



City of Bellmead City Council Meeting Agenda

Tuesday, January 13, 2026

6:30 PM

Council Chambers, 3015 Bellmead Dr.

Call Meeting To Order

Invocation

Ronnie Holmes of Church of the Open Door

Pledge Of Allegiance

Citizen Comments

This time is for citizens to address the City Council on issues and items of concern that are not on this agenda. Citizens will have a comment time on any requested agenda item. There will be no City Council discussion or action at this time, and there is a time limit of three (3) minutes per person.

Personal attacks on the Council or Staff will not be tolerated. Doing so will forfeit your remaining time. Persons engaged in disruptive behavior will be escorted from the meeting.

Council & City Manager Reports

- Election results for the 2026 McLennan County Appraisal District Board of Directors
- Status/update on the Public Works Building
- Status/update on the Wheeler/Pecan road Construction

Proclamations (PC)/Presentation (PR)

1. PR-2026-01 Presentation of GFOA Certificate of Achievement of Excellence in Financial Reporting for the Fiscal Year ended September 30, 2024.

Consent Agenda

2. MN-2026-01 Consider Minutes of the Regular City Council Meeting of December 4, 2025.



City of Bellmead City Council Meeting Agenda

Tuesday, January 13, 2026

6:30 PM

Council Chambers, 3015 Bellmead Dr.

Regular Agenda

Resolutions

3. RS-2026-001 Consider a memorandum/resolution approving the City Manager's appointment of Jim Reed as the Public Works Director.

Executive Session

The City Council shall convene into executive session in accordance with the following provisions: Section 551.074, Texas Government Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

- City Council Member for Precinct 1

Reconvene Into Regular Session

4. RS-2026-002 Consideration of a memorandum/resolution appointing a qualified applicant to fill the City Council Precinct 1 vacancy for the unexpired term ending May 2027.

Oath of Office

5. Elected Official takes the Oath of Office
6. Elected Official takes their seats at the Dais
7. RS-2026-003 Consider a memorandum/resolution calling and ordering a general election to be held on May 2, 2026, for the purpose of electing Precinct 3, Precinct 4 and At-Large Council Members, all for a Two Year Term; Providing for the Designation of the Places and Manner of Holding Said Election; Providing for the Designation of Early Voting Polling Places; Providing for the Posting and Publication of Notice; and Authorizing the City Manager to Execute All Documents Related thereto on behalf of the City of Bellmead.
8. RS-2025-043 Consider a memorandum/resolution denying the application for a zoning change from R-2, Duplex and Apartment District to B-2, Secondary and Highway Business District.



City of Bellmead City Council Meeting Agenda

Tuesday, January 13, 2026

6:30 PM

Council Chambers, 3015 Bellmead Dr.

Adjournment

Certification

I certify that the above notice of meeting was posted on the Internet and the bulletin board at Bellmead City Hall on or before 5:00 p.m. on **January 07, 2026**. This notice will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551.041 of the Texas Government Code.

Shannon Garcia
City Secretary

In compliance with the Americans with Disabilities Act, the City of Bellmead 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 Bellmead at (254) 799-2436 or by fax at (254) 799-5969. The City Hall building is wheelchair accessible, with parking available at the front and east side of the building.

Notice of Meetings

The Mayor and/or City Council have been invited to attend and/or participate in the following meetings/conferences/events. Although a quorum of the members of the City Council may or may not be available to attend this meeting, this notice is being posted to meet the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. No official action will be taken by the Council.

Notice of Potential Quorum

A Quorum of The Bellmead Economic Development Corporation Board Members May be Present.

McLENNAN CENTRAL



APPRAISAL DISTRICT

12/22/2025

City of Bellmead
3015 BELLMEAD DR.
WACO, TX 76705

Dear Entity Officials,

Attached are the election results for the 2026 McLennan County Appraisal District Board of Directors. These two (2) members will serve a four-year term.

If you have any questions, please let us know.

Thanks,

Jim Halbert

Jim Halbert, RPA, CCA
Chief Appraiser
McLennan Central Appraisal District

McLennan Central Appraisal District

SUBJECT: Election of Board of Directors
FROM: Jim Halbert, Chief Appraiser
DATE: December 19, 2025

Tabulation of the votes cast by the voting taxing units of McLennan Central Appraisal District is submitted for your information as required by §6.03 of the Property Tax Code.

