City of Belton, Texas

City Council Meeting Agenda
Tuesday, October 26, 2021 - 5:30 p.m.
Wright Room at the Harris Community Center
401 N. Alexander, Belton, Texas

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Mayor Wayne Carpenter.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Director of Finance Mike Rodgers.

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

Invocation. The Invocation will be given by Mayor Pro Tem David K. Leigh.

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. Presentation of National Night Out Block Party Awards:

   - **Rookie of the Year –** Carla Circle, Host: Jose Montanez
   - **Community Camaraderie Award –** Saddle Creek, Host: Gerald and Shannon Drew
   - **Best Neighborhood Block Party –** The Bluff at Dunns Hollow, Host: Angelina Fontenot

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.

4. Consider minutes of the October 12, 2021, City Council Meeting.

5. Consider an ordinance amending Sec. 8-71 and Sec. 8-72 of the City of Belton Fee and Rate Schedule related to solid waste collection rates for 2022.

Planning and Zoning

6. Hold a public hearing and consider a zoning change from Agricultural to Single Family-3 Residential on OT Tilley Addition, Block 1, Lot 7 located 3630 Brenda Lane. **THIS ITEM HAS BEEN WITHDRAWN.**

7. Hold a public hearing and consider a zoning change from Single Family-2 Residential with Conservation Revitalization Overlay (SF-2 w/CR Overly) to a Planned Development – Neighborhood Services District (PD-NS) on approximately 0.24 acres located at 314 South Pearl Street and described as Belton Original, Block 19, Lot Pt. 2 and 3.

8. Consider a final plat for West Canyon Trails Phase IV, comprising 12.092 acres located on the south side of West Avenue O, east of Loop 121 and west of Connell Street.

9. Consider approval of non-annexation Development Agreements including:

	PROPERTY OWNER(S)	PROPERTY ID
1	Laura Alford	47288
2	Laura Alford	47290
3	Laura Alford	47291
4	Randy Alford, Laura Alford	167436
5	Landon and Martha Alford	472920
6	West Amity Land Development LLC	418842
7	West Amity Land Development LLC	432315
8	Fernando De Leon	400982
9	Richard W. Dillard, Peggy C. Dillard	75543
10	Richard W. Dillard, Peggy C. Dillard	318123
11	Melinda and James R. Davis	187729
12	Melinda and James R. Davis	233409

13	Elizabeth Mae Capps Foster, Virginia Capps Cosper	37163
14	CC Land Development LLC	418857
15	CIO Land Development LLC	418859
16	CIO Land Development LLC	432317
17	CC Land Development LLC	432319
18	Donald R. Grobowsky	72402
19	James R. Macanliss, Mary M. Markham	420200
20	Mary M. Markham	96990
21	Ronald Dean Mikeska, Emily Mikeska	73925
22	Old Santa Fe Mill, LC; Noel Thomas Curb, President	26804
23	Ray Lynn Renfro, Betty Renfro	135784
24	Ray Lynn Renfro, Betty Renfro	194482
25	Alton L. Sheppard, Elizabeth A. Sheppard	105615
26	Alton L. Sheppard, Elizabeth A. Sheppard	105618
27	Helga Venus	187730
28	Bobby Wilson, Patricia Potts Wilson	460396

Miscellaneous

10. Receive a presentation on the Belton Fire Department's Community Risk Assessment.

Executive Session

11. Executive Session pursuant to the provision of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, to discuss Real Estate transaction.

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, Texas

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OFFICE OF THE CITY MANAGER

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4. **Consider minutes of the October 12, 2021, City Council Meeting.**

   A copy of the minutes is attached. Recommend approval.

5. **Consider an ordinance amending Sec. 8-71 and Sec. 8-72 of the City of Belton Fee and Rate Schedule related to solid waste collection rates for 2022.**

   See Staff Report from City Clerk Amy Casey. Recommend adoption of the ordinance providing for a 4.358% increase for the 2022 solid waste rates as provided for in the contract with Waste Management.

Planning and Zoning

6. **Hold a public hearing and consider a zoning change from Agricultural to Single Family-3 Residential on OT Tilley Addition, Block 1, Lot 7 located 3630 Brenda Lane. THIS ITEM HAS BEEN WITHDRAWN.**

   This item has been withdrawn and no action is needed. Since it was advertised for a public hearing, it needed to appear on the agenda.

7. **Hold a public hearing and consider a zoning change from Single Family-2 Residential with Conservation Revitalization Overlay (SF-2 w/CR Overly) to a Planned Development – Neighborhood Services District (PD-NS) on approximately 0.24 acres located at 314 South Pearl Street and described as Belton Original, Block 19, Lot Pt. 2 and 3.**

   See Staff Report from Planner Tina Moore. At its meeting on October 19, 2021, the Planning and Zoning Commission unanimously recommended this rezoning for approval with conditions, and Staff concurs.

8. **Consider a final plat for West Canyon Trails Phase IV, comprising 12.092 acres located on the south side of West Avenue O, east of Loop 121 and west of Connell Street.**

   See Staff Report from Planner Tina Moore. At its meeting on October 19, 2021, the Planning and Zoning Commission unanimously recommended approval of this final plat and key lot variance request, and Staff concurs.

9. **Consider authorizing the City Manager to sign Non-Annexation Development Agreements that will expire on November 22, 2021 and provide direction on others as needed including:**

	PROPERTY OWNER(S)	PROPERTY ID
1	Laura Alford	47288
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3	Laura Alford	47291
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28	Bobby Wilson, Patricia Potts Wilson	460396

See Staff Report from Director of Planning Bob van Til. Recommend approval of the Non-Annexation Development Agreements or other action as presented.

Miscellaneous

10. **Receive a presentation on the Belton Fire Department's Community Risk Assessment.**

See Staff Report from Fire Chief Jon Fontenot. No action is required of the Council.

Executive Session

11. Executive Session pursuant to the provision of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, to discuss Real Estate transaction.

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
October 12, 2021 – 5:30 P.M.

The Belton City Council met in regular session in the Wright Room of the Harris Community Center. Members present included Mayor Wayne Carpenter, Mayor Pro Tem David K. Leigh and Councilmembers Craig Pearson, Dan Kirkley, John R. Holmes, Sr., Guy O'Banion and Daniel Bucher. Staff present included Sam Listi, Gene Ellis, John Messer, Amy Casey, Alex Munger, Mike Rodgers, Charlotte Walker, Jon Fontenot, Bob van Til, Tina Moore, Matt Bates, Judy Garrett, Kim Kroll, Cynthia Hernandez, Paul Romer, James Grant, Larry Berg, Allen Fields, Daniel Aguirre and Jo-Ell Guzman.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Daniel Bucher, and the pledge to the Texas Flag was led by Assistant City Manager/Chief of Police Gene Ellis. The Invocation was given by Councilmember Dan Kirkley.

1. **Call to order.** Mayor Carpenter called the meeting to order at 5:31 p.m.

2. **Public Comments.** *(Audio 1:47)*

   There were none.

   Mayor Carpenter thanked everyone who was involved in the National Night Out events.

3. **Recognize Mayor Pro Tem David K. Leigh as the 2021 Additive Manufacturing (AM) Industry Achievement Award Winner.** *(Audio 2:44)*

4. **Proclamation: Chiropractic Health Month – October 2021** *(Audio 4:57)*

   This proclamation will be given to the Texas Chiropractic Association at a later date.

Consent Agenda

Items 5-9 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. *(Audio 5:21)*

5. **Consider minutes of September 28, 2021, City Council Meeting.**

6. **Consider reappointments to the following Boards:**

   A. Electrical Board (Robert Bass and Casey Simpson)
   B. Bell County Tax Appraisal District Board of Directors (Ray Severn)

7. **Consider authorizing the City Manager to execute a two-year renewal to the contract for professional construction materials testing services with Langerman Foster Engineering Company.**

8. **Consider authorizing the purchase of vehicles for the Police Department.**

9. **Consider authorizing a Façade Improvement Grant to Premium Tax Advisory for exterior renovation at 104 N. Pearl Street.**

Upon a motion by Councilmember Holmes, and a second by Councilmember Pearson, the Consent Agenda, including the following captioned resolution, was unanimously approved upon a vote of 7-0.

RESOLUTION NO. 2021-28-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, APPOINTING A REPRESENTATIVE TO THE TAX APPRAISAL DISTRICT BOARD OF DIRECTORS.

Miscellaneous

10. **Consider a resolution expressing official intent to reimburse certain expenditures with a future debt issuance not to exceed $7,000,000.** *(Audio 6:38)*

    Director of Finance Mike Rodgers presented this item. The City's Financial Advisor, Jennifer Ritter, also provided information regarding the proposed bond issue.

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

RESOLUTION NO. 2021-27-R

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES

11. **Consider an ordinance prescribing the classifications for police officers, providing for the renaming of certain supervisor positions, and creating additional promotional positions in the police department.** *(Audio 39:09)*

    Assistant City Manager/Chief of Police Gene Ellis presented this item.

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

ORDINANCE NO. 2021-30

AN ORDINANCE PRESCRIBING THE CLASSIFICATIONS FOR POLICE OFFICERS AND PROVIDING FOR THE RENAMING OF CERTAIN SUPERVISORY POSITIONS AND CREATING ADDITIONAL PROMOTIONAL POSITIONS WITHIN THE POLICE DEPARTMENT; AND OTHER MATTERS RELATED TO THE SAME PROVIDING A REPEALER CLAUSE, A SEVERABILITY CLAUSE, A SAVINGS CLAUSE; AND

DECLARING AN EFFECTIVE DATE.

Work Sessions

12. **Receive a presentation and discuss a process to amend Belton's Thoroughfare Plan.** *(Audio 43:58)*

    Director of Planning Bob van Til presented this item (see Exhibit "A").

    No action was required of the Council at this time.

13. **Discuss issues surrounding the need for development of a Regional Habitat Conservation Plan to be coordinated by Bell County and consider Belton's participation.** *(Audio 1:08:22)*

    City Manager Sam Listi presented this item (see Exhibit "B").

    Upon a motion by Councilmember Pearson, and a second by Councilmember Kirkley, Item #13 was unanimously approved upon a vote of 7-0.

There being no further business, the meeting was adjourned at 6:48 p.m.

_____
Wayne Carpenter, Mayor

ATTEST:

_____
Amy M. Casey, City Clerk

Belton Thoroughfare Plan Updates

City Council Work Session

October 12, 2021

EXHIBIT "A"

Purpose

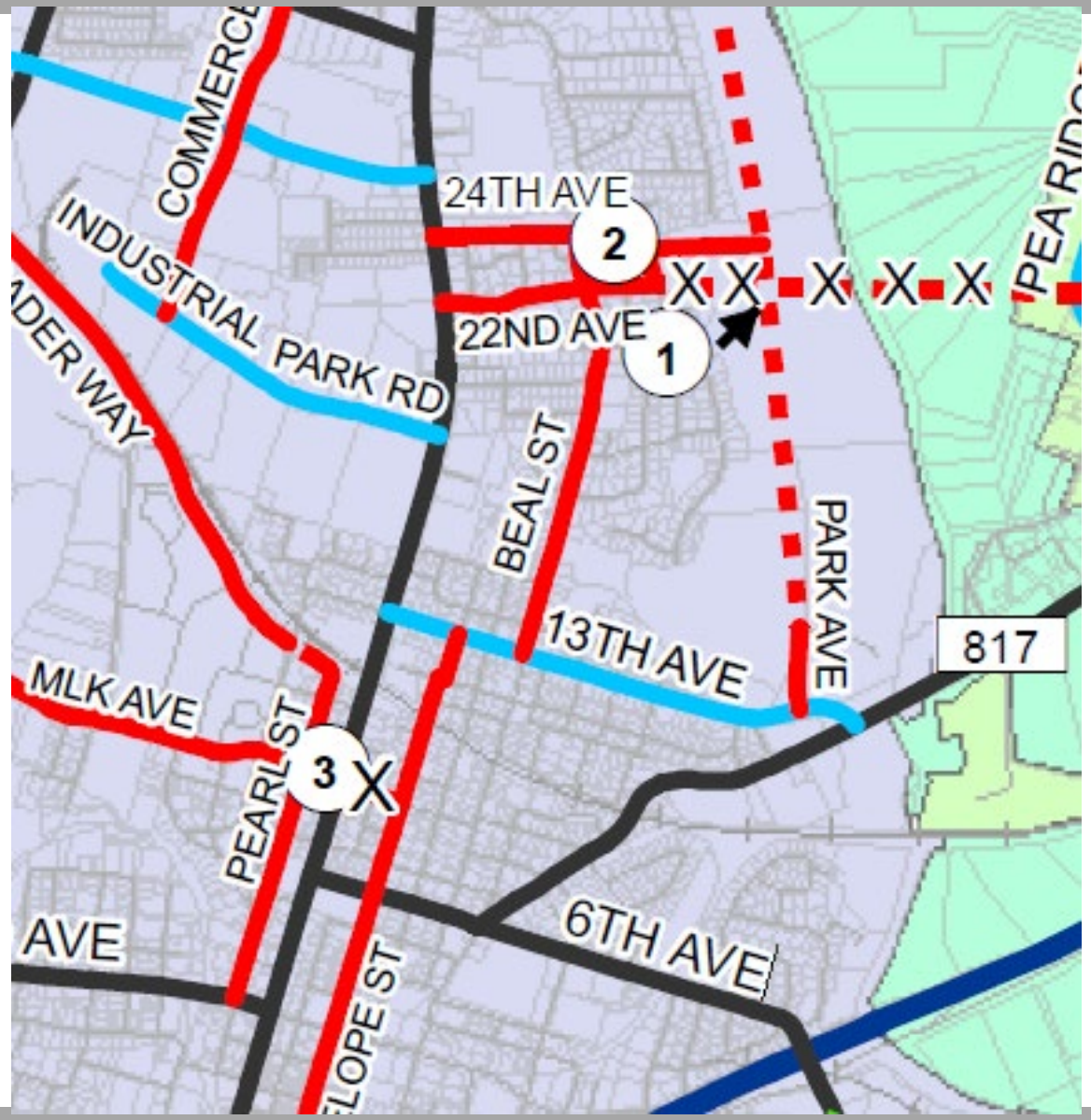
- To discuss the proposed amendments to Belton's Thoroughfare Plan
- The process to amend the Plan
- No final action is needed at this time

What is a Thoroughfare Plan?

- Integral component of the City's Comprehensive Plan
- Provides a future framework of planned roads around which development may occur
- Identifies basic designs and layouts that may be considered for future roadways
- Guides the development of the street system in the City and ETJ, taking into account the mobility and access needs of the public
- Provides guidance on the general alignment and right-of-way required for roadways as development and subdivision platting occurs
- Plan provides guidance on thoroughfare system improvements, including the planned extension of roadways

Why Amend the Thoroughfare Plan?

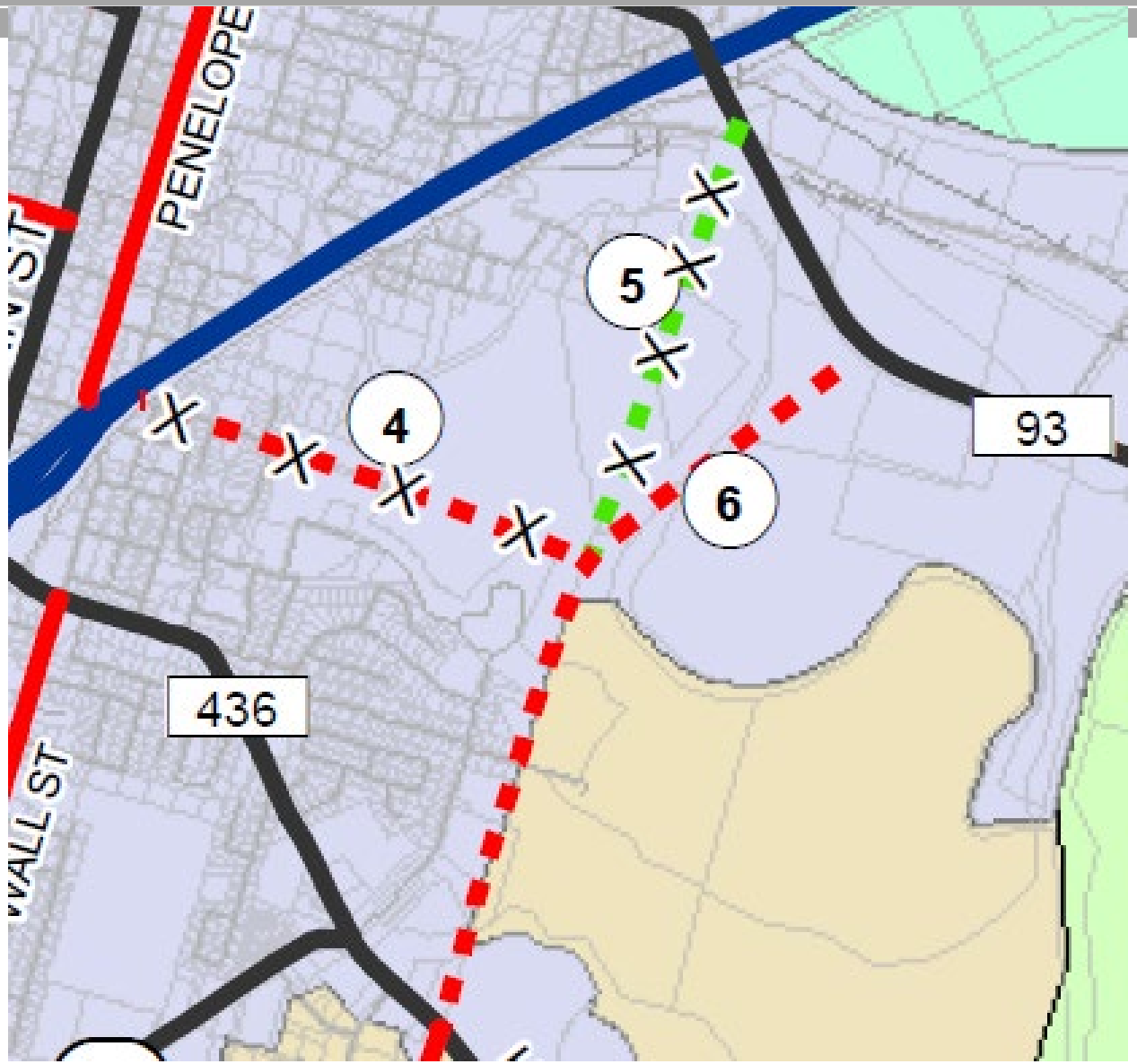
- The proposed updates are in response to:
- Recent platting activity
- Development activity, such as the proposed River Farms development agreement
- Evaluations of current alignments that no longer appear feasible



1. Eliminate east-west proposed thoroughfare from Hilltop Street to Pea Ridge Rd. (Temple).

2. Hilltop Street – new access to the Heritage Park.

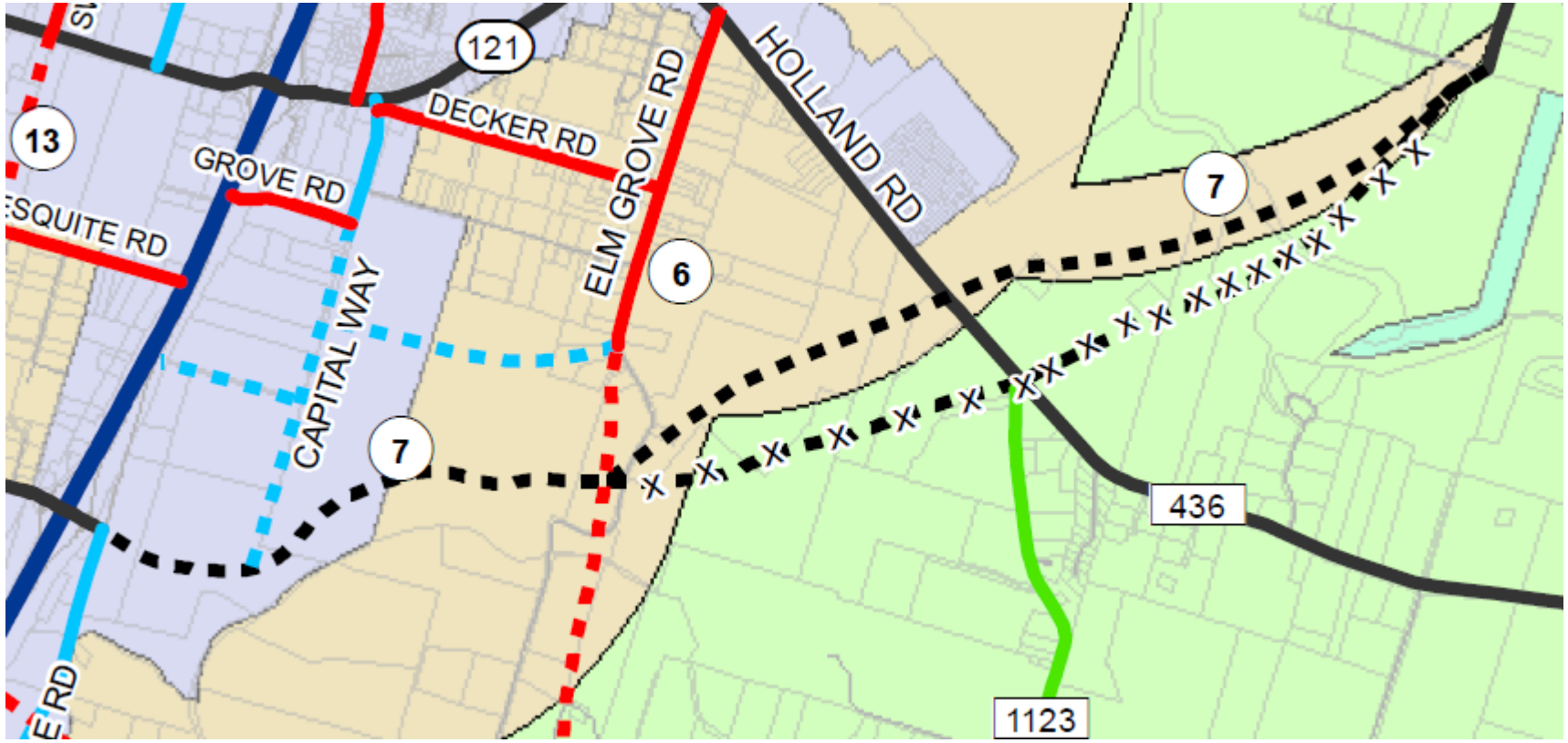
3. 9th Street – removed from the Plan.



4. Unnamed east-west road – removed from the Plan.

5. Future Elm Grove – removed from the Plan.

6. Elm Grove Road – realigned to FM 93

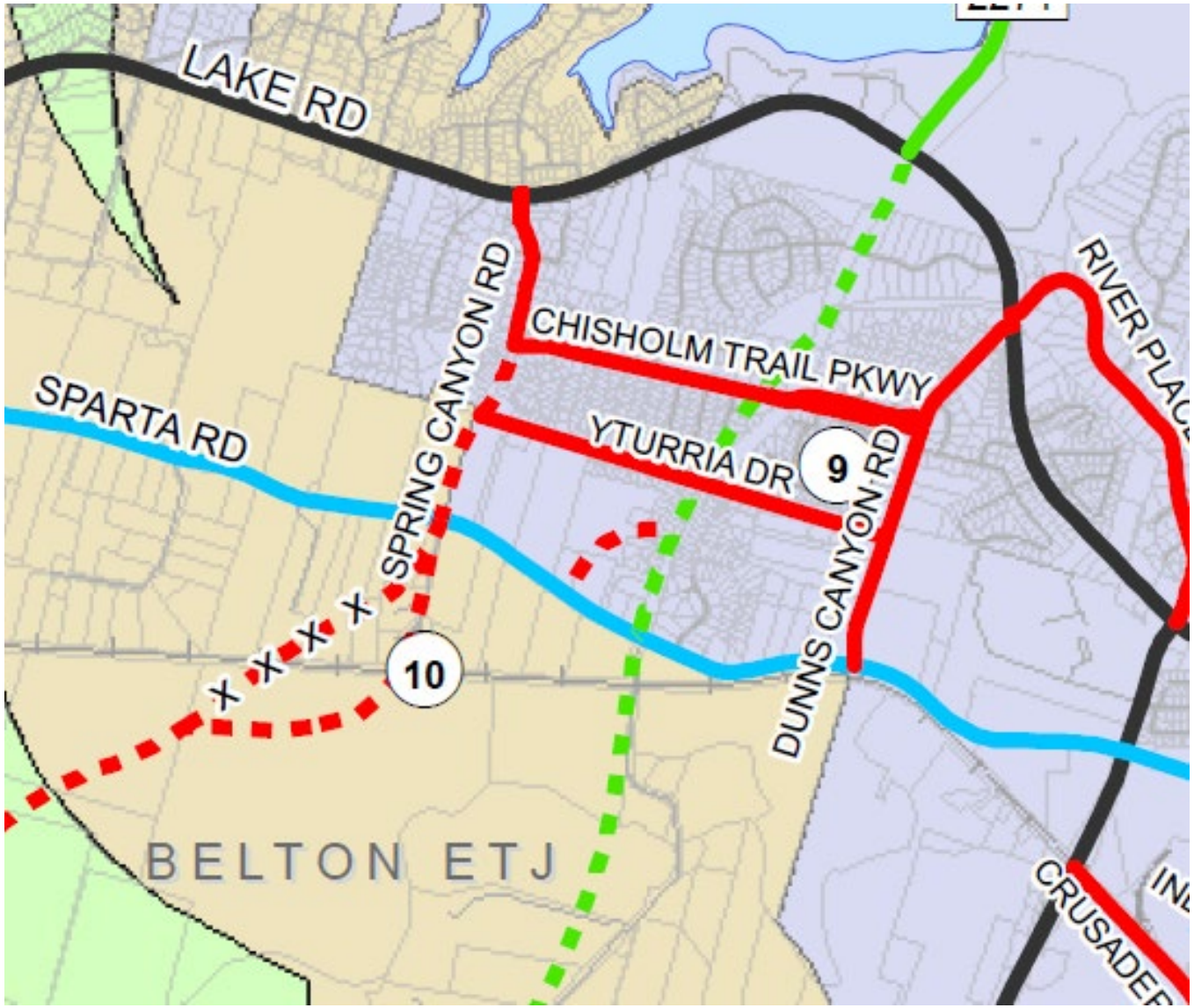


6. Elm Grove Rd. – Minor Collector

7. Shanklin Rd. – relocated into Belton ETJ.

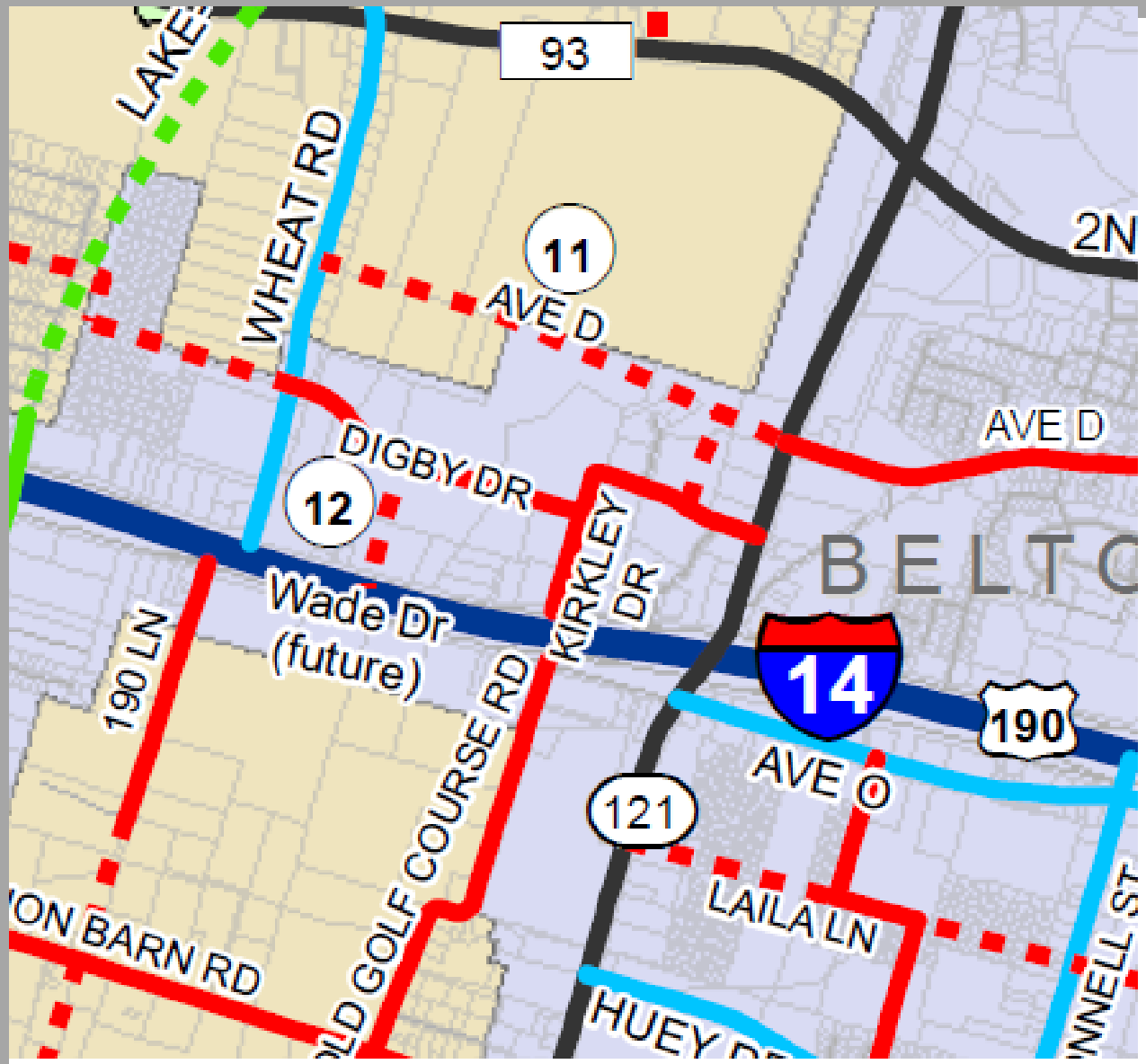
6. Elm Grove Rd. – down to Amity Rd. Minor Collector

8. Toll Bridge Rd. – Major Collector



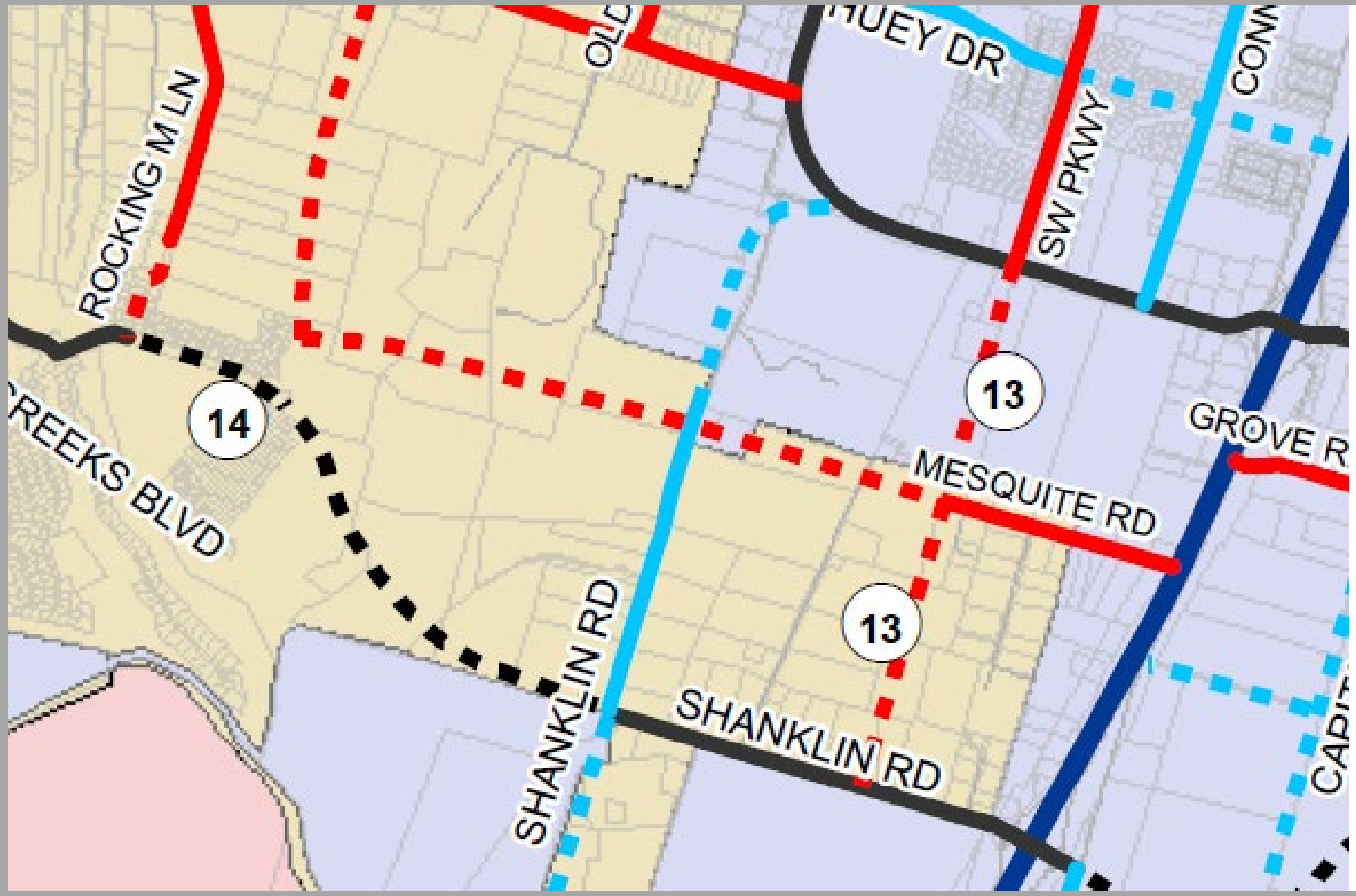
9. Yturria Dr. – from proposed to existing.

10. Spring Canyon Rd. – realignment



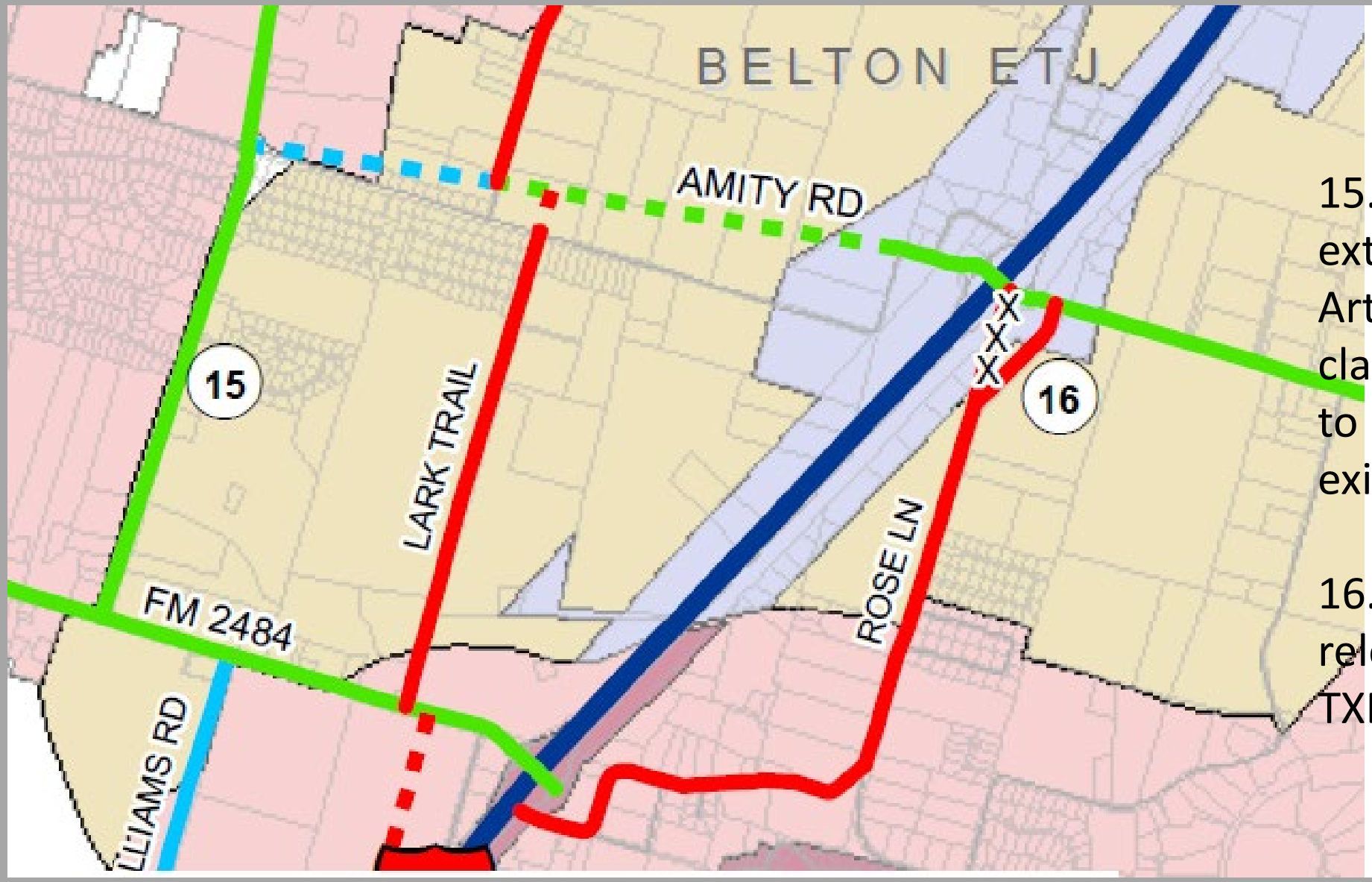
11. Avenue D – slight realignment to the north.

