

Staff Report – Planning & Zoning Item



Date: August 16, 2016
Case No.: P-16-26
Request: Preliminary Plat
Applicant: Clark and Fuller

Agenda Item

P-16-26 Consider a preliminary plat for the Meadows subdivision, a 28.474 acre tract of land, located on the east side of FM 1670 and south of Amity Road, located partially in Belton's Extra Territorial Jurisdiction (ETJ).

Originating Department

Planning – Erin Smith, Director of Planning

Case Summary

This is a 46-lot subdivision proposed for single family residential development in Belton's ETJ.

Project Analysis and Discussion

This is a residential subdivision, containing 46 lots, proposed as the Meadows subdivision. Meadows Drive is the subdivision entrance roadway that extends to FM 1670. The residential streets will extend from Meadows Drive and create a loop within the development. There are 24 proposed lots on the eastern side of this subdivision located in Belton's ETJ and the remaining 22 lots on the western side of this subdivision are located in Bell County. The applicant's engineer has indicated that each lot in this subdivision will contain a septic system. All of the proposed lots are over 0.50 acres in size. A letter is required with final plat submission from Salado Water Supply Corporation and the Bell County Health Sanitarian.

There is an existing culvert along FM 1670 just south of this proposed subdivision that captures flow from the western drainage area. This culvert leads to an existing drainage channel on the adjacent property to the south extending to the 100-year floodplain. The developer is proposing to create drainage easements within this development and release the drainage onto the property to the south leading to a proposed off-site retention/detention pond. The drainage channel and retention/detention pond will need to be designed and improved to adequately handle the post-development flows. City and Bell County staff have met with the applicant's engineer to discuss the need for a drainage easement and agreement with the southern property owner that states the southern property owner will be responsible for maintenance of the drainage channel and retention/detention pond in

perpetuity. The drainage easement and agreement will address enforcement measures to maintain the off-site pond. The easement and agreement are being drafted at this time.

The Subdivision Ordinance requires the developer to construct and install a 6 feet wide sidewalk along the subdivision side of arterial streets. Since FM 1670 is a minor arterial street, the developer is required to install a 6 feet wide sidewalk along the eastern side of FM 1670. The developer is requesting a variance to the sidewalk requirement since there are no sidewalks nearby for a potential future connection, and the fact this portion of the subdivision is located in Bell County, not the City's ETJ. Bell County has stated that sidewalks are not required; therefore, a sidewalk is not recommended in this location.

This subdivision is proposed to contain 24-lots in Belton's ETJ boundary; therefore, a dedication of 0.24 acres of parkland or a \$4,800 fee-in-lieu of land dedication is required in conjunction with this plat request. City staff strongly encouraged the development a HOA-owned neighborhood park for the residents in this subdivision. The developer is requesting a variance to the parkland requirements. The lots in this subdivision are 0.50 acres and larger, which provides open space on each lot for the residents. This subdivision is located quite far outside the Belton City limits, and is not close to any existing City parks. The Parks Master Plan does not identify any future parkland in this area. Compliance with the ordinance would result in escrowing \$4,800 for up to 10 years to give the City allowable time to determine where in the vicinity these neighborhood park funds might be used. Since one half of this subdivision is located outside Belton's ETJ, and there is open space provided within these larger rural lots, staff concurs with the developer's request for a variance.

We have reviewed the plat and find it acceptable as a preliminary plat, subject to conditions contained in the letter to the applicant's engineer. Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and made comments. After Council action, this plat will be taken to Bell County Commissioners Court for approval.

