territory that in order to be annexed, is required to be in an annexation plan.

The City Council reserves the right to amend this annexation plan in the future to add territory for annexation should circumstances change.

### SECTION 2.

This resolution shall take effect from and after its passage, and it is accordingly so resolved.

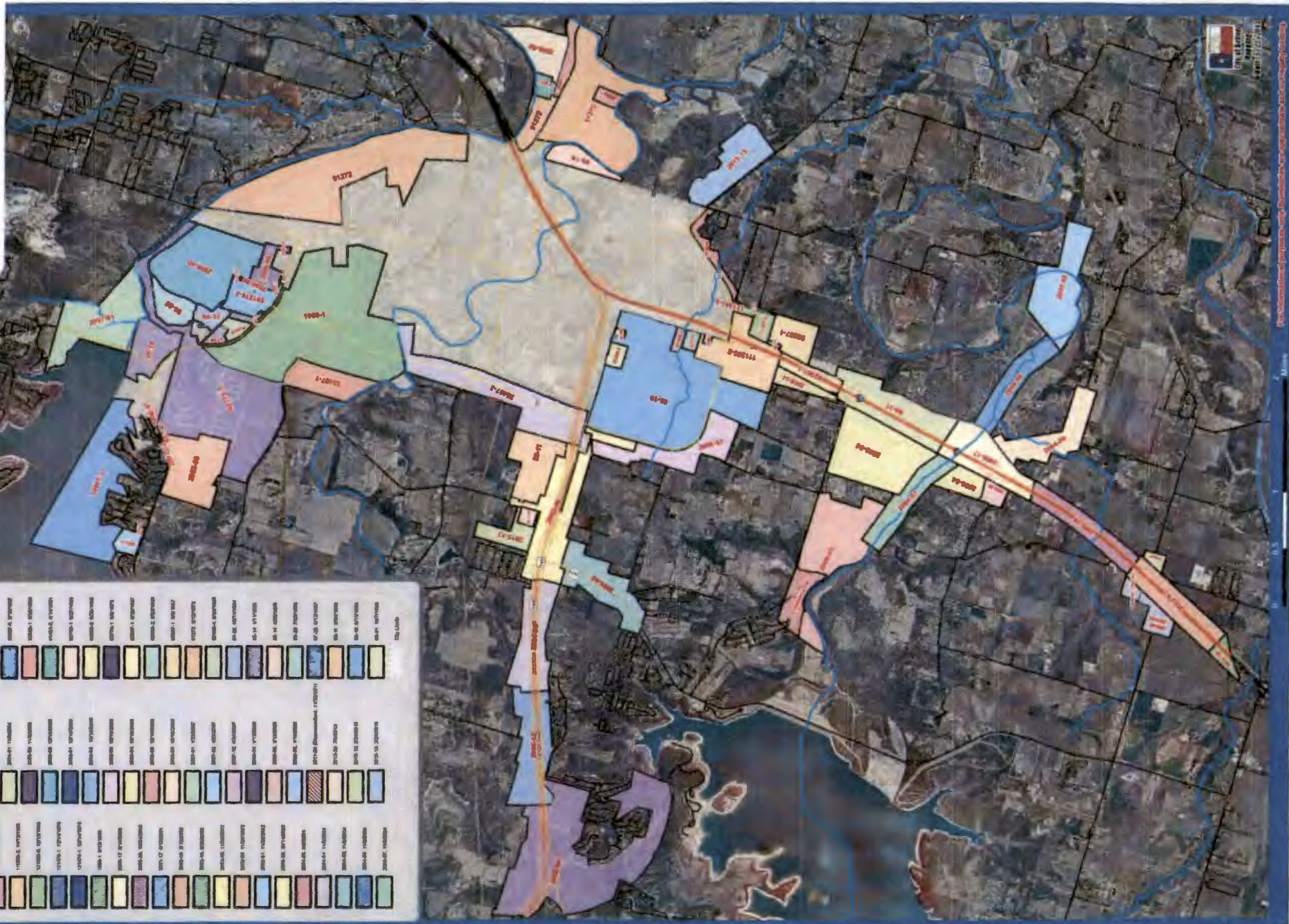
Passed this the 23rd day of November, 1999 by the City Council of Belton, Texas.

