



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, February 16, 2021 - 5:30 p.m.
Harris Community Center
401 N. Alexander, Belton, Texas

**PLEASE NOTE: FACE COVERINGS WILL BE REQUIRED
WHERE SOCIAL DISTANCING CANNOT BE MAINTAINED.**

Pledge of Allegiance to the U.S. Flag
Invocation

AGENDA

1. Call to order.
2. Public comments.
3. Consider minutes of the January 19, 2021 regular meeting.
4. Conduct work session regarding sidewalk policies.

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, January 19, 2021

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

Pledge of Allegiance – Commission Chair Brett Baggerly led all present.

Invocation – Commission Member David Jarratt gave the Invocation.

1. Call To Order.

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

2. Public comments. (Audio 1:14)

With no one from the audience requesting to speak, Chair Baggerly closed the public comments portion of the meeting.

3. Consider approval of minutes from previous meeting. (Audio 1:29)

Commission Member Mr. Potts made a motion to approve the minutes from the December 22, 2020 meeting, seconded by Commission Member Mr. Jarratt. The motion passed unanimously with 6 ayes, 0 nays. (Commission Member Quinton Locklin arrived after the minutes were approved).

4. Z-21-01 Hold a public hearing and consider a zoning change from Single Family 2 with a Conservation Revitalization Overlay (SF2 w/CR Overlay) to Single Family 3 (SF3) on approximately 0.368 acres located at 300 W. Avenue H, located on West Avenue H, east of Jackson Street and west of Davis Street, described as Robert Subdivision, Block 126, Lot 7. (Audio 1:49)

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.

Vice Chair Covington said because of his real estate profession he is asked about zoning and he tells them to look at the zoning surrounding the property. He believes that this zoning of Single Family 3 is better suited for an infill project.

Mr. Jarratt said he agrees with the layout.

Chair Baggerly asked for a motion. Vice Chair Mr. Covington made a motion to approve item Z-21-01 as recommended by Staff. Commission Member Ms. Turner seconded the motion. The motion was approved with 7 ayes, 0 nays.

5. **Z-21-02 Hold a public hearing and consider a zoning change from Single Family-2 (SF2) to Planned Development Single Family-2 (PD-SF2) 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. REQUEST POSTPONED BY APPLICANT TO A DATE UNKNOWN**
6. **Commission Member Allison Turner was recognized and accepted a certificate presented by Chair Baggerly and Director of Planning Mr. Van Til for her service to the P&Z Commission from September 2018 to January 2021.**

With no further business, the meeting was adjourned 5:43 p.m. (Audio ends at 13:22)

Chair, Planning and Zoning Commission



Staff Report – Planning & Zoning Item

Date: January 19, 2021
Case No.: Z-21-01
Request: SF-2 w/ CR Overlay to SF-3
Applicant/Owner: Daniel Alcozer

Agenda Item

Z-21-01 Hold a public hearing and consider a zoning change from Single Family 2 with a Conservation Revitalization Overlay (SF-2 w/CR Overlay) to Single Family 3 (SF-3) on approximately 0.368 acres located at 300 W. Avenue H, located on West Avenue H, east of Jackson Street and west of Davis Street, described as Roberts Subdivision, Block 126, Lot 7.

Originating Department

Planning – Tina Moore, Planner

Current Zoning: Single Family 2 with Conservation Revitalization Overlay (SF-2 w/CR Overlay)

Proposed Zoning: Single Family 3 District (SF-3)

Future Land Use Map (FLUM) Designation: Mixed Use Center

Design Standards Type Area 8: Area defined by Nolan Creek to the North, Avenue J to the south; Hwy 317/Main Street to the East and Loop 121 to the west. Projected to be primarily single family residential type area with various multi-family housing located within. Future redevelopment to occur in the manner that takes into account surrounding uses.

Background/Case Summary

This property is currently zoned Single Family 2 with a Conservation Revitalization Overlay and has an existing single family residence. The applicant is proposing to demolish the existing home and subdivide this tract of land into two equal lots to allow for the construction of two identical homes that will front West Avenue H. The two proposed lot sizes will be approximately 7,920 sq. ft. or 0.2 acres, which will satisfy the minimum area requirements for the Single Family 3 (SF-3) zoning district. The proposed homes would be 1,214 sq. ft.