Out of a possible 5,000 votes, the total received was: **4883**

DWAIN MOSS	623
JIM PATTON	1836
JIM SMITH	2424

The two (2) candidates who received the largest cumulative vote totals and were elected to the McLennan Central Appraisal District Board of Directors, 2026 - 2029 term, are:

1. **Jim Patton**
2. **Jim Smith**

Respectfully submitted,



Jim Halbert, RPA, CCA
Chief Appraiser
McLennan Central Appraisal District

TALLY OF VOTES
2026 Term

ENTITIES	MOSS	PATTON	SMITH	TOTAL	Entitlement
AXTELL ISD			15	15	15
BOSQUEVILLE ISD					30
BRUCEVILLE-EDDY ISD			18	18	18
CHINA SPRING ISD			124	124	124
CONNALLY ISD	30	30	29	89	89
CRAWFORD ISD			30	30	30
GHOLSON ISD					6
HALLSBURG ISD		2		2	9
LA VEGA ISD	55	55	55	165	165
LORENA ISD			75	75	75
MART ISD	4	4	4	12	13
McGREGOR ISD			91	91	91
MIDWAY ISD		343	343	686	686
MOODY ISD					19
RIESEL ISD	13	13	13	39	39
ROBINSON ISD			87	87	87
VALLEY MILLS ISD		4	4	8	8
WACO ISD		810		810	810
WEST ISD	29		30	59	59
Bellmead, city of	22			22	22
Beverly Hills, City of					7
Bruceville-Eddy, city of			4	4	4
Crawford, city of					5
Hewitt, city of			75	75	75
Jacy-Lakeview, city of					29
Lorena, city of			10	10	10
Mart, city of					5
Mcgregor, city of			42	42	42
Moody, city of					4
Riesel, City of					2
Robinson, city of	31	31		62	62
Waco, city of		544	544	1088	1088
West, city of	18			18	18
Woodway, city of	62			62	62
McLENNAN COUNTY			831	831	831
McLENNAN COMMUNITY COLLEGE	359			359	359
TOTAL VOTES	623	1836	2424	4883	4998.682

Oglesby ISD, City of Golinda, City of Hallsburg, City of Leroy, and City of Valley Mills all have 0 vo



TEXAS POLICE CHIEFS ASSOCIATION FOUNDATION

a 501 (c)(3) organization

P.O. Box 1030

Elgin, Texas 78621

Phone: 512-281-5400 1-877-7 POLICE • Fax: 512-281-2240

E-Mail: info@tpcaf.org • Web Page: www.tpcaf.org

Chief Myatt,

On behalf of the Texas Police Chiefs Association Foundation, I want to officially notify you that the Bellmead Police Department achieved "Accreditation Status" for compliance with the Texas Law Enforcement Accreditation Program.

As you know, the accreditation process is extensive and challenging. The BPD is commended for the commitment and professional dedication made toward this success. This outstanding achievement is one that every agency employee and your community members can proudly accept, knowing your Agency has met Texas' Gold Standard in Law Enforcement Accreditation.

We will be in contact with you in the near future to schedule a local public opportunity for acknowledging the Agency's "Accreditation Award" so that your citizens and community leaders can fully appreciate this professional accomplishment.

During the 2026 TPCA Annual Conference, your peers will recognize your Agency. The award ceremony will be held during the Awards and Accreditation Luncheon, which is generally held on Wednesday.

Again, please accept my sincere "Congratulations" on an exceptional job!

Respectfully,

Steve Stanford

Steve Stanford, Chairman
TPCAF Accreditation Committee



Regular 01/13/2026

Item # 1

CC/PR 2026-01

CITY COUNCIL AGENDA ITEM

Prepared By: Karen Evans

Approval: Yousry Zakhary

GFOA Certificate of Achievement for Excellence in Financial Reporting

DESCRIPTION:

Presentation of GFOA Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year ended September 30, 2024.

