

# Staff Report – Planning & Zoning Item



**Date:** October 16, 2018  
**Case No.:** P-18-22 Lake Road Corner Lot Addition  
**Request:** Final Plat  
**Applicant:** Lina Chtay/Belton Engineering, Inc.  
**Owner:** Barge Ranch, LTD

## **Agenda Item**

P-18-22 Consider a final plat of Lake Road Corner Lot Addition, a replat of the residual of Lot 7, Block 1, River Place Addition Section One, comprising 5.880 acres, located on the north side of Lake Road (FM 439) extending between River Fair Blvd. and River Place Drive.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Current Zoning: Retail District**

## **Future Land Use Map (FLUM) Designation:** Commercial/Retail

**Design Standards Type Area:** 5 - Primarily for retail, commercial, and mixed uses with a higher development standard applied.

## **Case Summary/Project Analysis and Discussion**

This subdivision replats a portion of the original subdivision approved in 1977. This is a two lot, one block subdivision proposed for retail use. The property is currently undeveloped. A convenience store with gasoline sales is proposed on Lot 1 at the northwest corner of Lake Road and River Fair Blvd. Lot 1 comprises 1.050 acre and Lot 2 comprises 4.830 acres. Both lots exceed area requirements for the Retail Zoning District assigned to this property.

Following is a summary of the subdivision ordinance requirements as they apply to this subdivision plat.

**Water:** City water lines are available for tapping to provide service to these lots. There are 8" lines along Lake Road and River Fair Blvd. and a 6" line along River Place Drive. Fire hydrants are existing and satisfy Fire Code requirements.

**Sewer:** A 10" sanitary sewer line is located on the south side of Lake Road available for tapping via a road bore, and a 10" line is also available for extension along River Fair Blvd.

near the Stoney Brook development. The applicant is evaluating both options for serving these lots and will determine the best option when development plans are solidified.

**Drainage:** Drainage calculations have been provided for pre and post development scenarios and will be addressed in detail with the site plan and building permit review.

**Streets:** Lake Road (FM 439) is a TxDOT roadway. As a major arterial on our Thoroughfare Plan, 120' of ROW is needed. There is currently 100' of ROW. The applicant has consulted with TxDOT and no additional ROW is needed. Also, the proposed driveway location for Lake Road has been approved. River Fair Blvd. and River Place Drive are both minor collectors on our Thoroughfare Plan. A minimum of 60' ROW is needed for these roadways. River Fair Blvd. currently has 60' ROW and River Place Drive has 80' ROW. No additional ROW is needed for River Fair; however, an additional 15' ROW is requested for River Place to facilitate possible future realignment of the intersection. No perimeter street improvements are needed for either roadway.

**Sidewalks:** The Subdivision Ordinance requires 6' wide sidewalks along arterial roadways and 5' along collectors. This requirement is already satisfied along Lake Road, an arterial roadway. River Fair Blvd. and River Place Drive are both collector streets so a 5' sidewalk is required along both street frontages.

**Conclusion:** We have reviewed the final plat and find it acceptable.

### **Recommendation**

Recommend approval of the final plat of Lake Road Corner Lot Addition.

### **Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map

**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 \$ 256.00

☒ Final Subdivision

260.00

☐ Administrative Plat

CK# 1696

☒ Replat

☐ ETJ

☐ City Limits

Date Received: 6/15/18 Date Due: 6/15/18 (All plans are to be returned to the Planning Department by the 15<sup>th</sup> day of the month ahead of the next month's P&Z meeting.)

Applicant: Belton Engineering, Inc. Phone: 254-731-5600

Mailing Address: 106 North East Street, Belton, Texas 76513

Email Address: lchtay@beltonengineers.com

Owner: Barge Ranch, Ltd. Phone: 254-771-1157

Mailing Address: 2005 Birdcreek Dr., Ste. 211, Temple, Texas 76502

Email Address: billbarga@bargaproperties.com

**Current Description of Property:**

Lot: 7 Block: 1 Subdivision: River Place Addition Section One

Acres: 5.880 Survey: James Bennett Survey

Abstract #: 71 Street Address: Lake Road (F.M. 439)

Frontage in Feet: 630' Depth in Feet: Varies 210' - 540'

Does Zoning comply with proposed use? Yes Current Zoning: R

Name of proposed subdivision: Lake Road C-Store Addition

Number of Lots: 2 Fee: \$ 256.00

Signature of Applicant: [Signature] Date: 9/12/2018

Signature of Owner: [Signature] Date: 9-13-18



STATE OF TEXAS  
COUNTY OF BELL

BARGE RANCH LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN ON THIS PLAT DESIGNATED HEREIN AS LAKE ROAD CORNER LOT ADDITION, RE-PLAT OF THE RESIDUAL OF LOT 7, BLOCK 1, RIVER PLACE ADDITION SECTION ONE AS RECORDED IN CABINET A, SLIDE 20-C, PLAT RECORDS OF BELL COUNTY, TEXAS, 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.

BARGE RANCH LTD., A TEXAS LIMITED PARTNERSHIP

V.W. BARGE III, PRESIDENT

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY, PERSONALLY APPEARED V.W. BARGE III, AUTHORIZED AGENT FOR BARGE RANCH LTD., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF LAKE ROAD CORNER LOT ADDITION, RE-PLAT OF THE RESIDUAL OF LOT 7, BLOCK 1, RIVER PLACE ADDITION SECTION ONE AS RECORDED IN CABINET A, SLIDE 20-C, PLAT RECORDS OF BELL COUNTY, TEXAS, TO THE CITY OF BELTON, TEXAS, WAS APPROVED THIS DAY OF \_\_\_\_\_, 2018 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 LAKE ROAD CORNER LOT ADDITION, RE-PLAT OF THE RESIDUAL OF LOT 7, BLOCK 1, RIVER PLACE ADDITION SECTION ONE AS RECORDED IN CABINET A, SLIDE 20-C, PLAT RECORDS OF BELL COUNTY, TEXAS, TO THE CITY OF BELTON, TEXAS, APPROVED THIS DAY OF \_\_\_\_\_, 2018 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 \_\_\_\_\_, 2018.

CITY CLERK

TAX CERTIFICATE

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 \_\_\_\_\_, 2018.

BY: \_\_\_\_\_

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_ IN YEAR \_\_\_\_.

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

LAKE ROAD CORNER LOT ADDITION

RE-PLAT OF:

The Residual of LOT 7, BLOCK 1  
RIVER PLACE ADDITION SECTION ONE

AS RECORDED IN CABINET A, SLIDE 20-C  
2 LOTS, 1 BLOCK 5.880 TOTAL ACRES

A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS  
OUT OF AND A PART OF THE JAMES BENNETT SURVEY, ABSTRACT #71  
5.880 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO DEDICATION INSTRUMENT

SCALE: 1"=40'

DRAWN: AJ

DATE: 09/11/18

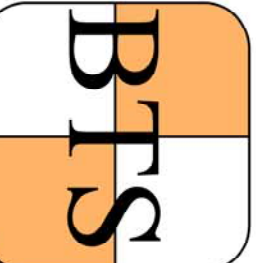
JOB NO.: 18-003

1 OF 4

REVISIONS

COMMENTS 10/3/18  
COMMENTS 10/9/18

BRYAN TECHNICAL SERVICES, INC.  
FIRM No. 10128500  
bruce@bryantechnicalservices.com  
www.bryantechnicalservices.com



