

**Belton City Council Meeting**  
**November 23, 2021 – 5:30 P.M.**

The Belton City Council met in regular session in the Wright Room of the Harris Community Center. Members present included Mayor Wayne Carpenter, Mayor Pro Tem David K. Leigh and Councilmembers Craig Pearson, Dan Kirkley, Guy O'Banion, John R. Holmes, Sr. and Daniel Bucher. Staff present included Sam Listi, John Messer, Amy Casey, Gene Ellis, Alex Munger, Mike Rodgers, Jon Fontenot, Cynthia Hernandez, Tina Moore, Scott Hodde, James Grant, Charlotte Walker (Zoom), Bob van Til, Paul Romer and Jo-Ell Guzman.

The Pledge of Allegiance to the U.S. Flag was led by Councilmember Dan Kirkley, and the pledge to the Texas Flag was led by Public Information Officer Paul Romer. The Invocation was given by Councilmember Craig Pearson.

*Technical difficulties did not allow the recording of the beginning of the meeting.*

1. **Call to order.** Mayor Carpenter called the meeting to order at 5:31 p.m.
2. **Public Comments.**

There were none.

**Consent Agenda**

Items 3-7 under this section are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda prior to voting, at the request of any Councilmember, and it will be considered separately. (Audio 0:19)

3. **Consider minutes of November 9, 2021, City Council Meeting.**
4. **Consider appointments to the Building and Standards Commission.**
5. **Consider authorizing the City Manager to execute an Interlocal Agreement between the Region 8 Education Service Center and the City of Belton to participate in cooperative purchasing services through The Interlocal Purchasing System (TIPS) Program.**
6. **Consider a Façade Improvement Grant (FIG) Application to improve the front façade at 108 N. Main Street, located in the Downtown Belton Commercial Historic District, on the west side of North Main Street, north of Central Avenue and south of West 1st Avenue.**
7. **Consider a request by WBW Single Development Group to adjust the CCN (Certificate of Convenience and Necessity) boundary between the City of Belton and DRWSC (Dog Ridge Water Supply Corporation) within the Three Creeks Subdivision, located east of FM 1670 and along Three Creeks Boulevard.**

Upon a motion by Councilmember Holmes, and a second by Mayor Pro Tem Leigh, the Consent Agenda was unanimously approved upon a vote of 7-0.

### **Planning and Zoning**

8. **Hold a public hearing and consider a zoning change from Agricultural District to Mobile Home District on approximately 0.26 acres located at 3630 Brenda Lane and described as OT Tilley Addition, Lot 7, Block 1. (THIS ITEM HAS BEEN WITHDRAWN. (Audio 1:51)**

This item was withdrawn prior to the meeting and no action was needed.

9. **Hold a public hearing and consider a zoning change from Planned Development-11 with SUP for Private Club to a Commercial Highway with SUP for New RV Sales on approximately 1.979 acres located at 2801 S. IH 35 Service Road. (Audio 2:18)**

Planner Tina Moore presented this item.

Public Hearing: No one spoke for or against.

Upon a motion by Mayor Pro Tem Leigh, a second by Councilmember Pearson, and upon a vote of 7-0, the property was rezoned to Commercial Highway District with SUP for New and Used RV Sales with the following conditions:

- The use of the property shall conform to the Commercial Highway Zoning District in all respects.
- The development of the property shall conform to all applicable Type Area 2 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance including:
  - Site Development Standards
  - Landscape Design Standards
  - Tree Protection, Preservation and Mitigation Standards
- A building permit application is required prior to site and building improvements.

