

# CITY OF BELLAIRE TEXAS

## PLANNING AND ZONING COMMISSION

JANUARY 14, 2014

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Council Chamber

Regular Session

7:00 PM

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7008 S. RICE AVENUE  
BELLAIRE, TX 77401



### Chairman

Mr. Winfred Frazier

### Vice Chairman

Bill Thorogood

### Commissioner

E. Wayne Alderman

### Commissioner

Dirk Stiggins

### Commissioner

Paul Simmons

### Commissioner

Mark Steinberg

### Commissioner

S. Lynne Skinner

### Mission Statement:

*The City of Bellaire is dedicated to outstanding quality service and facilities to ensure an open, progressive, and secure community.*

**I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM****II. APPROVAL OF MINUTES FROM PAST MEETINGS****III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION****IV. GENERAL PUBLIC COMMENTS**

**Persons at the meeting who have indicated their desire to be heard on matters of general interest to the Commission by submitting the form provided shall have three minutes to present their comments. The Commission is not permitted to fully discuss, debate, or consider items that are not on the agenda. Questions presented to the Commission may be referred to staff.**

**V. CURRENT BUSINESS (ITEMS FOR DISCUSSION, CONSIDERATION, AND/OR POSSIBLE ACTION)**

1. Adoption of the Planning and Zoning Commission's 2013 Annual Report to City Council as required by the Code of Ordinances; Chapter 2, Administration; Section 2-104, Annual or Special Reports to City Council  
(Requested by John McDonald, Community Development)
2. Review of the current square footage requirements as they relate to the limits placed on the development of multifamily usage within the Commercial Mixed Use (Sec. 24-536) And Urban Village-Downtown (Sec. 24-537) Zoning Districts included in the proposed amendments to Chapter 24, Planning and Zoning.  
(Requested by John McDonald, Community Development)

**VI. COMMITTEE REPORTS****VII. CORRESPONDENCE****VIII. REQUESTS FOR NEW BUSINESS, ANNOUNCEMENTS AND COMMENTS**

- a. **Staff liaison report on the status of projects previously addressed by the commission as well as projects for future meetings.**
  1. **HISD projects (Bellaire High, Condit Elementary, Mandarin Chinese Immersion School)**
  2. **Recommend changes to Chapter 24 regarding the rezoning of commercial areas, specifically the downtown area and the Bissonnet Corridor.**
  3. **Adoption of amendments to the commercial parking requirements**
  4. **Adoption of amendments to zoning requirements for schools and churches**
- b. **The Chairman shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter**

**is appropriate for inclusion of a future Agenda of the Commission or for the referral to staff for investigation**

**IX. ADJOURNMENT**

**Planning and Zoning  
Commission**

City Council Chambers, First Floor of  
City Hall  
Bellaire, TX 77401



Meeting: 01/14/14 07:00 PM  
Department: Community  
Development  
Category: Report  
Prepared By: Shawn Cox  
Department Head: John McDonald  
DOC ID: 1029

**SCHEDULED  
ACTION ITEM (ID # 1029)**

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**Item Title:**

Adoption of the Planning and Zoning Commission's 2013 Annual Report to City Council as required by the Code of Ordinances; Chapter 2, Administration; Section 2-104, Annual or Special Reports to City Council

**Item Summary:**

Chapter 2, Administration, Section 2-100, Annual or special reports to city council, of the Code of Ordinances, requires each board and commission to file a report with the City Council no later than the first Council meeting in February.

The report is to address the following:

1. Whether the board is serving the purpose for which it was created;
2. Whether the board is serving current community needs;
3. A list of the board's major accomplishments;
4. Whether there is any other board, either public or private, which would better serve the function of the board; and
5. Other recommendations.