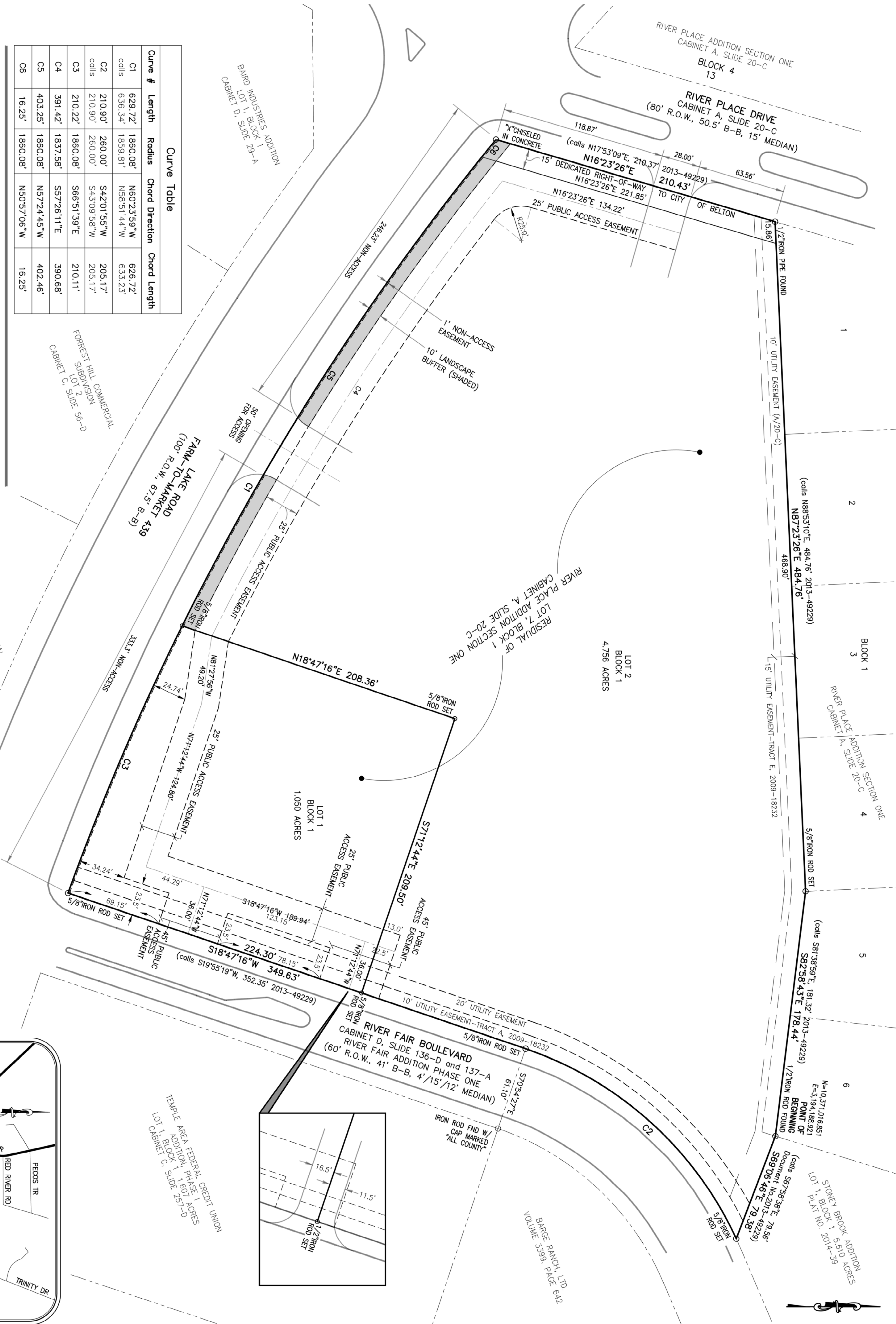
911 NORTH MAIN  
TAYLOR, TX 76774  
PHONE: (512) 352-9090  
FAX: (512) 352-9091



BELTON ENGINEERING, INC.  
Engineering \* Design/Build \* Planning  
106 N. EAST STREET, BELTON, TEXAS 76513  
BELTONENGINEERINGINC@GMAIL.COM  
WWW.BELTONENGINEERS.COM  
(254) 731-5600, (254) 289-7273

FIRM # F-13392

FINAL PLAT OF:  
LAKE ROAD CORNER LOT ADDITION  
RE-PLAT OF:  
The Residual of LOT 7, BLOCK 1  
RIVER PLACE ADDITION SECTION ONE  
CITY OF BELTON, BELL COUNTY, TEXAS 76513  
SHAKEEL BADARPURA  
11940 JOLLYVILLE RD, #100-N, AUSTIN, TX 78759



Curve #	Length	Radius	Chord Direction	Chord Length
C1	629.72'	1860.08'	N60°23'59"W	626.72'
cdls	636.34'	1859.81'	N58°51'44"W	633.23'
C2	210.90'	260.00'	S42°01'55"W	205.17'
cdls	210.90'	260.00'	S43°09'58"W	205.17'
C3	210.22'	1860.08'	S66°51'39"E	210.11'
C4	391.42'	1837.58'	S57°26'11"E	390.68'
C5	403.25'	1860.08'	N57°24'45"W	402.46'
C6	16.25'	1860.08'	N50°57'06"W	16.25'



BRUCE LANE BRYAN, R.P.L.S., NO. 4249  
OCTOBER 9, 2018

STATE OF TEXAS  
COUNTY OF BELL

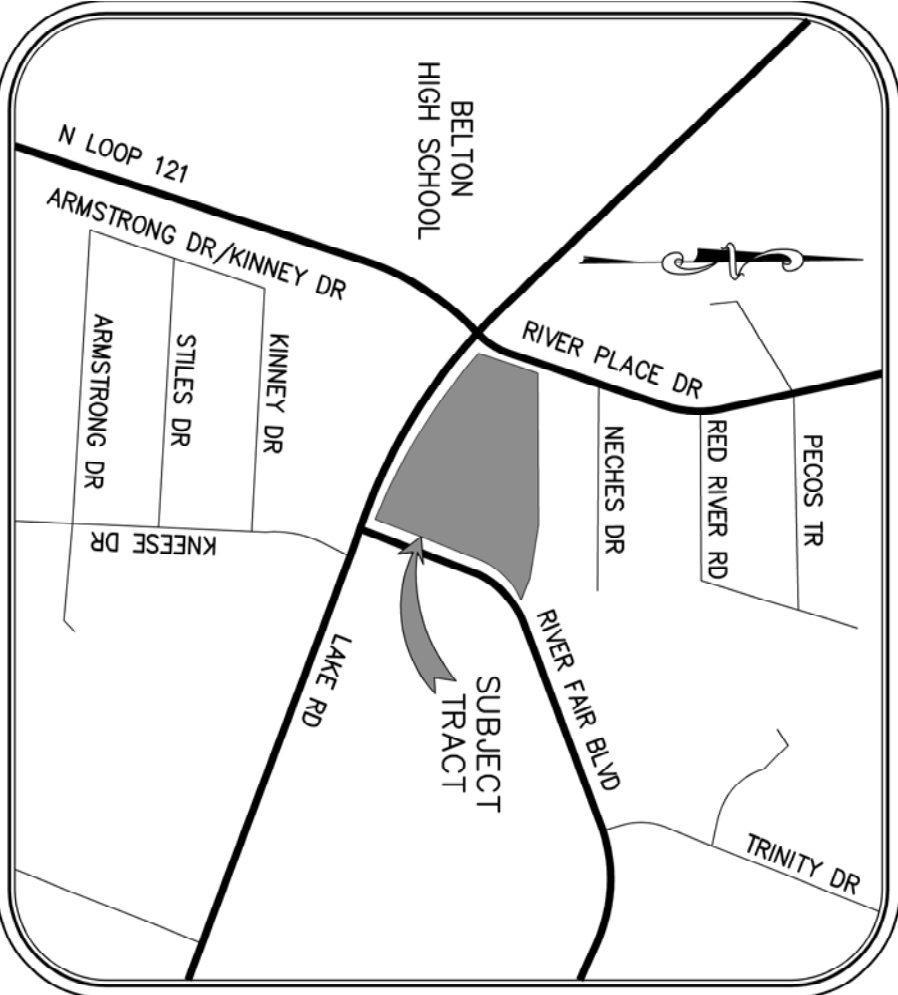
BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

LUNA CHITAY, P.E., NO. 107211

OCTOBER 9, 2018



Location



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. 4802700330E, EFFECTIVE DATE SEPTEMBER 26, 2008, LOCATED IN ZONE "X" (UNSHADED).
3. ALL SET IRON ROOS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES".
4. 5' SIDEWALK REQUIRED ALONG RIVER FAIR BOULEVARD AND RIVER PLACE DRIVE.
5. BUILDING SETBACK LINES SHALL BE OBSERVED PER ZONING ORDINANCE REQUIREMENTS.