  
Bill Holmes, Mayor

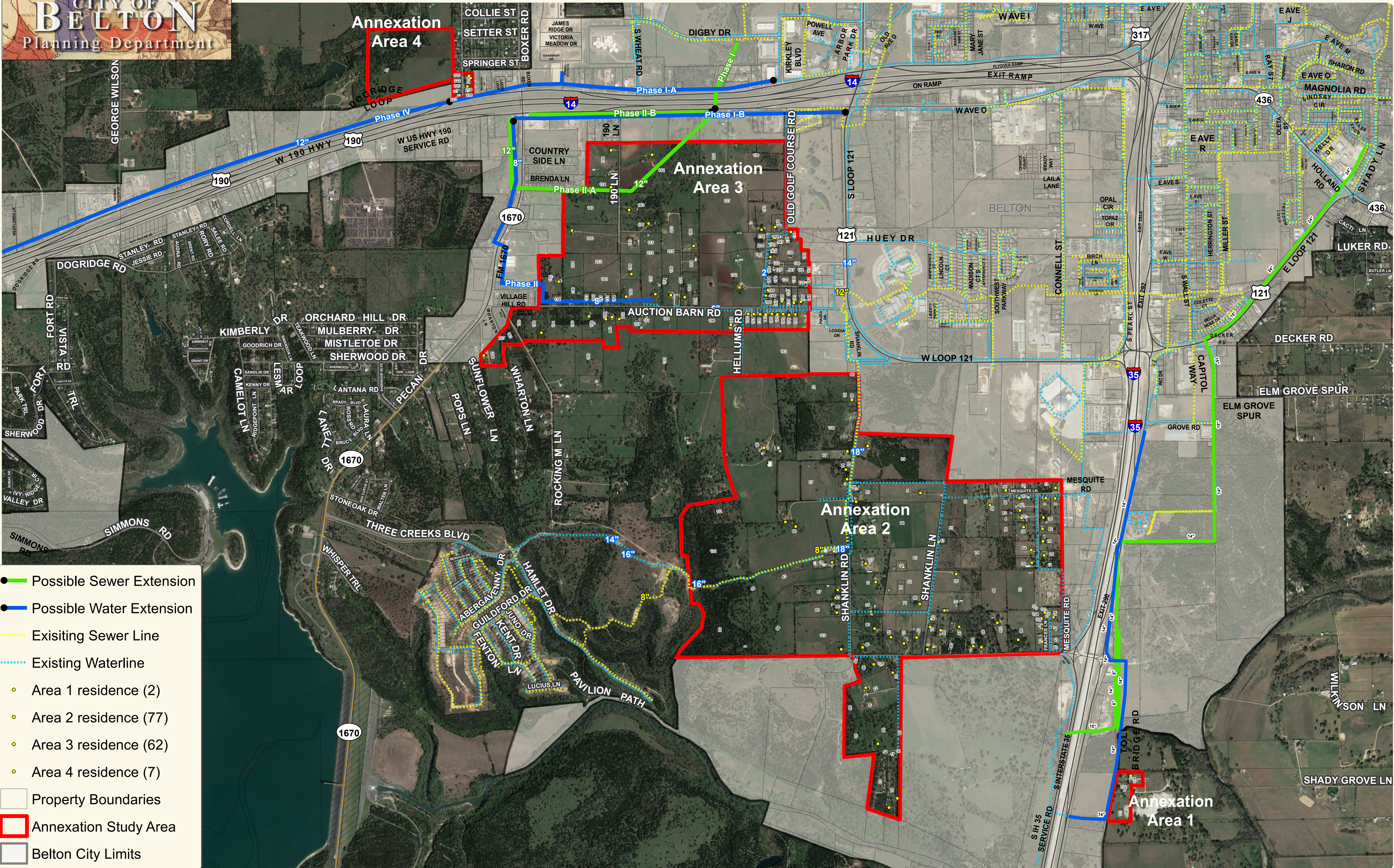
ATTEST:

  
Connie Torres, City Clerk



CITY OF  
BELTON







## **ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #1**

**LOCATION/GENERAL DESCRIPTION OF LAND** – Area 1 contains approximately 10 acres, and is located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.

**OWNERSHIP/LAND USE** – Low Density Residential

### **INFRASTRUCTURE/UTILITIES:**

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
  - Street Condition – Toll Bridge Road is a public street. The road needs to be widened from a county road to meet City standards. Toll Bridge is already in the City limits of Belton. The ROW varies on Toll Bridge, and thus additional ROW will be required upon platting/development.
  - Street Lighting – There are no street lights on Toll Bridge Road for this area.
  - Street Signage – There are no street signs along Toll Bridge for this area.
- **DRAINAGE ISSUES** – The drainage along Toll Bridge is contained in open ditches. Drainage improvements will be required with the improvement of Toll Bridge Road. The study area drains partly to Toll Bridge Road and partly to the east toward the Lampasas River.
- **ELECTRICITY/CABLE/GAS (If known)** – AT&T lines are located underground within the Toll Bridge ROW. Electricity is located on the northern side of Area 1. Electrical service will need to extend to the south with development.
- **WATER (CCN)/AVAILABILITY** – This area is in Belton's Water CCN, but no city water is currently available in this area. The nearest water line is located on the east side of IH 35 service road and is available for extension to these properties.
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's Sewer CCN, but no sewer service is currently available in this area. The City has designed a sewer line that would terminate in a lift station approximately 800 feet north of this area, but the project has not bid yet to determine the schedule of construction. The property frontage along Toll Bridge Road will be serviceable by a future gravity sewer line that drains into this proposed future lift station, but the topography of a portion of the eastern area may present challenges for sewer service by this gravity line.
- **SOLID WASTE/BRUSH SERVICES** – This area has a few homes on it now, and it will require additional brush collection from Public Works. No issues with extension in services.

**NUMBER OF HOUSES** – 2 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 2

**ESTIMATED POPULATION** – 5

### **AREA BUSINESSES:**

- **NUMBER** – 0
- **BUSINESS NAMES/TYPES** – N/A

**APPROXIMATE DISTANCE FROM CITY SERVICES:**

- FIRE/EMS – 5.3 Miles from closest Fire Station; Response Time: 7.3 mins. Currently served by Salado Volunteer Fire Department for fire and Belton for EMS.
- POLICE/ANIMAL CONTROL/CODE ENFORCEMENT – 4.7 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement Currently served by none. Bell County does not perform Code Enforcement Services, but no known issues here. No issues with extension of services to this area.

**THOROUGHFARE PLAN ISSUES:**

This area includes a future minor collector, an east-west roadway to connect Interstate 35 and Elm Grove Road on the Thoroughfare Plan, if needed for development. The proposed minor collector street requires 60 feet of ROW.

