



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, March 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. Z-21-03 Hold a public hearing and consider a zoning change from Neighborhood Services (NS) District to Planned Development Single Family – 2 (PD SF-2) on approximately 5.09 acres located on Huey Drive and described as Liberty Valley Phase I, Block 006, Lot 0001.
5. Conduct work session regarding preliminary 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
March 16, 2021
Meeting



Staff Report – Planning & Zoning Item

Date: March 16, 2021
Case No.: Z-21-03
Request: NS to PD- SF-2
Applicant/Owner: Christopher Aldridge

Agenda Item

Z-21-03 Hold a public hearing and consider a zoning change from Neighborhood Services (NS) District to Planned Development Single Family – 2 (PD SF-2) on approximately 5.09 acres located on Huey Drive and described as Liberty Valley Phase I, Block 006, Lot 0001.

Originating Department

Planning – Tina Moore, Planner

Current Zoning: Neighborhood Service District

Proposed Zoning: Planned Development - Single Family 2 District

Future Land Use Map (FLUM) Designation: Commercial

Design Standards Type Area 9:

This area is defined as South West Belton and is primarily a mixture of uses on larger parcels of land. Existing developments include Bell County Justice Center and the Liberty Valley residential development. The Type Area is to continue to develop as a mixture of uses with the understanding of context and the Loop 121 corridor.

Background/Case Summary

A prospective developer has submitted this request to change the zoning from a Neighborhood Service District to a Planned Development – Single Family - 2 District to allow residential development compatible with adjacent zoning districts with a minimum lot size of 6,000 square feet and is requesting reduce front and side yard setbacks.

This property is undeveloped and has been rezoned to several different commercial uses since 2004 with the most recent change from Office – 1 District to Neighborhood Services District in 2017 by the current owner Barnes Independent Developer.

| Ordinance | Previous Zoning District | New Zoning District |
|------------------|---------------------------------|--|
| 2004-12 | Agricultural | PD-32 (Business Park – Mixed Zoning for Office 1 & 2, Industrial Park and Retail |
| 2006-42 | PD-32 | Office-1 |
| 2017-14 | Office -1 | Neighborhood Services |

Project Analysis and Discussion

Existing Conditions:

This area contains a mixture of residential and commercial uses. The adjacent properties are zoned as follow:

| Direction | Zoning |
|------------------|--------------------------------|
| North | Single Family -3; Agricultural |
| South | Single Family -2 |
| West | Commercial – 2 |
| East | Single Family - 2 |

The Bell County Justice Complex and Belton I.S.D Nutrition/Support Services office are just west of this property. Surrounding residential developments include the Liberty Valley subdivision (east and south) and The Ridge at Belle Meadows Phase III to the north.

Allowable Land Uses:

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 allowed.

Area & Setback Requirements:

Minimum area and setback requirements for the requested Zoning District are summarized below. The applicant is requesting a hybrid district between SF-2 and SF-3 districts.

| SF-2 Zoning Requirements | | PD Conditions | SF-3 Zoning District |
|---------------------------------|---------------------------------|------------------------------------|-----------------------------|
| Minimum Lot Area | 7,500 | Reduce to 6,000 | 5,000 |
| Minimum Lot Width | 60' | Reduce to 50' | 50' |
| Minimum Lot Depth | 100' | No changes proposed | 90' |
| Front Yard Setbacks | 25' | Reduce to 20' | 25' |
| Rear Yard Setbacks | 20' | No changes proposed | 20' |
| Side Yard Setbacks | 6'/15' from street right of way | Reduce to 5'/15' street ROW | 5'/15' to Street ROW |

This property was platted as part of the Liberty Valley Subdivision and the proposed zoning is intended to complement this SF-2 zoning district and the SF-3 district north of the property

with a lot size ranging between the two districts. The applicant is requesting a Planned Development to accommodate reductions in the minimum lot width, a 5' reduction in the front yard setbacks, and 1' reduction in the side yard setbacks. The proposed subdivision is expected to have approximately 23 lots. The applicant has requested design flexibility due to a possible road connection from property located north of this tract to access Huey Drive. This ordinance will be performance based as opposed to a prescriptive ordinance (showing the subdivision lot layout). A final subdivision plat is required and will be provided to the Planning and Zoning Commission and City Council for final consideration at a future date.

Future Land Use Map

The FLUM identifies this general area for commercial use and shows Single Family 1,2 and 3 adjacent to this use. The proposed use is consistent with the Design Standards Type Area 9 assigned to this general area which projects a mixture of use based on the surrounding land uses. 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.

Recommendation:

We recommend approval of the requested zoning change from NS 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 respect, except as follows:
 - a. A 6,000 minimum lot area is allowed.
 - b. A 50' minimum lot width is allowed.
 - c. A front yard setback of 20' is allowed.
 - d. A side yard setback of 5' for internal lots and 15' adjacent to the street right of way.
2. The development of the property shall conform to all applicable Type Area 9 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards
 - b. Building Design Standards
 - c. Tree Protection, Preservation, and Mitigation Standards.
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. Map with zoning notice boundary (200')/Zoning notice to owners/Property owner's list

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: Chris Aldridge Phone Number: 817-584-3236
Mailing Address: 1003 S. Austin Ave. City: Georgetown State: TX
Email Address: ChristopherAldridge@outlook.com

Owners Name: Barnes Independent Dev. LP Phone Number: _____
Mailing Address: P.O. Box 148 City: Killeen State: TX
Email Address: _____

Applicant's Interest in Property:
Property under contract

Legal Description of Property:
Liberty Valley Phase I, Block 6, Lot 1

Is this property being simultaneously platted? No

Street Address: Huey Drive
Zoning Change From NS to SF-3 PD-SF 2

Signature of Applicant: [Signature] Date: 2/10/21

Signature of Owner (if not applicant): [Signature] Date: _____

Checklist for Zoning Items to be submitted with application:

- ☐ Signed Application
- ☐ 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.
- ☐ In the event the request involves more than one lot or irregular tracts or acreage, a drawing of the property must be submitted.

To whom it may concern,

I, Colette Marshall on behalf of Barnes Independent Developers, LP, (property owner) of LIBERTY VALLEY PHASE I, BLOCK 006, LOT 0001 hereby give authorization to Christopher Aldridge, (Applicant) to apply for a zoning change for this property.

