

CITY OF BELTON

Planning & Zoning Commission Meeting Tuesday, June 15, 2021 - 5:30 p.m. Harris Community Center 401 N. Alexander, Belton, Texas

Pledge of Allegiance to the U.S. Flag Invocation

AGENDA

- 1. Call to order.
- 2. Public comments.
- 3. Consider minutes of the May 18, 2021, regular meeting.
- 4. Z-21-05 Hold a public hearing and consider a zoning change from Single Family-1 (SF-1) to Planned Development- Single Family-1 to allow for new homes to be built with a flat or shallow pitch roof on approximately 6.011 acres located on East 25th Avenue, described as Guess Dulany Subdivision, Block 1, Lots 1-11.
- 5. Z-21-07 Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development Commercial Highway and Single Family-2 District to allow for commercial uses and single-family homes for properties located at the northwest corner of South Wall Street and East Avenue R. described as the Cameron Subdivision, Block 1, Lots 1-8 and Block 2, Lots 1-4.
- 6. Receive a report on Administrative Plat Approvals.
- 7. Recognize outgoing member, Ty Hendrick.

If interpreter services for the deaf or hearing impaired are required, please contact the City Clerk at (254) 933-5817 at least 48 hours in advance.

Minutes of the Planning and Zoning Commission (P&ZC)

City of Belton 333 Water Street Tuesday, May 18, 2021

The Planning and Zoning Commission met at 5:30 P.M. at the Harris Community Center, 401 North Alexander Street. Commission members that were present: Chair Brett Baggerly, Vice Chair Dave Covington, Stephanie O'Banion, Zach Krueger, Ty Hendrick, Josh Knowles and Luke Potts. The following members were absent: Quinton Locklin and David Jarratt. The following staff members were present: Director of Planning Bob van Til, Planner Tina Moore, Planning Clerk Laura Livingston and IT Specialist Alex Munger.

1. Call To Order.

Commission Chair Mr. Baggerly called the meeting to order at 5:30 P.M. Pledge of Allegiance – Commission Chair Brett Baggerly led all present. Invocation – Commission Member Dave Covington gave the Invocation.

2. Public comments. (Audio 00:49)

Chair Baggerly opened the public comments portion of the meeting. With no one requesting to speak, the public comment portion of the meeting was closed.

3. Consider approval of minutes from previous meeting. (Audio 1:05)

Commission Member Mr. Covington made a motion to approve the minutes from the April 20, 2021 meeting, seconded by Commission Member Mr. Krueger. The motion passed unanimously with 7 ayes, 0 nays.

4. Z-21-02 Hold a public hearing and consider a zoning change from Single Family-2 (SF-2) to Planned Development-Single Family-2 (PD-SF-2) on approximately 0.338 acres located at 514 E. Avenue R, located at the northwest corner of Miller Street and Avenue R, described as Charlie Miller Addition, Block 001, Lot Pt. 2. (Audio 1:40)

Staff Planner Ms. Moore presented the staff report (Exhibit A).

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

Chair Baggerly asked for a motion. Commission Member Mr. Covington made a motion to approve item Z-21-02 as recommended by Staff. Commission Member Mr. Hendrick seconded the motion. The motion was approved with 7 ayes, 0 nays.

5. Z-21-05 Hold a public hearing and consider a zoning change from Single Family-1 District to a Planned Development - Single Family-1 District (PD-SF-1) to allow for an alternative roof pitch on 6.011 acres located on East 25th Avenue, described as the Guess Dulany Subdivision, Block 1, Lots 1-11. (Audio 8:30)

Staff Planner Ms. Moore presented the staff report (Exhibit B).

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

Commission Member Mr. Potts made a motion to approve item Z-21-05 as recommended by Staff. Commission Member Mr. Hendrick seconded the motion. The motion was approved with 7 ayes, 0 nays.

6. Z-21-06 Hold a public hearing and consider a zoning change from Single Family–1 (SF-1) District to Multiple Family (MF) District on approximately 0.7551 acres located at 710 Shine Street and described as Belton Original, Block 131, Lot 7, Pt. 8, (S Pt. of 8), Tract C. (Audio 13:40)

Staff Planner Ms. Moore presented the staff report (Exhibit C).

Chair Baggerly opened the public hearing.

The applicant, Mr. Edward Vallejo, 117 South Main Street B, McGregor, TX, spoke before the Commission. He said he thinks future use of the property is going to be multi-family housing. He said he would be most appreciative of an affirmative vote. With no one else requesting to speak, Chair Baggerly closed the public hearing.

Chair Baggerly asked for a motion. Commission Member Mr. Covington made a motion to approve item Z-21-06 as recommended by Staff. Commission Member Mr. O'Banion seconded the motion. The motion was approved with 7 ayes, 0 nays.

7. Conduct a work session to discuss residential use in Commercial Highway Zoning District. (Audio 20:46)

Staff Planner Ms. Moore presented the staff report (Exhibit D).

8. Receive an update on administratively approved plats. (Audio 33:28)

Ms. Moore provided an update on administratively approved plats (Exhibit E).

With no other city business, the Planning and Zoning Commission was adjourned at 6:04 p.m. (Audio ends at 34:15)

Chair,	Planning	and	Zoning	Commission
	-		_	

Staff Report – Planning & Zoning Item

Date:

May 18, 2021

Case No.:

Z-21-02

Request:

SF-2 to PD- SF-2

Applicant/Owner: LWG Associates and

Exhibit A

Kyle Bybee

Agenda Item

Z-21-02 Hold a public hearing and consider a zoning change from Single Family-2 (SF-2) District to Planned Development - Single Family-2 (PD-SF-2) on approximately 0.338 acres located at 514 E. Avenue R, located at the northwest corner of Miller Street and East Avenue R, described as Charlie Miller Addition, Block 001, Lot Pt. 2.

Originating Department

Planning – Tina Moore, Planner

Current Zoning: Single Family-2 Residential District (SF-2)

Proposed Zoning: Planned Development - Single Family 2 Residential District

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 11: Area defined by Nolan Creek to the north, city limits to the south and east, and Wall Street to the west. Projected to be the southeast residential core of the city; primarily single family residential development with opportunities for retail and commercial areas along Holland Road (FM 436).

Background/Case Summary

This property is zoned Single Family-2 (SF-2) and is currently platted as part of the Charlie Miller Addition, block 1, lot part 2, which was approved in January 1953. The current home on this property was constructed in 2018.

An administrative subdivision plat was recently submitted requesting the division of this tract into two equal size lots to allow for the placement of another home north of the existing home. Each lot will consist of approximately 7,290 sq. ft. with an approximate depth of 82' and a width of 90', which does not meet the area requirements of the SF-2 zoning district. This zoning change to a Planned Development is to request for a reduction in the SF-2 minimum requirement to allow for an infill project. The approval for this administrative plat is pending the outcome of this requested zoning change.

Exhibit A

Project Analysis and Discussion

<u>Existing Conditions:</u> This area contains a mixture of site built homes and mobile homes as well as undeveloped land. This property, and the adjacent properties, are zoned SF-2. A site built home is located on the properties to the north, south and east, and the property to the west is undeveloped. Other zonings in this vicinity include Planned Development Multi-family and Agricultural Districts.

<u>Allowable Land Uses:</u> The proposed PD-SF-2 Zoning District limits the use of this property to single family homes. No attached single family, duplex, multi-family, or business/commercial uses are permitted.

<u>Area & Setback Requirements:</u> Minimum area and setback requirements for the requested Zoning District are summarized below:

SF-2 Zoning Requirements		PD Conditions
Minimum Lot Area	7,500	Reduction to 7,200
Minimum Lot Width	60'	No changes proposed
Minimum Lot Depth	100'	Reduction to 80'
Front Yard Setbacks	25'	Reduction to 15' Lot 2 – E.
		Ave R
		25' Lot 2 – Miller Street
		25' Lot 1 – Miller Street
Rear Yard Setbacks	20'	Reduction to 15'
Side Yard Setbacks	6'/15' from street right of way	6'/15' from street right of way

The applicant is requesting a reduction in the minimum lot size, lot depth, and front and rear yard setbacks. The proposed minimum lot size will be reduced from 7,500 to 7,200 square feet. The proposed lot depth will be reduced from 100' to 80' for both lots in the proposed Miller Street Subdivision. Lot 2 of the proposed subdivision is a key lot and is required to meet a 25' front yard setback on both Miller Street and East Avenue R. The existing house has an approximate 15' front yard setback from East Avenue R; hence the request for a reduction from 25' to 15'. A rear setback reduction to 15' is requested for both lots due to the reduced lot depth. No changes are requested for the front yard setback from Miller Street and side yard setbacks. These changes seems reasonable for an infill development.

Future Land Use Map:

The FLUM identifies this general area for residential use and shows a mixture of uses including single family, two family, patio homes and multi-family homes. This is consistent with the Design Standards Type Area 11 assigned to this general area which projects single family residential use. The requested residential zoning district is compatible with the existing residential zoning and residential uses in this area. Therefore, the proposed PD-SF2 zoning district appears to be reasonable in this location.

Exhibit A

Recommendation

Recommend approval of the requested zoning change from SF-2 to PD-SF-2 Zoning District subject to the conditions below:

- 1. The use of the property shall conform to the Single Family-2 Zoning District in all respects, except as follows:
 - a. A 7,200 minimum lot area is allowed.
 - b. A minimum depth of 80' is allowed.
 - c. A 15' rear yard setback is allowed.
 - d. A 15' front yard setback is allowed along East Avenue R for Lot 2.
- 2. A replat is required.

Attachments:

- 1. Zoning application
- 2. Property Location Map
- 3. Zoning map
- 4. Aerial photo
- 5. Proposed Miller Street Subdivision plat
- 6. Map with zoning notice boundary (200')/Zoning notice to owners/Property owner's list

Staff Report – Planning & Zoning Item



Date: May 18, 2021

Case No.: Z-21-05

Request: SF-1 to PD- SF-1
Applicant: Belton Engineering
LGGD Properties, LLC.

Agenda Item

Z-21-05 Hold a public hearing and consider a zoning change from Single Family Residential-1 District to a Planned Development – Single Family Residential-1 District to allow an alternative roof pitch on 6.011 acres located on East 25th Avenue, described as the Guess Dulany subdivision, Block 1, Lots 1-11.

Originating Department

Planning – Tina Moore, Planner

<u>Current Zoning</u>: Single Family Residential-1 District (SF-1)

<u>Proposed Zoning</u>: Planned Development – Single Family Residential-1 (PD-SF1)

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 14:

Type Area is currently and projected to be primarily single lot developments. This includes the former Leon Valley Golf Course, River Fair, Red Rock and Smith Dawson Ranch areas.

Background/Case Summary

The applicant requested a variance to the Exterior Building Design Standards to allow an alternative roof pitch to construct homes with a flat or shallow roof. Section IV.C.4, *Minimum Exterior Construction Standards*, of the Design Standards, in Section 7.1 of the Belton Zoning Ordinance requires Single Family and Duplex Residential structures to have a minimum roof pitch of 6:12, unless otherwise stated in the applicable Zoning District. A flat roof has a very low slope, between 1:4 to 1:2, so that water drains. Because of this low slope, the 2015 International Residential Code require different construction materials to ensure the roof stays watertight.

The Guess Dulany final plat was approved in March 2020.

Exhibit B

Project Analysis and Discussion

<u>Existing Conditions:</u> The surrounding area to the east, west and north are zoned SF-1 and are developed with residential site built homes. Heritage Park is south and east of this subdivision and is zoned Agricultural.

<u>Allowable Land Uses:</u> The proposed zoning will not alter the permitted uses in the SF-1 Zoning District, which permits detached housing. The zoning regulations include minimum lot size and setback requirements will remain in place. These requirements will not be altered with this zoning change.

Future Land Use Map

The FLUM identifies this general area as a residential. The proposed use is consistent with the FLUM and adjacent zoning district. Therefore, the proposed PD-SF-1 zoning district appears to be reasonable.

Recommendation:

We recommend approval of the requested zoning change from SF-1 to PD-SF-1 Zoning District subject to the conditions below:

- 1. The use of the property shall conform to the SF-1 District in all aspects.
- 2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance with the exception of:
 - a. Section IV.C.4, Minimum Exterior Construction Designs, and requirements for a minimum roof pitch of 6:12 to allow for an alternative roof pitch that meets the requirement of the adopted International Residential Codes.

Attachments:

- 1. Zoning application and proposed home design
- 2. Property Location Map
- 3. Zoning map
- 4. Aerial photo
- 5. Map with zoning notice boundary (200')/Zoning notice to owners/Property owner's list

Staff Report - Planning & Zoning Item

Date: May 18, 2021

Case No.: Z-21-06 Request: SF-1 to MF

Applicant/Owners: Edward C. Vallejo and

Carla E. Morris

Exhibit

Agenda Item

Z-21-06 Hold a public hearing and consider a zoning change from Single Family–1 (SF-1) District to Multiple Family (MF) District on approximately 0.7551 acres located at 710 Shine Street and described as Belton Original, Block 131, Lot 7, Pt. 8, (S Pt. of 8), Tract C.

<u>Originating Department</u>: Planning Department – Tina Moore - Planner

<u>Current Zoning</u>: Single Family District–1 (SF-1)

Proposed Zoning: Multi Family Residential District (MF)

Future Land Use Map (FLUM) Designation: Residential

<u>Design Standards Type Areas 3:</u> Central Northwest Belton generally encompassed by the following boundaries: Crusader Way to the North; Nolan Creek to the South; Hwy 317/Main Street to the East; and Loop 121 to the West including the incorporation of the University of Mary Hardin Baylor (UMHB) Campus.

The projected growth of this type area is primarily UMHB campus and has the potential to be developed as an Urban Infill creating pedestrian environments with tree lined streetscape, minimal building setbacks with new projects developing contextually with their surroundings.

Background/Case Summary

This application was initially submitted by a prospective buyer interested in developing an apartment complex on this vacant property and the adjacent western property zoned MF. Due to time constraints, the buyer withdrew from the application which is now being requested by the owner of the properties. The owner wishes to maximize the potential use of this property to help facilitate future sales. At this juncture, there are no development projects proposed.

This property is currently platted as Belton Original, Block 131, Lot 7, part 8, Tract C.

Exhibit C

Project Analysis and Discussion

<u>Existing Conditions:</u> This property is currently undeveloped except for a dilapidated accessory structure. The properties to the south and east are zoned SF-1 and are developed with site built residences. The undeveloped property to the west, also owned by the applicant, is zoned MF. The properties north are also zoned MF and are developed with site built single family residences.

