



CITY OF BELTON

Planning & Zoning Commission Meeting
Tuesday, October 19, 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 September 21, 2021 regular meeting.
4. Z-21-18 Hold a public hearing and consider a zoning change from Agricultural to Single Family-3 Residential on OT Tilley Addition, Block 1, Lot 7 located 3630 Brenda Lane. **THIS ITEM HAS BEEN WITHDRAWN.**
5. Z-21-19 Hold a public hearing and consider a zoning change from Single Family-2 Residential with Conservation Revitalization Overlay (SF-2 w/CR Overlay) to a Planned Development – Neighborhood Services District (PD-NS) on approximately 0.24 acres located at 314 South Pearl Street and described as Belton Original, Block 19, Lot pt. 2 and 3.
6. P-21-15 Consider a final plat for West Canyon Trails Phase IV, comprising of 12.092 acres located on the south side of West Avenue O, east of Loop 121 and west of Connell Street.
7. Receive a report on Administrative Plat Approvals.
8. Conduct a work session on future Throughfare Plan Map amendments.

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, September 21, 2021

The Planning and Zoning Commission met at 5:30 p.m. at the Harris Community Center, 401 North Alexander Street. Commission members who were present: Chair Brett Baggerly, Luke Potts, Joshua Knowles, Zach Krueger, Nicole Fischer, David Jarratt and Quinton Locklin. The following members were absent: Vice Chair Dave Covington and Stephanie O'Banion. 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 Quinton Locklin gave the Invocation.

2. Public comments. (Audio 0:54)

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 1:20)

Commission Member Joshua Knowles made a motion to approve the minutes from the August 17, 2021 meeting, seconded by Commission Member Zach Krueger. The motion passed unanimously with 7 ayes, 0 nays.

4. Z-21-14 Hold a public hearing and consider an amendment to an existing Planned Development – Commercial Highway Zoning District to revise the master site plan to incorporate new and future facilities at the Bell County Justice Center, at 2405 S. Loop 121, located east of South Loop 121 and south on Huey Drive, comprising of approximately 75 acres. (Audio 1:50)

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.

Commission Member Luke Potts made a motion to approve item Z-21-14 as recommended by Staff. Commission Member Nicole Fischer seconded the motion. The motion was approved with 7 ayes, 0 nays.

5. Z-21-15 Hold a public hearing and consider a zoning change from Multifamily Residential (MF) to a Planned Development – Multiple Family Residential (PD-MF) Zoning District on approximately 6.05 acres south of West Avenue O and east of Belle Meadow Drive. (Audio 7:20)

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

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

Commission Member Luke Potts made a motion to approve item Z-21-15 as recommended by Staff. Commission Member David Jarratt seconded the motion. The motion was approved with 7 ayes, 0 nays.

6. Z-21-16 Hold a public hearing and consider a zoning change from Planned Development- Single Family Residential-2 (PD-SF2) to Neighborhood Service (NS) Zoning District on approximately 5.09 acres located on Huey Drive and described as Liberty Valley Phase I, Block 006, Lot 0001. (Audio 12:50)

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

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

Commission Member Nicole Fischer made a motion to approve item Z-21-16 as recommended by Staff. Commission Member Quinton Locklin seconded the motion. The motion was approved with 7 ayes, 0 nays.

7. Z-21-17 Hold a public hearing and consider a zoning change from Single Family Residential-2 with a Conservation Revitalization Overlay to a Planned Development – Single Family Residential-2 with a Conservation Revitalization Overlay on approximately 0.258 acre at 519 Surghnor Street, located south of West Avenue D and on the east side of Surghnor Street. (Audio 17:18)

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

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

Commission Member Luke Potts made a motion to approve item Z-21-17 as recommended by Staff. Commission Member Quinton Locklin seconded the motion. The motion was approved with 7 ayes, 0 nays.

8. P-21-14 Consider a replat for West Canyon Trails Phase III Subdivision, located east of Loop 121 and south of Laila Lane. (Audio 25:10)

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

Commission Member Luke Potts made a motion to approve item P-21-14 as recommended by Staff. Commission Member Quinton Locklin seconded the motion. The motion was approved with 7 ayes, 0 nays.

9. Receive an update on administratively approved plats.

Staff Planner Ms. Moore said there were no administratively approved plats to report this month.

Planning Director Bob van Til provided an update to the revision to plat approval process in the ETJ per the request of Bell County.

With no other city business, the Planning and Zoning Commission was adjourned at 6:06 p.m. (Audio ends at 35:30)

Chair, Planning and Zoning Commission



Staff Report – Planning & Zoning Item

Date: Sept. 21, 2021
No.: Z-21-14
Request: Amend Existing PD-37
Applicant/Owners: MRB Group/Bell County

Agenda Item #4

Z-21-14 Hold a public hearing and consider an amendment to an existing Planned Development – Commercial Highway Zoning District to revise the master site plan to incorporate new and future facilities at the Bell County Justice Center, at 2405 S. Loop 121, located east of Loop 121 and south on Huey Drive, comprising of approximately 75 acres.

Originating Department: Planning Department – Tina Moore - Planner

Current Zoning: Amended Planned Development – Commercial Highway

Proposed Zoning: Amended Planned Development – Commercial Highway

Proposed Use(s): County Administration, Detention, and Medical Facilities

Future Land Use Map (FLUM) Designation: Commercial

Background/Case Summary

The Bell County Justice Center was rezoned from Agricultural to Planned Development – Commercial Highway (PD-37) to allow County-owned structures and facilities to be constructed at this location in 2004. The adopted ordinance stipulated that the overall site plan submitted at the time was to be revised and amended in the future to add new facilities. The current request amends the site plan to allow the future expansion for County administration, detention, and medical facilities. Since the approval of PD-37, the following amendments have subsequently been approved to amend the site plan:

Ordinance	Facility	Detail
2008-38	Multi-Use Facility	29,750 sq. ft. addition – established a 75' setback to the east property line.
2010-37	Animal Control	10,560 sq. ft. addition – outside storage of animals is allowed with routine cleaning and odor control.

The new additions shown on the revised master site plan include the following uses:

Proposed Facility	Square Footage	Height
Sherriff's Administration Office	Approximately 36,700	4 story
Housing	131,950 sq ft. 785 beds in housing tower including 54 Mental health beds. 192 Minimal Security housing in single story attached buildings	4 story (1st Floor is mental health, no mezzanine, 2nd, 3rd are standard jail housing with a mezzanine level, and 4th floor is single level dormitory style housing.
Diversion Center	13,000 sq. ft.	1 story
Jail Administration Addition	14,300 sq. ft.	2 story
Bond Visitation and Courts	5,200 sq. ft. addition 9,000 sq. ft. renovation	1 story
Medical Facility	11,250 sq. ft addition 8,350 sq. ft. renovation	1 story

Project Analysis and Discussion

Existing Conditions:

The adjacent property to the north is the Belton I.S.D Nutrition/Support Services office zoned Commercial – 2. Adjacent property to the east is the Liberty Valley Subdivision which is zoned Single Family – 2 Residential. South and west of this property are mostly undeveloped Agricultural zoned properties. A few properties west have been zoned Planned Development to allow Bail Bond offices near the Justice Complex.

The subject property is approximately 74.26 acres and was previously zoned to permit County-owned structures and facilities in the Commercial Highway District. This property is platted and meets the area requirements of the zoning district. Included in the revised Master Site Plan is the DPS Building, approximately 12,418 sq. ft., which was administratively approved in 2018 without amending the master site plan. The proposed ordinance includes the opportunity for future additions without amending the Planned Development again.

Recommendation

Recommend approval of the requested amendment to the Bell County Justice Center Master Site Plan.

Attachments:

1. Application and Master Site Plan
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 & Zoning Item

Date: Sept. 21, 2021
Case No.: Z-21-15
Request: MF to PD-MF
Owner/Applicant: Belle Meadows Apts. LLC.

Agenda Item #5

Z-21-15 Hold a public hearing and consider a zoning change from Multiple Family Residential (MF) to a Planned Development – Multiple Family Residential (PD-MF) Zoning District on approximately 6.05 acres at 1124 W. Avenue O, located on West Avenue O and east of Belle Meadow Drive.

Originating Department: Planning Department – Tina Moore, Planner

Current Zoning: Multiple Family Residential (MF)

Proposed Zoning: Planned Development – Multiple Family Residential (PD – MF)

Proposed Use: Apartments

Future Land Use Map (FLUM) Designation: Commercial

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

Background/Case Summary

This property is the proposed site for The Crossroads at Belton Apartment Complex which offers market rate one- and two-bedroom apartment units within five three-story buildings totaling 120 units. The apartments will also include a clubhouse with a swimming pool, pickleball court, and an open space recreational area for residents. The MF zoning code requires a maximum density of 18 units per acre and the applicant is requesting consideration for a maximum dwelling 20 units per acre.

Project Analysis and Discussion

Existing Conditions: This property is located on West Avenue O and is surrounded by both commercial and residential uses as described below:

Exhibit B

Direction	Zoning	Use
North	Commercial -1, Commercial Highway	Residential home and Manufactured Home Storage/Staging
South	Multifamily Residential	City Lights Senior Living Duplex Apartments
East	Light Industrial	Bell County Communication Center
West	Retail and Single Family -3	Undeveloped Retail and The Ridge at Belle Meadows Subdivision

The subject property is currently zoned MF and meets the area requirements for this district. The proposed apartment site consists of 6.045 acres and is in The Ridge at Belle Meadows subdivision. An amending plat to adjust a property line is currently under review.

The Planned Development proposal would allow the applicant to construct 120 units, which is 12 additional units than allowed under the MF zoning district, for a proposed density of 20 units per acre. The maximum density allowed by code is 18 dwelling units per acre. The apartment complex will provide two means of ingress/egress, one off West Avenue O and the another on Belle Meadows Drive. According to Section 34, *Off-Street Parking and Loading Requirements*, of the Zoning Ordinance, two off-street parking spaces are required for one- and two-bedroom apartments, which amounts to the 240 parking spaces provided to satisfy this requirement. The applicant is also proposing a six-foot tall masonry fence along West Avenue O and Belle Meadows Drive. A wrought iron fence will be provided along the southern and eastern property line.

The applicant is proposing to construct a 4,600 square feet clubhouse consisting of 85% masonry (brick, stone, and cast stone) exterior at the front façade. The rear of the clubhouse will consist of 67% hardiwood and 33% brick. The first floor of each apartment buildings will consist of 100% masonry exterior. The second and third floors will consist of hardiwood. Four masonry dumpsters are provided throughout the complex to satisfy the MF requirement for a refuse facility within 250' from every dwelling unit.

The proposed landscape plan identifies trees and shrubs throughout the parking lot and adjacent to the building. Staff has reviewed the proposed landscape plan which complies with the Design Standards landscape requirements for interior parking, parking adjacent to a public street, Foundation Treatment Points (FTP), and dumpster screening.

Future Land Use Map

The Future Land Use Map (FLUM) identifies this area as projected for retail and commercial use, with a commercial corridor overlay along West Avenue O. The commercial corridor allows for high-density and mixed-use developments. The requested MF Zoning District is consistent

with the FLUM and uses expected along a major corridor and appears to be reasonable in this location.