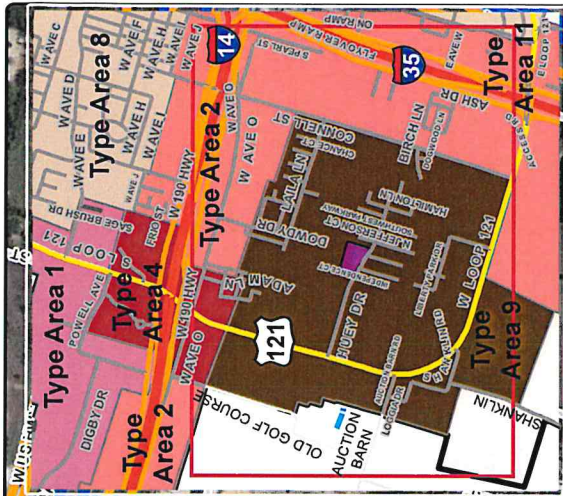
DocuSigned by:

7C8D35FA3A36401...

Authorized Representative of
Barnes Independent Developers L P

February 25, 2021
Date

Zoning Case # Z-21-03 Location



ZONING CHANGE:

NS

to
PD-SF-2

LEGAL DESCRIPTION:

LIBERTY VALLEY PHASE I,
BLOCK 006, LOT 0001
ACRES 5.09

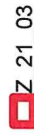
PROPERTY OWNER:

BARNES INDEPENDENT DEV LP

ADDRESS/LOCATION:

HUEY DR

LEGEND



Z_21_03



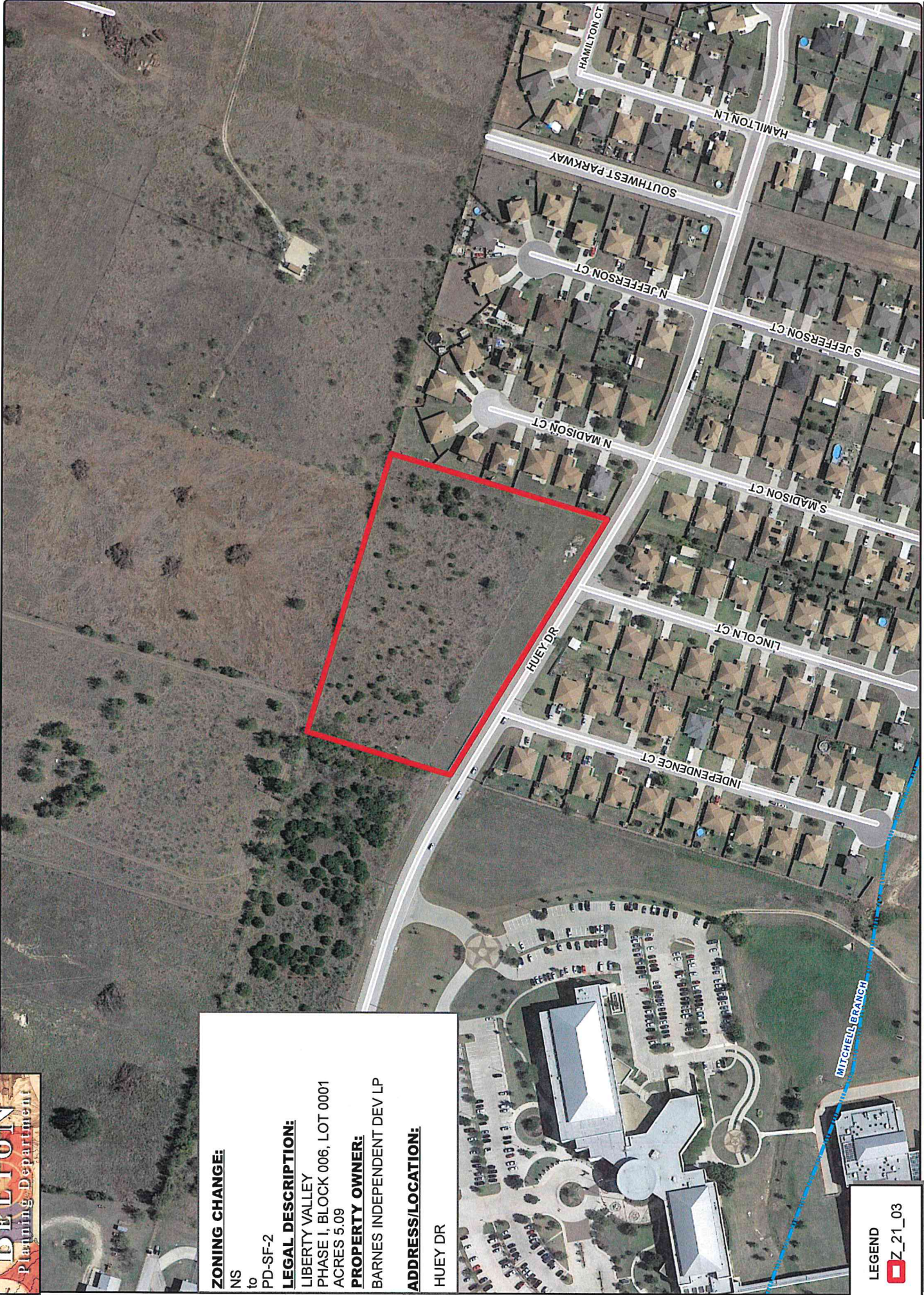
0 330 660 1,320 Feet

Map Date: 3/4/2021 Aerial Imagery Date: 2018

Maps and data are for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries. No warranty is made by the City of Belton regarding specific accuracy or completeness.



