

## CITY OF BELLMEAD

### City Council Regular Meeting Minutes

Tuesday, January 13, 2026  
6:34 PM – 9:07 PM  
Bellmead City Hall, 3015 Bellmead Drive, Bellmead, Texas

#### CALL TO ORDER

Mayor Bryan Winget called the meeting to order at 6:34 PM.

#### ATTENDANCE

<u>Council Member</u>	<u>Present</u>	<u>Absent</u>
Mayor Bryan Winget	X	
Councilman James Cleveland	X	
Councilman Travis Gibson	X	
Councilman Tommy Bainbridge	X	
Councilman Gary Moore	X	
Councilman Bruce Flachsbart	X	

#### STAFF PRESENT

Yost Zakhary – City Manager  
Karen Evans – ACM/Chief Financial Officer  
Shannon Garcia – City Secretary  
Fred Morris – Community Development Director  
William Hlavenka – Fire Chief  
Shawn Myatt – Police Chief  
Adam Miles – City Attorney

#### INVOCATION

Pastor Ronnie Holmes of Church of the Open Door led the invocation.

#### PLEDGE OF ALLEGIANCE

All attendees participated in the Pledge of Allegiance.

#### ACKNOWLEDGEMENT OF GUESTS AND PUBLIC COMMENTS

- Norma Heslep, 3608 Bellmead Drive, addressed the Council on behalf of the Kat Wall for Texas campaign. Ms. Heslep stated that she serves as the campaign's

office manager and that the campaign office is located on Bellmead Drive, noting that the Council may have seen the campaign signage at that location. She shared that Kat Wall is a Republican candidate for Texas House District 13. Ms. Heslep thanked Councilman Moore for the invitation to attend and for extending an invitation for Ms. Wall to speak. She explained that Ms. Wall was unable to attend due to multiple campaign events scheduled on the same evening, which required Ms. Wall and campaign staff to be at different locations.

- The City Attorney, Adam Miles, stopped Ms. Heslep before her 3 minutes expired to inform her that the Council provides a public comment period for citizens to speak and that guidelines govern those comments. Mr. Miles explained that the Council strives to remain politically neutral and does not typically allow politically related remarks during this portion of the meeting. Ms. Heslep responded that Councilman Moore had invited her and that she spoke with the City Secretary prior to attending the meeting. Mr. Miles further advised Ms. Heslep that the Mayor had provided his business card and indicated that she may contact him with any future questions or comments. Mr. Miles reiterated that the Council's intent is to remain neutral and avoid using City time or resources for campaign-related purposes.
- Miguel Hernandez, 1511 Old Dallas Road, addressed the Council and thanked them for their time. Mr. Hernandez stated that his goal was never to rezone the property, but rather to make improvements to an existing shop to create a more comfortable working environment. He expressed appreciation for the discussion at the previous meeting and indicated that he was agreeable to working with what currently exists, including installing fans, pouring concrete, and enclosing the existing structure. Mr. Hernandez thanked the Council again and expressed hope that a resolution could be reached.
- Seir and Freddy Hernandez, 1511 Old Dallas Road, Seir translated to the Council on behalf of her father, Freddy. Mr. Hernandez thanked the Council for the opportunity to speak and expressed appreciation for the respectful process. He explained that his family has appeared before the Council for several months seeking final approval to construct a 30-by-50-foot mechanic shop in the backyard of their property. He noted that the family has worked to improve and maintain the appearance of the home and property, emphasizing pride in their neighborhood. Mr. Hernandez stated that all required permits have been completed and that the shop would provide a safer and more efficient working environment, particularly during inclement weather, while also helping to reduce noise and disturbance. He emphasized that the family's intent is to be respectful

of neighbors, provide honest service to clients, and contribute positively to the community. He shared that his family has lived at the property for 13 years and has made significant improvements over time. Mr. Hernandez concluded by thanking the Council for their time and consideration and expressed acceptance of the Council's final decision.

