

**Joint Belton City Council and Planning and Zoning Workshop Meeting
December 12, 2023 – 3:30 P.M.**

The Belton City Council and Planning & Zoning Commission met in workshop session in the Evans Room of the Harris Community Center. Members present included Mayor David K. Leigh, Mayor Pro Tem John R. Holmes, Sr., Councilmembers Wayne Carpenter, Craig Pearson, Daniel Bucher, Stephanie O'Banion and Dave Covington. There was not a quorum of Planning and Zoning Members, so the meeting went forward as a City Council workshop. Staff present included Sam Listi, Gene Ellis, Amy Casey, Bob van Til, Paul Romer, Matt Bates, Larry Berg, Mike Rodgers, Chris Brown, Alex Munger, Cynthia Hernandez, Judy Garrett, Tina Moore and Madison Neill.

1. **Call to order.** Mayor Leigh called the City Council meeting to order at 3:31 p.m.

2. **Public Comments.**

There were no public comments.


3. **Conduct a work session and receive a presentation on the Future Land Use Map Project Update.**

Mayor Leigh introduced all attendee groups and gave the vision of the City as to the development of subcommittees and their role in visioning. City Manager Listi discussed the need for the project. Brent Baker, Consultant, presented the Future Land Use Map Project Update (see Exhibit "A"). A discussion/question and answer session followed.

4. **Adjourn.** There being no further business, the Mayor adjourned the meeting at 4:54 p.m.


John R. Holmes, Sr., Mayor Pro Tem

ATTEST:



Amy M. Casey, City Clerk

FUTURE LAND USE MAP UPDATE AND POLICY STATEMENTS

CITY COUNCIL, PLANNING & ZONING
COMMISSION, AND STAKEHOLDER WORKSHOP
DECEMBER 12, 2023



studio 16:19™

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PURPOSE

The goal of this Planning Session is to receive City stakeholder input to guide future growth and development throughout the City of Belton.

The Future Land Use Map (FLUM) and Policy Statements shall:

- Be user-friendly for the development community and staff
- Provide flexibility and guidance for council decisions
- Prevent land-use decisions made in isolation
- Implement the strategic plan
- Allow for more frequent updates as growth and development occurs
- Address a variety of needs from housing to retail/industrial

This planning process is complementary to – not in lieu of – Imagine Belton.



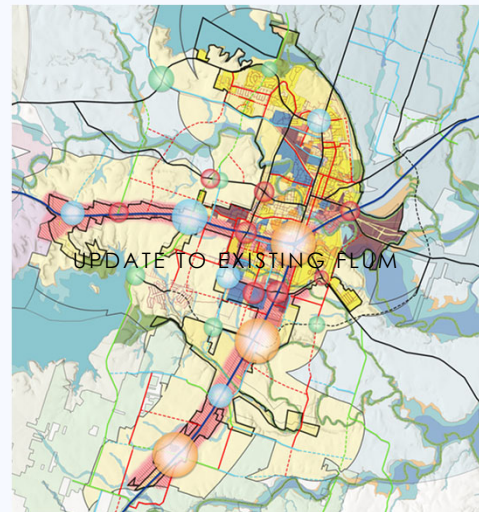
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1. Future Land Use Plan Update
2. Policy Statement: Infill Development Compatibility
3. Policy Statement: Transition Zones
4. Policy Statement: Residential Uses and Parking
5. Opportunities for Industrial Development

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FUTURE LAND USE PLAN



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THE FUTURE LAND USE PLAN

The Future Land Use Map (FLUM) is essential to guide future development in the City. The FLUM is not a zoning map; it is a tool to guide rezoning decisions.

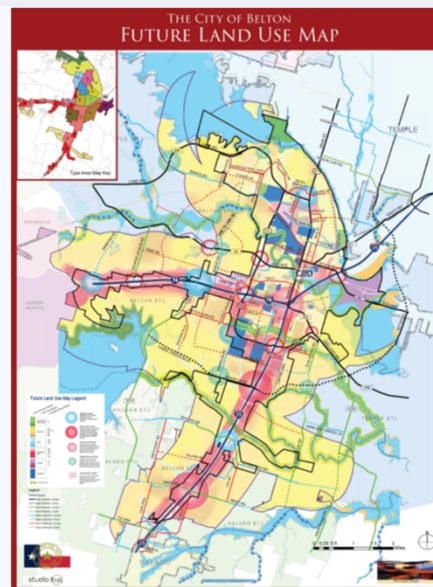
The Future Land Use Map reflects:

- **Planning:** The FLUM serves as the visual guide for planning, illustrating general locations of land use categories, and opportunities within the City limits and extraterritorial jurisdiction (ETJ).
- **Generalized Land Uses:** The FLUM is a generalized representation of the future land uses for Belton and is not intended to be parcel-specific.
- **Transportation and Infrastructure:** The FLUM reflects availability and future extensions of water, wastewater, and transportation infrastructure.