Project Analysis and Discussion

Existing Conditions:

This property and the adjacent properties to the east, west, and south are zoned SF-2 w/CR Overlay. This area is developed with smaller frame and brick houses. The CR Overlay allows

Exhibit A

for the placement of HUD code mobile homes, modular homes, and industrialized housing. The overlay also allows for two-family homes, duplexes or a patio home to be installed in the area, with the goal of neighborhood improvement.

The property to the north is zoned PD-SF-2 to allow for a similar infill project with a reduced lot depth. The minimum lot depth requirement for SF-2 is 100'; the depth of this lot is approximately 88'. Two site built homes with 100 percent brick exterior are constructed at this location.

Allowable Land Uses:

The proposed SF-3 Zoning District limits the use of this property to single family homes. No attached single family, duplex, multi family, or business/commercial uses are allowed, and mobile/modular homes will be precluded.

Area & Setback Requirements:

Minimum area and setback requirements for the requested SF-3 Zoning District are summarized below:

Lot Area:	5,000 sq. ft.	Front Yard Setback:	25'
Lot Width:	50'	Rear Yard Setback:	20'
Lot Depth:	90'	Side Yard Setback:	5'

The lot proposed for rezoning comprises approximately 7,920 sq. ft., with a width of 88' and depth of 90' which satisfies the minimum area requirements for the requested SF-3 Zoning District. The applicant has been advised that a plat meeting the requirements of the adopted subdivision code is required prior to the issuance of a building permit for this infill project. The proposed house must comply with the setback requirements and design standards for the SF-3 Zoning District.

Future Land Use Map:

The FLUM identifies this area as a Mixed Use Center which allows for regional shopping site, multifamily and other dense residential use on the perimeter, entertainment and lifestyle features. The requested residential zoning district is compatible with the existing residential zoning and residential uses in this area. Therefore, the proposed SF-3 zoning district appears to be reasonable in this location.

Recommendation

We recommend approval of the requested zoning change from Single Family 2 with a Conservation Revitalization Overlay to SF-3 Zoning District.

Attachments:

1. Zoning application
2. Property Location Map
3. Zoning map
4. Aerial photo

Exhibit A

5. Map with zoning notice boundary (200')
6. Zoning notice to owners
7. Property owner's list

P&Z
Agenda Items
for
February 16, 2021
Meeting

Staff Report – Planning and Zoning Commission



Agenda Item #4

Receive a staff presentation and discuss possible amendments to the Sidewalk Policy.

Originating Department

Planning – Bob van Til, Director of Planning.

Summary Information

The purpose of this item is to discuss the proposed Sidewalk Policy and receive Planning and Zoning Commission input. No final action is needed at this time.

Discussion

The current ordinance 2015-43 was adopted on September 8, 2015. The policies are located in the Sidewalk Standards and Policy, Section 503, of the Belton Subdivision Ordinance. The ordinance included a sunset provision that required a review of the policies three years from the date of adoption. The reason for the sunset provision was to monitor and address the number of variances granted for sidewalks during the platting process, and possibly to simplify the process and standards if needed.

The existing ordinance requires sidewalks on both sides of arterial and collector streets internal to the subdivision and the subdivision side of perimeter streets. Sidewalks are constructed during the installation of public infrastructure or when a building is constructed.

The ordinance provides for variances and waivers.

Variances granted by the City Council are permitted for affordable housing projects, infill developments, or industrial developments.

Waivers by staff are permitted for sidewalk requirements when the development is in the ETJ, and there is no entity to maintain the sidewalks, such as Bell County or TXDOT, or if the plat qualifies for administrative approval (involves four or fewer lots, fronts on an existing street, and does not require the creation of any new street or the extension of municipal facilities).

In the fall of 2018, staff began the review of the sidewalk policies. Steps taken in regard to the review are summarized below:

- Proposed Subdivision Ordinance changes sent to TABA for review in January/February 2019.