**CIP ISSUES:**

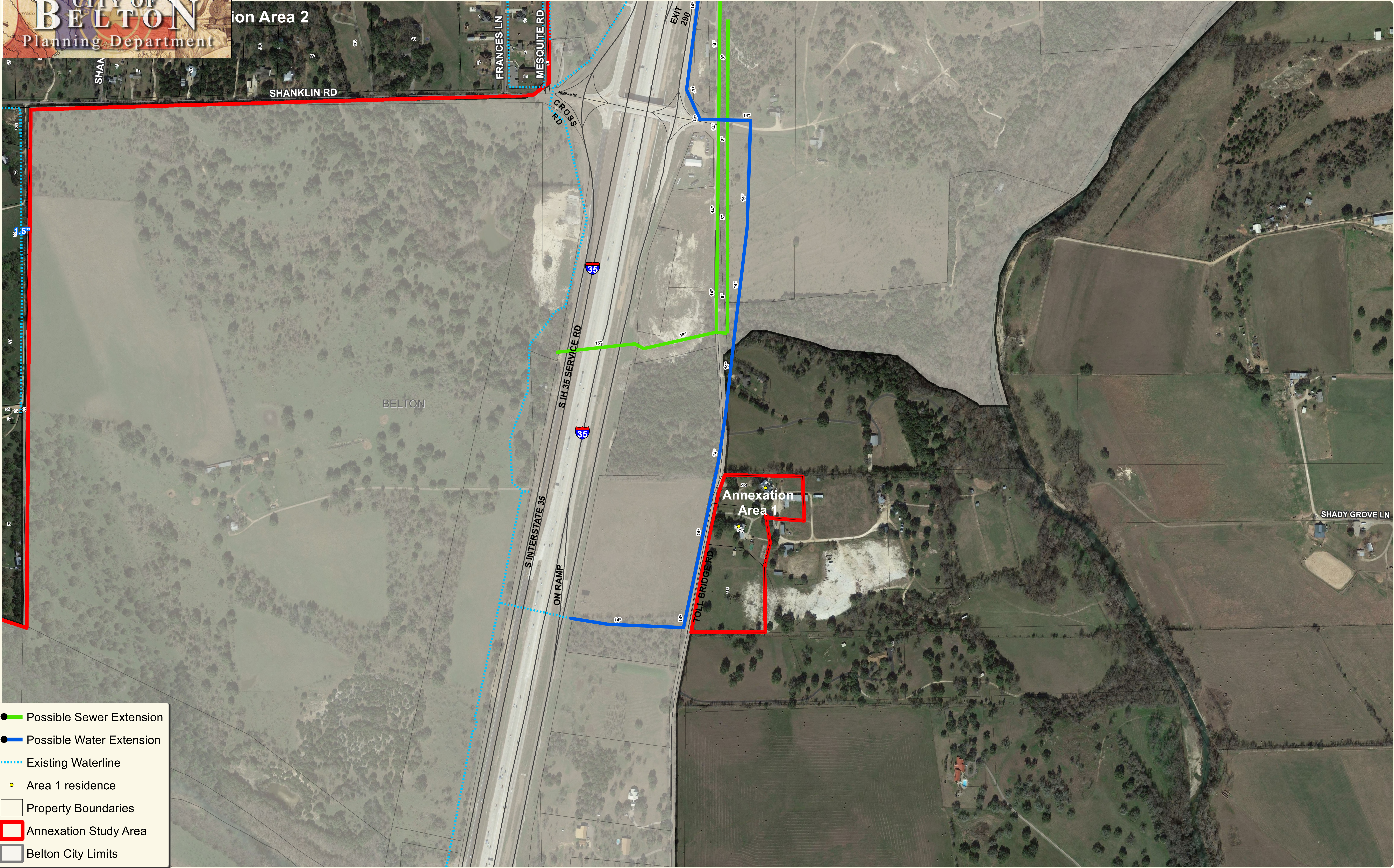
- Determination of extent of Wastewater Extension.
- Determination of extent of Water Extension.

**OTHER SIGNIFICANT ISSUES:**

- N/A



# Area 1 - 10.1 Acres



- Possible Sewer Extension
- Possible Water Extension
- ..... Existing Waterline
- Area 1 residence
- Property Boundaries
- Annexation Study Area
- Belton City Limits



## **ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #2**

**LOCATION/GENERAL DESCRIPTION OF LAND** – Area 2 contains approximately 850 acres, and is located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.

**OWNERSHIP/LAND USE** – Low Density Residential, Limited Retail/Neighborhood Service, Medium Density/Mixed Use, Flood Plain and Open Spaces

### **INFRASTRUCTURE/UTILITIES:**

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
  - **Street Condition** – Shanklin Road, Shanklin Lane, Lampasas Lane, and one section of Mesquite Road are all public streets, are narrow and without curb and gutter and drainage infrastructure. The portion of Mesquite parallel to Frances is private. The streets will need to be widened, and additional ROW will need to be dedicated with development and platting. Francis Lane is in good condition and has curb and gutter. Lampasas Lane is a dirt/gravel/base roadway with very poor drainage. Mesquite Road near Frances Lane is a single-lane asphalt roadway that ends at a cemetery with no turnaround area. The northern side of Mesquite Road connects IH-35 to the cemetery. An extension to connect the two sections of Mesquite Road is needed, but is not currently possible because of the cemetery and limited ROWs. Additionally, a second means of ingress/egress is recommended for Mesquite on the north side of the cemetery. All roads will require maintenance by the City.
  - **Street Lighting** – No street lighting was found in Area 2. Any requested street lights in public ROW would be Oncor's light with the City's responsibility to pay for electricity.
  - **Street Signage** – Minimal street signage was located in this area. Additional signage will be required by the City to be placed along all roads in this area.
- **DRAINAGE ISSUES** – No drainage infrastructure, including drainage ditches were constructed along Francis Lane or Lampasas Lane. Mesquite and Shanklin Lane and Road have poor drainage channels with culverts under driveways that seem too small or have collapsed. Shanklin Lane and Road both cross a drainage channel. Significant improvements are needed at both crossings for drainage flow and public safety, especially with development and increased traffic.
- **ELECTRICITY/CABLE/GAS (If known)** – Frances Lane and Shanklin Road have both electric and AT&T service. Electric service is available along Lampasas Lane.
- **WATER (CCN)/AVAILABILITY** – The entire area is in Belton's Water CCN. The City supplies water to a few areas along all of the streets in Area 2. However, the water lines are small and will need to be upsized in the future. The waterlines are repaired and replaced as needed. The Three Creeks waterline crosses Area 2 and is adjacent to Shanklin Road, next to the newly acquired BISD property. Development in this area can be served by this line, however, additional studies will be needed to determine when an additional waterline connection to the line located along IH-35 is needed in order to maintain fire flows and water demand at Three Creeks. A few fire hydrants are located along Shanklin Lane.
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's sewer CCN. The Three Creeks force main crosses this area. This area cannot currently be served by public sewer because there is no public, gravity sewer in this area. However, the City has designed a sewer line on the east side of IH-35, with a bore proposed under IH-35 between Shanklin and the Lampasas River. This gravity sewer line was sized to handle the full development (according to the future land use maps at the time of the report) of the area east of Shanklin Road and south of Loop 121, excluding the Expo Center. The line was sized to also include the school property. The timing of sewer needed for the school property will determine if a trunk line needs to be installed or a small lift station may be needed to pump the sewer into the Miller Heights drainage basin in order for the school to be served by public sewer.