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EXISTING FLUM (2017)

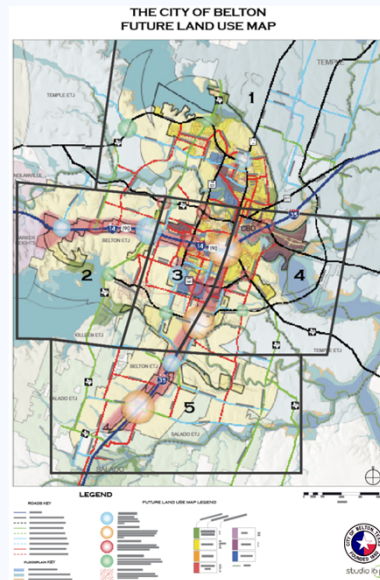
- Reasons for Challenging the Existing FLUM:
 - Too general in land use assignments
 - Does not depict the variety of residential options available throughout the City, including affordable housing
 - Not helpful in identifying infrastructure needed for future development (utilities and roadways)
 - Does not depict location and spatial analysis of industrial use
 - No policy statements to guide implementation
 - Not compatible with current GIS toolsh



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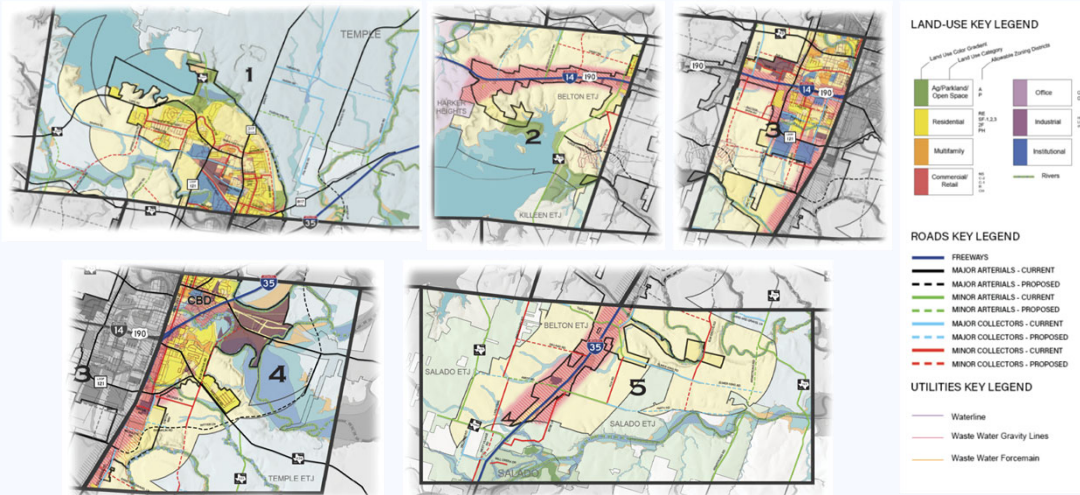
FLUM UPDATES

- Type Areas have become irrelevant – Replace with Planning Areas
- Type Areas vs. Planning Areas
- Planning Areas will be enlarged to depict more detail



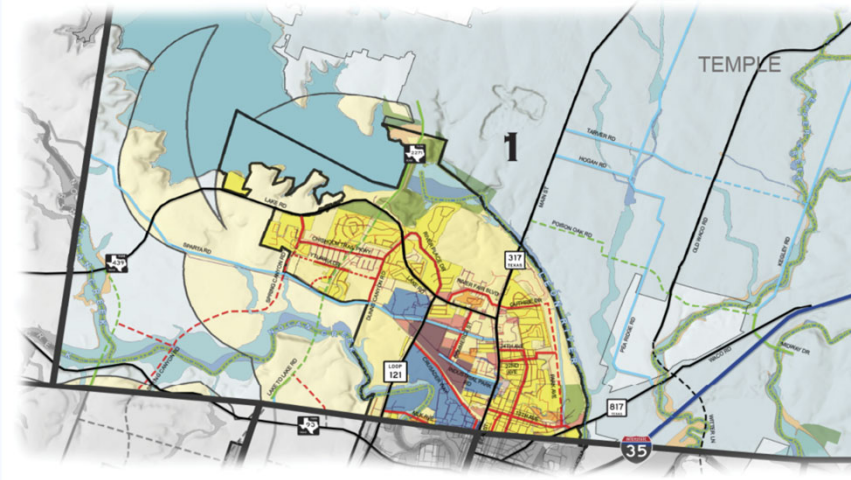
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Proposed Geographic Planning Area Enlargements