Recommendation

Recommend approval of the preliminary plat for the Meadows subdivision, a 28.474 acre tract of land, located on the east side of FM 1670 and south of Amity Road, located partially in Belton's Extra Territorial Jurisdiction (ETJ), subject to:

1. FM 1670 sidewalk variance. (Recommended)
2. Parkland requirement variance. (Recommended)
3. City's Letter to Applicant's Engineer dated August 3, 2016

Attachments

1. Preliminary Plat Application
2. Preliminary Plat
3. Location Map
4. City's Letter to Applicant's Engineer dated August 3, 2016
5. Belton Park and Bike Trail

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 \$ 388.00
☐ Final Subdivision
☐ Administrative Plat
☐ Replat
☒ ETJ
☐ City Limits

Date Received: _____ 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: Clark & Fuller, PLLC Phone: 254-899-0899
Mailing Address: 215 N. Main Street Temple, TX 76501
Email Address: jfuller@clark-fuller.com

Owner: Pampa Investment Group, LP Phone: 512-415-0338
Mailing Address: 8455 Lyndon Lane Austin, TX 78729
Email Address: rcollins4@austin.rr.com

Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 28.474 Survey: Young Williams Survey, Abstract No. 861
Abstract #: _____ Street Address: _____
Frontage in Feet: 659 Depth in Feet: 1725

Does Zoning comply with proposed use? NA Current Zoning: _____

Name of proposed subdivision: The Meadows

Number of Lots: 46 Fee: \$ 388.00

Signature of Applicant: _____ Date: 7-15-16

Signature of Owner: _____ Date: 7-15-16

President

P-16-26 The Meadows ETJ

PROPOSED PLAT:


Preliminary Plat
The Meadows
28.474 Acres

PROPERTY OWNER:

Pampa Investment Group LP

Proposed The Meadows Subdivision

Legend

 P_16_26



0 290 580 1,160
Feet

For informational purposes only. Boundaries are approximate and not legally binding.

P-16-26 The Meadows ETJ

PROPOSED PLAT:

Preliminary Plat
The Meadows
28.474 Acres

PROPERTY OWNER:


Pampa Investment Group LP

FM 1670

AMITY RD

Proposed The Meadows Subdivision

Legend

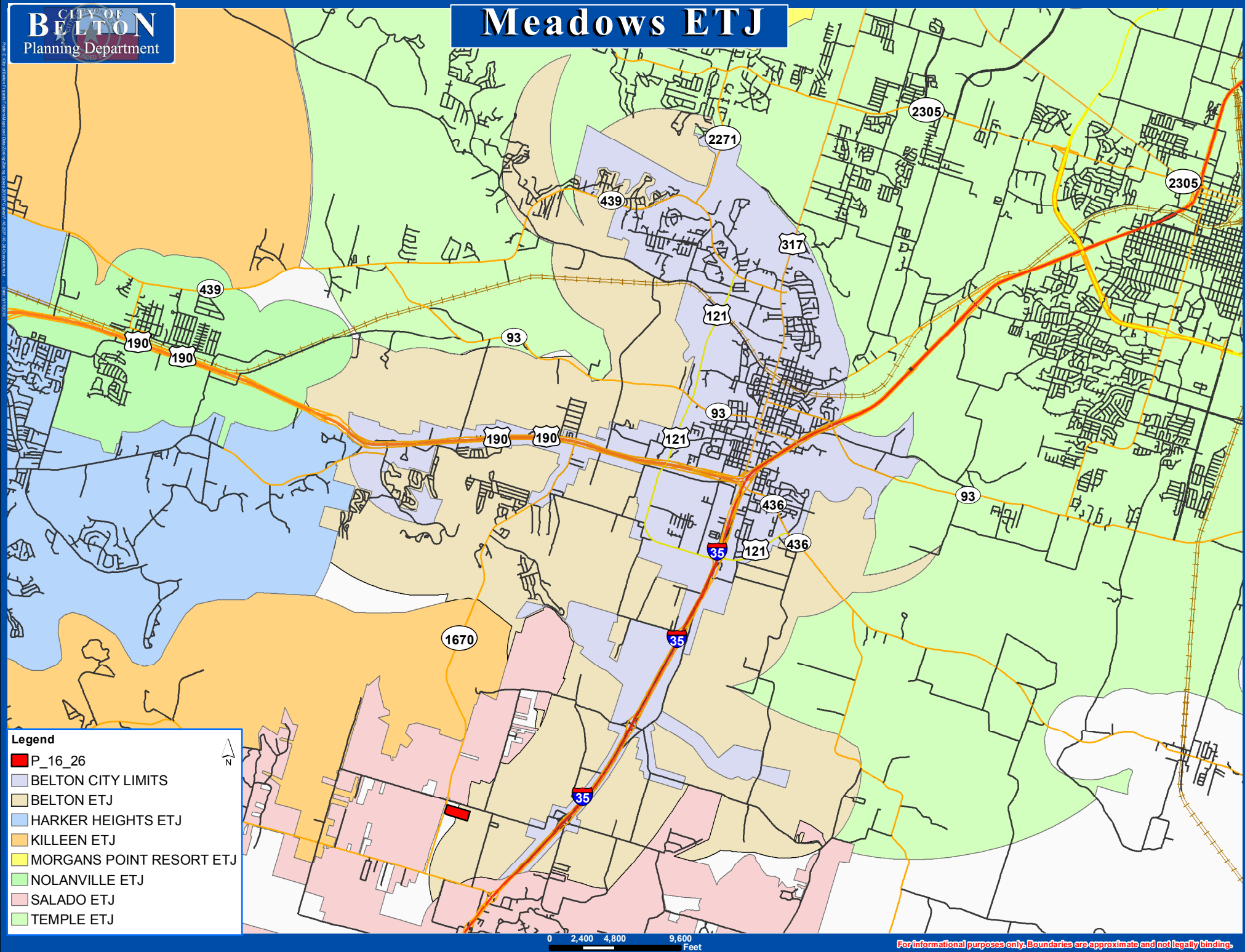
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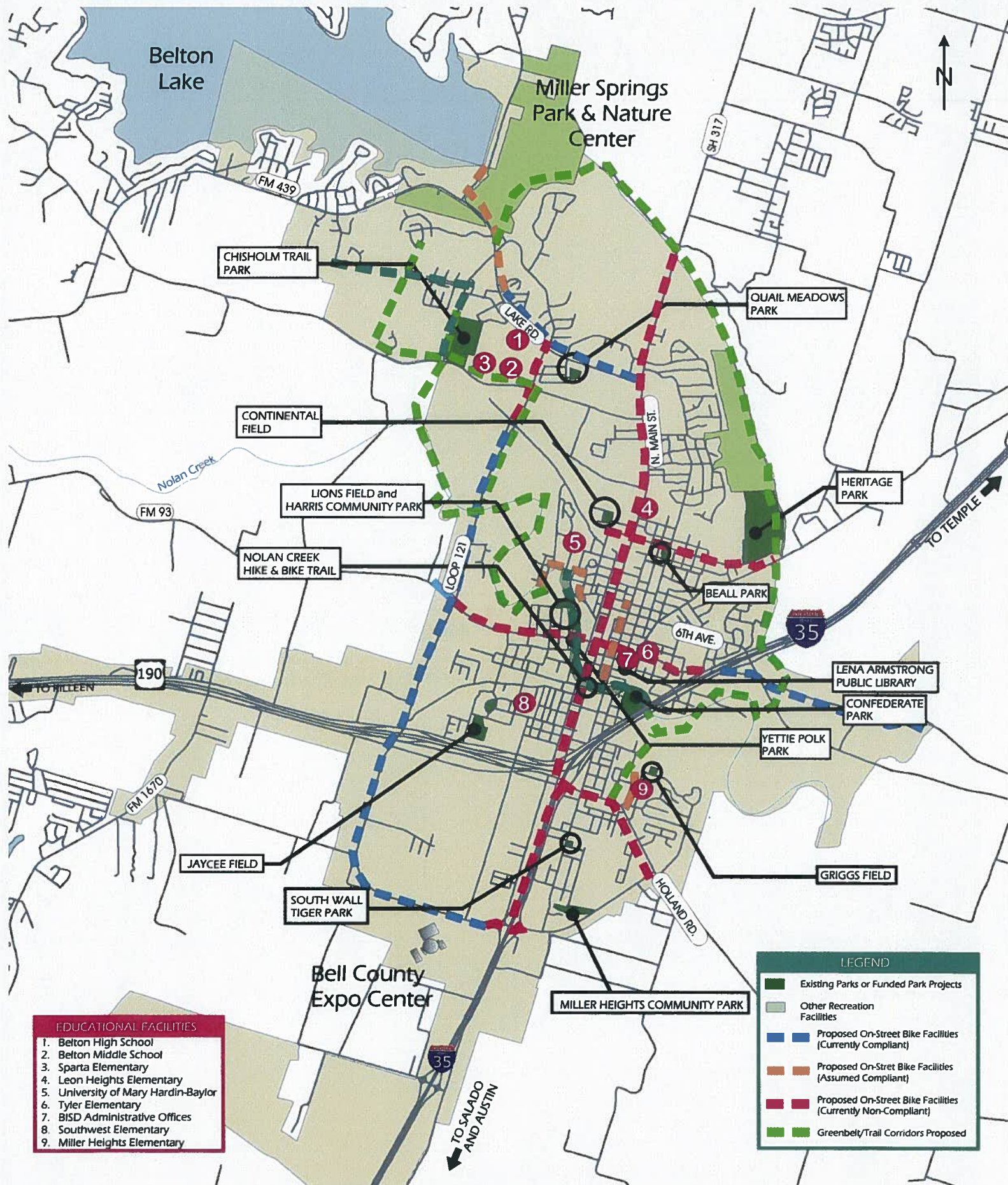