- **SOLID WASTE/BRUSH SERVICES** – Brush collection would need to be extended to residents. These areas have narrow roads that will be difficult for the brush truck to work in while picking up brush and turning around.

**NUMBER OF HOUSES** – 77 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 77

**ESTIMATED POPULATION** – 203

**AREA BUSINESSES:**

- **NUMBER** – 6
- **BUSINESS NAMES/TYPES** – Church of God of the First Born, BISD, Flameco-Texas LLC, Resthaven Cemetery, The Bristol Pad, Dry Wall Systems, Inc.

**APPROXIMATE DISTANCE FROM CITY SERVICES:**

- **FIRE/EMS** – 5.2 Miles from closest Fire Station; Response Time: 8.10 mins. Currently served by Salado for Fire and by Belton for EMS.
- **POLICE/ANIMAL CONTROL/CODE ENFORCEMENT** – 4.7 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement currently served by none, but no known issues here. Bell County does not perform Code Enforcement Services.

**THOROUGHFARE PLAN ISSUES:**

This area is proposed to include the east-west roadway known as Shanklin Road, identified as a major arterial roadway with a required 120' ROW on the Thoroughfare Plan. Area 2 also includes several important future roadways. Below is a list of future roadways identified in the Thoroughfare Plan, including the functional classification and recommended ROW:

- Mesquite Road – Minor Collector – 60' ROW
- Three Creeks Boulevard – Major Arterial – 120' ROW
- Shanklin Road (north/south) – Major Collector – 80' ROW

**CIP ISSUES:**

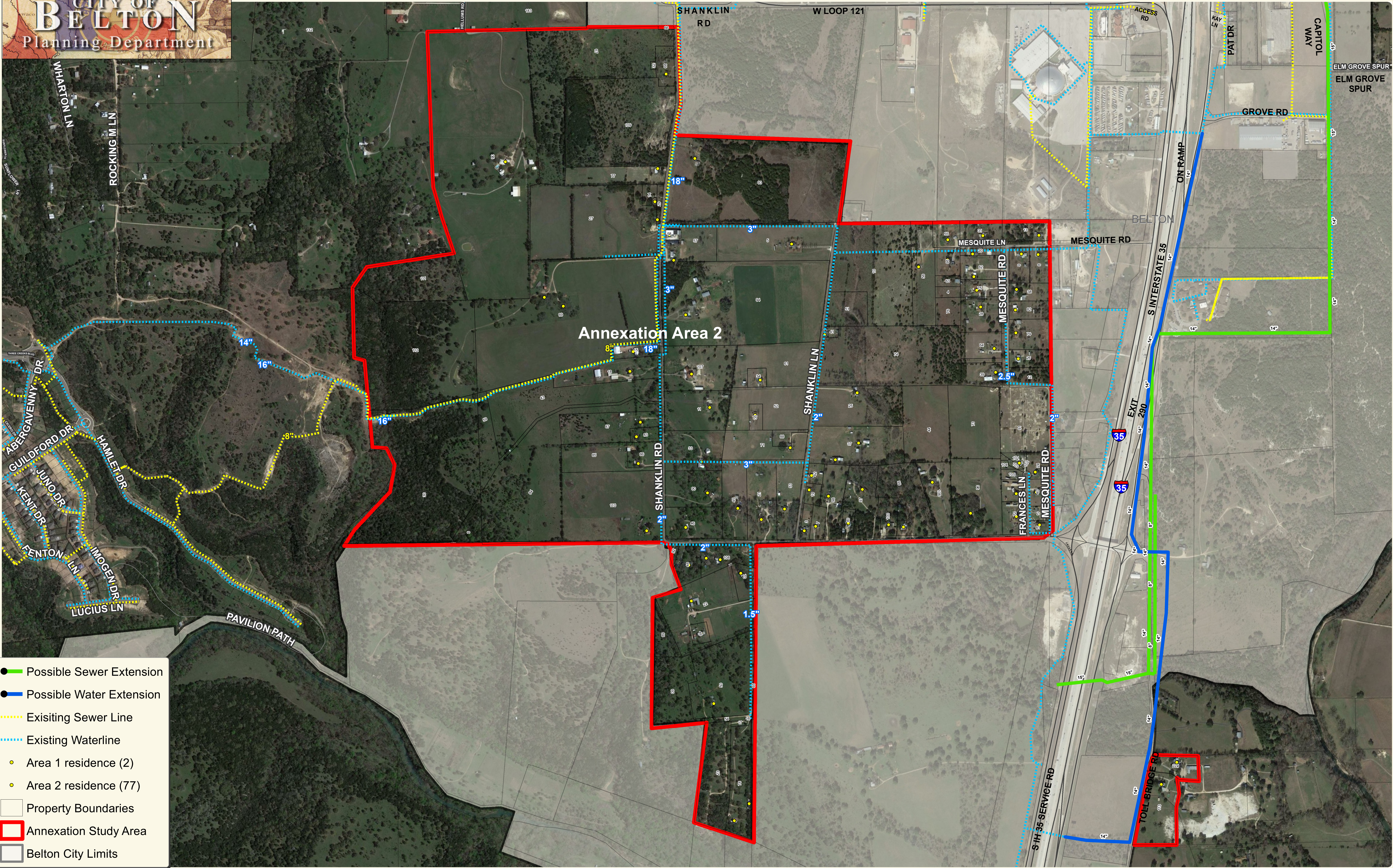
- Determination of Streets, Water and Wastewater extensions.