12. Future Wade Dr. – Minor Collector (New).



13. S.W. Parkway – new Minor Collector

14. Shanklin Rd – reflects new alignment based actual location of Three Creeks Blvd. and new alignment study.



15. FM 1670 – extend Major Arterial classification south to FM 2484 (road exists).

16. Rose Lane – relocated because TXDOT relocated it.

Proposed Schedule.

- 10/12/2021 - City Council Work Session
- 10/19/2021 - Planning Commission Work Session
- Late October to Early November - Public Comment Period
- 11/16/2021 - Planning and Zoning Commission Public Hearing and Recommendation
- December 14, 2021 - City Council – Public Hearing and Action

Thank you

- Questions or comments?

Council Agenda Item #13

Regional Habitat Conservation Plan

OCTOBER 12, 2021

EXHIBIT "B"

Summary

- Bell County recently identified as “area of interest” for Karst invertebrates, after findings in counties south of Bell
- These invertebrates are endangered species and live in rock formations in caves – “Karst” means sinkhole or cave habitat
- Small animals, 1/8” in length, with small or absent eyes, pale coloration, and slender legs
- While yet to be found in Bell County, very likely; will complicate public development when NEPA triggered, requiring an environ-mental assessment; also, private development impacted

Bat Cave Spider

Bee Creek Cave Harvestman

Coffin Cave Mole Beetle

Summary Continued

- Bell County has agreed to take the lead on developing a Regional HCP and has issued an RFP for consultant/contractor to develop grant
- Federal grant funds available (U.S. Fish/Wildlife) awarded competitively annually, with match required
- Grant application for plan development: $1,000,000; Grant Match: $250,000
- Several identified entities may participate in project development and grant match:
  - Bell County
  - Coryell County
  - BRA
  - Clearwater UWCD
  - Middle Trinity GCD
  - City of Belton
  - City of Gatesville
  - City of Harker Heights
  - City of Copperas Cove
  - City of Killeen
  - City of Temple
  - City of Salado

Timeline to Select Contractor

RFP release date:	October 1, 2021
Deadline for questions and clarifications:	October 19, 2021 @ 2:00 p.m.
Proposal submissions are due:	November 9, 2021 @ 2:00 p.m.
Evaluation committee selects contractor:	November 18, 2021
Negotiations begin with selected contractor:	November 22, 2021
County awards contract in Commissioners Court:	December 13, 2021

Summary Continued

- There is a risk in doing nothing, since a project (TxDOT) could be halted by the need to develop an environmental assessment without an HCP in place
- Such deficiency would require a locally developed HCP, funded by City or developer
- Appears prudent to take advantage of U.S. Fish/Wildlife grant opportunity and current regional interest in developing an HCP

HCP Product

- Planning document will explore presence of species and, if present, seek to minimize and mitigate effects
- Not required, highly recommended

Summary Continued

Fiscal Impact

- Belton cost share for HCP to be determined – proportional and limited component of $250,000
- Belton cost share for mitigation plan, if needed, also TBD

Recommendation

- Recommend Belton's willingness to participate in the Regional HCP and provide proportional cost share to support grant.

Staff Report – City Council Agenda Item

Agenda Item #5

Consider an ordinance amending Sec. 8-71 and Sec. 8-72 of the City of Belton Fee and Rate Schedule related to solid waste collection rates for 2022.

Originating Department

Administration – Amy M. Casey, City Clerk

Summary Information

On October 8, 2019, the City of Belton and Waste Management entered into a new Municipal Solid Waste Collection and Transportation Agreement, granting Waste Management exclusive rights to operate and maintain the service of collection and transportation of residential and small commercial hand-collect garbage, trash and recycling, over, upon, along and across the present and future streets, alleys, bridges and public properties of the City, subject to the terms of the Agreement. The initial contract is for a term of five (5) years with two 1-year renewal options. This will be the third year of the initial contract term.

Per Section 11.01 of the Agreement, beginning January 1, 2021 and continuing annually, Waste Management has the right to adjust the rates by 80% of the percentage as the Consumer Price Index, US City Average for All Urban Consumers, Water, Sewer, Trash, Not Seasonally Adjusted, Base Period December 1983 = 100 (published by the United States Bureau of Labor Statistics, Consumer Price Index) (the "CPI") shall have increased during the preceding twelve months. The index used is the most recently available index prior to the 60 days' notice to the City.

Additionally, per Section 11.02 of the Agreement, beginning January 1, 2021, Waste Management has the right to adjust the base rates by 20% of the average percentage that the price of diesel fuel has increased or decreased from the most recently available period prior to the 60 days' notice period. The average will be computed by calculating the changes in diesel fuel price as determined by reference to the Energy Information Administration of the US Department of Energy Weekly Retail on Highway Diesel Prices for the Gulf Coast each month during the 12-month period of measurement.

The annual CPI/Fuel Adjustment increase will not exceed five percent (5%) in any one year regardless of the index values.

On October 1, 2021, Waste Management notified the City that rates would be adjusted upwards by 3.458% as of January 1, 2022, based on the September 2020 – September 2021 adjustment in the CPI and diesel fuel data.

Solid Waste Collection Rates - Residential	Current Rates	Proposed January 1, 2022 Rates
Curbside Trash and Recycling (includes 1x weekly Trash, 1x biweekly Recycling, Curbside Bulk, Bulk Events and Household Hazardous Waste Collection)	$17.75 per month	$18.36 per month
Curbside Additional Cart	$6.32 per month per additional cart	$6.54 per month per additional cart
Door-to-Truck Service (includes 1x weekly Trash, 1x biweekly Recycling, Curbside Bulk, Bulk Events and Household Hazardous Waste Collection)	$38.87 per month	$40.21 per month
Door-to-Truck Service Additional Cart	$6.32 trash/$12.65 recycling per month per additional cart	$6.54 per month per additional cart

Solid Waste Collection Rates – Small Commercial	Current Rates	Proposed January 1, 2022 Rates
Curbside Trash (1x weekly)	$28.76 per month	$29.75 per month
Curbside Recycling (1x biweekly)	$14.38 per month	$14.88 per month
Curbside Additional Cart	$6.32 per month per additional cart	$6.54 per month per additional cart

Fiscal Impact

Solid Waste revenues have been budgeted in the FY2022 budget. The anticipated monthly billings for solid waste services are $134,137 or $1,609,650 annually, which is the amount in the General Fund FY2022 budget for solid waste revenue (billings), and solid waste expenditures (WM contract). The billing and collection fee is 12% of projected billings, or $193,160.

Recommendation

Recommend approval of the attached ordinance amending the City of Belton Fee and Rate Schedule.

Attachments

Waste Management Rate Change Proposal
Proposed ordinance amending Fee and Rate Schedule

October 1, 2021

City of Belton
Amy Casey-City Clerk
City of Belton
1502 Holland Road
Belton, Texas 76513

Re: Garbage Collection Agreement / Rate Adjustment

Dear Ms. Casey:

Provided for your notification is the annual CPI adjustment as stated in Section 11 Modification To Rates Clause, in our solid waste collection agreement. The scheduled annual CPI adjustment will be reflected in our invoicing for January 1, 2022.

The CPI U.S Cities Average Garbage and Trash Index number in September 2020 was 253.974 and has increased to 262.657 as of September 2021. The new rate increase reflects 80% of the change in CPI and 20% of the average percentage that the price of diesel fuel has increased or decreased from the most recent available period prior to the notice. This average is determined by reference to the Energy Information Administration of the US Department of Energy ("EIA/DOE") Weekly Retail on Highway Diesel Prices for the Gulf Coast. The rate for collection services will increase (3.458%) over your current monthly service fee from $16.85 to $17.43 (includes bulk waste events). The rate for AYD Household Hazardous Waste Program has increased from .90 to .93. The total rate for service will change to $18.36 per home, per month with all services included.

Please see attached pricing matrix form for complete pricing matrix and backup spreadsheet for CPI/ Fuel Data breakdown.

It is a pleasure to be part of the community team. Should you have any questions or comments please do not hesitate to contact me directly at 512-696-0363 or pdaugere@wm.com

Sincerely,

Paul Daugereau
Public Sector Solutions Manager
Waste Management of Texas
9708 Giles Road Austin, TX 78754

©2010 Waste Management, Inc.

9708 Giles Road Austin TX 78754
512-696-0363/ Fax 512-272-8960

City of Belton
January 1 2022

NEW RATES WITH THE INCREASE TAB

RESIDENTIAL RATES (Includes 12% Franchise Fee)

Residential Rates	$17.17	
Bulk Event	$0.26	
AYD Rate	$0.93	
Extra Trash Cart	$6.54	
Extra Recycle Cart	$6.54	
Resi Door to Truck	$39.02	
Extra t/r cart door serv	$6.54	

COMMERCIAL HAND COLLECT (Includes 12% Franchise Fee)

	1XWK	2XWK	*Leaving N/A in any box always means Not Available For This Contract*
Cart-PU 96 gal trash	$29.75	N/A	
Cart-PU trash cart extra cart	$6.54	N/A	
Cart-PU-Recycling exta cart	$6.54	N/A	
Cart-PU-Recycling	$14.88	N/A	
Poly Cart-PU (3 toters)	N/A	N/A	
Recycling PU (1 toter)	N/A	N/A	

COMMERCIAL RATES (N/A)

	FREQUENCY PER WEEK							
Container Size / Type	**1XWK**	**2XWK**	**3XWK**	**4XWK**	**5XWK**	**6XWK**	**7X**	**EXTRA PU**
2 Yard FEL Container	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3 Yard FEL Container	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
4 Yard FEL Container	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
6 Yard FEL Container	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
8-Yard FEL Container	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10 Yard FEL Container	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

See other Fees and Charges Below

Delivery	$0.00	***Additional Charges could be fuel and environmental, roll out charge, re-locate or removal fees, trip charge, etc. (Show which by listing in "additional charge" tab)***
Lock Bar, MONTHLY	$0.00	
Casters MONTHLY	N/A	***** A New account will need to be set up as NBG with this delivery fee listed. Advise setup that the fee is there because of a cancellation due to non-payment. Delivery is always $0.00 unless contract allows for a delivery charge.***
Redelivery Charge for non payment **	N/A	
Snapshot Charge	Non-Exempt	*If eligible for snapshot put Non-Exempt. If not eligible put Exempt. If customer has agreed upon a specified rate (instead of the corporate standard) put that info here and call out that it is a specific agreed upon rate.*
TEMPOrARY SERVICE		
6 Yard Temp ***	N/A	
8 Yard Temp ***	N/A	***** Temp pricing includes delivery, rental and removal**

COMMERCIAL FRONT LOAD COMPACTORS* (N/A)

Size	1x	2x	3x	4x	5x	6x	7x	XPU
2 Yard FEL Compactor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3 Yard FEL Compactor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4 Yard FEL Compactor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6 Yard FEL Compactor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
8 Yard FEL Compactor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10 Yard FEL Compactor	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

See other Fees and Charges Below

Delivery	$0.00	*Compactor Rate Does Not Include Rental (Choose one and delete the other)
Lock Bar, MONTHLY	$0.00	*Compactor Rate Includes Rental
Casters	N/A	
Redelivery Fee for non payment	N/A	
Gate or Enclosure Fee	N/A	
Snapshot Charge	Non-Exempt	

Additional Charge	N/A

COMMERCIAL FRONT LOAD RECYCLING CONTAINERS (Includes or Does Not Include Franchise Fee?)

Size	1x	2x	3x	4x	5x	6x	7x	XPU
2 Yard FEL Container	$0.00	N/A	N/A	N/A	N/A	N/A	N/A	$0.00
3 Yard FEL Container	$0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4 Yard FEL Container	$0.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6 Yard FEL (Cardboard)	$0.00	N/A	N/A	N/A	N/A	N/A	N/A	$0.00
8 Yard FEL Cardboard	$0.00	N/A	N/A	N/A	N/A	N/A	N/A	$0.00
See other Fees and Charges Below								

Delivery	$0.00	If eligible for snapshot but Non-Exempt. If not eligible put Exempt. If customer has agreed upon a specified rate (instead of the corporate standard) put that info here and call out that it is a specific agreed upon rate.
Lock Bar, MONTHLY	$0.00	
Casters MONTHLY	N/A	
Redelivery Fee for non payment	N/A	
Gate or Enclosure Fee	N/A	
Snapshot Charge	Non-Exempt	
Additional Charge	N/A	

ROLL-OFF RATES (City Rates Only does NOT include FF)

Container Size / Type	Delivery Rate	Rental Rate	*BY Month or Day Rate*	*Hauling Charge (Per Pull + Disp)*	Haul Rate per Pull	Disposal Rate per ton
*20 Yard (Open-Top)	N/A	N/A	Day	N/A	$476.44	N/A
*30 Yard (Open-Top)	N/A	N/A	Day	N/A	$476.46	N/A
30 Yard (Open-Top)	$0.00	$0.00	Month	N/A	$476.46	N/A
40 Yard (Open-Top)	$0.00	$0.00	Month	N/A	$476.46	N/A
Disposal Pass Through	N/A	NEGOTIATED	Month	N/A	N/A	$32.42
33 Yard (Compactor)	N/A	NEGOTIATED	Month	N/A	N/A	N/A
34 Yard (Compactor)	N/A	NEGOTIATED	Month	N/A	N/A	N/A
35 Yard (Compactor)	N/A	NEGOTIATED	Month	N/A	N/A	N/A
40 Yard (Compactor)	N/A	NEGOTIATED	Month	N/A	N/A	N/A
42 Yard (Compactor)	N/A	NEGOTIATED	Month	N/A	N/A	N/A
TRIP CHARGE RATE:			N/A			

NOTES / FREE SERVICES

683-613225 Belton Barn receives no hauling fee and pass through disposal of $32.42 per ton only

ORDINANCE NO. 2021-31

AN ORDINANCE AMENDING THE FEE SCHEDULE OF THE CITY OF BELTON FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022.

WHEREAS, the City of Belton has entered into a Municipal Solid Waste Collection and Transportation Agreement granting Waste Management exclusive rights to operate and maintain the service of collection and transportation of residential and commercial hand-collect garbage and trash and recycling, over, upon, along and across the present and future streets, alleys, bridges, and public properties of the City

WHEREAS, per Section 11.01 of the Agreement, beginning January 1, 2021 and continuing annually, Waste Management has the right to adjust the rates by 80% of the percentage as the Consumer Price Index, US City Average for All Urban Consumers, Water, Sewer, Trash, Not Seasonally Adjusted, Base Period December 1983 = 100 (published by the United States Bureau of Labor Statistics, Consumer Price Index) (the "CPI") shall have increased during the preceding twelve months. The index used is the most recently available index prior to the 60 days' notice to the City.

WHEREAS, per Section 11.02 of the Agreement, beginning January 1, 2021, Waste Management has the right to adjust the base rates by 20% of the average percentage that the price of diesel fuel has increased or decreased from the most recently available period prior to the 60 days' notice period. The average will be computed by calculating the changes in diesel fuel price as determined by reference to the Energy Information Administration of the US Department of Energy Weekly Retail on Highway Diesel Prices for the Gulf Coast each month during the 12-month period of measurement.

WHEREAS, on October 1, 2021, Waste Management notified the City that rates would be adjusted upwards by 3.458% as of January 1, 2022, based on the September 2020 – September 2021 adjustment in the Consumer Price Index, US City Average for All Urban Consumers, Garbage and Trash Collection, Not Seasonally Adjusted, Base Period December 1983 = 100, as well as the Energy Information Administration of the US Department of Energy Weekly Retail on Highway Diesel Prices for the Gulf Coast for the same period.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Belton, Texas, that section 8-71 and section 8-72 of the Fiscal Year 2021 Fee Schedule effective October 1, 2021, be amended effective January 1, 2022 as follows:

Sec. 8-71:

Solid Waste Collection Rates - Residential	**Current Rates**	**Proposed January 1, 2021 Rates**
Curbside Trash and Recycling (Includes 1x weekly Trash, 1x biweekly Recycling, Curbside Bulk, Bulk Events and Household Hazardous Waste Collection)	$17.75 per month	$18.36 per month

Curbside Additional Cart	$6.43 per month per additional cart	$6.54 per month per additional cart
Door-to-Truck Service (includes Bulk Events and Household Hazardous Waste Collection)	$38.87 per month	$40.21 per month
Door-to-Truck Service Additional Cart	$6.32 trash/$12.65 recycling per month per additional cart	$6.54 per month per additional cart

Sec. 8-72:

Solid Waste Collection Rates – Small Commercial	**Current Rates**	**Proposed January 1, 2021 Rates**
Curbside Trash (1x weekly)	$28.76 per month	$29.75 per month
Curbside Recycling (1x biweekly)	$14.38 per month	$14.88 per month
Curbside Additional Cart	$6.32 per month per additional cart	$6.54 per month per additional cart

PASSED AND APPROVED this the 26th day of October, 2021.

_____
Wayne Carpenter, Mayor

ATTEST:

_____
Amy M. Casey, City Clerk

CITY OF BELTON
FEE & RATE SCHEDULE
(Effective January 1, 2022)

Sec. 2-29 Lena Armstrong Public Library Fees (Ordinance #2021-21)

Book Sales	$0.25-$5.00 or donation; older books at market value
Lost/Damaged	
Adult Books	Replacement cost + processing fee ($1.00 for materials)
Children's Books	Replacement cost + processing fee ($1.00 for materials)
Copies/Prints	$0.25 per page
Fax Service	$0.20 per page
Ear Buds	$1.00 per item
Library Card	First one is free; replacement cards are $3.00 each
Proctor Exams (Print/Fax)	$5.00 each
Publication of Information	Library provided complimentary copy of publication
Publication of Photographs	Library provided complimentary copy of publication in which photograph appears
Research	Fees for copies, actual postage cost and personnel cost
DVDs:	
Damaged	Replacement cost

Sec. 3-29 Limitation on Number of Animals (Ordinance #2007-26)

Permit fee for animals in excess of limitation	$25.00 per year

Sec. 4-33 Building Permit Fees (Ordinance #2020-28)

Basic Building Permit Fee (Standalone for items not covered below)	$60.00 (such as patio covers, decks, porches and sidewalks)
New Residential Construction	$0.10 per sf
New Commercial Construction	$0.15 per sf
Certificate of Occupancy	$60.00
GIS Fee (input subdivision, utilities, infrastructure)	$25.00
Multiple Units (2 or more units)	$10.00 per unit fee additional
Reinspection Fee	$35.00
Reschedule Inspection Fee	$35.00
Technology Fee	$10.00
Residential/Commercial Remodel/Additions:	
0-1,000 sf	$85.00
Each additional 1,000 sf	$25.00 per additional 1,000 sf or portion thereof
Accessory Building (No Electrical, No Plumbing)	$60.00
Accessory Building (With Electrical, Plumbing, Etc.)	$60.00 + Subcontractor Fees for Electrical, Plumbing, Etc.
Demolition by Owner (Ordinance #2014-39)	
Basic Permit	$60.00 + $300.00 cash deposit or $1,000.00 surety bond
Demolition by City (Ordinance #2010-38)	
Equipment Cost	$200.00 per hour per piece of City equipment (includes operator) + 20% of disposal costs (2 hour minimum)
Additional Personnel Cost	$50.00 per hour per City employee
Fence Permits (Ordinance #2014-39)	
Basic Permit	$35.00
Roof Permits (Ordinance #2015-44)	
Basic Permit	$35.00
House Moving Permits (Ordinance #2014-39)	
Basic Permit	$110.00 + $300.00 cash deposit or $1,000 surety bond
Moving In Permits (Mobile Home Installation) (Ordinance #2020-28)	$255.00 (includes $75 HVAC, $35 plumbing and $35 electrical)
Contractor Registration (Ordinance #2017-22) (excludes State Licensed Electrical Contractors and State Licensed Plumbing Contractors in accordance with State Law)	$50.00 per calendar year
Sign Permits (Ordinance #2017-22)	
On Premises	$60.00
Off Premises	$1,010.00
Portable/Temporary	$35.00
Working Without a Building Permit	Double the Permit Fee
Solar Panels Installation	$95 (includes $60 basic permit fee + $35 electrical)

Sec. 4-144 Building Permit Fees - Electrical (Ordinance #2017-22)

Basic Building Permit Fee - Electrical	$35.00 + fees below
Per 100 Amps	$10.00
110 Circuits	$4.00

220 Circuits	$5.00
Equipment Motors (1/2 to 50 HP)	$12.00
Equipment Motors (over 50 HP)	$25.00
Signs	$15.00
Temporary Pole	$20.00
Pool Bonding/Grounding	$10.00
Mobile Home	$20.00
Meter Loop/Service Charge	$20.00
Reinspection Fee	$35.00
Reschedule Inspection Fee	$35.00

Sec. 4-206 Building Permit Fees - Plumbing (Ordinance #2014-39)

Basic Building Permit Fee - Plumbing	$35.00 + fees below
Per Fixture	$5.00
Backflow Prevention Assembly	$10.00
Water Heater	$5.00
Gas System (up to 5 outlets)	$6.00
Per Added Outlet	$1.00
Grease Recovery Device	$15.00
Lawn Sprinkler System (per head)	$1.00
Sewer/Water Yard Line	$5.00
Gas Test	$5.00
LPG Tank (Propane) Installation	$25.00 per tank
Reinspection Fee	$35.00
Reschedule Inspection Fee	$35.00

Sec. 4-227 Building Permit Fees - Swimming Pools (Ordinance #2014-39)

Above Ground	$35.00
In Ground	$85.00
Commercial/Institutional	$110.00

Sec. 4-351 Building Permit Fees - Mechanical (Ordinance #2017-22)

Basic Building Permit Fee - Mechanical	$35.00 + fees below
Each Heating Unit	$20.00
Each Refrigeration Unit	$20.00
Replacement of Heating or Refrigeration Unit	$20.00
Modification of System (per air opening)	$1.00
Each Commercial Vent Hood	$15.00
Each Commercial Refrigeration System	$7.00
Any Commercial Work Requiring Inspection But Not Listed Above	$15.00
Any Residential Work Requiring Inspection But Not Listed Above	$15.00
Reinspection Fee	$35.00
Reschedule Inspection Fee	$35.00

Sec. 5-3 Hazardous Materials & Major Incident Response Fees (Ordinance #2021-21)

Engine/Pumper + 3 personnel	$350.00 per hour, 1 hour minimum
Ladder Truck/Quint + 3 personnel	$450.00 per hour, 1 hour minimum
Command Vehicle + 1 Command Officer	$150.00 per hour, 1 hour minimum
Police Vehicle + 1 Officer	$100.00 per hour, 1 hour minimum
Brush Truck + 2 personnel	$250.00 per hour, 1 hour minimum
Boat/ATV + 2 personnel	$150.00 per hour, 1 hour minimum
Other (Public Works heavy equipment + operator)	$100.00 per hour, 1 hour minimum
Additional Personnel	$75.00 per hour, 1 hour minimum
City Supplied Water (as determined by calculation pumping time and rate)	$7.50 per 1,000 gallons
Sand (per cubic yard)	$25.00/yard, minimum 3 yards
Firefighting Foam	Actual cost + 10%
Other Approved Absorbent as needed/required	Actual cost + 10%
Other Items Necessary to Control/Contain Incident	Actual cost + 10%
Disposal of Debris	Actual cost + 10%
Damaged Fire Hose, Fire Tools or Equipment	Actual cost + 10%

Sec. 6-16 Fire Inspection Prevention Fees (Ordinance #2021-21)

Fire Marshal - Construction Permits & Inspections

Fuel Tanks	
Fuel Tank Install/Removal Plan Review	$75/tank
Fuel Tank Install/Removal Site Inspection and Testing	$50/tank
Fuel Tank Install/Removal Site Re-Inspection and Re-Testing	$35/visit
Fire Sprinklers	
Fire Sprinkler Plan Review	ISO Review

Fire Sprinkler Site Inspection & Testing - without Fire Pump	$100 + $1/head
Fire Sprinkler Site Re-Inspection & Re-testing - without Fire Pump	$35/visit
Fire Sprinkler Site Inspection & Testing - with Fire Pump	$150 + $1/head
Fire Sprinkler Site Re-Inspection & Re-testing - with Fire Pump	$50/visit
Fire Standpipes	
Fire Standpipe Plan Review	$75.00
Fire Standpipe Site Inspection and Testing	$50.00
Fire Standpipe Site Re-Inspection and Re-Testing	$35.00
Fire Alarms	
Fire Alarm System Plan Review	$75.00
Fire Alarm System Site Inspection & Testing	$60.00/panel + $1/device
Fire Alarm System Site Re-Inspection & Re-Testing	$35.00
Fire Suppression - Other	
Fire Suppression Systems/Other - Plan Review	$75.00
Fire Suppression Systems/Other - Site Inspection & Testing	$50.00
Fire Suppression Systems/Other - Site Re-Inspection & Re-Testing	$35.00
LP Gas	
LP Gas Install Plan Review	$75.00
LP Gas Install Inspection & Testing	$50.00
LP Gas Install Re-Inspection & Re-Testing	$35.00
Construction - Other	
Building, Site, or Other Plan Review Requiring Fire Marshal Approval	$75.00
Hydrant Flow Test	$100.00
Installation without Fire Marshal (Sprinkler ISO) Approved Plans	5x plan review cost

Fire Marshal - Annual Permits & Inspections

Life Safety Inspection	No Fee
First Re-Inspection	No Fee
Second Re-Inspection	$35/visit
Third Re-Inspection	$35/visit
Fourth Re-Inspection	$35/visit
State or County Licensed Facility Inspection (Annual)	
Day Care Center Inspection	$50 + $1/reg. child
Foster Home, Boarding Home Inspection	$50.00
Game Room Inspection	$75.00
Nursing Home Inspection	$150.00
Hospital Inspection	$150.00
Assisted Living Facility Inspection	$150.00
Each Re-Inspection of Above Facilities	$35/visit
Permit to Operate (Annual)	
Assembly Occupancy Permit > 200	$100.00
Tire Storage Permit	$100.00
Hot Works (Cutting and Welding) Permit	$75.00
High Pile Storage Permit	$75.00
Hazard Material Storage Permit > 500 Gallons	$150.00

Fire Marshal - Occurrences Permits

Occurrence Permits	No Fee
Blasting Permit (Per Job/Address)	$50/day
Fireworks (Per Show)	$150.00
Residential Open Burning (up to 7 days)	$100.00
Commercial Open Burning (up to 30 days)	$300.00
Carnival/Circus Safety Inspection	$150.00
Tent Inspection	$50.00
Fire Watch (cost per person)	$75.00/hour
Operating Without Permit	$25/day + Permit Fee
Special Services	
After Hours Inspections	$75.00
Same Day Services	$75.00

Sec. 8-71 **Solid Waste Collection Rates - Residential (Ordinance #2021-31) (Effective January 1, 2022)**

Curbside	$18.36 per month
Curbside Additional Container	$6.54 per month per additional container
Door-to-Truck Service	$40.21 per month
Door-to-Truck Service Additional Container	$6.54 per month per additional container
The monthly charge for multiple residential units (apartments, duplexes, etc.), shall be the number of residential dwelling units multiplied by the rate for the type of service provided.	
Replacement Recycling or Trash Container	$70.00 per cart

If the cart is stolen or missing, one free replacement cart will be provided to the customer. Only one replacement container will be provided per 18-month period. The replacement charge will be applied for any additional replacement container within the 18-month period. Carts damaged by the customer will result in the replacement charge. The City reserves the right to charge for replacement

containers if the City determines there is a pattern of abuse, neglect or loss. A stolen container must be reported to the Utility Billing Department.

Sec. 8-72 Solid Waste Collection Rates - Small Commercial Cart Collection (Ordinance #2021-31) (Effective January 1, 2022)

Curbside Trash (Weekly)	$29.75 per month
Curbside Recycling (Biweekly)	$14.88 per month
Commercial Cart Collection Additional Cart	$6.54 per additional cart per month
Replacement Recycling or Trash Container	$70.00 per cart

If the cart is stolen or missing, one free replacement cart will be provided to the customer. Only one replacement container will be provided per 18-month period. The replacement charge will be applied for any additional replacement container within the 18-month period. Carts damaged by the customer will result in the replacement charge. The City reserves the right to charge for replacement containers if the City determines there is a pattern of abuse, neglect or loss. A stolen container must be reported to the Utility Billing Department.

Sec. 8-74 Brush Collection (Ordinance #2018-28) (Load is defined as 6 cubic yards of brush.)

Residential Garbage Customers	$3.00 per month
A maximum of 6 CY per week per residential address is included in the monthly fee.	
Excess Brush Fee for residential garbage customers	$50.00 per load over the initial 6 CY
Residential out-of-cycle brush collection as requested	$50.00 per load picked up
Non-Native Brush Collection	$50.00 per load picked up
Non-Residential Customers Within City Limits as requested	$50.00 per load picked up

Sec. 10-40 Vehicle Towing, Impoundment and Wrecker Rotation List (Ordinance #2020-28)

Annual Tow Service Permit and Inspection	$50.00
Each Additional Wrecker Permit	$25.00 per year
Annual Storage Facility Permit and Inspection	$50.00
Maximum Fees Allowed to be Charged by Tow Companies:	
Non-Consent Tow	$150.00
Incident Management Fee	$150.00
Winching/Overturn Fee	$75.00
Dolly Use Fee	$50.00
Deep-Water Recovery Fee	$200.00
Storage Fee	$20.00 per day
Cleanup Fee for Large Debris	$65.00 per hour
Waiting Fee	$65.00 per hour
Fuel Surcharge	10% of total fees excluding storage and waiting fees
Driveshaft Removal Fee	$50.00
Specialized Equipment Fees for Towing and Cleanup	Reasonable hourly rates per industry standard OR actual rates paid by tow service to third party vendor + 10%

Sec. 11-17 Alcoholic Beverage Permits (Ordinance #70687-1)

Fees equal to one-half of the State Fee	

Sec. 11-60 Massage Establishment (as authorized by a SUP under Section 33.14, Item 19 of Zoning Ordinance) License Fee (Ordinance #2002-41)

Annual Fee For Each Establishment	$1,000.00

Sec. 11-61 Massagist Business (as authorized by a SUP under Section 33.14, Item 19 of Zoning Ordinance) Permit Fee (Ordinance #2002-41)

Annual Fee	$500.00

Sec. 11-108 Peddlers, Solicitors, Itinerant Merchants Permit Fee (Ordinance #2016-34)

30-Day License Fee (not mobile food vendors)	$100.00
One or more agents - license fee above plus $10.00 for each agent or employee so engaged.	
12-Month Mobile Food Vendor Permit	$100.00

Sec. 11-117 Garage Sale Permit Fee (Ordinance #081391-1)

Garage Sales, Limited to 3 Per Year	$5.00 per sale

Sec. 11-143 Boarding Home Permit Fee (Ordinance #2016-10)

Permit to Operate a Boarding Home	$1,000.00
Renewal of Permit to Operate a Boarding Home	$1,000.00 per year
Reinspection Fee	$50.00 per inspector, per hour for each reinspection after first inspection

Sec. 12-1 Mobile Home Park Fees (Ordinance #2019-55)

License to Operate a Mobile Home Park	$100 + $10 per space up to a maximum of $300 per year
Transfer of License for Mobile Home Park	$100.00

Sec. 15-50 Park Permit/Reservation Fee (Ordinance #2019-42)

Park Facilities (resident in City limits)	$50.00 per day
Park Facilities (non-resident)	$75.00 per day
Park Attendant Fee (park events with vendors)	$25.00 per hour, per attendant
Available Facilities:	
Yettie Polk Park Gazebo	

Confederate Park Western Pavilion	
Heritage Park Lions Pavilion	
Heritage Park HEB Pavilion	
Park Event	
Confederate Park, Yettie Polk Park, Heritage Park, Chisholm Trail Park	
Commercial/Ticketed Events	$250.00 per day + $200.00 clean-up deposit
Non-Ticketed Events	$100.00 per day + $200.00 clean-up deposit
Vendor Electricity	$50.00 additional
Splash Pad Pavilions	
Park Facilities (resident in City limits)	$50.00 per 3 Hour Time Block - Friday through Sunday: **
Park Facilities (non-resident)	$75.00 Per 3 Hour Time Block - Friday through Sunday: **
Available Facilities:	$100.00 refundable clean-up deposit
Harris Community Splash Pad - Red Pavilion	
Harris Community Splash Pad - Blue Pavilion	
Harris Community Splash Pad - Central Pavilion	
** 3 Hour Time Block During Splash Pad Season	During the Splash Pad Season - Memorial Day Through Labor Day, Pavilion rentals will be divided into 3-hour time blocks: 10:00 AM to 1:00 PM 1:30 PM to 4:30 PM 5:00 PM to 8:00 PM If any pavilion listed above is rented outside of the Splash Pad season, then it will be considered an all-day rental.
Practice Play:	
Heritage Park Baseball Complex	not available
Heritage Park Soccer Complex	not available
Chisholm Trail Park Softball Complex	not available
Lions Park Softball Field	not available
Jaycee Baseball Field	not available
Chisholm Trail Park Soccer Fields	No fee: first come, first served (not available when utilized under separate agreement)
Continental Baseball Field	No fee: first come, first served
Griggs Baseball Field	No fee: first come, first served
Heritage Park Practice Baseball Field	No fee: first come, first served
Neighborhood Recreational or Scrimmage Play:	
Lions Park Softball Field	No fee: by reservation only (limit 1 scrimmage per 7 days, 3-hour maximum)
Youth League Play: The following facilities are available for league play for youth sports organizations through a separate agreement with City.	
Heritage Park Baseball Complex	$500.00 clean-up deposit per organization AND
Heritage Park Soccer Complex	$5.00 per player fee per organization per season (effective January 1, 2013)
Chisholm Trail Park Softball Complex	see above
Jaycee Baseball Field	see above
Adult League Play: The following facilities are available for adult league play through a separate agreement with the City, subject to availability and maintenance requirements of the requested facilities.	
Chisholm Trail Park Soccer Complex	$375.00 fee per registered league team per season + $500.00 clean-up deposit AND
Heritage Park Soccer Complex	$5.00 per player fee per organization per season (effective January 1, 2013)
Tournament Play: Tournaments may be held by organizations that do not have a separate agreement with the City from Friday afternoons at 5:00 p.m. to Sunday evenings at 8:00 p.m. Applicants are limited to 3 events per year, per complex. Requests must be submitted at least two weeks prior to a proposed event. All field rentals are at the discretion of the City and will be based on field conditions and availability. All field preparations will be the responsibility of the renter.	
Heritage Park Baseball Complex	$1,000.00 + $500.00 clean-up deposit
(5 fields, bleacher seating, restrooms and concession)	
Heritage Park Soccer Complex	$750.00 + $500.00 clean-up deposit
(4 fields, restrooms and concession)	
Chisholm Trail Park Softball Complex	$750.00 + $500.00 clean-up deposit
(3 fields, bleacher seating, restrooms and concession)	
Jaycee Baseball Field	$250.00 + $500.00 clean-up deposit
(1 field, bleacher seating, restrooms and concession)	
Light Fee	$25.00 per hour, per complex
Harris Community Center Rental Rates (Policies Amendment 07/13/2015)	
Belton residents and businesses located inside the Belton city limits may contract with the Center at 90% of the listed regular rates.	
Room (Capacity)	Maximum Rate Charged - 8 hours
Evans (220)	$300.00 deposit + $200.00 for first 2 hours (minimum); $75 each additional hour
Kinchion (55)	$200.00 deposit + $150.00 for first 2 hours (minimum); $25 each additional hour
Simpson (40)	$175.00 deposit + $75.00 for first 2 hours (minimum); $25 each additional hour
Smith (32)	$150.00 deposit + $50.00 for first 2 hours (minimum); $20 each additional hour
McGee (17)	$150.00 deposit + $50.00 for first 2 hours (minimum); $20 each additional hour
Kitchen	$75.00 rental fee, no deposit
Entire Center (364)	$500.00 deposit + $650 for first 4 hours (minimum); $150 each additional hour
Audio/Visual Equipment (Evans Only)	$50.00
Off-Duty Officer(s) will be required at events with alcohol present. Rates will be based on current fees listed in this document regarding off-duty police and reserve officers.	
Discounts:	

Belton Business/Resident Discount (in City limits)/Military	10% Rate Reduction PROMO CODE: COB
Monday Thru Thursday Rental	20% Rate Reduction PROMO CODE: MT
Civic Clubs/Non-Profits (proof required) M-Th only	20% Rate Reduction PROMO CODE: NP
Recreational Class Fees (Instructors)	30% to City; 70% to Instructor (Ordinance #2012-30)

Sec. 20-78 Driveway Permit Fee (Ordinance #2020-28)

Basic Permit/Inspection	$60.00 + $25.00 per additional approach
Reinspection Fee	$35.00

Sec. 20-153 Small Cell Nodes Fee (Ordinance #2017-45)

Network Nodes	$250.00 per network node site per year
Node Support Poles	$250.00 per pole per year
Transport Facility	$28.00 per transport facility per month

Sec. 22-132 Special Events Fees (Ordinance #2014-39) $50.00 per event

Sec. 23-136 Water Deposits and Fees (Ordinance #2021-21)

Single Family Residential and Commercial:	
3/4" and 5/8"	$100.00
1" and 1-1/2"	$100.00
2"	$450.00
3"	$550.00
4"	$650.00
6"	$850.00
8"	$1,200.00
Multifamily Residential	$40.00 per unit ($6,000 maximum)
Outside City Limits	1.25 times the in-City rate
Damaged Meter Repair Fee	Actual cost + 10%
Damaged Fire Hydrant Fee	Actual material costs + 10% + equipment @ $100.00/hour/piece of equipment + labor @ $25.00/employee/hour
Tampering with Water Meter	$500.00
Tampering with Fire Hydrant	$1,250.00

Sec. 23-137 Water Tapping Fees and Water Meter Fees (Ordinance #2021-21)

Contractor Installed Items	
Contractor Installed Water or Fire Line Tap	
	$200.00 (This fee does not include the water meter. This fee covers the City's inspection services during the tap process. Tap must adhere to the City's Design Manual.) NOTE: All meters must be purchased directly from the City of Belton. Meters 3" and smaller must be installed by the City of Belton. The Contractor/Owner has the option to install meters larger than 3" or have the City install it at the fees shown below.
Meters up to 1"	$450.00
Meters over 1"	Meter Cost + 10% + equipment @ $100.00/hour/piece of equipment + labor @ $25.00/employee/hour Note: Meters 1.5" and up will require strainers
City Installed Items	
City Installed Water Meters Up to 1"	
Meter Only Install	$450.00 (includes meter; the water tap and water meter box are existing)
Water Tap + Meter with No Street Cut	$1,000.00 (includes tap, service line, City cutoff valve, meter and meter box)
Water Tap + Meter with Street Cut	$1,400.00 (includes tap, service line, City cutoff valve, meter, meter box and street repair)
Cut-in Tee on Existing Line for Irrigation Meter	$750.00 (includes tap, service line, City cutoff valve, meter, and meter box; the tap and service line on the main line exists)
City Installed Water Meters Over 1"	Meter Cost + 10% + equipment @ $100.00/hour/piece of equipment + labor @ $25.00/employee/hour Note: Meters 1.5" and up will require strainers and will be included in the meter pricing.
City Installed Fire Line Tap Fees	$250.00 per diameter inch NOTE: All meters must be purchased directly from the City of Belton. Meters 3" and smaller must be installed by the City of Belton. The Contractor/Owner has the option to install meters larger than 3" or have the City install it at the fees in this block.
Meter Box Replacement Fee	$40.00 per box replacement
Meter Box Lid Only Replacement Fee	$12.00 per lid replacement
Note: All prices shown are applicable for water meter relocations.	

