

CITY OF BELLAIRE TEXAS

PLANNING AND ZONING COMMISSION

FEBRUARY 11, 2014

| | | |
|-----------------|-----------------|---------|
| Council Chamber | Regular Session | 6:00 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**

1. Regular Meeting of November 12, 2013
(Requested by John McDonald, Community Development)
2. Regular Meeting of December 10, 2013
(Requested by John McDonald, Community Development)
3. Planning and Zoning Commission - Regular Session - Jan 14, 2014 7:00 PM

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. PUBLIC HEARINGS

1. Consideration of proposed amendments to the Code of Ordinances of the City of Bellaire; Chapter 24; Planning & Zoning Regulations, Section 24-501, Districts Established, to delete references to old zoning districts and include newly created districts; Section 24-514a, Parking in Commercial and Mixed-Use Districts, to include references to new zoning districts and to amend parking requirements in commercial/mixed-use area; 24-531, R-1 Residential District, D (2) a) churches and b) schools; 24-532, R-3 Residential District, C (2) a) churches and b) schools; 24-533, R-4 Residential District, C (2) a) churches and b) schools; 24-534, R-5 Residential District, C (2) a) churches and b) schools; and 24-535, R-MF Residential Multi-Family District, F (2) a) churches and b) schools, to delete standard regulations for churches and schools, and to include a new section within Article V. Zoning Regulations, Division 1, Zoning Districts and Regulations of General Applicability, to identify consistent standard regulations for churches and schools for all residential districts.

(Requested by John McDonald, Community Development)

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

1. Discussion regarding the latest developments on the Uptown Houston Mobility Plan, including the potential for a bus transit facility to be located in or adjacent to the far north end of the City of Bellaire and it's potential impacts on the area zoned Urban Village Transit-Oriented Development (UVT).

(Requested by John McDonald, Community Development)

VII. COMMITTEE REPORTS

VIII. CORRESPONDENCE**IX. 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.**
- 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**

X. ADJOURNMENT

**Planning and Zoning
Commission**

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



Meeting: 02/11/14 06:00 PM
Department: Community
Development
Category: Minutes
Prepared By: Ashley Parcus
Department Head: John McDonald
DOC ID: 1073

**SCHEDULED
ACTION ITEM (ID # 1073)**

Item Title:

Regular Meeting of November 12, 2013

Item Summary:

Approval or correction of the minutes from the Regular Meeting of November 12, 2013.

ATTACHMENTS:

- MINUTES 11-12-13 (PDF)

**MINUTES
PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 12, 2013
REGULAR MEETING
6:00 PM**

The Planning and Zoning Commission met in a Regular Session at 6:00 PM, on Tuesday November 12, 2013 in the City Council Chambers of City Hall, 7008 South Rice Avenue, Bellaire, Texas for the following purposes:

I. Call to Order and Announcement of Quorum

Chairman Frazier called the meeting to order at 6:04 PM.

Chairman Frazier announced that a quorum was present, consisting of the following members:

**Chairman Win Frazier
Vice Chairman Bill Thorogood
Commissioner Wayne Alderman
Commissioner Paul Simmons
Commissioner S. Lynne Skinner
Commissioner Marc Steinberg
Commissioner Dirk Stiggins**

The following staff members were present:

**Director of Community Development, John McDonald
Assistant City Attorney, Elliot Barner
Community Development, Taylor Reynolds**

Mr. Gary Mitchell from Kendig Keast Collaborative was also present.

II. Approval of Minutes from Past Meetings

- a. **Regular meeting of October 8, 2013.**
- b. **Workshop session of October 8, 2013.**

MOTION: a motion was made by Commissioner Simmons and seconded by Commissioner Stiggins to approve the minutes from the Regular Meeting and Workshop Sessions of October 8, 2013.

Chairman Frazier made three minor corrections.

AMENDED MOTION: To approve the minutes from the Regular Meeting and Workshop Sessions of October 8, 2013 as corrected.