**OTHER SIGNIFICANT ISSUES:**

- Timing of BISD school development.
- Three Creeks Development build out and effect on infrastructure.



# Area 2 - 847.33 Acres





## **ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #3**

**LOCATION/GENERAL DESCRIPTION OF LAND** – Area 3 contains approximately 450 acres, and is located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.

**OWNERSHIP/LAND USE** – Low Density Residential, Medium Density/Mixed Use, Flood Plain and Open Spaces

### **INFRASTRUCTURE/UTILITIES:**

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
  - **Street Condition** – Auction Barn Road is in fair condition, but does need to be widened and improved to be a minor collector as shown on the Infrastructure Plan. Additional ROW may be required. Rocking M Lane is part of the Three Creeks Development Agreement, and will be dedicated to the City by 05/01/19. Although unimproved, Hellums is in fair condition, but it also needs to be widened, which will require ROW dedication. Old Golf Course Road is in fair condition, but it will need to be widened in the future. 190 Lane is a narrow, unimproved roadway providing property access that turns into a gravel road around 1840 190 Lane. All roads will require maintenance by the City.
  - **Street Lighting** – Street lighting was not observed along the streets in this area. Any requested street lights in public ROW would be Oncor's light with the City's responsibility to pay for electricity.
  - **Street Signage** – Additional signage is needed along all roadways. Existing signage needs to be replaced.
- **DRAINAGE ISSUES** – There is a drainage channel and a channel crossing along 190 Lane that needs improvements. There is also a detention pond along 190 Lane. Ownership of the pond is unknown at this time. Drainage ditches and culverts along all roads are undersized and need maintenance.
- **ELECTRICITY/CABLE/GAS (If known)** – Electric and AT&T service are available along Auction Barn Road and Old Golf Course Road. Electric lines are located along 190 Lane, across the lots. AT&T has service to residents along 190 Lane.
- **WATER (CCN)/AVAILABILITY** – The western area of Area 3 is in DRWSC's Water CCN while the eastern side is in Belton's Water CCN. The City currently serves customers within Belton's CCN along Auction Barn Road, Hellums Road, and Old Golf Course Road. Hydrants are located along Hellums and Old Golf Course Road. Belton maintains a 6" line along Auction Barn Road in Belton's CCN. The existing 2" waterline along Old Golf Course Road breaks frequently and needs replacement. The entire area is in Belton's 820 pressure zone, which is serviceable by the City's current system, if lines are extended, replaced with large sized lines, and a loop is created in the waterline.
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's sewer CCN. Belton does not service any customers in this area with sewer. US 190/IH 14 frontage road and the vicinity of 190 Lane are serviceable by City sewer if a trunk line is extended at the proper elevations.
- **SOLID WASTE/BRUSH SERVICES** – Brush collection would need to be extended to all residents if annexed. These areas have narrow roads that will be difficult for the brush truck to work in while picking up brush and turning around.

**NUMBER OF HOUSES** – 62 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); TOTAL DWELLING UNITS: 62

**ESTIMATED POPULATION** – 164

**AREA BUSINESSES:**

- NUMBER – 0
- BUSINESS NAMES/TYPES – N/A

**APPROXIMATE DISTANCE FROM CITY SERVICES:**

- FIRE/EMS – 3.9 Miles from closest Fire Station; Response Time: 6.10. Central Bell serves this area for Fire and Belton for EMS.
- POLICE/ANIMAL CONTROL/CODE ENFORCEMENT – 5 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement Currently served by none. Bell County does not perform Code Enforcement Services, but no known issues here.

**THOROUGHFARE PLAN ISSUES:**

This area includes 190 Lane and Old Golf Course Road identified as minor collectors on the Thoroughfare Plan. 190 Lane requires a 60' ROW and is proposed to intersect with Mesquite Road west of Rocking M Lane, south of Auction Barn Road and north of Three Creeks Boulevard. Old Golf Course Road will require varying amounts of ROW when improved.