Sewer Tapping Fees (Ordinance #2020-28)

Contractor Installed Sewer Tap	$300.00 (This fee covers the City's ~~includes~~ inspection service during the tap process. Tap must adhere to the City's Design Manual.)
City Installed:	
4" Sewer Tap - No Street Cut	$800.00

4" Sewer Tap - With Street Cut	$1,200.00
Sewer Taps Larger Than 4"	Larger of $800.00 OR materials + 10%, equipment and labor (charged at $100.00 per hour per piece of equipment and $25.00 per employee per hour)
Note: All prices shown are applicable for sewer cleanout relocations.	

Sec. 23-138 Construction Water Meter Fees (Ordinance #2018-28)

Rental	$100.00 per month
City will provide valve on the hydrant meter for use by the hydrant meter renter. Use or operating the valve for the hydrant will result in a hydrant tampering fee of $1,250 per occasion.	
Water Cost	$3.70 per 1,000 gallons
Meter Relocation Fee	$25.00
Construction Meters	$2,500.00 refundable deposit

Sec. 23-139 Utility Disconnect and Reconnect and Leak/Overflow/Stoppage Fees (Ordinance #2020-28 2021-21)

Normal Hours	$20.00
Outside of Normal Working Hours	$40.00

Sec. 23-140 Transfer of Utility Service Fee (Ordinance #2008-32) $20.00

Sec. 23-141 New Service Fee (Ordinance #2008-32) $20.00

Sec. 23-151 Water Rates (Ordinance #2018-28)

0 - 2,000 Gallons	$17.00 minimum
Over 2,000 Gallons	$3.70 per thousand gallons

Sec. 23-152 Water and Sewer Rates Outside the City (Ordinance #2004-25) 1.25 times the prevailing rate within the City

Sec. 23-154 Leak Rate (Ordinance #2012-30) One-half the per 1,000 gallon rate in excess of the prior 12 months average consumption, or comparable historical use for a particular month(s).

Sec. 23-156 Unauthorized Water and Sewer Usage (Ordinance #2020-28)

Unauthorized Water Tap Fees	
Unauthorized Water Use From Meter or Fire Hydrant	Meter or hydrant tampering fee + assumed monthly hydrant meter rental, if water was used for construction + assumed water usage at a rate of 3 times the prevailing rate within the City + costs to repair fire hydrant, valve or meter, if damaged.
Unauthorized Water Use From Tapping a Water Line Without Authorization	$2,000.00 per tap made without authorization + all applicable fees listed above
Unauthorized Water Use Using an Existing Tap and Using Water Without a Meter or Using a Bypass	$2,000.00 per tap + all applicable fees listed above
Unauthorized Sewer Tap Fees	
Tap Sewer Line Without Authorization	$2,000.00 per tap OR cost to repair line according to fees listed in Sec. 23-137, whichever is greater
Tap Manhole Without Authorization	$5,000.00 OR cost to repair manhole according to fees listed in Sec. 23-137, whichever is greater

Sec. 23-171 Sewer Rates (Ordinance #2018-28)

Class A	
0 - 2,000 Gallons	$14.00 minimum
2,001 - 15,000 Gallons	$5.00 per thousand gallons
Classes B, C & D	
0 - 2,000 Gallons	$14.00 minimum
2,001 - 15,000 Gallons	$5.00 per thousand gallons

Sec. 23-186 Late Fee (Ordinance #2014-39) $10.00

Sec. 23-187 Returned Check Fee (Ordinance #2004-40) $30.00

Sec. 23-038 Drainage Fee (Ordinance #2019-42 and #2016-32)

Residential Property	
Number of Units:	
1	$5.00 per monthly billing cycle per single family dwelling unit
2	$5.00 per unit, $10.00 total per monthly billing cycle
3	$5.00 per unit, $15.00 total per monthly billing cycle
4	$5.00 per unit, $20.00 total per monthly billing cycle
Other Property	
SF Range of Impervious Cover:	
250,000 SF and Over	$200.00 per month
100,000 - 249,999 SF	$100.00 per month
50,000 - 99,999 SF	$50.00 per month
10,000 - 49,999 SF	$20.00 per month
0 - 9,999 SF	$10.00 per month

Sec. 23-337 Irrigation System Permits (Ordinance #2014-39)

Installation Permit	$40.00 + fees below
Per Sprinkler Head	$1.00
Backflow Prevention Assembly	$10.00
Reinspection Fee	$35.00
Reschedule Inspection Fee	$35.00

Zoning (Ordinance #2019-42)

Rezoning	$250.00
Specific Use Permit	$250.00
Variance Request	$100.00
Administrative Approvals (Zoning Variance)	$50.00
Future Land Use Map Amendment	$100.00

Subdivisions and Developments (Ordinance #2017-22)

General Development Plan Review	$200.00
Preliminary Subdivision Plat	$250.00 + $3.00 per lot + recording fees
Final Subdivision Plat	$250.00 + $3.00 per lot + recording fees
Preliminary 1-Lot Subdivision Plat	$250.00 + $10.00 per acre + recording fees
Final 1-Lot Subdivision Plat	$250.00 + $10.00 per acre + recording fees
Placing Traffic Control Devices and Street Name Signs	$275.00 for each sign assembly (typically includes pole, stop or yield sign and street name sign.) Also applies to replacement signs due to accidents, theft or vandalism.
Material Testing Fee	Actual Costs + 10%
Park Land Dedication (Ordinance #2005-05)	$200.00 per dwelling unit, as provided for in Section 517.05 of the Subdivision Ord.
Sidewalk (Ordinance #2021-25)	$0.70 per square yard, as provided for in Section 503 of the Subdivision Ordinance
Tree Replacement Fee (Ordinance #2016-25)	$100.00 per diameter inch
Wireless Tower	
New Wireless Tower Construction	$150.00
Wireless Tower Modification	$60.00
Floodplain Assessment Permit (Ordinance #2016-34)	$50.00

Miscellaneous Fees

Bound Publications (Ordinance #2021-21)	
Charter	$15.00
Comprehensive Plan	$25.00
Design Manual	$15.00
Parks Strategic Master Plan	$15.00
Public Information Requests (Ordinance #2019-42)	
Accident Reports/Fire Incident Reports	$5.00 per report
Other Requests (in accordance with Attorney General's current guidelines)	
Standard paper copies (up to 8.5x14) *(no charge if total is less than $1.00)*	
Black and white	$0.10 per page
Color	$0.25 per page
(each side that has recorded information is considered a page)	
Nonstandard paper copies	
Oversized paper (11x17) black and white	$0.50 per page
Oversized paper (11x17) color	$0.75 per page
Specialty paper (mylar, blueprint, photographic)	actual cost
Electronic copies (email)	no charge
CD-ROM	$1.00 each
DVD	$3.00 each
Other Electronic Media	actual cost
Personnel Charge	
Programming Personnel	$28.50 per hour
Other Personnel (labor to locate, compile, reproduce)	$15.00 per hour (see City Clerk)
Overhead	20% of personnel charge (see City Clerk)
Computer Resource Charge	
Mainframe	$10.00 per CPU minute
Midsize	$1.50 per CPU minute
Client/Server	$2.20 per hour
PC or LAN	$1.00 per hour
Miscellaneous Supplies (labels, boxes, etc.)	actual cost
Remote Document Retrieval	actual cost
Postage/Shipping (if applicable)	actual cost
Credit Card Transaction Fee (if any)	actual cost
Fax Service	$0.20 per page
Vehicles for Hire - Taxicabs/Ground Transportation Services (Ordinance #2020-09)	
Operating Authority Permit	$300.00 (valid for 5 years)

Operating Authority Permit Amendment	$50.00
Annual Driver's Permit	$10.00 per driver
Annual Vehicle Permit	$50.00 per vehicle
Replacement Vehicle Permit (if lost or mutilated)	$10.00 per vehicle
Court Fees (amounts retained by the City) (Ordinance #2010-38)	
Teen Court Fee	$50.00
Community Service Fee (Adult/Juvenile)	$50.00
Nuisance Abatement (Ordinance #2012-17)	
By City:	
Grass Mowing/Lot Cleanup (includes personnel)	$100.00 per hour (2 hour minimum)
Debris Removal/Haul Costs	$100.00 per hour per piece of City equipment (includes operator) + disposal cost + 20% of disposal cost
Additional Personnel	$25.00 per hour
By Vendor:	
Grass Mowing/Lot Cleanup/Debris Removal	actual cost + 20%
Credit Card Payments (Ordinance #2020-28)	
Credit Card Payments	2%
Internet Payments - Utility Billing	2% + $1.00 convenience fee
Internet Payments - Court Fees	2% + $1.50 convenience fee
Other (Ordinance #2016-34)	
Historic Preservation Certificate of Appropriateness Application (non-administrative)	$50.00
Right-of-Way Abandonment Application	$100.00
Naming Policy: (Street Renaming and Facility Naming Policy Rev. June 11, 2013)	
Street Renaming Policy Application	$150.00
City Facility Naming Application	$75.00
Historic Landmark Designation Medallion Application Fee	$100.00
Historic Placard Program Application Fee	$100.00
Vehicle Impound Fee	$10.00 per day
*Off-Duty Police	$38.00 per hour ($100.00 minimum) or actual overtime rate if contracted through City
*Off-Duty Fire Fighters	$30.00 per hour (2 hour minimum) or actual overtime rate if contracted through City
*Ambulance Standby	$100.00 per hour (in addition to off-duty personnel cost
*Patrol Unit Escorts:	
Educational Institutions Domiciled in Belton	per mile at prevailing City mileage rate
Other Institutions and Entities	$25.00 per hour + actual personnel costs

**Employment and use of all off-duty public safety employees and vehicles shall be pursuant to the "Special Public Safety Services Policy" approved by the City Council.*

Proposed Changes to FY 2022 Fee and Rate Schedule

Effective January 1, 2022

Sec. 8-71 Solid Waste Fees - Residential

Solid Waste Collection Rates - Residential	Current Rates	Proposed January 1, 2022 Rates
Curbside Trash and Recycling (Includes 1x Weekly Trash, 1x Biweekly Recycling, Curbside Bulk, Bulk Events and Household Hazardous Waste Collection)	$17.75 per month	$18.36 per month
Curbside Additional Cart	$6.32 per month per additional cart	$6.54 per month per additional cart
Door-to-Truck Service (includes Bulk Events and Household Hazardous Waste Collection)	$38.87 per month	$40.21 per month
Door-to-Truck Service Additional Cart	$6.32 trash/$12.65 recycling per month per additional cart	$6.54 per month per additional cart

Sec. 8-72 Solid Waste Fees – Small Hand Collect Commercial

Solid Waste Collection Rates – Small Commercial	Current Rates	Proposed January 1, 2022 Rates
Curbside Trash (1x weekly)	$28.76 per month	$29.75 per month
Curbside Recycling (1x biweekly)	$14.38 per month	$14.88 per month
Curbside Additional Cart	$6.32 per month per additional cart	$6.54 per month per additional cart

Recommendation:

Adoption of the ordinance and corresponding Fee and Rate Schedule for FY 2022 effective on January 1, 2022.

Staff Report – City Council Agenda Item

Date: October 26, 2021
Case No.: Z-21-19
Request: SF-2 w/ CR Overlay to PD- NS
Applicant/Owner: Mark Williams

Agenda Item #7

Hold a public hearing and consider a zoning change from Single Family Residential-2 with a Conservation Revitalization Overlay to a Planned Development – Neighborhood Service on approximately 0.24 acres located at 314 South Pearl Street and described as Belton Original, Block 19, Lot Pt. 2 and 3.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Single Family-2 Residential District w/ Conservation Revitalization Overlay (SF-2 w/CR overlay)

Proposed Zoning: Planned Development – Neighborhood Service

Proposed Uses: Water Sports Equipment Rental

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 7: The projected growth of this Type Area is primarily commercial, mixed-use developments and urban residential infill, focusing on compatible uses.

Background/Case Summary

The applicant submitted a zoning change request to allow for a proposed water sports equipment rental business. This property is currently vacant. The applicant plans to rent kayaks and tubes to visitors of the Nolan Creek. The business will operate from a mobile stand (truck or trailer) with limited on-site parking due to its proximity to available public parking at Yettie Polk Park. Picnic tables will be provided on site for customers to complete their rental agreements. After renting equipment, customers will walk down Pearl Street to access Nolan Creek from several inlets along the creek.

The applicant will provide an all-weather crushed granite surface to park the mobile stand and will provide for heavy pedestrian traffic areas. Staff will periodically evaluate parking to see if more on-site parking is necessary to accommodate an increase in customer demand at the

park. Outdoor equipment storage will be screened and secured after hours during peak season. Equipment will be stored off site during the off season.

Project Analysis and Discussion

Existing Conditions: The area is considered the expanded Central Belton Downtown Development area and has residential and commercial uses. The surrounding zoning includes SF-2 w/CR overlay, Multiple Family, SF-2 w/CR overlay with SUP for a Daycare Center for less than 10 children, and Planned Development – Office 1 for a small event venue.

Allowable Land Uses: The proposed Planned Development – Neighborhood Service zoning would allow for the proposed use as a water sports rental facility.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the Neighborhood Service (NS) District, which requires a minimum lot size of 7,000 square feet and a width of 60'. This lot is approximately 10,625 square feet and has a width of 85'. Any future proposed development must meet the applicable setbacks requirements for the NS zoning district.

Future Land Use Map:

The FLUM identifies this general area for residential use. This request is consistent with the assigned Design Standards Type Area 7 which projects commercial, mixed-use developments and urban residential infill in this general area. This requested zoning change appears to be a reasonable request and seems appropriate to complement the use of the Nolan Creek.

Recommendation

At its meeting on October 19, the Planning and Zoning Commission unanimously recommended approval of the requested zoning change from SF-2 w/CR Overlay to PD-NS Zoning District subject to the conditions below:

1. The use of the property shall conform to the Neighborhood Service District in all respects, except as follows:
    a. The use of the property for water sports equipment rental is permitted.
2. The development of the lot shall conform to all applicable Type Area 7 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
    a. Site Development Standards
    b. Landscape Design Standards
    c. Tree Protection, Preservation and Mitigation Standards.
3. A site plan and building permit application are required for proposed improvements.
4. A staff evaluation period not to exceed a three-year period for the applicant to mitigate parking and any adverse effects to Yettie Polk Park.

Attachments

Zoning application, Site Plan, and Business Plans
Property Location Map
Zoning map
Aerial
Map with zoning notice boundary (200')/Zoning notice to owners/Property owner's 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: _____ Date Due: _____ **(All plans are to be returned to the Planning Department within 5 working days)**

Applicant: Mark Williams Phone Number: 254-541-3124
Mailing Address: 800 Benchmark Trl City: Belton State: TX
Email Address: graphicsbymark@yahoo.com

Owners Name: Mark Williams Phone Number: Same as above
Mailing Address: Same City: " State: "
Email Address: Same as above

Applicant's Interest in Property:
This property borders Yettie Polk Park and is near Nolan Creek — the intended use will be a space for river tube rental to benefit the community and help draw tourism to downtown Belton.

Legal Description of Property:
Belton Original, Block 019, Lot PT 2, 3 (N 85' of W 125' of 2 + W 125' of S 25' of 3)

Is this property being simultaneously platted? no

Street Address: 314 S Pearl St, Belton, TX
Zoning Change From SF-2 w/CR overlay to Retail
Signature of Applicant: Mark Williams Date: 9-11-2021
Signature of Owner (if not applicant): _____ Date: _____

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.

PD-0-1

City of Belton Planning Department
333 Water Street
PO Box 120
Belton, TX 76513

RE: Rezone request for the property located at 314 S. Pearl St, Belton, TX 76513

BellCad property ID: 40946
Legal description: BELTON ORIGINAL, BLOCK 019, LOT PT 2, 3, (N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

Mark Williams is seeking to rezone the subject property from the existing Residential Single-Family (SF-2) district with CR-Overlay to a Retail designation.

The future intended use of the subject property is that of *Water Sports Equipment Rental* that will serve the Nolan Creek recreational waterway and attract additional business and tourism to the Downtown Belton area.

Per the City of Belton's 2030 Comprehensive Plan the subject property is located directly in the heart of the Nolan Creek corridor where "more diversity is needed to enhance the visitor experience" and the need for "parkland and trail improvements" is a continued priority.

In 2015, limestone drops were added to five areas of the creek from Harris Park to Liberty Park to enhance the experience for those who desire safer access or to kayak, tube, or fish the creek. In addition, in 2016, a put-in location for tubes and kayaks was added near the Martin Luther King Jr. bridge. The subject property (314 S. Pearl St) aims to provide a convenient place on the edge of Yettie Polk park, and Nolan Creek, for the community to rent tubes/kayaks to enjoy the faster flowing rapids from the limestone drops, or "chutes," that were added years ago.

This rezoning request also aligns with the existing CR-Overlay of the subject property which states that retail use is allowed for the conservation and revitalization of this area of town as long as it benefits the neighborhood. The proposed use would not only benefit the surrounding neighborhood but would also benefit the whole community with additional family-oriented entertainment and the further use of Belton's recreational waterway.

The applicant respectfully requests the City of Belton, Council, and Planning Commission and Planning Staff approval and support of this rezoning request to allow for a quality retail use that meets the needs of the area residents as well as the growth and development of the Nolan Creek corridor near Downtown Belton.

Thank you for your time and consideration. I welcome the opportunity to meet and discuss with all interested parties and representatives.

Respectfully,
Mark Williams

Yettie Polk Park
Subject Property
314 S. Pearl St
Parking
Mobile Stand
S Pearl St
S Pearl St
S Pearl St
S Main St
Main St
W Avenue C
301
311
300
105
103
320

Business Overview and Executive Summary

Belton Watersports

314 South Pearl Street, Belton, TX

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Example of Premium Vinyl River Tubes.....9

City Council/Planning Department:

My name is Mark Williams and my background is in graphic design, web design, animation and other forms of multimedia. I'm currently an instructor at Belton New Tech High School and I moved into education 14 years ago after working in the corporate world for several years. I'm a guy who's into technology, business and entrepreneurship, and overall a very creative and innovative thinker.

I'm very passionate about our community. Belton is a gem. We definitely have something very special going on here and I want to help contribute to its growth. My wife and I met at UMHB eighteen years ago and we've been thrilled to stay in this area to raise our three boys. I can't say enough awesome things about Belton, TX.

In fact, two years ago I created a Facebook group called ***Belton Fun (things to do in Belton, TX)*** that now has almost 12,000 members. This group is a favorite among local Beltonians to find out about events, good places to eat, and where to have fun. I will also launch ***BeltonFun.com*** soon. I've owned this domain for a while and I plan to add local deals, experiences, blogging, and videography to this website.

I want to assure you, we are not new to business and innovative ideas. My wife and I run a couple side businesses together in the women's clothes and makeup niches and I've invented, prototyped, and manufactured a tech product that I brought to market several years back. Our side businesses have been running strong for 6+ years alongside our full time careers as teachers for BISD.

My newest venture has a very specific vision and purpose -- to add more fun things to do in Belton, TX. I purchased the vacant lot on Pearl Street last Spring with the hope of bringing something unique to the Belton community. I've been planning this for more than three years.

The vision is tentatively called ***Belton Watersports*** and will provide the community with a clean, quality place to rent tubes and kayaks near Nolan Creek. This venue will also have what I call "good vibes" with a relaxed atmosphere and a focus on creative branding.

I've attached an Executive Summary for ***Belton Watersports*** and a case study of a successful kayak and SUP business on the Brazos in Waco, Tx called the *Waco Paddle Company*. I've also attached a brief case study of *Happy Hollow* on the Frio River near Garner State Park. I visited with the owner of this establishment in July, 2021 and learned about pricing, premium commercial river tubes, and shuttle details.

Lastly, I think my vision fits right into Belton's 2030 Comprehensive Plan and the Parks and Recreation master plan. More specifically, *Chapter 7: Special Places & District Identity Potentia*l. This chapter talks about how vital the downtown area, Nolan Creek, and the hike bike trail are to the character and vibrancy of Belton. I love this excerpt, "The open space downtown and the centerpiece - Nolan Creek - are certainly the most revered jewels of Belton." I also quote, "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."

I hope you can see how my vision makes sense for Belton and I welcome any ideas for moving this project forward.

Respectfully,
Mark Williams

EXECUTIVE SUMMARY
Belton Watersports

IDENTITY

A cool place with "good vibes" that rents tubes and kayaks on Nolan Creek.

PROBLEM WORTH SOLVING

Nolan Creek is a great recreational waterway but it's too much effort to bring your own tube or kayak, and shuttling is too difficult. There's no reasonable way to have "social floats" or large gatherings on the creek.

OUR SOLUTION

- Ease/convenient tube and kayak rentals for small or large groups
- Premium, commercial-grade tubes
- Shuttle services

TARGET MARKET

- College students
- Middle and High School students
- Young families
- Parents
- Watersport enthusiasts

THE COMPETITION

- Frank's Marina
- Scuba Divers Paradise
- Big-box retailers (non-rentals)
- Online retailers (non-rentals)

SALES CHANNELS

- Direct onsite rentals/Walk-up customers
- Online rentals

MARKETING ACTIVITIES

- FB group marketing/ad campaigns
- Video marketing (social media)
- Soft opening/grand opening
- Creative guerilla marketing
- Incentives/reward cards

REVENUE

- Tube/kayak rentals
- Lifejacket rentals
- Cooler rentals
- Shuttle fee
- Air fee for customer's own tubes
- Used watersports equipment sales
- Drinks/snacks

EXPENSES

- Initial Inventory
- Insurance
- Payroll
- Marketing
- Utilities
- Repairs

TEAM AND KEY ROLES

- Mark Williams (Founder)
- Nick Loper (Advisor)

PARTNERS AND RESOURCES

- TubePro Commercial River Tubes
- Frank's Marina
- Waco Paddle Company

Business Phases and Next Steps

Belton Watersports - Tube and Kayak Rentals
October 5, 2021

Phase One:
Tube and kayak rentals as a business? -- conduct market research and analysis to determine competitors and the viability of this business model. Research was also conducted on initial inventory, startup costs, ongoing expenses, and identifying risks.

Establish a place of business. I purchased a vacant lot near Nolan Creek in April of 2021. This vacant land is on the edge of Yettie Polk Park and is just up-creek from the Gin Restaurant and Downtown Belton, TX. This is an optimal location to serve the Nolan Creek as a recreational waterway with river tube and kayak rentals.

Land zoning -- correctly zone the vacant lot so that business can be conducted on the premises. Research and planning for rezoning began several months ago. I approached the City of Belton to begin the process and I received an application, current zoning information, and I talked with one of the city planners about the correct request for zoning. An application was submitted on September 10, 2021 along with a Letter of Intent and an explanation of how this business would benefit the Belton community and adhere to Belton's 2030 Comprehensive Plan.

Phase Two:
Once rezoning is complete I will begin working on implementing the site plan, preparing for daily operations, and doing the necessary paperwork for *Belton Watersports* to legally operate as a company.

Site Layout: Parking considerations will be discussed with the City of Belton. Planning for parking right now will be 10 spaces on-site.

There will be a mobile stand on-site that will be similar to Waco Paddle Company's setup. This mobile stand will be a truck, trailer, or similar mobile stand to be the first point of business for all customers. Picnic tables will be placed near the mobile stand and park-side property line for customers to fill out needed paperwork for rentals, or to sit and enjoy a cold drink or snack. Crushed granite will be considered for high foot traffic areas around the mobile stand and picnic tables.

Landscaping will include strategically placed rock for planting areas as well as some larger landscaping rocks on the park-side property line to act as a partial retaining wall. Shrubs, perennials, and fast growing trees such as Montezuma cypress and/or Monterrey oak will be planted around the property.

Business Phases and Next Steps (continued)

Tubes and kayaks will be stored in the Southeast corner of the property and will be hidden away and locked up for the evening. A screen will hide the watersport equipment from view while being stored after hours.

Future considerations for concrete steps leading from the upper level to the lower park level will be discussed with the City of Belton. Also, plans for a deck area near the property line with additional seating overlooking the lower park and creek will be considered in the future.

Daily Operations: *Planning for the flow of customers from parking, to payment, rental paperwork, tube put-in locations, and tube/kayak return.*

Customers will rent tubes or kayaks from a branded truck, or stand, at the place of business and will walk with the rented water equipment down Pearl Street to the water's edge. Customers will then put into the creek at one of a few spots -- near the drainage inlet directly across the creek from the Sheriff's Office parking lot, the sloped concrete leading into the water under the Main Street bridge, or the grassy area directly across the creek from the Gin.

Alternatively, with permission from the City of Belton and Parks and Recreation, tubes and kayaks could be available on the bank of the creek near the water's edge. In this scenario, customers would sign the rental agreement on the *Belton Watersports* property and then walk down Pearl Street to retrieve their equipment on the bank of the creek.

Once the customers have put-in to the Nolan Creek they will float down the three chutes by the Gin and continue down the creek behind Compass bank all the way to the old low water crossing (which is now a 4th chute). Customers will then be able to exit the creek at this last chute or continue down near the I-35 bridge. Customers should definitely exit the creek at that point and walk their tube or kayak along the trail back to the *Belton Watersports* property. Obviously, customers may use their rental for a shorter distance along the creek near the Gin, or a longer distance past I-35 but they will be required to transport their equipment back to the *Belton Watersports* property on their own.

Customers will return their rentals to the same location in which they received them. It's possible that we will have employees that help with the transport of rented equipment back to the property.

Immediate next steps will be planned for shuttling customers up-creek to a drop-off location near Harris Community Center, and a drop-off location further North at Martin Luther King Jr. Avenue. Research will be conducted on the proper vehicles for these shuttles and how to attach the rented equipment to the shuttle for transport.

Phase Three:

More details of this phase are to come but will consist of marketing strategies, soft opening, implementing customer feedback, additional employee training, and grand opening.

Waco Paddle Company
Waco Paddle Company rents stand-up paddle boards, kayaks, and canoes for you to enjoy in the heart of downtown Waco. Our friendly staff will help you pick out the right watercraft for your adventure.

Overview
Founded in 2016, Waco Paddle Company provides the Waco community an enjoyable experience paddling the Brazos River. From the dock you can paddle under Waco's Historic Suspension Bridge, through the picturesque bluffs of Cameron Park, or see McLane Stadium and Baylor University up close. Waco Paddle Company has 4 total employees across all of its locations and generates $93,091 in sales (USD)

Problem and Solution
The Brazos waterway was underutilized for its recreational activity. It's more difficult for people to bring their own kayaks and SUPs to the water than it is to rent. Large groups can go out together at once without having to buy all of the proper equipment and gear.

Target Market
Baylor college students. Young families and parents of teens and pre-teens.

Keys to Success
- Strong branding and location near Baylor
- Mobile truck is versatile, low startup costs
- Riverside dock for storing and launching kayaks/SUPs
- Social media marketing campaigns
- Partnership with local schools and church groups
- Marketing to college students
- Limited competition in the area
- Large body of water for multiple kayaks and/or SUPs at one time
- Tourist draw in downtown Waco

Steps Forward
Competitive pricing with daily and hourly rates. Additional marketing toward birthday party packages and group rentals. Continue to capitalize on partnership with Keep Waco Beautiful by doing river clean ups for the conservation and protection of the waterways.

Happy Hollow - Frio River Outfitters
The 'Happy Hollow' float is one of the most popular tube routes on the Frio and serves Leakey, Concan, Rio Frio, and Garner State Park visitors year-round!

Overview
Happy Hollow Frio River Outfitters is located in Concan, Texas, and was founded in 1984. At this location, Happy Hollow Frio River Outfitters employs approximately 4 people. Happy Hollow generates revenue through tube and kayak rentals, vacation rentals, and weddings/events. Annual sales for Happy Hollow Frio River Outfitters is approximately $749,840 (USD).

Problem and Solution
The Frio River draws people from all over the state of Texas, the United States, and other parts of the world who seek out this beautiful, hidden oasis at the base of the Hill Country. There are so many people who visit the Frio during the summer months that it creates very lucrative business opportunities. Happy Hollow provides services in river entertainment and vacation rentals to meet these needs.

Target Market
Tourists, college and high school age students, young families.

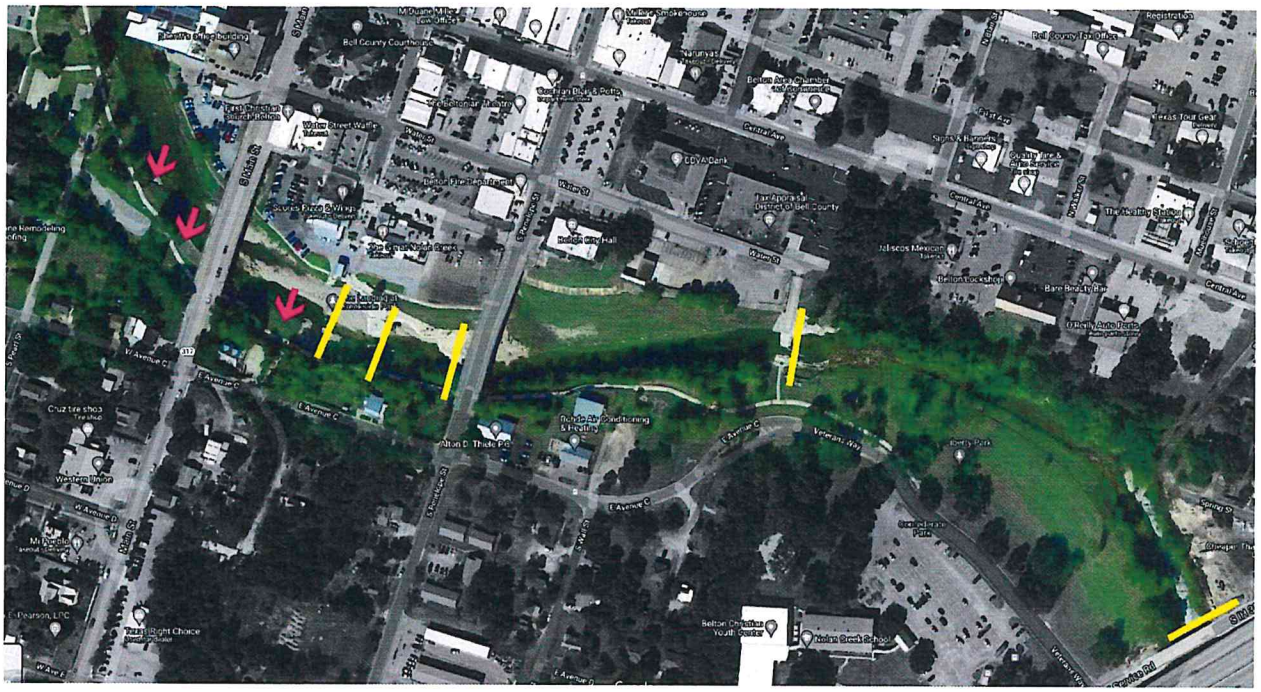
Keys to Success
- Ideal location along a nice stretch of the Frio river, directly on the river
- Shuttle services with multiple shuttles
- Small store with drinks and products for sale
- Premium, commercial TubePro tubes
- Tourism draw near Leakey and Garner State Park
- Good brand awareness and word of mouth marketing along the river
- Large inventory of tubes and kayaks for rent
- Vacation rentals

Steps Forward
Happy Hollow has been successful for many years. Much of its success in future years will also be at the mercy of Mother Nature. The Frio River suffers from lower water flow during droughts and low rainfall. The key to success during these times is to double down on marketing for the vacation rentals.

Pink arrows show put-in locations in Yettie Polk Park and across from Gin.

Yellow bars show the chutes and/or exit locations.

More put-in locations will be established further North whenever we implement shuttles.



Mobile Stand -- truck or trailer similar to Waco Paddle Company's setup

Proposed concrete steps leading from upper level of property to lower park, or something similar.

Premium Vinyl River Tubes

All Tube Pro™ river tube model codes are based on INFLATED dimensions. Deflated dimensions are listed for comparisons. Our premium backrest has its own secondary air chamber to allow for inflation to the perfect firmness and a comfortable fit. The backrest feature is available on TP38, TP44 and TP48 models listed. TP38 (42" deflated) float tube is great for smaller riders to experience a river float. The smaller air chamber enables the user to reach into the water for paddling and maneuvering. TP44 (48" deflated) float tubes are the most universal and popular size, with the most upgrade options available. TP48 (52" deflated) single rider float tubes are great for larger riders, as the bigger air chamber offers increased buoyancy. The smooth "bulge inner seams" are very comforting for riders of all sizes. The TP54 (60" deflated) is our largest single rider float tube available. Custom colors, printing and sizes are available based on quantity orders. Add a backrest, cup holder or floor to any vinyl tube style with appropriate production and delivery lead times to make a statement about your river tube operation that is different from the rest!

PRODUCT / DEFLATED SIZE	MODEL CODE
TP Single Rider with Backrest & Floor Adjustable back support & fully enclosed PVC floor; great for smaller riders	
TP38 / 42" (106 cm)	TP38-REDBACK-HF
TP44 / 48" (122 cm)	TP44-REDBACK-HF
TP Single Rider with Backrest & Cup Holder Sturdy back support and cup holder to enjoy the float	
TP44 / 48" (122 cm)	TP44-ROYALBACK-HC
TP48 / 52" (132 cm)	TP48-ROYALBACK-HC

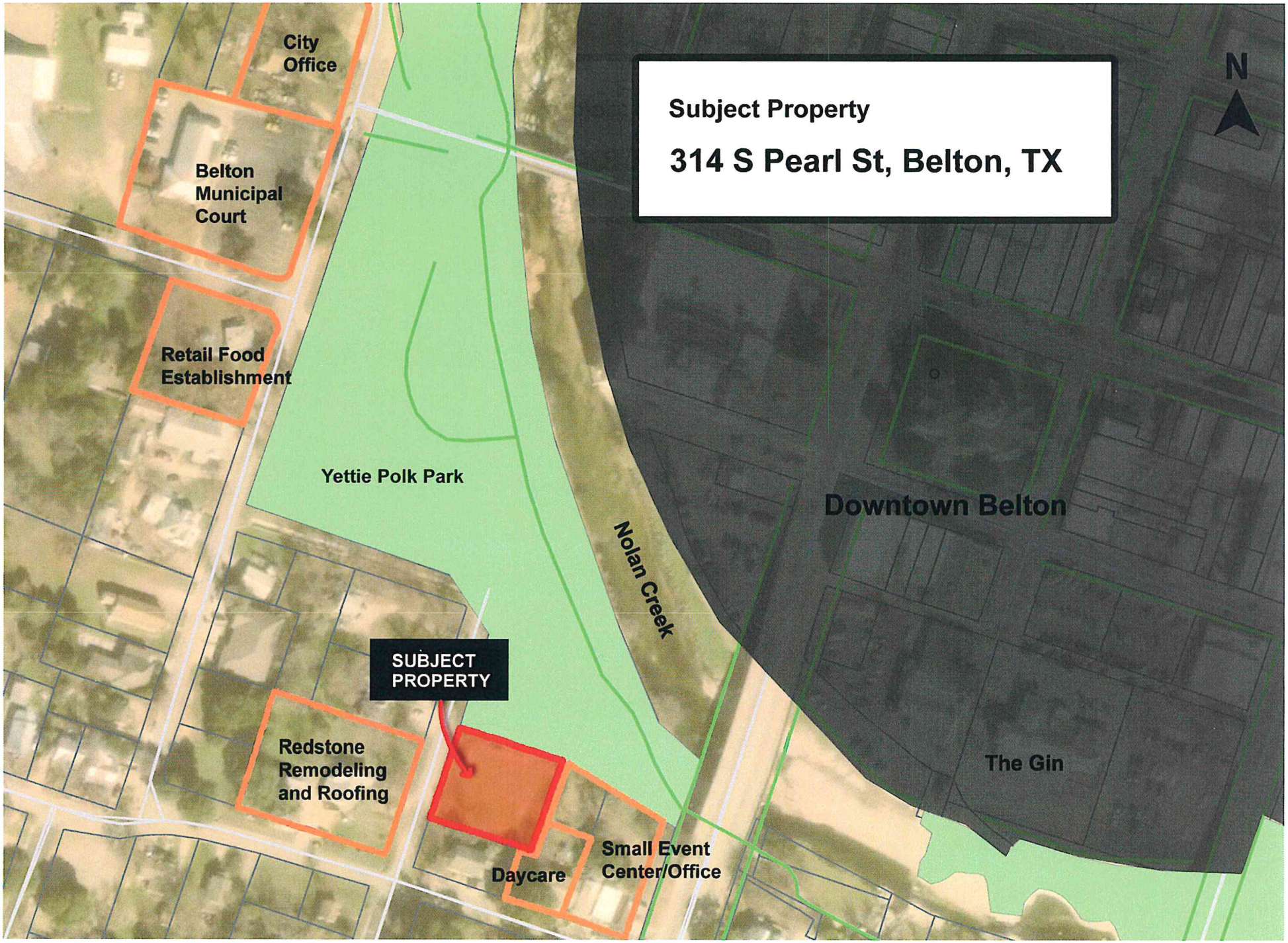
PRODUCT / DEFLATED SIZE	MODEL CODE
TP44 Double Rider with Backrests & Cup Holders Fun for floating with a friend or keeping a little one company	
TP44D / 48" x 76" (122 cm x 193 cm)	TP44D-ROYALBACK-HC
TP Single Rider with Backrest, Cup Holder & Floor Includes every comfort feature & large air chamber for increased buoyancy	
TP48 / 52" (132 cm)	TP48-PURPLEBACK-HCF

All single rider tubes are available with covers in a variety of color & style options. Standard 600 denier canvas covers offer increased protection from river debris and additional rider comfort. For very abrasive river conditions a super coated cover bottom made from 19 oz. PVC coated 1000 denier fabric is the strongest option available.