<u>Land Use Table/Allowable Uses:</u> The requested Multi Family Zoning District will allow any of the uses identified below:

- Apartments (and related facilities)
- Duplex and Single Family
- Family home
- · Child care center
- Nursing home

<u>Area & Setback Requirements:</u> Minimum area and setback requirements for the requested Multi Family (MF) Zoning District are summarized below:

Multi Family

Lot Area: 10,000 sq ft; Front Yard: 25' 2,420 sq ft/du (18 du/acre) Rear Yard: 20'

Lot Width: 80' Side Yard: 8'/15' adjacent to street

Lot Depth: 120'

The lot proposed for rezoning comprises approximately 32,892 sq. ft. and satisfies the area requirements. Due to topography and access limitations, the owner intends to consolidate this lot and the adjacent western lot prior to development. The consolidated lots will be approximately 2.8 acres which will allow a maximum of 50 units according to the current density requirements. A subdivision plat will be required for this lot, with or without the consolidation with the property to the west. Setback and density requirements will be reviewed in the future with the submittal of a site plan and building permit application.

<u>Site Development:</u> Some site development issues to be worked out prior to the issuance of a building permit have been identified and mentioned to the applicant. These include the developer's responsibility to extend a 6" sewer line to and through the property from its current termination point on Shine Street. Alternatively, a septic system may be considered, subject to Bell County Public Health Department and City's Public Works Department approvals. A 6" water line is available at the location; however, the line will need to be tested to see if it meets fire flow requirements. These issues will be addressed during the plat and site plan review.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for a single family residence but shows its proximity to multi-family and institutional land uses. The desired growth for P&Z Agenda Item

Exhibit C

Design Standards Type Area 3 is the expansion of the college campus. The proposed zoning change is compatible with the existing zoning and appears to be reasonable at this location. This appears to be an acceptable use as an infilled project development if the site plan and building design is sensitive to and compatible with the Shine Street neighborhood.

Recommendation

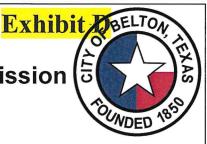
Recommend approval of the requested zoning change from Single Family-1 District to Multi-Family District; subject to the following conditions:

- 1. The use of the property shall conform to the Multi-Family Zoning District in all respects.
- 2. The development of the property shall conform to all applicable Type Area 3 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance.
- 3. A final subdivision plat meeting the requirements of the adopted Subdivision Ordinance is required.

Attachments:

- 1. Zoning application
- 2. Property Location Map
- 3. Zoning map
- 4. Aerial photo
- 5. Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')

Staff Report – Planning and Zoning Commission



Agenda Item #7

Receive a staff presentation and discuss possible zoning amendment.

Originating Department

Planning - Tina Moore, Planner

Summary Information

The purpose of this item is to discuss and gather feedback for a potential zoning recommendation for existing residential uses in the Commercial Highway (CH) Zoning District.

Background

Residential properties are considered legal non-conforming within the CH zoning district. Existing residential uses are permitted and allowed to be expanded and remodeled. However, in case a fire destroys more than 60% of the reasonable value of the home, it cannot be reconstructed and must comply with the zoning requirements.

Staff was recently contacted by a property owner who owns a residential lot located in the Cameron Subdivision which consists of 11 residential lots within the CH Zoning District. While selling her property, the owner was notified by the loan underwriter that the home is a non-conforming use and could not be sold unless it was rezoned to allow reconstruction after a fire.

Possible solution

Discuss a zoning change to Planned Development - Commercial Highway (PD-CH) to permit residential uses for the entire Cameron Subdivision.

Exhibit E

		Administrative Plat Approvals	lat App	rovals	
			No. of		
Date	Subdivision Name	Acreage / Location	Lots	Description	Waivers
				One block, one lot final plat to allow new church	
4/15/2001	Magnolia First Baptist Addition	Magnolia First Baptist Addition 6.966 Acres; 2027 Connell Street	-	development. ROW dedication received	None

P&Z
Agenda Items
for
June 15, 2021
Meeting

Staff Report – Planning & Zoning Item

Date: June 15, 2021

Case No.: Z-21-05

Request: Reconsideration of a Zoning

Change from SF-1 to PD- SF-1

Applicant: Belton Engineering
Owner: LGGD Properties, LLC.

Agenda Item

Z-21-05 Hold a public hearing and reconsider a zoning change from Single Family Residential-1 District to a Planned Development – Single Family Residential-1 District to allow a flat or shallow pitch roof on 6.011 acres located on East 25th Avenue, described as the Guess Dulany subdivision, Block 1, Lots 1-11.

Originating Department

Planning – Tina Moore, Planner

<u>Current Zoning</u>: Single Family Residential-1 District (SF-1)

<u>Proposed Zoning</u>: Planned Development – Single Family Residential-1 (PD-SF1)

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 14:

Type Area 14 is currently and projected to be primarily single lot developments. This includes the former Leon Valley Golf Course, River Fair, Red Rock and Smith Dawson Ranch areas.

Background/Case Summary

This item was presented to the Planning and Zoning Commission on the May 18, 2021 meeting and was recommended for approval to the City Council. City Council subsequently denied the request. As a result of the Council's action, the applicant requested that the item be reconsidered. Since the City Council questioned construction standards for a flat roof, this report includes additional information about building code requirements for roof construction as adopted in the 2015 International Residential Code (IRC).

The applicant is seeking a zoning change because the Exterior Building Design Standards do not allow flat or shallow pitch roof. Section IV.C.4, *Minimum Exterior Construction Standards*, of the Design Standards, in Section 7.1 of the Belton Zoning Ordinance requires Single Family and Duplex Residential structures to have a minimum roof pitch of 6:12, unless otherwise

stated in the applicable Zoning District. A flat roof has a very low slope, between 1:4 to 1:2 to allow proper drainage.

The applicant is proposing a 1:12 or greater roof pitch. He is proposing a rubberized application known as Thermoplastic Polyolefin (TPO) that will be applied on the roof for weatherproofing. The 2015 IRC can accommodate this type of roof system; however, a detailed construction plan is required for a complete review. Additional information from the 2015 IRC is attached relating to roof construction.

The Guess Dulany final plat was approved in March 2020.

Project Analysis and Discussion

<u>Existing Conditions:</u> The surrounding area to the east, west and north are zoned SF-1 and are developed with residential site built homes. Heritage Park is south and east of this subdivision and is zoned Agricultural.

<u>Allowable Land Uses:</u> The proposed zoning will not alter the permitted uses in the SF-1 Zoning District, which permits detached housing. The zoning regulations include minimum lot size and setback requirements will remain in place. These requirements will not be altered with this zoning change.

Future Land Use Map

The FLUM identifies this general area as a residential. The proposed use is consistent with the FLUM and adjacent zoning district. Therefore, the proposed PD-SF-1 zoning district appears to be reasonable.

Recommendation:

We recommend approval of the requested zoning change from SF-1 to PD-SF-1 Zoning District subject to the conditions below:

- 1. The use of the property shall conform to the SF-1 District in all aspects.
- 2. The development of the property shall conform to all applicable Type Area 14 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance with the exception of:
 - a. Section IV.C.4, *Minimum Exterior Construction Designs*, and requirements for a minimum roof pitch of 6:12 to allow for an alternative roof pitch that meets the requirement of the adopted International Residential Codes.

Attachments:

- Zoning application and proposed home design
- 2. Property Location Map
- 3. Zoning map

- 4. Aerial photo
- 5. Map with zoning notice boundary (200')/Zoning notice to owners/Property owner's list

Belton Residential summary	Roof	Requirement
		P&Z Agenda Item June 15, 2021 Page 3 of 3

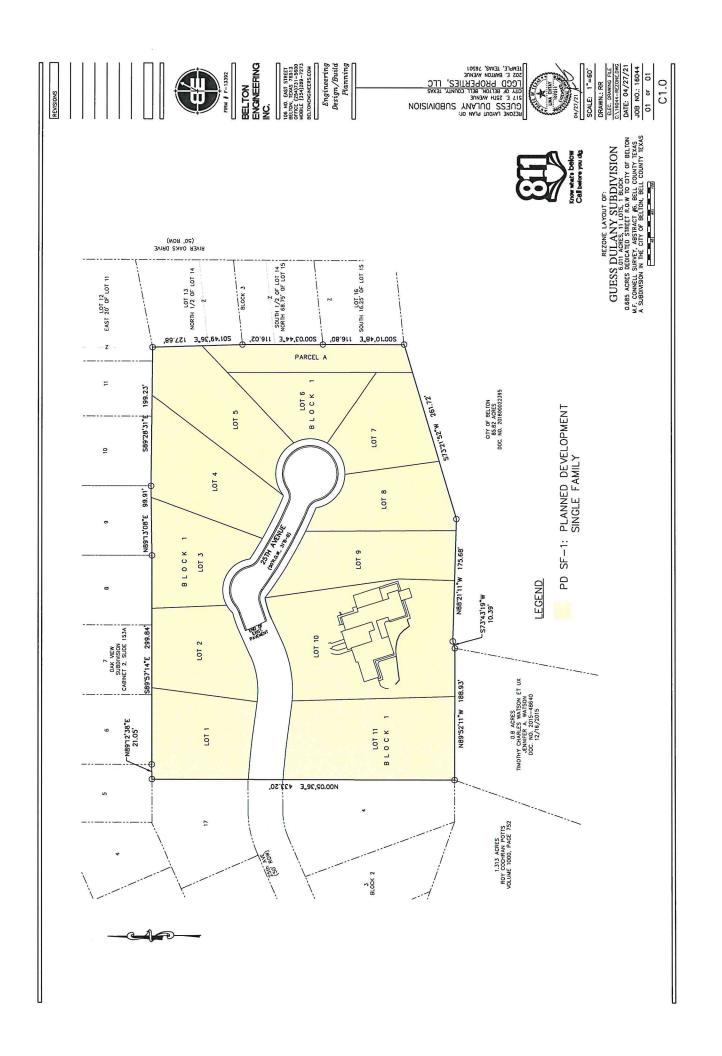
City of Belton Request for a Zoning Change

To the City Council and the Planning & Zoning Commission

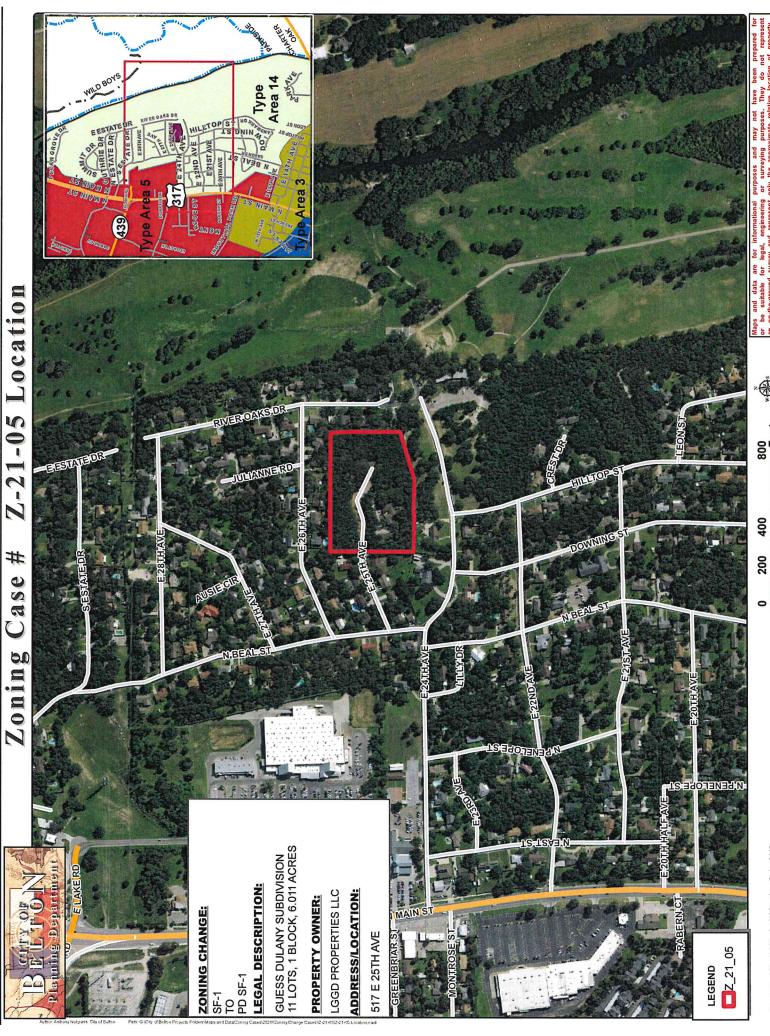
Fee: \$250.00

Date Received: Date Due: (All plans are to be returned to the Planning Department within 5 working days)
Applicant: BELTON ENGINEERING, INC Phone Number: 254-731-5600
Mailing Address: 106 N. EAST STREET City: BELTON State: TX Email Address: 1chtayabeltonongmeers.com
Email Address: 1chtayabeltonongmeers, com
Owners Name: LGGD PROPERTIES, LLC Phone Number: Mailing Address: 202 E. BARTON AVENUE City: TEMPLE State: TX Email Address: Iguess@hot.rr.com
Applicant's Interest in Property:
BUILD MODERN HOMES. SEE ATTACHED SAMPLE
Legal Description of Property:
GUESS DULANY SUBDIVISION - DOC No. 2020025504
Is this property being simultaneously platted?No
Street Address: 517 E. 25th AVENUE
Zoning Change From SF-1 to PD SF-1, PD MF
Signature of Applicant: Date:
Zoning Change From SF-1 to PD SF-1, PD MF Signature of Applicant: Date: Signature of Owner (if not applicant): Date: OY-15-21
Checklist for Zoning Items to be submitted with application:
o Signed Application
o Fees Paid
 Complete Legal Description of the property to be re-zoned
 Site Plans per Section 32, Planned Development, of the Zoning Ordinance. Please see the back
for specific guidelines.
o In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the

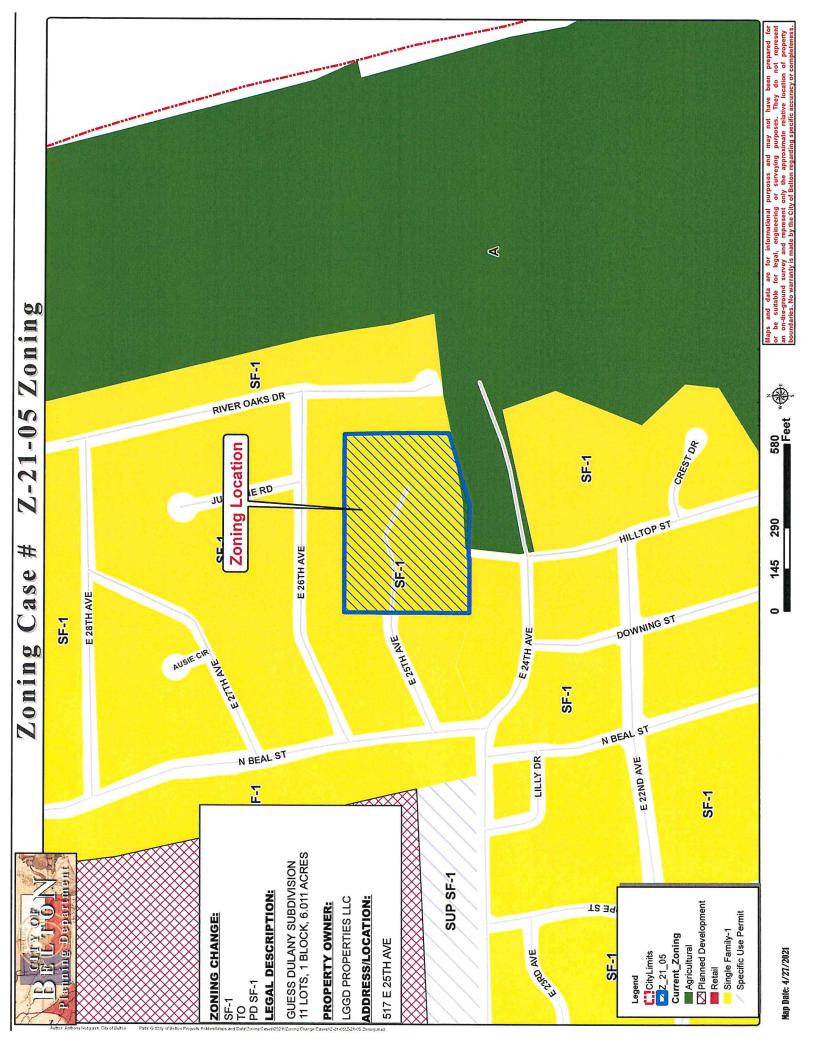
property must be submitted.

