



# CITY OF BELTON

**City Council Workshop Agenda  
Tuesday, October 24, 2017 - 4:30 p.m.  
Smith Room, Harris Community Center  
401 N. Alexander, Belton, Texas**

1. Call to order.
2. Conduct a Council Workshop to review the status of the Chisholm Trail Hike/Bike Trail Facility Phase II.
3. Adjourn.



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OFFICE OF THE CITY MANAGER

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1. Call to order.
2. Conduct a Council Workshop to review the status of the Chisholm Trail Hike/Bike Trail Facility Phase II.

**Information on this item will be presented at the meeting.**

3. Adjourn.





# CITY OF BELTON

**City Council Meeting Agenda  
Tuesday, October 24, 2017 - 5:30 p.m.  
Wright Room, Harris Community Center  
401 N. Alexander, Belton, Texas**

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Director of Public Works Angellia Points.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Councilmember David K. Leigh

*"Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."*

Invocation. The Invocation will be given by Tasha Roberts, Executive Director of Helping Hands Ministry.

1. Call to order.
2. Public Comments.

***Citizens who desire to address the Council on any matter may register to do so prior to this meeting and speak during this item. Forms are located on the table outside of the south side entry to the meeting room. Please state your name and address for the record, and limit your comments to three minutes. Also, please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.***

3. Presentation of National Night Out Awards.

Best Block Party – 2017      First United Methodist Church  
Rookie of the Year – 2017      Mosaic Fellowship

## **Consent Agenda**

Items 4-5 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

4. Consider the minutes of previous meetings:
  - A. September 26, 2017, City Council Meeting
  - B. October 12, 2017, City Council Meeting
5. Consider a resolution appointing Christopher Flor to the Tax Appraisal District Board of Directors.

## **Growth Management**

6. Conduct annexation public hearings and present Municipal Services Plans for four areas for possible annexation into the City of Belton, including:

Area 1	Approximately ten (10) acres, located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.
Area 2	Approximately 850 acres, located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.
Area 3	Approximately 450 acres, located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.
Area 4	Approximately 55 acres, located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

7. Consider establishing term for Non-Annexation Development Agreements.

## **Planning and Zoning**

8. Consider adoption of a resolution approving the updated 2030 Comprehensive Plan and Future Land Use Map.
9. Hold a public hearing and consider a zoning change from Planned Development Commercial-1 to Commercial-2 Zoning District for equipment rentals on a 10 acre tract of land, located on the east side of South Interstate Highway 35, south of Grove Road.

10. Hold a public hearing and consider a zoning change from Agricultural to Two Family Zoning District for the construction of duplexes on a 24.995 acre tract of land, located on the west side of Connell Street, north of Huey Drive and south of Laila Lane.
11. Consider a final plat for Southwood Hills, Phase II, an 8.799 acre tract of land, located on the west side of Connell Street, 0.35 miles south of West Highway 190/Interstate 14.

### **Miscellaneous**

12. Consider authorizing the purchase of the following vehicles through the BuyBoard Purchasing Cooperative:
  - A. One (1) Crime Scene Vehicle
  - B. Three (3) Marked Police Vehicles

***The Belton City Council will recess the Regular City Council Meeting and convene a meeting of the Belton Employee Benefits Trust.***

### **City of Belton Employee Benefits Trust Agenda**

1. Call to Order.
2. Consider minutes of the City of Belton Employee Benefits Trust meeting dated November 22, 2016.
3. Consider action awarding contracts for employee insurance products.
4. Adjourn.

***The Employee Benefits Trust will adjourn the City of Belton Employee Benefit Trust Meeting and reconvene the Belton City Council Meeting.***

13. Consider approval of funding for employee insurance contracts awarded by the Board of the Employee Benefits Trust, and authorizing the transfer of funds from the City's operating funds to the Employee Benefits Trust account.



# CITY OF BELTON

## OFFICE OF THE CITY MANAGER

**City Council Meeting Agenda  
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Wright Room, Harris Community Center  
401 N. Alexander, Belton, Texas**

Pledge of Allegiance. The Pledge of Allegiance to the U.S. Flag will be led by Director of Public Works Angellia Points.

Texas Pledge. The Pledge of Allegiance to the Texas Flag will be led by Councilmember David K. Leigh

*“Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.”*

Invocation. The Invocation will be given by Tasha Roberts, Executive Director of Helping Hands Ministry.

1. Call to order.
2. Public Comments.

***Citizens who desire to address the Council on any matter may register to do so prior to this meeting and speak during this item. Forms are located on the table outside of the south side entry to the meeting room. Please state your name and address for the record, and limit your comments to three minutes. Also, please understand that while the Council appreciates hearing your comments, State law (Texas Gov't Code §551.042) prohibits them from: (1) engaging in discussion other than providing a statement of specific factual information or reciting existing City policy, and (2) taking action other than directing Staff to place the matter on a future agenda.***

3. Presentation of National Night Out Awards.

Best Block Party – 2017  
Rookie of the Year – 2017

First United Methodist Church  
Mosaic Fellowship

**Chief Ellis and his Staff will present National Night Out Awards. National Night Out 2017 was not dampened by the weather, as there were 15 block parties despite the wet conditions. Many parties moved indoors, merged with other parties, or were postponed until the next evening. All of those who hosted block parties are worthy of recognition.**

**Consent Agenda**

Items 4-5 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

- 4. Consider the minutes of previous meetings:
  - A. September 26, 2017, City Council Meeting
  - B. October 12, 2017, City Council Meeting

**Copies are attached. Recommend approval.**

- 5. Consider a resolution appointing Christopher Flor to the Tax Appraisal District Board of Directors.

**See Staff Report from City Clerk Amy Casey. Recommend approval of the resolution appointing Christopher Flor to the Tax Appraisal District Board of Directors.**

**Growth Management**

- 6. Conduct annexation public hearings and present Municipal Services Plans for four areas for possible annexation into the City of Belton, including:

Area 1	Approximately ten (10) acres, located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.
Area 2	Approximately 850 acres, located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.
Area 3	Approximately 450 acres, located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.
Area 4	Approximately 55 acres, located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

**See Staff Report from City Manager Sam Listi. Recommend receiving the presentation and then conducting the public hearing. No additional action is required of the Council at this meeting.**

7. Consider establishing term for Non-Annexation Development Agreements.

**See Staff Report from City Manager Sam Listi. Recommend establishing a term of five years for Non-Annexation Development Agreements.**

### **Planning and Zoning**

8. Consider adoption of a resolution approving the updated 2030 Comprehensive Plan and Future Land Use Map.

**See Staff Report from Director of Planning Erin Smith. Recommend adoption of the resolution approving the 2030 Comprehensive Plan and Future Land Use Map.**

9. Hold a public hearing and consider a zoning change from Planned Development Commercial-1 to Commercial-2 Zoning District for equipment rentals on a 10 acre tract of land, located on the east side of South Interstate Highway 35, south of Grove Road.

**See Staff Report from Director of Planning Erin Smith. At its meeting on October 17, 2017, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs in that recommendation.**

10. Hold a public hearing and consider a zoning change from Agricultural to Two Family Zoning District for the construction of duplexes on a 24.995 acre tract of land, located on the west side of Connell Street, north of Huey Drive and south of Laila Lane.

**See Staff Report from Director of Planning Erin Smith. At its meeting on October 17, 2017, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs in that recommendation.**

11. Consider a final plat for Southwood Hills, Phase II, an 8.799 acre tract of land, located on the west side of Connell Street, 0.35 miles south of West Highway 190/Interstate 14.

**See Staff Report from Director of Planning Erin Smith. At its meeting on October 17, 2017, the Planning and Zoning Commission unanimously recommended approval, and Staff concurs in that recommendation.**

## **Miscellaneous**

12. Consider authorizing the purchase of the following vehicles through the BuyBoard Purchasing Cooperative:

- A. One (1) Crime Scene Vehicle
- B. Three (3) Marked Police Vehicles

**See Staff Report from Assistant City Manager/Chief of Police Gene Ellis. Recommend approval of the purchase of these vehicles as part of the FY2018 Equipment Replacement Fund.**

**The Belton City Council will recess the Regular City Council Meeting and convene a meeting of the Belton Employee Benefits Trust.**

## **City of Belton Employee Benefits Trust Agenda**

- 1. Call to Order.
- 2. Consider minutes of the City of Belton Employee Benefits Trust meeting dated November 22, 2016.

**Minutes are attached. Recommend approval.**

- 3. Consider action awarding contracts for employee insurance products.

**See Staff Report from Director of Finance Brandon Bozon and Director of Human Resources Charlotte Walker. Recommend award of contracts as presented.**

- 4. Adjourn.

**The Employee Benefits Trust will adjourn the City of Belton Employee Benefit Trust Meeting and reconvene the Belton City Council Meeting.**

13. Consider approval of funding for employee insurance contracts awarded by the Board of the Employee Benefits Trust, and authorizing the transfer of funds from the City's operating funds to the Employee Benefits Trust account.

**See Staff Report from Director of Finance Brandon Bozon. Recommend funding of the contracts for employee insurance products as approved by the Employee Benefits Trust.**

**Belton City Council Meeting  
September 26, 2017 – 5:30 P.M.**

The Belton City Council met in regular session in the Wright Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem Craig Pearson and Councilmembers David K. Leigh, Guy O'Banion, Dan Kirkley and John R. Holmes, Sr. Councilmember Paul Sanderford was absent. Staff present included Sam Listi, John Messer, Gene Ellis, Amy Casey, Brandon Bozon, Erin Smith, Chris Brown, Angellia Points, Matt Bates, Paul Romer, Bob van Til, Charlotte Walker, Kim Kroll, Bruce Pritchard and Cynthia Hernandez.

The Pledge of Allegiance to the U.S. Flag was led by CVB and Tourism Manager Judy Garrett, the Pledge of Allegiance to the Texas Flag was led by Mayor Pro Tem Craig Pearson, and the Invocation was given by Rebecca Fox Nuelle, Pastor of First Presbyterian Church.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 5:31 p.m.
2. **Public Comments.** Assistant City Manager/Chief of Police Gene Ellis announced that National Night Out events will be held on October 3<sup>rd</sup> throughout Belton. He said that there are 19 block parties scheduled. He also introduced Mr. Alton McCallum who will be replacing Darren Walker as the Police Department Chaplain.

3. **Recognition of Darren Walker as the outgoing Police Chaplain.**

Assistant City Manager/Chief of Police Gene Ellis recognized and thanked Darren Walker for his service to the City of Belton as the Police Chaplain for the last 7.5 years.

4. **Administer the oath of office to Chris Cornish who was appointed Assistant City Attorney/City Prosecutor on August 22, 2017 with an effective date of October 1, 2017.**

City Attorney John Messer administered the oath of office to newly appointed Assistant City Attorney/City Prosecutor Chris Cornish.

**Consent Agenda**

**Items 5-6 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.**

5. **Consider the minutes of previous meetings:**

- A. **September 12, 2017, City Council Meeting**
- B. **September 19, 2017, Special Called City Council Meeting**



6. **Consider a resolution authorizing the rescheduling of the 5:30 p.m. Tuesday, October 10, 2017, Regular City Council Meeting to 5:00 p.m. on Thursday, October 12, 2017.**

Upon a motion by Councilmember David K. Leigh and a second by Councilmember John R. Holmes, Sr., the Consent Agenda including the following captioned resolution was unanimously approved upon a vote of 6-0.

**RESOLUTION NO. 2017-27-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, CHANGING THE DATE AND TIME OF THE 5:30 P.M. OCTOBER 10, 2017, REGULAR CITY COUNCIL MEETING TO 5:00 P.M. OCTOBER 12, 2017; AND PROVIDING AN OPEN MEETINGS CLAUSE.**

**Miscellaneous**

7. **Hold a public hearing and consider a resolution authorizing the submission of a grant application to the Texas Parks and Wildlife Department for improvements to Heritage Park, and receive a check from the Belton Lion's Club for their sponsorship of Heritage Park.**

Grants and Special Projects Coordinator Bob van Til said that the Belton Lions Club is donating \$5,000 for improvements to Heritage Park. This donation can be leveraged into a \$20,000 project by applying for a grant from the Texas Parks and Wildlife Department. He said that, if awarded, the improvements will include:

1. Fishing pier: sand and repair railings, restore, repair and seal boardwalk, install kayak dock;
2. Replacing aging chains and seats on four swing sets;
3. Replacing six old trash cans including dome lids;
4. Replacing aging mile marker; and
5. Replacing four worn out BBQ pits.

The City will provide the labor to install the improvements which will be our in-kind grant match.

Mr. van Til explained that although the park is located on the west bank of the Leon River, this project will have no impact on the floodway or floodplain.

Mayor Grayson opened the public hearing. Mr. Frank Minosky, 3109 N. Main Street, spoke in favor of the grant application. Seeing no others wishing to speak, the Mayor closed the public hearing.

Councilmember Holmes asked if the railing on the dock will be adjusted. Director of Parks and Recreation Matt Bates said that it will.

Upon a motion by Councilmember Holmes and a second by Councilmember Dan Kirkley, the following captioned resolution was unanimously approved upon a vote of 6-0.

**RESOLUTION NO. 2017-28-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR AND ON BEHALF OF THE CITY OF BELTON IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, CERTIFYING THAT THE CITY OF BELTON IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE, CERTIFYING THAT THE CITY OF BELTON MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATIONAL USES.**

Director of Parks and Recreation Matt Bates introduced James Harrison, Past President of the Belton Lion's Club, who presented the City with a check for \$5,000.

**8. Conduct a public hearing on the submission of a grant application to the Texas Department of Agriculture for a Texas Community Development Block Grant for the N. East Street Redevelopment Project.**

Grants and Special Projects Coordinator Bob van Til explained that the City has received a request from property owners to repair sidewalks along N. East Street. The City performed minor repairs to the sidewalks following the request, but there is still work that needs to be done.

On August 30, 2016, the City met with property owners to determine their expectations, concerns and needs. A conceptual plan was developed, with the assistance of KPA Engineers, which was presented to property owners in January 2017 and to the Council in February 2017.

Mr. van Til said that Staff is in the process of applying for a grant from the Texas Department of Agriculture (TDA) to redevelop a portion of N. East Street between E. Central Avenue and E. First Avenue. The grant is through the Texas Community Development Block Grant (TxCDBG) Program with funding that originates from the US Housing and Urban Development (HUD) for rural areas. The application is being created under the Downtown Revitalization Program (DRP).

He explained that the TxCDBG program reflects the Federal National Planning Objectives:

1. Principally benefit low to moderate income (LMI) persons
2. Eliminate or prevent slums and blight
3. Address imminent health and safety problems (i.e. disasters).

This application is being prepared in the context of the second objective: 'eliminating or preventing slum and blight.'

Director of Public Works Angellia Points explained the proposed improvements which include: new sidewalks, curb and gutter, pedestrian ramps and barrier rails, light fixtures, street milling and overlay, and restriping. She said that the project is estimated to cost approximately \$350,000. The application anticipates requesting \$250,000 from the TxCDBG program, combined with a local match of \$100,000. The Belton EDC has agreed to provide the local match.

Mr. van Til added that as part of the application process, the City must conduct a public hearing. The purpose of the public hearing is to allow the public adequate opportunity to comment on the pending application, as well as provide comments on overall community needs.

In accordance with Federal and State criteria, as well as the City's *Citizen Participation Plan*, staff published a notice in the Belton Journal in anticipation of the public hearing. Staff also posted notices at the Belton EDC, Library, and other agencies that work with persons of low-to-moderate means, such as the Central Texas Housing Consortium (Belton Housing Authority), Department of Aging and Disability Services and Better Belton Foundation.

During the public hearing, Mr. van Til reviewed the following objectives:

- The development of housing and community development needs.
- The amount of funding available.
- All eligible activities under the TxCDBG Program.
- The applicant's use of past TxCDBG contract funds.
- The estimated amount of funds proposed for activities that will meet the national objective of benefit to low-to-moderate income persons.
- The plans of the locality to minimize displacement of persons and to assist persons actually displaced as a result of activities assisted with TxCDBG funds.

Mr. van Til said that two resolutions will be presented for Council's consideration on October 12, 2017. These resolutions grant approval to submit the application and designate the area as blighted which is a prerequisite for TxCDBG funding. State regulations do not allow for the City to consider the resolutions during the same meeting as the public hearing.

Councilmember Holmes asked if there will be handicap access on the east side of the street. Mrs. Points said that there are no handicap spaces on the east side of N. East Street, but there will be one around the corner on First Avenue.

Mayor Grayson opened the public hearing. Ms. Leila Valchar of 121 N. East Street spoke in favor of the grant application. Seeing no one else wishing to speak, she closed the public hearing.

Councilmember Leigh asked if the intersection at East and 1<sup>st</sup> will be a four-way stop. Mrs. Points said that it will become a four-way stop.

No action was required of the Council at this time.

## **Planning and Zoning**

### **9. Hold a public hearing and consider adoption of the updated Comprehensive Plan and Future Land Use Map.**

Director of Planning Erin Smith explained in order to give the Council time to consider public input that may be received at this meeting, adoption of the Comprehensive Plan will be scheduled for October 24, 2017.

She said that the City has worked on this project since January 2016. She reviewed the process leading to the development of the draft Comprehensive Plan. She explained that the Comp Plan is broken into nine chapters, but said her discussion will focus on Chapter 4 – Future Land Use Plan. Mrs. Smith presented the draft document with the changes that have been incorporated since the Council's joint meeting with the Planning and Zoning Commission on August 15, 2017.

Mayor Grayson opened the public hearing. Mr. Kyle Larson, 2381 US Hwy 190, asked if the commercial use shown for IH-14 would affect his residence. Councilmember Leigh explained that areas such as the area where Mr. Larson lives are considered "neighborhoods in transition." He added that this document will help guide future growth in the area. Seeing nobody else wishing to speak, the Mayor closed the public hearing.

No action was needed from the Council at this time.

### **10. Hold a public hearing and consider an ordinance amending the following sections of the Zoning Ordinance:**

- A. Section 42, Definitions by adding a definition for microbrewery, microdistillery, or winery.**
- B. Section 21, Retail Zoning District and Section 22, Central Business District to allow a microbrewery, microdistillery, or winery as a permitted use.**

Director of Planning Erin Smith said that the City has received several inquiries and requests regarding the ability to have microbrewery and microdistillery businesses in Belton. However, there is currently no zoning designation or listing for

microbrewery, microdistillery, or winery in the Zoning Ordinance. There are two wineries zoned Central Business District that are permitted with a Specific Use Permit for alcohol sales exceeding 50%. Staff would like to encourage these uses, and create a zoning designation in the Retail and Central Business District.

If alcohol sales exceed 50% in the Retail and Central Business Zoning District, a Specific Use Permit will still be required. Texas Alcoholic Beverage Commission (TABC) laws will still be enforced with this new zoning designation. The zoning designation does not supersede TABC laws, since a local option election is required to change current laws. Based on the local option alcohol laws in place at this time, a microbrewery or microdistillery is required to have food sales similar to a restaurant. Wineries are not required to have food sales per TABC interpretation of the law.

Mayor Grayson opened the public hearing. Seeing none wishing to speak, she closed the public hearing.

Councilmember Leigh asked if microbreweries and microdistilleries would be allowed to brew and sell alcohol without selling food. Mrs. Smith explained that to allow alcohol sales without food sales would require a local option election. Mr. Leigh said the definition that has been proposed really describes a “brew pub” and not a microbrewery. He added that the wording should reflect the State’s rules on alcohol sales. City Manager Sam Listi said nothing we are doing will change TABC rules. Mr. Leigh said that the ordinance makes it sound as if microbreweries and microdistilleries will be allowed when they are not allowed without another local option election. He said that it is confusing to those who want to put in a microdistillery or a microbrewery when it is not allowed. He added that “brew pub” would be the more appropriate terminology.

Mayor Pro Tem Pearson made a motion to table the item which was seconded by Councilmember O’Banion. The motion was disapproved upon a vote of 0-6.

Upon a motion by Councilmember Leigh and a second by Councilmember Holmes, the following captioned ordinance was unanimously disapproved upon a vote of 6-0.

#### **ORDINANCE NO. 2017-26**

**AN ORDINANCE OF THE CITY OF BELTON, TEXAS, AMENDING THE ZONING ORDINANCE BY AMENDING SECTION 42, DEFINITIONS, BY ADDING A DEFINITION FOR MICROBREWERY, MICRODISTILLERY, OR WINERY, AND BY AMENDING SECTION 21, RETAIL ZONING DISTRICT AND SECTION 22, CENTRAL BUSINESS DISTRICT, TO ALLOW MICROBREWERY, MICRODISTILLERY, OR WINERY AS PERMITTED USES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.**

11. **Hold a public hearing and consider a zoning change from Agricultural to Commercial-1 Zoning District for trailer rentals and repairs on a 1.26 acre tract of land, located south of US 190/I-14, north of Dogridge Road, and east of George Wilson Road.**

Director of Planning Erin Smith said that the applicant has purchased 1.26 acres from the adjacent property owner to the west to provide additional trailer storage space for their growing business, Bragg Trailer. The applicant has submitted this zone change to Commercial-1 in conjunction with the Future Land Use Plan which identifies this area as Commercial.

Mrs. Smith explained that the trailer storage area will be constructed with four inches of road base and three inches of recycled asphalt, similar to the existing site. The applicant will fence the property boundary with chain link fence materials. No buildings are proposed to be constructed on this site. Smith said if this zoning change request is approved, the applicant will submit a plat for review.

Smith added that this item was presented to the Planning and Zoning Commission on September 19, 2017, and it was unanimously recommended for approval.

Mayor Grayson opened the public hearing. Seeing none wishing to speak, she closed the public hearing.

Upon a motion by Councilmember Leigh and a second by Mayor Pro Tem Pearson, the following captioned ordinance was unanimously approved upon a vote of 6-0.

#### **ORDINANCE NO. 2017-27**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO COMMERCIAL-1 ZONING DISTRICT ON A 1.26 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 4 DESIGN STANDARDS.**

12. **Hold a public hearing and consider a zoning change from Single Family-1 to Planned Development Single Family-1 Zoning District for use as a multi-purpose building to include church offices, meeting space, and associated Christian fellowship in the existing structure at 315 East 24<sup>th</sup> Avenue, located on the southwest corner of East 24<sup>th</sup> Avenue and North Beal Street.**

Director of Planning Erin Smith said this property is located among single family homes, Christ the King Catholic Church and the CTK Rectory, and is located on the north side of 24<sup>th</sup> Avenue. The applicant has submitted this zone change to Planned Development Single Family-1 for church offices, meeting space, and associated Christian fellowship in conjunction with the Future Land Use Plan which identifies this area as low density residential. Smith added that the applicant is proposing to utilize the existing structure as a multi-purpose building for these uses. The existing

structure is 2,360 square feet, and the applicant is proposing to enclose the 884 square foot garage to allow additional meeting space. A subdivision plat will not be required since this is already two platted lots.

According to the Zoning Ordinance, a church, rectory, or other place of worship shall provide one parking space for each three seats in the main auditorium. There is a circular driveway along East 24<sup>th</sup> Avenue that will provide four off-street parking spaces and a large driveway along Lilly Drive that will provide four off-street parking spaces and one handicap accessible parking space, a total of nine off-street parking spaces. City staff met with the applicant to discuss the zoning change request on July 20, 2017, and on-site with the Fire Marshal and Building Official on August 4, 2017 to discuss the proposal. The applicant stated that the building will mainly be utilized for small gatherings for the youth groups, so there will not be much parking needed since parents will pick-up and drop-off the children. The applicant also stated that if additional parking is needed for this use, additional parking is available directly across 24<sup>th</sup> Avenue at the Church Rectory property. No on-street parking along Beal Street, 24<sup>th</sup> Avenue, and Lilly Drive will be permitted for this use.

At the August 15, 2017, Planning and Zoning Commission meeting, the previous application for a Specific Use Permit for a church ancillary use was considered. The P&ZC recommended denial of this zoning change by a vote of 7-1. Concerns were raised at the meeting regarding use limitations not being identified, including the possibility for drug and alcohol rehabilitation services to be provided at this site. Increased noise levels from activities in this building were another concern. Smith explained that the Planned Development zoning proposed is more detailed than the previous zoning change request for a Specific Use Permit for a church ancillary use. In an effort to address concerns raised at the Planning and Zoning Commission meeting, a provision has been included stating that no drug or alcohol rehabilitation services will be provided on-site. She added that the signage for this property will be limited to one 2-foot x 3-foot sign. This property will also be subject to the requirement not to exceed a maximum limit of 85 decibels, the standard noise limitation.

The applicant has stated that the structure's exterior will maintain the appearance of a single family home. The applicant has provided a floorplan that identifies how this multi-purpose building will be utilized. The applicant is proposing to renovate the building interior to provide fellowship and office space. The existing garage is proposed to be converted into a fellowship space. Exterior elevations submitted of the west side identify removal of a garage door, as well as the addition of a pedestrian door and two windows with a brick wall to match the existing brick on the building. The applicant has submitted a site plan showing four off-street parking spaces in the existing circular driveway along East 24<sup>th</sup> Avenue, and four off-street parking spaces and one handicap accessible parking space in the large driveway along Lilly Drive, for a total of nine off-street parking spaces. In an effort to maintain the exterior appearance of a single family home, additional parking is not proposed. However, if additional off-street parking is desired, the applicant has submitted an

alternative site plan that identifies six additional parking spaces adjacent to 24<sup>th</sup> Avenue.

Smith add that this item was presented to the Planning and Zoning Commission on September 19, 2017. It was recommended for approval by a vote of 5 to 2.

Mayor Grayson opened the public hearing.

1. Gary Janacek, 15 Spruce Drive, represented the property owner, Christ the King Catholic Church. He explained that the existing church facilities are inadequate to serve the existing church needs. There is a need for meeting space and office space, so the Parrish is seeking to convert the property located at 315 24<sup>th</sup> Avenue. He believes that the existing on-site parking, added to other CTK parking facilities, will be adequate.
2. Ron Robertson, 311 Lilly Drive, spoke against the rezoning citing increased traffic concerns. Mr. Robertson also said that the vote at the Planning and Zoning Commission is shown to be 5-2 in favor of the zoning change; however, he said that he believes that there were only six Commissioners present and one Commissioner did not vote. He believes that the vote was 3-2 against. He added that the house is currently zoned Single Family-1, and he believes it should say that way. He also cited concerns with the potential for vandalism since the building will not be occupied in the nighttime hours. [Review of Planning and Zoning Commission meeting minutes shows seven commissioners were present and voted on this item.]
3. Lisa Sottosanti, 307 Lilly Drive, spoke against the rezoning. She said that the street is not adequate to handle the increase in traffic. She questioned why the church doesn't build a facility on their current property where they have a large vacant lot. She also is concerned about the decrease in the value of her home should she decide to sell it.
4. Alice Sottosanti, 2602 River Oaks, is against the rezoning. She said her son and daughter-in-law's house is directly across the street from this house. She said their home value will be diminished, but she doubted that their taxes would be diminished.
5. Gary Barber, 2225 N. Beal, said that 24<sup>th</sup> Street is not wide enough. He added that people also park on Lilly and Beal as well. He uses Beal Street for auxiliary parking because he has seven children, and this rezoning has the possibility of reducing his ability to park in the street in front of his house.
6. John Gillette, 1703 Canyon Springs, spoke in favor of the rezoning. He said he understood the concerns. He would not want the traffic issues that have been described, but he added that the church has been a good neighbor for 50 years. He explained that CTK is not asking for anything different than what other churches in the area have received. He said that the church has not developed the lot on their property because it is designated as a drainage facility, so a building could not be constructed on it. However, he said that it was possible that the church could consider adding parking on the drainage facility.

Seeing no one else wishing to speak, Mayor Grayson closed the public hearing.



Councilmember Leigh said that the church needs to provide adequate parking prior to requesting this rezoning. He added that when First Baptist Belton began to acquire property for expansion, it was typically adjacent property. They did not cross a high traffic road like what is proposed by CTK.

Councilmember Kirkley said he agrees with Councilmember Leigh about the need for additional parking. However, he added that many churches are growing, and many times you have to make a decision that is best for the community.

Councilmember O'Banion said he would add to what Councilmember Leigh said, although he agrees with Councilmember Kirkley in that Councilmembers have to make the best decision for the community. He said 24<sup>th</sup> Street is like the dividing line between commercial and residential, and it has a lot of traffic. He thinks changing the zoning, while it benefits a few, would harm the neighborhood.

Councilmember Holmes said he has a problem with changing the structure of the house which he feels is excessive for this type of neighborhood.

Mayor Pro Tem Pearson said it is a tough call. He said 24<sup>th</sup> Street is the same size as those surrounding FBC Belton, but FBC is blessed with better parking facilities than those at CTK.

Mayor Grayson said that she was originally okay with the request since this house seemed to be on an island by itself. She added that she lives on 23<sup>rd</sup> Street and knows that parishioners park on her street as well. She realizes that this house will be used for church meetings, and sometimes they will run late, but that won't happen often. She asked Mrs. Smith if a Specific Use Permit has been considered that would limit some of the uses of the house. Mrs. Smith replied that originally the zoning request had been for Specific Use Permit, but the Planning and Zoning Commission turned that request down. Now the request is for a Planned Development which is actually more limiting than proposed in the Specific Use Permit. The Mayor asked the applicant's representative what time the house would be used for events. He said that there could be as many as five meetings running concurrently, and they would typically meet from noon to around 8:00 p.m. He said the average size groups would be 10-15, but there could be as many as 30 people in a meeting.

Upon a motion for approval by Mayor Pro Tem Pearson and a second by Councilmember Kirkley, the following captioned ordinance was disapproved upon a vote of 3-3. [For: Grayson, Pearson, Kirkley; Against: Leigh, Holmes, O'Banion]

#### **ORDINANCE NO. 2017-28**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-1 TO PLANNED DEVELOPMENT SINGLE FAMILY-1 ZONING DISTRICT ON A 0.5419 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER**

## TYPE AREA 14 DESIGN STANDARDS.

13. **Consider a preliminary plat for the Heart of Texas RV Resort Addition, a 12.0 acre tract of land, located on the east side of South Interstate Highway 35, extending to Toll Bridge Road and approximately 0.45 miles south of Shanklin Road.**

Mayor Pro Tem recused himself from this item and left the room.

Director of Planning Erin Smith said that this is a 1-lot subdivision preliminary plat proposed as the Heart of Texas RV Resort Addition. The property is zoned Planned Development Commercial Highway Zoning District for a Recreational Vehicle (RV) park. This property is directly adjacent to both IH-35 (west) and Toll Bridge Road (east).

Smith explained that the principal issues associated with this plat involve subdivision ordinance requirements for extension of public improvements – water, sewer, and streets. The applicant's engineer, Turley Associates, submitted a cost estimate for a waterline extension, sewer line extension, and perimeter street improvements for Toll Bridge Road.

There is a 14-inch waterline that stubs out onto this property. According to the City's water and wastewater extension policy, the developer is required to extend the utilities to and through their property. The applicant has agreed to extend a 14-inch waterline from the existing 14-inch waterline stub-out just south of his property along IH-35 to his northern property boundary. An 8-inch waterline is required to serve this property. In order to facilitate future connections, Staff will recommend a development agreement to the City Council proposing to utilize City funds, to oversize the waterline from an 8-inch to a 14-inch. According to the cost estimate completed by the applicant's engineer, the cost difference between an 8-inch and 14-inch waterline is \$37,390.

The City's IH-35 sewer line extension project is proposed to extend a 12-inch sewer line approximately 1,000 linear feet away from the northern property line. City staff is recommending the developer extend an 8-inch sewer line to serve this proposed development, and the City would fund the cost to oversize the sewer line to from an 8-inch to a 14-inch. The applicant's engineer submitted a letter requesting a variance to the sewer extension requirements.

Mrs. Smith explained that the applicant is proposing to install an on-site septic tank to serve the RV Park, and has stated the development will connect into the sewer system when it is constructed adjacent to their property in the future. The Heart of Texas RV Resort is proposed to contain 100 RV sites, and it is staff's judgment that connection to public sanitary sewer is preferable to serve this large development. The proposal to serve this development with a septic tank does not appear to be in the public interest. Since the sewer line will not be constructed within 200 feet of the proposed development, Staff recommends that the applicant escrow the cost to

construct an 8-inch sewer line along his 800-foot property frontage. According to the cost estimate completed by the applicant's engineer, the cost to extend an 8-inch sewer line 1,800 linear feet is \$296,786, so 800 linear feet is estimated to be \$131,905. Staff recommends a development agreement that includes a developer obligation to provide \$131,905 in funding to the City for a future sewer extension along 800 feet of this property's frontage. The development agreement should also include a provision that requires the developer to connect into the City's wastewater system within 90 days upon construction of a sewer line adjacent to this property.

Smith said Toll Bridge Road functions as a collector street and requires a total of 60 feet of ROW. Toll Bridge Road ROW ranges from 40 to 48 feet in width adjacent to this proposed subdivision. Staff recommends a ROW dedication of 30 feet from the center of the ROW, which will result in a ROW dedication of approximately two feet on the north side, ten feet in the middle, and four feet on the south side.

Toll Bridge Road is a rural street section with open drainage and no curb and gutter. Toll Bridge Road is functioning as a collector roadway parallel to Interstate 35 with only an 18-foot asphalt pavement width. According to the Subdivision Ordinance, the developer is required to contribute one half the total cost of paving and installing curb and gutter for the portion of Toll Bridge Road adjacent to this property. The applicant's engineer submitted a letter requesting a variance to the perimeter street improvement requirements, and has stated that no access will be provided from this development to Toll Bridge Road. Smith explained that the perimeter street improvements to Toll Bridge Road are necessary to develop this property adequately and provide circulation for this development without causing a burden on adjacent properties or the public. The applicant's engineer has submitted a perimeter street cost estimate for the property frontage of 800 linear feet along Toll Bridge Road that identifies a cost of \$187,073.95. Staff recommends an alternative to eliminate the sidewalk and curb and gutter in effort to reach a compromise, and reduce the cost burden on the applicant. The alternative cost estimate without sidewalks and curb and gutter is \$119,960. Staff recommends the applicant upgrade the street as recommended, or contribute funding for the alternate perimeter street improvement requirements. If the developer does not contribute to perimeter street improvements, the cost to widen this roadway will fall to the taxpayers in the future.

Smith said that due to the variance requests to provide these important development-related items, Staff recommends disapproval of the proposed preliminary plat. She added that this item was presented to the Planning and Zoning Commission on September 19, 2017, and was recommended for disapproval by a vote of 6 to 1.

Councilmember O'Banion asked if the City was not planning the sewer project in the area, would the City still require a developer to escrow money for the sewer line extension. Mrs. Smith said that decision would need to be made on a case-by-case basis. Mr. Leigh added that this is a very dense development. Mr. O'Banion replied

that requiring the money to be escrowed could be cost prohibitive for the development.

Councilmember Holmes asked about the amount of sewage that is estimated to be produced by the development. Mrs. Points said that an 8-inch sewer line will be needed to serve the development. Holmes asked how that would apply to septic systems. Mrs. Points said that several septic tanks or one very large tank would be required, but she pointed out that she does not design many septic tanks and didn't feel it was appropriate for her to comment. The applicant's engineer, Jennifer Ryken, said that the Bell County Health Department has approved septic tanks for use with developments producing up to 5,000 gallons per day.

City Attorney John Messer clarified that the proposed sewer line is being designed and right-of-way is being acquired. However, it is not under construction, and it has not yet been bid. He said regardless of what happens with this item, final action has not been taken on the construction of the sewer line in the area.

Mayor Grayson asked about the perimeter street improvements along Toll Bridge Road. She said that the applicant does not intend to use Toll Bridge Road as an access point. Mrs. Smith stated that the perimeter street improvements would be required regardless of the access points. She added that given the amount of traffic that will be going into and out of this development, she does not recommend eliminating the access along Toll Bridge Road. Councilmember Holmes added that the City has concerns about emergency access to the site as well.

Councilmember O'Banion asked if the perimeter street improvements would be an escrow item as well. Mrs. Smith said that the funds could be put in escrow, or the developer could improve their portion of the road along with development of the property. He then asked to see the proposed sewer line extension on a map. Mr. O'Banion expressed concern that the City is requesting the developer to escrow money for a sewer line that may not be built. City Attorney Messer said that a development agreement could include a clause that the funds could be refunded in the event that the sewer line is not built.

Councilmember Leigh said that this is a high density development that really needs to be on sewer. He added that it is a lower zoned property that will end up being a potential long-term residential development. He said that the Planning and Zoning Commission seems to have considered all the issues related to the property, and nothing stands out to him that would make him want to overturn the P&Z's recommendation.

Councilmember Holmes asked about the length of residency for the development. Mrs. Smith said that the applicant has stated a maximum of six months, but the current ordinance only allows for 90 days.

Councilmember O'Banion said that while he does not feel the sewer extension requirement is reasonable, he agrees that the perimeter street improvements are important. He believes that the street will be utilized more due to this development.

Ms. Ryken, the applicant's engineer, stated that the City has a separate ordinance regulating RV Parks and argued that the Subdivision Ordinance does not apply to RV Park Developments. She feels that the requirements being requested are in conflict with the RV Ordinance, and she requested that the variances be granted. She added that Bell County has already sent them a letter stating that the development can be certified for septic. She pointed out that Section 23-2 of the Code of Ordinances states when sanitary sewer is not within 500 feet of a property, then septic is acceptable. Ms. Ryken also added that another entrance on the IH-35 service road would be proposed in lieu of the entrance on Toll Bridge Road.

Councilmember O'Banion asked if this plat is disapproved, what is the applicant's next step. City Attorney Messer said the applicant can revise the plat and bring it back through the process.

Upon a motion for disapproval by Councilmember Leigh and a second by Councilmember Holmes, Item 15 was disapproved upon a vote of 3-2-1 [For Disapproval: Leigh, Holmes, Grayson; Against Disapproval: Kirkley, O'Banion; Abstain: Pearson].

## **Finance**

### **14. Consider an ordinance amending the FY2017 budget.**

Director of Finance Brandon Bozon explained that the City Charter requires budget amendments by ordinance. The ordinance under consideration includes all known budget amendments to date for FY 2017. Some were approved by City Council as they arose during the year. The need for other amendments occurs in the course of operations during the year. He said that amendments not yet approved by Council include:

- An increase in General Fund insurance proceeds revenue of \$25,600 and an aggregate increase to police vehicle maintenance and brush vehicle maintenance of \$25,600 to cover repairs or replacement costs covered by insurance proceeds.
- An increase in refuse collection fee revenue and an increase in refuse collection contract expenditures of \$20,000 to adjust revenues closer to actual and cover the additional refuse contract expenditures due to greater than anticipated customer growth.
- An increase in water and sewer tap & connection fees revenue and an increase to water meter & tap material expenditures of \$75,000 to adjust revenues closer to actual and to cover the additional expenditures due to the number of new

water taps during the year exceeding previous year actuals and current year budget.

- An increase in TIRZ operating budget expenditures to cover the street maintenance costs for streets located within the TIRZ as a part of the Year 3 Street Maintenance Plan (\$162,210); to cover additional façade grant funding for anticipated requests (\$30,000); and to cover additional funding required for the implementation of the Retail Development Plan and Hotel-Conference Center Feasibility Study (\$10,000). Action was taken by the TIRZ Board to approve this amendment on 3/27/17, and was included in FY 2018 budget discussions, but no Council action was taken at previous meetings.

Other amendments previously approved, and included in this ordinance are:

- The use of \$52,904 of Hotel-Motel fund balance to assist in the implementation of the City's Master Signage Plan for Downtown.
- The use of \$178,000 of BEDC fund balance to purchase 117 North East Street.
- The use of \$4,100,000 of BEDC fund balance to establish a BEDC Capital Projects Fund
- The use of \$240,000 of General Fund fund balance to prefund year 4 of the Street Maintenance Plan.
- The increase in bond proceeds and bond issue costs related to the 2017 refunding general obligation issuance.
- The use of \$1,222,241 to supplement funding for the construction of Phase I of the improvements at the Temple Belton Wastewater Treatment Plant.

Upon a motion by Councilmember O'Banion and a second by Councilmember Holmes, the following captioned ordinance was unanimously approved upon a vote of 6-0.

#### **ORDINANCE NO. 2017-29**

**AN ORDINANCE AMENDING THE ANNUAL BUDGET OF THE CITY OF BELTON FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016, AND ENDING SEPTEMBER 30, 2017.**

15. **Discuss timing alternatives for the issuance of a potential Certificate of Obligation for Phase II improvements to the Temple-Belton Wastewater Treatment Plant.**

Director of Finance Brandon Bozon explained the timing alternatives for the potential issuance of Certificates of Obligation for Phase II improvements to the Temple-Belton Wastewater Treatment Plant.

Benefits of issuing in CY2017 include:

- Favorable interest rate environment
  - Rates are anticipated to slowly climb over the next year

- Preservation of bank qualified capacity for future years
  - Full \$10M of bank qualified capacity could be utilized for other City capital plans (TIRZ, BEDC, GO)

Drawbacks to issuing in CY2017 include:

- Uncertainty
  - Timing: TCEQ review; Partnership priorities
  - Costs: Currently at 30% plans for Phase II; Market conditions

Benefits of issuing after the project is bid:

- Certainty
  - Timing and exact costs will be known
- Budgeted FY2018 new debt service costs could be used for other projects or to increase fund balance

Drawbacks to issuing after the project is bid:

- Less favorable interest rate environment
- Less flexibility to fund projects while maintaining bank qualified status
  - All or a significant portion of 2018 or 2019 bank qualified status will be used for the bond issue to fund Phase II.

Mr. Bozon said the Staff recommendation is:

- Issue up to \$9,920,000 in Certificates of Obligation (COs) in 2017
  - Project costs and timing are reasonably known
  - Interest rate environment is favorable
  - Preserves maximum bank qualified status for future years
  - Sufficient, appropriate projects available to utilize any excess proceeds
- \$9,920,000 is the City's maximum bank qualified capacity for 2017 because \$80,000 was utilized as part of the 2017 refunding.
- IRS rules require the intent to expend bond proceeds within 36 months of issuance, and the City will safely comply with that requirement.

Councilmember Holmes asked what the maturity will be for the bonds. Mr. Bozon said it will be 20 years. Mr. Holmes asked how the City would lose its bank qualified status. Mr. Bozon replied that if, in 2018, TIRZ projects advance to the point of needing to issue bonds for an estimated \$5M, the City could not do that and also issue \$8M in bank qualified bonds for water and sewer projects. They could be issued as non-bank qualified which adds 25 basis points to the cost. City Manager Sam Listi explained that bond issues that exceeds \$10M in one year cause them to be non-bank qualified.

Councilmember Kirkley asked if the bank qualified status is the primary reason for Staff's recommendation. Mr. Bozon said the recommendation is being made based upon the bank qualified status and the variable interest rate environment.

Councilmember Leigh asked about the timing, and wanted to know when the project would start. Mr. Bozon said that the schedule would be nearly identical, but it would be in 2018. Mr. Leigh clarified that if the City issued debt in 2017, the money would be held for nearly a year before it was needed. Mr. Bozon said that is correct. Mr. Leigh said, "So basically, we would pay approximately \$320,000 to borrow money that we don't need because we fear that we may have to pay more than \$320,000 next year in increased interest rates, or because we are not bank qualified."

City Attorney John Messer recommended that the City's Financial Advisor speak about how bond money can be spent. Jennifer Ritter-Douglas, Specialized Public Finance, said that in the current interest rate environment, the City will earn about a third of the \$320,000 back in terms of the reinvestment rate. Councilmember Leigh asked if the City would have to pay that to the federal government in arbitrage fees. Ms. Ritter-Douglas said, "No, you only have to pay back what you earn in excess of the bond yield. Short term rates are still such that we won't be earning the bond yield."

Ms. Ritter-Douglas said that the conservative approach is borrowing the money about a year out from when it is needed. She added that if BEDC borrows money, that will also count against the City since they were created by the City.

Councilmember Leigh said he would rather have a line of credit, but not borrow money until it is needed. City Manager Listi said that there will be issuance costs associated with each bond issue as well.

Councilmember O'Banion asked how confident Staff is that the City will need more money than the \$8M in 2018. Mr. Bozon said that in regard to other projects, none will have to fund in 2018 as a requirement, but there are other studies being completed and some projects in design. He added that funding sooner rather than later would be preferred. Mr. Listi said the projects discussed at the Strategic Plan Retreat were utility projects, TIRZ projects and then the unidentified CIP projects that will come from a possible CIP Committee. The timing of those projects can be adjusted dependent on the outcome of this discussion. Mr. O'Banion said that the City does not need to "kick the can down the road," and said that the City needs to plan for these other projects as well.

Mr. Listi said that Staff needs to know by the October 12, 2017, meeting, whether Council wants to issue bonds in 2017. This timeframe will allow our consultants to prepare for a bond issue, if that is the Council's intent. Mayor Grayson said that she's not hearing that Council wants to "issue bonds just to issue bonds." Councilmember O'Banion added, "Not unless it makes financial sense." Mr. Listi reiterated, it appears we have the direction we need not to pursue a bond issue in 2017.

No action was required of the Council at this time.



**Growth Management**

**16. Receive Growth Management Study on four (4) areas identified for analysis for possible annexation into the City of Belton, including:**

<b>Area 1</b>	<b>Located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.</b>
<b>Area 2</b>	<b>Located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.</b>
<b>Area 3</b>	<b>Located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.</b>
<b>Area 4</b>	<b>Located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.</b>

City Manager Sam Listi provided a summary of the Growth Management Study for each area under consideration for annexation as shown in Exhibit "A." Local Government Code 43.056 requires a City to develop, and make available at the public hearings on October 24<sup>th</sup> and 31<sup>st</sup>, a Municipal Services Plan that provides services that are equal or superior to those currently provided.

Councilmember Holmes asked how citizens are notified of the non-annexation development agreements. Mr. Listi said that Staff has a list of affected property owners, and a letter notifying them of the potential for a development agreement will be sent to those eligible property owners. He added that the Council has the flexibility of determining the term of the agreements, but Staff will most likely recommend a five-year term. Council will be asked to approve the agreements following the first public hearing.

No action was required of the Council at this time.

There being no further business, the Mayor adjourned the meeting at 8:25 p.m.

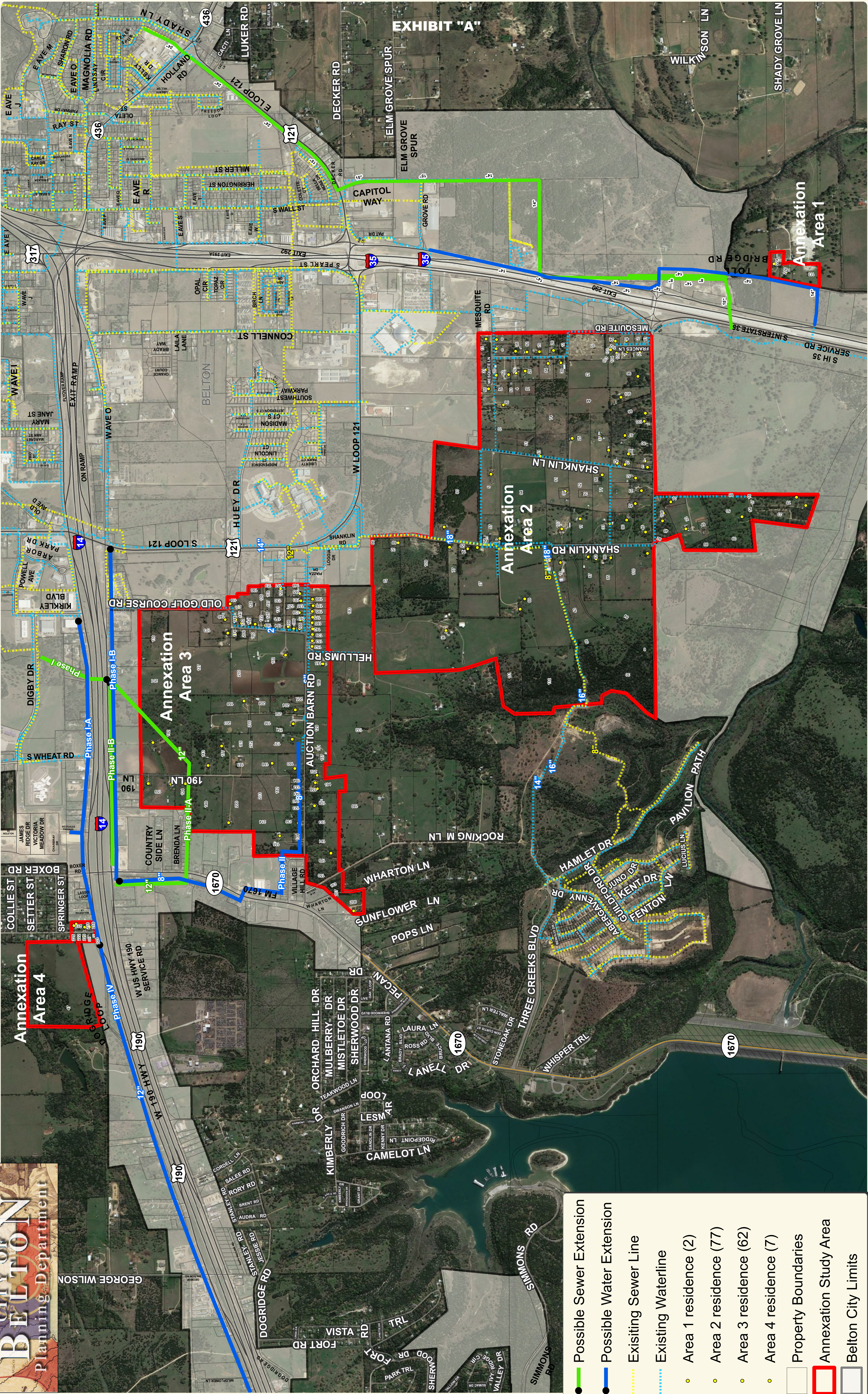
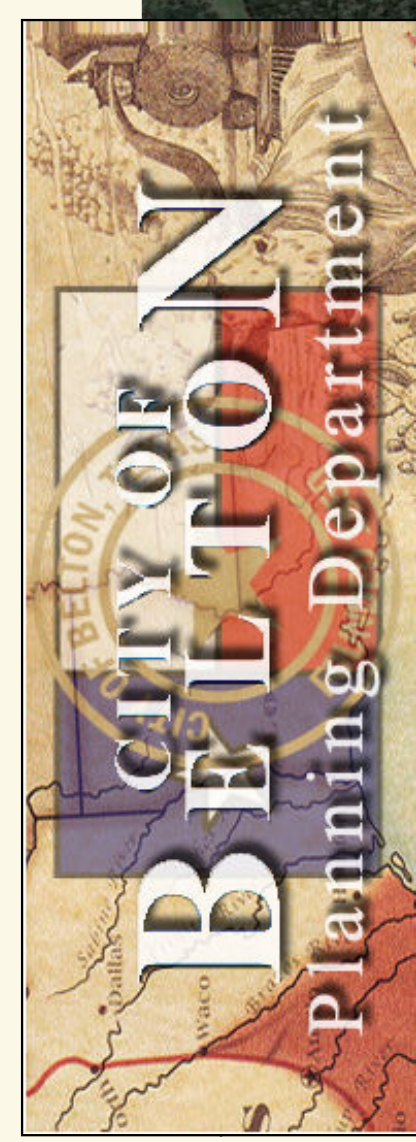
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Marion Grayson, Mayor

ATTEST:

\_\_\_\_\_  
Amy M. Casey, City Clerk



**Area 1 - 10.1 Acres // Area 2 - 847.33 Acres // Area 3 - 446.65 Acres // Area 4 - 54.19 Acres**



- Possible Sewer Extension
- Possible Water Extension
- Existing Sewer Line
- Existing Waterline
- Area 1 residence (2)
- Area 2 residence (77)
- Area 3 residence (62)
- Area 4 residence (7)
- Property Boundaries
- Annexation Study Area
- Belton City Limits





## **ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #1**

**LOCATION/GENERAL DESCRIPTION OF LAND** – Area 1 contains approximately 10 acres, and is located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.

**OWNERSHIP/LAND USE** – Low Density Residential

### **INFRASTRUCTURE/UTILITIES:**

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
  - **Street Condition** – Toll Bridge Road is a public street. The road needs to be widened from a county road to meet City standards. Toll Bridge is already in the City limits of Belton. The ROW varies on Toll Bridge, and thus additional ROW will be required upon platting/development.
  - **Street Lighting** – There are no street lights on Toll Bridge Road for this area.
  - **Street Signage** – There are no street signs along Toll Bridge for this area.
- **DRAINAGE ISSUES** – The drainage along Toll Bridge is contained in open ditches. Drainage improvements will be required with the improvement of Toll Bridge Road. The study area drains partly to Toll Bridge Road and partly to the east toward the Lampasas River.
- **ELECTRICITY/CABLE/GAS (If known)** – AT&T lines are located underground within the Toll Bridge ROW. Electricity is located on the northern side of Area 1. Electrical service will need to extend to the south with development.
- **WATER (CCN)/AVAILABILITY** – This area is in Belton's Water CCN, but no city water is currently available in this area. The nearest water line is located on the east side of IH 35 service road and is available for extension to these properties.
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's Sewer CCN, but no sewer service is currently available in this area. The City has designed a sewer line that would terminate in a lift station approximately 800 feet north of this area, but the project has not bid yet to determine the schedule of construction. The property frontage along Toll Bridge Road will be serviceable by a future gravity sewer line that drains into this proposed future lift station, but the topography of a portion of the eastern area may present challenges for sewer service by this gravity line.
- **SOLID WASTE/BRUSH SERVICES** – This area has a few homes on it now, and it will require additional brush collection from Public Works. No issues with extension in services.

**NUMBER OF HOUSES** – 2 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 2

**ESTIMATED POPULATION** – 5

### **AREA BUSINESSES:**

- **NUMBER** – 0
- **BUSINESS NAMES/TYPES** – N/A

### **APPROXIMATE DISTANCE FROM CITY SERVICES:**

- **FIRE/EMS** – 5.3 Miles from closest Fire Station; Response Time: 7.3 mins. Currently served by Salado Volunteer Fire Department for fire and Belton for EMS.
- **POLICE/ANIMAL CONTROL/CODE ENFORCEMENT** – 4.7 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement Currently served by none. Bell County does not perform Code Enforcement Services, but no known issues here. No issues with extension of services to this area.

### **THOROUGHFARE PLAN ISSUES:**

This area includes a future minor collector, an east-west roadway to connect Interstate 35 and Elm Grove Road on the Thoroughfare Plan, if needed for development. The proposed minor collector street requires 60 feet of ROW.

### **CIP ISSUES:**

- Determination of extent of Wastewater Extension.
- Determination of extent of Water Extension.

### **OTHER SIGNIFICANT ISSUES:**

- N/A

## **ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #2**

**LOCATION/GENERAL DESCRIPTION OF LAND** – Area 2 contains approximately 850 acres, and is located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.

**OWNERSHIP/LAND USE** – Low Density Residential, Limited Retail/Neighborhood Service, Medium Density/Mixed Use, Flood Plain and Open Spaces

### **INFRASTRUCTURE/UTILITIES:**

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
  - **Street Condition** – Shanklin Road, Shanklin Lane, Lampasas Lane, and one section of Mesquite Road are all public streets, are narrow and without curb and gutter and drainage infrastructure. The portion of Mesquite parallel to Frances is private. The streets will need to be widened, and additional ROW will need to be dedicated with development and platting. Francis Lane is in good condition and has curb and gutter. Lampasas Lane is a dirt/gravel/base roadway with very poor drainage. Mesquite Road near Frances Lane is a single-lane asphalt roadway that ends at a cemetery with no turnaround area. The northern side of Mesquite Road connects IH-35 to the cemetery. An extension to connect the two sections of Mesquite Road is needed, but is not currently possible because of the cemetery and limited ROWs. Additionally, a second means of ingress/egress is recommended for Mesquite on the north side of the cemetery. All roads will require maintenance by the City.
  - **Street Lighting** – No street lighting was found in Area 2. Any requested street lights in public ROW would be Oncor's light with the City's responsibility to pay for electricity.
  - **Street Signage** – Minimal street signage was located in this area. Additional signage will be required by the City to be placed along all roads in this area.
  
- **DRAINAGE ISSUES** – No drainage infrastructure, including drainage ditches were constructed along Francis Lane or Lampasas Lane. Mesquite and Shanklin Lane and Road have poor drainage channels with culverts under driveways that seem too small or have collapsed. Shanklin Lane and Road both cross a drainage channel. Significant improvements are needed at both crossings for drainage flow and public safety, especially with development and increased traffic.
  
- **ELECTRICITY/CABLE/GAS (If known)** – Frances Lane and Shanklin Road have both electric and AT&T service. Electric service is available along Lampasas Lane.
  
- **WATER (CCN)/AVAILABILITY** – The entire area is in Belton's Water CCN. The City supplies water to a few areas along all of the streets in Area 2. However, the water lines are small and will need to be upsized in the future. The waterlines are repaired and replaced as needed. The Three Creeks waterline crosses Area 2 and is adjacent to Shanklin Road, next to the newly acquired BISD property. Development in this area can be served by this line, however, additional studies will be needed to determine when an additional waterline connection to the line located along IH-35 is needed in order to maintain fire flows and water demand at Three Creeks. A few fire hydrants are located along Shanklin Lane.
  
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's sewer CCN. The Three Creeks force main crosses this area. This area cannot currently be served by public sewer because there is no public, gravity sewer in this area. However, the City has designed a sewer line on the east side of IH-35, with a bore proposed under IH-35 between Shanklin and the Lampasas River. This gravity sewer line was sized to handle the full development (according the future land use maps at the time of the report) of the area east of Shanklin Road and south of Loop 121, excluding the Expo Center. The line was sized to also include the school property. The timing of sewer needed for the school property will determine if a trunk line needs to be installed or a small lift station may be needed to pump the sewer into the Miller Heights drainage basin in order for the school to be served by public sewer.

- **SOLID WASTE/BRUSH SERVICES** – Brush collection would need to be extended to residents. These areas have narrow roads that will be difficult for the brush truck to work in while picking up brush and turning around.

**NUMBER OF HOUSES** – 77 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS: 77**

**ESTIMATED POPULATION** – 203

**AREA BUSINESSES:**

- **NUMBER** – 6
- **BUSINESS NAMES/TYPES** – Church of God of the First Born, BISD, Flameco-Texas LLC, Resthaven Cemetery, The Bristol Pad, Dry Wall Systems, Inc.

**APPROXIMATE DISTANCE FROM CITY SERVICES:**

- **FIRE/EMS** – 5.2 Miles from closest Fire Station; Response Time: 8.10 mins. Currently served by Salado for Fire and by Belton for EMS.
- **POLICE/ANIMAL CONTROL/CODE ENFORCEMENT** – 4.7 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement currently served by none, but no known issues here. Bell County does not perform Code Enforcement Services.

**THOROUGHFARE PLAN ISSUES:**

This area is proposed to include the east-west roadway known as Shanklin Road, identified as a major arterial roadway with a required 120' ROW on the Thoroughfare Plan. Area 2 also includes several important future roadways. Below is a list of future roadways identified in the Thoroughfare Plan, including the functional classification and recommended ROW:

- Mesquite Road – Minor Collector – 60' ROW
- Three Creeks Boulevard – Major Arterial – 120' ROW
- Shanklin Road (north/south) – Major Collector – 80' ROW

**CIP ISSUES:**

- Determination of Streets, Water and Wastewater extensions.

**OTHER SIGNIFICANT ISSUES:**

- Timing of BISD school development.
- Three Creeks Development build out and effect on infrastructure.

## **ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #3**

**LOCATION/GENERAL DESCRIPTION OF LAND** – Area 3 contains approximately 450 acres, and is located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.

**OWNERSHIP/LAND USE** – Low Density Residential, Medium Density/Mixed Use, Flood Plain and Open Spaces

### **INFRASTRUCTURE/UTILITIES:**

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
  - **Street Condition** – Auction Barn Road is in fair condition, but does need to be widened and improved to be a minor collector as shown on the Infrastructure Plan. Additional ROW may be required. Rocking M Lane is part of the Three Creeks Development Agreement, and will be dedicated to the City by 05/01/19. Although unimproved, Hellums is in fair condition, but it also needs to be widened, which will require ROW dedication. Old Golf Course Road is in fair condition, but it will need to be widened in the future. 190 Lane is a narrow, unimproved roadway providing property access that turns into a gravel road around 1840 190 Lane. All roads will require maintenance by the City.
  - **Street Lighting** – Street lighting was not observed along the streets in this area. Any requested street lights in public ROW would be Oncor's light with the City's responsibility to pay for electricity.
  - **Street Signage** – Additional signage is needed along all roadways. Existing signage needs to be replaced.
  
- **DRAINAGE ISSUES** – There is a drainage channel and a channel crossing along 190 Lane that needs improvements. There is also a detention pond along 190 Lane. Ownership of the pond is unknown at this time. Drainage ditches and culverts along all roads are undersized and need maintenance.
  
- **ELECTRICITY/CABLE/GAS (If known)** – Electric and AT&T service are available along Auction Barn Road and Old Golf Course Road. Electric lines are located along 190 Lane, across the lots. AT&T has service to residents along 190 Lane.
  
- **WATER (CCN)/AVAILABILITY** – The western area of Area 3 is in DRWSC's Water CCN while the eastern side is in Belton's Water CCN. The City currently serves customers within Belton's CCN along Auction Barn Road, Hellums Road, and Old Golf Course Road. Hydrants are located along Hellums and Old Golf Course Road. Belton maintains a 6" line along Auction Barn Road in Belton's CCN. The existing 2" waterline along Old Golf Course Road breaks frequently and needs replacement. The entire area is in Belton's 820 pressure zone, which is serviceable by the City's current system, if lines are extended, replaced with large sized lines, and a loop is created in the waterline.
  
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's sewer CCN. Belton does not service any customers in this area with sewer. US 190/IH 14 frontage road and the vicinity of 190 Lane are serviceable by City sewer if a trunk line is extended at the proper elevations.
  
- **SOLID WASTE/BRUSH SERVICES** – Brush collection would need to be extended to all residents if annexed. These areas have narrow roads that will be difficult for the brush truck to work in while picking up brush and turning around.

**NUMBER OF HOUSES** – 62 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS: 62**

**ESTIMATED POPULATION** – 164

### **AREA BUSINESSES:**

- NUMBER – 0
- BUSINESS NAMES/TYPES – N/A

### **APPROXIMATE DISTANCE FROM CITY SERVICES:**

- FIRE/EMS – 3.9 Miles from closest Fire Station; Response Time: 6.10. Central Bell serves this area for Fire and Belton for EMS.
- POLICE/ANIMAL CONTROL/CODE ENFORCEMENT – 5 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement Currently served by none. Bell County does not perform Code Enforcement Services, but no known issues here.

### **THOROUGHFARE PLAN ISSUES:**

This area includes 190 Lane and Old Golf Course Road identified as minor collectors on the Thoroughfare Plan. 190 Lane requires a 60' ROW and is proposed to intersect with Mesquite Road west of Rocking M Lane, south of Auction Barn Road and north of Three Creeks Boulevard. Old Golf Course Road will require varying amounts of ROW when improved.

