

# City of Belton Design Standards



August 2009

# USERS GUIDE

Drafted by:  
**HNTB**



# City of Belton

- Founded 1850 -

August 5, 2009

To: Belton Property Owners, Developers and Builders

From: City of Belton, Development Services Department

Thank you for your commitments and investments in Belton, Texas! This "Users Guide" is a supplemental support document to the City of Belton Design Standards, adopted by the Belton City Council on July 28, 2009. It provides a simplified, step-by-step walk through of the Design Standards process and summarizes the general Site, Building and Landscape Design Standards process that will apply to all applicable projects.

The Development Services Department is ready to assist as you navigate the Standards, but ultimately, it is the responsibility of the developer or builder to review the complete Standards document, so that understanding of the intent is clear. As is stated in the document:

***"These guidelines and standards address the physical relationship between the various land uses in the City of Belton and its natural environment. To make a more aesthetically-pleasing and livable community, their implementation will create transitions between nonresidential and residential development on adjacent properties. By defining a materials palette for buildings, streetscapes and trails, Belton's corridor character will be protected and enhanced."***

***These regulations define a framework and are only indicative. They shall be interpreted with flexibility. The City shall view such standards and guidelines as tools, since exceptional situations, requiring unique interpretations, can be expected. When applying such standards and guidelines, the City shall carefully weigh the specific circumstances of each site, and strive for development solutions that best promote the spirit, intent, and purposes of these guidelines and the future identity and character of the City of Belton."***

As project design proceeds, prior to submittal to the City, it is recommended that each item in the Design Standards manual be noted and documented, so that you, the user, may support the project and demonstrate compliance. In areas where exceptions are proposed, this documentation will help explain proposals that may vary from the basic standards.

Please feel free to contact the Development Services Department at 254.933.5812.

A handwritten signature in blue ink, appearing to read "Fred L. Morris III".

Fred L. Morris III, AICP  
Development Services Director

# DESIGN STANDARDS FOR BELTON, TEXAS

## APPENDIX A

### APPLYING DESIGN STANDARDS

*Examples 1-3 below provide a Developer/Homeowner an understanding of the Design Standards process. It is the responsibility of the Developer/Homeowner to become familiar with the Design Standards and determine how they apply to their proposed development.*

**Example 1 – Infill Development** of one individual detached single-family residence constructed on its own lot or a two unit single-family attached structure with each dwelling unit constructed on its own lot.

1. Identify the site development location and the desired use(s) using the Process Diagram and the Type Area Maps
2. Check to determine if the desired land uses are allowable using the Land Use table. If not allowed, select a new site location or land use.
3. If allowable, proceed to the "Design Standards by Area Type" table to determine the applicable design standards.
4. Review and apply the following Design Standards (site development, building and landscape) to site plan prior to pre-development conference.

#### ■ Site Development Standards (pg. 34)

- Connectivity – pedestrian (pg. 34) and non-motorized vehicles (pg. 34)
- Relationship of buildings to streets and walkways (pg. 36)
  - Sidewalks and building placement (pg. 39)
- Hardscape materials (pg. 39)
  - Materials palette (pg. 40)
    - Allowable materials (pg. 40)
      - Fencing, Walls and Screening (pg. 42-44)
      - Walkways and paving (pg. 45)
- Parking
  - Downtown development district on-street parking reductions (pg. 45)
  - Parking requirements based on use (pg. 45)
    - Residential developments – applicability, screening (pg.49-51)
- Exterior lighting – requirements (pg. 51)
- Screening of equipment and utilities (pg. 53)
  - Avoid conflicts between pedestrians and utility equipment (pg. 53)

## **DESIGN STANDARDS FOR BELTON, TEXAS**

- Buffer service and mechanical areas (refer to the Landscape Design Standards section for all minimum plant sizes) (pg. 53)
- Dumpster and refuse storage containers (pg. 53)

### **■ Building Design Standards (pg. 59)**

- General building standards (pg. 59)
- Fire access requirements (pg. 59)
- Building materials (pg. 59)
- Materials palette (pg. 60)
  - Appropriateness (pg. 60)
  - Coordination with neighboring uses (pg. 60)
  - Exterior construction and design (pg. 60)
  - Materials scheme (pg. 62)
  - Adaptive re-use (pg. 66)
  - Options to improve building design – sustainable/green building practices and LEED (pg. 67)

### **■ Landscape Design Standards (pg. 68)**

- Tree Protection (pg. 83)
  - Belton Heritage Tree (pg. 84)

### **■ List of approved plants in the City of Belton (pg. 94-96)**

### **■ Design vocabulary and definitions (pg. 97-100)**

5. The Developer/Homeowner submits their plan and demonstrates their understanding of the Standards and how the Standards are applied to the proposed development concept.
6. Proceed with the re-zoning applications, platting and/or building permit applications.