- Stakeholder meeting held April 16, 2019.
- Public hearing held at P&ZC meeting June 18, 2019
- Public hearing held at P&ZC meeting July 16, 2019—Item tabled due to concerns with sidewalk policy.
- Joint workshop with P&ZC/CC on November 12, 2019—Primary discussion focused on sidewalk policy with the suggestion to evaluate the need for sidewalks on both sides of collector streets and in the Belton Business Park.
- Update to P&ZC presented on March 17, 2020, with plan to move forward with minor amendments, and bring recommendation on Street Standards and Sidewalk Policy later in the year. The Perimeter Street Standards were adopted on September 22, 2020, with Sidewalk Policy to follow.
- Sidewalk standards have been undergoing analysis, with the process delayed due to staff turnover.

During earlier public discussions, questions were raised about the cost of sidewalks and the impact cost will have on development, especially affordable housing, commercial, and industrial development. Although no consensus was reached during those discussions, several concepts emerged. These concepts included simplified standards and processes, development of a sidewalk/trails plan, and possible exemptions for affordable housing and industrial development.

To address these concepts we felt a more comprehensive approach was needed instead of beginning with red-lining the existing ordinance. This comprehensive approach, we believe, will facilitate a flexible approach to extending sidewalks, trails, and shared use paths throughout our community. In response, we developed a comprehensive Sidewalk, Trails, and Shared Use Path Master Plan Map and accompanying Planning Guidance Statements.

Master Plan Map

The Master Plan Map includes a map that shows existing sidewalks, trails, and shared use paths, planned and funded facilities, and systems that are planned but unfunded. The Planning Guidance Statements serve as the 'planning parameters' reflecting rationale for the placement of sidewalks. The development of the Master Plan Map was accomplished by a windshield survey, aerial map analysis, and by walking many areas to inventory existing sidewalks.

The Master Plan Map provides several advantages.

1. It provides a long range vision.
2. It provides a plan of how facilities will create an interconnected system.
3. It identifies where sidewalks, trails, and SUPs are expected to be built.
4. In combination with the Planning Guidance Statements, the Master Plan Map will guide the development of future sidewalks, trails, and shared use paths.
5. It provides an indication of how the facilities will be funded, whether by KTMO, TXDOT, City, private sector, or a combination of entities.

There are four proposed Planning Guidance Statements in the Plan. These statements address:

1. Retrofitting residential areas,
2. Retrofitting commercial - institutional areas,
3. Industrial areas, and
4. Areas with potential for new development and an opportunity to evaluate future needs with development.

Following are examples of streets which may be affected by the Planning Guidance Statements:

1. Examples of Recommendations for Residential Retrofitting:

- a. Beal Street sidewalk from Downing Street to 24th Avenue: provide a sidewalk only on the east side.
- b. On E. 9th Avenue from Old Waco Rd to Continental Street, then south on Continental Street to E. 6th Avenue: provide a sidewalk on the north side of E. 9th Avenue and the west side of Continental Street.
- c. W. Avenue H Street from S. Pearl to S. Saunders Street: provide a sidewalk only on the north side.

2. Examples of Commercial - Institutional Retrofitting:

- a. E. 6th Avenue from N. Main to IH 35. This road is unsafe to cross at unprotected intersections. Sidewalks are proposed for both sides of the road.
- b. River Fair Blvd. from Lake Rd. to N. Main Street. Sidewalks are proposed for both sides of the road.
- c. E. 2nd Avenue from S. Penelope Street to Interstate 35. Sidewalks are proposed for both sides of the road.

3. Examples of Industrial Areas:

- a. Digby Dr.: No sidewalks are proposed.
- b. Capitol Way: Sidewalks are shown as proposed on both sides of the road given the uncertainty of development. However, if an industrial use develops along this road, the proposed sidewalk is not required.

4. Examples of Opportunities to Evaluate Future Needs with Development:

- a. Provide sidewalks on both street sides:

- Auction Barn, from FM 1670 to S. Loop 121
- Mesquite Rd., from Shanklin Lane to Interstate 35
- b. Provide Sidewalks on one side:
 - W. Avenue D., from S. Loop 121 to S. Wheat Rd.
 - S. Wheat Rd., from Digby Dr. to future FM 2271
 - Toll Bridge Rd., from Shanklin Rd. to Elmer King Rd.