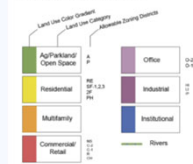


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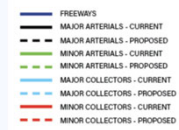
Proposed Geographic Planning Area Enlargements



LAND-USE KEY LEGEND



ROADS KEY LEGEND

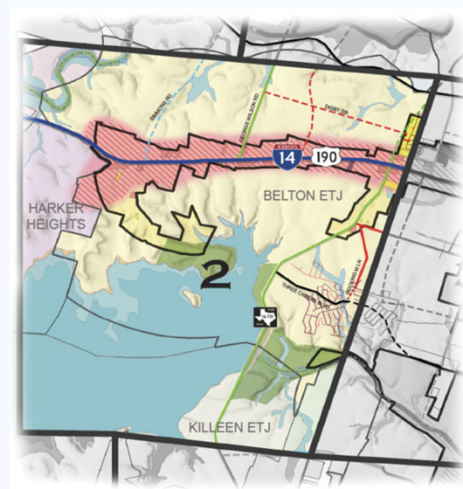


UTILITIES KEY LEGEND

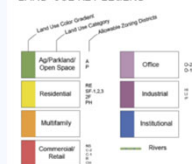


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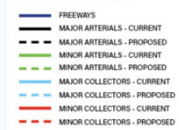
Proposed Geographic Planning Area Enlargements



LAND-USE KEY LEGEND



ROADS KEY LEGEND

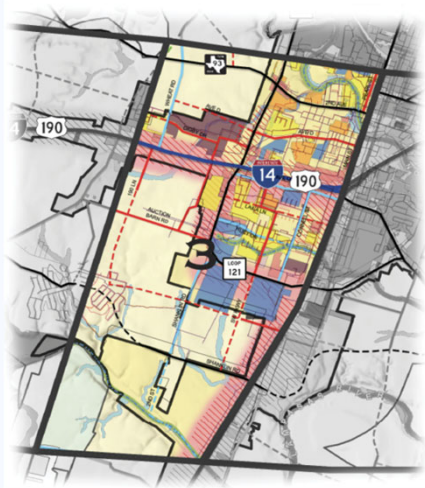


UTILITIES KEY LEGEND



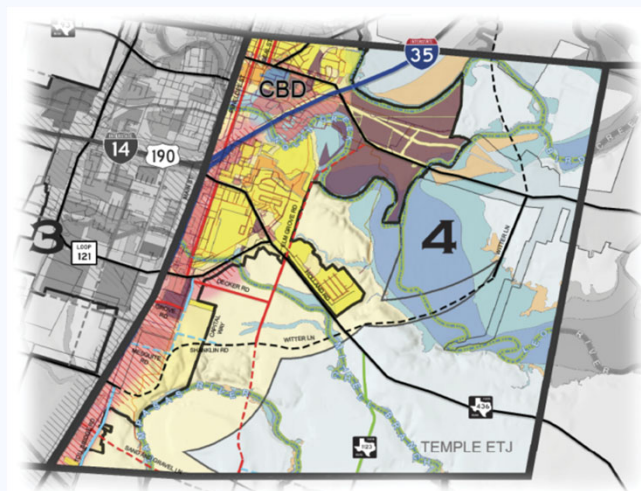
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Proposed Geographic Planning Area Enlargements



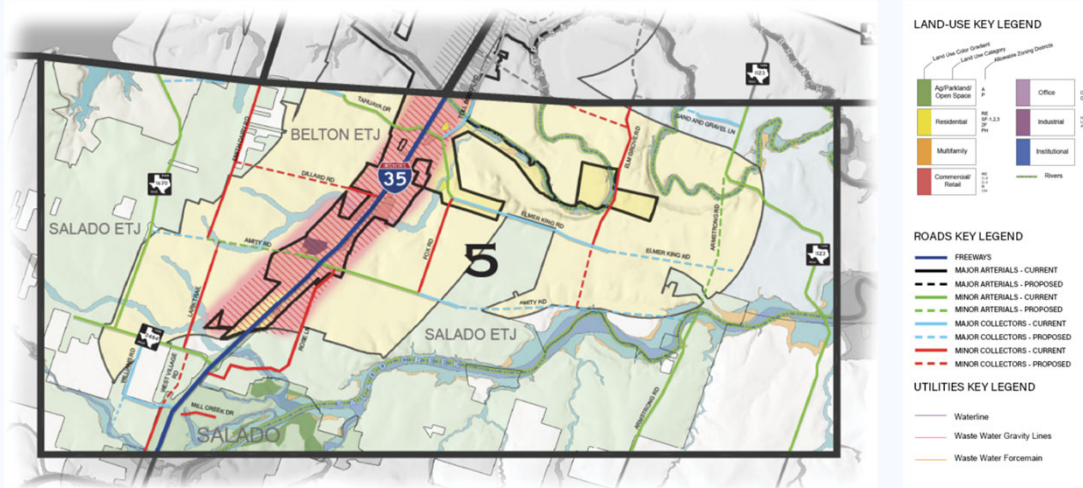
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Proposed Geographic Planning Area Enlargements



