

Minutes of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, December 18, 2018

---

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, David Jarratt, Lewis Simms, Ty Hendrick, Dave Covington, Stephanie O'Banion, Allison Turner and DJ Fuller. The following staff members were present: Director of Planning Cheryl Maxwell, Planner Kelly Atkinson, IT Ryan Brown and Planning Clerk Laura Livingston. Board member Michael Pressley was absent.

**Pledge of Allegiance** – Chair Baggerly led all present.

**Invocation** – Mr. Jarratt gave the Invocation.

**1. Call To Order.**

Chair Baggerly called the meeting to order at 5:30 P.M.

**2. Minutes from the previous Planning and Zoning Commission meeting.**

Ms. O'Banion made a motion to approve the minutes from November 20, 2018, seconded by Mr. Simms. The motion passed unanimously with 8 ayes, 0 nays.

**3. Z-18-16 Hold a public hearing and consider a zoning change from Planned Development Retail District to amended Planned Development Retail District to revise the site plan/architectural details regarding building colors for the Walmart Retail Center on a 24.687 acre tract located at 2604 N. Main Street, near the northwest corner of Main Street and Sparta Road.**

Ms. Maxwell presented the staff report (Exhibit A).

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

Mr. Simms said the Walmart in Temple has one corner painted orange, which is also proposed for the Belton Walmart. Mr. Simms said when you combine blue, gray and bright orange on Main Street he is not in favor of that and he thinks it's incongruous with the surrounding area. The natural brown blends in better and will maintain a better appearance for the longevity of the building.

Chair Baggerly asked if there was anyone from Walmart present at the meeting? Gretchen Gause, senior architect representing CMA in Fort Worth, said she is present to answer any questions. Walmart is changing its color scheme around the country as the staff report detailed. Chair Baggerly asked if the Belton Walmart is made of stucco? Ms. Gause said it is EIFS and CMU and then explained EIFS is a fake stucco and CMU stands for concrete masonry units.

Mr. Jarratt said he didn't think the Walmart would go unnoticed if it kept the current brown color scheme, and so he agreed with staff recommendation to disapprove the request. He said he agreed with Mr. Hendrick, there is nothing overtly wrong with it yet he doesn't think Belton is out of step in taking this approach.



Mr. Covington said he didn't feel strongly one way or the other. He said he reverts to the decision that was made in the early 2000s. Chair Baggerly said he tends to agree. We have an agreement in place and he wouldn't mind honoring that. But, Mr. Covington said, if Council decides to approve the colors, he's not going to lose any sleep over it.

Mr. Simms made a motion to disapprove Z-18-16, as was recommended by City Staff. Mr. Hendrick seconded the motion. The motion was approved with 8 ayes, 0 nays.

**4. Z-18-17 Hold a public hearing and consider a zoning change from Agricultural District to Multi Family District on a 24.801 acre tract located at 1051 W. Avenue O, on the south side of W. Avenue O, between S. Loop 121 and Connell Street, west of existing Laila Lane.**

Ms. Maxwell present the staff report (Exhibit B).

Mr. Jarratt abstained from items 4, 5, and 6.

Chair Baggerly opened the public hearing.

Todd Scott, 1432 Overlook Ridge, is the developer and contractor for the project. Mr. Scott said it's a project that has been ongoing for more than a year that has gone through extreme scrutiny from HUD and their underwriting mechanism. HUD did an analysis of the area to make sure there is demand, then a third-party company completed a market analysis. They are building a 60 building, 120 units, one lot, one block, single story apartment complex, Mr. Scott said. It will be a gated, private neighborhood with three gated entrances and an amenity center. Apartments will have granite countertops, hardwood floors, walk-in showers, upgraded amenities and finishes. The market study showed that Fort Hood and surrounding Bell County is the number one military retirement destination in the country. They are projecting a 17.4% growth in the 62 and older population in the Belton market area in the next five years. By the time they are finished building this property, the study shows they will not have impacted the demand for senior living at all. Mr. Scott explained there is a 1.7% vacancy rate in the Bell County area for senior living, so this project will be meeting this demand for housing. Just because it's HUD financed does not mean it's low rent or subsidized living; this is a market rate rental property, Mr. Scott said, and this will be the first one in this area in over 50 years. So, what does that mean for Belton? This property will generate \$550,000 to Belton in property taxes a year, Mr. Scott said. The demand for commercial properties in that area on Highway 190 will grow because of this new neighborhood. Mr. Scott mentioned the construction jobs that will be created for this \$25 million project. He thanked City Staff for their help on this project.

Joe McNamara Jr., 1202 West Avenue O, asked if there would be a detention pond built so water wouldn't come his way. He planned to speak to Mr. Scott about this.

Ms. Kathryn Klingler, 1110 West Avenue O, said she did not agree with the proposal.