Zoning Case # Z-21-03 Aerial



ZONING CHANGE:

NS

to

PD-SF-2

LEGAL DESCRIPTION:

LIBERTY VALLEY

PHASE I, BLOCK 006, LOT 0001

ACRES 5.09

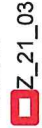
PROPERTY OWNER:

BARNES INDEPENDENT DEV LP

ADDRESS/LOCATION:

HUEY DR

LEGEND



Z_21_03

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Zoning Case # Z-21-03 Zoning



ZONING CHANGE:

NS

to

PD-SF-2

LEGAL DESCRIPTION:

LIBERTY VALLEY PHASE I,

BLOCK 006, LOT 0001

ACRES 5.09

PROPERTY OWNER:

BARNES INDEPENDENT DEV LP

ADDRESS/LOCATION:

HUEY DR

Zoning Location

- Legend**
- City Limits
 - Z-21-03
 - Current Zoning
 - Agricultural
 - Commercial-1
 - Commercial-2
 - Light Industrial
 - Multi Family
 - Neighborhood Service
 - Office-1
 - Planned Development
 - Single Family-1
 - Single Family-2
 - Single Family-3
 - Specific Use Permit

Map Date: 3/4/2021

0 220 440 880 Feet

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Zoning Case # Z-21-03

ZONING CHANGE:

NS

to

PD-SF-2

LEGAL DESCRIPTION:

LIBERTY VALLEY PHASE I,
BLOCK 006, LOT 0001
ACRES 5.09

PROPERTY OWNER:

BARNES INDEPENDENT DEV LP

ADDRESS/LOCATION:

HUEY DR

Legend

☒ Z_21_03

☐ 200' Property Owner

☐ Notification Area

☐ Tax Appraisal Parcels

200' Property Owner
Notification Area



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: CHRIS ALDRIDGE,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: LIBERTY VALLEY PHASE I, BLOCK 6, LOT 1,
FROM A(N) NEIGHBORHOOD SERVICE (NS) ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT – SINGLE FAMILY 2 (PD-SF2) ZONING DISTRICT.

THE PLANNING & ZONING COMMISSION OF THE CITY OF BELTON, TEXAS WILL HOLD A PUBLIC HEARING PURSUANT TO THIS REQUEST AT **5:30 P.M., Tuesday, March 16, 2021**, 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 **5:30 P.M., Tuesday, March 23, 2021**, AT THE T. B. HARRIS COMMUNITY CENTER, 401 ALEXANDER STREET, BELTON, TEXAS.

NOTE: TO MITIGATE THE SPREAD OF COVID-19, THESE MEETINGS MAY BE CLOSED TO IN-PERSON ATTENDANCE BY THE PUBLIC. IF CLOSED, COMMISSION AND COUNCIL MEMBERS WILL ATTEND VIRTUALLY VIA A ZOOM MEETING. CITIZENS MAY JOIN THE ZOOM MEETING BY CALLING (888) 475-4499 AND ENTERING THE MEETING ID THAT WILL BE POSTED WITH THE AGENDA PRIOR TO THE MEETING AT BELTONTXAS.GOV. STATUS OF THE MEETING, WHETHER IT IS OPEN OR CLOSED TO IN-PERSON ATTENDANCE, WILL BE POSTED ON THE AGENDA AT THIS WEBSITE. CITIZENS MAY PROVIDE WRITTEN COMMENTS ON AGENDA ITEMS TO THE CITY PLANNING DEPARTMENT AT PLANNING@BELTONTXAS.GOV PRIOR TO 1:00 P.M. ON JANUARY 19TH.

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@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON MARCH 16TH.

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.

circle one

AS AN INTERESTED PROPERTY OWNER, I (PROTEST) (APPROVE) THE REQUESTED ZONING AMENDMENT PRESENTED IN THE APPLICATION ABOVE FOR THE REASONS EXPRESSED BELOW:

1. _____
2. _____
3. _____

(FURTHER COMMENTS MAY BE EXPRESSED ON A SEPARATE SHEET OF PAPER)

