

**Belton City Council Meeting**  
**July 26, 2022 – 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, John R. Holmes, Sr., Daniel Bucher and Stephanie O'Banion. Staff present included Sam Listi, Gene Ellis, John Messer, Amy Casey, Mike Rodgers, Jon Fontenot, Tina Moore, Chris Brown, Matt Bates, Bob van Til, Paul Romer, Daniel Aguirre, Charlotte Walker, Kim Kroll, Cynthia Hernandez and Jo-Ell Guzman.

The Pledge of Allegiance to the U.S. Flag was led by Mayor Pro Tem David K. Leigh, and the pledge to the Texas Flag was led by City Manager Sam Listi. The Invocation was given by Councilmember Craig Pearson.

1. **Call to order.** Mayor Carpenter called the meeting to order at 5:31 p.m.
2. **Public Comments.** *(Audio 1:16)*

There were none. Mayor Carpenter asked the group to keep Fire Chief Jon Fontenot in their prayers as he is in the hospital. He also thanked Jo-Ell Guzman for her successful work on the EDA grant application.

**Consent Agenda**

Items 3-6 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 2:08)*

3. **Consider minutes of July 12, 2022, City Council Meeting.**
4. **Consider an appointment to the CTCOG Executive Committee.** (Councilmember Stephanie O'Banion replacing Mayor Pro Tem David K. Leigh)
5. **Consider a resolution authorizing the submittal of an application to the Texas Parks and Wildlife Community Park Grant Program for a New Community Park on the block bounded by Avenues I and J, and S. Hughes and S. Davis Streets, the location of the Belton Standpipe.**
6. **Consider authorizing the purchase of vehicles for the Police Department.**

Upon a motion by Councilmember Holmes, and a second by Councilmember Pearson, the Consent Agenda, including the following captioned resolution, was unanimously approved upon a vote of 7-0.

**RESOLUTION NO. 2022-24-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, AS  
HEREINAFTER REFERRED TO AS APPLICANT, DESIGNATING CERTAIN OFFICIALS**

AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE APPLICANT IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT, HEREINAFTER REFERRED TO AS “DEPARTMENT,” FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE “PROGRAM”; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE IS READILY AVAILABLE AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATION USES.

### Planning and Zoning

7. **Z-22-19 Hold a public hearing and consider a zoning change from Agricultural (A) to a Planned Development - Mobile Home District (PD-MH) on approximately 6.422 acres located at 2061 Circle Oak Loop, generally north of Interstate 14. (Audio 3:27)**

Planner Tina Moore presented this item.

Public Hearing: no one spoke for or against.

Upon a motion for approval of the rezoning by Councilmember Holmes, and a second by Councilmember Pearson, the rezoning was unanimously approved upon a vote of 7-0 with the following conditions:

- The development must conform to all applicable standards of the Mobile Home Zoning District and shall have a maximum density of 44 units.
- The park shall comply with standards in the City Code of Ordinance, Chapter 12, *Mobile Home Parks*.
- Bell County Health Department approval for on-site-sewage-facility is required prior to the placement of additional mobile homes.

### **ORDINANCE NO. 2022-37**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURE TO PLANNED DEVELOPMENT- MOBILE HOME RESIDENTIAL DISTRICT ON APPROXIMATELY 6.422 ACRE PROPERTY LOCATED AT 2061 CIRCLE OAK LOOP.**

8. **Z-22-24 Hold a public hearing and consider a zoning change from Single Family-2 (SF-2) Zoning District to University Campus-1 (UC-1) Zoning District on approximately 0.1319 acres located at 113 E. 9th Avenue, east of N. Main Street and west of N. East Street. (Audio 8:03)**

Planner Tina Moore presented this item.

Public Hearing: no one spoke for or against.

Upon a motion for approval of the rezoning by Mayor Pro Tem Leigh, and a second by Councilmember O'Banion, the rezoning was unanimously approved upon a vote of 7-0.

**ORDINANCE NO. 2022-38**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM SINGLE FAMILY-2 RESIDENTIAL TO PLANNED DEVELOPMENT - UNIVERSITY CAMPUS-1 DISTRICT ON APPROXIMATELY 0.1319 ACRE PROPERTY LOCATED AT 113 EAST 9<sup>TH</sup> AVENUE.**

9. **Z-22-25 Hold a public hearing and consider a zoning change from Agricultural (A) to Office-1 (O-1) District on approximately 0.82 acres located at 1025 W. Loop 121. (Audio 13:51)**

Planner Tina Moore presented this item.