### **CIP ISSUES:**

- Determination of extent of Wastewater extensions.
- Determination of extent of Water extensions.
- Determination of Street improvements.

### **OTHER SIGNIFICANT ISSUES:**

- Timing of Three Creeks build out.
- Timing of Bell County Expo Center build out.
- Timing of BISD school development.



## **ANNEXATION STUDY: TRACT BY TRACT ANALYSIS AREA #4**

**LOCATION/GENERAL DESCRIPTION OF LAND** – Area 4 contains approximately 55 acres, and is located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

**OWNERSHIP/LAND USE** – Residential, small businesses, outside storage, vacant.

### **INFRASTRUCTURE/UTILITIES:**

- **STREET CONDITION - PUBLIC/PRIVATE (Name/Condition):**
  - Street Condition – Airdale is in fair condition, but will need attention. Airdale will be required to be maintained by the City since it is a public street.
  - Street Lighting – There are no street lights along Airdale. There is minimal street lighting on US190/IH-14 Service Road west of Airdale. Any requested street lights in City ROW would be Oncor's light with the City's responsibility to pay for electricity.
  - Street Signage – There are very few street signs, but all will need to be converted to City signs maintained by the City.
- **DRAINAGE ISSUES** – Drainage along Airdale is carried in drainage ditches and culverts, which are undersized and some are clogged or collapsed.
- **ELECTRICITY/CABLE/GAS (If known)** – Electric is available in the back of the lots off of Airdale. Electric is also available along the frontage of the US190/IH14 Service Road. AT&T has service lines along Airdale.
- **WATER (CCN)/AVAILABILITY** – The area is in DRWSC's CCN. Much of the eastern part of the area could be served by Belton's existing 820 pressure plane with properly sized water line extensions. The westernmost part of the area may be served by the 820 pressure plane, but models indicate it could be in the 900 pressure plane, which may require an elevated storage tank and booster pump station.
- **SEWER (CCN)/AVAILABILITY** – This area is in Belton's sewer CCN. The sewer in Sendero Estates was oversized to capture the area west of Sendero Estates, but a detailed/engineering study of the area will be required to determine which parts of the area can flow to this new gravity sewer located to the east.
- **SOLID WASTE/BRUSH SERVICES** – Brush collection would need to be extended to all residents. No issues with extension of services.

**NUMBER OF HOUSES** – 7 single family homes; 0 mobile/modular units; 0 multi-family buildings (0 units each estimated); **TOTAL DWELLING UNITS:** 7

**ESTIMATED POPULATION** – 18

### **AREA BUSINESSES:**

- **NUMBER** – 2
- **BUSINESS NAMES/TYPES** – Arcade News, Inc., Seiter's Welding

### **APPROXIMATE DISTANCE FROM CITY SERVICES:**

- **FIRE/EMS** – 4.3 Miles from closest Fire Station; Response Time: 6.24 mins. Central Bell serves this area for Fire and Belton for EMS.

- POLICE/ANIMAL CONTROL/CODE ENFORCEMENT – 4.1 Miles to farthest point accessible by public roadway from Police Station; Police and Animal Control currently served by Bell County Sherriff. Code Enforcement currently served by none, but there are some code violations needing attention. Bell County does not perform Code Enforcement Services.

**THOROUGHFARE PLAN ISSUES:**

This area does not contain any future roadways on the Thoroughfare Plan. The Lake to Lake Road is proposed to the east following an alignment of FM 1670, Boxer Road, Wheat Road and FM 2271.

**CIP ISSUES:**

- Determination of Water extension.
- Determination of Wastewater extension.

**OTHER SIGNIFICANT ISSUES:**

- US 190/IH 14.
- Timing of Sendero Estates build out.
- Lake to Lake Road Project.

**Belton City Council Meeting  
October 12, 2017 – 5:00 P.M.**

The Belton City Council met in regular session in the Wright Room at the Harris Community Center with the following members present: Mayor Marion Grayson, Mayor Pro Tem Craig Pearson and Councilmembers David K. Leigh, Guy O'Banion, Dan Kirkley and John R. Holmes, Sr. Councilmember Paul Sanderford was absent. Staff present included Sam Listi, John Messer, Gene Ellis, Amy Casey, Brandon Bozon, Erin Smith, Angellia Points, Matt Bates, Paul Romer, Bob van Til, Susan Allamon, Kim Kroll, Bruce Pritchard and Cynthia Hernandez.

The Pledge of Allegiance to the U.S. Flag was led by Director of Planning Erin Smith, the Pledge of Allegiance to the Texas Flag was led by Councilmember John R. Holmes, Sr., and the Invocation was given by Councilmember Dan Kirkley.

1. **Call to order.** Mayor Marion Grayson called the meeting to order at 5:04 p.m.
2. **Public Comments.** There were none.

**Consent Agenda**

**Items 3-4 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately.**

3. **Consider authorizing the City Manager to execute an Agreement with the Central Texas Council of Governments (CTCOG) to continue funding for the volunteer coordinator position for the Belton Police Department's RUOK? Senior Adult Outreach Program.**
4. **Consider an extension to the City's contract with Scott & White Clinic for EMS Medical Director Services.**

Upon a motion by Councilmember David K. Leigh and a second by Mayor Pro Tem Craig Pearson, the Consent Agenda was unanimously approved upon a vote of 6-0.

**Miscellaneous**

5. **Consider a resolution authorizing the submittal of an application to the Texas Department of Agriculture for a Texas Community Development Block Grant for the redevelopment of N. East Street.**
6. **Consider a resolution designating an area as blighted as part of an application to the Texas Department of Agriculture for a Texas Community Development Block Grant for the redevelopment of N. East Street.**

Grants and Special Projects Coordinator Bob van Til said that the Council conducted a public hearing at the last meeting regarding the submittal of an application for a grant to redevelop N. East Street. The next step that is required for the grant application is to pass two resolutions authorizing the submittal of the application and declaring the project area as blighted.

Upon a motion by Mayor Pro Tem Pearson and a second by Councilmember Guy O'Banion, the following captioned resolution was unanimously approved upon a vote of 6-0.

**RESOLUTION NO. 2017-29-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE DOWNTOWN REVITALIZATION PROGRAM (DRP); AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.**

Upon a motion by Councilmember Dan Kirkley and a second by Councilmember O'Banion, the following captioned resolution was unanimously approved upon a vote of 6-0.

**RESOLUTION NO. 2017-30-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, DESIGNATING AN AREA IN DOWNTOWN BELTON AS A BLIGHTED AREA**

There being no further business, the Mayor adjourned the meeting at 5:08 p.m.

\_\_\_\_\_  
Marion Grayson, Mayor

ATTEST:

\_\_\_\_\_  
Amy M. Casey, City Clerk

# Staff Report – City Council Agenda Item



## **Agenda Item #5**

Consider a resolution appointing Christopher Flor to the Tax Appraisal District Board of Directors.

## **Originating Department**

Administration – Amy M. Casey, City Clerk

## **Background**

This is a position that is jointly appointed by the City and Belton ISD for a two-year term. Robert Jones has served in this role for several years, but he does not desire reappointment. The Mayor is recommending the appointment of Christopher Flor to this Board. BISS approved the appointment on at their Board of Trustees meeting on October 14<sup>th</sup>.

The Tax Appraisal District has requested a resolution for our appointment by November 3, 2017.

## **Fiscal Impact**

N/A

## **Recommendation**

Recommend approval of the Resolution and appointment of Christopher Flor.

## **Attachments**

**Resolution**

**RESOLUTION NO. 2017-31-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, APPOINTING A REPRESENTATIVE TO THE TAX APPRAISAL DISTRICT BOARD OF DIRECTORS.**

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**WHEREAS**, Bell County Tax Appraisal District is governed by a board of seven directors who are appointed by the taxing units that participate in the district in accordance with *Texas Tax Code §6.03(a)*; and

**WHEREAS**, directors on the Bell County Tax Appraisal District Board of Directors serve two-year terms beginning on January 1 of even-numbered years in accordance with *Texas Tax Code §6.03(a)*; and

**WHEREAS**, the City of Belton and Belton Independent School District are taxing entities that participate in the Bell County Tax Appraisal District; and

**WHEREAS**, one member of the Bell County Tax Appraisal District Board of Directors is jointly appointed by the City of Belton and the Belton Independent School District; and

**WHEREAS**, the City Council of the City of Belton desires to nominate Christopher Flor as our representative for the Bell County Tax Appraisal District Board of Directors; and

**WHEREAS**, the City Council has considered the matter and deems it in the public interest to authorize this action.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, THAT: Christopher Flor is hereby nominated as the City's appointment for a two (2) year term on the Bell County Tax Appraisal District Board of Directors beginning January 1, 2018.**

**PASSED AND APPROVED** this the 24th day of October, 2017.

THE CITY OF BELTON, TEXAS

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Marion Grayson, Mayor

ATTEST:

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Amy M. Casey, City Clerk

# Staff Report – City Council Agenda Item



## Agenda Item #6

Conduct annexation public hearings and present Municipal Services Plans for four (4) areas for possible annexation into the City of Belton, including:

Area 1	10.96 acres, located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.
Area 2	845.47 acres, located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.
Area 3	455.08 acres, located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.
Area 4	56.32 acres, located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

## Originating Department

Administration – Sam A. Listi, City Manager

## Summary Information

The development of a Growth Management Strategy, which evaluates annexation priorities, is a goal in Belton's Strategic Plan. This evaluation process began earlier this year on September 19, 2017, with a bus tour of possible annexation areas and approval of a Resolution (2017-26-R) reiterating Belton's Growth Management Framework, which was adopted by the Council on June 28, 2016. The Framework identified strategies to guide the study of annexation, including:

- Promoting economic development;
- Planning for existing and future development;
- Facilitating long range planning;
- Addressing municipal service delivery needs; and
- Evaluating fiscal considerations.

Resolution 2017-26-R directed preparation of a Growth Management Study to help the Council evaluate if annexation may be appropriate, preparation of Service Plans, and set public hearings for October 24<sup>th</sup> and 31<sup>st</sup>. In response, City staff prepared a tract by tract analysis which was presented to Council on September 26<sup>th</sup>.

This is the first of two required public hearings involving consideration of the involuntary annexation of the four (4) areas described above.

Texas Local Government Code, Section 43.056, Provision of Services to Annexed Area, requires preparation of a Municipal Services Plan that provides for the extension of municipal services to an area to be annexed. We have prepared a Municipal Services Plan for each area that includes immediate provision of Basic Services - services such as Police, Fire and EMS Services, Planning and Development Services, Code Enforcement, Refuse and Brush Collection, Recycling, and others. Areas annexed into the City will have access to City parks and facilities, as well as the City's Library, and maintenance of City streets and drainage facilities. Water and sewer services vary, and are discussed in each Municipal Services Plan. Capital Improvement Plan commitments must also be identified in the Plans. These Plans are attached, and copies will be available at the public hearings.

Commitment to the following Capital Improvement Plan project is identified in Plans for Study Areas 1-3, and it will be completed within 2½ years, by June 30, 2020. Area 4 is in the CCN of Dog Ridge Water Supply Corporation (DRWSC).

A one million gallon elevated water storage tank planned on City property in Northwest Belton to enhance water service throughout the City, including enhanced fire protection and additional capacity during water line maintenance.

A number of properties located within Annexation Study Areas 2-4 are eligible for Non-Annexation Development Agreements, which may defer annexation for a specified term, if the owners desire and agree not to develop. Those documents will be sent to owners on October 25th, and we will be meeting with them to discuss Agreement terms. Property owner decisions have been requested by November 10, 2017, in order for the Council to be prepared to make a determination of appropriate annexation boundaries by the scheduled first reading of annexation ordinances on November 21, 2017.

On October 16, 2017, the BISD Board of Trustees approved a petition seeking voluntary annexation of its 41.08 acre tract located on the east side of Shanklin Road, south of Loop 121.

### **Fiscal Impact**

The potential fiscal impacts associated with the annexation of each tract were discussed when the Growth Management Study was presented to Council on September 26, 2017. There are no fiscal impacts with this step of conducting a public hearing concerning annexation.

### **Recommendation**

Conduct annexation public hearings and present Municipal Services Plans for four areas.



No other City Council action is required following presentation of Municipal Services Plans and conducting public hearing. The attached Annexation Schedule outlines the next steps in the process, including a special Council meeting on October 31, 2017 for the second public hearing and presentation of the Municipal Services Plans, with the second reading of the ordinance and final Council action anticipated on November 28, 2017.

**Attachments**

Overall Annexation Map – Areas 1-4

Municipal Services Plan Overview

Individual Municipal Services Plans/Aerial Maps/Surveys/ Ownership Lists for Areas 1-4

Municipal Services Cost Summary

Proposed Development Agreement/Affidavit

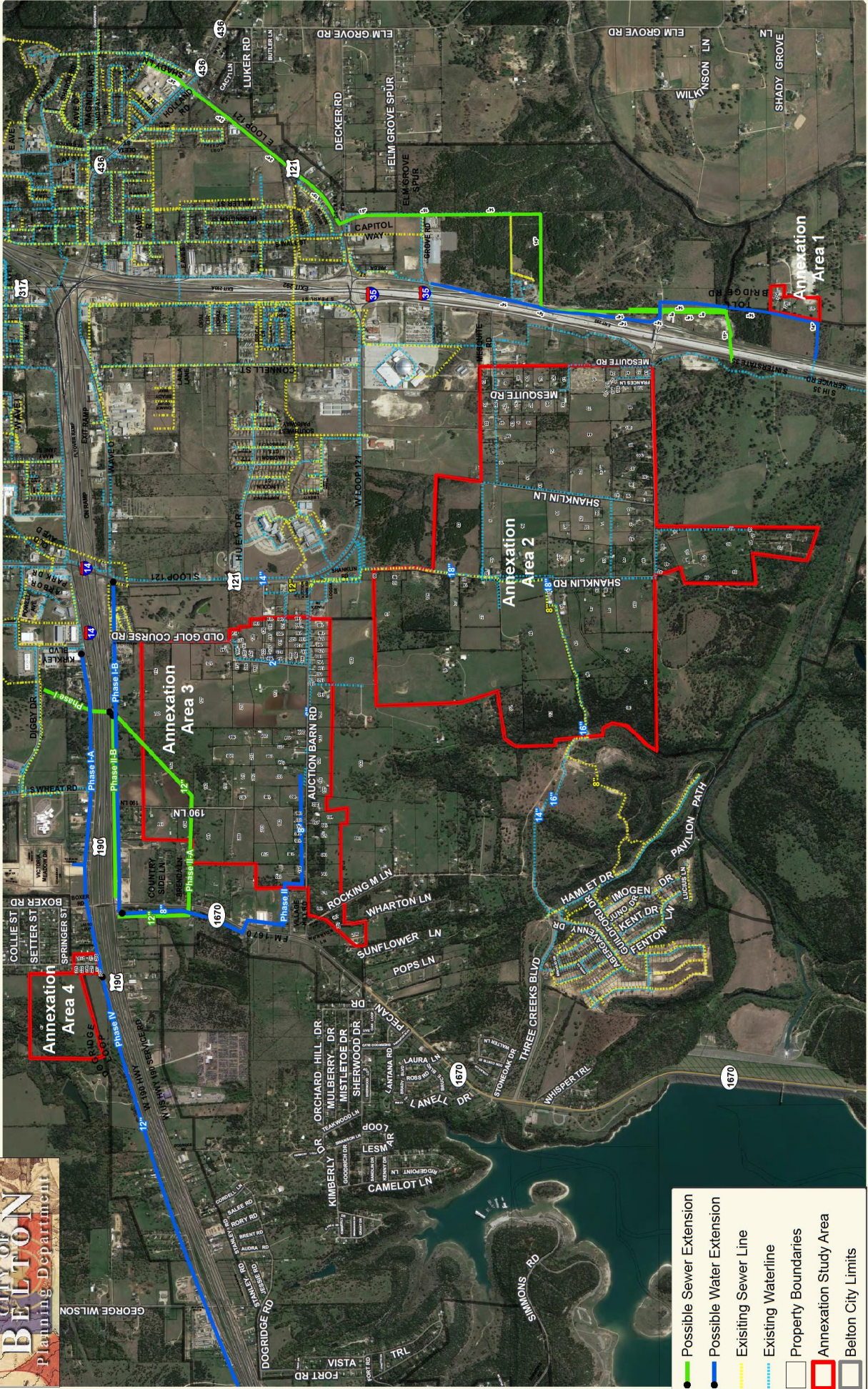
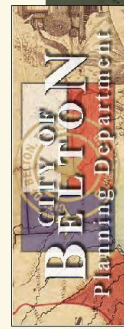
2017 Annexation Schedule

BISD Annexation Petition

2017-26-R Growth Management Study



Area 1 - 10.96 Acres // Area 2 - 845.47 Acres // Area 3 - 455.08 Acres // Area 4 - 56.32 Acres



- Possible Sewer Extension
- Possible Water Extension
- Existing Sewer Line
- Existing Waterline
- Property Boundaries
- Annexation Study Area
- Belton City Limits

Map Date: 10/17/2017  
 0 0.25 0.5 1 Miles  
 For informational purposes only. Boundaries are approximate and not legally binding.



**City of Belton**  
**2017 Growth Management Study**  
**Municipal Services Plan Overview**

Provision of Services to Annexed Areas is required (43.056 LGC) in three parts. City must develop, and make available, a Municipal Services Plan that provides services that are equal or superior to services provided in the area prior to annexation:

- A. Basic Services – Police, Fire, EMS, Street Maintenance, Public Park Maintenance, if any, and extension of currently provided services.
- B. Full Municipal Services – Extension of all city services, but a uniform level of services is not required based on existing topography, land use, and population density.
- C. Capital Improvement Plan (CIP) project listing based on known commitments, as well as inclusion in CIP planning for future capital needs.

The City of Belton will provide the following services immediately upon the effective date of annexation. All services will be provided at a service level equal or superior to the level of service provided prior to annexation.

- POLICE PROTECTION, SERVICES
- ANIMAL CONTROL SERVICES
- FIRE AND EMERGENCY SERVICES (EMS)
- FIRE PREVENTION SERVICES
- PLANNING, ZONING AND DEVELOPMENT REVIEW
- CODE ENFORCEMENT SERVICES
- LIBRARY SERVICES
- PARKS & RECREATION SERVICES, FACILITIES, PROGRAMMING
- STREETS & STORM DRAINAGE MAINTENANCE
- SANITATION
- BRUSH COLLECTION
- RECYCLING COLLECTION
- UTILITIES (WATER DISTRIBUTION/WASTEWATER COLLECTION)
- ENVIRONMENTAL HEALTH
- SERVICES, FUNDING AND CITY POLICIES

**CITY OF BELTON  
MUNICIPAL SERVICES PLAN**

The area proposed for annexation consists of 10.96 acres, located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.

**Municipal Services to be Provided:** The City will provide the following services, beginning immediately upon the effective date of the annexation. All the services will be provided at a service level that is equal or superior to the level of services in the area prior to the annexation.

Police Protection. Police protection personnel and equipment from the Belton Police Department shall be provided to the areas immediately upon the effective date of the annexation of the areas. Response to calls for police services, crime prevention programs and all other police services will be provided at the same level as provided to other areas of the City. Police enforcement and protection services shall be provided at the request of residents/property owners in the area.

Animal Control. The City shall provide animal control services immediately upon the effective date of the annexation of the area. These services encompass regular patrol by the animal control officer and response to animal nuisance problems from residents in the area.

Fire and Emergency Medical Service (EMS) Protection. Upon annexation, the City will provide fire and EMS response at the level provided inside the Belton city limits. The service level will be equal to or better than the current level, with the limitations of water available.

Code Enforcement. The City shall provide code enforcement services immediately upon annexation to include response to complaints of weedy lot violations, junked vehicles, sign violations, and other similar general city code violations.

Fire Prevention. All of the services performed by the City's Fire Marshal shall be provided immediately upon the effective date of the annexation of the areas.

Planning, Zoning and Development Review. The area will automatically be zoned Agricultural on the effective date of annexation. In conjunction with review of Comprehensive Plan, a land use plan will be developed and permanent zoning established under the process specified by the City's Zoning Ordinance. In the interim, the Planning & Zoning Commission and the City Council will consider zoning and rezoning tracts of the property in response to landowner requests. Subdivision plat review will occur in the City and in Belton's extraterritorial jurisdiction in order to ensure orderly development of land, reduce flood potential, achieve efficient operation of public facilities and services, and provide accurate description and addressing of property.

Code Compliance. Immediately upon the annexation becoming effective, building inspection activities will be available. The Building Official shall provide consultation with the project developers,

independent contractors and homeowners for building code requirements, plan review for structures in the area, and on-site inspection services as needed, to include evaluation of hazardous and dilapidated buildings.

Library. Residents within the newly annexed areas shall be provided all services available at Belton's Lena Armstrong Public Library.

Parks and Recreation. All City of Belton public parks, facilities, and resources shall be available to residents of the annexed area.

Streets and Drainage. Existing dedicated public streets and drainage structures and courses maintained by Bell County will be maintained by the City of Belton at their current or better level of improvement with like topography, land use, and density as those found within the City. Private streets are not maintained by the City. Roadways maintained by the Texas Department of Transportation (TxDOT) will continue to be maintained by TxDOT. Maintenance of streets and rights-of-way shall be as follows:

- (1) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.
- (2) Routine maintenance and right-of-way mowing as presently performed within City.
- (3) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies.
- (4) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards.
- (5) Installation and maintenance of street lighting in accordance with established policies of the City.
- (6) The City will enforce drainage requirements in the Subdivision Ordinance and related standards.
- (7) Private streets will remain the responsibility of record owners or the homeowners association and as such be maintained by the responsible party.

Sanitation and Recycling. Sanitation and recycling service will be immediately available to residential customers in accordance with existing City ordinances. Residents in the newly annexed area may select to continue service with their current service provider for up to two years, or switch to the City's service, currently provided by contract with Waste Management, Inc. After the second anniversary of the annexation date, the City will provide the service at City rates. Residents will be contacted with information regarding how to obtain sanitation and recycling service, and efforts will be made to coordinate any transition of service.

Sanitation service will be immediately available to non-residential customers through any of the commercial services franchised by the City. Non-residential customers are responsible for obtaining commercial service.

Brush Collection Services. Brush collection services shall be provided to residents in the same manner and at the same rate as provided for other residents within the City of Belton.

Water Service/Distribution. The area proposed for annexation is located within Certificate of Convenience and Necessity of the City of Belton. Water service will be subject to regulation by the City of Belton as it relates to development standards and design requirements, including the City's subdivision regulations, in effect at the time of installation. The developer or property owner is responsible for funding extension and connection to the municipal system in accordance with the City's subdivision regulations and extension policies.

Wastewater Service/Collection. Wastewater services are available for extension to the area proposed for annexation in the same manner as they are available in the other locations within the City of Belton, in accordance with the City's wastewater extension policies. The developer or property owner is responsible for funding extension and connection to the municipal system in accordance with the City's subdivision regulations and extension policies.

Environmental Health. Immediately upon the effective date of the annexation, the City's environmental health ordinances and regulations shall be applicable to the annexed areas. All health related matters are handled for the City by the Bell County Health District.

Maintenance of Parks, Playgrounds, and Swimming Pools. The City is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas. Private facilities will remain under the ownership of the homeowners association and as such maintained by the association.

Maintenance of any Publicly owned Facility, Building or Municipal Service. The City is not aware of the existence of any other publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any other publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

Services, Funding and City Policies. All services which require expenditure of public funds are subject to annual appropriations by the City Council. Copies of City policies are available in the City Clerk's office upon request.

## Construction of Capital Improvements to Be Completed Within 2½ Years.

1. Police and Fire Protection and Solid Waste Collection. The City finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City with like topography, land use and population density as those found within the newly annexed areas.
2. Water/Wastewater Facilities. A one million gallon elevated water storage tank is planned on existing City property in Northwest Belton. Belton's third water storage tank will enhance water service throughout the City including water flow and pressures, storage for fire protection, and additional capacity during maintenance. This tank will be available by June 30, 2020. For the next 2 ½ years, the City finds and determines that there is sufficient capacity to provide water services to the annexed areas pursuant to the City's extension policies in compliance with current CCN for the City of Belton. The now existing water mains at existing locations shall be available for the point of use extension based upon the standard extension policy now existing or as may be amended.

On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances and subject to approval by the Public Works Director/Bell County Health District.

3. Roads and Streets. The City finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas.

Specific Findings. Belton, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation than were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

Terms. This plan shall be valid for a term of 10 years. Renewal of the Service Plan is at the discretion of the City of Belton.

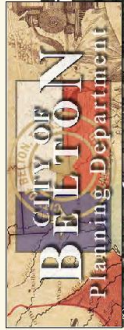
Level of Service. Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

Amendments. The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

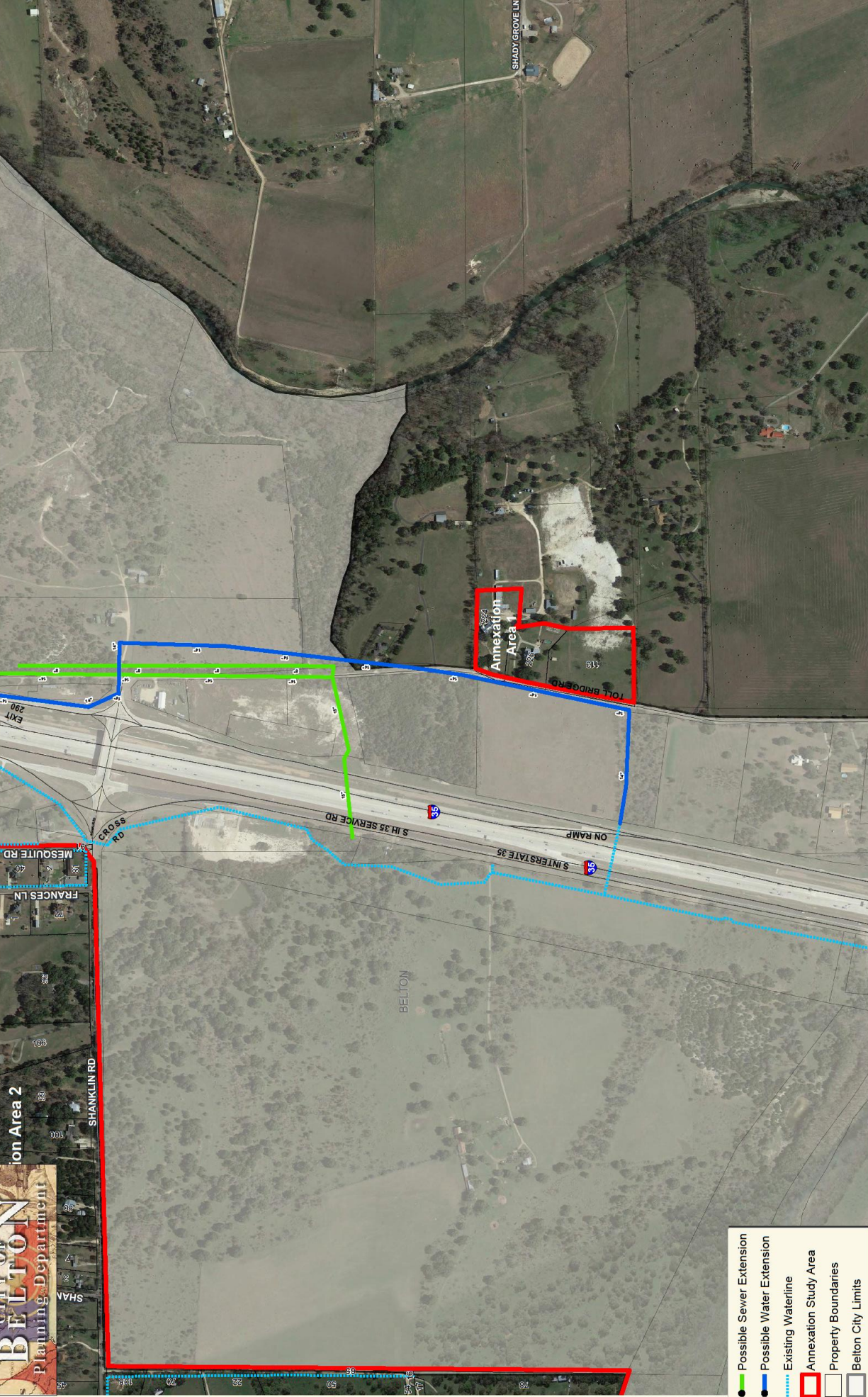
The area will be immediately included in the planning and development of the City's Capital Improvements Plan (CIP).



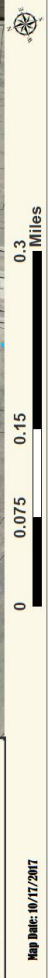
# Area 1 - 10.96 Acres



on Area 2



- Possible Sewer Extension
- Possible Water Extension
- ⋯ Existing Waterline
- Annexation Study Area
- Property Boundaries
- Belton City Limits



For informational purposes only. Boundaries are approximate and not legally binding.

Map Date: 10/17/2017



**ANNEXATION STUDY 2017**  
**ANNEXATION AREA I**  
**10.96 ACRES**

FELIPPI MADRIGAL SURVEY, ABSTRACT 354  
 FOR THE CITY OF BELTON, TEXAS.

CALLED 26.88 ACRES  
 L&K PROPERTY  
 MANAGEMENT, L.T.D.  
 Vol. 4651, Pg. 831

Laura Alford  
 5211 TOLLBRIDGE ROAD  
 BELTON, TEXAS 76513  
 CALLED 55.20<sup>+</sup> ACRES  
 Vol. 5065, Pg. 11

TAX ID NO. 472420  
 Landon Alford and wife,  
 Martha Alford  
 5235 TOLLBRIDGE ROAD  
 BELTON, TEXAS 76513  
 CALLED 2.88 ACRES  
 Dec. No. 2016-00047255

TAX ID NO. 415240  
 Ernest Wade Markham  
 5330 TOLLBRIDGE ROAD  
 BELTON, TEXAS 76513  
 CALLED 2.42<sup>+</sup> ACRES  
 Dec. No. 2011-00020926

JERRY L. HERRICK and wife,  
 LLaine S. Herrick  
 13490 BLACKBERRY ROAD  
 SALADO, TEXAS 76571  
 CALLED 14.71 ACRES  
 Dec. No. 2015-0004740

Laura Alford  
 5211 TOLLBRIDGE ROAD  
 BELTON, TEXAS 76513  
 CALLED 55.20<sup>+</sup> ACRES  
 Vol. 5065, Pg. 11

TAX ID NO. 420157  
 James M. Kinkaid and wife,  
 Yolores D. Kinkaid  
 5355 TOLLBRIDGE ROAD  
 BELTON, TEXAS 76513  
 REMAINDER OF CALLED 1.18 ACRES  
 Dec. No. 2004-00048858

10.96 ACRES  
 OF LAND

ORDINANCE NO.  
 94-31

TOLLBRIDGE ROAD

EXISTING CITY LIMITS



● - Calculated Point  
 Unless otherwise noted

50<sup>+</sup> Iron Rod Found  
 POINT OF BEGINNING  
 Texas State Plane,  
 Texas Central Zone,  
 NAD83  
 Grid Coordinates  
 N: 24136.31  
 E: 51866.41

N 73°07'54" W 493.26'

ALTON L. SHEPPARD, JR. and  
 wife, ELIZABETH SHEPPARD  
 PO BOX 681  
 BELTON, TEXAS 76513  
 CALLED 1.28 ACRES  
 Vol. 2594, Pg. 411

NOTE - SHADDED AREAS DENOTES PROPERTY THAT IS CURRENTLY  
 INSIDE THE CITY LIMITS OF THE CITY OF BELTON, TEXAS.

This document was prepared under 22 TAC 665.2, does not reflect  
 the results of an on-the-ground survey, and is not to be used to  
 convey or establish interests in real property except those rights  
 and interests implied or established by the creation or  
 reconstituration of the political subdivision for which it was prepared.

The information contained hereon was provided by the Tax Appraisal  
 District of Bell County, Texas.

This sketch is to accompany a description of the herein shown 10.96  
 acres tract.



Tx. Firm No. 10025800  
 200 South 21st Street  
 Temple, Texas 76781  
 254-716-2212, Killeen 254-684-4559  
 Fax 254-714-1608



*Handwritten signature: C. Lucko*

Scale: 1" = 50'  
 Job No.: 109411  
 Dwg No.: 110841-ANNEXATION AREA I  
 Drawn by: BLA  
 Surveyor: CCL #1656  
 Copyright 2017 All Court Surveying, Inc.

Plot Number: 10-1-2217

**CITY OF BELTON  
MUNICIPAL SERVICES PLAN**

The area proposed for annexation consists of 845.47 acres, located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.

**Municipal Services to be Provided:** The City will provide the following services, beginning immediately upon the effective date of the annexation. All the services will be provided at a service level that is equal or superior to the level of services in the area prior to the annexation.

Police Protection. Police protection personnel and equipment from the Belton Police Department shall be provided to the areas immediately upon the effective date of the annexation of the areas. Response to calls for police services, crime prevention programs and all other police services will be provided at the same level as provided to other areas of the City. Police enforcement and protection services shall be provided at the request of residents/property owners in the area.

Animal Control. The City shall provide animal control services immediately upon the effective date of the annexation of the area. These services encompass regular patrol by the animal control officer and response to animal nuisance problems from residents in the area.

Fire and Emergency Medical Service (EMS) Protection. Upon annexation, the City will provide fire and EMS response at the level provided inside the Belton city limits. The service level will be equal to or better than the current level, with the limitations of water available.

Code Enforcement. The City shall provide code enforcement services immediately upon annexation to include response to complaints of weedy lot violations, junked vehicles, sign violations, and other similar general city code violations.

Fire Prevention. All of the services performed by the City's Fire Marshal shall be provided immediately upon the effective date of the annexation of the areas.

Planning, Zoning and Development Review. The area will automatically be zoned Agricultural on the effective date of annexation. In conjunction with review of Comprehensive Plan, a land use plan will be developed and permanent zoning established under the process specified by the City's Zoning Ordinance. In the interim, the Planning & Zoning Commission and the City Council will consider zoning and rezoning tracts of the property in response to landowner requests. Subdivision plat review will occur in the City and in Belton's extraterritorial jurisdiction in order to ensure orderly development of land, reduce flood potential, achieve efficient operation of public facilities and services, and provide accurate description and addressing of property.

Code Compliance. Immediately upon the annexation becoming effective, building inspection activities will be available. The Building Official shall provide consultation with the project developers,

independent contractors and homeowners for building code requirements, plan review for structures in the area, and on-site inspection services as needed, to include evaluation of hazardous and dilapidated buildings.

Library. Residents within the newly annexed areas shall be provided all services available at Belton's Lena Armstrong Public Library.

Parks and Recreation. All City of Belton public parks, facilities, and resources shall be available to residents of the annexed area.

Streets and Drainage. Existing dedicated public streets and drainage structures and courses maintained by Bell County will be maintained by the City of Belton at their current or better level of improvement with like topography, land use, and density as those found within the City. Private streets are not maintained by the City. Roadways maintained by the Texas Department of Transportation (TxDOT) will continue to be maintained by TxDOT. Maintenance of streets and rights-of-way shall be as follows:

- (1) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.
- (2) Routine maintenance and right-of-way mowing as presently performed within City.
- (3) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies.
- (4) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards.
- (5) Installation and maintenance of street lighting in accordance with established policies of the City.
- (6) The City will enforce drainage requirements in the Subdivision Ordinance and related standards.
- (7) Private streets will remain the responsibility of record owners or the homeowners association and as such be maintained by the responsible party.

Sanitation and Recycling. Sanitation and recycling service will be immediately available to residential customers in accordance with existing City ordinances. Residents in the newly annexed area may select to continue service with their current service provider for up to two years, or switch to the City's service, currently provided by contract with Waste Management, Inc. After the second anniversary of the annexation date, the City will provide the service at City rates. Residents will be contacted with information regarding how to obtain sanitation and recycling service, and efforts will be made to coordinate any transition of service.

Sanitation service will be immediately available to non-residential customers through any of the commercial services franchised by the City. Non-residential customers are responsible for obtaining commercial service.

Brush Collection Services. Brush collection services shall be provided to residents in the same manner and at the same rate as provided for other residents within the City of Belton.

Water Service/Distribution. The area proposed for annexation is located within Certificate of Convenience and Necessity of the City of Belton. Water service will be subject to regulation by the City of Belton as it relates to development standards and design requirements, including the City's subdivision regulations, in effect at the time of installation. The developer or property owner is responsible for funding extension and connection to the municipal system in accordance with the City's subdivision regulations and extension policies.

Wastewater Service/Collection. Wastewater services are available for extension to the area proposed for annexation in the same manner as they are available in the other locations within the City of Belton, in accordance with the City's wastewater extension policies. The developer or property owner is responsible for funding extension and connection to the municipal system in accordance with the City's subdivision regulations and extension policies.

Environmental Health. Immediately upon the effective date of the annexation, the City's environmental health ordinances and regulations shall be applicable to the annexed areas. All health related matters are handled for the City by the Bell County Health District.

Maintenance of Parks, Playgrounds, and Swimming Pools. The City is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas. Private facilities will remain under the ownership of the homeowners association and as such maintained by the association.

Maintenance of any Publicly owned Facility, Building or Municipal Service. The City is not aware of the existence of any other publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any other publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

Services, Funding and City Policies. All services which require expenditure of public funds are subject to annual appropriations by the City Council. Copies of City policies are available in the City Clerk's office upon request.

## Construction of Capital Improvements To Be Completed Within 2½ Years.

1. Police and Fire Protection and Solid Waste Collection. The City finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City with like topography, land use and population density as those found within the newly annexed areas.
2. Water/Wastewater Facilities. A one million gallon elevated water storage tank is planned on existing City property in Northwest Belton. Belton's third water storage tank will enhance water service throughout the City including water flow and pressures, storage for fire protection, and additional capacity during maintenance. This tank will be available by June 30, 2020. For the next 2 ½ years, the City finds and determines that there is sufficient capacity to provide water services to the annexed areas pursuant to the City's extension policies in compliance with current CCN for the City of Belton. The now existing water mains at existing locations shall be available for the point of use extension based upon the standard extension policy now existing or as may be amended.

On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances and subject to approval by the Public Works Director/Bell County Health District.

3. Roads and Streets. The City finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas.

Specific Findings. Belton, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation than were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

Terms. This plan shall be valid for a term of 10 years. Renewal of the Service Plan is at the discretion of the City of Belton.

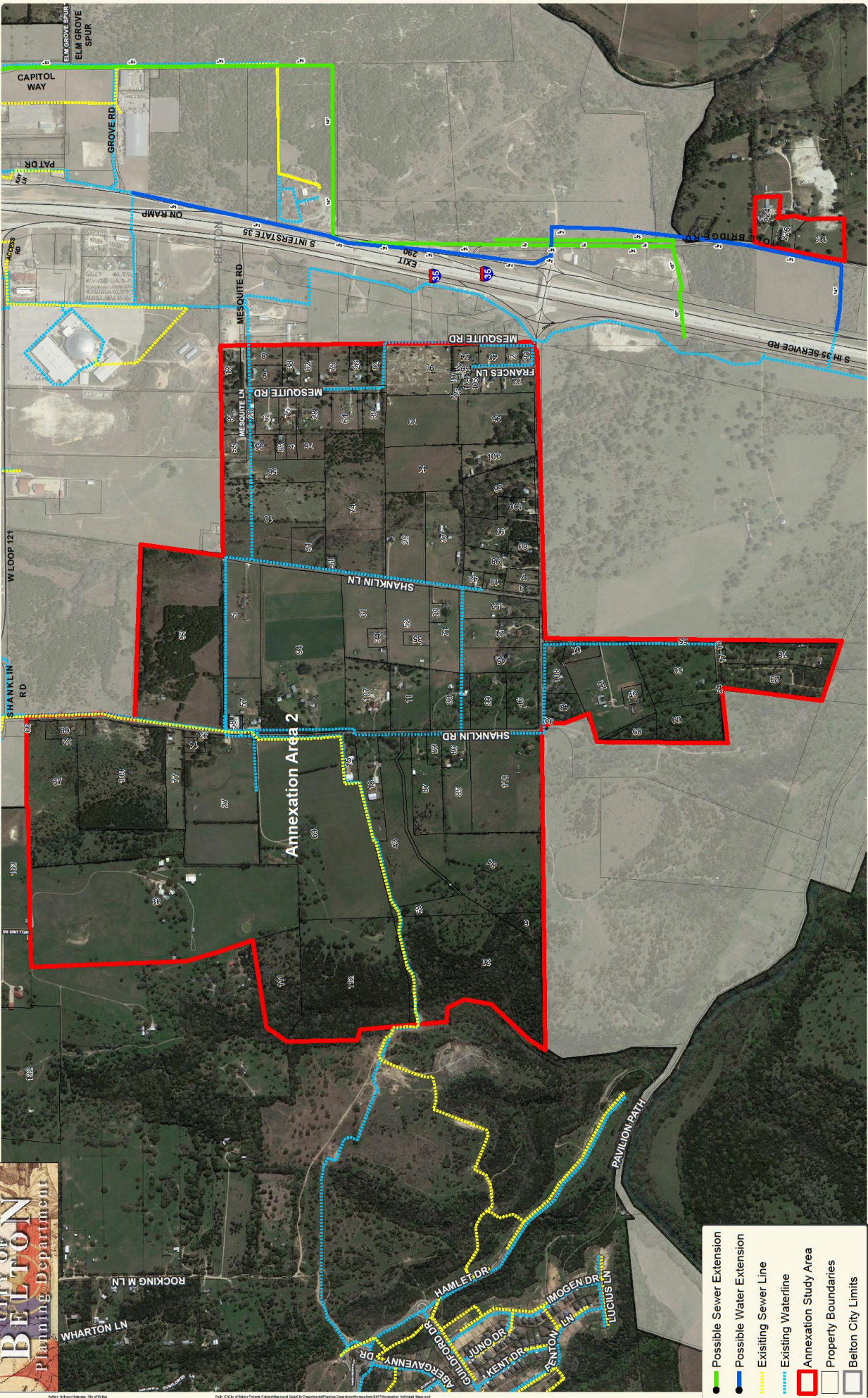
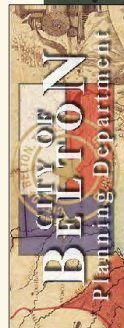
Level of Service. Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

Amendments. The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

The area will be immediately included in the planning and development of the City's Capital Improvements Plan (CIP).



# Area 2 - 845.47 Acres



Annexation Area 2

- Possible Sewer Extension
- Possible Water Extension
- Existing Sewer Line
- Existing Waterline
- Annexation Study Area
- Property Boundaries
- Belton City Limits



Map Date: 01/17/2017

For informational purposes only. Boundaries are approximate and not legally binding.





**CITY OF BELTON  
MUNICIPAL SERVICES PLAN**

The area proposed for annexation consists of 455.08 acres, located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.

**Municipal Services to be Provided:** The City will provide the following services, beginning immediately upon the effective date of the annexation. All the services will be provided at a service level that is equal or superior to the level of services in the area prior to the annexation.

Police Protection. Police protection personnel and equipment from the Belton Police Department shall be provided to the areas immediately upon the effective date of the annexation of the areas. Response to calls for police services, crime prevention programs and all other police services will be provided at the same level as provided to other areas of the City. Police enforcement and protection services shall be provided at the request of residents/property owners in the area.

Animal Control. The City shall provide animal control services immediately upon the effective date of the annexation of the area. These services encompass regular patrol by the animal control officer and response to animal nuisance problems from residents in the area.

Fire and Emergency Medical Service (EMS) Protection. Upon annexation, the City will provide fire and EMS response at the level provided inside the Belton city limits. The service level will be equal to or better than the current level, with the limitations of water available.

Code Enforcement. The City shall provide code enforcement services immediately upon annexation to include response to complaints of weedy lot violations, junked vehicles, sign violations, and other similar general city code violations.

Fire Prevention. All of the services performed by the City's Fire Marshal shall be provided immediately upon the effective date of the annexation of the areas.

Planning, Zoning and Development Review. The area will automatically be zoned Agricultural on the effective date of annexation. In conjunction with review of Comprehensive Plan, a land use plan will be developed and permanent zoning established under the process specified by the City's Zoning Ordinance. In the interim, the Planning & Zoning Commission and the City Council will consider zoning and rezoning tracts of the property in response to landowner requests. Subdivision plat review will occur in the City and in Belton's extraterritorial jurisdiction in order to ensure orderly development of land, reduce flood potential, achieve efficient operation of public facilities and services, and provide accurate description and addressing of property.

Code Compliance. Immediately upon the annexation becoming effective, building inspection activities will be available. The Building Official shall provide consultation with the project developers, independent contractors and homeowners for building code requirements, plan review for structures in the area, and on-site inspection services as needed, to include evaluation of hazardous and dilapidated buildings.

Library. Residents within the newly annexed areas shall be provided all services available at Belton's Lena Armstrong Public Library.

Parks and Recreation. All City of Belton public parks, facilities, and resources shall be available to residents of the annexed area.

Streets and Drainage. Existing dedicated public streets and drainage structures and courses maintained by Bell County will be maintained by the City of Belton at their current or better level of improvement with like topography, land use, and density as those found within the City. Private streets are not maintained by the City. Roadways maintained by the Texas Department of Transportation (TxDOT) will continue to be maintained by TxDOT. Maintenance of streets and rights-of-way shall be as follows:

- (1) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.
- (2) Routine maintenance and right-of-way mowing as presently performed within City.
- (3) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies.
- (4) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards.
- (5) Installation and maintenance of street lighting in accordance with established policies of the City.
- (6) The City will enforce drainage requirements in the Subdivision Ordinance and related standards.
- (7) Private streets will remain the responsibility of record owners or the homeowners association and as such be maintained by the responsible party.

Sanitation and Recycling. Sanitation and recycling service will be immediately available to residential customers in accordance with existing City ordinances. Residents in the newly annexed area may select to continue service with their current service provider for up to two years, or switch to the City's service, currently provided by contract with Waste Management, Inc. After the second anniversary of the annexation date, the City will provide the service at City rates. Residents will be contacted with information regarding how to obtain sanitation and recycling service, and efforts will be made to coordinate any transition of service.

Sanitation service will be immediately available to non-residential customers through any of the commercial services franchised by the City. Non-residential customers are responsible for obtaining commercial service.

Brush Collection Services. Brush collection services shall be provided to residents in the same manner and at the same rate as provided for other residents within the City of Belton.

Water Service/Distribution. The area proposed for annexation is located within the certificated area of two water districts: the City of Belton is responsible for water service in the eastern two-thirds of the area, and the Dog Ridge Water Supply Corporation is responsible for water service on the western one-third of the area. Water service, by DRWSC or the City of Belton, will be subject to regulation by the City of Belton as it relates to development standards and design requirements in the City's subdivision regulations in effect at the time of installation. The developer or property owner is responsible for funding extension and connection to the municipal system in accordance with the City's subdivision regulations and extension policies.

Wastewater Service/Collection. Wastewater services are available for extension to the area proposed for annexation in the same manner as they are available in the other locations within the City of Belton, in accordance with the City's wastewater extension policies, subject to pending sewer CCN proposal before the Public Utilities Commission. The developer or property owner is responsible for funding extension and connection to the municipal system in accordance with the City's subdivision regulations and extension policies.

Environmental Health. Immediately upon the effective date of the annexation, the City's environmental health ordinances and regulations shall be applicable to the annexed areas. All health related matters are handled for the City by the Bell County Health District.

Maintenance of Parks, Playgrounds, and Swimming Pools. The City is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas. Private facilities will remain under the ownership of the homeowners association and as such maintained by the association.

Maintenance of any Publicly owned Facility, Building or Municipal Service. The City is not aware of the existence of any other publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any other publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

Services, Funding and City Policies. All services which require expenditure of public funds are subject to annual appropriations by the City Council. Copies of City policies are available in the City Clerk's office upon request.

Construction of Capital Improvements To Be Completed Within 2½ Years.

1. Police and Fire Protection and Solid Waste Collection. The City finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City with like topography, land use and population density as those found within the newly annexed areas.
2. Water/Wastewater Facilities. A one million gallon elevated water storage tank is planned on existing City property in Northwest Belton. Belton's third water storage tank will enhance water service throughout the City including water flow and pressures, storage for fire protection, and additional capacity during maintenance. This tank will be available by June 30, 2020. For the next 2 ½ years, the City finds and determines that there is sufficient capacity to provide water services to the annexed areas pursuant to the City's extension policies in compliance with current CCN for the City of Belton. The now existing water mains at existing locations shall be available for the point of use extension based upon the standard extension policy now existing or as may be amended.

On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances and subject to approval by the Public Works Director/Bell County Health District.

3. Roads and Streets. The City finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas.

Specific Findings. Belton, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation than were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

Terms. This plan shall be valid for a term of 10 years. Renewal of the Service Plan is at the discretion of the City of Belton.

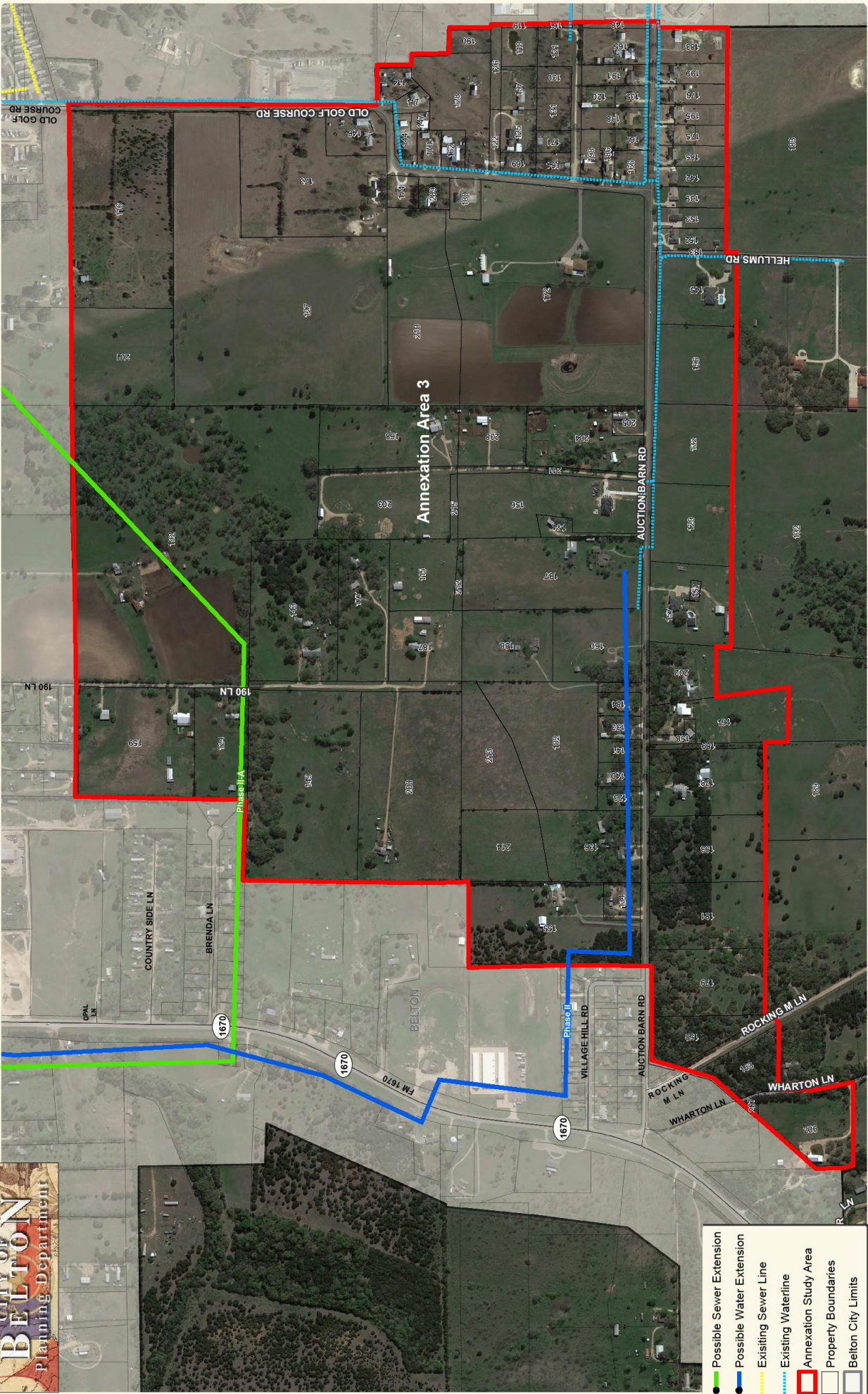
Level of Service. Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

Amendments. The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

The area will be immediately included in the planning and development of the City's Capital Improvements Plan (CIP).



# Area 3 - 455.08 Acres



- Possible Sewer Extension
- Possible Water Extension
- Existing Sewer Line
- Existing Waterline
- Annexation Study Area
- Property Boundaries
- Belton City Limits



Map Date: 10/11/2017

For informational purposes only. Boundaries are approximate and not legally binding.







**CITY OF BELTON  
MUNICIPAL SERVICES PLAN**

The area proposed for annexation consists of 56.32 acres, located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.

**Municipal Services to be Provided:** The City will provide the following services, beginning immediately upon the effective date of the annexation. All the services will be provided at a service level that is equal or superior to the level of services in the area prior to the annexation.

Police Protection. Police protection personnel and equipment from the Belton Police Department shall be provided to the areas immediately upon the effective date of the annexation of the areas. Response to calls for police services, crime prevention programs and all other police services will be provided at the same level as provided to other areas of the City. Police enforcement and protection services shall be provided at the request of residents/property owners in the area.

Animal Control. The City shall provide animal control services immediately upon the effective date of the annexation of the area. These services encompass regular patrol by the animal control officer and response to animal nuisance problems from residents in the area.

Fire and Emergency Medical Service (EMS) Protection. Upon annexation, the City will provide fire and EMS response at the level provided inside the Belton city limits. The service level will be equal to or better than the current level, with the limitations of water available.

Code Enforcement. The City shall provide code enforcement services immediately upon annexation to include response to complaints of weedy lot violations, junked vehicles, sign violations, and other similar general city code violations.

Fire Prevention. All of the services performed by the City's Fire Marshal shall be provided immediately upon the effective date of the annexation of the areas.

Planning, Zoning and Development Review. The area will automatically be zoned Agricultural on the effective date of annexation. In conjunction with review of Comprehensive Plan, a land use plan will be developed and permanent zoning established under the process specified by the City's Zoning Ordinance. In the interim, the Planning & Zoning Commission and the City Council will consider zoning and rezoning tracts of the property in response to landowner requests. Subdivision plat review will occur in the City and in Belton's extraterritorial jurisdiction in order to ensure orderly development of land, reduce flood potential, achieve efficient operation of public facilities and services, and provide accurate description and addressing of property.

Code Compliance. Immediately upon the annexation becoming effective, building inspection activities will be available. The Building Official shall provide consultation with the project developers, independent contractors and homeowners for building code requirements, plan review for structures in the area, and on-site inspection services as needed, to include evaluation of hazardous and dilapidated buildings.

Library. Residents within the newly annexed areas shall be provided all services available at Belton's Lena Armstrong Public Library.

Parks and Recreation. All City of Belton public parks, facilities, and resources shall be available to residents of the annexed area.

Streets and Drainage. Existing dedicated public streets and drainage structures and courses maintained by Bell County will be maintained by the City of Belton at their current or better level of improvement with like topography, land use, and density as those found within the City. Private streets are not maintained by the City. Roadways maintained by the Texas Department of Transportation (TxDOT) will continue to be maintained by TxDOT. Maintenance of streets and rights-of-way shall be as follows:

- (1) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.
- (2) Routine maintenance and right-of-way mowing as presently performed within City.
- (3) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies.
- (4) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards.
- (5) Installation and maintenance of street lighting in accordance with established policies of the City.
- (6) The City will enforce drainage requirements in the Subdivision Ordinance and related standards.
- (7) Private streets will remain the responsibility of record owners or the homeowners association and as such be maintained by the responsible party.

Sanitation and Recycling. Sanitation and recycling service will be immediately available to residential customers in accordance with existing City ordinances. Residents in the newly annexed area may select to continue service with their current service provider for up to two years, or switch to the City's service, currently provided by contract with Waste Management, Inc. After the second anniversary of the annexation date, the City will provide the service at City rates. Residents will be contacted with information regarding how to obtain sanitation and recycling service, and efforts will be made to coordinate any transition of service.

Sanitation service will be immediately available to non-residential customers through any of the commercial services franchised by the City. Non-residential customers are responsible for obtaining commercial service.

Brush Collection Services. Brush collection services shall be provided to residents in the same manner and at the same rate as provided for other residents within the City of Belton.

Water Service/Distribution. The area proposed for annexation is located within the certificated area of the Dog Ridge Water Supply Corporation. Water service, by Dog Ridge Water Supply Corporation will be subject to regulation by the City of Belton as it relates to development standards and design requirements in the City's subdivision regulations.

Wastewater Service/Collection. Wastewater services are available for extension to the area proposed for annexation in the same manner as they are available in the other locations within the City of Belton, in accordance with the City's wastewater extension policies, subject to pending sewer CCN proposal before the Public Utilities Commission. The developer or property owner is responsible for funding extension and connection to the municipal system in accordance with the City's subdivision regulations and extension policies.

Environmental Health. Immediately upon the effective date of the annexation, the City's environmental health ordinances and regulations shall be applicable to the annexed areas. All health related matters are handled for the City by the Bell County Health District.

Maintenance of Parks, Playgrounds, and Swimming Pools. The City is not aware of the existence of any publicly owned parks, playgrounds or swimming pools now located in the proposed areas of annexation. In the event any such parks, playgrounds, or swimming pools do exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas. Private facilities will remain under the ownership of the homeowners association and as such maintained by the association.

Maintenance of any Publicly owned Facility, Building or Municipal Service. The City is not aware of the existence of any other publicly owned facility, building, or other municipal service now located in the proposed areas of annexation. In the event any other publicly owned facility, building, or other municipal service does exist and are public facilities, the City will maintain such areas and facilities to the extent and degree and to the same or similar level of service now being provided to other such areas and facilities within the corporate limits of the City with like topography, land use and density as those found within the newly annexed areas.

Services, Funding and City Policies. All services which require expenditure of public funds are subject to annual appropriations by the City Council. Copies of City policies are available in the City Clerk's office upon request.

Construction of Capital Improvements To Be Completed Within 2½ Years.

1. Police and Fire Protection and Solid Waste Collection. The City finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas for the purpose of providing police protection, fire protection, emergency medical services or solid waste collection. The City finds and determines that it has at the present time adequate facilities and other resources to provide the same type, kind and level of service and protection which is presently being administered to other areas already incorporated in the City with like topography, land use and population density as those found within the newly annexed areas.
2. Water/Wastewater Facilities. No capital improvements are planned in the Dog Ridge Water Supply Corporation CCN.

On-site sewerage systems may be maintained in accordance with the City's Code of Ordinances and subject to approval by the Public Works Director/Bell County Health District.

3. Roads and Streets. The City finds and determines it is not necessary to acquire or construct any capital improvements within 2 ½ years of the effective date of the annexation of the particular annexed areas.

Specific Findings. Belton, Texas, finds and determines that this proposed service plan will not provide any fewer services and will not provide a lower level of service in the areas being considered for annexation than were in existence in the proposed areas at the time immediately preceding the annexation process. Given the proposed annexation areas' topography, land utilization and population density, the service levels to be provided in the newly annexed areas will be equivalent to those provided to other areas of the City with similar characteristics.

Terms. This plan shall be valid for a term of 10 years. Renewal of the Service Plan is at the discretion of the City of Belton.

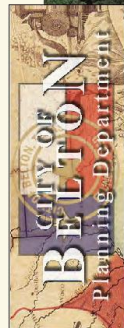
Level of Service. Nothing in this plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

Amendments. The plan shall not be amended unless public hearings are held in accordance with Chapter 43 of the Texas Local Government Code.

The area will be immediately included in the planning and development of the City's Capital Improvements Plan (CIP).



# Area 4 - 56.32 Acres



- Possible Sewer Extension
- Possible Water Extension
- Annexation Study Area
- Property Boundaries
- Belton City Limits



Map Date: 07/17/2017

For informational purposes only. Boundaries are approximate and not legally binding.





**Municipal Services Cost Summary  
Annexation Areas 1-4  
2017 Annexation Study**

This Municipal Services Cost Summary has been prepared to provide the Council with additional background information on costs for services associated with annexation of Areas 1-4 – if annexed in their entirety. It is recognized some of the property owners located within the annexation study areas may exercise their right to execute a Non-Annexation Development Agreement which would affect any final annexation area boundary, and therefore cost for services. Nevertheless, this Cost Summary will present prospective costs assuming each annexation study area is annexed in its entirety. Later, with boundary adjustments, the Cost Summary may be modified as needed. Identified prospective costs will address 1) Operations/Typical Maintenance; 2) Major Main-tenance; and 3) Capital Projects.

**Area 1**

1. Operations /Typical Maintenance

STREETS – Toll Bridge Road (0.2 mi.)

- |  |            |
|--|------------|
| a) Street lighting and street signage (PW) | minimal \$ |
| b) Street ROW maintenance (Parks)          | minimal \$ |

2. Major Maintenance

STREETS – Toll Bridge Road

- a) No immediate requirement.

3. Capital Projects

STREETS – Toll Bridge Road

- a) No immediate requirement. Reconstruction will occur in conjunction with future development.

**Area 2**

1. Operations /Typical Maintenance

STREETS

- |  |             |
|--|-------------|
| a) Lampasas Ln. (0.4 mi) – pothole repair (PW)                         | \$2,000/yr. |
| b) Street Lighting – 10 lights (PW)                                    | \$3,000/yr. |
| c) Street Signs – (PW) – initial sign cost                             | \$2,000     |
| d) Brush Collection – some impact to brush routes, vehicles (PW)       | TBD         |
| e) Additional Street Maintenance (Parks) – see <u>Summary</u> on pg. 3 | TBD         |

2. Major Maintenance – (Estimates for Years 3-5)

STREETS

	(O/L = overlay)
a) Shanklin Rd. (1.7 mi) – (PW)	HMAC O/L \$225,000
b) Shanklin Ln. (0.7 mi) – (PW)	HMAC O/L \$ 93,000
c) Mesquite Ln./Rd. north of Resthaven Cemetery (0.48 mi) – (PW)	HMAC O/L \$ 64,000
d) Frances Ln. – OK	
e) Mesquite Rd. – south of Resthaven Cemetery – private	

3. Capital Projects

STREETS

- a) No immediate requirement. Reconstruction of existing streets will occur in conjunction with future development.
- b) Three Creeks Blvd./Extension to Shanklin Rd. (comparisons to MLK Project) \$5-7M  
(very rough estimate)
  - Street distance: 3,400' (MLK: 2,963')
  - Bridge length: 320' (MLK: 416')
  - 2 lane street, except over bridge (similar to MLK - construction cost of \$5M)

**Area 3**

1. Operations /Typical Maintenance

STREETS

- a) Rocking M Ln. – Currently Private road. After dedication to City in late 2018 per MUD Agreement, the proposed double chip seal surface will require some maintenance. \$5,000/yr.
- b) 190 Ln. (0.5 mi) – (PW) pothole maintenance \$2,000/yr.
- c) Street Lighting – 7 lights – (PW) \$2,000/yr.
- d) Street Signs – (PW) – initial sign cost \$1,500
- e) Brush Collection – some impact to brush routes, vehicles (PW) TBD
- f) Additional Street Maintenance (Parks) – see Summary on pg. 3 TBD

2. Major Maintenance – (Estimates for Years 3-5)

STREETS

a) Rocking M – possible alignment to Auction Barn		TBD
b) 190 Ln. (0.5 mi)	HMAC O/L	\$ 27,000
c) Old Golf Course Rd. (0.4 mi)	HMAC O/L	\$ 53,000
d) Auction Barn Rd. (1.1 mi)	HMAC O/L	\$150,000
e) Hellums Rd. (0.1 mi) – need public street dedication	HMAC O/L	\$ 14,000

3. Capital Projects – (After 5 years and only if needed)

STREETS

- a) Auction Barn Road widening and reconstruction, if needed \$500,000



## Area 4

### 1. Operations /Typical Maintenance

#### STREETS

- |                            |            |
|----------------------------|------------|
| a) Airdale (0.1 mi) – (PW) | minimal \$ |
| b) Street Lighting – (PW)  | minimal \$ |
| c) Street Signs – (PW)     | minimal \$ |
| d) Street ROW (Parks)      | minimal \$ |

### 2. Major Maintenance – (Estimates for Years 3-5)

#### STREETS

- |                            |          |           |
|----------------------------|----------|-----------|
| a) Airdale (0.1 mi) – (PW) | HMAC O/L | \$ 14,000 |
|----------------------------|----------|-----------|

### 3. Capital Projects

#### STREETS – Airdale Road

- a) No immediate requirement.