The public hearing was closed and Mr. Scott returned to the podium to answer questions. He showed on the map where the development would start in relation to Ms. Klingler's property. Ms. Klingler asked if the road will go on top of a hill? Mr. Scott said it will get excavated. Ms. Klingler said so you're going to take away my hill?



Chair Baggerly said statements need to be made at the podium to be on record. Mr. Scott said he would need to look, as he did not come prepared to answer that question right now. Mr. Scott discussed with Ms. Klingler the entry points to her property. Chair Baggerly said the road would be discussed more in the next agenda item.

Mr. Covington asked if Ms. Klingler objected to the relocation of the road or to the zoning? Ms. Klingler said she would object to both; however, her statements were made from the audience and unintelligible.

Mr. Scott explained the drainage system that's proposed for the property. He said it will actually improve the amount of water that comes to Mr. McNamara's property.

Mr. Hendrick said it seems like a reasonable request to change from AG to MF. Mr. Covington said it is consistent with the Future Land Use Map.

Ms. Maxwell said all other adjacent properties will remain in their current zoning.

Mr. Simms made a motion to approve Z-18-17, a zoning change from AG to MF district on a 24.801 acre tract located at 1051 W. Avenue O. Mr. Hendrick seconded the motion. The motion was approved with 7 ayes, 0 nays.

**5. Hold a public hearing and consider an ordinance amending the Thoroughfare Plan Map to relocate a portion of the proposed extension of Southwest Parkway, north of Laila Lane, located between S. Loop 121 and Connell Street.**

Ms. Maxwell present the staff report (Exhibit C).

Chair Baggerly opened the public hearing.

Ms. Klingler, 1110 West Avenue O, said the proposed road that will level a hill next to her home is a problem. She has a driveway that runs parallel to West Avenue O and it goes up onto a hill. She has a well at her home and she is worried about the water becoming polluted. She said there is a lot that must be considered when taking out a hill and it has aesthetic purposes. Her house isn't really noticed in its location and to have a road installed there would mess up her driveway. She would like to maintain the two entrances to her home on either side of the hill. Ms. Klingler said she would like for that road to be moved somewhere else, farther down the road. She suggested a different entrance point for the road and said she believes there is a better place for this road.

Mr. McNamara asked about the 911 center. Mr. Scott said he can address all of their concerns. He said he could very easily tie Ms. Klingler's driveway into the new road to improve the driveway. Chair Baggerly closed the public hearing.

Ms. Maxwell showed the current Thoroughfare Plan Map and Southwest Parkway as currently proposed. She stated if this alignment is kept, it would be adjusted slightly to run alongside McNamara's property and not bisect his property.

Mr. Scott explained the existing home on the property will be converted to an amenities center. The City and HUD did not want a collector road to cut through the senior living complex, which the current alignment would do. This would pose a life safety issue, which is why this change is proposed.



Chair Baggerly asked to see the map to show where the road would go along Ms. Klingler's property. Ms. Maxwell said the map she received in the mail was incorrect. Ms. Maxwell showed the updated map with the correct alignment farther eastward. Ms. O'Banion said the Future Land Use Map and Thoroughfare Map were anticipating development in this area.

Mr. Hendrick made a motion to approve an ordinance amending the Thoroughfare Plan Map to relocate a portion of the proposed extension of Southwest Parkway, north of Laila Lane, located between South Loop 121 and Connell Street. Ms. O'Banion seconded the motion. The motion was approved with 7 ayes, 0 nays.

- 6. P-18-27 Consider a preliminary plat of City Lights Addition, comprising 45.352 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, west of Laila Lane.**

Ms. Maxwell present the staff report (Exhibit D).

Chair Baggerly asked about the proposal for parkland and if it includes the detention pond. Mr. Scott said no.

Mr. Hendrick made a motion to approve P-18-27, a preliminary plat of City Lights Addition. Mr. Simms seconded the motion. The motion was approved with 7 ayes, 0 nays.

Ms. O'Banion said what she witnessed at the meeting was that Mr. Scott would come together with the residents to come to an agreement. She thanked Mr. Scott for his work and that Belton wants these developments and has planned for the growth.

- 7. P-18-26 Consider a final plat of Southloop Industrial Park Phase II, a replat of Southloop Industrial Park, Lot 1, Block 1, comprising 13.475 acres located on the northwest corner of Capitol Way and Grove Road, east of I-35 and south of Loop 121.**

Ms. Maxwell present the staff report (Exhibit E).

Ms. O'Banion asked Ms. Maxwell to help her understand why the property had to be replatted and who initiated that replat? Ms. Maxwell said she believed it was initiated because they wanted a building permit for the property. The building permit process triggers a requirement to plat. Normally, the plat would go administratively, but if any variance is requested (in this case, for the sidewalks) Staff presents these cases to P&ZC and City Council.