TP44 with Cover & Tube Seat

 All Tube Pro™ river tube model codes are based on inflated dimensions. Deflated dimensions are listed for comparisons.

Yettie Polk Park
Subject Property
314 S. Pearl St
Parking
Mobile Stand
S Pearl St
S Pearl St
S Pearl St
S Pearl St
S Main St
Main St
W Avenue C
301
311
300
105
103
320


Subject Property
314 S Pearl St, Belton, TX
N
City Office
Belton Municipal Court
Retail Food Establishment
Yettie Polk Park
Nolan Creek
Downtown Belton
SUBJECT PROPERTY
Redstone Remodeling and Roofing
Daycare
Small Event Center/Office
The Gin

Zoning Case # Z-21-19 Location_

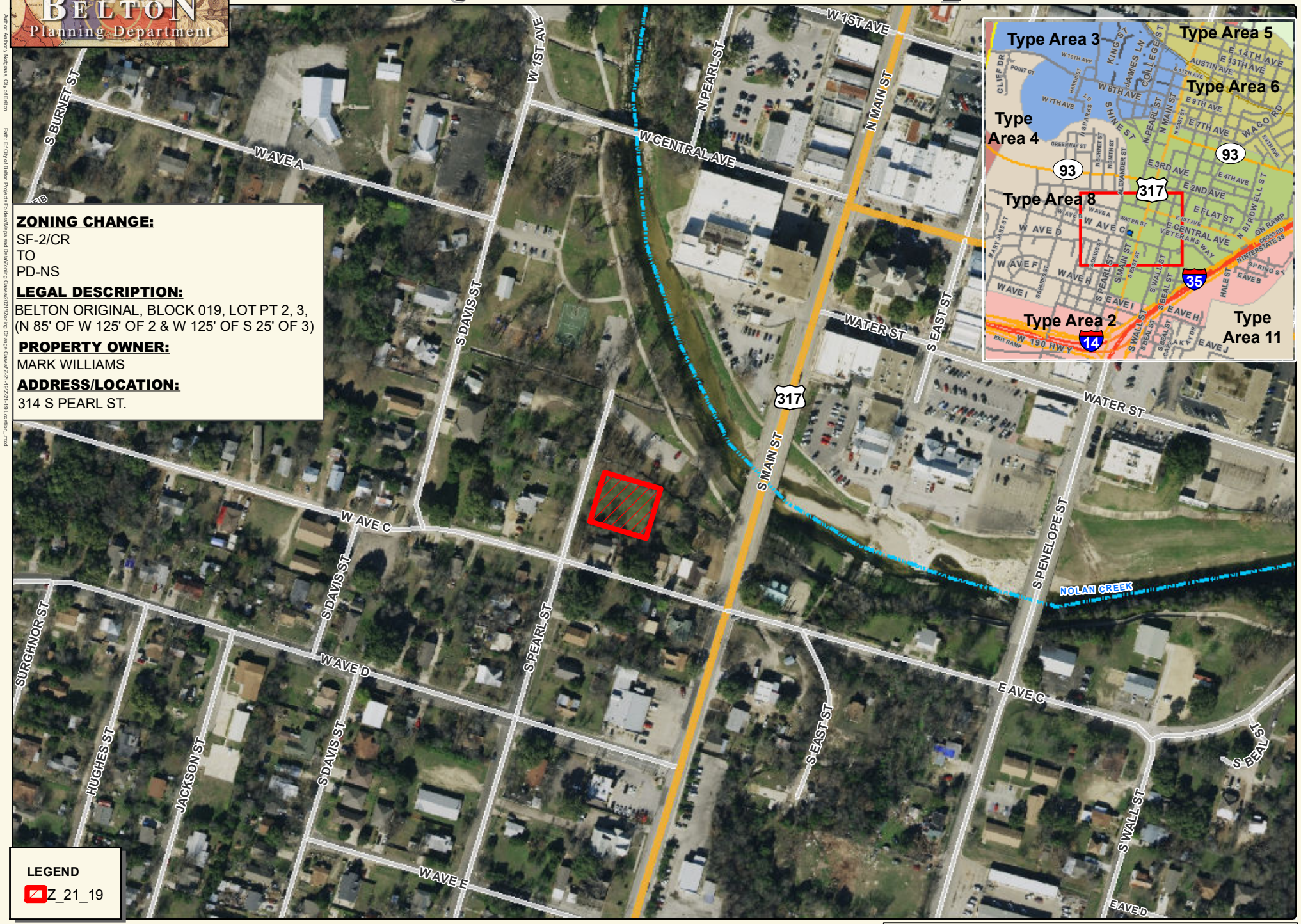
CITY OF BELTON
Planning Department

ZONING CHANGE:
SF-2/CR
TO
PD-NS

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 019, LOT PT 2, 3,
(N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

PROPERTY OWNER:
MARK WILLIAMS

ADDRESS/LOCATION:
314 S PEARL ST.



Map Date: 9/27/2021

0 250 500 Feet

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

Zoning Case # Z-21-19 Aerial_

ZONING CHANGE:
SF-2/CR
TO
PD-NS

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 019, LOT PT 2, 3,
(N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

PROPERTY OWNER:
MARK WILLIAMS

ADDRESS/LOCATION:
314 S PEARL ST.

Map Date: 9/27/2021

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Author: Anthony Notgrass, City of Belton
Path: E:\City of Belton Projects Folders\Maps and Data\Zoning Cases\2021\Zoning Change Cases\Z-21-19\Z-21-19 Aerial_.mxd

Zoning Case # Z-21-19

ZONING CHANGE:
SF-2/CR
TO
PD-NS

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 019, LOT PT 2, 3,
(N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

PROPERTY OWNER:
MARK WILLIAMS

ADDRESS/LOCATION:
314 S PEARL ST.

Legend
- Z_21_19
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

Author: Anthony Nolgrass, City of Belton
Path: E:\City of Belton Projects Folders\Maps and Data\Zoning Cases\2021\Zoning Change Cases\Z-21-19\Z-21-19.mxd

Map Date: 9/27/2021

0 150 300 Feet

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

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MARK WILLIAM _____,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 314 S. PEARL STREET, BELTON ORIGINAL, BLOCK 19, LOT PT. 2 AND 3 _____
FROM A(N) __SINGLE FAMILY -2 RESIDENTIAL W/ CONSERVATION REVITALIZATION_____ ZONING DISTRICT,
TO A(N) ___PLANNED DEVELOPMENT - NEIGHBORHOOD SERVICE_____ 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, October 19, 2021,** 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, October 26, 2021**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW OR VIA EMAIL TO PLANNING@BELTONTEXAS.GOV, PRIOR TO 1:00 P.M. ON OCTOBER 21, 2021.

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

8040
BELL COUNTY
PO BOX 768
BELTON, TX 76513-0768

20413
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

20414
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

20415
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

20416
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

41845
CORONA, LORENZO GUZMAN ETUX MARIA GUZMAN GUILLAN
105 W AVENUE C
BELTON, TX 76513-3405

30770
DUCKENS, BARBARA
8606 OAK HILLS DR
TEMPLE, TX 76502-5258

43358
KELSEY, MICHAEL W ETUX NANCY E
400 S MAIN ST
BELTON, TX 76513-3460

62652
LICEA, JUAN & MARIA RODRIGUEZ
319 S PEARL ST
BELTON, TX 76513-3422

81338
MINZAK, SCOTT JOSEPH
PO BOX 2102
BELTON, TX 76513

107555
NEUMEYER, LISA DANIELLE
3515 BEVANN DR
FARMERS BRANCH, TX 75234

81090
NIETO, ERICA P
405 TREY
TROY, TX 76579-2826

90789
PRUNEDA, JOSE C CUEVAS & MARIA GUADALUPE PEREZ
103 W AVENUE C
BELTON, TX 76513-3405

23685
RODRIGUEZ, ELODIA
408 S PEARL ST
BELTON, TX 76513-3468

50777
RUSSELL, MITTIE ETAL
414 W AVENUE C
BELTON, TX 76513-3412

101721
RUSSELL, WILLIE JR
3118 ANTELOPE TRL
TEMPLE, TX 76504-3843

198616
STATE OF TEXAS
100 S LOOP DR
WACO, TX 76704-2858

205040
STATE OF TEXAS
100 S LOOP DR
WACO, TX 76704-2858

123485
VILLANUEVA, JUAN C ETUX JOANN
407 S PEARL ST
BELTON, TX 76513-3467

27367
WATKINS, KYLE LAW OFFICE OF PLLC
PO BOX 1441
SALADO, TX 76571

40946
WILLIAMS, MARK
3827 VILLAGE HILL RD
BELTON, TX 76513-7388

SUPERINTENDENT
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: MARK WILLIAM,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 314 S. PEARL STREET, BELTON ORIGINAL, BLOCK 19, LOT PT. 2 AND 3
FROM A(N) SINGLE FAMILY -2 RESIDENTIAL W/ CONSERVATION REVITALIZATION ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT - NEIGHBORHOOD SERVICE 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, October 19, 2021,** 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, October 26, 2021**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGARDING THIS ZONING CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW OR VIA EMAIL TO PLANNING@BELTONTEXAS.GOV, PRIOR TO 1:00 P.M. ON OCTOBER 21, 2021.

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

---

circle one

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

1. No comment - not on TxDOT frontage
2.
3.

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

DATE: 10-14-2021 SIGNATURE: Stephen Kasberg

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

198616
STATE OF TEXAS
100 S LOOP DR
WACO, TX 76704-2858

205040
STATE OF TEXAS
100 S LOOP DR
WACO, TX 76704-2858

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton, City Hall
333 Water Street
Tuesday, October 19, 2021

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Chair Brett Baggerly, Luke Potts, Stephanie O'Banion, Zach Krueger, Nicole Fischer, David Jarratt and Quinton Locklin. The following members were absent: Joshua Knowles and Vice Chair Dave Covington. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

5. **Z-21-19 Hold a public hearing and consider a zoning change from Single Family-2 Residential with Conservation Revitalization Overlay (SF-2 w/CR Overlay) to a Planned Development – Neighborhood Services District (PD-NS) on approximately 0.24 acres located at 314 South Pearl Street and described as Belton Original, Block 19, Lot PT. 2 and 3.** (Audio 1:48)

   Staff Planner Ms. Moore presented the staff report (Exhibit A).

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

   The applicant Mr. Mark Williams, 800 Benchmark Trail, said he may also sell sports equipment, drinks and snacks from his mobile trailer. Life jackets will be available to rent and coolers with ice. Mr. Williams said the statement in the staff report, "the use of the property shall be limited to water sport equipment rental" was limiting and should be broader.

   Commission Member Stephanie O'Banion made a motion to approve item Z-21-19 to include all uses under Neighborhood Services including the use of his business as defined by the PD. Commission Member Quinton Locklin seconded the motion. The motion was approved with 7 ayes, 0 nays.

ORDINANCE NO. 2021-30

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY RESIDENTIAL-2 WITH A CONSERVATION REVITALIZATION OVERLAY TO PLANNED DEVELOPMENT - NEIGHBORHOOD SERVICE ZONING DISTRICT ON APPROXIMATELY 0.24 ACRES LOCATED AT 314 SOUTH PEARL STREET TO BE REGULATED UNDER TYPE AREA 7 DESIGN STANDARDS.

WHEREAS, Mark Williams, the property owner, 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 October, 2021, at 5:30 p.m. for hearing and adoption, said district being described as follows:

approximately 0.24 acres located at 314 South Pearl Street
and described as Belton Original, Block 19, Lot Pt. 2 and 3
(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 October 2021, 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 Planned Development Single Family – 2 (PD SF-2) to Neighborhood Service (NS) District in accordance to Section 20, *Neighborhood Service District,* and the Design Standards in Ordinance 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 use of the property shall conform to the Neighborhood Service District in all respects, except as follows:
    a. The use of the property shall be limited to water sports equipment rental.
2. The development of the lot shall conform to all applicable Type Area 7 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
    a. Site Development Standards

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

3. A site plan and building permit application are required for proposed improvements.
4. A staff evaluation period not to exceed a three-year period for the applicant to mitigate parking and any adverse effects to the Yettie Polk Park.

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 October 2021, 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 October, 2021.

_____
Wayne Carpenter, Mayor

ATTEST:

_____
Amy M. Casey, City Clerk

Zoning Case # Z-21-19 Location_

CITY OF BELTON
Planning Department

ZONING CHANGE:
SF-2/CR
TO
PD-NS

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 019, LOT PT 2, 3, (N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

PROPERTY OWNER:
MARK WILLIAMS

ADDRESS/LOCATION:
314 S PEARL ST.

EXHIBIT "A"

Map Date: 9/27/2021

0 250 500 Feet

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EXHIBIT "B"

1 SITE PLAN

Scale: 1" = 30'-0"

FOR ZONING CHANGE APPLICATION

PROPOSED PROJECT

PROJECT NAME: BELLE MEADOWS APARTMENTS

ADDRESS: 1124 WEST AVE. O
BELTON, TX 76513

OWNER: JULIE RIVERS DEVELOPMENT
STEPHEN BIGELOW (OWNER)
JUSTIN WATERS (VP CONSTRUCTION)

DESIGN DATA:

LOT:

ZONING	MF	
TYPE AREA	2	
BUILDING OCCUPANCY GROUP	R-2 / B	
CONSTRUCTION TYPE	V-B	
LOT SIZE	263,348 SF	(6.05 ACRE)
TOTAL BLDG FOOTPRINTS	45,128 SF	
COVERAGE RATIO	45,128 SF / 263,348 SF = 17.1%	
RESIDENTIAL DENSITY	120 APT / 6.05 ACRE = 20	
LANDSCAPING AREA	91,494 SF	
LANDSCAPING RATIO	91,494 SF / 263,348 SF = 34.7%	
PAVEMENT (DRV+PKG+DMPST)	95,438 SF	
WALKWAY	20,808 SF	
SWIMMING POOL (POOL+DECK)	5,459 SF	

APARTMENT BUILDINGS:

BLDG.	TYPE	STORY	FOOTPRINT	TOTAL AREA	APT. TYPE	UNITS
#1	A	3	6,455 SF	19,365 SF	1Q (1 BEDRM)	24
#2	B	3	9,206 SF	27,618 SF	2P (2 BEDRM)	24
#3	B	3	9,206 SF	27,618 SF	2P (2 BEDRM)	24
#4	B	3	9,206 SF	27,618 SF	2P (2 BEDRM)	24
#5	A	3	6,455 SF	19,365 SF	1Q (1 BEDRM)	24
TOTAL						120

ALL APT. BUILDINGS ARE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEMS

CLUBHOUSE BUILDING:

STORY: 1
GROSS BUILDING AREA: 4,592 SF / USED NET AREA: 2,301 SF

FIRE PROTECTED WITH AUTOMATIC SPRINKLER SYSTEMS

PARKING FOR APARTMENT UNITS:

PARKING REQUIRED: 120 X 2 = 240 (INCLUD. 5 ADA PARKING)
PARKING PROVIDED: 240 (INCLUD. 6 ADA PARKING)

PARKING FOR CLUBHOUSE:

PARKING REQUIRED: 1 PER 300 SF USED NET AREA: 2,301 SF / 300 = 8
PARKING PROVIDED: 8 (INCLUD. 1 ADA PARKING)

PLAN LEGEND

- BUILDING
- FIRE LANE
- WALKWAY
- LANDSCAPING AREA
- PROPERTY LINE
- FENCE
- SETBACK LINE
- FIRE APPARATUS ACCESS ROAD (FAAR) EXTENSION
- REFUSE DISPOSAL FACILITIY DISTANCE
- (6) PARKING LOTS COUNT
- HVAC CONDENSING UNIT

GA STUDIO
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8-15-21

No.	Date	Revision

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BELLE MEADOWS APARTMENTS

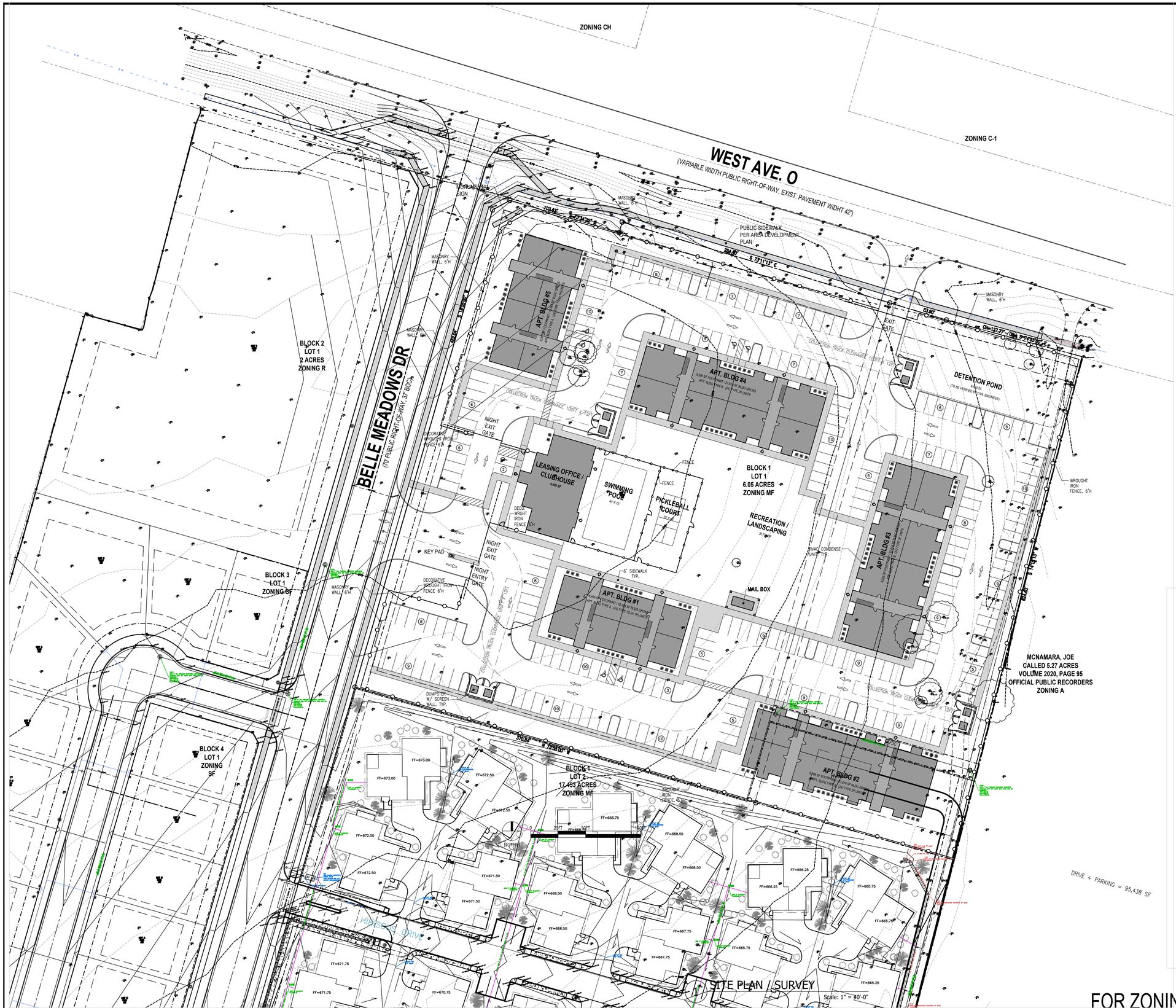
1124 WEST AVE O
BELTON, TX 76513

PERMIT USE

Job No. 2101	Issue Date: 8-15-21
Drawn By G.A.	Scale:
Checked By G.A.	
Project Mgr. G.A.	

Sheet Title
SITE PLAN

Sheet No.
A1.01



FOR ZONING CHANGE APPLICATION

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08-15-21

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BELLE MEADOWS APARTMENTS

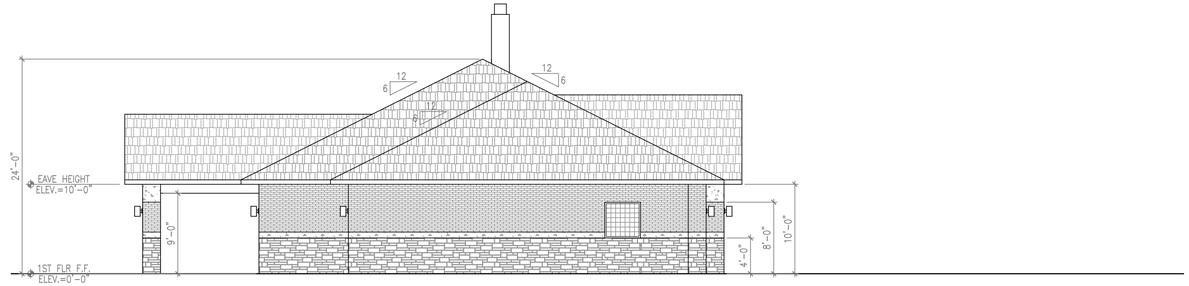
1124 WEST AVE O
BELTON, TX 76513

PERMIT USE

Job No. 2101	Issue Date: 8-15-21
Drawn By G.A.	Scale:
Checked By G.A.	
Project Mgr. G.A.	

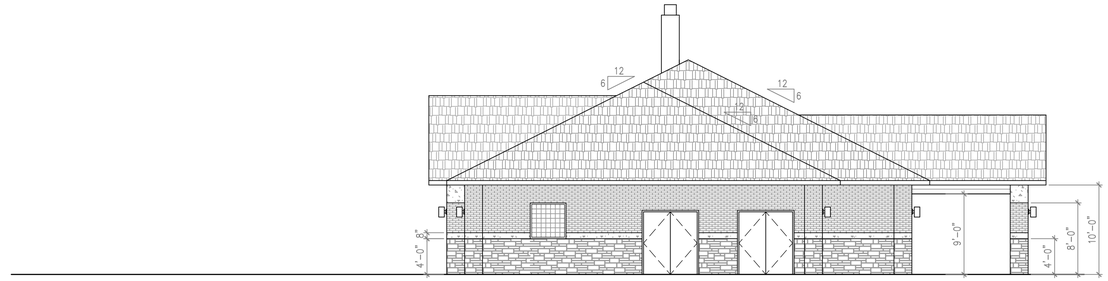
Sheet Title
SITE SURVEY

Sheet No.
A1.02



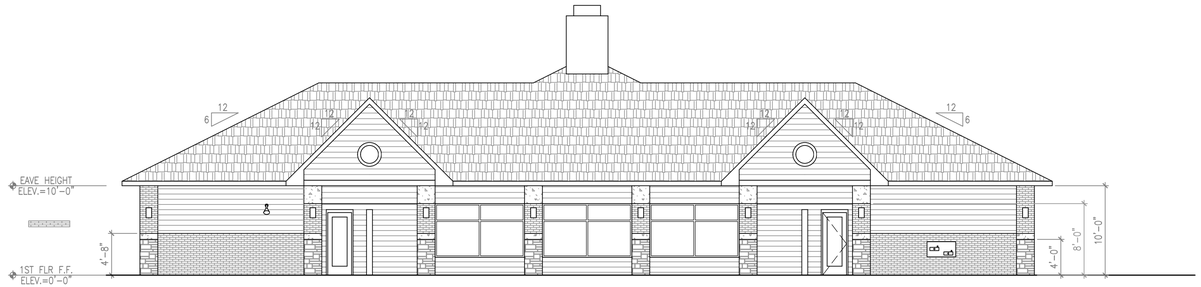
04 OFFICE & CLUBHOUSE / RIGHT ELEVATION

Scale: 1/8" = 1'-0"



03 OFFICE & CLUBHOUSE / LEFT ELEVATION

Scale: 1/8" = 1'-0"



02 OFFICE & CLUBHOUSE / REAR ELEVATION

Scale: 1/8" = 1'-0"

01 OFFICE & CLUBHOUSE / FRONT ELEVATION

Scale: 1/8" = 1'-0"

FACADE CALCULATION / CLUBHOUSE

FRONT ELEVATION			REAR ELEVATION			LEFT ELEVATION			RIGHT ELEVATION		
HARDIE BOARD SIDING:	122 SQFT	16%	HARDIE BOARD SIDING:	602 SQFT	67%	HARDIE BOARD SIDING:	11 SQFT	2%	HARDIE BOARD SIDING:	11 SQFT	2%
BRICK VENEER:	309 SQFT	40%	BRICK VENEER:	203 SQFT	22%	BRICK VENEER:	233 SQFT	53%	BRICK VENEER:	265 SQFT	50%
CAST STONE:	40 SQFT	5%	CAST STONE:	35 SQFT	4%	CAST STONE:	33 SQFT	7%	CAST STONE:	41 SQFT	8%
STONE VENEER:	305 SQFT	39%	STONE VENEER:	64 SQFT	7%	STONE VENEER:	165 SQFT	38%	STONE VENEER:	216 SQFT	40%
TOTAL (EXCLUDING DOORS/WDWS):	776 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	904 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	442 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	533 SQFT	

FOR ZONING CHANGE APPLICATION

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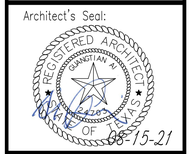

No.	Date	Revision

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BELLE MEADOWS APARTMENTS

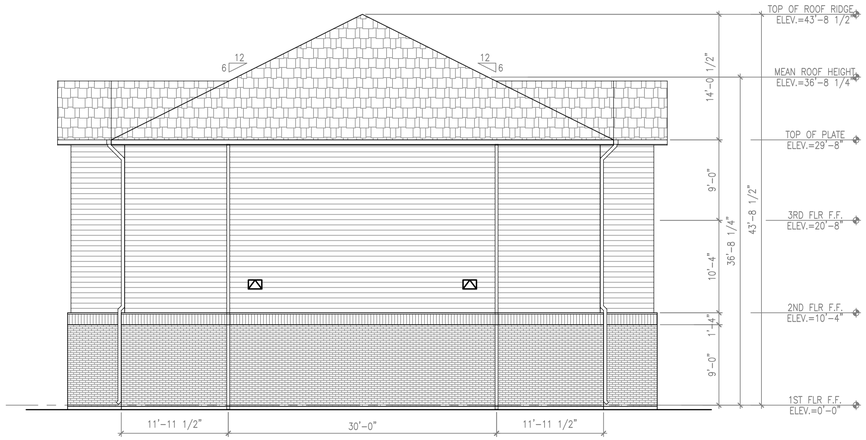
1124 WEST AVE O
BELTON, TX 76513

PERMIT USE

Job No.	Issue Date:
2101	8-15-21
Drawn By: G.A.	Scale:
Checked By: G.A.	
Project Mgr.: G.A.	

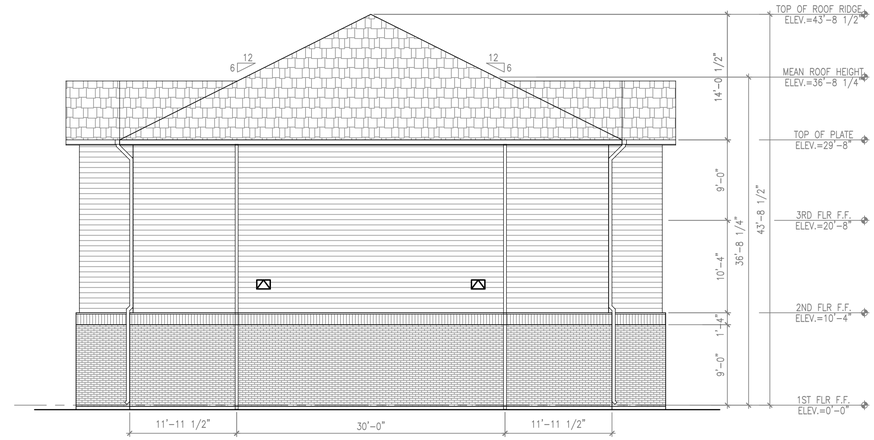
Sheet Title
CLUBHOUSE ELEVATIONS

Sheet No.
A6.01



03 BLDG TYPE A - LEFT ELEVATION

Scale: 1/8" = 1'-0"



04 BLDG TYPE A - RIGHT ELEVATION

Scale: 1/8" = 1'-0"

02 BLDG TYPE A - REAR ELEVATION

Scale: 1/8" = 1'-0"

01 BLDG TYPE A - FRONT ELEVATION

Scale: 1/8" = 1'-0"

FACADE CALCULATION / BUILDING TYPE A – 1ST FLOOR							
FRONT ELEVATION			REAR ELEVATION			LEFT ELEVATION			RIGHT ELEVATION		
HARDIE BOARD SIDING:	0 SQFT	0%	HARDIE BOARD SIDING:	0 SQFT	0%	HARDIE BOARD SIDING:	0 SQFT	0%	HARDIE BOARD SIDING:	0 SQFT	0%
BRICK VENEER	857 SQFT	100%	BRICK VENEER	857 SQFT	100%	BRICK VENEER:	692 SQFT	100%	BRICK VENEER:	692 SQFT	100%
TOTAL (EXCLUDING DOORS/WDWS):	857 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	857 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	692 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	692 SQFT	

FACADE CALCULATION / BUILDING TYPE A – 2ND & 3RD FLOORS											
FRONT ELEVATION			REAR ELEVATION			LEFT ELEVATION			RIGHT ELEVATION		
HARDIE BOARD SIDING:	1,584 SQFT	100%	HARDIE BOARD SIDING:	1,584 SQFT	100%	HARDIE BOARD SIDING:	1,192 SQFT	100%	HARDIE BOARD SIDING:	1,192 SQFT	100%
BRICK VENEER	0 SQFT	0%	BRICK VENEER	0 SQFT	0%	BRICK VENEER:	0 SQFT	0%	BRICK VENEER:	0 SQFT	0%
TOTAL (EXCLUDING DOORS/WDWS):	1,584 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	1,584 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	1,192 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	1,192 SQFT	

FOR ZONING CHANGE APPLICATION

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8-15-21

No.	Date	Revision

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BELLE MEADOWS APARTMENTS

1124 WEST AVE O
BELTON, TX 76513

PERMIT USE

Job No. 2101	Issue Date: 8-15-21
Drawn By G.A.	Scale:
Checked By G.A.	
Project Mgr. G.A.	

Sheet Title
APT BLDG A ELEVATIONS

Sheet No.
A6.02

03 BLDG TYPE B - LEFT ELEVATION

Scale: 1/8" = 1'-0"

04 BLDG TYPE B - RIGHT ELEVATION

Scale: 1/8" = 1'-0"

02 BLDG TYPE B - REAR ELEVATION

Scale: 1/8" = 1'-0"

01 BLDG TYPE B - FRONT ELEVATION

Scale: 1/8" = 1'-0"

FACADE CALCULATION / BUILDING TYPE B – 1ST FLOOR

FRONT ELEVATION			REAR ELEVATION			LEFT ELEVATION			RIGHT ELEVATION		
HARDIE BOARD SIDING:	0 SQFT	0%	HARDIE BOARD SIDING:	0 SQFT	0%	HARDIE BOARD SIDING:	0 SQFT	0%	HARDIE BOARD SIDING:	0 SQFT	0%
BRICK VENEER	1,149 SQFT	100%	BRICK VENEER	1,149 SQFT	100%	BRICK VENEER:	563 SQFT	100%	BRICK VENEER:	563 SQFT	100%
TOTAL (EXCLUDING DOORS/WDWS):	1,149 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	1,149 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	563 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	563 SQFT	

FACADE CALCULATION / BUILDING TYPE B – 2ND & 3RD FLOORS

FRONT ELEVATION			REAR ELEVATION			LEFT ELEVATION			RIGHT ELEVATION		
HARDIE BOARD SIDING:	2,006 SQFT	100%	HARDIE BOARD SIDING:	2,006 SQFT	100%	HARDIE BOARD SIDING:	1,115 SQFT	100%	HARDIE BOARD SIDING:	1,115 SQFT	100%
BRICK VENEER	0 SQFT	0%	BRICK VENEER	0 SQFT	0%	BRICK VENEER:	0 SQFT	0%	BRICK VENEER:	0 SQFT	0%
TOTAL (EXCLUDING DOORS/WDWS):	2,006 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	2,006 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	1,115 SQFT		TOTAL (EXCLUDING DOORS/WDWS):	1,115 SQFT	

FOR ZONING CHANGE APPLICATION

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BELLE MEADOWS APARTMENTS

1124 WEST AVE O
BELTON, TX 76513

PERMIT USE

Job No.	Issue Date:
2101	8-15-21
Drawn By: G.A.	Scale:
Checked By: G.A.	
Project Mgr.: G.A.	

Sheet Title
APT BLDG B ELEVATIONS

Sheet No.
A6.03

SCHEMATIC PLANT SCHEDULE

CANOPY TREES	QTY	COMMON NAME	CONT
	31	Large Tree	65 gal

ORNAMENTAL TREES	QTY	COMMON NAME	CONT
	18	Ornamental Tree	15 gal

PARKING LOT TREES	QTY	COMMON NAME	CONT
	25	Canopy Tree	65 gal

STREET TREES	QTY	COMMON NAME	CONT
	10	Large Tree	65 gal
	44	Small Tree	45 gal

SHRUBS	QTY	COMMON NAME	SIZE	SPACING
	287	Large Screening Shrub	7 gal	60" o.c.
	333	Ornamental Shrub	5 gal	36" o.c.
	654	Small Screening Shrub	5 gal	36" o.c.

GROUND COVERS	QTY	COMMON NAME	CONT	SPACING
	2,990	Non-Lawn Ground Cover	1 gal	18" o.c.

SOLID SOD	QTY	COMMON NAME	CONT
	56,372 sf	Turfgrass / Lawn	solid sod

Landscape Design Standards: (Design Standards, Section V)

Interior Parking Landscaping:

1. 1 large tree per every 10 spaces - to be planted elsewhere on the site (normally required in the end/interrupting islands) = 30 parking bays will require 3 large trees. If the site is unable to accommodate the large trees in other areas, 30 foundation treatment points shall be required for each large tree to be substituted.

240 PARKING SPACES PROPOSED. 24 TREES REQUIRED. 25 TREES PROPOSED.

2. The area within islands and medians shall not include sod or turf grass and shall not include more than 50% decorative groundcover material, unless approved by the Director of Planning. The remainder of the area shall consist of planting groundcover. This requirement will be evaluated with the Alternate Compliant Landscape application.

ALL INTERIOR PARKING LOT ISLANDS ARE PROPOSED TO HAVE 100% COVERAGE WITH A COMBINATION OF SHRUBS AND/OR VEGETATIVE NON-LAWN GROUNDCOVER.

Landscaping Along Public Streets - Required along W. Ave. O and Belle Meadows Dr.

1. One large tree or two small trees are required every 50 linear feet or fraction thereof. (West Ave O and Belle Meadows Drive).
2. One small tree per 60 linear feet or fraction thereof.
3. One large shrub, small shrub, or ornamental grass (any combo) per every 5 linear feet or fraction thereof.

WEST AVE. O = 553 LF STREET FRONTAGE (WITH OVERHEAD POWER LINES)

2 SMALL TREES PER 50 LF = 23 REQUIRED, 24 PROPOSED

ADDITIONALLY, 1 SMALL TREE PER 60 LF = 10 REQUIRED, 10 PROPOSED

BELLE MEADOWS = 465 LF STREET FRONTAGE

1 LARGE TREE PER 50 LF = 10 REQUIRED, 10 PROPOSED

ADDITIONALLY, 1 SMALL TREE PER 60 LF = 8 REQUIRED, 8 PROPOSED

Foundation Treatment (Base Zoning - Retail):

Category 2 - This site has one or two parking bays in the street yard. The linear footage of the street-facing facades = XXX combined. **Required Foundation Treatment Points (FTPs) = Linear frontage * 2.**

The FTPs shall be achieved by providing a combo of no less than three of the following elements in the table below:

Staff recommends additional required landscaping (small trees and shrubs) to be placed along the east side of the main structure.

"WORST CASE" FOUNDATION TREATMENT OCCURS AT BUILDING 5 (170 LF, 340 TREATMENT POINTS REQUIRED. PROPOSED = 4 LARGE SHRUBS @ 5 POINTS EA, 26 SMALL SHRUBS @ 3 POINTS EA, 122 SF VEGETATIVE GROUNDCOVER @ 2 POINTS / SF = 342 TREATMENT POINTS.

Screening:

This site contains ground-mounted equipment and a dumpster area.

a. Ground-mounted equipment will be screened on 3 of the 4 sides by planting 1 large evergreen shrub every 5 linear feet.
b. The dumpster area shall have a decorative masonry wall enclosure with an opaque, non-masonry gate for access. One small evergreen shrub shall be planted at each corner of the enclosure and then one small evergreen shrub every 3 linear feet along the masonry wall enclosure not to include the gate side.

SCREENING REQUIREMENTS SATISFIED. SEE PLAN.

Irrigation:

An underground automatic irrigation system is required for this site.. The proposed system will be evaluated under the requirements of the City of Belton Design Standards, Section V.H.

OWNER SHALL INSTALL AN AUTOMATIC IRRIGATION SYSTEM TO MEET OR EXCEED THE CITY OF BELTON DESIGN STANDARDS AND ALL TCEQ STANDARDS.

FOR ZONING CHANGE APPLICATION ONLY

NOT FOR CONSTRUCTION

THESE PLANS HAVE NOT BEEN APPROVED BY THE GOVERNING AGENCY AND ARE SUBJECT TO CHANGE.