**CIP ISSUES:**

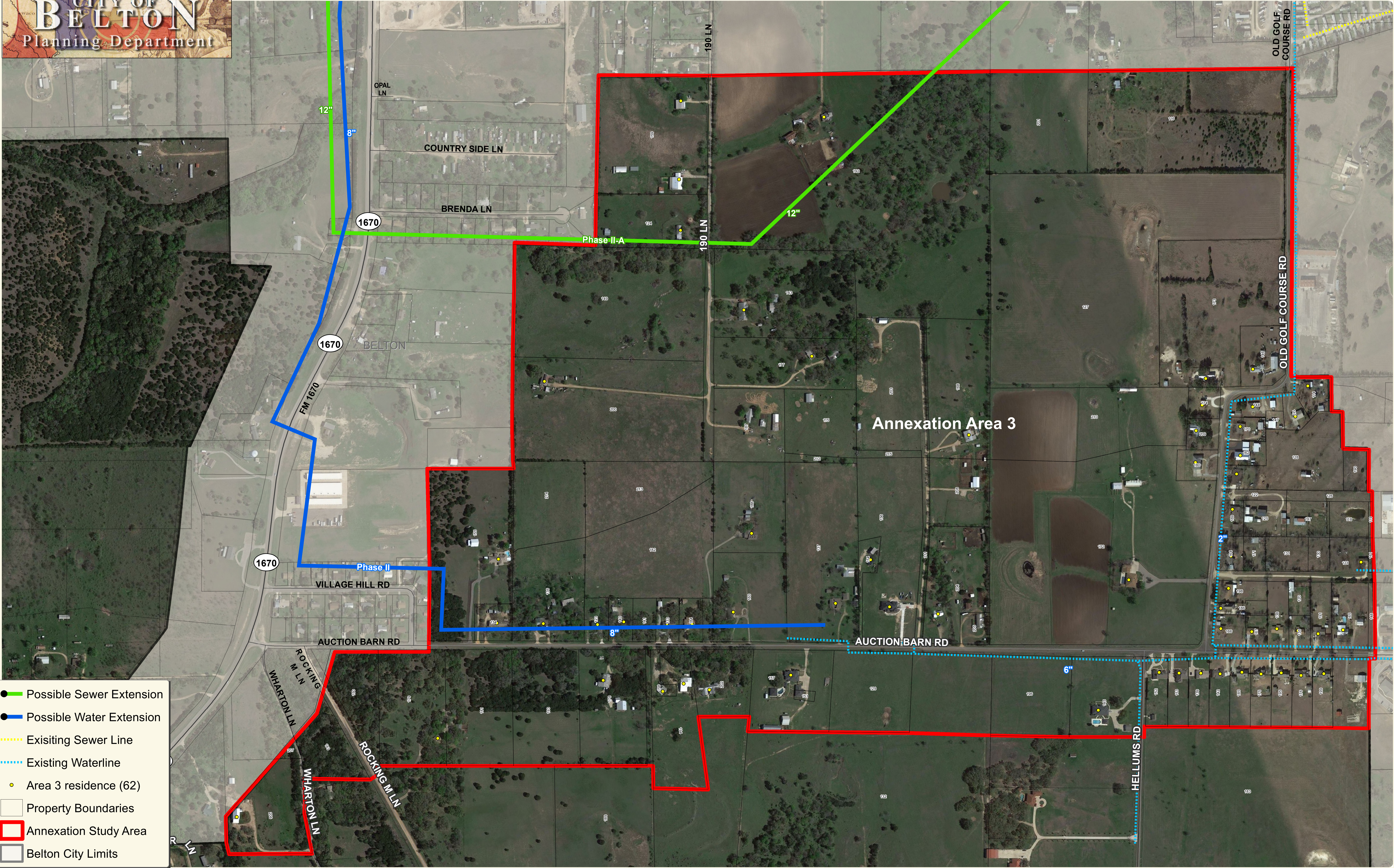
- Determination of extent of Wastewater extensions.
- Determination of extent of Water extensions.
- Determination of Street improvements.

**OTHER SIGNIFICANT ISSUES:**

- Timing of Three Creeks build out.
- Timing of Bell County Expo Center build out.
- Timing of BISD school development.



# Area 3 - 446.65 Acres



- Possible Sewer Extension
- Possible Water Extension
- ..... Existing Sewer Line
- ..... Existing Waterline
- Area 3 residence (62)
- Property Boundaries
- Annexation Study Area
- Belton City Limits



## **ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #4**

**LOCATION/GENERAL DESCRIPTION OF LAND** – Area 4 contains approximately 55 acres, and is located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

**OWNERSHIP/LAND USE** – Residential, small businesses, outside storage, vacant.

### **INFRASTRUCTURE/UTILITIES:**

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
  - Street Condition – Airdale is in fair condition, but will need attention. Airdale will be required to be maintained by the City since it is a public street.
  - Street Lighting – There are no street lights along Airdale. There is minimal street lighting on US190/IH-14 Service Road west of Airdale. Any requested street lights in City ROW would be Oncor's light with the City's responsibility to pay for electricity.
  - Street Signage – There are very few street signs, but all will need to be converted to City signs maintained by the City.
- **DRAINAGE ISSUES** – Drainage along Airdale is carried in drainage ditches and culverts, which are undersized and some are clogged or collapsed.
- **ELECTRICITY/CABLE/GAS (If known)** – Electric is available in the back of the lots off of Airdale. Electric is also available along the frontage of the US190/IH14 Service Road. AT&T has service lines along Airdale.
- **WATER (CCN)/AVAILABILITY** – The area is in DRWSC's CCN. Much of the eastern part of the area could be served by Belton's existing 820 pressure plane with properly sized water line extensions. The westernmost part of the area may be served by the 820 pressure plane, but models indicate it could be in the 900 pressure plane, which may require an elevated storage tank and booster pump station.
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's sewer CCN. The sewer in Sendero Estates was oversized to capture the area west of Sendero Estates, but a detailed/engineering study of the area will be required to determine which parts of the area can flow to this new gravity sewer located to the east.
- **SOLID WASTE/BRUSH SERVICES** – Brush collection would need to be extended to all residents. No issues with extension of services.

**NUMBER OF HOUSES** – 7 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 7

**ESTIMATED POPULATION** – 18

### **AREA BUSINESSES:**

- **NUMBER** – 2
- **BUSINESS NAMES/TYPES** – Arcade News, Inc., Seiter's Welding

### **APPROXIMATE DISTANCE FROM CITY SERVICES:**

- **FIRE/EMS** – 4.3 Miles from closest Fire Station; Response Time: 6.24 mins. Central Bell serves this area for Fire and Belton for EMS.

- POLICE/ANIMAL CONTROL/CODE ENFORCEMENT – 4.1 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement currently served by none, but there are some code violations needing attention. Bell County does not perform Code Enforcement Services.

#### **THOROUGHFARE PLAN ISSUES:**

This area does not contain any future roadways on the Thoroughfare Plan. The Lake to Lake Road is proposed to the east following an alignment of FM 1670, Boxer Road, Wheat Road and FM 2271.