Mr. Todd Mantz, 2802 Capitol Way, president and owner of USA Capitol, which the street Capitol Way is named after, said they sold a piece of property to RSS that is developing it with a sidewalk. He does not have a problem with putting a sidewalk along Capitol Way but he does have a problem from a safety standpoint to encourage pedestrian traffic down Groves Road. When employees are let out during the day from various plants, it is mass chaos along that road, Mr. Mantz said. His position is to take the pedestrian traffic to Loop 121 because all of the traffic is going to be coming from Groves Road. Mr. Mantz is asking for a variance mainly for Groves Road. He does not think it would be a safe idea to have people walking through an industrial center.

Chair Baggerly said he agrees that it is necessary on Capitol Way. No one wants to be the first to put a sidewalk in, Chair Baggerly said. Ms. Maxwell said she is a walker and people will walk where



they want to, and most people will not be deterred just because there is not a sidewalk. A sidewalk makes it safe to walk.

Mr. Simms said people are going to walk down a road despite the lack of a sidewalk, and if there is a safety concern it is better to have them on a sidewalk than have them on a street. He used a recent example of when the City Council echoed these sentiments. Mr. Mantz said he would suggest developing a sidewalk on both sides of the road because of the traffic that will come across those sidewalks and if you put the onus entirely on him and his side of the road, he thinks they need to give people the choice to walk on both sides. He said when UPS lets out it's mass chaos, when he lets his people out, it's mass chaos. He doesn't want to encourage anyone to walk down Groves Road.

Mr. Hendrick asked about Mesquite Road and if a variance was granted for the sidewalks there. Ms. Maxwell said that was in conjunction with the Cedar Crest plat and at that time we were looking at the Thoroughfare Plan amendment to relocate Mesquite Road. We required the sidewalk for Capitol Way but not for Mesquite Road because the alignment had not been approved at that point. Ms. Maxwell said sidewalks are required on both sides of collector streets. It's a general requirement, she said. A sidewalk can be required if platting is triggered, Ms. Maxwell said.

Ms. O'Banion said the reason we are replatting is because? Ms. Maxwell said the original lot included what the applicant owns and a section to the west. When the tract was divided the property should have been platted, but it was not. Our way of addressing current requirements is with the building permit. The building permit cannot be issued unless it is built on a platted property, which then triggers the requirement for the sidewalks, Ms. Maxwell said.

Chair Baggerly asked if there were any plans for Groves Road to extend? Ms. Maxwell said she didn't believe there was any extension planned at this time. Chair Baggerly asked where the bus stop is located along Loop 121? Ms. Maxwell was uncertain of the exact location and said it's hard to say the routes that people will take. Mr. Covington said there is no way to tell what kind of development might occur on the east side of Capitol Way and that's the point of putting in sidewalks as property is developed to prepare for the future. Mr. Jarratt said someone has to go first and that's why we have a process and why we have perimeter street improvements.

Ms. O'Banion said she can support the sidewalks along Capitol Way, but she did not vote in favor of sidewalks previously. She does not feel comfortable supporting a sidewalk along Groves Road and she doesn't believe they should encourage pedestrian traffic there. And it costs \$50,000, she said. Ms. Maxwell said they are reviewing site plans now, but that estimate is assuming there are no driveways, so it will be less, but it is still a high dollar amount. The estimate was based on the entire frontage having a sidewalk, Ms. Maxwell said.

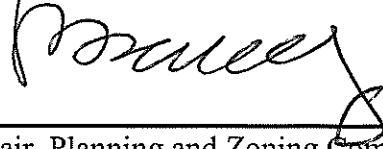
Chair Baggerly said he can see both sides as well and he does agree that there is a need for sidewalks in their business parks. It was a mistake they made in a similar situation that may not see as much traffic; so he is torn, Chair Baggerly said.

Mr. Simms said he drives that area almost every day in the Belton Business Park and there are people walking up and down it all of the time. There is a gym there and people are running up and down the road and zero sidewalks for them to use. You don't know what is going to happen 10 years from now, Mr. Simms said. There is clearly a lot of development in this area. This is a part of the process and he didn't see any extenuating circumstances at this point that would warrant a variance. Mr. Covington said he agreed with Mr. Simms.



Mr. Simms made a motion to approve P-18-26, a final plat of Southloop Industrial Park Phase II as recommended by staff (including the requirement for a sidewalk along both Capitol Way and Groves Road). Mr. Jarratt seconded the motion. The motion was approved with 6 ayes, 2 nays. Commissioners O'Banion and Fuller cast the dissenting votes.

With no further business, the meeting was adjourned at 6:38 p.m.