Adam L. Sutliff
Registered Landscape Architect

11020 Meadow Rue
The Woodlands, TX 77380
713.410.5111
adam@ALSRLA.com

seal:

PRELIMINARY DRAWINGS: NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
FOR REVIEW ONLY
DRAWINGS PREPARED UNDER THE DIRECTION OF ADAM L. SUTLIFF, REGISTERED LANDSCAPE ARCHITECT (TX. 2666)

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issue/revision:

2021-06-16	Issued for Zoning Change Application

project name:

BELLE MEADOWS APARTMENTS
LANDSCAPE DEVELOPMENT PACKAGE

project address:

physical:

1124 West Ave. O
Belton, TX 76513

project number:

210122
Belle Meadows

sheet name:

SCHEMATIC LANDSCAPE PLAN

sheet number:

L100

Staff Report – City Council Agenda Item

Date: October 26, 2021
Case No.: P-21-18 West Canyon Trails Phase IV
Request: Final Plat
Applicant: Lina Chtay, Belton Engineering, Inc.
Owner/Developer: Centex B & L Construction

Agenda Item #8

Consider a final plat for West Canyon Trails Phase IV, comprising of 12.092 acres located on the south side of West Avenue O, east of Loop 121 and west of Connell Street.

Originating Department

Planning – Tina Moore - Planner

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

Case Summary

This is the fourth phase of the West Canyon Trails development. This subdivision consists of 12.092 acres and proposes 56 residential lots and Parcel A for drainage detention basin to be owned and maintained by the HOA. This property was purchased after the approval of the preliminary plat and not included in the initial submittal. A zoning change from Agricultural to Single Family -3 Residential was approved in August to allow for this new phase.

Project Analysis and Discussion

This development is zoned SF-3, and the proposed lots satisfy all minimum area requirements. The applicant has requested a variance to the "key lot" requirement for Lot 14, Block 1, Lots 6 and 7, Block 3. A key lot is a corner lot having two street frontages (Zoning Ordinance Section 42 (Lot, Key) and Appendix A-1 Illustrations, Number 17). The key lot requirement calls for lots fronting two streets to have a front yard setback matching adjacent homes on both streets. The applicant is proposing a traditional 15' side yard setback for lots adjacent to right of way. The proposed lots clearly define the front and side yard setbacks for these lots. If a side entry garage is proposed, a 20' side yard setback will be required to ensure off-street parking standards are met. Given the lot width and orientation, staff supports the variance request.

Water: An 8" water line will be extended throughout the subdivision. The 8" water line satisfies minimum requirements for fire flow protection.

Sewer: An 8" sewer line will be extended from previous phases.

Access: Per Subdivision Ordinance Section 502.01.K., three entrances are required for subdivisions with 101 plus lots. This development is planned to ultimately have one entrance off W. Avenue O (Alan Trails), with the other two entrances via Laila Lane east and west.

Access 1: Alan Trails – Main entrance off West Avenue O.
Access 2: Long Creek Lane – a temporary 24' wide access easement connecting to West Avenue O. This temporary access will be eliminated when Laila Lane west connections occurs.
Access 3: Eastern extension of Laila Lane with access to Belle Meadows Drive and Connell Street.

Streets and Sidewalk: Laila Lane is a minor collector on the City's Thoroughfare Plan map. Minor collectors require a minimum ROW width of 60'. The segment of Laila Lane within this plat boundary will be constructed with a 37' pavement width with curb and gutter. A 5' sidewalk is proposed on both sides of Laila Lane to continue the existing pedestrian path. To minimize driveways on Laila Lane, the applicant provided a cul-de-sac for homes fronting the street. A note on the plat, requires access for Lot 4, Block 1 and Lot 1, Block 2 from Athan Drive not Laila Lane.

Athan Drive, Ruby Cove and Sarah Drive are local streets with 50' of ROW and 31' pavement with curb and gutter.

Drainage: Detailed plans and calculations were reviewed with this final plat. An on-site detention pond is proposed on Parcel A to address drainage needs and will be owned and maintained by the HOA. A 6' wooden fence is proposed around the detention pond due to the steepness of the slope.

Parkland Dedication/Fees: Per Subdivision Ordinance Section 517, the parkland fee requirement is $200 per residential unit or land dedication of 1 acre/100 dwelling units. The applicant is proposing to pay the fee for the 56 residential units which equates to $11,200. These funds will be used to develop the City park near the Liberty Valley development, which is within proximity to this subdivision.

Recommendation

At its meeting on October 19, the Planning and Zoning Commission unanimously recommended approval of the final plat for West Canyon Trails Phase IV, subject to the following:

1) Approval of variance to the key lot requirement for Lot 14, Block 1, Lot 6, Block 3, and Lot 7, Block 3, to allow a 15' side yard setback on side streets.

Attachments

Final Plat Application
Location Map
Aerial
Final Plat
Variance Request Letters
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 $ 418
- ☒ Final Subdivision
- ☐ Administrative Plat
- ☐ Replat
- ☐ ETJ
- ☐ City Limits

Date Received: 10/13/21 Date Due: _____ **(All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)**

Applicant: Belton Engineering Inc. Phone: 254-731-5600
Mailing Address: 106 N. East Street
Email Address: 106 N. East Street

Owner: Centex B&L Construction LLC. Phone: 254-444-2242
Mailing Address: _____
Email Address: custombuilders21@gmail.com

Current Description of Property:
Lot: _____ Block: _____ Subdivision: _____
Acres: 12.092 Survey: James P. Wallace
Abstract #: 906 Street Address: _____
Frontage in Feet: 375 Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: SF-3
Name of proposed subdivision: West Canyon Trails - Phase Four
Number of Lots: 56 Fee: $ 418

Signature of Applicant: _____ Date: 10-13-21
Signature of Owner: _____ Date: 10-13-21

P-21-18 LOCATION - WEST CANYON TRAILS PHASE IV

CITY OF BELTON
Planning Department

PROPOSED PLAT:
FINAL PLAT
WEST CANYON TRAILS PHASE IV
12.092 ACRES

PROPERTY OWNER:
RANDY TAYLOR

LEGEND
P_21_18

Type Area 1
Type Area 2
Type Area 4
Type Area 6
Type Area 7
Type Area 8
Type Area 9
Type Area 11

Map Date: 10/14/2021

0 2500 5000 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-21-18 LOCATION - WEST CANYON TRAILS PHASE IV

CITY OF BELTON
Planning Department

PROPOSED PLAT:
FINAL PLAT
WEST CANYON TRAILS PHASE IV
12.092 ACRES

PROPERTY OWNER:
RANDY TAYLOR

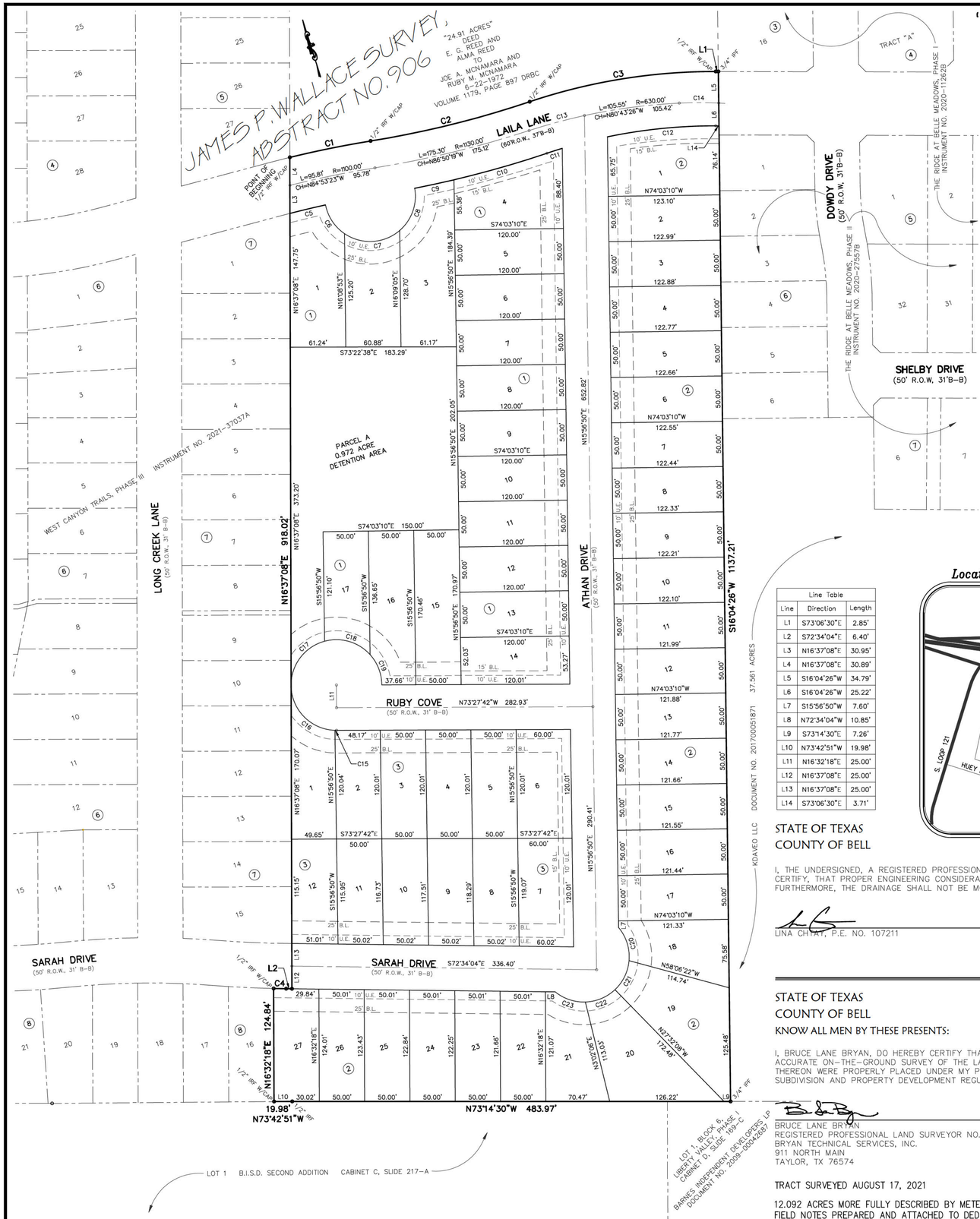
LEGEND
P_21_18

Type Area 1
Type Area 2
Type Area 4
Type Area 6
Type Area 7
Type Area 8
Type Area 9
Type Area 11

Map Date: 10/14/2021

0 2500 5000 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.



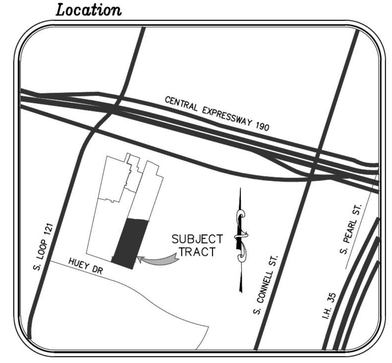
Curve Table			
Curve #	Length	Radius	Chord
C1	90.95'	1130.00'	N84°42'00"W 90.92'
C2	181.01'	1100.00'	S87°06'31"E 180.81'
C3	209.04'	640.00'	N82°27'56"W 208.11'
C4	13.76'	1225.00'	S72°14'45"E 13.76'
C5	40.36'	1070.00'	N86°42'19"W 40.36'
C6	39.12'	50.00'	S16°41'59"E 38.13'
C7	65.55'	50.00'	S76°40'12"E 60.95'
C8	51.49'	50.00'	N36°16'20"E 49.24'
C9	44.48'	1160.00'	S85°27'10"E 44.48'
C10	106.72'	1160.00'	S89°11'13"E 106.68'
C11	17.78'	580.00'	S89°03'20"W 17.78'
C12	120.23'	580.00'	N79°02'48"W 120.01'
C13	63.33'	630.00'	N88°24'11"W 63.30'
C14	43.63'	481.50'	N73°19'42"W 43.62'
C15	1.83'	50.00'	N72°24'46"W 1.83'
C16	76.78'	50.01'	N27°22'38"W 69.46'
C17	65.48'	50.02'	N54°08'33"E 60.90'
C18	55.11'	50.00'	S56°46'17"E 52.36'
C19	36.42'	50.00'	S4°19'42"E 35.62'
C20	39.02'	50.00'	N0°36'48"W 38.04'
C21	36.30'	50.00'	N42°32'34"E 35.51'
C22	36.11'	50.00'	N84°02'07"E 35.33'
C23	35.85'	50.00'	S54°43'46"E 35.09'

LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
NG	NATURAL GROUND
DRBC	DEED RECORDS OF BELL COUNTY
DOC.	DOCUMENT
NO.	NUMBER
BISD	BELTON INDEPENDENT SCHOOL DISTRICT
P.U.E.	PUBLIC UTILITY EASEMENT
C.O.B. U.E.	CITY OF BELTON UTILITY EASEMENT

Line Table		
Line	Direction	Length
L1	S73°06'30"E	2.85'
L2	S72°34'04"E	6.40'
L3	N16°37'08"E	30.95'
L4	N16°37'08"E	30.89'
L5	S16°04'26"W	34.79'
L6	S16°04'26"W	25.22'
L7	S15°56'50"W	7.60'
L8	N72°34'04"W	10.85'
L9	S73°14'30"E	7.26'
L10	N73°42'51"W	19.98'
L11	N16°32'18"E	25.00'
L12	N16°37'08"E	25.00'
L13	N16°37'08"E	25.00'
L14	S73°06'30"E	3.71'

Location



STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. FURTHERMORE, THE DRAINAGE SHALL NOT BE MODIFIED.

LINA CHTAY, P.E. NO. 107211

STATE OF TEXAS
LINA CHTAY
107211
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BELL
KNOW ALL MEN BY THESE PRESENTS:

I, BRUCE LANE BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION AND PROPERTY DEVELOPMENT REGULATIONS OF THE CITY OF BELTON, TEXAS.

NOVEMBER 5, 2020
DATE

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574

STATE OF TEXAS
BRUCE LANE BRYAN
4249
PROFESSIONAL
LAND SURVEYOR

TRACT SURVEYED AUGUST 17, 2021

12.092 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

STATE OF TEXAS
COUNTY OF BELL

CENTEX B&L CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY AND BL&R INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS WEST CANYON TRAILS, PHASE IV, A SUBDIVISION IN THE CITY OF BELTON, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

BL&R INVESTMENTS, LLC,
A TEXAS LIMITED LIABILITY COMPANY

CENTEX B&L CONSTRUCTION, LLC
A TEXAS LIMITED LIABILITY COMPANY

RANDY TAYLOR, MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021 BY RANDY TAYLOR, MANAGING MEMBER OF BL&R INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY AND CENTEX B&L CONSTRUCTION, LLC, A TEXAS LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST CANYON TRAILS, PHASE IV, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, TEXAS, WAS APPROVED THIS _____ DAY OF _____, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN SECRETARY

STATE OF TEXAS
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF WEST CANYON TRAILS, PHASE IV, AN ADDITION WITHIN THE CITY LIMITS OF THE CITY OF BELTON, TEXAS, WAS APPROVED THIS _____ DAY OF _____, 2021 BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR SECRETARY

STATE OF TEXAS
COUNTY OF BELL

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

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

CITY CLERK

TAX CERTICATE

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

DATED THIS _____ DAY OF _____, 2021.

BELL COUNTY TAX APPRAISAL DISTRICT

BY:_____

FILED FOR RECORD THIS _____ DAY OF _____, 2021, IN YEAR _____, PLAT NO. _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.

CLEAR WATER UNDERGROUND WATER CONSERVATION DISTRICT

DISTRICT RULES BASED ON CHAPTER 36 "TEXAS GROUNDWATER CODE" PREVENT THE DRILLING OF EXEMPT WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 10 ACRES AFTER MARCH 1ST 2004. PERMITTING OF WELLS ON TRACTS LESS THAN 10 ACRES AND GREATER THAN 2 ACRES IS POSSIBLE UNDER DISTRICT RULES IF THE PURPOSE IS OF THE WELL MEETS THE DEFINITION OF BENEFICIAL USE. PER DISTRICT RULES AND CHAPTER 36, ALL DRILLING OF WELLS ON TRACTS OF LAND PLATTED TO LESS THAN 2 ACRES AFTER MARCH 1ST 2004, IS NOT POSSIBLE.

DIRK AARON
GENERAL MANAGER
STATE OF TEXAS

DATE

FINAL PLAT OF:
WEST CANYON TRAILS, PHASE IV

12.092 TOTAL ACRES 526,746.12 SQUARE FEET
56 LOTS, 3 BLOCKS AND 1 PARCEL
PARCEL A – 0.972 ACRE (DETENTION AREA) TO BE DEDICATED TO, OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION
2.643 ACRES DEDICATED STREET RIGHT-OF-WAY TO CITY OF BELTON
JAMES P. WALLACE SURVEY, ABSTRACT #906, BELL COUNTY TEXAS
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY TEXAS

60 120 240

SURVEYORS NOTES:

1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.

2. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48027C0340E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED). NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE 2008 FEMA MAP CITED.

3. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".

4. 5' SIDEWALK REQUIRED ALONG BOTH SIDES OF LAILA LANE FOR SEGMENT CONSTRUCTED AS A COLLECTOR STREET.

5. CITY OF BELTON DOES NOT REGULATE LOT TO LOT DRAINAGE.

6. HOA WILL OWN AND MAINTAIN THE DETENTION POND AND PROPOSED CHANNELS.

7. ACCESS FOR LOT 4 BLOCK 1 AND LOT 1 BLOCK 2 MUST COME FROM ATHAN DRIVE AND NOT FROM LAILA LANE.

8. DRAINAGE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOA.

9. PARCEL A ARE TO BE OWNED AND MAINTAINED BY THE HOA.

10. A 5.0' SIDEWALK IS TO BE BUILT ALONG BOTH SIDES OF LAILA LANE BY THE HOMEBUILDER OF ADJACENT LOTS. SIDEWALK RAMPS ARE ALSO REQUIRED TO BE BUILT BY HOMEBUILDERS.

11. A SOLID WOOD FENCE WITH CAP IS TO BE BUILT ALONG LOTS ADJACENT LAILA LANE BY THE HOMEBUILDER.

12. NO FENCES ARE ALLOWED WITHIN THE 25FT FRONT SET BACK ON ALL CORNER LOTS TO MAINTAIN VISIBILITY.

FINAL PLAT

BELTON ENGINEERING, INC.
Engineering • Design/Build • Planning
106 EAST STREET, BELTON, TEXAS 76513
BELTONENGINEERINGINC@GMAIL.COM
WWW.BELTONENGINEERS.COM

BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500

NO.	DATE	REVISIONS	BY

DRAWN BY: JRG	CHECKED BY: BLB
SCALE: 1" = 60'	APPROVED BY: BLB
PROJECT NO. 21016	DATE: AUGUST 17, 2021

BELTON ENGINEERING, INC.
*Engineering * Design/Build * Planning*

September 30, 2021

Bob Van Til
Planner, City of Belton
333 Water Street
Belton, Texas 76513

Applicant: Belton Engineering Inc. / Randy Taylor
Project: West Canyon Trails IV
Location: 1214 Highway 190

Subject: Variance Requests

I) Applicant is respectfully requesting a variance/exception from the requirement to revise side yard setback on lot 14, block 1; lot 6, block 3, and lot 7, block 3, to 25' to match front yard of adjacent lots based on the following:

1. Lots 14, block 1 and lots 6 and 7, block 3 would require 10' of additional building area width added to each lot causing 2 full lots to be removed.
2. 2 full lots will need to be removed.
3. Granting of this exception will not be detrimental to the public health, safety or welfare, or injurious to any of the properties adjacent to this subject tract.

****

III) Applicant is respectfully requesting a variance/exception from the requirement to provide minimum 2 acres for public parkland dedication or $200/lot (parkland fee of $46,200) based on the following:

1. Private park 0.837 acre proposed as part of West Canyon Trails Phase III.
2. Amenities are proposed with a total value equal to the parkland fees of $46,200 for sidewalk, benches, and landscaping.
3. Granting of this exception will not be detrimental to the public health, safety or welfare, or injurious to any of the properties adjacent to this subject tract.

****

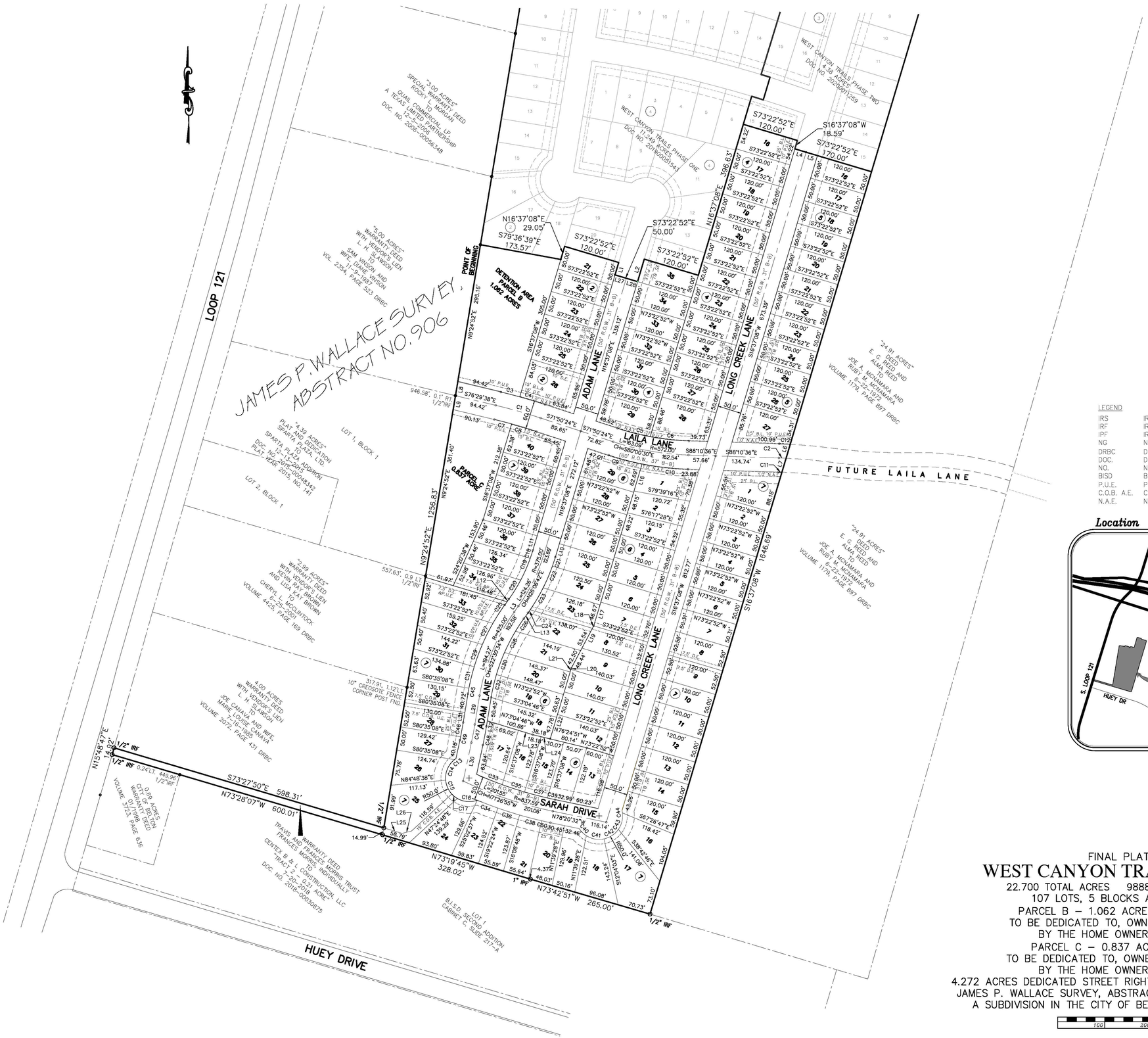
Feel free to contact us at any time, in reference to this project, Office #254-731-5600, Mobile #254-289-7273.

Submitted,

_____.

BELTON ENGINEERING, INC.

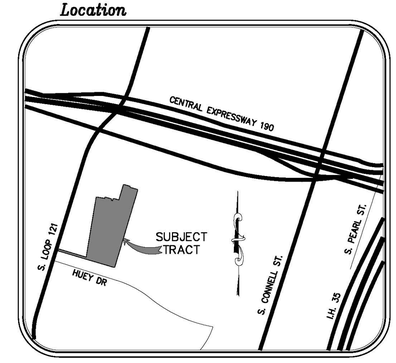
Lina Chtay, As representative for Randy Taylor



LEGEND

IRS	IRON ROD SET
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
NG	NATURAL GROUND
DRBC	DEED RECORDS OF BELL COUNTY
DOC.	DOCUMENT
NO.	NUMBER
BISD	BELTON INDEPENDENT SCHOOL DISTRICT
P.U.E.	PUBLIC UTILITY EASEMENT
C.O.B. A.E.	CITY OF BELTON UTILITY EASEMENT
N.A.E.	NON-ACCESS EASEMENT

Location



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4. 5' SIDEWALK REQUIRED ALONG BOTH SIDES OF LAILA LANE FOR SEGMENT CONSTRUCTED AS A COLLECTOR STREET.

5. CITY OF BELTON DOES NOT REGULATE LOT TO LOT DRAINAGE.

6. HOA WILL OWN AND MAINTAIN THE DETENTION POND AND PROPOSED CHANNELS.

7. THE QUARRY BLOCKS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

8. ACCESS FOR LOT 26 BLOCK 2, LOT 29 BLOCK 4, LOT 40 BLOCK 7, AND LOT 29 BLOCK 6, MUST COME FROM ADAM LANE AND NOT FROM LAILA LANE.

9. ACCESS FOR LOT 28 BLOCK 4, LOT 1 BLOCK 6, LOT 27 BLOCK 5, AND LOT 1 BLOCK 7, MUST COME FROM LONG CREEK LANE AND NOT FROM LAILA LANE.

10. DRAINAGE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOA.

11. PARCEL B AND PARCEL C ARE TO BE OWNED AND MAINTAINED BY THE HOA.

12. A 5.0' SIDEWALK IS TO BE BUILT ALONG BOTH SIDES OF LAILA LANE BY THE HOMEBUILDER OF ADJACENT LOTS. SIDEWALK RAMPS ARE ALSO REQUIRED TO BE BUILT BY HOMEBUILDERS.

13. A 5.0' SIDEWALK IS TO BE BUILT BY THE DEVELOPER ALONG THE PORTION OF PARCEL B AND PARCEL C ADJACENT TO LAILA LANE.

14. A SOLID WOOD FENCE WITH CAP IS TO BE BUILT ALONG LOTS ADJACENT LAILA LANE BY THE HOMEBUILDER.

15. NO FENCES ARE ALLOWED WITHIN THE 25FT FRONT SET BACK ON ALL CORNER LOTS TO MAINTAIN VISIBILITY.

16. PARCEL C PARKLAND IMPROVEMENTS WILL BE COMPLETED PRIOR TO ISSUING CERTIFICATE OF OCCUPANCY.

17. THE CITY OF BELTON ACCESS EASEMENT IS TEMPORARY IN NATURE AND MAY BE ABANDONED ONCE APPROVED BY THE CITY. REMOVAL OF THE ACCESS ROAD AND GATE SHALL NOT BE A CITY RESPONSIBILITY.

BLOCK NO.	# OF LOTS
2	6
4	20
5	12
6	29
7	40
	TOTAL 107

FINAL PLAT

FINAL PLAT OF:

WEST CANYON TRAILS, PHASE III

22.700 TOTAL ACRES 988810.404 SQUARE FEET
107 LOTS, 5 BLOCKS AND 2 PARCELS
PARCEL B – 1.062 ACRE (DETENTION AREA)
TO BE DEDICATED TO, OWNED AND MAINTAINED
BY THE HOME OWNER ASSOCIATION,
PARCEL C – 0.837 ACRE (PARKLAND)
TO BE DEDICATED TO, OWNED AND MAINTAINED
BY THE HOME OWNER ASSOCIATION,
4.272 ACRES DEDICATED STREET RIGHT-OF-WAY TO CITY OF BELTON
JAMES P. WALLACE SURVEY, ABSTRACT #906, BELL COUNTY TEXAS
A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY TEXAS

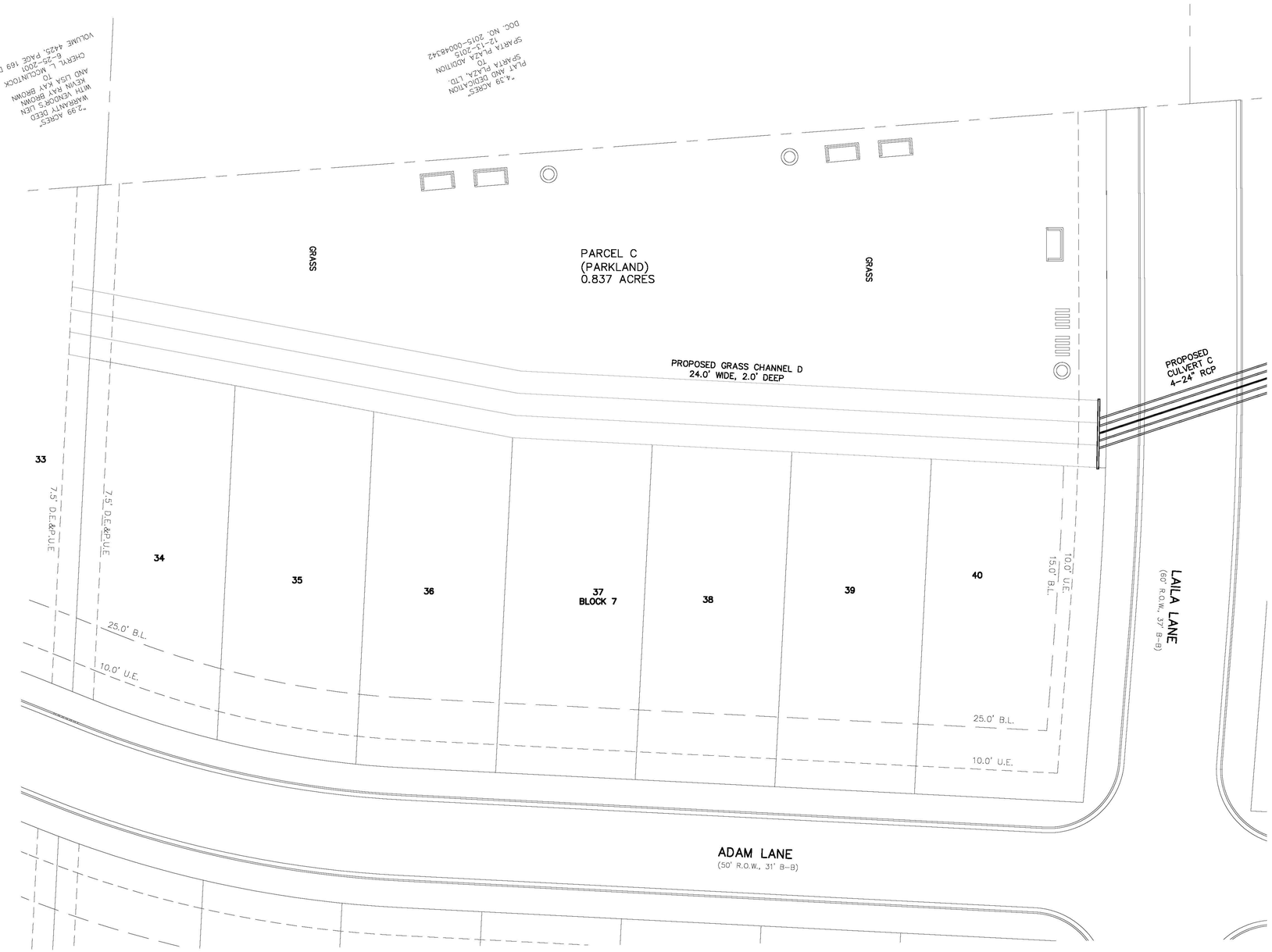
100 200 300

BELTON ENGINEERING, INC.
Engineering * Design/Build * Planning
106 EAST STREET, BELTON, TEXAS 76513
BELTONENGINEERINGINC@GMAIL.COM
WWW.BELTONENGINEERS.COM

BRYAN TECHNICAL SERVICES, INC.
BTS
911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090
FIRM No. 10128500
FAX: (512) 352-9091
surveying@austin.rr.com

NO.	DATE	REVISIONS	BY

DRAWN BY: AM	CHECKED BY: BLB
SCALE: 1" = 100'	APPROVED BY: BLB
PROJECT NO. 18522	DATE: MARCH 30, 2021



LEGEND:

TRASH RECEPTACLE–

PARK BENCH–

BIKE RACK–

NOTE:

- ALL GRASS IS TO BE OF TYPE COMMON BERMUDA SOD
- OBJECTS NOT SHOWN TO SCALE

REVISIONS

FIRM # F-13392

BELTON ENGINEERING INC.

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

Engineering
Design/Build
Planning

PARK LAYOUT OF:
WEST CANYON TRAILS PHASE III
W. LOOP 121 AND W. AVENUE O
CITY OF BELTON, BELL COUNTY, TEXAS

LONG CREEK CONSTRUCTION
3492 FM 2484
SALADO, TEXAS 76571

STATE OF TEXAS
LINA CHTAY
107211
LICENSED
PROFESSIONAL ENGINEER

04/12/21

SCALE: 1"=20'

DRAWN.: AM

ELEC. DRAWING FILE
C:\20026.DWG

DATE: 04/12/21

JOB NO.: 20026

01 OF 01

P1.00

Minutes of the
Planning and Zoning Commission (P&ZC)
City of Belton, City Hall
333 Water Street
Tuesday, October 19, 2021

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Chair Brett Baggerly, Luke Potts, Stephanie O'Banion, Zach Krueger, Nicole Fischer, David Jarratt and Quinton Locklin. The following members were absent: Joshua Knowles and Vice Chair Dave Covington. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

6. **P-21-18 Consider a final plat for West Canyon Trails Phase IV, comprising of 12.092 acres located on the south side of West Avenue O, east of Loop 121 and west of Connell Street.** (Audio 16:58)

   Staff Planner Ms. Moore presented the staff report (Exhibit B).

   Commission Member Zach Krueger made a motion to approve item P-21-18 as recommended by Staff. Commission Member Luke Potts seconded the motion. The motion was approved with 7 ayes, 0 nays.

Staff Report – City Council Agenda Item

Agenda Item #9

Consider authorizing the City Manager to sign Non-Annexation Development Agreements that will expire on November 22, 2021 and provide direction on others as needed.

Originating Department

Planning – Bob van Til, AICP, Planning Director

Purpose

The purpose of this item is to consider the Non-Annexation Development Agreements that will expire on November 22, 2021 and provide direction on other properties as needed.

Background Information.

On December 13, 2016, the City Council approved ordinances annexing 542.86 acres.

Prior to that time, on November 22, 2016, the City Council approved **50** Non-Annexation Development Agreements. Of the 50, **35** expire on November 22, 2021 (5 years), and **15** expire on November 22, 2026 (10 years). Please see Attachment 1.

Non-Annexation Development Agreements allow property owners to remain in the City's ETJ only if their property is exempt in accordance with State law by being limited in use to Agricultural, Timber, or Wildlife Management.

The Agreements provide an important balance of interests between the City and property owners. Properties remain outside the City while no development is planned, but if development is contemplated, the City has an opportunity to evaluate annexation, given surrounding conditions.

The City Council discussed the Non-Annexation Development Agreements during a work session on June 22, 2021. Rather than initiating annexation or allowing the agreements to expire, the Council's consensus was to extend all the eligible Non-Annexation Development Agreements for another five-year term.

Today's Discussion

Once again, in 2016, the City approved 35 Non-Annexation Development Agreements (NDA's) that expire in 2021. Since that time, some properties have been sold or combined, but many have remained unchanged. The River Farms properties received special consideration with the

approved development agreement terminating the NDA's on those properties. The remaining 28 parcels may receive an extension of their NDA's.

Section 43.016 of the Texas Local Government Code states, in part, that the City may offer a Non-Annexation Development Agreement to a property owner in the City's ETJ if the property is "appraised for ad valorem tax purposes as land for agricultural or wildlife management use under the code, or as timber land under the code."

Below is a summary of the property owners and property IDs under consideration. Note: some owners have multiple parcels.

Eligible landowners and properties include:
1. Laura Alford – 47288, 47290, 47291
2. Laura and Randy Alford – 167436
3. West Amity Land Development LLC – 418842, 432315
4. Fernando De Leon – 400982
5. Melinda and James Davis – 187729, 233406
6. Richard and Peggy Dillard – 75543, 318123
7. Elizabeth Mae Capps Foster and Virginia Capps Cosper – 37163
8. CC Land Development LLC – 418857, 432319
9. CIO Land Development LLC – 418859, 432317
10. Donald R. Grobowsky – 72402
11. James R. Macanliss and Mary M. Markham – 420200
12. Mary M. Markham – 96990
13. Ronald and Emily Mikeska – 73925
14. Thomas Curb – 268804
15. Ray L. and Betty Renfro – 135784 (partially agriculturally exempt because it has four warehouses and a parking lot on the land), 184482 (partially agriculturally exempt because of the homestead).
16. Elizabeth Sheppard – 105618 (partially agriculturally exempt because of the homestead).
17. Helga Venus – 187730 (partially agriculturally exempt because of the homestead).
18. Bobby and Patricia Potts Wilson - 460396

Below are property owners who no longer have their agricultural exemption.

1. Landon and Martha Alford – 472920. They purchased 2.88 acres from Laura and Randy Alford on November 15, 2016, after the NDA was signed by Randy and Laura Alford on October 17, 2016. Landon and Martha received an NDA Addendum from the Council on December 7, 2017 (see copy attached). This property is a candidate for annexation due to the loss of agricultural exemption, and the sale of the property after the original NDA was signed.
2. Elizabeth Sheppard – 105615. This property is located along Toll Bridge Road and no longer has an agricultural exemption. She is aware that the annexation proceedings for this property may start soon.

Please see attached map for parcel location and proximity to City limits.

Property owners not receiving a new NDA are candidates for annexation. The annexation process would start with Council direction and with a public hearing followed by the adoption of an annexation ordinance in January 2022.