Recommendation

Recommend approval of zoning change from Multiple Family Residential to Planned Development – Multiple Family (PD-MF) District, subject to the following conditions:

1. The use of the property shall conform to the Multiple Family Zoning District in all respects, except as follows.
 - a. The maximum density is not to exceed 20 dwelling units per acre.
2. The development of the property shall generally conform to the conceptual site and elevation plans, and all applicable Type Area 2 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. Landscape Design Standards
 - d. Tree Protection, Preservation, and Mitigation Standards.
3. A replat, site plan and building construction plan are required.

Attachments

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



Staff Report – Planning & Zoning Item

Date: Sept. 21, 2021
Case No.: Z-21-16
Request: PD- SF-2 to NS
Applicant/Owner: Quintero
Engineering/Barnes Independent
Dev. LLC.

Agenda Item #6

Z-21-16 Hold a public hearing and consider a zoning change from Planned Development Single Family – 2 (PD SF-2) to Neighborhood Services (NS) District on approximately 5.09 acres located on north side of Huey Drive, east of West Loop 121 and described as Liberty Valley Phase I, Block 006, Lot 0001.

Originating Department

Planning Department – Tina Moore, Planner

Current Zoning: Planned Development - Single Family – 2 Residential (PD – SF-2) District

Proposed Zoning: Neighborhood Service (NS) District

Proposed Use: Office and Retail

Future Land Use Map (FLUM) Designation: Commercial

Design Standards Type Area 9:

This area is defined as Southwest Belton and is primarily a mixture of uses on larger parcels of land. Existing developments include the 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 buyer recently changed the zoning of this property from Neighborhood Service to Planned Development - Single Family 2. The sale of the property did not come to fruition and the property owner is requesting that the zoning be changed back to Neighborhood Services. Due to the proximity to the Justice Center and BISD Office, the owner would like to see the property used for office and limited retail.

Exhibit C

This property is undeveloped and has been rezoned to several different commercial uses since 2004 including Office – 1 and Neighborhood Services District. Below is a history of previous zoning for this property.

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
2021-04	PD-SF2	Planned Development Single Family – 2 Residential

Project Analysis and Discussion

Existing Conditions:

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

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 and West Canyon Trails Phase IV to the north.

Future Land Use Map

The FLUM identifies this general area for commercial 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 NS zoning district is compatible with the existing commercial and residential uses in this area. Therefore, the proposed NS zoning district appears to be reasonable in this transitional location.

Recommendation:

We recommend approval of the requested zoning change from PD–SF– 2 to NS Zoning District with the following conditions:

Exhibit C

1. The use of the property shall conform to the Neighborhood Service Zoning District in all respects.
2. The development of the lot shall conform to all applicable Type Are 9 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance. including:
 - a. Site Development Standards
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation, and Mitigation Standards.
3. A site plan and building construction plans are 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



Staff Report – Planning & Zoning Item

Date: Sept. 21, 2021
Case No.: Z-21-17
Request: SF-2 w/ CR Overlay to
PD- SF-2 w/ CR Overlay
Applicant/Owner: Toby Tibbit/ Manual
Orona

Agenda Item #7

Z-21-17 Hold a public hearing and consider a zoning change from Single Family Residential-2 with a Conservation Revitalization Overlay to a Planned Development – Single Family Residential-2 with a Conservation Revitalization Overlay on approximately 0.258 acre at 519 Surghnor Street, located south of West Avenue D and on the east side of Surghnor Street.

Originating Department

Planning Department – Tina Moore, Planner

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

Proposed Zoning: Planned Development - Single Family 2 Residential District w/ Conservation Revitalization Overlay (PD-SF-2 w/CR overlay)

Proposed Uses: Single Family Residential

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 8:

Area proposed primarily as a single-family residential Type Area with multi-family housing located within.

Background/Case Summary

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 east of the existing home. Each lot will consist of approximately 5,625 sq. ft. with an approximate width and depth of 75', which does not meet the area requirements of the SF-2 zoning district for depth, required to be 100', among other items. 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 CR Overlay is also requested to allow different residential options including the placement of a HUD Code

manufactured house. The approval for this administrative plat is pending the outcome of this requested zoning change.

Project Analysis and Discussion

Existing Conditions: The area is generally developed with residential homes and is zoned Single Family – 2 Residential with a Conservation Revitalization overlay.

Allowable Land Uses: The base zoning district requested is SF-2 and allows detached single family homes. The CR Overlay allows all uses permitted in the base zoning district, along with mobile homes, modular homes, patio homes, and duplexes. Placement of a mobile home must meet the requirements summarized below:

- Wheels, axles and tongue or towing device removed and permanently installed and attached to a permanent foundation;
- 3:12 minimum roof pitch;
- Minimum 6” eave and roof overhang;
- Exterior siding and roofing material compatible with other structures in the area;
- Foundation fascia or skirting must be masonry, brick, stucco, or siding, comparable to other structures in the area.

Area & Setback Requirements: Minimum area and setback requirements for the requested PD Zoning District are summarized below:

SF-2 Zoning Requirements		PD Conditions Lot 3A	PD Conditions Lot 3B
Minimum Lot Area	7,500	Reduction to 5,600	Reduction to 5,600
Minimum Lot Width	60'	No changes proposed	No changes proposed
Minimum Lot Depth	100'	Reduction to 75'	Reduction to 74'
Front Yard Setbacks	25'	Reduction to 12'	Reduction to 15'
Rear Yard Setbacks	20'	Reduction to 5'	Reduction to 10'
Side Yard Setbacks	6'	6'	6'

Future Land Use Map:

The FLUM identifies this general area for residential use. This is consistent with the Design Standards Type Area 8 assigned to this general area which projects a mixture of single family residential use and multi-family. 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

Recommend approval of the requested zoning change from SF-2 w/CR Overlay 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 minimum 5,600 square foot lot area is allowed.
 - b. A minimum depth of 74' is allowed.
 - c. A 12' front yard setback is allowed on Lot 3A as shown on the proposed plat.
 - d. A 5' rear yard setback is allowed on Lot 3A as shown on the proposed plat.
 - e. A 15' front yard setback is allowed on Lot 3B as shown on the proposed plat.
 - f. A 10' rear yard setback is allowed on Lot 3B as shown on the proposed plat.
2. A replat, site plan, and building plans are required.

Attachments:

1. Zoning application and Proposed J.H. Connell Replat. No.1 Subdivision plat
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: Sept. 21, 2021
Case No.: P-21-14 West
Request: Canyon Trails Phase III, Replat No. 1
Request: Amended Final Plat
Applicant: Lina Chtay, Belton Engineering, Inc.
Owner/Developer: Randy Taylor

Agenda Item #8

P-21-04 Consider a replat of West Canyon Trails Phase III, comprising 2.323 acres, located on the south side of Sarah Drive, east of Loop 121 and south of Laila Lane.

Originating Department

Planning – Tina Moore - Planner

Current Zoning: Single Family – 3 (SF-3)

Case Summary

This is a replat of West Canyon Trails Phase III development to extend Sarah Drive to future West Canyon Trails Phase IV. The original West Canyon Trails Phase III plat includes a 15' wide temporary easement to meet requirements for a three access to the development until a future connection of Laila Lane was constructed. The applicant has since secured property to the east and has received approval to construct Laila Lane between The Ridge at Belle Meadows and West Canyon Trails subdivision. The replat will void the 15' wide temporary emergency access easement upon the completion and acceptance of the eastern expansion of Laila Lane. A portion of the easement will revert to the owner of lot 25 and the remainder will become Parcel G to be owned and maintained by the HOA. The final plat for Phase IV is currently under review by staff and will be considered by the commission at a future meeting.

Project Analysis and Discussion

This development is zoned SF-3. A majority of the lots measure 50' wide and 120' deep. The lots satisfy all minimum area requirements for this zoning district as noted below:

SF-3

- Front Yard: 25'
- Side Yard: 5'; 15' from street ROW
- Rear Yard: 20'
- Lot Area: 5,000 sq. ft.
- Lot Width: 50'
- Lot Depth: 90'

Exhibit E

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

Water: The new amendment will extend an 8" water line to future Phase IV on Sarah Drive. The 8" water line satisfies minimum requirements for fire flow protection.

Sewer: An 8" sewer line will be extended to future Phase IV from Sarah Drive.

Access: Per Subdivision Ordinance Section 502.01.K., three entrances are required for subdivisions with 101 plus lots. This development is planned to ultimately have one entrance off W. Avenue O (Alan Trails), with the other two entrances via Laila Lane east and west. The applicant has secured the property to the east is connecting Laila Lane to the existing eastern portion in The Ridge at Belle Meadows Subdivision.

Access 1: Alan Trails – Main entrance off West Avenue O.

Access 2: Long Creek Lane – a temporary 24' wide access easement connecting to West Avenue O.

Access 3: Eastern extension of Laila Lane. A temporary gated 15' wide emergency vehicle access easement to Loop 121 will become null and void upon the construction and acceptance of Laila Lane. The removal of the access easement and gate will be the applicant's responsibility, with the City's advance approval.

The temporary access off Long Creek Lane will be eliminated when Laila Lane west connections occurs.

Streets: Sarah Drive is a local street with 50' of ROW and 31' pavement with curb and gutter.

Drainage: Detailed plans and calculations were previously reviewed with this final plat. An on-site detention pond is proposed on Parcel B to address drainage needs and will be owned and maintained by the HOA. Another on-site detention pond was constructed in Phase I to address the needs of Phase I and II.

Sidewalks: Sarah Lane is a local street and does not require sidewalks.

Parkland Dedication/Fees: This is a minor amendment which will not add additional dwelling units; therefore, parkland fees are not required. The applicant is providing a private neighborhood park, which would consist of 0.837 acres, with amenities to include benches, trash receptacles, landscaping, and irrigation. This private park will be owned and maintained by the HOA.

Recommendation:

Recommend approval of the replat West Canyon Trails Phase III.

Attachments

1. Final Plat Application
2. Final Plat
3. Location Map
4. Proposed West Canyon Trails Ph. IV

P&Z
Agenda Items
for
October 19, 2021
Meeting

Staff Report – Planning & Zoning Item



Date: October 19, 2021
Case No.: Z-21-19
Request: SF-2 w/ CR Overlay to
PD- NS

Applicant/Owner: Mark Williams

Agenda Item #5

Z-21-19 Hold a public hearing and consider a zoning change from Single Family Residential-2 with a Conservation Revitalization Overlay to a Planned Development – Neighborhood Service on approximately 0.24 acres located at 314 South Pearl Street and described as Belton Original, Block 19, Lot pt. 2 and 3.

Originating Department

Planning Department – Tina Moore, Planner

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

Proposed Zoning: Planned Development – Neighborhood Service

Proposed Uses: Water Sports Equipment Rental

Future Land Use Map (FLUM) Designation: Residential

Design Standards Type Area 7:

The projected growth of this Type Area is primarily commercial, mixed-use developments and urban residential infill, focusing on compatible uses.

Background/Case Summary

The applicant submitted a zoning change request to allow for a proposed water sport equipment rental business. This property is currently vacant. The applicant plans to rent kayaks and tubes to visitors of the Nolan Creek. The business will operate from a mobile stand (truck or trailer) with limited on-site parking due to its proximity to available public parking at Yettie Polk Park. Picnic tables will be provided on site for customers to complete their rental agreements. After renting equipment, customers will walk down Pearl Street to access Nolan Creek from several inlets along the creek.

The applicant will provide an all-weather crushed granite surface to park the mobile stand and will provide for heavy pedestrian traffic areas. Staff will periodically evaluate parking to see if more on-site parking is necessary to accommodate an increase in customer demand at the park. Outdoor equipment storage will be screened and secured after hours during peak season. Equipment will be stored off site during the off season.