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Proposed Geographic Planning Area Enlargements



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Example: Land-Use Center Enlargements



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ROADS KEY LEGEND

- FREEWAYS
- MAJOR ARTERIALS - CURRENT
- - - MAJOR ARTERIALS - PROPOSED
- MINOR ARTERIALS - CURRENT
- - - MINOR ARTERIALS - PROPOSED
- MAJOR COLLECTORS - CURRENT
- - - MAJOR COLLECTORS - PROPOSED
- MINOR COLLECTORS - CURRENT
- - - MINOR COLLECTORS - PROPOSED

UTILITIES KEY LEGEND

- Waterline
- Waste Water Gravity Lines
- Waste Water Forcemain

Legend: Existing and Future Roadways & Utilities

- The updated Thoroughfare Plan roadways are included on the FLUM.
- Future/planned roadways are shown to determine capacity for land uses that may be developed or redeveloped in certain areas.
- Solid lines indicate existing roadways.
- Dashed lines indicate future/planned roadways.
- Utilities are indicated on the Planning Area enlargements.

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The diagram shows a color gradient from green to red. The categories and their corresponding zoning districts are:

- Ag/Parkland/Open Space** (Green): A, P
- Residential** (Yellow): RE, SF-1,2,3, 2F, PH
- Multifamily** (Orange): NS, C-2, C-1, R, CH
- Commercial/Retail** (Red): NS, C-2, C-1, R, CH
- Office** (Purple): O-2, O-1
- Industrial** (Dark Purple): HI, LI, IP
- Institutional** (Blue): HI, LI, IP
- Rivers** (Green line): Rivers

Legend: Land Use Categories

- Agricultural/Parkland/Open Space: Undeveloped or vacant land
- Residential: Existing and future development of low density dwelling units (single family)
- Multi-family: Existing and future development of high density dwelling units (apartments, townhomes) and single family dwelling units for rent
- Office: Typically outside or at edges of residential neighborhoods
- Retail/Commercial: Low intensity (neighborhood services) to high intensity (regional commercial development)
- Industrial: Located near major highways; developed to minimize impacts on surrounding land uses
- Institutional: Existing and future schools, civic uses, churches, and other public uses

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LEGEND: LAND USE CENTERS VS. LAND USE



- 1.**
Commercial: Commercial centers serving larger footprint commercial enterprise; larger service area than neighborhood center
Examples: Hospital, shopping mall, home improvement, car sales, restaurant, etc.



- 2.**
Mixed-Use: Regional shopping destination, multi-family and other dense residential, entertainment and lifestyle features
Examples: Hotel, multi-family, restaurant, shopping center, etc.



- 3.**
Lifestyle: Retail, restaurants, dense residential, neighborhood services
Examples: Gas/service station, movie theater, restaurant, clinic, etc.



- 4.**
Neighborhood: Small-scale commercial centers oriented to neighborhoods; promotes shorter travel distance, small footprint buildings at neighborhood scale
Examples: Bank, dry cleaning, small boutique, office, pharmacy, neighborhood restaurant, etc.

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POLICY STATEMENT



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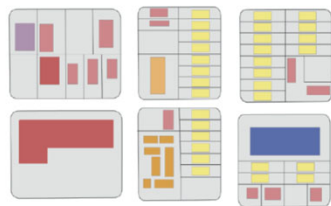
INFILL DEVELOPMENT CHALLENGES

- **The Issue:** Certain land uses being requested are not compatible with FLUM or surrounding uses
- **Barriers:**
 - Neighborhood opposition
 - Infrastructure deficiencies
 - Intensity of use
 - Interface between codes
- **Potential Solutions:**
 - Require pre-development conferences
 - Establish an "Infill Strategy"
 - Consider compatible uses
 - Integrate information into FLUM