### **ORDINANCE NO. 2021-34**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM PLANNED DEVELOPMENT-11 WITH SUP FOR PRIVATE CLUB TO A COMMERCIAL HIGHWAY WITH SUP FOR NEW AND USED RV SALES ON APPROXIMATELY 1.979 ACRES LOCATED AT 2801 S. IH 35 SERVICE ROAD.**

**10. Hold a public hearing and consider a zoning change from Planned Development – Single Family-1 Residential District to Planned Development – Single Family-2 Residential District for approximately 53.49 acres described as Matilda Connell Survey, Abstract 6 located east of N. Main Street on Mystic River Drive.** (Audio 9:40)

Planner Tina Moore stated the applicant has requested that this item be postponed to the Council's January 11, 2022, Council meeting.

Upon a motion by Mayor Pro Tem Leigh, and a second by Councilmember Holmes, Item #10 was postponed until the January 11, 2022, City Council meeting upon a vote of 7-0.

**11. Hold a public hearing and consider a zoning change from Retail District to University Campus-1 District for approximately 0.23 acres located at 619 N. Main Street Road located on east of Main Street and south on East 7<sup>th</sup> Avenue.** (Audio 10:46)

Planner Tina Moore presented this item.

Public Hearing: No one spoke for or against.

Upon a motion by Councilmember Kirkley, a second by Mayor Pro Tem Leigh, and upon a vote of 7-0, this property was rezoned to University Campus-1 District with the following conditions:

- The use of the property shall conform to the University Campus-1 Zoning District in all respects.
- The development of the property shall conform to all applicable Type Area 6 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance including:
  - Site Development Standards
  - Landscape Design Standards
  - Tree Protection, Preservation and Mitigation Standards

**ORDINANCE NO. 2021-35**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM RETAIL DISTRICT TO UNIVERSITY CAMPUS-1 DISTRICT FOR APPROXIMATELY 0.23 ACRES LOCATED AT 619 N. MAIN STREET ROAD LOCATED EAST OF MAIN STREET AND SOUTH ON EAST 7<sup>TH</sup> AVENUE.**

**12.A. Hold a public hearing and consider a zoning change from Agricultural District to Single Family-3 Residential District for approximately 0.31 acres located at 3795**

**Village Hill Road and described as Village Hill, Block 1, Lots 22 and Part 23.**  
*(Audio 15:02)*

Planner Tina Moore presented this item.

Public Hearing: No one spoke for or against.

Upon a motion by Councilmember Pearson, a second by Councilmember Holmes, and upon a vote of 7-0, this property was rezoned to Single Family-3 Residential District with the following conditions:

- The use of the property shall conform to the Single Family-3 Residential Zoning District in all respects.
- The development of the property shall conform to all applicable Type Area 4 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance.

**ORDINANCE NO. 2021-36**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL DISTRICT TO SINGLE FAMILY-3 RESIDENTIAL DISTRICT FOR APPROXIMATELY 0.31 ACRES LOCATED AT 3795 VILLAGE HILL ROAD AND DESCRIBED AS VILLAGE HILLS, BLOCK 1, LOTS 22 AND PART 23.**

**B. Consider an ordinance abandoning a 10' utility easement located in the Village Hill Subdivision, Block 1, Lot 22.** *(Audio 18:39)*

Planner Tina Moore presented this item.

Upon a motion by Councilmember Holmes, and a second by Councilmember Pearson, the 127.5' x 10' wide utility easement located at Block 1, Lot 22 of the Village Hill Subdivision was abandoned upon a unanimous vote of 7-0.

**ORDINANCE NO. 2021-37**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, PROVIDING THAT A 10' UTILITY EASEMENT ON LOT 22, BLOCK 1 OF THE VILLAGE HILL SUBDIVISION, ALONG THE WEST PROPERTY LINE BE CLOSED, ABANDONED AND VACATED.**

**13. Hold a public hearing and consider a zoning change from Single Family-1 Residential District to Neighborhood Service on approximately 0.845 acres located at 404 Lake Road, located on the south side of Lake Road and east of Kneese Drive.**  
*(Audio 20:51)*

Planner Tina Moore presented this item.

Public Hearing: No one spoke for or against.