---

Chair, Planning and Zoning Commission



# Staff Report – Planning & Zoning Item



**Date:** December 18, 2018  
**Case No.:** Z-18-16  
**Request:** PD-R to Amended PD-R for Building Colors  
**Applicant:** Carol Cook/CMA  
**Owner:** Raul Chio/Walmart Real Estate Business Trust (R.E.B.T.)

## **Agenda Item**

Z-18-16 Hold a public hearing and consider a zoning change from Planned Development Retail District to amended Planned Development Retail District to revise the site plan/architectural details regarding building colors for the Walmart Retail Center on a 24.687 acre tract located at 2604 N. Main Street, near the northwest corner of Main Street and Sparta Road.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Current Zoning**

Planned Development-Retail

## **Proposed Zoning**

Amended Planned Development-Retail for Revision in Building Colors

**Future Land Use Map (FLUM) Designation:** Commercial/Retail; and Lifestyle Center

**Design Standards Type Area:** 5 - Primarily retail, commercial, and mixes uses.

## **Case Summary**

This property was rezoned to a Planned Development – Retail District to allow construction of a general retail store (Walmart) in October 2003. The final plat and site plan were approved in February 2004, and included specific language regarding the building colors. Walmart wishes to change the color scheme of the building exterior from the brown/earth tones to the blue/gray color hues. An amendment to the PD site plan is requested to accommodate this change.

## **Project Analysis and Discussion**

This property and several others in this vicinity are zoned a Planned Development District with some areas Retail/Commercial. Several retail centers are nearby including the following:



## Exhibit A

Murphy Oil USA, Taco Bell, retail center with Papa John's Pizza and UPS, Spa de Miel Nail Salon, office building undergoing redevelopment, retail center with Dollar Tree and Cato, Taqueria Mexicano Grill, Legacy Landing Apartments, Goodwill Center, Goodyear Auto Service, Dossman Funeral Home, Belton Small Animal Clinic, Belton Eye Care Center, HEB Plus and retail center with Papa Murphy's Pizza.

The PD-Retail Zoning that was approved for this site in 2003 included the following conditions:

- a. Use of the property shall conform to all respects of the Retail district and shall allow other associated and related uses.
- b. Development of the property shall conform to the Retail district and the Planned Development site plans and architectural plans, the approval of which will be deferred to the Preliminary Platting process on the property, or as requested by the applicant.**
- c. Landscaping, screening, parking, site circulation, signage, outside storage and other performance standards will be addressed in conjunction with site plan approval.
- d. Development of the out parcels will be subject to site plan approval.

The site plan included various architectural details including a color scheme of natural beige and green that blends with the surrounding trees on site. A monument sign that hints to a Chisholm Trail theme (flanked by wagon wheels) was also part of this plan.

Walmart wishes to change the building colors as part of their brand refreshing. They are implementing this color scheme across the country as stores come up for remodel, and have been in process of transitioning their stores for approximately two years. All new stores are using the blue/grey scheme unless not allowed by local jurisdictions. For general construction, the brown scheme is no longer being used. Information from Walmart indicates that most cities in Texas are moving to the blue/grey color scheme with the exception of Frisco.

Early this year, staff was presented with a request to replace the existing eternally lit monument signs with internally illuminated signs. Staff was unaware of the PD conditions at that time and allowed the replacement. Shortly thereafter when this mistake came to light, staff informed Walmart of the error and that future sign replacement would be required to comply with the original PD site plan conditions.

In 2003/2004 when the site plan was approved, the brown/beige colors were proposed to blend with the existing trees and provide a more natural development character, partly to minimize the visual impact of a new big box store. While it is certainly subjective as to what may be considered appropriate today, 15 years later, it is staff's judgement the brown color scheme is preferred for the same reasons it was preferred in 2003/2004. Many of the surrounding developments have structures on site that also adhere to the more natural brown color scheme. Murphy Oil USA gas pumps were just reconstructed with a brown color scheme. Almost all of the surrounding structures previously identified have a brown/beige color scheme. The one exception is the office building just west of the nail salon on Sparta Road which is undergoing redevelopment and is currently a gray color. It does not appear that maintaining the brown



## **Exhibit A**

color scheme is a hardship for Walmart or that it would negatively impact the presence of this important retailer, and therefore, we recommend retaining the original brown color scheme.

### **Recommendation**

While we recognize this is a judgment call, on balance we recommend disapproval of the requested amended Planned Development-Retail Zoning District to revise the site plan/architectural details regarding building colors for the Walmart Retail Center, and recommend retention of the originally approved standards.