0 90 180 360
Feet

For informational purposes only. Boundaries are approximate and not legally binding.

Meadows ETJ





BIKE & TRAIL PLAN



City of Belton

Planning Department

August 3, 2016

Applicant: Clark and Fuller PLLC / Pampa Investment Group LP

Date Submitted: 07-15-16

Project: The Meadows ETJ – Preliminary Plat

Location: 28.474 Acres, Farm Market 1670, Belton, Texas 76513

*****Please comment back in red under the comments submitted on this sheet.*****

Planning:

1. What is the proposed street pavement width of Wild Seed?
2. Based on Belton's subdivision standards, park fees in the sum of \$9,200 are required for this single family development provided all 46 lots are developed with single family dwellings (\$200 per dwelling). Recommend providing parkland at this time to be owned and maintained by the HOA instead of paying the park fee.
3. Please provide Bell County Health Department comments for staff review.
4. Please have the surveyor sign the preliminary plat.
5. FM 1670 is designated a minor arterial street on the Belton Thoroughfare Plan. Based on Belton's Sidewalk Policy, a 6 feet wide sidewalk is required along this roadway.
6. It appears this property's east half is located in Belton's ETJ and the west half is unclear. Please advise if balance located in any city's ETJ.

Public Works/KPA:

1. The owner's engineer submitted a revised drainage easement document for review on August 1, 2016. The document is under review. The following items are being reviewed:
 - a. Enforcement of maintenance and functionality (volume) of the pond.
 - b. The enforcer of this easement.
 - c. Question for the Owner: Are there any liens on the Cosper property?
2. Is a channel proposed in the drainage easement between Lots 2 and 3 of Block 1? Can the easement be offset to a single property?
3. Plat - Planning and Zoning signature block references "Mystic River Phase Two" and lists '2016' twice.
4. Plat - Block 1, Lot 2 needs to be labeled as a detention lot on the plat to match the proposed improvements shown on other sheets.
5. Sheets 3 and 4 - The C-values for both pre-project and post-project conditions should vary by storm event. It is recommended that Coefficient Adjustment Factor, Cf, be 1.0 for the 10-year, 1.1 for the 25-year, and 1.25 for the 100-year storm events, respectively.
6. Sheet 4 – It appears that the "panhandle" portion of drainage area SA1 would actually drain towards the low point of SA2 (appears to be a break between Block 1, Lots 7-8).

