

BELTON CITY COUNCIL WORKSHOP
November 25, 2014 – 4:00 P.M.

The Belton City Council met in work session with the following members present: Mayor Marion Grayson, Mayor Pro Tem David K. Leigh Councilmembers Jerri Gauntt, Dan Kirkley, Paul Sanderford, and Guy O'Banion. Councilmember Craig Pearson was absent Staff present included, Sam Listi, John Messer, Jana Lewellen, Gene Ellis, Mike Huber, Angellia Points, Erin Newcomer and Paul Romer.

1. Call to order. The Mayor called the workshop to order at 4:00 p.m.
2. Hold a work session to discuss the Sparta Road Preliminary Design Report.

Public Works Director provided a brief introduction to the Sparta Road reconstruction project.

Mack Parker, KPA Engineers, provided an overview regarding the technical aspects of the project to include project maps. Mr. Parker stated the City of Belton Staff, KPA and Lee Engineering established assumptions and methodologies to be used for the project which included the following:

- Land Use and Zoning information for the undeveloped land in the general vicinity.
- Reviewed traffic impact studies completed for developments in or near the intersection of Sparta Road and Commerce Drive.
- Retrieved historical traffic count data for the study area.
- Obtained any crash history for the intersection.
- Data collection required (24-hour approach + peak hour turning movement counts)
- Present traffic analysis for:
 - Existing year-existing conditions AM & PM
 - Existing year-signalized intersection AM & PM
 - Existing year-single lane roundabout AM & PM
 - Design Year AM & PM-existing land configuration (a no build analysis)
 - Design Year AM & PM-signal
 - Design Year AM & PM-single lane roundabout
 - Design Year AM & PM-multi lane roundabout

Mr. Parker provided a video showing the advantage of modern roundabout intersections, as well as a video taken of a roundabout in Southlake, Texas which had similar traffic flows to Sparta Road.

Mr. Parker provided a timeline overview to include the professional services contract to be presented in January 2015, as well as the future schedule and authorization of future phases including the following:

- A. Preliminary Design:
 - City of Belton approvals.
 - TxDOT approvals.
- B. Final Design and Project Specifications.
 - City of Belton approvals.
 - TxDOT approvals.
- C. Advertise for Bidding the Project.
- D. Construction of the Project.

Council thanked Staff, KPA Engineers, and Lee Engineering for their work, and wanted to move forward with the roundabout as presented.

3. Hold a work session to discuss a request by Mark Mahler for review and consideration of cross access easement and zoning concerns related to property located at the southeast end of the intersection Loop 121 and FM 93.

Mark Mahler provided a brief background, and voiced concern regarding two specific items to include:

- The quality of access to the retail corridor from Loop 121; and
- The need for suitable access easement to Mr. Mahler's corner property from the road that will connect FM 93 to the apartments.

Mr. Mahler stated access to and from Loop 121 is crucial for the success and safety and traffic flow of the entire retail corridor. Mr. Mahler is also requesting an easement be provided in conjunction with the plat approval of the apartment project which would enable him to market the retail corner.

City Manager Sam Listi provided a chronology of the development review process for the Ray Severn property and the Mahler property mentioned above. City Attorney John Messer reiterated to Council and Mr. Mahler that the zoning is separate from the plat process. Mr. Messer stated there is currently an area, which Mr. Mahler spoke of earlier, that is not properly zoned, and in order for the apartment complex to move forward, this section of the property will have to come back before the Planning & Zoning Commission and Council to be rezoned before a building permit can be issued. Mr. Listi concurred with these comments, and stated this information had been relayed to Mr. Severn as well.


Mr. Listi stated the zoning matter will need to be addressed prior to the building permit, but not necessarily prior to the plat. Mr. Listi stated the Severn plat can function independently because there is apartment zoning in place on the Severn property. Councilmember Gauntt asked why the plat would be approved that does not work with the zoning? Mr. Listi stated we are governed by State Law on the plat, but there is discretion on the part of Council regarding the zoning. City Attorney John Messer stated again the plat and zoning are separate, and it is important to keep these issues separate.

Mr. Listi spoke regarding the anticipated Administrative Plat process schedule, and wanted to clarify we are not close to a final plat at this point on any part of the property, awaiting TxDOT review of the Traffic Impact Analysis (TIA).

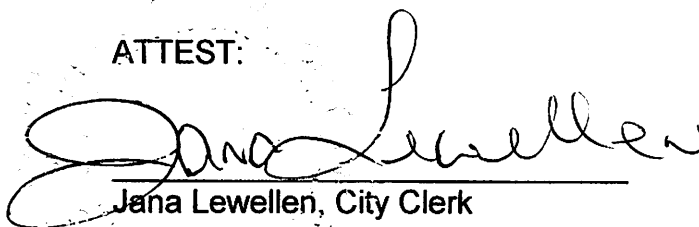
Mr. Listi stated the staff recommendation provided to Mr. Severn was to provide the cross access easement, but noted the site plans for the retail tracts provided by the applicant are conceptual at this time. Mr. Listi indicated we have little standing at this point to require Mr. Severn to provide a front access easement, as we have no role in configuring the layout of the retail property. Mayor Pro Tem Leigh stated his desire would be to have a seamless integration of the two properties.

City Attorney John Messer stated if the applicant comes in and presents a final plat that meets the City's requirements, we have to approve the plat. There was some discussion about the current Design Standards, as well as this Planned Development (PD) District Zoning process, with the PD perhaps ensuring more certainty about anticipated development tied to site plan approval. Council suggested from a policy standpoint we build some cross access ability in our Design Standards to ensure a seamless flow of development at these type locations.

There being no further business, the meeting was adjourned at 5:28 p.m.



Marion Grayson, Mayor

ATTEST:


Jana Lewellen, City Clerk