## Summary

As with any annexation, there will be some costs associated with extensions of City services to these areas. Most costs for Operations/Maintenance for street signage, street lighting and street ROW maintenance are minimal, and, in the end, will depend on the amount of area finally annexed. Major Maintenance Costs begin after five years, and involve principally HMAC street overlay costs. Boundary adjustments will reduce these costs as well. Regarding Capital Costs, while no timeframe is specified since it will be a function of future development activity level, the Three Creeks extension to Shanklin Road is initially projected at \$5-7M, but final design or alternative routes may reduce that cost to provide area circulation.

The Parks Department has indicated that if all four areas are annexed in their entirety, Street ROW Maintenance Staff will require the reclassification of one current half time employee to a full time employee at an estimated cost of \$20,000.

**STATE OF TEXAS** §

**COUNTY OF BELL** §

**CITY OF BELTON, TEXAS  
DEVELOPMENT AGREEMENT  
PURSUANT TO CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE**

This Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code by and between the City of Belton, Texas (the “City”) and the undersigned property owner(s) (the “Owner”). The term “Owner” includes all owners of the Property.

**WHEREAS**, the Owner owns a parcel of real property (the “Property”) in Bell County, Texas, which is more particularly and separately described as follows:

Geographic ID #	Property ID #

and which is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter of the Tax Code; and

**WHEREAS**, the Owner desires to have the Property remain in the City’s extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

**WHEREAS**, this Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

**WHEREAS**, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

**WHEREAS**, the City Council authorized and approved this agreement at a regularly-scheduled council meeting subject to the Open Meetings Act in compliance with the laws of the State of Texas and the ordinances and Charter of the City on **November 21, 2017**; and

**WHEREAS**, this Development Agreement is to be recorded in the real property records of Bell County, Texas; and

**WHEREAS**, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

**Section 1. Agreement by the City.** The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the terms and conditions contained herein. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of this Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of the Texas Local Government Code.

**Section 2. Agreement by the Owner.** (a) The Owner covenants and agrees that at all times during the Term hereof the Property shall be appraised for ad valorem tax purposes as land for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timberland under Subchapter E of that chapter. In addition, the Property shall not be used for any use other than agriculture, wildlife management, and/or timber land management consistent with Chapter 23 of the Texas Tax Code, except for any *existing* single-family residential use of the property, without the prior written consent of the City.

(b) The Owner has completed and executed an *Affidavit of Tax Appraisal Status and Current Uses*, which is attached to this Agreement as Exhibit "A," and included herein as part of this Agreement as if set out in full, and the Owner acknowledges that the City is entitled to rely on such Affidavit as being correct and complete in all respects.

(c) The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property with Bell County, the City, or any other government agency having jurisdiction of the Property, until the Property has been annexed into, and zoned by, the City. Further, the Owner shall not take such action to develop or subdivide the Property that would require a plat to be filed with the City or the County under State law.

(d) Except as provided herein, the Owner covenants and agrees not to construct, or allow to be constructed, any buildings, other than one single family residence (new or a replacement for an existing single family residence), an addition to a single family residence, or one or more accessory buildings reasonably needed to support the Agricultural use of the Property, provided the Owner obtains a permit from the City to construct such improvements. Improvements are subject to City-required setbacks and spacing in the Agricultural Zoning District to facilitate future platting, and to conform to the appropriate lot sizes. The Owner must obtain a permit from the City prior to starting construction on any improvements. The Owner also covenants and agrees that the City's "A" or "Agricultural" zoning district requirements apply to the Property, and that the Property shall be used only for uses allowed in an A-Agricultural zoning district that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement.

(e) The Owner, and all of the Owner's heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation of the Property effective upon a date to be established by the City Council, such date to be on or after the expiration of the Term hereof. Prior to the end of the Term, the City may commence the voluntary annexation of the Property, provided that the annexation shall not be finalized until after the expiration of the Term. In connection with annexation pursuant to this section, the Owner hereby waives any vested development rights Owner may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code, or that would otherwise exist by virtue of any plat, or any construction Owner may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

(f) The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

(g) This section acknowledges the provision of §232.0015(e), Exception to Plat Requirements, which will not require a plat if property is sold, given, or otherwise transferred to an individual who is related to the owner within the 3<sup>rd</sup> degree of consanguinity or affinity, resulting in a parcel of twenty (20) acres or more in area.

### **Section 3. Deemed Voluntary Annexation Upon Disqualification or Breach.**

(a) Notwithstanding any contrary provision herein, the City may annex the Property in whole or in part if: (i) the Property ceases to be appraised for agricultural, wildlife management or timber use as provided herein; (ii) the Property is used for any use other than a Permitted Use; (iii) any plat or related development document is filed in violation of this Agreement; or (iv) the Owner is otherwise in default hereunder or in breach hereof. The Owner acknowledges that a violation of this Agreement will constitute a petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees that such annexation shall be voluntary and the Owner hereby consents to such annexation as though an irrevocable petition for such annexation had been tendered by the Owner.

(b) If annexation proceedings begin pursuant to this Section, the Owner acknowledges that this Agreement serves as an exception to Local Government Code Section 43.052, requiring a municipality to use certain statutory procedures under an annexation plan. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code, or that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

**Section 4. Owner Agreement that City May Enforce Its Development and Planning Regulations on Property.** Pursuant to Sections 43.035(b)(1)(B) of the Texas Local Government Code, the City is authorized to enforce all of the City's regulations and planning authority that do not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in

the same manner the regulations are enforced within the City's boundaries. The Owner agrees that all regulations and planning authority of the City that do not interfere with the Permitted Uses may be enforced with respect to the Property in the same manner the regulations are enforced within the City's boundaries, including but not limited to development regulations, zoning regulations, building permit requirements, and other City regulations as they currently exist or may be enacted in the future. The Owner consents to the jurisdiction of the Municipal Court of the City of Belton for the purpose of prosecuting criminal violations of City regulations on the Property. The City specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement.

**Section 5. Term.** (a) The term of this Agreement (the "Term") shall be **TBD** years from the date that the City Manager's signature to this Agreement is acknowledged by a notary public.

**Section 6. Future Zoning of Property.** Property annexed pursuant to this Agreement will initially be zoned "A-Agricultural" pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances.

**Section 7. Permits and Vested Rights.** Pursuant to Texas Local Government Code Section 43.035 this Agreement is not a permit for purposes of Chapter 245 of the Texas Local Government Code, that the Agreement shall be deemed to be a petition for voluntary annexation. The Owner and all Owner's heirs, successors and assigns hereby waive any and all vested rights including rights and claims that they may have under common law, federal case law or Section 43.002 of the Texas Local Government Code related to uses, anticipated uses or potential uses of the Property, other than the existing uses.

**Section 8. No Municipal Services.** The City shall not be obligated to provide the Owner with any municipal services (such as police protection, fire protection, drainage and street construction, or maintenance), with respect to the Property for the duration of this Agreement.

**Section 9. Notice to Third Parties.** Any person who sells or conveys any portion of the Property shall, prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner's heirs, successors, and assigns shall give the City written notice within 14 days of any change in the agricultural, wildlife management or timber management (as applicable) exemption status of the Property. A copy of either notice required by this section shall be forwarded to the City at the following address:

**City of Belton, Texas  
Attn: City Manager  
P.O. Box 120  
Belton, TX 76513**

**Section 10. Agreement Runs with the Land.** This Agreement shall run with the Property and be recorded in the real property records of Bell County, Texas.

**Section 11. Severance Clause.** The provisions of this Agreement are severable. If a court or government agency of competent jurisdiction finds that any provision of this Agreement is unenforceable, the unenforceable provision shall be replaced, to the extent possible, with a legal, enforceable, and valid provision that is as similar in tenor to the unenforceable provision as is legally possible, and the Agreement as so-modified shall be enforced to the greatest extent permitted by law, except when such construction would constitute a substantial deviation from the general intent and purpose of such parties as reflected in this Agreement.

**Section 12. No Waiver.** This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

**Section 13. Enforcement.** This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. The remedies herein provided shall not be deemed to be exclusive, but shall be cumulative and shall be in addition to all other remedies in its favor existing in law, in equity or in bankruptcy. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the Property pursuant to the terms of this Agreement. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

**Section 14. Applicable law and Venue.** This Agreement was executed in Bell County, Texas, and is governed by the laws of the State of Texas. The venue for any legal proceeding to enforce or interpret the provisions of this Agreement shall be in Bell County, Texas.

**Section 15. Multiple copies.** This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and the same instrument.

**Section 16. Survival of Certain Rights of the City Upon Termination.** This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, and 4 herein.

**Section 17. Construction.** This Agreement shall be construed fairly and simply, and not strictly for or against any party. Headings used throughout this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, restrict, modify, amplify or aid in the interpretation or construction of the meaning of the provisions of this Agreement.

**Section 18. Further Assurances.** Each party shall, from time to time, upon the written request of any other party, execute and deliver such further instruments and documents as may be reasonably necessary to perform its obligations hereunder or to give full effect to this Agreement.

**Section 19. Entire Agreement.** This Agreement, together with its exhibits, constitutes the entire

agreement of the parties concerning the subject matter hereof. There are no oral representations, warranties, agreements, or promises pertaining to such matters not incorporated in writing in this Agreement. This Agreement may be amended only as mutually agreed upon in writing and duly executed by authorized representatives of the parties.

Entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Property Owners**

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

**City of Belton, Texas**

\_\_\_\_\_  
Sam A. Listi  
City Manager

ATTEST:

Approved as to form:

\_\_\_\_\_  
Amy Casey  
City Clerk

\_\_\_\_\_  
John Messer  
City Attorney

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Sam A. Listi, City Manager, City of Belton, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on \_\_\_\_\_ the day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Owner.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on \_\_\_\_\_ the day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Owner.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on \_\_\_\_\_ the day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Owner.

\_\_\_\_\_  
Notary Public, State of Texas



**Affidavit of Tax Appraisal Status and Current Uses**

\_\_\_\_\_ appeared in person before me today and stated under oath:

"My name is \_\_\_\_\_. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct. I am the owner of a parcel of real property (the "Property") in Bell County, Texas, which is more particularly and separately described as geographic identification number \_\_\_\_\_ and property identification number \_\_\_\_\_, and which is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter of the Tax Code.

The current improvements on my Property are as follows: (Please list all permanent property improvements, for example, buildings, signs, or other structures, on the Property as shown on your most recent statement received from the Bell County Appraisal District and improvements which have been added by you since January 1, 2017):

\_\_\_\_\_  
\_\_\_\_\_

The current uses being made of my Property are as follows: (for example: farming, grazing, single family residential, retail, commercial or industrial uses)

\_\_\_\_\_  
\_\_\_\_\_

I understand that the information provided herein will be used by the City to substantiate my current use of my Property, and to determine during the term of this Agreement to which this Affidavit is an Exhibit, whether the uses of the Property have changed, and that providing misleading information will invalidate my Agreement with the City.

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**Property Owner**

\_\_\_\_\_

Signature

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Owner.

\_\_\_\_\_  
Notary Public, State of Texas

## Involuntary Annexation

### SCHEDULE FOR EXEMPT ANNEXATION WITHIN CITY LIMITS

DATE	ACTION/EVENT	LEGAL AUTHORITY
September 19, 2017	<b>COUNCIL BY WRITTEN RESOLUTION</b> (1) sets Public Hearings for <b>October 24, 2017</b> and <b>October 31, 2017</b> ; and (2) Council directs development of service plan for area to be annexed.	Loc. Gov't Code, §§ 43.063 & 43.065; Public Hearings: are on or after the 40th day but before 20th day before institution of proceedings.
September 22, 2017 last workday	Last day to provide written notice to each property owner and public entity.	Before 30th day before first public hearing. Loc. Gov't Code, §43.062.
September 26, 2017	Receive Growth Management Study	
October 12, 2017 Publish notice of 1st Public Hearing (1 time)	<b>NEWSPAPER NOTICE RE: 1ST PUBLIC HEARING;</b> (If applicable, Notice to Railroad) <b>SCHOOL DISTRICT NOTICE</b> (notify each school district of possible impact) <b>(NOTICE on WEB to remain through process)</b>	Not less than 10 days nor more than 20 days before 1st public hearing. Loc. Gov't Code, §43.063 (c).
October 19, 2017 Publish notice of 2nd Public Hearing (1 time)	<b>NEWSPAPER NOTICE RE: 2ND PUBLIC HEARING</b>	Not less than 10 days nor more than 20 days before 2nd public hearing. Loc. Gov't Code, § 43.063 (c).
October 23, 2017 Ten days after the date the 1st Public Hearing notice is published	<b>LAST DAY FOR SUBMISSION OF WRITTEN PROTEST BY RESIDENTS</b> (10 days after first newspaper notice)	Site hearing required if 20 adult residents of tracts protest within 10 days after 1st newspaper notice. Loc. Gov't Code, § 43.063 (b)
<b>October 24, 2017</b> Regular Meeting	<b>1ST PUBLIC HEARING AND PRESENT SERVICE PLAN</b> (Not more than 40 days before the 1st reading of ordinance.)	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.065 & 43.063(a).
<b>October 31, 2017</b> Special Meeting	<b>2ND PUBLIC HEARING AND PRESENT SERVICE PLAN</b> (At least 20 days before 1st reading of ordinance.)	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.065 & 43.063 (a).
Institution Date <b>November 21, 2017</b> Special Meeting	<b>FIRST READING OF ORDINANCE</b>	Date of institution of proceedings. Not less than 20 days from the 2nd public hearing nor more than 40 days from the 1st public hearing.
<b>November 28, 2017</b> Regular Meeting	<b>SECOND-FINAL READING OF ORDINANCE</b>	Not more than 90 days after 1st reading of Ordinance § 43.064
Within 30 days from receipt of Preclearance	<b>PROVIDE DOCUMENTS AND MAPS TO COUNTY CLERK</b>	Loc. Gov't Code §41.0015 (a)

**BELTON INDEPENDENT SCHOOL DISTRICT PETITION**  
**REQUESTING ANNEXATION BY THE**  
**CITY OF BELTON, TEXAS**

TO THE MAYOR OF THE GOVERNING BODY OF BELTON, TEXAS:

The Board of Trustees of the Belton Independent School District, owner of the hereinafter described tract of land, which is vacant and without residents, hereby petitions your honorable Body to extend the present City limits so as to include as a part of the City of Belton, Texas, the following described territory, to wit:

41.08 Acres, more or less, out of the James P. Wallace Survey, Abstract 906 in Bell County, Texas, being part of a tract described as 109.18 acres more particularly described by metes and bounds in Exhibit "A" attached hereto.

We certify that the above described tract of land is contiguous and adjacent to the City of Belton, Texas, and is not more than one-half mile in width in accordance with *Texas Local Government Code* §43.028.

SIGNED AND ACKNOWLEDGED this 16<sup>th</sup> day of October, 2017.

BELTON INDEPENDENT SCHOOL DISTRICT

BY:   
Randy Pittenger  
President, Belton ISD Board of Trustees

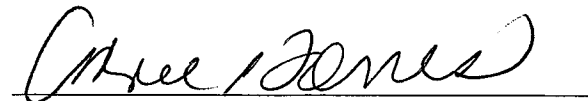
THE STATE OF TEXAS     §

COUNTY OF BELL         §

BEFORE ME, the undersigned authority, on this day personally appeared Randy Pittenger, President, Belton Independent School District Board of Trustees, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 16<sup>th</sup> day of October, 2017.



  
Notary Public  
State of Texas



**RESOLUTION NO. 2017-26-R**

**A RESOLUTION OF THE CITY OF BELTON, TEXAS, ACKNOWLEDGING THE RECOMMENDATION OF THE CITY COUNCIL TO CONSIDER ANNEXATION OF FOUR AREAS; DIRECTING THE CITY MANAGER TO PREPARE A MUNICIPAL SERVICES PLAN FOR EACH AREA; SETTING A SCHEDULE FOR ANNEXATION, INCLUDING PUBLIC HEARING DATES; AND PROVIDING AN OPEN MEETINGS CLAUSE AND OTHER RELATED MATTERS.**

---

**WHEREAS**, the City Council, in its comprehensive plan development, has been studying future growth trends for Belton; and

**WHEREAS**, the Belton City Council has identified in the Strategic Plan, Goal 1B, a goal for the implementation of a growth management strategy focused on, among other things, annexation of strategic areas; and

**WHEREAS**, the Belton City Council approved Resolution 2016-22-R adopting a Growth Management Framework on August 28, 2016; and

**WHEREAS**, the Belton City Council has directed staff to bring an item forward to include actions needed to carry out this matter; and

**WHEREAS**, the Belton City Council has adopted the 2018-2022 Strategic Plan, which includes Goal 1b to implement a Growth Management Strategy; and

**WHEREAS**, the staff has developed Area Studies and an annexation schedule and, with the Council's direction, will prepare a Growth Management Study and Municipal Services plan on each tract, each of which is contiguous to the City, fall within Belton's one-mile extraterritorial jurisdiction, and is not within the ETJ boundary of another city.

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


**Part 1: Findings.**

- a. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact; and
- b. The City Council hereby directs the City Manager to prepare a Growth Management Study and develop a Municipal Services plan in accordance with state law for each area shown in Exhibit "A" attached.
- c. Notify property owners of the annexation public hearing dates.

**Part 2: Proceedings.** The City Council hereby adopts the attached schedule, Exhibit "B", including public hearing dates on October 24, 2017, and October 31, 2017. Notice of such hearings shall be provided as required by state law, shall be posted, and the hearings shall be open to the public to accept public comment on the annexation proposal.

**Part 3: Open Meetings.** It is hereby officially found and determined that the meeting at which this resolution 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, *Chapter 551, Tex. Gov't. Code.*

**PRESENTED AND PASSED** on this the 19th day of September 2017, by a vote of 7 ayes and 0 nays at a special meeting of the City Council of the City of Belton, Texas.

  
\_\_\_\_\_  
Marion Grayson, Mayor

ATTEST:

  
\_\_\_\_\_  
Amy M. Casey, City Clerk

## EXHIBIT "A"

Area 1	Located on the east side of Toll Bridge Road, generally between Shanklin Road and the Lampasas River, in the 5000 block of Toll Bridge Road.
Area 2	Located generally west of IH-35, east of Rocking M Lane, south of Auction Barn Road, and north of the Lampasas River.
Area 3	Located generally south of US 190 (IH-14), east of FM 1670, west of Golf Course Road, and along both sides of Auction Barn Road.
Area 4	Located generally north of US 190 (IH-14), west of Boxer Road, northwest of the intersection of US 190/Airdale Road, and along both sides of Airdale Road south of Springer Street.



## Involuntary Annexation

### SCHEDULE FOR EXEMPT ANNEXATION WITHIN CITY LIMITS

DATE	ACTION/EVENT	LEGAL AUTHORITY
September 19, 2017	<b>COUNCIL BY WRITTEN RESOLUTION</b> (1) sets Public Hearings for <b>October 24, 2017 and October 31, 2017</b> ; and (2) Council directs development of service plan for area to be annexed.	Loc. Gov't Code, §§ 43.063 & 43.065; Public Hearings: are on or after the 40th day but before 20th day before institution of proceedings.
September 22, 2017 last workday	Last day to provide written notice to each property owner and public entity.	Before 30th day before first public hearing. Loc. Gov't Code, §43.062.
October 12, 2017 Publish notice of 1st Public Hearing (1 time)	<b>NEWSPAPER NOTICE RE: 1ST PUBLIC HEARING</b> ; (If applicable, Notice to Railroad) <b>SCHOOL DISTRICT NOTICE</b> (notify each school district of possible impact) <b>(NOTICE on WEB to remain through process)</b>	Not less than 10 days nor more than 20 days before 1st public hearing. Loc. Gov't Code, §43.063 (c).
October 19, 2017 Publish notice of 2nd Public Hearing (1 time)	<b>NEWSPAPER NOTICE RE: 2ND PUBLIC HEARING</b>	Not less than 10 days nor more than 20 days before 2nd public hearing. Loc. Gov't Code, § 43.063 (c).
October 23, 2017 Ten days after the date the 1st Public Hearing notice is published	<b>LAST DAY FOR SUBMISSION OF WRITTEN PROTEST BY RESIDENTS</b> (10 days after first newspaper notice)	Site hearing required if 20 adult residents of tracts protest within 10 days after 1st newspaper notice. Loc. Gov't Code, § 43.063 (b)
<b>October 24, 2017</b> Regular Meeting	<b>1ST PUBLIC HEARING AND PRESENT SERVICE PLAN</b> (Not more than 40 days before the 1st reading of ordinance.)	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.065 & 43.063(a).
<b>October 31, 2017</b> Special Meeting	<b>2ND PUBLIC HEARING AND PRESENT SERVICE PLAN</b> (At least 20 days before 1st reading of ordinance.)	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.065 & 43.063 (a).
Institution Date <b>November 21, 2017</b> Special Meeting	<b>FIRST READING OF ORDINANCE</b>	Date of institution of proceedings. Not less than 20 days from the 2nd public hearing nor more than 40 days from the 1st public hearing.
<b>November 28, 2017</b> Regular Meeting	<b>SECOND-FINAL READING OF ORDINANCE</b>	Not more than 90 days after 1st reading of Ordinance § 43.064
Within 30 days from receipt of Preclearance	<b>PROVIDE DOCUMENTS AND MAPS TO COUNTY CLERK</b>	Loc. Gov't Code §41.0015 (a)

# Staff Report – City Council Agenda Item



## Agenda Item #7

Consider establishing term for Non-Annexation Development Agreements.

### Originating Department

Administration – Sam A. Listi, City Manager

### Summary Information

Local Government Code Section 43.035 (attached) requires a city to offer a Non-Annexation Development Agreement to property owners in prospective annexation areas if their property is appraised for ad valorem taxes as agricultural, wildlife management, or timberland. A land owner may accept the Agreement terms and, if not executed by owners, the Council may evaluate the property for annexation. Agreement terms include the following elements. The City agrees not to annex the property for the specified term of the Agreement, conditioned that the property owner(s) comply with the items below.

- Owner(s) agree to maintain the ad valorem tax appraisal status as agricultural, wildlife management or timberland and execute the attached Affidavit.
- Land uses must remain one of these allowed uses, and an existing single-family use is allowed.
- Owner(s) agree not to subdivide or develop the property.
- Owner(s) agree not to construct more than one single family house (new or replacement), an addition, or accessory buildings to support Ag use.
- A building permit is required (no fee) to ensure future Agricultural Zoning District setback compliance.
- Non-compliance with any Agreement term may be considered a petition for voluntary annexation, subject to Council consideration.
- Owner(s) acknowledge the City is not responsible for provision of any City services.
- These Agreement terms run with the land to successive purchasers.

Local Government Code Section 43.035 does not establish a term for Non-Annexation Development Agreement, so this is a decision for the City Council. Last year you may remember all Development Agreement terms were five (5) years, except the Study Area along Sparta Road, which was established as ten (10) years. The Agreements may be extended by the Council at the end of the initial term.

The attached Map indicates 89 of 226 property owners are eligible for a Development Agreement. We will be sending the attached Owner Letter and Development Agreement/Affidavit out on Wednesday, October 25<sup>th</sup>, and it is important to establish a term to insert in Section 5.

Some considerations of Development Agreement Term are presented below and focus on existing, ongoing, and planned development, and the City's objective to plan proactively for future inclusion of these areas in the City of Belton.

- (1) Area 1 is not eligible for an Agreement, as the terms of the previously executed Development Agreements were not maintained, and these properties are now subject to annexation consideration by the Council.
- (2) Area 2 is bounded on the north by a future BISD campus site at Loop 121/Shanklin – including a 41-acre tract requested for voluntary annexation and the expanding Bell County Expo Center and Loop 121; IH 35 to the east; and the Three Creeks MUD to the west. Much of this area represents strong development potential.
- (3) Area 3 is bounded by IH 14/US 190, FM 1670 (Lake to Lake Road), Auction Barn Road and Old Golf Course Road, just west of Loop 121 and the Bell County Expo. The future BISD site is located to the southeast and the Three Creeks MUD is located to the south. Much of this area represents strong development potential.
- (4) Area 4 is located just northwest of the intersection of IH 14/US 190 and Airdale Road, just west of an existing and a developing subdivision – Sendero Estates. The residences along Airdale are not eligible for a Development Agreement, but the vacant 50-acre tract is eligible. This area represents moderate development potential.

### **Fiscal Impact**

N/A

### **Recommendation**

Based on the close proximity of these areas to the developing city and near-term development potential, a five year Development Agreement appears reasonable, subject to extension by the Council at the end of that time period.

Recommend establishing five (5) year term for Non-Annexation Development Agreements for Areas 2, 3, and 4.

### **Attachments**

[Local Government Code Section 43.035](#)

[Exhibit of Annexation Study Areas 1-4 and Properties Eligible for Agreements](#)

[Proposed Property Owner Letter](#)

[Proposed Development Agreement/Affidavit](#)

**Texas Local Government Code**  
**Chapter 43**  
**Municipal Annexation**  
**Excerpt**

Sec. 43.035. AUTHORITY OF MUNICIPALITY TO ANNEX AREA QUALIFIED FOR AGRICULTURAL OR WILDLIFE MANAGEMENT USE OR AS TIMBER LAND. (a) This section applies only to an area:

- (1) eligible to be the subject of a development agreement under Subchapter G, Chapter 212; and
- (2) appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter.

(b) A municipality may not annex an area to which this section applies unless:

- (1) the municipality offers to make a development agreement with the landowner under Section 212.172 that would:
  - (A) guarantee the continuation of the extraterritorial status of the area; and
  - (B) authorize the enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture, wildlife management, or timber; and
- (2) the landowner declines to make the agreement described by Subdivision (1).

(c) For purposes of Section 43.021(2) or another law, including a municipal charter or ordinance, relating to municipal authority to annex an area adjacent to the municipality, an area adjacent or contiguous to an area that is the subject of a development agreement described by Subsection (b)(1) is considered adjacent or contiguous to the municipality.

(d) A provision of a development agreement described by Subsection (b)(1) that restricts or otherwise limits the annexation of all or part of the area that is the subject of the agreement is void if the landowner files any type of subdivision plat or related development document for the area with a

governmental entity that has jurisdiction over the area, regardless of how the area is appraised for ad valorem tax purposes.

(e) A development agreement described by Subsection (b)(1) is not a permit for purposes of Chapter 245.

Added by Acts 2007, 80th Leg., R.S., Ch. 225 (H.B. [1472](#)), Sec. 1, eff. May 25, 2007.







# City of Belton

~ Founded 1850 ~

October 25, 2017

Dear Property Owner:

You were previously notified of the City of Belton's intent to consider annexation of all or a portion of your property located within Study Area 2. Texas' Local Government Code provides that before the City annexes property that is appraised for ad valorem tax purposes as land for agricultural, wildlife management, or timber use, the City shall offer to make a "Development Agreement" with the property owner in lieu of annexation. The Development Agreement provides that the property will remain outside the city, and will retain its extraterritorial status for a specified time period, or until any type of subdivision plat or related development document is filed with the City for the property, whichever occurs first. During the term of the Development Agreement the City may enforce all regulations and planning authority that do not interfere with the use of the land for agriculture, wildlife management, or timber. Also, while the property remains outside the city limits, it is not subject to City property taxes, but also will not receive tax-supported services from the City such as police, fire, and street maintenance services. The development agreement must provide terms for future annexation of the property, including specifying the uses and development of the land before and after annexation. If an owner of property eligible for a development agreement declines such an agreement, then the property may be annexed as originally proposed.

We have enclosed a proposed Development Agreement for your consideration. You have two options regarding the Development Agreement:

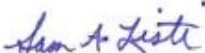
- (a) All owners may accept it as printed, and sign it with the notary acknowledgments provided; or,
- (b) Any owner may sign in the box on the next page declining the offer of a development agreement.

If you choose Option (a), above, do not enter a date in the blank above the first owner's signature on Page 6, as the agreement must have final approval by the City Council before it can become effective. All property owners, including spouses, must sign the agreement and have it notarized. A copy of the executed agreement will be provided to you upon final approval.

The Development Agreement must be returned to the Planning Department in City Hall at 333 Water Street, Belton, Texas, indicating your choice of one of the two options, on or before **Friday, November 10, 2017**. If you would like to utilize our notary services, please schedule a meeting at City Hall to sign the Development Agreement in front of a notary and we will notarize the document. We must know your intentions by November 10 because any necessary boundary changes will have to be determined in advance of the City Council's consideration of the annexation ordinance on November 21. If we do not receive a response of any kind by November 21, we will assume that you do not wish to enter into a Development Agreement, and your property may be included in the proposed annexation, subject to the decision of the City Council.

If you have questions, please e-mail Erin Smith, Director of Planning at [esmith@beltontexas.gov](mailto:esmith@beltontexas.gov) or call her at (254) 933-5816.

Sincerely,

  
Sam A. Listi  
City Manager

333 Water Street ★ P.O. Box 120 ★ Belton, Texas 76513 ★ Phone (254) 933-5800 ★ Fax (254) 933-5822

I \_\_\_\_\_, Owner, do hereby decline the City's offer of a Development Agreement, and understand that the Property may be annexed as proposed by the City.

Printed name: \_\_\_\_\_ Date: \_\_\_\_\_

Please return either this page or the Development Agreement to City Hall, Attention: Planning Department, at 333 Water Street, Belton, TX 76513.



STATE OF TEXAS §

COUNTY OF BELL §

**CITY OF BELTON, TEXAS  
DEVELOPMENT AGREEMENT  
PURSUANT TO CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE**

This Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code by and between the City of Belton, Texas (the “City”) and the undersigned property owner(s) (the “Owner”). The term “Owner” includes all owners of the Property.

**WHEREAS**, the Owner owns a parcel of real property (the “Property”) in Bell County, Texas, which is more particularly and separately described as follows:

Geographic ID #	Property ID #

and which is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter of the Tax Code; and

**WHEREAS**, the Owner desires to have the Property remain in the City’s extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

**WHEREAS**, this Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

**WHEREAS**, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

**WHEREAS**, the City Council authorized and approved this agreement at a regularly scheduled council meeting subject to the Open Meetings Act in compliance with the laws of the State of Texas and the ordinances and Charter of the City on **November 21, 2017**; and

**WHEREAS**, this Development Agreement is to be recorded in the real property records of Bell County, Texas; and

**WHEREAS**, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

**Section 1. Agreement by the City.** The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the terms and conditions contained herein. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of this Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of the Texas Local Government Code.

**Section 2. Agreement by the Owner.** (a) The Owner covenants and agrees that at all times during the Term hereof the Property shall be appraised for ad valorem tax purposes as land for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timberland under Subchapter E of that chapter. In addition, the Property shall not be used for any use other than agriculture, wildlife management, and/or timber land management consistent with Chapter 23 of the Texas Tax Code, except for any *existing* single-family residential use of the property, without the prior written consent of the City.

(b) The Owner has completed and executed an *Affidavit of Tax Appraisal Status and Current Uses*, which is attached to this Agreement as Exhibit "A," and included herein as part of this Agreement as if set out in full, and the Owner acknowledges that the City is entitled to rely on such Affidavit as being correct and complete in all respects.

(c) The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property with Bell County, the City, or any other government agency having jurisdiction of the Property, until the Property has been annexed into, and zoned by, the City. Further, the Owner shall not take such action to develop or subdivide the Property that would require a plat to be filed with the City or the County under State law.

(d) Except as provided herein, the Owner covenants and agrees not to construct, or allow to be constructed, any buildings, other than one single family residence (new or a replacement for an existing single family residence), an addition to a single family residence, or one or more accessory buildings reasonably needed to support the Agricultural use of the Property, provided the Owner obtains a permit from the City to construct such improvements. Improvements are subject to Cityrequired setbacks and spacing in the Agricultural Zoning District to facilitate future platting, and to conform to the appropriate lot sizes. The Owner must obtain a permit from the City prior to starting construction on any improvements. The Owner also covenants and agrees that the City's "A" or "Agricultural" zoning district requirements apply to the Property, and that the Property shall be used only for uses allowed in an A-Agricultural zoning district that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement.

(e) The Owner, and all of the Owner's heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation of the Property effective upon a date to be established by the City Council, such date to be on or after the expiration of the Term hereof. Prior to the end of the Term, the City may commence the voluntary annexation of the Property, provided that the annexation shall not be finalized until after the expiration of the Term. In connection with annexation pursuant to this section, the Owner hereby waives any vested development rights Owner may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code, or that would otherwise exist by virtue of any plat, or any construction Owner may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

(f) The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

(g) This section acknowledges the provision of §232.0015(e), Exception to Plat Requirements, which will not require a plat if property is sold, given, or otherwise transferred to an individual who is related to the owner within the 3<sup>rd</sup> degree of consanguinity or affinity, resulting in a parcel of twenty (20) acres or more in area.

### **Section 3. Deemed Voluntary Annexation Upon Disqualification or Breach.**

(a) Notwithstanding any contrary provision herein, the City may annex the Property in whole or in part if: (i) the Property ceases to be appraised for agricultural, wildlife management or timber use as provided herein; (ii) the Property is used for any use other than a Permitted Use; (iii) any plat or related development document is filed in violation of this Agreement; or (iv) the Owner is otherwise in default hereunder or in breach hereof. The Owner acknowledges that a violation of this Agreement will constitute a petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees that such annexation shall be voluntary and the Owner hereby consents to such annexation as though an irrevocable petition for such annexation had been tendered by the Owner.

(b) If annexation proceedings begin pursuant to this Section, the Owner acknowledges that this Agreement serves as an exception to Local Government Code Section 43.052, requiring a municipality to use certain statutory procedures under an annexation plan. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code, or that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

**Section 4. Owner Agreement that City May Enforce Its Development and Planning Regulations on Property.** Pursuant to Sections 43.035(b)(1)(B) of the Texas Local Government Code, the City is authorized to enforce all of the City's regulations and planning authority that do

not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in the same manner the regulations are enforced within the City's boundaries. The Owner agrees that all regulations and planning authority of the City that do not interfere with the Permitted Uses may be enforced with respect to the Property in the same manner the regulations are enforced within the City's boundaries, including but not limited to development regulations, zoning regulations, building permit requirements, and other City regulations as they currently exist or may be enacted in the future. The Owner consents to the jurisdiction of the Municipal Court of the City of Belton for the purpose of prosecuting criminal violations of City regulations on the Property. The City specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement.

**Section 5. Term.** (a) The term of this Agreement (the "Term") shall be **TBD** years from the date that the City Manager's signature to this Agreement is acknowledged by a notary public.

**Section 6. Future Zoning of Property.** Property annexed pursuant to this Agreement will initially be zoned "A-Agricultural" pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances.

**Section 7. Permits and Vested Rights.** Pursuant to Texas Local Government Code Section 43.035 this Agreement is not a permit for purposes of Chapter 245 of the Texas Local Government Code, that the Agreement shall be deemed to be a petition for voluntary annexation. The Owner and all Owner's heirs, successors and assigns hereby waive any and all vested rights including rights and claims that they may have under common law, federal case law or Section 43.002 of the Texas Local Government Code related to uses, anticipated uses or potential uses of the Property, other than the existing uses.

**Section 8. No Municipal Services.** The City shall not be obligated to provide the Owner with any municipal services (such as police protection, fire protection, drainage and street construction, or maintenance), with respect to the Property for the duration of this Agreement.

**Section 9. Notice to Third Parties.** Any person who sells or conveys any portion of the Property shall, prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner's heirs, successors, and assigns shall give the City written notice within 14 days of any change in the agricultural, wildlife management or timber management (as applicable) exemption status of the Property. A copy of either notice required by this section shall be forwarded to the City at the following address:

**City of Belton, Texas  
Attn: City Manager  
P.O. Box 120  
Belton, TX 76513**

**Section 10. Agreement Runs with the Land.** This Agreement shall run with the Property and be recorded in the real property records of Bell County, Texas.

**Section 11. Severance Clause.** The provisions of this Agreement are severable. If a court or government agency of competent jurisdiction finds that any provision of this Agreement is unenforceable, the unenforceable provision shall be replaced, to the extent possible, with a legal, enforceable, and valid provision that is as similar in tenor to the unenforceable provision as is legally possible, and the Agreement as so-modified shall be enforced to the greatest extent permitted by law, except when such construction would constitute a substantial deviation from the general intent and purpose of such parties as reflected in this Agreement.

**Section 12. No Waiver.** This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

**Section 13. Enforcement.** This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. The remedies herein provided shall not be deemed to be exclusive, but shall be cumulative and shall be in addition to all other remedies in its favor existing in law, in equity or in bankruptcy. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the Property pursuant to the terms of this Agreement. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.

**Section 14. Applicable law and Venue.** This Agreement was executed in Bell County, Texas, and is governed by the laws of the State of Texas. The venue for any legal proceeding to enforce or interpret the provisions of this Agreement shall be in Bell County, Texas.

**Section 15. Multiple copies.** This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and the same instrument.

**Section 16. Survival of Certain Rights of the City Upon Termination.** This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, and 4 herein.

**Section 17. Construction.** This Agreement shall be construed fairly and simply, and not strictly for or against any party. Headings used throughout this Agreement are for convenience and reference only, and the words contained therein shall in no way be held to explain, restrict, modify, amplify or aid in the interpretation or construction of the meaning of the provisions of this Agreement.

**Section 18. Further Assurances.** Each party shall, from time to time, upon the written request of any other party, execute and deliver such further instruments and documents as may be reasonably necessary to perform its obligations hereunder or to give full effect to this Agreement.

**Section 19. Entire Agreement.** This Agreement, together with its exhibits, constitutes the entire agreement of the parties concerning the subject matter hereof. There are no oral representations,

warranties, agreements, or promises pertaining to such matters not incorporated in writing in this Agreement. This Agreement may be amended only as mutually agreed upon in writing and duly executed by authorized representatives of the parties.

Entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Property Owners**

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Signature  
Printed Name: \_\_\_\_\_

**City of Belton, Texas**

\_\_\_\_\_  
Sam A. Listi  
City Manager

ATTEST:

Approved as to form:

\_\_\_\_\_  
Amy Casey  
City Clerk

\_\_\_\_\_  
John Messer  
City Attorney

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Sam A. Listi, City Manager, City of Belton, Texas.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on \_\_\_\_\_ the day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Owner.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on \_\_\_\_\_ the day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Owner.

\_\_\_\_\_  
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on \_\_\_\_\_ the day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Owner.

\_\_\_\_\_  
Notary Public, State of Texas

Exhibit "A"



**Affidavit of Tax Appraisal Status and Current Uses**

\_\_\_\_\_ appeared in person before me today and stated under oath:

"My name is \_\_\_\_\_. I am competent to make this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct. I am the owner of a parcel of real property (the "Property") in Bell County, Texas, which is more particularly and separately described as geographic identification number \_\_\_\_\_ and property identification number \_\_\_\_\_, and which is appraised for ad valorem tax purposes as land for agricultural or wildlife management use under Subchapter C or D, Chapter 23, Tax Code, or as timber land under Subchapter E of that chapter of the Tax Code.

The current improvements on my Property are as follows: (Please list all permanent property improvements, for example, buildings, signs, or other structures, on the Property as shown on your most recent statement received from the Bell County Appraisal District and improvements which have been added by you since January 1, 2017):

\_\_\_\_\_

\_\_\_\_\_

The current uses being made of my Property are as follows: (for example: farming, grazing, single family residential, retail, commercial or industrial uses)

\_\_\_\_\_

\_\_\_\_\_

I understand that the information provided herein will be used by the City to substantiate my current use of my Property, and to determine during the term of this Agreement to which this Affidavit is an Exhibit, whether the uses of the Property have changed, and that providing misleading information will invalidate my Agreement with the City.

Executed on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Property Owner**

\_\_\_\_\_

Signature

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Owner.

\_\_\_\_\_  
Notary Public, State of Texas

# Staff Report – City Council Agenda Item



## **Agenda Item #8**

Consider adoption of a resolution approving the updated 2030 Comprehensive Plan and Future Land Use Map.

### **Originating Department**

Planning – Erin Smith, Director of Planning

### **Summary Information**

Staff began working with Studio 16:19 and Vista Planning in January 2016 to update the Comprehensive Plan and Future Land Use Map. We began the process by reaching out to the public to determine the needs of the community. We completed an online survey in conjunction with the Parks Master Plan and received 398 responses. We also completed a survey where we handed out postcards at events and festivals and received 26 responses. We then held seven meetings with community stakeholders over the course of three days to receive feedback. The stakeholder groups consisted of Builders, Developers and Realtors; Chamber of Commerce and Bell County; Civic Clubs; Major Employers and Healthcare; Education; City Boards; and EMS, Fire Department, and Police Department. We then combined all of the feedback received from the surveys and stakeholder meetings to develop an outline of the Comprehensive Plan.

A Comprehensive Plan Advisory Board was created that included City staff; BEDC Executive Director; an HPC, P&ZC, and Council representative; and a local business owner. A total of four meetings were held with the Comprehensive Advisory Board to develop the Comprehensive Plan and Future Land Use Map (FLUM). Once the Draft Comprehensive Plan and FLUM were complete, we made the text and map available to the public during a public comment period from May 19, 2017 to June 19, 2017. During the public comment period, we held two public workshops on June 7, 2017, from 5:30 p.m. to 7:30 p.m. and June 19, 2017, from 3:30 p.m. to 5:00 p.m.

The Comprehensive Plan includes the following chapters:

- Chapter 1 – Vision
- Chapter 2 – Government Facilities and Services
- Chapter 3 – Existing Land Use and Trends
- Chapter 4 – Future Land Use Plan
- Chapter 5 – City Systems
- Chapter 6 – City Process and Procedures

- Chapter 7 – Special Places and District Identity
- Chapter 8 – Historic Preservation Plan
- Chapter 9 – Future Vision and Implementation

The Comprehensive Plan begins with an introduction that discusses Belton growth, as well as the Comprehensive Plan and FLUM update process. Chapter 1 includes a vision statement and mission statement. This chapter also discusses the overall goals of the Comprehensive Plan and ties in elements of the Strategic Plan. Chapter 2 provides an overview of City of Belton departments and facilities. Chapter 3 provides an overview of existing land uses, such as commercial, residential, industrial, institutional, and school facilities and services. Chapter 4 contains the Future Land Use Plan and Future Land Use Map. The FLUM has been updated and includes revised land use categories; existing and future roadways; nodes, such as a mixed-use center, lifestyle center, commercial center, and neighborhood center; and a commercial corridor overlay. The Future Land Use Plan also includes an amendment process with evaluation criteria that will facilitate revisions and ensure the map is up to date with development activity. Chapter 5 discusses several elements related to city systems – transportation, water, wastewater, waste/disposal, utilities, and many other elements that are essential for the City to function. Chapter 6 focuses on city process and procedures relating to boards and Planning Department elements such as the Design Standards, GIS mapping, building codes, and growth management. Chapter 7 provides an overview of special places such as Nolan Creek; parks and trails; courthouse square and downtown district; and a potential arts district. There are several amazing amenities in Belton and this chapter discusses how to build upon these great resources. Chapter 8 is the Historic Preservation Plan that provides an overview of historic preservation elements in Belton. We have also developed goals and objectives for the Historic Preservation Plan that are included in Chapter 9. The Historic Preservation Plan was presented to the Historic Preservation Commission on June 22, 2017, there were a couple minor comments, and staff made those changes. Chapter 9 includes action items for the Comprehensive Plan, Vision, Special Places and District Identity, and the Historic Preservation Plan.

On August 15, 2017, we held a joint P&ZC and Council workshop to discuss the proposed Comprehensive Plan and Future Land Use Map. Staff received some comments at this workshop regarding changing the node at FM 1670 and US 190 to a Lifestyle Node, and to include language in the commercial corridor stating that light industrial uses should also be considered in this area based on compatibility with nearby uses. Staff has made those revisions, and the Comprehensive Plan and FLUM are ready for Council consideration.

This item was presented to the Planning and Zoning Commission at its meeting on September 19, 2017. They unanimously recommended it for approval. A public hearing was conducted at the City Council meeting on September 26, 2017.

**Fiscal Impact**

None for the City. Applicants will incur a \$100 application fee for proposed Future Land Use Map amendments.

**Recommendation**

Recommend adoption of a resolution for the updated 2030 Comprehensive Plan and Future Land Use Map.

**Attachments**

Resolution  
Comprehensive Plan

**RESOLUTION NO. 2017-32-R**

**A RESOLUTION ADOPTING THE 2030 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF BELTON, TEXAS.**

**WHEREAS**, the City Council recognizes the need for a Comprehensive Plan to provide direction, goals, assessments, standards, recommendations and strategies for implementation in an effort to provide for and continually improve the City of Belton; and

**WHEREAS**, the primary objective of the Comprehensive Plan is to provide guidance in decision making related to future growth and development of the City of Belton; and

**WHEREAS**, the proposed recommendations ensure that current issues are assessed in the Comprehensive Plan, and decisions concerning future development have a sound grounding based on Plan recommendations; and

**WHEREAS**, the 2030 Comprehensive Plan includes the vision and framework for implementation of the community's goals; and

**WHEREAS**, the Future Land Use Map is essential to determine how land will be utilized in the future to provide for organized and effective development; and

**WHEREAS**, City staff established an open and broad-based community process to develop the Comprehensive Plan and Future Land Use Map that included online and postcard surveys, stakeholder meetings, Comprehensive Plan Advisory Board meetings, public workshops to provide information and hear community comments, and conducted a joint City Council and Planning and Zoning Commission work session; and

**WHEREAS**, public hearings were held by the Planning and Zoning Commission on September 19, 2017, and City Council on September 26, 2017; and

**WHEREAS**, the City Council, having taken into consideration the results of the in-depth study, determines that the Comprehensive Plan and Future Land Use Map are reasonable.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS**, that the 2030 Comprehensive Plan Update for the City of Belton, Texas, is hereby officially adopted, as shown on Exhibit "A", attached hereto and incorporated herein for all intents and purposes.

**PRESENTED AND PASSED** on this the 24th day of October, 2017, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays at a regular meeting of the City Council of the City of Belton, Texas.

\_\_\_\_\_  
Marion Grayson, Mayor

ATTEST:

\_\_\_\_\_  
Amy Casey, City Clerk



# 2030 COMPREHENSIVE PLAN CITY OF BELTON, TEXAS



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# CITY OF BELTON COUNCIL RESOLUTION

LGC - Sec. 213.003. ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN.

- (a) A comprehensive plan may be adopted or amended by resolution following:
  - (1) a hearing at which the public is given the opportunity to give testimony and present written evidence;  
and
  - (2) review by the municipality's planning commission or department, if one exists.
- (b) A municipality may establish, in its charter or by ordinance, procedures for adopting and amending a comprehensive plan.

The City of Belton 2030 Comprehensive Plan is Belton's long-range policy document adopted and amended by the City Council. This plan establishes a vision for Belton, provides policy guidance for growth and development and contains both action items and BIG ideas to help implement the vision.



# ACKNOWLEDGMENTS

## COMPREHENSIVE PLAN ADVISORY BOARD MEMBERS

Craig Pearson, Councilperson  
 John Holmes, Planning & Zoning Commission Chair  
 Dave Covington, Historic Preservation Commission  
 Kayla Potts  
 Sam A. Listi, City Manager  
 Erin Smith, Director of Planning  
 Angellia Points, Director of Public Works/City Engineer  
 Matt Bates, Director of Parks and Recreation  
 Cynthia Hernandez, BEDC Executive Director

## CITY COUNCIL

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 David K. Leigh  
 Paul Sanderford  
 John Holmes, Sr.  
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 Sheila Donahue  
 Leo Camden Jr.  
 Tammie Baggerly  
 Dorothy Coppin

## STAKEHOLDER MEETING ATTENDEES

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Robert Atmar	Richard Cortese	Colette Marshall	Steve Shephard
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# EXECUTIVE SUMMARY

## USES OF THE GENERAL PLAN

The City of Belton 2030 Comprehensive Plan is the policy document that guides Belton land use into the future. How does Belton maintain its high standard of living and high quality of life while balancing growth and development challenges? Belton's small town feel, historic downtown, schools and parks are the pride of this community. Community spirit, volunteerism and resident participation are a cornerstone of Belton's civic pride.

## PROCESS

The initial step of the process was for the city to form a Comprehensive Plan Advisory Board that would be the sounding board and guide for the overall process. The Advisory Board and the Stakeholder Groups met periodically to review all the information and to provide comments and guidance.

The strategy of data gathering, public input, and assembling a document for the city to use for the future planning was a process that has been very successful in prior projects. Data gathering has multiple phases. First and foremost, information from the city was validated by multiple stakeholder meetings. Separately, on the ground surveying of existing conditions were analyzed and extended into opportunities and constraints. This spatial analysis was then converted into an analysis by topic in a final Strengths, Weaknesses, Opportunities, & Threats (SWOT) matrix so that anyone can review the information either by map or by topic. Reaching out to the public was three-fold. First was a simple, high level postcard survey of very broad questions that were handed out all over the city during the on-ground investigations. Later, a comprehensive online survey was posted to reach out to the city as a whole. Finally, public hearings were advertised in the normal media channels, to allow the general public to comment.

Between the surveys, on-site analysis, information from the city, and the stakeholder focus groups, the process moved to a mode of making decisions on land use, annexation, and policy that were in sync with the existing philosophy. From this intensive process, a Future Land Use Map was created in a style that suited the level of information that the city wanted to see. Revisions to the map went through several rounds of adjustment according to existing projects, policies, and economic development actions already in the works.

In the end, the process was aimed at creating a future vision for the city that allowed measured growth, economic development, and ultimately working toward an enhanced quality of lifestyle for residents.

The project looked at several topics that comprise the city's future growth and development. Some of the topics were assessed in a detailed manner such as current development patterns and getting feedback from various stakeholder groups. Sectors of the city such as the wide variety of public services were given more of an overview so that if we saw useful connections and leveraging of services or institutions, then these could be woven into the narrative of city recommendation. Part of this analysis was to develop, where opportunities presented themselves, more refined scenarios in terms of pulling multiple parties together for a stimulus project. These are presented as opportunities that if met with optimism, could be acted upon and potentially make significant impacts on a local district or series of blocks. Finally, some measures were discussed that considered a broader application of aesthetic criteria such as designating certain corridors with overlay rules. These could be as simple as signage and screening of storage areas or could take on a more expanded set of criteria. The level of criteria is not established here but would require a separate endeavor of analysis and discussions to accomplish the right balance of city benefit.



# INTRODUCTION

Belton is the county seat of Bell County and is located in one of the fastest growing Metropolitan (Temple- Killeen- Ft. Hood) areas in both Texas and the country. The 2010 census recorded Belton's population at 18,216 and the most recent estimate for January of 2017 is 21,214 residents. The city is expecting to maintain this current rate of growth and, by the year 2030, the population is anticipated to be between 30,000 to 35,000 residents. This growth places pressure on the current utilities, other infrastructure, schools, services, and parks that can be addressed through planning process.

People are moving to Belton to experience a higher standard of living, historic downtown, Nolan Creek, the town's proximity to two lakes and lots of nature, including award-winning schools and warm weather.

Belton must manage this growth while keeping its great quality of life with walkable neighborhoods near nature and culture. How does the city sustain their open space and natural assets? How does Belton provide a mix of housing types and affordability while still maintaining their higher design standards? How does Belton increase their tax base to better sustain the city economically? How does Belton leverage its location at the crossroads of the new I-14/US 190 and the improved Interstate 35 (I-35) to enhance the city? How does Belton make it the desired place to call home in Central Texas? One concept that seems to have risen through all the discussions is that Belton is interested in taking advantage of the growth in Central Texas, but in a strategic and managed fashion to maintain the high quality of living that the residents enjoy.

The Comprehensive Plan is a policy guide to assist city leaders in making decisions about how their city should grow and develop. Our life in cities is deeply affected by the patterns that we build around us. Do we walk to our destinations and/or for recreation? Do we drive our cars? Is cycling encouraged? Do we have the quality types of places to spend with our families? All these questions, and so many more, are addressed by Belton's city leaders and having a comprehensive conversation in the city that can be distilled into a guiding policy is an important tool for reference by local leaders.

The process is simple; learn as much as possible about the city through literature review and an extensive process of site investigations. Once the physical city is well understood, interview as many people as possible to complete the information about the physical city but also the social city. What are the social issues, the financial issues, the relationships that make the city strong? How do the spaces and places in the city work for the residents? The process seeks to understand the city as much as possible. The next stage of the process is to apply this knowledge to plans and policies that can inform city leaders as decisions are being discussed. A Future Land Use Map is developed to indicate best types of uses for areas in a general fashion so that leadership can consider the merits of all cases and make adjustments as needed. A map that indicates gateways and significant corridors that deserve special treatment is developed so that issues of the city's image can be addressed. Central Avenue is a prime example of the great work already being developed with this idea in mind.

The final chapter in the policy guide strives to set an agenda for future actions to work toward so that the city has an integrated comprehensive plan and strategic plan as a complete set of policy guides for smart decisions moving forward financially, physically, and socially.



# INTRODUCTION

The Comprehensive Plan is a document that is intended to be a living document to respond to market trends and social waves of change. This plan will need to be reviewed in detail periodically and updated to keep it relevant. This document, as a high-level vision, is a perfect companion for the strategic plan that forms the more specific goals for the city to develop the CIP and budgets so that the city stays on track with improvements. The strategic plan outlines in detail the steps to accomplish goals for the various aspects of the city. The comprehensive plan is a higher level vision document looking beyond the physical constructions and improvements and suggests that there are cultural and programming topics that may be addressed that would be vital for stimulating economic activity in the city. In some cases, these may be related to physical improvements and in others, more of a regulatory shift. This viewpoint is taken from a much higher overall image of the city and its potential accomplished in the short term and setting long term goals.

The 2030 Comprehensive Plan's goals are:

- Inspire Belton with not only a plan but also big ideas to help shape development and design
- Provide a thoughtful framework for land use development decisions, both as a policy guide for what uses should be developed where and looking at short term as well as long term goals
- Facilitate continued quality development
- Maintain and further develop a walkable city
- Provide a plan for more entertainment, shopping, and restaurant options in Belton
- Build on the many ideas presented by the community from the online and postcard surveys and the stakeholder meetings
- Create enhancements along important corridors throughout the City
- Encourage the development of quality, safe neighborhoods in Belton
- Link development with road networks to enhance both
- Recognize and collaborate with institutions in their development, such as Bell County, UMHB, BISD, BEDC
- And most importantly, for Belton to continue reaching for the highest possible quality of life for its residents.



# CHAPTER 1



## VISION

### CITY VISIONING: LEVERAGING THE POWER OF PREVIOUS PLANNING

All of the efforts regarding the update to the comprehensive plan are intended to be in concert and supportive of the successful planning efforts from past short and long-range planning. To move forward with an updated plan for the city that makes sense, the first stage is to review past documents and strategies to separate out the successes and leverage these for a more focused and guided future planning.

The city began a strategic planning process back in 2000 and ultimately developed a broadly accepted document culminating in the initial strategic plan. The process of review has occurred every year, and guides the annual budgeting to continue to be valid and current. "[The City of Belton Strategic Plan](#)" 2017-2021, is the latest document of these efforts and from this emerged the vision:

***“Belton is the Community of Choice in Central Texas, providing an Exceptional Quality of Life.”***

It is valuable to understand these beginnings and to reference this document, so it has been placed in the appendices for reference.

Updating the comprehensive plan has to be guided by this Vision and yet the Vision is broad enough to allow room for it to be interpreted and evolutionary as the years pass by and new situations drive the economy, markets, social issues, and decisions. The efforts in the Comprehensive Plan document are to add definition to the Vision according to the information gathering that this process undertook. The 1, 2, and 3 year Strategic Plan Goals are also incorporated, and as necessary, reflected upon.

### CITY VISIONING: THE MISSION STATEMENT

***“Enhancing Belton’s quality of life through visionary leadership that preserves its character while planning for its future.”***

These two overarching statements then, in turn, were divided into six categories that have associated outcome statements for a more defined strategy of targets:

1. ***Governance***; Belton’s governance is fair, transparent, and fiscally responsible.
2. ***Public Safety***; Belton is safe and family friendly.
3. ***Quality of Life***; Belton has an outstanding quality of life for its citizens.
4. ***Economic Development***; Belton has a vibrant, diverse, and flourishing business community.
5. ***Connectivity***; Belton is a fully connected community with active and engaged citizens.
6. ***Parks/ Natural Beauty***; Belton has dynamic recreational opportunities and natural beauty.





The mission of the comprehensive plan, aside from being an overall policy guide for the city, is to also to support and guide strategic initiatives as described in the Strategic Plan. There is an important phrase listed in both the Vision Statement and the Mission Statement: “Quality of Life.”

This is truly at the heart of what these efforts are all about. This simple goal speaks to having quality infrastructure, exceptional educational opportunities, and economic strength and opportunities. The city should consider further enhancing strong social networks and activities and choices that allow community members to enjoy a healthier lifestyle, and a wide variety of spaces to play and meet friends and family. These recreational and social activities will allow citizens to refresh and continue to be contributing members of the Belton community.

All of these topics contribute to a high quality of life. Stressors in a community can discourage economic activity, fragment families, and impact issues of safety, and these stressors come from many sources. The Comprehensive Plan Update strives to address as many aspects as possible, while continuing to support the ongoing efforts in motion.

The Vision has to be in the forefront, and the comprehensive plan will build bridges of policy in support of these goals.

### STRATEGIC PLAN COMPONENTS

Primarily the strategic plan is a hierarchy plan of goals and tasks that specify responsible parties and funding sources and then prioritizes these for the purpose of strategic budgetary processes. This document is immensely important to guide the budget priorities and the Capital Improvements Plan (CIP). Dollars are budgeted and priorities assigned and this document looks out for a three year period but is updated every year. The relationship of the strategic plan to the comprehensive plan is that the latter is intended to be a higher level policy guide that would then inform and guide the creation of the strategic plan. The strategic plan is, in essence, the hard tools to guide the city budget toward achieving the goals of the comprehensive plan.

In Belton’s Strategic Plan, the document is organized around six goal categories:

- Governance
- Public Safety
- Quality of Life
- Economic Development
- Connectivity
- Parks/ Natural Beauty

Belton is blessed with a very active community of residents that are engaged with the community on many challenging issues on a wide variety of levels. The strategic plan outlines some of these efforts with the section on “Reoccurring Community/Policy Initiatives.” In this section a sampling of efforts is listed.

The strategic plan outlines in detail the steps to accomplish goals for the various aspects of the city. The comprehensive plan takes this a step further by looking beyond the physical constructions and improvements and suggests that there are cultural and programming topics that can be addressed that would be vital for stimulating economic activity in the city. In some cases these may be related to physical improvements and in others, more of a regulatory shift.



# CHAPTER 2



# GOVERNMENT FACILITIES & SERVICES

## GOVERNMENT FACILITIES & SERVICES

### CITY OF BELTON GOVERNMENT

Overall results of the survey completed by approximately 400 residents of Belton show that city residents are very satisfied and proud of their local leadership. The consistency of quality leadership over the past several years has helped reinforce Belton as a premier place to live and do business.

### CITY COUNCIL

The City Council selects the City Manager and makes policy decisions, including approving the budget, appointing citizens to advisory boards and establishing and adopting city-wide policies.

### CITY MANAGER

The City Manager deals with the day-to-day operations of the city, which includes overseeing all departments, keeping up to date on city-related matters and giving informed advice to the City Council.

As a home-rule city, Belton residents have the freedom and responsibility to participate in government. City Hall is located at 333 Water Street and houses the City Manager's Office, Administration, Information Technology Department, Public Information Officer, and the Planning Department.

The Public Works Department is located at 1502 Holland Road on the east side of Belton and houses Public Works, Engineering and Internal Services. Their responsibilities are to oversee and support infrastructure planning, design, and construction, as well as maintenance operations for water and sewer, roads, city facilities, and city vehicles. It includes engineering, facilities and fleet maintenance, streets and right of way, and utility operations.

Belton's Finance Department is located at Finance & Utilities Building at 100 South Davis Street and is responsible for city finances, and the collection, investment, disbursement and documentation of all city funds. They prepare the city's annual budget and annual comprehensive financial report.

The municipal court operates at the Police and Courts Building. The Court Business Office operates at the same location as the Finance Department where they process Class C misdemeanors. A part-time municipal judge appointed by City Council presides over the court and a city attorney prosecutes all cases.

The Parks and Recreation department is located at the historic Harris Community Center at 401 North Alexander Street, west of downtown. This facility also houses the council chambers along with meeting and event spaces.

### LIBRARY

The [Lena Armstrong Public Library](#), located downtown at 310 East 1st Avenue, was named after a longtime head librarian who retired in 1998. The library has 24,000 items including many genealogy texts which Lena Armstrong was the major impetus behind. The library is a major resource for the history and genealogy for all of Belton and Bell County. The library has stayed current with the times by providing e-books available for reading by patrons, internet access for the community and free driving permit practice test, programs for children, interlibrary loan availability and TexShare databases.





## POLICE FACILITIES AND SERVICES

The [Belton Police Department](#) is located east of downtown at 711 East 2nd Avenue. The police station was built in 1990. Renovations and expansion have recently doubled the size of the police facility to approximately 17,000 square feet. The police department is organized into three divisions: administration, operations, and support services divisions. The Belton Police Department became the first Bell County law enforcement agency to be “Recognized” (accredited) by the Texas Police Chiefs Best Practices Recognition Program.

