

**CITY OF BELLVILLE**

**AGENDA OF A SPECIAL MEETING OF THE CITY COUNCIL ACTING AS THE ZONING COMMISSION**

June 16, 2026

Notice is hereby given that a Special Meeting of the governing body of the City of Bellville, acting as the Zoning Commission, will be held on the 16<sup>th</sup> day of June 2026, 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 April 21, 2026

3. **PUBLIC HEARING** – CITY COUNCIL (ACTING AS THE ZONING COMMISSION) WILL HOLD A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING A CONDITIONAL USE PERMIT REQUEST FROM ARETE DEVELOPMENT FOR 233 S. SAN ANTONIO STREET, BEING CURRENTLY ZONED AS SF-2, SINGLE-FAMILY RESIDENTIAL DISTRICT - 12,500 AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW A DUPLEX.
4. DISCUSSION AND POSSIBLE ACTION (ACTING AS THE ZONING COMMISSION) REGARDING THE CONDITIONAL USE PERMIT REQUEST FROM ARETE DEVELOPMENT FOR 233 S. SAN ANTONIO STREET, BEING CURRENTLY ZONED AS SF-2, SINGLE-FAMILY RESIDENTIAL DISTRICT - 12,500 AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW A DUPLEX.
5. **PUBLIC HEARING** – CITY COUNCIL (ACTING AS THE ZONING COMMISSION) WILL HOLD A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING A CONDITIONAL USE PERMIT REQUEST FROM SALVADOR REYES FOR 868 E HILL STREET, BEING CURRENTLY ZONED AS DISTRICT C, COMMERCIAL DISTRICT AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW A RESTAURANT.
6. DISCUSSION AND POSSIBLE ACTION (ACTING AS THE ZONING COMMISSION) REGARDING THE CONDITIONAL USE PERMIT REQUEST FROM SALVADOR REYES FOR 868 E HILL STREET, BEING CURRENTLY ZONED AS DISTRICT C, COMMERCIAL DISTRICT AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW A RESTAURANT.

7. 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 2026, at \_\_\_\_\_ a.m./p.m. This notice will remain posted continuously for 3 business days proceeding the scheduled time of said meeting in accordance with Chapter 551.041 of the Texas Government Code.

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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 \_\_\_\_\_ 2026.