**Recommendation:**

Approval of a final report to be forwarded to the City Council

**ATTACHMENTS:**

- Annual Report January 2014 (PDF)

January 14, 2014

Honorable Mayor and City Council  
City of Bellaire  
7008 South Rice Avenue  
Bellaire, Texas 77401

Mayor Nauert and City Council:

The City of Bellaire Planning and Zoning Commission (Commission) is a statutory board that exists as an advisory body to the City Council with regard to planning and zoning in order to promote the general welfare of the community and compliance with the Comprehensive Plan, and serves an administrative role by reviewing subdivision plats for compliance with local ordinances. The Commission performed in that capacity during 2013 and will continue to serve the purpose for which it was created in 2014.

Within the calendar year 2013, the Commission fulfilled these duties through the performance of the following tasks:

- Conducted eleven (11) regular meetings, five which included public hearings, and sixth public hearing during a special meeting.
- Held three (3) workshops;
- Reviewed two (2) amended plats, and two (2) replats for the creation of a new subdivision;
- Reviewed two (2) Specific Use Permit requests;
- Preparation, revision and discussion of proposed amendments to Chapter 24, Planning & Zoning regulations, addressing zoning districts regulating the downtown area and the Bissonnet Corridor, with the assistance of Kendig Keast Collaborative;

It is through these actions that the Commission also fulfills its duty to serve the Bellaire community. The advisory and administrative duties are performed keeping in mind that the Commission's roll is serving the needs of the Bellaire community as a whole as guided by the Comprehensive Plan, adopted in 2009. The Commission will continue to serve the community in the advisory and administrative duties outlined above and through further implementation of the Comprehensive Plan.

The Commission wants to thank Commissioner Lori Aylett for her contributions to the commission last year and for her exemplary service as vice-chair of the Commission.

The major highlight of the Commission the past year was the extensive work expended by all members along with the City's planning consultant, Gary Mitchell of Kendig Keast Collaborative, in the review and final recommendations on amendments to Chapter 24 of the Code of Ordinances with regard to the creation of two new commercial/mixed-use zoning districts focusing on the downtown area and the Bissonnet Corridor.

The Commission is best suited to continue to carry out the duties assigned moving forward. Commissioners currently serving their community through active participation on the Commission are:

E. Wayne Alderman  
Winfred C. Frazier  
Paul C. Simmons  
S. Lynne Skinner  
Mark Steinberg  
Dirk Stiggins  
Bill Thorogood

The Commissioners wish to express their gratitude to the Mayor and City Council for supporting the Commissions efforts. We also wish to thank the City Manager; City Staff, specifically John McDonald and Ashley Parcus; Assistant City Attorney Elliot Barner; and Council Liaison Corbett Parker, for their extensive and continual efforts assisting and supporting the Commission.

In summary, the Commission looks forward to continuing to serve the Bellaire community in 2013 and is most appreciative of the opportunity.

Respectfully,

Winfred C. Frazier  
Chairman

## Planning and Zoning Commission

City Council Chambers, First Floor of  
City Hall  
Bellaire, TX 77401



Meeting: 01/14/14 07:00 PM  
Department: Community  
Development  
Category: Report  
Prepared By: Shawn Cox  
Department Head: John McDonald  
DOC ID: 1031

### SCHEDULED ACTION ITEM (ID # 1031)

#### **Item Title:**

Review of the current square footage requirements as they relate to the limits placed on the development of multifamily usage within the Commercial Mixed Use (Sec. 24-536) And Urban Village-Downtown (Sec. 24-537) Zoning Districts included in the proposed amendments to Chapter 24, Planning and Zoning.

#### **Item Summary:**

Included in the recommended amendments to Chapter 24 regarding the creation of the Urban Village Downtown (UVD) and the Corridor Mixed-Use zoning districts was a limitation on the extent of multi-family use. Regulations within both districts include a provision limiting the total gross developed floor area for multi-family use to fifteen (15) percent.