# P-18-22 LOCATION - LAKE ROAD CORNER STORE ADDITION

## PROPOSED PLAT:

Final Plat  
Lake Road Corner Store Addition  
5.880 Acres

## PROPERTY OWNER:

BARGE RANCH LTD

## LEGEND

P\_18\_22

City Limits

## Zoning

Agricultural

Commercial-1

Commercial-2

Light Industrial

Multi Family

Neighborhood Service

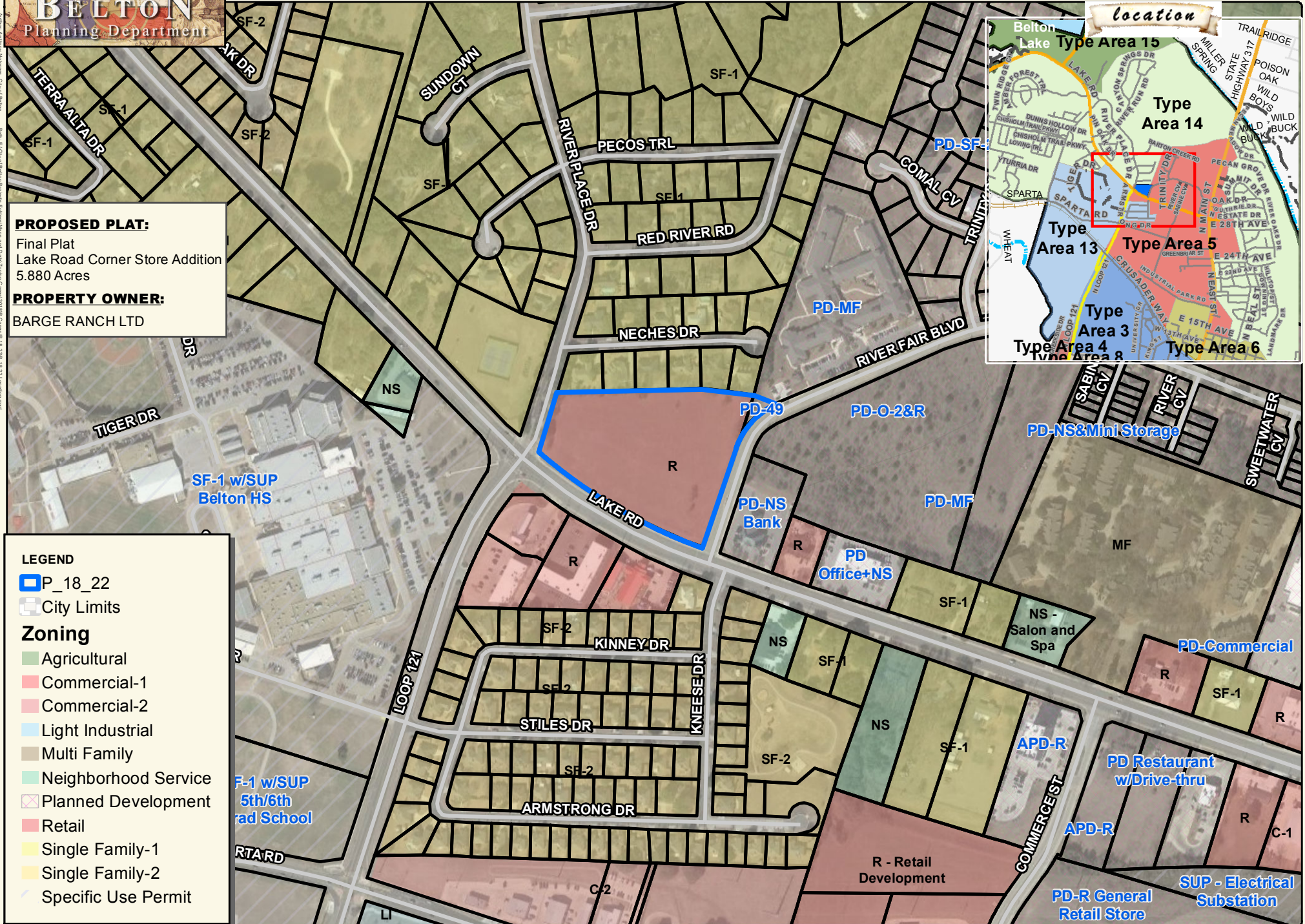
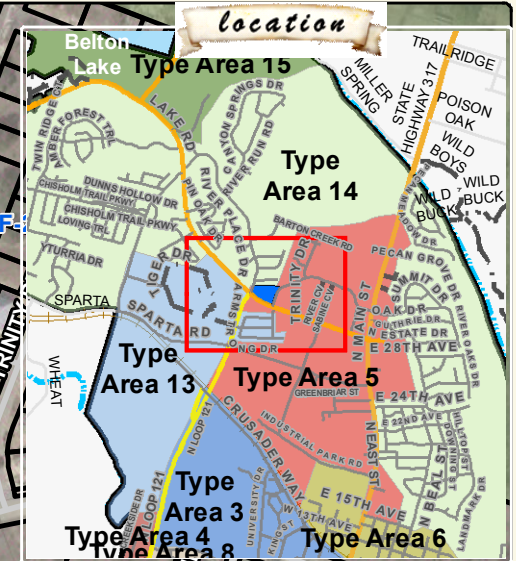
Planned Development

Retail

Single Family-1

Single Family-2

Specific Use Permit





# P-18-22 - LAKE ROAD CORNER STORE ADDITION

Proposed Lake Road Corner Store Addition


**PROPOSED PLAT:**

Final Plat  
Lake Road Corner Store Addition  
5.880 Acres

**PROPERTY OWNER:**

BARGE RANCH LTD

**Legend**

 P\_18\_22

Map Date: 10/8/2018 Aerial Imagery Date: 2018

0 50 100 200  
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.



# Staff Report – Planning & Zoning Item



**Date:** October 16, 2018  
**Case No.:** P-18-23 Belton Business Park Ph IV  
**Request:** Final Plat  
**Applicant:** Chuck Lucko  
All County Surveying, Inc.  
**Owner:** BEDC

## **Agenda Item**

P-18-23 Consider a final plat of Belton Business Park, Phase IV, a replat of a portion of Block 4, Belton Business Park Phase II, comprising 6.0 acres, located on the north side of Digby Drive, east of 2710 Digby Drive, in the Belton Business Park.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

**Current Zoning:** Light Industrial

**Future Land Use Map (FLUM) Designation:** Industrial

**Design Standards Type Area:** 1 – Belton Business Park; primarily business park, office, mixed uses; avoid strip type developments.

## **Case Summary/Project Analysis and Discussion**

This one lot, one block subdivision includes a replat of a portion of the Belton Business Park that was platted in 2001. This property is zoned Light Industrial (LI) District. The proposed lot comprises 6 acres and exceeds all area requirements for this zoning district. This property is currently undeveloped.

Following is a summary of the subdivision ordinance requirements as they apply to this subdivision plat.

**Water/Sewer:** An existing 12" water line and 12" sewer line run along the south side of Digby Drive. These lines will be tapped via a road bore to provide service to this lot. Fire hydrants are existing and meet Fire Code requirements.

**Drainage and Streets:** Drainage plans for this site will be evaluated during the site plan/building permit review. Digby Drive is a minor collector street on the City's Thoroughfare Plan. Minor collectors require a minimum ROW width of 60' with a 37' street pavement width

and curb and gutter. The existing roadway exceeds this with 70' ROW and 44' pavement width. No ROW dedication or perimeter street improvements are needed.

**Sidewalks:** The Subdivision Ordinance requires 5' wide sidewalks along both sides of collector streets that are internal to a subdivision and along one side when the collector runs along the subdivision perimeter. Therefore, the applicant is responsible for providing a 5' sidewalk along the Digby Drive frontage for the length of this subdivision. The applicant is requesting a variance to the sidewalk requirement; see attached letter.