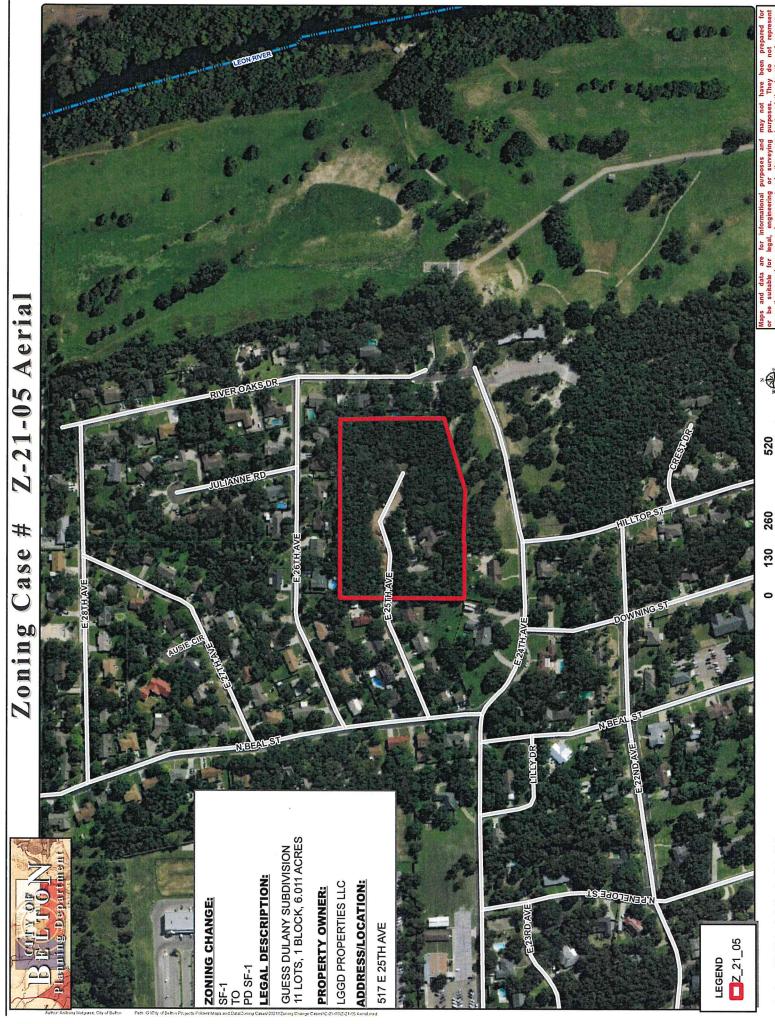




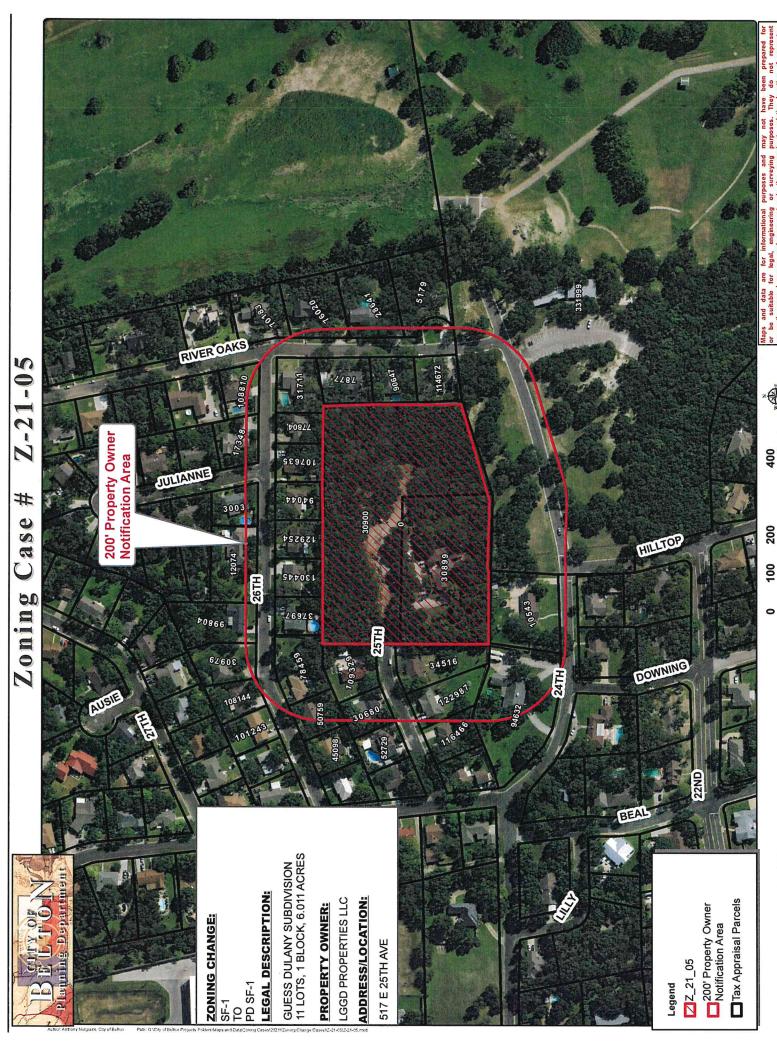


Map Date: 4/27/2021 Aerial Imagery Date: 2018





Map Date: 4/27/2021 Aerial Imagery Date: 2018



Map Date: 4/27/2021 Aertal Imagery Date: 2018

NOTICE OF APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF BELTON

ZONING DISTRICT,

CITY OF BELTON P. O. BOX 120

254-933-5812

BELTON, TEXAS 76513

ZONING DISTRICT

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: LGGD PROPERTIES, LLC.

TO A(N) PLANNED DEVELOPMENT – SINGLE FAMILY 1

FROM A(N) SINGLE FAMILY 1

TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: GUESS DULANY SUBDIVISION LOTS 1-11, BLOCK 1

	INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE ATION ABOVE FOR THE REASONS EXPRESSED BELOW: (FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)
APPLICATION 1.	INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE
APPLICATION APPLIC	INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE
APPLIC	INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE
	INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE
	circle one
CLERK	IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.
	As an interested property owner, the City of Belton invites you to make your views known ding this zoning change. You may submit written comments by completing this form and returning the address below or via email to Planning@beltontexas.gov , prior to 1:00 p.m. on June 15 , 2021.
	IF APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A E HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT <u>5:30 P.M., Tuesday, June 22nd, 2021</u> , AT THE T. RRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.
	THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING ANT TO THIS REQUEST AT <u>5:30 P.M., Tuesday, June 15, 2021</u> , AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, N, TEXAS.
PURSU	

94044 50759 34516 PESCHEL, BEVERLY RASMUSSEN, JENNIFER J FALSONE, WILLIAM C II ETUX 615 E 26TH AVE 509 E 26TH AVE 509 E 25TH AVE **BELTON, TX 76513 BELTON, TX 76513** BELTON, TX 76513 7877 31711 45098 BEHM, ROBERT G ETUX DUVALL, JAY ALAN & ELISA MOESA CREEK, LINDA 2510 RIVER OAKS DR TRUST 505 E 26TH AVE **BELTON, TX 76513** 2512 RIVER OAKS DR BELTON, TX 76513 BELTON, TX 76513 90647 130445 109329 NEISER, LUKE P ETUX AMBER L SCARBOROUGH, VIRGINIA L ETVIR PHILLIPS, WILLIAM ETUX GENESSA A 2506 RIVER OAKS DR LLOYD DALE 514 E 25TH ST BELTON, TX 76513 609 E 26TH ST BELTON, TX 76513 BELTON, TX 76513 52729 116466 107635 HUGGINS, ROBERT L ETUX KAREN A THOMPSON, CECIL TREADWAY, WILBERT LEE ETUX BETTY 506 E 25TH AVE 503 E 25TH AVE **BELTON, TX 76513 BELTON, TX 76513** 4913 LEDGESTONE TRL **TEMPLE, TX 76502** 122987 37697 77804 VERNON, BETTY J FRARY, MARK S ETUX WINONA L MUSACCHIO, GEORGE L ETUX 505 E 25TH AVE 607 E 26TH AVE 619 E 26TH AVE BELTON, TX 76513 BELTON, TX 76513 **BELTON, TX 76513** 114672 78459 30680 ZINKE, MICHAEL SR ETUX TERESA DONNELLY, RONALD K ETUX DEBRA LAKEY, BRANDON A ETUX KATELYN 513 E 26TH AVE BLACK 510 E 25TH AVE 2500 RIVER OAKS DR **BELTON, TX 76513** BELTON, TX 76513 BELTON, TX 76513 129254 99804 108144 PRATT, CHRISTIE ETVIR MERRITT ROSEBROCK, JAMES D ETUX BETHANY SKAGGS, BRANDON G & SARA J **JASON** 210 E 23RD 312 E 22ND AVE 104 OAK STONE DR BELTON, TX 76513 BELTON, TX 76513 JARRELL, TX 76537 30979 108810 3003 CHAPA, ALICIA ETVIR AMADEO SOTTOSANTI, VINCENT J ETUX ANGELL, KENNETH E ETUX REGINA FERNANDO JR 2602 RIVER OAKS DR 2600 JULIANNE RD 602 E 26TH AVE **BELTON, TX 76513** BELTON, TX 76513 BELTON, TX 76513 17348 76020 28641 MUCHA-WELLMAN, CHRISTEL MAYFIELD, MILTON ETUX VIRGINIA BATCHELOR, JOSHUA 2601 JULIANNE RD 2511 RIVER OAKS DR 2507 RIVER OAKS DR BELTON, TX 76513 BELTON, TX 76513 **BELTON, TX 76513**

12074

610 E 26TH AVE

BELTON, TX 76513

CRAWFORD, FLORENCE LYNETTE

101243

ROURKE, MYRA

1307 GREEN TERRACE

ROUND ROCK, TX 78664

70183

MCCARTY, DEWEY W JR ETUX

2601 RIVER OAKS DR

BELTON, TX 76513

94632 POTTS, ROBERT ROY JR ETUX ASHLEY JENEE 221 E CENTRAL BELTON, TX 76513

30900 LGGD PROPERTIES LLC 202 E BARTON AVE TEMPLE, TX 76501

SUPERINTENDENT BELTON I.S.D. P O BOX 269 BELTON TEXAS 76513 10543 WATSON, TIMOTHY CHARLES ETUX JENNIFER A 504 E 24TH BELTON, TX 76513

5179 FISHER, WILLIAM R & GWENDOLYN Y PO BOX 362 BELTON, TX 76513 30899 LGGD PROPERTIES LLC 202 E BARTON AVE TEMPLE, TX 76501

331999 CITY OF BELTON PO BOX 120 BELTON, TX 76513

NOTICE OF APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF BELTON

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: LGGD PROPERTIES, LLC.
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: GUESS DULANY SUBDIVISION LOTS 1-11, BLOCK 1
FROM A(N) SINGLE FAMILY 1 ZONING DISTRICT
TO A(N) PLANNED DEVELOPMENT – SINGLE FAMILY 1 ZONING DISTRICT TO ALLOW FOR NEW HOMES TO BE BUILT WITH A FLAT OR SHALLOW PITCH ROOF.
TO ALLOW FOR NEW HOMES TO BE BUILT WITH A FLAT OR SHALLOW FITCH ROOF.
The Planning & Zoning Commission of the City of Belton, Texas will hold a public hearing pursuant to this request at <u>5:30 P.M., Tuesday, June 15, 2021</u> , at the T.B. Harris Center, 401 N. Alexander Belton, Texas.
If APPROVED BY THE PLANNING & ZONING COMMISSION, THIS ITEM WILL BE PLACED ON THE AGENDA FOR A PUBLIC HEARING BY THE CITY COUNCIL. THAT MEETING WILL BE AT <u>5:30 P.M., Tuesday, June 22nd, 2021</u> , AT THE T B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.
As an interested property owner, the City of Belton invites you to make your views known regarding this zoning change. You may submit written comments by completing this form and returning it to the address below or via email to Planning@beltontexas.gov , prior to 1:00 p.m. on June 15, 2021.
IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERK AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.
AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:
1. Traffic Flow
2. Property values
3. Water (sewer capabilities to handle)
(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)
DATE: JUNE 6, 2021 SIGNATURE SCHILLER PASMUSSON
PLANNING DEPARTMENT
CITY OF BELTON
P. O. Box 120
BELTON, TEXAS 76513 254-933-5812
234-733-3012

50759 RASMUSSEN, JENNIFER J 509 E 26TH AVE BELTON, TX 76513



Belton Residential Roofing Requirement Summary

Governed by:

- 1. 2015 International Residential Code (Ordinance 2018-20)
- 2. Appendix 7.1 of the Belton Zoning Code, Design Standards, Section IV.C.4.c.i. (e) (Ordinance 2014-17).

2015 International Residential Code (IRC) Requirements

Pitch/Slope – **R905.9.1**: depending on the roof construction, the slope may be as shallow as 1% (coal-tar built up roofs). Typically, minimum slope is 2%.

Structural – **R802**: wood roof framing

Insulation – **R302.10.2**: attic insulation **R906**: roof insulation

Ventilation – R806: roof and attic ventilation

Materials – **R905.6**. (Slate); **R905.2** (asphalt shingle); American Society of Testing Materials (ASTM D3462) (composite/asphalt shingles).

R905.9: built up roofing. This is defined as: "two or more layers of felt cemented together and surfaced with a cap sheet, mineral aggregate, smooth coating or similar surfacing material."