Staff has conducted a survey of Harris County Appraisal Records to calculate the total present developed area within the area of each proposed district so as to demonstrate the maximum allowable square footage for multi-family may be under current conditions.

| <b><u>District</u></b> | <b><u>Total SF</u></b> | <b><u>Max. MF SF</u></b> |
|------------------------|------------------------|--------------------------|
| UVD                    | 252,127                | 37,819.05                |
| CMU                    | 786,191                | 117,928.65               |

#### **ATTACHMENTS:**

- Developed SF CMU - Jan 2014 (PDF)
- Developed SF UVD - Jan 2014 (PDF)

## Current Developed Square Footage - CMU

| Property Address    | Appraisal Number<br>(TAX ID) | Legal Description (Lot & Block)    | Building Area Square Ft |
|---------------------|------------------------------|------------------------------------|-------------------------|
| 5815 BISSONNET ST   | 0370580220086                | LT 87 & TR 86A BLK 22              | 57992                   |
| 5757 BISSONNET ST.  | 0370580220089                | TRS 89A & 103B BLK 22              | 4962                    |
| 5711 BISSONNET ST.  | 0370580220090                | TR 90B BLK 22                      | 10780                   |
| 5713 BISSONNET ST.  | 0370580220098                | TR 89B BLK 22                      | 5690                    |
| 5761 BISSONNET ST.  | 0370580220103                | TR 103A BLK 22                     | 2880                    |
| 5801 BISSONNET ST.  | 0370580220139                | TR 88A BLK 22                      | 10780.00                |
| 5867 BISSONNET ST.  | 0370580220169                | TR 86B BLK 22                      | 12024                   |
| <b>Total SF</b>     |                              |                                    | <b>105108.00</b>        |
| 5303 BISSONNET ST.  | 0370550170018                | LT 19 & TR 18A BLK 17              | 40737                   |
| 5321 BISSONNET ST.  | 0370550170096                | TR 24A BLK17                       | 0                       |
| 5321 BISSONNET ST.  | 0370550170024                | TR 24 BLK17                        | 8100                    |
| 5301 BISSONNET ST.  | 0370550170020                | TR 18B BLK 17                      | 8358                    |
| 6802 MAPLERIDGE ST. | 0370550170005                | TR 5A BLK 17                       | 24080                   |
| 5407 BELLAIRE BLVD  | 0370550170001                | LT 3 & TRS 1, 2, 4, 11 & 12 BLK 17 | 57162                   |
| 0 BELLAIRE BLVD     | 0370550170109                | TR 10A BLK 17                      | 0                       |
| 5313 BELLAIRE BLVD  | 0370550170006                | LT 6 & TR 7A BLK 17                | 10615                   |
| <b>Total SF</b>     |                              |                                    | <b>149052.00</b>        |
| 70050MAPLERIDGE ST. | 0730790000010                | LT 10                              | 9371                    |
| <b>Total SF</b>     |                              |                                    | <b>9371</b>             |
| 5133 BELLAIRE BLVD  | 1207350010001                | TR A BLK 1                         | 5980                    |
| 5430 BISSONNET ST   | 1235430010001                | RES A BLK 1                        | 12036                   |
| 5311 BELLAIRE BLVD  | 1277740010002                | RES A1 BLK 1                       | 4960                    |
| 5301 BELLAIRE BLVD  | 1277740010001                | RES A BLK 1                        | 0                       |
| <b>Total SF</b>     |                              |                                    | <b>22976.00</b>         |
| 0 BELLAIRE BLVD     | 0070510340001                | TRS 9 & 10 BLK 34                  | 0                       |
| 5123 BELLAIRE BLVD  | 0070510340014                | TRS 17 & 18 BLK 34                 | 0                       |
| 0 BELLAIRE BLVD     | 0070510340015                | TRS 9A 10 A & A BLK 34             | 0                       |
|                     |                              | LTS 1 THRU 8 & 19 THRU 26 &        |                         |
| 5101 BELLAIRE BLVD  | 0070510340016                | TRS 1A THRU 8A 9A-1 9B 18A A1      | 45302                   |