#### **CIP ISSUES:**

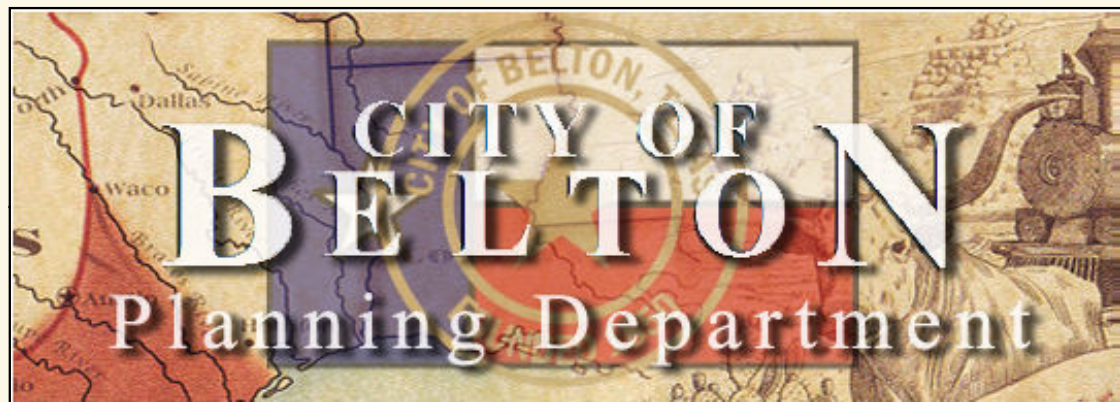
- Determination of Water extension.
- Determination of Wastewater extension.

#### **OTHER SIGNIFICANT ISSUES:**

- US 190/IH 14.
- Timing of Sendero Estates build out.
- Lake to Lake Road Project.



# Area 4 - 54.19 Acres



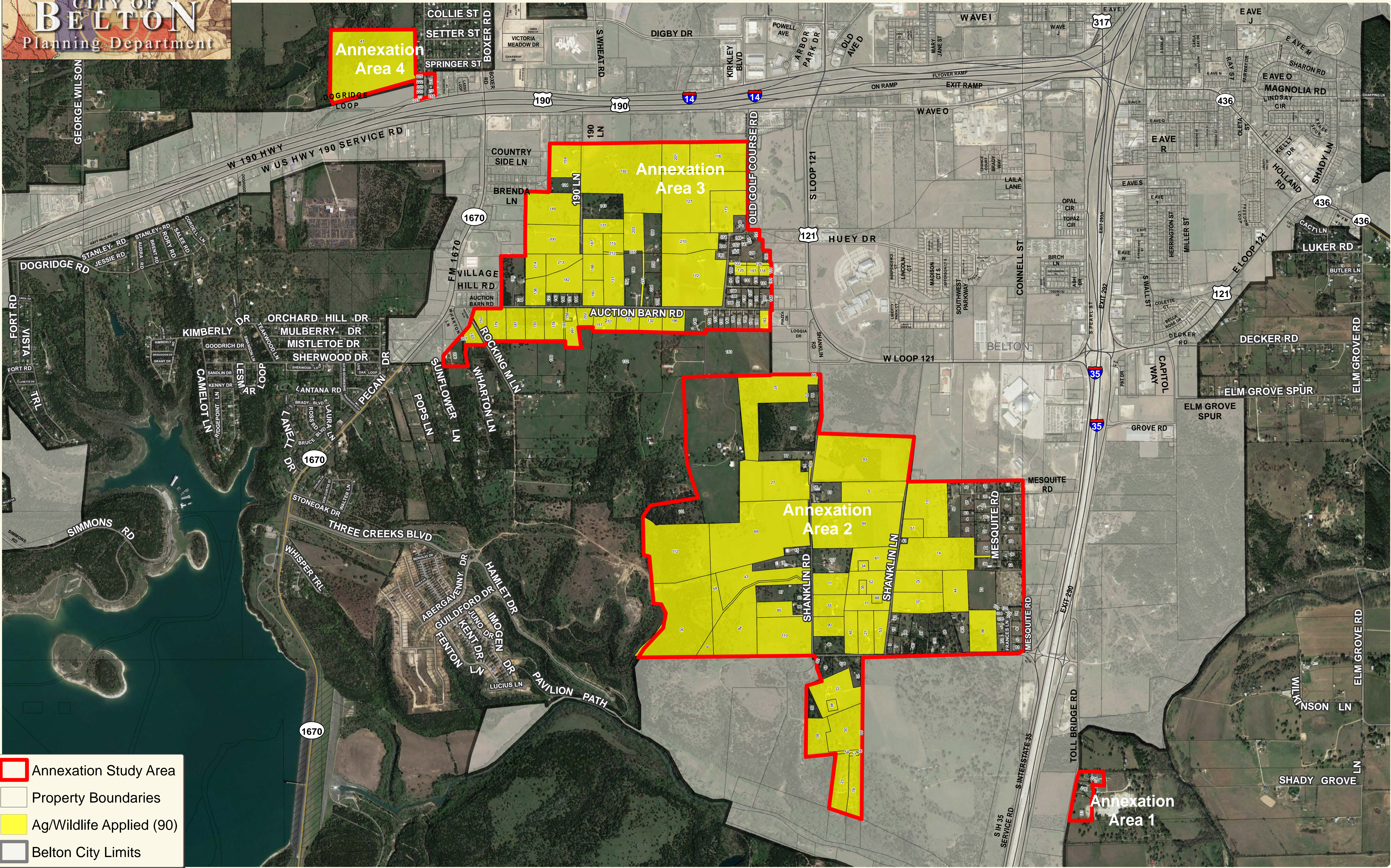
Author: Anthony Neff, City of Belton

From: City of Belton Project: Phase IV and Phase V, Department: Planning Department, Amendment: 2017 Amendment, Individual Maps and