Energy Conservation – these requirements are governed by the 2015 International Energy Conservation Code (IECC). The U.S. is divided into numerous Areas as defined by the climate of the Area. The Area affects which energy conservation criteria apply for walls, roofs, windows, doors, and HVAC systems. Belton is in 'Area 2A' (moist, warm, and humid).

Appendix 7.1 of the Belton Zoning Code, Design Standards, Section IV.C.4.c.i. (e).

"Minimum roof pitch shall be at least 6:12, unless otherwise stated in the applicable zoning district." No residential zoning districts or Section 35, Special and Conditional Supplementary Regulations, address roof pitch/slope.

https://codes.iccsafe.org/content/IRC2018

File location - T:\Planning\Plan Reviews\Guess Dulaney 2015 International Resi......

TABLE R905.8.6					
WOOD SHAKE WEATHER EXPOSURE AND ROOF SLOPE					

ROOFING MATERIAL	LENGTH	LENGTH GRADE	EXPOSURE (Inches)
HOOTING WATERIAL	(inches)		4:12 pitch or steeper
Shakes of naturally durable wood	18	No. 1	71/2
Shakes of haterary durable wood	24	No. 1	10ª
	18	No. 1	71/2
Preservative-treated tapersawn	24	No. 1	10
shakes of Southern Yellow Pine	18	No. 2	51/2
	24	No. 2	71/2
	18	No. 1	71/2
Taper-sawn shakes of naturally	24	No. 1	10
durable wood	18	No. 2	51/2
	24	No. 2	71/2

For SI: 1 inch = 25.4 mm.

a. For 24-inch by $^3/_8$ -inch handsplit shakes, the maximum exposure is $7^1/_2$ inches.

tener shall penetrate through the sheathing. Fastener packaging shall bear a label indicating the appropriate grade material or coating weight.

R905.8.7 Shake placement. The starter course at the eaves shall be doubled and the bottom layer shall be either 15-inch (381 mm), 18-inch (457 mm) or 24-inch (610 mm) wood shakes or wood shingles. Fifteen-inch (381 mm) or 18-inch (457 mm) wood shakes shall be permitted to be used for the final course at the ridge. Shakes shall be interlaid with 18-inch-wide (457 mm) strips of not less than No. 30 felt shingled between each course in such a manner that no felt is exposed to the weather by positioning the lower edge of each felt strip above the butt end of the shake it covers a distance equal to twice the weather exposure.

R905.8.8 Valley flashing. Roof valley flashing shall be not less than No. 26 gage [0.019 inch (0.5 mm)] corrosion-resistant sheet metal and shall extend not less than 11 inches (279 mm) from the centerline each way. Sections of flashing shall have an end lap of not less than 4 inches (102 mm).

R905.8.9 Label required. Each bundle of shakes shall be identified by a *label* of an *approved* grading or inspection bureau or agency.

R905.9 Built-up roofs. The installation of built-up roofs shall comply with the provisions of this section.

R905.9.1 Slope. Built-up roofs shall have a design slope of not less than one-fourth unit vertical in 12 units horizontal (2-percent slope) for drainage, except for coal-tar built-up roofs, which shall have a design slope of a minimum one-eighth unit vertical in 12 units horizontal (1-percent slope).

R905.9.2 Material standards. Built-up roof covering materials shall comply with the standards in Table R905.9.2 or UL 55A.

R905.9.3 Application. Built-up roofs shall be installed in accordance with this chapter and the manufacturer's instructions.

R905.10 Metal roof panels. The installation of metal roof panels shall comply with the provisions of this section.

R905.10.1 Deck requirements. Metal roof panel roof coverings shall be applied to solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.

R905.10.2 Slope. Minimum slopes for metal roof panels shall comply with the following:

- 1. The minimum slope for lapped, nonsoldered-seam metal roofs without applied lap sealant shall be three units vertical in 12 units horizontal (25-percent slope).
- 2. The minimum slope for lapped, nonsoldered-seam metal roofs with applied lap sealant shall be one-half unit vertical in 12 units horizontal (4-percent slope). Lap sealants shall be applied in accordance with the approved manufacturer's installation instructions.
- 3. The minimum slope for standing-seam roof systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).

R905.10.3 Material standards. Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance with the *International Building Code*. Metal-sheet roof coverings installed over structural decking shall comply with Table R905.10.3(1). The materials used for metal-sheet roof coverings shall be naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table R905.10.3(2).

R905.10.4 Attachment. Metal roof panels shall be secured to the supports in accordance with this chapter and the manufacturer's installation instructions. In the absence of manufacturer's installation instructions, the following fasteners shall be used:

- 1. Galvanized fasteners shall be used for steel roofs.
- Copper, brass, bronze, copper alloy and 300-series stainless steel fasteners shall be used for copper roofs.
- Stainless steel fasteners are acceptable for metal roofs.

CHAPTER 8

ROOF-CEILING CONSTRUCTION

SECTION R801 GENERAL

R801.1 Application. The provisions of this chapter shall control the design and construction of the roof-ceiling system for buildings.

R801.2 Requirements. Roof and ceiling construction shall be capable of accommodating all loads imposed in accordance with Section R301 and of transmitting the resulting loads to the supporting structural elements.

R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all *dwellings* shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface not less than 5 feet (1524 mm) from foundation walls or to an *approved* drainage system.



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SECTION R802 WOOD ROOF FRAMING

R802.1 General. Wood and wood-based products used for load-supporting purposes shall conform to the applicable provisions of this section.

R802.1.1 Sawn lumber. Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

R802.1.1.1 End-jointed lumber. Approved end-jointed lumber identified by a grade mark conforming to Section R802.1 shall be permitted to be used interchangeably with solid-sawn members of the same species and grade. End-jointed lumber used in an assembly required elsewhere in this code to have a fire-resistance rating shall have the designation "Heat-Resistant Adhesive" or "HRA" included in its grade mark.

R802.1.2 Structural glued laminated timbers. Glued laminated timbers shall be manufactured and identified as required in ANSI/AITC A190.1 and ASTM D 3737.

R802.1.3 Structural log members. Structural log members shall comply with the provisions of ICC 400.

R802.1.4 Structural composite lumber. Structural capacities for structural composite lumber shall be established and monitored in accordance with ASTM D 5456.

R802.1.5 Fire-retardant-treated wood. Fire-retardant-treated wood (FRTW) is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E 84 or UL 723, a listed flame spread index of 25 or less and shows no evidence of signif-

icant progressive combustion where the test is continued for an additional 20-minute period. In addition, the flame front shall not progress more than 10.5 feet (3200 mm) beyond the center line of the burners at any time during the test.

R802.1.5.1 Pressure process. For wood products impregnated with chemicals by a pressure process, the process shall be performed in closed vessels under pressures not less than 50 pounds per square inch gauge (psig) (344.7 kPa).

R802.1.5.2 Other means during manufacture. For wood products produced by other means during manufacture the treatment shall be an integral part of the manufacturing process of the wood product. The treatment shall provide permanent protection to all surfaces of the wood product.

R802.1.5.3 Testing. For wood products produced by other means during manufacture, other than a pressure process, all sides of the wood product shall be tested in accordance with and produce the results required in Section R802.1.3. Testing of only the front and back faces of wood structural panels shall be permitted.

R802.1.5.4 Labeling. Fire-retardant-treated lumber and wood structural panels shall be *labeled*. The *label* shall contain:

- 1. The identification *mark* of an *approved agency* in accordance with Section 1703.5 of the *International Building Code*.
- 2. Identification of the treating manufacturer.
- 3. The name of the fire-retardant treatment.
- 4. The species of wood treated.
- 5. Flame spread index and smoke-developed index.
- 6. Method of drying after treatment.
- 7. Conformance to applicable standards in accordance with Sections R802.1.5.5 through R802.1.5.10.
- 8. For FRTW exposed to weather, or a damp or wet location, the words "No increase in the listed classification when subjected to the Standard Rain Test" (ASTM D 2898).

R802.1.5.5 Strength adjustments. Design values for untreated lumber and wood structural panels as specified in Section R802.1 shall be adjusted for fire-retardant-treated wood. Adjustments to design values shall be based upon an *approved* method of investigation that takes into consideration the effects of the anticipated temperature and humidity to which the fire-retardant-treated wood will be subjected, the type of treatment and redrying procedures.

R802.1.5.6 Wood structural panels. The effect of treatment and the method of redrying after treatment, and exposure to high temperatures and high humidities on the flexure properties of fire-retardant-treated softwood plywood shall be determined in accordance with ASTM D 5516. The test data developed by ASTM D 5516 shall be used to develop adjustment factors, maximum loads and spans, or both for untreated plywood design values in accordance with ASTM D 6305. Each manufacturer shall publish the allowable maximum loads and spans for service as floor and roof sheathing for their treatment.

R802.1.5.7 Lumber. For each species of wood treated, the effect of the treatment and the method of redrying after treatment and exposure to high temperatures and high humidities on the allowable design properties of fire-retardant-treated lumber shall be determined in accordance with ASTM D 5664. The test data developed by ASTM D 5664 shall be used to develop modification factors for use at or near room temperature and at elevated temperatures and humidity in accordance with ASTM D 6841. Each manufacturer shall publish the modification factors for service at temperatures of not less than 80°F (27°C) and for roof framing. The roof framing modification factors shall take into consideration the climatological location.

R802.1.5.8 Exposure to weather. Where fire-retardant-treated wood is exposed to weather or damp or wet locations, it shall be identified as "Exterior" to indicate there is not an increase in the listed flame spread index as defined in Section R802.1.5 when subjected to ASTM D 2898.

R802.1.5.9 Interior applications. Interior fire-retardant-treated wood shall have a moisture content of not over 28 percent when tested in accordance with ASTM D 3201 procedures at 92 percent relative humidity. Interior fire-retardant-treated wood shall be tested in accordance with Section R802.1.5.6 or R802.1.5.7. Interior fire-retardant-treated wood designated as Type A shall be tested in accordance with the provisions of this section.

R802.1.5.10 Moisture content. Fire-retardant-treated wood shall be dried to a moisture content of 19 percent or less for lumber and 15 percent or less for wood structural panels before use. For wood kiln dried after treatment (KDAT) the kiln temperatures shall not exceed those used in kiln drying the lumber and plywood submitted for the tests described in Section R802.1.5.6 for plywood and R802.1.5.7 for lumber.

R802.1.6 Cross-laminated timber. Cross-laminated timber shall be manufactured and identified as required by ANSI/APA PRG 320.

R802.1.7 Engineered wood rim board. Engineered wood rim boards shall conform to ANSI/APA PRR 410 or shall be evaluated in accordance with ASTM D 7672. Structural capacities shall be in accordance with ANSI/APA PRR 410 or established in accordance with ASTM D 7672. Rim boards conforming to ANSI/APA PRR 410 shall be marked in accordance with that standard.

R802.2 Design and construction. The framing details required in Section R802 apply to roofs having a minimum slope of three units vertical in 12 units horizontal (25-percent slope) or greater. Roof-ceilings shall be designed and constructed in accordance with the provisions of this chapter and Figures R606.11(1), R606.11(2) and R606.11(3) or in accordance with AWC NDS. Components of roof-ceilings shall be fastened in accordance with Table R602.3(1).

R802.3 Framing details. Rafters shall be framed not more than $1^{1}/_{2}$ -inch (38 mm) offset from each other to ridge board or directly opposite from each other with a gusset plate as a tie. Ridge board shall be not less than 1-inch (25 mm) nominal thickness and not less in depth than the cut end of the rafter. At valleys and hips there shall be a valley or hip rafter not less than 2-inch (51 mm) nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.

R802.3.1 Ceiling joist and rafter connections. Ceiling joists and rafters shall be nailed to each other in accordance with Table R802.5.1(9), and the rafter shall be nailed to the top wall plate in accordance with Table R602.3(1). Ceiling joists shall be continuous or securely joined in accordance with Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building where such joists are parallel to the rafters.

Where ceiling joists are not connected to the rafters at the top wall plate, joists connected higher in the *attic* shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be not less than 2 inches by 4 inches (51 mm by 102 mm) (nominal), installed in accordance with the connection requirements in Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceiling joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or girder designed in accordance with accepted engineering practice.

Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the *attic* space in accordance with Table R602.3(1).

Collar ties shall be not less than 1 inch by 4 inches (25 mm by 102 mm) (nominal), spaced not more than 4 feet (1219 mm) on center.

R802.3.2 Ceiling joists lapped. Ends of ceiling joists shall be lapped not less than 3 inches (76 mm) or butted over bearing partitions or beams and toenailed to the bearing member. Where ceiling joists are used to provide resistance to rafter thrust, lapped joists shall be nailed together in accordance with Table R802.5.1(9) and butted joists shall be tied together in a manner to resist such thrust. Joists that do not resist thrust shall be permitted to be nailed in accordance with Table R602.3(1).

R302.9.2 Smoke-developed index. Wall and ceiling finishes shall have a smoke-developed index of not greater than 450.

R302.9.3 Testing. Tests shall be made in accordance with ASTM E 84 or UL 723.

R302.9.4 Alternative test method. As an alternative to having a flame spread index of not greater than 200 and a smoke-developed index of not greater than 450 where tested in accordance with ASTM E 84 or UL 723, wall and ceiling finishes shall be permitted to be tested in accordance with NFPA 286. Materials tested in accordance with NFPA 286 shall meet the following criteria:

The interior finish shall comply with the following:

- 1. During the 40 kW exposure, flames shall not spread to the ceiling.
- 2. The flame shall not spread to the outer extremity of the sample on any wall or ceiling.
- Flashover, as defined in NFPA 286, shall not occur.
- 4. The peak heat release rate throughout the test shall not exceed 800 kW.
- The total smoke released throughout the test shall not exceed 1,000 m².

R302.10 Flame spread index and smoke-developed index for insulation. Flame spread and smoke-developed index for insulation shall be in accordance with Sections R302.10.1 through R302.10.5.

R302.10.1 Insulation. Insulation materials, including facings, such as vapor retarders and vapor-permeable membranes installed within floor-ceiling assemblies, roof-ceiling assemblies, wall assemblies, crawl spaces and *attics* shall have a flame spread index not to exceed 25 with an accompanying smoke-developed index not to exceed 450 where tested in accordance with ASTM E 84 or UL 723.

Exceptions:

- Where such materials are installed in concealed spaces, the flame spread index and smoke-developed index limitations do not apply to the facings, provided that the facing is installed in substantial contact with the unexposed surface of the ceiling, floor or wall finish.
- 2. Cellulose fiber loose-fill insulation, that is not spray applied, complying with the requirements of Section R302.10.3, shall not be required to meet the smoke-developed index of not more than 450 and shall be required to meet a smoke-developed index of not more than 450 where tested in accordance with CAN/ULC S102.2.
- Foam plastic insulation shall comply with Section R316.