|              |  |  |          |          |
|--------------|--|--|----------|----------|
| B & C BLK 34 |  |  | Total SF | 45302.00 |
|--------------|--|--|----------|----------|

|                 |               |             |      |
|-----------------|---------------|-------------|------|
| 6900 S RICE AVE | 0070510330001 | LT 1 BLK 33 | 3128 |
| Total SF        |               |             | 3128 |

|                    |               |   |          |
|--------------------|---------------|---|----------|
| 5235 BELLAIRE BLVD | 0070580470001 | TRS 11 BLK 47                                       | 630      |
| 5233 BELLAIRE BLVD | 0070580470008 | TRS 8, 9 & 10 BLK 47                                | 12225    |
| 5231 BELLAIRE BLVD | 0070580470007 | TR 7 BLK 47   | 5600     |
| 5225 BELLAIRE BLVD | 0070580470006 | LT 6 BLK 47   | 3160     |
| 5217 BELLAIRE BLVD | 0070580470004 | TRS 4 & 5 BLK 47                                    | 6000     |
| 5209 BELLAIRE BLVD | 0070580470003 | TRS 3 & 4A BLK 47                                   | 4350     |
| 5201 BELLAIRE BLVD | 0070580470001 | TRS 1 & 2 BLK 47                                    | 3857     |
| 5224 LINDEN ST     | 0070580470013 | LT 13 BLK 47  | 3096     |
| 5222 LINDEN ST     | 0070580470014 | LT 14 & TR A BLK 47                                 | 2242     |
| 5220 LINDEN ST     | 0070580470015 | LT 15 BLK 47  | 2572     |
| 5218 LINDEN ST     | 0070580470016 | LT 16 BLK 47  | 3524     |
| 5216 LINDEN ST     | 0070580470017 | LT 17 BLK 47  | 3258     |
| 5214 LINDEN ST     | 0070580470018 | LT 18 & TR A & ADJ 12.5 FT X 135 FT OF ALLEY BLK 47 | 3302     |
| 5212 LINDEN ST     | 0070580470019 | LT 19 & TR B & ADJ 12.5 FT X 135 FT OF ALLET BLK 47 | 2951     |
| 5210 LINDEN ST     | 0070580470020 | LT 20 BLK 47  | 3520     |
| 5208 LINDEN ST     | 0070580470021 | LT 21 BLK 47  | 1061     |
| 5206 LINDEN ST     | 0070580470022 | LT 22 BLK 47  | 1460     |
| 5204 LINDEN ST     | 0070580470023 | LT 23 BLK 47  | 3220     |
| 5202 LINDEN ST     | 0070580470024 | LT 24 BLK 47  | 1540     |
| Total SF           |               |   | 67568.00 |

|                      |               |             |                 |             |
|----------------------|---------------|-------------|-----------------|-------------|
| 6703 CHIMNEY ROCK RD | 1202720010002 | RES B BLK 1 |                 | 9720        |
|                      |               |             | <b>Total SF</b> | <b>9720</b> |

|                      |               |  |       |
|----------------------|---------------|--|-------|
| 6701 CHIMNEY ROCK RD | 0370550160044 | TRS 43C & 44C BLK 16                                 | 4664  |
| 5350 BELLAIRE BLVD   | 0370550160046 | LTS 46, 47, 48 & 49 & TRS 45A, 48A, 57A & 58A BLK 16 | 0     |
| 5455 DASHWOOD ST     | 0370550160045 | TR 45B BLK 16  | 14150 |
| 6700 FERRIS ST       | 0370550160050 | TRS 50A & 51A BLK 16                                 | 10492 |
| 6702 FERRIS ST       | 0370550160085 | TRS 50B & 51B BLK 16                                 | 9100  |
| 5300 BELLAIRE BLVD   | 0370550160060 | .3333 U/D INT IN LT 60 BLK 16                        | 0     |
| 5300 BELLAIRE BLVD   | 0370550160116 | TR 59B BLK 16  | 0     |