Regarding our development review process, the Sidewalk, Trails, and Shared Use Path Master Plan will be consulted to determine where the sidewalks are proposed to determine need. Unless specifically exempted, new development will include, as part of the review process, staff's evaluation of the need for a new sidewalk. Guided by the Master Plan and the Planning Guidance Statements, future sidewalks may be required. For instance, plats approved by City Council will reflect the discussions of staff and the property owner. In the event a plat is not required, site plans will reflect staff application of the Master Plan and the Planning Guidance Statements. A waiver would be granted by staff if eligible in the ordinance. Any issues about recommended sidewalks will be resolved by the City Council. In the event that the City determines that a sidewalk should be constructed at a later date, the property owner or developer will pay a fee in lieu of building the sidewalk, as provided for in the Subdivision Ordinance.

Staff held a work session with the City Council on January 26, 2021. The initial response from the Council was generally positive to the proposed approach. They commented on issues such as possible 'rigidity' of the proposed policies and the need for flexibility. Other comments included the importance of the connection of the proposed Master Plan to regional plans, special considerations for the historic districts, and to a 'common sense' approach to sidewalk requirements.

The following schedule is proposed for evaluation of the proposed sidewalk policies:

Proposed Dates	Meeting Description
1/26/2021	City Council Work Session - Done
2/16/2021	Planning Commission Work Session - Today
TBD	Belton Economic Development Corporation Work Session
TBD	Stakeholder Input
March 2021	Planning Commission – Public Hearing and Recommendation
March/April 2021	City Council – Public Hearing and Action

The schedule is designed to facilitate discussions. If additional time is needed to build consensus, the schedule may be extended.

Fiscal Impact

Not applicable

Recommendation

Discussion of the planning documents and Sidewalk Policy. No action by Planning and Zoning Commission is needed at this time.

Attachments

Ordinance 2015-43

Draft Belton Sidewalk, Trails, and Shared Use Path Master Plan

Power point presentation.

BELTON'S SIDEWALK, TRAILS &
SHARED USE PATH MASTER PLAN



Sidewalk Policy Discussion

Planning and Zoning Commission
Work Session February 16, 2021



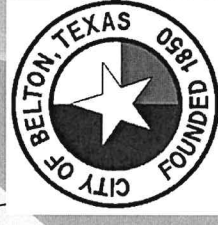
Purpose

- ▶ To discuss the proposed Sidewalk Policy and receive Planning and Zoning Commission input.
- ▶ Gather opinions, guidance, and feedback.
- ▶ No final action is needed at this time.



Existing Ordinance

- ▶ The current ordinance 2015-43 was adopted on September 8, 2015.
- ▶ The policies are located in the Sidewalk Standards and Policy, Section 503 of the Belton Subdivision Ordinance.
- ▶ The ordinance included a sunset provision that required a review of the policies three years from the date of adoption.
- ▶ The reason for the sunset provision was to monitor and address the number of variances granted for sidewalks during the platting process, and to simplify the process and standards if needed.



Existing Ordinance Cont.

- ▶ The existing ordinance requires sidewalks on both sides of arterial and collector streets internal to the subdivision and the subdivision side of perimeter streets.
- ▶ Sidewalks are constructed during the installation of public infrastructure or when a building is constructed.
- ▶ The ordinance provides for variances and waivers.
- ▶ **Variances** granted by the City Council are permitted for affordable housing projects, infill developments, or industrial developments.
- ▶ **Waivers** by staff are permitted for sidewalk requirements when the development is in the ETJ and there is no entity to maintain the sidewalks, such as Bell County or TxDOT, or if the plat qualifies for administrative approval (involves four or fewer lots, fronts on an existing street, and does not require the creation of any new street or the extension of municipal facilities).



History

- ▶ Starting in the fall of 2018, staff began the review of the sidewalk policies.
- ▶ TABA and other stakeholders
- ▶ Planning and Zoning Commission
- ▶ City Council
- ▶ Minor Subdivision Amendments and Perimeter Street Standards were adopted in Fall 2020
- ▶ Sidewalk standards have been undergoing analysis, with the process delayed due to staff turnover.



Analysis

- ▶ During earlier public discussions, questions were raised about the cost of sidewalks and the impact cost will have on development, especially affordable housing, commercial, and industrial development.
- ▶ Although no consensus was reached during those discussions, several concepts emerged.
- ▶ These concepts included:
 - ▶ Simplified standards and processes,
 - ▶ Development of a sidewalk/trails plan,
 - ▶ Possible exemptions for affordable housing and industrial development.