Project Analysis and Discussion

Existing Conditions: The area is considered the expanded Central Belton Downtown Development area and has residential and commercial uses. The surrounding zoning are SF-2 w/CR overlay, Multiple Family, SF-2 w/CR overlay with SUP for a Daycare Center for less than 10 children, and Planned Development – Office 1 for a small event venue.

Allowable Land Uses: The proposed Planned Development – Neighborhood Service zoning would allow for the proposed use as a water sport rental facility.

Area & Setback Requirements: The subject lot exceeds the minimum area requirement for the Neighborhood Service (NS) District, which requires a minimum lot size of 7,000 square feet and a width of 60'. This lot is approximately 10,625 square feet and has a width of 85'. Any future proposed development must meet the applicable setbacks requirements for the NS zoning district.

Future Land Use Map:

The FLUM identifies this general area for residential use. This request is consistent with the assigned Design Standards Type Area 7 which projects commercial, mixed-use developments and urban residential infill in this general area. This requested zoning change appears to be a reasonable request and seems appropriate to complement the use of the Nolan Creek.

Recommendation

Recommend approval of the requested zoning change from SF-2 w/CR Overlay to PD-NS Zoning District subject to the conditions below:

1. The use of the property shall conform to the Neighborhood Service District in all respects, except as follows:
 - a. The use of the property shall be limited to water sport equipment rental.
2. The development of the lot shall conform to all applicable Type Area 7 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance, including:
 - a. Site Development Standards
 - b. Landscape Design Standards
 - c. Tree Protection, Preservation and Mitigation Standards.
3. A site plan and building permit application are required for proposed improvements.
4. A staff evaluation period not to exceed a three-year period for the applicant to mitigate parking and any adverse effects to the Yettie Polk Park.

Attachments:

1. Zoning application, Site Plan, and Business Plans
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



Business Overview and Executive Summary

Belton Watersports

314 South Pearl Street, Belton, TX

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City Council/Planning Department:

My name is Mark Williams and my background is in graphic design, web design, animation and other forms of multimedia. I'm currently an instructor at Belton New Tech High School and I moved into education 14 years ago after working in the corporate world for several years. I'm a guy who's into technology, business and entrepreneurship, and overall a very creative and innovative thinker.

I'm very passionate about our community. Belton is a gem. We definitely have something very special going on here and I want to help contribute to its growth. My wife and I met at UMHB eighteen years ago and we've been thrilled to stay in this area to raise our three boys. I can't say enough awesome things about Belton, TX.

In fact, two years ago I created a Facebook group called **Belton Fun (things to do in Belton, TX)** that now has almost 12,000 members. This group is a favorite among local Beltonians to find out about events, good places to eat, and where to have fun. I will also launch **BeltonFun.com** soon. I've owned this domain for a while and I plan to add local deals, experiences, blogging, and videography to this website.

I want to assure you, we are not new to business and innovative ideas. My wife and I run a couple side businesses together in the women's clothes and makeup niches and I've invented, prototyped, and manufactured a tech product that I brought to market several years back. Our side businesses have been running strong for 6+ years alongside our full time careers as teachers for BISD.

My newest venture has a very specific vision and purpose -- to add more fun things to do in Belton, TX. I purchased the vacant lot on Pearl Street last Spring with the hope of bringing something unique to the Belton community. I've been planning this for more than three years.

The vision is tentatively called **Belton Watersports** and will provide the community with a clean, quality place to rent tubes and kayaks near Nolan Creek. This venue will also have what I call "good vibes" with a relaxed atmosphere and a focus on creative branding.

I've attached an Executive Summary for **Belton Watersports** and a case study of a successful kayak and SUP business on the Brazos in Waco, Tx called the *Waco Paddle Company*. I've also attached a brief case study of *Happy Hollow* on the Frio River near Garner State Park. I visited with the owner of this establishment in July, 2021 and learned about pricing, premium commercial river tubes, and shuttle details.

Lastly, I think my vision fits right into Belton's 2030 Comprehensive Plan and the Parks and Recreation master plan. More specifically, *Chapter 7: Special Places & District Identity Potential*. This chapter talks about how vital the downtown area, Nolan Creek, and the hike bike trail are to the character and vibrancy of Belton. I love this excerpt, "The open space downtown and the centerpiece - Nolan Creek - are certainly the most revered jewels of Belton." I also quote, "Already multitudes of people can be seen in and around Nolan Creek, fishing, getting their feet wet, kayaking, tubing, festivals, and more. Adding new elements in key locations that can absorb the larger groups of people are the next steps in the system such as more zones for whitewater activities of tubing and kayaking."

I hope you can see how my vision makes sense for Belton and I welcome any ideas for moving this project forward.

Respectfully,
Mark Williams



EXECUTIVE SUMMARY

Belton Watersports

IDENTITY

A cool place with "good vibes" that rents tubes and kayaks on Nolan Creek.

PROBLEM WORTH SOLVING

Nolan Creek is a great recreational waterway but it's too much effort to bring your own tube or kayak, and shuttling is too difficult. There's no reasonable way to have "social floats" or large gatherings on the creek.

OUR SOLUTION

- Ease/convenient tube and kayak rentals for small or large groups
- Premium, commercial-grade tubes
- Shuttle services

TARGET MARKET

- College students
- Middle and High School students
- Young families
- Parents
- Watersport enthusiasts

THE COMPETITION

- Frank's Marina
- Scuba Divers Paradise
- Big-box retailers (non-rentals)
- Online retailers (non-rentals)

SALES CHANNELS

- Direct onsite rentals/Walk-up customers
- Online rentals

MARKETING ACTIVITIES

- FB group marketing/ad campaigns
- Video marketing (social media)
- Soft opening/grand opening
- Creative guerilla marketing
- Incentives/reward cards

REVENUE

- Tube/kayak rentals
- Lifejacket rentals
- Cooler rentals
- Shuttle fee
- Air fee for customer's own tubes
- Used watersports equipment sales
- Drinks/snacks

EXPENSES

- Initial Inventory
- Insurance
- Payroll
- Marketing
- Utilities
- Repairs

TEAM AND KEY ROLES

- Mark Williams (Founder)
- Nick Loper (Advisor)

PARTNERS AND RESOURCES

- TubePro Commercial River Tubes
- Frank's Marina
- Waco Paddle Company

Business Phases and Next Steps

Belton Watersports - Tube and Kayak Rentals
October 5, 2021

Phase One:

Tube and kayak rentals as a business? -- conduct market research and analysis to determine competitors and the viability of this business model. Research was also conducted on initial inventory, startup costs, ongoing expenses, and identifying risks.

Establish a place of business. I purchased a vacant lot near Nolan Creek in April of 2021. This vacant land is on the edge of Yettie Polk Park and is just up-creek from the Gin Restaurant and Downtown Belton, TX. This is an optimal location to serve the Nolan Creek as a recreational waterway with river tube and kayak rentals.

Land zoning -- correctly zone the vacant lot so that business can be conducted on the premises. Research and planning for rezoning began several months ago. I approached the City of Belton to begin the process and I received an application, current zoning information, and I talked with one of the city planners about the correct request for zoning. An application was submitted on September 10, 2021 along with a Letter of Intent and an explanation of how this business would benefit the Belton community and adhere to Belton's 2030 Comprehensive Plan.

Phase Two:

Once rezoning is complete I will begin working on implementing the site plan, preparing for daily operations, and doing the necessary paperwork for *Belton Watersports* to legally operate as a company.

Site Layout: Parking considerations will be discussed with the City of Belton. Planning for parking right now will be 10 spaces on-site.

There will be a mobile stand on-site that will be similar to Waco Paddle Company's setup. This mobile stand will be a truck, trailer, or similar mobile stand to be the first point of business for all customers. Picnic tables will be placed near the mobile stand and park-side property line for customers to fill out needed paperwork for rentals, or to sit and enjoy a cold drink or snack. Crushed granite will be considered for high foot traffic areas around the mobile stand and picnic tables.

Landscaping will include strategically placed rock for planting areas as well as some larger landscaping rocks on the park-side property line to act as a partial retaining wall. Shrubs, perennials, and fast growing trees such as Montezuma cypress and/or Monterrey oak will be planted around the property.

Business Phases and Next Steps (continued)

Tubes and kayaks will be stored in the Southeast corner of the property and will be hidden away and locked up for the evening. A screen will hide the watersport equipment from view while being stored after hours.

Future considerations for concrete steps leading from the upper level to the lower park level will be discussed with the City of Belton. Also, plans for a deck area near the property line with additional seating overlooking the lower park and creek will be considered in the future.

Daily Operations: *Planning for the flow of customers from parking, to payment, rental paperwork, tube put-in locations, and tube/kayak return.*

Customers will rent tubes or kayaks from a branded truck, or stand, at the place of business and will walk with the rented water equipment down Pearl Street to the water's edge. Customers will then put into the creek at one of a few spots -- near the drainage inlet directly across the creek from the Sheriff's Office parking lot, the sloped concrete leading into the water under the Main Street bridge, or the grassy area directly across the creek from the Gin.

Alternatively, with permission from the City of Belton and Parks and Recreation, tubes and kayaks could be available on the bank of the creek near the water's edge. In this scenario, customers would sign the rental agreement on the *Belton Watersports* property and then walk down Pearl Street to retrieve their equipment on the bank of the creek.

Once the customers have put-in to the Nolan Creek they will float down the three chutes by the Gin and continue down the creek behind Compass bank all the way to the old low water crossing (which is now a 4th chute). Customers will then be able to exit the creek at this last chute or continue down near the I-35 bridge. Customers should definitely exit the creek at that point and walk their tube or kayak along the trail back to the *Belton Watersports* property. Obviously, customers may use their rental for a shorter distance along the creek near the Gin, or a longer distance past I-35 but they will be required to transport their equipment back to the *Belton Watersports* property on their own.

Customers will return their rentals to the same location in which they received them. It's possible that we will have employees that help with the transport of rented equipment back to the property.

Immediate next steps will be planned for shuttling customers up-creek to a drop-off location near Harris Community Center, and a drop-off location further North at Martin Luther King Jr. Avenue. Research will be conducted on the proper vehicles for these shuttles and how to attach the rented equipment to the shuttle for transport.

Phase Three:

More details of this phase are to come but will consist of marketing strategies, soft opening, implementing customer feedback, additional employee training, and grand opening.



Waco Paddle Company

Waco Paddle Company rents stand-up paddle boards, kayaks, and canoes for you to enjoy in the heart of downtown Waco. Our friendly staff will help you pick out the right watercraft for your adventure.

Overview

Founded in 2016, Waco Paddle Company provides the Waco community an enjoyable experience paddling the Brazos River. From the dock you can paddle under Waco's Historic Suspension Bridge, through the picturesque bluffs of Cameron Park, or see McLane Stadium and Baylor University up close. Waco Paddle Company has 4 total employees across all of its locations and generates \$93,091 in sales (USD)

Problem and Solution

The Brazos waterway was underutilized for its recreational activity. It's more difficult for people to bring their own kayaks and SUPs to the water than it is to rent. Large groups can go out together at once without having to buy all of the proper equipment and gear.

Target Market

Baylor college students. Young families and parents of teens and pre-teens.