|                    |               |                                  |                  |
|--------------------|---------------|----------------------------------|------------------|
| 5422 BELLAIRE BLVD | 1202720010001 | RES A BLK 1                      | 11644            |
| 5420 BELLAIRE BLVD | 0370550160086 | TR 53A BLK 16                    | 6734             |
| 5410 BELLAIRE BLVD | 0370550160054 | LT 54 & TRS 55, 55C & 55D BLK 16 | 28108            |
| 5408 BELLAIRE BLVD | 0370550160061 | TR 55B BLK 16                    | 1050             |
| 5400 BELLAIRE BLVD | 0370550160058 | TRS 55A & 56 BLK 16              | 11320            |
| 5320 BELLAIRE BLVD | 0370550160057 | TRS 57 & 58 BLK 16               | 21652            |
| 5300 BELLAIRE BLVD | 0370550160059 | TRS 59A BLK 16                   | 11120            |
| <b>Total SF</b>    |               |                                  | <b>130034.00</b> |

|                    |               |             |                 |
|--------------------|---------------|-------------|-----------------|
| 5002 BELLAIRE BLVD | 0070470260026 | TR 2 BLK 26 | 20110           |
| 5020 BELLAIRE BLVD | 0070470260001 | TR 1 BLK 26 | 2160            |
| <b>Total SF</b>    |               |             | <b>22270.00</b> |

|                   |               |                             |                 |
|-------------------|---------------|-----------------------------|-----------------|
| 6605 S RICE AVE   | 0070470250001 | LTS 11 THRU 15 BLK 25       | 11721           |
| 6601 S RICE AVE   | 0070470250016 | LTS 16, 17 & 18 BLK 25      | 3810            |
| 5000 CEDAR ST     | 0070470250009 | LT 10 & TR 9 BLK 25         | 0               |
| 5001 BISSONNET ST | 0070470250001 | LTS 1 THRU 8 & TR 9A BLK 25 | 18546           |
| <b>Total SF</b>   |               |                             | <b>34077.00</b> |

|                   |               |                               |                 |
|-------------------|---------------|-------------------------------|-----------------|
| 5010 BISSONNET ST | 0070460240004 | LTS 4, 5, 6 & 7 & TR 8 BLK 24 | 5000            |
| 5012 BISSONNET ST | 0070460240009 | LTS 10 & 11 TR 9 BLK 24       | 2520            |
| 6509 S RICE AVE   | 0070460240012 | LT 12 BLK 24                  | 1045            |
| 6503 S RICE AVE   | 0070460240015 | LTS 13, 14 & 15 BLK 24        | 35150           |
| 6501 S RICE AVE   | 0070460240016 | LTS 16 17 & 18 BLK 24         | 5380            |
| 5001 LOCUST ST    | 0070460240001 | LTS 1 2 & 3 BLK 24            | 2413            |
| <b>Total SF</b>   |               |                               | <b>51508.00</b> |

|                 |               |                              |                |
|-----------------|---------------|------------------------------|----------------|
| 5008 LOCUST ST  | 0070460230011 | TRS 11A THRU 15A BLK 23      | 2,030          |
| 5006 LOCUST ST  | 0070460230024 | TRS 11 THRU 15 BLK 23        | 1,243          |
| 5002 LOCUST ST  | 0070460230023 | TRS 6C 7A 8A 9A & 10A BLK 23 | 1,852          |
| 5000 LOCUST ST  | 0070460230022 | TRS 6 & 6A THRU 10 BLK 23    | 1,333          |
| <b>Total SF</b> |               |                              | <b>6458.00</b> |

|                   |               |  |        |
|-------------------|---------------|--|--------|
| 4950 BISSONNET ST | 0070430170010 | LT 10 BLK 17   | 10,068 |
| 4915 BISSONNET ST | 0070430170008 | LTS 8 & 9 BLK 17 & ADJ N 5 FT LTS 8 & 9 BLK 17 & ADJ N 5 FT OF ABAND ALLEY | 1992   |