R302.10.2 Loose-fill insulation. Loose-fill insulation materials that cannot be mounted in the ASTM E 84 or UL 723 apparatus without a screen or artificial supports shall comply with the flame spread and smoke-developed limits

of Section R302.10.1 where tested in accordance with CAN/ULC S102.2.

Exception: Cellulosic fiber loose-fill insulation shall not be required to be tested in accordance with CAN/ ULC S102.2, provided such insulation complies with the requirements of Sections R302.10.1 and R302.10.3.

R302.10.3 Cellulosic fiber loose-fill insulation. Cellulosic fiber loose-fill insulation shall comply with CPSC 16 CFR, Parts 1209 and 1404. Each package of such insulating material shall be clearly *labeled* in accordance with CPSC 16 CFR, Parts 1209 and 1404.

R302.10.4 Exposed attic insulation. Exposed insulation materials installed on *attic* floors shall have a critical radiant flux not less than 0.12 watt per square centimeter.

R302.10.5 Testing. Tests for critical radiant flux shall be made in accordance with ASTM E 970.

R302.11 Fireblocking. In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and between a top *story* and the roof space.

Fireblocking shall be provided in wood-framed construction in the following locations:

- In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
 - 1.1. Vertically at the ceiling and floor levels.
 - 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).
- At interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
- 3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
- 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.
- 5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.
- 6. Fireblocking of cornices of a two-family *dwelling* is required at the line of *dwelling unit* separation.

R302.11.1 Fireblocking materials. Except as provided in Section R302.11, Item 4, fireblocking shall consist of the following materials.

- 1. Two-inch (51 mm) nominal lumber.
- 2. Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints.
- 3. One thickness of ²³/₃₂-inch (18.3 mm) wood structural panels with joints backed by ²³/₃₂-inch (18.3 mm) wood structural panels.

R905.16.2 Deck slope. Photovoltaic shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater.

R905.16.3 Underlayment. Unless otherwise noted, required underlayment shall conform to ASTM D 4869 or ASTM D6757.

R905.16.4 Underlayment application. Underlayment shall be applied shingle fashion, parallel to and starting from the eave, lapped 2 inches (51 mm) and fastened sufficiently to hold in place.

R905.16.4.1 Ice barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, as designated in Table R301.2(1), an ice barrier that consists of not less than two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building.

Exception: Detached accessory structures that contain no conditioned floor area.

R905.16.4.2 Underlayment and high winds. Underlayment applied in areas subject to high winds [above 140 mph (63 m/s), in accordance with Figure R301.2(4)A] shall be applied with corrosion-resistant fasteners in accordance with the manufacturer's installation instructions. Fasteners are to be applied along the overlap not farther apart than 36 inches (914 mm) on center.

Underlayment installed where the ultimate design wind speed equals or exceeds 150 mph (67 m/s) shall comply with ASTM D 4869 Type IV, or ASTM D 6757. The underlayment shall be attached in a grid pattern of 12 inches (305 mm) between side laps with a 6-inch (152 mm) spacing at the side laps. Underlayment shall be applied as required for asphalt shingles in accordance with Table R905.1.1(2). Underlayment shall be attached using metal or plastic cap nails with a head diameter of not less than 1 inch (25 mm) with a thickness of not less than 32-gage sheet metal. The capnail shank shall be not less than 12 gage (0.105 inches) with a length to penetrate through the roof sheathing or not less than 3 /4 inch (19 mm) into the roof sheathing.

Exception: As an alternative, adhered underlayment complying with ASTM D 1970 shall be permitted.

R905.16.5 Material standards. Photovoltaic shingles shall be listed and labeled in accordance with UL 1703.

R905.16.6 Attachment. Photovoltaic shingles shall be attached in accordance with the manufacturer's installation instructions.

R905.16.7 Wind resistance. Photovoltaic shingles shall be tested in accordance with procedures and acceptance criteria in ASTM D 3161. Photovoltaic shingles shall

comply with the classification requirements of Table R905.2.4.1 for the appropriate maximum basic wind speed. Photovoltaic shingle packaging shall bear a label to indicate compliance with the procedures in ASTM D 3161 and the required classification from Table R905.2.4.1.



R906.1 General. The use of above-deck thermal insulation shall be permitted provided such insulation is covered with an *approved* roof covering and complies with FM 4450 or UL 1256.

R906.2 Material standards. Above-deck thermal insulation board shall comply with the standards in Table R906.2.

TABLE R906.2 MATERIAL STANDARDS FOR ROOF INSULATION

Cellular glass board	ASTM C 552
Composite boards	ASTM C 1289, Type III, IV, V or VI
Expanded polystyrene	ASTM C 578
Extruded polystyrene board	ASTM C 578
Perlite board	ASTM C 728
Polyisocyanurate board	ASTM C 1289, Type I or II
Wood fiberboard	ASTM C 208
Fiber-reinforced gypsum board	ASTM C 1278
Glass-faced gypsum board	ASTM C 1177

SECTION R907 ROOFTOP-MOUNTED PHOTOVOLTAIC SYSTEMS

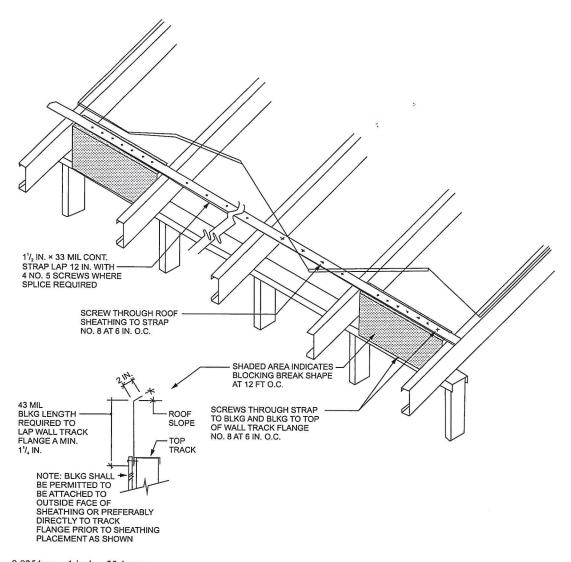
R907.1 Rooftop-mounted photovoltaic systems. Rooftop-mounted photovoltaic panels or modules shall be installed in accordance with this section, Section R324 and NFPA 70.

R907.2 Wind resistance. Rooftop-mounted photovoltaic panel or modules systems shall be installed to resist the component and cladding loads specified in Table R301.2(2), adjusted for height and exposure in accordance with Table R301.2(3).

R907.3 Fire classification. Rooftop-mounted photovoltaic panels or modules shall have the same fire classification as the roof assembly required in Section R902.

R907.4 Installation. Rooftop-mounted photovoltaic panels or modules shall be installed in accordance with the manufacturer's instructions.

R907.5 Photovoltaic panels and modules. Rooftop-mounted photovoltaic panels and modules shall be listed and labeled in accordance with UL 1703 and shall be installed in accordance with the manufacturer's printed instructions.



For SI: 1 mil = 0.0254 mm, 1 inch = 25.4 mm.

FIGURE R804.3.7(2) ROOF BLOCKING DETAIL

R804.3.8 Roof tie-down. Roof assemblies shall be connected to walls below in accordance with Table R804.3. A continuous load path shall be provided to transfer uplift loads to the foundation.

SECTION R805 CEILING FINISHES

R805.1 Ceiling installation. Ceilings shall be installed in accordance with the requirements for interior wall finishes as provided in Section R702.



R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the

entrance of rain or snow. Ventilation openings shall have a least dimension of ${}^{1}I_{16}$ inch (1.6 mm) minimum and ${}^{1}I_{4}$ inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than ${}^{1}I_{4}$ inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth or similar material with openings having a least dimension of ${}^{1}I_{16}$ inch (1.6 mm) minimum and ${}^{1}I_{4}$ inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air.

R806.2 Minimum vent area. The minimum net free ventilating area shall be $^{1}/_{150}$ of the area of the vented space.

Exception: The minimum net free ventilation area shall be $^{1}/_{300}$ of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

2. Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

R806.3 Vent and insulation clearance. Where eave or cornice vents are installed, insulation shall not block the free flow of air. Not less than a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.

R806.4 Installation and weather protection. Ventilators shall be installed in accordance with manufacturer's instructions. Installation of ventilators in roof systems shall be in accordance with the requirements of Section R903. Installation of ventilators in wall systems shall be in accordance with the requirements of Section R703.1.

R806.5 Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:

- 1. The unvented *attic* space is completely within the *building thermal envelope*.
- No interior Class I vapor retarders are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
- Where wood shingles or shakes are used, a minimum ¹/₄inch (6.4 mm) vented airspace separates the shingles or
 shakes and the roofing underlayment above the structural sheathing.
- 4. In Climate Zones 5, 6, 7 and 8, any *air-impermeable insulation* shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.
- 5. Insulation shall be located in accordance with the following:
 - 5.1. Item 5.1.1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.
 - 5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.
 - 5.1.2. Where *air-permeable insulation* is provided inside the building thermal envelope, it shall be installed in accordance

- with Section 5.1. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing in accordance with the R-values in Table R806.5 for condensation control.
- 5.1.3. Where both air-impermeable and air-permeable insulation are provided, the air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 and shall be in accordance with the R-values in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
- 5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.
- 5.2. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

TABLE R806.5 INSULATION FOR CONDENSATION CONTROL

CLIMATE ZONE	MINIMUM RIGID BOARD ON AIR- IMPERMEABLE INSULATION R-VALUE ^{a, b}
2B and 3B tile roof only	0 (none required)
1, 2A, 2B, 3A, 3B, 3C	R-5
4C	R-10
4A, 4B	R-15
5	R-20
6	R-25
7	R-30
8	R-35

- a. Contributes to but does not supersede the requirements in Section N1102.
- b. Alternatively, sufficient continuous insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

R905.5.5 Application. Mineral-surfaced roll roofing shall be installed in accordance with this chapter and the manufacturer's instructions.

R905.6 Slate shingles. The installation of slate shingles shall comply with the provisions of this section.

R905.6.1 Deck requirements. Slate shingles shall be fastened to solidly sheathed roofs.

R905.6.2 Deck slope. Slate shingles shall be used only on slopes of four units vertical in 12 units horizontal (33-percent slope) or greater.

R905.6.3 Underlayment. Underlayment shall comply with Section R905.1.1.

R905.6.3.1 Ice barrier. Where required, ice barriers shall comply with Section R905.1.2.

R905.6.4 Material standards. Slate shingles shall comply with ASTM C 406.

R905.6.5 Application. Minimum headlap for slate shingles shall be in accordance with Table R905.6.5. Slate shingles shall be secured to the roof with two fasteners per slate. Slate shingles shall be installed in accordance with this chapter and the manufacturer's instructions.

TABLE R905.6.5 SLATE SHINGLE HEADLAP

SLOPE	HEADLAP (inches)
4:12 ≤ slope < 8:12	4
8:12 ≤ slope < 20:12	3
Slope ≤ 20:12	2

For SI: 1 inch = 25.4 mm.

R905.6.6 Flashing. Flashing and counterflashing shall be made with sheet metal. Valley flashing shall be not less than 15 inches (381 mm) wide. Valley and flashing metal shall be a minimum uncoated thickness of 0.0179-inch (0.5 mm) zinc coated G90. Chimneys, stucco or brick walls shall have not less than two plies of felt for a cap flashing consisting of a 4-inch-wide (102 mm) strip of felt set in plastic cement and extending 1 inch (25 mm) above the first felt and a top coating of plastic cement. The felt shall extend over the base flashing 2 inches (51 mm).

R905.7 Wood shingles. The installation of wood shingles shall comply with the provisions of this section.

R905.7.1 Deck requirements. Wood shingles shall be installed on solid or spaced sheathing. Where spaced sheathing is used, sheathing boards shall be not less than 1-inch by 4-inch (25 mm by 102 mm) nominal dimensions and shall be spaced on centers equal to the weather exposure to coincide with the placement of fasteners.

R905.7.1.1 Solid sheathing required. In areas where the average daily temperature in January is 25°F (-4°C)

or less, solid sheathing is required on that portion of the roof requiring the application of an ice barrier.

R905.7.2 Deck slope. Wood shingles shall be installed on slopes of three units vertical in 12 units horizontal (25-percent slope) or greater.

R905.7.3 Underlayment. Underlayment shall comply with Section R905.1.1.

R905.7.3.1 Ice barrier. Where required, ice barriers shall comply with Section R905.1.2.

R905.7.4 Material standards. Wood shingles shall be of naturally durable wood and comply with the requirements of Table R905.7.4.

TABLE R905.7.4
WOOD SHINGLE MATERIAL REQUIREMENTS

MATERIAL	MINIMUM GRADES	APPLICABLE GRADING RULES
Wood shingles of natu- rally durable wood	1, 2 or 3	Cedar Shake and Shingle Bureau

R905.7.5 Application. Wood shingles shall be installed in accordance with this chapter and the manufacturer's instructions. Wood shingles shall be laid with a side lap not less than 1¹/₂ inches (38 mm) between joints in courses, and two joints shall not be in direct alignment in any three adjacent courses. Spacing between shingles shall be not less than $\frac{1}{4}$ inch to $\frac{3}{8}$ inch (6.4 mm to 9.5 mm). Weather exposure for wood shingles shall not exceed those set in Table R905.7.5(1). Fasteners for untreated (naturally durable) wood shingles shall be box nails in accordance with Table R905.7.5(2). Nails shall be stainless steel Type 304 or 316 or hot-dipped galvanized with a coating weight of ASTM A 153 Class D (1.0 oz/ft²). Alternatively, two 16-gage stainless steel Type 304 or 316 staples with crown widths $\frac{7}{16}$ inch (11.1 mm) minimum, $\frac{3}{4}$ inch (19.1 mm) maximum, shall be used. Fasteners installed within 15 miles (24 km) of salt water coastal areas shall be stainless steel Type 316. Fasteners for fireretardant-treated shingles in accordance with Section R902 or pressure-impregnated-preservative-treated shingles of naturally durable wood in accordance with AWPA U1 shall be stainless steel Type 316. All fasteners shall have a minimum penetration into the sheathing of ³/₄ inch (19.1 mm). For sheathing less than $\frac{3}{4}$ inch in (19.1 mm) thickness, each fastener shall penetrate through the sheathing. Wood shingles shall be attached to the roof with two fasteners per shingle, positioned in accordance with the manufacturer's installation instructions. Fastener packaging shall bear a label indicating the appropriate grade material or coating weight.

R905.1.2 Ice barriers. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier shall be installed for asphalt shingles, metal roof shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles and wood shakes. The ice barrier shall consist of not fewer than two layers of underlayment cemented together, or a self-adhering polymer-modified bitumen sheet shall be used in place of normal underlayment and extend from the lowest edges of all roof surfaces to a point not less than 24 inches (610 mm) inside the exterior wall line of the building. On roofs with slope equal to or greater than 8 units vertical in 12 units horizontal, the ice barrier shall also be applied not less than 36 inches (914 mm) measured along the roof slope from the eave edge of the building.