The Belton Police Department (BPD) provides law enforcement services and has strong partnerships with the residents and businesses of Belton. They operate under a Prevention Focused model of Community Policing. Officers are assigned areas of responsibility, known as sectors, as part of a geographic responsibility approach. Prevention is the focus of all police operations. They proactively seek out ways to interact with the community in order to enhance the quality of life in Belton. All members of the Police Department are committed to building partnerships with citizens, businesses, community groups, and other organizations to reduce crime and solve problems that threaten Belton’s excellent quality of life. BPD’s guiding principles are: crime prevention; reduction in underlying issues leading to criminal activity, community safety, building partnerships with the community, and enhancing citizens’ quality of life.

Citizen Involvement is a source of pride for the Belton Police Department. The CHIPS (Citizens Helping in Police Services) program, which was formed in 2011, is a volunteer program designed to deter crime through visible presence using volunteers to help patrol parks and festivals. CHIPS volunteers must be graduates of Citizen Police Academy, which is a program promoting understanding through education by exposing community members to the various facets of law enforcement during a 10-week program. BPD participates annually in the National Night Out crime prevention event by hosting approximately 20 neighborhood block parties throughout Belton. Traffic is a major concern for the police department due to area growth and two major interstate highways. Overall crime rate in Belton was down for the past two years.

The Police Department has a long and admirable list of [community programs](#) available. One of the programs the Police Department is very proud of is the RU OK? program. It is free to senior citizens who are residents of Belton and live alone. The program was started in 2013 and is a proactive response to help ensure the safety of Belton’s older residents.

In 2015, BPD, in partnership with the Central Texas Council of Governments (CTCOG), opened the Central Texas Regional Firearms Training Center to provide a centralized law enforcement training facility in the region. The facility includes classroom buildings and a state of the art firearms range.

Code Enforcement and Animal Control personnel are located in the same office and cross trained to maximize effectiveness. There is an animal shelter in Belton operated by Bell County.



## FIRE AND EMERGENCY FACILITIES AND SERVICES

The [Belton Fire Department](#) has approximately 30 firefighters on staff. Their jurisdiction covers 75 miles of Bell County for emergency medical services and 20 miles of the city limits for fire protection and emergency medical services. They have disaster mutual aid agreements with area citizen volunteer agencies. Belton has mutual aid and automatic aid agreements with surrounding fire departments and a regional mutual aid agreement with the CTCOG.

The Fire Department is current with the fire code and is in the process of reviewing the most current code (2015) for future adoption. The City of Belton meets most of the code, while the ETJ meets fire protection standards.

The Fire Department and Police Department have a good relationship and work well together to ensure the safety of Belton's residents. There are two fire stations: the Central Fire Station is located at 203 South Penelope Street (downtown) and Fire Station No. 2 is located at 420 Sparta Road which is in the northern part of Belton. In the future, especially as the city grows to the south and west, an additional fire station may be needed based on population.

A report by the ICMA Center for Public Safety Management was completed in 2011 ([Final Report Fire Operations and Data Analysis City of Belton, Texas June 2011](#)) which analyzed all aspects of Belton's Fire Department and provided several recommendations to help the fire department run more effectively, many of which have been or are being implemented.





# CHAPTER 3

# EXISTING LAND USE & TRENDS



## EXISTING LAND USE & TRENDS

To begin the process of an update to the City of Belton Comprehensive Plan, there has to be a complete review of Belton's past so that all modifications in land use assignments and design standards are appropriate to both the existing context, but also the historical past.

There are numerous theories and trends in planning today and several trends attempt to reach back in time to mimic public space proportions and building scales. Traditional Neighborhood Development (TND), Form Based Code, Smart Code, and others have great aspects, but may not always be the right choice for an area. One trend strongly supported here will be planning toward a more walkable community so that automobile use can be lessened and healthy walking promoted. One key planning and land use feature of this concept is to incentivize a more mixed set of land uses. The essence of this is to promote having all of the daily needs within a quarter mile radius walk from the residence. Generally, this is about five minutes of walking. This goal is not going to be achieved everywhere, but there are many areas within Belton where this may be possible. An example of getting this idea to work is promoting small footprint grocery stores to begin working into the fringe areas of established neighborhoods. Large grocery stores cannot achieve this due to the amount of parking required.

Transformations like this happen over the course of time, lots of time. Of course, one of the most challenging aspects will be resistance from less intense uses, like neighborhoods, allowing denser residential at the fringe. The Design Standards can handle much of this concern with well-considered adjustments for this kind of housing. In older sections of Belton there are existing small stores that serve the neighborhoods. People were coming and going from this store on foot or by bicycle. There were a few parking spaces and overall the store site was only about a ¼ acre in size; right-sized for the service area.

Within new subdivision proposals, criteria can begin using an analysis of the quarter mile access to services to evaluate if residential areas may be too expansive without intervening neighborhood services. This also speaks to the road network and making sure that the nature of the street organization is pervious enough to allow good migration of traffic and good access to small commercial enterprise.

### COMMERCIAL

Starting with the downtown area, there has been much discussion about not having adequate parking downtown. This is usually the case for cities to have this feedback from residents and visitors. The fact is that there seems to be plenty of space, it just might not be evident or within close proximity of the destination. Working on good orientation signage and a downtown shared parking masterplan will do much to resolve this issue. Where possible, the city may want to investigate shade structures or awnings to provide necessary protection from the weather. In many cases this may be in conflict with historic preservation goals and just not possible.

In the heart of Belton is the Downtown area with Nolan Creek passing along the southern edge. Within the creek corridor there is ample space for continuing parkland and trail improvements. The downtown area has a variety of activities to take in with shopping, eating, and sightseeing. More diversity is needed to enhance the visitor experience and throughout the survey period, it became evident that there is a lot of interest to have more sit-down restaurants in the downtown area. As is often the case with County Seats, much of the downtown real estate is tied up with governmental uses displacing potential retail or restaurant uses. This creates a two-fold issue of loss of property tax value, and also not contributing to tourism assets for visitors.

As with all cities, the concentration of commercial uses is aligned along the major roadways. Residential areas are behind these strips of commercial activity. The typical dynamic of a car leaving a neighborhood and entering the major roads is how the relationship of residents and neighborhood servicing commercial areas interact. To relieve traffic loading on the major roads, current and long-standing planning practice attempts to incentivize neighborhood services to locate on the edges of neighborhoods in a manner to prevent the need of entering the major roads for a high quantity of trips made. The "Neighborhood Store" is almost a dying model that is in need of resurrecting. Well-placed stores can serve this niche market successfully, but it will require allowances by the neighborhoods, appropriate site locations, and the business community accepting and developing these smaller markets. Oftentimes these neighborhood-servicing stores find their best successes when located closer to denser housing such as multiple family sites or other denser products. Likewise, in older areas of town, there are small-scaled stores that would benefit with up-zoning the density of the surrounding properties to a denser residential zoning which could trigger redevelopment and more stability with the small commercial interests. Several

locations observed had the right conditions for this kind of action. The city should consider holding small neighborhood workshops on specific areas to have this discussion.

Currently there is a concentration of high-quality retail in the district near the intersection of Sparta Road and Main Street with three major anchored retail centers and grocery, as well as myriad other shops and fast food. Establishing other significant commercial areas away from here and attached to a transportation network that offers dispersal would go a long way to easing traffic to this one area and create less person-miles of travel overall. The areas of Loop 121, Lake Road, River Fair, and Commerce Drive have this potential as does I-14/US 190 and I-35, or potentially at a later time, FM 1670 and Shanklin Road once residential neighborhoods expand in this area.

In conjunction with a review of the transportation master plan, there are several significant locations where the city might consider incentives or public-private partnerships (3Ps) to land larger retail centers or even a regional mall. One such area observed was the west side of I-35 at Shanklin Road. There is a planned roadway that will be a new main north-south corridor and the major east-west corridor is already in place. The beauty of this site is that it will draw a lot of clientele from nearby communities bringing a greater economic impact than a more internal center. Many more opportunities are evident around Belton edges with major intersections.

The City of Belton has already put in motion significant utilities to stimulate the attractiveness of the I-35 corridor located in the southern portion of the city for major commercial investment. This area as well as the westward corridor of I-14/US 190 are the two major growth corridors for major commercial enterprise. As the residential development continues to rise in the south, a grocery store will be needed in this area. The northwest areas have significant opportunity for growth out Lake and Sparta Roads. Much of this area will see high value residential and will be in much need of significant grocery, building supply, and other commercial retail and restaurants to prevent trips coming all the way into Main Street. Ultimately, once the markets and infrastructure arrives, the intersection of I-35 and Shanklin Road (east) has a great potential of another significant retail/grocery center. That market is further out and may not mature until 2025-2030.

### RESIDENTIAL

Belton has a rich mosaic of residential neighborhoods that support a broadly varying demographic of residents. Certain pockets demonstrate high levels of affluence, while other areas show working class or mid-income homes, and there are also low-income neighborhoods in a few places. Looking at demographic data, the cross section of homes in Belton roughly corresponds to the data of household income distribution. The largest percentages, from about 12% to almost 20% (total of 46%) are household incomes ranging between \$50,000 to \$150,000, generally about half the population of the city. The data continues to show that about 5% are above that range and the remaining are evenly distributed below that range. Overall the majority of Belton residents are working class and seem to have a strong connection to the city. This tells us that housing needs are important at just about all levels of income below \$150,000 per year.

There seems to be some trends evolving that are changing this evaluation. There were several upscale neighborhoods being developed in Belton at the time of the assessment along the Leon River and northwest and southwest of the city. With the current annexation strategy in place laying out the boundaries of the extra



territorial jurisdiction (ETJ), the stage is set for further upscale neighborhoods to be developed within the next decade and depending on the extension of utilities.

Separately, there is a strong sentiment in the city regarding historic preservation and this is evident with the wonderful preservation efforts in the historic neighborhoods.

West of Main Street and south of Nolan Creek are older neighborhoods serving a mixed economic level of households. There are many great qualities in these neighborhoods including mixing of uses and a seemingly stable community in terms of not seeing the volatility in the market with gentrification, major redevelopment and displacement, etc. Services appropriate to this area are near at hand as are parks and schools. Streets like Pearl Street have housing stock that is architecturally valuable and exemplary for these neighborhoods and should be encouraged to maintain higher levels of maintenance. Some examples are well maintained. Areas in this district such as the Belton Senior Center, near Mitchell Circle have multiple elements; school, parkland, senior center, housing, ball field, and a neighborhood store, contain all the elements so that likely it becomes a social center for this particular district. It is important to take a detailed look at this area and develop strategies and work with the neighborhood churches to understand the dynamics and then emphasize the value of the district with improvements to strengthen the relationships between the elements and the surrounding neighborhoods.

In terms of maintaining a solid diversity across the city and an invested workforce, this neighborhood is very valuable to Belton and should be guarded against degradation. Degradation can come in many forms in such a place. One possible scenario is gentrification where market forces create a condition where affordable homes are sought after by the younger generations seeking to live near the city center and Nolan Creek. The effect is that the community bonds get fractured and housing prices go up raising property values. The pressure of higher taxes and the lure of selling for a higher price than expected, stimulates a rapidly energized market.

The northern stretches of the city including the ETJ are comprised of a highly mixed areas with large areas of industrial and heavy to lighter commercial but residential are included along the Leon River and stretching toward Belton Lake. High-quality neighborhoods are closer to the lake and appear to cover a broad price range. There is much more land to develop in the area to continue to support middle and higher income neighborhoods.

The Stillhouse Hollow Lake area as well should be seeing an increase in a variety of residential developments. There are some moderate and higher value neighborhoods in the area but only in pockets. This is still a very rural area. The new Three Creeks subdivision has seen rapid development, thereby allowing the market to continue to cater to mid to higher value homes and neighborhoods. This subdivision and the newer one accessed from Lake Road in the north are also adding neighborhood amenities not previously seen including trail networks that should ultimately connect citywide if possible.

The southeast side of Belton along the Lampasas River are very nice horse farms nestled in the bottom lands and forests. This is a beautiful landscape and will certainly attract the home builders. Once utilities are made available in this area the development pressure will ensue. There could be much value for the city to capture the river and floodplain in fee simple or easement ownership as a linear parkland that would connect to multiple important locations in the city including Nolan Creek. Land development here may consider cluster development and leaving as much open space as possible to preserve the trees and beauty of this place. With the floodplain, that might just be the only thing possible. Dense high-end condos townhomes or other products would contribute more diversity to the residential market and even professional office market, but the key would be granting enough density to leave the open space preserved and unmodified.

As mentioned in the commercial section above, each of these areas will need small neighborhood services commercial areas to assist in minimizing daily trips and lessening the burden on the major roadways.



## INDUSTRIAL

Industrial development is an important land use component in Belton. The Belton Economic Development Corporation (BEDC) was created in 1990 and operates under the state's 4A Sales Tax Program, an initiative introduced and supported by the Belton City Council. Acceptable projects for the BEDC are governed by state law for 4A Corporations and by policies established by the board of directors and the Belton City Council. Each year the BEDC assists new companies interested in establishing operations in the City of Belton, encourages expansion of local companies, continues developing the Belton Business Park, and supports infrastructure projects in the community to spur growth. The BEDC mainly focuses on industrial development that provides primary jobs in the Belton area. The Belton Business Park contains a mixture of uses along Loop 121 and US 190, but the majority of the Business Park is zoned for light industrial uses. The BEDC recently acquired the former Rockwool site from the city to allow more opportunities for light industrial development. The comprehensive plan emphasizes the preservation of most of Belton's industrial land base for future job growth and the industrial and service needs of the region, and to provide for compatibility between industrial areas and more sensitive land uses. The city and BEDC encourage the establishment and expansion of industrial uses that strengthen and diversify the local economy. The Future Land Use map identifies appropriate areas for future industrial growth, so as to minimize impacts on surrounding land uses, especially less intensive residential land uses.

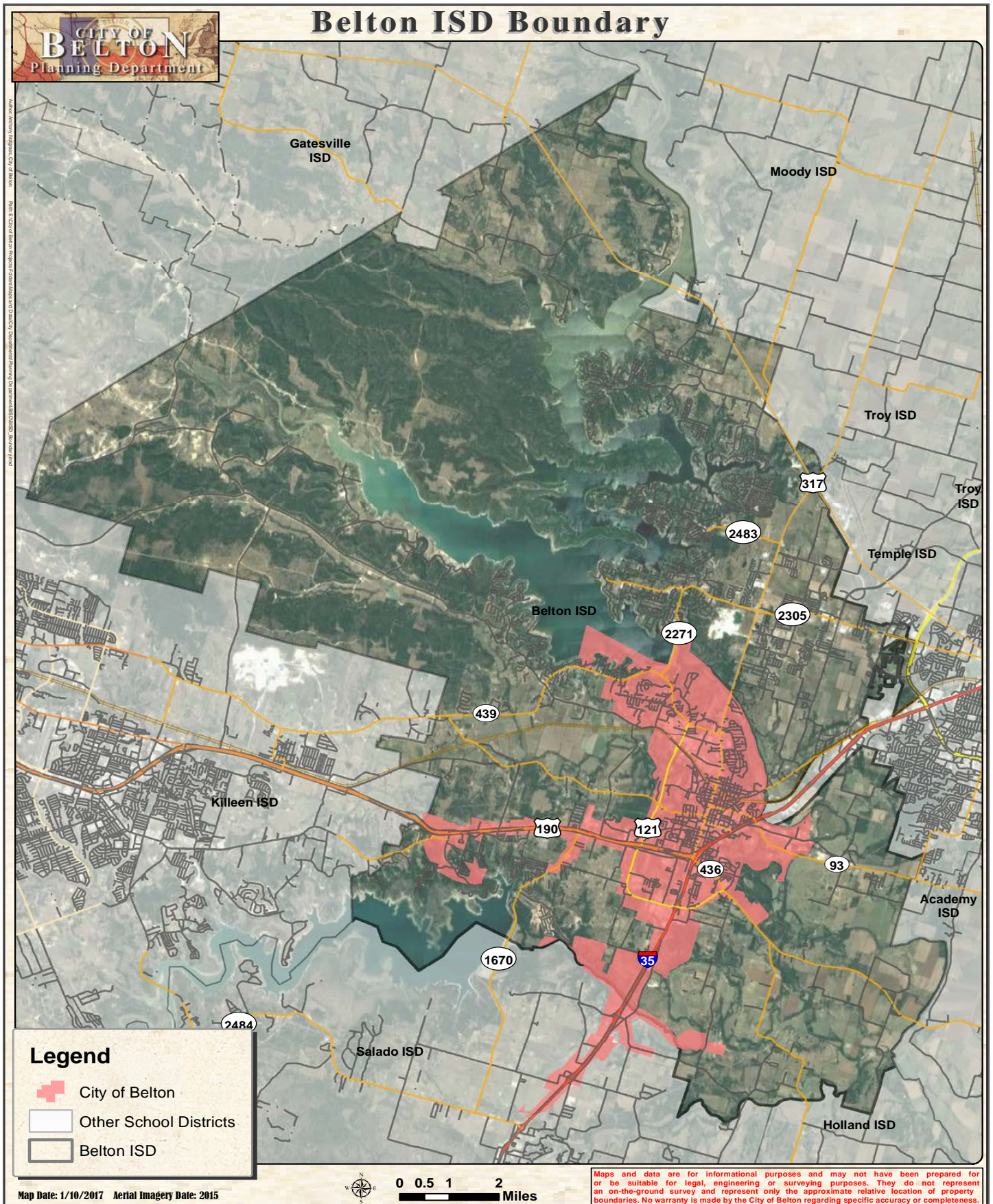
## INSTITUTIONAL

Belton contains a large number of institutional uses, including educational, religious, medical facilities, charitable organizations, and county and state properties, among several other non-taxing entities. Belton is the county seat and contains several Bell County buildings throughout the city, such as the Courthouse, Justice Center, Engineer's Office, 911 Communications Center, maintenance facilities and several other properties within the Belton city limits. Prominent educational uses include the University of Mary Hardin-Baylor, a growing university with a current enrollment of 3,900 students, and Belton Independent School District, a large 6A school district with a total of 10 campuses, administration office, and bus barn in the Belton city limits. There are also several growing religious institutions in Belton, such as First Baptist, United Methodist, Church of Christ, Christ the King, and many other churches in the Belton community. Charitable organizations in Belton include the Cultural Activities Center, Senior Center, Hope for the Hungry, Helping Hands Ministry, Body of Christ Dental Clinic, Heart of Central Texas Independent Living Center, and other important organizations that provide a great benefit to Belton citizens.





# BELTON ISD BOUNDARY





## SCHOOL FACILITIES AND SERVICES

### BELTON INDEPENDENT SCHOOL DISTRICT

A majority of the City of Belton is located within the [Belton Independent School District \(BISD\)](#) boundary, which serves approximately 11,000 students, of which around 3,600 are in the City of Belton. BISD also extends into Belton ETJ and unincorporated Bell County, parts of Temple, and Morgan’s Point. City of Temple residents have just slightly fewer students in BISD than City of Belton. BISD has a great reputation and is a source of pride for Belton residents. Families with children often seek out homes in the BISD school district.

BISD predicts that elementary campuses will be at or near capacity in 2019, middle schools in 2020 and high schools in 2021. Continued steady growth for the district led to the compilation of [“Roadmap to BISD 2025”](#). This vision plan addresses the need to build a new elementary school, a new comprehensive high school and improvements to existing facilities.

The citizens of Belton would like to see as many new facilities as possible built within the Belton city limits with suitable infrastructure provided. The cost of these new facilities will require the passing of bonds across the vast BISD to help incur the cost of construction.

The City of Belton Planning Department works with BISD to make the process and development of the new schools along with any modifications to the existing schools and their facilities as seamless and easy as possible. BISD has an interest in a more diversified and industrial tax base within the district to help them grow and continue to be the pride of Belton.

BISD has a great relationship and partnership with University of Mary Hardin-Baylor (UMHB). They have a variety of partnerships and a sharing of facilities that continue to showcase the spirit of cooperation that is as source of pride for the City of Belton.

### SALADO INDEPENDENT SCHOOL DISTRICT

The southern portion of the City of Belton is located within the Salado Independent School District boundary, which serves 1,667 students, with very few living within the Belton city limits or its ETJ. The Salado ISD Board of Trustees adopted the Strategic Plan on March 21, 2016 with four overall goals:

- **Goal One:** Student learning/experiences will be meaningful and relevant.
- **Goal Two:** Parents, community and businesses will be integrated into the work of SISD.
- **Goal Three:** SISD will hire, develop, and retain quality staff.
- **Goal Four:** Salado ISD will provide quality facilities and resources for its students and staff.

Salado ISD is committed to improving the educational system for the students. As stated in their mission statement, Salado ISD empowers today’s youth to be leaders in a global society through educational excellence.



### UNIVERSITY OF MARY HARDIN-BAYLOR

Another source of pride for Belton is the [University of Mary Hardin-Baylor](#) established in 1845 is Texas's longest continuously operating college. UMHB is also growing steadily with around 3,900 students enrolled currently. The UMHB campus has been growing along with its student population and the new stadium, Crusader Stadium, is a source of pride for all of Belton. In 2011, UMHB developed a [Campus Master Plan](#) to show their commitment to working with the City of Belton as the campus changes and grows. Its central location between Nolan Creek and adjacent to several historic districts provides many opportunities along with some challenges as it grows to meet its special academic market.

A new [Performing Arts Center](#) is under construction as part of the UMHB Master Plan. It's located at the corner of Main Street and MLK Jr. Avenue and will be an asset to both the university and the Belton community. A strategic plan for 2011-2018 makes clear UMHB's vision to be "the university of choice for Christian higher education in the Southwest."

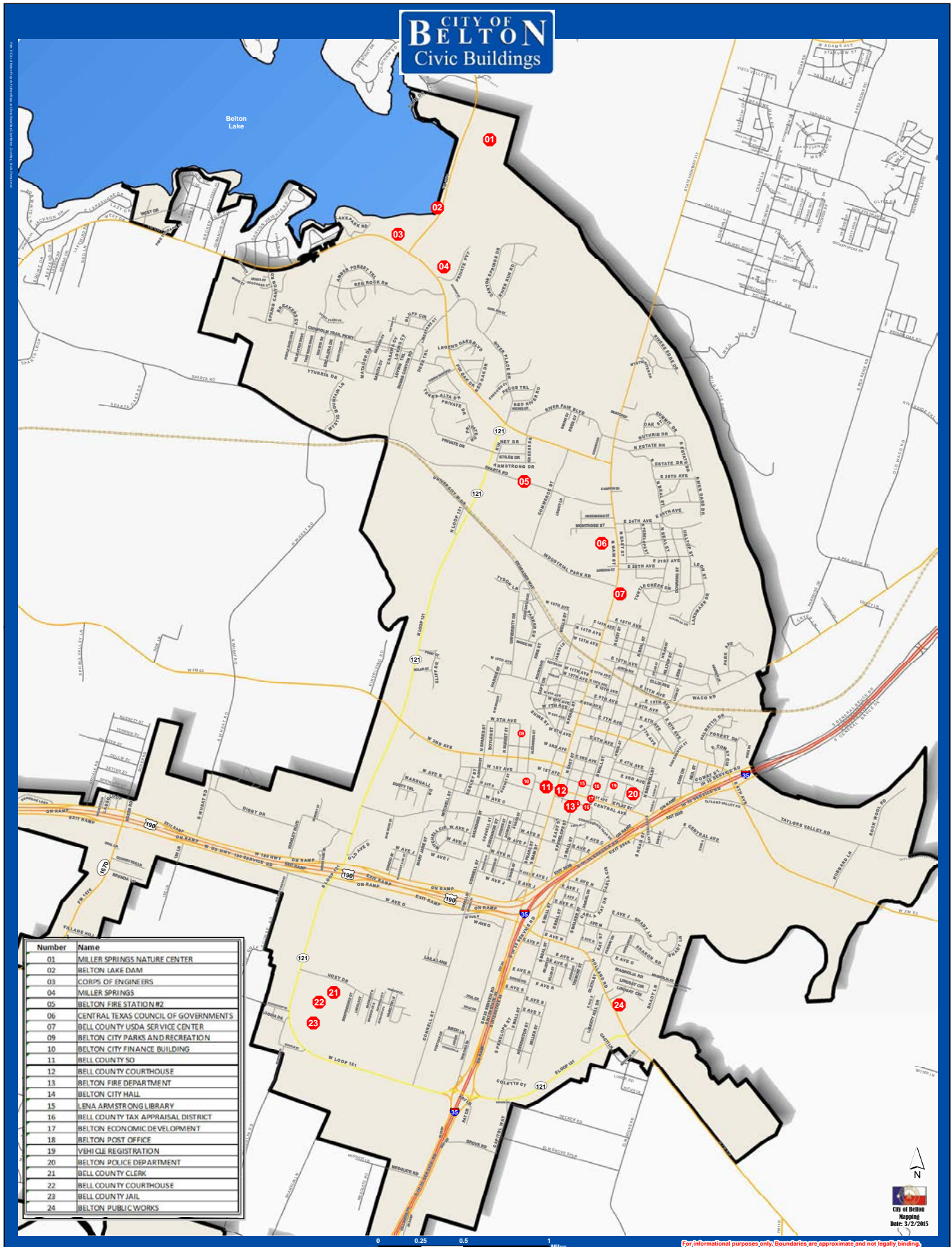
The staff of UMHB would like to see some improvements to the "gateway" road (6th Avenue) to their campus and older streets and intersections surrounding their campus. The city is already in the process of re-designing and improving 6th Avenue to make it more aesthetically pleasing and efficient. The preliminary design of the intersection MLK Jr. Avenue and North Main Street has been completed and a maintenance and upkeep program is a part of the transportation plan for some of the other streets around the campus. The connection of MLK Jr. Avenue (also known as West Ninth Avenue) over Nolan Creek by the Texas Department of Transportation (TxDOT) is complete along with improvements to West Ninth Avenue (between Loop 121 and Cliff Drive and west Harris Street and University Drive).

A continued open and positive dialogue between the City of Belton, UMHB and BISD will ensure quality facilities that serve both their students and the community are built and developed in the places where they best serve their users and that the partnerships between the schools and the community continue.





# CITY OF BELTON CIVIC BUILDINGS



# CHAPTER 4

# FUTURE LAND USE PLAN



## FUTURE LAND USE PLAN

The Future Land Use Plan is essential to determine how land will be utilized in the future to provide for organized and effective development. Transportation corridors and the availability of water and wastewater utilities are crucial for land use decisions. It is essential to review the existing land uses and historical patterns of development, as these often have a significant effect on future land uses. The Future Land Use Map (FLUM) is Belton's visual guide to future planning, illustrating the general location of a variety of land use categories within the current city limits and Extraterritorial Jurisdiction (ETJ). The FLUM provides a guide for both zoning and infrastructure decisions. The map also indicates various land use types such as residential, commercial, industrial, and open space, and is shaped partly by city policies related to land development. The map includes land use features – including centers and corridors that direct the location and intensity of various land uses. The Design Standards Type Area Map is a component of the FLUM that includes existing and projected growth in 15 areas within the city limits. The FLUM is the big picture for the future vision of the city; whereas, the Type Area Map is more specific and contains applicable standards and land uses permitted in each area. Overall, the FLUM is a generalized representation of the future land uses for Belton and is not intended to be parcel specific.

### LAND USE CATEGORIES

The FLUM establishes the general distribution, location, and extent of land uses, including agricultural, parkland, open space, residential, office, retail, commercial, industrial, and institutional. Each of the land uses are shown as color gradients that vary according to the Zoning Districts. The FLUM is a living document with the flexibility to be amended to reflect changing development trends. The land use categories are intended to provide general direction to policymakers and others responsible for helping to shape the Belton's future. Individual zoning changes should be generally consistent with the FLUM.

#### AGRICULTURAL/PARKLAND/OPEN SPACE

This land use category includes areas associated with agricultural, recreation and open space areas. The agricultural areas are undeveloped or vacant land situated on the fringe of an urban area and used for agricultural purposes. The recreational areas are city-owned parks and recreational facilities that are either developed or undeveloped. Open spaces reflect areas close to bodies of water, unsuitable for development due to physical problems such as flooding, as well as providing for preservation of natural areas. The FLUM identifies a potential linear park system with hike and bike trails along bodies of water, such as Nolan Creek, Lampasas River, and Leon River.

#### RESIDENTIAL

This land use category facilitates existing and future development primarily for dwelling units that range in density. These residential areas generally allow for greater densities near major corridors and activity and employment centers and lower densities throughout the city and close to rural areas. Master planning of neighborhoods is encouraged and should include neighborhood parks and open spaces. Schools, churches, and other civic and institutional facilities are appropriate secondary uses and should incorporate design features to mitigate impacts on neighborhoods.

#### OFFICE

This land use category includes office uses compatible with retail and multiple family. In some areas, office uses are located on the fringe just outside of lower density residential neighborhoods. Office development is compatible with residential neighborhoods since the hours of operation are typically during the day and not disruptive to residents. In many instances, professional, financial, medical and other similar uses provide services for local residents. The office areas are often utilized as a transitional use between higher intensity uses and lower density residential development.

#### RETAIL/COMMERCIAL

This land use category includes a variety of retail and commercial uses primarily for buying and selling of goods and services. Neighborhood service retail development typically serves neighborhood areas, and are located in these areas to serve local residents and office development. Retail development contains shopping areas generally located along or at the intersection of major collectors or thoroughfares to accommodate higher traffic volumes. The commercial areas identified in the FLUM promote development or redevelopment of existing commercial corridors and are generally automobile-oriented. The areas along Interstate 35 and I-14/US 190 promote large-scale, regional commercial development that serves the Belton community, as well as consumers from areas outside the city limits.



## **INDUSTRIAL**

This land use category supports industrial uses that accommodate the manufacturing, production, and processing of consumer goods. Industrial uses should be located in areas with accessibility to major highways, rail lines or other means of transportation. These areas are intended for industrial and employment land uses that may generate traffic and noise and that may require outdoor areas for storage or manufacturing/assembly. These are important for the city's economic development and should be developed in a way to minimize negative impacts on surrounding uses. The Belton Business Park is an example of an area that promotes light industrial development and the area along Taylor's Valley Road is an example of an area that promotes heavy industrial development.

## **INSTITUTIONAL**

The institutional land use category is intended for existing and future schools, civic uses, churches, and other public uses. The areas shown on the FLUM are based on existing land uses that include major institutions in Belton, such as Bell County, Belton I.S.D., First Baptist Church, and the University of Mary Hardin-Baylor.

## **LAND USE CENTERS**

The Land Use Centers are surrounding key intersections in areas within the City of Belton. Land use centers are areas for activity and development that provide convenient access to employment, goods and services. These land use centers are important to the future economic vitality of the city and have the potential to be served by urban infrastructure, which may offer the opportunity for higher intensity land uses. In some areas on the FLUM, centers are identified in areas that are not presently served with utilities, and it could take several years for these utilities to reach each center.

## **LIFESTYLE CENTER**

Lifestyle Centers are retail-oriented areas that serve the retail needs of consumers in the area. Lifestyle Centers shall include design elements such as well-developed landscaping within and along entrances, pedestrian areas and pathways. Lifestyle Centers contain mixture of uses, including leisure amenities such as retail shops, discount stores, restaurants, grocery stores, business and medical offices, family-oriented entertainment, medium and high density residential, and neighborhood services.

## **MIXED-USE CENTER**

Mixed-Use Centers are large-scale commercial areas that generally serve as a regional shopping destination. Mixed-Use Centers provide goods and services citywide and regionally. Mixed-Use Centers contain a diverse collection of mixed-uses such as general retail uses, large big-box retailers, convenience stores, restaurants, offices, entertainment uses, hotels, and high density residential. This center has the potential for a more diverse mixture of land uses and intensity levels than either lifestyle or neighborhood centers. Mixed-Use Centers are designed for automobile access and circulation and should be close to or directly served by major arterial streets.

## **COMMERCIAL CENTER**

Commercial Centers are small-scale commercial areas that serve several neighborhoods, as well as the entire city. Commercial Centers contain clusters of businesses, often at major intersections, and shopping centers. These areas are served by major arterial streets that provide a variety and depth of goods and services not available in neighborhood centers. These areas will often contain shopping centers, restaurants, convenience stores, and other retail-oriented establishments.

## **NEIGHBORHOOD CENTER**

Neighborhood Centers are small, compact, low-intensity and low-traffic generating developments that generally support the day-to-day demands of surrounding neighborhoods for goods and services. The core of the Neighborhood Center should contain a diverse mixture of land uses and intensity levels. Neighborhood Centers are encouraged to develop as mixed-use centers that primarily serve the needs of the surrounding neighborhood, with a limited number of businesses or specialty stores serving a larger area. This center contains a variety of small scale retail shops, drug stores, convenience stores, restaurants, offices, and personal and business service establishments.



## **COMMERCIAL CORRIDOR OVERLAY**

Commercial Corridors are roadways characterized primarily by a concentration and distribution of retail and commercial uses. Commercial Corridors can accommodate intensive commercial uses and high levels of traffic. While the character of these corridors is mainly commercial, residential areas are nearby and impacts from commercial uses must be mitigated as appropriate. Additionally, the city encourages new medium- to high-density residential development along commercial corridors, particularly as part of mixed-use development. These corridors frequently carry large traffic volumes and must balance significant vehicular through-traffic capacity with automobile and pedestrian access to commercial property. The FLUM identifies significant commercial corridors throughout the City.

### **INTERSTATE 35 AND INTERSTATE 14/HIGHWAY 190**

These areas are primarily focused on commercial highway frontage uses. This area contains opportunities for mixed-uses, hotels, new car dealerships, multi-story office buildings, and other similar commercial uses. Outdoor storage should be limited in these areas to preserve the streetscape of these important gateways. Light industrial uses should also be considered in this area based on compatibility with nearby uses. If light industrial uses are proposed along these corridors, recommend the buildings are setback 300-500 feet from the right-of-way or a planned development is proposed to create a building storefront with exterior materials that comply with the city's Design Standards for commercial development.

### **LOOP 121**

This area is retail oriented and should contain a mixture of medium and high density residential, retail shopping areas, offices, and restaurants. There are some existing single family homes located along Loop 121 on properties that may eventually be converted to retail uses. Institutional uses, such as Belton Independent School District and the University of Mary Hardin-Baylor have properties with existing and proposed development along Loop 121, and future uses adjacent to those areas should be compatible with these institutions. The Bell County Expo and Equestrian Center encourages the opportunity for large retail shopping areas, restaurants, and hotels close by due to the amount of traffic this use generates.

### **EAST 6TH AVENUE/FM 93**

This East 6th Avenue/FM 93 area is very similar to Lake Road, an area in transition in which single family lots are undergoing change and being converted into business uses. This area contains established businesses, as well as vacant lots and older homes which will transition into new retail development that incorporates the city's Design Standards. There has been re-development of existing sites such as the conversion of the former HEB to Main Street Crossing, a new retail center with 3-4 suites that has significantly improved the visual aesthetics along this roadway. East 6th Avenue/FM 93 is a major gateway from Interstate 35 into the city and has the potential for the development and re-development of existing uses into office and retail uses. The city recognizes that 6th Avenue is an important and major gateway into Belton and is creating a plan to improve this corridor in the future, similar to Central Avenue. The city is planning to create a visually appealing streetscape with pedestrian features, such as an improved sidewalk network, attractive landscaping, ornamental street lights, and benches.

### **MIXED-USE CORRIDORS**

There are potential mixed-use corridors within the city in which the development and redevelopment of areas may contain a mixture of residential, office, and limited retail uses. The northern portion of Main Street, just south of the Lampasas River, Lake Road west of Loop 121, and FM 93 west of Main Street are corridors that may contain these mixed-uses. The Design Standards includes 15 Type Areas within the Belton city limits that state the uses appropriate in each Type Area. These areas are primarily residential, but there may be some opportunities for mixed-use development, where appropriate. The Design Standards includes the requirement to create transitions between low-intensity and high-intensity land uses.

## **FUTURE LAND USE MAP AMENDMENT PROCESS**

The Future Land Use Map may be amended through a similar procedure used to rezone a property, except approval of the amendment may be by resolution rather than an ordinance. A Future Land Use Map amendment request form should be submitted to the Planning Department no later than the last business day of the month.

When providing a reason for this future land use amendment request, the applicant should describe how and why the proposal is consistent with the **evaluation criteria** below.

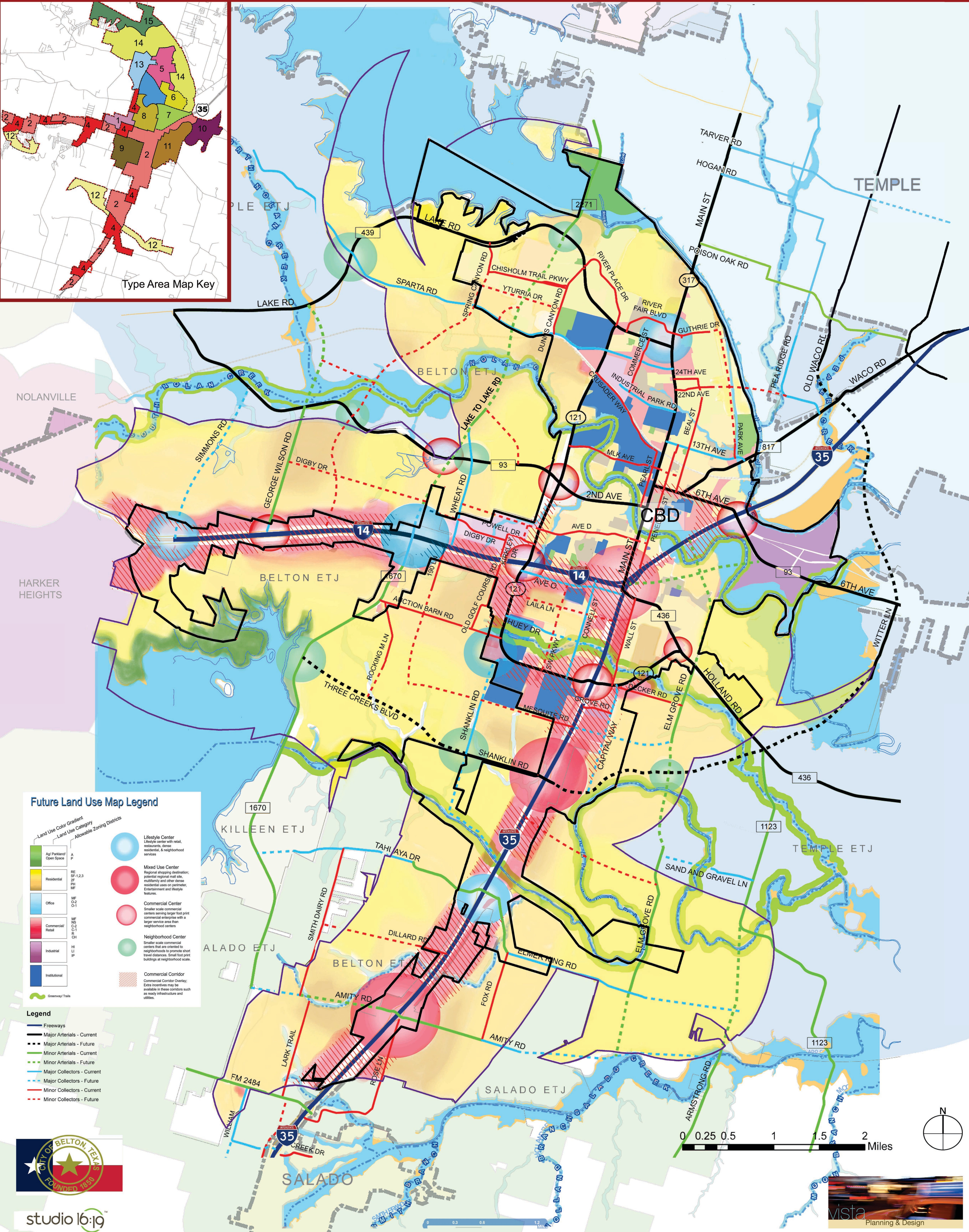
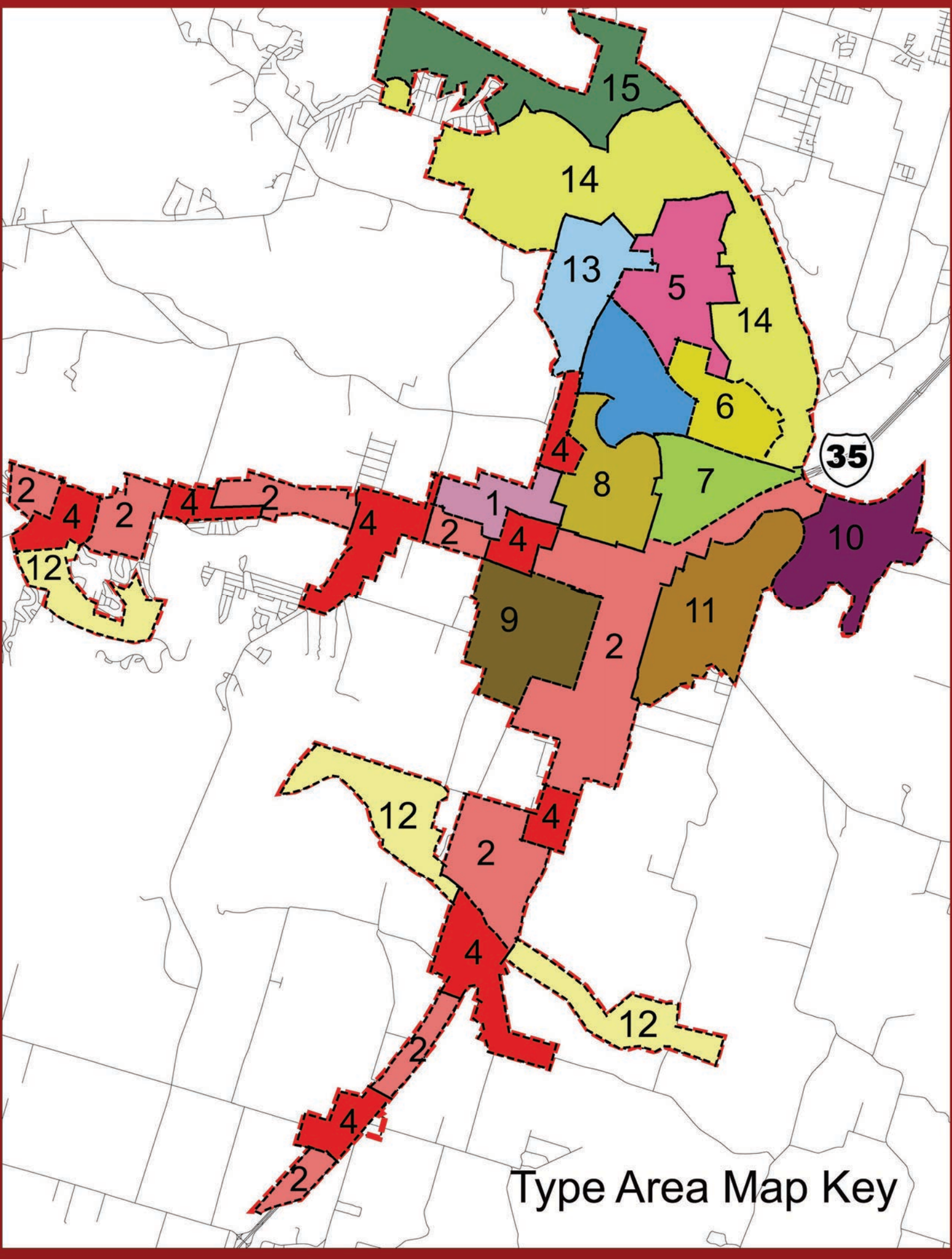
1. The proposed change would be more consistent with the Comprehensive Plan's existing goals, objectives, and policies.
2. The proposed change would better fit with predominant uses and development pattern in the surrounding area.
3. Conditions in the area have changed sufficiently to warrant the proposed amendment (either map or text amendment).

The Director of Planning is responsible for review of all FLUM amendment requests and upon completion of staff review, public hearings will be scheduled for the Planning and Zoning Commission and City Council. A website listing of the proposed amendment is required 10 days prior to the first scheduled public hearing.

Every proposal which is recommended favorably by the Planning and Zoning Commission shall be automatically forwarded to the City Council for setting and holding of public hearings. If the proposal is recommended for disapproval by the Commission, the request shall not be forwarded to the City Council unless the applicant requests an appeal to the City Council.



# THE CITY OF BELTON FUTURE LAND USE MAP



## Future Land Use Map Legend

Land Use Color Gradient	Land Use Category	Allowable Zoning Districts
Green	Ag Parkland/Open Space	A, P
Yellow	Residential	RE, SF-1,2,3, ZF, PH, MF
Light Blue	Office	MF, O2, O-1
Red	Commercial/Retail	MF, NS, C3, C-1, R, CH
Purple	Industrial	HI, LI, IP
Dark Blue	Institutional	
Green wavy line	Greenway/Trails	

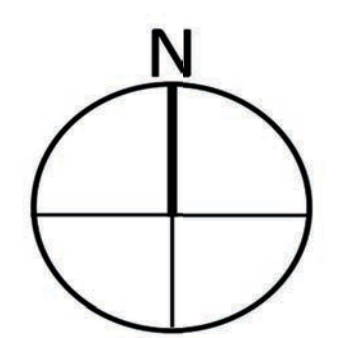
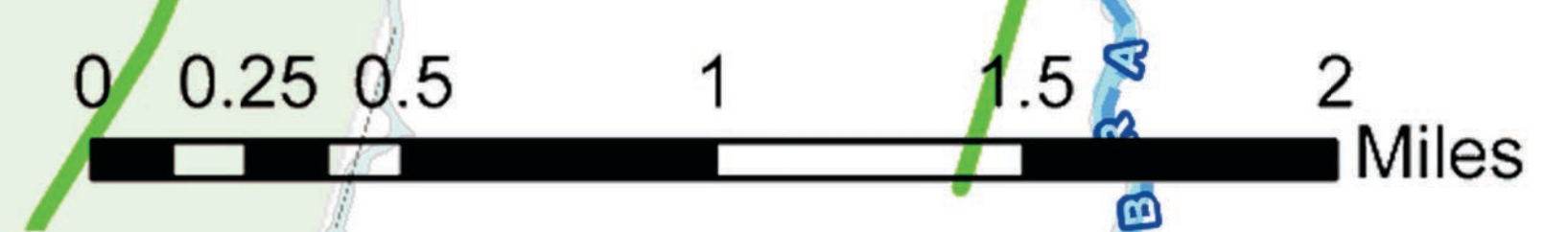
Symbol	Description
Blue circle	Lifestyle Center: Lifestyle center with retail, restaurants, dense residential, & neighborhood services
Red circle	Mixed Use Center: Regional shopping destination, potential regional mall site, multifamily and other dense residential uses on perimeter, Entertainment and lifestyle features
Red circle with lines	Commercial Center: Smaller scale commercial centers serving larger foot print commercial enterprise with a larger service area than neighborhood centers
Green circle	Neighborhood Center: Smaller scale commercial centers that are oriented to neighborhoods to promote short travel distances. Small foot print buildings at neighborhood scale
Red hatched rectangle	Commercial Corridor: Commercial Corridor Overlay. Extra incentives may be available in these corridors such as ready infrastructure and utilities.

### Legend

Thick black line	Freeways
Thin black line	Major Arterials - Current
Dashed black line	Major Arterials - Future
Thin green line	Minor Arterials - Current
Dashed green line	Minor Arterials - Future
Thin blue line	Major Collectors - Current
Dashed blue line	Major Collectors - Future
Thin red line	Minor Collectors - Current
Dashed red line	Minor Collectors - Future



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# CHAPTER 5

# CITY SYSTEMS





## CITY SYSTEMS

### STRATEGIC PLAN

The [City of Belton Strategic Plan FY 2017-2021](#) was published on October 1, 2016. The objective of the strategic planning in Belton helps the city identify long-range problems and solutions.

The City of Belton Engineering Division is currently working on the funding and design enhancement of the Street Entry Corridor on 6th Avenue. This important gateway is a major entry way to UMHB for potential students in addition to being a major access point off of interstate. The city is also working with TXDOT during the planning and design for the widening of North Main Street (SH 317) to four lanes with a center median from where the four-lane section currently ends in Belton, north toward FM 2305 in Temple, another goal listed in the plan.

- Plan Enhancement for 6th Avenue (FY 2017)
- Secure Lake to Lake Road ROW (FY 2017)
- Upgrade 6th Avenue based on Plan (FY 2018)
- Secure Lake to Lake Road ROW and Identify Phased Construction Funding (FY 2018)
- Repair/replace Central Avenue Bridge east of IH 35 in Shirt Tail Bend (FY 2018)
- Repair/replace Central Avenue Bridge in Yettie Polk Park (FY 2019)

Another project adjacent to Central Avenue is the design of the first phase of a redevelopment plan on East Street, from Central Avenue to north of 1st Avenue. This project proposes to upgrade East Street to look more like the renovated Central Avenue and is being done by the city.

Implementing the street maintenance plan, as part of a five-year maintenance plan completed in 2014, is another strategic plan goal. The intent of the street maintenance report was to assess existing pavement conditions of the roadways under the maintenance of Belton's Public Works Department. It also identified maintenance treatments and their associated cost for each type of roadway.

The goals specified as part of the plan were:

- Improve all non-local (arterial and collector) roadways ranked below a Satisfactory rating to at least a Satisfactory rating within five years, including reconstruction of failed street segments.
- Maintain all non-local (arterial and collector) streets so that no segment drops from Good or Satisfactory to Fair during the 5-year plan period.
- Maintain all local (residential) streets so that Good and Satisfactory streets do not drop below Satisfactory during the 5-year plan period.
- Maintain all local (residential) streets so that segments rated Fair do not drop below Fair during the 5-year plan period.
- Reconstruct all Failed local segments within five years.
- Pave unpaved roads to improve to Good condition.

This maintenance plan is intended to help defer more extensive and expensive maintenance is thorough in nature. The [5-Year Roadway Maintenance Plan](#) was funded and is being implemented by the Engineering Department, based on available funding.

A preliminary design and cost estimate for the realignment of MLK Jr. Avenue and North Main Street Intersection has been prepared to help improve traffic flow and safety at this intersection which is at the corner of UMHB and adjacent to the new performing arts center.

Right of way for Lake to Lake Road, from I-14/US 190 to FM 439 will be secured as part of the strategic plan goals and this process is expected to be complete by 2025. This foresight and planning for future transportation and growth is a great example of Belton's proactive government.

## TRANSPORTATION

### PUBLIC TRANSPORTATION

The HOP is operated by [Hill Country Transit District](#) and coordinates many types of service for residents of a nine-county area including Belton. It has service for passengers with disabilities and a “fixed route service.” The Belton Route is Route 610 and has an hourly service with several stops including UMHB, Wal-Mart, and the Justice Center and also connects to Route 200 which connects to both Harker Heights and Temple. The HOP also has “special transit service” or STS which provides transportation to individuals with disabilities who need it.



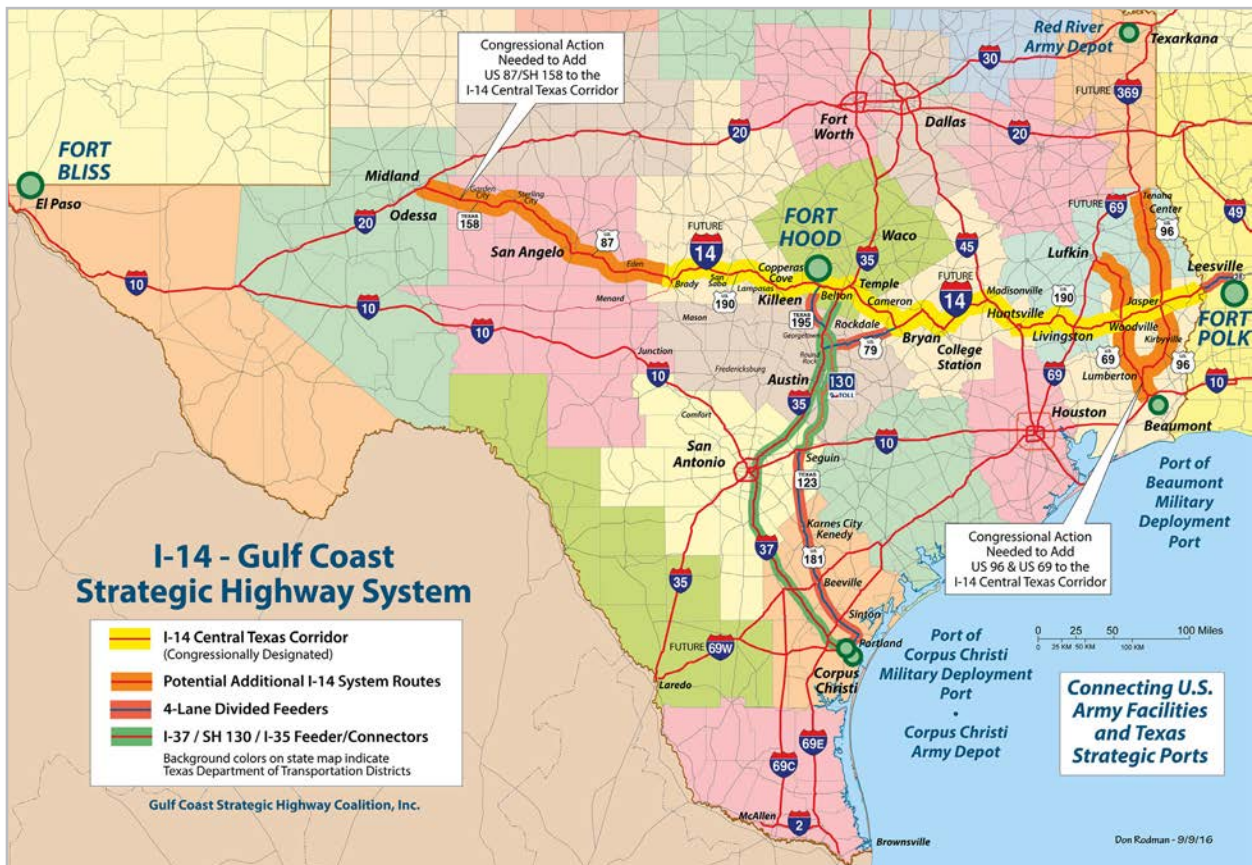
### THOROUGHFARE PLAN

The [Belton Thoroughfare Plan Update](#) was completed in 2015 by Lee Engineering. Lee Engineering analyzed the geometric design standards for ROW width, traffic lane numbers and widths, and median widths. They noted a discrepancy between the previous thoroughfare plan (2001) and 2006 Comp Plan Standards which they corrected. They also studied the plans for the surrounding adjacent communities to help better understand how Belton’s network fits in, is affected by and influences the regional network.



### INTERSTATE 14/US 190

The US 190 corridor as it runs through Bell County and Belton is now dual named I-14/US 190. It is also being called “[The Gulf Coast Strategic Highway](#)” and “The Central Texas Corridor.” It is located along portions of I-14/US 190 to meet transportation needs for U.S. Army facilities in both Texas and Louisiana.



The Texas Transportation Commission voted in April of 2016 to submit an application for the 25-mile stretch of I-14/US 190 in Bell County to become the first section designated as I-14/US 190 as this portion of I-14/US 190 has already been upgraded in many places to interstate standards.

The Comprehensive Plan Team Members suggest heavier landscape screening and trash maintenance for the City of Belton's section of I-14/US 190. The establishment of a tree planting program and landscape improvements at all exits is recommended for aesthetic purposes.

### **INTERSTATE 35**

Interstate 35 as it moves through Belton and Bell County has been under construction as improvements to it are made. As these improvements are completed we need to make sure interstate directional and mileage and city limits signs are kept up to date. The intersection at Loop 121 is an important heart of Belton intersection and entry point into the city.

Also in the I-35 corridor is the expansion of the sewer main that will have the capacity to serve many new developments along the corridor. It's expected to intensify the land development activities and boost both the economy and employment in these zones. The future land use map will have allowances for typical highway commercial but will also be looking to attract significant regional retail as well to the area.

Shanklin Road on the transportation plan is shown as a major arterial connecting to Three Creeks and Temple's proposed outer loop that will connect to Waco Road. We recommend further study of this connection and further study of the Three Creeks Road that extends farther south.

## **UTILITIES AND OTHER CITY SERVICES**

### **DROUGHT CONTINGENCY PLAN**

The City of Belton originally adopted a [Drought Contingency and Water Conservation Plan](#) in 2009 and most recently updated the plan in 2014 to comply with Texas Commission on Environmental Quality (TCEQ). Belton is required to submit a plan every five years and to report annually on its implementation.

The city works to conserve water by ensuring water is accounted for through high standards of meter maintenance and by keeping conservation in mind when reviewing and improving process. As part of the City of Belton's water conservation program, 6,200 water meters across the city were replaced or retrofitted with automatic meter reading technology.

Recognizing the need for efficient use of existing water supplies, the city complies with TCEQ guidelines and requirements governing the development of water conservation and drought contingency plans for public water suppliers. The city provides the general public with important aspects of the Drought Contingency and Water Conservation plan as needed in the form of electronic notifications, public notices, press releases and mailings.

Belton also coordinates its efforts for water conservation with the Brazos G Regional Water Planning Group of which it is a member.

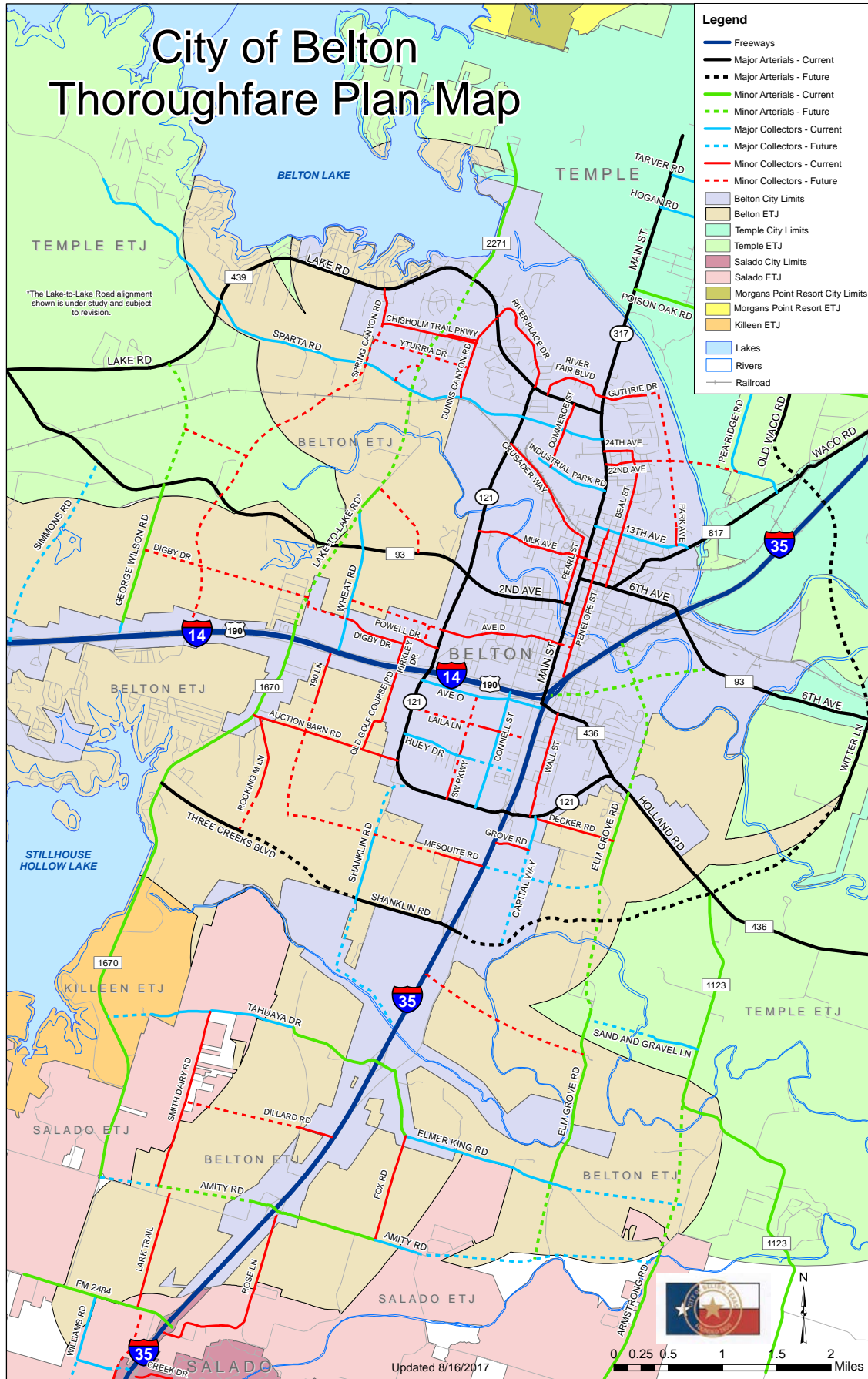
### **STORM WATER MANAGEMENT**

Due to the nature of weather in Central Texas and the number of waterways in and around Belton, flooding and stormwater management is an important component the city proactively manages. The latest stormwater management program was prepared in May 2014 by Lockwood, Andrews and Newnam, Inc. titled, "[City of Belton Storm Water Management Program](#)" as required by TCEQ regulations for permit coverage (General Permit No. TXR040000 for Phase II Cities). The city actively works to reduce the discharge of pollutants to streams, creeks and other waterways (waters of the United States) to the maximum extent possible (MEP) through the use of "Best Management Practices."