|                   |               |   |                 |
|-------------------|---------------|---|-----------------|
| 4913 BISSONNET ST | 0070430170007 | LT 7 BLK 17 & ADJ N 5 FT OF ABAND ALLEY | 1242            |
| 4949 BISSONNET ST | 0070430170011 | LTS 11 & 12 BLK 17                      | 3,414           |
| 4909 BISSONNET ST | 0070430170025 | TR A                                    | 20,586          |
| 4901 LOCUST ST    | 0070430170001 | LT 1 BLK 17 & ADJ N 5 FT OF ABAND ALLEY | 1,176           |
| <b>Total SF</b>   |               |   | <b>38478.00</b> |

|                   |               |  |                 |
|-------------------|---------------|--|-----------------|
| 4922 LOCUST ST    | 0070430180026 | TRS 14A & 15A BLK 18 & ADJ S 5 FT OF ABAND ALLEY | 1,632           |
| 4924 LOCUST ST    | 0070430180014 | TR 14 BLK 18 & ADJ S 5 FT OF ABAND ALLEY         | 1,248           |
| 4918 LOCUST ST    | 0070430180016 | TRS 16 & 17A BLK 18 & ADJ S 5 FT OF ABAND ALLEY  | 2,025           |
| 4920 LOCUST ST    | 0070430180015 | TRS 15 & 16A BLK 18 & ADJ S 5 FT OF ABAND ALLEY  | 2,490           |
| 4914 BISSONNET ST | 0070430180018 | LT 18 BLK 18                                     | 6748            |
| 4912 BISSONNET ST | 0070430180019 | LT 20 & TR 19 BLK 18 & ADJ S 5 FT OF ABAND ALLEY | 1022            |
| 4910 BISSONNET ST | 0070430180021 | LTS 21 & 22 BLK 18 & ADJ N 5 FT OF ABAND ALLEY   | 2200            |
| 4900 BISSONNET ST | 0070430180001 | LTS 1 2 & 3 BLK 18 & ADJ N 5 FT OF ABAND ALLEY   | 8200            |
| 4903 BISSONNET ST | 0070430180023 | LTS 23 24 & 25 BLK 18                            | 3840            |
| 4923 CHESTNUT ST  | 0070430180012 | LT 12 BLK 18 & ADJ N 5 FT OF ABAND ALLEY         | 3919            |
| <b>Total SF</b>   |               |  | <b>33324.00</b> |

|                   |               |      |              |
|-------------------|---------------|------|--------------|
| 4817 BISSONNET ST | 1312100000001 | LT 9 | 5,700        |
| <b>Total SF</b>   |               |      | <b>5,700</b> |

|                       |               |             |                 |
|-----------------------|---------------|-------------|-----------------|
| 4805 BISSONNET ST B   | 1324650010002 | LT 1B BLK 1 | 23,050          |
| 4801 BISSONNET ST # B | 1324650010001 | LT 1A BLK 1 | 10,552          |
| 411 S 1ST ST          | 1324650010003 | TR 1C BLK 1 | 11,160          |
| <b>Total SF</b>       |               |             | <b>44762.00</b> |

|                      |               |  |                 |
|----------------------|---------------|--|-----------------|
| 4834 CHESTNUT ST # 1 | 0070350020013 | LT 13 & TR 14A BLK 2 & ADJ S 5 FT OF ABAND ALLEY     | 2,656           |
| 4828 CHESTNUT ST     | 0070350020014 | TRS 14 & 15A BLK 2 & ADJ S 5 FT OF ABAND ALLEY       | 2,016           |
| 4826 CHESTNUT ST     | 0070350020015 | LT 16 & TRS 15 17A BLK 2 & ADJ S 5 FT OF ABAND ALLEY | 1855            |
| 4820 BISSONNET ST    | 0070350020017 | LT 18 & TR 17 BLK 2 & ADJ S 5 FT OF ABAND ALLEY      | 1764            |
| 4811 BEECH ST        | 0070350020005 | LTS 6 19 & TR 5 BLK 2 & W 10 FT OF ABANDONED ALLEY   | 5166            |
| 4809 BEECH ST        | 0070350020004 | TRS 4 & 5A BLK 2 & ADJ N 5 FT OF ABAND ALLEY         | 3269            |
| <b>Total SF</b>      |               |  | <b>16726.00</b> |