Keys to Success

- Strong branding and location near Baylor
- Mobile truck is versatile, low startup costs
- Riverside dock for storing and launching kayaks/SUPs
- Social media marketing campaigns
- Partnership with local schools and church groups
- Marketing to college students
- Limited competition in the area
- Large body of water for multiple kayaks and/or SUPs at one time
- Tourist draw in downtown Waco

Steps Forward

Competitive pricing with daily and hourly rates. Additional marketing toward birthday party packages and group rentals. Continue to capitalize on partnership with Keep Waco Beautiful by doing river clean ups for the conservation and protection of the waterways.





Happy Hollow - Frio River Outfitters

The 'Happy Hollow' float is one of the most popular tube routes on the Frio and serves Leakey, Concan, Rio Frio, and Garner State Park visitors year-round!

Overview

Happy Hollow Frio River Outfitters is located in Concan, Texas, and was founded in 1984. At this location, Happy Hollow Frio River Outfitters employs approximately 4 people. Happy Hollow generates revenue through tube and kayak rentals, vacation rentals, and weddings/events. Annual sales for Happy Hollow Frio River Outfitters is approximately \$749,840 (USD).

Problem and Solution

The Frio River draws people from all over the state of Texas, the United States, and other parts of the world who seek out this beautiful, hidden oasis at the base of the Hill Country. There are so many people who visit the Frio during the summer months that it creates very lucrative business opportunities. Happy Hollow provides services in river entertainment and vacation rentals to meet these needs.

Target Market

Tourists, college and high school age students, young families.

Keys to Success

- Ideal location along a nice stretch of the Frio river, directly on the river
- Shuttle services with multiple shuttles
- Small store with drinks and products for sale
- Premium, commercial TubePro tubes
- Tourism draw near Leakey and Garner State Park
- Good brand awareness and word of mouth marketing along the river
- Large inventory of tubes and kayaks for rent
- Vacation rentals

Steps Forward

Happy Hollow has been successful for many years. Much of its success in future years will also be at the mercy of Mother Nature. The Frio River suffers from lower water flow during droughts and low rainfall. The key to success during these times is to double down on marketing for the vacation rentals.



Mobile Stand -- truck or trailer similar to Waco Paddle Company's setup



Proposed concrete steps leading from upper level of property to lower park, or something similar.





Premium Vinyl River Tubes

All Tube Pro™ river tube model codes are based on INFLATED dimensions. Deflated dimensions are listed for comparisons. Our premium backrest has its own secondary air chamber to allow for inflation to the perfect firmness and a comfortable fit. The backrest feature is available on TP38, TP44 and TP48 models listed. TP38 (42" deflated) float tube is great for smaller riders to experience a river float. The smaller air chamber enables the user to reach into the water for paddling and maneuvering. TP44 (48" deflated) float tubes are the most universal and popular size, with the most upgrade options available. TP48 (52" deflated) single rider float tubes are great for larger riders, as the bigger air chamber offers increased buoyancy. The smooth "bulge inner seams" are very comforting for riders of all sizes. The TP54 (60" deflated) is our largest single rider float tube available. Custom colors, printing and sizes are available based on quantity orders. Add a backrest, cup holder or floor to any vinyl tube style with appropriate production and delivery lead times to make a statement about your river tube operation that is different from the rest!

PRODUCT / DEFLATED SIZE	MODEL CODE	PRODUCT / DEFLATED SIZE	MODEL CODE
TP Single Rider with Backrest & Floor Adjustable back support & fully enclosed PVC floor; great for smaller riders		TP44 Double Rider with Backrests & Cup Holders Fun for floating with a friend or keeping a little one company	
<ul style="list-style-type: none"> ● TP38 / 42" (106 cm) ● TP44 / 48" (122 cm) 	<ul style="list-style-type: none"> TP38-REDBACK-HF TP44-REDBACK-HF 	<ul style="list-style-type: none"> ●● TP44D / 48" x 76" (122 cm x 193 cm) 	<ul style="list-style-type: none"> TP44D-ROYALBACK-HC
TP Single Rider with Backrest & Cup Holder Sturdy back support and cup holder to enjoy the float		TP Single Rider with Backrest, Cup Holder & Floor Includes every comfort feature & large air chamber for increased buoyancy	
<ul style="list-style-type: none"> ● TP44 / 48" (122 cm) ● TP48 / 52" (132 cm) 	<ul style="list-style-type: none"> TP44-ROYALBACK-HC TP48-ROYALBACK-HC 	<ul style="list-style-type: none"> ● TP48 / 52" (132 cm) 	<ul style="list-style-type: none"> TP48-PURPLEBACK-HCF

All single rider tubes are available with covers in a variety of color & style options. Standard 600 denier canvas covers offer increased protection from river debris and additional rider comfort. For very abrasive river conditions a super coated cover bottom made from 19 oz. PVC coated 1000 denier fabric is the strongest option available.

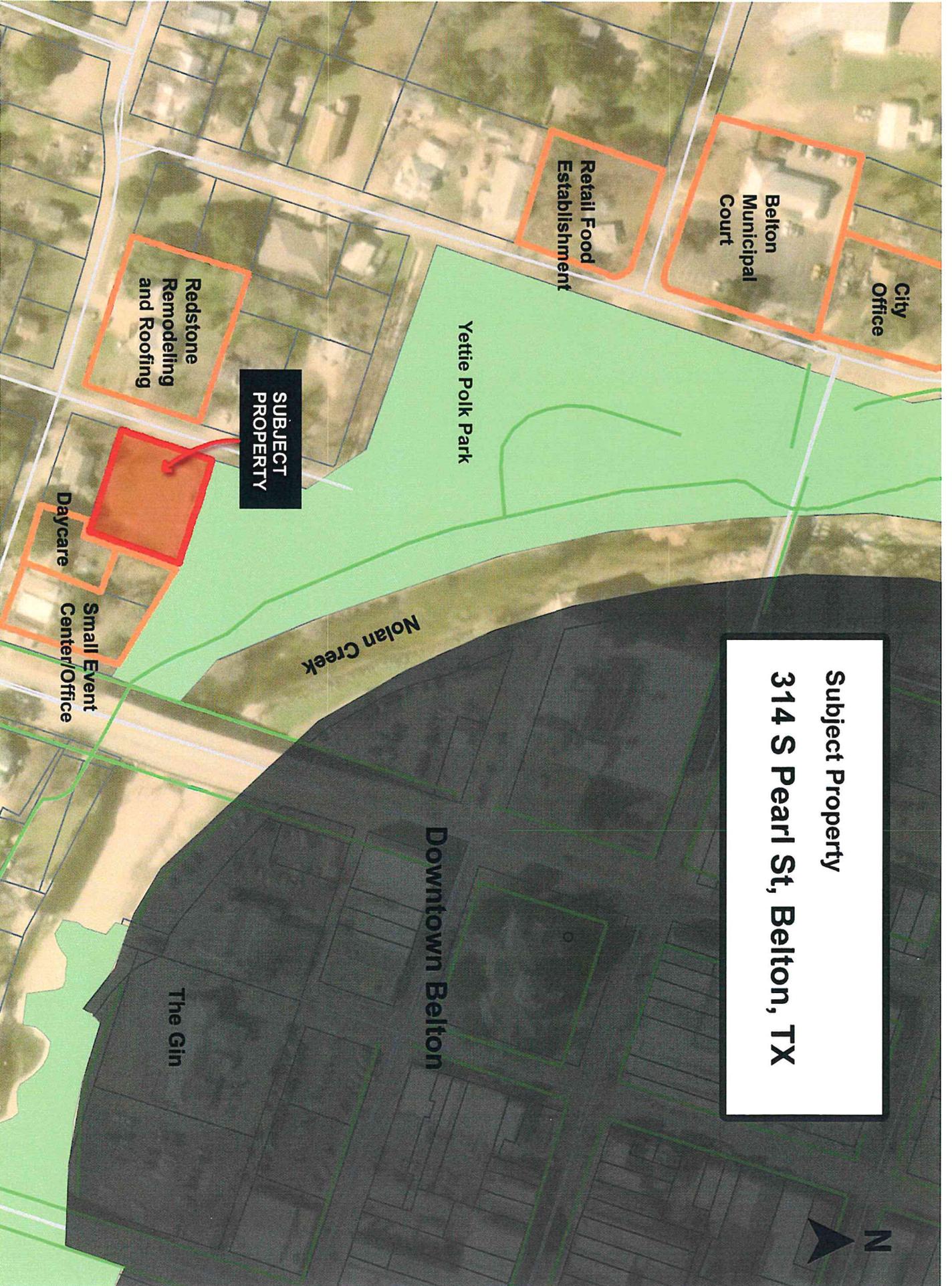


TP44 with Cover & Tube Seat

5 All Tube Pro™ river tube model codes are based on inflated dimensions. Deflated dimensions are listed for comparisons.



Subject Property
314 S Pearl St, Belton, TX



City
Office

Belton
Municipal
Court

Retail Food
Establishment

Yettie Polk Park

Nolan Creek

Downtown Belton

The Gin

Redstone
Remodeling
and Roofing

Daycare

Small Event
Center/Office

**SUBJECT
PROPERTY**

Zoning Case # Z-21-19 Location



ZONING CHANGE:
SF-2/CR
TO
PD-NS

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 019, LOT PT 2, 3,
(N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

PROPERTY OWNER:
MARK WILLIAMS

ADDRESS/LOCATION:
314 S PEARL ST.

LEGEND
 Z-21_19

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Map Date: 9/27/2021

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: Mark Williams Phone Number: 254-541-3124
Mailing Address: 800 Benchmark Trl City: Belton State: TX
Email Address: graphics by mark@yahoo.com

Owners Name: Mark Williams Phone Number: Same as above
Mailing Address: same City: U State: U
Email Address: Same as above

Applicant's Interest in Property:

This property borders Yettie Polk Park and is near Nolan Creek — the intended use will be a space for river tube rental to benefit the community and help draw tourism to downtown Belton.

Legal Description of Property:

Belton Original, Block 019, Lot PT 2, 3 (N 85' of W 125' of 2 + W 125' of S 25' of 3)

Is this property being simultaneously platted? no

Street Address: 314 S Pearl St, Belton, TX

Zoning Change From SF-2 w/CR overlay to Retail PD-14S

Signature of Applicant: Mark William Date: 9-11-2021

Signature of Owner (if not applicant): _____ 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.

City of Belton Planning Department
333 Water Street
PO Box 120
Belton, TX 76513

RE: Rezone request for the property located at 314 S. Pearl St, Belton, TX 76513

BellCad property ID: 40946

Legal description: BELTON ORIGINAL, BLOCK 019, LOT PT 2, 3, (N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

Mark Williams is seeking to rezone the subject property from the existing Residential Single-Family (SF-2) district with CR-Overlay to a Retail designation.

The future intended use of the subject property is that of *Water Sports Equipment Rental* that will serve the Nolan Creek recreational waterway and attract additional business and tourism to the Downtown Belton area.

Per the City of Belton's 2030 Comprehensive Plan the subject property is located directly in the heart of the Nolan Creek corridor where "more diversity is needed to enhance the visitor experience" and the need for "parkland and trail improvements" is a continued priority.