The sidewalk requirement in the Business Park was discussed with the Belton Business Park Phase III replat that was presented for approval at the August meetings. Staff had supported BEDC's variance request to the sidewalk requirement, but Council expressed a preference for a sidewalk along Jones Road to connect to the 10' shared use path that will be provided along W. Avenue D. However, a sidewalk was not required along the east/west collector Powell Avenue, which transitions to Digby Drive, given the character of existing and anticipated uses in the Business Park, and the fact that previous plats internal to the Business Park did not require sidewalks. While staff can certainly see a benefit in sidewalks through the business park, for the reasons stated above, staff supports this variance request.

**Conclusion:** We have reviewed the plat and find it acceptable as a final plat, subject to approval of the requested variance to the sidewalk requirement.

### **Recommendation**

Recommend approval of the final plat of Belton Business Park, Phase IV, subject to approval of the requested variance to the sidewalk requirement.

### **Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. Variance Request



**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 \$ 253.00  
☒ Final Subdivision  
☐ Administrative Plat  
☒ Replat  
☐ ETJ  
☐ City Limits

Date Received: \_\_\_\_\_ Date Due: \_\_\_\_\_ **(All plans are to be returned to the Planning Department by the 15<sup>th</sup> day of the month ahead of the next month's P&Z meeting.)**

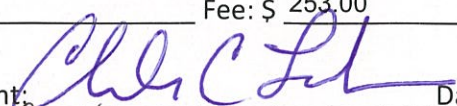
Applicant: All County Surveying, Inc. Phone: 254-778-2272  
Mailing Address: 4330 South 5th Street, Temple, Texas, 76502  
Email Address: chuck@allcountysurveying.com, shane@allcountysurveying.com

Owner: Belton Economic Development Corporation Phone: 254-770-2270  
Mailing Address: P. O. Box 1388, Belton, Texas, 76513  
Email Address: chernandez@beltonedc.org

**Current Description of Property:**

Lot: \_\_\_\_\_ Block: 4 Subdivision: Belton Business Park, Phase II  
Acres: 6.00 Survey: Lewis Walker  
Abstract #: 860 Street Address: Digby Drive  
Frontage in Feet: 543.44 Depth in Feet: 713

Does Zoning comply with proposed use? Yes Current Zoning: LI  
Name of proposed subdivision: Belton Business Park, Phase IV  
Number of Lots: 1 Fee: \$ 253.00

Signature of Applicant:  Date: 9.14.2018  
Signature of Owner: Cynthia Hernandez Date: 9/13/2017

FINAL PLAT of  
BELTON BUSINESS PARK,  
PHASE IV

SITUATED IN THE CITY OF BELTON, BELL COUNTY, TEXAS,  
BEING 6.00 ACRES SITUATED IN THE LEWIS WALKER  
SURVEY, ABSTRACT 860, BELL COUNTY, TEXAS,  
EMBRACING A PORTION OF BLOCK 4, BELTON BUSINESS  
PARK, PHASE II, AN ADDITION IN THE CITY OF BELTON,  
BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF  
RECORD IN CABINET C, SLIDE 271-D, PLAT RECORDS OF  
BELL COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BELL

BELTON ECONOMIC DEVELOPMENT CORPORATION, OWNER OF THE 6.00 ACRE TRACT OF LAND SHOWN ON THIS PLAT,  
AND DESIGNATED HEREIN AS **BELTON BUSINESS PARK, PHASE IV**, WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS,  
AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL: STREETS,  
ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT  
BOUNDARIES OF THIS SUBDIVISION.

BELTON ECONOMIC DEVELOPMENT CORPORATION  
P. O. BOX 1586  
2100 NORTH MAIN STREET, STE. C1  
BELTON, TEXAS 76513

CYNTHIA HERNANDEZ, EXECUTIVE DIRECTOR

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CYNTHIA HERNANDEZ, KNOWN TO  
ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME  
THAT SHE EXECUTED THE SAME, FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **BELTON BUSINESS PARK, PHASE IV**, AN ADDITION  
WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR SECRETARY

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF **BELTON BUSINESS PARK, PHASE IV**, AN ADDITION  
WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, WAS APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN SECRETARY

SAID SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF BELTON, BELL COUNTY, TEXAS, AND SHALL BE  
SUBJECT TO ALL REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CITY CLERK

AFFIDAVIT:

The Tax Appraisal District of Bell County does hereby certify there are currently no delinquent taxes due to the Tax Appraisal  
District of Bell County on the property described by this plat.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2018 A. D.

By: Bell County Tax Appraisal District

STATE OF TEXAS  
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO  
THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN  
ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY  
SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

Charles C. Lucko  
CHARLES C. LUCKO, R.P.L.S.  
REGISTRATION NO. 4636  
DATE SURVEYED: September 24, 2017



CALLED 10.001 ACRES  
BRIAN D. BATTERSHELL and  
ROBIN BATTERSHELL  
Vol. 2846, Pg. 538

CALLED 10.00 ACRES  
HOPE FOR THE HUNGRY  
Vol. 1849, Pg. 182

60' RIGHT OF WAY  
EASEMENT  
Vol. 3663, Pg. 203

REMAINDER OF  
CALLED 226.55 ACRES  
HOPE FOR THE HUNGRY  
Doc. No. 2013-00044501

LOT 2, BLOCK 4  
BELTON BUSINESS PARK, PHASE II  
Cab. D, Sl. 305-A

(Rec. S 73°03'15" E, Cab. C, Sl. 271-D)  
S 73°02'55" E 328.50'

N 73°02'55" W 104.48'

LOT 1  
BLOCK 1  
6.00 ACRES  
OF LAND

REMAINDER OF  
BLOCK 4  
BELTON BUSINESS PARK,  
PHASE II  
Cab. C, Sl. 271-D

NOTE:

BUILDING SETBACK LINES SHALL BE OBSERVED PER ZONING ORDINANCE  
REQUIREMENTS AS SET FORTH BY THE CITY OF BELTON.

Clearwater Underground Water Conservation District (CUNCD) District Rules based on  
Chapter 36 Texas Groundwater Code\* prevent the drilling of Exempt Wells for \*\*domestic  
use on tracts of land platted to less than 10 acres after March 1, 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 1, 2004  
is not possible. All current and future wells must meet the 100-ft setback requirement of all  
on-site septic systems, unless the well is constructed with an approved sanitary seal  
allowing setback from the on-site septic to be reduced to a minimum 50 feet.

CLEARWATER UNDERGROUND WATER CONSERVATION DISTRICT (CUNCD) CERTIFICATE

CUNCD is the regulatory authority for groundwater wells in Bell County and hereby certifies that this  
proposed subdivision has been evaluated for on-site groundwater production wells. In its current  
condition, the proposed subdivision meets our expectations described by District Policy and affirmed by  
District Staff.