DATE: _____ SIGNATURE: _____

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

393662
ALLEN, CLIFFORD H
2100 S MADISON CT
BELTON, TX. 76513

393651
MANSFIELD, CARLA J
2101 LINCOLN CT
BELTON, TX 76513-1367

393677
CONFIDENTIAL OWNER
2002 MADISON CT N
BELTON, TX 76513-1370

393676
PETERSON, JORDAN LYNNE
2000 MADISON CT N
BELTON, TX 76513-1370

393673
MCCAULEY, STEPHEN A ETUX MISTY L
2005 MADISON CT N
BELTON, TX 76513-1370

393672
STALEY, DORIAN TERRELL ETUX JULIE R
2007 MADISON CT
BELTON, TX 76513

393653
WOODALL, DAPHNE K ETVIR CALEB M
2105 LINCOLN CT
BELTON, TX 76513-1367

393680
WATKINS, SEAN
2008 MADISON CT NORTH
BELTON, TX 76513

393661
MENDOZA, JUAN
2102 MADISON DR
BELTON, TX 76513-368

393652
CARRIZALES, JUVENTINO ETUX ANTONIA
2103 LINCOLN CT
BELTON, TX 76513-1367

393637
RENO, RICHARD ETUX TAMMY PEARSON
2101 INDEPENDENCE CT
BELTON, TX 76513-1366

393631
MEDINA, JUSTO ETUX ALLISA
3186 SNYDER CT
HONOLULU, HI 96818-3653

393682
BARNES INDEPENDENT DEVELOPERS LP
P.O. BOX 148
KILLEEN, TX 76540-0148

393648
CABALLERO, JOSE LUIS ETUX GRISELDA
2104 LINCOLN CT
BELTON, TX 76513

393678
DOLAN, JEFFEREY M
2004 MADISON CT NORTH
BELTON, TX 76513

393638
BOLEN, BOBBY D ETUX PENNY L
2105 INDEPENDENCE CT
BELTON, TX 76513-1366

393638
NELSON, ARGYLE S ETUX KAMRINE N
466 KEELMANS POINT AVE
LAS VEGAS, NV 89178-1224

467732
MCNAMARA, JOE A
1202 W AVENE O
BELTON, TX. 76513-4127

393681
AKE, ARHUR A
2010 MADISON DR
BELTON, TX 76513-1370

393649
ZOROMSKI, LISA
2102 LINCOLN CT
BELTON, TX 76513-1367

393674
SCULL, JOHNATHAN E & HEATHER W STAFFORD
2003 MADISON CT N
BELTON, TX 76513

393671
STUART, CHRISTOPHER EVAN
2009 MADISON CT NORTH
BELTON, TX 76513

393679
WHITE, GWENDOLYN M
2006 MADISON DR
BELTON, TX 76513-1370

393670
FRALIN, JESSY
2011 MADISON CT N
BELTON, TX 76513

393650
NAVARRETTE, CARLOS E ETUX TERRI L
2100 LINCOLN CT
BELTON, TX 76513

393669
MARROW, TIMOTHY M ETUX MELODY O
2013 MADISON COURT N
BELTON, TX 76513

393675
LEBLANC, CHRISTOPHER
2001 MADISON CT N
BELTON, TX 76513

SUPERINTENDENT
BELTON I.S.D.
P O Box 269
BELTON TEXAS 76513

394172
BELL COUNTY
P.O. BOX 768
BELTON, 76513-0768

393663
RODRIGUES, ANTOINETTE
2101 MADISON COURT S
BELTON, TX 76513

393630
RICE, JAMES R JR & MISTY RIDDLE
2102 INDEPENDENCE CT
BELTON, TX 76513-1366

393629
PHILLIPS, STACEY MARIE
2100 INDEPENDENCE CT
BELTON, TX 76513

72052
MCNAMERA, JOE A
122 W AVENUE O
BELTON, TX 76513-4127

232135
BELTON IND SCHOOL DISTRICT
P.O. BOX 269
BELTON, TX 76513-0269

13917
KDAVEO LLC
5201 WILDFLOWER LN
TEMPLE, TX 76502

13920
KDAVEO LLC
5201 WILDFLOWER LN
TEMPLE, TX 76502

58302
GLOBAL SIGNAL ACQUISITIONS
2000 CORPORATE DR
CANONSBURG, PA 15317



Staff Report – Planning and Zoning Commission

Agenda Item #5

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 KTMPO, 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.

This item was previously scheduled for the Planning and Zoning Commission on February 16, 2021. This meeting was cancelled due to the winter storm.

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

| Proposed Dates | Meeting Description |
|----------------|---|
| 1/26/2021 | City Council Work Session - Done |
| 3/16/2021 | Planning Commission Work Session |
| TBD | Belton Economic Development Corporation Work Session |
| TBD | Stakeholder Input |
| May | Planning Commission – Public Hearing and Recommendation |
| June | 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



walk



bike



hike



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

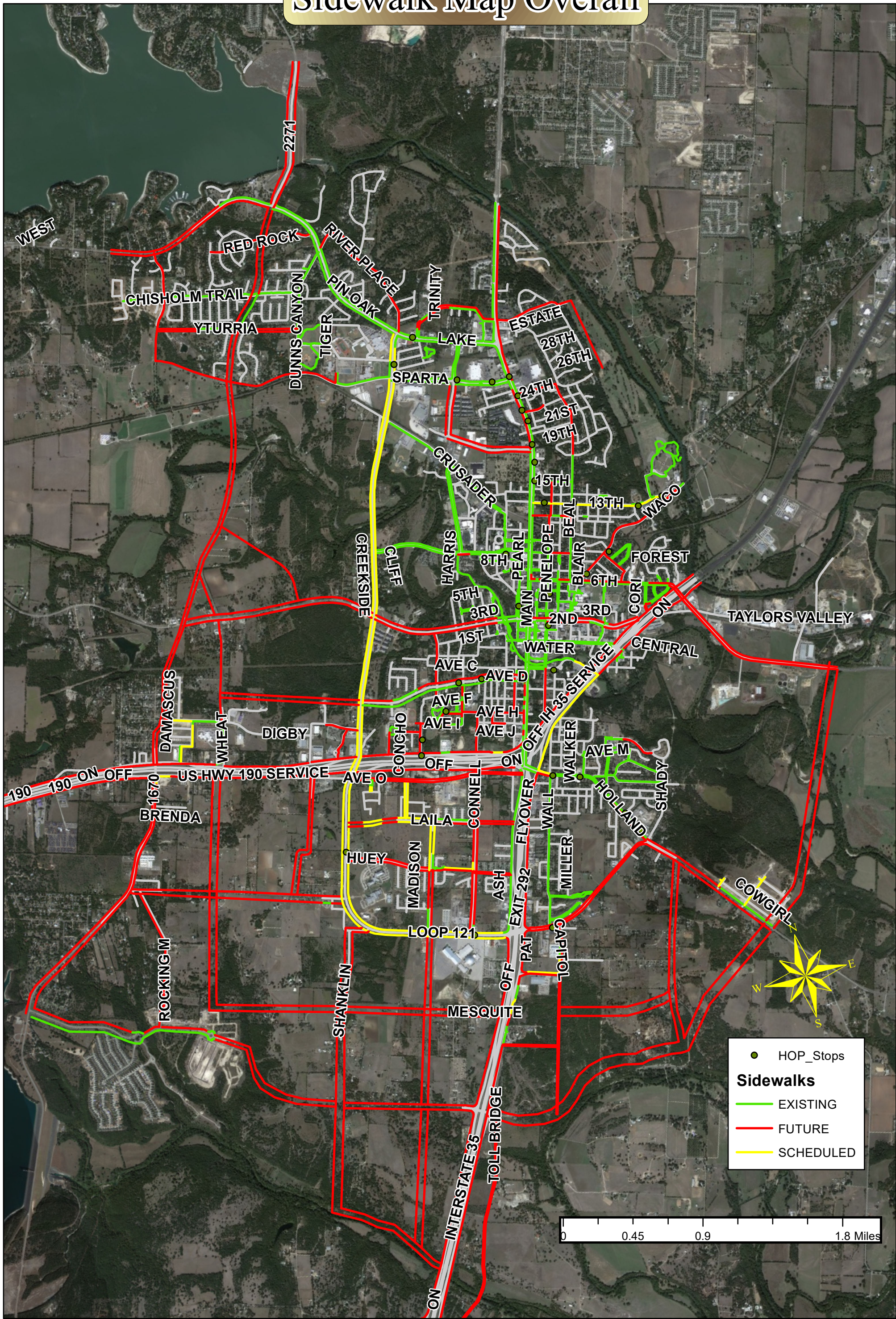
Construction Standards: sidewalks, trails, and shared use paths will be constructed in accordance with the Belton Thoroughfare Plan and the Belton Public Works Design Manual