Upon a motion by Councilmember Holmes, a second by Councilmember Pearson, and upon a vote of 7-0, this property was rezoned to Neighborhood Service District with the following conditions:

- The use of the property shall conform to the Neighborhood Service Zoning District in all respects.
- The development of the property shall conform to all applicable Type Area 5 Design Standards, as identified in Ordinance 2014-17, Section 7.1 of the Zoning Ordinance including:
  - Site Development Standards
  - Landscape Design Standards
  - Tree Protection, Preservation and Mitigation Standards
- A building permit application is required prior to site and building improvements.
- A cross access connection is recommended for connection to the adjacent property east.

#### **ORDINANCE NO. 2021-38**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-1 RESIDENTIAL DISTRICT TO NEIGHBORHOOD SERVICE ON APPROXIMATELY 0.845 ACRES LOCATED AT 404 LAKE ROAD, LOCATED ON THE SOUTH SIDE OF LAKE ROAD AND EAST OF KNEESE DRIVE.**

14. Consider a final plat of Three Creeks Phase IX, comprising 55.75 acres, located generally east of FM 1670 and south of IH-14, on the north side of Three Creeks Boulevard, near the intersection FM 1670, in Belton's ETJ. (Audio 31:02)

Planner Tina Moore presented this item.

Mayor Pro Tem Leigh made a motion for approval of the final plat of Three Creeks, Phase IX, including:

- Approval of the variance to fire flow requirements for fire protection; and
- Approval of an access from Three Creeks Phase IX via the roundabout at Allison Drive and a secondary access through Stone Oak Subdivision between existing Walter Lane and Allison Drive, with either:



- a 50' public street dedication with required improvements; or
- a 50' private street with required improvements, HOA owned and maintained, with gated entry and Knox box for emergency access only;

Both street options above shall be built to the appropriate standards.

- Approval of Water Certification of Convenience and Necessity boundary amendment by City Council, Dog Ridge WSC, and the Texas Public Utilities Commission.

The motion was seconded by Councilmember Holmes and was unanimously approved upon a vote of 7-0.

**The Belton City Council will recess the Regular City Council Meeting and convene a meeting of the Belton Employee Benefits Trust.**

#### **City of Belton Employee Benefits Trust Agenda**

1. **Call to Order.** (Audio 1:15:37) 6:49 P.M.

2. **Consider minutes of the City of Belton Employee Benefits Trust meeting dated November 10, 2020.** (Audio 1:15:42)

Upon a motion for approval by Trustee Holmes, and a second by Trustee Bucher, the November 10, 2020, Employee Benefits Trust minutes were unanimously approved upon a vote of 7-0.

3. **Consider action awarding contracts for employee insurance products.** (Audio 1:16:03)

Upon a motion for approval by Trustee Holmes, and a second by Trustee O'Banion, the contracts for employee insurance products were unanimously approved upon a vote of 7-0.

4. **Adjourn.** 6:57 P.M.

**The Employee Benefits Trust will adjourn the City of Belton Employee Benefits Trust Meeting and reconvene the Belton City Council Meeting.**

15. **Consider approval of funding for employee insurance contracts awarded by the Board of the Employee Benefits Trust and authorizing the transfer of funds from the City's operating funds to the Employee Benefits Trust account.** (Audio 1:22:27)

Upon a motion for approval by Councilmember Kirkley, and a second by Councilmember Holmes, Item #15 was unanimously approved upon a vote of 7-0.

**16. Consider authorizing the BEDC Executive Director to execute a contract for the sale of 30.6 acres on Digby Drive to Rock Street, LLC. (Audio 1:23:15)**

Upon a motion for approval by Mayor Pro Tem Leigh, and a second by Councilmember Pearson, the sale of 30.6 acres was unanimously approved upon a vote of 7-0.

There being no further business, the Mayor adjourned the meeting at 7:06 p.m.

  
Wayne Carpenter, Mayor

ATTEST:

  
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Amy M. Casey, City Clerk