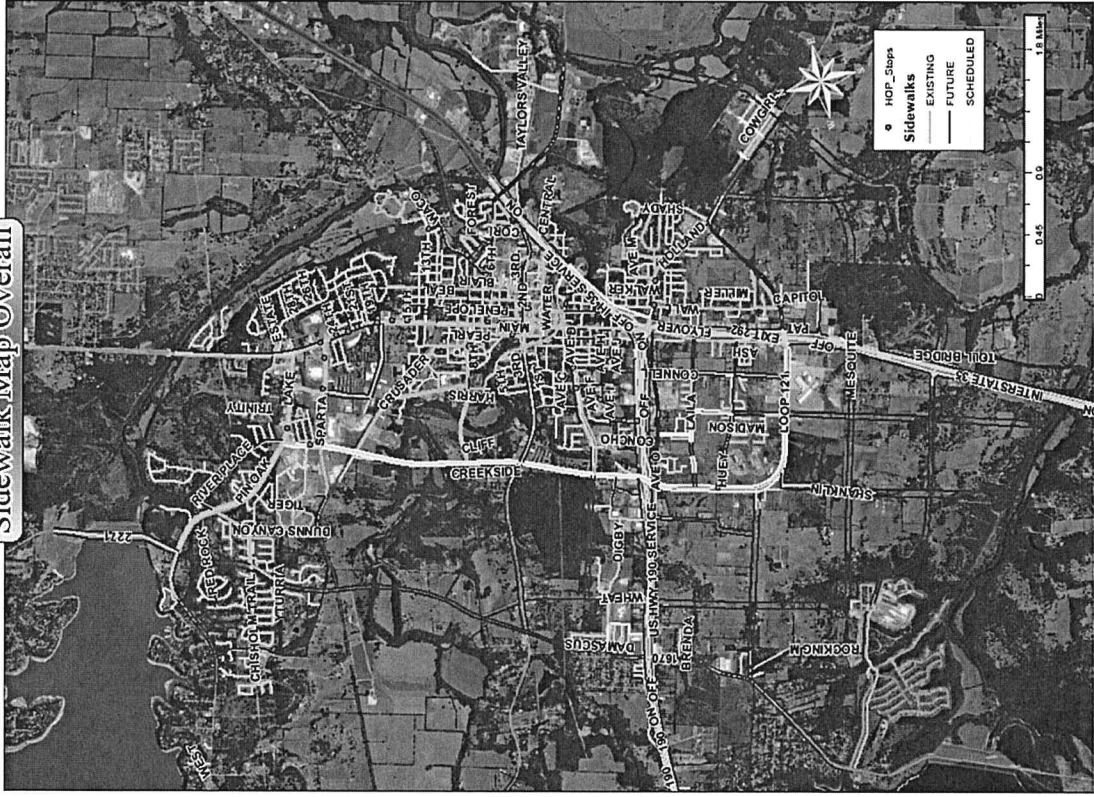


Discussion

- ▶ To address these concepts we felt a more comprehensive approach was needed instead of beginning with red-lining the existing ordinance.
- ▶ This comprehensive approach, we believe, will facilitate a flexible approach to extending sidewalks, trails, and shared use paths throughout our community.
- ▶ In response, we developed a comprehensive Sidewalk, Trails, and Shared Use Path Master Plan Map and accompanying Planning Guidance Statements.



Attachment A
Sidewalk Map Overall



Discussion

- ▶ The Plan provides several advantages.
 1. It provides a long range vision.
 2. It provides a plan of how facilities will create an interconnected system.
 3. It identifies where sidewalks, trails, and SUP's are expected to be built.
 4. In combination with the Planning Guidance Statements, the Plan will guide the development of future sidewalks, trails, and shared use paths.
 5. It provides an indication of how the facilities will be funded, whether by KTMPO, TXDOT, City, private sector, or a combination of entities.



Discussion

- ▶ There are four proposed Planning Guidance Statements in the Plan. These statements address:
 1. Retrofitting residential areas,
 2. Retrofitting commercial - institutional areas,
 3. Industrial areas, and
 4. Areas with potential for new development and an opportunity to evaluate future needs with development.
- ▶ Examples of how the Planning Guidance Statements affect the Plan



Residential Retrofitting



The seal of the City of Belton, Texas, is a circular emblem. It features a five-pointed star in the center, with the left half of the star and the surrounding ring filled with a dark, textured pattern. The words "CITY OF BELTON, TEXAS" are written in a circular path around the star, and "FOUNDED 1850" is written along the bottom inner edge of the seal. The seal is set against a white square background, which is placed on a larger, abstract, grayscale geometric design consisting of overlapping planes and lines.