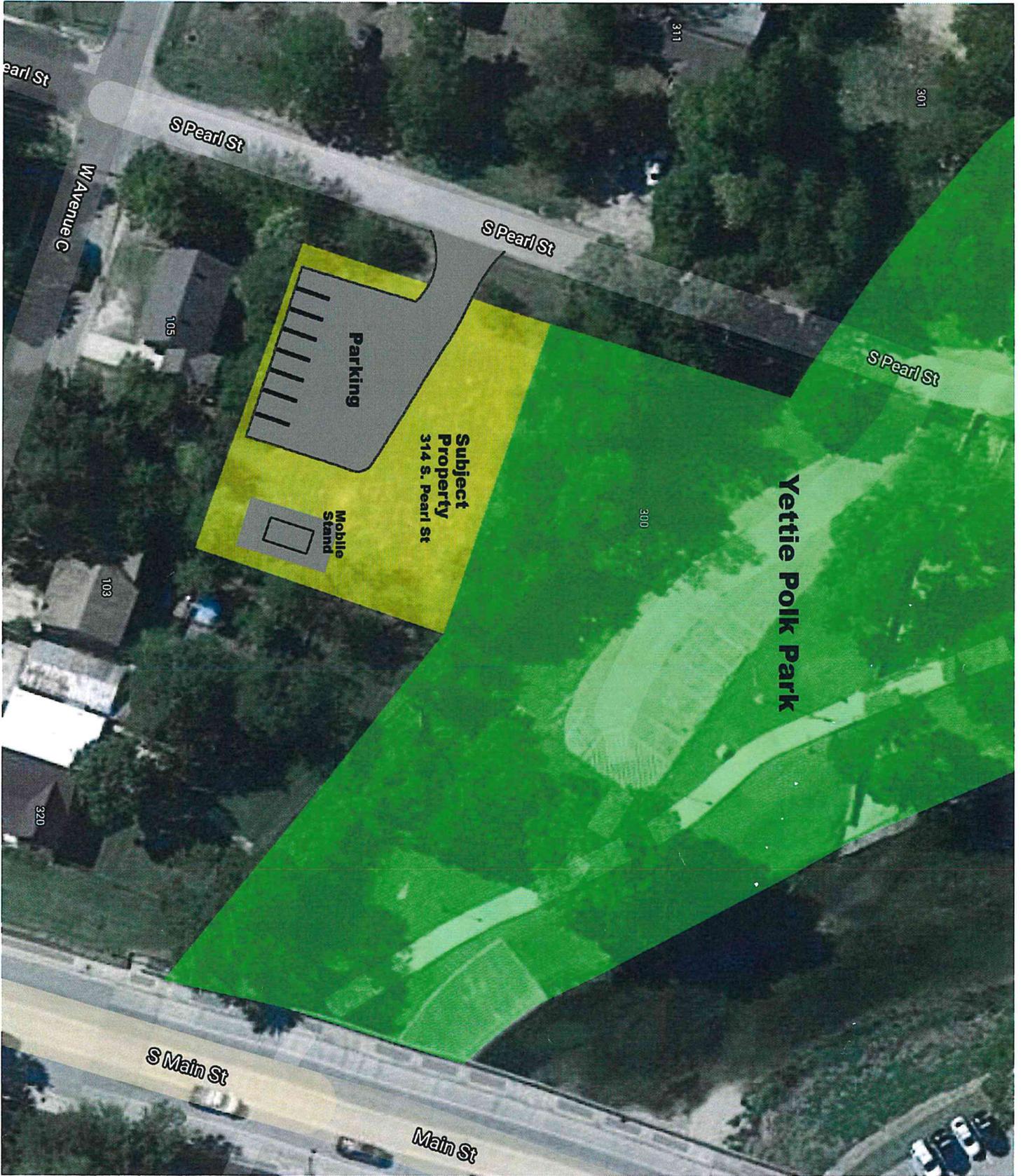
In 2015, limestone drops were added to five areas of the creek from Harris Park to Liberty Park to enhance the experience for those who desire safer access or to kayak, tube, or fish the creek. In addition, in 2016, a put-in location for tubes and kayaks was added near the Martin Luther King Jr. bridge. The subject property (314 S. Pearl St) aims to provide a convenient place on the edge of Yettie Polk park, and Nolan Creek, for the community to rent tubes/kayaks to enjoy the faster flowing rapids from the limestone drops, or "chutes," that were added years ago.

This rezoning request also aligns with the existing CR-Overlay of the subject property which states that retail use is allowed for the conservation and revitalization of this area of town as long as it benefits the neighborhood. The proposed use would not only benefit the surrounding neighborhood but would also benefit the whole community with additional family-oriented entertainment and the further use of Belton's recreational waterway.

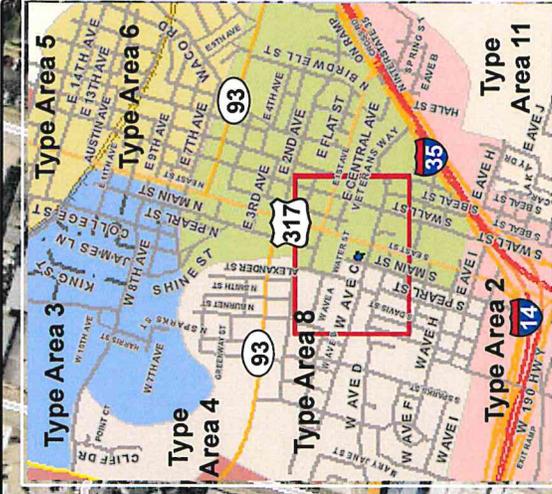
The applicant respectfully requests the City of Belton, Council, and Planning Commission and Planning Staff approval and support of this rezoning request to allow for a quality retail use that meets the needs of the area residents as well as the growth and development of the Nolan Creek corridor near Downtown Belton.

Thank you for your time and consideration. I welcome the opportunity to meet and discuss with all interested parties and representatives.

Respectfully,
Mark Williams



Zoning Case # Z-21-19 Location



ZONING CHANGE:
SF-2/ICR
TO
PD-NS

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 019, LOT PT 2, 3,
(N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

PROPERTY OWNER:
MARK WILLIAMS

ADDRESS/LOCATION:
314 S PEARL ST.

LEGEND
 Z_21_19

Map Date: 9/27/2021

0 250 500 Feet

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Zoning Case # Z-21-19 Zoning



ZONING CHANGE:
SF-2/CR
TO
PD-NS

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 019, LOT PT 2, 3,
(N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

PROPERTY OWNER:
MARK WILLIAMS

ADDRESS/LOCATION:
314 S PEARL ST.

Legend

- Current_TaxParcels_Joined
- City Parcels
- City Limits
- Z_21_19
- Current_Zoning**
- Central Business District
- Conservation Revitalization Overlay
- Multi Family
- Office-1
- Planned Development
- Redevelopment District
- Retail
- Specific Use Permit



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Map Date: 9/27/2021

Zoning Case # Z-21-19 Aerial



ZONING CHANGE:
SF-2/CR
TO
PD-NS

LEGAL DESCRIPTION:
BELTON ORIGINAL BLOCK 019, LOT PT 2, 3,
(N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

PROPERTY OWNER:
MARK WILLIAMS

ADDRESS/LOCATION:
314 S PEARL ST.

LEGEND
Z-21_19

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Map Date: 9/27/2021

Zoning Case # Z-21-19



Author: Anthony Holgrees, City of Belton Path: E:\City of Belton Projects\Patterns\Maps and Data\Zoning Cases\2021\2021 Zoning Change Cases\Z-21-19\Z-21-19.mxd

ZONING CHANGE:
SF-2/CR
TO
PD-NS

LEGAL DESCRIPTION:
BELTON ORIGINAL, BLOCK 019, LOT PT 2, 3,
(N 85' OF W 125' OF 2 & W 125' OF S 25' OF 3)

PROPERTY OWNER:
MARK WILLIAMS

ADDRESS/LOCATION:
314 S PEARL ST.



Legend

- Z_21_19
- 200' Property Owner Notification Area
- Tax Appraisal Parcels

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Map Date: 9/27/2021

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: MARK WILLIAM,
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 314 S. PEARL STREET, BELTON ORIGINAL, BLOCK 19, LOT PT. 2
AND 3
FROM A(N) SINGLE FAMILY -2 RESIDENTIAL W/ CONSERVATION REVITALIZATION ZONING DISTRICT,
TO A(N) PLANNED DEVELOPMENT - NEIGHBORHOOD SERVICE 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, October 19, 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, October 26, 2021**, 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@BELTONTXAS.GOV, PRIOR TO 1:00 P.M. ON OCTOBER 21, 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.

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**

8040
BELL COUNTY
PO BOX 768
BELTON, TX 76513-0768

20415
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

30770
DUCKENS, BARBARA
8606 OAK HILLS DR
TEMPLE, TX 76502-5258

81338
MINZAK, SCOTT JOSEPH
PO BOX 2102
BELTON, TX 76513

90789
PRUNEDA, JOSE C CUEVAS & MARIA GUADALUPE PEREZ
103 W AVENUE C
BELTON, TX 76513-3405

101721
RUSSELL, WILLIE JR
3118 ANTELOPE TRL
TEMPLE, TX 76504-3843

123485
VILLANUEVA, JUAN C ETUX JOANN
407 S PEARL ST
BELTON, TX 76513-3467

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

20413
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

20416
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

43358
KELSEY, MICHAEL W ETUX NANCY E
400 S MAIN ST
BELTON, TX 76513-3460

107555
NEUMEYER, LISA DANIELLE
3515 BEVANN DR
FARMERS BRANCH, TX 75234

23685
RODRIGUEZ, ELODIA
408 S PEARL ST
BELTON, TX 76513-3468

198616
STATE OF TEXAS
100 S LOOP DR
WACO, TX 76704-2858

27367
WATKINS, KYLE LAW OFFICE OF PLLC
PO BOX 1441
SALADO, TX 76571

20414
CITY OF BELTON
PO BOX 120
BELTON, TX 76513-0120

41845
CORONA, LORENZO GUZMAN ETUX MARIA GUZMAN GUILLAN
105 W AVENUE C
BELTON, TX 76513-3405

62652
LICEA, JUAN & MARIA RODRIGUEZ
319 S PEARL ST
BELTON, TX 76513-3422

81090
NIETO, ERICA P
405 TREY
TROY, TX 76579-2826

50777
RUSSELL, MITTIE ETAL
414 W AVENUE C
BELTON, TX 76513-3412

205040
STATE OF TEXAS
100 S LOOP DR
WACO, TX 76704-2858

40946
WILLIAMS, MARK
3827 VILLAGE HILL RD
BELTON, TX 76513-7388

Staff Report – Planning & Zoning Item



Date: October 19, 2021
Case No.: P-21-18 West
Canyon Trails Phase IV
Request: Final Plat
Applicant: Lina Chtay, Belton Engineering, Inc.
Owner/Developer: Randy Taylor

Agenda Item #6

P-21-15 Consider a final plat for West Canyon Trails Phase IV, comprising of 12.092 acres located on the south side of West Avenue O, east of Loop 121 and west of Connell Street.

Originating Department

Planning – Tina Moore - Planner

Current Zoning: Single Family – 3 (SF-3)

Case Summary

This is the fourth phase of the West Canyon Trails development. This subdivision consists of 12.092 acres and proposes 56 residential lots and Parcel A for drainage detention basin to be owned and maintained by the HOA. This property was purchased after the approval of the preliminary plat and not included in the initial submittal. A zoning change from Agricultural to Single Family -3 Residential was approved in August to allow for this new phase.