**Attachment A - Belton's Sidewalk, Trails, and Shared Use Path Master Plan
2020 KTMPO Project Submittals**

| MPO ID | Roadway Name | From | To | Existing Conditions | Proposed |
|----------------------------|--------------------------------------|--------------------------------------|---------------------------------|--|--|
| ROADWAY PROJECTS | | | | | |
| W40-04a2 | Loop 121 Phase 1b | US 190/IH 14 | IH 35 | 2LU with shoulders; 2LD with shoulders from SW Parkway to IH35 | Widen from 2 to 4 lane divided roadway with raised median, 10' SUP on the north and east side, 6' sidewalk on the south and west side |
| W40-04b | Loop 121 Phase 2 | IH 35 | FM 436 | 2LU with shoulders | Widen from 2 to 4 lane divided roadway with raised median, 10' SUP on the north and east side, 6' sidewalk on the south and west side |
| B40-07 | Connell St. | US 190/IH 14 | LP 121 | 2LU no shoulders | Widen from 2 to 4 lanes with 10' SUP and 5' sidewalk |
| B40-11 | FM 2271 (L2LR) | FM 1670 | FM 2271 | ROW only; ROW Needed | Phase 1 - 2 lanes with 10-foot wide SUP. Phase 2 construct additional 2 lanes. Ultimate 4LU with 10-foot SUP |
| B40-10 | FM 1670 | US 190 | Three Creeks Blvd | 2LU with shoulders | Widen from 2 to 4 lanes with a 10-foot wide SUP |
| B40-08 | Sparta Rd | LP 121 | Dunn's Canyon Road | ROW Needed | Construct protected turn lane west bound between Loop 121 and elementary school with 10' SUP between Tiger Drive and Dunns Canyon Rd |
| B40-02 | Southwest Pkwy - North | LP 121 | Huey Drive | Southern portion 2LU curb and gutter. Some ROW acquired. | Widen from 31' to 37' with 5' sidewalk on both sides |
| B30-02 | Shanklin Rd West - Outer Loop | East end of Three Creeks Subdivision | IH 35 | West section no ROW; Shanklin = 2LU rural section | Construct 2 additional lanes to existing lanes with 10-foot wide SUP on south side. Ultimate - 4LU with 10-foot SUP. |
| B40-09 | West Ave D | Near Kennedy Court | Wheat Rd | No ROW | Construct 2 lane roadway with 10' SUP on north side |
| B45-08 | Mesquite Road Improvements | IH 35 Frontage Rd | Shanklin Road | 2LU rural section. ROW Needed | Widen to 2 lanes with curb and gutter and improved drainage and sidewalks both sides |
| NEW | Intersection Safety Improvements | S. Connell at IH14 | IH35 at approximately E. Ave. H | Dangerous interchange | May include additional messaging boards, speed reduction, pavement alterations (texturing), striping, on-off ramp modifications, and other safety-oriented modifications. |
| NEW | Toll Bridge Road | Elmer King Rd | Shanklin Road | 2LU rural section. ROW Needed. New 2LU bridge at Lampasas River. | Phase 1: 3-lane with 10' wide SUP both sides; Phase 2: add an additional lane for an ultimate 4-lanes undivided with a 10-foot wide SUP, all within 80 foot of ROW (Collector) |
| NEW | Southwest Pkwy - South | Loop 121 | Shanklin Rd - West | No ROW | Construct 3 lanes, 41' pavement with curb and gutter, with 5-foot wide sidewalk on one side and 10-foot SUP on the other. |
| New | Shanklin N-S | Loop 121 | Shanklin E-W | No ROW | Construct 3 lanes undivided, 41' pavement with curb and gutter, with 5-foot wide sidewalk on one side and 10-foot SUP on the other. |
| B30-03 | Belton Outer LP East | IH 35 at Shanklin Road | FM 436 | No ROW | Construct 2 lane roadway with shoulders and 10' SUP on one side |
| B30-01 | George Wilson Extension | FM 93 at George Wilson Road | FM 439 | No ROW | Construct 2 lane roadway with shoulders and 10' SUP on one side |
| LIVABILITY PROJECTS | | | | | |
| B45-02 | FM 93/E. 6th Avenue Sidewalk and SUP | Main St (FM 317) | IH-35 | 4LU. May need a small amount of ROW | Construct 5' sidewalk on both sides and relocate dry utilities underground and relocate other utilities outside of pavement |
| B45-05 | Commerce/Industrial SUP | Main St (SH 317) | Sparta Rd | | Construct 10' SUP on east side of Commerce and north side of Industrial; provide curb and gutter on Commerce |
| B45-07 | Avenue H Sidewalk/Road Improvements | Saunders | S. Pearl and north to W. Ave. D | | Construct 5' wide sidewalk on north side of Ave H from Saunders to Pearl Street, then continue northward on the west side of Pearl Street to Ave D. Provide bicycle signage along full route; reconstruct roadway and widen to 2 lanes from Connell St to Saunders St. |
| B45-01 | Belton's Georgetown Rails to Trails | E. Ave B | Leon River Bridge | | Construct 10' SUP to connect KTMPO projects B40-05 (S. Belton SUP) and T40-13 (Temple's Georgetown Rails to Trails) |
| B45-06 | Central Ave Sidewalk | Main St (SH 317) | Pearl Street | | Upgrade to 5' wide sidewalk to meet ADA requirements on north side of Central Ave. west of Main to Pearl Street |
| B45-04 | Beal Street Sidewalk | Downing Street | E 24th Ave | ROW likely needed along project | Construct 5' wide sidewalk on east side of N Beal Street between Downing St and E 24th Ave. |