- Lewis Wood, 1413 Old Dallas Road, spoke in opposition to any zoning change for the property at 1511 Old Dallas Road, stating that it should remain residential. He cited concerns about excessive vehicles, heavy truck traffic, dust and mud on the roadway, land disturbance, and potential environmental issues. Mr. Wood emphasized that he purchased his property based on its residential zoning and believes zoning laws should be enforced and not altered to accommodate violations.
- Randy Devorsky, 1501 Old Dallas Road, addressed the Council in opposition to the proposed improvements at 1511 Old Dallas Road, disputing statements made by Mr. Miguel Hernandez. Mr. Devorsky stated that a concrete building already exists on the property and that it had been enclosed and used for work. He expressed concerns about the number of vehicles on the property, noise disturbances during late-night hours, burning activities, and repeated involvement by police, fire, and animal control. He also raised concerns regarding alleged permit violations, drainage and water disposal issues, and claimed there have been multiple code enforcement citations. Mr. Devorsky stated that adjacent landowners oppose the activity and offered to provide photographs documenting the conditions he described.
- Edna Devorsky, 1417 Old Dallas Road, addressed the Council to express concerns about increased noise and traffic in her neighborhood. Ms. Devorsky stated that she is 93 years old and has lived in the area since her early adulthood, describing it as a formerly quiet neighborhood. She expressed concern about frequent heavy truck traffic, estimating 15 to 20 trucks per day, which she stated has caused excessive noise and damage to the roadway, making it resemble a gravel or dirt road. Ms. Devorsky concluded by expressing disappointment over the changes in the neighborhood and concern about the impact on residents.
- David Devorsky, 1501 Old Dallas Road, addressed the Council regarding the mechanic shop next door. He stated that he does not support the activities at the shop, noting that 20 to 30 vehicles are present each day and that work on the vehicles continues throughout the day. He expressed concern about the noise, particularly as his bedroom is adjacent to the property.

- William Devorsky, 1501 Old Dallas Road, addressed the Council and stated that he supports the comments previously made by Mr. Louis Wood and his father, echoing their concerns about the proposed mechanic shop. He thanked the Council for their time.
- Sandy Stroud, 1517 Old Dallas Road, addressed the Council in support of the property improvements at 1511 Old Dallas Road. She noted that the property owner has made ongoing improvements since moving in, including filling in and mulching the pasture behind her home and clearing and maintaining the area near the park. Ms. Stroud stated that, to her knowledge, the owner has complied with all requests from the Council and expressed her support for the continued improvements, thanking the Council for their time.
- Julie Sykora addressed the Council, noting the recent changes in Council membership. She expressed concern about the current functioning of the Council and suggested that some members consider resigning to improve the effectiveness of the body.

## **COUNCIL/CITY MANAGER REPORTS**

City Manager Yost Zakhary provided updates on the following:

- The City Manager updated the Council on the 2026 McLennan County Appraisal District Board of Directors election results. Jim Smith and Jim Patton were elected to serve the appraisal district for a four-year term.
- Chief Myatt and his staff formally received accreditation from the Texas Police Chiefs Association Foundation last week. Out of approximately 2,800 police departments across the State of Texas, only about 230 currently hold this distinction, making it a significant achievement. A formal presentation on this accomplishment will be provided at a future City Council meeting, anticipated in February or March, during which representatives from the Association will be in attendance to present the official certificate and formally recognize the department. A letter documenting this accreditation is also included. This is an outstanding accomplishment, and the department is to be commended for its dedication and professionalism.
- Update on the Public Works Building project. Staff have been in ongoing meetings, and the plans are now approximately 90–95% complete. We anticipate sending the project out for quotes sometime in February 2026 and plan to bring the results back to Council in March – April 2026, as we continue moving this construction project forward.
- Update on Wheeler/Pecan road construction. The engineering plans to repair the full sections of both roadways, and the engineering report on soil density has been received

from our local consultants and provided to our engineers. With that information in hand, they will begin survey work, conduct additional field investigations, and start preparing the construction documents. We anticipate bringing this project back to Council in the May–June 2026 timeframe for consideration and award of the construction bid.