Project Analysis and Discussion

This development is zoned SF-3 and the proposed lots satisfy all minimum area requirements. The applicant has requested a variance to the “key lot” requirement for Lot 14, Block 1, Lots 6 and 7, Block 3. A key lot is a corner lot having two street frontages (Zoning Ordinance Section 42 (Lot, Key) and Appendix A-1 Illustrations, Number 17). The key lot requirement calls for lots fronting two streets to have a front yard setback matching adjacent homes on both streets. The applicant is proposing a traditional 15’ side yard setback for lots adjacent to right of way. The proposed lots clearly define the front and side yard setbacks for these lots. If a side entry garage is proposed, a 20’ side yard setback will be required to ensure off-street parking standards are met. Given the lot width and orientation, staff supports the variance request.

Water: An 8” water line will be extended throughout the subdivision. The 8” water line satisfies minimum requirements for fire flow protection.

Sewer: An 8” sewer line will be extended from previous phases.

Access: Per Subdivision Ordinance Section 502.01.K., three entrances are required for subdivisions with 101 plus lots. This development is planned to ultimately have one entrance off W. Avenue O (Alan Trails), with the other two entrances via Laila Lane east and west.

Access 1: Alan Trails – Main entrance off West Avenue O.

Access 2: Long Creek Lane – a temporary 24’ wide access easement connecting to West Avenue O. This temporary access will be eliminated when Laila Lane west connections occurs.

Access 3: Eastern extension of Laila Lane with access to Belle Meadows Drive and Connell Street.

Streets and Sidewalk: Laila Lane is a minor collector on the city’s Thoroughfare Plan map. Minor collectors require a minimum ROW width of 60’. The segment of Laila Lane within this plat boundary will be constructed with a 37’ pavement width with curb and gutter. A 5’ sidewalk is proposed on both sides of Laila Lane to continue the existing pedestrian path. To minimize driveways on Laila Lane, the applicant provided a cul-de-sac for homes fronting the street. A note on the plat, requires access for Lot 4, Block 1 and Lot 1 Block 2 from Athan Drive not Laila Lane.

Athan Drive, Ruby Cove and Sarah Drive are local streets with 50’ of ROW and 31’ pavement with curb and gutter.

Drainage: Detailed plans and calculations were reviewed with this final plat. An on-site detention pond is proposed on Parcel A to address drainage needs and will be owned and maintained by the HOA. A 6’ wooden fence is proposed around the detention pond due to the steepness of the slope.

Parkland Dedication/Fees: Per Subdivision Ordinance Section 517, the parkland fee is \$200 per residential unit. The total residential units proposed for all four phases of the West Canyon Trails subdivision is 231 units, which equates to \$46,200. The applicant is proposing a private neighborhood park which would consist of 0.837 acres, with proposed improvements totaling \$46,200. The amenities include benches, trash receptacles, landscaping and irrigation as outlined by the engineer’s letter and exhibit. This parcel will be owned and maintained by the HOA. Staff is evaluating this request for a variance but do not recommend the approval of the variance.

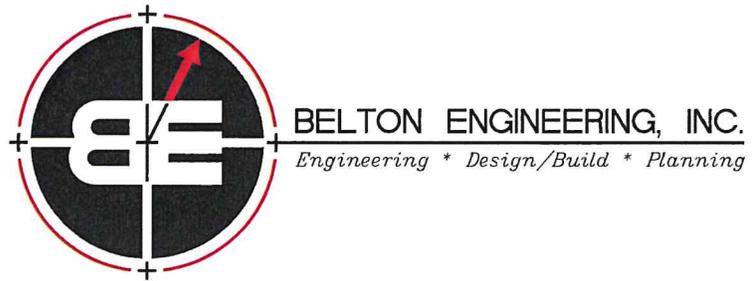
Recommendation:

Recommend approval of the final plat for West Canyon Trails Phase IV, subject to the following:

- 1) Approval of variance to the key lot requirement for Lot 14, Block 1, Lot 6, Block 3, and lot 7, Block, to allow a 15' side yard setback on side streets.

Attachments

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



September 30, 2021

Bob Van Til
Planner, City of Belton
333 Water Street
Belton, Texas 76513

Applicant: Belton Engineering Inc. / Randy Taylor
Project: West Canyon Trails IV
Location: 1214 Highway 190

Subject: Variance Requests

I) Applicant is respectfully requesting a variance/exception from the requirement to revise side yard setback on lot 14, block 1; lot 6, block 3, and lot 7, block 3, to 25' to match front yard of adjacent lots based on the following:

1. Lots 14, block 1 and lots 6 and 7, block 3 would require 10' of additional building area width added to each lot causing 2 full lots to be removed.
2. 2 full lots will need to be removed.
3. Granting of this exception will not be detrimental to the public health, safety or welfare, or injurious to any of the properties adjacent to this subject tract.

III) Applicant is respectfully requesting a variance/exception from the requirement to provide minimum 2 acres for public parkland dedication or \$200/lot (parkland fee of \$46,200) based on the following:

1. Private park 0.837 acre proposed as part of West Canyon Trails Phase III.
2. Amenities are proposed with a total value equal to the parkland fees of \$46,200 for sidewalk, benches, and landscaping.
3. Granting of this exception will not be detrimental to the public health, safety or welfare, or injurious to any of the properties adjacent to this subject tract.

Feel free to contact us at any time, in reference to this project, Office #254-731-5600,
Mobile #254-289-7273.

Submitted,

BELTON ENGINEERING, INC.

Lina Chtay, As representative for Randy Taylor

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

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

- Preliminary Subdivision Fees due \$ 418
- Final Subdivision
- Administrative Plat
- Replat
- ETJ
- City Limits

Date Received: 10/13/21 Date Due: _____ (All plans are to be returned to the Planning Department by the 15th day of the month ahead of the next month's P&Z meeting.)

Applicant: Belton Engineering Inc. Phone: 254-731-5600
Mailing Address: 106 N. East Street
Email Address: 106 N. East Street

Owner: Centex B&L Construction LLC. Phone: 254-444-2242
Mailing Address: _____
Email Address: custombuilders21@gmail.com

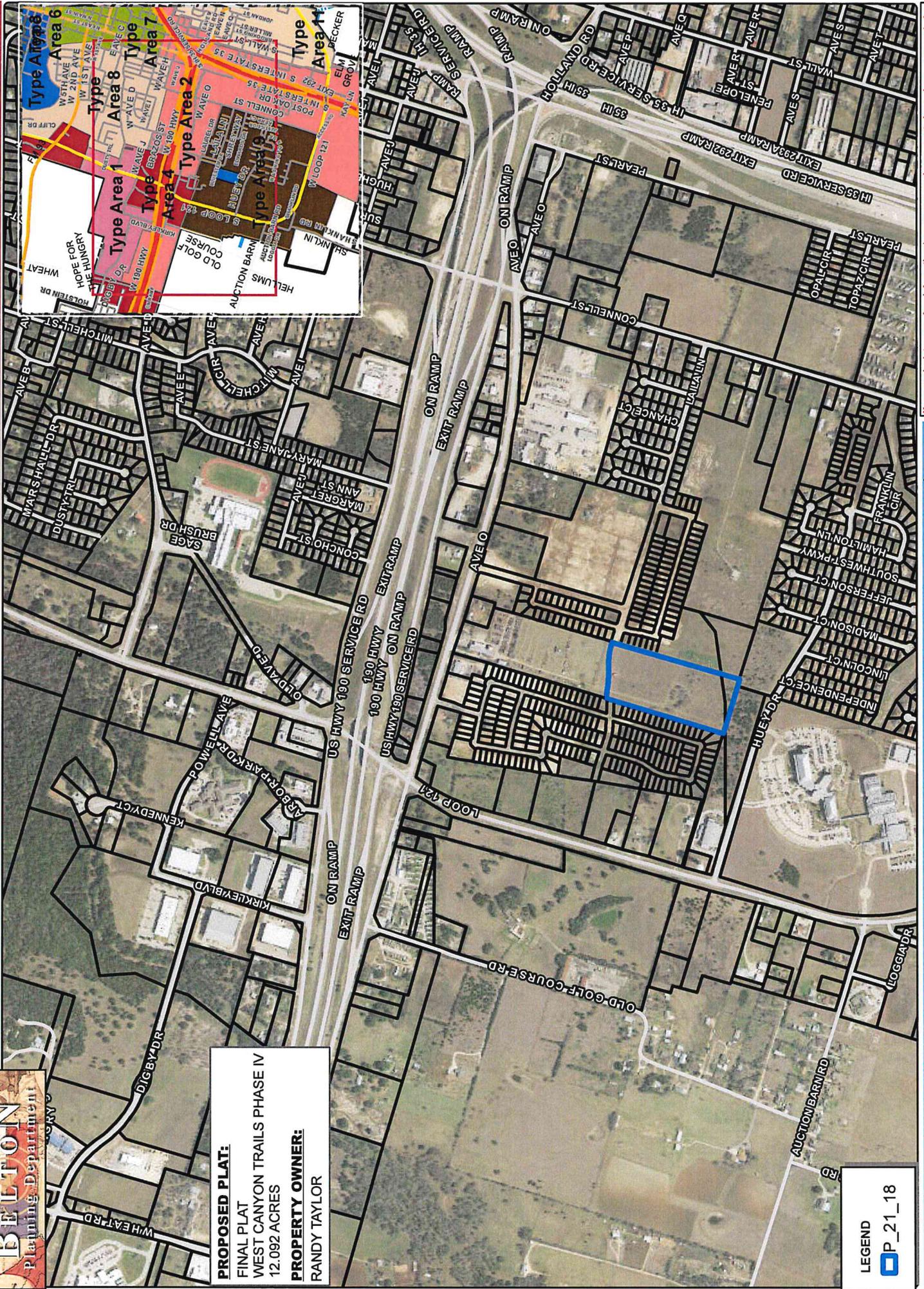
Current Description of Property:

Lot: _____ Block: _____ Subdivision: _____
Acres: 12.092 Survey: James P. Wallace
Abstract #: 906 Street Address: _____
Frontage in Feet: 375 Depth in Feet: _____

Does Zoning comply with proposed use? Yes Current Zoning: SF-3
Name of proposed subdivision: West Canyon Trails - Phase Four
Number of Lots: 56 Fee: \$ 418

Signature of Applicant: [Signature] Date: 10-13-21
Signature of Owner: [Signature] Date: 10-13-21

P-21-18 LOCATION - WEST CANYON TRAILS PHASE IV



PROPOSED PLAT:
 FINAL PLAT
 WEST CANYON TRAILS PHASE IV
 12.092 ACRES

PROPERTY OWNER:
 RANDY TAYLOR

LEGEND
 P_21_18

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.