BACKGROUND:

The Government Finance Officers Association of the United States and Canada (GFOA) has awarded the City of Bellmead with a Certificate of Achievement for Excellence in Financial Reporting for its comprehensive annual financial report for the fiscal year ended September 30, 2024. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

This award reflects the commitment of the governing body and staff to go beyond the minimum requirements of generally accepted accounting principles and prepare comprehensive financial reports that evidence the spirit of transparency and full disclosure.

This is the sixth year that the city has achieved this prestigious award.

ATTACHMENT(S):

Certificate
Press Release
AFRA, Finance Department
Announcement of Award



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Bellmead
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morill

Executive Director/CEO



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

12/4/2025

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **City of Bellmead** for its annual comprehensive financial report for the fiscal year ended September 30, 2024. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 25,000 members and the communities they serve.



The Government Finance Officers Association of
the United States and Canada

presents this

AWARD OF FINANCIAL REPORTING ACHIEVEMENT

to

Finance Department
City of Bellmead, Texas



The Award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the department or individual designated as instrumental in the government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

Executive Director

Christopher P. Morill

Date: 12/4/2025



Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

12/4/2025

Yousry Zakhary
Manager
City of Bellmead, Texas

Dear Yousry:

We are pleased to notify you that your annual comprehensive financial report for the fiscal year ended September 30, 2024 qualifies for GFOA's Certificate of Achievement for Excellence in Financial Reporting. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

When a Certificate of Achievement is awarded to a government, an Award of Financial Reporting Achievement (AFRA) is also presented to the individual(s) or department designated by the government as primarily responsible for its having earned the Certificate. This award has been sent to the submitter as designated on the application.

We hope that you will arrange for a formal presentation of the Certificate and Award of Financial Reporting Achievement, and give appropriate publicity to this notable achievement. A sample news release is included to assist with this effort.

We hope that your example will encourage other government officials in their efforts to achieve and maintain an appropriate standard of excellence in financial reporting.

Sincerely,

A handwritten signature in black ink, reading "Michele Mark Levine". The signature is written in a cursive, flowing style.

Michele Mark Levine
Director, Technical Services

CITY OF BELLMEAD

City Council Regular Meeting Minutes

Thursday, December 04, 2025

5:31 PM – 5:39 PM

Bellmead City Hall, 3015 Bellmead Drive, Bellmead, Texas

CALL TO ORDER

Mayor Bryan Winget called the meeting to order at 5:31 PM.

ATTENDANCE

<u>Council Member</u>	<u>Present</u>	<u>Absent</u>
Mayor Bryan Winget	X	
Mayor Pro-Tem James Cleveland	X	
Councilman Travis Gibson	X	
Councilman Tommy Bainbridge	X	
Councilman Gary Moore	X	
Precinct 1		Vacant

STAFF PRESENT

Yost Zakhary – City Manager
Karen Evans – ACM/Chief Financial Officer
Shannon Garcia – City Secretary
Fred Morris – Community Development Director
Shawn Myatt – Police Chief

INVOCATION

Pastor Brian Hesse of St. Paul Lutheran Church led the invocation.

PLEDGE OF ALLEGIANCE

All attendees participated in the Pledge of Allegiance.

ACKNOWLEDGEMENT OF GUESTS AND PUBLIC COMMENTS

- Mr. Thomas Orsak, 2803A Bellmead Drive, addressed the Council to inform them that at the beginning of the new year, he will no longer reside in the City of Bellmead. Mr. Orsak expressed his appreciation to the Council for their service and all they have done for the city.

COUNCIL/CITY MANAGER REPORTS

The City Manager, Yost Zakhary, had no reports at this time.

PRESENTATION

Mayor Winget presented the City of Bellmead's Transparency Stars Awards in Economic Development and Open Government & Compliance to ACM/Chief Financial Officer Karen Evans.

CONSENT AGENDA

CONSENT AGENDA ITEM 1

1. Consider the Minutes of the Regular City Council Meeting of November 18, 2025.

CONSENT AGENDA ITEM 1

MOTION: Councilman Bainbridge motioned to approve Consent Agenda Item 1.

