

CITY OF BELLVILLE

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

November 18, 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 18th day of November 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 September 16, 2025

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 REQUESTED ZONING CHANGE
TO THE CITY’S ZONING REGULATIONS WHICH WOULD ALLOW PROPERTIES
IN THE DISTRICT H. HISTORIC ZONING DISTRICT TO BE USED AS A BAR.
4. DISCUSSION AND POSSIBLE ACTION (AS THE ZONING COMMISSION)
REGARDING A REQUESTED ZONING CHANGE TO THE CITY’S ZONING
REGULATIONS WHICH WOULD ALLOW PROPERTIES IN THE DISTRICT H.
HISTORIC ZONING DISTRICT TO BE USED AS A BAR.
5. **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 ALLEN ZWAHR 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 616 S. TESCH.
6. DISCUSSION AND POSSIBLE ACTION ON AN ORDER OF THE BOARD OF
ADJUSTMENT REGARDING THE VARIANCE REQUEST FROM ALLEN ZWAHR
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 616 S. TESCH.

7. **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 MATTHEW & WHITNEY MAHLMANN REGARDING SECTION 14.03.003 (c)(2) TO ALLOW FOR AN 8 FOOT FRONT YARD SETBACK AT 626 W. FISHER.
8. DISCUSSION AND POSSIBLE ACTION ON AN ORDER OF THE BOARD OF ADJUSTMENT REGARDING THE VARIANCE REQUEST FROM MATTHEW & WHITNEY MAHLMANN REGARDING SECTION 14.03.003 (c)(2) TO ALLOW FOR AN 8 FOOT FRONT YARD SETBACK AT 626 W. FISHER.
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 November 2025, 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.

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.