

PRELIMINARY REPORT ON ZONING ORDINANCE

April 24, 2023

This Report is provided in compliance with Local Government Code section 211.007(b).

Staff, officials and legal counsel for the City of Bellville have been working to draft a zoning ordinance, and related maps, for the City. Preparation of the ordinance is being undertaken with various goals in mind including, but not limited to: providing land regulations that preserve property values, protect the community, and maintain a high quality of life for residents of the City.

The draft ordinance is being organized so that areas within the City are identified as “Zones”. Each Zone will have various classifications such as single-family (22,000 sq. ft. minimum lot size), single-family (12,500 sq. ft. minimum lots size), single-family (7,000 sq. ft. minimum lot size), mixed use, general commercial, industrial, historic, agricultural.

Each Zone will have regulations specific to the Zone and its needs including, but not limited to: minimum lot width, minimum lot depth, front setback, rear setback, side setback, height restriction for structures, minimum area of dwelling space, number of parking spaces required, and driveway regulations.

The Council will conduct public hearings on this Preliminary Report on Monday, May 15, 2023 and Tuesday, May 16, 2023 at 5:30 p.m. here at City Hall. At that time, zoning maps will be available showing how each tract of land within the City is proposed to be zoned. We encourage all parties in interest and citizens to attend and participate in the public hearings.