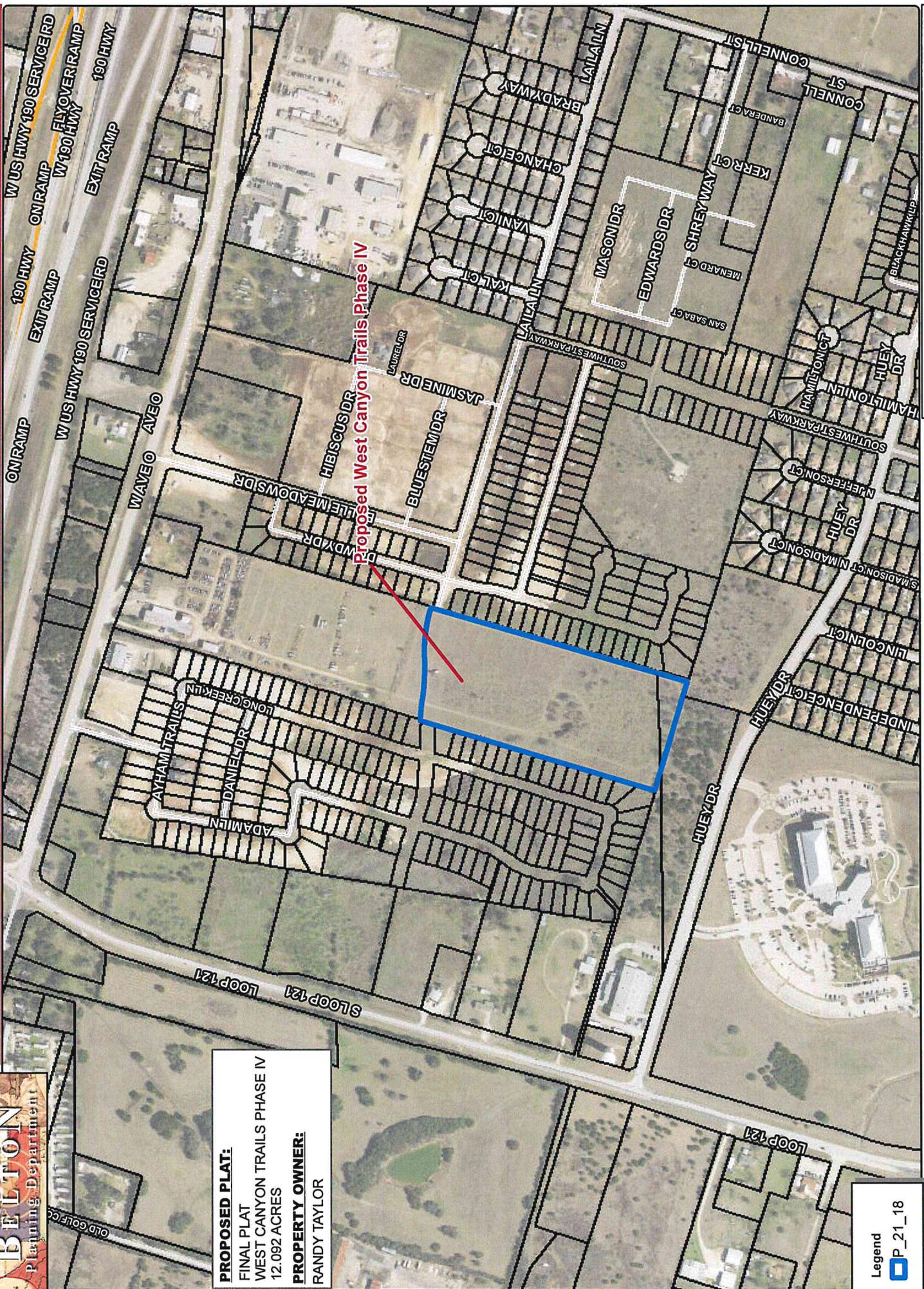
Author: Anthony Holzgass, City of Belton Path: E:\City of Belton Projects\Fs\Kara\Maps and Data\Zoning Cases\2021\Plat Cases\P-21-18\P-21-18 Location.mxd

P-21-18 - WEST CANYON TRAILS PHASE IV



PROPOSED PLAT:
 FINAL PLAT
 WEST CANYON TRAILS PHASE IV
 12.092 ACRES

PROPERTY OWNER:
 RANDY TAYLOR



Legend
 P_21_18

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 location of property boundaries. No warranty is made by the City of Belton regarding a specific accuracy or completeness.

0 250 500 Feet

Map Date: 10/14/2021



BELTON ENGINEERING, INC.
*Engineering * Design/Build * Planning*

September 30, 2021

City of Belton, Texas
Planning Department
333 Water Street
Belton, Texas 76513

RE: WEST CANYON TRAILS PHASE IV– PARKLAND

PHASE IV – 231 lots

In reference to parkland, the developer is proposing to construct a private Park on Parcel C (0.837 acres) that will be administered by the West Canyon Trails Homeowners Association. The amenities proposed are as listed:

Trash Receptacle (3)-	\$ 1,500
Park Benches (5)-	\$ 5,000
Bike Rack (2)-	\$ 2,000
Irrigation	\$ 16,600
Landscaping	\$ 21,100

The total of all proposed park improvements is \$46,200.00, which exceeds the required parkland fees, listed by ordinance at (\$200/lot X 231 lots), a total of \$46,200.00.

The proposed park is to be developed prior to issuing of certificate of occupancy.

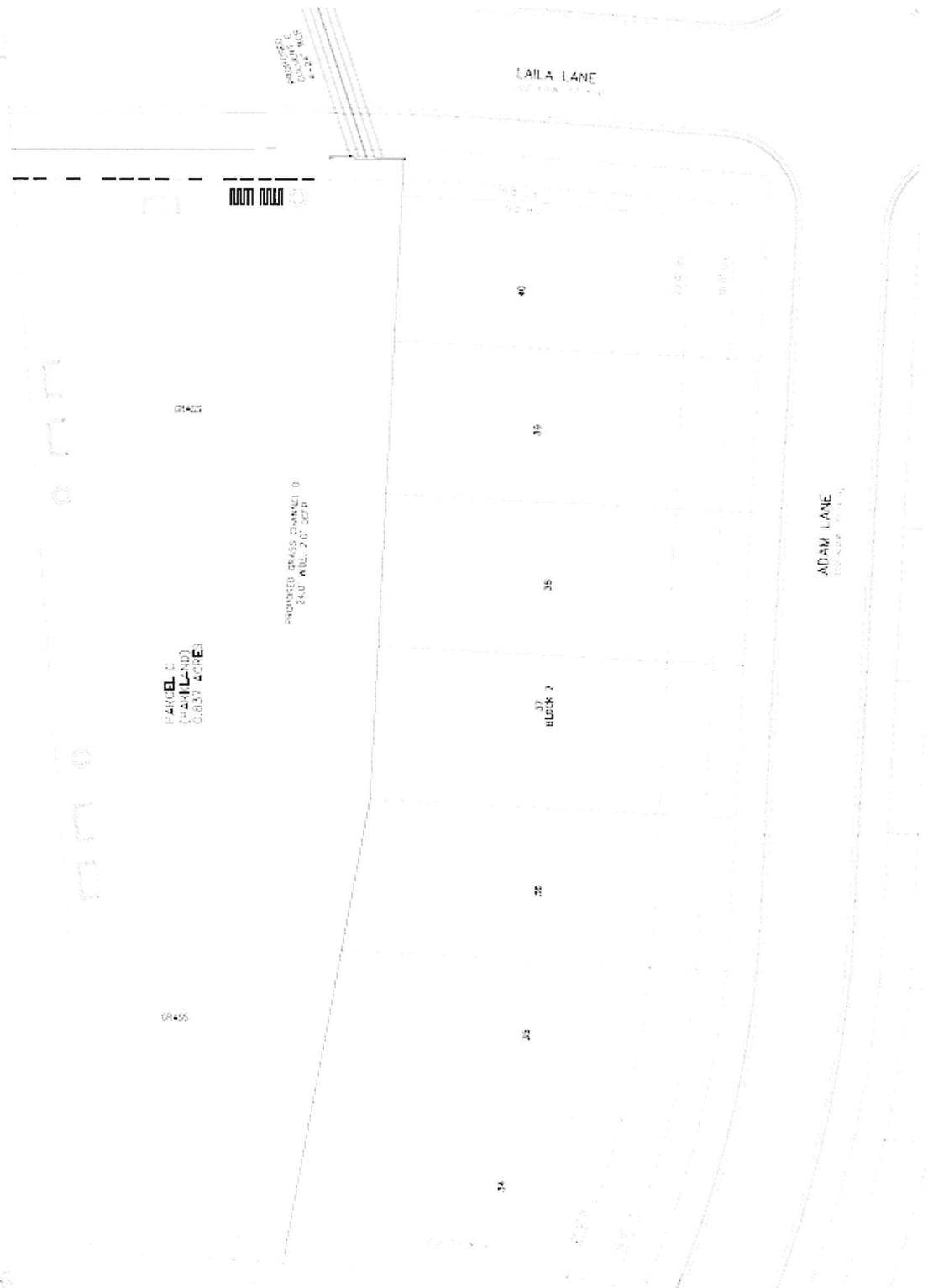
Feel free to contact us at any time, in reference to this project, Office #254-731-5600, Mobile #254-289-7273.

Submitted,

BELTON ENGINEERING, INC.

11/15/2016

11/15/2016



PARCEL C
(FARMLAND)
0.837 ACRES

PROPOSED GRASS CHANNEL 0
24.0' WIDE, 2.0' DEEP

LAILA LANE
127.13A 10' x 12'

ADAM LANE
127.13A 10' x 12'

BLOCK 7

GRASS

DRIVE

ELECTRIC
WATER

ELECTRIC
WATER

34

35

36

38

39

40

Administrative
Plats
Approvals

Administrative Plat Approvals					
<i>Date</i>	<i>Subdivision Name</i>	<i>Acreage / Location</i>	<i>No. of Lots</i>	<i>Description</i>	<i>Waivers</i>
9/13/2021	John T. Roberts Addition, Replat 1	0.37 Acres/300 W. Avenue H	2	1 Block, 2 Lots proposed for residential infill	none

Staff Report – Planning and Zoning Commission Agenda Item



Agenda Item

Receive a presentation and discuss a process to amend Belton's Thoroughfare Plan.

Originating Department

Planning – Bob van Til, Director of Planning.

Summary Information

The purpose of this item is to discuss the proposed amendments to Belton's Thoroughfare Plan and the process to amend the Plan. No final action is needed at this time.

Discussion

The goal of the project is to make several interim changes to the Thoroughfare Plan. The proposed updates are in response to recent platting activity, other development activity, such as the proposed River Farms development agreement, and evaluations of current alignments that no longer appear feasible.

The Thoroughfare Plan is an integral component of the City's Comprehensive Plan. It is an important document that provides a future framework of planned roads around which development may occur. It identifies basic designs and layouts that may be considered for future roadways.

The Thoroughfare Plan guides the development of a city's street system, taking into account the mobility and access needs of the public. In addition, it provides guidance on the general alignment and right-of-way required for roadways as development and subdivision platting occurs. The Plan provides guidance on thoroughfare system improvements, including the planned extension of city roadways.

The Comprehensive Plan was last updated in 2017 and included changes made to the Thoroughfare Plan. Minor changes were also made to the Thoroughfare Plan in 2019. In 2019, S.W. Parkway was realigned to accommodate the City Lights Development from Laila Lane to W. Avenue O. Mesquite Rd, between IH 35 and Capital Way, was also relocated between the Cedar Crest Hospital and property owned by Ellen Breaux-Morris.

Not reflected on the proposed map or list is Shanklin Road from IH 35 to Holland Road (FM 436). An analysis of the possible alignments of Shanklin Road was initiated on September 30, 2021, in response to a proposed development along Shanklin Road and Capital Way.

KPA will evaluate alternative alignments for the network along the Lampasas River. The topography of the land along the Lampasas River is steep and the feasibility of Shanklin Road extending through that area maybe impractical. The analysis is expected to be complete by the end of October. However, the results will be made available to the City early enough in this process to be included if changes are needed.

To facilitate public engagement of the plan update, staff recommends sending information and notices to the Belton and Temple newspapers, TABA, the Belton Chamber of Commerce, the County Judge, the Belton EDC, and notices will be mailed to affected property owners. The public outreach process will also include a 15-day public comment period.