VOTE: the motion carried on a unanimous vote of 7-0.

III. Reminder to citizens desiring to address the Commission

Chairman Frazier explained that the public will have two opportunities to speak due to the fact that there is a public hearing on the agenda, and reminded everyone who wished to address the Commission to fill out a sign in sheet.

IV. Public Hearings

- a. **Proposed amendments to the Code of Ordinances of the City of Bellaire; Chapter 24; Planning & Zoning Regulations, including the deletion of Sections 24-536, R-M.1 Residential-Commercial Mixed-Use District; 24-537, R-M.2 Residential-Commercial Mixed-Use District; 24-538, R-M.3 Residential-Commercial Mixed-Use District; 24-539, CCD-1 City Center District; 24-540, CCD-2 City Center District; 24-547 (D), Design Standards; and insert new sections regulating new zoning districts (Urban Village Downtown [UV-D] and Corridor Mixed-Use [CMU]); and design standards for Urban Village (TOD) District (UV-T), CMU, and UV-D; and amend Section 24-547/C/(1), Site Plan Review, to allow for city staff review of all site plans; 24-513, Landscaping, Screening, and Buffering, of general applicability; and Section 24-403, to amend the Official Zoning District Map, and re-number sections as appropriate.**

Mr. McDonald explained the public hearing process and informed Chairman Frazier that Mr. Mitchell had a presentation to begin the process.

Mr. Mitchell presented a power point of the revised ordinances. He gave a brief summary of the background history of this presentation for the citizens who are unfamiliar with what has been going on with the plans to add multi-unit housing to the city of Bellaire. Mr. Mitchell explained that this project is a result of the Comprehensive Plan that was adopted by the City of Bellaire in 2009. He mentioned several priorities of the plan:

1. Create more of a small town downtown feel, with restaurants and walkable areas.
2. Build up corridors along Bissonnet to match the redevelopment of the rest of the community.
3. Offer more life-cycle housing and multi-unit housing types through either mixed-use projects or stand-alone projects in some cases.

Mr. Mitchell posed the question of how to permit residential: by right, Specific Use Permit, or another procedure. He mentioned that a market analysis was done several years back for the city-center area, which included interviews with members of the development community, real-estate professionals, and local leadership. Mr. Mitchell added that the consensus was that

99 mixed-use development was the solution to make the area turn
 100 over and redevelop, and detached housing did not come up at
 101 all. He pointed out that during this process it is good to look at
 102 what is being developed in Central Houston and other cities
 103 with urban development and mixed-use projects. Mr. Mitchell
 104 gave the example of the Midtown area of Houston, where there
 105 has been an increase in the development of multi-family units
 106 and retail projects, as well as shared parking for areas with
 107 limited space. He stated that developers across the country are
 108 looking at the mixed-use approach, seeing where it makes
 109 sense financially, and from a market standpoint. Mr. Mitchell
 110 added that multi-family development is a concern in every city,
 111 and that the object is to get people to live in the area while
 112 providing the walking conveniences. Mr. Mitchell continued by
 113 saying that in some zoning districts, Bellaire requires a
 114 minimum of 900 square feet for apartment units, whereas, in
 115 other areas of Houston there is a huge market for apartment
 116 units as small as 200 square feet. He stated that these changes
 117 would potentially create two new zoning districts within Bellaire,
 118 as well as improving some of the city's standards and
 119 development quality. Mr. Mitchell then showed the current
 120 zoning map and pointed out the two zoning districts within the
 121 downtown area. He mentioned that along the Bissonnet
 122 Corridor there is currently a series of individual R-M mixed-use
 123 zoning districts, and that one of the initiatives of the Comp Plan
 124 was to look for opportunities to combine some of those
 125 districts. Mr. Mitchell showed the proposed map and zoning
 126 districts, which includes combining the following:

- 127
- 128 • Renwick and Atwell area- a proposed corridor mixed-use district
- 129 • Avenue B, Newcastle, and Mulberry area (Bissonnet corridor)- the
- 130 proposal is to focus on the properties that front the corridor and have
- 131 the existing smaller lots go back to residential zoning
- 132 • The South Rice and Bissonnet area
- 133 • The downtown area- proposed location for the Urban Village District
- 134 • The Chimney Rock area

135 A summary of the significant revisions include:

- 136 • **Height-setback plane adjustments**
 - 137 ○ Mr. Mitchell explained the height-setback plane by stating that
 - 138 it would not only create a setback from the property line, but
 - 139 also a height setback from the building. He added that as the
 - 140 height increases, the setback has to increase. Mr. Mitchell
 - 141 stated that by doing this, it will create more productive space.
 - 142 He noted that the original proposal for the height-setback plane
 - 143 was 27 feet, a 1:1 ratio, but the revision to the ordinance

would push it to a 1:2 ratio, meaning that for every one foot in height, two feet are required in distance. Mr. Mitchell explained that the new setback plane is 10:15. He also added that trees must be planted on the non-residential property line facing R-zoning, and accessory buildings would have to meet the 15ft minimum set back.

- **Single-family attached by right UV-D**

- Mr. Mitchell pointed out that the most significant change since the May package is the decision to allow single-family attached housing by right, whereas, before it had to be a part of a mix-used project. He stated that the provisions for this kind of development are that it must include at least 5 lots and that the lots for this housing have to be within 350ft of a boundary of a district with R-Zoning (along Spruce St).

- **Mixed threshold for "Mixed-use"**

- Mr. Mitchell explained that a mixed-use development would consist of, for example, a group of residential homes and then a corner store. He stated that the corner non-residential would need to be at least 5,000ft or 10% of the flooring of the entire development, whichever is greater.

- **Limit on MF floor area within districts (UV-D & CMU)**

- He then mentioned the multi-family limitations: if you take the total area of development in that district, 15% (which is changeable) of that project can be multi-family development.

- **Density limit for MF on sites**

- On individual sites the amount of multi-family that can occur is 30 units per acre for each site. He made reference to Pont Alba Apartments as a suburban style complex and stated that Bellaire may see the number [30 units] go higher in the new districts in order to promote a more urban atmosphere.

- **Limit on solely MF buildings**

- Any building that has multi-family must have at least 25% of the building floor area in non-residential use.

- **Building design standards apply to all visible sides**

- The design standard apply to all visible sides, meaning anywhere a building is visible it must get the same design treatment as the rest of the building.

- **Limitation on outdoor customer areas**

- Anything with outdoor seating can only be on the front half of the lot towards the street and away from the residential rear boundary.

Mr. Mitchell also mentioned that a planned development in the previous packet required a one acre minimum, whereas, in the revised packet the requirement is three-quarters of an acre.

Gary Mitchell then opened the floor up for questions.

189 **Public Hearing Comments**

190 **Donna Rickenbacker**– Ms. Rickenbacker thanked the Commission for
 191 making some adjustments with respect to the CMU District. She also
 192 mentioned that the 40 foot maximum height limit could be increased by 10
 193 feet for drive under parking, antennae, gables, etc. and asked Mr. Mitchell
 194 whether or not the setoffs of every two feet are inclusive of every additional
 195 height that is allowed.

196 Chairman Frazier said that the question will be answered specifically after
 197 others ask their questions.

198 **Lynn McBee**– Ms. McBee stated that this is a documented public hearing and
 199 she did not receive a list of names and addresses of the people notified;
 200 therefore, the hearing may possibly be tainted if a larger amount of people
 201 other than those directly affected within 200ft of the zoning changes haven't
 202 been notified about the 11-12-13 public hearing. She continued to say that
 203 the proposal to change the existing acreage for a planned developed site from
 204 a current one acre to three-quarters of an acre does two things negatively:

- 205 1. By changing the city-wide minimum requirement for
 206 a planned development, you increase the number of
 207 potential client developments, which undercuts the
 208 zoning predictability that you have.
- 209 2. If a developer wishes to get a particular change to
 210 the existing standards then he applies to the City
 211 Council for a hearing for that proposal. She added
 212 that this would increase the number of special
 213 planned developments, along with the
 214 unpredictability of zoning.