The schedule for processing the eligible Non-Annexation Development Agreements is:

- **7-13-2021** – Council authorized the City Manager to process voluntary annexations after the 10-15-21 deadline or execute Non-Annexation Development Agreements for an additional five years.

- **7-14-2021** – Sent letters to the landowners advising of the opportunity to extend NDA's if still eligible.

- **9-20-2021** – Re-sent NDA's to landowners with a deadline of 10-15-2021 for signatures.

- **10-15-2021** – Original deadline to sign the new Non-Annexation Development Agreements.

- **10-26-2021** – Consider the new Non-Annexation Development Agreements and possible direction to staff on those properties which cannot meet conditions of the NDA.

- **11-1-2021** - Initiate the annexation process for those properties which do not qualify for an extension of the Non-Annexation Development Agreement. Public hearing and adoption of the new annexation ordinance is scheduled for January 2022, if appropriate.

- **11-22-2021** – Existing Non-Annexation Development Agreements expire.

Recommendation

Authorize the City Manager to sign the eligible Non-Annexation Development Agreements that are scheduled to expire on November 22, 2021 and provide direction on other properties as needed.

Attachments

1. List of property owners and their status
2. Map showing location of 2016 Non-Annexation Development Agreements
3. Map showing the Alford – Shepperd properties
4. Alford NDA Addendum
5. Subchapter C-3, Chapter 43 of the Texas Local Government Code relating to annexation: Individual Landowner Petition (Process)

Non-Annexation Development Agreements from 2016 - Expire on November 22, 2021

Property Owners	Property ID#	Notes	Expiration Date	2021 Signed?	Ag. Exempt?
Laura Alford	47288		11/22/2021	1	Yes
Laura Alford	47290	Has a home on the property: value is $1200	11/22/2021	1	Partial
Laura Alford	47291		11/22/2021	1	Yes
Randy Alford, Laura Alford	167436		11/22/2021	1	Yes
Landon and Martha Alford	472920	Purchased form Laura Alford on 11/15/2016 - 2.88 acres. See NDO addendum 12/8/2017 - invalidated NDA - should have been annexed in 2016?	Originally the NDA was signed by Laura and Randy Alford	Signed but notarized in the wrong place.	No
Virginia Capps Cosper	418842	West Amity Land Development LLC	11/22/2021	1	Yes
Virginia Capps Cosper	432315	West Amity Land Development LLC	11/22/2021	1	Yes
Fernando De Leon	400982		11/22/2021	1	Yes
Richard W. Dillard, Peggy C. Dillard	75543		11/22/2021	1	Yes
Richard W. Dillard, Peggy C. Dillard	318123		11/22/2021	1	Yes
Melinda and James R Davis	187729	Davis purchased from Hargroves in 2018; with homestead	See Hargrove	1	Partial
Melinda and James R Davis	233409 (was 440977)	Davis purchased from Hargroves in 2018	See Hargrove	1	Yes
Elizabeth Mae Capps Foster, Virginia Capps Cosper	37163		11/22/2021	1	Yes
Elizabeth Mae Capps Foster	418857	CC Land Development LLC	11/22/2021	1	Yes
Elizabeth Mae Capps Foster, Virginia Capps Cosper	418859	CIO Land Development LLC	11/22/2021	1	Yes
Elizabeth Mae Capps Foster, Virginia Capps Cosper	432317	CIO Land Development LLC	11/22/2021	1	Yes
Elizabeth Mae Capps Foster	432319	CC Land Development LLC	11/22/2021	1	Yes
Donald R. Grobowsky	72402		11/22/2021	1	Yes
Reginald D. Hargrove, Annette Cash Hargrove	187729	Hargrove sold to Davis in 2018	11/22/2021	N/A	N/A
Reginald D. Hargrove, Annette Cash Hargrove	440977	Hargrove sold to Davis in 2018	11/22/2021	N/A	N/A
James R. Macanliss, Mary M. Markham	420200		11/22/2021	1	Yes
Mary M. Markham	96990		11/22/2021	1	Yes
Ronald Dean Mikeska, Emily Mikeska	73925		11/22/2021	1	Yes
Old Santa Fe Mill, LC; Noel Thomas Curb, President	26804		11/22/2021	1	Yes
Ray Lynn Renfro, Betty Renfro	135784	Owner is Renfro Utilities. Only partially Ag Exempt. Has four warehouses and a parking lot on it.	11/22/2021	1	Partial
Ray Lynn Renfro, Betty Renfro	194482	Only partially ag. exempt. 1 acre homestead.	11/22/2021	1	Partial
Alton L. Sheppard, Elizabeth A. Sheppard	105615	Ag land: $106,500; 7.82 acres	11/22/2021	1	No
Alton L. Sheppard, Elizabeth A. Sheppard	105616	ID# no longer exists; merged with 105618.	11/22/2021	N/A	N/A
Alton L. Sheppard, Elizabeth A. Sheppard	105618	23 acres; homestead; ag value is 2300; tax value: $483,000	11/22/2021	1	Partial
Helga Venus	187730	Homestead and acres	11/22/2021	1	Partial
Bobby Wilson, Patricia Potts Wilson	460396		11/22/2021	1	Yes
				27	

Lost Agricultural Exemption

Belton, TX
2016 Non-Annexation Development Agreements That Expire November 22, 2021

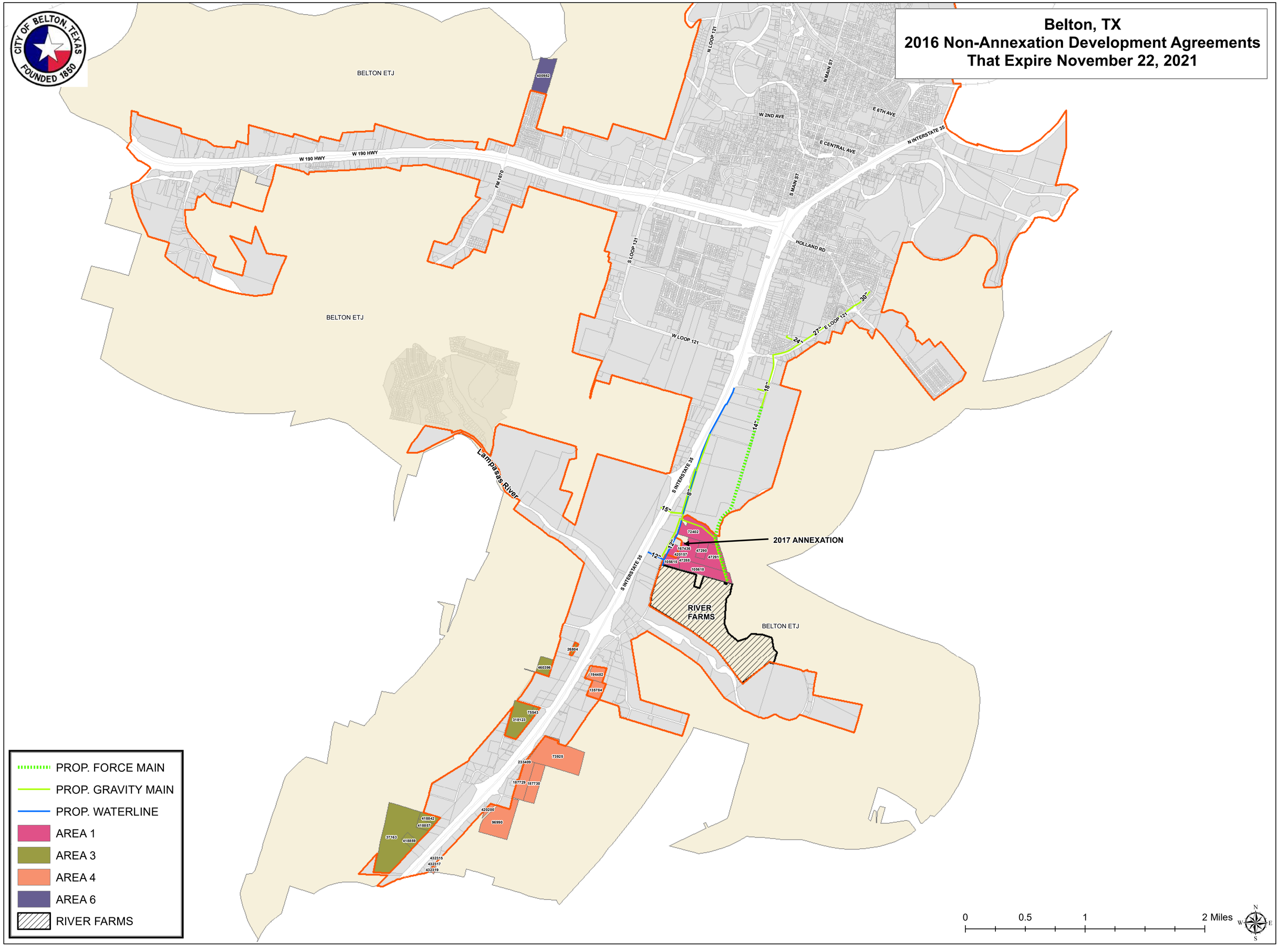


Exhibit 3 - Alford – Sheppard Map

10/22/2021, 11:37:11 AM

Parcels

2017 Annexation

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

472920 / 105615 Parcels – Lost Ag. Exemption

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Bell County Appraisal District, BIS Consulting - www.bisconsulting.com

This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

ADDENDUM TO NON-ANNEXATION DEVELOPMENT AGREEMENT

Doc# 00053087

December 8, 2017

Mayor Grayson and City Councilmembers
City of Belton
Attn: Sam A. Listi, City Manager
P.O. Box 120
Belton, Texas 76513

Dear Mayor Grayson and City Councilmembers:

This letter is to acknowledge that a Non-Annexation Development Agreement was signed for the Alford properties listed below on October 17, 2016, and was recorded in Bell County Deed Records as Doc 2016-00048996. We further acknowledge that the Agreement remains valid for the duration of its term until November 22, 2021 even though we have violated the terms of said agreement by subdividing a portion of the property. Finally, we acknowledge that the sale or transfer of the 2.88 acre tract known as Doc No. 2016-00047255, currently owned by Landon and Martha Alford, to a non-family member, will further invalidate this agreement and subject the property to consideration of voluntary annexation as provided for in Agreement.

Alford Properties Subject to Agreement Acknowledgement:

Geographic ID #	Property ID #
0553520101	47288
0554250001	47290
0554250101	47291
0553520103	420163
0553520300	167436
0553520301	420158

Sincerely,

Property Owners

Randy Alford

Laura Alford

Landon Alford

Martha Alford

After Recording return to:
City of Belton
Attn: City Clerk
P.O. Box 120
Belton, Texas 76513

City of Belton, Texas

Sam A. Listi
City Manager

ATTEST:

Amy Casey
City Clerk

Approved as to form:

John Messer
City Attorney

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the 8th day of December 2017, by Randy Alford.

ANDREA MICHELLE GARCIA
Notary Public, State of Texas
Comm. Expires 08-11-2018
Notary ID 655637-2

Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the 8th day of December 2017, by Laura Alford.

ANDREA MICHELLE GARCIA
Notary Public, State of Texas
Comm. Expires 08-11-2018
Notary ID 655637-2

Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the 8th day of December 2017, by Landon Alford.

ANDREA MICHELLE GARCIA
Notary Public, State of Texas
Comm. Expires 08-11-2018
Notary ID 655637-2

Andrea M. Garcia
Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the 8th day of December 2017, by Martha Alford.

ANDREA MICHELLE GARCIA
Notary Public, State of Texas
Comm. Expires 08-11-2018
Notary ID 655637-2

Andrea M. Garcia
Notary Public, State of Texas

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the 8th day of December 2017, by Sam A. Listi.

ANDREA MICHELLE GARCIA
Notary Public, State of Texas
Comm. Expires 08-11-2018
Notary ID 655637-2

Andrea M. Garcia
Notary Public, State of Texas

70 2017 00053087

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2017-00053087

As
Recordings

Recorded On: December 20, 2017

Parties: ALFORD RANDY

To **CITY OF BELTON**

Billable Pages: 3
Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	19.00
Total Recording:	**19.00**

************** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT **************

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2017-00053087
Receipt Number: 322110
Recorded Date/Time: December 20, 2017 09:16:43A
User / Station: S Martinez - Cash Station 2

Record and Return To:

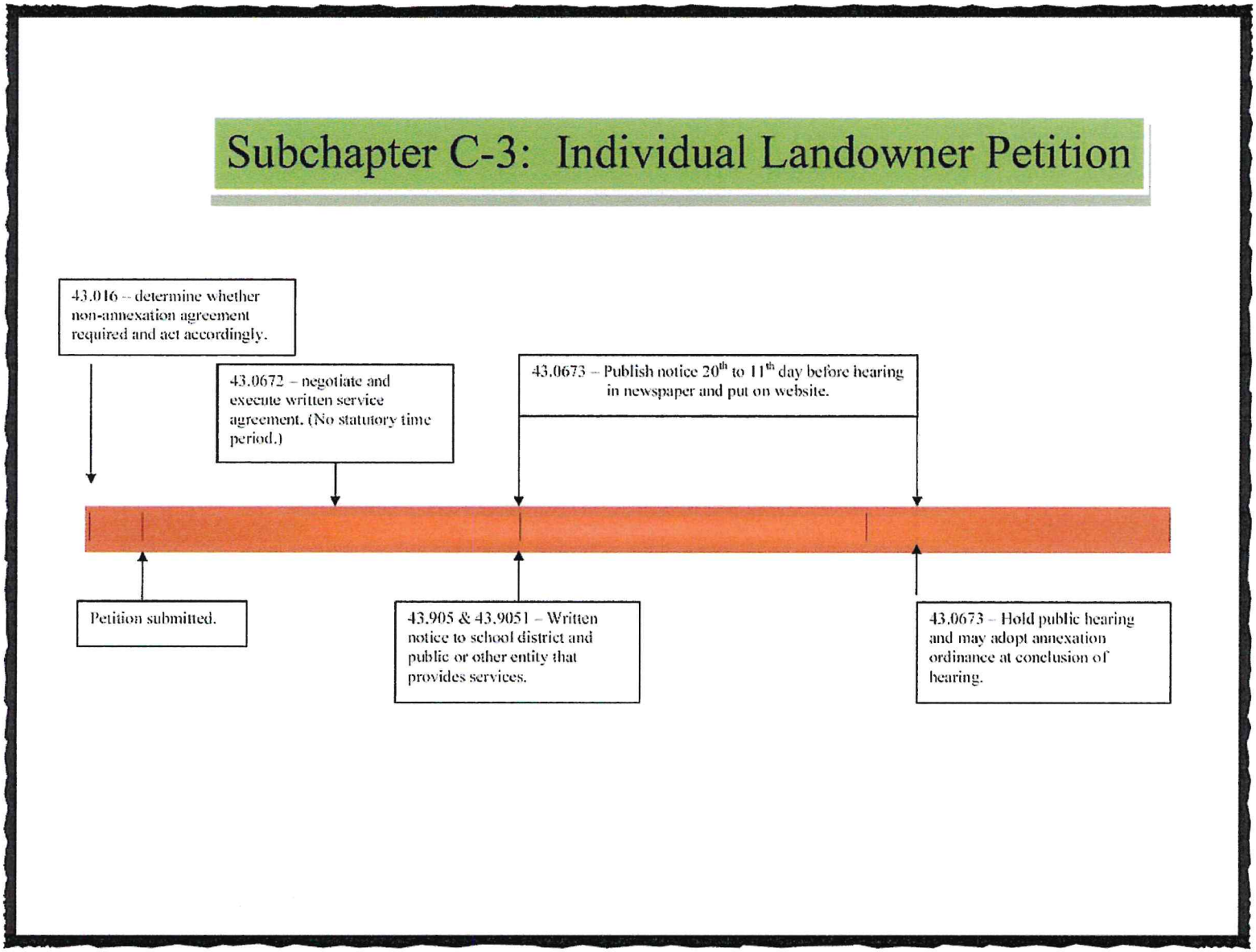
CITY OF BELTON
PO BOX 120
BELTON TX 76513

THE STATE OF TEXAS BELL COUNTY

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk

Attachment 5



Staff Report – City Council Agenda Item

Agenda Item #10

Receive a presentation on the Belton Fire Department's Community Risk Assessment.

Originating Department

Fire Department – Jon Fontenot, Fire Chief

Background

The Community Risk Assessment (CRA) for the Belton Fire Department evaluates the risk from natural and man-made sources to the City of Belton. This report uses data from multiple sources including demographics from the U.S. Census Bureau, fire incident reports, historic weather data, and special hazards and critical infrastructure to assess basic levels of risk to the community. This project provides an avenue to gain a greater understanding of the risks that the community collectively faces, the people that live and work in the community. The sections of this basic risk assessment include organizational history and demographics, community profile, community demographic information, incident response data, weather related risk, unique and special hazards, and critical infrastructure. It concludes with a summary of the risks discovered.

Fiscal Impact

None

Recommendation

Information only, no action to be taken.

Attachments
BFD Community Risk Assessment
Presentation

2021

Community Risk Assessment

Belton Fire Department

9/1/2021

Project Overview

This Community Risk Assessment (CRA) for the Belton Fire Department evaluates the risk from natural and man-made sources to the City of Belton. This report uses data from multiple sources including demographics from the U.S. Census Bureau, fire incident reports, historic weather data and, special hazards and critical infrastructure to assess basic levels of risk to the community. This project provides an avenue to gain a greater understanding of the risks that the community collectively faces, the people that live and work in the community. The sections of this basic risk assessment include organizational history & demographics, community profile, demographic information, incident response data, weather related risk, unique & special hazards, and critical infrastructure. It concludes with a summary of the risks discovered.

This basic risk assessment is considered a working document and will undergo many additions and revisions over time. With each revision it will further refine risk, or more specifically, risk that is uniquely related to the scope of fire & emergency services. This CRA document is not meant to identify and examine every risk in the community as that process would be an arduous task with little in the form of output. The overarching intent of this basic CRA is to drive discussion on risk mitigation strategies and make data-driven and research-based decisions on how to best address risk in Belton community with the resources available. Empowered with this data, this document serves as a starting point for Community Risk Reduction planning and implementation.

Organizational History & Demographics

The City of Belton organized a volunteer Fire Department in1883 which had 40 members by the end of that year. The last volunteer firefighters retired from service in 2017. In the first twenty years of the volunteer system, the Department responded to forty alarms. In the year 2019, the Belton Fire Department responded to nearly 2600 calls. The City of Belton hired its first full-time firefighters in 1973 and our first paid Fire Chief in 1981. Currently the Department has 24 career shift personnel and 4 staff positions. Shift personnel work 48 hours at a time in three different shifts. Belton Fire responds to between 2000 and 2500 calls for emergency service each year with a staff of 24 personnel operating from 2 fire stations which are staffed 24 hours a day/ 365 days a year. These stations house 2 fire engines, 1 ladder truck, 2 ambulances, 2 brush units and 1 rescue boat. The department's training division is responsible for ongoing training of all personnel and provides state-certified basic, advanced and officer fire training.

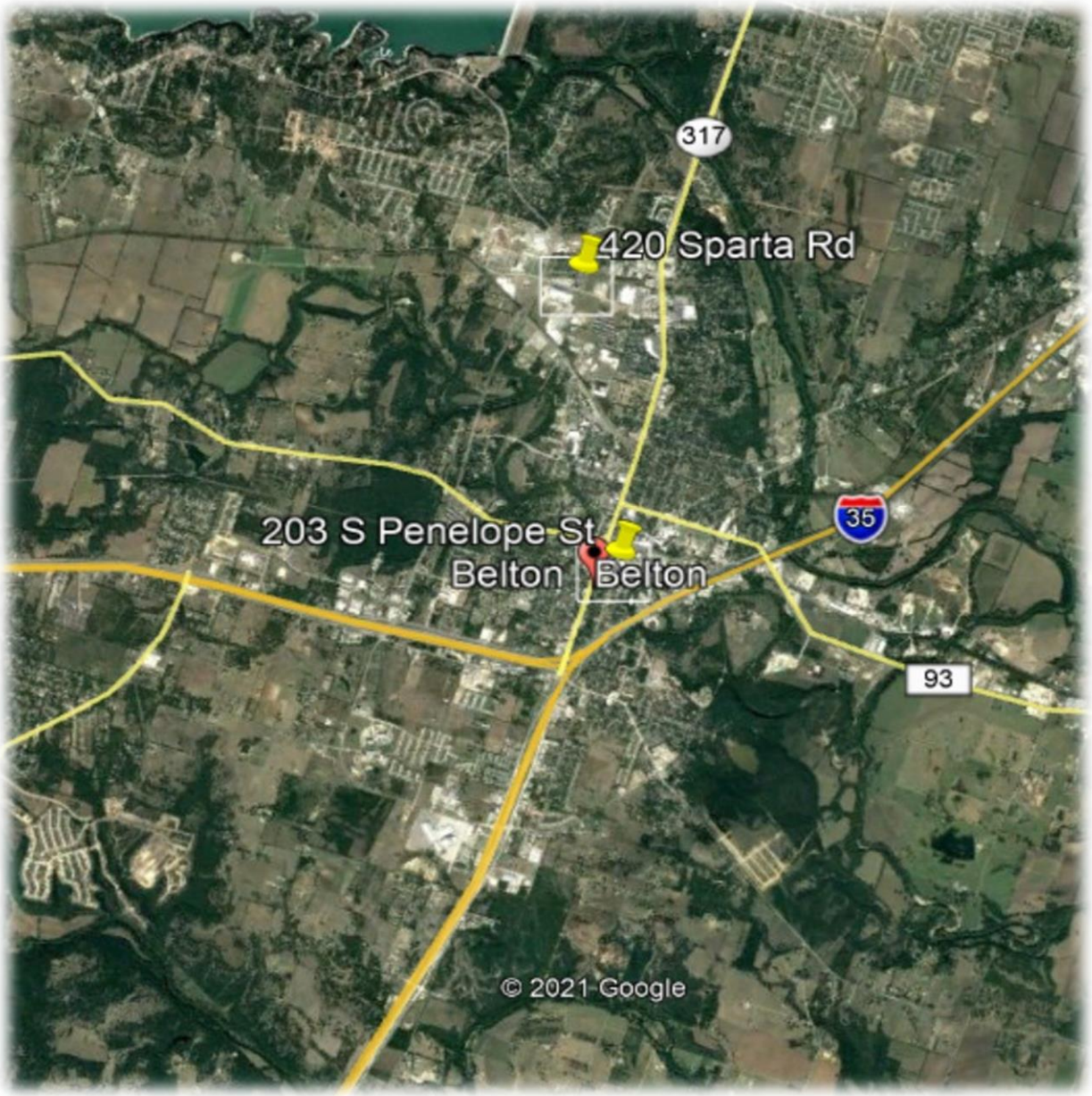
The Department has a Fire Prevention division which provides public education programs, fire code enforcements, plans review for commercial structures, and fire investigations. The Fire Prevention division is made up of a single staff member, the Fire Marshal. In addition, the Fire Marshal serves as the Department's safety officer on and off emergency scenes.

All Firefighters are certified as Emergency Medical Technicians, and more than half are state-certified Paramedics. Nearly two thirds also serve on one or more of the department's specialties teams – Wildland (TIFMAS), swift water, and technical rope rescue. The Department provides a myriad of public education services, with fire safety classes, presentations, and station tours available year-round. In addition, there are ongoing programs where summer fans are distributed, fire stops are installed, and smoke detector/battery replacement are provided for residents needing assistance with this live-saving device.

The fire department operates 2 fire stations, one is located North, and one is centrally located in the City of Belton. The administrative headquarters is located at Fire Station 2 at 420 Sparta Rd.

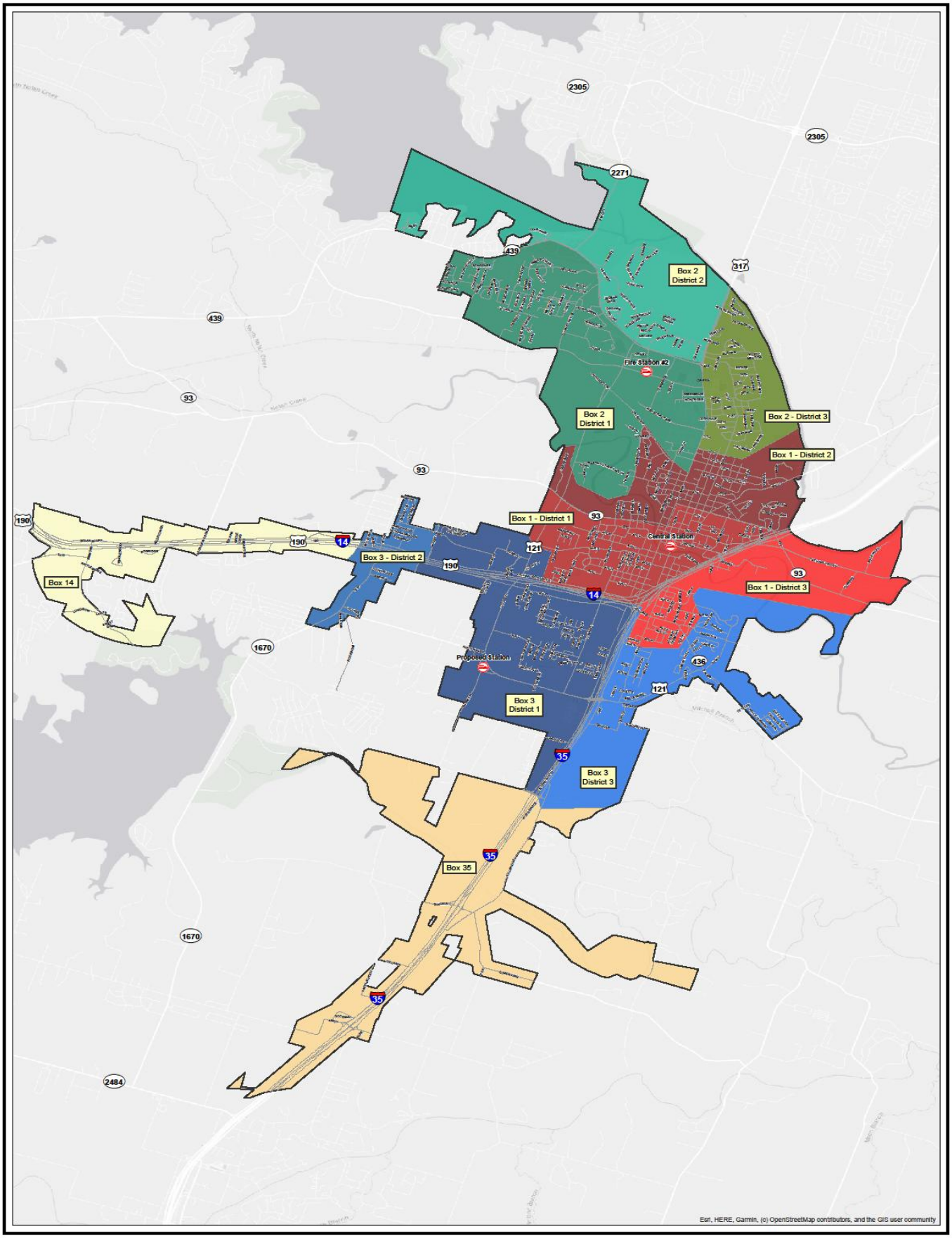
1. "Central" Fire Station 1
   203 Penelope St.

2. Fire Station 2
   420 Sparta Rd.



Belton Fire Department

District Map - 2021

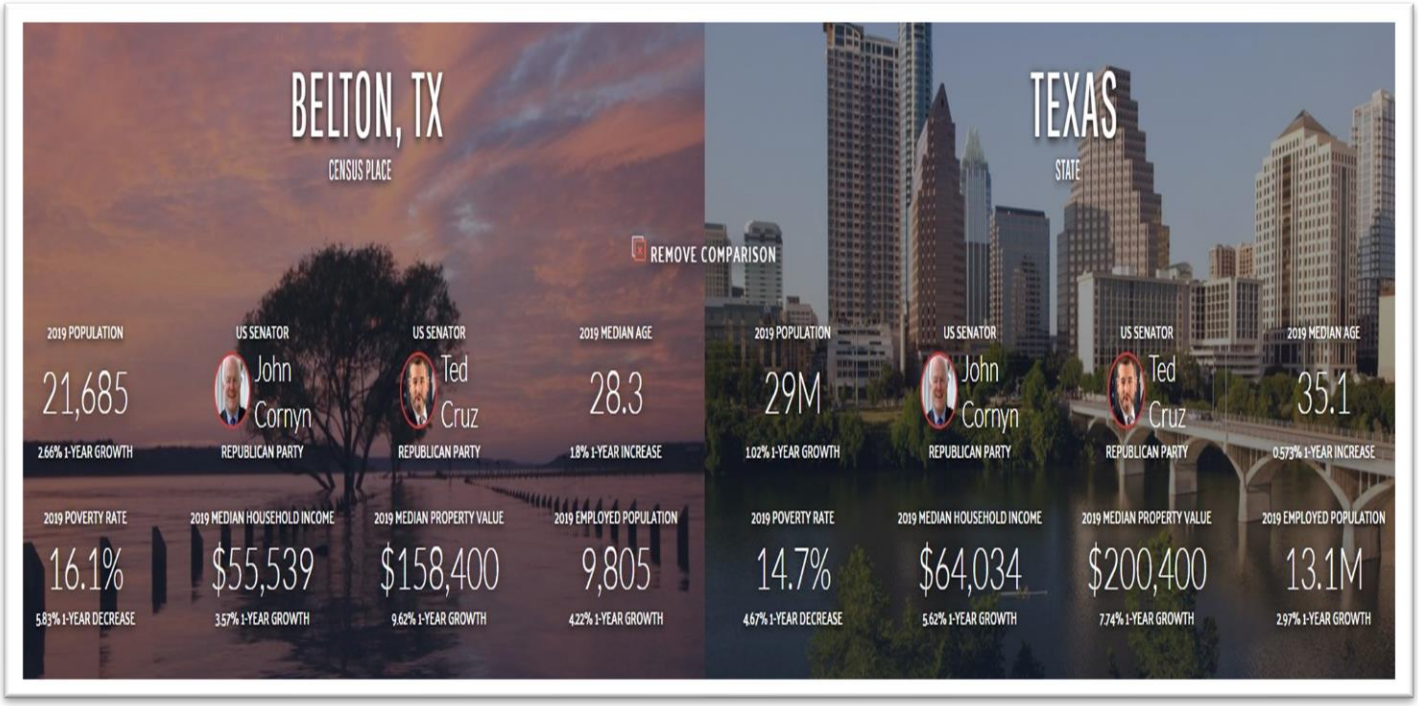


Community Profile

Belton is a city located in Bell County Texas. It is also the county seat of Bell County. With a 2020 population of 24,610, it is the 128th largest city in Texas and the 1609th largest city in the United States. Belton is currently growing at a rate of 2.55% annually and its population has increased by 35.0% since the most recent census, which recorded a population of 18,216 in 2010. Belton reached its highest estimated population of 25,000 in 2021. Spanning over 21 miles, Belton has a population density of 1,190.5 people per square mile.

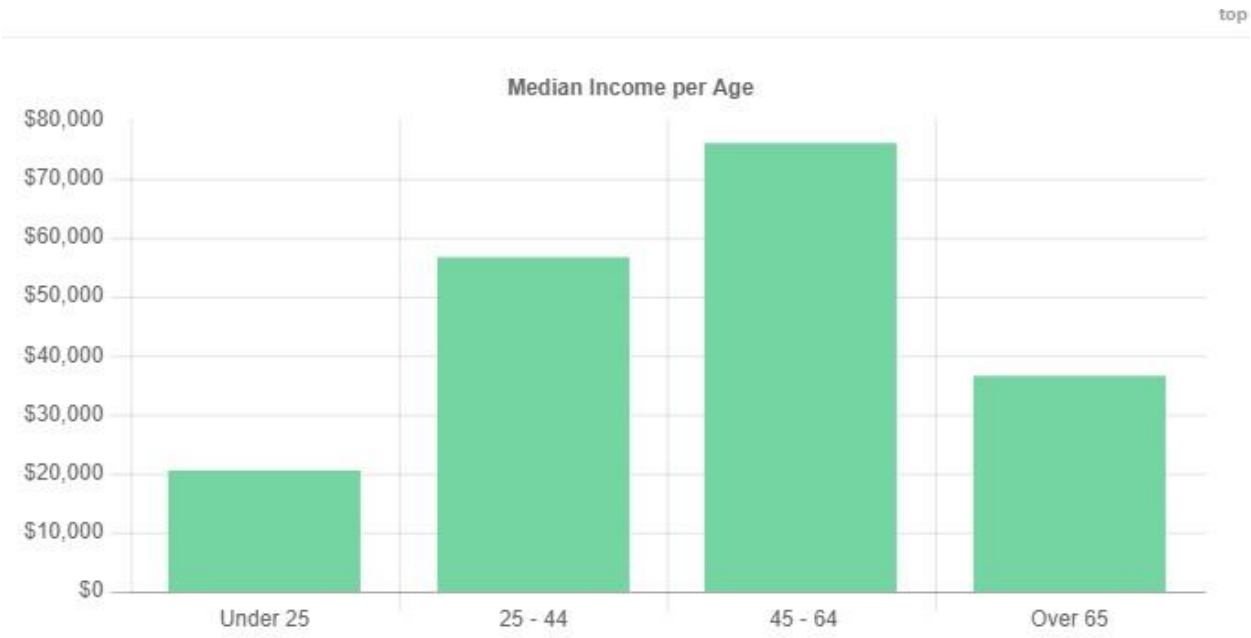
Demographic Profile

This section looks at the characteristics of the people, housing, and economy within the Belton community. There are a variety of ways to gather demographic data; however, the following data is the most recent information available (2020) through the U.S. Census Bureau, worldpopulationreview.com, and datausa.io.



Age and Sex	
Persons under 5 years, percent	7.5%
Persons under 18 years, percent	26.8%
Persons 65 years and over, percent	11.1%
Female persons, percent	52.5%

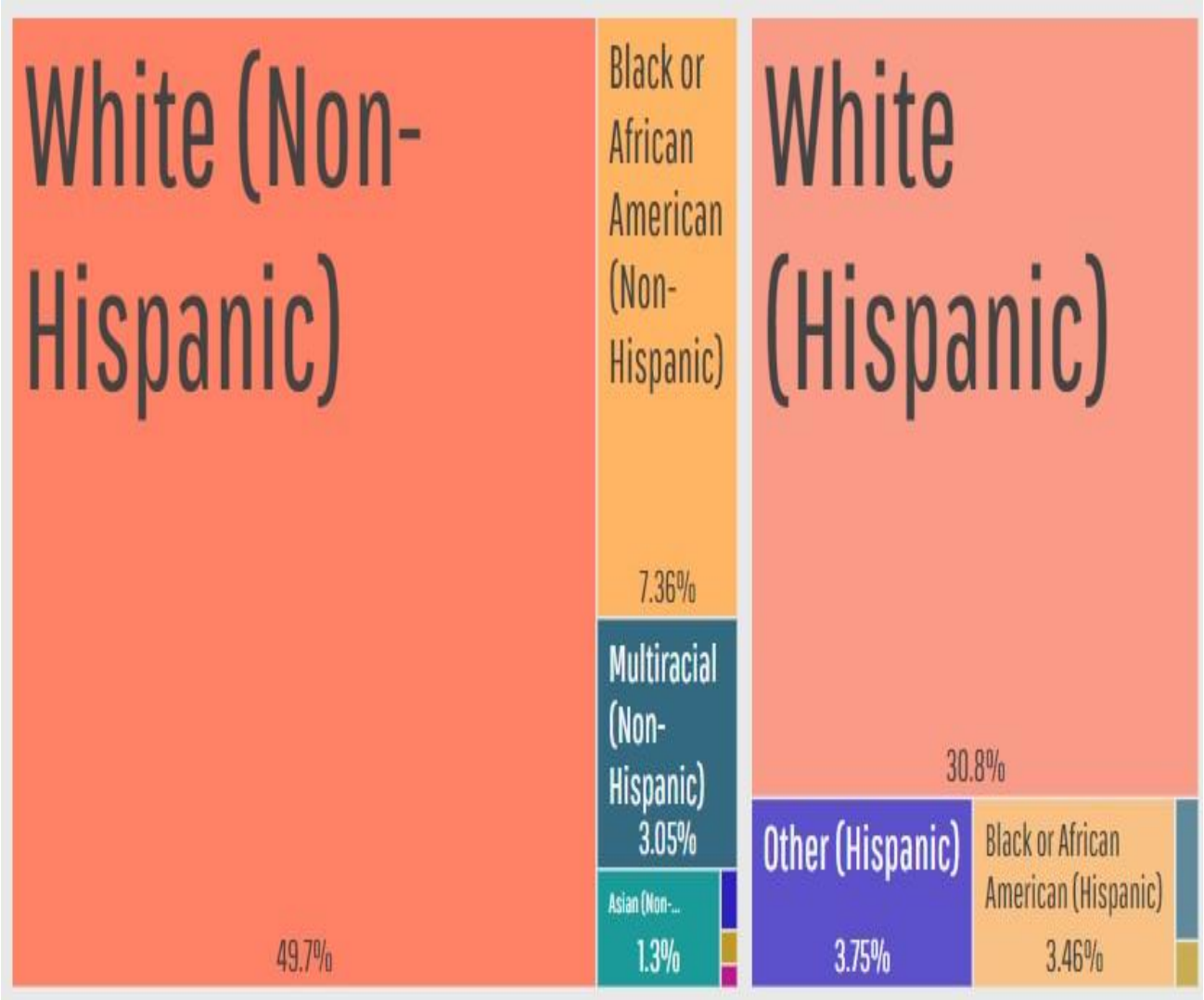
According to Datausa.io, in 2019, Belton, TX had a population of 21.6k people with a median age of 28.3 and a median household income of $55,539. Between 2019 and 2021 the population of Belton, TX grew from 21,685 to 25,000, a 9.0% increase and its median household income grew from $53,623 to $55,539 a 4.0% increase.



Less than 1% of the households in Belton, TX speak a non-English language at home as their primary language, and 93% of the residents in Belton, TX are U.S. citizens.

The largest university in Belton, TX is the University of Mary Hardin-Baylor (933 degrees awarded in 2020).