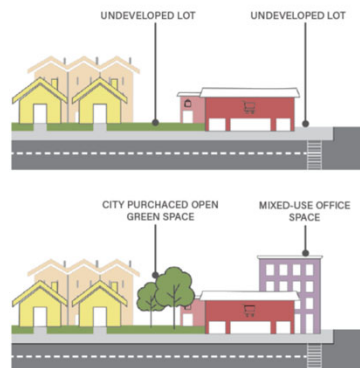
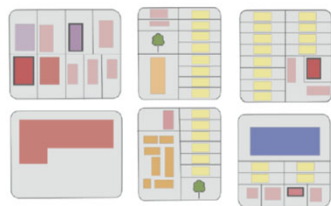
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Infill Development Example

EXISTING CONDITION EXAMPLE



INFILL DEVELOPMENT EXAMPLE



KEY LEGEND:

LAND-USE LEGEND	
Land Use Color Gradient	Land Use Category
Ag/Parkland/ Open Space	A, P
Residential	RE, SF, S2.2, SF2
Multifamily	SF2, S2.2
Commercial/ Retail	C-1, C-2, C-3
Office	O-1, O-2
Industrial	I-1, I-2
Institutional	

LAND-USE ICONS	
	MULTI-FAMILY RESIDENTIAL
	TOWN-HOUSE RESIDENTIAL
	SINGLE-FAMILY RESIDENTIAL
	PARKLAND/ OPEN SPACE
	OFFICE SPACE
	HIGH-DENSITY COMMERCIAL
	LOW-DENSITY COMMERCIAL

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POLICY STATEMENT



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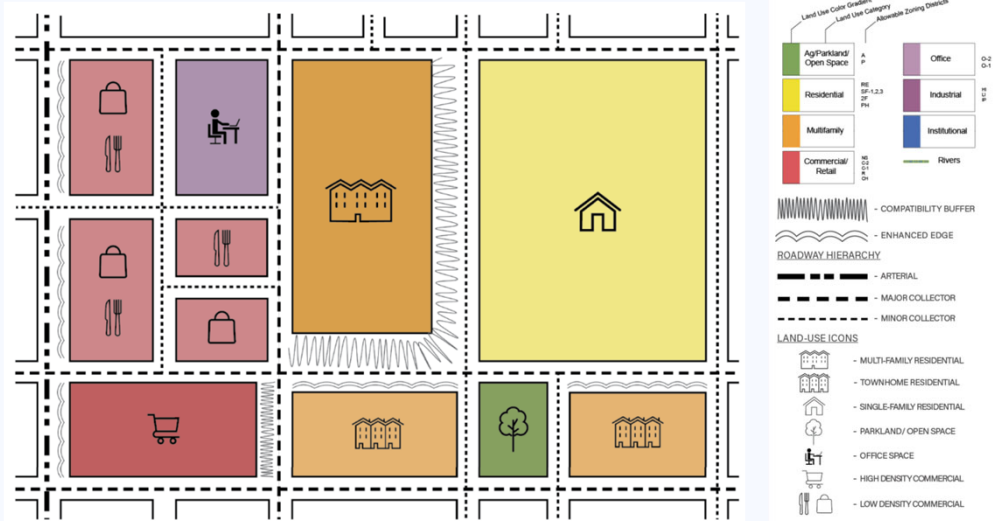
TRANSITION ZONE CHALLENGES



- **The Issue:** Residential uses are directly adjacent to heavy commercial uses
- **Solutions:**
 - New Development – Transition Neighborhood/Lifestyle Centers to either lower density commercial (i.e. Office Condos) or Multi-family/Courtyard or Townhome style residential, then transition to Duplex and/or Single-family
 - Buffering – Higher uses to buffer lower uses via landscape or masonry screening
 - Additional design variances considered for noise and light screening/buffering

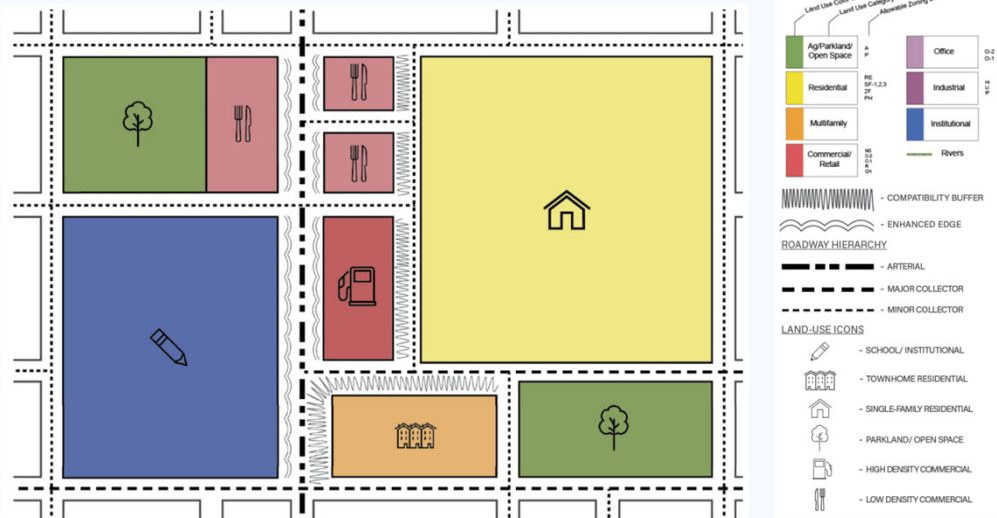
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Transition Zones: Residential/Commercial



