

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 17, 2025

Notice is hereby given that a Special Meeting of the governing body of the City of Bellville, acting as the Zoning Commission and the Board of Adjustment, will be held on the 17th day of June 2025, 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 18, 2025

3. **PUBLIC HEARING** – CITY COUNCIL (ACTING AS THE BOARD OF ADJUSTMENT) WILL HOLD A PUBLIC HEARING FOR THE PURPOSE OF RECEIVING PUBLIC COMMENTS AND TESTIMONY REGARDING A VARIANCE REQUEST FROM CHERYL OSBORN REGARDING SECTION 14.02.008 TO ALLOW A DETACHED ACCESSORY STRUCTURE IN FRONT OF THE CLOSEST POINT OF THE PRIMARY STRUCTURE TO THE FRONT PROPERTY LINE FOR PROPERTY LOCATED AT 617 N. HOLLAND.
4. DISCUSSION AND POSSIBLE ACTION ON AN ORDER OF THE BOARD OF ADJUSTMENT REGARDING THE VARIANCE REQUEST FROM CHERYL OSBORN REGARDING SECTION 14.02.008 TO ALLOW A DETACHED ACCESSORY STRUCTURE IN FRONT OF THE CLOSEST POINT OF THE PRIMARY STRUCTURE TO THE FRONT PROPERTY LINE FOR PROPERTY LOCATED AT 617 N. HOLLAND.
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 THE CONDITIONAL USE PERMIT REQUEST FROM JESMAR CENTER, LLC FOR 112 & 112A SOUTH FRONT STREET, BEING CURRENTLY ZONED AS DISTRICT C. COMMERCIAL DISTRICT AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR RETAIL BUSINESS, SPECIALTY OR NOVELTY ITEMS AS AN ALLOWED USE.

6. DISCUSSION AND POSSIBLE ACTION REGARDING THE CONDITIONAL USE PERMIT REQUEST FROM JESMAR CENTER, LLC FOR 112 & 112A SOUTH FRONT STREET, BEING CURRENTLY ZONED AS DISTRICT C. COMMERCIAL DISTRICT AND REQUESTING A CONDITIONAL USE PERMIT TO ALLOW FOR RETAIL BUSINESS, SPECIALTY OR NOVELTY ITEMS AS AN ALLOWED USE.

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 2025, 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 _____ 2025.