

**Belton City Council Meeting  
August 22, 2023 – 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 David K. Leigh, Mayor Pro Tem John R. Holmes, Sr., Councilmembers Wayne Carpenter, Craig Pearson, Daniel Bucher, Stephanie O'Banion and Dave Covington. Staff present included Sam Listi, John Messer, Amy Casey, Gene Ellis, Mike Rodgers, Chris Brown, Matt Bates, Larry Berg, Paul Romer, Charlotte Walker, Tina Moore, Judy Garrett, Jon Fontenot, Cynthia Hernandez and Kim Kroll.

The Pledge of Allegiance to the U.S. Flag and the Pledge of Allegiance to the Texas Flag were both led by Boy Scout William Graham. The Invocation was given by Councilmember Craig Pearson.

1. **Call to order.** Mayor Leigh called the meeting to order at 5:32 p.m.

2. **Public Comments.** *(Audio 2:20)*

There were none.

**Consent Agenda**

Items 3-8 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 2:54)*

3. **Consider the minutes of the August 8, 2023 City Council Meeting.**

4. **Consider authorizing the City Manager to execute an agreement with the University of North Texas at Dallas for the continuation of the regional law enforcement peer network program.**

5. **Consider authorizing the City Manager to execute an agreement with the Central Texas Council of Governments (CTCOG) to continue funding for the volunteer coordinator position for the Belton Police Department's RUOK? senior adult outreach program.**

6. **Consider authorizing the sole source purchase of Meter Interface Units (MIU) from Core & Main.**

7. **Consider authorizing the City Manager to execute an amendment to the professional services agreement with Kasberg, Patrick & Associates for the Temple-Belton Wastewater Treatment Plant Expansion.**

8. **Consider abandoning a 24' wide temporary access easement located in the West Canyon Trails Phase II Subdivision, Block 1, Lots 3 and 6.**

Upon a motion by Mayor Pro Tem Holmes and a second by Councilmember Pearson, the Consent Agenda, including the following captioned Ordinance, was approved upon a unanimous vote of 7-0.

**ORDINANCE NO. 2023-25**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BELTON, TEXAS, PROVIDING THAT A 24' TEMPORARY ACCESS EASEMENT ON LOTS 3 AND 6, BLOCK 1 OF THE WEST CANYON TRAILS PHASE II SUBDIVISION, BE CLOSED, ABANDONED AND VACATED.**

**Planning and Zoning**

9. **Z-23-15 – Hold a public hearing and consider a zoning change from Agricultural (A) to Retail District (R) on approximately 1.493 acres located at 1216 W. Ave O, east of South Loop 121 and west of Alan Trails. (Audio 4:26)**

Planner Tina Moore presented this item.

Public Hearing: Melissa Tyroch, the applicant, spoke in favor of the zoning change. No one else spoke for or against the item.

Upon a motion by Mayor Pro Tem Holmes and a second by Councilmember O'Banion, 1216 W. Avenue O was rezoned to Retail District upon a vote of 7-0 with the following conditions:

- The use of this property shall conform to the Retail District in all respects.
- The development of each property shall conform to all applicable Type Area 4 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 subdivision plat in accordance with the adopted Subdivision Ordinance is required.
- Civil site plans and building plans in compliance with adopted standards are required.

**ORDINANCE NO. 2023-26**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICUL-TURAL DISTRICT TO**

**RETAIL DISTRICT FOR APPROXIMATELY 1.493 ACRES LOCATED AT 1216 WEST AVENUE O, EAST OF SOUTH LOOP 121 AND WEST OF ALAN TRAILS.**

10. **Z-23-16 – Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial Highway District on approximately 5.836 acres located at 6514 W. US Hwy 190, north of Interstate 14, west of George Wilson Road and east of Simmons Road. (Audio 9:31)**

Planner Tina Moore presented this item.

Public Hearing: Cynthia Graham, applicant, spoke in favor of the zoning change. No one else spoke for or against the item.

Upon a motion by Councilmember Bucher and a second by Councilmember O'Banion, 6514 W. US Hwy 190 was rezoned to Commercial Highway District upon a vote of 7-0 with the following conditions:

- The use of this property shall conform to the Commercial Highway District in all respects.
- The development of each 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 subdivision plat in accordance with the adopted Subdivision Ordinance is required.
- Civil site plans and building plans in compliance with adopted standards are required.

**ORDINANCE NO. 2023-27**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL DISTRICT TO COMMERCIAL HIGHWAY DISTRICT FOR APPROXIMATELY 5.836 ACRES LOCATED AT 6514 W. US HWY 190, NORTH OF INTERSTATE 14, WEST OF GEORGE WILSON ROAD, AND EAST OF SIMMONS ROAD.**

11. **Z-23-17 – Hold a public hearing and consider a zoning change from Agricultural (A) to Single Family-1 Residential on approximately 136.893 acres tract of property located in the James Bennett Survey, Abstract No. 71 and the Christopher Cruise Survey, Abstract No. 166, east of the River Place Subdivision and west of N. Main Street. (Audio 15:29)**

Planner Tina Moore presented this item.

Public Hearing:

Abigail Wickman, 2300 High View, asked questions about the proposed subdivision.

April Wickman, 2300 High View, asked questions about the proposed subdivision.

Bryson Soden, 2301 High View, was concerned that the citizens of the community have not been given enough information about the proposed subdivision.

Will Sisco, applicant's representative, spoke in favor of the zoning change and provided some information regarding the proposed subdivision.