7. Sheet 3 - A detention pond is denoted on Sheet 3 at Block 1, Lot 2 which appears to capture flow from the western drainage area, SA1. However, there are no calculations for it. This pond is not shown on Sheet 4.
8. Sheet 4 – Does the proposed drainage easement also cover a channel to the pond? Are there any channel improvements proposed?
9. A detention pond has been discussed with the owner's engineer since the project's beginnings. A question has been asked that needs to be clarified. Has an analysis been performed to evaluate the effects of placing detention improvements for this project? In other words, will the proposed detention improvements lessen overall peak flows in the watershed or will they possibly increase them?
10. The subject development is sufficient in size to require the establishment of base flood elevations on the property, specifically the drainage area from FM 1670 to the FEMA designated Zone A area. Has this been evaluated? If not, please explain.
11. Has the entrance drive and drainage along FM1670 been approved by TxDOT? A widened entrance may be needed to facilitate access into and out of subdivision at Farm Market 1670.
12. It is our understanding this property is located in Salado's Water CCN. Confirm its approval to the proposed water plans.

Building Official:

No comments.

Fire Department:

No comments.

Police Department:

No comments.

GIS:

The proposed use of "Wild Seed" as a single street name for this long circle may present addressing and public safety response issues. We recommend four (4) street names, with changes at each 90 degree turn.

Bell County:

See attached.

TxDOT:

TxDOT requests a one foot non-access easement to be placed along the entire frontage abutting FM 1670 being broken only at the shown, approved access location.

Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.



County Engineer

P. O. Box 264 • Belton, Texas 76513 • (254) 933-5275 • Fax (254) 933-5276

BRYAN NEAVES, P. E.

July 19, 2016

Mr. Travis Quicksall R.P.L.S.
Quick Inc. Land Surveying
3305 Shell Road
Georgetown, Texas 78628

Mr. Justin Fuller, P.E.
Clark & Fuller Engineering
215 North Main Street
Temple, Texas 76501

Re: Final Plat/ Plans of "The Meadows" Subdivision- City of Belton ETJ

Mr. Quicksall, Mr. Fuller,

After reviewing the Final Plat submitted by your office on July 18, 2016 the following are the County's comments:

Subdivision Regulations:

- 204.1- Street Names- 911 approval of the chosen street name is required. Please include the suffix "LOOP" to the proposed street name on the plat. A suffix is required and will reduce the amount of street name signs needed for the subdivision.
- 204.1- Location & Accuracy- Dimension the street centerlines on the plat.
- 204.6- Wastewater- Certification from the Bell County Health Department is required, along with a copy of the Health Dept.'s site evaluation letter.
- 204.11- Restrictions- Provide a copy of any proposed restrictions or covenants that apply to this proposed subdivision.
- 204.16- Compliance- Include the compliance statement on the plat above the owner's signature and below the plat dedication, or provide a separate letter of compliance signed by the owner.
- 204.17- Survey Ties- Survey Ties across the right-of-way of FM 1670 at each end of the property are required on the plat.
- Dimension the right-of-way at the entrance to the subdivision.
- Provide TXDOT approval of the proposed entrance to the subdivision.
- Please label FM 1670 as a "state maintained roadway".

- Show the ownership and recordation information for the surrounding properties and the properties directly across FM 1670.
- The signature block shown for the City of Belton Planning & Zoning Chairman refers to "Mystic River-Phase Two". Please revise.
- If the City of Belton is in agreement with, and allows the proposed offsite drainage easement for the increased storm water runoff generated by this proposed subdivision in lieu of onsite detention, Bell County requests a plat statement and signature block be placed on the plat indicating approval of the adjoining property owner receiving the additional storm water runoff. The plat statement and easement documents should clearly state which parties will be responsible for the maintenance of the offsite drainage area. The easement documents should be filed separately, and the recordation information should be included in the plat statement.
- Bell County requests a plat note stating: "No fences or structures are allowed to be built across or within the drainage easements shown on the plat." This statement should also be included in the restrictions & covenants for the subdivision.
- Address all comments from the City of Belton.

Construction Plans:

- **203.9- Drawing Requirements-** Please provide for review, the construction drawings required to accompany a preliminary plat submittal including Plan/Profile drawings, Drainage & Topography drawings and calculations, typical street sections from ROW to ROW, geotechnical report, any proposed offsite storm water detention areas, etc..

Two Mylar's and three paper copies of the plat, complete with signatures are required to proceed to Commissioners Court.

Sincerely,

Steve Eubanks
Bell County- Land Development