SECONDED: Mayor Pro-Tem Cleveland

AYES: Bainbridge, Winget, Gibson, Moore, Cleveland

NAYS:

ABSENT:

Motion Carried 5-0.

ADJOURNMENT

Mayor Winget adjourned the meeting at 5:39 PM.

APPROVED:

Bryan Winget
Mayor

ATTEST:

Shannon Garcia
City Secretary



CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Lisa Wilcox

Approval: Yousry Zakhary

Public Works Director Appointment

DESCRIPTION:

Consider a memorandum/resolution approving the City Manager's appointment of Jim Reed as the Public Works Director.

BACKGROUND:

The Director of Public Works position has remained vacant since July 2025. Two qualified applications were received during the recruitment process.

A hiring committee consisting of the City Manager, Assistant City Manager/Chief Financial Officer, Lorena City Manager Kevin Neal, and former Waco City Manager Wiley Stem reviewed applications, conducted interviews, and unanimously selected Mr. Jim Reed as the top candidate.

Mr. Reed has more than 46 years of combined public service, transportation, and project management experience, including:

- City of Waco – Transportation Planning Manager (current), working within Infrastructure Services to develop regional planning and mobility strategies (GIS project visualization, alternative mobility, Safe Routes to School, transportation grants)
- City of Waco – Streets Division Manager, supervising 56 employees and managing fleet/equipment, road maintenance, right-of-way operations, and annual budgeting
- City of Waco – Capital Improvements Program Manager, overseeing 130+ capital projects totaling more than \$295 million in water, wastewater, and street improvements
- Texas Department of Transportation – 27 years, including serving as Local Government Project Manager, negotiating 62 project funding agreements and administering FHWA compliance, audits, and construction phases

He also holds an Associate's Degree in Architectural Design and Drafting from Texas State Technical College and maintains OSHA 510 – Construction and TxDOT Local Government Project Procedures (LGPP) certifications.

Mr. Reed expressed a mission-driven desire to join Bellmead specifically as a community where meaningful impact and organizational transformation are possible — a factor that distinguished him from other applicants.

FISCAL IMPACT / FUNDING SOURCE:

\$150,988

STAFF RECOMMENDATION:

Staff recommend that the City Council approve the City Manager's appointment of Jim Reed as the Director of Public Works.

ATTACHMENT(S):

Employment Application
Resume

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Bellmead, Texas, this the _____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

Bryan Winget
Mayor

ATTEST:

Shannon Garcia
City Secretary



Regular 01/13/2026

Item # 4

CCM/R 2026-002

CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Shannon Garcia

Approval: Yousry Zakhary

City Council Precinct 1 Vacancy

DESCRIPTION:

Discussion and consideration of a memorandum/resolution appointing a qualified applicant to fill the City Council Precinct 1 vacancy for the unexpired term ending in May 2027.

BACKGROUND:

Following the resignation of Precinct 1 City Council member, the City Council is requested to consider the application of Mr. Bruce Flachbart and Ms. Alfreda Love to fill the vacancy for the remainder of the unexpired term ending May 2027. The appointment is made in accordance with the City Charter (Article III. – The Council, Sec. 18. – Vacancies) and applicable state law, including Texas Election Code §201.025, to ensure continued representation for Precinct 1 residents and to maintain a full governing body. Mr. Flachbart and Ms. Love have expressed their willingness to serve and, if appointed, will assume the duties of the office upon taking the oath.

ATTACHMENT(S):

Application for Bruce Flachbart
Application for Alfreda Love

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Bellmead, Texas, this the ____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

Bryan Winget
Mayor

ATTEST:

Shannon Garcia
City Secretary



Regular 01/13/2026

Item # 7

CCM/R 2026-003

CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Shannon Garcia

Approval: Yousry Zakhary

Calling the May 2, 2026, General Election

DESCRIPTION:

Consider a memorandum/resolution calling and ordering a general election to be held on May 2, 2026, for the purpose of electing Precinct 3, Precinct 4 and At-Large Council Members, all for a Two Year Term; Providing for the Designation of the Places and Manner of Holding Said Election; Providing for the Designation of Early Voting Polling Places; Providing for the Posting and Publication of Notice; and Authorizing the City Manager to Execute all Documents Related thereto on Behalf of the City of Bellmead.