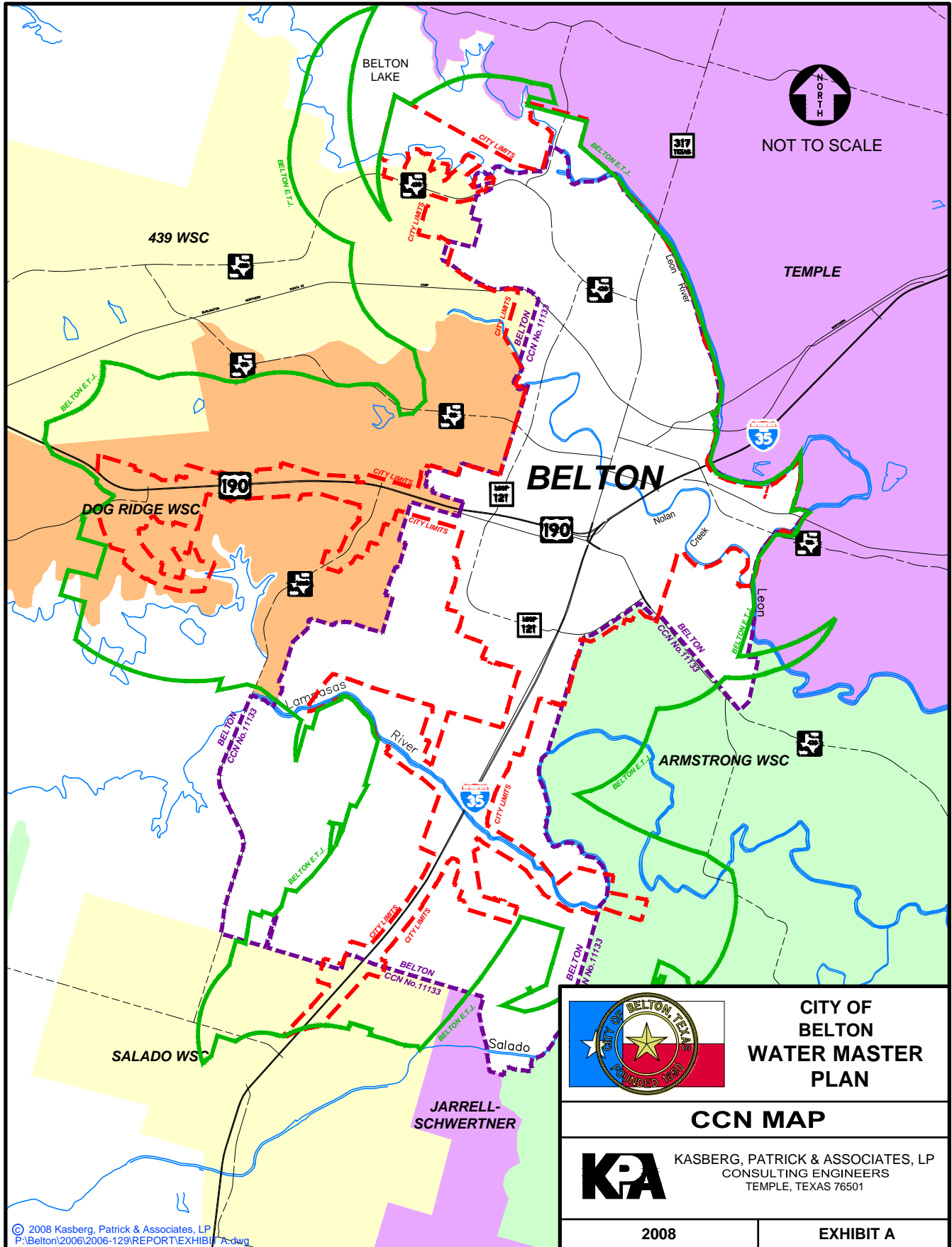


# CITY OF BELTON THOROUGHFARE PLAN MAP





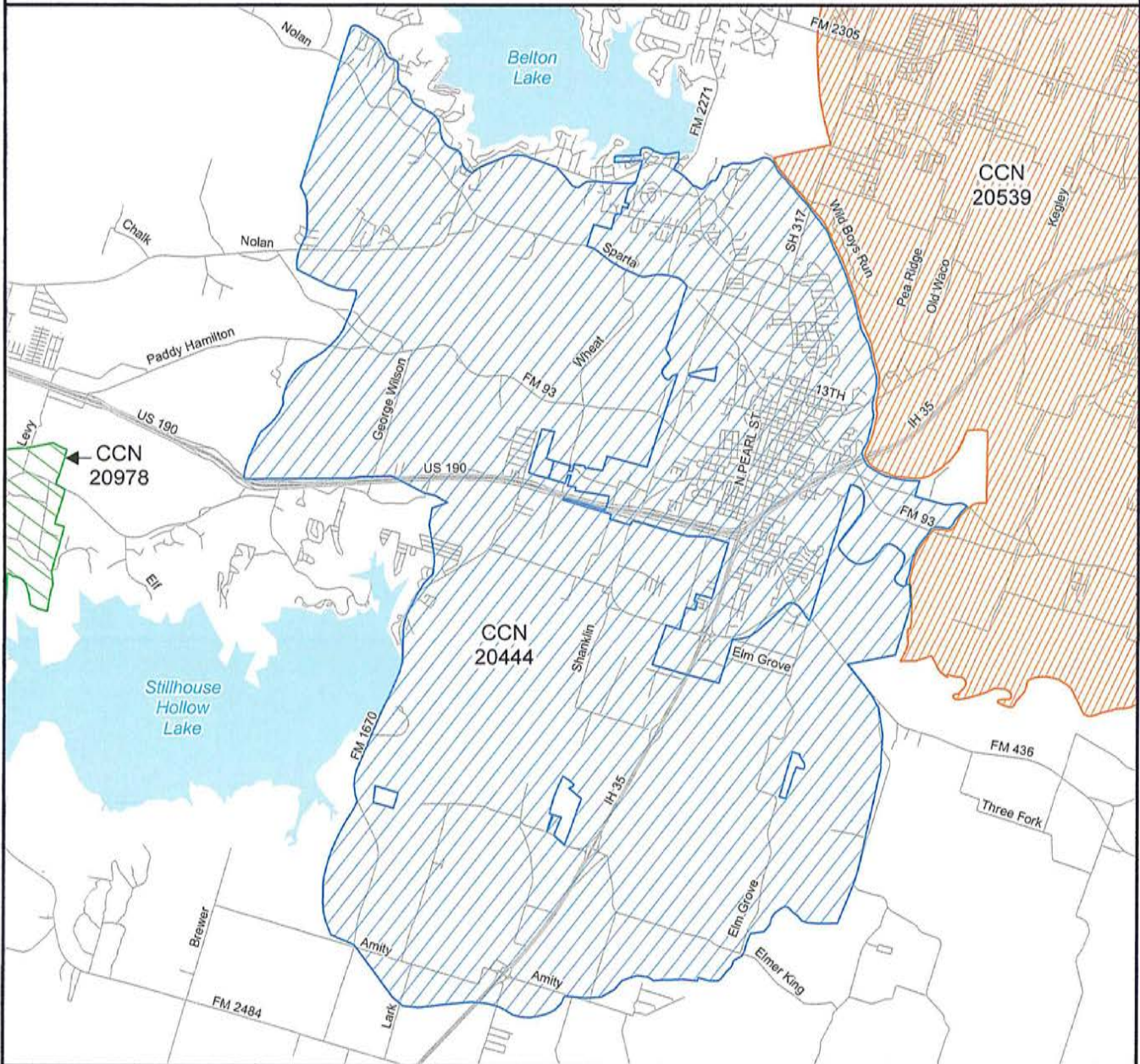
# CITY OF BELTON WATER CCN MAP



© 2008 Kasberg, Patrick & Associates, LP  
P:\Belton\2006\2006-129\REPORT\EXHIBIT A.dwg

# CITY OF BELTON WASTEWATER CCN MAP

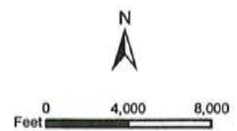
**City of Belton**  
**Sewer Service Area**  
**CCN No. 20444**  
**PUC Docket No. 44646**  
**Amended CCN No. 20444 in Bell County**



Public Utility Commission of Texas  
 1701 N. Congress Ave  
 Austin, TX 78701

**Sewer CCN Service Areas**

- 20444 - City of Belton
- 20539 - City of Temple
- 20978 - City of Harker Heights



Map by: Kristy Nguyen  
 Date created: September 19, 2016  
 Project Path: n:\Final Maps\44646.mxd



The report outlines the City of Belton Best Management Practices (BMPs) and each of their required minimum control measures (MCM). A schedule is included as part of the five-year permitting period outlined in the report. A dedicated stormwater coordinator is part of the Engineering Department and coordinates with all city departments.

Implementation of the SWMP will require the work and coordination of several city departments. The 2015 report outlines several goals with the responsible departments in an easy to understand matrix.

### WASTEWATER

The City of Belton provides sewage, or wastewater service, to residents through the Temple-Belton Wastewater Treatment Plant. The City of Belton, jointly with the City of Temple, provides funding for the plant with Belton owning 25% and Temple 75%. At this time, the plant takes care of all of Belton's wastewater needs. Temple and Belton have contracted with the Brazos River Authority to operate the plant since 1975.

The Temple Belton Wastewater Treatment Plant (TBWWTP) serves the entire City of Belton. The Miller Heights Trunk Sewer in Belton is at capacity and an expanded wastewater treatment plant will be needed as development occurs along I-14/US 190, the improved I-35 and all of the area in South and West Belton. Sanitary sewer is proposed to extend south along I-35 to encourage development along the I-35 corridor. The City of Belton Wastewater CCN map represents the area the city has the right to serve.

As part of Belton's continued effort to provide proactive and planned management of their assets, they updated city's [Wastewater Master Plan](#) in 2014.

### WATER PLAN

The City of Belton is under contract with [Bell County WCID No.1](#) to provide water to Belton residents as part of Belton CCN No. 11133. BCWCID No. 1 is rated a "Superior Water System" by the Texas Commission on Environmental Quality (TCEQ). Drinking water for Belton's CCN comes from Lake Belton. Bell County WCID No. 1 serves 250,000 residents as part of their service area.

The [City of Belton Water Master Plan](#), was completed in 2008 and recently updated in 2015 by Kasberg, Patrick and Associates (KPA). This plan presents a comprehensive approach for improvements and expansion necessary for providing safe drinking water now and into the future without any unforeseen costs.

The area along I-14/US 190 to west of town is served by Dog Ridge WSC, with some areas closer to the lake being served by 439 WSC. To the South some of the area served from west to east are served by Salado WSC, Central Texas WSC, and Armstrong WSC.

As the city grows, there are challenges associated with extending service to areas served by other CCN's. Negotiation and cooperation, along with an open dialogue are key to the growth of Belton.





### WASTE/RECYCLING

Belton provides waste management services to residents and small businesses through [Waste Management](#). Larger businesses requiring a dumpster may contract with one of seven providers for a large container. These contractors are found on the Belton's website. More information about the containers, pick up times and garbage schedule is available on the city's website.

### PHONE/CABLE/INTERNET

There are a variety of service providers and packages available in Belton and the prices therefore are competitive. AT&T, Oncor, Centrovision, Spectrum, Direct TV, Grande Communications, Bell County fiber and Dish TV are available in most areas. The city is currently developing a process to ensure internet and cable services are provided to all new residential subdivisions and businesses.

Internet is an essential service that should be available to all areas in Belton; however, there have been issues with companies not providing cable and internet service to new developments, particularly to new residential subdivisions. It would be prudent to research and identify the location of all fiber that currently exists in the city limits. Future planning efforts should focus on the expansion of the fiber optic network.

### PRIVATE WELL SERVICE

[Clearwater Under Water Conservation District \(CUWCD\)](#) manages the groundwater in Bell County so residents not on city service must be regulated through them.

### ON-SITE SEPTIC

The Bell County Health Department monitors and permits on site sewerage systems for Bell County residents not on city sewer, subject to City of Belton approval. The Planning Department coordinates with BCHD to process plat reviews and permit requests with on-site septic.



# CITY PROCESS & PROCEDURES

## PLANNING DEPARTMENT

The Planning Department is responsible for the city processes of zoning, subdivision and site planning, historic preservation, construction plan review, and permitting and inspections.

The quality of growth in Belton is ensured by implementing high standards for new development, construction and encouraging maintenance, preservation and reinvestment in existing properties within the city. Long-range planning is another key element that the Planning Department utilizes to help plan for Belton’s future. The Planning Department directs this report that combines a comprehensive view of all the elements of Belton as we move towards the year 2030.

The City of Belton Planning Department is located at 333 Water Street in City Hall and consists of a planning director, building inspectors, GIS analyst, and planning clerks. It is under the direction of the city manager.

## DESIGN STANDARDS

The [City of Belton Design Standards](#) can be referenced on the city’s website under Planning and Zoning along with several other documents. Below is a list of the resources available.

- Boarding Homes Ordinance
- Comprehensive Plan
- Design Standards
- Facade Improvement Grants
- Floodplain Ordinance
- Historic Preservation Ordinance
- Mobile Food Vendor Permit
- Sign Ordinance
- Street Renaming and Facility Naming Policy
- Subdivision Ordinance
- Thoroughfare Plan Report
- Thoroughfare Plan
- Zoning Ordinance
- Building Application Checklist
- Plat Application Checklist

The City of Belton Design Standards is a great resource that explains the approval process for a developer or homeowner to get projects approved. It outlines the Design Standard Type Areas and shows where they are located and has a land use table that illustrates what uses are allowed permitted by right, what uses require a specific use permit and what uses are not allowed in each type area.

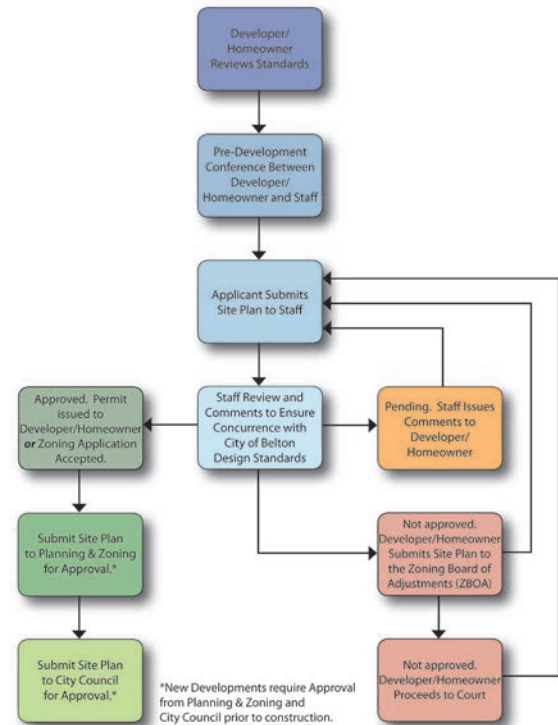
Site development standards are outlined in great detail in the handbook and these were written to “support, enhance and maintain the City of Belton’s sense of place.” The standards provide outlines and details for ensuring well thought out design, planning and construction occurs in Belton’s built environment that also respect’s Belton history.

The standards are divided as follows:

- Site development standards
- Building design standards
- Landscape design standards
- Tree protection
- Preservation and mitigation

## GIS INFORMATION

The [Geographic Information Systems](#) (GIS) department is located within the Planning Department. In addition, the city has an online GIS mapping system available for use by residents and developers. It provides a wide variety of information pertinent to planning and engineering and is a great resource. The latest aerial available on the website is the 2015 aerial.



Several maps are also available on the city’s website to view and or download such as a street map, a zoning map and a map outline parks and schools.

The mission of the GIS department is “to efficiently and effectively provide geospatial information and applications to city employees and the public in order to enhance city operations, improve decision making, and provide better public service.”

Several interactive maps are available on the city’s website that provide a variety of information of zoning, land use and development information to the public. These maps are continuously updated.

### BELTON CITY COUNCIL

Serving as the legislative branch of the city government, as well as writing policies for the city, Belton’s City Council looks at the city’s major projects, development and infrastructure improvements and city growth.

They help guide Belton into the year 2030 through strategic planning. They are elected by the people of Belton to serve at large with two year overlapping terms, which expire in May. The Mayor and Mayor Pro Tem are members as well as five other members for a total City Council number of seven. Community members can address the Council during the Public Comments section at the start of each council meeting.



The Council appoints the city manager, city attorney, city clerk, and municipal judge. It also appoints Belton citizens to various boards and commissions along with approving the annual budget and the ad valorem tax rate- or property tax. They also approve rates for city goods, services and fees. They are responsible, as directed by city charter and Texas state law to approve city contracts and purchases.

Agendas are available prior to the meetings and minutes are available following approval. Applications to serve on a committee are available in the city clerk’s office and the city’s website.

The Belton City Council meets on the 2nd and 4th Tuesday of each month at 5:30 p.m. at the Harris Community Center in the Wright Room.

### PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission (P and Z) members are appointed by City Council and are responsible for advising the city council on issues of zoning, platting and public improvements along with guiding them in all aspects of the comprehensive plan and making recommendations for any amendments to the plan.

They are the first step in the approval of subdivision plats, making recommendations to City Council. P and Z reviews and makes recommendations on zoning change requests and subdivision plats. They draft rules and regulations for the platting and subdivision of land and make recommendations to City Council.

### ZONING BOARD OF ADJUSTMENTS

The Zoning Board of Adjustment (ZBA) is a quasi-judicial board that considers appeals for zoning matters and is also appointed by City Council. They take action on variances for non-conforming land uses. There are five regular members and two alternates. They don’t have a regular meeting but meet when requests for variances are submitted, usually on a Thursday at 5:30 p.m. in the Harris Community Center. The public must be notified with at least 10 days of notice for all appeals hearings.

### BUILDING CODES

Building codes are written for the safety of all citizens and Belton works hard to be up to date on all their codes. Belton has simplified the process for citizens obtaining permits for construction projects recently (August of 2015)



implementing an online system for the process known as the “MyPermitNow” or “[MyGovernmentOnline](#)” customer portal. It allows contractors and residents to apply and pay for permits, submit plans via pdf, and to track the progress of the application to the permit. Customers can also use it to request inspections and view all associated reports.

Paper applications can also be picked up and submitted in person at the Planning Department office in City Hall at 333 Water Street or emailed to [planning@beltontexas.gov](mailto:planning@beltontexas.gov) or by fax to (254) 933-5822.

Requesting an inspection time and date online is a feature allowed by the software and users must provide at least a 24-hour notice for the request to be considered. Inspectors enter inspection results in the field to ensure that users receive the results in near real-time via e-mail or through the customer portal.

The City of Belton is up to date with their building codes.

- 2009 International Building Code
- 2009 International Residential Code
- 2009 International Mechanical Code
- 2009 International Plumbing Code
- 2009 International Fuel Gas Code
- 2009 International Existing Building Code
- 2009 International Energy Conservation Code
- 2015 International Fire Code
- 2011 National Electrical Codes

A large part of the International Building Codes is dealing with fire prevention and fire safety in regard to the construction and design of buildings. It does this through many instances, setting the criteria for such things as location and size of exits, and requiring exits to be accessible and unblocked. Fire protection systems, interior and exterior finishes and materials are also discussed. Consideration of disabled access and structural integrity are also key elements of the building code.

These codes apply to new construction along with alterations and additions to existing buildings. Thus, some of Belton’s older buildings are not code compliant.

## ENGINEERING

The City of Belton Engineering Division is responsible for the planning, design and review of public infrastructure within the city and the extra territorial jurisdiction (ETJ), capital improvements construction, floodplain management, and traffic engineering.

The City of Belton adopted its latest construction Design Manual and Standard Details in June of 2002, with only minor edits or additions since its adoption. This current manual covers the basic standards and details for streets, driveways, parking, sidewalks, drainage, water, wastewater, and environmental topics. The Design Manual is currently being reviewed and re-written to include a wider range of details for new construction.

The [City of Belton Design Manual Standard Details](#) has sections divided into nine subject areas:

- Streets and Roadways
- Driveways
- Off Street Parking
- Drainage
- Water
- Wastewater
- Pipe Embedment
- Backfill
- Environmental

This document was originally prepared in June 2002 and the updated document is currently being reviewed and re-written.

## GROWTH MANAGEMENT POLICY

A resolution outlining Belton’s framework for growth was adopted in June 2016. It outlines land to be considered for

future annexation while still “promoting orderly and sustainable growth” which is a goal of the city. It charges the Comprehensive Plan with identifying additional growth centers and anticipated linkages and planned transportation corridors in the ETJ for potential annexation. Also, ongoing and developing growth patterns shall be identified and considered for annexation as part of the Comprehensive Plan.

This framework helps guide the City of Belton in developing the city in a logical manner. [The Growth Management Framework](#) is available online.

Cities in the state of Texas have the authority to annex areas within their extraterritorial jurisdiction (ETJ). A city’s ETJ is a legally designate area of land located within a distance, determined by population, outside their corporate limits. Belton’s population of under 25,000 residents and over 5,000 defines a one mile ETJ.

The current annexation plan was adopted in compliance by a state of Texas requirement for all cities to have an annexation plan by the end of the year, 1999. All future annexations were required to comply with allowed exceptions making Belton exempt from a three-year plan. The plan indicates no future annexation will contain more than 100 residential tracts.

Different types of annexation are full purpose, where the city provides all services and voluntary which is when property owners request annexation.

Future development is protected when the city’s Land Use standards and building codes are extended to an annexed area by ensuring quality design and construction occurs with existing standards. As soon as an area is annexed it comes under the planning, zoning, building inspections, code compliance and other enforcement regulations of the City of Belton providing a better standard of living for residents in many instances. Unregulated areas outside the city’s limits can cause adverse impacts which cannot be regulated while that property is outside a city’s jurisdiction. This can come in the form of incompatible uses, environmental contamination, unsafe structures and impacts on existing streams, creeks and drainage ways.

Considering how any potential annexations will affect the city fiscally now and in the future, is a major tenant of the City of Belton’s Growth Management Policy Resolution. Any new land within the city limits of Belton shall have city services, and extension of utilities and street maintenance come at a cost which may or may not be offset by anticipated revenue.

A good growth management framework alleviates any jurisdictional conflicts with abutting municipal governments. Belton should consider boundary adjustments with all adjacent municipalities where an exchange of ETJ makes sense and is in the best interest of both parties and the citizens affected by an exchange.

The Growth Management Plan for the City of Belton is very thorough and considers annexation based on several policy statements. The policy statements are:

1. Existing or planned level of development
2. Service Delivery Needs
3. Protection of public health, safety and welfare
4. Intergovernmental regulations
5. Fiscal considerations

The issuance of non-annexation agreements for properties appraised for ad valorem tax purposes as land for agricultural, wildlife management or timber use under Subchapter C or D, Chapter 23, Tax Code is also outlined in the resolution.

Belton is in a great position to move into the future. The city has been very proactive in annexing areas along existing and proposed transportation corridors. An exhibit illustrating the history of annexation is located in the Appendix. The Interstate 35 corridor to the south towards Salado and the Highway 190 corridor to the west, natural areas of growth, have already been annexed. The Thoroughfare Plan developed in 2015 also looked at anticipated growth areas and transportation corridors such as the planned Lake to Lake Road which extends from FM 439/Lake Road to I-14/US 190, ultimately connecting Stillhouse Hollow Lake to Belton Lake. This proposed arterial roadway lies partly in Belton’s ETJ and partly within the city limits. This road is intended to alleviate traffic on SH 317 and Loop 121 and

also create great opportunities for neighborhood centers at prominent intersections.

The growth for the City of Belton must be planned and managed well. Any annexation must be of benefit to both the city and to the property owner. This resolution does an outstanding job of outlining the logical needs for annexation while also ensuring that growth is planned and its impact on the current citizens of Belton is carefully considered.

**POPULATION PROJECTIONS**

Belton’s growth has been at a steady and a consistent rate since the late 1970’s with 10-year growth rate percentages in the upper teens, low twenties starting in the late 1970s. In 1970 the population of Belton was 8,696 and current estimates have the 2017 population being over 20,000. The City of Belton estimated a population of 21,214 for January 1, 2017 by calculating new residential building permits based on the average household size.

Below is a chart from the U.S. Census and gives a number 20,547 for 2015 based on historical trends. This chart is shown adjacent to the State of Texas Census Data and shows how Belton’s population has grown along with the State of Texas.

CITY OF BELTON CENSUS DATA			STATE OF TEXAS CENSUS DATA		
1970	8,696	6.50%	1970	11,196,730	16.90%
1980	10,660	22.60%	1980	14,229,191	27.10%
1990	12,476	17.00%	1990	16,986,510	19.40%
2000	14,623	17.20%	2000	20,851,820	22.80%
2010	18,216	24.60%	2010	25,145,561	20.60%
Est. 2015	20,547	12.80%	Est. 2015	27,469,114	9.20%

*Source: U.S. Census Data and “Annual Estimates of the Resident Population for Incorporated Places: April 1, 2010 to July 1, 2015”. Retrieved July 2, 2016.*

This gradual rate of growth has allowed the city to maintain its small town feel and great quality of life, and in addition, has allowed City Council to be selective about the quality of development through the use of the Design Standards. Development standards are considered higher in Belton than in surrounding communities by many in the building community.

As part of the Killeen-Temple-Fort Hood MSA (a designated statistical area denoted by the United States Office of Management of Budget) it is important to note the population changes in the adjacent communities within the MSA. Temple’s growth has been similar to Belton’s, growing at comparable percentages while Killeen’s population growth was much higher in recent years, with a 47.2% growth from 2000 to 2010. Though Killeen’s population is more closely tied to Ft. Hood’s growth and expansion the entire MSA has benefited from Fort Hood becoming the largest U.S. military installation and home to the 1st Calvary Division. This MSA includes Belton which is the fifth largest municipality in the MSA and stretches over three counties, Bell County, Coryell County to the Northwest and Lampasas County to the west. Most of the MSA is within Bell County with Belton being centrally located in this statistical area at the intersection of I-14/US 190 and I-35.

**Killeen-Temple-Fort Hood Metropolitan Area**

HISTORICAL POPULATIONS		
Census	Population	%±
1960	118,058	----
1970	159,794	35.40%
1980	214,656	34.30%
1990	255,301	18.90%
2000	330,714	29.50%
2010	405,300	22.60%

*Annual Estimates of the Population of Metropolitan and Micropolitan United States Census Bureau, Population Division. Retrieved 2010-03-25*



## CITY OF BELTON'S POPULATION PROJECTIONS

POPULATION PROJECTIONS			
Year	SB-1*	Variable**	Variable***
2000		14653 (Census)	14653 (Census)
2001		15000 (x 2%)	15000 (x 2%)
2002		15300	15300
2003		15600	15600
2004		15900	15900
2005		16200	16200
2006		16700 (x 3%)	16700 (x 3%)
2007		17200	17200
2008		17700	17700
2009		18200	18200
2010	20088	18216 (Census)	18216 (Census)
2015		20000	20400
2020	23236	22000	22850
2025		24200	25600
2030	26088	26700	28600
2035		29300	32100
2040	28188	32300	36000
2045		35500	40300
2050	29593	39000	45100
2055		43000	50500
2060		47000	56600
2065		52000	63400
2070		57000	71000
2075	500000	63000	79500

\* SB-1 (Senate Bill-1) Estimate, developed by RPK Engineers in 1999, ending in 2050

\*\* 10% projection each 5 year increment, 2015-2075

\*\*\* 12% projection each 5 year increment 2015-2075

Killeen is the largest city in the MSA with a population of 127,921 in 2010 and Temple the second largest with a population of 66,102 in 2010.

Other communities of significant size in the MSA are Fort Hood, Copperas Cove, Harker Heights and Gatesville.

From the table below you can see that Belton's growth has been trending similar to that of the overall MSA yet the growth has been slightly slower.

Population projections are important in helping a city to properly plan for its growth in terms of infrastructure, schools, and other city services. It's not an exact science but one based on historical and national trends.

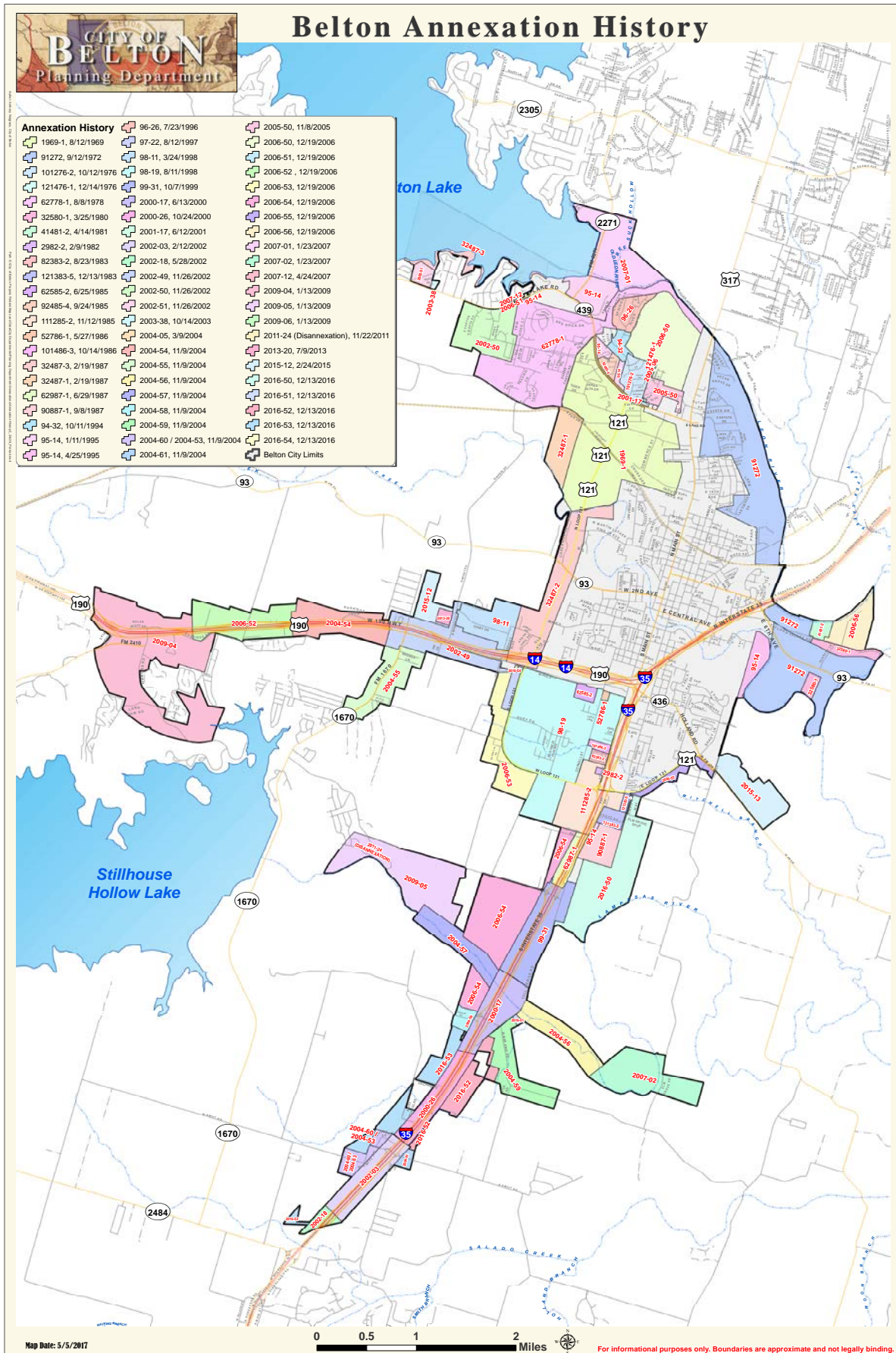
One thing that Belton has in its favor is that the Belton ETJ has lots of room for future growth and development to the west and to the South and Southeast of the city limits which is primarily agricultural land at this time. Also, as far as estimating Belton's ultimate buildout, its established ETJ identifies how the City of Belton will grow in respect to the surrounding communities as almost all of the open land around Belton has been designated as ETJ for either Belton, Temple, Killeen, Harker Heights or Salado. There are also smaller pockets for development and redevelopment where the city borders Temple to the North and Northeast.

If you use Belton's current growth model the city will have a population of around 23,550 in 2020, almost 28,000 in the year 2025 and approximately 33,200 residents in 2030 which is almost double the estimated population the city was in 2005. That's significant growth.

Several factors can affect this population growth. The designation of I-14/US 190 as Interstate 14, the next east west interstate, will most likely increase population. Also, both UMHB and Belton ISD are predicting strong growth for their institutions and though not all people who work and attend these schools will live in Belton, many will. The City of Belton predicts that when the construction is complete on I-35, there will be significant development of a variety of businesses adjacent to the corridor. Further away from the corridor, residential development will tend to spring up both as workforce housing in some areas and, when neighborhood services are more available, prominent neighborhoods where the land is more scenic.

Any major changes to the population of Ft. Hood will also affect Belton though not to the same degree as those communities that are closer to the base. Currently many Belton residents work outside the community in neighboring towns, with easy access to I-35 and I-14/US 190 it makes it easy for people to choose to live in Belton due to its great quality of life and schools, but work elsewhere. According to our survey of Belton residents of which 284 residents completed, over half (56.4%) of residents work outside the city. Temple has more of a mixed workforce with several industries and businesses that could be adversely affected by changes to economy. One of the great advantages Belton has as the county seat of Bell County is that several government agencies are located in Belton and the type of jobs provided by these agencies are quality employers.

# CITY OF BELTON ANNEXATION HISTORY MAP





# CHAPTER 7



# SPECIAL PLACES & DISTRICT IDENTITY POTENTIAL

## SPECIAL PLACES & DISTRICT IDENTITY POTENTIAL

Discussion of special places and districts is a valuable topic since the whole purpose of the comprehensive plan update is to keep the City of Belton focused on what the essential mission of the city is. The overall city goal is to be a place offering a high-quality lifestyle. To evolve a city that has these high standards means that there has to be many places with special characteristics so that a diverse population can find their own unique sense of place and well-being. Cities that have districts with distinct characteristics offer vibrancy to the city. It is this characteristic that allows a city to thrive with more diverse places of activities and enhanced tourism opportunities.

### ***Belton: the hidden secret!***

Belton has one over-riding special characteristic unique to a city that borders a main interstate; that of being detached from that interstate. There are both negative and positive aspects to the specific corridor running through Belton but for now, the discussion is how relatively hidden Belton is to the traveler on the freeway. To a degree, Belton hasn't suffered the accelerated freeway frontage development that can give a negative identity to a city. The development there gives the appearance of being detached from the city. Curious travelers that want to see Belton have to remove themselves from the freeway and take one or two select roads into the city.

### **NOLAN CREEK**

The open space downtown and the centerpiece - Nolan Creek - are certainly the most revered jewels of Belton. Coupled with and empowering the experience are other special components such as the Courthouse Square, and the associated shopping and dining experiences. There has been so much effort developing this area into a wonderful destination. Festivals and other activities are programed, and good retail and dining places established. There are still much that can be accomplished to continue to strengthen the district.

Nolan Creek is not just the center of downtown attraction, it also serves as the center of a regional trail network reaching out in some directions but with the potential of spreading throughout the city. Looking at the regional hydrology, there is the Leon River in the north, the Lampasas River in the South and right between is the Nolan Creek. Local tributaries connect and reconnect each part of the system to reveal a braided network of creeks and drainage valuable for an extensive trail network. It is important for the City of Belton to consider acquisition of linear parks for an expanded bike and bike trail network along Nolan Creek, Leon River and Lampasas River. Consideration should also be given to expanding the trail network through linear parks along bodies of water to adjacent cities to provide a regional trail network. Other cities that have this landscape trait have captured and leveraged this system for great benefit to the city. Those cities became known for their extensive trail system and they became a social corridor with runners, cyclist, joggers, and baby strollers as well as an economic engine attracting enterprise that wanted that kind of city atmosphere for their employees. This is an asset that the City of Belton must acquire as soon as possible because it will become much more expensive in just a short amount of time or the opportunity disappears forever with private development isolation.

Acquisition is mostly in three different forms. If the price is right and there are other elements to be constructed, then the city may consider a fee simple purchase of the property. Other cities have bought up vast amounts of properties when they become flooded from natural events. Nolan Creek may be a corridor that has major





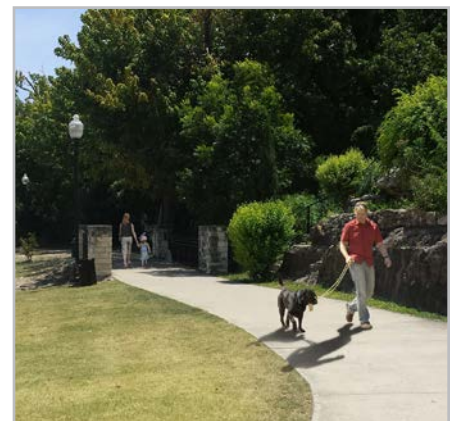
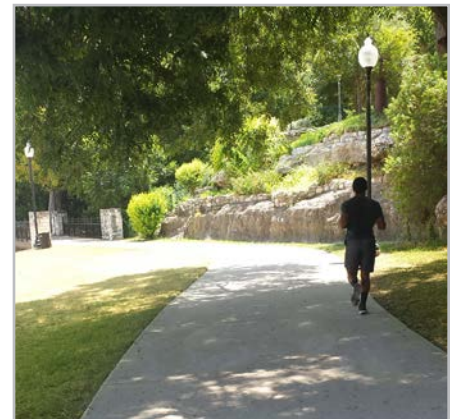
flooding events of this magnitude. The second way is to purchase access or utility easements along the creeks and drainage areas or in sensitive natural areas. The ownership remains with the overall property owner but the city has the right to place a trail through that space. Some master planned communities or subdivisions may enjoy the marketing value of striking this kind of a deal with the city. The third manner, (similar to the second form), is to design future trail alignments throughout the region, into the overall trails master plan which may be part of the overall parks and recreation master plan. Texas Parks and Wildlife as well as other state and national institutions have lots of grant funding available for these projects as long as the projects are incorporated into the city master plan process and approved as the official policy document for the city.

Developing infrastructure and activities along this asset is another layer of city improvements that make Belton a desirable place to live. 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.

Investing in the parks, recreations, trails, and open space of a city is one of the most expensive prospects for a city but one that will return much more value over the long term. These assets are extremely valuable for cities to attract large, high quality commercial and residential development, the kind of investment that the City of Belton has expressed that they would like. Currently Belton has invested a great deal and has already seen the benefits of this investment. This tradition needs to continue incrementally through large and small actions. Developing the future vision for parks, trails, and open space that extend to the ultimate boundaries of the city is the first requisite step to continue the process so that all future development responds to that requirement in the master plan with land or easement concessions.

**PARKS AND TRAILS**

In other places in the overall comprehensive planning, a full parks, trails, open space master plan will be included. Just to touch upon the value of parks and trails from a planning standpoint, along with transportation and land use, the overall provision of parks, trails, and open space is one of the most valuable assets for a city and its consideration in land use planning is just as important as any of the other components. Cities that have developed great assets like these enjoy a much higher quality of life. These systems attract better economic activity, contribute to much better overall health, mitigate heat island and greenhouse gases, enriches biodiversity, contribute to a healthier mental state of being, and strengthen the social networks of a city. The system needs to be prevalent throughout the city and a resident should be able to access it within a few minutes of walking. One standard is a five-minute walk which for an established city to insert in, can be very challenging. Having a wide variety of spaces in this system is also important so that recreation and sports are served; peace in natural places is available, linear systems for jogging and biking both for mobility and health, and more variations. Confederate Park, Yettie Polk Park and Harris Park are linear parks created along Nolan Creek for an extensive and growing hike and bike trail system. The City should continue expanding trails along bodies of water to preserve the natural environment and create a regional trail network connecting to area cities, Regional parks, such as Chisholm Trail Park and Heritage Park, for example, are important attractions containing several amenities for visitors, The City feels it is desirable to expand Heritage Park to provide additional space for future parkland development. Where there is a city with a high quality of life, there will be an extensive system of parks, trails, and open space.





**COURTHOUSE SQUARE AND THE DOWNTOWN DISTRICT**

As the County Seat, Belton enjoys having the Bell County Courthouse anchoring the heart of the city. The grounds and the associated streetscape already serve local festivals and events. In April, the Art and Wine on the Square is a much anticipated event with local arts and crafts accompanied with nice wine selections for tasting and local musicians complementing the enjoyable event. Community leaders are on hand enjoying the event or volunteering their time for their favorite cause.

Nearby and on the same weekend was the annual Turtle Fest attracting large crowds and celebrating lots of the volunteerism within the city.

Since the downtown area is such a magnet for all of the assets that are located there, it makes sense to review all of the potential enhancements that can be action items considered in the future. Already on the menu for building and business owners to take advantage of are the façade grants offered by the city. Simply improving the fronts of buildings enhances the qualities of the downtown area. To offer up a short list of some additional items that may or may not be in the works, we can consider the following: shade, restaurant diversity, residential units on upper floors, intertwined small events or showcases, coordinated calendar, signage and way finding, parking analysis, and a governmental facilities utilization plan (There is much underutilized space occupied by city and county uses removing valuable lands from the tax rolls).

The city is currently in the process of completing a series of “Downtown Development District” signs which will be installed throughout the city to encourage more visitors to the downtown district. Belton has several “Welcome to Belton” signs at key entrances to the city already. The new sign family builds upon the existing and proposed Gateway signs but are designed with more of a focus on downtown.

The goals of the “Downtown Development District” sign program are:

1. Define and identify the Downtown Development District area perimeter.
2. Visually Create a sense of places
3. Help visitors find their way to and around downtown.
4. Highlight Belton’s many assets, features, amenities, and destinations.

The businesses that occupy the ground floors of the square should be businesses that cater to the people that visit the square such as retail shops and restaurants. This will add new vitality to the street as more people come to the square for shopping, dining, meetings in restaurants, and just being out enjoying the day. Larger events such as festivals are scheduled but more can be done at regular intervals on smaller scales. Some cities use volunteers as city ambassadors to greet people with information and guidance on what to see. Music and arts prevalent in the streets around the square add an aura of magic and special allure as the guitarist strums or the artist brushes a new painting. Small things add much to the vitality.

Keep in mind that the downtown is not an isolated place. There are several aspects of Belton that can connect here. Some of these linkages may include a future Arts District, significant redevelopment of underutilized property, city-wide trails, historic walking tours, and more.

**ARTS DISTRICT(S)**

The addition of places in a community that focus on the visual arts, both as exhibition spaces and retail spaces, adds a wonderful layer to the cultural fabric of the city.





Tourists can visit Belton for parkland and Nolan Creek, restaurants, shopping, historic education such as the Courthouse and Bell County Museum; but having the visual arts occupying a strong presence is somewhat missing. Experiencing a district with a strong emphasis on the arts is a very powerful driver of commercial activity for both restaurants and retail. The district notion is powerful since one place may be considered a destination and the visitor wants to go to that particular shop, but two or more places clustered together is a stronger draw with a visitor enticed to see all of the shops.

Currently there are not any areas particularly known as the destination for seeing a variety of visual arts. If there is a community interest, there are some areas with the potential to stimulate the creation of an arts oriented district supported by small scale cafes, coffee shops, and fine dining. Places to consider are areas that can link the downtown with Nolan Creek, side streets of historic buildings, smaller scale historic residents in and around downtown, places that have special qualities that just need that one essential ingredient to make it an instant destination; all make wonderful small-scale districts. Arts can be intertwined in this short stretch and art festivals can spread out over the parkland below. If an expansion of the trail system was created to connect the spaces along Nolan Creek, then an even more powerful series of spaces can be activated. Being wedged in this manner adds a great linkage from the creek and parkland to downtown and provides further depth to the places to see for folks spending time downtown. The Courthouse Square is an important feature of a potential Arts District and hosts the Art and Wine Festival each year. Historic downtown buildings are creating attractive murals on the building façades, creating a destination for visitors.

Beyond the downtown area and as Belton grows, there is an increased need to expand and strengthen arts and cultural activities in other parts of the city. The University of Mary Hardin-Baylor (UMHB) campus contains the Visual Arts building and the Performing Arts Center that is currently under construction. The UMHB campus and surrounding properties along North Main Street area strong component of a future arts district. The historic buildings along Main Street have and could contain uses complimentary to this district such as an art or photography studio, for example. New businesses have been established in North Belton, such as That Art Place and Board and Brush which could also create additional destinations within a potential Arts District.

Schools also provide quality entertainment for the community. Many residents of Belton are parents with kids going through the public school system. Parents and grandparents as well as extended family are always attending shows and performances of the young people from this community is a resource for many events for tourism and entertainment. Community members mentioned that they would like a central place to find out what is going on in their community that compiles all the activities from the schools, university, civic clubs, restaurants (live music), city festivals and events, and parks district so they can more readily find things to do. This list needs to be celebrated by having it advertised in all social media and other resources.

**PERFORMING ARTS**

The proposed [University of Mary Hardin-Baylor Performing Arts Center](#) is anticipated to be a great addition to the arts and culture scene in Belton and is intended to draw from Belton and Bell County. The \$20 million facility will have:

- 546-seat theater with proscenium stage, fly space, and orchestra pit
- 2,000-square-foot performance lab which can be used as an ensemble room, a classroom, a venue for small-scale productions and recitals, or a room for receptions or other social gatherings
- 2,000-square-foot practice room which



can double as a classroom

- Scene shop with 18-foot ceilings so scenery can be built and stored there
- Costume shop which can double as a classroom
- Cast dressing rooms which can be reconfigured for classroom use
- Box office with an outside walk-up window for selling tickets prior to performances
- Spacious lobby area for patrons which can also be used for small recitals, dinners, or receptions

**BELL COUNTY MUSEUM**

[Bell County Museum](#) is centrally located at 201 North Main Street. Part of its complex is the historic Carnegie Library Building. The museum was established in 1991 and serves all of Bell County with its permanent collections along with having a variety of traveling exhibits showcased at the museum. The museum relies heavily on volunteers and has many programs for people of all ages.

**ENTERTAINMENT**

There are opportunities to develop an arts district downtown with a mix of restaurants, antique stores, art galleries.

**CRUSADER STADIUM**

The University of Mary Hardin-Baylor (UMHB) has a variety of sports entertainment available with six Division III sports for both men and women. The [new Crusader stadium](#) has proven very popular with both the university students and the citizens of Belton. UMHB and the City of Belton can work together more to spread the word about all the activities on campus available to the public.

**THE BELL COUNTY EXPO CENTER**

The [Bell County Exposition](#) building encompasses more than 100,000 square feet and hosts large and small concerts, rodeos, trade, hobby shows, and several other events. The Main Arena is the largest area and has a Special Events Room and an Assembly Hall. There is a large plaza outside the main arena to allow for more exhibit or performance spaces. The Expo has initiated plans to expand exhibit space, and construct an equestrian center and additional parking. The 220,000 square feet equestrian center is currently under construction and will include an 850-seat performance arena and a warm-up arena with horse stalls. This expansion will be a great addition for both Bell County and the City of Belton.

One need that has been identified is hotel rooms and an adjoining conference center. The city is actively engaging with prospects to highlight the opportunities here.

**RESTAURANTS AND FAMILY ACTIVITIES**

Many residents responded on their online survey or during the stakeholder meetings that there was a lack of nice, sit-down, family restaurants in Belton and they would like more variety in their choices. They tend to travel to the surrounding communities for family entertainment like bowling, movies, and shopping. Belton residents would like to see more available high-quality entertainment downtown and throughout town.





CITY OF BELTON DOWNTOWN PUBLIC PARKING





## UNIVERSITY DISTRICT

Since the university is a large institution, it becomes its own district and therefore paying close attention to the edges where the university and city interface occurs, is a place that holds a lot of dynamics. One key potential is adding activities that cater to the captive market of students in Belton. Previously mentioned was the challenge for the city to not lose their talented youth graduating from high school to the bigger cities. Working the edges of the university into vibrant set of land uses and activities that are attractive to the younger generation can go a long way toward solutions to this issue. As mentioned in the section on institutions as a land use, here again the edges may not always be compatible. The university can work on integrating these edges so that compatibility is more than simply scaling buildings down at neighborhood edges but works in land uses that serve as transitions serving neighborhoods as well as the university and its students. Coffee shops, book stores, places of quietness and respite are valuable for both institution and neighborhoods.

Along the commercial edges; the neighborhood services, restaurants, coffee shops and higher traffic generating enterprise, is the normal trend development and if pedestrian access is well defined, it can serve the university without increasing traffic levels.

## SPECIAL NODES OF MIXED-USE ACTIVITY

In some cases, the morphology of a specific district or location may lend itself to becoming a unique and special place. An example of this might be in the larger intersections of the city where large retail may have assembled. These types of areas may transform into more of a lifestyle center where a wide variety of uses become part of the mix, including: employment, retail, shopping, grocery, residential, restaurants and entertainment, etc. A particular element to the success is to have denser residential closely associated with the commercial development to stimulate walking. The other design ingredient important to this recipe is for all this walking space to be well defined and well designed. Locations that are significant due to their natural qualities have a different set of rules and imperatives. Preserving what is special and allowing high quality development to occur taking advantage of the place can also create a special place. It is important to identify these places that have special characteristics and ascribe a unique set of rules for the development or redevelopment. Getting a framework in place now will prevent an action that could destroy what is special about that place. An overlook may become a parking lot, or a place along the creek may have a use that doesn't leverage the context of place to the fullest. Sometimes these places may be a unique intersection of five streets or at angles embedded within a culturally rich neighborhood. Taking advantage of these qualities stimulates the development of place-sensitive projects that could strengthen the neighborhood, or the tourism opportunities, or the life in the streets downtown.

An extension of this idea is with Gateways and Corridors that hold special qualities or need to possess special qualities due to their location. The difference between these special places and gateways and corridors is that gateways and corridors are the first introductions of a visitor to the city. They set the tone for how wonderful the city may be. Additionally, these places that have a higher standard of aesthetics are part of the elements that give pride to a city and the residents. Enhancing special places such as these can stimulate more activities around city beautification thereby triggering a higher sense of pride in the city. Gateways are special because they introduce a city to anyone that arrives there. Entering through these places sets the tone for what the expectations are. A city with hundreds of



billboards and gravel driveways has a very different appeal to those places that are well landscaped, have clear welcome signage that is well maintained and good wayfinding. It is here that Belton can set the bar for the overall image of the city. Visitors of a place will come away with lasting memories.

Other corridors to be studied for the appropriate level of improvements are the freeways traversing the city; I-35 and I-14/US-190. Typically, a gateway of significance will be accompanied by a corridor with overlay enhancements. Many of the leading corridors into cities are in fact heavily commercial and even industrial in nature. The corridor overlay is not a tool for land use as much as it IS a tool for visual quality. To be effective in industrial or heavy commercial corridors, consider signage regulations including billboards as well as screening and landscape requirements. Successful implementation of these two strategies will go a long way to the visual enhancement of the corridor. Central Avenue is a great example of good progress toward corridor enhancements. The improvements of street trees, special paving, signage, street furniture and lighting all surrounding the commemoration of our armed forces is becoming a tourism draw by itself. Accomplishing this stimulates businesses to engage in their own improvements to store fronts and parking lots. Certainly, there is more to be done but the work is moving in a positive direction.

Other corridors to be studied for the appropriate level of improvements are the freeways traversing the city; I-35 and US 190, soon to be transformed into I-14/US 190. As mentioned above, minimal treatments that can go a long way toward the visual enhancements may be limited to signage controls including billboards as well as screening and landscape requirements. Just by adding street trees and screening storage and refuse areas are a big step. These corridors have an important economic function and everyone understands that. Small steps can reap large returns.

South Main Street is another important corridor. A much smaller scale, this becomes a much different level of enhancement. Entering the city from the south, there is much highway frontage that may be ripe for redevelopment, uses of which would depend on the type of access it has now and in the future. The City of Belton may find value in discussing the aesthetics of the road connection under the US 190/I-35 interchange where Main Street begins. This could be the site of a significant arts installation or a well-designed landscape entry project. Cities have taken advantage of spaces like these to create enhancements that become focal points and even iconic for the city. As mentioned above in the section on arts district potential. The east side of Main Street businesses have a drainage area that could be part of a stimulus project of restaurants and shops along a quiet wooded corridor.

The future Lake to Lake Road, ROW acquisition in phases now, will be a significant corridor servicing both commercial and residential sections of the city on the west side of Belton. Once completed, it will bring efficient connection to large capacity roads helping out the dispersal of traffic and relieving transportation pressures. It will be a well-traveled road and as such, will need to have a design aesthetic that will be appealing. The road section should accommodate bike lanes as well as multiple lanes of traffic both ways. Signage regulations should be in place from the beginning to keep from grandfathering older and visually unappealing signs.





# CHAPTER 8

A detailed historical map of a town, likely from the 19th century, showing a grid of streets and various buildings. The map is rendered in a sepia or light brown tone. Street names visible include Alexander Street, Pearl, Main, East College, Penelope Avenue, Cross Avenue, and Water Street. The map shows a mix of residential houses, larger commercial buildings, and a church. A river or canal is visible on the left side of the map.

# HISTORIC PRESERVATION PLAN

# HISTORIC PRESERVATION PLAN

## BELTON PRESERVATION PLAN

### PURPOSE

The purpose of the Belton Preservation Plan is to expand on the goals and objectives identified in the Historic Preservation Ordinance. The Preservation Plan is a guiding document for the City of Belton to utilize in planning for the future while still maintaining the historic resources. Belton is known for its outstanding architectural history, and many residents and visitors are attracted to the city for the atmosphere this historic setting provides.

### USE OF THE PRESERVATION PLAN

The historic preservation plan is intended to guide a comprehensive preservation program for Belton. It will be used by the city to guide and monitor preservation efforts in the community. Businesses, property owners and members of the general public may also use the plan to learn about the preservation program and the status of preservation efforts.

Preservation is a part of many community interests, including housing, sustainability, livability and economic development, the plan seeks to balance broader community objectives while achieving its core mission of retaining historic resources.

### ADMINISTRATIVE COMPONENT

The administrative component of the preservation program provides its operating framework, including the staff that manages daily activities and the Historic Preservation Commission that administers adopted policies and standards.

### HISTORIC PRESERVATION COMMISSION

The Historic Preservation Commission is responsible for reviewing Certificates of Appropriateness requests for Belton properties in locally-designated historic districts. The Historic Preservation Commission shall consist of five members. Members must be a resident of the city and have lived within the city for a minimum of 12 months immediately prior to appointment. At least one member shall be an owner-occupant of a property with historic overlay zoning. Members of the Commission are to have a demonstrated interest or competence in, or knowledge of historic preservation. The responsibilities of the Historic Preservation Commission are outlined in the Historic Preservation Ordinance.

### HISTORIC PRESERVATION OFFICER

The City Manager or his designee shall appoint a qualified city official or staff person to serve as Historic Preservation Officer (HPO). The planning department will be responsible for coordinating the city’s preservation activities with those of state and federal agencies and with local state, and national preservation organizations. The HPO also serves as the primary City staff liaison to the Historic Preservation Commission and has been delegated administrative review authority for some types of projects that would otherwise be reviewed by the full Commission.

<b>CERTIFICATE OF APPROPRIATENESS CASE ACTIVITY 2013-2016</b>				
COA Case Activity	2013	2014	2015	2016
Cases Approved by Historic Preservation Commission				
Total Number of Cases	18	19	17	14
Cases Approved Administratively (by Historic Preservation Officer only)				
Total Number of Cases	13	24	18	15

## PRESERVATION VERSUS CONSERVATION

Both of these terms have a viable use within the determinations of the commission. In the words of the National Park Service:

*“Conservation and preservation are closely linked and may indeed seem to mean the same thing. Both terms involve a degree of protection, but how that protection is carried out is the key difference. Conservation is generally associated with the protection of natural resources, while preservation is associated with the protection of buildings, objects, and landscapes. Put simply conservation seeks the **proper use of nature**, while preservation **seeks protection of nature from use.**”*

*“Conservationists sought to regulate human use while preservationists sought to eliminate human impact altogether.”*

Certainly, preservation tends to take the lead with most commission actions but there are landscapes within the City of Belton that may also qualify under the conservation terminology. The importance of bringing this topic up is simply to broaden the perspectives of the commission through a larger lens of viewing the historic value of land and structures within the city. Belton as a city is historic and with this viewpoint, the landscape around it also has value if positioned in a way that supports the preservation of places whether buildings, squares, or cemeteries. What histories are to be revealed with the horse farms in these ETJ regions of the city? What history lies upon the Lampasas or the Leon Rivers? What photographs exist of the original Courthouse Square?

## THE HISTORIC DESIGNATIONS

The city has designated five distinct areas called out as historic districts. These areas are the heart of the remaining structures and places that exhibit true value for Belton. Many of the homes have been lovingly restored, some areas are within the UMHB Campus and owned by the university. These are the shining stars of the Historic Preservation Commission within Belton.

What about the high value assets outside these districts? The Historic Preservation Brochure and the charges assigned to the commission clearly state that structures outside of districts can have the acknowledgment of the commission as well but the descriptions are not as aligned or clear. But how are these places and structures not within districts being designated, described, supervised, acknowledged and celebrated? According to the City Ordinance No. 2012-18, 29.5, #5; Responsibilities of the Commission; “Recommend and confer recognition upon the owners of historic landmarks or properties within historic districts, subject to ratification by the City Council.” This infers that historic designations only occur within the Historic Districts that have been designated. Alternatively, the Historic Preservation Brochure reads that the designation may occur outside of Historic Districts. This later perspective should be embraced as the proper methodology. With Districts, there will be a unifying characteristic so that a district has an historic feel with a collection of structures of value. A singular historic structure will not have the district appeal but is no less valuable as an asset or as part of the story of Belton.

Through the city assessment process, several locations in the city had structures that were not within any of the designated districts but were certainly of great historic value. One homestead appears to have been on an acreage tract, likely a farm, and then subsequently surrounded by the increasing growth of the city. The land area shows up on a 1940s land census map as already partitioned through subdivision, and the earlier map of Augustus Koch shows that portion of the city as the edge of the growth.

These are just as valuable as those structures in the Historic Districts. The context existing today may not be the most desirable or the most compatible but the structures are indeed worth lots of effort and investment for preservation. The city has façade grants as a program to assist with structures but a different level of assistance may be needed. Special assistance programs for valuable properties under pressure and decay could come in a variety of ways including a focus group identifying grants at the state and national level to assist. The Historic Preservation Ordinance outlines the idea of outright acquisition of properties as well. If there is a need of a facility in an area of town then maybe this could solve two problems; preservation and facility needs. In some cases, these structures may lend themselves to being home for institutions of a wide variety. Art museums, educational facilities, administrative offices, and other uses often times have the financial wherewithal to acquire these structures and rehabilitate or maintain in a sustainable manner if not restorative manner. A city has many needs and there are buildings that can fill these needs.



## HISTORIC CONTEXT

The historic context in Belton is utilized to organize information for existing historic resources, based on a cultural theme within a certain time frame and geographic area. These contexts describe the importance of development in areas that often contain historic properties. The three overall themes in relation to development are described below.

### **Early Settlement (Nolan Springs/Nolandville), 1840–1850**

Early settlement began in this area in the late 1840s. When Bell County was established in 1850, the small settlement of Nolan Springs, named for adventurer Philip Nolan, was chosen as county seat and renamed from Nolanville to Nolandville. Nolan Creek, a tributary of the Leon River that runs through the center of town, was also named after Philip Nolan. Matilda Connell and her husband, Thomas J. Allen, donated 120 acres out of the Matilda F. Connell League for the town. Henry B. Elliot surveyed the area, and E. Lawrence Stickney created a plat of the town in a generally north-south/east-west grid pattern. The town was laid out with a large central courthouse square as its focus. The first town lots were advertised for sale in the Galveston newspaper in 1850. Joe Townsend and A. T. McCorcle were among the first merchants to build stores. A post office was then established, and the town's name changed to Belton, in 1851.

### **Commerce and Business, 1870–present**

The 1870's saw a boom with building, new businesses and new enterprises. A Belton group organized the Belton Telegraph company that provided daily quotes of the cotton market. In the 1970's, the Belton Woman's Commonwealth began under the leadership of Martha White McWhirter and several other prominent Belton women. This group separated from the town's established Protestant churches and formed an economic cooperative. In 1887, they opened the three-story Central Hotel and later operated a steam laundry and several nearby farms. The group also founded the town's first library in a room in the hotel. In 1879 a fire destroyed much of the town's central business district, but the stores were quickly rebuilt. A new Renaissance Revival courthouse, designed by architect Jasper N. Preston, was constructed in the late 1870s, and by the mid-1880s Belton had a population of 4,000, daily mail and stagecoach service, three newspapers, an opera house, five schools, steam grist and flour mills, two hotels, thirteen grocery stores, and three banks. During this period Belton also developed into a processing and shipping center for the region's growing cotton crops. The first cottonseed oil mill was built in the town in 1879, and a number of cotton gins began operating. Today, Downtown Belton contains a variety of retail stores, restaurants and office buildings with large walking trails connecting Downtown to other areas in the City.

### **Educational Institutions, 1881–present**

The City of Belton assumed control of its public schools in 1881. Elections were held that determined that they should be under the control of the board of trustees. The first session began in 1882, under the superintendence of Chas. E. Williams, with a total of 7 teachers and enrollment of 300 students. At this time, there were no buildings or supplies available for public schools in Belton. An election for a school tax was conducted that resulted in a large majority in favor of the tax and the public school system began to grow. The Belton City Schools ranked with the best schools of the state and were recognized as an auxiliary to A&M College, the State University and the best universities in the state under denominational control. The earliest record of public education for area African American students dates



from 1882 when Mrs. Aleck McGee was hired to teach the African American school. Professor Thomas Breckenridge Harris became the first African American High School in 1890. The name West Belton School was chosen in 1900 and a new building was constructed in 1936 for African American students. By petition, the school was named T.B. Harris after the revered former principal. T.B. Harris closed its doors in 1966 and Belton schools were integrated the following year. Today, the Belton Independent School District expands to several cities, encompassing 198.6 square miles and has a student enrollment of over 10,800 students on 15 campuses and employs more than 1,700 employees.

The University of Mary Hardin-Baylor was founded by the Republic of Texas in 1845 as “Baylor Female College,” the female department of what is now Baylor University. The University began at Independence in Washington in 1886, due to the changing demography of Texas and relocation of the local railroad made it increasingly difficult for college students to get transportation to Independence. The Baptist State Convention of Texas moved the Male Department to Waco, Texas and consolidated with Waco University, retaining the name Baylor University. The Female Department moved to Belton, Texas and became known as Baylor Female College. Academically the college has always emphasized the liberal arts. At the turn of the century it had two degree programs, classical and English. These programs evolved into the B.A. and the B.S. degrees approved by the State Department of Education, which in 1912 recognized Baylor Female College as “a college of the first rank,” and in 1913 began accepting its graduates as teachers without further examination. Today the liberal arts form the core courses for such programs as nursing, business, and education. In 1925 Baylor Female College was renamed Baylor College for Women. In 1926 it was admitted to the Southern Association of Colleges and Universities and in 1927 to the American Association of Colleges. By 1978 the college had been reorganized as a university with five schools: arts and sciences, creative arts, business, education, and nursing and was renamed University of Mary Hardin-Baylor. Today, UMHB has a student enrollment of about 3,900 students and employs more than 400 full-time faculty and staff members.

The Belton Academy was founded in 1887 by Professor Charles Wedemeyer, a Baylor graduate and former teacher and administrator of Baylor University, Crane College, and Waco University. Charles H. Wedemeyer built this home in 1891, adjacent to the Belton Academy, where he taught many area leaders. The academy served as an intermediate school with a four-year course of study that included classes in English grammar, higher arithmetic, history of England, algebra, geography, geometry, Latin and Greek, anatomy and physiology, German, English and American literature, chemistry, philosophy, New Testament Greek, botany, geology, astronomy, political economy, and logic. In the 1896-97 school year, there were 99 students enrolled. In the beginning, the school was a male academy, but by 1895 had become co-educational. The Belton Academy was an approved intermediate school whose graduates were admitted to the freshman class of the University of Texas without examination. The Belton Academy closed in 1911 and moved to Temple in 1912. The Wedemeyer house still exists today and is listed on the National Register as a Recorded Texas Historic Landmark.

### HISTORIC PRESERVATION ORDINANCE

In 2012, the City of Belton enacted Ordinance 2012-18 creating the Historic Preservation Overlay District and enabling the Historic Preservation Commission with the appointment of five board members, to administer the ordinances for the districts. With this action, the position of a Historic Preservation Officer was also created to work with the activities of the commission. The purpose of the overlay districts, the commission, and the Historic Preservation Officer is a matter of “...protection, enhancement, and preservation of landmarks and districts of architectural, archaeological, educational, and general welfare of the public.”

The intentions of this ordinance and the entities it creates or enables is to:

- Protect and enhance the landmarks and districts, which represent distinctive elements of Belton’s historic, architectural, and cultural heritage.
- Foster civic pride in the accomplishments of the past.
- Protect and enhance Belton’s attractiveness to visitors and the support and stimulus to the economy thereby provided.
- Ensure the orderly, efficient, and appropriate growth and development of the city.
- Promote economic stability and prosperity of the community by encouraging the most appropriate use of historic properties within the city.
- Encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.