## **DESIGN STANDARDS FOR BELTON, TEXAS**

### **Example 2 – 50 Acre Subdivision Development**

1. Identify the site development location and the desired use(s) using the Process Diagram and the Type Area Maps
2. Check to determine if the desired land uses are allowable using the Land Use table. If not allowed, select a new site location or land use.
3. If allowable, proceed to the “Design Standards by Area Type” table to determine the applicable design standards.
4. Review and apply the following design standards (site development, building and landscape) to site plan prior to pre-development conference.

#### **■ Site Development Standards (pg. 34)**

- Connectivity – pedestrian (pg. 34), non-motorized vehicles (pg. 34) and vehicles (pg. 35)
- Relationship of buildings to streets and walkways (pg. 36)
  - Roadway types – Major Thoroughfare, Major Arterial, Minor Arterial, Collector, Local/Residential (pg.36-38)
  - Traffic control devices (pg. 39)
  - Sidewalks and building placement (pg. 39)
  - Defining points of entry (pg. 39)
- Signage – See the City of Belton Sign Ordinance. (pg. 39)
- Hardscape materials (pg. 39)
  - Materials palette (pg. 40)
    - Appropriateness (pg. 40)
    - Coordination with neighboring uses (pg. 40)
    - Allowable materials (pg. 40)
      - Seating – benches, tables and chairs, and seatwalls (pg. 40-41)
      - Bike racks (pg. 41)
      - Bollards (pg. 41)
      - Drinking fountains (pg. 41)
      - Fencing, Walls and Screening (pg. 42-44)
      - Planters, Pots and Trellises (pg. 44)
      - Trash and recycling receptacles (pg. 44)

## **DESIGN STANDARDS FOR BELTON, TEXAS**

- Tree grates and drains (pg. 45)
      - Walkways and paving (pg. 45)
    - Parking
      - Parking requirements based on use (pg. 45)
        - Residential developments – applicability, screening (pg.49-51)
    - Exterior lighting – requirements (pg. 51)
    - Screening of equipment and utilities (pg. 53)
      - Avoid conflicts between pedestrians and utility equipment (pg. 53)
      - Buffer service and mechanical areas (refer to the Landscape Design Standards section for all minimum plant sizes) (pg. 53)
        - Detention and/or water quality ponds (pg. 53)
        - Dumpster and refuse storage containers (pg. 53)
        - Ground mounted equipment (pg. 54)
        - Substations, water/wastewater stations (pg. 55)
        - Outdoor storage (pg.56)
        - Loading docks and loading spaces (pg.56)
  - Water quality (pg. 57)
  - Public open space (pg. 57)
  - City cemeteries (pg. 58)
  - Obstruction of view in public ways (pg. 58)
- Building Design Standards (pg. 59)**
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  - Fire access requirements (pg. 59)
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  - Materials palette (pg. 60)
    - Appropriateness (pg. 60)
    - Coordination with neighboring uses (pg. 60)
    - Exterior construction and design (pg. 60)

## **DESIGN STANDARDS FOR BELTON, TEXAS**

- Materials scheme (pg. 62)
- Pedestrian frontages (pg. 66)
- Adaptive re-use (pg. 66)
- Options to improve building design – sustainable/green building practices and LEED (pg. 67)

### **■ Landscape Design Standards (pg. 68)**

- General tree survey standards (pg. 69)
- Compliance (pg. 71)
  - General planting requirements (pg.71-72)
  - Residential landscape requirements (pg.73-74)
  - Nonresidential, town home, condominium, and multifamily requirements (pg.74-79)
- Compatibility (pg. 80)
- Irrigation (pg. 81)
- Maintenance requirements – non-residential only (pg. 81-82)
- Alternative compliance methods – non-residential only (pg. 82)
- Tree protection, preservation and mitigation (pg. 83)
  - Tree protection (pg. 83-87)
    - Belton Heritage Tree (pg. 84)
  - Tree preservation (pg.87-89)
  - Tree mitigation (pg. 90-93)

### **■ List of approved plants in the City of Belton (pg. 94-96)**

### **■ Design vocabulary and definitions (pg. 97-100)**

5. The Developer submits their plan and demonstrates their understanding of the Standards, and how the Standards are applied to the proposed development concept.
6. Proceed with the re-zoning applications, platting and/or building permit applications.