## **PRESENTATION**

1. Mayor Pro-Tem Cleveland presented Karen Evans, ACM/Chief Financial Officer, the GFOA Certificate of Achievement of Excellence in Financial Reporting for the Fiscal Year ended September 30, 2024.
  - Mr. Zakhary stated that this recognition is not easily earned, as the City’s financial statements are reviewed by an independent and impartial panel, none of whom are from the local area. Issued by the Government Finance Officers Association, this certificate represents the highest level of recognition in governmental accounting and financial reporting, reflecting excellence in transparency, accuracy, and accountability. It is a significant accomplishment by City staff, led by the Assistant City Manager and Chief Financial Officer, and one of which the City should be very proud. Our financial controls and accounting practices continue to be well-regarded, as affirmed by our auditors, with the formal audit report expected in March 2026. This award underscores the professionalism and dedication of our finance team.

## **CONSENT AGENDA**

### **CONSENT AGENDA ITEM 2**

2. Consider the Minutes of the Regular City Council Meeting of December 04, 2026.

### **CONSENT AGENDA ITEM 2, APPROVAL OF THE CITY COUNCIL DECEMBER 04, 2026, REGULAR MINUTES.**

**MOTION:** Councilman Moore motioned to approve Consent Agenda Item 2.

**SECONDED:** Bainbridge

**AYES:** Bainbridge, Winget, Gibson, Moore, Cleveland

**NAYS:**

**ABSENT:**

**Motion Carried 5-0.**

## **REGULAR AGENDA**

3. Consideration and approval of a resolution approving the City Manager's appointment of Jim Reed as the Public Works Director.

### **RESOLUTION 2026-001, APPOINTMENT OF JIM REED AS THE PUBLIC WORKS DIRECTOR.**

**MOTION:** Councilman Bainbridge motioned to approve a resolution approving the City Manager's appointment of Jim Reed as the Public Works Director.

**SECONDED:** Gibson

**AYES:** Bainbridge, Winget, Gibson, Moore, Cleveland

**NAYS:**

**ABSENT:**

**Motion Carried 5-0.**

## **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:*

**Council entered Executive Session at 7:05 PM.**

- Discussion on appointing a qualified applicant to fill the City Council Precinct 1 vacancy for the unexpired term ending May 2027.

**Council reconvened into Regular Session at 8:45 PM.**

## **RECONVENE INTO REGULAR SESSION**

### **RESOLUTIONS**

4. Consideration and approval of a resolution appointing a qualified applicant to fill the City Council Precinct 1 vacancy for the unexpired term ending May 2027.

- Councilman Gibson stated for the record that he would prefer the Precinct 1 position be placed on the May 2, 2026, ballot, as he strongly believes in the democratic process and the right of the citizens of Precinct 1 to elect their own representative. He noted that doing so would increase transparency, remove the decision from the Council's hands, and place it directly in the voters' hands. He also expressed appreciation for both applicants, stating that

he was impressed with their qualifications, experience, and responses, and thanked them for submitting applications and participating in the process. While acknowledging that both candidates would serve well, Councilman Gibson explained that if an appointment were necessary to fill the unexpired term, he would lean toward the more tenured applicant due to prior elected service, including service as Mayor Pro-Tem. He emphasized that this statement reflected his personal, independent opinion and was not made on behalf of the rest of the Council.

**RESOLUTION 2026-002, APPOINTMENT OF A QUALIFIED APPLICANT TO FILL THE UNEXPIRED TERM FOR PRECINCT 1 ENDING MAY 2027.**

**MOTION:** Councilman Gibson motioned to appoint Dr. Alfreda Love to fill the unexpired term for precinct 1 ending May 2027.

**SECONDED:** Moore

**AYES:** Gibson, Moore

**NAYS:** Bainbridge, Winget, Cleveland

**ABSENT:**

**Motion Failed 2-3.**

**RESOLUTION 2026-002, APPOINTMENT OF A QUALIFIED APPLICANT TO FILL THE UNEXPIRED TERM FOR PRECINCT 1 ENDING MAY 2027.**

**MOTION:** Mayor Pro-Tem Cleveland motioned to appoint Dr. Bruce Flachsbart to fill the unexpired term for Precinct 1 ending May 2027.

**SECONDED:** Bainbridge

**AYES:** Bainbridge, Winget, Cleveland

**NAYS:** Gibson, Moore

**ABSENT:**

**Motion passed 3-2.**

**OATH OF OFFICE**

5. The City Secretary administered the Oath of Office to Dr. Bruce Flachsbart, Precinct 1.
  - Councilman Dr. Flachsbart addressed the Council and audience and stated, “I hope I can represent the wonderful citizens, the amazing neighbors that I have in this community to the best of my ability, thank you.”
6. Newly appointed council member Dr. Flachsbart took his seat at the dais.
7. Consideration and approval of a 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.