The city through the work of the commission has designated areas within the city that are to have this overlay district. On the maps and related documents, the areas have been designated as such due to the importance of the “contributing” features of the district.

To be considered as contributing, a feature must:

- Embody the significant physical features as characteristics of the district, or adds to the historical association, historical architectural qualities, or archaeological values identified for the district.
- The feature was present during the period of significance relating to the documented significance of the district.
- The feature possesses historic integrity or is capable of yielding important information about the period.

The Historic Preservation Ordinance is the portion of the Belton Zoning Ordinance that outlines the basic regulations and processes for historic preservation. The Historic Preservation Ordinance was adopted most recently in 2012.

Topics addressed by the preservation ordinance include:

- Creation and operation of the Historic Preservation Commission
- Designation procedures for local landmarks and historic districts
- Basic procedures for alteration and demolition of locally-designated historic resources

### INCENTIVES AND BENEFITS

The incentives and benefits component of the preservation program includes the tools that assist property owners in maintaining historic resources. Effective preservation programs offer special benefits to stimulate investment in historic properties, encourage owners to follow appropriate rehabilitation procedures, and assist those with limited budgets. Owners of designated historic properties in Belton may be eligible for one or more of the incentive and benefit programs described below.

#### LOCAL PROPERTY TAX EXEMPTION PROGRAMS

The city has created a historic preservation tax exemption program in which historically significant properties will be eligible to receive a tax abatement for up to 5 years on the pre-improvement value of the structure.

#### FAÇADE IMPROVEMENT GRANT PROGRAM

The Facade Improvement Grant Program is established to encourage quality exterior rehabilitation in Belton’s historic business district. Any commercial property within Belton’s Downtown Development District is eligible for grant funds. Facade Grant funds focus on exterior work (visible to the traveling public) on storefronts, commercial buildings, and commercial residential buildings in the Downtown Development District.

Facade grants are available on a 50/50 matching basis with a cap of \$10,000 per façade adjacent to a public street or alley, with a maximum two facades eligible for a grant. A downtown building with two street facing facades is eligible for a maximum grant of \$20,000.

### **LOCALLY-DESIGNATED HISTORIC DISTRICTS**

Belton has five locally-designated historic districts containing a total of 438 properties. Owners of properties in these districts have special responsibilities overseen by the Historic Preservation Commission. They are also eligible for special incentives and benefits.

In addition to the special incentives and benefits available, residents often choose to live in a locally-designated historic district because of the unique character, and the stability provided by a design review process that ensures the compatibility of new construction and alterations to historic structures. Such stability can protect quality of life and property values.

The National Register of Historic Places is the official list of the Nation’s historic places worthy of preservation. Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate,



and protect America's historic and archaeological resources. There is a total of 40 Belton properties listed on the National Registry of Historic Places. The Downtown Belton Commercial Historic District and Baylor Female College Historic District are historic districts listed on the National Registry of Historic Places.

### LOWER WEST BELTON HISTORIC DISTRICT

The Lower West Belton Historic District contains an excellent range of buildings constructed between 1870 and 1935. Sixty-one percent of the buildings in this district are contributing historic structures. There is a total of 41 properties in the LWBHD. According to the National Register of Historic Places Multiple Property Submission (1990), Belton developed gradually, resulting in no consistent pattern of lot sizes or building setbacks. Both one- and two-story buildings are present in this district. The buildings in the Lower West Belton Historic District represent the evolution of local patterns of construction from the 1870s through the 1930s.

The Lower West Belton Historic District contains primarily residences, with a few commercial buildings on Main Street. The earliest house was built in 1870, and only six buildings were constructed after 1935. Architectural styles represented in the district include Greek Revival, Queen Anne, Folk National, Folk Victorian, Classical Revival, Second Empire, and Craftsman.



### SOUTH MAIN HISTORIC DISTRICT

The South Main Historic District (SMHD) contains buildings constructed between 1880 and 1935. All of the buildings in this district are contributing historic structures. There are a total of 10 properties in the SMHD. According to the National Register of Historic Places Multiple Property Submission (1990), Belton developed gradually, resulting in no consistent pattern of lot sizes or building setbacks. With the exception of the Muelhouse House at 620 South Main, all of the buildings in this district are one story in height. They are substantially smaller than the houses found on North Main Street, although many of them were built during the same time period. The contrast between the grander mansions on North Main and these smaller dwellings in the SMHD illustrates an important geographic distinction between the different sections of the city during its development.

The South Main Historic District contains the following architectural styles: Queen Anne, Folk National, Neoclassical, Tudor, and Craftsman.



### DOWNTOWN BELTON COMMERCIAL HISTORIC DISTRICT

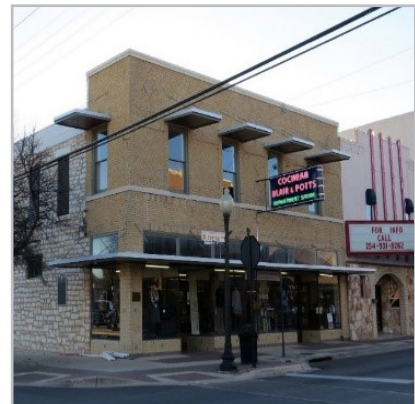
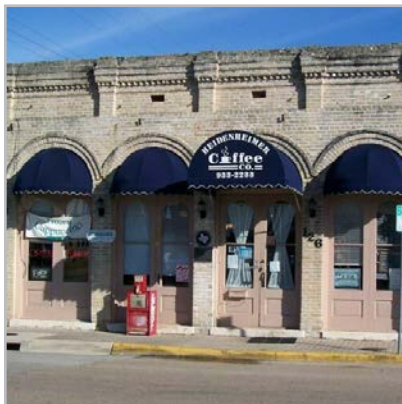
The Downtown Belton Commercial Historic District (DBCHD) contains buildings constructed between 1870 and 1959. Forty-six percent of the buildings in this district are contributing historic structures. There is a total of 120 properties in the DBCHD. According to the National Register of Historic Places nomination for this district, dated 1990, most of the historic commercial buildings in Belton are located downtown, near the courthouse square. They are generally long, narrow, and rectangular in plan, although some buildings occupy more than one lot and the depths of buildings vary. In some cases, multiple storefronts are contained within a single building. These buildings are mostly constructed of load-bearing masonry (limestone or brick); some have been covered with stucco. They feature slightly pitched roofs behind parapets. Decorative detailing includes arched window openings, pilasters, brickwork, pressed metal cornices, and cast-iron storefront elements. Some buildings retain a flat awning beneath transom windows, but many storefronts have been updated with new canopies, large plate-glass display windows, and other alterations.

Downtown commercial buildings reflect three distinct periods of construction and architectural styles. The earliest buildings, built between the 1870s and the 1910s, are generally two-part commercial block structures with Italianate or Renaissance Revival elements. It is likely that the 1876 county courthouse, built in the Renaissance Revival style, influenced the design of nearby buildings. Most of these buildings are relatively tall and have a strong vertical orientation, with tall narrow arched windows, extended parapets, masonry pilasters and quoins, and cast-iron columns or pilasters.

Buildings of the 1910s and 1920s are less vertically oriented (boxier) and usually constructed of brick. One-story buildings are also common in this era. Designs are less ornamental, with fewer arched windows and more simple parapets and cornices. Some of the buildings from this era reflect a Spanish Mission or Spanish Colonial Revival influence.

During the 1920s and 1930s, only a few commercial buildings were constructed in Belton, due to the depressed economy and declining cotton industry. The former bus station at 206 North Main Street and the former Beltonian movie theater at 219 East Central Avenue are the primary examples of this period of construction and represent the Art Moderne and Art Deco styles, respectively.

Architect-designed buildings in the district include the Bell County Courthouse (1876, J. N. Preston and Sons), the Carnegie Library (1905, Smith and Moore) at 201 North Main Street, and the U.S. Post Office (1918, James A. Wetmore) at 200 North Main Street.





### CENTRAL BELTON HISTORIC DISTRICT

The Central Belton Historic District (CBHD) contains buildings constructed between 1895 and 1959. Sixty-seven percent of the buildings in this district are contributing. There is a total of 77 properties in the CBHD. The CBHD contains residences constructed from the 1890s through the 2000s, with the majority of historic properties dating from the early decades of the 20th century, when the cotton industry fueled a population and building boom. Fewer homes in this area were built after 1940. The earliest homes in the district feature detailed ornamentation in the Queen Anne and Folk Victorian styles. After the turn of the century, the Arts and Crafts Movement led to more simplified ornamentation, such as the exposed bracketed eaves and tapered porch supports found on Craftsman homes. The bungalow form (a boxy shape with a low-pitched roof and wide eaves) became popular, and many bungalows were built in the Craftsman style. Craftsman details were also applied to the modest Folk National house forms built from the mid-1800s well into the 1900s.

In the 1940s and 1950s, the need for efficient, affordable housing led to the rise of a type of house now known as Minimal Traditional – that is, a relatively small (usually one-story) dwelling that utilized traditional building forms, but with minimal, if any, ornamental details. Only a few of these homes are found in the Central Belton Historic District, since most of those lots had been built out by World War II.



### NORTH CENTRAL BELTON HISTORIC DISTRICT

The North Central Belton Historic District (NCBHD) contains buildings constructed between 1870 and 1959. Seventy percent of the buildings in this district are contributing. There is a total of 194 properties in the NCBHD. The earliest homes in the district include many in the highly ornamented Queen Anne style and a few in the similar the Folk Victorian house, in which Queen Anne-style ornamentation was applied to Folk forms. Early homes also include many modest Folk National residences, and an 1870 Greek Revival house. The district contains a diverse mixture of architectural styles and house forms; pre-1900 houses also include an example of high-style Italianate architecture and a Gothic Revival house, both built around 1895. The Revival movement is well-represented, with about a dozen Classical Revival, Colonial Revival, Tudor Revival, Greek Revival, and Dutch Colonial Revival homes, mostly built during the period 1900–1930.

After the turn of the century, the Arts and Crafts Movement led to more simplified ornamentation, such as the exposed bracketed eaves and tapered porch supports found on Craftsman homes. The bungalow form (a boxy shape with a low-pitched roof and wide eaves) became popular, and many bungalows were built in the Craftsman style. Craftsman details were also applied to the modest Folk National house forms built from the mid-1800s well into the 1900s. However, Craftsman houses are less prevalent in this district than in other historic areas of the city, particularly West Belton.

In the 1940s and 1950s, the need for efficient, affordable housing led to the rise of a type of house now known as Minimal Traditional – that is, a relatively small (usually one-story) dwelling that utilized traditional building forms, but with minimal, if any, ornamental details. Only a few of these homes are found in the North Central Belton Historic District, since most of those lots had been built out by World War II. This district contains many Minimal Traditional houses.





### HISTORICAL ASSET WAYFINDING:

What improvements or actions in the city call attention to the history of the city? How is a resident or visitor to know where to go to see historic buildings and places? A quick internet search reveals a few maps that give visual aide to beginning this identification. The famous Augustus Koch map of 1881, “A Bird’s Eye View of the City of Belton,” depicts Belton’s beginning days centered on the Courthouse Square. Only a handful of blocks comprise the rest of the city in all directions at this point in time. Soon after, the Sanborn Map and Publishing Company came through and drafted maps of Belton in 1885. These maps, also highly valued for their historic record, cover much of the same area as the Augustus Koch map a few years earlier. The Sanborn Maps were for assessing fire insurance liability in urbanized areas. These maps are incredibly interesting and useful as an educating tool.

As Belton seeks to add depth to the historic assets of the city, one aspect to be looking for are interpretive tools to bring this history out to the people. High quality signage showing map copies of the Koch and Sanborn maps may be placed around the courthouse square for tourism interests. These information elements can be coupled with wayfinding signs such as unique street signs so that people know that they are in a historic district. Directional signage can call out significant landmarks such as the one already on-site in Belton calling out the AME Church in West Belton.

Some cities place a lot of effort in recording the oral histories of the places of historic quality. Seeking out the oldest of the families with multi-generational ties to the city and the land, open up a treasure trove of histories handed down by stories and memories. These gems of the history of Belton are disappearing fast and if not captured could be lost.

Lying on the eastern side of downtown quietly sits a cemetery. Established in 1851, the South Belton Cemetery is the final resting place for veterans of the War of 1812, Indian Wars, San Jacinto, Mexican War, and the Civil War. There are also two 1936 State historical markers on site. The Belton Historical Commission is to be congratulated on the intensive research and marvelous job in documenting the grave sites and mapping these with a sign at the front for visitors to see where their relatives are or for the historian to grasp the depth of history gathered within the fence line. Other interpretive signage is present as well giving glimpses into the history that has shaped the city. There needs to be some level of action to map the histories of all historic places and structures to the extent reached with the cemetery, to add depth to the history and the story of Belton. There is work yet to be done to restore monuments and continue interpretation and education programs.

Part of this legacy of commemoration is evident with the improvements on Central Avenue and the signage and pavers commemorating the veterans of wars. This was enhanced by streetscape improvements and continues the legacy of the strong military ties that the City of Belton honors. These are pieces to the overall puzzle. Building a comprehensive package to included tourist maps, public signage, events, walking trails and more so that tourist and more importantly, residents and school-age children, continue the knowledge and the legacy of historical preservation in all its manifestations.

Bell County Museum has a commanding presence in downtown and has an impressive collection and program. Although there are some events that carry out into the community, it would be very important for the museum to expand the programming to engage more closely with the Belton Preservation Commission and curate more intensive programs for the benefit of supporting preservation throughout Belton. Understanding that the museum is a county facility, the

county's history is just as important to Belton and therefore encouraged to see the commission engaged beyond its boundaries and assist the museum. Building a synergistic relationship would be valuable for both institutions.

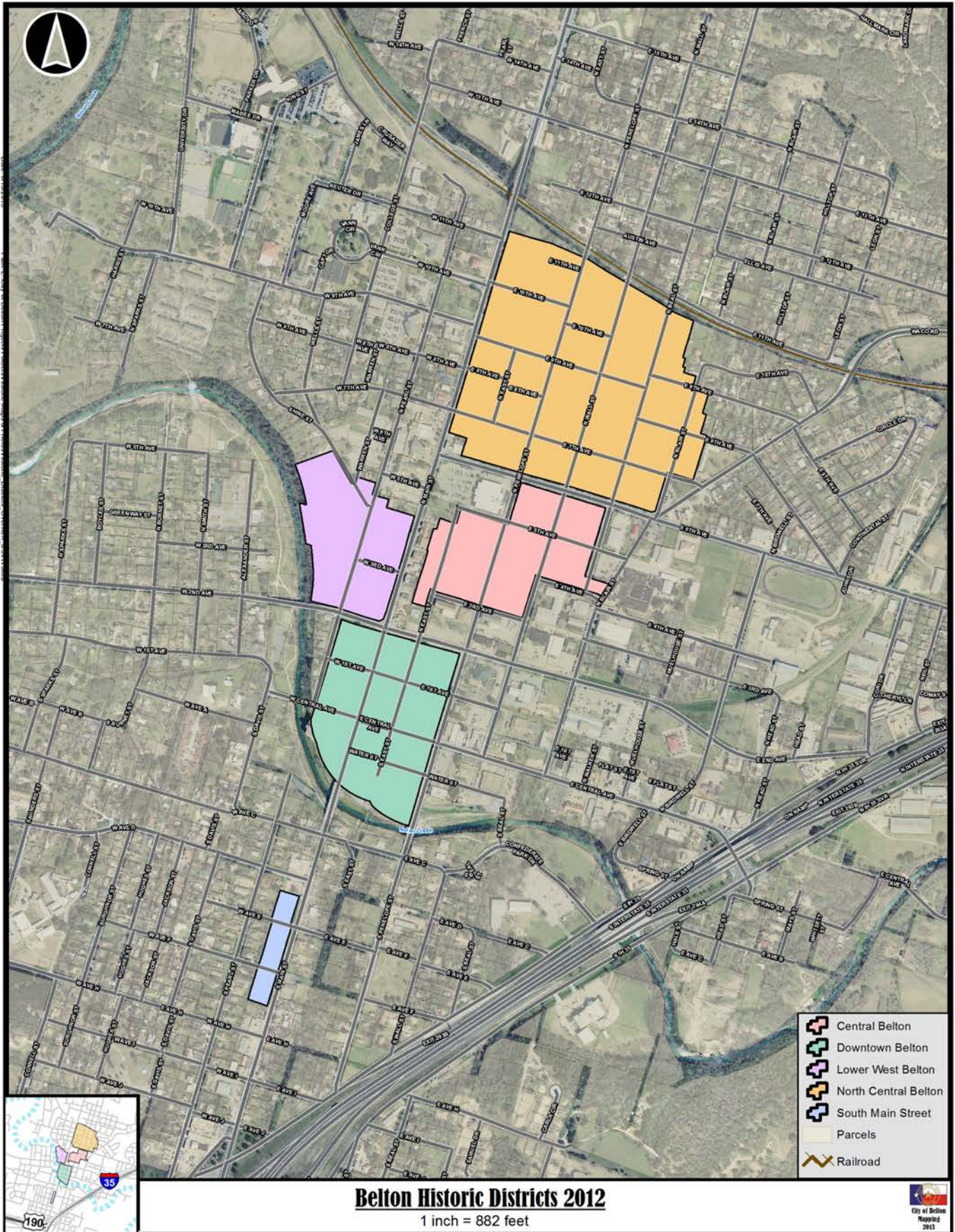
Analysis of historic maps and the buildings represented there, and comparing these to present day conditions is within itself an interesting and revealing exercise. This may have already been performed. There are lots of buildings that can be easily compared on the ground. This information would add lots of value with wayfinding and interpretation.

Layers of preservation, buildings vs districts: The districts in Belton defined by the Historic Commission are well known to the locals. Another layer of history should include the individual structures, historic places both natural and like the cemetery. A wayfinding infrastructure can code these layers into different kinds of tourism experiences whether it's a walking tours, driving tours or destinations to spend time in. More documentation of these places and a complete inventory of these online and in brochures would enhance the experience of the cultural heritage tourist and contribute more assets for educational purposes. By building up this kind of information and the associated infrastructure of wayfinding and walking trails, then there becomes a stronger attraction for visitation and a better asset for education. As this resource becomes available, marketing materials can be developed for both online consumption and as pamphlets on Chamber and EDC shelves. Another aspect that is a little subtler is that there are plenty of academic and professional historians that look for information like this. A book project can tie together lots of fragmented information and once published, can contribute to greater cultural tourism. Many cities market their historical assets aggressively and with great response. Belton is well underway having the tremendous stock that has already been restored and available for touring.





# BELTON HISTORIC DISTRICT 2012





# CHAPTER 9



# FUTURE VISION & IMPLEMENTATION

# FUTURE VISION & IMPLEMENTATION

## COMPREHENSIVE PLAN ACTION ITEMS

- Inspire Belton with not only a plan but also big ideas to help shape development and design
- Provide a thoughtful framework for land use development decisions, both as a policy guide for what uses should be developed where and looking at short term as well as long term goals
- Facilitate continued quality development
- Maintain and further develop a walkable city
- Provide a plan for more entertainment, shopping, and restaurant options in Belton
- Build on the many ideas presented by the community from the online and postcard surveys and the stakeholder meetings
- Create enhancements along important corridors throughout the City
- Encourage the development of quality, safe neighborhoods in Belton
- Link development with road networks to enhance both
- Recognize and collaborate with institutions in their development, such as Bell County, UMHB, BISD, BEDC
- And most importantly, for Belton to continue reaching for the highest possible quality of life for its residents.

## CHAPTER 1 - VISION ACTION ITEMS

- Incorporate the goals of the Strategic Plan that are high-level goals.
- Provide guidance or support for the process of review and update.
- Provide clarity to the focus of the Strategic Plan leading to CIP implementation process.
- Establish the validity of city programming and regulatory actions within or outside of the Strategic Plan actions.

## CHAPTER 7 - SPECIAL PLACES & DISTRICT IDENTITY ACTION ITEMS

- Acquire additional property along Nolan Creek to expand the trail network and create a regional connection to other communities.
- In coordination with the Nolan Creek Master Plan, create a downtown master plan and an arts and culture master plan.
- Through the conduit of a downtown association, develop or update strategies that are focused on the revitalization of the downtown area including signage (already being done), parking analysis, targeted business types, residential stock, historic stock and historic walking tours, etc.
- Develop a regional trail system that connect where ever possible to the adjacent jurisdictions. If possible, through that plan, create the condition making Belton the regional hub for cycling and bike touring.
- Develop a cultural calendar and identify gaps in potential offerings and weekends city wide. Coordinate these with the downtown calendar and the county activities.
- Develop a downtown calendar that is comprehensive and have a downtown map showing the stores and restaurants.
- Develop a “Top Ten Things to Do While in Belton” list and post around town. One city has these in bathrooms and elevators.
- Conduct an evaluation of the downtown and associated district to identify the “next big thing” as a cultural asset for the city.
- In conjunction with the county, conduct an assessment of all facilities downtown or an overall facilities master plan for governmental properties. Identify the highest and best use strategies that have the best benefit for tax value and governmental efficiencies.

- Work with BISD on coordinating school functions, performances, and exhibitions so that these can be a part of the community calendar. Leverage these assets for more city-wide events such as a marching festival or visual arts exhibits from area schools in public places downtown.
- Balance automotive and pedestrian needs with the infrastructure.
- Develop overlay ordinances that address specific requirements for the gateways entering the city and the corridor that are special and needing an enhanced appeal due to their significance for the city.
- Develop a system of correlating the goals and objectives above with the city Thoroughfare Master Plan to see how each area of improvement can be enhanced or what areas of the city may need to be considered in the future for enhanced programming or development incentives.

## **CHAPTER 8 - HISTORIC PRESERVATION PLAN ACTION ITEMS**

### **GOALS AND OBJECTIVES**

These historic preservation goals have been established in order to provide a long term, desirable direction for the City's historic preservation and enhancement efforts.

#### **GOAL 1: PROMOTE ECONOMIC SUSTAINABILITY THROUGH HISTORIC PRESERVATION.**

- a) Promote adaptive reuse of historic properties.
- b) Use historic districts to stabilize neighborhoods and enhance property values.
- c) Continue to implement historic tax exemption ordinance for historically significant properties located in local historic districts and locally designated landmarks.

#### **GOAL 2: COORDINATE PRESERVATION WITH EFFORTS TO ENHANCE AND BEAUTIFY PUBLIC STREETS AND GATEWAYS.**

- a) Beautify 6<sup>th</sup> Avenue, East Street and Penelope Street downtown, using preservation principles.
- b) Replace historic markers located at significant historic places.
- c) Achieve Certified Local Government (CLG) status to receive funding, technical assistance, and other preservation successes.
- d) Install historic district identification street sign toppers.

#### **GOAL 3: BUILD A STRONG HERITAGE TOURISM PROGRAM FOR BELTON.**

- a) Develop a wayfinding system and walking tour programs.
- b) Place out in public some of the historic maps and information; bring out history into the public realm.
- c) Revitalize the Belton Standpipe and create a public park around this historic structure.
- d) Involve the Bell County Museum for information and orientation for tourism.
- e) Explore methods to promote Historic Belton.

#### **GOAL 4: ENSURE THE PROTECTION OF BELTON'S SIGNIFICANT HISTORIC, ARCHITECTURAL, AND ENVIRONMENTAL RESOURCES.**

- a) Develop a layered list of historic preservation to include districts, individual properties, natural landscapes of historical significance (if present), cemeteries, and others. Index and map these in a comprehensive manner.
- b) Develop design guidelines for properties located within the local historic districts and individual landmarks.
- c) Continue to seek out best practices from other cities of similar sizes.
- d) Highlight National Preservation month and focus on important topics.



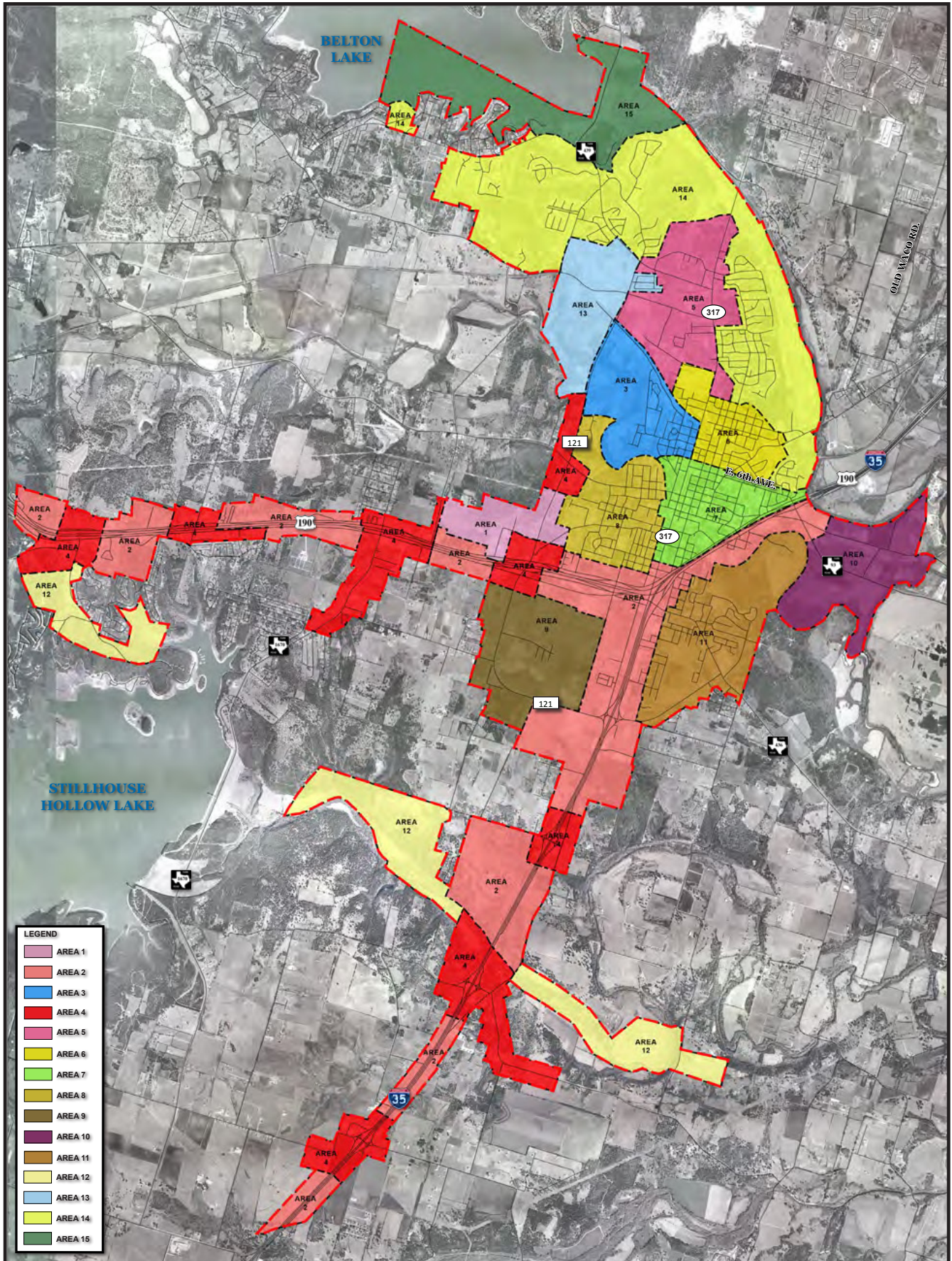
# CHAPTER 10

# APPENDICES



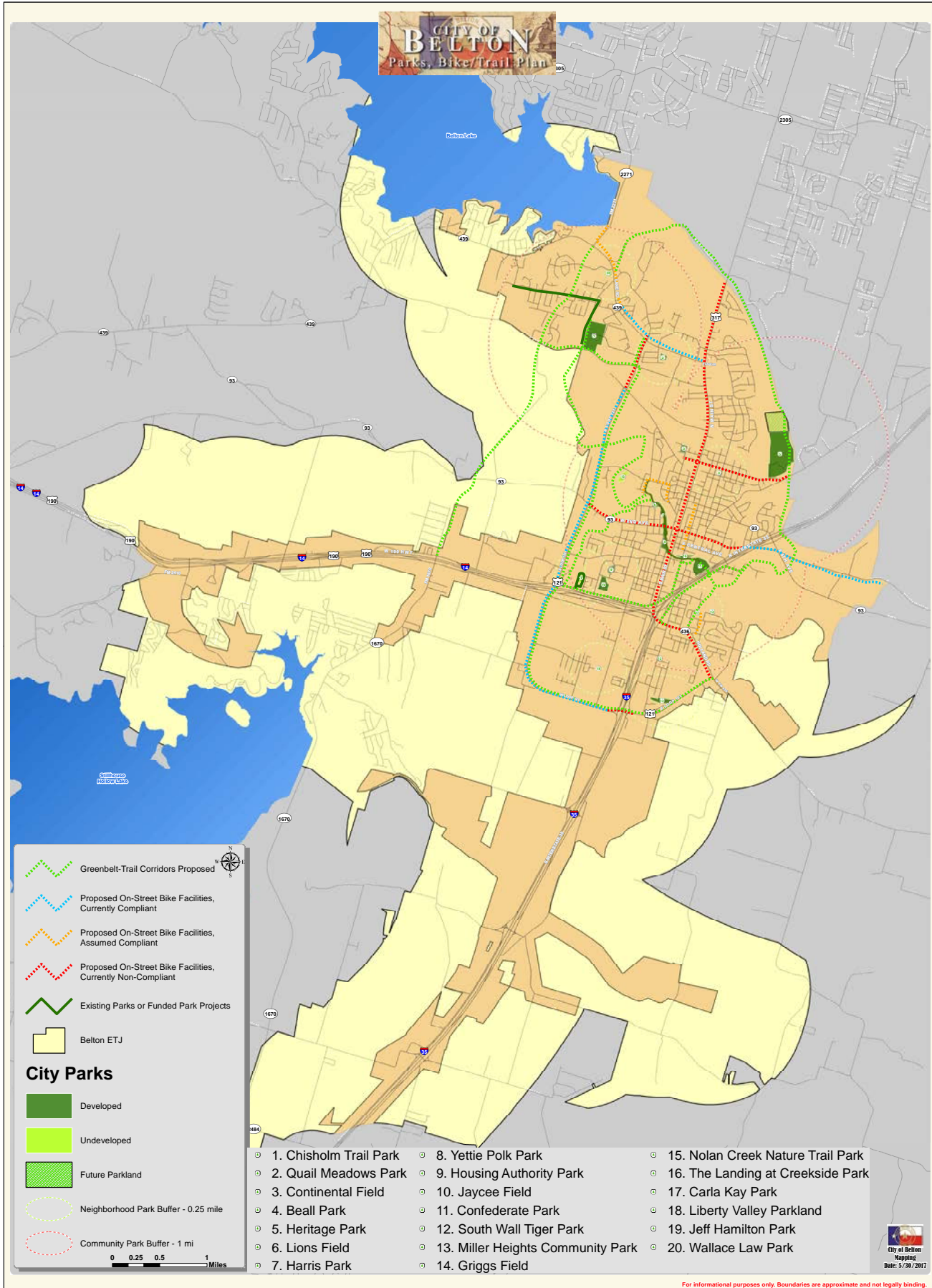


# CITY OF BELTON TYPE AREA LOCATION MAP



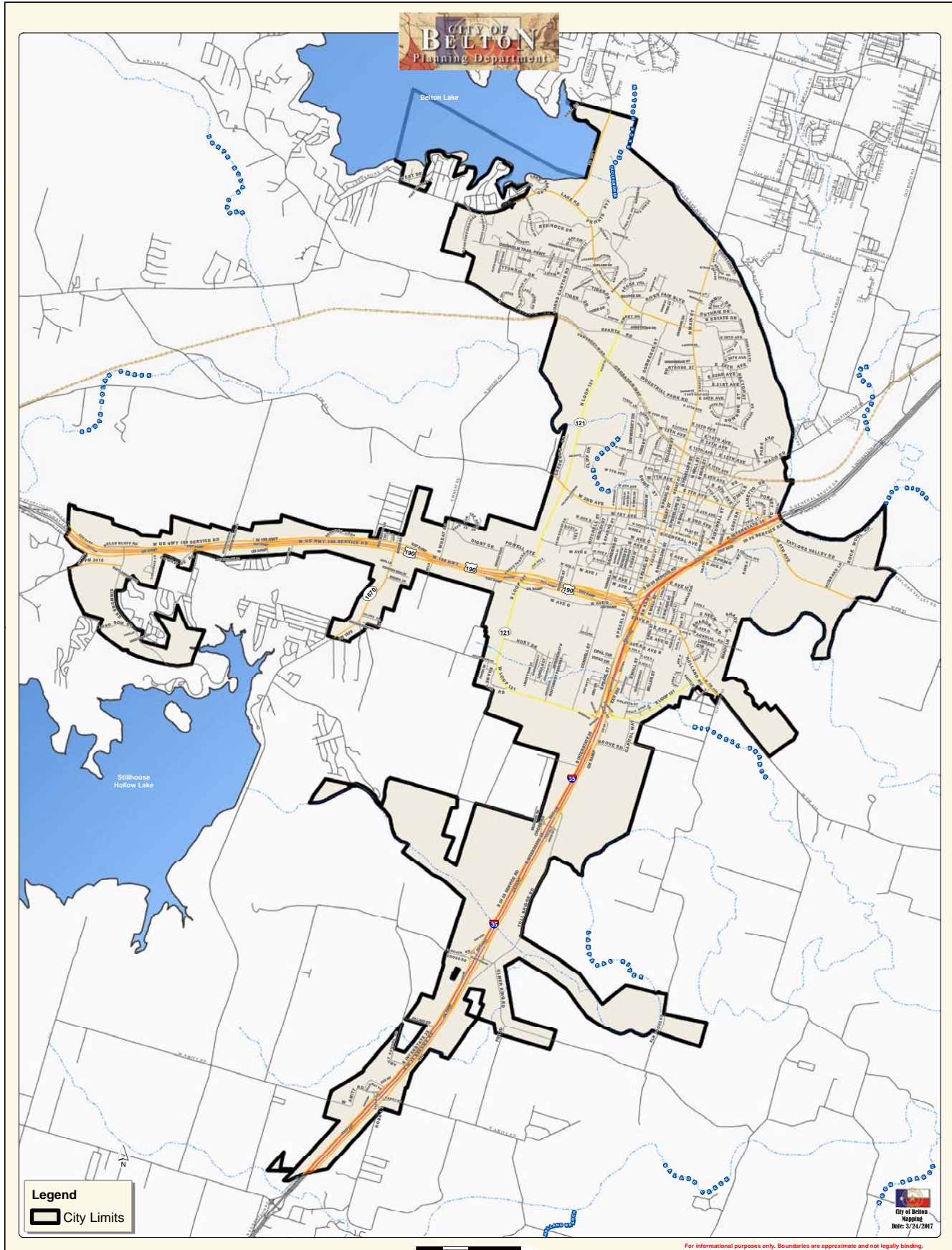


# CITY OF BELTON PARKS & BIKE TRAIL PLAN



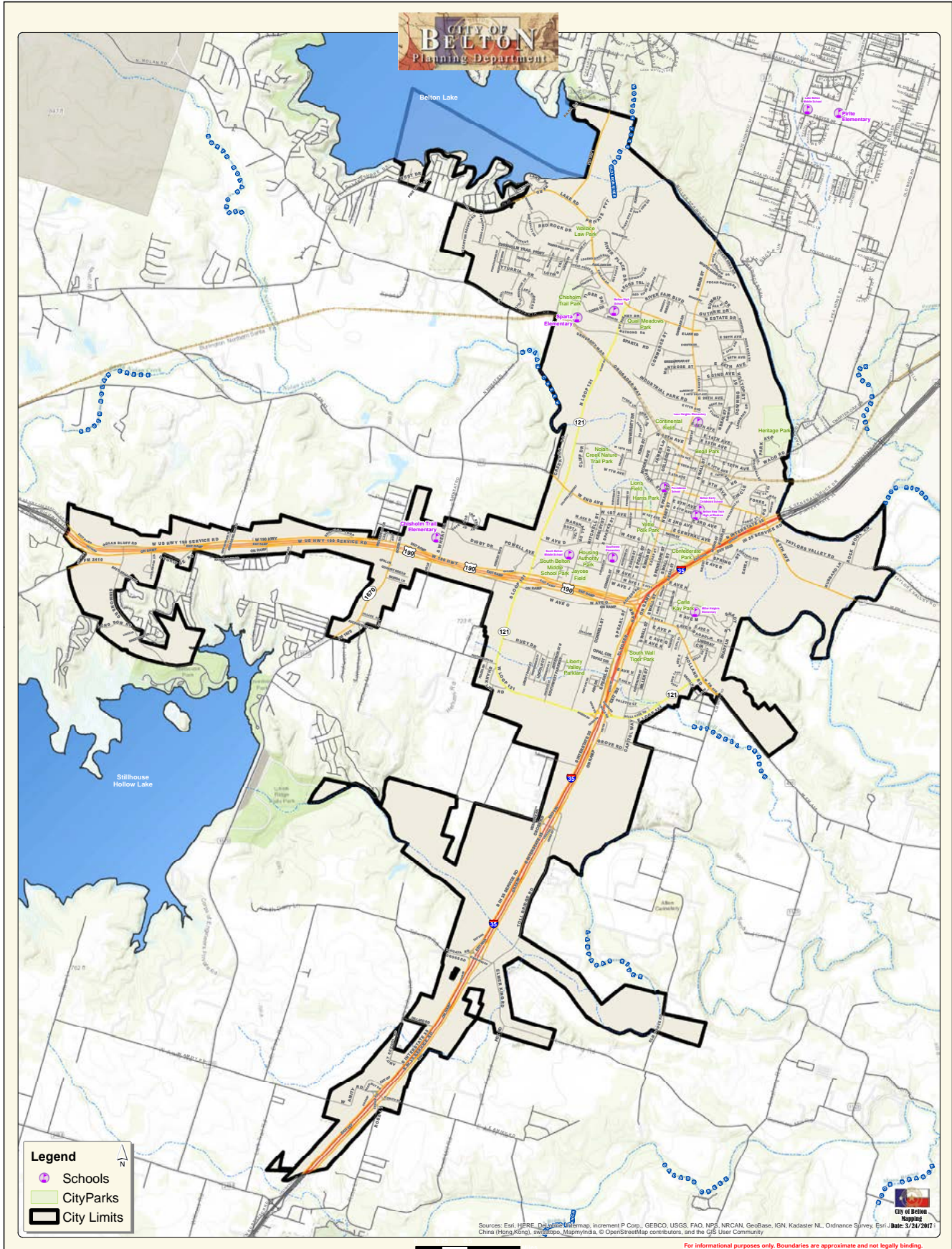


# CITY OF BELTON CITY LIMITS MAP

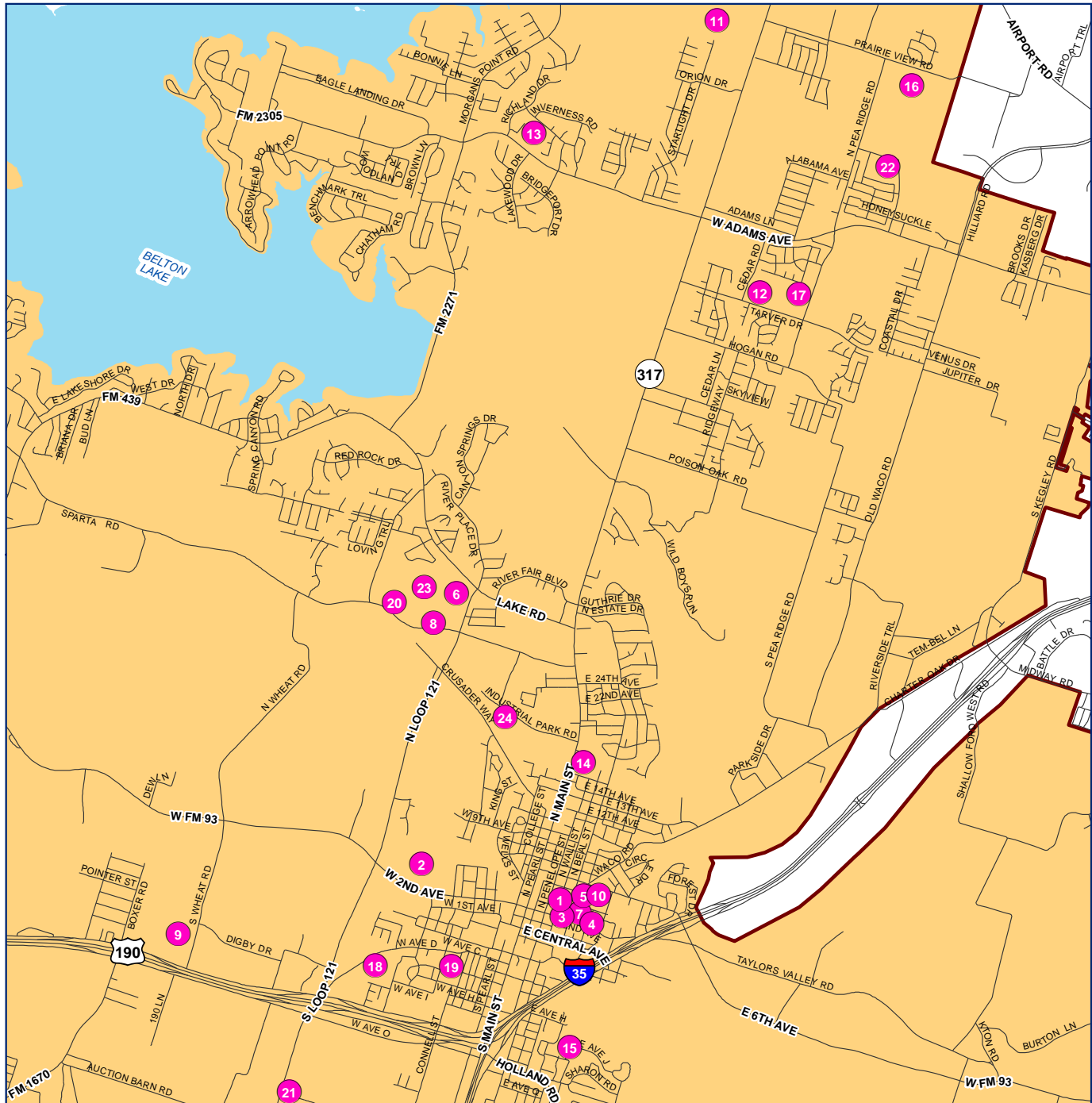




# CITY OF BELTON PARKS AND SCHOOLS



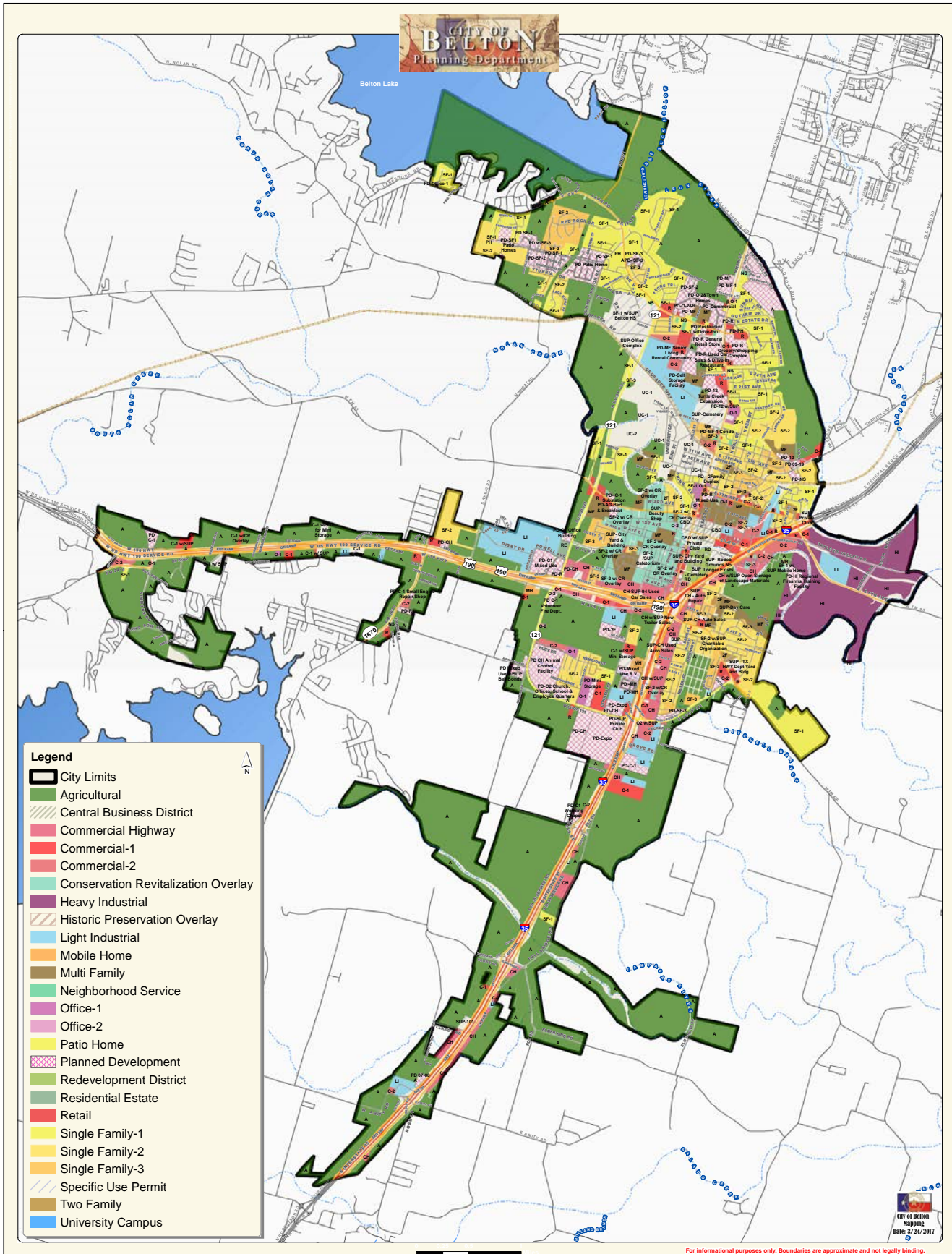
# BELTON ISD PROPERTIES



1. Administration Building 400 N. Wall St. 254-215-2000	8. Bhs9 Grade 9 1704 Sparta Rd. 254-215-2800	14. Leon Heights Elementary Grades K-5 1501 N. Main St. 254-215-3200	20. Sparta Elementary Grades K-5 1800 Sparta Rd. 254-215-3600
2. Agricultural Barn 1012 W. 2nd Ave. 254-215-2262	9. Chisholm Trail Elementary Grades K-5 1082 S. Wheat Rd. 254-316-5100	15. Miller Heights Elementary Grades K-5 1110 Fairway Dr. 254-215-3300	21. Support Services 1220 Huey Dr. Maintenance School Nutrition Print Shop 254-215-2160 254-215-2186 254-215-2179
3. Alternative Center DAEP 302 N. Blair St. 254-215-2571	10. Health Sciences Center 616 E. 6th Ave. 254-215-2042	16. North Belton Middle School Grades 6-8 7907 Prairie View Rd., Temple 254-316-5200	22. Tarver Elementary Grades K-5 7949 Stonehollow, Temple 254-215-3800
4. Auto Tech Shop 601 E. 3rd Ave. 254-215-2262	11. High Point Elementary Grades K-5 1635 Starlight Dr., Temple 254-316-5000	17. Pirtle Elementary Grades K-5 714 S. Pea Ridge Rd., Temple 254-215-3400	23. Tiger Field 1710 Tiger Ln. 254-215-2230
5. Belton Early Childhood School Grades EE-Pre-K 501 E. 4th Ave. 254-215-3700	12. Lake Belton Middle School Grades 6-8 8818 Tarver Dr., Temple 254-215-2900	18. South Belton Middle School Grades 6-8 805 Sagebrush Dr. 254-215-3000	24. Transportation 1100 Industrial Park Blvd. 254-215-2150
6. Belton High Grades 9-12 600 Lake Rd. 254-215-2200	13. Lakewood Elementary Grades K-5 11200 FM 2305, Temple 254-215-3100	19. Southwest Elementary Grades K-5 611 S. Saunders St. 254-215-3500	
7. Belton New Tech High School @ Waskow Grades 9-12 320 N. Blair St. 254-215-2500			

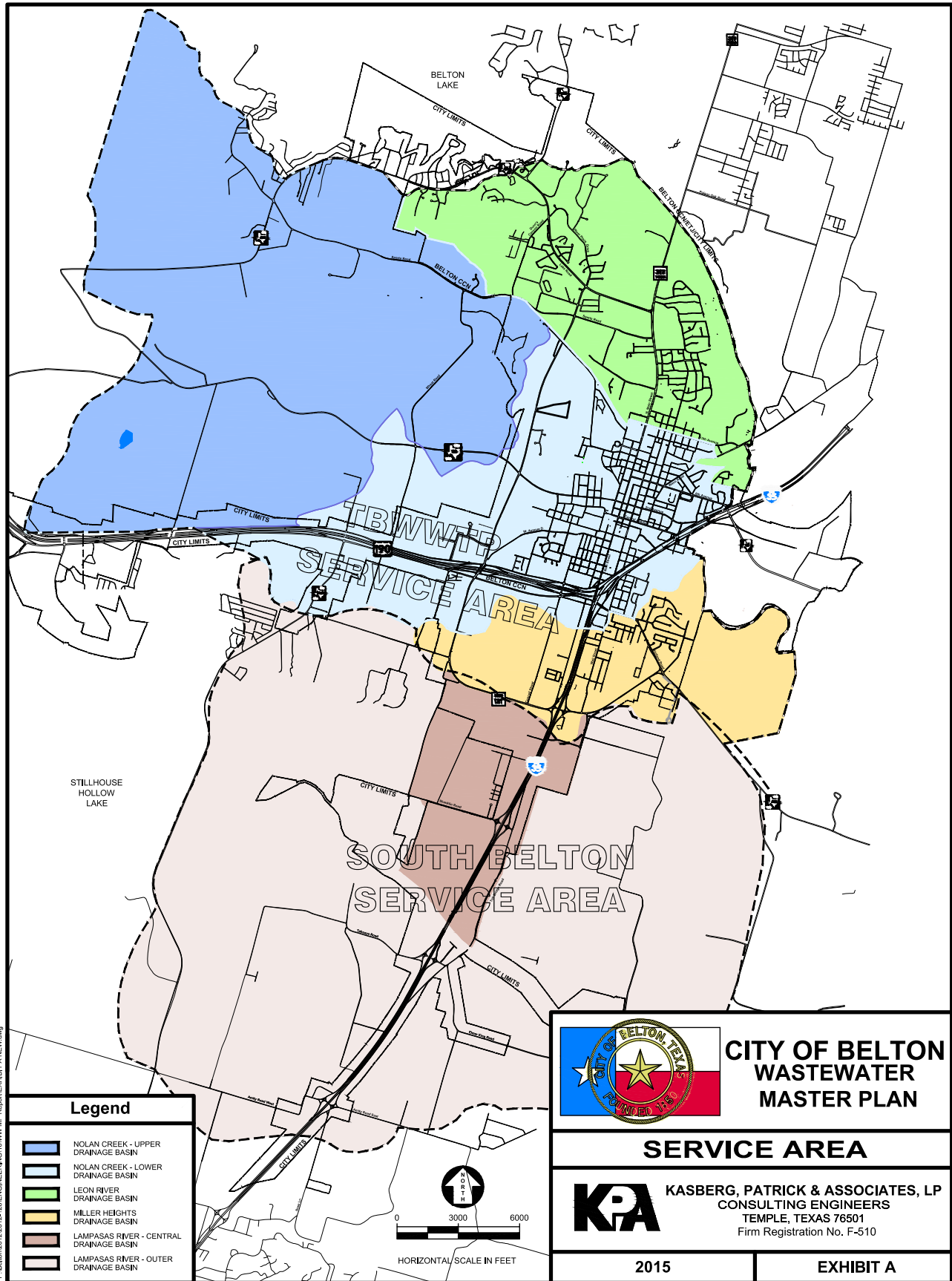


# CITY OF BELTON ZONING

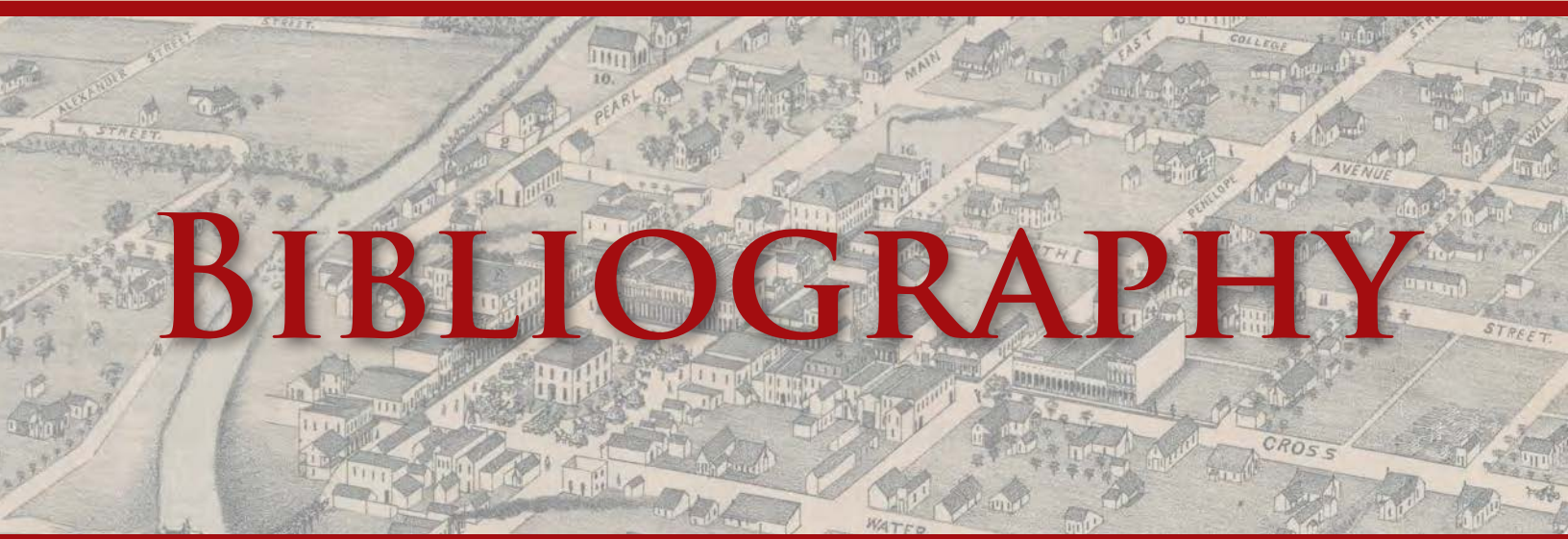




# CITY OF BELTON WASTEWATER MASTER PLAN







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- Kasberg, Patrick & Associates, LP. (n.d.). Wastewater Master Plan. Retrieved August 5, 2016, from <http://www.belontexas.gov/DocumentCenter/View/2732>
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# Staff Report – City Council Agenda Item



**Date:** October 24, 2017  
**Case No.:** Z-17-14  
**Request:** PD-C-1 to C-2  
**Applicant:** Pro Star Rental LLC

## **Agenda Item #9**

Hold a public hearing and consider a zoning change from Planned Development Commercial-1 to Commercial-2 Zoning District for equipment rentals on a 10 acre tract of land, located on the east side of South Interstate Highway 35, south of Grove Road.

### **Originating Department**

Planning – Erin Smith, Director of Planning

### **Case Summary**

The applicant has submitted this request for a zone change to Commercial-2, to allow for light and heavy equipment rentals along Interstate Highway 35. To the north are UPS and Frito-Lay zoned Light Industrial; to the east is undeveloped land; to the south is Cedar Crest Hospital; and to the west are Interstate Highway 35 roadway, Sunbelt RV, and Bell County Expo Center.

### **Current Zoning**

Planned Development Commercial-1

### **Proposed Zoning**

Commercial-2

### **Design Standards Type Area: 2**

### **Recommended Type Area: 2**

This property is in the identified Type Area 2 in the Design Standards. If approved, a Commercial-2 District use would be required to comply with all the Design Standards for Type Area 2.

### **Land Use Table/Allowable Uses**

The Commercial-2 Zoning District allows the following land uses, and would accommodate the request:

- Any use permitted in the Commercial-1 District (i.e. Tool and Light Equipment Rental)
- Auto sales, new or used
- Automobile repair (major)



- Commercial Amusement (indoor or outdoor)
- Equipment Sales (new or used) and rental (heavy)
- Flea Market (indoors only)
- Home Improvement Center
- Open or Outside Storage Uses
- Portable Building Sales
- Trailer and Truck Rental (including outside storage)
- Welding Shop
- Wholesale Building Materials Sales or Lumberyard

### **Project Analysis and Discussion**

This 10 acre property is currently vacant and located on the east side of Interstate 35. The applicant is proposing this zone change to allow for light and heavy equipment rentals in conjunction with the Future Land Use Plan identifies this area as high density residential/mixed use. This property is currently zoned Planned Development Commercial-1 to allow for a recreational vehicle (RV) park and a zoning change is required to allow for this proposed use. The Commercial-1 Zoning District allows for tool and light equipment rental. According to the Zoning ordinance, light equipment is defined as 11,000 pounds or less and heavy equipment is defined as 11,000 pounds or greater. The applicant has indicated that there will be both light and heavy equipment rentals; therefore, a Commercial-2 Zoning District is required to allow for this use.

The company proposing to utilize this site for light and heavy equipment rentals is called Pro Star LLC. Pro Star is an equipment rental company based out of Tyler, Texas that rents various types of personal and construction equipment to homeowners, farmers, and construction sub-contractors. The company currently has 7 locations across the state of Texas.

The applicant has stated that pending zoning change approval, an 8,000 square feet building will be constructed on this site. The building will contain 90% masonry, in accordance with the Design Standards. The building interior will contain a sales counter, showroom, and office area approximately 2,000 square feet in area with the remainder of the building utilized as a service area. Fencing will be installed around the rear of the facility to store equipment and load/unload customers. The front parking lot will be located between the building and Interstate 35, and not be within a fenced area. If this zoning change request is approved, the applicant will submit a plat for P&ZC and Council consideration.

After careful review of the City's Design Standards and the applicability of this use among surrounding properties, this requested zone change appears to be reasonable in this location.

### **Recommendation**

Recommend approval of zone change from Planned Development Commercial-1 to Commercial-2 Zoning District with development regulated under the Design Standards for Type Area 2 standards as follows:

1. The allowable uses of the property shall conform to the Commercial-2 Zoning District in all respects.
2. The development of the property shall conform to 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, to include compliance with the attached site plan
  - b. Building Design Standards
  - c. Landscape Design Standards
3. Sign Standards shall conform to Ordinance 2008-11.
4. A subdivision plat is required.

**Attachments:**

Zoning application  
Property Location Map  
Zoning map  
Aerial map  
Map with zoning notice boundary (200')  
Zoning notice to owners  
Property owners' list  
Survey  
P&Z Minutes Excerpt  
Ordinance

### City of Belton Request for a Zoning Change

### To the City Council and the Planning & Zoning Commission

Fee: \$250.00

Date Received: 09-28 Date Due: 09-29 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Pro Star Rental, LLC Phone Number: 903.939.0273  
Mailing Address: 13154 State Hwy 155 S. #A City: Tyler State: TX  
Email Address: jeb.jones@prostarrental.com

Owners Name: Bell County Joint Venture Phone Number: \_\_\_\_\_  
Mailing Address: 1010 Fifth Ave 1-A City: New York State: NY  
Email Address: \_\_\_\_\_

Applicant's Interest in Property:  
Equipment Rental Location

Legal Description of Property:  
see notes attached

Is this property being simultaneously platted? plattting should be in November meeting

Street Address: 3002 IH 35

Zoning Change From PA-C to C-2

Signature of Applicant: [Signature] Date: 9/25/17

Signature of Owner (if not applicant): [Signature] Date: 9/25/2017

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.