Alex Jackson, 2205 High View, raised some concerns and asked that the Council be thoughtful in approving the zoning change.

Allyn Testroet, 2105 Sunrise, discussed some concerns she has about the proposed subdivision.

No one else spoke for or against the item.

Upon a motion by Councilmember O'Banion and a second by Councilmember Covington, 136.893 acres in the James Bennett Survey, Abstract No. 71 and the Christopher Cruise Survey, Abstract No. 166, east of the River Place Subdivision and west of N. Main Street was rezoned to Single Family-1 District upon a vote of 7-0 with the following conditions:

- The use of this property shall conform to the Single Family-1 District in all respects.
- The development of each property shall conform to all applicable Type Area 14 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 subdivision plat in accordance with the adopted Subdivision Ordinance is required.

**ORDINANCE NO. 2023-28**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL (A) TO SINGLE FAMILY-1 RESIDENTIAL (SF-1) ON APPROXIMATELY 136.893 ACRES LOCATED IN THE JAMES BENNETT SURVEY, ABSTRACT NO. 71 AND THE CHRISTOPHER CRUISE SURVEY, ABSTRACT NO. 166, EAST OF THE RIVER PLACE SUBDIVISION AND WEST OF N. MAIN STREET.**

12. **Z-23-18 – Hold a public hearing and consider a zoning change from Agricultural (A) to Mobile Home District (R) on approximately 1.015 acres located at 704 E. Loop 121, generally east of Interstate 35, west of Holland Road (FM 436) and east of Capitol Way. This application was withdrawn by the applicant.**

This application was withdrawn by the applicant prior to the meeting. No action was required of Council.

13. **Z-23-19 – Hold a public hearing and consider a zoning change from Agricultural (A) to Commercial-1 (C-1) on approximately 1.0 acres located on W. US Hwy 190, located on the south side of Interstate 14, west of Simmons Road and north of FM 2410. (Audio 35:07)**

Planner Tina Moore presented this item.

Public Hearing: No one spoke for or against the item.

Upon a motion by Councilmember Bucher and a second by Mayor Pro Tem Holmes, 1.0 acre located on W. US Hwy 190, located on the south side of Interstate 14, west of Simmons Road and north of FM 2410 was rezoned to Commercial-1 District upon a vote of 7-0 with the following conditions:

- The use of this property shall conform to the Commercial-1 District in all respects.
- The development of each property shall conform to all applicable Type Area 4 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 subdivision plat and a building permit are required prior to development.

#### **ORDINANCE NO. 2023-29**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF BELTON BY CHANGING THE DESCRIBED DISTRICT FROM AGRICULTURAL DISTRICT TO COMMERCIAL-1 DISTRICT FOR APPROXIMATELY 1.00 ACRES LOCATED ON W. HIGHWAY 190 SERVICE ROAD, LOCATED ON THE SOUTH SIDE OF IH 14 FRONTAGE ROAD, WEST OF SIMMONS ROAD AND NORTH OF FM 2410.**

14. **P-23-22 – Consider a final plat for Belton Foodies, comprising of 8.963 acres, located at 1901 S. IH 35, west of Interstate 35, south of Interstate 14, and north of Loop 121. (Audio 39:02)**

Planner Tina Moore presented this item.

Upon a motion by Mayor Pro Tem Holmes, and a second by Councilmember Pearson, the final plat for Belton Foodies was approved upon a vote of 7-0.



## **Budget FY2024**

15. **Receive a presentation and invite public input on Belton's Strategic Plan for FY 2024-2028.** (Audio 42:59)

City Manager Sam Listi presented this item.

There were no public comments. Plan adoption is scheduled for the City Council meeting on September 12, 2023, at 5:30 p.m., at the Harris Community Center.

16. **Conduct a public hearing on the FY2024 Proposed Annual Budget for the City of Belton, Texas.** (Audio 51:12)

**THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$910,330 OR 8.49%, AND OF THAT AMOUNT \$555,087 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.**

Director of Finance Mike Rodgers presented this item.

Public Hearing: Barbara Bozon, Executive Director of the Belton Housing Authority, discussed a drainage concern that she would like to see corrected as a part of the FY2024 budget. There were no other public comments.

17. **Set a date, time and place for the meeting to adopt the FY2024 Proposed Annual Budget for the City of Belton, Texas.** (Audio 1:00:44)

**THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$910,330 OR 8.49%, AND OF THAT AMOUNT \$555,087 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.**

Mayor Pro Tem Holmes made a motion to set adoption of the FY2024 Proposed Annual Budget at a Council meeting at 5:30 p.m. on September 12, 2023, in the Wright Room of the Harris Community Center located at 401 N. Alexander. Councilmember Pearson seconded the motion which was approved upon a vote of 7-0.

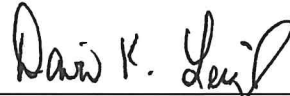
## **Executive Session**

At 6:33 p.m., the Mayor announced the Council would go into Executive Session for the following items:

18. Executive Session pursuant to the provision of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.072, Deliberations Regarding Real Property.

19.Executive Session pursuant to the provision of the Open Meetings Law, Chapter 551, Govt. Code, Vernon's Texas Codes Annotated, in accordance with the authority contained in Section 551.071, Consultation with Attorney.


The Mayor reopened the meeting at 7:47 p.m., and there being no further business, the meeting was adjourned.



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David K. Leigh, Mayor

ATTEST:



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Amy M. Casey, City Clerk