Industrial





Opportunities to Evaluate Future Needs with Development



Discussion

- ▶ Regarding our development review process, the Sidewalk, Trails, and Shared Use Path Master Plan will be consulted to determine where the sidewalks are proposed to determine need.
- ▶ Unless specifically exempted, new development will include, as part of the review process, staff's evaluation of the need for a new sidewalk.
- ▶ Guided by the Master Plan and the Planning Guidance Statements, future sidewalks may be required.
- ▶ For instance, plats approved by City Council will reflect the negotiations of staff and the property owner.
- ▶ In the event a plat is not required, site plans will reflect application of the Master Plan and the Planning Guidance Statements.
- ▶ A waiver would be granted by staff if a sidewalk is eligible or is not required. Any issues about recommended sidewalks will be resolved by the City Council.
- ▶ In the event that the City determines that a sidewalk should be constructed at a later date, the property owner or developer will pay a fee in lieu of building the sidewalk, as provided in the Subdivision Ordinance.



Proposed Schedule

- ▶ 1/26/2021 - City Council initial discussion - Done
- ▶ 2/16/2021 - Planning and Zoning Commission discussion
- ▶ TBD - Belton EDC
- ▶ TBD - Stakeholder input
- ▶ March 2021 - Planning and Zoning Commission Public Hearing and Recommendation
- ▶ March/April 2021 - City Council Public Hearing and Action



Council Feedback

- ▶ January 26, 2021 work session with the City Council.
- ▶ The initial response from the Council was generally positive.
- ▶ Commented on issues such as possible ‘rigidity’ and ‘flexibility.’
- ▶ Other comments:
 - ▶ Connection regional plans,
 - ▶ Special considerations for the historic districts,
 - ▶ A ‘common sense’ approach to sidewalk requirements.

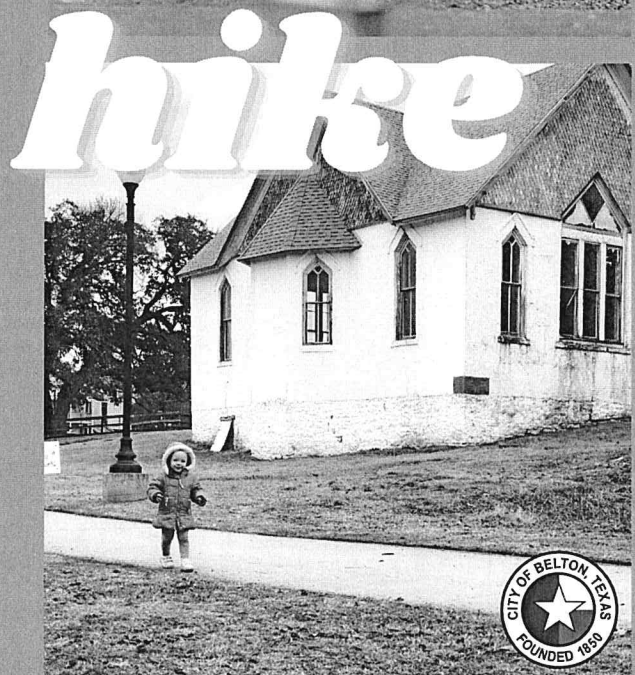
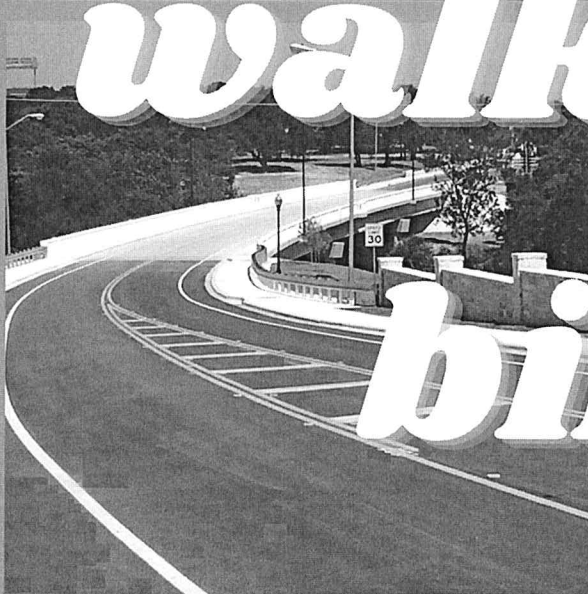