Public Hearing: No one spoke for or against.

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

**ORDINANCE NO. 2022-39**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO OFFICE-1 DISTRICT ON APPROXIMATELY 0.83 ACRE PROPERTY LOCATED AT 1025 WEST LOOP 121.**

10. **Z-22-26 - Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-3 (SF-3) District on approximately 1.322 acres located at 902 E. Avenue H, east of Interstate 35. (Audio 16:01)**

Planner Tina Moore presented this item.

Public Hearing: Clarence Griggs, 2214 Westlake Drive, Austin – spoke in favor of the rezoning. No one else spoke for or against.

Councilmember Holmes made a motion for approval of the rezoning on the property which is correctly described in the ordinance as 4.568 acres and not 1.322 acres as posted. Councilmember Pearson seconded the motion for approval of the rezoning which was unanimously approved upon a vote of 7-0.

**ORDINANCE NO. 2022-40**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL TO SINGLE**

**FAMILY-3 RESIDENTIAL DISTRICT ON APPROXIMATELY 4.568 ACRE PROPERTY  
LOCATED AT 902 EAST AVENUE H.**

11. **A. P-22-17 Consider a final plat for Skyview Addition, comprising 53.04 acres located on the southwest corner of Interstate 14 and W. Loop 121. (Audio 22:05)**

Planner Tina Moore presented this item.

Upon a motion for approval by Councilmember Holmes, and a second by Councilmember O'Banion, the final plat of Skyview Addition was approved upon a vote of 7-0 including the approval of an alternative parkland compensation to allow the private improvements, in lieu of parkland dedication or fees. This plat approval is also subject to written approval, or a driveway permit, from TxDOT for access on Loop 121.

- B. Consider authorizing the City Manager to execute a Development Agreement with Arit Investments, LLC for design services for Old Golf Course Road adjacent to the proposed Skyview Belton Addition. (Audio 28:48)**

Director of Planning Bob van Til presented this item.

Upon a motion for approval by Councilmember Holmes, and a second by Councilmember Pearson, the development agreement for the Skyview Addition was approved upon a vote of 7-0.

12. **P-22-18 Consider a final plat of Leon River Estates, comprising 50.601 acres, located north of E. 24th Street and south of Mystic Meadows Drive. (Audio 34:23)**

Planner Tina Moore presented this item.

Upon a motion for approval by Councilmember O'Banion, and a second by Councilmember Pearson, the final plat of Leon River Estates was approved upon a vote of 6-1 with Mayor Pro Tem Leigh providing the dissenting vote.

13. **H-22-02 Consider an appeal of the decision by the Historic Preservation Commission for a Certificate of Appropriateness (COA) to demolish the primary façade, construct a new façade, and build a two-story addition at 206 E. Central Avenue, located in the Downtown Belton Commercial Historic District, on the north side of E. Central Avenue, west of N. Penelope Street and east of N. East Street. (Audio 1:01:00)**

Planner Tina Moore presented this item.

Councilmember Bucher made a motion for approval of the proposed design as shown in Exhibit A and as shown construction plans on file with the Planning Department. The motion was seconded by Councilmember O'Banion. The Certificate of Appropriateness related to proposed work at 206 E. Central Avenue was approved upon a vote of 6-1 with

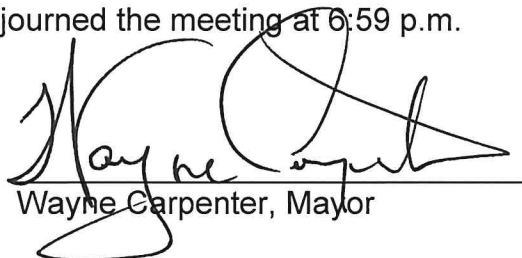
Mayor Pro Tem Leigh providing the dissenting vote. This action overturns the action of the Historic Preservation Commission.

**Miscellaneous**

**14. Hold a public hearing and consider an ordinance amending “Chapter 6 – Fire Protection and Prevention” of the Code of Ordinances. (Audio 1:29:09)**

Councilmember Bucher made a motion for postponement of this item until the August 9, 2022, City Council meeting. The motion was seconded by Councilmember Kirkley and was approved upon a unanimous vote of 7-0.

There being no further business, the Mayor adjourned the meeting at 6:59 p.m.



Wayne Carpenter, Mayor

ATTEST:



Amy M. Casey, City Clerk



EXHIBIT "A"