- Possible Sewer Extension
- Possible Water Extension
- Area 4 residence (7)
- Property Boundaries
- Annexation Study Area
- Belton City Limits





- Annexation Study Area
- Property Boundaries
- Ag/Wildlife Applied (90)
- Belton City Limits



## **RESOLUTION NO. 2017-26-R**

**A RESOLUTION OF THE CITY OF BELTON, TEXAS, ACKNOWLEDGING THE RECOMMENDATION OF THE CITY COUNCIL TO CONSIDER ANNEXATION OF FOUR AREAS; DIRECTING THE CITY MANAGER TO PREPARE A MUNICIPAL SERVICES PLAN FOR EACH AREA; SETTING A SCHEDULE FOR ANNEXATION, INCLUDING PUBLIC HEARING DATES; AND PROVIDING AN OPEN MEETINGS CLAUSE AND OTHER RELATED MATTERS.**

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**WHEREAS**, the City Council, in its comprehensive plan development, has been studying future growth trends for Belton; and

**WHEREAS**, the Belton City Council has identified in the Strategic Plan, Goal 1B, a goal for the implementation of a growth management strategy focused on, among other things, annexation of strategic areas; and

**WHEREAS**, the Belton City Council approved Resolution 2016-22-R adopting a Growth Management Framework on August 28, 2016; and

**WHEREAS**, the Belton City Council has directed staff to bring an item forward to include actions needed to carry out this matter; and

**WHEREAS**, the Belton City Council has adopted the 2018-2022 Strategic Plan, which includes Goal 1b to implement a Growth Management Strategy; and

**WHEREAS**, the staff has developed Area Studies and an annexation schedule and, with the Council's direction, will prepare a Growth Management Study and Municipal Services plan on each tract, each of which is contiguous to the City, fall within Belton's one-mile extraterritorial jurisdiction, and is not within the ETJ boundary of another city.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS:**


**Part 1: Findings.**

- a. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact; and
- b. The City Council hereby directs the City Manager to prepare a Growth Management Study and develop a Municipal Services plan in accordance with state law for each area shown in Exhibit "A" attached.
- c. Notify property owners of the annexation public hearing dates.

**Part 2: Proceedings.** The City Council hereby adopts the attached schedule, Exhibit "B", including public hearing dates on October 24, 2017, and October 31, 2017. Notice of such hearings shall be provided as required by state law, shall be posted, and the hearings shall be open to the public to accept public comment on the annexation proposal.

**Part 3: Open Meetings.** It is hereby officially found and determined that the meeting at which this resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code.*

**PRESENTED AND PASSED** on this the 19th day of September 2017, by a vote of 7 ayes and 0 nays at a special meeting of the City Council of the City of Belton, Texas.

  
Marion Grayson, Mayor

ATTEST:

  
Amy M. Casey, City Clerk



### EXHIBIT "A"

Area 1	Located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.
Area 2	Located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.
Area 3	Located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.
Area 4	Located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

## Involuntary Annexation

### SCHEDULE FOR EXEMPT ANNEXATION WITHIN CITY LIMITS

DATE	ACTION/EVENT	LEGAL AUTHORITY
September 19, 2017	<b>COUNCIL BY WRITTEN RESOLUTION</b> (1) sets Public Hearings for <b>October 24, 2017 and October 31, 2017</b> ; and (2) Council directs development of service plan for area to be annexed.	Loc. Gov't Code, §§ 43.063 & 43.065; Public Hearings: are on or after the 40th day but before 20th day before institution of proceedings.
September 22, 2017 last workday	Last day to provide written notice to each property owner and public entity.	Before 30th day before first public hearing. Loc. Gov't Code, §43.062.
September 26, 2017	Receive Growth Management Study	
October 12, 2017 Publish notice of 1st Public Hearing (1 time)	<b>NEWSPAPER NOTICE RE: 1ST PUBLIC HEARING</b> ; (If applicable, Notice to Railroad) <b>SCHOOL DISTRICT NOTICE</b> (notify each school district of possible impact) <b>(NOTICE on WEB to remain through process)</b>	Not less than 10 days nor more than 20 days before 1st public hearing. Loc. Gov't Code, §43.063 (c).
October 19, 2017 Publish notice of 2nd Public Hearing (1 time)	<b>NEWSPAPER NOTICE RE: 2ND PUBLIC HEARING</b>	Not less than 10 days nor more than 20 days before 2nd public hearing. Loc. Gov't Code, § 43.063 (c).
October 23, 2017 Ten days after the date the 1st Public Hearing notice is published	<b>LAST DAY FOR SUBMISSION OF WRITTEN PROTEST BY RESIDENTS</b> (10 days after first newspaper notice)	Site hearing required if 20 adult residents of tracts protest within 10 days after 1st newspaper notice. Loc. Gov't Code, § 43.063 (b)
<b>October 24, 2017</b> Regular Meeting	<b>1ST PUBLIC HEARING AND PRESENT SERVICE PLAN</b> (Not more than 40 days before the 1st reading of ordinance.)	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.065 & 43.063(a).
<b>October 31, 2017</b> Special Meeting	<b>2ND PUBLIC HEARING AND PRESENT SERVICE PLAN</b> (At least 20 days before 1st reading of ordinance.)	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.065 & 43.063 (a).
Institution Date <b>November 21, 2017</b> Special Meeting	<b>FIRST READING OF ORDINANCE</b>	Date of institution of proceedings. Not less than 20 days from the 2nd public hearing nor more than 40 days from the 1st public hearing.
<b>November 28, 2017</b> Regular Meeting	<b>SECOND-FINAL READING OF ORDINANCE</b>	Not more than 90 days after 1st reading of Ordinance § 43.064
Within 30 days from receipt of Preclearance	<b>PROVIDE DOCUMENTS AND MAPS TO COUNTY CLERK</b>	Loc. Gov't Code §41.0015 (a)