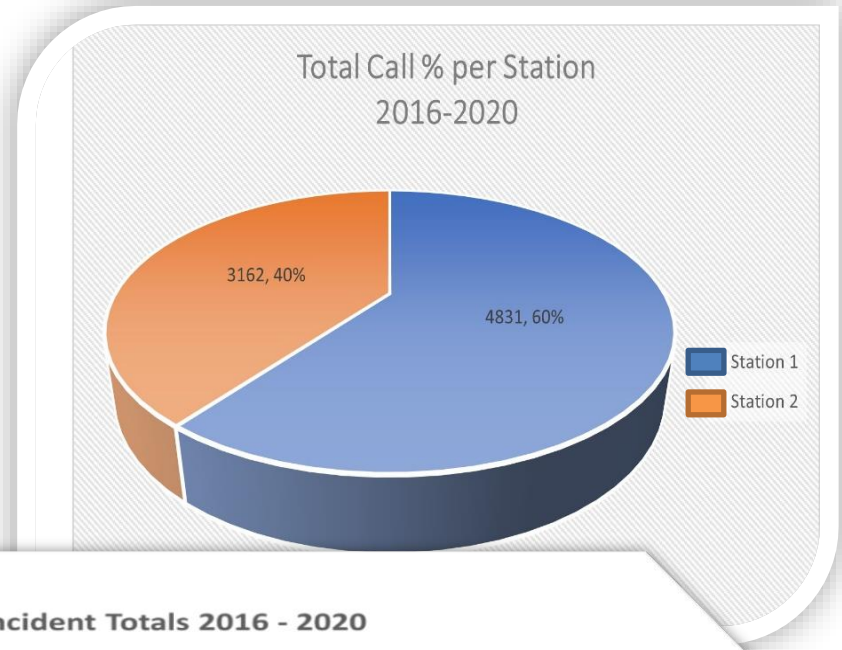
As of January 2021, the average property value of houses sold in Belton, TX was $274,450. January 2021 purchase values at are up 30.7% compared to January 2020. The median house value in Belton is $158,400 and the homeownership rate was 52.9%. Most people in Belton, TX drove alone to work, and the average commute time was 18.7 minutes. The average car ownership in Belton, TX was 2 cars per household.

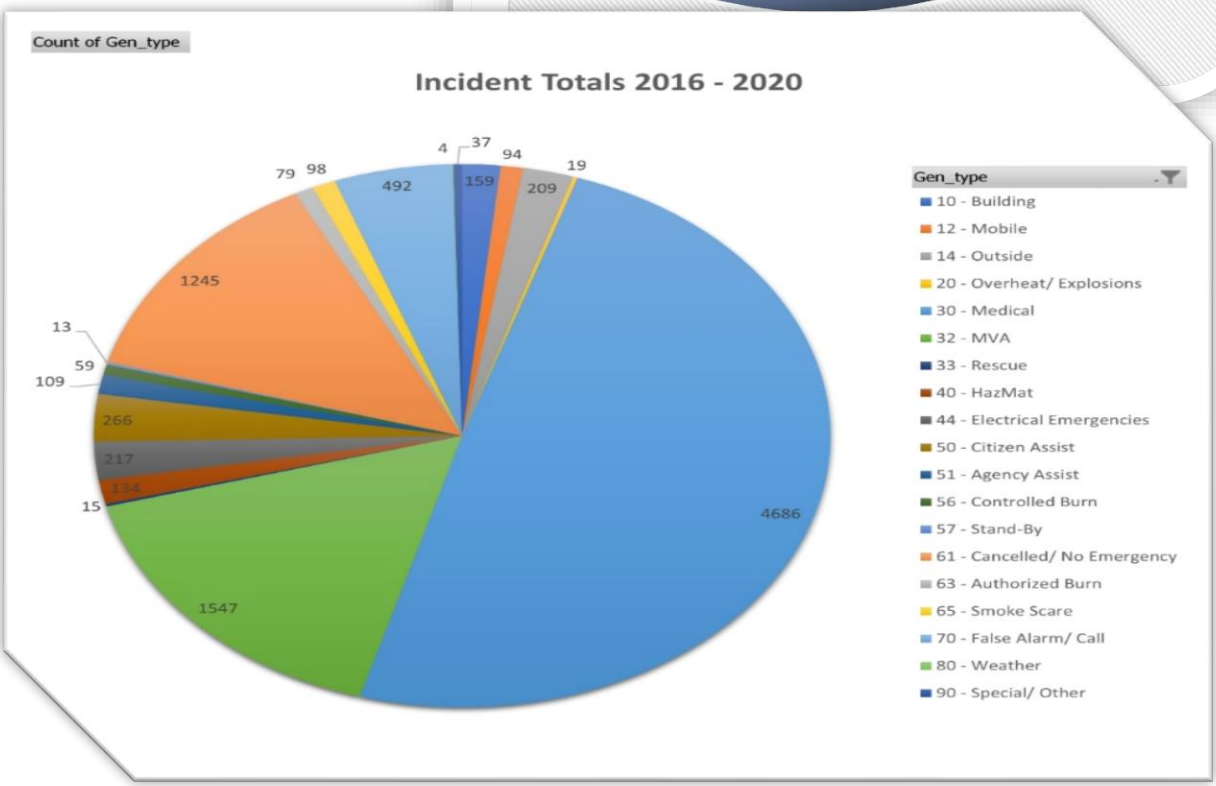

White (Non-Hispanic)
49.7%
Black or African American (Non-Hispanic)
7.36%
Multiracial (Non-Hispanic)
3.05%
Asian (Non-...
1.3%
White (Hispanic)
30.8%
Other (Hispanic)
3.75%
Black or African American (Hispanic)
3.46%

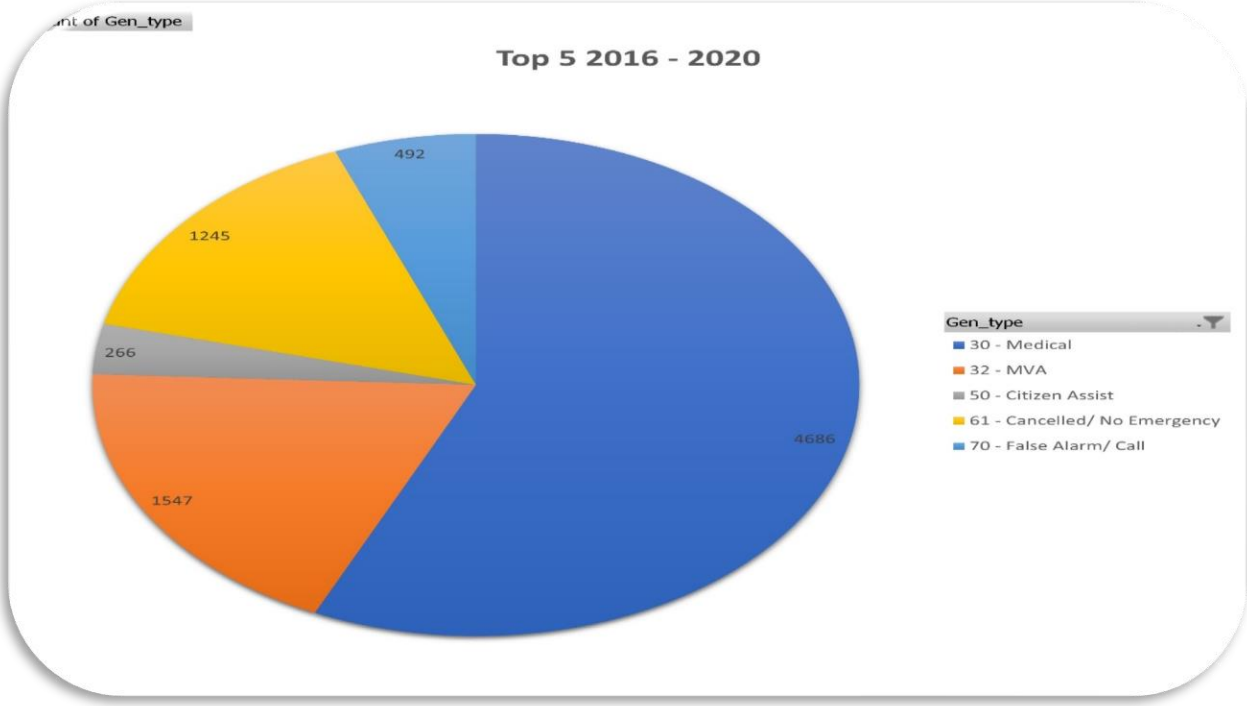
Incident Response Data

In this section we will look at the typical fire incidents and other incident types that keep fire departments from being operationally ready to respond to other calls. The information will be drawn from the last 5 years' worth of incident response data. While much of this data will result in output metrics, it is important to understand the relationships between the data elements to analyze areas that incorporate demographics and the built environment.

Total Incidents

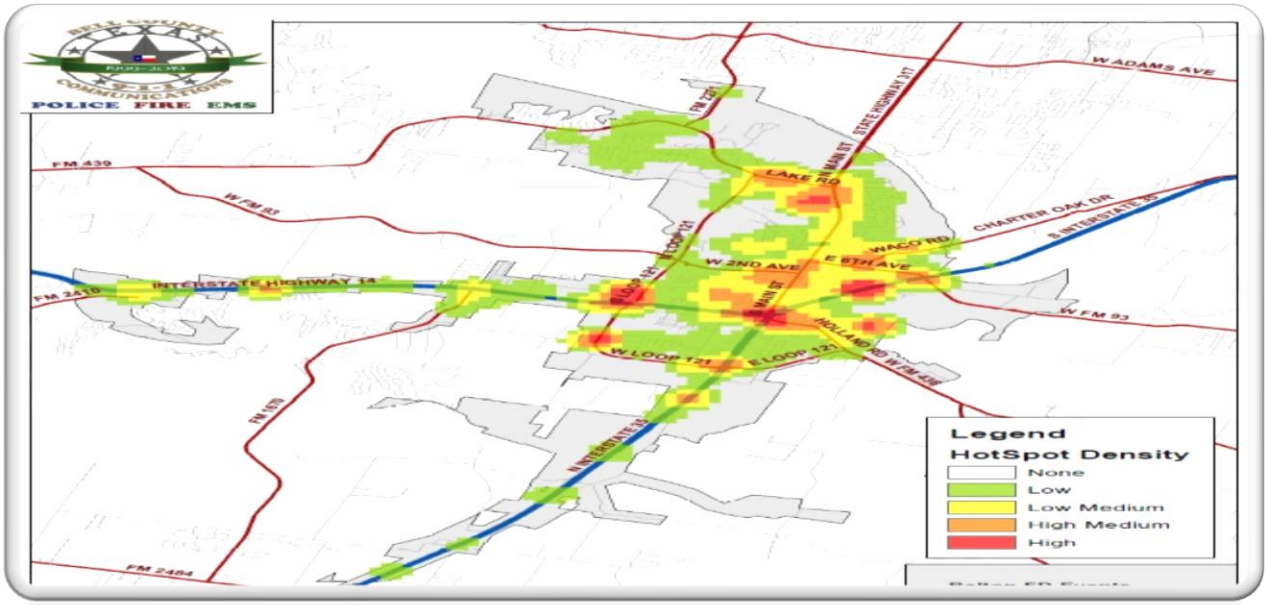


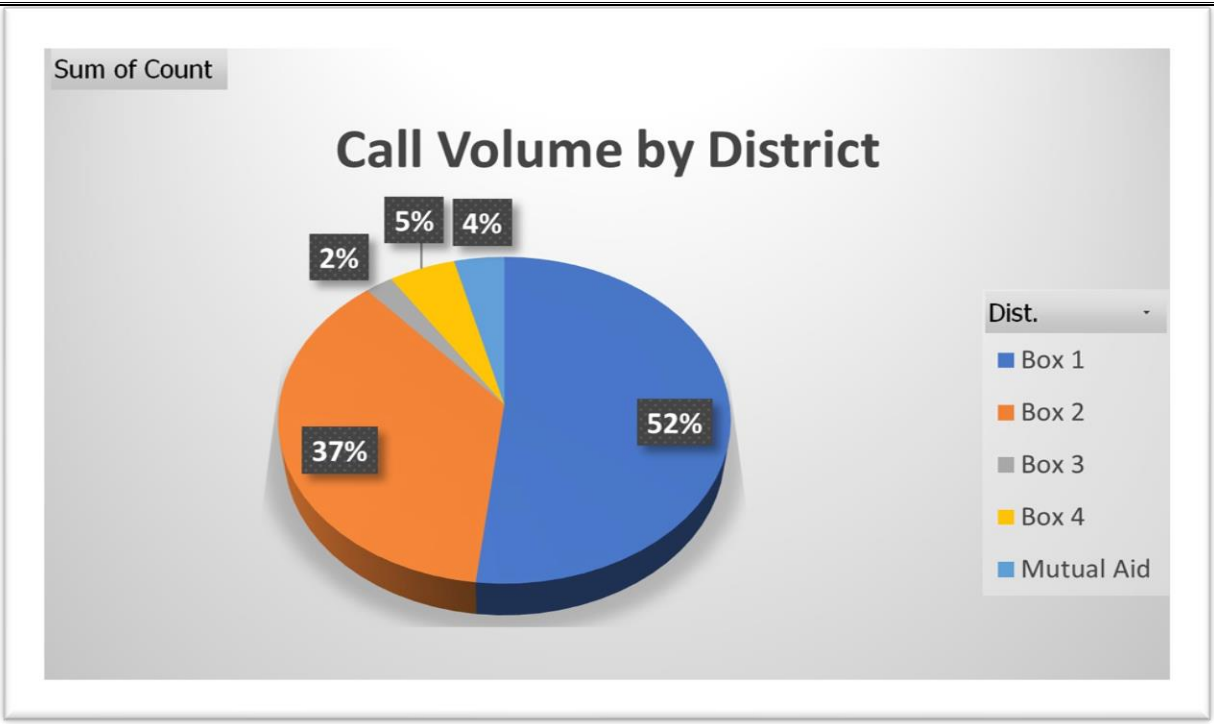




When looking at total responses over the last 5 years, it is obvious the majority of our responses are medical in nature. The top 5 type calls are Medical emergencies, Motor Vehicle Accidents, Citizen Assist, Cancelled or No Emergency found upon arrival, and False Alarms.

This Hot Map indicates the concentration of the overall call volume of the Fire Department.

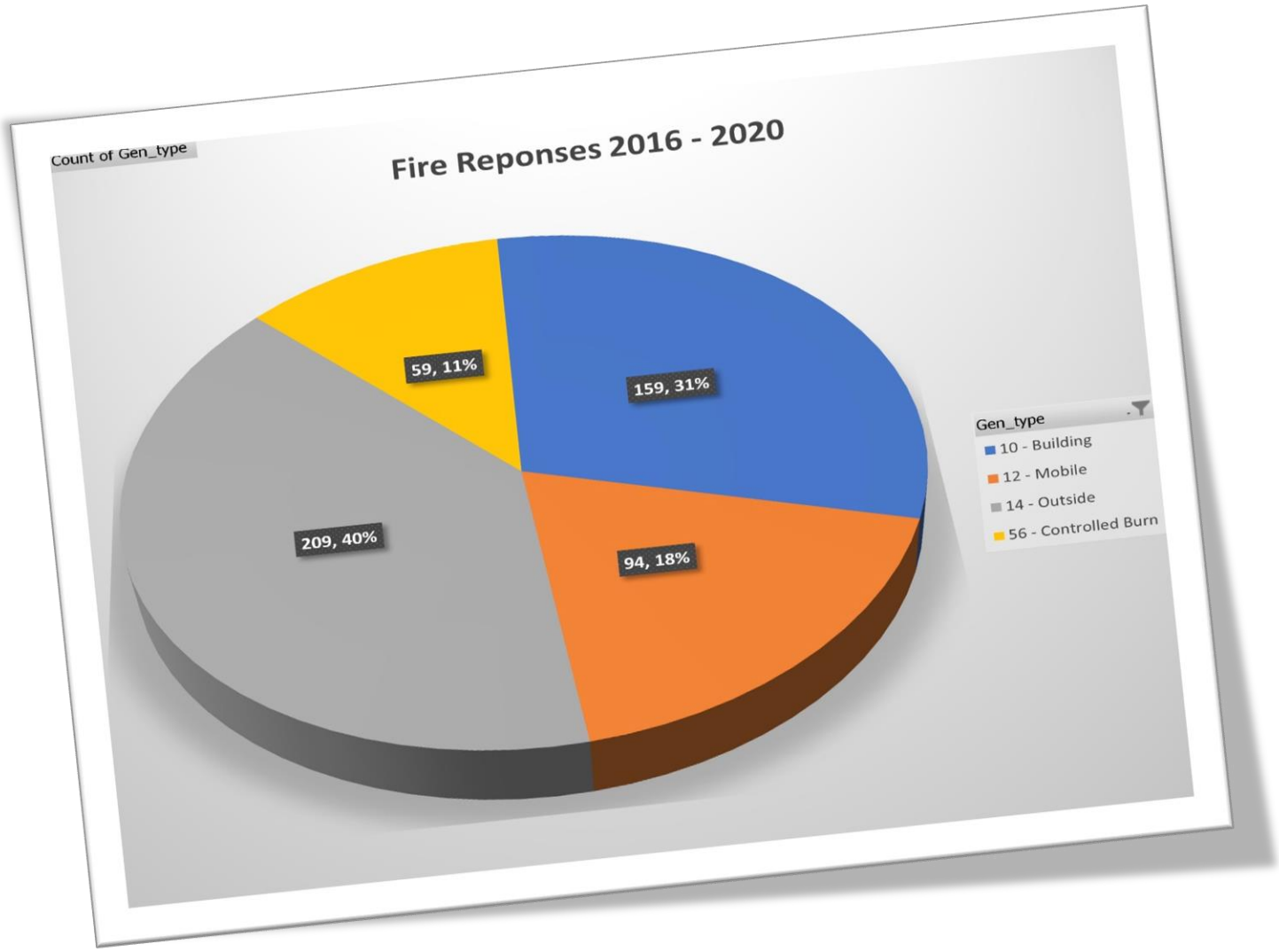


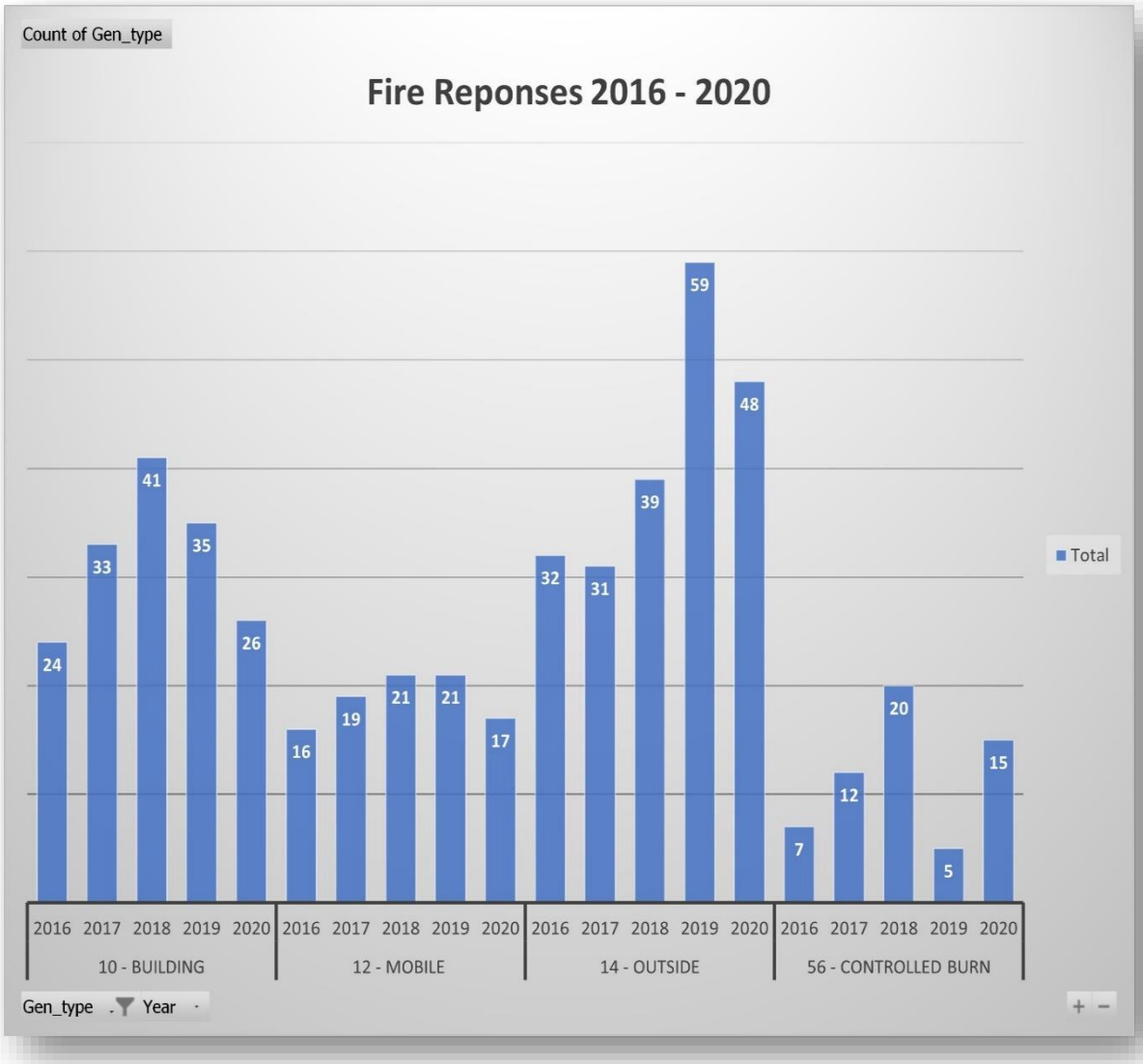


It is noteworthy that the District maps this data was drawn from has changed.

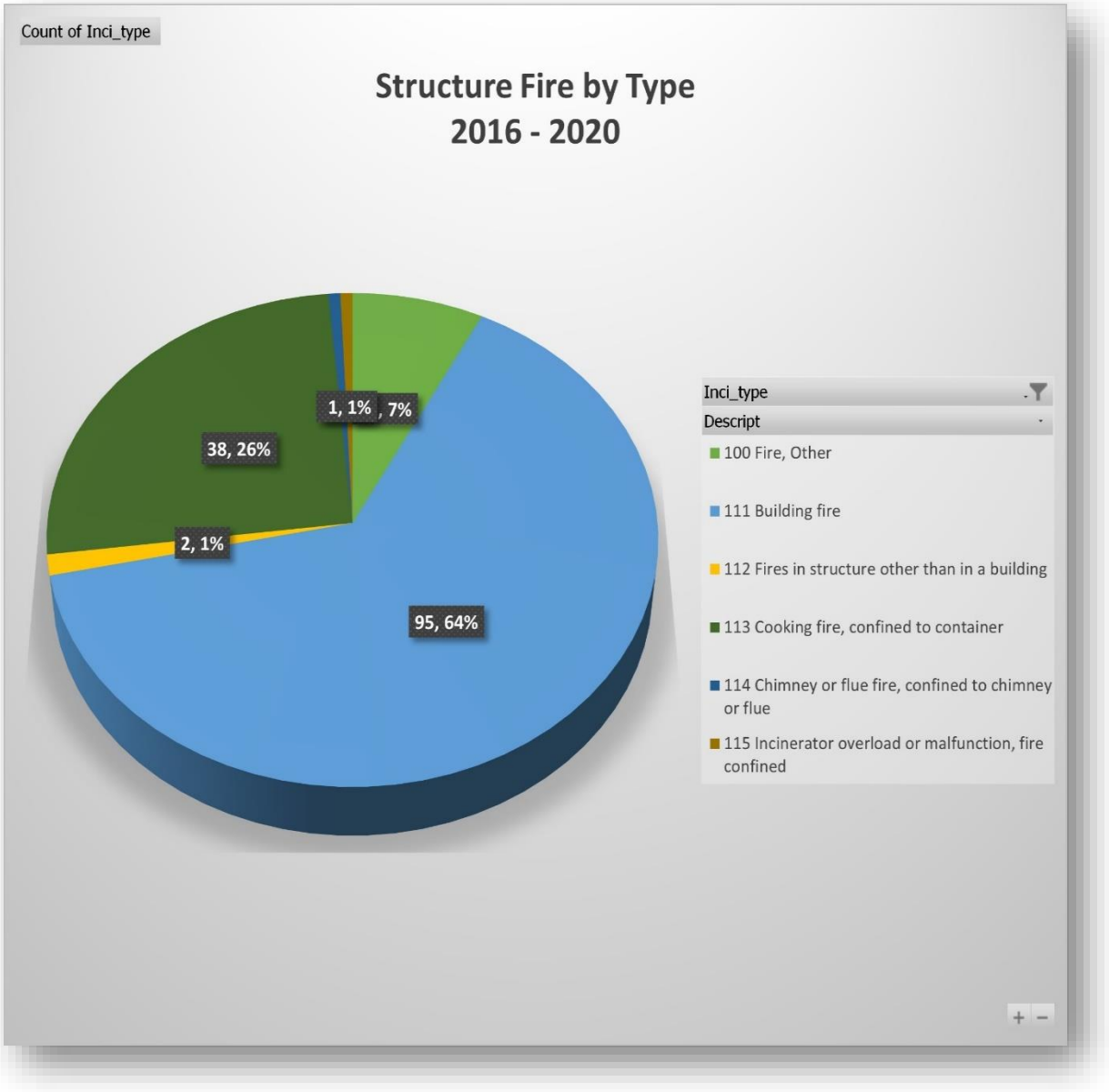
Fire Incidents

Fire incidents are the most critical incident the Fire Department responds to. Fire causes the most damage and has the potential for a large range of community impacts. In addition to analyzing the top 5 Incident types based off number of calls, we will take a close look at Fire Incidents.


Count of Gen_type
Fire Reponses 2016 - 2020
59, 11%
159, 31%
209, 40%
94, 18%
Gen_type
10 - Building
12 - Mobile
14 - Outside
56 - Controlled Burn



40% of fires fought in Belton are outside fires which can be described as grass fires, brush fires, and unauthorized burning. When trying to identify trends, there seemed to be a spike in all type fires in 2018 but no significant increase to any one type except outside fires in 2019.



Building fires make up the largest portion of our structure fire types. Building fires can be defined as fires which involve the structural members of a building. The second most common types of structure fires are those involving cooking equipment and supplies.

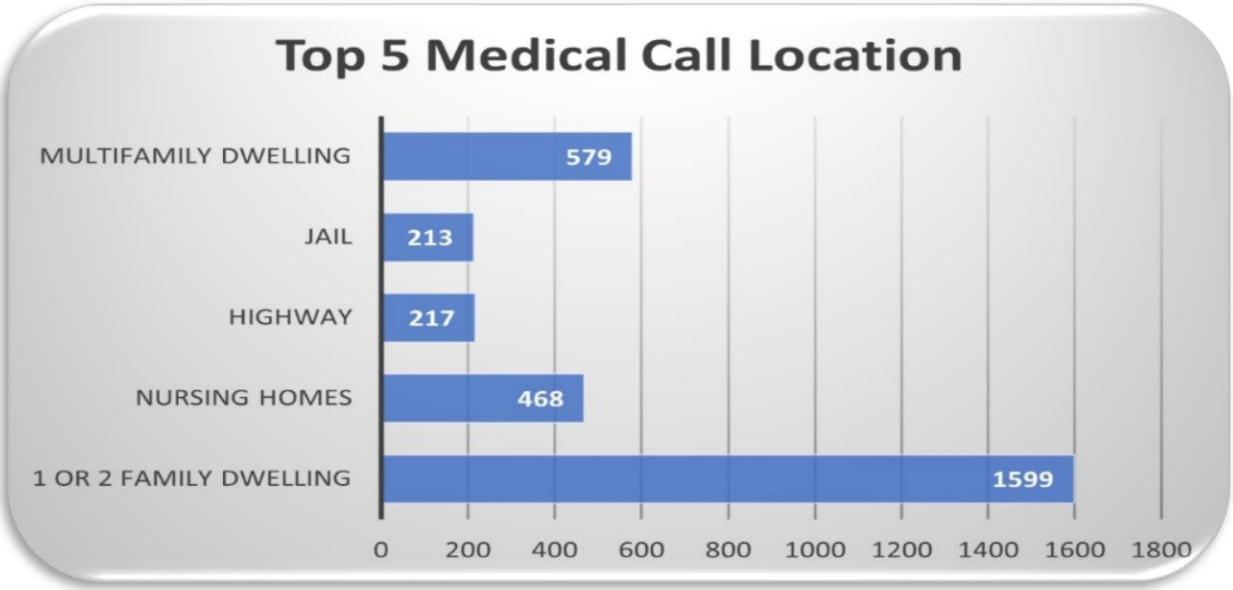
Structures Fire Count

By Occupancy Type (2016-2020)

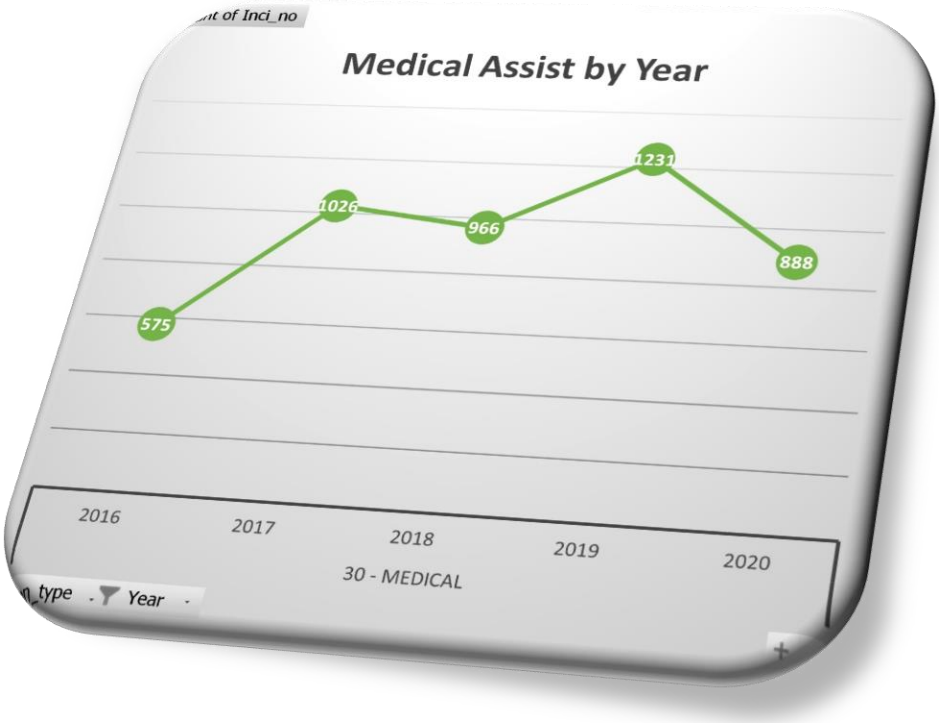
Building Type	Count of Structure Fires (111)
Building other	7
1 or 2 family dwelling	50
Day care, in commercial property	1
Department or discount store	1
Dormitory-type residence, other	1
Elementary school, including kindergarten	1
Food and beverage sales, grocery store	1
Hospital - medical or psychiatric	1
Jail, prison (not juvenile)	1
Laundry, dry cleaning	3
Manufacturing, processing	3
Mercantile, business, Other	1
Multifamily dwelling	5
Outbuilding or shed	6
Preschool	1
Property Use, Other	1
Residential, Other	4
Restaurant or cafeteria	4
Service station, gas station	2
Warehouse	1
Grand Total	**95**

The vast majority of building fires are in 1 or 2 family dwellings. Fires involving multifamily dwellings and restaurants are higher than most and should be considered significant because of the risk associated with these type fires.

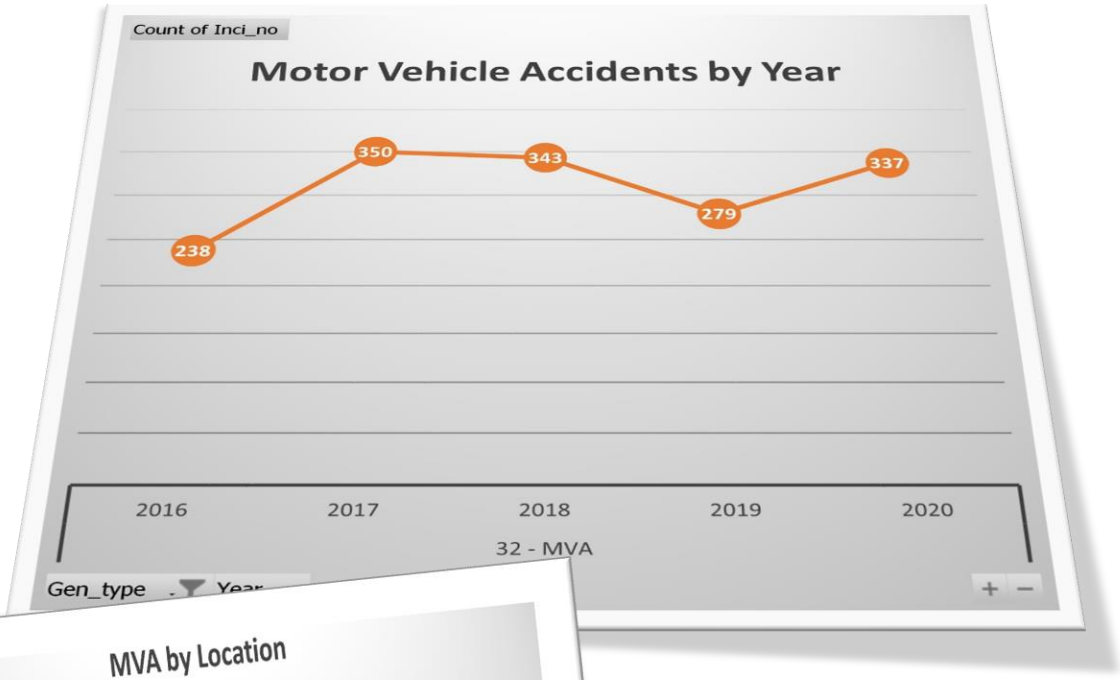
Medical Calls 2016 - 2020

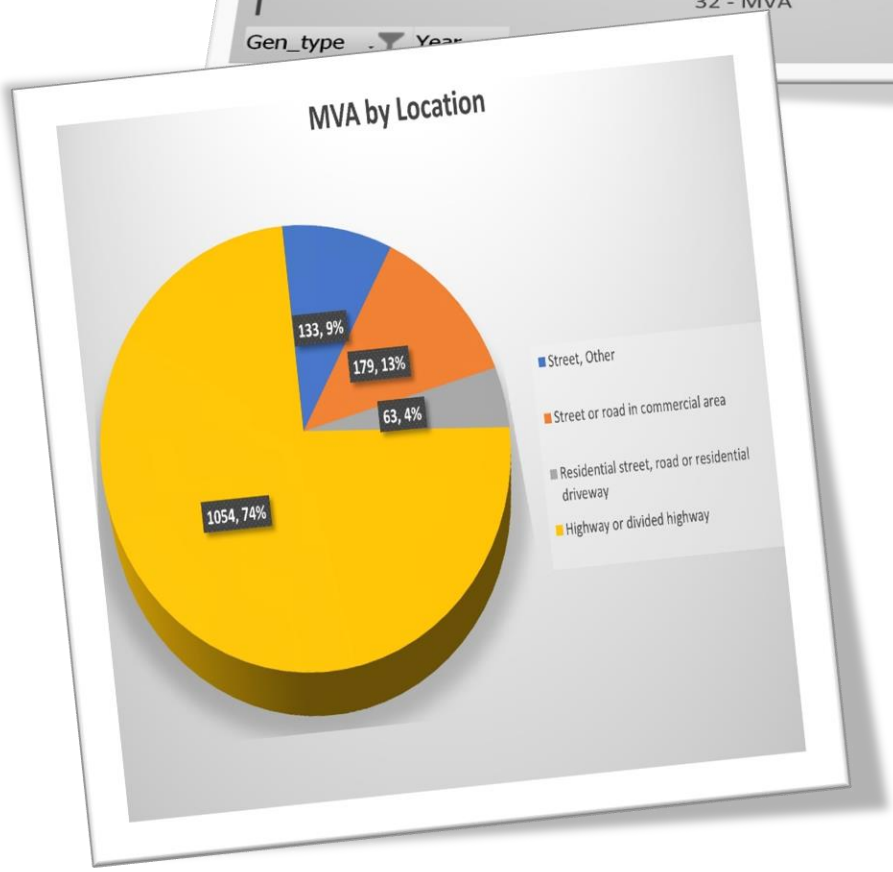


As stated earlier in this document, medical calls consume the majority of our crew's emergency response. The data, although accurate, does not paint a picture of what is to come. 2020 had a reduction due to COVID responses and prior to 2019, the ambulances were operated by the Fire Department and Fire Apparatus responses to medical calls were limited.



Motor Vehicle Accidents





With 2 major highways and Loop 121, which are considered high speed thoroughfares, Fire Department responses to motor vehicle accidents are frequent. To add to the MVA risk, there has been constant construction at Highway 14 and Interstate 35 for some time. In the last 5 years, 74% of the MVA's responses are located on a highway.

Citizen Assist & Good Intent Calls

Citizen Type	Count of Incidents 2016-2020	Percentage
Animal problem	1	0.30
Animal rescue	4	1.19
Assist invalid	40	11.87
Good intent call, Other	61	18.10
Lock-out	6	1.78
Person in distress, Other	20	5.93
Public service	94	27.89
Public service assistance, Other	56	16.62
Smoke or odor removal	12	3.56
Water evacuation	3	0.89
Water or steam leak	28	8.31
Water problem, Other	12	3.56
Grand Total	**337**	100.00

After review of the narratives of these type calls, there were a high percentage of Lift Assists, assistance with smoke detector issues, and Odor Investigations with nothing found.

Cancelled/ No Emergency Found &

False Alarms/ False Calls – 2015-2020

It is inevitable that the Fire Department will be dispatched when not actually needed. A goal of this document is to identify areas where we can reduce such occurrences.