BACKGROUND:

Under the provisions of the Charter of the City of Bellmead, a general election shall be held on May 2, 2026. The terms of office for Precinct 3, Precinct 4, and At-Large Council Members will expire in May 2026 and must be filled by general election.

The contract with the McLennan County Election Administrator will be brought before the Council at the March 10, 2026, Council Meeting.

Staff recommends that the council consider having the county run its elections to avoid potential challenges to the process's integrity and mitigate the risk of litigation or appeals.

Engaging the county is projected to cost between \$2,500.00 and \$ 4,500.00, whereas the city's costs are estimated to be significantly higher at \$7,500.00 to \$10,000.00. These amounts may vary depending on the number of entities holding elections concurrently.

Staff is committed to minimizing expenses in either scenario but has confidence that, under Jared Goldsmith's leadership, the county will manage the election with high integrity.

This approach offers a more cost-effective and reliable solution for conducting the election.

Secretary of State Election Calendar

January 14 th	Election Packets will be available.
	First Day that applications will be accepted for a place on the general election ballot.
February 13 th	Last day to file an application for a place on the general election ballot.
February 20 th	Last day to withdraw the application.
February 23 rd	Drawing for order of names on the ballot.
April 2 nd	Last day to register – McLennan County
April 20 th – April 28 th	Early Voting
April 22 nd	Last day to accept applications for mail ballots – McLennan County
May 2 nd	Election Day

FISCAL IMPACT / FUNDING SOURCE:

County - \$2,500.00 to \$ 4,500.00

City of Bellmead - \$7,500.00 to \$10,000.00

STAFF RECOMMENDATION:

Staff recommends that the City Council approves Resolution 2026-003, Calling and ordering a general election to be held on May 2, 2026 for the purpose of electing Precinct 3, Precinct 4 and At-Large Council Members, all for a Two Year Term; Providing for the Designation of the Places and Manner of Holding Said Election; Providing for the Designation of Early Voting Polling Places; Providing for the Posting and Publication of Notice; and Authorizing the City Manager to Execute all Documents Related thereto on Behalf of the City of Bellmead.

ATTACHMENT(S):

May 2, 2026, Election Order

**CITY OF BELLMEAD
RESOLUTION 2026-003**

**(CIUDAD DE BELLMEAD
RESOLUCIÓN 2026-001)**

**ORDER OF GENERAL ELECTION
(ORDEN DE LA ELECCIÓN GENERAL)**

An election is hereby ordered to be held on May 2, 2026, for voting in a General Election to elect one (1) person for each position to serve the full term of two (2) years for three (3) City Council Members (Precinct 3, Precinct 4, and At-Large).

Por la presente se ordena que se llevará a cabo una elección el 2 de mayo de 2026 para votar en una elección general, para elegir a una (1) persona que sirva los términos completos de dos (2) años para los tres (3) miembros del ayuntamiento (lugar número 3, lugar número 4, puesto general).

**LOCATION(S) OF POLLING PLACES
(DIRECCIÓN(ES) DE LAS CASILLAS ELECTORALES)**

Early Voting by personal appearance will be conducted at:
(La votación adelantada en persona se llevará a cabo todos los días en:)

**Early Voting Sites:
(Lugares de votación adelantada)**

McLennan County Elections Administration Office (Main Early Voting Site)
Records Building (Basement)
214 North 4th Street, Suite 300
Waco, TX 76701