### **Attachments:**

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Property owner's list
8. Existing elevation color scheme
9. Proposed elevation color scheme
10. PD Ordinance from 2003 rezoning
11. P&ZC/CC minutes from 2004 plat review



# Staff Report – Planning & Zoning Item



**Date:** December 18, 2018  
**Case No.:** Z-18-17  
**Request:** Agricultural to Multi Family  
**Owner/Applicant:** Todd Scott - KDAVEO, LLC

## **Agenda Item**

Z-18-17 Hold a public hearing and consider a zoning change from Agricultural District to Multi Family District on a 24.801 acre tract located at 1051 W. Avenue O, on the south side of W. Avenue O, between S. Loop 121 and Connell Street, west of existing Laila Lane.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Current Zoning**

Agricultural District

## **Proposed Zoning**

Multi Family District

**Future Land Use Map (FLUM) Designation:** Primarily residential with commercial/retail uses along Avenue O frontage.

## **Design Standards Type Area:** 9 & 2.

9 – (Majority of area) – Projected to be a mixture of uses taking into consideration context and the Loop 121 corridor.

2 – (Along Avenue O frontage) – Projected to be primarily commercial highway frontage uses with opportunities for mixed uses, hotels, restaurants, new car dealerships, multi-story office, and other similar commercial uses.

## **Case Summary**

This property is the proposed site of a senior living complex to include duplexes for rent, an assisted living facility, and an amenity center. This property is being included as part of a five-lot subdivision, City Lights Addition, and will comprise Lots 1 – 3 of Block 1. The plat will include extensions of Laila Lane westward, and Southwest Parkway northward. The alignment of Southwest Parkway will be revised slightly; a Thoroughfare Plan amendment is proposed to accommodate this change. The subdivision preliminary plat and Thoroughfare Plan amendment are also on this meeting's agenda.



**Project Analysis and Discussion**

A senior living complex is proposed for development on this site. This property is currently zoned Agricultural District and is undeveloped except for a single residence and an accessory storage building. The applicant also owns adjacent properties to the west and south, which are zoned agricultural and are undeveloped at this time. These properties will be developed at a later date and may include a single family residential development. All of the applicant's properties in this vicinity are being platted as City Lights Addition, which is also on this meeting's agenda. Other property to the south is zoned Two-Family District and is undeveloped except for a personal wireless service facility, i.e. cell tower. Adjacent property to the east is zoned Planned Development – Two Family District, and is the site of Southwood Hills, Phase II, currently undergoing development for duplexes. Also to the east is a tract zoned Agricultural, currently used residentially.

The owner is proposing to develop 60 duplexes, or 120 units which will be available for rent to seniors aged 62+, and is applying for a 221(d)(4) financing program through the US Department of Housing and Urban Development (HUD). A proposed site plan has been provided and is included as an attachment. The proposed units will be one story with half of the units designed as 1 bath/1 bedroom and half as 2 bath/2 bedrooms, each with a one-car garage and one driveway, to provide the required two parking spaces per unit. The assisted living facility will include 60 total residents, with 24 in the assisted living section and 36 in memory care. The proposed amenity center will be available for residents of either the assisted living center or the duplex community and will include a business center, game room, indoor gym, coffee café, outdoor sport court, dog park, community garden, walking track and resting gazebo, outdoor BBQ area and outdoor gathering area with a fireplace. The duplexes and amenity center will be located on Block 1, Lot 3 of proposed City Lights Addition. The assisted living center will be located on Block 1, Lot 1. Proposed use for Block 1, Lot 2 has not yet been determined.

The requested Multi Family Zoning District allows the proposed duplex use and associated community center/recreational facilities, as well as an assisted living facility or nursing home. This zoning district also allows detached single family dwellings and a traditional apartment complex.

Area requirements for the requested Multi Family Zoning District include a maximum density of 18 dwelling units per acre. The proposed density for the duplex development is 8 dwelling units per acre. Maximum lot coverage is 40%; a 10' separation is required between buildings without openings and 15' between buildings with openings and when adjacent to a side street; a 20' rear yard is required. In addition to the required two parking space per unit, the applicant is providing 32 off street parking spaces throughout the duplex development, and 27 spaces at the amenity center. The preliminary site plan for the duplex community satisfies these requirements. A detailed review will occur in conjunction with the building permit. We have not reviewed a site plan for the assisted living facility; this will also occur in conjunction with the building permit review. Subdivision plat approval is required prior to issuing any building permits.



## **Exhibit B**

The FLUM identifies this area as proposed for residential use with commercial/retail development along the Avenue O frontage. The Multi Family Zoning District is considered appropriate for either the residential or commercial/retail land use category. There are a variety of residential uses in this general area to include duplexes and detached single family homes. The requested Multi Family Zoning District is consistent with the FLUM, compatible with existing uses, and appears to be reasonable in this location.

### **Recommendation**

Recommend approval of zoning change from Agricultural District to Multi Family District.