Exception: Detached accessory structures not containing conditioned floor area.

R905.2 Asphalt shingles. The installation of asphalt shingles shall comply with the provisions of this section.

R905.2.1 Sheathing requirements. Asphalt shingles shall be fastened to solidly sheathed decks.

R905.2.2 Slope. Asphalt shingles shall be used only on roof slopes of two units vertical in 12 units horizontal (2:12) or greater. For roof slopes from two units vertical in 12 units horizontal (2:12) up to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.1.1.

R905.2.3 Underlayment. Underlayment shall comply with Section R905.1.1.

R905.2.4 Asphalt shingles. Asphalt shingles shall comply with ASTM D 3462.

R905.2.4.1 Wind resistance of asphalt shingles. Asphalt shingles shall be tested in accordance with ASTM D 7158. Asphalt shingles shall meet the classification requirements of Table R905.2.4.1 for the appro-

priate ultimate design wind speed. Asphalt shingle packaging shall bear a label to indicate compliance with ASTM D 7158 and the required classification in Table R905.2.4.1.

Exception: Asphalt shingles not included in the scope of ASTM D 7158 shall be tested and labeled to indicate compliance with ASTM D 3161 and the required classification in Table R905.2.4.1.

R905.2.5 Fasteners. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12-gage [0.105 inch (3 mm)] shank with a minimum $^{3}/_{8}$ -inch-diameter (9.5 mm) head, complying with ASTM F 1667, of a length to penetrate through the roofing materials and not less than $^{3}/_{4}$ inch (19.1 mm) into the roof sheathing. Where the roof sheathing is less than $^{3}/_{4}$ inch (19.1 mm) thick, the fasteners shall penetrate through the sheathing.

R905.2.6 Attachment. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer, but not less than four fasteners per strip shingle or two fasteners per individual shingle. Where the roof slope exceeds 21 units vertical in 12 units horizontal (21:12, 175-percent slope), shingles shall be installed as required by the manufacturer.

R905.2.7 Ice barrier. Where required, ice barriers shall comply with Section R905.1.2.

R905.2.8 Flashing. Flashing for asphalt shingles shall comply with this section.

R905.2.8.1 Base and cap flashing. Base and cap flashing shall be installed in accordance with manufacturer's instructions. Base flashing shall be of either corrosion-resistant metal of minimum nominal 0.019-inch (0.5 mm) thickness or mineral-surfaced roll roofing weighing not less than 77 pounds per 100 square feet (4 kg/m²). Cap flashing shall be corrosion-resistant metal of minimum nominal 0.019-inch (0.5 mm) thickness.

TABL	E R905.2.4	.1	
CLASSIFICATION OF	ASPHALT	ROOF	SHINGLES

MAXIMUM ULTIMATE DESIGN WIND SPEED, V _{ult} FROM FIGURE R301.2(4)A (mph)	MAXIMUM BASIC WIND SPEED, $V_{\scriptscriptstyle ASD}$ FROM TABLE R301.2.1.3 (mph)	ASTM D 7158 ⁴ SHINGLE CLASSIFICATION	ASTM D 3161 SHINGLE CLASSIFICATION
110	85	D, G or H	A, D or F
116	90	D, G or H	A, D or F
129	100	G or H	A, D or F
142	110	G or H	F
155	120	G or H	F
168	130	Н	F
181	140	Н	F
194	150	Н	F

For SI: 1 foot = 304.8 mm; 1 mph = 0.447 m/s.

a. The standard calculations contained in ASTM D 7158 assume Exposure Category B or C and building height of 60 feet or less. Additional calculations are required for conditions outside of these assumptions.

R905.2.8.2 Valleys. Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

- 1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
- 2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D 3909 or ASTM D 6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.
- 3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D 6380 and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D 1970 shall be permitted in lieu of the lining material.

R905.2.8.3 Sidewall flashing. Base flashing against a vertical sidewall shall be continuous or step flashing and shall be not less than 4 inches (102 mm) in height and 4 inches (102 mm) in width and shall direct water away from the vertical sidewall onto the roof or into the gutter. Where siding is provided on the vertical sidewall, the vertical leg of the flashing shall be continuous under the siding. Where anchored masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and counterflashing shall be provided in accordance with Section R703.7.2.2. Where exterior plaster or adhered masonry veneer is provided on the vertical sidewall, the base flashing shall be provided in accordance with this section and Section R703.6.3.

R905.2.8.4 Other flashing. Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney

flashing, shall be applied in accordance with the asphalt shingle manufacturer's printed instructions.

R905.2.8.5 Drip edge. A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than $^{1}/_{4}$ inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment along rake edges.

R905.3 Clay and concrete tile. The installation of clay and concrete tile shall comply with the provisions of this section.

R905.3.1 Deck requirements. Concrete and clay tile shall be installed only over solid sheathing or spaced structural sheathing boards.

R905.3.2 Deck slope. Clay and concrete roof tile shall be installed on roof slopes of two and one-half units vertical in 12 units horizontal $(2^{1}/_{2}:12)$ or greater. For roof slopes from two and one-half units vertical in 12 units horizontal $(2^{1}/_{2}:12)$ to four units vertical in 12 units horizontal (4:12), double underlayment application is required in accordance with Section R905.3.3.

R905.3.3 Underlayment. Underlayment shall comply with Section R905.1.1.

R905.3.4 Clay tile. Clay roof tile shall comply with ASTM C 1167.

R905.3.5 Concrete tile. Concrete roof tile shall comply with ASTM C 1492.

R905.3.6 Fasteners. Nails shall be corrosion resistant and not less than 11 gage, ${}^{5}/{}_{16}$ -inch (11 mm) head, and of sufficient length to penetrate the deck not less than ${}^{3}/{}_{4}$ inch (19 mm) or through the thickness of the deck, whichever is less. Attaching wire for clay or concrete tile shall not be smaller than 0.083 inch (2 mm). Perimeter fastening areas include three tile courses but not less than 36 inches (914

TABLE R905.2.8.2 VALLEY LINING MATERIAL

MATERIAL	MINIMUM THICKNESS (inches)	GAGE	WEIGHT (pounds)
Cold-rolled copper	0.0216 nominal	_	ASTM B 370, 16 oz. per square foot
Lead-coated copper	0.0216 nominal	_	ASTM B 101, 16 oz. per square foot
High-yield copper	0.0162 nominal	_	ASTM B 370, 12 oz. per square foot
Lead-coated high-yield copper	0.0162 nominal		ASTM B 101, 12 oz. per square foot
Aluminum	0.024	_	
Stainless steel	_	28	
Galvanized steel	0.0179	26 (zinc coated G90)	
Zinc alloy	0.027	_	_
Lead	_	_	21/2
Painted terne	_	=	20

For SI: 1 inch = 25.4 mm, 1 pound = 0.454 kg.

TABLE I	R905.8.6
WOOD SHAKE WEATHER EX	POSURE AND ROOF SLOPE

ROOFING MATERIAL	LENGTH (inches)	GRADE	EXPOSURE (inches)
TIOOT ING MATERIAL			4:12 pitch or steeper
Shakes of naturally durable wood	18	No. 1	71/2
bliakes of haturally durable wood	24	No. 1	10ª
	18	No. 1	71/2
Preservative-treated tapersawn	24	No. 1	10
shakes of Southern Yellow Pine	18	No. 2	51/2
	24	No. 2	71/2
	18	No. 1	71/2
Taper-sawn shakes of naturally durable wood	24	No. 1	10
	18	No. 2	51/2
	24	No. 2	71/2

For SI: 1 inch = 25.4 mm.

a. For 24-inch by $\frac{3}{8}$ -inch handsplit shakes, the maximum exposure is $7\frac{1}{2}$ inches.

tener shall penetrate through the sheathing. Fastener packaging shall bear a label indicating the appropriate grade material or coating weight.

R905.8.7 Shake placement. The starter course at the eaves shall be doubled and the bottom layer shall be either 15-inch (381 mm), 18-inch (457 mm) or 24-inch (610 mm) wood shakes or wood shingles. Fifteen-inch (381 mm) or 18-inch (457 mm) wood shakes shall be permitted to be used for the final course at the ridge. Shakes shall be interlaid with 18-inch-wide (457 mm) strips of not less than No. 30 felt shingled between each course in such a manner that no felt is exposed to the weather by positioning the lower edge of each felt strip above the butt end of the shake it covers a distance equal to twice the weather exposure.

R905.8.8 Valley flashing. Roof valley flashing shall be not less than No. 26 gage [0.019 inch (0.5 mm)] corrosion-resistant sheet metal and shall extend not less than 11 inches (279 mm) from the centerline each way. Sections of flashing shall have an end lap of not less than 4 inches (102 mm).

R905.8.9 Label required. Each bundle of shakes shall be identified by a *label* of an *approved* grading or inspection bureau or agency.

R905.9 Built-up roofs. The installation of built-up roofs shall comply with the provisions of this section.

R905.9.1 Slope. Built-up roofs shall have a design slope of not less than one-fourth unit vertical in 12 units horizontal (2-percent slope) for drainage, except for coal-tar built-up roofs, which shall have a design slope of a minimum one-eighth unit vertical in 12 units horizontal (1-percent slope).

R905.9.2 Material standards. Built-up roof covering materials shall comply with the standards in Table R905.9.2 or UL 55A.

R905.9.3 Application. Built-up roofs shall be installed in accordance with this chapter and the manufacturer's instructions.

R905.10 Metal roof panels. The installation of metal roof panels shall comply with the provisions of this section.

R905.10.1 Deck requirements. Metal roof panel roof coverings shall be applied to solid or spaced sheathing, except where the roof covering is specifically designed to be applied to spaced supports.

R905.10.2 Slope. Minimum slopes for metal roof panels shall comply with the following:

- 1. The minimum slope for lapped, nonsoldered-seam metal roofs without applied lap sealant shall be three units vertical in 12 units horizontal (25-percent slope).
- The minimum slope for lapped, nonsoldered-seam metal roofs with applied lap sealant shall be one-half unit vertical in 12 units horizontal (4-percent slope). Lap sealants shall be applied in accordance with the approved manufacturer's installation instructions.
- 3. The minimum slope for standing-seam roof systems shall be one-quarter unit vertical in 12 units horizontal (2-percent slope).

R905.10.3 Material standards. Metal-sheet roof covering systems that incorporate supporting structural members shall be designed in accordance with the *International Building Code*. Metal-sheet roof coverings installed over structural decking shall comply with Table R905.10.3(1). The materials used for metal-sheet roof coverings shall be naturally corrosion resistant or provided with corrosion resistance in accordance with the standards and minimum thicknesses shown in Table R905.10.3(2).

R905.10.4 Attachment. Metal roof panels shall be secured to the supports in accordance with this chapter and the manufacturer's installation instructions. In the absence of manufacturer's installation instructions, the following fasteners shall be used:

- 1. Galvanized fasteners shall be used for steel roofs.
- 2. Copper, brass, bronze, copper alloy and 300-series stainless steel fasteners shall be used for copper roofs.
- Stainless steel fasteners are acceptable for metal roofs.

Staff Report – Planning & Zoning Item

Date: June 15, 2021

Case No.: Z-21-07

Request: CH – PD CH and SF-2

Applicant/Owners: City of Belton

Agenda Item

Z-21-07 Hold a public hearing and consider a zoning change from Commercial Highway to Planned Development - Commercial Highway and Single Family-2 District — to allow for commercial uses and single-family homes — for properties located at the northwest corner of South Wall Street and East Avenue R. described as the Cameron Subdivision, Block 1, Lots 1-8 and Block 2, Lots 1-4.

<u>Originating Department</u>: Planning Department – Tina Moore - Planner

<u>Current Zoning</u>: Commercial Highway (CH)

Proposed Zoning: Planned Development - Commercial Highway and Single Family-2 District

Future Land Use Map (FLUM) Designation: Commercial

<u>Design Standards Type Areas 2:</u> This Type Area includes various blocks along the IH 35 and US 190 corridor. The existing and projected growth of this area is primarily commercial highway frontage uses. Opportunities are mixed uses, hotels, restaurants, new car dealerships, multi-story office and other similar commercial uses.

Background/Case Summary

This is a City-Initiated zoning change. The intent is to change the non-conforming status of an existing residential subdivision currently within the Commercial Highway Zoning District. The Cameron Subdivision plat, approved in 1955, consists of 11 lots located near the IH 35 corridor. Residential uses are considered legal non-conforming within the CH zoning district. Existing residential uses are permitted and allowed to be expanded and remodeled. However, in case of a natural disaster or a fire destroys more than 60% of the reasonable value of the home, it cannot be reconstructed and must comply with the CH zoning requirements.

Staff was recently contacted by a property owner attempting to sell her property in this subdivision. She was notified by the loan underwriter that the home is a legal non-conforming use and could not be sold unless it was rezoned in the event the home needs to be reconstructed after a fire or other disaster.

The 1972 City of Belton Official Zoning Map shows properties west of South Penelope as zoned CH and property east of South Penelope as SF-2 in this subdivision. The 2002 updated zoning map, depicted the entire subdivision as CH.

The commission held a work session with the staff on May 18th. Staff suggested a zoning change from CH to Planned Development Commercial Highway and Single Family-2 to cure the nonconforming status concerns. The commission recommended that staff proceed with a City initiated zoning change to allow residential uses in this neighborhood. The commission also recommended that staff look at other residential areas within the CH zoning district and provide possible solutions to prevent similar issues in the future.

Project Analysis and Discussion

<u>Existing Conditions:</u> This subdivision is developed with single family residences. The properties to the west and south are zoned CH. The property north is zoned C-1 with a SUP for Mini-Storage Warehouse. The properties east are zoned SF-2.

Direction	Zoning	Use
North	C-1 w/ SUP Mini-Storage	AAA Mini -Storage
	Warehouse	
South	CH	Undeveloped
West	CH	CEFCO Truck Stop
West	CH w/ SUP Auto Sales	
East	SF-2	Single Family Homes

<u>Land Use Table/Allowable Uses:</u> The requested zoning change would allow for both CH and SF-2 uses as identified below:

СН	SF-2
Any uses permitted in the Retail District	Single Family detached homes
Auto and Motorcycle Sales	Greenhouse and Garden
Auto Service/Repair	Keeping of dogs, and cats and other normal household pets
Commercial Amusement exclude drag strips	Municipally owned facilities and uses (no
and motorcycle and go cart racing	open storage or repair)
Community or Exposition Center	Telephone Exchange
Hotel or Motel	Sewage Treatment Plant or Pump Station
Hospital or Nursing Home	Utilities
Multi-Family	Accessory Structures and Accessory Dwelling Units as permitted in Section 36
Municipal Owned Structures	
Off-Road Vehicle Sales, Service and Repair	
Restaurant with drive in service	
Truck Stop/Parking	

Area & Setback Requirements:

	СН	SF-2
Minimum Lot area	7,200	7,500
Lot width	60'	60'
Lot Depth	120'	100'
Minimum Front Yard Setback	60'	25'
Minimum Side Yard Setback	20'	6'/15' from Street Right of
		Way
Minimum Rear Yard Setback	20'	20'
Maximum Lot Coverage	50%	45%

The lot sizes in this neighborhood are approximately 7,500 sq. ft. and meet the requirements for the CH and SF-2 District. The smallest lot size is approximately 61' wide by 124' deep or 7,594 sq. ft. Lots 1-4, Block 1 were reconfigured into three lots instead of the four and measures at 82' wide by 124' deep or 10,168 sq. ft. New residential construction projects will be required to meet the SF-2 zoning standards with the approval of this zoning change.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for a Mixed-Use Center with uses including a regional shopping destination, potential regional mall site, multi-family, and other dense residential uses on perimeter, along with entertainment and lifestyle features.