The following schedule is proposed for the evaluation of the proposed Thoroughfare Plan updates:

Proposed Dates	Meeting Description
10/12/2021	City Council Work Session - completed
10/19/2021	Planning Commission Work Session
Late October to Early November	Public Comment Period
11/16/2021	Planning and Zoning Commission Public Hearing and Recommendation
December 14, 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.

On October 12, 2021, staff presented the proposed amendments to the City Council for discussion. The comments received from the Council were:

- Revise Yturria Dr. to reflect the sections that are not yet built as dashed lines,
- Review 13th Street to reflect a classification that encourages slower traffic flow, especially since the sidewalk and bike lane will be built soon,
- Explore a possible connection between Lane 190 and Three Creeks Blvd.,
- Evaluate the area west of Belton between Sparta Rd. and IH 14 for enhanced connectivity, and
- Review the Temple Mobility Plan and explore connectivity opportunities between Belton and Temple.

Responses to Council Comments:

Yturria Dr. – this change was made to the map.

13th Street – recommend reclassifying from Major Collector (80’ ROW) to a Minor Collector (60’ ROW). The current right of way varies between 50 feet and 80 feet.

Lane 190 – Phase VII of Three Creeks is located between the southern extent of future Lane 190 and Three Creeks Blvd. An opportunity exists to possibly end the future Lane 190 further north and extend Mesquite to Rocking M Lane. This possible realignment is being evaluated.

West Belton – numerous thoroughfares are proposed in this area and other connections are possible. Further detailed study is needed to expand or add new facilities to the Plan. This analysis must be coordinated with the Master Utilities (Water and Wastewater) Plan and the next Comprehensive Plan update which will include an evaluation of the Future Land Use Plan, a key variable in determining the location and classification of existing and future thoroughfares.

Temple Mobility Plan – the Temple Plan contains numerous thoroughfares that enhance connectivity between Belton and Temple. Examples include: Shanklin Rd. to Witter, E. 6th Ave. to Witter and other access points into Temple, N. Main to FM 317 to W Adams, FM 2483, and Airport Rd. etc.

Fiscal Impact

Not applicable

Recommendation

Discussion of the Thoroughfare Plan Amendments, with provision of input deemed appropriate. No final action by the Planning and Zoning Commission is needed at this time.

Attachments

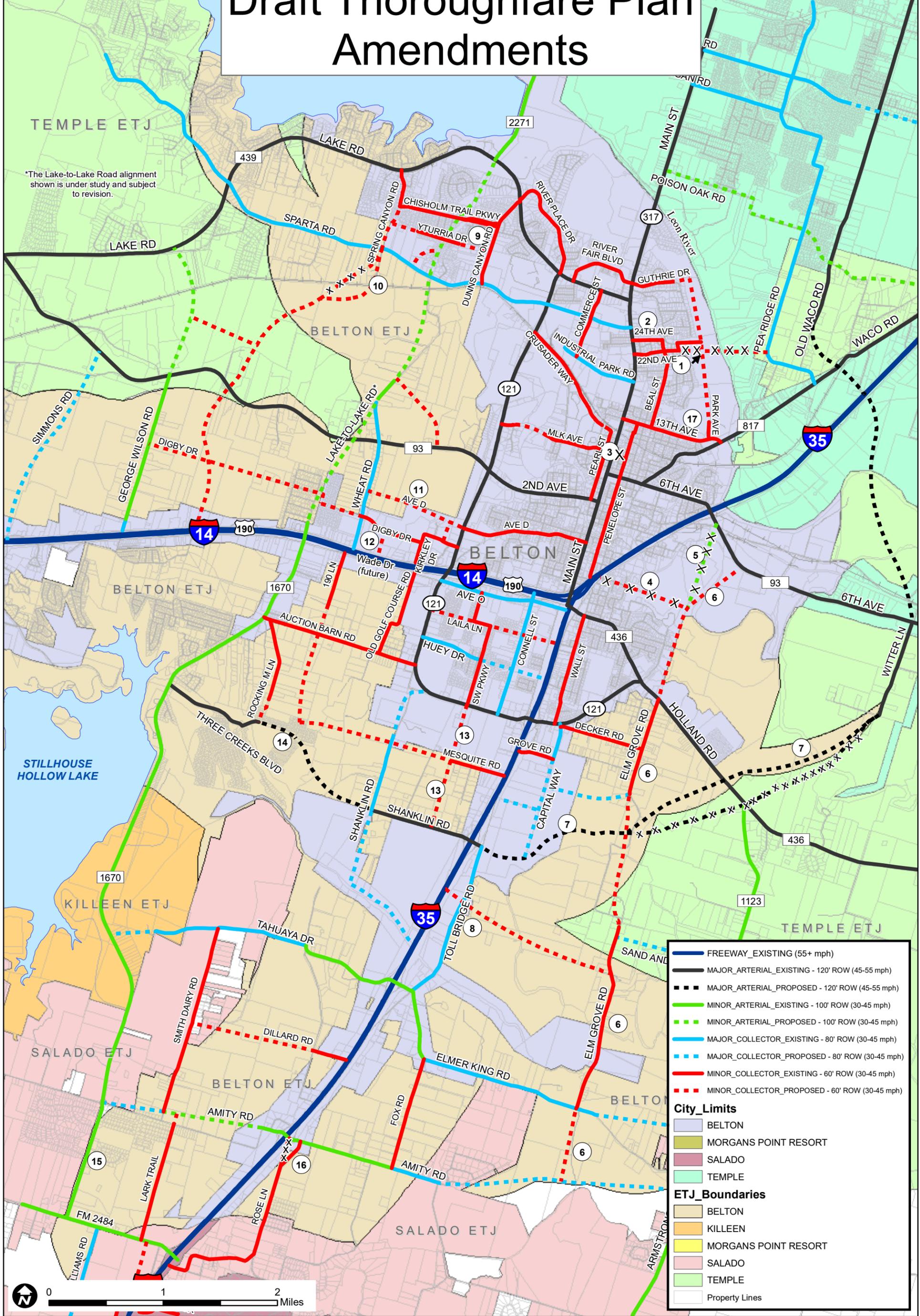
[Map of Proposed Thoroughfare Plan Updates](#)
[List of proposed Thoroughfare Plan Updates](#)

City of Belton Proposed 2021 Draft Thoroughfare Plan Amendments



TEMPLE ETJ

*The Lake-to-Lake Road alignment shown is under study and subject to revision.



	FREEWAY_EXISTING (55+ mph)
	MAJOR_ARTERIAL_EXISTING - 120' ROW (45-55 mph)
	MAJOR_ARTERIAL_PROPOSED - 120' ROW (45-55 mph)
	MINOR_ARTERIAL_EXISTING - 100' ROW (30-45 mph)
	MINOR_ARTERIAL_PROPOSED - 100' ROW (30-45 mph)
	MAJOR_COLLECTOR_EXISTING - 80' ROW (30-45 mph)
	MAJOR_COLLECTOR_PROPOSED - 80' ROW (30-45 mph)
	MINOR_COLLECTOR_EXISTING - 60' ROW (30-45 mph)
	MINOR_COLLECTOR_PROPOSED - 60' ROW (30-45 mph)
City_Limits	
	BELTON
	MORGANS POINT RESORT
	SALADO
	TEMPLE
ETJ_Boundaries	
	BELTON
	KILLEEN
	MORGANS POINT RESORT
	SALADO
	TEMPLE
	Property Lines



Suggested Thoroughfare Plan Changes - 2021

#	Thoroughfare	From	To	Shown on Existing Plan as:	Type of Amendment	Shown on Revised Plan as:	Reason
1	22nd St., E.	Hilltop St.	Pea Ridge Rd. (Temple)	Minor Collector - proposed	Remove	Not shown	1 - New alignment into the Park via 22nd and Hilltop St. Crossing the Leon River to Pea Ridge does not appear realistic.
2	Hilltop St.	E. 22nd. St.	24th. Ave. into Heritage Park	Local Street	Reclassification	Minor Collector	2 - Access to the Park; extension of 22nd.
3	9th St. E.	Main St.	Penelope St.	Minor Collector	Remove	Not shown	3 - Existing road, fully developed residential area.
4	Unnamed E-W Minor Collector	IH 35	Future Elm Grove Rd.	Minor Collector	Remove	Not shown	4 - Removing future thoroughfare from existing neighborhoods; significant topography
5	Future Elm Grove Rd.	FM 93 (E. 6th Ave.)	Future Elm Grove Rd.	Minor Arterial	Remove	Not shown	5 - Impacts exiting neighborhoods and the City's PD Firearms Facility.
6	Elm Grove Rd.	FM 93 (E. 6th Ave.)	Amity Rd.	Minor Arterial	Reclassification and realignment	Minor Collector - realigned.	6 - Responding to platting activities in a rural area. 60-foot ROW width appears to be more reasonable than an arterial.
7	Shanklin	IH 35	Witter Lane	Major Arterial	Realignment	Major Arterial	7 - Consistent with Temple's Thoroughfare Plan, aligned within the Belton ETJ.
8	Toll Bridge Rd.	IH 35	Elmer King Rd.	2 lanes undivided	Reclassification	Major Collector	8 - Area development, including River Farm Agreement, requires an upgrade to Toll Bridge Rd.
9	Yturria Dr.	Dunns Canyon Rd.	Spring Canyon Rd.	Minor Collector - proposed	Change dashed line to solid line	Minor Collector - Existing	9 - Road completed.
10	Spring Canyon Rd.	Sparta Rd.	Future Spring Canyon Rd. south of the railroad tracks	Minor Collector	Reroute	Minor Collector	10 - Reroute to the southwest around the Hydroponic Farm / Dickson Ranch. NOTE: Temple ETJ impacted.
11	Ave. D, W.	SH 121	Wheat Rd.	Minor Collector	Reroute	Minor Collector	11 - Shown to curve slightly to the north and follow property lines and the design developed by the BEDC. To avoid developed areas and to avoid bisecting properties.
12	Wade Dr. - future roadway	Digby Dr.	IH 14	Not on the plan	New	Minor Collector	12 - Proposed by BEDC to provide access between Business Park and IH 14.
13	SW Parkway	SH 121	Shanklin Rd., east-west	Not on the plan	New	Minor Collector	13 - This project was included with the 2020 KTMO Call for Projects. SW Parkway is a regionally significant project, connecting Loop 121, Mesquite, and Shanklin Rd. to IH 35
14	Shanklin Rd	Three Creeks Blvd.	IH 35	Major Arterial	Realignment	Major Arterial	14 - Shows the proposed alignment as recommended as an extension of existing Three Creeks Blvd., and as recommended by the KPA Alignment Study.
15	FM 1670	Amity Rd.	FM 2484	2 lanes undivided	Reclassification	Minor Arterial	15 - FM 1670 is planned as a Minor Arterial and currently exists to FM 2484. Extending this classification to FM 2484 is a more logical end point since it connects state road to state road as opposed to ending at Amity Rd., a local road.
16	Rose Lane	Existing Rose Lane	Amity Rd.	Minor Collector	Reroute	Minor Collector	16 - TXDOT relocated Rose Lane during the widening of IH 35.
17	13th Street	N. Main	FM 817 / Old Waco Rd	Major Collector	Reclassification	Minor Collector	17 - To encourage traffic calming and to accommodate the proposed sidewalk rehabilitation and on-street bike lanes.