### **Attachments:**

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo
5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Property owner's list
8. Field notes
9. Proposed site plan for duplex development
10. Conceptual master plan





## Staff Report – Planning & Zoning Item

### Agenda Item

Hold a public hearing and consider an ordinance amending the Thoroughfare Plan Map to relocate a portion of the proposed extension of Southwest Parkway, north of Laila Lane, located between S. Loop 121 and Connell Street.

### Originating Department

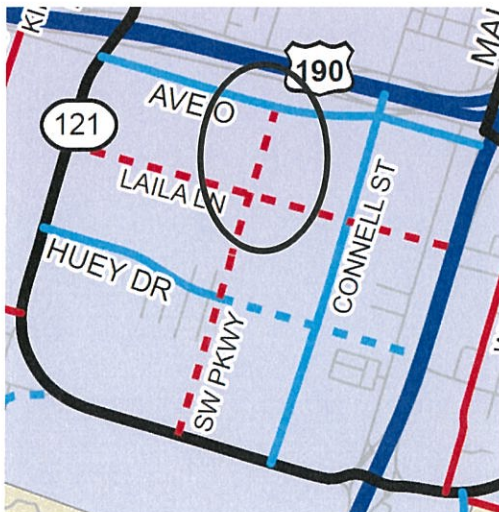
Planning – Cheryl Maxwell, Planning Director

### Summary Information

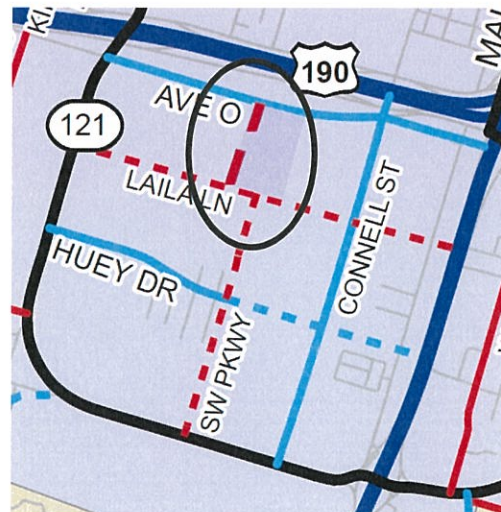
Belton's Thoroughfare Plan is a long range plan that identifies the location and type of roadway facilities that are needed to meet projected long-term growth within the area. The current Thoroughfare Plan was last updated in 2015.

Several properties within the South Loop 121, I-14, I-35 boundary are undergoing development. A new project, City Lights Addition, proposes to extend Southwest Parkway northward from an extension of Laila Lane. The future alignment shown on the current Thoroughfare Plan map shows Southwest Parkway extending northward in a straight line from Loop 121 to Avenue O. The proposed new alignment keeps this path northward to the Laila Lane intersection where it will then stop and then jog approximately 925' to the west, where it will then continue northward to Avenue O. See exhibits below:

Current Alignment



Proposed Revision





## **Exhibit C**

The change in alignment is supported by the City Lights developer and is requested to accommodate traffic anticipated as a result of this development. With 120 duplexes proposed, and a 60 bed assisted living facility, collector streets will be needed to provide adequate circulation. We are not aware of any development plans along the current alignment of Southwest Parkway. It currently would run along the west side of the Bell County complex where the 9-1-1 Dispatch Center is located, and along the east side of a 5 acre tract that is currently used residentially. Bell County Judge John Burrows previously expressed opposition to the current alignment on the Plan due to security concerns for the Bell County Center.

Notice of the proposed change to the Thoroughfare Plan map and public hearing was printed in the December 6, 2018 edition of the Belton Journal. Notices were also mailed to property owners in the vicinity of both the current and proposed alignment projected north of Laila Lane.

NOTE: The map that was sent to the property owners showed the proposed new alignment along the western property line of the City Lights Addition plat boundary. This is not correct. The alignment is slightly to the east and will be completely contained within the City Lights Addition property. A corrected map has been prepared and included as an attachment.

### **Recommendation**

1. Conduct a public hearing;
2. Recommend approval of proposed revision to the city Thoroughfare Plan Map.

### **Attachments**

Notice to property owners

Property owners list

Corrected Map of Thoroughfare Plan Options for Southwest Parkway





# Staff Report – Planning & Zoning Item

Date: December 18, 2018  
Case No.: P-18-27 City Lights Addition  
Request: Preliminary Plat  
Applicant/Owner: Todd Scott - KDAVEO, LLC

## **Agenda Item**

P-18-27 Consider a preliminary plat of City Lights Addition, comprising 45.352 acres, located on the south side of W. Avenue O, between S. Loop 121 and Connell Street, west of Laila Lane.

## **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

## **Current Zoning**

Agricultural District

## **Proposed Zoning**

Multi Family District

**Future Land Use Map (FLUM) Designation:** Primarily residential with commercial/retail uses along Avenue O frontage.

## **Design Standards Type Area:** 9 & 2.

9 – (Majority of area) – Projected to be a mixture of uses taking into consideration context and the Loop 121 corridor.