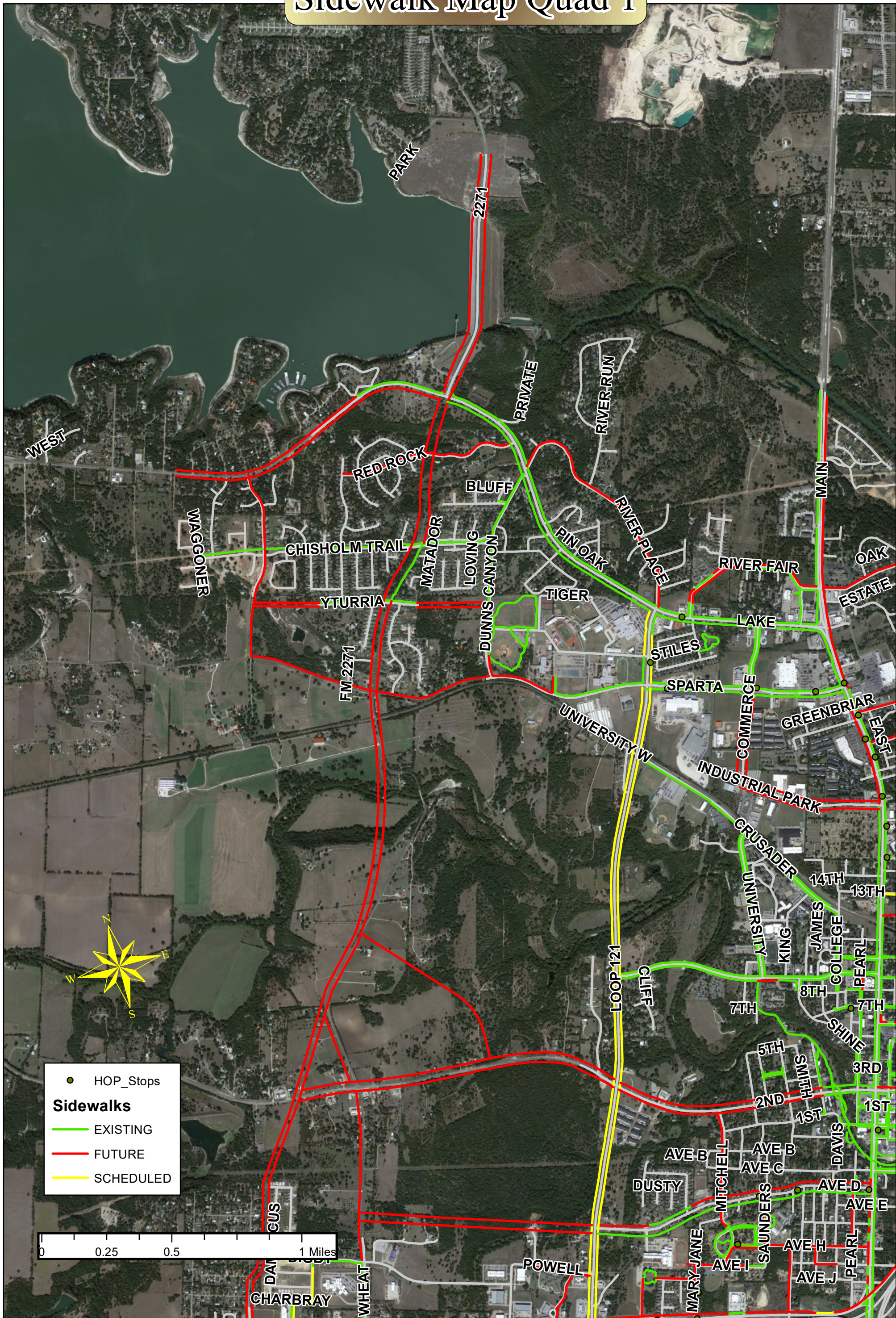
Attachment A

Sidewalk Map Overall



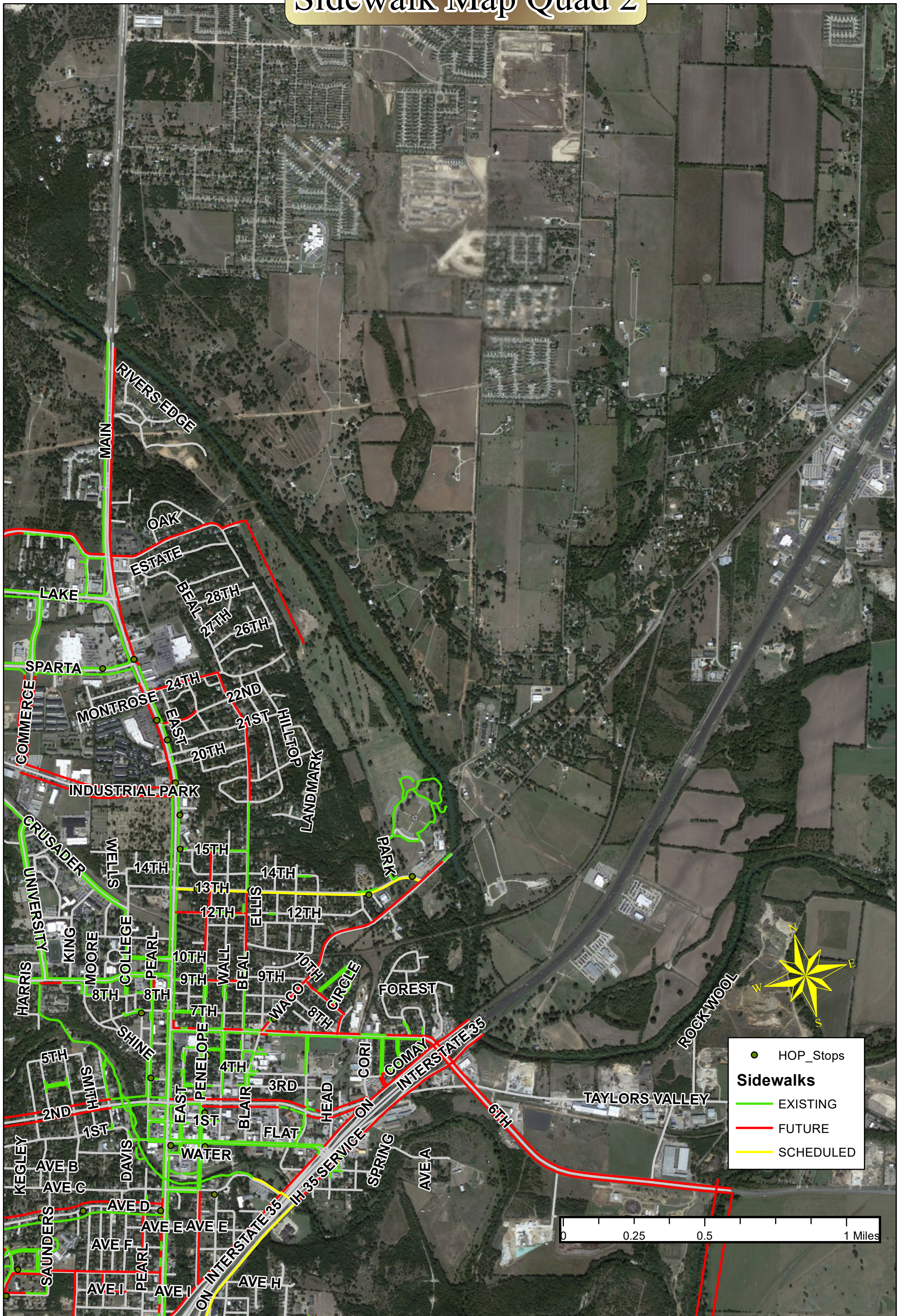
Attachment A

Sidewalk Map Quad 1



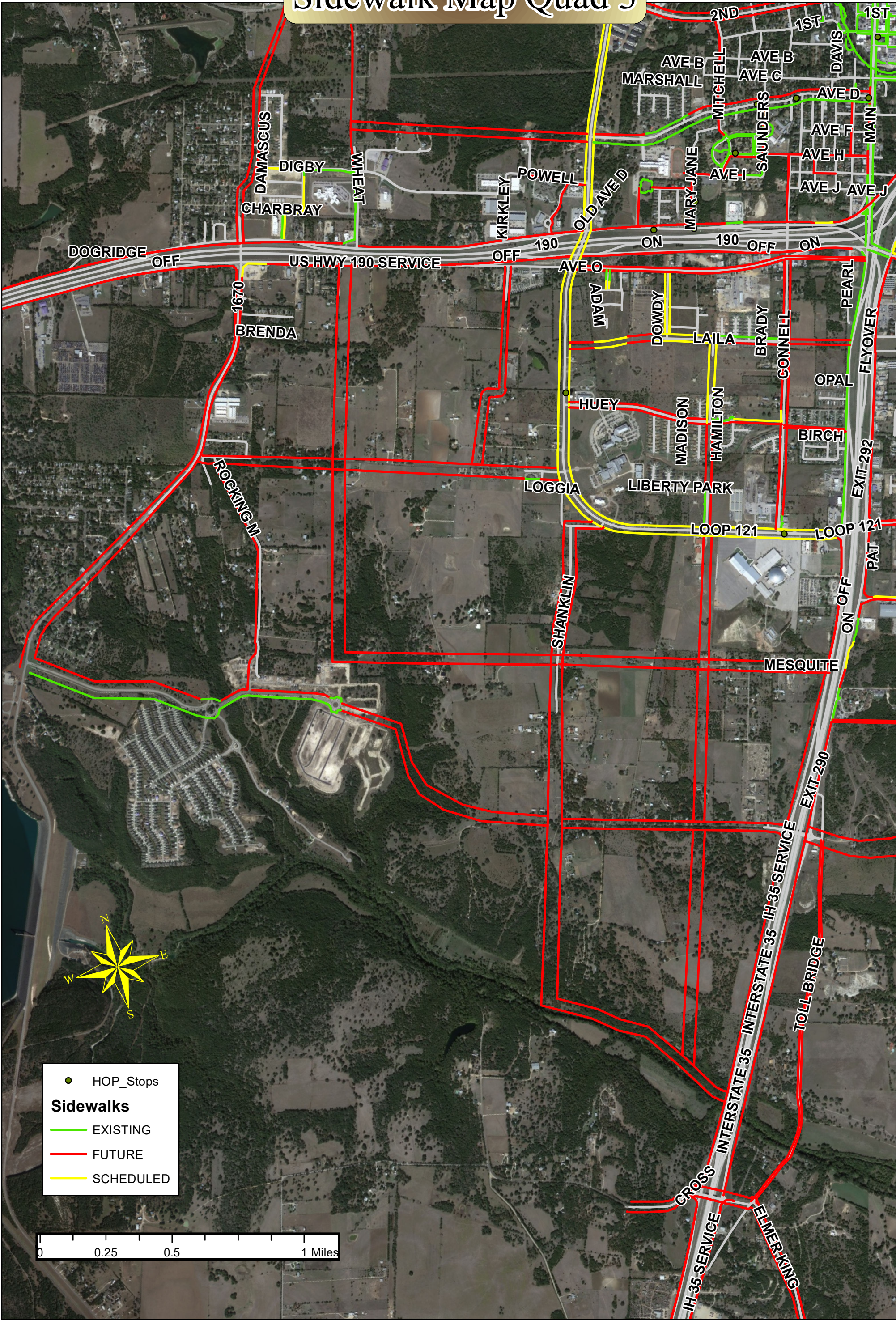
Attachment A

Sidewalk Map Quad 2



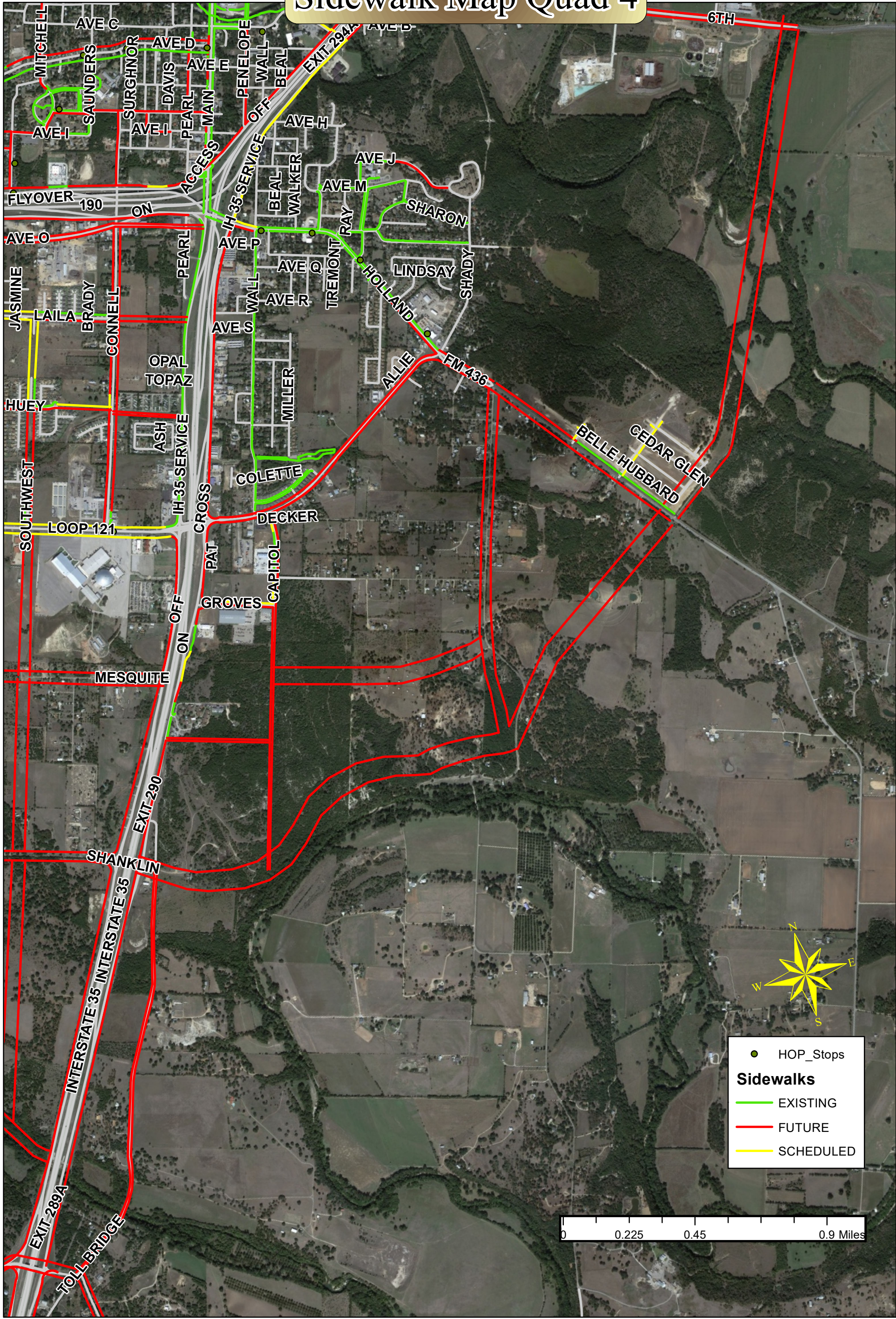
Attachment A

Sidewalk Map Quad 3



Attachment A

Sidewalk Map Quad 4



ORDINANCE NO. 2015-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AMENDING SECTION 503, SIDEWALK STANDARDS AND POLICY, OF THE SUBDIVISION ORDINANCE FOR THE CITY OF BELTON; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, the amendments proposed herein have been presented to the Planning and Zoning Commission and due notice of said amendments and hearing on said amendments has been given as required by law, and a hearing on said amendments before the City Planning and Zoning Commission of the City of Belton was set for the 18th day of August, 2015, at 5:30 p.m. for hearing and adoption; and

WHEREAS, said amendments were duly recommended by the said City Planning and Zoning Commission and the date, time and place of the hearing on said amendments by the City Council of the City of Belton was set for the 25th day of August, 2015, at 5:30 p.m. at the Harris Community Center and due notice of said hearing was given as required by ordinances and by law; and

WHEREAS, a hearing was held upon the amendments by the City Council of the City of Belton of the time, place and date herein before set forth, and a second public hearing was conducted on September 8, 2015; and

WHEREAS, the City Council recognizes the need for Sidewalk Standards and Policy to provide sidewalk installation along local, collector, and arterial streets; and

WHEREAS, the City's primary objective is to update the Sidewalk Standards and Policy as a component of the City's Subdivision Ordinance, to ensure connectivity, accessibility, and safety are evaluated for important destinations; and

WHEREAS, these standards recognize the substantial public and private investment in sidewalks; and

WHEREAS, the Sidewalk Standards and Policy includes a provision for sidewalk funds to be placed in a City of Belton sidewalk escrow account if the sidewalks cannot be built until a later date;