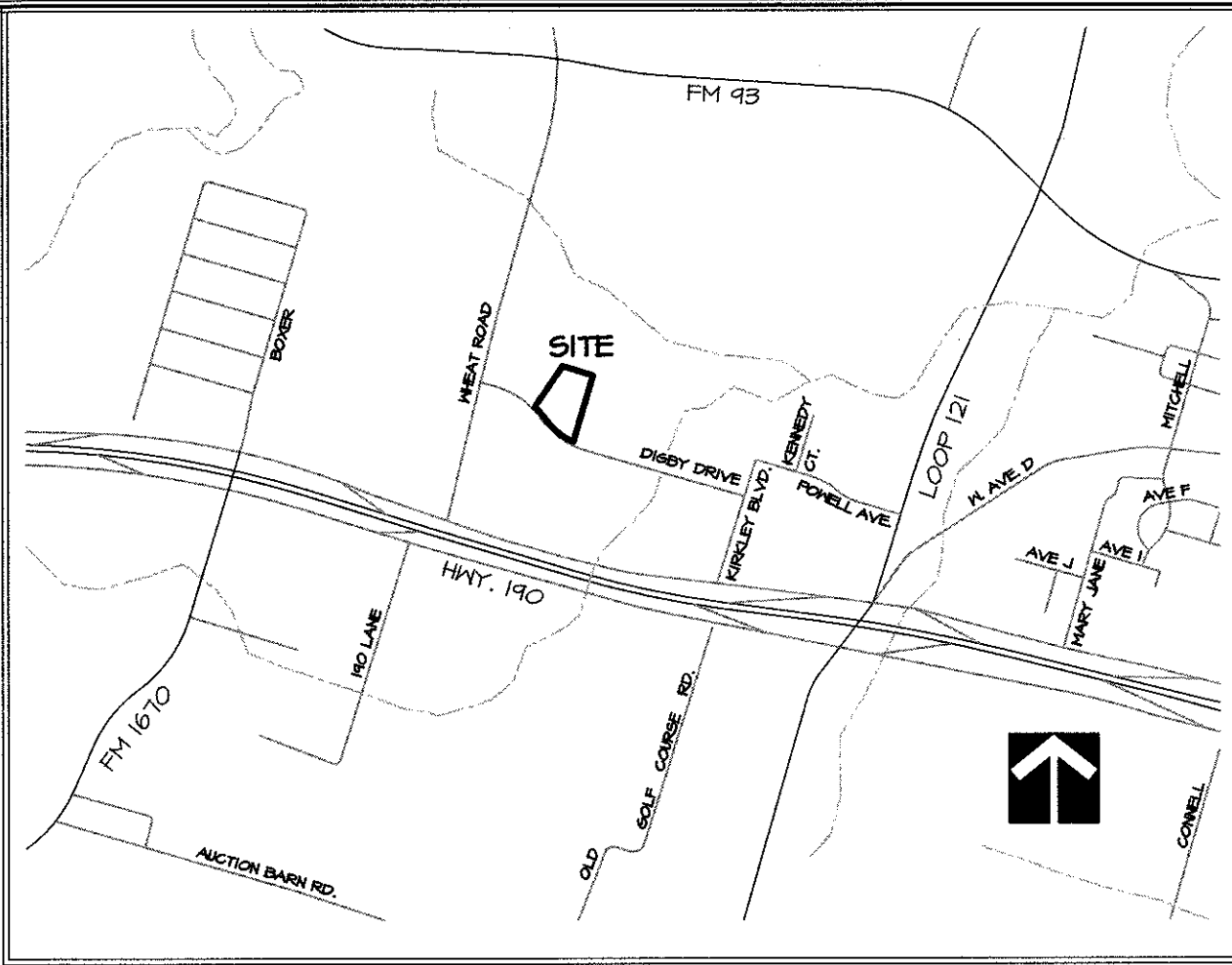
By: Dirk Aaron  
General Manager, CUNCD

DATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

IN YEAR \_\_\_\_\_, PLAT # \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF  
BELL COUNTY, TEXAS.



VICINITY MAP  
- N.T.S. -

LOTS - ONE (1)  
BLOCKS - ONE (1)  
AREA - 6.00 ACRES

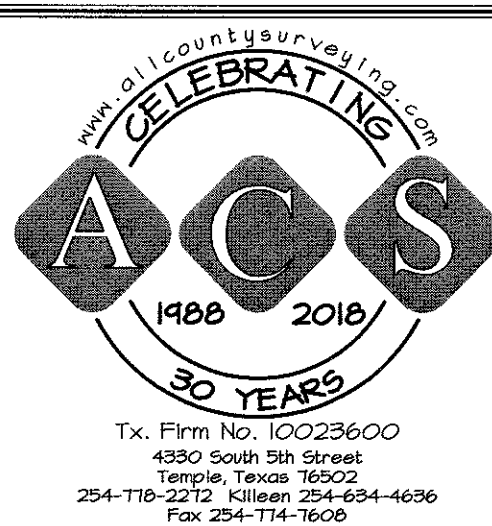


This project is referenced to the City of Belton Coordinate System, an extension of the Texas  
Coordinate System of 1483, Central Zone. All distances are horizontal surface distances unless  
noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 513.  
The theta angle at City Monument No. 513 is 01° 27' 43". The combined correction factor (CCF) is  
0.9998824. Grid distance = Surface distance X CCF. Geodetic north = grid north + theta angle.  
Reference tie from City monument No. 513 to the northeast corner of the 6.00 Acre tract is 5  
00°04'32" N 3260.45 feet. Published City coordinates for project reference point 513 are N. =  
10,362,451.771 E. = 5,185,104.456.

Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map  
(FIRM), Map No. 48021C0340E, effective date September 26, 2008, the above shown property  
does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X.  
This Flood statement does not imply that this tract will never flood, nor does it create any liability in  
such event on the part of this surveyor or company.

FINAL PLAT of  
BELTON BUSINESS PARK,  
PHASE IV  
SITUATED IN THE CITY OF BELTON, BELL COUNTY, TEXAS.

Plot Date: 10-05-2018  
Survey  
completed 07-18-2018  
Scale: 1" = 50'  
Job No. 180651  
Dwg No. 180651P  
Drawn by SLH  
Surveyor CCL #4636  
Copyright 2018 All County Surveying, Inc.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	187.52'	24.64'	24.62'	N 65°03'11" W	7°31'40"
(Rec. 187.50')					
C2	865.00'	341.86'	388.52'	N 48°16'21" W	25°51'22"
(Rec. 865.00')					
C3	935.00'	126.44'	126.85'	N 39°12'30" W	7°46'44"
(Rec. 935.00')					
C4	163.02'	67.34'	66.86'	N 62°03'34" W	23°39'54"
C5	217.53'	150.51'	147.58'	N 70°03'21" W	34°39'33"
C6	187.52'	68.46'	68.51'	N 74°21'04" W	21°04'07"



# P-18-23 LOCATION - BELTON BUSINESS PARK IV

**PROPOSED PLAT:**

Final Plat  
Belton Business Park IV  
6.0 Acres

**PROPERTY OWNER:**

BELTON ECONOMIC  
DEVELOPMENT CORPORATION

**LEGEND**

P\_18\_23

City Limits

**Zoning**

Agricultural

Commercial Highway

Light Industrial

Mobile Home

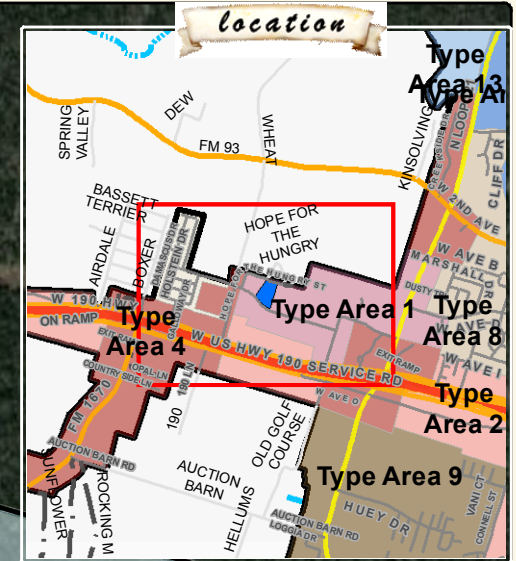
Office-1

Planned Development

Residential Estate

Retail

Single Family-2





**PROPOSED PLAT:**

Final Plat  
Belton Business Park IV  
6.0 Acres

**PROPERTY OWNER:**

BELTON ECONOMIC  
DEVELOPMENT CORPORATION

**Proposed Belton Business Park IV**

HOPE FOR THE HUNGRY ST

WHEAT RD

DIGBY DR

KENNEDY CT

POWELL AVE

KIRKLEY BLVD

ARBOR PARK DR

EXIT RAMP

ON RAMP

US HWY 190 SERVICE RD


190 HWY

190 HWY

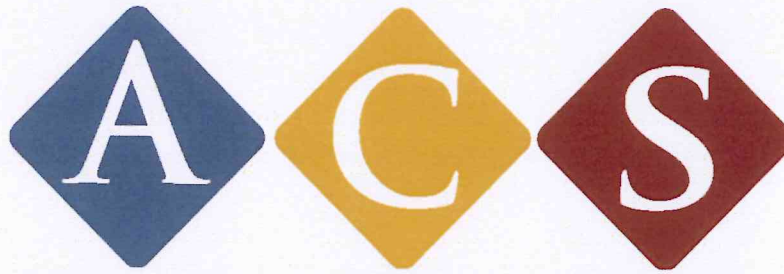
US HWY 190 SERVICE RD

190 LN

**Legend**

 P\_18\_23





**ALL COUNTY SURVEYING, INC**  
**TX Firm No. 10023600**

October 5, 2018

City of Belton  
333 Water Street  
Belton, Texas 76513

**Re: Request for "Sidewalk Waiver" – BELTON BUSINESS PARK, PHASE IV**

To: City of Belton Planning Department

The property being platted and developed is in Belton Business Park, located on the north side of Digby Drive approximately 600 feet east of Wheat Road. There are currently no sidewalks constructed on the existing developed parcels or the undeveloped sections to connect a sidewalk to. This being a commercial development, we respectfully request the City of Belton to grant a variance to the Sidewalk Standards and Policy as set forth in Section 503 of the "Design Standards" of the City of Belton.