2 – (Along Avenue O frontage) – Projected to be primarily commercial highway frontage uses with opportunities for mixed uses, hotels, restaurants, new car dealerships, multi-story office, and other similar commercial uses.

## **Case Summary**

This property is the proposed site of a senior living complex to include duplexes for rent, an assisted living facility, and an amenity center. A zoning change from Agricultural District to Multi Family District is needed to accommodate the proposed uses and is on this meeting's agenda. This development will include extensions of Laila Lane westward, and Southwest Parkway northward. The alignment of Southwest Parkway will be revised slightly; a Thoroughfare Plan amendment is proposed to accommodate this change, which is also on this meeting's agenda.



**Project Analysis and Discussion**

This plat includes 45.352 acres and proposes a total of 5 lots. The lots range in size from 2.057 acres to 15.517 acres. A senior living duplex community and amenity center is proposed for development on Block 1, Lot 3, consisting of 15.517 acres. An assisted living center is proposed on Block 1, Lot 1, consisting of 4.001 acres. Proposed use of the remaining lots has not yet been determined.

The owner is proposing to develop 60 duplexes, or 120 units which will be available for rent to seniors aged 62+, and is applying for a 221(d)(4) financing program through the US Department of Housing and Urban Development (HUD). The proposed units will be one story with half of the units designed as 1 bath/1 bedroom and half as 2 bath/2 bedrooms, each with a one-car garage and one driveway, to provide the required two parking spaces per unit. In addition to the required two parking space per unit, the applicant is providing 32 off street parking spaces throughout the duplex development, and 27 spaces at the amenity center. The assisted living facility will include 60 total residents, with 24 in the assisted living section and 36 in memory care. The proposed amenity center will be available for residents of either the assisted living center or the duplex community and will include a business center, game room, indoor gym, coffee café, outdoor sport court, dog park, community garden, walking track and resting gazebo, outdoor BBQ area and outdoor gathering area with a fireplace. Please refer to Zoning Case Z-18-17 for more details regarding the proposed use of the property.

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

**Streets:** One entrance to the duplex development on Block 3, Lot 1 is proposed from Laila Lane, and two entrances are proposed from Southwest Parkway. Laila Lane and Southwest Parkway are minor collectors on the city's Thoroughfare Plan map. Minor collectors require a minimum ROW width of 60'. Laila Lane will be extended westward from its current termination point as part of this development and will be constructed with a 37' pavement width with curb and gutter within a 70' ROW. A portion of Southwest Parkway will be construction to connect with the current alignment as shown on the Thoroughfare Plan south of Laila Lane. A Thoroughfare Plan amendment is under consideration to adjust the alignment of Southwest Parkway north of Laila Lane where it will connect to Avenue O. These segments of Southwest Parkway will be constructed with a 37' pavement width with curb and gutter within a 70' ROW.

West Avenue O is a major collector on the city's Thoroughfare Plan map. Major collectors require a minimum ROW width of 80'. There is currently approximately 155' of ROW; no additional ROW is needed. Existing pavement width of Avenue O in this vicinity is approximately 42'; there is no curb/gutter but instead a bar-ditch drainage system. The City Public Works Director has determined that no perimeter street improvements are needed for Avenue O.

**Sidewalks:** Per the city's Subdivision Ordinance, a 5' wide sidewalk is required along both sides of collector streets and the subdivision side of collector streets. Therefore, a 5' wide



## **Exhibit D**

sidewalk is required along both sides of Laila Lane and Southwest Parkway, and the south side of W. Avenue O.

**Water:** An existing 8" water line runs along the south side of West Avenue O. There is also an 8" waterline stubbed out at the end of the existing termination of Laila Lane. The applicant will be connecting these two lines with an 8" water main that will be extended along the new sections of Southwest Parkway and Laila Lane. The 8" line satisfies minimum requirements for fire protection.

**Sewer:** An existing 8" sewer line runs along Laila Lane, east of this property. The applicant proposes to tie into this line and extend an 8" line throughout the subdivision and along the extension of Laila Lane westward. The developer's engineer will confirm the existing 8" along Laila and existing 10" in Connell can handle the projected sewer flows.

**Drainage:** Pre and post-drainage maps have been provided. On-site detention pond(s) will be required to address drainage needs and will be privately owned and maintained. Detailed plans and the drainage report will be reviewed with the final plat and site plan.

**Parkland Dedication/Fees:** The parkland fee is \$200 per residential unit. For 120 dwelling units, the fee equates to \$24,000. These funds will be used to develop the city park near the Liberty Valley development, which is within a one-mile radius of this subdivision.

