

CITY OF BELLVILLE

AGENDA OF A SPECIAL MEETING OF THE CITY COUNCIL ACTING AS THE ZONING COMMISSION AND ACTING AS THE BOARD OF ADJUSTMENT

June 18, 2024

Notice is hereby given that a Special Meeting of the governing body of the City of Bellville, acting as the Board of Adjustment, will be held on the 18th day of June 2024, at 5:15 p.m. in the City Hall Building, 30 S. Holland Street, Bellville, Texas.

Chapter 551 of the Texas Government Code allows a meeting to which the public does not have access in certain limited instances. The Council may consult with their attorney regarding pending or contemplated litigation. The Council may have a closed meeting to deliberate the purchase, exchange, lease or value of real property. An open session is not required to consider evaluation, discipline, or dismissal of an employee unless there is a specific complaint or charge against an officer or employee and the employee or officer wants an open session. The purpose of the agenda is to give notice to the public about the item that will be considered. If any item on the agenda falls within the exceptions to the open meeting law, the Council has the right to adjourn the open session and convene a closed meeting. However, no action may be taken in an executive session. The Council will reconvene in open session before taking any action on an agenda item.

1. 5:15 P.M. CALL TO ORDER
2. CONSIDERATION/ACTION TO APPROVE MINUTES OF PREVIOUS MEETING

Special Meeting March 19, 2024 and Special Meeting May 14,2024

3. **PUBLIC HEARING** – CITY COUNCIL WILL HOLD A PUBLIC HEARING (AS THE ZONING COMMISSION) FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING PROPOSED AMENDMENTS TO THE CITY’S OFFICIAL ZONING MAP WHICH WOULD REZONE THE FOLLOWING PROPERTIES: A 2.3971, A 0.4153, AND A 0.7599 ACRE TRACTS OF LAND CURRENTLY ADDRESSED AS 504 E. STRAUSS STREET, AND FURTHER IDENTIFIED AS TRACTS A, B, AND C OF THE FIRST BAPTIST CHURCH SUBDIVISION, BEING CURRENTLY ZONED AS DISTRICT SF-1, SINGLE-FAMILY RESIDENTIAL DISTRICT - 22,000 AND REZONED TO DISTRICT C, COMMERCIAL DISTRICT.
4. DISCUSSION AND POSSIBLE ACTION REGARDING RECOMMENDING APPROVAL OF AMENDMENTS TO THE CITY’S OFFICIAL ZONING MAP WHICH WOULD REZONE THE FOLLOWING PROPERTIES: A 2.3971, A 0.4153, AND A 0.7599 ACRE TRACTS OF LAND CURRENTLY ADDRESSED AS 504 E. STRAUSS STREET, AND FURTHER IDENTIFIED AS TRACTS A, B, AND C OF THE FIRST BAPTIST CHURCH SUBDIVISION, BEING CURRENTLY ZONED AS DISTRICT SF-1, SINGLE-FAMILY RESIDENTIAL DISTRICT - 22,000 AND REZONED TO DISTRICT C, COMMERCIAL DISTRICT.

5. **PUBLIC HEARING** – CITY COUNCIL WILL HOLD A PUBLIC HEARING (AS THE ZONING COMMISSION) FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING 405 S. LIVE OAK STREET, BEING CURRENTLY ZONED AS DISTRICT SF-2, SINGLE-FAMILY RESIDENTIAL DISTRICT - 12,500 AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A FOUR-FAMILY (QUADRAPLEX).
6. DISCUSSION AND POSSIBLE REGARDING RECOMMENDING APPROVAL OF THE CONDITIONAL USE PERMIT FOR 405 S. LIVE OAK STREET, BEING CURRENTLY ZONED AS DISTRICT SF-2, SINGLE-FAMILY RESIDENTIAL DISTRICT - 12,500 TO ALLOW CONSTRUCTION OF A FOUR-FAMILY (QUADRAPLEX).
7. **PUBLIC HEARING** – CITY COUNCIL (AS THE BOARD OF ADJUSTMENT) WILL HOLD A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING A VARIANCE REQUEST FROM JRN PREMIER ENTERPRISES, LLC REGARDING SECTION 14.03.002(C)(1),(2),(3) MINIMUM FRONT YARD, MINIMUM REAR YARD MINIMUM LIVING AREA FOR DWELLING, MINIMUM OFF-STREET PARKING FOR THE PROPERTY LOCATED AT 405 S LIVE OAK.
8. DISCUSSION AND POSSIBLE ACTION ON AN ORDER OF THE BOARD OF ADJUSTMENT REGARDING THE VARIANCE REQUESTS FOR 405 S LIVE OAK TO ALLOW A MINIMUM FRONT YARD SETBACK OF 25 FEET, MINIMUM REAR YARD SETBACK OF 15 FEET, MINIMUM LIVING AREA FOR DWELLING OF 1,500 SQUARE FEET, AND MINIMUM OFF-STREET PARKING OF ONE ENCLOSED PARKING SPACE IN DISTRICT SF-2, SINGLE-FAMILY RESIDENTIAL DISTRICT - 12,500.
9. ADJOURNMENT

CERTIFICATION

I certify that the attached Notice of Meeting was posted on the bulletin board located on the front side of the City Hall Building, located at 30 S Holland on the _____ of June 2024, at _____ a.m./p.m. This notice will remain so posted continuously for at least 72 hours proceeding the scheduled time of said meeting in accordance with Chapter 551.041 of the Texas Government Code.

 Rachael Lynch, TRMC, CMC
 City Secretary

NOTICE

In compliance with the American with Disabilities Act, the City of Bellville will provide reasonable accommodations for persons attending and/or participating in this City Council Meeting. To better serve you, the request must be made at least 24 hours prior to the meeting. Contact the City of Bellville at (979) 865-3136. The City Hall building is wheelchair accessible and accessible parking spaces are available.

I certify the attached Notice and Agenda of items to be considered by the City Council was removed by me from the bulletin board at the City Hall on the _____ day of _____ 2024.