# Zoning Case # Z-17-14 Location

**ZONING CHANGE:**

PD C-1  
 to  
 C-2

**LEGAL DESCRIPTION:**

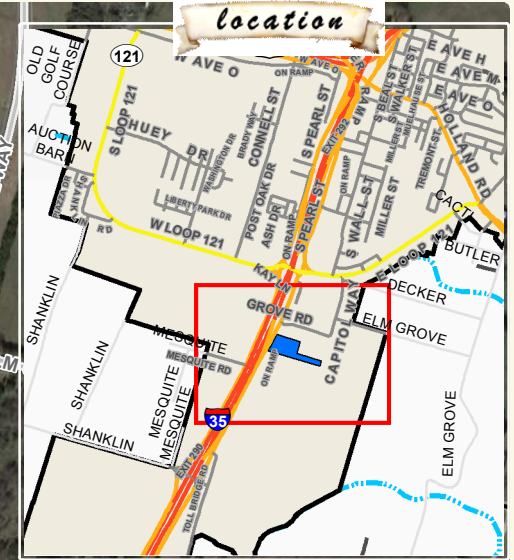
A0006BC M F CONNELL, 89-2,  
 ACRES 10.0

**PROPERTY OWNER:**


BELL COUNTY JOINT VENTURE

**ADDRESS/LOCATION:**

S IH 35 SVC RD



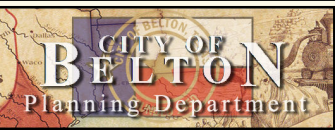
**LEGEND**

 Z\_17\_14



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-17-14 Zoning

Author: Anthony Williams, City of Belton  
 Date: E:\City of Belton Projects\GIS\MapServer and Online\Zoning\Zoning Case# 2017\Zoning Case# 17-14-Zoning.mxd

**ZONING CHANGE:**  
 PD C-1  
 to  
 C-2

**LEGAL DESCRIPTION:**  
 A0006BC M F CONNELL, 89-2,  
 ACRES 10.0

**PROPERTY OWNER:**  
 BELL COUNTY JOINT VENTURE

**ADDRESS/LOCATION:**  
 S IH 35 SVC RD

**Legend**

- City Limits
- Z\_17\_14
- Current\_Zoning**
- Agricultural
- Commercial Highway
- Commercial-1
- Commercial-2
- Light Industrial
- Planned Development
- Specific Use Permit



Map Date: 10/4/2017

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-17-14 Aerial

**ZONING CHANGE:**

PD C-1  
 to  
 C-2

**LEGAL DESCRIPTION:**

A0006BC M F CONNELL, 89-2,  
 ACRES 10.0


**PROPERTY OWNER:**

BELL COUNTY JOINT VENTURE

**ADDRESS/LOCATION:**

S IH 35 SVC RD

**LEGEND**

 Z\_17\_14



Author: Anthony McGeehan, City of Belton  
 Planner: E. City of Belton, Project: Redesign and Outfitting Zoning Cases 2017-2022, Case No: Z-17-14, 17-14-Aerial.mxd



Author: Anthony Noyes, City of Belton  
 Date: E:\City of Belton Projects and Zoning\Zoning Cases\2017\Zoning Case Z-17-14\Z-17-14.mxd

**ZONING CHANGE:**

PD C-1  
 to  
 C-2

**LEGAL DESCRIPTION:**

A0006BC M F CONNELL, 89-2,  
 ACRES 10.0

**PROPERTY OWNER:**

BELL COUNTY JOINT VENTURE

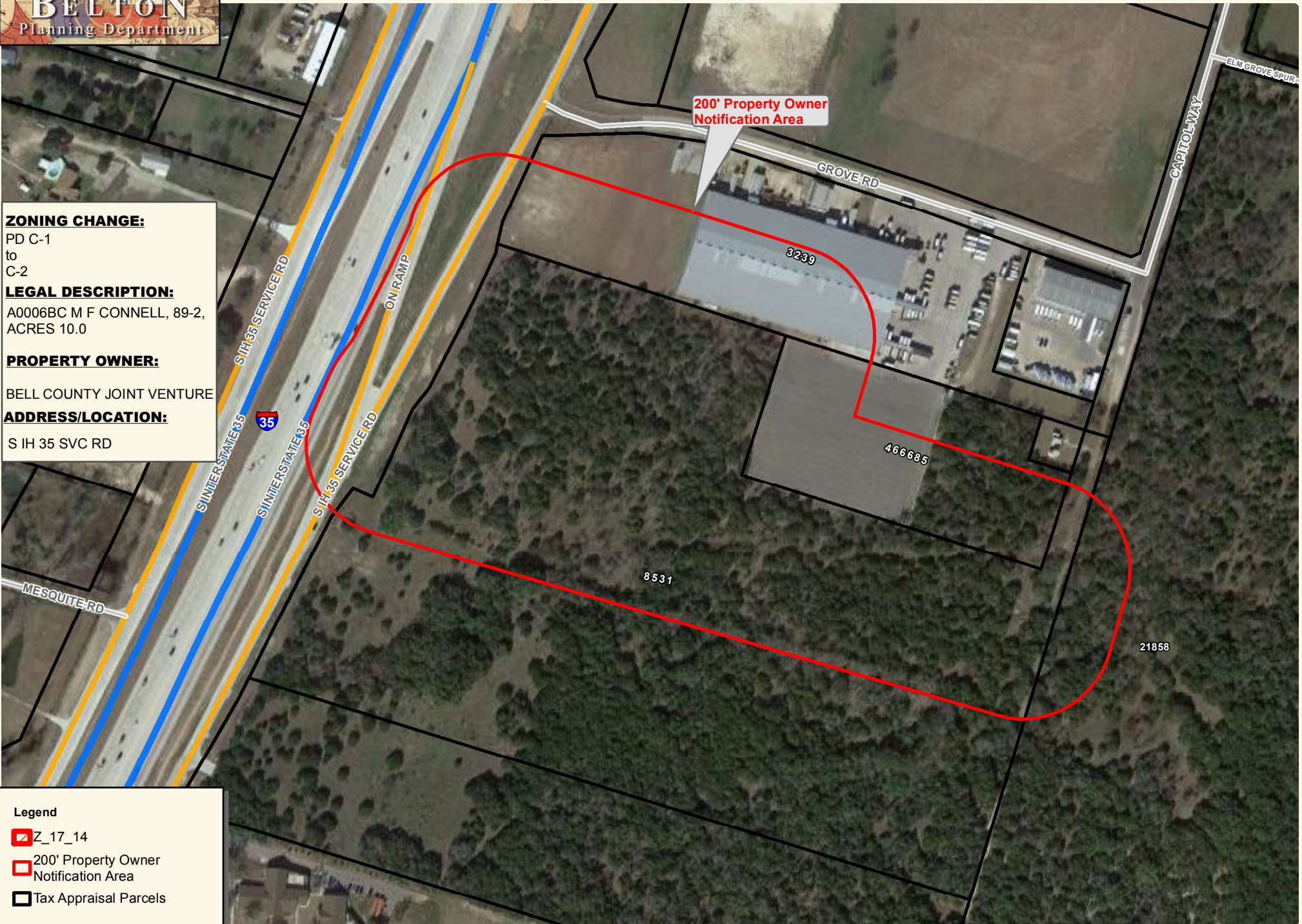
**ADDRESS/LOCATION:**

S IH 35 SVC RD

**Legend**

- ▣ Z\_17\_14
- 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: PRO STAR RENTAL, LLC,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 10.0 ACRES, SOUTH IH 35 SERVICE ROAD,  
FROM A(N) PLANNED DEVELOPMENT COMMERCIAL-1 ZONING DISTRICT,  
TO A(N) Commercial-2 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 17, 2017**, 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 24, 2017**, 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 BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

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**

8531

BELL COUNTY JOINT VENTURE  
1010 5TH AVE  
NEW YORK, NY 10028-0130

21858

ROVELLI, GAILEN CLARK & GARY B CLARK  
204 TAYLORS DR  
TEMPLE, TX 76502-3529

466685

WESTWOOD ASSOCIATES LLC  
3000 SO 31ST ST STE 500  
TEMPLE, TX 76502

3239

WESTWOOD ASSOCIATES LLC ETAL  
3000 S 31ST ST STE 500  
TEMPLE, TX 76502-1822

SUPERINTENDENT  
DR. SUSAN KINCANNON  
BELTON I.S.D.  
P O BOX 269  
BELTON TEXAS 76513





Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, October 17, 2017

---

The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Joel Berryman, Dave Covington, Michael Pressley, Lewis Simms, David Jarratt, Rae Schmuck, and David Fuller. The following member was absent: Ben Pamplin. The following staff members were present: Director of Planning, Erin Smith, City Manager, Sam Listi, Planner, Kelly Trietsch, and Planning Clerk, Laura Livingston.

**3. Z-17-14 Hold a public hearing and consider a zoning change from Planned Development Commercial-1 to Commercial-2 Zoning District for equipment rentals on a 10 acre tract of land, located on the east side of South Interstate Highway 35, south of Grove Road.**

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

Chair Baggerly opened the public hearing. The applicant Mr. Jeb Jones, 3606 Jill Circle, Tyler, was present to answer any questions. With no one else requesting to speak, Chair Baggerly closed the public hearing.

Mr. Covington asked if the zoning south of this property will remain zoned Planned Development-Commercial-1? Ms. Smith said yes, it will remain zoned PD C-1. The applicant is not acquiring the property to the south. In earlier meetings, they discussed potentially rezoning the entire property; however, the applicant is not purchasing the southern portion. The applicant is proposing to rezone the northern 10-acre portion of the property he is purchasing. Since the property to the south will maintain a Planned Development zoning, a rezoning will be required prior to development.

Mr. Jarratt asked if there will be a requirement to extend Capital Way? Ms. Smith said that will be discussed when the plat is presented to P&Z and City Council. Capital Way is shown on the City's Thoroughfare Plan to extend south along the eastern portion of this property. Staff has met with the applicant and discussed the requirement for right-of-way dedication and collector street construction for portion of Capital Way adjacent to this property.

Mr. Schmuck made the motion to approve Z-17-14, a zoning change from Planned Development Commercial-1 to Commercial-2 Zoning District for equipment rentals on a 10-acre tract of land, located on the east side of South Interstate Highway 35, south of Grove Road. Mr. Berryman seconded the motion, which was approved unanimously with 8 ayes, 0 nays.

**ORDINANCE NO. 2017-30**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM PLANNED DEVELOPMENT COMMERCIAL-1 TO COMMERCIAL-2 ZONING DISTRICT ON A 10.0 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 2 DESIGN STANDARDS.**

**WHEREAS**, Bell County Joint Venture, owner of the following described property has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the Planning & Zoning Commission of the City of Belton was set for the 17<sup>th</sup> day of October, 2017, at 5:30 p.m. for hearing and adoption, said district being described as follows:

A0006BC M F Connell (South IH-35 Service Road), 10.0 acres, Belton, Texas  
(location map attached as Exhibit "A")

**WHEREAS**, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 24<sup>th</sup> day of October, 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 application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from a Planned Development Commercial-1 Zoning District to Commercial-2 Zoning District, in accordance with Section 25 – Commercial-2 Zoning District, and the Design Standards in Ordinance No. 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The allowable uses of the property shall conform to the Commercial-2 Zoning District in all respects.
2. The development of the property shall conform to 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, to include compliance with the attached site plan
  - b. Building Design Standards
  - c. Landscape Design Standards



3. Sign Standards shall conform to Ordinance 2008-11.

4. A subdivision plat is required.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 24<sup>th</sup> day of October, 2017, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

**SIGNED AND APPROVED** by the Mayor and attested by the City Clerk on this the 24<sup>th</sup> day of October, 2017.

\_\_\_\_\_  
Marion Grayson, Mayor

ATTEST:

\_\_\_\_\_  
Amy M. Casey, City Clerk

# Zoning Case # Z-17-14 Location



Author: Anthony Notgrass, City of Belton Path: E:\City of Belton Projects Folders\Maps and Data\Zoning\Zoning Cases 2017\Zoning Cases\Z-17-14\Z-17-14 Location.mxd

**ZONING CHANGE:**  
PD C-1  
to  
C-2

**LEGAL DESCRIPTION:**  
A0006BC M F CONNELL, 89-2,  
ACRES 10.0

**PROPERTY OWNER:**  
BELL COUNTY JOINT VENTURE

**ADDRESS/LOCATION:**  
S IH 35 SVC RD

**LEGEND**

 Z-17\_14

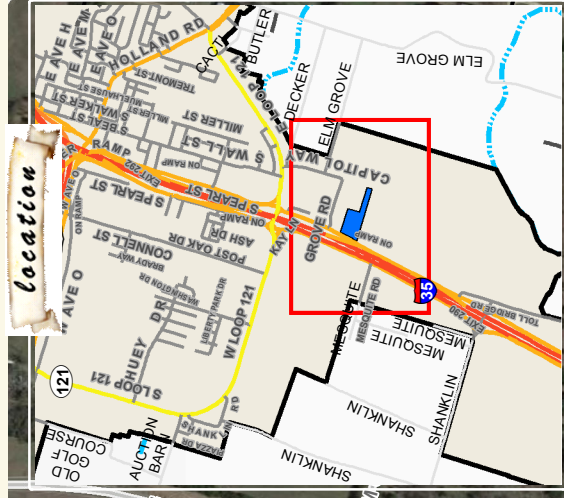


Exhibit "A"



Map Date: 10/4/2017 Aerial Imagery Date: 2015

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# Staff Report – City Council Agenda Item



**Date:** October 24, 2017  
**Case No.:** Z-17-15  
**Request:** AG to 2F  
**Applicant:** Todd Scott

## Agenda Item #10

Hold a public hearing and consider a zoning change from Agricultural to Two Family Zoning District for the construction of duplexes on a 24.995 acre tract of land, located on the west side of Connell Street, north of Huey Drive and south of Laila Lane.

### Originating Department

Planning – Erin Smith, Director of Planning

### Case Summary

The applicant is proposing a zone change to allow for the construction of duplexes. To the north are Metal Mart, A&P Towing Service, Bell County property, and Southwood Hills, Phases I and II; to the east and south are single family homes; and to the west is Agricultural zoning.

### Current Zoning

Agricultural

### Proposed Zoning

Two Family

### Design Standards Type Area : 9

### Recommended Type Area: 9

This property is in the identified Type Area 9 in the Design Standards. If approved, a Two Family District use would be required to comply with all the Design Standards for Type Area 9.

### Land Use Table/Allowable Uses

The Two Family Zoning District allows the following land uses, and would accommodate this request:

- Two-Family Residence (duplex)
- Single-Family Detached Dwellings
- Nursing Home
- Childcare Center



## **Project Analysis and Discussion**

This property is located on the west side of Connell Street and south of West Highway 190/Interstate 14. The applicant is proposing this zone change to Two Family to develop duplexes in conjunction with the Future Land Use Plan, which identifies this area as high density residential/mixed use. Currently, this property is zoned Agricultural and a zoning change to Two Family will allow for the construction of duplexes. The minimum lot size shall be 7,200 square feet, 8,000 square feet on corner lots. The applicant will be required to comply with Section 34, Off Street Parking and Loading Requirements, of the Zoning Ordinance, that states the parking requirements for the proposed duplexes is 2 spaces per unit.

The applicant is currently constructing duplexes in Southwood Hills, Phase I to the north along Laila Lane, Brady Way and Chance Court in a Planned Development allowing for duplexes. The applicant is proposing to final plat Phase II, a total of 78 lots with 156 units in both phases. This property is proposed to be Phase III of the Southwood Hills subdivision, and the applicant will present a preliminary plat pending zoning approval. All of the dwellings will be constructed similar to Phases I and II and will consist of 90% masonry, in accordance with the Design Standards. The exterior construction of the duplexes will consist of a mixture of brick, stone, and hardy plank. The proposed duplexes will be two and three bedroom units that range from 1,150 square feet to 1,300 square feet per unit. Each unit will be constructed with a single car garage. The applicant has stated a Property Owners Association (POA) will be responsible for maintenance of the irrigation, yard maintenance, and all building maintenance.

With approval of this request, 24.995 acres and a potential of 94 duplex buildings, containing 188 dwelling units will be allowed in this location. Overall, in Phases I, II, and III there will potentially be a total of 172 duplex buildings, containing 344 dwelling units. If the zoning change request is approved, the applicant will be required to plat this property to allow for the construction of duplexes.

Due to the Future Land Use Plan, and the mixture of uses in this area, this requested zoning change appears to be a reasonable request.

## **Recommendation**

Recommend approval of the zone change from Agricultural to Two Family Zoning District with development regulated under the Design Standards for Type Area 9 standards as follows:

1. The use of this property must conform to the Two Family Zoning District in all respects.
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 discussed above
  - b. Building Design Standards

c. Landscape Design Standards

3. Sign standards shall conform to Ordinance 2008-11.

4. A subdivision plat is required.

**Attachments:**

Zoning application

Property Location Map

Zoning Map

Aerial Map

Map with zoning notice boundary (200')

Zoning notice to owners

Property owners' list

Survey

P&Z Minutes Excerpt

Ordinance

**City of Belton  
Request for a Zoning Change**

**To the City Council and the  
Planning & Zoning Commission**

Fee: \$250.00

Date Received: 8/28/17 Date Due: 8/31/17 (All plans are to be returned to the Planning Department within 5 working days)

Applicant: Todd Scott Phone Number: 254 541-41548  
Mailing Address: 1432 Overlook Ridge City: Belton State: TX  
Email Address: todd@rileyscotthomes.com

Owners Name: Charles Keaton Phone Number: 713-594-4241  
Mailing Address: 5500 Lookout Ridge City: Marble Falls State: TX  
Email Address: cpk5552010@gmail.com

Applicant's Interest in Property:  
Property to become phase 2 of 4 of  
the current Southwood Hills neighborhood.  
Legal Description of Property:  
See attached

Is this property being simultaneously platted? No

Street Address: NA - acreage tract 3.5.  
Zoning Change From A-1 to ~~A-1~~ 2F  
Signature of Applicant: [Signature] Date: 8/23/17  
Signature of Owner (if not applicant): [Signature] Date: 8/23/17

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.



# Zoning Case # Z-17-15 Location

**ZONING CHANGE:**

AG  
 to  
 2F

**LEGAL DESCRIPTION:**

A0906BC J P WALLACE, 36  
 ACRES 24.995

**PROPERTY OWNER:**

KEATON, CHARLES P

**ADDRESS/LOCATION:**

Connell St



**LEGEND**  
 Z\_17\_15



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Author: Anthony Rodgers, City of Belton  
 Planner: E. City of Belton Project and Data/Zoning Case # 2017-17-15-15 Location.mxd



# Zoning Case # Z-17-15 Zoning

**ZONING CHANGE:**

AG  
 to  
 2F

**LEGAL DESCRIPTION:**

A0906BC J P WALLACE, 36  
 ACRES 24.995

**PROPERTY OWNER:**

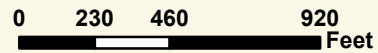
KEATON, CHARLES P

**ADDRESS/LOCATION:**

Connell St

Zoning Location

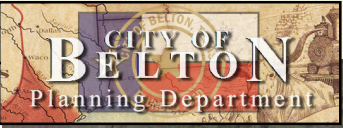
- Legend**
- City Limits
  - Z-17-15
  - Current Zoning**
  - Agricultural
  - Commercial Highway
  - Commercial-1
  - Commercial-2
  - Light Industrial
  - Mobile Home
  - Neighborhood Service
  - Office-1
  - Office-2
  - Planned Development
  - Retail
  - Single Family-1
  - Single Family-2
  - Specific Use Permit



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# Zoning Case # Z-17-15 Aerial



Author: Anthony McGeehan, City of Belton  
Printer: E:\City of Belton Projects\Redesigns and Data\Zoning\Zoning Case# 201702\Drawings\17-1502-17-15 Aerial.mxd

**ZONING CHANGE:**

AG  
to  
2F

**LEGAL DESCRIPTION:**

A0906BC J P WALLACE, 36  
ACRES 24.995


**PROPERTY OWNER:**

KEATON, CHARLES P

**ADDRESS/LOCATION:**

Connell St

**LEGEND**

 Z\_17\_15

Map Date: 10/2/2017 Aerial Imagery Date: 2015



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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TODD SCOTT,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 24.995 ACRES, CONNELL STREET,  
FROM A(N) AGRICULTURAL ZONING DISTRICT,  
TO A(N) Two Family 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 17, 2017**, 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 24, 2017**, 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 BY ATTENDING THESE HEARINGS. YOU MAY SUBMIT WRITTEN COMMENTS ABOUT THIS ZONING CHANGE BY COMPLETING THIS FORM AND RETURNING IT TO THE ADDRESS BELOW.

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---

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**

418529	13918	13920
BARR, DUSTIN ETUX KITSANA	BROWN, FRANCES TRUSTEE	BROWN, FRANCES TRUSTEE
2005 JEFFERSON CT N	1051 W AVENUE O	1051 W AVENUE O
BELTON, TX 76513	BELTON, TX 76513-4108	BELTON, TX 76513-4108
467730	354395	467726
BROWN, FRANCES TRUSTEE	BROWN, TERRY W ETUX FRANCES E	BROWN, TERRY W ETUX FRANCES E
1051 W AVENUE O	1051 W AVENUE O	1051 W AVENUE O
BELTON, TX 76513-4108	BELTON, TX 76513-4108	BELTON, TX 76513-4108
418528	421206	460223
CAMERON, JEFFREY M ETUX LISA A	CROSS PLAINS HOLDING & DEVELOPMENT COMPANY LLC	CROSS PLAINS HOLDING & DEVELOPMENT COMPANY LLC
2007 JEFFERSON CT N	1432 OVERLOOK RIDGE DR	1432 OVERLOOK RIDGE DR
BELTON, TX 76513-1385	BELTON, TX 76513	BELTON, TX 76513
467725	459186	459191
CROSS PLAINS HOLDING & DEVELOPMENT COMPANY LLC	CULLEN, NICOLE TESSA	DIAZ, BRANDYN
1432 OVERLOOK RIDGE DR	322 HAMILTON CT	323 HAMILTON CT
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76513
459182	459188	418573
DUKE, JOHN W ETUX MEREDITH D	FARINHA, KEVIN ETUX PAULINE	FMB GROUP LLC
1022 HAMILTON LN	344 HAMILTON CT	9918 FM 2483
BELTON, TX 76513	BELTON, TX 76513	BELTON, TX 76541
418574	459187	459181
FMB GROUP LLC	HAYES, EDWARD CHRISTOPHER ETUX DEBRA	HUMPHREY, GARY JR ETUX JAYCI K
9918 FM 2483	336 HAMILTON CT	1030 HAMILTON LN
BELTON, TX 76541	BELTON, TX 76513	BELTON, TX 76513
58302	467728	418531
KEATON, CHARLES P	KEATON, CHARLES P	LESELL, DAVID L ETUX SIOBHAN K
5500 LOOKOUT RIDGE DR	5500 LOOKOUT RIDGE DR	2001 JEFFERSON CT N
MARBLE FALLS, TX 78654-3684	MARBLE FALLS, TX 78654-3684	BELTON, TX 76513
460217	130437	80077
LK ASSOCIATES LLC	MUSTON, BILLY WAYNE	O'BRIEN, BETTY
6729 KENWOOD AVE	2027 CONNELL ST	PO BOX 1791
DALLAS, TX 75214	BELTON, TX 76513-4239	BELTON, TX 76513-5791
80078	418530	459183
O'BRIEN, BETTY	OYLER, BYRON ETUX CHRISTINE	PEREZ, MARIO G ETUX MARIA A CORTEZ
PO BOX 1791	2003 JEFFERSON CT N	1014 HAMILTON LN
BELTON, TX 76513-5791	BELTON, TX 76513	BELTON, TX 76513
418532	418533	460204
PICKERING, TRISTAN M & CLARENCE A JR	SATHER, BONNIE S	SCG ENTERPRISES LLC
2000 JEFFERSON COURT NORTH	2002 JEFFERSON CT N	5201 WILDFLOWER LN
BELTON, TX 76513	BELTON, TX 76513	TEMPLE, TX 76502



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

460218  
TEESH LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

460221  
TEESH LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

418534  
WALKER, STEVIE  
2004 JEFFERSON CT N  
BELTON, TX 76513

128520  
WILSON, EDDIE D  
1612 OAK HOLLOW DR  
WOODWAY, TX 76712-2253

437962  
WILSON, EDDIE D  
1612 OAK HOLLOW  
WACO, TX 76712

459192  
SOLOMON, NINA ETVIR DAVID  
1031 HAMILTON LN  
BELTON, TX 76513

460219  
TEESH LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

460222  
TEESH LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

58301  
WILSON, EDDIE D  
1612 OAK HOLLOW  
WACO, TX 76712

423872  
WILSON, EDDIE D  
1612 OAK HOLLOW DR  
WOODWAY, TX 76712-2253

459184  
WITTE, TRICIA M  
1006 HAMILTON LN  
BELTON, TX 76513

460203  
TEESH LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

460220  
TEESH LLC  
5201 WILDFLOWER LN  
TEMPLE, TX 76502

459185  
VARGAS, HEATHER M  
308 HAMILTON CT  
BELTON, TX 76513

58303  
WILSON, EDDIE D  
1612 OAK HOLLOW DR  
WOODWAY, TX 76712-2253

437961  
WILSON, EDDIE D  
1612 OAK HOLLOW  
WACO, TX 76712

SUPERINTENDENT  
DR. SUSAN KINCANNON  
BELTON I.S.D.  
P O BOX 269  
BELTON TEXAS 76513

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

THE CITY OF BELTON HAS RECEIVED A REQUEST FROM: TODD SCOTT,  
TO CHANGE THE FOLLOWING DESCRIBED PROPERTY: 24.995 ACRES, CONNELL STREET,  
FROM A(N) AGRICULTURAL ZONING DISTRICT,  
TO A(N) Two Family 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 17, 2017**, AT THE T.B. HARRIS CENTER, 401 N. ALEXANDER, BELTON, TEXAS.

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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: 10/11/17 SIGNATURE: 

**PLANNING DEPARTMENT  
CITY OF BELTON  
P. O. Box 120  
BELTON, TEXAS 76513  
1-933-5812**

467725

CROSS PLAINS HOLDING & DEVELOPMENT COMPANY  
LLC

1432 OVERLOOK RIDGE DR  
BELTON, TX 76513

421206

CROSS PLAINS HOLDING & DEVELOPMENT COMPANY  
LLC

1432 OVERLOOK RIDGE DR  
BELTON, TX 76513

460223

CROSS PLAINS HOLDING & DEVELOPMENT COMPANY  
LLC

1432 OVERLOOK RIDGE DR  
BELTON, TX 76513

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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. Devaluation to our property
2. Duplex projects bring in low income people, drugs, robberies
3. \_\_\_\_\_

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

DATE: October 10, 2017 SIGNATURE: Kevin or Pauline Farinha

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

459188  
FARINHA, KEVIN ETUX PAULINE  
344 HAMILTON CT  
BELTON, TX 76513



Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, October 17, 2017

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The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Joel Berryman, Dave Covington, Michael Pressley, Lewis Simms, David Jarratt, Rae Schmuck, and David Fuller. The following member was absent: Ben Pamplin. The following staff members were present: Director of Planning, Erin Smith, City Manager, Sam Listi, Planner, Kelly Trietsch, and Planning Clerk, Laura Livingston.

**4. Z-17-15 Hold a public hearing and consider a zoning change from Agricultural to Two Family Zoning District for the construction of duplexes on a 24.995 acre tract of land, located on the west side of Connell Street, north of Huey Drive and south of Laila Lane.**

Ms. Smith presented the staff report (Exhibit B). Ms. Smith requested that the Commission allow the applicant, Mr. Todd Scott, to give a short presentation.

Mr. Jarratt told Chairman Baggerly he will abstain from consideration and voting on this agenda item.

Mr. Scott said he's been before the P&Z Commission presenting similar projects. He said his purpose is to show what he's proposing, but also back it up with the evidence of what they have done. Cross Plains Holding & Development Company have constructed duplexes for about seven years now. They started in Temple with 100 units, then added 40 units on Old Waco Road. With each development they have done, he commonly hears at P&Z meetings that duplex neighborhoods will decrease property values, that there's going to be crime, that we're going to have low-income renters, because a lot of people have a stigma around duplexes as low-income rentals. Mr. Scott said he wants to show what they really have is more like an apartment complex. The project will be done under the Cross Plains Development Company, which is Mr. Scott and a partner, a neurologist and longtime real estate developer. He and Mr. Scott will own all of the buildings. There is a Property Owner Association (POA) that is created for their developments which is filed with the plat. The POA maintains the duplexes like an apartment complex. The POA waters the yards every other day and mow the yards once a week. All of the fences are cedar privacy fences with steel posts, so we have a long-term quality product. The estimated value of this project to the City is about \$18 million. In Phase I and II, the buildings constructed are 3-bedroom, 2-baths appraised at \$198,000 per building. We also have 3-bedroom, 3-bathrooms that appraise at \$240,000 per building. Mr. Scott said that's a higher appraised value than anything in that market out there where they are building. Mr. Scott said they are going to improve the property values of what is in that general market around the Expo Center. Mr. Scott showed photos of duplexes constructed off 205 Loop in Temple five years ago. Mr. Scott said they try to make their buildings look like a house with bump-outs on the garages, separating the doors to where it looks much more like a house. They have fully sodded lots in the front and back yards. The lots all have irrigation systems that are maintained by an external landscaping company. The buildings are maintained by the POA. As Ms. Smith stated, the City requires each unit to provide two off-street parking spaces. As one can see with most of their duplexes, they generally will construct three to four parking spaces per side because we don't like our streets jammed up with people parking on them. Mr. Scott showed more photos from the Temple project and also photos from Cameron Park where they did not construct garages. They took a poll of renters and they responded they would rather have \$100 less rent and not have a garage. In the

case of Belton, we do garages because that is what's required. Mr. Scott said the duplexes without garages have parking spots for four vehicles per side. Mr. Scott said he took those photos last week and the buildings were built 2.5 years ago, which he said shows the level of maintenance and upkeep. He went on to show Phase I on Connell Road, showing a one-story building and a two-story building, which is a 3-bedroom, 3-bathroom. Here's what matters, Mr. Scott said: What are these duplexes going to look like in five years? What are these duplexes going to look like in 10 years? We went above and beyond. These buildings are 100 percent masonry with stone on the front and brick on three sides, so there is no siding on these to deteriorate over time. There is continuous maintenance of the landscaping and the buildings, and evidence of high-quality street construction. They received their one-year notification from the City of Belton Public Works Department stating their streets look wonderful. We've done an exceptional job building the streets and infrastructure. The neighborhoods are attracting quality tenants. Spradley Property Management manages the properties and every one of the renters gets a credit check and a background check. We don't take felons, we don't take criminals and we don't take people with terrible credit who are going to come in, trash the place and leave. That's evidenced by the fact we are getting \$1,150 per side in rent. We're attracting a high-quality tenant. This is the future of Belton with the east side of Connell Road planning for future commercial and retail and a commercial corridor down Loop 121 to attract restaurants. What attracts Bush's Chicken and what attracts Stripes is that the average yearly income in our houses is \$60,000 to \$65,000 which houses several nurses, medical students, and hospital residents. What attracts retailers is higher than the national median income with high-density population within a mile of where a retailer is wanting to go. This is a great example of a duplex neighborhood they constructed after five years - rose bushes, crape myrtles, and lawns are all well-maintained. There are single-family neighborhoods adjacent to the duplex neighborhoods they have constructed. What you won't see are yards without grass, without mowing, without maintenance, without improvements, with shingles blown off, with fences falling over, masonite siding, and yards not being maintained. Bottom-line is we have a track record, this isn't our first duplex development, this is our fourth duplex development. Mr. Scott said we have a system that works and we can produce a quality product that improves the tax base in the community and attracts retailers and other commercial businesses, as well as other high-quality residential development around us.

Chair Baggerly opened the public hearing. Mr. Edward Hayes, 336 Hamilton Court, lives on the south side of the development that's being discussed. He told Mr. Scott that was a good presentation. The map they received showed the shaded area that would be developed and the 200 feet property owner notification is not a part of it, correct? Ms. Smith said, correct. Mr. Hayes asked if those areas would remain Agricultural? Mr. Scott said yes, they will remain zoned Agricultural because they belong to other owners. Ms. Smith said the 200 feet is the notification boundary. What you see on the map on the screen is what's being proposed for rezoning, she said. Mr. Hayes asked if Mr. Scott would be developing Southwest Parkway within this development? Mr. Scott said yes. Will Mr. Scott develop a road from Connell Street? Mr. Scott said yes. Mr. Hayes asked if that would be an access road to this development? Mr. Scott said Southwest Parkway will tie into Laila Lane. They discussed where the traffic would flow in and out of the neighborhood. Mr. Hayes asked if Mr. Scott would provide more details regarding the Property Owners Association? Mr. Scott said there are two business partners at this time. It takes a super-majority vote to even change the rent. That's what can happen in a duplex neighborhood is someone gets in a bind and drops rent, then the whole thing goes with it. That can't happen with the way the POA is set up.

Ms. Debra Hayes, 336 Hamilton Court, asked for the rent amount? Mr. Scott began to answer when Chair Baggerly informed him of the rules of the public hearing and that it wasn't a time for him to respond to questions necessarily. Ms. Hayes said to be honest she is not very happy with this situation. When her and her husband bought the property, after living their two years they were

wrongly told that the man who owned the property behind them would not sell because the people who bought their house had tried to buy the property, apparently. However, the man refused to sell. She said she likes her neighborhood the way it is, with horses and cows back there. Ms. Hayes said she's seen duplexes before and she said she knows what can happen to duplexes, granted she's not familiar with duplexes in Belton because they are from El Paso. Anytime she has seen duplexes her impression is that they fall apart and you get a lot of low-income people there, then crime and drugs, and right now they have a very good community. They have no crime that she is aware of, which is one of the reasons that they moved there. She doesn't see the need for so many duplexes. She would prefer single-family homes because then you don't have people coming and going. Instead there are families who have more stake in their property.

Ms. Frances Brown, 1051 West Avenue O, owns five properties that are adjacent to this property along the north and west sides. She and her family have no objections to this development. They have seen the duplexes on South Connell Street, they are beautiful homes and they have no objection to this development.

Ms. Pauline Farinha, 344 Hamilton Court, asked the rental cost? Mr. Scott answered \$1,150 per side for the 3-bedroom, 2-bathrooms; \$1,100 per side for the 2-bedroom, 2-bathrooms; and almost \$1,300 per side for the 3-bedroom, 3-bathrooms. Ms. Farinha asked the purchase cost of the complete unit? Mr. Scott said they do not sell them; they build them and keep them just like a big apartment complex. With no one else requesting to speak, Chair Baggerly closed the public hearing.

Chair Baggerly asked Mr. Scott if he wanted to address any unanswered questions. Mr. Scott said on the issue of crime, the building superintendent lives in the neighborhood and there is a daily police patrol since they're listed on the crime watch circuit. They do this in all of their neighborhoods as an additional safety measure.

Mr. Covington said he didn't have any objections to this. He thinks the product being produced is reasonable and nice, and it doesn't scare him. Ms. Schmuck said it doesn't scare her either. Mr. Covington said it goes along with what exists around the area. Mr. Fuller said a Property Owners Association attached to the neighborhood provides an added benefit.

Mr. Berryman made the motion to approve item Z-17-15, a zoning change from Agricultural to Two Family Zoning District for the construction of duplexes on a 24.995 acre tract of land, located on the west side of Connell Street, north of Huey Drive and south of Laila Lane. Mr. Covington seconded the motion to approve. The item was approved 8 ayes, 0 nays.

Mr. Covington explained to the public the process of P&Z's recommendation to City Council which will also open a public hearing at its meeting, Oct. 24.



**ORDINANCE NO. 2017-31**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO TWO FAMILY ZONING DISTRICT ON A 24.995 ACRE TRACT, WITH DEVELOPMENT TO BE REGULATED UNDER TYPE AREA 9 DESIGN STANDARDS.**

**WHEREAS**, Charles P. Keaton, owner of the following described property has presented a petition duly signed, to the City Planning & Zoning Commission and filed said petition with the City Clerk of the City of Belton, and due notice of filing of said petition and hearing on said petition has been given as required by the City Zoning Ordinance and by law, and a hearing on said petition before the City Planning & Zoning Commission of the City of Belton was set for the 17<sup>th</sup> day of October, 2017, at 5:30 p.m. for hearing and adoption, said district being described as follows:

A0906BC J P Wallace (Connell Street), 24.995 acres, Belton, Texas  
(location map attached as Exhibit "A")

**WHEREAS**, said application for such amendment was duly recommended by the said City Planning & Zoning Commission and the date, time and place of the hearing on said application by the City Council of the City of Belton was set for the 24<sup>th</sup> day of October, 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 application by the City Council of the City of Belton at the time, place and date herein before set forth and no valid objection to said amendments was presented.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Belton, Texas, that the said district located on a tract of land as more fully and completely described above, be and is hereby changed from an Agricultural Zoning District to Two Family Zoning District, in accordance with Section 14 – Two Family Zoning District, and the Design Standards in Ordinance No. 2014-17, Section 7.1 of the Zoning Ordinance. The Zoning Ordinance of the City of Belton is hereby amended, subject to the following conditions:

1. The use of this property must conform to the Two Family Zoning District in all respects.
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 discussed above
  - b. Building Design Standards
  - c. Landscape Design Standards

3. Sign standards shall conform to Ordinance 2008-11.
4. A subdivision plat is required.

This ordinance was presented at the stated meeting of the City Council of the City of Belton and upon reading was passed and adopted by the City Council on the 24<sup>th</sup> day of October, 2017, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

**SIGNED AND APPROVED** by the Mayor and attested by the City Clerk on this the 24<sup>th</sup> day of October, 2017.

\_\_\_\_\_  
Marion Grayson, Mayor

ATTEST:

\_\_\_\_\_  
Amy M. Casey, City Clerk



# Zoning Case # Z-17-15 Location

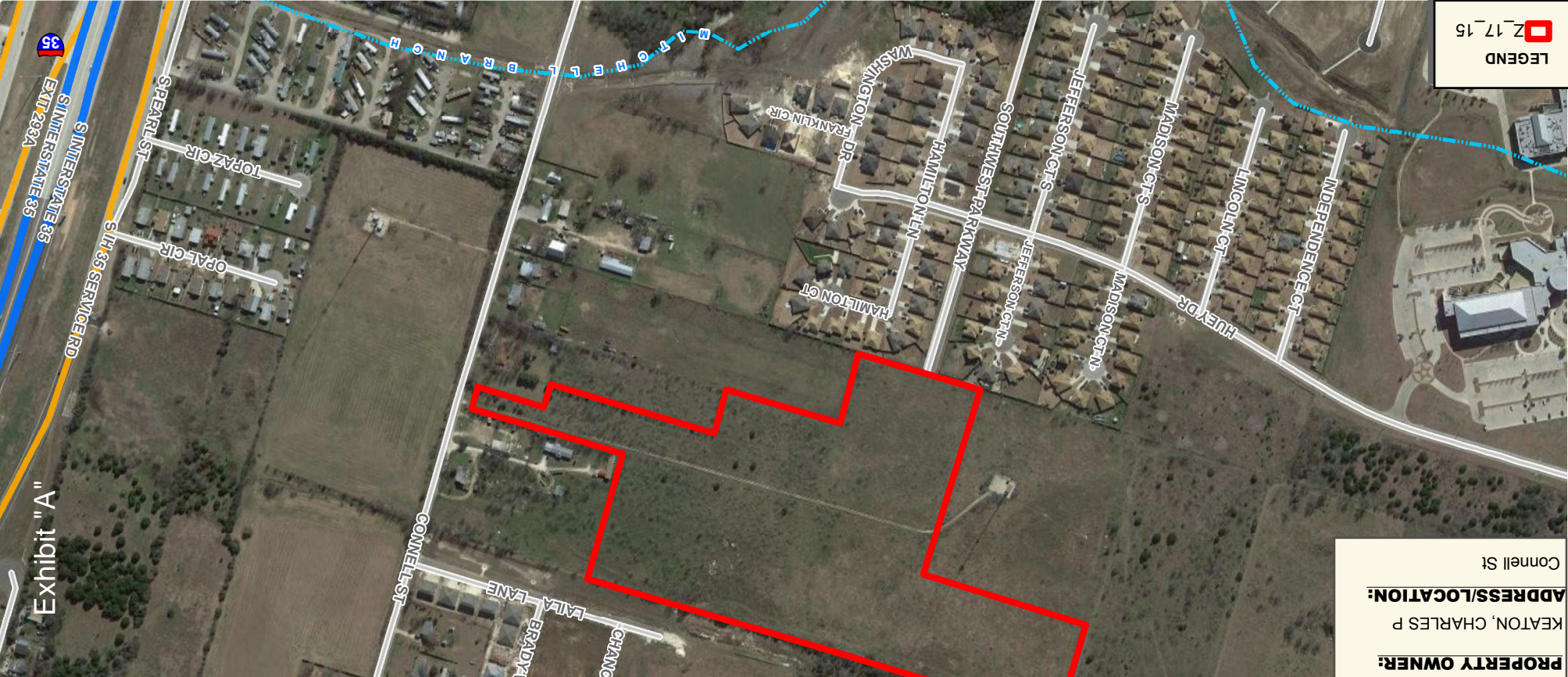


**ZONING CHANGE:**  
AG  
2F

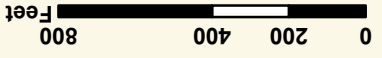
**LEGAL DESCRIPTION:**  
A096BC J P WALLACE, 36  
ACRES 24.995

**PROPERTY OWNER:**  
KEATON, CHARLES P

**ADDRESS/LOCATION:**  
Connell St



**LEGEND**  
Z\_17\_15



Maps and data are for informational purposes and may not have been prepared for 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.

Map Date: 10/2/2017 Aerial Imagery Date: 2015



# Staff Report – City Council Agenda Item



**Date:** October 24, 2017  
**Case No.:** P-17-23  
**Request:** Final Plat  
**Applicant:** Travis Quicksall/Todd Scott

## **Agenda Item #11**

Consider a final plat for Southwood Hills, Phase II, an 8.799 acre tract of land, located on the west side of Connell Street, 0.35 miles south of West Highway 190/Interstate 14.

### **Originating Department**

Planning – Erin Smith, Director of Planning

### **Case Summary**

This is a 36-lot subdivision proposed for residential duplex development.

### **Project Analysis and Discussion**

This is a proposed duplex subdivision, containing 36 lots (72 units), proposed as Phase II of Southwood Hills. Laila Lane will function as a minor collector with 50' of right-of-way and 37' of pavement. The Thoroughfare Plan proposes Laila Lane to extend west ultimately to Loop 121 and east ultimately to Interstate Highway 35. A 5' public access easement is proposed within the lots on the north side of Laila Lane for construction of a 5' sidewalk on one side, directly adjacent to the property line. Kal Court and Vani Court will contain 50' of right-of-way and 31' of pavement. These roads will extend north from Laila Lane and terminate in cul-de-sacs.

According to the Subdivision Ordinance, any residential subdivision within the City of Belton, or within the City's extraterritorial jurisdiction, is required to set aside and dedicate to the public sufficient and suitable lands for the purpose of parkland and/or make a financial contribution for the acquisition and development of such parkland. These requirements may be satisfied through parkland dedication or payment of fees-in-lieu of required parkland or a combination of the two. The applicant has paid a fee-in-lieu of parkland dedication equaling a total amount of \$14,400 for 72 units (36 lots) in Phase II.

There are 5 lots (10 units) in Phase I that have driveways extending to Laila Lane. Phase II is proposed to have an additional 8 lots (16 units) in Phase II with driveways extending to Laila Lane. Council expressed concern with parking on these roadways during preliminary plat consideration. The collector street width of 37' should be wide enough to accommodate on-street parking for occasional visitors. Since Laila Lane is proposed as public ROW, the Public

Works Director/City Engineer may install “No Parking” signage if any on-street parking issues occur in the future.

After review of the final plat, we find it acceptable for approval at this time subject to the technical comments contained in the letter to the applicant’s engineer dated September 29, 2017.

**Recommendation**

Recommend approval of the final plat for Southwood Hills, Phase II, a 8.799 acre tract of land, located on the west side of Connell Street, 0.35 miles south of West Highway 190, subject to conditions contained in the letter to the applicant’s engineer dated September 29, 2017.

**Attachments**

- Final Plat Application
- Final Plat
- Location Map
- City’s Letter to Applicant’s Engineer dated September 29, 2017
- P&Z Minutes Excerpt

**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 \$ \_\_\_\_\_
- Final Subdivision
- Administrative Plat
- Replat
- ETJ
- City Limits

Date Received: 7/13 Date Due: \_\_\_\_\_ (All plans are to be returned to the Planning Department by the 15<sup>th</sup> day of the month ahead of the next month's P&Z meeting.)

Applicant: Travis Quicksall Phone: 512-639-7332  
Mailing Address: 3303 Shell Road, Suite 4, Belton, Texas  
Email Address: tquicksall@quick-inc.net

Owner: Todd Scott Phone: 254-541-4548  
Mailing Address: P.O. Box 6122, Temple, Texas  
Email Address: todd@rileyscotthomes.com

Current Description of Property:

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Acres: 8.799 Survey: J.P. Wallace  
Abstract #: 906 Street Address: Laila Lane  
Frontage in Feet: 50 Depth in Feet: 575

Does Zoning comply with proposed use? YES Current Zoning: PD-2F  
Name of proposed subdivision: Southwood Hills Phase II  
Number of Lots: 36 Fee: \$ 358

Signature of Applicant: Travis Quicksall Digitally signed by Travis Quicksall  
DN: cn=Travis Quicksall, o=Quick Inc, ou=Engineering/Spec  
Plans, email=tquicksall@quick-inc.net Date: 06/14/2017  
Signature of Owner:  Date: 6/14/17

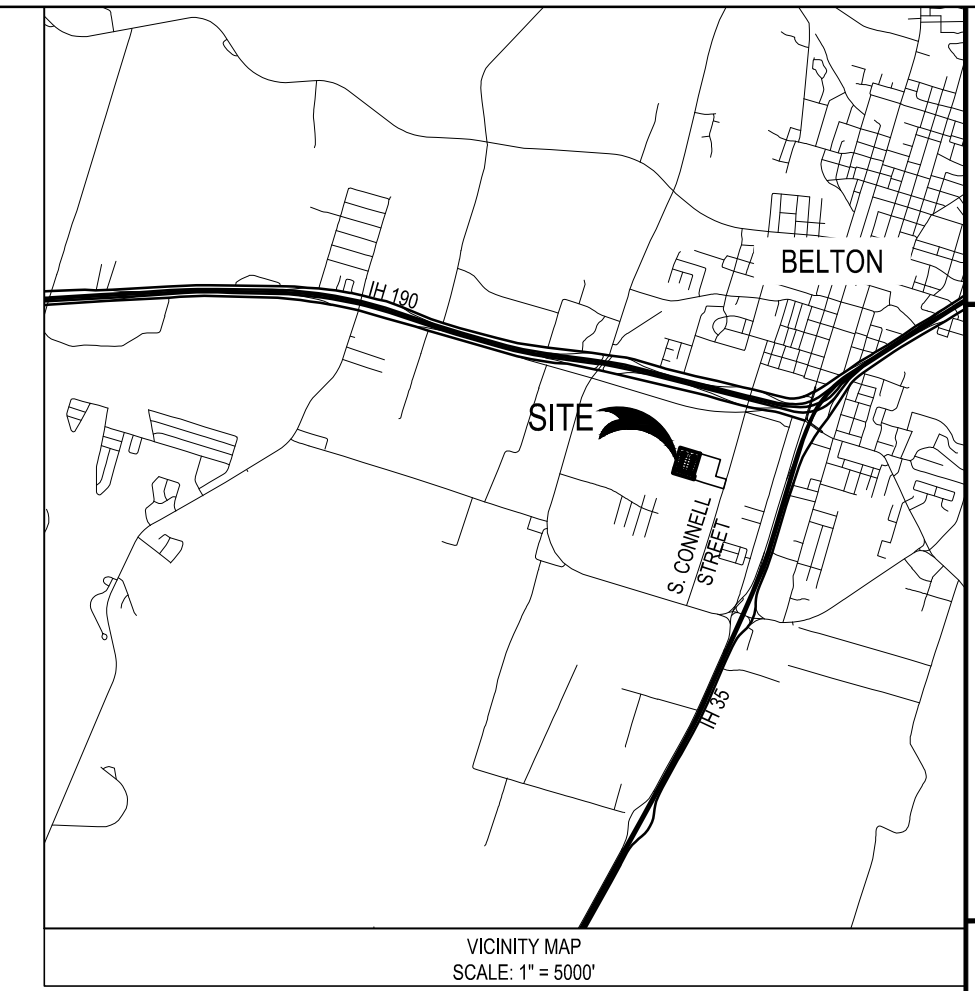


# FINAL PLAT SOUTHWOOD HILLS, PHASE TWO BELTON, TEXAS

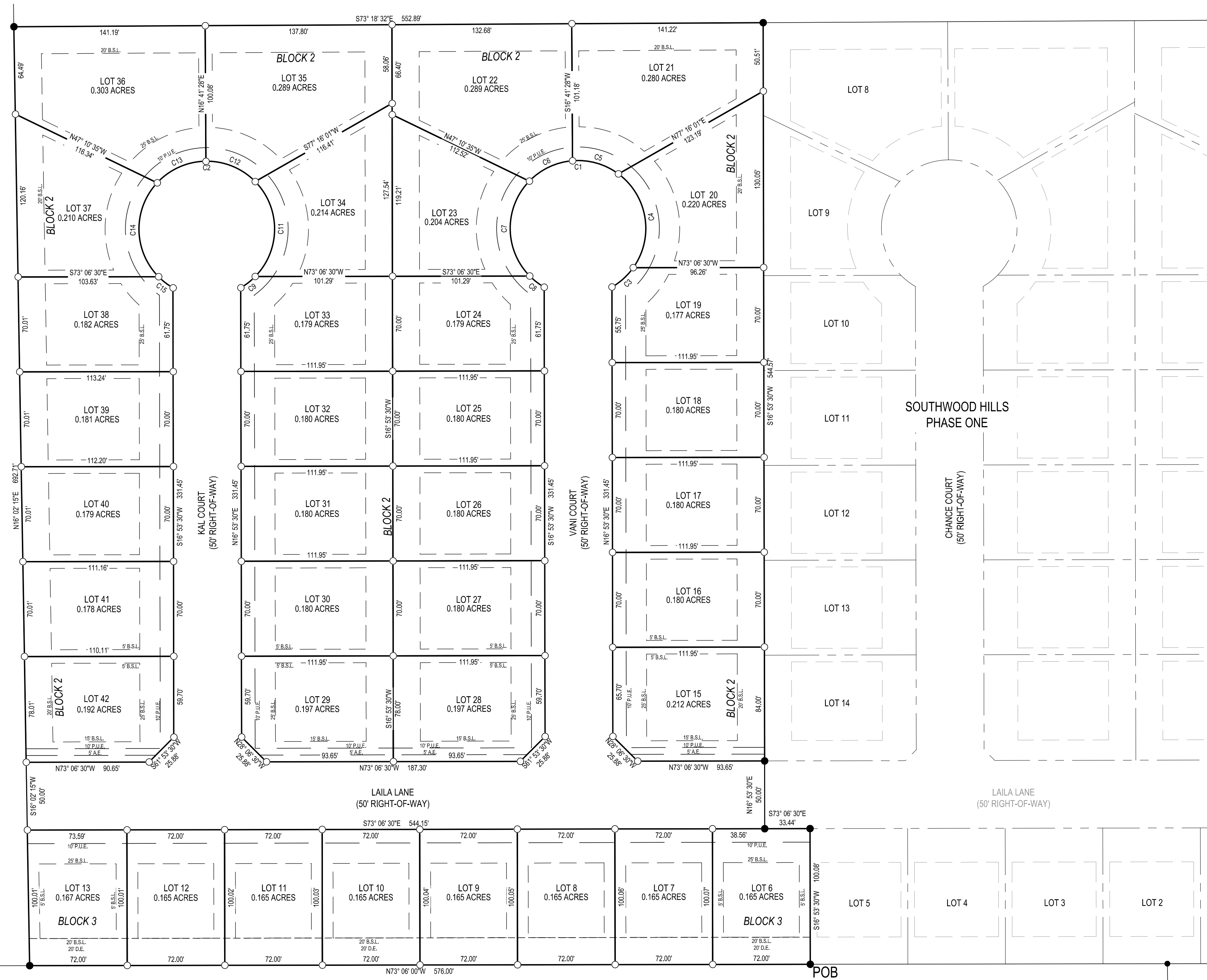
BELL COUNTY  
1999/439

LOTS - 36  
BLOCKS - 2  
AREA - 8.799 ACRES

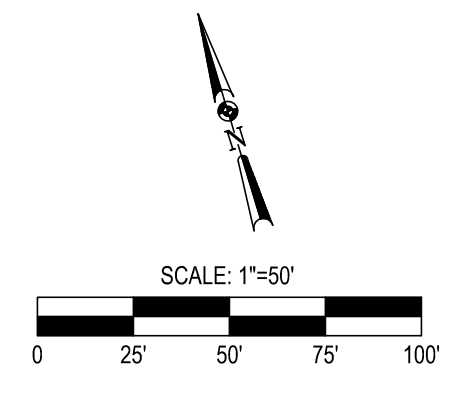
OWNER:  
CROSS PLAINS HOLDING, LLC  
1432 OVERLOOK RIDGE DRIVE  
BELTON, TEXAS 76513



FLOOD NOTE:  
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BELL COUNTY, TEXAS, MAP NUMBER 4802700E, EFFECTIVE DATE SEPTEMBER 26, 2008, A PORTION OF THIS PROPERTY LIES IN ZONE AE, WHICH IS DESIGNATED AS AN AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAIN. THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM. IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE OR ALL PLUMBING PLUMBING OR OTHER SPECIAL DRAINAGE AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHEDS OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.  
  
THIS PROJECT IS REFERRED TO THE CITY OF TEMPLE COORDINATE SYSTEM AN EXTENSION OF THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ANGLES, ALL DISTANCES ARE HORIZONTAL. SURFACE DISTANCES AND ALL BEARINGS ARE CORRECTED. ALL COORDINATES ARE REFERENCE TO CITY MONUMENT NO. 173. THE COMBINED CORRECTION FACTOR IS 0.98658.



CALLED 7.76 ACRES  
TERRY W. BROWN and wife,  
FRANCES E. BROWN  
Vol. 5527, Pg. 321



**LEGEND**  
 POB POINT OF BEGINNING  
 ● FOUND 1/2" IRON ROD UNLESS STATED OTHERWISE.  
 ○ SET 5/8" IRON ROD WITH CAP  
 U.E. UTILITY EASEMENT  
 B.S.L. BUILDING SETBACK LINE  
 A.E. ACCESS EASEMENT  
 D.E. DRAINAGE EASEMENT  
 NOTE: ALL LOT CORNERS ARE TO BE SET PRIOR TO RECORDING OF THE PLAT.

STATE OF TEXAS  
COUNTY OF BELL

CROSS PLAINS HOLDING AND DEVELOPMENT COMPANY, LLC, BEING THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS SOUTHWOOD HILLS, PHASE TWO, A SUBDIVISION IN THE CITY OF BELTON, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY: TODD W. SCOTT  
PRESIDENT

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD W. SCOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTHWOOD HILLS, PHASE TWO, AN ADDITION TO THE CITY OF BELTON WAS APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELTON, TEXAS.

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BELL

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF THE ADDITION TO THE CITY OF BELTON WAS APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017, BY THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS.

MAYOR \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF TEXAS

COUNTY OF BELL

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE CITY OF BELTON, TEXAS.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

CITY CLERK \_\_\_\_\_

AFFIDAVIT,

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, THE TAXING AUTHORITY FOR ALL TAXING ENTITIES IN BELL COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY BY THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

BY: \_\_\_\_\_  
BELL COUNTY TAX APPRAISAL DISTRICT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	281.80'	300°00'00"	N73° 06' 30"W	50.00'
C2	50.00'	281.80'	300°00'00"	N73° 06' 30"W	50.00'
C3	50.00'	21.36'	24°28'41"	N64° 39' 09"E	21.20'
C4	50.00'	77.54'	88°5'11.4"	N07° 59' 11"E	70.00'
C5	50.00'	35.92'	41°09'40"	N57° 01' 16"W	35.15'
C6	50.00'	35.92'	41°09'40"	S81° 49' 04"W	35.15'
C7	50.00'	77.54'	88°5'11.4"	N16° 48' 37"E	70.00'
C8	50.00'	13.52'	15°29'30"	S35° 21' 45"E	13.48'
C9	50.00'	13.52'	15°29'30"	N69° 08' 45"E	13.48'
C11	50.00'	77.54'	88°5'11.4"	N16° 58' 23"E	70.00'
C12	50.00'	40.34'	46°13'50"	N50° 34' 09"W	39.26'
C13	50.00'	40.34'	46°13'50"	S83° 12' 00"W	39.26'
C14	50.00'	76.53'	87°42'06"	S16° 14' 02"W	69.28'
C15	50.00'	13.52'	15°29'30"	S35° 21' 45"E	13.48'

- NOTE:
- STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF BELTON'S DRAINAGE ORDINANCE
  - THIS PROPERTY LIES WITHIN ZONE X. AREAS DESIGNATED TO BE LOCATED OUTSIDE OF THE 100 YEAR FLOOD ZONE. FEMA PANEL 480270340E, EFFECTIVE DATE OF SEPTEMBER 26, 2008
  - A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG ALL LOT LINES ADJACENT TO STREETS.
  - ALL LOTS SHALL HAVE THE FOLLOWING BUILDING SETBACK LINES:  
FRONT: 25 FEET  
SIDE STREET: 15 FEET  
REAR: 20 FEET  
INTERIOR SIDE: 5 FEET
  - A 5' WIDE SIDEWALK WILL BE INSTALLED WITHIN THE ACCESS EASEMENT ALONG LAILA LANE.
  - FOR LOTS 6-13, BLOCK 3, FENCE POSTS SHALL BE PLACED A MINIMUM OF 2 FEET AWAY FROM THE STORMWATER PIPE. CONTACT THE CITY OF BELTON PUBLIC WORKS DEPARTMENT PRIOR TO FENCE INSTALLATION AND REQUEST TO LOCATE THE STORMWATER PIPE WITHIN THE 20' DRAINAGE EASEMENT.



FRONT NUMBER: 019404  
FRONT ADDRESS: 300 SHELL ROAD, SUITE 148, GEORGETOWN, TX 77629, PHONE: 512-945-4805  
OFFICE ADDRESS: 4509 WILLIAMS DR., SUITE 241, DALLAS, TEXAS 75242, GEORGETOWN, TX 77629

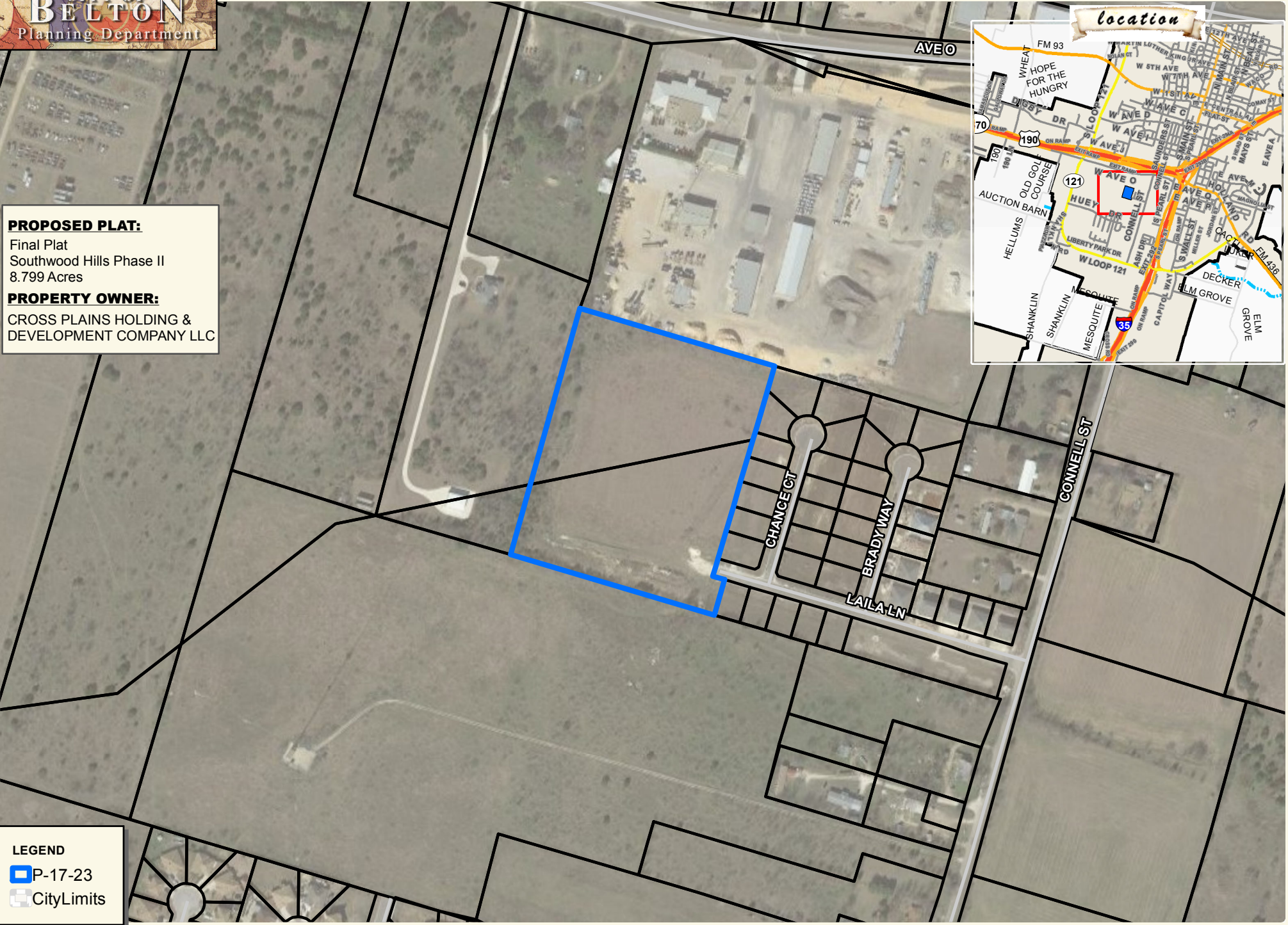
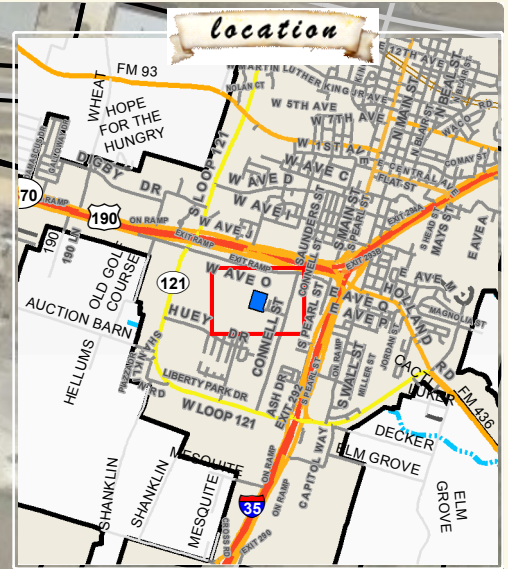
## FINAL PLAT SOUTHWOOD HILLS, PHASE TWO BELTON, TEXAS

JOB NO.	172128
DATE	MAY 2017
DRAWN	C.L.G.
CHECKED	T.L.G.
SHEET	1 OF 1

# P-17-23 Location - Southwood Hills Phase II

**PROPOSED PLAT:**  
 Final Plat  
 Southwood Hills Phase II  
 8.799 Acres

**PROPERTY OWNER:**  
 CROSS PLAINS HOLDING &  
 DEVELOPMENT COMPANY LLC



**LEGEND**

- P-17-23
- CityLimits











# City of Belton

Planning Department

September 29, 2017

**Applicant: Travis Quicksall / Todd Scott**

**Date Submitted: 08-14-17**

**Project: Southwood Hills, Phase II**

**Location: 8.799 acres**

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**\*\*\*Please comment back in red under the comments submitted on this sheet.\*\*\***

**Planning:**

1. No comments have been received from utility providers. Please provide transmittal letters or other forms of evidence that the plat has been provided to all utility providers for review and comments. The comment responses stated that utility letters and received responses were attached; however, they were not included with this submittal.
2. The tree survey identifies an existing 18" elm tree within the drainage easement. Please state on the tree survey whether the elm tree will be removed to preserved.

**Public Works/KPA:**

1. There are no cut-off walls shown on the construction plans for trench embedment or trench backfill that are granular in nature as a noted requirement in the Geotechnical Investigative Report-Subsurface Exploration, foundation Analysis & Pavement Thickness Design.
2. The geotechnical report discusses issues that current or future groundwater can have for this development. The report also states that the boring logs would indicate if ground water was discovered in the bores. The logs do not indicate ground water, but there is a statement that ground water was not found, which most geotechnical engineers note on the each bore log what was observed. This needs to be cleared up, since the geotechnical report has the cut-off walls as a condition of the construction process.
3. Since the Geotech asks to be able to review the final construction drawings, please provide a letter from the Geotech that states a review of the plans has been completed and the plans meet the intent of the geotechnical report recommendations.
4. Please specify and show the location of the Type III barricade on the plans.

**Building Official:**

No Comments.

**Fire Department:**

No Comments.

**Police Department:**

No Comments.

**GIS:**

No Comments.

**Outside Utility Provider Comments**

1. **Oncor:** No response received.
2. **AT&T:** No response received.
3. **Atmos Energy:** No response received.
4. **Charter Communication:** No response received.
5. **Centrovision:** No response received.
6. **Spectrum (Time Warner):** No response received.
7. **USPS:** No response received.
8. **Clearwater UCD:** No response received.