We do not believe that a sidewalk is justified or needed for this commercial area due to the lack of pedestrian traffic traversing through and along Digby Drive.

Thank you for granting this variance, and as applicant, I wish to thank you in advance.

Respectfully,

Shane L. Wood  
All County Surveying, Inc.

# Staff Report – Planning & Zoning Item



**Date:** October 16, 2018  
**Case No.:** P-18-25 Jan Addition  
**Request:** Final Plat  
**Applicant:** Sharon Dunlap, Dunlap Engineering and Surveying  
**Owner/Developer:** Jan Norman/Andrew Voelter – HV Amity, LLC

## **Agenda Item**

P-18-25 Consider a final plat of Jan Addition Replat, 5.625 acres, comprising a 3.228 acre tract and a replat of Lot 1, Block 1, Jan Addition, located on the north side of E. Amity Road, west of Heritage Lane, in Belton's ETJ.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Case Summary**

This is a one lot subdivision proposed for residential development with frontage on East Amity Road. The ETJ line between the City of Belton and the Village of Salado bisects this property near the northwest corner of this plat. A portion of this property (2.397 acres) was platted as Jan Addition in October 2017 and was in Salado's ETJ. An additional 3.228 acres is being added which crosses into Belton's ETJ, for a total of 5.625 acres. Texas Local Government Code Section 212.007 states that for a tract of land located in the ETJ of more than one municipality, the authority responsible for approving a plat is the authority in the municipality with the largest population. Therefore, the City of Belton is the approving authority for this plat. Since the majority of the plat area lies within the Village of Salado ETJ, staff has coordinated with them in this review.

## **Project Analysis and Discussion**

This property is located in the ETJ areas of Belton and Salado so there are no zoning regulations. The property is currently undeveloped. The proposed lot is 5.625 acres in size. Following is a summary of the subdivision ordinance requirements as they apply to this subdivision plat.

**Water:** This property is located within Belton's water CCN; however, the nearest water line is approximately 1.5 miles away on the west side of I-35. There are currently no options for this property to connect to a public water supply system. A water well registered with the

Clearwater Underground Water Conservation District (CUWCD) is currently located on site. This lot meets the minimum 2 acres required for a water well.

There is no water infrastructure in this vicinity to support fire hydrants and provide fire protection. In the event of a fire, water tanker trucks will be needed to suppress the fire. Therefore, a variance for the provision of fire hydrants is requested, and supported by staff.

**Sewer:** No sanitary sewer is available to serve this subdivision. A septic system is proposed, subject to approval by the Bell County Public Health District.

**Drainage:** Since this property lies in Belton's ETJ, the city is not responsible for drainage and will defer to Bell County and their requirements.

**Streets:** E. Amity Road is a major collector street on the City's Thoroughfare Plan. This requires a minimum ROW of 80'. There is currently approximately 52' of ROW in this vicinity. The developer is responsible for dedicating half of the remaining ROW needed to achieve the 80'. When a portion of this property was platted in 2017, only 60' ROW was needed and the developer dedicated half (approximately 4') of the remaining 8' of ROW needed to achieve this. Although 80' is desirable to accommodate future widening and bar ditches for drainage needs, staff recommends we defer to the Village of Salado and County requirements since this portion of the roadway is in Salado's ETJ. Salado is requesting 60' ROW; therefore, this plat dedicates approximately 4' of ROW along the portion that is being newly platted to match the ROW dedication that occurred with the previous plat.

Regarding perimeter street improvements, the Subdivision Ordinance requires the developer to contribute one-half the total cost of paving with curb and gutter for the portion of roadway adjacent to this plat, in this case, E. Amity Road. The existing pavement width is 21'. A variance to this requirement is requested. The Subdivision Ordinance allows waiver of this requirement for single family developments not exceeding 3 lots; therefore, staff supports the requested variance.

**Sidewalks:** The Subdivision Ordinance requires the developer to construct and install a 5-foot wide sidewalk along the subdivision side of collector streets, which would apply to E. Amity Road. This requirement is waived since the plat is in the ETJ area and no entities have assumed responsibility for maintenance.

**Parkland Dedication/Fee:** Residential subdivisions are required to dedicate suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland. One acre for each 100 new dwelling units projected is required. With only one lot, the dedication would be 0.01 acre, which is considerably short of the minimum two acres desired for dedication. The fee in lieu of dedication is \$200/lot which would be \$200 for this subdivision. A variance to the parkland dedication/fee is requested. Staff concurs with the variance request since there are no plans to develop a public park in this vicinity at this time and this single lot is quite large with ample open space available to satisfy the needs of the lot owner.



**Conclusion:** Since this proposed subdivision is located in Belton's ETJ, the Bell County Engineer's Office has reviewed this plat and provided comments which are being addressed. After Council action, this plat will be taken to Bell County Commissioners Court for approval.

We have reviewed the plat and find it acceptable as a final plat..

**Recommendation**

Recommend approval of the final plat of Jan Addition subject to the following:

1. Approval of variance to water pressure requirement for fire protection;
2. Approval of variance to the perimeter street improvement and sidewalk requirement for E. Amity Road;
3. Approval of variance to the Parkland dedication/fee.

**Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. Variance Request

**City of Belton**  
Request for Subdivision Plat  
to the City Council and the  
Planning and Zoning Commission

Application is hereby made to the City Council for the following:

- ☐ Preliminary Subdivision                      Fees due \$ \_\_\_\_\_
- ☐ Final Subdivision
- ☒ Administrative Plat
- ☒ Replat
- ☒ ETJ
- ☐ City Limits

Date Received: \_\_\_\_\_ Date Due: \_\_\_\_\_ (All plans are to be returned to the Planning Department by the 15<sup>th</sup> day of the month ahead of the next month's P&Z meeting.)

Applicant: Sharon Dunlap Phone: 254-791-0152  
Mailing Address: 1101 Dakota Dr Temple TX 76504  
Email Address: dunlap.2LLC@gmail.com

Owner: Tan Norman, HVAmy, My Phone: 254-947-5189  
Mailing Address: 1578 E Amity Rd Belton TX 76513  
Email Address: \_\_\_\_\_

Current Description of Property:

Lot: 1 Block: 1 Subdivision: Tan Addition  
Acres: 5.625 Survey: F Madrigal  
Abstract #: 554 Street Address: E Amity  
Frontage in Feet: 299.93 Depth in Feet: 835.30

Does Zoning comply with proposed use? N/A Current Zoning: N/A  
Name of proposed subdivision: Tan Addition Replat  
Number of Lots: 1 Fee: \$ \_\_\_\_\_

Signature of Applicant: Sharon Dunlap Date: 8/15/18  
Signature of Owner: Tan Norman Date: 8/15/18