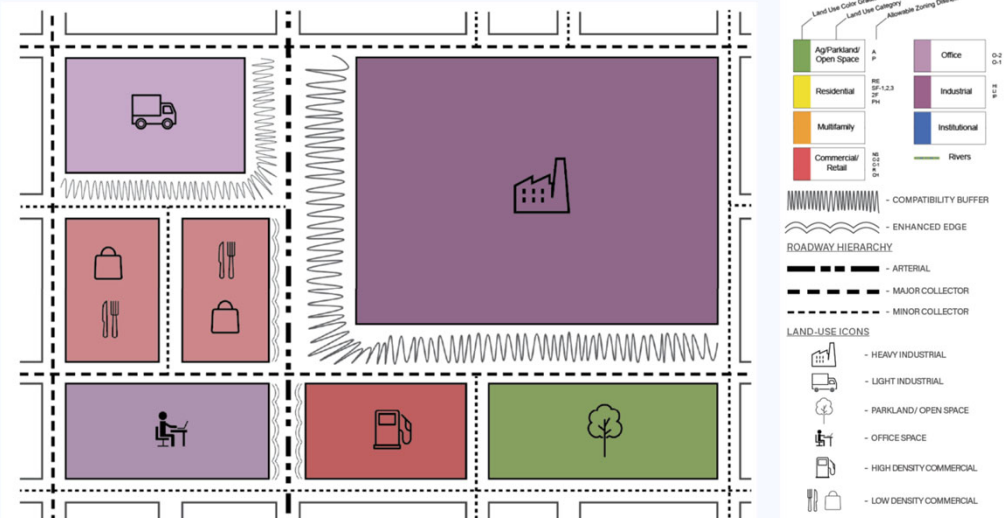
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Transition Zones: Residential/Commercial/Institutional



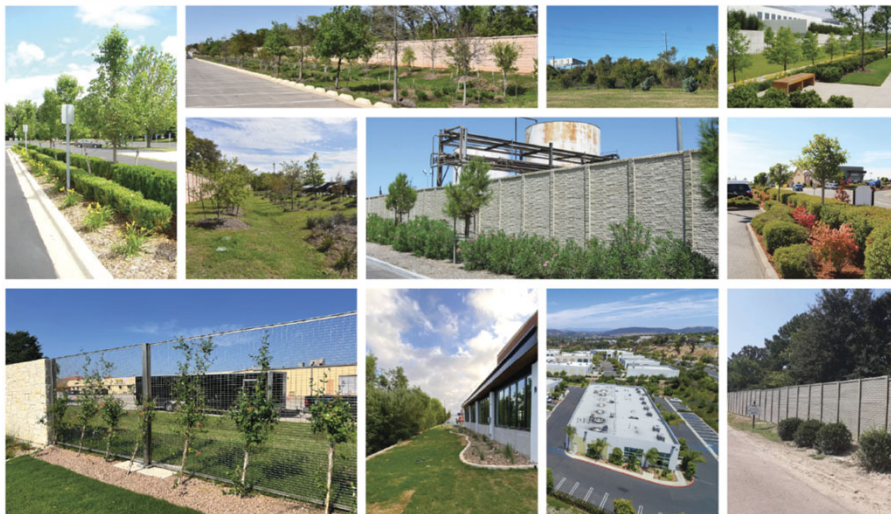
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Transition Zone: Light Industrial/Commercial



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Transition Zone/Buffer Imagery



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POLICY STATEMENT



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RESIDENTIAL AREA PARKING CHALLENGES



- **The Issue:** Some residential areas pose serious parking challenges, making it difficult for City and emergency services to maneuver
- **Duplex Condition:** Narrow, one-garage/car width driveways cause residents to park secondary and visitor vehicles on street
- **Potential Solutions:**
 - Treat Duplex like Multi-Family – not like Single-Family – adjust parking count per unit/block
 - Increase landscape/street tree requirements
 - Increase ROW width and implement License Agreements to accommodate on-street parking
 - Decrease ROW width and require "off-street" parking through development code

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Laila Lane Neighborhood

Multiple parked vehicles on the street – in addition to trash receptacles on collection day – pinch the roadway access to less than one lane width.