Robinson Community Center
106 W. Lyndale Avenue
Robinson, TX 76706

Waco Multi-Purpose Community Center
1020 Elm Avenue
Waco, TX 76704

Holy Spirit Episcopal Church
1624 Wooded Acres Drive
Waco, TX 76710

Hewitt City Hall/Library
200 Patriot Court
Hewitt, TX 76643

**The dates and times of Early Voting are:
(Los días y horas de votación adelantada son:)**

Monday (lunes)	April 20, 2026 (20 de abril de 2026)	8:00 AM - 5:00 PM
Tuesday (martes)	April 21, 2026 (21 de abril de 2026)	No early voting – State Holiday
Wednesday (miércoles)	April 22, 2026 (22 de abril de 2026)	8:00 AM - 5:00 PM
Thursday (jueves)	April 23, 2026 (23 de abril de 2026)	8:00 AM - 5:00 PM
Friday (viernes)	April 24, 2026 (24 de abril de 2026)	8:00 AM - 5:00 PM
Saturday (sabado)	April 25, 2026 (25 de abril de 2026)	8:00 AM - 5:00 PM
Sunday (domingo)	April 26, 2026 (26 de abril de 2026)	1:00 PM – 5:00 PM
Monday (lunes)	April 27, 2026 (27 de abril de 2026)	7:00 AM - 7:00 PM
Tuesday (martes)	April 28, 2026 (28 de abril de 2026)	7:00 AM - 7:00 PM

Applications to vote by mail should be mailed to:
(Las solicitudes para poder votar por deben ser enviadas a:)

McLennan County Elections Administration
Mailing Address: P.O. Box 2450, Waco, Texas 76703-2450
Physical Address: 214 N. 4th Street, Suite 300, Waco, Texas 76701
Fax: (254) 757-5041
Phone: (254) 757-5043
ballotbymail@co.mclennan.tx.us
www.mclennanvotes.com

Applications for ballot by mail must be received no later than the close of business on April 22, 2026:

Las solicitudes para votar por correo tendrán que ser recibidas antes del fin del día laboral el 22 de abril 2026

ELECTION DAY VOTE CENTERS
Centros de Voto Para el Día de las Elecciones

Axtell ISD Administration Building	1100 Longhorn Parkway, Axtell
Baylor Hurd Welcome Center	901 S University Parks Dr, Waco
Bellmead Civic Center	3900 Parrish Street, Bellmead
Beverly Hills City Hall	3418 Memorial Drive, Beverly Hills
Bruceville-Eddy ISD Special Events Center	1 Eagle Drive, Eddy
Carver Park Baptist Church	1020 E. Herring Avenue, Waco
Cesar Chavez Middle School	700 S. 15 th Street, Waco
Chalk Bluff Baptist Church	5993 Gholson Road, Waco
China Spring ISD Administration Bldg.	12166 Yankie Road, China Spring
Crawford Methodist Church	375 W 6 th Street, Crawford
Dewey Community Center	925 N. 9 th Street, Waco
Fellowship Bible Church	5200 Speegleville Road, McGregor
Gholson First Baptist Church	228 Wildcat Drive, Gholson
H. G. Isbill Junior High	305 S. Van Buren Street, McGregor
Heart of Texas Council of Governments	1514 S. New Road, Waco
Hewitt City Hall/Library	200 Patriot Court, Hewitt
Hewitt First Baptist Church	301 S. 1 st Street, Hewitt
Journey Christian Community	10424 China Spring Road, Waco
Lacy Lakeview Civic Center	505 E. Craven Avenue, Waco
Lorena First Baptist Church	307 E. Center Street, Lorena
Mart ISD Administration Building	1100 JL Davis Avenue, Mart
MCC Conference Center	4601 N. 19 th Street, Waco
Midway ISD ITC Building	109 Panther Way, Hewitt
Moody First United Methodist Church	500 6 th Street, Moody
Riesel ISD Urbantke Gymnasium	702 E. Frederick Street, Riesel
Robinson Community Center	106 W. Lyndale Avenue, Robinson
South Waco Community Center	2815 Speight Avenue, Waco
South Waco Library	2737 S. 18 th Street, Waco
Speegleville Baptist Church	469 Speegle Road, Waco
St. Alban's Episcopal Church	305 N. 30 th Street, Waco
St. Louis Activity Center	2415 Cumberland Avenue, Waco
Texas A&M AgriLife Extension	4224 Cobbs Drive, Waco
University High School	3201 S. New Road, Waco
Waco 25 th Street Fire Station (No.6)	1006 N. 25 th Street, Waco
Waco First Assembly of God Church	6701 Bosque Boulevard, Waco
Waco Multi-Purpose Community Center	1020 Elm Avenue, Waco
West Community Center	200 Tokio Road, West
Woodway City Hall	922 Estates Drive, Woodway
Woodway First Baptist Church (The Venue)	110 Ritchie Road, Woodway

Issued this the _____ day of _____, 2026.
Emitida el día _____ de _____, 2026.