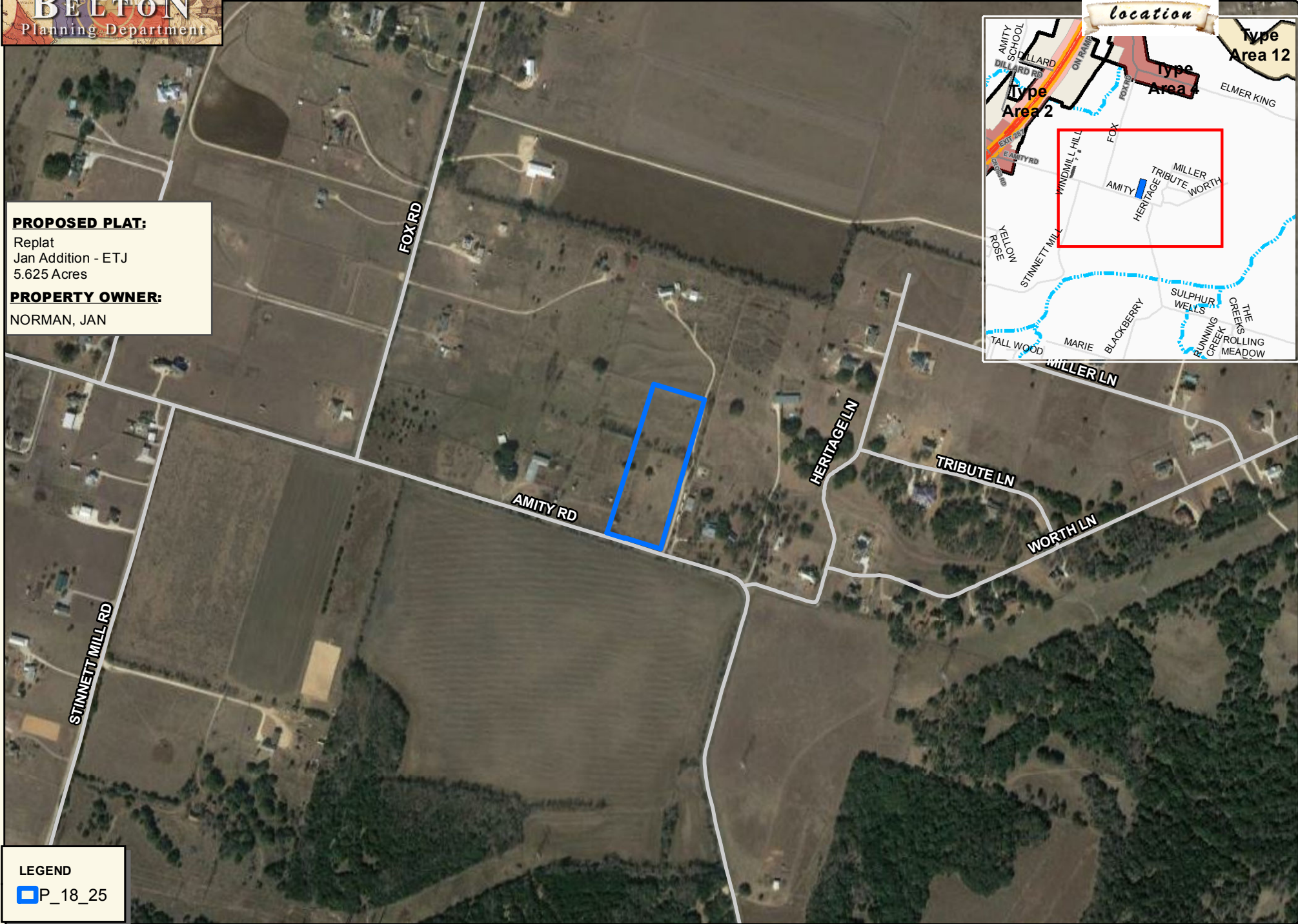
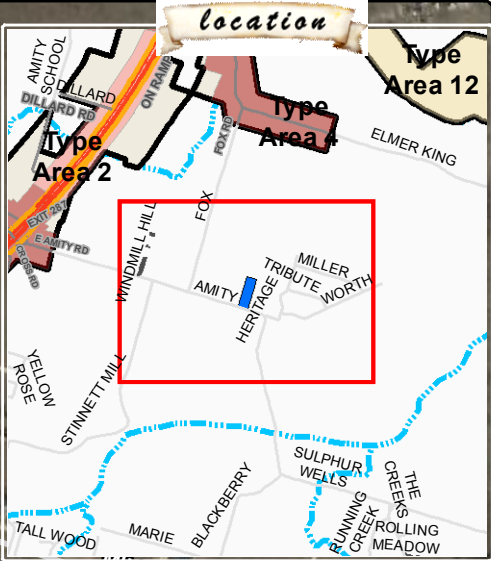




# P-18-25 LOCATION - JAN ADDITION - ETJ

**PROPOSED PLAT:**  
Replat  
Jan Addition - ETJ  
5.625 Acres

**PROPERTY OWNER:**  
NORMAN, JAN



**LEGEND**  
P\_18\_25



**PROPOSED PLAT:**  
Replat  
Jan Addition - ETJ  
5.625 Acres

**PROPERTY OWNER:**  
NORMAN, JAN

Proposed Jan Addition

AMITY RD

HERITAGE LN

TRIBUTE LN

MILLER LN

WORTH LN

**Legend**  
P\_18\_25

**Dunlap Engineering & Surveying, LLC**

1101 Dakota Drive, Temple, Texas 76504

254-791-0152

F-12548, 10186400

October 10, 2018

Cheryl Maxwell  
Planning Director  
City of Belton, Texas

Jan Addition Replat  
1 Lot, 1 Block  
5.625 acres  
A subdivision in the ETJ of the Village of Salado  
and the ETJ of the City of Belton,  
Bell County, Texas

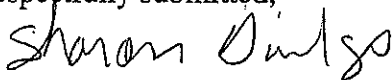
This is a request for variance of street improvements along East Amity Road for the Jan Addition Replat. Jan Addition, 1 Lot, 1 Block, was approved with no street improvements. The replat increases the frontage and acreage of the 1 lot tract of land along East Amity Road but does not increase the number of lots, therefore does not increase traffic. This portion of East Amity Road is in the Village of Salado's ETJ. Salado and Bell County did not request any improvements or fees for improvements to the road.

This is a request for a variance for fire protection for Jan Addition Replat since no public water supply exists to serve the lot. Existing houses are in the area on wells and are served by Salado Volunteer Fire Department with pumper trucks. An approved private well will serve the lot. Jan Addition, 1 Lot, 1 Block, was approved with a private well.

This is a request for variance for the parkland fee of \$200 for Jan Addition Replat. No parks are located in the ETJ. Only a small portion of the lot is in Belton's ETJ. Majority of the lot is in Salado's ETJ and Salado does not require a parkland fee.

Thank you for your consideration.

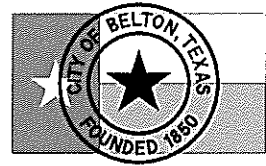
Respectfully submitted,



Sharon Dunlap, P.E., R.P.L.S.



# Staff Report – Planning & Zoning Item



## Agenda Item

Hold a public hearing and consider an ordinance amending several sections of the Zoning Ordinance as it relates to Accessory Dwelling Units (ADU).

## Originating Department

Planning – Kelly Trietsch Atkinson, Planner

## Background

Staff has received several inquiries regarding the construction of an accessory dwelling unit (ADU) for incidental use to, and located on the same lot as, a main dwelling unit. Currently, the zoning ordinance is restrictive on the opportunity for accessory dwelling units, and some of the language of the ordinance is outdated or not applicable. The City of Belton 2018 - 2022 Strategic Plan Year 1 Goal 1c – *Implement Comprehensive Plan and Update Development Policies* calls for staff to address anticipated future land use needs in the community. One of the Performance Indicators of Goal 1c is as follows:

- Update development policies to encourage:
  - Organic infill development
  - Affordable housing, where appropriate; and
  - Modified standards that ensure quality development

It is staff's recommendation that by expanding the zoning districts in which ADUs are allowed, the updated policy will accommodate organic infill development, expand affordable housing options, and make sure standards are in place to ensure quality development of this nature.

The general use of accessory buildings and accessory dwelling units is currently defined and allowed in certain zoning districts. Staff is conducting this workshop to discuss the potential for expanding the number of zoning districts where this use is allowed by either right or by specific use permit. At the same time, revisions to the definitions for such uses shall be evaluated and rewritten to reflect the intent of the revised ordinance. Note the three definitions below from our Zoning Ordinance relating generally to accessory dwelling units:

**Accessory Building:** A subordinate building or a portion of the main building located on the same lot as the main building, the use of which is incidental to that of the dominant use of the building or premises. Accessory buildings may include parking garages, adjacent farm structures, home workshops and tool houses, storage sheds, home greenhouses, etc. An accessory dwelling shall mean the same as accessory building except it may be used as a residence.