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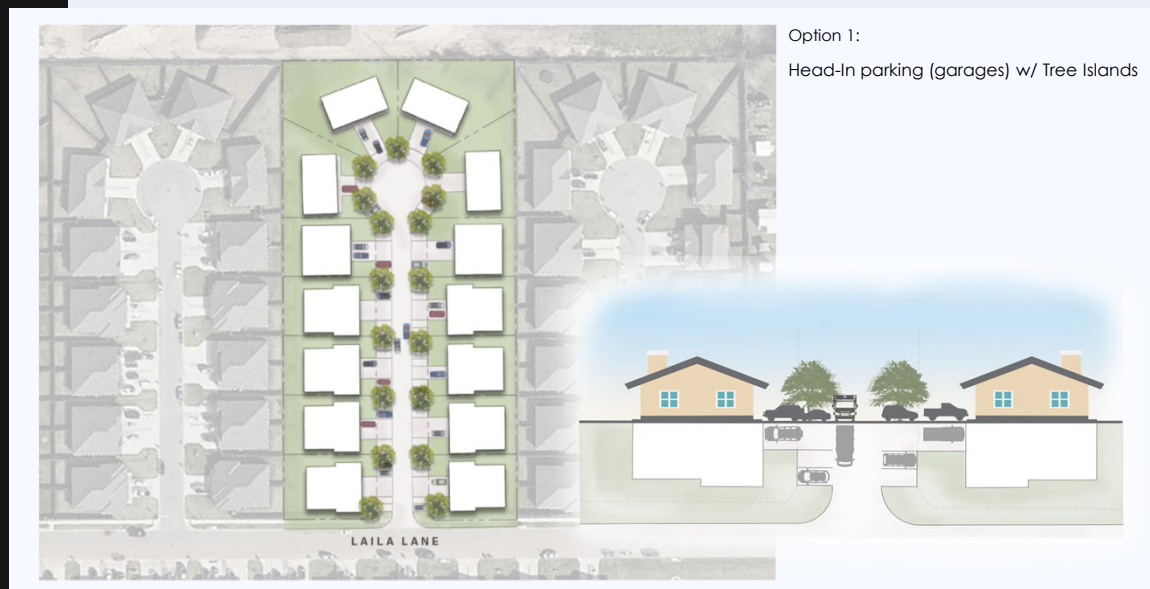
Existing Condition Imagery



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CONTEMPLATE



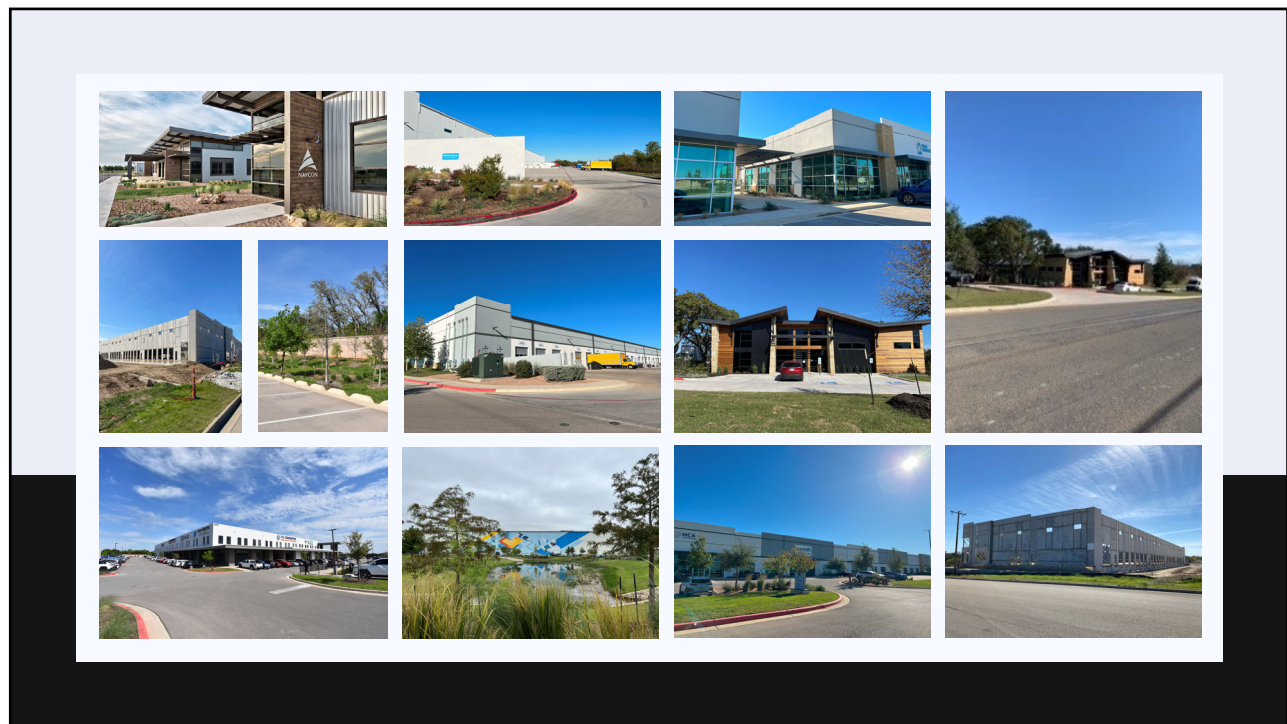
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LIGHT INDUSTRIAL DEVELOPMENT