# DESIGN STANDARDS FOR BELTON, TEXAS

## **Example 3 – Commercial Development**

1. Identify the site development location and the desired use(s) using the Process Diagram and the Type Area Maps
2. Check to determine if the desired land uses are allowable using the Land Use table. If not allowed, select a new site location or land use.
3. If allowable, proceed to the "Design Standards by Area Type" table to determine the applicable design standards.
4. Review and apply the following Design Standards (site development, building and landscape) to site plan prior to pre-development conference between developer/homeowner.

### ■ **Site Development Standards** (pg. 34)

- Connectivity – pedestrian (pg. 34), non-motorized vehicles (pg. 34) and vehicles (pg. 35)
- Relationship of buildings to streets and walkways (pg. 36)
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      - Trash and recycling receptacles (pg. 44)
      - Tree grates and drains (pg. 45)
      - Walkways and paving (pg. 45)

## **DESIGN STANDARDS FOR BELTON, TEXAS**

- Parking
  - Downtown development district on-street parking reductions (pg. 45)
  - Parking requirements based on use (pg. 45)
    - Commercial & retail developments – parking requirements, screening, parking garages, vehicle stacking areas. (pg. 45-48)
    - Mixed-use developments – parking requirements, downtown development district special requirements, parking garages. (pg. 48-49)
  - Design (pg. 49)
- Exterior lighting – requirements (pg. 51)
- Screening of equipment and utilities (pg. 53)
  - Avoid conflicts between pedestrians and utility equipment (pg. 53)
  - Buffer service and mechanical areas (refer to the Landscape Design Standards section for all minimum plant sizes) (pg. 53)
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- Coordination with neighboring uses (pg. 60)
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**DESIGN STANDARDS  
FOR BELTON, TEXAS**

**APPENDIX B**

**ALTERNATIVE COMPLIANCE EXAMPLES**



Home built with alternate materials; located near the Leon Height's Historic District.



Home built with alternate materials; located near the Leon Height's Historic District.



Home built with alternate materials; located near the Leon Height's Historic District.

## DESIGN STANDARDS FOR BELTON, TEXAS



Duplex on N. Beal built from Hardi-plank, an alternate material. Building orientation and materials complement the existing neighborhood/area.



Home built under the down-payment assistance program. This new construction with alternate materials is complimentary to the existing neighborhood.



A smaller, cost-sensitive home with stone enhancements on the front elevation, and alternative materials use.

# DESIGN STANDARDS FOR BELTON, TEXAS

## APPENDIX C

### TREE SURVEY, PROTECTION, PRESERVATION, AND MITIGATION REQUIREMENTS BY DEVELOPMENT TYPE

#### **Example 1 - Infill Development**

As noted within Landscape Design Standards Applicability (pg. 76),

1. One individual detached single-family residence constructed on its own lot, and
2. A two unit single-family attached structure with each dwelling unit constructed on its own lot,

***are exempt from the Landscape Design Standards with the exception of Belton Heritage Tree requirements*** (pg. 84).

#### **Example 2 - 50 Acre Subdivision**

This development type shall follow the Tree Survey guidelines.

All Belton Heritage Tree requirements, including their replacement, are applicable to all development types (pg. 84).

With the exception of Tree Replacement requirements as defined within Tree Mitigation (pg. 91), the Tree Protection, Preservation and Mitigation requirements must be followed.

Tree Replacement requirements **are** applicable to all nonresidential applications and all applications for condominiums, town homes, amenity centers and multifamily residential projects in any district (pg. 91). Therefore, the exception would be developments limited to single family residential lots.

#### **Example 3 - Commercial Development**

This development type shall follow ***all*** Tree Survey and Tree Protection, Preservation, and Mitigation requirements.