Thank You

► Questions or Comments



BELTON'S SIDEWALK, TRAILS &
SHARED USE PATH MASTER PLAN



Vision

The vision of the Sidewalk, Trails, and Shared Use Path Master Plan is to provide safe and accessible transportation alternatives for persons of all abilities.

The Sidewalk, Trails, and Shared Use Path Master Plan Map, Planning Guidance Statements, the Belton Comprehensive Plan, the Subdivision Ordinance, Section 503, and the Belton Engineering Design Manual comprise the standards relating to sidewalk, trails, and shared use path development in the City of Belton.

Contents:

1. Purpose of the plan (Why did we develop this plan?)
2. Planning Guidance Statements (How did we develop this plan?)
3. Specific thoroughfare plans
4. Development Process (How do we use this plan?)
5. Selected Definitions

1 Plan Purpose – Why did we develop this plan?

The purpose of the Belton Sidewalk, Trails, and Shared Use Paths Plan is to show where sidewalks, trails, and shared use paths are currently located and are recommended to be built. This text is intended to provide supplemental information for the Belton Sidewalk, Trails, and Shared Use Path Master Plan Map. The responsibility to build a facility may be the City of Belton, TxDOT, the private sector, or a combination of entities.

1

2 Planning Guidance Statements – How did we develop this plan?

The Planning Guidance Statements explain why sidewalks, trails, and shared Use Paths are planned in certain areas of the City. The Planning Guidance Statements take into consideration existing pedestrian facilities, adjacent land uses, existing and anticipated traffic volumes, width of current and future thoroughfares, and the availability of existing and future rights of way to determine where future sidewalks, trails, and shared use paths may be built.

There are four proposed Planning Guidance Statements used in the development of this plan. These Statements address retrofitting residential areas, retrofitting commercial - Institutional areas, industrial areas, and areas with potential for new development and an opportunity to evaluate future needs with development.

Examples within each statement are provided.

Planning Guidance Statement One: Residential Retrofitting.

In existing residential neighborhoods, the plan shows new sidewalks on one side of the street. These sidewalks close gaps and, where possible, connect to existing sidewalks, trails, or shared use paths.

Building a sidewalk, trail, or shared use path on one side of a residential street in existing neighborhoods, even with a mid-block crossing if needed, is appropriate and safe because the

traffic volumes are low to moderate, speeds are modest, and the width of the street is manageable.

Sidewalks, trails, or shared use paths are not required for affordable housing developments that are proposed as infill development. If the sidewalks are determined to be needed, this obligation would shift to the City.

Examples of Recommendations for Residential Retrofitting:

- a. E. 13th Avenue from N. Main to Old Waco Road. Provide a sidewalk and bicycle path on south side with crossing at Park Avenue and a connection to the existing sidewalk at the nursing home.
- b. Beal Street sidewalk from Downing Street to 24th Avenue: provide a sidewalk only on the east side.
- c. 24th Avenue from Beal Street to N. Main: provide a sidewalk only on the north side.
- d. E. 9th Avenue from Old Waco Rd to Continental: provide a sidewalk only on the north side.
- e. W. Avenue H Street from S. Pearl to S. Saunders Street: provide a sidewalk only on the north side.
- f. Hughes Street from W. Avenue H Street to W Avenue J. Street: provide a sidewalk only on the west side. W. Avenue H Street is residential street and is an acceptable street to cross on foot without a protected crossing.

Planning Guidance Statement Two: Commercial – Institutional Retrofitting.

In existing commercial and institutional areas proposed sidewalks, trails, and shared use paths are shown on both sides of arterials and collector thoroughfares.

2

Existing and future land uses, the width of thoroughfares, and traffic volumes make crossing arterials and collectors streets dangerous for pedestrians and cyclists. By providing sidewalks, trails, or shared use paths on both sides of arterials and collectors, pedestrians and cyclists do not have to cross the street, unless it is at a protected intersection or crossing.