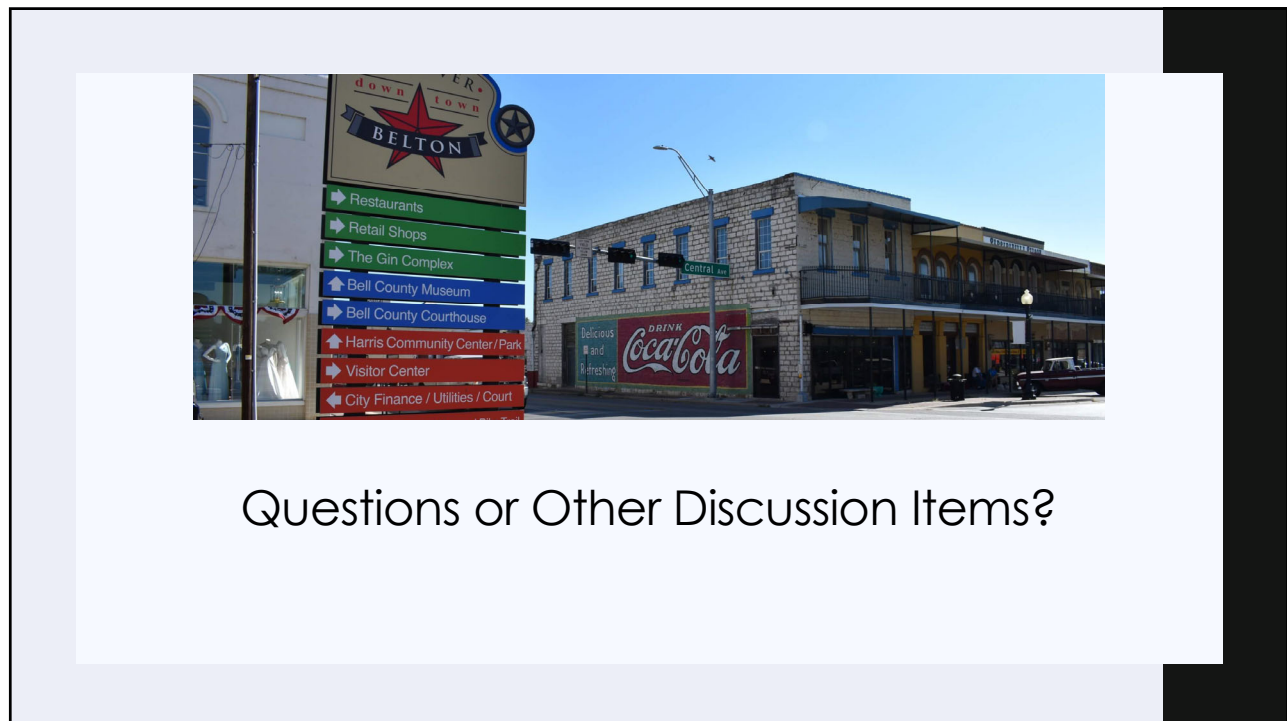
- **The Issue:** Industrial development presents an opportunity to be accommodated within the city.
- **Potential Solutions:**
 - Distinguish between Industrial and Commercial (design standards)
 - Provide locations for its use
 - Identify building type and design guidelines
 - Building heights
 - Elevations (window placement, relief, setbacks, articulation etc.)
 - Screening and buffering from parking, lighting, and noise



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Questions or Other Discussion Items?

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