WHEREAS, the Sidewalk Standards and Policy will serve as a reference guide in subdivision plat review in the City and Extraterritorial Jurisdiction (ETJ) to ensure sidewalks needs are addressed; and

WHEREAS, the standards contained within this ordinance are intended to ensure consistent design practices in new development or in redevelopment; and

WHEREAS, the City Council has determined that the proposed Sidewalk Standards and Policy is reasonable.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS:

PART 1: The existing "Section 503, Sidewalk Standards and Policy," of the Subdivision Ordinance for the City of Belton, Texas, is hereby repealed in its entirety and replaced with a new Section 503: "Street Standards and Policy" as follows:

- 503.01 Sidewalks shall be required and shall be installed by the subdivision developer on streets adjacent to all schools.
- 503.02 Sidewalks shall be required and shall be installed by the subdivision developer as follows:
- a) On both sides of all internal arterial and collector streets, without driveway access, prior to acceptance of the subdivision.
 - b) On the subdivision side of all collector and arterial streets, without driveway access, prior to acceptance of the subdivision.
- 503.03 Sidewalks shall be required and shall be installed by the builder/property owner on both sides of all collector streets with driveway access. Sidewalks shall be constructed, inspected, and accepted by the City prior to issuance of a Certificate of Occupancy.
- 503.04 Sidewalks shall be required and shall be installed in conjunction with a building permit for all new multiple family, office, retail, commercial, and industrial buildings, and whenever any permit is required for construction, addition or exterior structural alteration on any building or other structure, for the property's frontage length along a public street(s). This provision does not apply to collector and arterial streets with residential frontage.
- 503.05 Sidewalks may also be required to be installed by the subdivision developer when the City determines that in the interest of connectivity, accessibility, and/or public safety sidewalks are necessary to connect the subdivision, or an area of the subdivision, to certain public or private facilities, including but not limited to education facilities, medical facilities, walking or biking trails, transit stops, retail centers, employment centers, and/or thoroughfares.