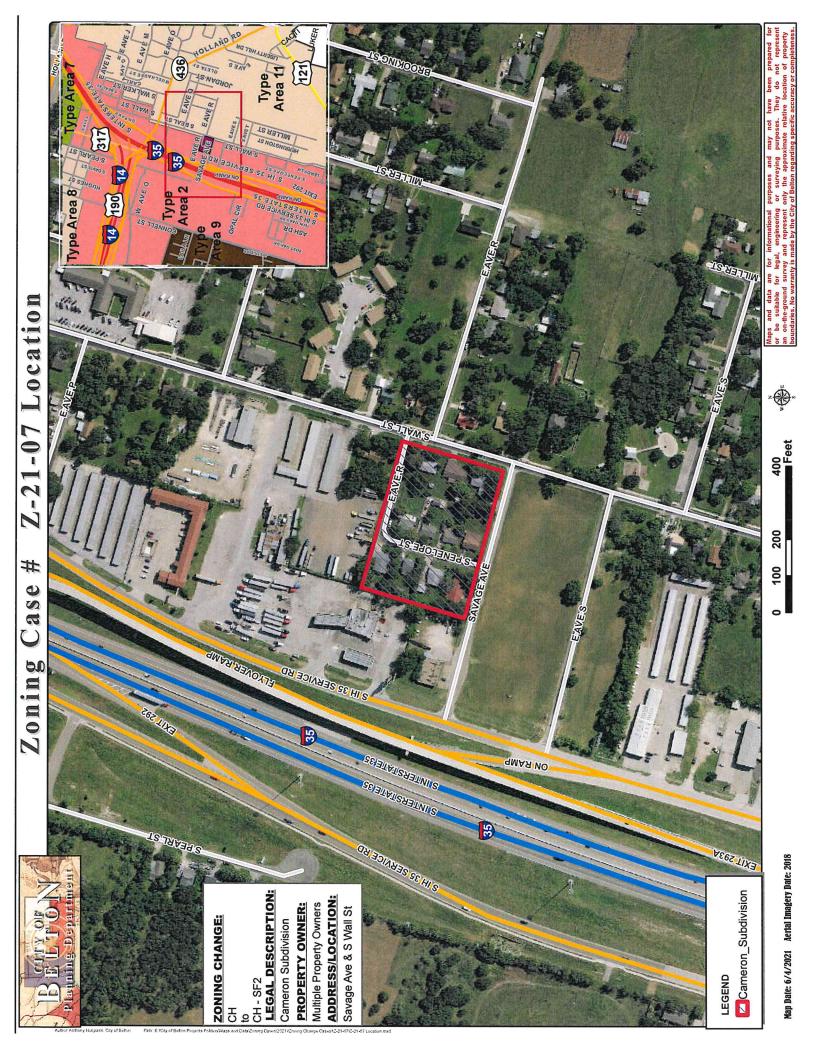
Recommendation

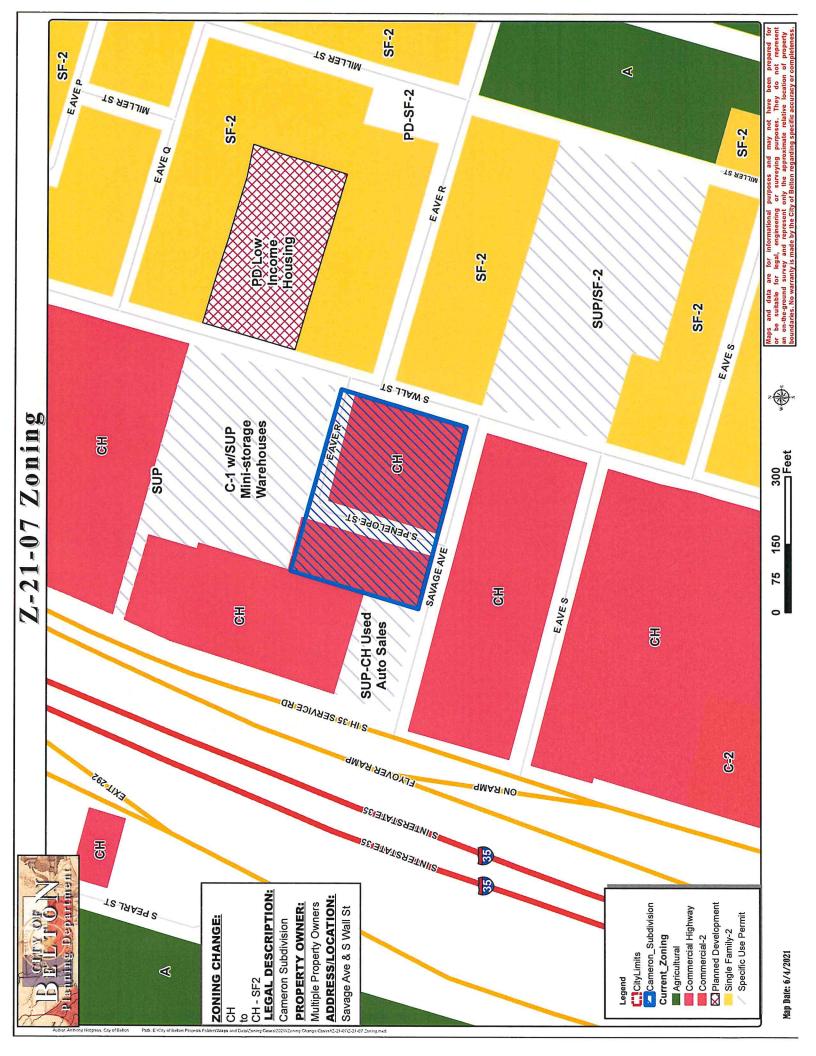
Recommend approval of the requested a zoning change from Commercial Highway to Planned Development - Commercial Highway and Single Family-2; subject to the following conditions:

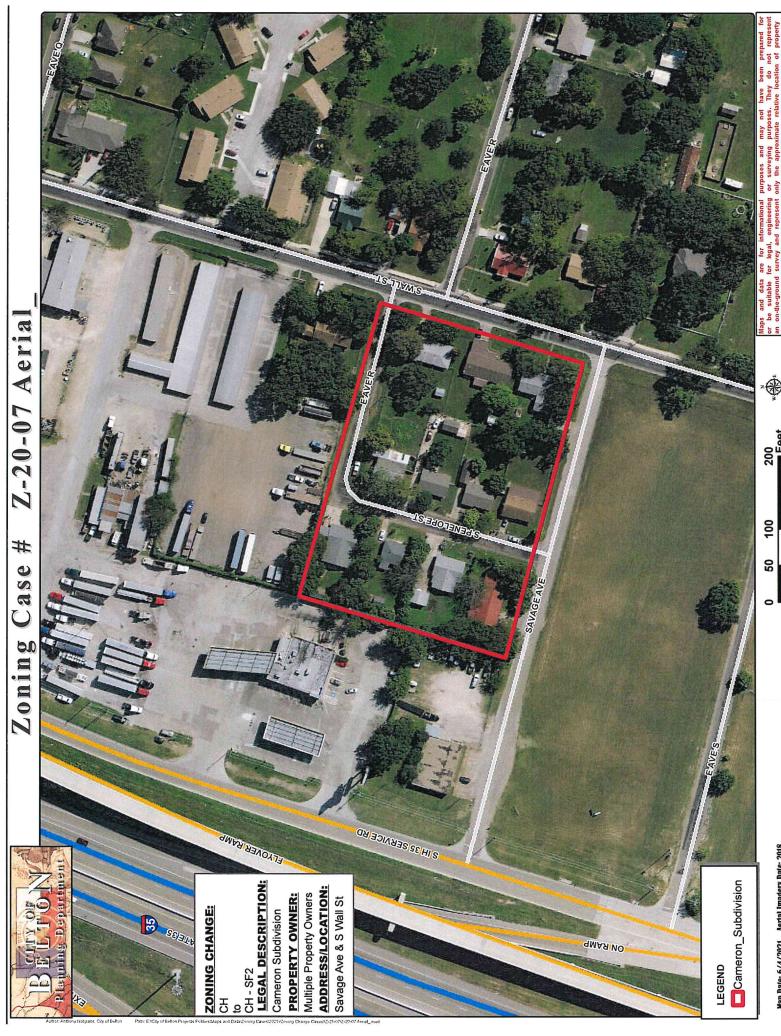
1. The use of the property shall conform to the both the Commercial Highway and Single Family-2 District.

<u>Attachments:</u>

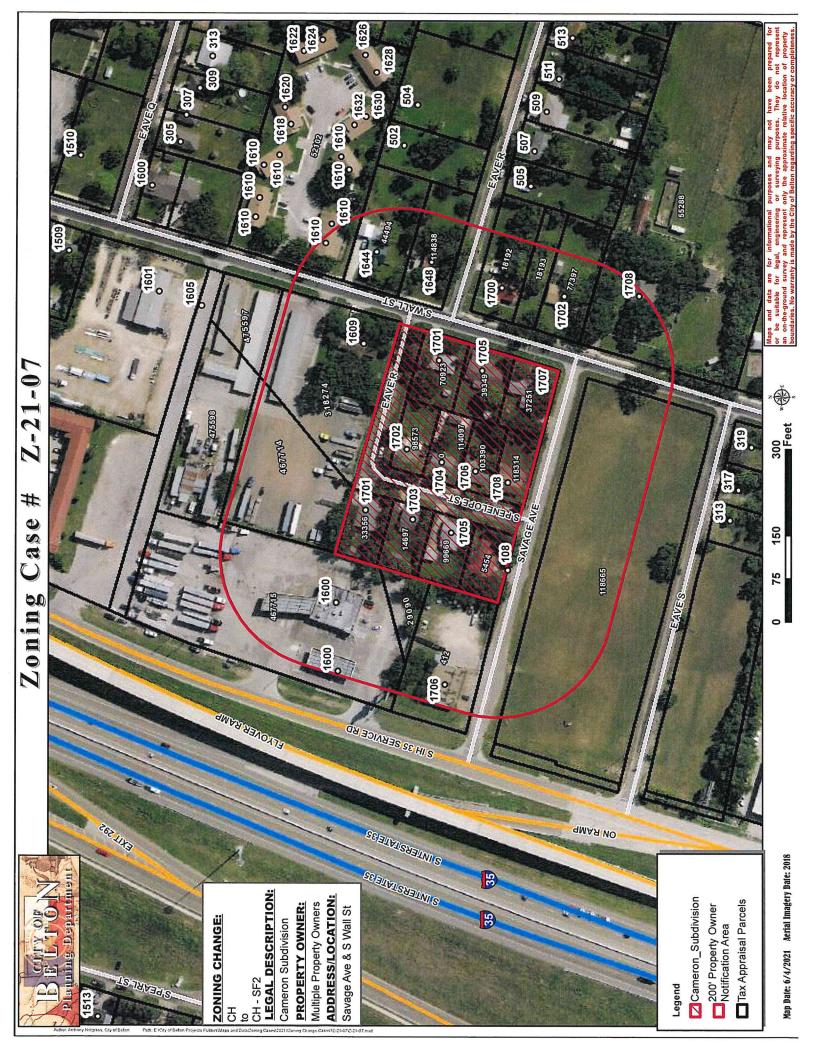
- 1. Property Location Map
- 2. Zoning map
- 3. Aerial photo
- 4. Letters to Cameron Subdivision Property Owners
- 5. Zoning notice to owners/Owner notification list/Map with zoning notice boundary (200')







Map Date: 6/4/2021 Aerial Imagery Date: 2018





City of Belton

-Founded 1850 -

June 2, 2021

Example Letter

Dear Mr. and Ms. Property Owner,

Your property located at 108 Savage Ave. is currently zoned Commercial Highway (CH). Residential properties in the CH Zoning District are considered legal non-conforming, commonly referred to as "grandfathered".

Existing homes in this zoning district can be remodeled and can add an addition to expand the home. However, in case of a natural disaster or if a fire destroys more than 60% of the reasonable value of the home, it cannot be reconstructed and must comply with the zoning requirements.

The City is initiating a Zoning Change for your neighborhood to permit residential homes in the CH zoning district, which would allow for reconstruction in the event of a fire, for instance. The proposed new zoning is Planned Development - Commercial Highway/Single Family District – 2, to allow for both commercial uses and single-family homes.

This proposed zoning will be considered by the Planning and Zoning Commission on Tuesday, June 15th at 5:30 pm. After the Planning and Zoning Commission's consideration, this item will be placed on the City Council agenda for a Public Hearing on Tuesday, June 22nd at 5:30 pm. You are invited to attend both meetings, which are open to the public. Both meetings will take place at the Harris Community Center located at 401 N. Alexander Drive.

City staff is available to meet with you to discuss this zoning change and potential impacts. Please call Tina Moore at 254.933.5891 or email tmoore@beltontexas.gov to ask questions or to arrange a time for a meeting.

Sincerely,

Tina Moore, Planner



City of Belton

-Founded 1850 -

June 9, 2021

Property owner

Estimado Señor,

Su propiedad ubicada en 1701 S. Penelope Ave. actualmente está dividida en zonas como Carretera Comercial (CH). Las propiedades residenciales en el Distrito de Zonificación de CH se consideran no conformes legales, comúnmente conocidas como "protegidas".

Las casas existentes en este distrito de zonificación se pueden remodelar y agregar una adición para expandir la casa. Sin embargo, en caso de un desastre natural o si un incendio destruye más del 60% del valor razonable de la vivienda, no se puede reconstruir y debe cumplir con los requisitos de zonificación.

La Ciudad está iniciando un Cambio de Zonificación para su vecindario para permitir viviendas residenciales en el distrito de zonificación CH, lo que permitiría la reconstrucción en caso de incendio, por ejemplo. La nueva zonificación propuesta es Desarrollo planificado - Carretera comercial / Distrito unifamiliar - 2, para permitir tanto los usos comerciales como las viviendas unifamiliares.