Row Labels	Count of Gen_type
61 - Cancelled/ No Emergency	**1245**
Dispatched & cancelled en route	1054
No Incident found on arrival at dispatch address	183
Wrong location	8
70 - False Alarm/ Call	**492**
Alarm system activation, no fire - unintentional	75
Alarm system sounded due to malfunction	61
Bomb scare - no bomb	3
Carbon monoxide detector activation, no CO	5
Central station, malicious false alarm	1
CO detector activation due to malfunction	7
Detector activation, no fire - unintentional	21
False alarm or false call, Other	159
Heat detector activation due to malfunction	1
Local alarm system, malicious false alarm	7
Malicious, mischievous false call, Other	3
Municipal alarm system, malicious false alarm	1
Smoke detector activation due to malfunction	50
Smoke detector activation, no fire - unintentional	56
Sprinkler activation due to malfunction	6
Sprinkler activation, no fire - unintentional	2
System malfunction, Other	15
Telephone, malicious false alarm	1
Unintentional transmission of alarm, Other	18
Grand Total	**1737**

Weather Related Risk

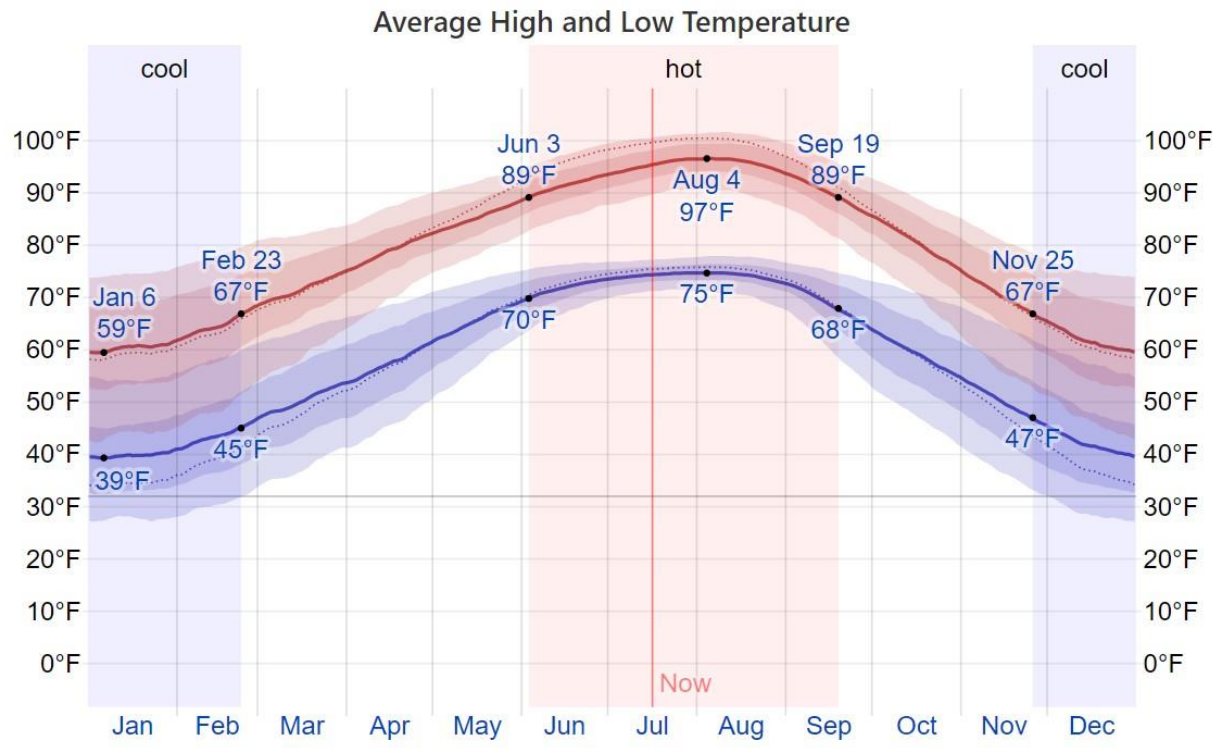
Average Weather in Belton Texas, United States

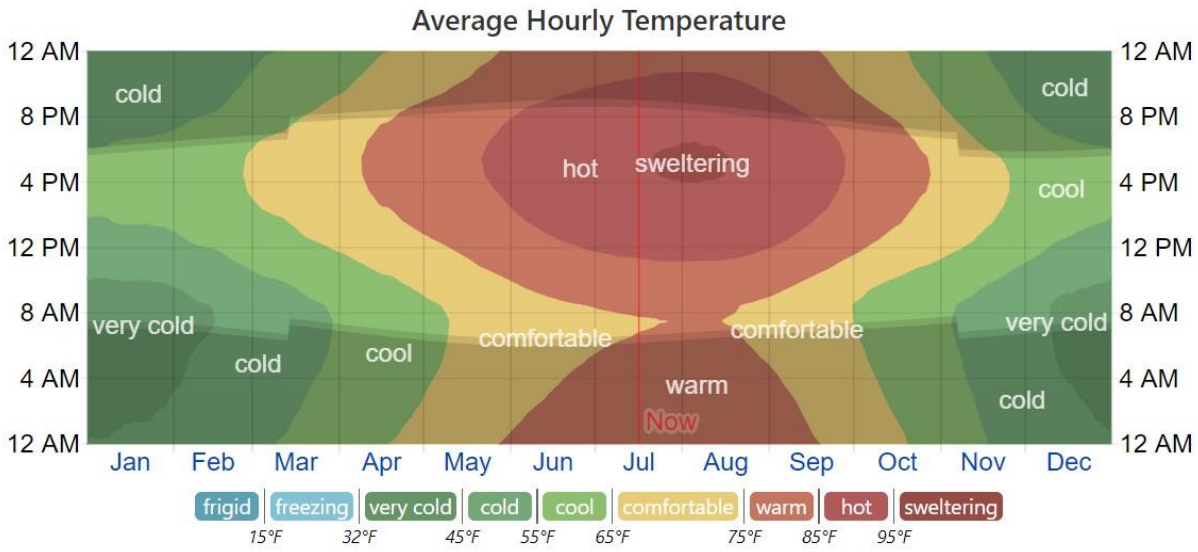
In Belton, the summers are hot and muggy; the winters are short, cold, and windy; and it is partly cloudy year-round. Over the course of the year, the temperature typically varies from 39°F to 97°F and is rarely below 27°F or above 102°F.

Temperature

The hot season lasts for 3.5 months, from June 3 to September 19, with an average daily high temperature above 90°F. The hottest day of the year is August 4, with an average high of 97°F and low of 75°F.

The cool season lasts for 2.9 months, from November 25 to February 23, with an average daily high temperature below 67°F. The coldest day of the year is January 6, with an average low of 39°F and high of 59°F.





Clouds

In Belton, the average percentage of the sky covered by clouds experiences mild seasonal variation over the course of the year.

The clearer part of the year in Belton begins around September 7 and lasts for 2.4 months, ending around November 19. On October 8, the clearest day of the year, the sky is clear, mostly clear, or partly cloudy 72% of the time, and overcast or mostly cloudy 28% of the time.

The cloudier part of the year begins around November 19 and lasts for 9.6 months, ending around September 7. On February 16, the cloudiest day of the year, the sky is overcast or mostly cloudy 45% of the time, and clear, mostly clear, or partly cloudy 55% of the time.

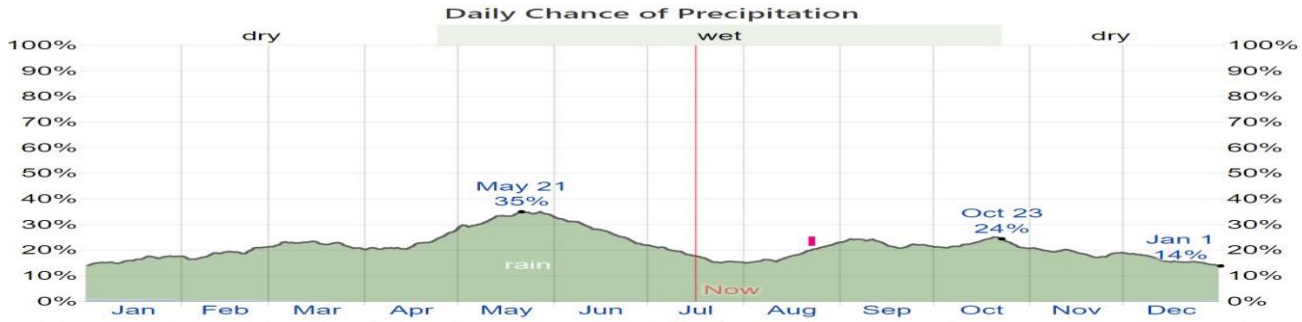
Precipitation

A wet day is one with at least 0.04 inches of liquid or liquid-equivalent precipitation. The chance of wet days in Belton varies throughout the year.

The wetter season lasts 6.0 months, from April 24 to October 23, with a greater than 24% chance of a given day being a wet day. The chance of a wet day peaks at 35% on May 21.

The drier season lasts 6.0 months, from October 23 to April 24. The smallest chance of a wet day is 14% on January 1.

Among wet days, we distinguish between those that experience rain alone, snow alone, or a mixture of the two. Based on this categorization, the most common form of precipitation throughout the year is rain alone, with a peak probability of 35% on May 21.



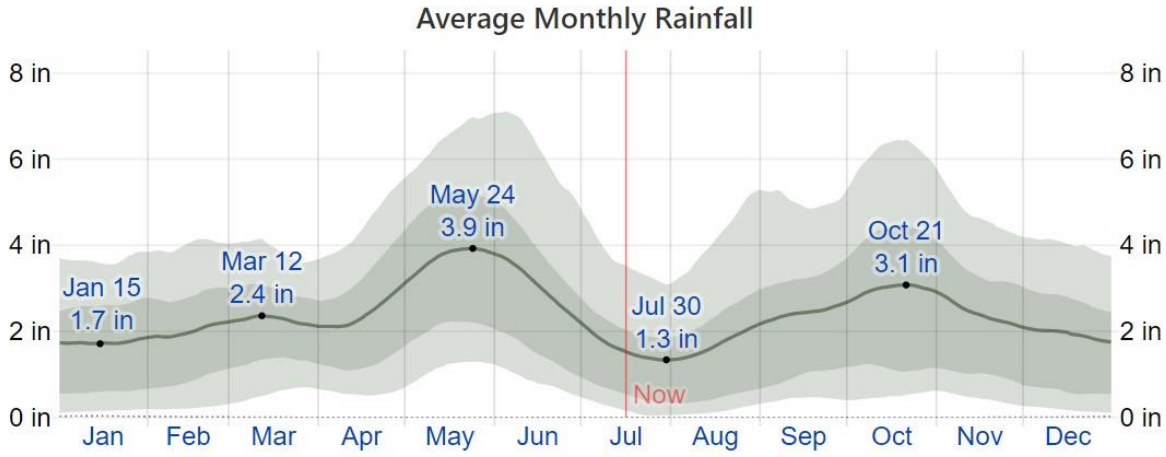
The percentage of days in which various types of precipitation are observed, excluding trace quantities: rain alone, snow alone, and mixed (both rain and snow fell in the same day).

<u>Rainfall</u>

To show variation within the months and not just the monthly totals, we show the rainfall accumulated over a sliding 31-day period centered around each day of the year. Belton experiences significant seasonal variation in monthly rainfall.

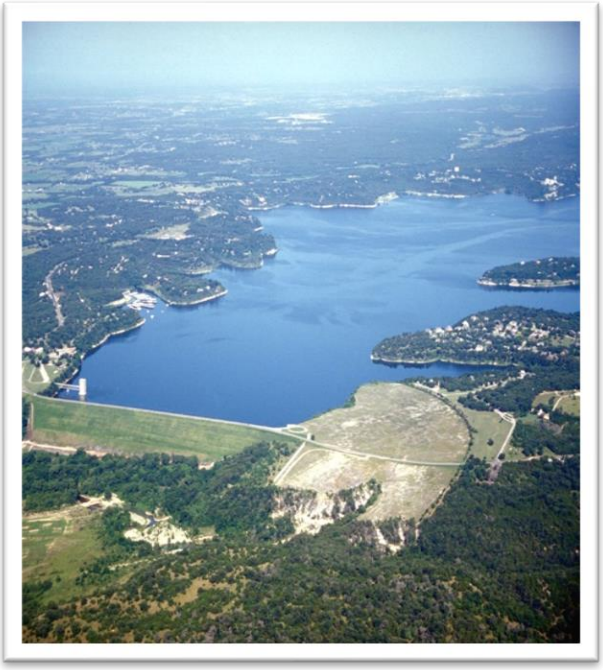
Rain falls throughout the year in Belton. The most rain falls during the 31 days centered around May 24, with an average total accumulation of 3.9 inches.

The least rain falls around July 30, with an average total accumulation of 1.3 inches.



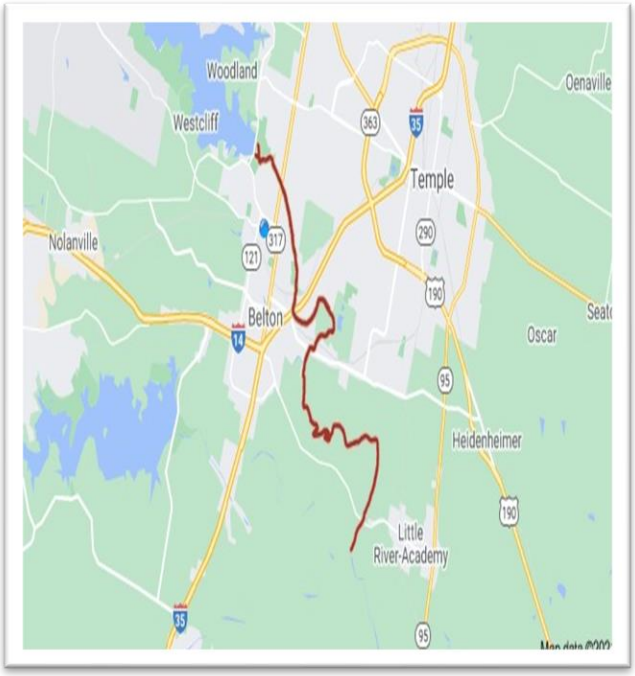
The average rainfall (solid line) accumulated over the course of a sliding 31-day period centered on the day in question, with 25th to 75th and 10th to 90th percentile bands. The thin dotted line is the corresponding average liquid-equivalent snowfall.

Unique & Special Hazards



Belton Lake – BFD covers the Southeast section of Belton Lake which is home to the Belton Lake Dam and spillway, a large restaurant that overlooks the lake, and Belton Lakeview Park. In addition, Frank's Marina is in the BFD territory and houses over 50 boats. The shores of the lake are mainly sharp drop-off cliffs.

Leon River – This recreational river attracts fishing, tubers, and kayakers to our region. Miller Springs Nature Center, a park area locate just below the Dam, is a heavily trafficked area for fishing, picnics, and walking trails. The Leon river runs from the Northwest part of Belton to the Southeast section of the City. There are several parks and recreations spots along this river. The section of the river that runs through Belton is prone to flooding and high moving water when the Belton Dam spillway is open.



Nolan Creek - a popular Belton destination for recreation in, around, and on the water. Its headwaters are a series of springs located in the Fort Hood area. Outflow from wastewater treatment plants in Killeen and Harker Heights also contribute to the overall water flow of the stream. Nolan Creek is also the primary drainage area for the U.S. 190/ IH 14 corridor.

Rainfall within the Nolan Creek watershed can cause rapid increases in water elevation. This is because the creek is narrow and drains a large basin. Even a small increase in water elevation can create dangerous conditions.

In 2015, limestone drops were added to five areas of the creek from Harris Park to Liberty Park to enhance the experience for those who desire safer access or to kayak, tube, or fish the creek. In addition, in 2016, a put-in location for tubes and kayaks was added near the Martin Luther King Jr. bridge. Parking is available at the Nolan Creek Nature Trail near the MLK bridge and at Liberty Park.

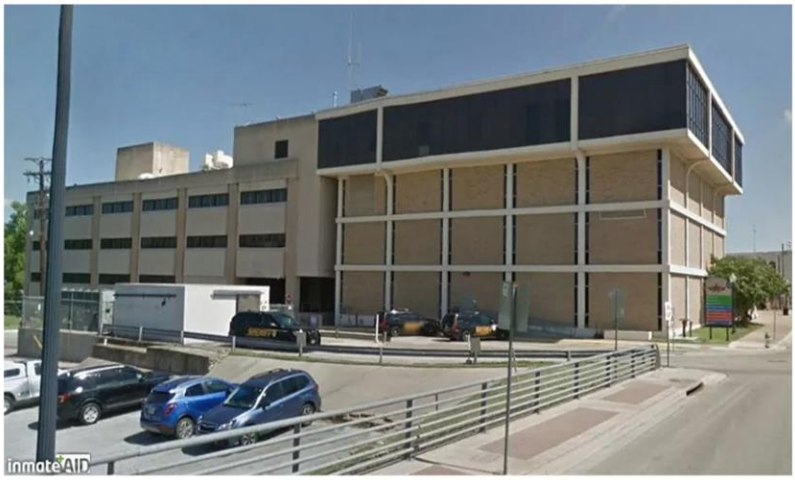
4th of July Parade - With an estimated 35,000+ people lining the streets, and a live televised broadcast reaching around the world, the 100-year tradition of the Belton 4th of July Celebration includes a one-mile parade route running south on Main Street (SH317) from the University of Mary Hardin-Baylor to the Bell County Courthouse, then east on Central Avenue to the Belton Police Memorial.

The parade is just the highlight of a weeklong schedule of events. Normally there is a Downtown Street Party, a Carnival, a Festival on Nolan Creek, and a 3-day PRCA Rodeo at the Bell County EXPO center. The celebration is concluded with a 4th of July Backyard Party at Schoepf's with Concert and Fireworks.

Bell County Jails and Justice Center Complexes – Belton, as the Bell County Seat, is home to a large jail at 113 West Central Avenue and a County Justice Center located at 1201 Huey Dr. The W. Central Avenue Jail location was originally a one-story building, but developments have been made over time to improve its size and appearance.

The Bell County Jail has 16 correctional officers, staff supervisors, jail program assistant, assistant jail administrator, and the head is the jail administrator.

The Loop 121/ Huey Dr. site has 4 buildings which were constructed on the site over a 5-year period. The Phase I District Courts Building and the Phase II County Court-at- Law Addition contained 10 court rooms, a Jury Call / Large Court Room, Judges Chambers, Law Library, Administrative Offices for the District and County Attorneys, the District and County Clerks, a Court Room and Administrative space for the Justice of the Peace and a Secure Holding facility with Sally Port. Together, these two sites will hold 1367 inmates.



A major expansion in the Bell County Justice Center is planned in the 2022/ 2023-time frame.

University of Mary Hardin-Baylor - a private institution that was founded in 1845. It has a total enrollment of 3,846, its setting is in the heart of Belton, and the campus size is 300 acres. Some of its academic buildings date back to the school's formation. There are also state-of-the-art campus buildings which include a large athletic stadium, Visual Arts center, and 2 Science halls and centers. University of Mary Hardin-Baylor's ranking in the 2021 edition of Best Colleges is Regional Universities West, #46.

Bell County EXPO Center - a 6,559-seat multi-purpose arena, located at Loop 121 and IH35. The Expo Center also hosts a wide variety of events, including fairs/carnivals, rodeos, concerts, local high school graduations, banquets, Livestock shows, conventions, Booster Clubs and Home and Garden/Craft show. These events bring thousands of visitors into Belton each year.

Ft. Hood – Located just 22.8 miles West of Belton, via I-14, Fort Hood is the Army's premier installation to train and deploy heavy forces. A 214,968-acre installation, Fort Hood is the only post in the United States capable of stationing and training two armored divisions. With 40K + soldiers assigned to Ft. Hood, large military deployments often bring high traffic directly through the Belton area. Belton also experiences high traffic of military aircraft flying above and around the City.

Critical Infrastructure

Critical infrastructure is defined as the body of systems, networks and assets that are so essential that their continued operation is required to ensure the security of a city or organization, its economy, and the public's health and/or safety.

The follow are City Administrative and Operational facilities which should be considered Critical Infrastructure:

Facility Name	Facility Address	Contact Number
City Hall/ Planning/ IT	333 Water St.	254-933-5818
Police Department	711 E. 2nd Ave.	254-933-5840
Finance Building/ HR	100 S. Davis St.	254-933-5800
Public Works	1502 Holland Rd.	254-933-5823
Central Fire Station	203 S. Penelope St.	254-933-5828
Fire Station No. 2	420 Sparta Rd.	254-933-5882
Lena Armstrong Public Library	301 E. 1st Ave.	254-933-5818
Harris Community Center	401 N. Alexander St.	254-933-5860
Belton Economic Development	412 E. Central Ave.	254-831-6960
Bell County Communication Center	708 W. Ave. O	254-933-5500

The following are additional sites which are considered Critical Infrastructure:

Infrastructure Name	Location	Capacity
Loop 121 Water Tower	1210 Huey Dr.	500,000 gal.
Miller Heights Water Tower	740 E. Ave. M	750,000 gal.
BCWICD Storage Tank	4505 Water Works Rd.	3,000,000 gal.
Sparta Pump Station	2442 Sparta Rd.	
Loop 121 Pump Station	515 S. Loop 121	
Temple-Belton Wastewater Treatment Plant	2405 E. 6th Ave.	254-939-6471
Belton Lake Dam	Lake Rd. & FM 2271	

School facilities are considered critical infrastructure due to the occupant load and community support capabilities. The following is a list of Belton ISD schools:

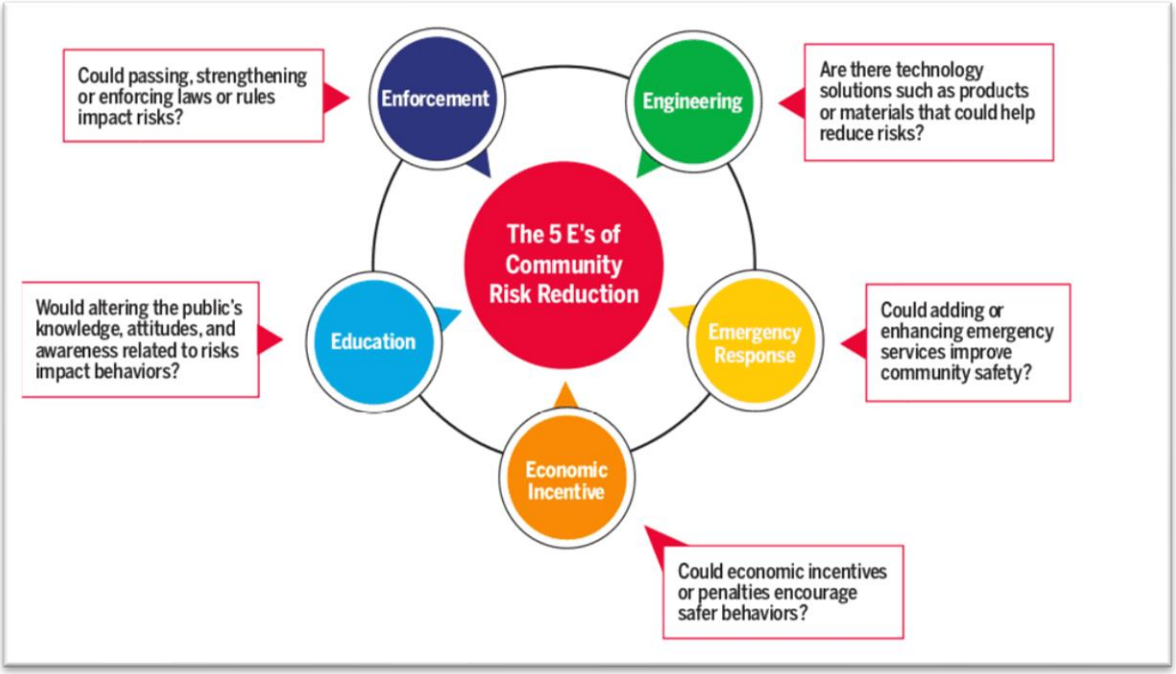
Name of School	Location	Contact Number
BISD Admin Office	400 Wall St.	254-215-2000
Belton High School	600 Lake Dr.	254-215-2200
New Tech High School	320 North Blair	254-215-2501
Belton Middle School	1704 Sparta Rd.	254-215-2800
S. Belton Middle School	805 Sagebrush	254-215-3000
Early Childhood School	501 E. 4th Ave.	254-215-3700
Chisholm Trail Elem.	1082 S. Wheat Rd.	254-215-5100
Leon Heights Elem.	1501 N. Main St.	254-215-3200
Miller Heights Elem.	1110 Fairway Dr.	254-215-3300
Southwest Elem.	611 Saunders St.	254-215-3500
Sparta Elem.	1800 Sparta Rd.	254-215-3600

Supply and Grocery providers are important facilities in Belton due to the high population of families in our community. During weather and other large-scale events, the community, to include the municipality, depend on the following supply and grocery stores to keep the community going:

Name of Supplier	Address	Contact Number
Walmart	2604 N. Main St.	254-939-0962
H.E.B.	2509 N. Main St.	254-939-0856
McCoy's Lumber	212 S. IH 35 Service Rd.	254-939-1131
Keith Ace Hardware	525 N. Main St.	254-613-4235
ASCO	202 North IH-35	254-613-1500
Walgreens Pharmacy	100 Lake Rd.	254-939-5628
CVS Pharmacy	2849 N. Main St.	254-933-7553
Tractor Supply	620 W. US HWY 190 Service Rd.	254-933-7907

Summary

This section brings together the risks associated with fire response, weather, unique & special hazards, and critical infrastructure. Each of these risks are matched against the hazard table below to determine the probability of occurrence vs. the seriousness of impact and assigned the appropriate risk level of 1 -5. Each risk can be placed in the table at the end of the document and then assigned a priority level (1-5) based on local resources and developed mitigation strategies based on the 5 E's. The 5 E's are illustrated below:



Probability of Occurring	Seriousness of Impact		
	Low	**Medium**	**High**
Low	**5th**	**4th**	**4th**
Medium	**4th**	**3rd**	**2nd**
High	**4th**	**2nd**	**1st**

Risk	Risk Level	Priority Level	Possible mitigation strategies
Building Fires	2	1	Education, Engineering, & Economic Incentives
Cooking Fires	2	1	Education and Engineering
Mobile Fires	4	4	Education
Outdoor Fires	3	3	Education and Enforcement
Unauthorized Burning	4	2	Education and Enforcement
Medical Assist	4	4	Education and Emergency Response
Motor Vehicle Accidents	2	2	Education and Enforcement
Lift Assist	4	2	Education
Smoke Detector Issues	5	3	Education and Economic Incentives
Odor Investigations	5	5	Education
False Alarm/ False Calls	4	3	Engineering and Enforcement
Flooding	4	3	Education and Engineering
Water Rescue/ non-flood	4	3	Education and Engineering
Drought/ High Temps.	3	5	Education
Freezing - Damage from cold	4	4	Education
Extended Response Times	1	1	Emergency Responses
Jail riots/ other social unrest at jail locations	4	5	Engineering
Mass evac/ Mass Casualty Event at UMHB	4	4	Education, Engineering, and Enforcement
Mass evac/ Mass Casualty Event at EXPO	4	4	Education, Engineering, and Enforcement
Ft. Hood Event	4	2	Education and Engineering
Loss of any Critical Infrastructure	4	2	Education, Engineering, and Enforcement

As stated in the opening of this Community-Based Risk Analysis, the objective of this document is to allow the data to drive the direction of the Fire Department, basing operational and administrative decisions on the risks uniquely to the Belton community. Although this document may help identify and prioritize local risks, it is only the first step in the reduction process. The Belton Fire Department will utilize the Community Risk Reduction 5 E's to establish a Risk Reduction plan.

Organizational History and Demographics

While analyzing the organizational history and demographics, we found the Department is operating from 2 stations appropriate for responding to some of Boxes 1 and 2 but are challenged to respond adequately to areas within Boxes 3, 14 and 35. To properly cover the outlining districts, the Department's administration should attempt to locate an additional fully staffed station in the South portion of Belton that can quickly respond to those areas.

The Boxes and Districts were developed many years ago by previous administrations and did not accurately articulate the current capabilities of Belton Fire Department. Our goal was to redefine the Boxes and Districts based on best routes, distance from stations, and response times. The redefinition is planned to go into effect January 1, 2022, if not sooner.

Community Profile and Demographics

The Community profile and demographics data brought to light the lack of diversity within the Fire Department. With 52% of the Belton population being female and approximately 50% minorities, the Fire Department does not reflect the City's population. With no female firefighters and only 7% minority, the Fire Department should place a higher priority on recruitment of females and minorities. To truly gain an understanding of why some emergencies occur, it is important we can empathize with our customers. We can enhance this understanding through diversification of our workforce.

Emergency and Non-Emergency Responses

The first items we analyzed in our emergency responses was the overall types of calls. We identified the top 5 calls based on the number of calls per type. We utilized 5 years' worth of data to try to identify any abnormities. What we found was around 50% of the call volume is Medical Assist. What we quickly realized was this data was off by a few percentage points because the fire crews assigned to the fire apparatus did not run medical assists when the Department operated the Ambulances. When looking just at 2020, Medical Assist made up around 65% of calls.

The top 5 type calls over the last 5 years are Medical Assist, Motor Vehicle Accidents, Citizen Assist, Called or No Emergency Found, and False Alarm/ False Calls. We also looked at the call volume per Box and found 52% of calls were in Box 1, 37% in Box 2, and 2% were Mutual Aid.

Although fire incidents were not identified as a top 5 incident to occur, fires pose a high risk and therefore deserve a close analysis. Outside fires, which include unauthorized burning, grass and brush fires, and wildland fires, make up 40% of all fire responses. Building fires are 31%, mobile fires which are commonly referred to as vehicle fires make up 18%, and 11 % are controlled or authorized burns.

We broke down each type of fire by year to find any trends but found they were somewhat consistent. The only outlier found was the increase in outside fire in 2019 and 2020. We then took a close look at structure fires and found the majority were considered Building Fires and Cooking fires. We then went back and looked at fire listed as Building fires, and through a detailed look into the narrative, the majority of Building fires started in the kitchen.

Over the last 5 years, Belton Fire Department ran 95 structure fires. 50 of those involved a 1 or 2 family dwelling. Multiple family dwelling accounted for 5, and 11 dealt with other types of residential occupancies. Accordingly, 29 structure fires over the last 5 years involve a commercial type of structure.

As the top requested emergency call, Medical assist took up the majority of our firefighter's time. Although there are numerous types of medical reasons for a patient to request medical help, as a first responding organization, BFD documents all medical calls as "Medical Assists". This causes BFD to rely on medical emergency types to be gathered by AMR.

The information the Fire Department gathered on medical assist are location and property type. The vast majority of medical calls occur at 1 or 2 family dwellings. Multifamily dwellings had the 2nd most medical calls, and a close third was nursing homes.

Next this document examined Motor Vehicle Accidents. With 2 major highways and Loop 121, which are considered high speed thoroughfares, Fire Department responses to motor vehicle accidents are frequent. To add to the MVA risk, there has been constant construction at Highway 14 and Interstate 35 for some time. In the last 5 years, 74% of the MVA responses are located on a highway. The number of MVA's per year has not seen much movement with an average of 310 per year over the last 5 years.

A Citizen Assist calls consist of responses to a scene where the public needs assistance, but no human lives are in danger. These type calls vary in such a way, there is no way we could list all the types. This logic explains why the majority of the incidents are listed as simply Public Service and Public Service assistance, other. Good Intent Calls is used to describe when a person calls for fire department assistance because they believed there was an emergency, but it turns out to be a non-emergency situation.

After review of the narratives of Citizen Assist type calls, there were a high percentage of Lift Assists, assistance with smoke detector issues, and Odor Investigations with nothing found. As part of the Risk Reduction Plan, the Department should identify repeat addresses for lift assist and work with the person or family to come up with alternatives to calling 911.

Cancelled/ No Emergency Founds and False Alarms/ False Calls were the last items to make up the top 5 incidents for Fire Department responses. One issue that was very apparent was the fact that the Fire Department gets cancelled before arrival quite often. This could be caused by dispatch error or slow or delayed responses to medical assist. The Department needs to look into "why" deeper and explore solutions that would prevent the fire apparatus from being on the road needlessly.

False alarms seemed to be a high occurrence and reduction plans need to be made to help prevent this from happening. Many Departments utilize a "False Alarm Reduction Plan" that fines an occupant for repeated false alarms. It will take some effort to track and bill for these type services, but there are outside organizations which specialize in recovering the cost of services.

Weather Related Risk

The weather in Central Texas seems to change quickly and go from one extreme to another. Typically, up until 2020, there were two major weather events which pose risks to Belton: extreme heat with associated drought conditions and flash flooding. In 2020, the entire State of Texas experienced a sub-zero winter weather event the City and the State was not prepared for. We learned many lessons during the winter events which may or may not deem themselves useful, depending on the frequency of re-occurrence. The Fire Department has taken steps to ensure operating the large apparatus on iced roads can be done safer.

Extreme heat normally brings extreme drought. With 3.5 months of temperatures in the high 90's and 100's, Belton is at high risk of outside fires. The upgrade on personnel training to cover wildland firefighting and the purchase of replacement brush trucks are directly related to ensuring the Department is prepared for the Summer months.

As stated earlier, the wetter season in Belton last for about 6 months and runs from April to October. with two major water ways running through Belton, Nolan Creek and the Leon River, times of high rain fall bring an increased chance of flooding and water incidents.

Unique & Special Hazards

There were 7 unique or special hazards identified in this risk analysis, three of which are water related. Belton Lake, Leon River, and Nolan Creek were all specifically called out as risks. To mitigate these three risk items, fire personnel have obtained water rescue training and BFD has a water rescue boat. This analysis should lead to more public drowning prevention and water safety educational events. The waterways and access points should also be looked at as mitigation possibilities.

The 4th of July celebration is identified as a special hazard. These weeklong events, not just the parade, brings thousands of visitors to Belton. With such large crowds, the fire department is forced to consider FD access to emergencies, crowd and traffic control, and intentional social disruptions (active shooter, motor vehicle assault, etc.).

There are two Bell County complexes which pose extraordinary risk in the Belton community. These are the two jails and Justice Center. Placing a large population of inmates in such condensed areas pose a risk of inmate unrest where typically fires are started and fights among inmates can occur. These type facilities have limited access and cause tactical changes to fire extinguishing processes. Evacuations are difficult at these type occupancies and are staffing intense.

A very proud part of our community also poses unique risks Belton. UMHB is a vital part of the community but with the large population of student aged occupants comes large gatherings and assemblies.

Normally, this is the student's first time away from home and are developing their independence into adulthood. We are never surprised by the type of calls that occur within this age group. The FD should focus on helping develop the life skills these young adults may be lacking.

The Bell County EXPO Center brings special risk with its high occupancy load, frequent animal shows, and concert events. Each type of event brings its own unique risk. The Fire Marshal's office should be coordinating pre-event inspections and occupancy load monitoring. Unfortunately, the Fire Marshal's Office consists of only one person and the workload may be overwhelming.

Lastly, Ft. Hood bring special challenges to the Belton community. High traffic during large deployments can cause a higher rate of vehicle accidents. The number of military aircraft in the Belton area poses a higher-than-normal risk of aircraft emergencies Belton's Emergency Services would be asked to mitigate. Also, when large events such as mass shootings and other violent acts occur on or near Ft. Hood, the effects of these high-profile events negatively affect the way of life in Belton.

Critical Infrastructure

This document broke critical infrastructure into four categories: City Buildings, City Utilities, Schools, and Critical Businesses. Loss of any one of these would bring long-term hardship to the Belton community. The focus when dealing with critical infrastructure is continuity of service. Although the operations may shift from normal service to emergency service, the importance is placed on providing the services needed based on the situation at hand.

When considering critical business, these businesses provide a product or service which is heavily relied on by the citizens of Belton. Damage to these building or major interruption to the service could cause major issues throughout the entire city so it is important to protect their wellbeing.

Schools are important to the Belton community for several reason. 1-they educate our youth, 2-they allow our parents to work and earn a living, and 3-they provide a safe place for the children of the community. Damage to any one of the schools would have a trickle-down effect felt for a long time.

In closing, this Community Risk Analysis is Step One of a Community Risk Reduction plan. The next step is to develop plans which address each of the risks identified. The plan should include mitigation and prevention efforts. Although the Risk Analysis was centered around the Fire Department, the Risk Reduction Plan should include efforts by more than just a single City Department. To effectively prevent and mitigate the identified risk, it will take a collaborative effort involving all the City Department, local businesses, and other citizens of Belton.

References:

Belton Fire Department FireHouse Records Management System

Bell County Communications Center

Belton Chamber of Commerce

Vision 2020 National Strategies for Fire Loss Prevention

www.worldpopulationreview.com

www.census.gov

https://datausa.io

www.weatherspark.com

https://tpwd.texas.gov

www.bellcountytx.com

https://go.umhb.edo

Belton Fire Department

Community Risk Assessment

October 26, 2021

Community Risk Assessment

Content:

- Describe Current Belton Demographics
- Describe Current Fire Department and its capabilities
- Analyze Past Responses
- Identify Potential Natural Disasters
- Identify Unique and Special Hazards
- List Critical Infrastructure

Vision 20/20
National Strategies for Fire Loss Prevention

CRR
COMMUNITY RISK REDUCTION

IDENTIFY CURRENT TRENDS

IDENTIFY DEPARTMENT CAPABILITIES & LIMITATIONS

RANK AND PRIORITIZE RISKS AND HAZARDS

DRIVING DOCUMENT FOR THE FIRE DEPARTMENT STRATEGIC PLAN

DEVELOP DATA-DRIVEN DECISIONS

BUILDS REALISTIC EXPECTATIONS

Community Risk Assessment

Purpose

Summary

- It is important to make Data-Based, Fact-Based Decisions.
- The CRA is a tool which will be used to steer the Department in the right direction.
- The CRA, along with the City's and Fire Department's Strategic Plans, help identify risks and hazards, minimize the potential loss, and better prepare the Department for the future.

Questions or Comments?