Mayor, City of Bellmead
(alcalde, ciudad de Bellmead)

ATTEST:
Atestiguar:

City Secretary, City of Bellmead
(Secretario de la Ciudad, ciudad de Bellmead)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)

Signature of Councilperson
(Firma del Concejal)



Regular 01/13/2026

Item # 8

CCM/R 2025-043

CITY COUNCIL MEMORANDUM FOR RESOLUTION

Prepared By: Fred Morris

Approval: Yousry Zakhary

1511 Old Dallas Road

DESCRIPTION:

Consider a memorandum/resolution denying the application for a zoning change from R-2, Duplex and Apartment District to B-2, Secondary and Highway Business District.

BACKGROUND:

The owner has applied for a change in zoning for 9.87 ac. of land located at 1511 Old Dallas Road. The property was recently platted as Lots 1 and 2, Block 1, Fredi Addition.

The property has several uses currently, including a well-maintained single-family home that was constructed in 1903 according to tax records. The property also has a large motor vehicle repair shop; sand & gravel excavation and storage; and possibly the keeping of roosters.

The general area is a mixture of single-family residential homes and heavy commercial business operations. There is a long-established paint and body shop immediately to the south, as well as a very large rooster facility, and the sand and gravel excavation in the area appears to have been occurring for a long time.

The property owner approached the city to secure permits for construction of new metal buildings on the property. He was advised that the property was not platted and that the zoning would not allow for the expansion of the auto repair business. He was advised that platting and rezoning was needed.

This application, if approved, will legitimize and make existing business legal and bring the property into compliance with appropriate land use regulations.

City Council conducted the required public hearing and considered the request during the October 14, 2025, meeting.

Following discussion, Councilman Gibson requested that the item be tabled until the next meeting so they could visit the site, speak with residents, and better understand the potential impact of converting the property from residential to commercial. The motion to table was approved unanimously and an opportunity for council to visit the site on October 21, 2025, was posted. Council members Bainbridge, Cleveland and Moore visited the site.

The rezoning request was placed to the November agenda for consideration. The item was again tabled for consideration in January 2026. Staff will move as directed.

FISCAL IMPACT / FUNDING SOURCE:

None

PLANNING AND ZONING COMMISSION RECOMMENDATION:

Following a public hearing held on September 16, 2025, the Planning and Zoning Commission voted 4 – 0 to recommend denial of the requested change from R-2 to B-2.

STAFF RECOMMENDATION:

Staff recommends denial of the application in conjunction with the Planning and Zoning Commission.

ATTACHMENT(S):

Location Map
Zoning Map
Notification Map
Photographs
Notice of Possible Quorum

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLMEAD:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Bellmead, Texas, this the _____ day of _____, _____, at which meeting a quorum was present, held in accordance with provisions of V.T.C.A., Government Code, § 551.001 *et seq.*