Examples of Commercial - Institutional Retrofitting:

- a. E. 6th Avenue from N. Main to IH 35. This road is especially unsafe to cross at unprotected intersections. Sidewalks are planned for both sides of the road.
- b. River Fair Blvd. from Lake Rd. to N. Main Street. Sidewalks are planned for both sides of the road.
- c. E. 2nd Avenue from S. Penelope Street to Interstate 35. Sidewalks are planned for both sides of the road.

Planning Guidance Statement Three: Industrial Areas and Industrial Uses.

Sidewalks, trails, and shared use paths are not required in industrial areas and for industrial uses.

Examples of Treatment of Industrial Areas:

- a. Digby Dr.: No sidewalks are shown.

- b. Capitol Way: Sidewalks are shown on both sides of the road given the uncertainty of development. However, if an industrial use develops along this road, the planned sidewalk is not required.

Planning Guidance Statement Four: Opportunities to Evaluate Future Needs with Development and Guide Future Improvements.

This planning guidance statement applies primarily to new residential and commercial development in sparsely developed or undeveloped areas. The plan anticipates that sidewalks, trails, and shared use paths will be built in accordance with the plan, in most cases on both sides of arterials or collectors.

If the plan also shows sidewalks, trails, or shared use paths on one side of an existing or proposed arterial or collector, it is intended to describe that sidewalks, trails, or shared use paths are anticipated in that area but not necessarily on a particular side of the road. Future development will determine on which side of the road the sidewalk, trail or shared use path will be built.

The analysis will include, but is not limited to, current and future land use, Belton Design Standards, current and anticipated traffic volumes, and the opportunity to acquire ROW.

Examples of Opportunities to Evaluate Future Needs with Development and Guide Future Improvements:

- a. Provide sidewalks on both street sides:
- Auction Barn, from FM 1670 to S. Loop 121
 - Mesquite Rd., from Shanklin Lane to Interstate 35
 - Capitol Way, from S. Loop 121 to Shanklin Rd.
- b. Provide sidewalks on one street side:
- W. Avenue D., from S. Loop 121 to S. Wheat Rd.
 - S. Wheat Rd., from Digby Dr. to future FM 2271
 - Toll Bridge Rd., from Shanklin Rd. to Elmer King Rd.

3 Specific Plans for Thoroughfares

Please refer to **Attachment A**, Sidewalk, Trails, and Shared Use Path Master Plan Map and Quad Maps

Please refer to **Attachment B**, the list of projects submitted to the KTMPO for the 2020 call for projects

4 Development Process – How do we use this plan?

Below are the general steps to guide the decision making process in regard to providing sidewalks, trails, or shared use paths.

Step 1 - Site plan for new development is submitted for review

Step 2 - The proposed site is identified on the Sidewalk, Trails, and Shared Use Path Master Plan Map.

Step 3 – Consult the Belton Comprehensive Plan, Sidewalk, Trails, Shared Use Path Master Plan, Subdivision Ordinance, Section 503, Sidewalks, Belton Design Standards, and the Belton Public Works Design manual.

Step 4 – Evaluate the need for sidewalks.

Hypothetical Development Scenarios:

Scenario 1 – New Single Family Development (including Duplex): follow the master plan

Scenario 2 – New Commercial – Institutional Development: follow the master plan

Scenario 3 – Industrial Development: no sidewalks required

Scenario 4 – Affordable Housing, Single Family New Development: no sidewalks required

Scenario 5 – Affordable Single Family Housing Infill Development: no sidewalks required

5 Selected Definitions:

Affordable Housing: Any development that meets the U. S. Department of Housing and Urban Development (HUD) qualifications for low income (See also the Belton Zoning Ordinance definition for Low Income Homeowner)

Multi-Family (MF): MF is an attached residential zoning district intended to provide the highest residential density of eighteen (18) dwelling units per acre. The principal permitted land uses will include mid and low-rise multiple family dwellings, garden apartments, condominiums and townhouses (see the Belton Zoning Ordinance, Section 15)

Affordable Single Family Residential Infill: no more than 12 single family residential units

Construction Standards: sidewalks, trails, and shared use paths will be constructed in accordance with the Belton Thoroughfare Plan and the Belton Public Works Design Manual