- 503.06 Sidewalks required along collector streets shall be a minimum of four (4) feet wide except sidewalks constructed directly behind the curb shall be a minimum of five (5) feet wide. Sidewalks required along arterial streets shall be a minimum of six (6) feet wide.
- 503.07 Sidewalks are not required along existing or new local/residential streets. If provided, sidewalks shall be a minimum of four (4) feet wide.

503.08 Sidewalks shall be constructed in accordance with the Design Manual and Belton Thoroughfare Plan. The City must approve all sidewalk construction plans prior to construction. All sidewalks shall be inspected and accepted by the City.

503.09 If the City determines required sidewalks should not be constructed until a later date, the funds estimated by the City for the construction of said sidewalks shall be placed in a sidewalk escrow account approved by the City. If the funds for sidewalk construction are not expended by the City within 9 years of the date received, the funds and interest will be returned.

PART 2: Sunset Review. No later than three (3) years following adoption of this ordinance, a comprehensive review of this ordinance shall occur to review and assess the application of these standards to ensure that they have been applied in a manner benefiting the public interest.

PART 3: If any provision of this ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

PART 4: This ordinance shall take effect September 8, 2015, after its passage in accordance with the provisions of the Charter of the City of Belton, Texas, and it is accordingly so ordained.


PART 5: The Subdivision Ordinance of the City of Belton, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

PART 6: It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PRESENTED AND ADOPTED on this the 8th day of September, 2015, by a vote of **4 ayes** and **1 nay** at a regular meeting of the City Council of the City of Belton, Texas.


Marion Grayson, Mayor

ATTEST:


Amy M. Casey, City Clerk