**Conclusion:** We have reviewed the plat and find it acceptable as a preliminary plat, subject to all conditions identified in the city's letter to the applicant dated December 14, 2018.

### **Recommendation**

Recommend approval of the preliminary plat of City Lights Addition, subject to the following:

- 1) all items addressed in city's December 14, 2018 letter to the applicant;
- 2) approval of zoning change to Multi-Family District; and
- 3) approval of revision to the Thoroughfare Plan map to adjust alignment of Southwest Parkway.

### **Attachments**

1. Preliminary Plat Application
2. Preliminary Plat
3. Location Map
4. Rezoning boundary map
5. Thoroughfare Plan map with proposed amendment
6. City letter to applicant dated December 14, 2018





## Staff Report – Planning & Zoning Item

**Date:** December 18, 2018  
**Case No.:** P-18-26 Southloop Industrial Pk, Ph II  
**Request:** Replat  
**Applicant:** Charles Lucko, All County Surveying  
**Owner:** Todd Mantz

### **Agenda Item**

P-18-26 Consider a final plat of Southloop Industrial Park Phase II, a replat of Southloop Industrial Park, Lot 1, Block 1, comprising 13.475 acres located on the northwest corner of Capitol Way and Grove Road, east of I-35 and south of Loop 121.

### **Originating Department**

Planning – Cheryl Maxwell, Director of Planning

### **Current Zoning: Light Industrial District**

**Future Land Use Map (FLUM) Designation:** Commercial/Retail with Commercial Corridor Overlay

**Design Standards Type Area:** 2 - Primarily commercial highway frontage uses, with opportunities for mixed uses, hotels, restaurants, new car dealerships, multi-story office, and other similar commercial uses.

### **Case Summary**

Capitol Seating is proposing to relocate on this site. This property is zoned Light Industrial District which will allow this use. This property was originally platted in 1988. This replat will provide an updated description of the property.

### **Project Analysis and Discussion**

This is a one lot, one block subdivision proposed for manufacturing use. The 13.475 acre tract exceeds all area requirements for the Light Industrial Zoning District assigned to this property.

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

**Water/Sewer:** There is an existing 8" water line along Groves Road and a 12" sewer line along Capitol Way. The applicant will tap these lines for service to this property.



**Drainage:** A detailed review of drainage needs will be conducted in conjunction with the site plan and building permit.

**Streets:** Both adjacent roadways, Groves Road and Capitol Way, are collector streets on the city Thoroughfare Plan map. Groves Road is a minor collector street which requires a 60' ROW, while Capitol Way is a major collector street which requires an 80' ROW. There is currently 60' ROW for both Groves Road and Capitol Way. Both roadways have 33' wide pavement with curb and gutter; no additional ROW or perimeter street improvements are needed.

**Sidewalks:** The Subdivision Ordinance requires 5' wide sidewalks along collector streets. This requirement is applicable for both Groves Road and Capitol Way. The applicant is requesting a variance to this requirement and has provided a cost estimate of \$18,530 for Capitol Way and \$33,590 for Groves Road. These estimates are based on the entire street frontage and do not take into consideration deductions for driveways. A site plan is undergoing development at this time and has not been finalized. The applicant is required to design the sidewalk and provide either a public access easement or additional ROW to accommodate the sidewalk at the southeast corner of this tract where there is an existing drainage structure in the ROW.

Staff does not support the variance request along Capitol Way since several properties undergoing development along this roadway south of Groves Road (ProStar Rental and Cedar Crest Hospital) have been required to provide funds for a future sidewalk in conjunction with plat approval. The adjacent property to the north has submitted plans for a building permit and their site plan includes a 5' sidewalk along Capitol Way as well. Therefore, this property is one segment in a sidewalk network that is undergoing development. To leave this segment out would leave a "hole" in the network and greatly reduce the value of the network as a whole.

With regard to Groves Road, this roadway is limited in length, extending from the I35 frontage road to Capitol Way. Groves Road provides a connection between these two roadways which improves circulation and connectivity for vehicular traffic as well as pedestrian traffic. Staff believes provision of a sidewalk along this roadway will enhance the overall sidewalk network in this vicinity and improve pedestrian access and safety. Therefore, staff does not support the variance request for a sidewalk along this roadway either.

**Conclusion:** We have reviewed the final plat and find it acceptable, subject to outstanding items identified in the City's letter to applicant dated December 14, 2018.

### **Recommendation**

Recommend approval of the final plat of FM 1670 Addition, subject to the following:

- 1) Disapproval of variance request to sidewalk requirement along Capitol Way and Groves Road; and
- 2) Addressing all items identified in the City's letter to applicant dated December 14, 2018.



### **Attachments**

1. Final Plat Application
2. Final Plat
3. Location Map
4. Variance request and sidewalk estimate
5. City Letter to Applicant dated December 14, 2018