APPROVED

Bryan Winget
Mayor

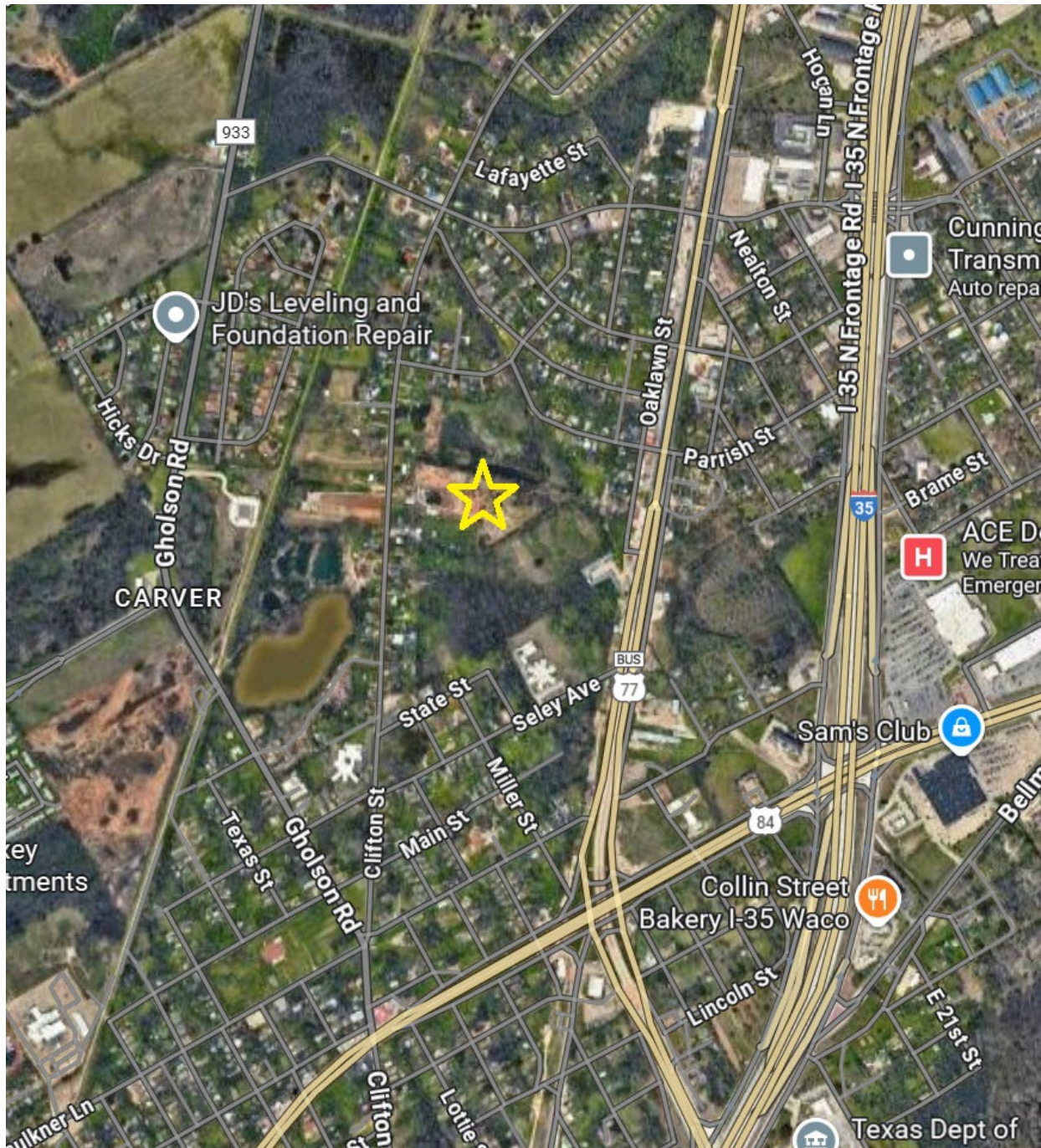
APPROVED AS TO FORM:

ATTEST:

City Attorney

Shannon Garcia
City Secretary

Location Map:



Zoning Map

Legend

- Business District
- Duplex and Apartment Dis
- Industrial District
- Neighborhood Business District
- One Family Dwelling District
- One Family Dwelling and Duplex District
- - - City Limits

Photographs:

Street View









Bellmead City Hall
3015 Bellmead Drive
Bellmead, Texas 76705

www.bellmeadtx.gov

**NOTICE OF POSSIBLE QUORUM
OF THE
BELLMEAD CITY COUNCIL
AND
BELLMEAD ECONOMIC DEVELOPMENT
CORPORATION**

**Tuesday, October 21, 2025
5:00 p.m. – 7:00 p.m.
1500 Block of Old Dallas Road
Site Visit
Bellmead, TX 76705**

The Bellmead City Council will conduct a site visit for the 1500 Block of Old Dallas Road, Bellmead, TX 76705. Although no official business or action will be conducted during this possible quorum, pursuant to the Texas Open Meetings Act, this notice is being posted as a precaution.

I certify that this notice was posted at Bellmead City Hall on the 15th day of October 2025 at 5:00 p.m.



A handwritten signature in blue ink that reads "Shannon Garcia".

Shannon Garcia
City Secretary