**Servant's Quarters:** An accessory dwelling in a residential district for the sole use and occupancy of a member of the immediate family or a person or persons employed on the premises by the occupant on a full time basis as domestic help, such as a maid, yard man, chauffeur, cook or gardener, but not involving the rental of such facilities or the use of separate utility connections.

**Garage Apartment:** A dwelling unit for one family erected in conjunction with a garage.

Currently, the zoning ordinance allows ADUs (also referenced as servant's quarters) in Agricultural and Residential Estates Districts. Garage apartments are defined but are not listed as a permitted use anywhere in any zoning district.

The zoning ordinance also has a definition as follows:

**Building, Main:** A building in which the principal use of the lot on which it is situated is conducted. In a residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.

Staff has evaluated this description and recommends a revision to the definition to accommodate for ADUs on residential lots.

### **Summary Information**

Staff has reviewed the zoning standards of several cities locally, around the State, and in other parts of the Country pertaining to ADUs. The zoning districts and other related requirements vary widely between the various locations. Overall, every location addressed similar zoning elements and construction requirements of ADUs. The common elements found in the various zoning ordinances and regulations of ADUs are as follows:

- Definition
- Allowed zoning districts
- Limit to the number of ADUs per lot
- Minimum lot size
- Maximum square feet allowed (determined by maximum square feet of the ADU or by maximum % of the main dwelling unit square footage)
- Maximum height limit
- Building setbacks
- Parking requirements
- Maximum % of lot coverage
- Building materials
- Utilities layout

### **Amendment to Section 42, Definitions**

The following definitions revisions are proposed:

**Building, Main:** A building in which the principal use of the lot on which it is situated is conducted. ~~In a residential district any dwelling shall be deemed to be a main building on the lot on which it is situated.~~



**Garage Apartment:** ~~A dwelling unit for one family erected in conjunction with a garage.~~

**Servant's Quarters:** ~~An accessory dwelling in a residential district for the sole use and occupancy of a member of the immediate family or a person or persons employed on the premises by the occupant on a full time basis as domestic help, such as a maid, yard man, chauffeur, cook or gardener, but not involving the rental of such facilities or the use of separate utility connections.~~

**Accessory Building:** A subordinate building or a portion of the main building located on the same lot as the main building, the use of which is incidental to that of the dominant use of the building or premises. Accessory buildings may include parking garages, adjacent farm structures, home workshops and tool houses, storage sheds, home greenhouses, etc. ~~An accessory dwelling shall mean the same as accessory building except it may be used as a residence.~~

The addition of the following definition is proposed:

**Accessory Dwelling Unit:** A subordinate building or a portion of the main building located on the same lot as the main building and may be used as a residence. Distinction is made between an Accessory Dwelling Unit with a kitchen and without a kitchen. Accessory dwelling units that do not contain a kitchen include guest houses or pool houses.

#### **Amendment to Zoning Districts to Allow Use**

##### **CURRENT:**

<b>New</b>	<b>AG</b>	<b>RE</b>	<b>SF-1</b>	<b>SF-2</b>	<b>SF-3</b>
ADU w/ Kitchen	✓	✓			
ADU w/o Kitchen	✓	✓			
<b>Existing</b>	AG	RE	SF-1	SF-2	SF-3
Building Conversion	N/A	N/A			

##### **PROPOSED:**

<b>New</b>	<b>AG</b>	<b>RE</b>	<b>SF-1</b>	<b>SF-2</b>	<b>SF-3</b>
ADU w/ Kitchen	✓	✓	SUP	SUP	SUP
ADU w/o Kitchen	✓	✓	✓	✓	✓
<b>Existing</b>	AG	RE	SF-1	SF-2	SF-3
Building Conversion	SUP	SUP	SUP	SUP	SUP

Staff recommends an accessory dwelling unit WITHOUT a kitchen to be allowed as a permitted use by right in the Agriculture, Residential Estates, Single Family-1, Single Family-2, and Single Family-3 Districts. Staff recommends an accessory dwelling unit WITH a kitchen to be allowed as a permitted use by right in the Agriculture and Residential Estates Districts and allowed by a specific use permit in the Single Family-1, Single Family-2, and Single Family-3 Districts.

It is recommended that the conversion of an existing structure into an accessory dwelling unit shall require a specific use permit as noted in the chart above.

The construction of an accessory dwelling unit may be accomplished by right, or subject to review with a Specific Use Permit (SUP). The application for an SUP provides the opportunity for individual site plan review on a case by case basis to ensure adequate site conditions and neighborhood compatibility. After the Planning and Zoning Commission workshop, it was recommended that building permits for ADU should be issued for owner-occupied property only.

The following changes to Section 36.3 are recommended:

#### **Amendment to Section 36.3 – Accessory Building and Use Regulations**

Accessory dwelling units in the A, ~~and RE~~, SF-1, SF-2, and SF-3 Districts shall be allowed as an incidental residential use of a building on the same lot as the main dwelling unit ~~and used by the same person or persons of the immediate family~~, and **must** meet the following standards:

- A. The accessory dwelling unit must be constructed to the rear of the main dwelling, ~~separate from that upon which the main dwelling is constructed. Each lot must have a minimum of one-half (½) acre upon which an accessory dwelling unit may be constructed.~~
- ~~B. The accessory dwelling unit may be constructed only with the issuance of a Building Permit.~~
- C. The accessory dwelling unit may not be sold separately from sale of the entire property, including the main dwelling unit, ~~and shall not be sublet.~~
- D. Setback requirements shall be the same as for the main structure.

Staff recommends the following items be included in Section 36.3

#### **Section 36 - ADU requirements (baseline considerations):**

- Lot must be zoned AG, RE, SF-1, SF-2, SF-3
- Limit to ONE ADUs per lot
- Minimum lot size is 5000 square feet
- Maximum square feet allowed shall be no more than 800 square feet or no more than 75% of the square footage of the main building, whichever is less
- Maximum height limit of 2 ½ stories
- Building setbacks – ADU must be constructed to the rear of the main building and observe the same side yard setbacks as the main building. An ADU shall have a rear yard setback of no less than 10 feet.
- One additional parking space is required for the addition of an ADU
- Maximum lot coverage shall be no more than 75% with the addition of an ADU
- Building materials shall be compatible with the main building and comply with the City of Belton Design Standards
- Utilities must share meters with the main building



## **Recommendation**

Recommend approval of amendments to the Zoning Ordinance as follows:

- a) Amend Section 42, Definitions by removing the definition for Servant's Quarters and for Garage Apartment, revising the definition for Main Building and for Accessory Building, and creating a separate definition for Accessory Dwelling Unit.
- b) Amend Section 8, Agricultural District by replacing Servant's Quarters with Accessory Dwelling Unit.
- c) Amend Section 33, Specific Use Permit:
  - a. 33.4 – Agricultural District to allow for the conversion of an existing building into the use of an ADU.
  - b. 33.5 – Residential Estates District to allow for the conversion of an existing building into the use of an ADU.
  - c. 33.6 – SF-1, SF-2, and SF-3 ONLY to allow for an ADU and the conversion of an existing building into an ADU.
- d) Amend Section 36.3, Accessory Building and Use Regulations to outline the following:
  - a. Lot must be zoned AG, RE, SF-1, SF-2, SF-3
  - b. Limit to ONE ADU per lot
  - c. Minimum lot size is 5000 square feet
  - d. Maximum square feet allowed shall be no more than 800 square feet or no more than 75% of the square footage of the main building, whichever is less
  - e. Maximum height limit of 2 ½ stories
  - f. Building setbacks – ADU must be constructed to the rear of the main building and observe the same side yard setbacks as the main building. An ADU shall have a rear yard setback of no less than 10 feet.
  - g. One additional parking space is required for the addition of an ADU
  - h. Maximum lot coverage shall be no more than 75% with the addition of an ADU, including the main building and any other accessory buildings.
  - i. Building materials shall be compatible with the main building and comply with the City of Belton Design Standards
  - j. Utilities must share meters with the main building
  - k. Lot must be platted or exempt from platting per Section 45, Creation of Building Site
  - l. ADU building permit issued for owner-occupied property only