**Total Square Footage**

**786191.00**

## Current Developed Square Footage - UVD

| Property Address         | Appraisal Number (TAX ID) | Legal Description (Lot & Block)                      | Building Area Square Ft |
|--------------------------|---------------------------|--|-------------------------|
| 5130 BELLAIRE BLVD       | 0070520350005             | LOT 5 THRU 10, 12 THRU 21 TRS 22A 23A & 24A BLOCK 35 | 33335                   |
| 5122 BISSONNET ST        | 0070520350011             | LOT 11 BLOCK 35                                      | 6716                    |
| 5102 BELLAIRE BLVD       | 0070520350022             | TRS 22 23 & 24 BLOCK 35                              | 2568                    |
| <b>BLOCK 35 TOTAL SF</b> |                           |  | <b>42619.00</b>         |
| 5106 BISSONNET ST        | 0070520360004             | LTS 4 THRU 20 & TRS 26 27 28 & 29 BLOCK 36           | 51008                   |
| 5106 CEDAR ST            | 0070520360021             | TR 25A BLOCK 36                                      | 1500                    |
| 660 S RICE AVE           | 0070520360022             | LOT 22 & TR 21A BLOCK 36                             | 4233                    |
| 5108 CEDAR ST            | 0070520360025             | TR 25B BLOCK 36                                      | 835                     |
| <b>BLOCK 36 TOTAL SF</b> |                           |  | <b>57576.00</b>         |
| 5160 SPRUCE ST           | 0070530370014             | LOT 14 & 15B BLOCK 37                                | 3807                    |
| 5134 SPRUCE ST           | 0070530370016             | LOT 16 17 18 19 & 15A BLOCK 37                       | 9800                    |
| 5112 SPRUCE ST           | 0070530370020             | LOT 22 & 23 BLOCK 37                                 | 5300                    |
| 5104 SPRUCE ST           | 0070530370024             | LOT 24 & 25 BLOCK 37                                 | 6303                    |
| 6510 S. RICE AVE         | 0070530370026             | LOT 26 BLOCK 37                                      | 9100                    |
| <b>BLOCK 37 TOTAL SF</b> |                           |  | <b>34310.00</b>         |
| 5222 SPRUCE ST           | 0070560440013             | LOT 13 BLOCK 44                                      | 1153                    |
| 5220 SPRUCE ST           | 0070560440014             | LOT 14 BLOCK 44                                      | 0                       |
| 5218 SPRUCE ST           | 0070560440015             | LOT 15 BLOCK 44                                      | 1078                    |
| 5216 SPRUCE ST           | 0070560440016             | LOT 16 & 17 BLOCK 44                                 | 1688                    |
| 5216 SPRUCE ST           | 0070560440017             | LOT 16 & 17 BLOCK 44                                 | 0                       |
| 0 SPRUCE ST              | 0070560440018             | LOT 18 BLOCK 44                                      | 0                       |
| 5210 SPRUCE ST           | 0070560440019             | LOT 19 & 20 BLK 44                                   | 8430                    |
| 5204 SPRUCE ST           | 0070560440021             | LOT 21 BLOCK 44                                      | 3082                    |
| 5204 SPRUCE ST           | 0070560440022             | LOT 22 BLOCK 44                                      | 0                       |
| 5202 SPRUCE ST           | 0070560440023             | LOT 23 BLOCK 44                                      | 2030                    |
| 5200 SPRUCE ST           | 0070560440024             | LOT 24 BLOCK 44                                      | 1920                    |
| <b>BLOCK 44 TOTAL SF</b> |                           |  | <b>19381.00</b>         |
| 0 CEDAR STR              | 0070570450029             | LOT 18 BLOCK 45                                      | 0                       |
| 5230 CEDAR ST            | 0070570450028             | LOT 17 BLOCK 45                                      | 0                       |