Esta zonificación propuesta será considerada por la Comisión de Planificación y Zonificación el martes 15 de junio a las 5:30 pm. Después de la consideración de la Comisión de Planificación y Zonificación, este tema se incluirá en la agenda del Concejo Municipal para una Audiencia Pública el martes 22 de junio a las 5:30 pm. Está invitado a asistir a ambas reuniones, que están abiertas al público. Ambas reuniones se llevarán a cabo en el Harris Community Center ubicado en 401 N. Alexander Drive.

El personal de la ciudad está disponible para reunirse con usted para discutir este cambio de zonificación y los impactos potenciales. Llame a Tina Moore al 254.933.5891 o envíe un correo electrónico a tmoore@beltontexas.gov para hacer preguntas o concertar una cita para una reunión.

Atentamente,

Tina Moore, Planificadora

BALES, WALTER R ETUX MARY P 108 SAVAGE AVE BELTON, TX 76513-4369 DARDEN, DOLORES A 1702 S PENELOPE ST BELTON, TX 76513-4367 DOOLEY, MARY E 1708 S PENELOPE ST BELTON, TX 76513-4367

EMILIANO, ELIAS BUENO 1701 S PENELOPE ST BELTON, TX 76513-4366 HERNANDEZ, CIRILO AGUIRRE 1704 S PENELOPE ST BELTON, TX 76513-4367

RODRIGUEZ, TAMARA KAYE 1705 S PENELOPE ST BELTON, TX 76513

SOLIS, MARIA 1706 S PENELOPE ST BELTON, TX 76513-4367 GARCIA, RAY F ETUX SHERRY C 1705 S WALL ST BELTON, TX 76513-4372

MCELWAIN, ALMA 1701 S WALL ST BELTON, TX 76513-4372

BULLS, ROGER WAYNE ETUX KIMBERLY KAY 1707 S WALL ST BELTON, TX 76513-4372 EVANS, TODD & NARJIS SAFVI 2700 SPARTA LN BELTON, TX 76513

NOTICE OF APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF BELTON

То сна	ry of Belton is initiating this request nge the following described property: <u>Cameron Subdivision, Block 1, lot 1-8 and Block 2, Lots 1-4.</u> I(n) <u>Commercial highway</u> Zoning District.
TO A(N)	PLANNED DEVELOPMENT – COMMERCIAL HIGHWAY AND SINGLE FAMILY 2 ZONING DISTRICT
TO ALLO	DW FOR BOTH COMMERCIAL AND SING FAMILY USES.
PURSUA	THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING INT TO THIS REQUEST AT <u>5:30 P.M., Tuesday, June 15, 2021</u> , AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, I, TEXAS.
PUBLIC	If approved by the Planning & Zoning Commission, this item will be placed on the Agenda for a Hearing by the City Council. That meeting will be at <u>5:30 P.M., Tuesday, June 22nd, 2021</u> , at the T. RIS Community Center, 401 Alexander Street, Belton, Texas.
REGARD	As an interested property owner, the City of Belton invites you to make your views known ding this zoning change. You may submit written comments by completing this form and returning the address below or via email to PRIOR TO 1:00 P.M. ON June 15, 2021 .
	IF YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY AT CITY HALL AT LEAST 48 HOURS BEFORE THESE MEETINGS.
746	circle one
	NTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE ATION ABOVE FOR THE REASONS EXPRESSED BELOW:
1.	
2.	
3.	
J.	(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)
DATE:	SIGNATURE:
_	ANAPORTON CONTRACTOR C

PLANNING DEPARTMENT CITY OF BELTON P. O. BOX 120 BELTON, TEXAS 76513 254-933-5812 5454 44494

BALES, WALTER R ETUX MARY P BOUNDS, DOYLE 108 SAVAGE AVE **1644 S WALL ST**

BELTON, TX 76513-4369 BELTON, TX 76513-4371

GARCIA, ERNESTO & MARIA G

37251 77397 98573

BULLS, ROGER WAYNE ETUX KIMBERLY KAY CARLSON, TRACY DARDEN, DOLORES A 1707 S WALL ST 1702 S WALL ST 1702 S PENELOPE ST BELTON, TX 76513-4372 BELTON, TX 76513-4373 BELTON, TX 76513-4367

118314 33356 14697

DOOLEY, MARY E EMILIANO, ELIAS BUENO **EVANS, TODD & NARJIS SAFVI** 1708 S PENELOPE ST 1701 S PENELOPE ST 2700 SPARTA LN

BELTON, TX 76513-4367 BELTON, TX 76513-4366 BELTON, TX 76513

29090 467715 114838

FIKES WHOLESALE INC

BELTON TEXAS 76513

55288

FIKES WHOLESALE INC PO BOX 1287 PO BOX 1287 1648 S WALL ST

TEMPLE, TX 76503-1287 TEMPLE, TX 76503-1287 BELTON, TX 76513

39349 114097 52102

18192

GARCIA, RAY F ETUX SHERRY C HERNANDEZ, CIRILO AGUIRRE HOUSING AUTHORITY CITY OF BELTON

1705 S WALL ST 1704 S PENELOPE ST 715 SAUNDERS ST BELTON, TX 76513-4372 BELTON, TX 76513-4367 BELTON, TX 76513

18193 KURZINSKY, ASHLEY NICOLE & RICHARD JAMES KUSAK LECHUGA, PATRICIA LECHUGA, PATRICIA

1700 S WALL ST 1700 S WALL ST 1124 PRESWICK DR

BELTON, TX 76513-4373 BELTON, TX 76513-4373 HARKER HEIGHTS, TX 76548

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MARNAN LIVING TRUST MARNAN LIVING TRUST MARNAN LIVING TRUST 122 CLIFFSIDE DR 122 CLIFFSIDE DR 122 CLIFFSIDE DR

SHAVANO PARK, TX 78231-1509 **SHAVANO PARK, TX 78231-1509** SHAVANO PARK, TX 78231-1509

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MARNAN LIVING TRUST MCELWAIN, ALMA MCLEOD, PAULA GAYLE 122 CLIFFSIDE DR 1701 S WALL ST 3524 BEVERLY DR

SHAVANO PARK, TX 78231-1509 BELTON, TX 76513-4372 DALLAS, TX 75205

99669 103390 412

ROBERTS, BETTY LYNN SOLIS, MARIA STOKES, PAUL 1705 S PENELOPE ST 1706 S PENELOPE ST 8385 KNOB CREEK

BELTON, TX 76513 BELTON, TX 76513-4367 **TEMPLE, TX 76501** SUPERINTENDENT

BELTON I.S.D. P O Box 269

NOTICE OF APPLICATION FOR AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF BELTON

THE CITY OF BELTON IS INITIATING THIS REQUEST
TO CHANGE THE POLLOWING DESCRIBED PROPERTY: CAMERON SUBDIVISION, BLOCK L.LOT L-8 AND BLOCK 2, LOTS 1-4.
FROM AIN) COMMERCIAL HIGHWAY ZONING DISTRICT
TO ALLOW FOR BOTH COMMERCIAL AND SINGLE HAMBLY 2.
ZONING DISTRICT
TO ALLOW FOR BOTH COMMERCIAL AND SINGLE FAMILY USES.

THE PLANNING & ZUNING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PUBLICANT TO THIS REQUEST AT \$30 P.M., THEMAN, June 15, 2021, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BILTON, TEXAS.

E AFFECATED BY THE PLASMING & ZORING COMMISSION, THES ITEM WILL BE PLACED ON THE AGENDA FOR A BUSINESS TO ARRIVE CITY COUNCIL. THAT OPETING WILL BY AT 5-10 P.M., Tuciday, June 22 nd, 2021, AT THE T. B. HARRIS COMMINITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

AS AN INTERESTED PROPERTY OWNER, THE CITY OF BELTON INVITES YOU TO MAKE YOUR VIEWS KNOWN REGISERING THIS COUNTY CHANGE. YOU MAY SUBMIT WRITTEN COMMENTS BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW OR VIA EMAIL TO PLANSING BELTONTEXAS GOV., PRIOR TO 1:00 P.M. ON JUNE 15, 2021.

DE YOU REQUIRE INTERPRETER SERVICES FOR THE DEAF OR HEARING IMPAIRED, PLEASE CONTACT THE CITY CLERE AT CITY HALL AT LEAST 48 HOURS SEFORE THESE MERITINGS.

as an interested property owner I (property harmon) the requested zoning amendment presented in the application above for the reasons expressed before

a lithware lived since Aug 1970 - but were meyer informed by

the proming change. It will soon be over 50 years - it was a magnitured grained until mot allow one to rebuild may have in Come of a magnitude way to expressed on a separate special may have in Come of a magnitude dispater. There cannot be growing to include Single span 7 2001

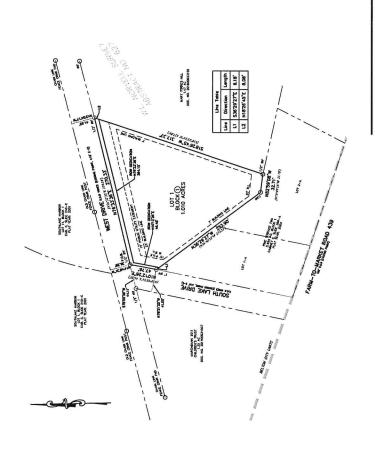
Secondature Many P. Bales to allow to making the princip to include Single span 7 2001

PLANNING BEPARTMENT CITY OF BELTON P. O. BOX 120 BELTON, TEXAS 76513 254-933-5812

SASA BOLES, MOLETER H ET LIN AGAIN S DOS SAGRES AND BOLTON, TO HOOSE AND

Administrative Plats Approvals

		Administrative Plat Approvals	lat App	rovals	
			No. of		
Date	Subdivision Name	Acreage /Location	Lots	Description	Waivers
		1.010 Acres; SEC of South Lake		1 lot, 1block subdivision for residential use.	
5/7/2021	West Drive Addition	Drive and West Drive	-	ROW dedication received	Parkland fees



POINT OF BEGINNING IRON ROD SET IRON ROD FOUND DOCUMENT NUMBER PUBLIC UTILITY ESSLENT PLAT OR DEED CALLS LEGEND POS IRS IRF P.U.E.

VICINITY MAP

BELL COUNTY, PUBLIC HEALTH DISTRICT

. THE UNDERSIGNED, A REGISTERED SANITARIAN IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBJOINCEN HAS BEEN REVIEWED FOR OLGALANCE WITH APPLICABLE STATE AND COUNTY REGULATIONS ON-SHIP ESTINGE FACULITIES AND IS HEREBY RECOMMEND FOR APPROVAL.

STATE OF TEXAS

COUNTY OF BELL

4.19 WATER SUPPLY CORPORATION CERTIFES THAT THE EXISTING WATER SUPPLY AND DISTRBUTION SYSTEMS IN THE AREA IS ADCOLATE TO PROVIDE WATER IN SUFFICIAL QUALITY, QUARTITY, AND RESSARE TO SERVE THE PROPOSED ADDITION.

ERRON LOWRY, DIRECTOR OF OPERATIONS 439 WATER SUPPLY CORPORATION

TAX CERTIFICATE

THE BELL COUNTY TAX APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN THE COUNTY, TEXAS, DOES FREEBY CENTY THAT THERE AME CURRENLLY NO DELINQUENT ANXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT. DAY OF DATED THIS

BELL COUNTY TAX APPRAISAL DISTRICT

PLAT NO. FILED FOR RECORD THIS DAY OF BELL COUNTY, TEXAS.

OFFICIAL PUBLIC RECORDS OF BELL COUNTY,

DEDICATION INSTRUMENT NO. TEXAS.

WEST DRIVE ADDITION
1.00 TOTAL AGRES 440.345 SOUARE FEET
NORVELL SURVEY, ABSTRACT 1627, BELL COUNTY TEXAS
ADDITION TO THE CITY OF BELL'OW, BELL COUNTY TEXAS AN.

STATE OF TEXAS COUNTY OF BELL

TEMPLE REAL ESTATE WASTNEATS INC. A TEXAS PROFESSIONAL CORPORATION, OMNERS OF THE LAND SHOWN NY THIS PLAT, AND ADDITION HAS ADDITION, THA ADDITION HAS DECIDARED AS WEST DIRECE ADDITIONAL THAN ADDITION HAS ENTED THE COTY OF SHELDIN, TEXAS, AND WINGS HAME IS SUBSCRIBED HERETO, HERET DEFLOATED TO THE OFF THE PABLE CRICKER ALL STREETS, ALLEYS, WATSTCOURSES, DRAWS, EASTHERITS AND PABLE PLACES AS SOON MERICON.

2. THE SHORTHY DESCRIPT HER HERON IS NOT OFFICENCY OF OFFICENCY OF THE FIRST SHORTHY DESCRIPTOR OFFICENCY OFFI

3. ALL SET IRON ROOS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SERVICES". 4. CITY OF BELTON DOES NOT RECULATE LOT TO LOT DRAINAGE.

1. THE BEARINGS SHOWN HEREON ARE DORINGTO TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD BJ, 93 ADJUSTINENT.

TEMPLE REAL ESTATE INVESTMENT, INC A TEXAS CORPORATION

STATE OF TEXAS COUNTY OF BELL

6. A 20' SIDE YARD SETBACK IS REQUIRED FOR GARAGE ACCESS FROM SIDE YARD OFF OF SOUTH LAKE DRIVE.

5. THERE ARE NO PROPOSED COVENANTS OR DEED RESTRICTIONS FOR THIS PLAT.

THIS INSTRUMENT WAS ACKNOMEDGED BEFORE ME ON THE DAY OF BY WILLIAM GRADY ROSIER, PRESIDENT FOR TEMPLE REAL ESTATE INVESTIMENTS. INC

NOTARY PUBLIC, STATE OF TEXAS STATE OF TEXAS COUNTY OF BELL

DIRECTOR OF PLANKING

STATE OF TEXAS COUNTY OF BELL

SAID SUBDIVISION LIES WITHIN THE CITY OF BELTON, BELL COUNTY, TEXAS AND SHALL BE SUBJECT TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE ADOPTED BY THE CITY OF BELTON, TEXAS. DAY OF MINESS MY HAND THIS ____

STATE OF TEXAS COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HERBER CREINFY, THAT PROPER ENGINEERING CONSOERATION HAS BEEN GIVEN TO THIS PLAT. FURTHERMORE, THE DRAINAGE SHALL NOT BE WOOMFO.







COUNTY OF BELL KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

UNA CHINT, P.E. NO. 107211





BRUCE LIVE BRYN BRUCE LIVE BRYN BRYN TREATHEN PRIVINCES, RIC. IN RORTH LIVE IN 1967, I. N. 19534

TRACT SURVEYED FEBRUARY 26, 2021



ADMINISTRATIVE

PLAT

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		DATE	1202/1/2	5/4/2021	DO WE PROPERTY

RICHT-OF-NAT TIES	RICHT-OF-WAY DEDICATION	APPROVED BY: BLB	- 50' ONTE: MY 05, 2021	SHEET 1 OF
1/202/1/4	1/4/2021	DRAWN BY: AR	SCALE: 1" = 30"	PROJECT NO. 21001