**Note: Acceptance by the City of Belton of a plat, zoning change, conceptual drawing, construction drawing, or other development submittal complying with City of Belton minimum standards for drainage does not provide approval beyond what the City may authorize. Approval is limited, and this approval does not limit any obligations you may have under applicable state statutes, such as the Texas Water Code, or federal statutes. You should consult with your own professionals as you continue to pursue this development project.**

Minutes of the meeting of the  
**Planning and Zoning Commission (P&ZC)**  
City of Belton  
333 Water Street  
Tuesday, October 17, 2017

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The Planning and Zoning Commission met at 5:30 P.M. in the Wright Room at the Harris Community Center. The following members were present: Chair Brett Baggerly, Joel Berryman, Dave Covington, Michael Pressley, Lewis Simms, David Jarratt, Rae Schmuck, and David Fuller. The following member was absent: Ben Pamplin. The following staff members were present: Director of Planning, Erin Smith, City Manager, Sam Listi, Planner, Kelly Trietsch, and Planning Clerk, Laura Livingston.

**5. P-17-23 Consider a final plat for Southwood Hills, Phase II, an 8.799 acre tract of land, located on the west side of Connell Street, 0.35 miles south of West Highway 190/Interstate 14.**

Ms. Smith presented the staff report (Exhibit C).

Mr. Jarratt abstained from discussion and voting. Chair Baggerly asked if there is an opportunity to utilize the parkland money somewhere nearby? Ms. Smith said yes, there is parkland that was dedicated within a mile, according to the Subdivision Ordinance, in Liberty Valley Phase III, just south of this property. Mr. Scott said they will propose parkland dedication in Phase III since there will be an odd corner that isn't going to allow for lots. Mr. Scott said they will have a couple acres that they really can't get streets to, so that's going to end up being a pretty decent sized park. Ms. Smith said we can evaluate that when the preliminary and final plats are proposed for Phase III, pending City Council consideration of this zoning change request.

Mr. Simms asked Ms. Smith about some reservations that City Council voiced. Ms. Smith said during preliminary plat consideration, the Council expressed concern with potential on-street parking on Laila Lane. Ms. Smith said she mentioned this to acknowledge that the City always has the ability to stripe curbs for "no parking," if that does become an issue.

Mr. Covington made a motion approve P-17-23. Ms. Schmuck seconded the motion, which was approved 7 ayes, 0 nays.

Ms. Smith made some announcements. The next scheduled P&Z meeting is set for the third Tuesday in November, which is November 21<sup>st</sup>, the same day there is a special called City Council meeting. Ms. Smith proposed rescheduling it to November 22<sup>nd</sup> or November 23<sup>rd</sup>. With Thanksgiving falling on November 23<sup>rd</sup>, it was discussed that Monday, November 20<sup>th</sup> might be a better option. Ms. Smith stated staff will evaluate and Ms. Livingston will notify the Commission of the date.

Ms. Smith also notified the Commission of her resignation since she accepted a new job. Her final day with the City of Belton is December 1<sup>st</sup>.



# Staff Report – City Council Agenda Item



## Agenda Item #12

Consider authorizing the purchase of vehicles for the Police Department.

### Originating Department

Police Department – Gene Ellis, Assistant City Manager/Chief of Police

### Summary Information

In FY 2016, City Council authorized the transfer of funds to establish a Capital Equipment Replacement Fund. The goal of the Capital Equipment Replacement Fund is to create a level funding mechanism to sustain and grow the City fleet of vehicles and equipment. The FY 2018 budget contains \$233,000 to fund the purchase of three marked police vehicles and one mobile crime scene unit. Three of these new vehicles will replace older vehicles and one vehicle will allow for growth of the police fleet.

We are seeking authorization to purchase three Ford Interceptor SUVs (Explorer) for marked police vehicles and a Ford E-350 special purpose vehicle for the mobile crime scene unit. The vehicles will be purchased fully equipped with the exception of radios, in-car camera systems, and a few other items we will purchase and install locally. Some equipment will be removed from the vehicles we are replacing and re-used on the new vehicles. The Ford Explorers will be purchased at Rockdale Ford and equipped by their subsidiary, CAP Upfitters, using BuyBoard, a cooperative purchasing agreement. The crime scene unit will be purchased from Farber Specialty Vehicles also using Buyboard.

<b>Marked Vehicles x3</b>	Ford Explorer
Base Price \$26,500 each	\$79,500
Equipment & Install	\$32,626
Buyboard Fee	\$400
Total for 3 Vehicles	\$112,526

<b>Crime Scene Vehicle</b>	Ford E-350 by Farber
Base Price	\$77,133*
Equipment and Options	\$28,748
Total	\$105,881

\*Includes BuyBoard Fee

### Fiscal Impact

Amount: \$218,407

Budgeted:  Yes  No

Funding Source(s): FY 2018 Capital Equipment Replacement Fund

**Recommendation**

Recommend approval for purchase of three Ford Interceptor SUVs from Rockdale Ford with equipment and installation by CAP Upfitters using BuyBoard Contract #521-16 and one Ford E-350 mobile crime scene unit from Farber Specialty Vehicles using BuyBoard Contract #538-17.

**Attachments**

[Vehicle Quotes](#)

**ROCKDALE COUNTRY**

**FORD**

**BUYBOARD BID 521-16**

End User: CITY OF BELTON Caldwell Rep: MICHAEL WILEY  
 Contact: LARRY BERG Phone/fax: 254-773-8824 / 254-773-8808  
 Phone/email: 254-933-5848 / lberg@belontexas.gov Date: Friday, September 22, 2017  
 Product Description: FORD EXPLORER BASE email: mwiley@caldwellcountry.com

A. Bid Series: 104 A. Base Price: \$ **26,500.00**

**B. Published Options [Itemize each below]**

Code	Options	Bid Price	Code	Options	Bid Price
K8A	2017 POLICE INTERCEPTOR AWD	INCL	51Y	DRIVER SIDE SPOTLIGHT	INCL
	3.7L FFV V6	INCL	17A	REAR A/C	INCL
	6-SPD AUTOMATIC	INCL	595	KEYLESS ENTRY	INCL
	FRONT A/C	INCL	60A	GRILL WIRING	INCL
	CLOTH FRONT BUCKETS	INCL	86P	HEADLAMP HOUSING	INCL
	VINYL 2ND ROW	INCL	86T	TAILLAMP HOUSING	INCL
	RUBBER FLOORS	INCL	43D	COURTESY LAMP DISABLE	INCL
	POWER WINDOWS AND LOCKS	INCL			
	AM/FM/CD; CRUISE CONTROL	INCL	CAP	CAPQ31077 EQUIPMENT PKG	\$ 9,409.24
				SEE ATTACHED	
<b>Total of B. Published Options:</b>					<b>\$ 9,409.24</b>

**C. Unpublished Options [Itemize each below, not to exceed 25%] \$= 0.0 %**

Options	Bid Price	Options	Bid Price
STOCK UNITS AT CAP FLEET	DELIVERY	BLACK	COLOR
ONLY A FEW LEFT IN BLACK AT THIS			
PRICE			
<b>Total of C. Unpublished Options:</b>			<b>\$ -</b>

- D. Pre-delivery Inspection: \$ -
- E. Texas State Inspection: \$ -
- F. Manufacturer Destination/Delivery: \$ -
- G. Floor Plan Interest (for in-stock and/or equipped vehicles): \$ -
- H. Lot Insurance (for in-stock and/or equipped vehicles): \$ -
- I. Contract Price Adjustment: \$ -
- J. Additional Delivery Charge: 0 miles \$ -
- K. Subtotal: \$ **35,909.24**
- L. Quantity Ordered 1 x K = \$ **35,909.24**
- M. Trade in: \$ -
- N. BUYBOARD FEE PER PURCHASE ORDER \$ **400.00**
- O. TOTAL PURCHASE PRICE WITH BUYBOARD FEE \$ **36,309.24**





# CAP FLEET UP FITTERS

## Quote

CAP Fleet Upfitters, LLC  
4715 S General Bruce Drive  
Temple, TX 76502  
Phone: 254-773-1959

Date: 09/22/2017  
Quote #: CAPQ31077

Name / Address:  
ROCKDALE COUNTRY FORD  
479 W US HIGHWAY 79  
ROCKDALE, TX 76567-5298

Employee: Tim Rainwater  
Email: trainwater@capfleetupfitters.com  
Make: Ford  
Model: Pi Utility  
Year:  
VIN:

### Notes

18-1  
Belton PD Ford Pi Utility  
add 12V power outlet in cargo area

Part #	Qty	Description	Unit Price	Total
295SLSA6	1	295SLSA6 SIREN/CONTROL CENTER	\$ 376.32	\$ 376.32
SA315P	1	SA315P SPEAKER, BLACK PLASTIC NOTES: behind grille	\$ 183.68	\$ 183.68
SAK44	1	SA315 MT KIT 11-12 EXPLORER	\$ 22.96	\$ 22.96
BK0534ITU16	1	PB400 VS Aluminum Bumper Full	\$ 268.30	\$ 268.30
IONJ	6	ION LIGHT RED/BLUE NOTES: 2-PUSH BUMPER 2-LICENSE PLATE 2-REAR SIDE WINDOWS	\$ 94.50	\$ 567.00
IONBKT1	1	ION LICENSE PLATE BKT HORIZ	\$ 17.06	\$ 17.06
MBFX11JJ	1	ION MIRROR-BEAM EXPLORER RB/RB	\$ 213.30	\$ 213.30
VTX609J	2	VERTEX SUPER LED SPLIT RED/BLU NOTES: TAILLIGHTS	\$ 73.50	\$ 147.00
C-VS-1200-INUT	1	2013-2017 Ford Interceptor Utility Police Vehicle Specific 12" Console NOTES: C-EB35-CH2-1P C-EB40-WS2-1P	\$ 239.75	\$ 239.75
C-CUP2-E-C	1	Dual external cup holder	\$ 24.86	\$ 24.86
C-DMM-123	1	Swing out Dash monitor mount base for 2013-2017 Ford Interceptor Utility	\$ 254.31	\$ 254.31
P1000UINT13AOSB	1	Single Compartment, Pro-cell, 1/2 Partition, w/ Passenger Side Only Outboard Seat Belts NOTES: Includes: 1/2 of Full Partition, Transport Seat, Floor Pan, Pair Door Panels, Pair Window Armor, Lower Extension Panel, Poly Divider, Poly Window Barrier & RAPID-ADJUST UNIVERSAL GUN RACK WITH NEW SC- 6 XL LOCK NOTES: mount 1 on partition between driver/bassenger	\$ 1,705.44	\$ 1,705.44
SC-917-5	2	TREMCO COVERT ANTI-THEFT SYSTEM 2013-2014 FORD INTERCEPTOR FLEET SMART SYSTEM	\$ 185.48	\$ 370.96
TREMCO-PI-UTIL	1	2.5LB FIRE EXTINGUISHER	\$ 106.80	\$ 106.80
13315	1	SL20-X LED WITH DC	\$ 28.50	\$ 28.50
20202	1	SL20-X LED WITH DC	\$ 119.00	\$ 119.00
933-0105A	1	SINGLE DRWER STORAGE KIT, 2012-2017 PI UTILITY (fits w/ Pro-Gard Seat/Barrier)	\$ 1,115.00	\$ 1,115.00
933-0092A	1	FORD PI UTILITY SUBFRAME	\$ 249.00	\$ 249.00
386825	1	760-870 PHANTOM ANTENNA, BLACK TRAB7603	\$ 30.00	\$ 30.00
338265	1	3/4" MOUNT, 25' RG58/U-MINI-UHF LOOSE	\$ 15.00	\$ 15.00
GRAPHICS	1	CUSTOM GRAPHICS	\$ 1,125.00	\$ 1,125.00
CS-CAMERA	1	CUSTOMER SUPPLIED CAMERA NOTES: Watchguard	\$ 0.00	\$ 0.00
CS-RADIO	1	CUSTOMER SUPPLIED RADIO NOTES: Harris	\$ 0.00	\$ 0.00
CS-MISC	1	CUSTOMER SUPPLIED TABLET MOUNT	\$ 0.00	\$ 0.00
CS-RADAR	1	CUSTOMER SUPPLIED RADAR	\$ 0.00	\$ 0.00
CS-LIGHTBAR	1	CUSTOMER SUPPLIED LIGHTBAR	\$ 0.00	\$ 0.00
INSTALL	1	Installation		
LABOR	1	LABOR	\$ 1,500.00	\$ 1,500.00
SSUPPLY	1	SHOP SUPPLIES	\$ 65.00	\$ 65.00



# CAP FLEET UPFITTERS

CAP Fleet Upfitters, LLC  
4715 S General Bruce Drive  
Temple, TX 76502  
Phone: 254-773-1959

## Quote

Date: 09/22/2017  
Quote #: CAPQ31077

Name/Address  
ROCKDALE COUNTRY FORD  
479 W US HIGHWAY 79  
ROCKDALE, TX 76567-5298

Employee: Tim Rainwater  
Email: trainwater@capfleetupfitters.com  
Make: Ford  
Model: Pi Utility  
Year:  
VIN:

Notes  
18-1  
Belton PD Ford Pi Utility  
add 12V power outlet in cargo area

Part #	Qty	Description	Unit Price	Total
CAP HARNESS	1	CAP FLEET WIRING HARNESS	\$ 130.00	\$ 130.00
SHIP	1	SHIPPING & HANDLING	\$ 250.00	\$ 250.00
DEALER	1	DEALER PREP	\$ 75.00	\$ 75.00
INSPECT	1	ALL CAP FLEET INSTALLATIONS COME WITH AGENCY LIFETIME WARRANTY	\$ 30.00	\$ 30.00
LABOR	1	LABOR NOTES: FOR REMOVAL OF LIGHTBAR, RADAR AND TABLET MOUNT FROM EXISTING VEHICLE	\$ 180.00	\$ 180.00

Subtotal \$ 9,409.24  
Tax \$ 0.00  
Grand \$ 9,409.24

This quote is good for 30 days from date of quote.

I hereby authorize the install work therein set forth to be done by CAP Fleet Upfitters, together with the furnishing by CAP Fleet Upfitters of the necessary parts and other material for such install and agree that CAP Fleet Upfitters is not responsible for any delays caused by unavailability or delayed availability of parts or material for any reason. CAP Fleet Upfitters neither assumes or authorizes any other person to assume for CAP Fleet Upfitters any liability in connection with such install; that CAP Fleet Upfitters shall not be responsible for loss or damage to the above vehicle, or articles left therein; in case of fire, theft, any Act of God, or other cause beyond CAP Fleet Upfitters control, that CAP Fleet Upfitters employees may operate the above vehicle on streets, highways, or elsewhere for the purpose of testing and/or inspecting such vehicle.

WWW.CAPFLEETUPFITTERS.COM

*119 Flashlight*  
*9210.24*

## ROCKDALE COUNTRY

FORD

BUYBOARD BID 521-16

End User: CITY OF BELTON

Caldwell Rep: MICHAEL WILEY

Contact: LARRY BERG

Phone/fax: 254-773-8824 / 254-773-8808

Phone/email: 254-933-5848 / lberg@beltontexas.gov

Date: Friday, September 22, 2017

Product Description: FORD EXPLORER BASE

email: mwiley@caldwellcountry.com

A. Bid Series: 104

A. Base Price: **\$ 26,500.00**

**B. Published Options [Itemize each below]**

Code	Options	Bid Price	Code	Options	Bid Price
K8A	2017 POLICE INTERCEPTOR AWD	INCL	51Y	DRIVER SIDE SPOTLIGHT	INCL
	3.7L FFV V6	INCL	17A	REAR A/C	INCL
	6-SPD AUTOMATIC	INCL	595	KEYLESS ENTRY	INCL
	FRONT A/C	INCL	60A	GRILL WIRING	INCL
	CLOTH FRONT BUCKETS	INCL	86P	HEADLAMP HOUSING	INCL
	VINYL 2ND ROW	INCL	86T	TAILLAMP HOUSING	INCL
	RUBBER FLOORS	INCL	43D	COURTESY LAMP DISABLE	INCL
	POWER WINDOWS AND LOCKS	INCL			
	AM/FM/CD; CRUISE CONTROL	INCL	CAP	CAPQ31081 EQUIPMENT PKG	\$ 10,971.74
				SEE ATTACHED	

Total of B. Published Options: **\$ 10,971.74**

**C. Unpublished Options [Itemize each below, not to exceed 25%]**

\$= 0.0 %

Options	Bid Price	Options	Bid Price
STOCK UNITS AT CAP FLEET	DELIVERY	BLACK	COLOR
ONLY A FEW LEFT IN BLACK AT THIS			
PRICE			

Total of C. Unpublished Options: **\$ -**

D. Pre-delivery Inspection:

**\$ -**

E. Texas State Inspection:

**\$ -**

F. Manufacturer Destination/Delivery:

**\$ -**

G. Floor Plan Interest (for in-stock and/or equipped vehicles):

**\$ -**

H. Lot Insurance (for in-stock and/or equipped vehicles):

**\$ -**

I. Contract Price Adjustment:

**\$ -**

J. Additional Delivery Charge: 0 miles

**\$ -**

K. Subtotal:

**\$ 37,471.74**

L. Quantity Ordered 1 x K =

**\$ 37,471.74**

M. Trade in:

**\$ -**

N. BUYBOARD FEE PER PURCHASE ORDER

**\$ 400.00**

O. TOTAL PURCHASE PRICE WITH BUYBOARD FEE

**\$ 37,871.74**





# CAP FLEET UPFITTERS

CAP Fleet Upfitters, LLC  
4715 S General Bruce Drive  
Temple, TX 76502  
Phone: 254-773-1959

## Quote

Date: 09/22/2017  
Quote #: CAPQ31081

Name // Address  
ROCKDALE COUNTRY FORD  
478 W US HIGHWAY 79  
ROCKDALE, TX 76567-5298

Employee: Tim Rainwater  
Email: trainwater@capfleetupfitters.com  
Make: Ford  
Model: Pi Utility  
Year:  
VIN:

### Notes

18-2  
Belton PD Ford PI Utility  
add 12V power outlet in cargo area

Part #	Qty	Description	Unit Price	Total
295SLSA6	1	295SLSA6 SIREN/CONTROL CENTER	\$ 376.32	\$ 376.32
SA315P	1	SA315P SPEAKER, BLACK PLASTIC NOTES: behind grille	\$ 183.68	\$ 183.68
STPKT83	1	LIGHTBAR STRAP KIT #83	\$ 52.08	\$ 52.08
SAK44	1	SA315 MT KIT 11-12 EXPLORER	\$ 22.96	\$ 22.96
BK0534ITU16	1	PB400 VS Aluminum Bumper Full	\$ 268.30	\$ 268.30
IONJ	6	ION LIGHT RED/BLUE NOTES: 2-PUSH BUMPER 2-LICENSE PLATE 2-REAR SIDE WINDOWS	\$ 94.50	\$ 567.00
IONBKT1	1	ION LICENSE PLATE BKT HORIZ.	\$ 17.06	\$ 17.06
MBFX110J	1	ION MIRROR-BEAM EXPLORER RB/RB	\$ 213.30	\$ 213.30
VTX609J	2	VERTEX SUPER-LED SPLIT RED/BLU NOTES: TAILLIGHTS	\$ 73.50	\$ 147.00
C-VS-1200-INUT	1	2013-2017 Ford Interceptor Utility Police Vehicle Specific 12" Console NOTES: C-EB35-CH2-1P C-EB40-WS2-1P	\$ 239.75	\$ 239.75
C-CUP2-E-C	1	Dual external cup holder	\$ 24.86	\$ 24.86
UT-201	1	Universal tablet mount	\$ 131.20	\$ 131.20
UT-201-KIT-7	1	Havis adapter kit to install Surface Pro3 or Surface Pro4 to UT-201	\$ 29.22	\$ 29.22
C-DMM-123	1	Swing out Dash monitor mount base for 2013-2017 Ford Interceptor Utility	\$ 254.31	\$ 254.31
P1000UINT13AOSB	1	Single Compartment, Pro-cell, 1/2 Partition, w/ Passenger Side Only Outboard Seat Belts NOTES: Includes: 1/2 or Full Partition; Transport Seat; Floor Pan, Pair Door Panels; Pair Window Armor, Lower Extension Panel, Poly Divider, Poly Window Barrier & RAPID-ADJUST UNIVERSAL GUN RACK WITH NEW SC-6XL LOCK	\$ 1,705.44	\$ 1,705.44
SC-917-5	2	NOTES: mount on partition between driver/passenger	\$ 185.48	\$ 370.96
TREMCO-PI-UTIL	1	TREMCO COVERT ANTI-THEFT SYSTEM 2013-2014 FORD INTERCEPTOR FLEET SMART SYSTEM	\$ 106.80	\$ 106.80
13315	1	2.5LB FIRE EXTINGUISHER	\$ 28.50	\$ 28.50
ST-PATROL	1	STALKER PATROL COUNTING UNIT K-BAND ANTENNA REMOTE CONTROL K-BAND TUNNING FORKS	\$ 1,450.00	\$ 1,450.00
20202	1	SL20-X LED WITH DC	\$ 119.00	\$ 119.00
933-0105A	1	SINGLE DRWER STORAGE KIT, 2012-2017 PI UTILITY (fits w/ Pro-Gard Seat/Barrier)	\$ 1,115.00	\$ 1,115.00
933-0092A	1	FORD PI UTILITY SUBFRAME	\$ 249.00	\$ 249.00
386825	1	760-870 PHANTOM ANTENNA, BLACK TRAB7603	\$ 30.00	\$ 30.00
338265	1	3/4" MOUNT, 25" RG58 U/MINI-UHF LOOSE	\$ 15.00	\$ 15.00
GRAPHICS	1	CUSTOM GRAPHICS	\$ 1,125.00	\$ 1,125.00
CS-CAMERA	1	CUSTOMER SUPPLIED CAMERA NOTES: Watchguard	\$ 0.00	\$ 0.00
CS-RADIO	1	CUSTOMER SUPPLIED RADIO NOTES: Harris	\$ 0.00	\$ 0.00
CS-LIGHTBAR	1	CUSTOMER SUPPLIED LIGHTBAR	\$ 0.00	\$ 0.00



# CAP FLEET UPFITTERS

## Quote

CAP Fleet Upfitters, LLC  
4715 S General Bruce Drive  
Temple, TX 76502  
Phone: 254-773-1959

Date: 09/22/2017  
Quote #: CAPQ31081

Name // Address  
ROCKDALE COUNTRY FORD  
479 W US HIGHWAY 79  
ROCKDALE, TX 76567-5298

Employee: Tim Rainwater  
Email: trainwater@capfleetupfitters.com  
Make: Ford  
Model: Pi Utility  
Year:  
VIN:

### Notes

18-2  
Belton PD Ford Pi Utility  
add 12V power outlet in cargo area

Part #	Qty	Description	Unit Price	Total
INSTALL	1	Installation		
LABOR	1	LABOR	\$ 1,500.00	\$ 1,500.00
SSUPPLY	1	SHOP SUPPLIES	\$ 65.00	\$ 65.00
CAP HARNESS	1	CAP FLEET WIRING HARNESS	\$ 130.00	\$ 130.00
SHIP	1	SHIPPING & HANDLING	\$ 230.00	\$ 230.00
DEALER	1	DEALER PREP	\$ 75.00	\$ 75.00
INSPECT	1	ALL CAP FLEET INSTALLATIONS COME WITH AGENCY LIFETIME WARRANTY	\$ 30.00	\$ 30.00
LABOR	1	LABOR	\$ 100.00	\$ 100.00
		NOTES: REMOVAL OF LIGHTBAR FROM EXSISTING		

Subtotal \$ 10,971.74

Tax \$ 0.00

Grand \$ 10,971.74

This quote is good for 30 days from date of quote.

I hereby authorize the install work therein set forth to be done by CAP Fleet Upfitters, together with the furnishing by CAP Fleet Upfitters of the necessary parts and other material for such install and agree that CAP Fleet Upfitters is not responsible for any delays caused by unavailability or delayed availability of parts or material for any reason; that CAP Fleet Upfitters neither assumes or authorizes any other person to assume for CAP Fleet Upfitters any liability in connection with such install; that CAP Fleet Upfitters shall not be responsible for loss or damage to the above vehicle, or articles left therein; in case of fire, theft, any Act of God, or other cause beyond CAP Fleet Upfitters control; that CAP Fleet Upfitters employees may operate the above vehicle on streets, highways, or elsewhere for the purpose of testing and/or inspecting such vehicle.

WWW.CAPFLEETUPFITTERS.COM

119  
1085274

**ROCKDALE COUNTRY**

**FORD**

**BUYBOARD BID 521-16**

End User: CITY OF BELTON Caldwell Rep: MICHAEL WILEY  
 Contact: LARRY BERG Phone/fax: 254-773-8824 / 254-773-8808  
 Phone/email: 254-933-5848 / lberg@belontexas.gov Date: Thursday, September 07, 2017  
 Product Description: FORD EXPLORER BASE email: mwiley@caldwellcountry.com

A. Bid Series: 104 A. Base Price: **\$ 26,500.00**

**B. Published Options [Itemize each below]**

Code	Options	Bid Price	Code	Options	Bid Price
K8A	2017 POLICE INTERCEPTOR AWD	INCL	51Y	DRIVER SIDE SPOTLIGHT	INCL
	3.7L FFV V6	INCL	17A	REAR A/C	INCL
	6-SPD AUTOMATIC	INCL	595	KEYLESS ENTRY	INCL
	FRONT A/C	INCL	60A	GRILL WIRING	INCL
	CLOTH FRONT BUCKETS	INCL	86P	HEADLAMP HOUSING	INCL
	VINYL 2ND ROW	INCL	86T	TAILLAMP HOUSING	INCL
	RUBBER FLOORS	INCL	43D	COURTESY LAMP DISABLE	INCL
	POWER WINDOWS AND LOCKS	INCL			
	AM/FM/CD; CRUISE CONTROL	INCL	CAP	CAPQ30395 EQUIPMENT PKG	\$ 12,601.70
				SEE ATTACHED	

Total of B. Published Options: **\$ 12,601.70**

**C. Unpublished Options [Itemize each below, not to exceed 25%] \$= 0.0 %**

Options	Bid Price	Options	Bid Price
STOCK UNITS AT CAP FLEET	DELIVERY	BLACK	COLOR
ONLY A FEW LEFT IN BLACK AT THIS			
PRICE			

Total of C. Unpublished Options: **\$ -**

D. Pre-delivery Inspection: **\$ -**

E. Texas State Inspection: **\$ -**

F. Manufacturer Destination/Delivery: **\$ -**

G. Floor Plan Interest (for in-stock and/or equipped vehicles): **\$ -**

H. Lot Insurance (for in-stock and/or equipped vehicles): **\$ -**

I. Contract Price Adjustment: **\$ -**

J. Additional Delivery Charge: 0 miles **\$ -**

K. Subtotal: **\$ 39,101.70**

L. Quantity Ordered 1 x K = **\$ 39,101.70**

M. Trade in: **\$ -**

N. BUYBOARD FEE PER PURCHASE ORDER **\$ -400.00**

O. TOTAL PURCHASE PRICE WITH BUYBOARD FEE **\$ 38,701.70**





# CAP FLEET UP FITTERS

## Quote

CAP Fleet Upfitters, LLC  
4715 S General Bruce Drive  
Temple, TX 76502  
Phone: 254-773-1959

Date: 09/22/2017  
Quote #: CAPQ30395

Name / Address  
ROCKDALE COUNTRY FORD  
479 W US HIGHWAY 79  
ROCKDALE, TX 76567-5298

Employee: Joe Hildebrand  
Email: joe@capfleetupfitters.com  
Make: Ford  
Model: PI Utility  
Year:  
VIN:

### Notes

18-3

Belton PD Ford PI Utility  
add 12V power outlet in cargo area

Part #	Qty	Description	Unit Price	Total
LEGSMOK48PK	1	Smoked Lens Legacy Duo Package	\$ 2,345.00	\$ 2,345.00
GBS8DEDE	1	48" WC LEGACY DUO BAR W/SMOKED LENSES	\$ 0.00	\$ 0.00
295SLSA6	1	295SLSA6 SIREN/CONTROL CENTER	\$ 0.00	\$ 0.00
SA315P	1	SA315P SPEAKER, BLACK PLASTIC NOTES: behind grille	\$ 0.00	\$ 0.00
STPKT83	1	LIGHTBAR STRAP KIT #83	\$ 0.00	\$ 0.00
SAK44	1	SA315 MT KIT 11-12 EXPLORER	\$ 0.00	\$ 0.00
BK0534ITU16	1	PB400 VS Aluminum Bumper Full	\$ 268.30	\$ 268.30
IONJ	6	ION LIGHT RED/BLUE NOTES: 2-PUSH BUMPER 2-LICENSE PLATE 2-REAR SIDE WINDOWS	\$ 94.50	\$ 567.00
IONBKT1	1	ION LICENSE PLATE BKT HORIZ.	\$ 17.06	\$ 17.06
MBFX11JJ	1	ION MIRROR-BEAM EXPLORER RB/RB	\$ 213.30	\$ 213.30
VTX609J	2	VERTEX SUPER-LED SPLIT RED/BLU NOTES: TAILLIGHTS	\$ 73.50	\$ 147.00
C-VS-1200-INUT	1	2013-2017 Ford Interceptor Utility Police Vehicle Specific 12" Console NOTES: C-EB35-CH2-1P C-EB40-WS2-1P	\$ 239.75	\$ 239.75
C-CUP2-E-C	1	Dual external cup holder	\$ 24.86	\$ 24.86
UT-201	1	Universal tablet mount	\$ 131.20	\$ 131.20
UT-201-KIT-7	1	Havis adapter kit to install Surface Pro3 or Surface Pro4 to UT-201	\$ 29.22	\$ 29.22
C-DMM-123	1	Swing out Dash monitor mount base for 2013-2017 Ford Interceptor Utility	\$ 254.31	\$ 254.31
P1000UINT13AOSB	1	Single Compartment, Pro-cell, 1/2 Partition, w/ Passenger Side Only Outboard Seat Belts NOTES: Includes: 1/2 or Full Partition; Transport Seat; Floor Pan, Pair Door Panels; Pair Window Armor, Lower Extension Panel, Poly Divider, Poly Window Barrier & RAPID-ADJUST UNIVERSAL GUN RACK WITH NEW SC-	\$ 1,705.44	\$ 1,705.44
SC-917-5	2	6" XL LOCK NOTES: mount 1 on partition between driver/passenger	\$ 185.48	\$ 370.96
TREMCO-PI-UTIL	1	TREMCO COVERT ANTI-THEFT SYSTEM 2013-2014 FORD INTERCEPTOR FLEET SMART SYSTEM	\$ 106.80	\$ 106.80
13315	1	2.5LB FIRE EXTINGUISHER	\$ 28.50	\$ 28.50
ST-PATROL	1	STALKER PATROL COUNTING UNIT K-BAND ANTENNA REMOTE CONTROL K-BAND TUNNING FORKS	\$ 1,450.00	\$ 1,450.00
20202	1	SL20-X LED WITH DC	\$ 119.00	\$ 119.00
933-0105A	1	SINGLE DRWER STORAGE KIT, 2012-2017 PI UTILITY (fits w/ Pro-Gard Seat/Barrier)	\$ 1,115.00	\$ 1,115.00
933-0092A	1	FORD PI UTILITY SUBFRAME	\$ 249.00	\$ 249.00
386825	1	760-870 PHANTOM ANTENNA, BLACK TRAB7603	\$ 30.00	\$ 30.00
338265	1	3/4" MOUNT, 25' RG58/U MINI-UHF LOOSE	\$ 15.00	\$ 15.00
GRAPHICS	1	CUSTOM GRAPHICS	\$ 1,125.00	\$ 1,125.00
CS-CAMERA	1	CUSTOMER SUPPLIED CAMERA NOTES: Watchguard	\$ 0.00	\$ 0.00



# CAP FLEET UPFITTERS

## Quote

CAP Fleet Upfitters, LLC  
4715 S General Bruce Drive  
Temple, TX 76502  
Phone: 254-773-1959

Date: 09/22/2017  
Quote #: CAPQ30395

Name / Address  
ROCKDALE COUNTRY FORD  
479 W US HIGHWAY 79  
ROCKDALE, TX 76567-5298

Employee: Joe Hildebrand  
Email: joe@capfleetupfitters.com  
Make: Ford  
Model: Pi Utility  
Year:  
VIN:

Notes  
18-3  
Belton PD Ford Pi Utility  
add 12V power outlet in cargo area

Part #	Qty	Description	Unit Price	Total
CS-RADIO	1	CUSTOMER SUPPLIED RADIO NOTES: Harris	\$ 0.00	\$ 0.00
INSTALL	1	Installation		
LABOR	1	LABOR	\$ 1,500.00	\$ 1,500.00
SSUPPLY	1	SHOP SUPPLIES	\$ 65.00	\$ 65.00
CAPHARNES	1	CAP FLEET WIRING HARNESS	\$ 130.00	\$ 130.00
SHIP	1	SHIPPING & HANDLING	\$ 250.00	\$ 250.00
DEALER	1	DEALER PREP	\$ 75.00	\$ 75.00
INSPECT	1	ALL CAP FLEET INSTALLATIONS COME WITH AGENCY LIFETIME WARRANTY	\$ 30.00	\$ 30.00

Subtotal \$ 12,601.70  
Tax \$ 0.00  

---

Grand \$ 12,601.70

This quote is good for 30 days from date of quote.

I hereby authorize the install work therein set forth to be done by CAP Fleet Upfitters, together with the furnishing by CAP Fleet Upfitters of the necessary parts and other material for such install and agree that CAP Fleet Upfitters is not responsible for any delays caused by unavailability or delayed availability of parts or material for any reason; that CAP Fleet Upfitters neither assumes or authorizes any other person to assume for CAP Fleet Upfitters any liability in connection with such install; that CAP Fleet Upfitters shall not be responsible for loss or damage to the above vehicle, or articles left therein; in case of fire, theft, any Act of God, or other cause beyond CAP Fleet Upfitters control; that CAP Fleet Upfitters employees may operate the above vehicle on streets, highways, or elsewhere for the purpose of testing and/or inspecting such vehicle.

WWW.CAPFLEETUPFITTERS.COM

12482.70



# City of Belton

~ Police Department ~

## Vehicle Proposal

### 18-1

Vendor: Rockdale Country Ford  
Product: Ford Explorer Base  
Base Price: \$26,500  
Options (CAPS): \$9,290.24  
Total with Buy-Board Fee: \$36,190.24  
Notes:  
Video: Removed from Unit 34  
Mobile Radio: Removed from Unit 33  
Light bar removed from Unit 33  
Radar removed from Unit 33  
Tablet mount removed from Unit 11-3

### 18-2

Vendor: Rockdale Country Ford  
Product: Ford Explorer Base  
Base Price: \$26,500  
Options (CAPS): \$10,852.74  
Total with Buy-Board Fee: \$37,352.74  
Additions:  
Watch Guard Video: \$6,120  
Notes:  
Mobile Radio: Removed from Unit 34  
Light bar removed from Unit 34

### 18-3

Vendor: Rockdale Country Ford  
Product: Ford Explorer Base  
Base Price: \$26,500  
Options (CAPS): \$12,482.70  
Total with Buy-Board Fee: \$38,982.70  
Additions:  
Watch Guard Video: \$6,120 (+ \$110 Shipping)  
Harris Mobile Radio: \$2,856.69

### Options to Remove

SL20-X LED (Flashlight): -\$119 (Deducted x3)

711 E. 2<sup>nd</sup> Avenue ★ P.O. Box 120 ★ Belton, Texas 76513 ★ Phone (254) 933-5840 ★ Fax (254) 933-5835

*The Belton Police Department is dedicated to providing excellent service through partnerships that build trust, reduce crime, create a safe environment, and enhance the quality of life in our community.*







# FARBER

## SPECIALTY VEHICLES

7052 Americana Parkway  
Columbus, OH 43068  
Toll Free: (800) 331-3188  
Fax: (614) 759-2098

### QUOTATION

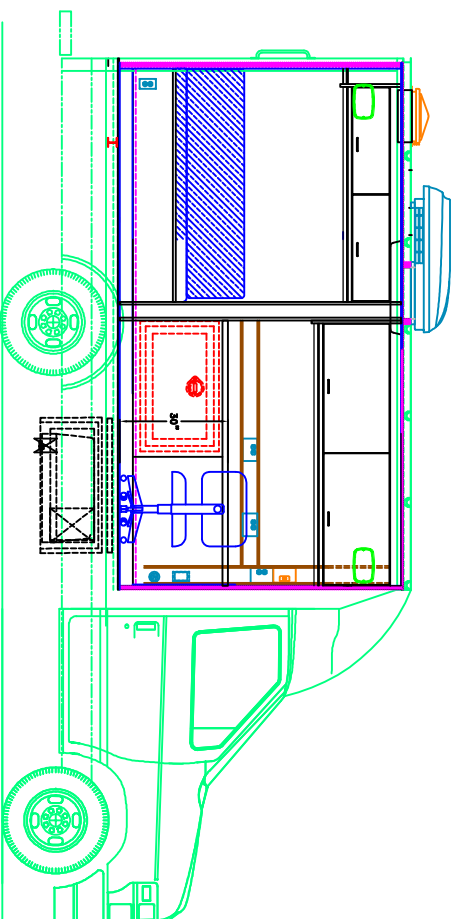
18-Oct-17

Name: Belton Police Dept (TX)  
Contact: Chief Gene Ellis  
Address: PO Box 120  
City, ST, Zip: Belton, Texas 76513  
Telephone: 254-933-5844  
Email: Gellis@beltontexas.gov

BUY BOARD FEE INCLUDED	
TOTAL	\$105,881.00

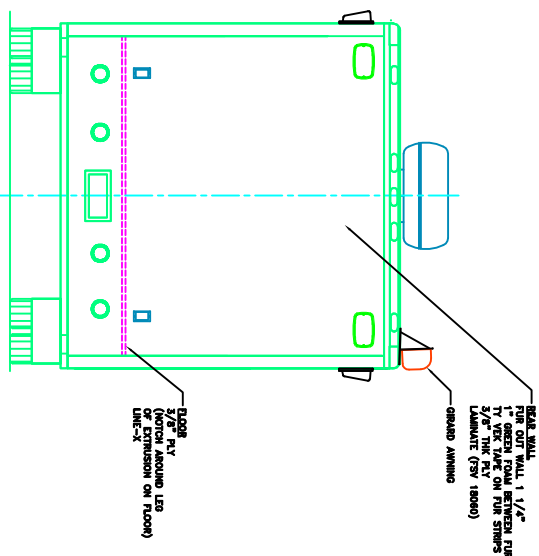
CONTACT	DELIVERY	SHIPPED VIA	F.O.B.	TERMS	TEXAS BUYBOARD
David Chapman	240 Days	Customer Pick-Up	Customer Pick-Up	Net 30	#538-17

Quantity	Description	Unit Price	Total Price
1	<b>BASE PRICE LE160-SWAT-CSI-EC</b>	\$77,133.00	\$77,133.00
	<b>OPTIONS: E350 (Gas) / 12ft Body</b>		
	<b>EXTERIOR OPTIONS</b>		
1	Weatherguard electric roll up exterior awning, 12', Sunbrella color selection	\$2,483.00	\$2,483.00
1	Trailer hitch and wiring, class III	\$1,592.00	\$1,592.00
	<b>AUDIO/VIDEO OPTIONS</b>		
1	Back-up camera system, 7" LCD color monitor	\$1,326.00	\$1,326.00
12	Hourly labor rate for installation repair/ service of vehicle	\$90.00	\$1,080.00
	<b>APPLIANCES</b>		
1	Refrigerator, AC/DC, compressor operated	\$1,008.00	\$1,008.00
	<b>H.V.A.C.</b>		
1	Roof mounted air conditioner	\$1,034.00	\$1,034.00
	<b>INTERIOR LIGHTING</b>		
1	LED ceiling light package	\$2,823.00	\$2,823.00
	<b>EMERGENCY LIGHTING</b>		
1	LED light package, 900 series Emergency / Scene Combo Lights	\$6,103.00	\$6,103.00
1	Siren, w / amplifier control center	\$916.00	\$916.00
	<b>EXTERIOR LIGHTING</b>		
1	LED, Telescoping Pole, Tripod	\$1,175.00	\$1,175.00
	<b>NON-CONTRACT / MISC. ADDITIONAL ITEMS:</b>		
1	Custom Specialty Vehicle Unit (per foot)	329.00	3,948.00
1	LE Exterior Graphic Package	2,940.00	2,940.00
1	4 KW air cooled gasoline generator, quiet, compartment installed, remote start, stop	3,271.00	3,271.00
1	Telescoping Mast - Manual w/ Body Mounts and wire for camera & mounted TV	3,790.00	3,790.00
1	Discount - Central Region	(\$4,741.00)	(4,741.00)
	<b>TOTAL:</b>	<b>\$105,881.00</b>	<b>\$105,881.00</b>



DRIVER SIDE INTERIOR VIEW

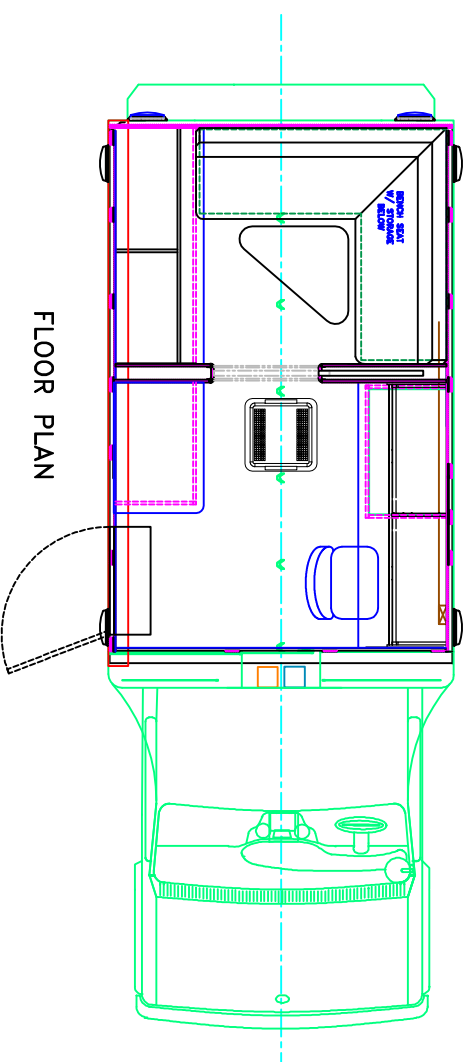
GRAB BAR 2000 AMBING (1724)  
ROOF MOUNTED (POWER COAT WHITE)



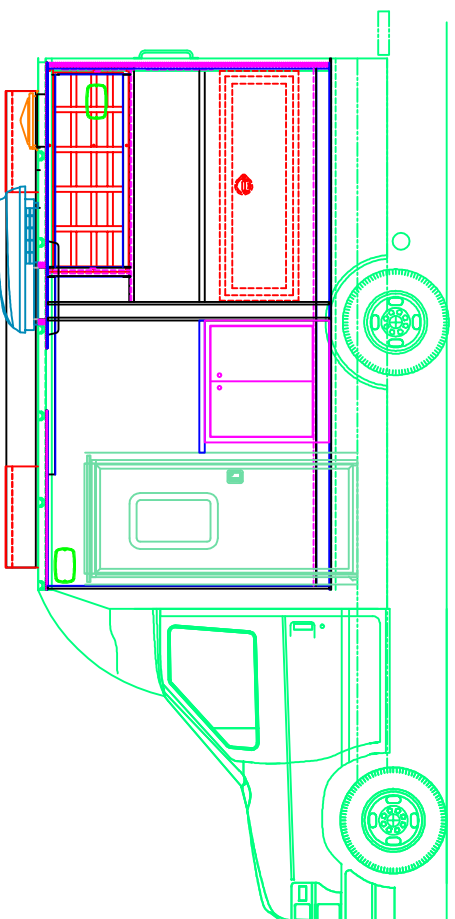
REAR VIEW

GRAB BAR 1 1/2"  
1" VOR TALK BETWEEN THE  
2" VOR TALK ON FUR STRIPS  
2" VOR TALK ON FUR STRIPS  
2" VOR TALK ON FUR STRIPS  
GRAB AMBING

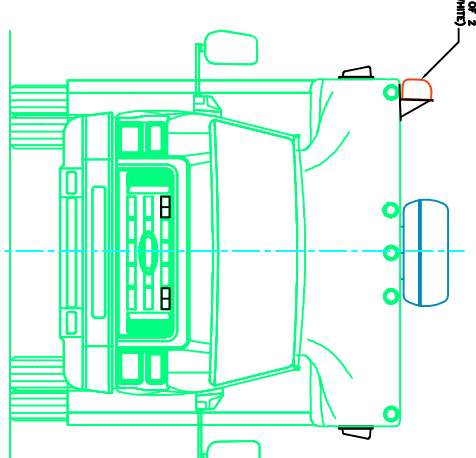
GRAB BAR  
(OPTIONAL ABOVE LED  
OR EXTENSION ON FLOOR)



FLOOR PLAN



PASSENGER SIDE INTERIOR VIEW



FRONT VIEW

SYMBOL LEGEND:	
	150W DC/DC RESERVOIR
	150W EXTENSION DUPLX RESERVOIR (WEATHER PROOF)
	150W DC/DC RESERVOIR (ON PARABOL DUCT)
	1/2" OUTLET (ON PARABOL DUCT)
	5VDC SMOKE DETECTOR (CEILING MOUNTED)
	DRY ERASE LAMINATE
	6" 24V RED/WHITE LED CEILING LIGHT 1200C
	6" 24V WHITE LED CEILING LIGHT 1200C

ADDITIONAL NOTES:  
 (1) SEE THE EXTENSIONS (SHIP LOSS)  
 (2) SHIRT THE (SHIP LOSS)  
 (3) 150W DC/DC RESERVOIR (SHIP LOSS)  
 (4) 150W EXTENSION DUPLX RESERVOIR (SHIP LOSS)  
 (5) 150W DC/DC RESERVOIR (ON PARABOL DUCT) (SHIP LOSS)  
 (6) 1/2" OUTLET (ON PARABOL DUCT) (SHIP LOSS)  
 (7) 5VDC SMOKE DETECTOR (SHIP LOSS)  
 (8) DRY ERASE LAMINATE (SHIP LOSS)  
 (9) 6" 24V RED/WHITE LED CEILING LIGHT 1200C (SHIP LOSS)  
 (10) 6" 24V WHITE LED CEILING LIGHT 1200C (SHIP LOSS)

12" 24" 36" 48" 60"  
SCALE: 1/2" = 12"

CUSTOMER APPROVAL		REVISION HISTORY		DATE	
PRINT NAME	DATE	S1	INITIAL RELEASE	10/9/17	
DATE		S2	FLOOR PLAN UPDATE	10/13/17	
<p><b>FARBBER</b> SPECIALTY VEHICLES 7052 AMERICANA PARKWAY COLUMBUS, OH 43088 USA</p>					
TITLE		CUSTOMER		DATE PREPARED: 10/27/2017	
PRELIMINARY SALES DRAWING		BELTON POLICE		SHEET NO. 1	
SHEET NO. 1		UNIT NO.		16375	
DATE		REV		S.1	

**Meeting of the  
Belton Employee Benefits Trust  
November 22, 2016 – 5:30 P.M.**

The Belton Employee Benefits Trust met in regular session in the Wright Room at the Harris Community Center with the following members present: Vice Chair David K. Leigh and Trustees Craig Pearson, Jerri Gauntt, Paul Sanderford, Guy O'Banion and Dan Kirkley. Chair Marion Grayson was absent. Staff present included Sam Listi, John Messer, Gene Ellis, Amy Casey, Brandon Bozon, Ryan Brown, Angellia Points, Kim Kroll, Paul Romer, Bruce Pritchard, Byron Sinclair, Charlotte Walker and Aaron Harris.

1. **Call to order.** Vice Chair David K. Leigh called the meeting to order at 7:52 p.m.
2. **Consider minutes of the City of Belton Employee Benefits Trust meeting dated October 27, 2015.** Upon a motion by Trustee Dan Kirkley and a second by Trustee Jerri Gauntt, this item was unanimously approved upon a vote of 6-0.
3. **Consider action awarding contracts for employee insurance products.**

Director of Finance Brandon Bozon said that last year, the City awarded the contract for employee health insurance to Blue Cross/Blue Shield as a result of an RFP process. He explained that for the purposes of continuity for employees and providers, the City typically does not engage in an RFP process each year. However, the initial renewal offer proposed by BCBS was unmanageable in the City's FY 2017 budget. Therefore, with the assistance of IPS Advisors, the City solicited proposals for employee health insurance. Five proposals were received, and based on the cost competitiveness of the initial proposals, United Health Care and Scott & White Health Plan, as well as the incumbent, BCBS, were requested to provide best and final offers.

<b>Provider</b>	<b>Proposed increase over current rates - initial</b>	<b>Proposed increase over current rates – best and final</b>
Scott and White Health Plan	14.9%	8.2%
United Health Care	20.5%/13.6%	14.2%
Blue Cross/Blue Shield (TX)	35.2%	35.2%
Aetna	32.9%	N/A
Cigna	30.0%/22.6%	N/A
Texas Municipal League	15.6%/15.3%*	N/A

\*Did not propose plans in line with the City's current benefit structure

The recommendation from City staff is to accept the proposal from SWHP, as they provided the lowest pricing for the City's current health insurance plans as well as a proposed new high deductible health plan option. Staff is recommending the addition of a high deductible health plan (HDHP) complemented with a Health Savings Account (HSA). An HDHP is a health insurance plan with lower premiums and higher deductibles than a traditional health plan. The HDHP will be



administered by SWHP, and Staff recommends Flores & Associates to administer the HSA program.

Any employee enrolled in an HDHP will be eligible to make voluntary contributions to their HSA up to the IRS annual limits of \$3,400 for an individual, or \$6,750 for a family. For employees who choose to forego the fully funded employee only mid-plan, the City will make monthly contributions of \$146.06 to their health savings account. This amount represents the difference between the monthly premium for the employee only mid-plan (\$420.84) and the monthly premium for the employee only HDHP (\$274.78). For employees that choose the Employee/Children HDHP, the City will make monthly contributions to their HSA of \$60.40. This amount represents the difference between the City's monthly contributions to non-employee only plans (\$555.00) and the monthly premium for the employee/children HDHP (\$494.60).

The FY 2017 budget included funding for up to a 10% increase in employee insurance premiums. SWHP's proposal, employee only mid premium is \$5,051 per employee annually; a 8.2% increase over last year's cost. The City's contribution, for plans other than employee only, is increasing to \$6,660 per employee annually; an 8.2% increase over last year's cost. The City's cost for HSA management will be \$4/per month/per enrolled employee.

Mr. Bozon summarized the other recommended contract renewals:

- MetLife's renewal for dental coverage is a 2% decrease in premiums, \$331 per employee annually.
- UTEAP's proposal for an employee assistance program (EAP) is at no change in premiums, \$20 per employee annually.
- Lincoln Financial Group renewal for employee Life/AD&D insurance is at a negligible change, as a slight decrease in premiums will be offset by increasing the insurance benefit to \$50,000 across for all employees. Previously, the policy paid a benefit of \$25,000 a year if the employee's annual salary was less than \$25,000.
- Combined Benefits Group renewal for employee optional supplemental policies (Cancer, Accident, Critical Illness, Short Term Disability, and Permanent Life Insurance) is at no change in premiums.

Trustee O'Banion said that Staff needs to make it clear to employees who choose the HDHP/HSA option that the money is not in their HSA account at the beginning of the plan year like it is with an FSA.

Upon a motion by Trustee Paul Sanderford, and a second by Trustee Craig Pearson, the employee benefit contracts were approved upon a vote of 6-0.

4. **Adjourn.** Vice Chair David K. Leigh adjourned the Employee Benefits Trust meeting at 8:07 p.m.

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David K. Leigh, Vice Chair

ATTEST:

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Amy M. Casey, City Clerk

# Staff Report – Employee Benefit Trust Agenda Item



## [Agenda Item #3 of Employee Benefit Trust Meeting](#)

Consider action awarding contracts for employee insurance products.

### Originating Department

Finance – Brandon Bozon, Director of Finance

Human Resources – Charlotte Walker, Director of Human Resources

### Summary Information

Last year, the City awarded the contract for employee health insurance to Scott & White Health Plan (SWHP) as a result of an RFP process. Previously in 2016, the City awarded the contract for employee health insurance to Blue Cross/Blue Shield (TX) (BCBS) as a result of an RFP process. In 2014 and 2015, the City had contracted with Scott & White Health Plan (SWHP). In 2012 and 2013, the City contracted with United Health Care (UHC). Prior to UHC, the City contracted for decades with SWHP.

For the purposes of continuity for employees and providers, the City prefers not to engage in an RFP process each year. However, the renewal offer proposed by BCBS last year was unmanageable in the City's FY2017 budget. Therefore, with the assistance of IPS Advisors, the City solicited proposals for employee health insurance, and awarded the contract to SWHP. This year, the renewal rate negotiated by IPS on the City's behalf of a 7.2% premium increase was determined to be sufficiently competitive, so an RFP process was not necessary. The recommendation from City Staff is to accept the renewal proposal from SWHP.

### Benefit Changes

This year, staff recommends the addition of vision insurance and long term disability insurance to the optional policies, funded fully by employee contributions.

### Fiscal Impact

- The FY2018 budget included funding for up to a 10% increase in employee insurance premiums.
- SWHP's proposal, for employee-only mid premium is \$5,414 per employee, a 7.2% increase over last year's cost.



- The City's contribution, for plans other than employee only, is increasing to \$7,140 per employee, a 7.2% increase over last year's cost.
- The City's total cost for HDHP and HSA contributions will mirror those on the employee only mid plan, or match in total the City's contribution towards plans other than employee only.
- The City's cost for HSA management will remain \$4/per month/per enrolled employee
- MetLife's renewal for dental coverage is a flat renewal.
- UTEAP's proposal for an employee assistance program (EAP) is at no change in premiums, \$20 per employee.
- Lincoln Financial Group renewal for employee life/AD&D insurance is at no change in premiums.
- CBG renewal for employee optional policies is at no change in premiums.
- Employee optional, Lincoln Financial Group Long Term Disability insurance.
- Employee optional, United Healthcare vision insurance.

**Amount:**

The actual premiums paid during the course of the year will vary, according to the actual number of employees during the year, and the plans that they choose. Also, the City pays 50% of the saved premium to employees who are able to provide proof of other insurance coverage, typically through their spouse's employer's group plan. This monetary incentive serves to motivate employees to report such situations, rather than the City paying 100% of the premium for unneeded coverage.

- The City premium cost for all employee insurance (health, dental, EAP and life) for all 166 covered positions at 100% occupancy would be approximately \$1,062,712 for calendar year 2018 based on the current distribution of plan types and tiers with the recommended City contribution rates.
- Since Belton's policy term is January to December, for FY 2018, nine months of the new premiums is \$797,034 (Jan – Sept 2018), plus three months of old premiums of \$248,810 (Oct-Dec 2017), approximates maximum potential premiums of \$1,045,844 based on the current distribution of plan types and tiers, with the recommended City contribution rates.
- The FY 2018 budget includes funding of \$1,091,558 for all City employee insurance, which includes a projected 10% increase in premiums.

- The maximum potential premiums are lower than the total budget. The difference is driven by health insurance premiums increasing approximately 7.2%, and Dental, EAP and life insurance premiums remaining flat.
- We currently only have 141 employees on our plan, with 22 opting out of the City insurance plan(s). Those savings, plus vacancies occurring during the year, will create an additional gap between budgeted and actual costs.
- City staff will propose to Council a use of the budget savings, specifically in the general fund, to bolster budget contingencies.

Budgeted:  Yes  No

If not budgeted:  Budget Transfer  Contingency  Amendment Needed  Capital Project Funds

Funding Source(s): Funds for employee insurance programs will be transferred to the Employee Benefits Trust from City operating funds. Employee insurance premiums are included in the FY 2018 budgets for General Fund, Water & Sewer Fund, Drainage Fund, and the BEDC.

### **Recommendation**

- Recommend award of the contract for employee health insurance to Scott & White Health Plan as presented.
- Recommend award of the contract for health savings account administration to Flores & Associates as presented.
- Recommend award of the contract for dental insurance to MetLife as presented.
- Recommend award of the contract for an Employee Assistance Plan to UTEAP as presented.
- Recommend award of the contract for life/AD&D insurance to Lincoln Financial Group as presented.
- Recommend award of the contract for employee optional insurance products to the Combined Benefits Group as presented.
- Recommend award of contract for employee optional long-term disability insurance to the Lincoln Financial Group as presented.
- Recommend award of contract for employee optional vision insurance to United Healthcare as presented.

**Attachments**

Premium matrix – health and dental



City of Belton Medical - SWHP Monthly Rates for 2017					City of Belton Medical - SWHP Monthly Rates for 2018				
Tiers & Options	Cost Per Month	City Contribution	Employee Cost	Per Pay Period	Tiers & Options	Cost Per Month	City Contribution	Employee Cost	Per Pay Period
<b>Base</b>					<b>Base</b>				
Employee Only	\$ 371.32	\$ 371.32	\$ -	\$ -	Employee Only	\$ 398.06	\$ 398.06	\$ -	\$ -
Employee/Spouse	\$ 928.32	\$ 555.00	\$ 373.32	\$ 186.66	Employee/Spouse	\$ 995.16	\$ 595.00	\$ 400.16	\$ 200.08
Employee/Children	\$ 668.38	\$ 555.00	\$ 113.38	\$ 56.69	Employee/Children	\$ 716.50	\$ 595.00	\$ 121.50	\$ 60.75
Employee/Family	\$ 1,113.98	\$ 555.00	\$ 558.98	\$ 279.49	Employee/Family	\$ 1,194.19	\$ 595.00	\$ 599.19	\$ 299.60
<b>Mid</b>					<b>Mid</b>				
Employee Only	\$ 420.84	\$ 420.84	\$ -	\$ -	Employee Only	\$ 451.14	\$ 451.14	\$ -	\$ -
Employee/Spouse	\$ 1,052.13	\$ 555.00	\$ 497.13	\$ 248.57	Employee/Spouse	\$ 1,127.88	\$ 595.00	\$ 532.88	\$ 266.44
Employee/Children	\$ 757.54	\$ 555.00	\$ 202.54	\$ 101.27	Employee/Children	\$ 812.08	\$ 595.00	\$ 217.08	\$ 108.54
Employee/Family	\$ 1,262.56	\$ 555.00	\$ 707.56	\$ 353.78	Employee/Family	\$ 1,353.46	\$ 595.00	\$ 758.46	\$ 379.23
<b>HDHP</b>					<b>HDHP</b>				
Employee Only	\$ 274.78	\$ 420.84	\$ (146.06)	\$ (73.03)	Employee Only	\$ 294.56	\$ 451.14	\$ (156.58)	\$ (78.29)
Employee/Spouse	\$ 686.96	\$ 555.00	\$ 131.96	\$ 65.98	Employee/Spouse	\$ 736.42	\$ 595.00	\$ 141.42	\$ 70.71
Employee/Children	\$ 494.60	\$ 555.00	\$ (60.40)	\$ (30.20)	Employee/Children	\$ 530.21	\$ 595.00	\$ (64.79)	\$ (32.40)
Employee/Family	\$ 824.35	\$ 555.00	\$ 269.35	\$ 134.68	Employee/Family	\$ 883.70	\$ 595.00	\$ 288.70	\$ 144.35

\*Negative employee costs represent City contributions to H.S.A.

City of Belton Dental - MetLife Monthly Rates for 2017					City of Belton Dental - MetLife Monthly Rates for 2018				
Tiers & Options	Cost Per Month	City Contribution	Employee Cost	Per Pay Period	Tiers & Options	Cost Per Month	City Contribution	Employee Cost	Per Pay Period
<b>Low Plan</b>					<b>Low Plan</b>				
Employee Only	\$ 27.13	\$ 27.13	\$ -	\$ -	Employee Only	\$ 27.13	\$ 27.13	\$ -	\$ -
Employee/Spouse	\$ 53.99	\$ 27.56	\$ 26.43	\$ 13.22	Employee/Spouse	\$ 53.99	\$ 27.56	\$ 26.43	\$ 13.22
Employee/Children	\$ 66.67	\$ 27.56	\$ 39.11	\$ 19.56	Employee/Children	\$ 66.67	\$ 27.56	\$ 39.11	\$ 19.56
Employee/Family	\$ 98.90	\$ 27.56	\$ 71.34	\$ 35.67	Employee/Family	\$ 98.90	\$ 27.56	\$ 71.34	\$ 35.67
<b>Tiers &amp; Options</b>	<b>Cost Per Month</b>	<b>City Contribution</b>	<b>Employee Cost</b>	<b>Per Pay Period</b>	<b>Tiers &amp; Options</b>	<b>Cost Per Month</b>	<b>City Contribution</b>	<b>Employee Cost</b>	<b>Per Pay Period</b>
<b>High Plan</b>					<b>High Plan</b>				
Employee Only	\$ 27.56	\$ 27.56	\$ -	\$ -	Employee Only	\$ 27.56	\$ 27.56	\$ -	\$ -
Employee/Spouse	\$ 54.89	\$ 27.56	\$ 27.33	\$ 13.67	Employee/Spouse	\$ 54.89	\$ 27.56	\$ 27.33	\$ 13.67
Employee/Children	\$ 74.57	\$ 27.56	\$ 47.01	\$ 23.51	Employee/Children	\$ 74.57	\$ 27.56	\$ 47.01	\$ 23.51
Employee/Family	\$ 110.64	\$ 27.56	\$ 83.08	\$ 41.54	Employee/Family	\$ 110.64	\$ 27.56	\$ 83.08	\$ 41.54

# Staff Report – City Council Agenda Item



## Agenda Item #13

Consider approval of funding for employee insurance contracts awarded by the Board of the Employee Benefits Trust, and authorizing the transfer of funds from the City’s operating funds to the Employee Benefits Trust account.

### Originating Department

Finance – Brandon Bozon, Director of Finance

### Summary Information

The City Council must vote to approve funding for employee insurance plans for the 2018 calendar year, as approved by the Board of the Employee Benefits Trust.

The two step process of establishing benefits within the Employee Benefits Trust, and then funding the trust, allows the City to achieve lower insurance premiums by making those premiums paid to insurers not subject to the Health, and Accident Insurance Premium tax levied by the state of Texas. The single nonprofit trust allows the premiums paid to be exempted from the tax in accordance with Texas Insurance Code section 222.002(b)(5)(a), and because of that exemption, the taxes that would otherwise be charged to insurers under the code are not passed through to the City. The annual savings is approximately \$15,000.

### Fiscal Impact

For FY 2018, nine months of the new premiums is \$797,034 (Jan – Sept 2018), plus three months of old premiums of \$248,810 (Oct-Dec 2017), approximates to maximum potential premiums of \$1,045,844, based on the current distribution of plan types and tiers, with the recommended City contribution rates.

Budgeted:  Yes       No

If not budgeted:  Budget Transfer     Contingency     Amendment Needed     Capital Project Funds

Funding Source(s): Funds for employee insurance programs will be transferred to the Employee Benefits Trust from City operating funds. Employee insurance premiums are included in the FY2018 budgets for General Fund, Water & Sewer Fund, Drainage Fund, and the BEDC.

**Recommendation**

Recommend approval of funding for employee insurance contracts.

**Attachments**

None