|                     |               |                            |      |
|---------------------|---------------|----------------------------|------|
| 215 N 5TH ST        | 0070570450027 | TR 24A BLOCK 45            | 672  |
| 5205 SPRUCE ST      | 0070570450026 | LOT 3 & 4 BLOCK 45         | 5060 |
| 5200 CEDAR ST       | 0070570450024 | TR 24 BLOCK 45             | 1469 |
| 5202 CEDAR ST       | 0070570450023 | LOT 23 BLOCK 45            | 0    |
| 5204 CEDAR ST       | 0070570450022 | LOT 22 BLOCK 45            | 4921 |
| 5220 CEDAR ST       | 0070570450019 | LOT 19 20 & 21 BLOCK 45    | 6318 |
| 5236 CEDAR ST       | 0070570450013 | LOT 13 14 15 & 16 BLOCK 45 | 8400 |
| 6639 FERRIS ST # 26 | 0070570450010 | LOT 10 11 12 BLOCK 45      | 9688 |
| 5217 SPRUCE ST      | 0070570450009 | LOT 9 BLOCK 45             | 2560 |
| 5215 SPRUCE ST      | 0070570450008 | LOT 8 BLCOK 45             | 2890 |
| 5213 SPRUCE ST      | 0070570450007 | LOT 7 BELLAIRE AMEND       | 2916 |
| 5211 SPRUCE ST      | 0070570450005 | LOT 5 & 6 BLOCK 45         | 2500 |
| 5201 SPRUCE ST      | 0070570450001 | LOT 1 & 2 BLOCK 45         | 7000 |

**BLOCK 45 TOTAL SF 54394.00**

|                    |               |                         |       |
|--------------------|---------------|-------------------------|-------|
| 0 BELLAIRE BLVD    | 0070570460032 | TR A                    | 0     |
| 5214 BELLAIRE BLVD | 0070570460031 | TR 17A BLCOK 46         | 1080  |
| 5202 BELLAIRE BLVD | 0070570460025 | LOT 25 BLOCK 46         | 6318  |
| 5208 BISSONNET ST  | 0070570460021 | LOT 22 23 & 24 BLCOK 46 | 3112  |
| 5210 BISSONNET ST  | 0070570460019 | TRS 19 20 & 21 BLOCK 46 | 1260  |
| 5212 BELLAIRE BLVD | 0070570460017 | LOT 18 & TR 17 BLCOK 46 | 4225  |
| 5216 BELLAIRE BLVD | 0070570460016 | LOT 16 BLOCK 46         | 1744  |
| 5240 BELLAIRE BLVD | 0070570460013 | LOT 13 14 & 15 BLOCK 46 | 833   |
| 5225 CEDAR ST      | 0070570460010 | LOT 10 11 & 12 BLOCK 46 | 0     |
| 5217 CEDAR ST      | 0070570460008 | LOT 8 & 9 BLOCK 46      | 5225  |
| 5213 CEDAR ST      | 0070570460007 | LOT 7 BLOCK 46          | 3631  |
| 5212 BISSONNET ST  | 0070570460006 | LOT 6 BLOCK 46          | 1544  |
| 5200 BISSONNET ST  | 0070570460001 | LOT 1 THRU 5 BLOCK 46   | 14875 |

**BLOCK 46 TOTAL SF 43847.00**

**Total SF for Blocks 35 36 37 44 45 & 46**

**252127.00**