**RESOLUTION 2026-003, CALLING AND ORDERING THE MAY 2, 2026, GENERAL ELECTION**

**MOTION:** Mayor Pro-Tem Cleveland motioned to call and order the May 2, 2026, General Election.

**SECONDED:** Moore

**AYES:** Bainbridge, Winget, Cleveland, Gibson, Moore, Flachsbart

**NAYS:**

**ABSENT:**

**Motion passed 6-0.**

**8. Consideration of a resolution denying the application for a zoning change from R-2, Duplex and Apartment District to B-2, Secondary and Highway Business District.**

- City Manager stated that staff has consulted with the Planning and Zoning Chair, who has reaffirmed the original position of the commission. Based on staff's recommendation and the Planning and Zoning recommendation, the request should be denied at this time, and the property should remain a residential community. Council action is needed—either approval or denial—because staff is unable to move forward while the matter remains unresolved. At this time, staff supports the Planning and Zoning recommendation to deny the rezoning request. I am available to answer any questions. Council has heard extensive testimony and visited the site, and we are now receiving additional inquiries from the public. I respectfully urge Council to make a decision so this matter can move forward.
- Councilman Gibson questioned the possibility of a memorandum of understanding; however, the City Manager explained that the ordinance is very clear and does not allow for additions, expansions, enclosures, or modifications to a nonconforming structure or use. The City Manager further stated that there is no authority to bypass or override the City's ordinances through a resolution or agreement without City Council action. While the applicant expressed interest in continuing limited use of the front portion of the property—such as working on vehicles or maintaining a shop—the City Manager confirmed that even enclosing an existing structure would constitute an expansion under the City of Bellmead's zoning definitions. Because the structure was constructed under a potential permit violation, any determination regarding its continued existence would ultimately be decided

by the court. The City Manager confirmed Bellmead's zoning definitions do not allow any enlargement, enclosure, or expansion of a nonconforming use or structure, including increases in interior square footage.

- Councilmember Gibson questioned why the request was discussed at the prior meeting if the ordinance clearly prohibited the proposed changes. Staff explained that, following Council's direction, they agreed to review the matter further after the last meeting to determine whether any flexibility existed, noting that some cities allow limited alterations to nonconforming uses. However, upon review, Bellmead's ordinance was confirmed to be particularly strict and does not permit expansions, enclosures, or modifications to nonconforming structures. Staff emphasized that the matter was not "entertained" beyond conducting due diligence at Council's request. Discussion then shifted to the water meter issue, with the City Manager clarifying that water service classification has no connection to zoning or land-use approval. The separate meter was required after inspections revealed auto repair and other non-residential activities were being supplied by a residential meter, creating cross-contamination risks and potential violations affecting water system integrity. At the time of the November meeting, staff did not have complete information regarding these findings. Following Council direction, staff met with the Lacy Lakeview building inspector and the property owner, at which point the inspector explained that the upgraded meter was required due to identified violations, not zoning approval or land-use authorization.

**RESOLUTION 2025-043 DENYING A RESOLUTION FOR AN APPLICATION FOR A ZONING CHANGE FROM R-2, DUPLEX AND APARTMENT DISTRICT TO B-2, SECONDARY AND HIGHWAY BUSINESS DISTRICT.**

**MOTION:** Councilman Bainbridge motioned to deny the resolution for an application for a zoning change from R-2, Duplex and Apartment District to B-2, Secondary and Highway Business District.

**SECONDED:** Councilman Flachsbart

**AYES:** Bainbridge, Winget, Gibson, Moore, Cleveland, Flachsbart

**NAYS:**

**ABSENT:**

**Motion Passed 6-0.**

**ADJOURNMENT**

Mayor Winget adjourned the meeting at 9:07 PM.

**APPROVED:**

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Item # 2

CC/MN 2026-02



Bryan Winget  
Mayor

**ATTEST:**

  
Shannon Garcia  
City Secretary