215 Ms. McBee noted that she appreciated the revisions that were made in
 216 response to the critics that felt the changes on the corridor would adversely
 217 affect them. She then mentioned the logo "the city of homes" and stated that
 218 in opening Pandora's Box to allow even a limited amount of residential homes
 219 as part of retail development, the Commission has no idea what kind of
 220 problems that the city is going to inherit. She mentioned that any residential
 221 addition to the corridors is a roulette-wheel, and voiced her opinion that the
 222 corridor mixed-use looks wonderful on paper, but will be a bear's nest in
 223 actuality. Ms. McBee strongly encouraged the Commission to remove the use
 224 of residential building in the downtown area. She added that the idea of trying
 225 to reduce the auto-oriented emphasis "is not only a joke, it is absurd."

226 **Nick Lanza**–Mr. Lanza stated that he owns a home on Newcastle and an
 227 office building on Bissonnet. He added that he is interested in owning a few
 228 more office buildings in Bellaire. He then thanked the Commission for the
 229 hard work that they do for the community. Mr. Lanza explained that when he
 230 moved here 15 years ago he was attracted to the quaintness of the city, the

family environment, and the city of homes. He added that he is heavily invested in this city and has no interest in living in a multi-family unit town. He stated that he wants the personal connections with the people in the community to continue, and feels that the City of Bellaire will sell out to big retail stores if the zoning is changed. Mr. Lanza added that parking and traffic will become a problem, and that the quality of life is in jeopardy for the people in Bellaire.

Mike Salomon-0 Howard & 0 Newcastle-Owner of Sandcastle homes, Mr. Salomon explained that he was originally opposed to the new ordinances because it would prohibit his company from building homes. Mr. Salomon informed the Commission that he is not into commercial/ mixed use projects and thanked Mr. McDonald, the city staff, and the Commission for working with him on this matter and revising the ordinance to only require $\frac{3}{4}$ of an acre for a planned development. He stated that he has submitted to the city a proposal for a planned development to create 12 patio home lots. Mr. Salomon was curious if a 15ft setback would apply to his project.

Chairman Frazier then allowed Mr. Mitchell to respond to the public questions asked.

Mr. Mitchell answered Ms. Rickenbacker's height-setback question by saying that you have to start stepping back at 27 feet and that some clarifying language can be added to say that it is strictly 27 feet, and that there are no extensions.

Ms. Rickenbacker asked if the antenna that adds to the total height of the building would be included in the 27ft.

Mr. Mitchell said that if the antenna or whatever extension was at the back of the building at the 27 foot mark, then the setback couldn't go above the 27ft.

Mr. Mitchell mentioned Ms. McBee's comment that changing the auto-oriented nature was absurd. He added that the question has come up regarding why all of the area over to Chimney Rock that is in the current CCD Districts is not included. He explained that those areas are shopping center type developments oriented towards the cars coming in off the street. Mr. Mitchell added that the Comp Plan focuses on a core area, which is why the proposed UV-D is a smaller part of the current CCD District. He also pointed out that it Comp Plan talks about the possibility of the city or property owners could propose zoning change to the Urban Village Zoning. Mr. Mitchell continued by stating that plenty of cities redevelop to change from auto-oriented to narrowing streets in order to promote a different style of development. He mentioned the concern with multi-family developments and explained that the desire for the downtown area to change and be better is going to be tough if some of the parts of that equation do not change. Mr. Mitchell stated that with these changes, the city is providing a path to other types of residential development. He noted that the market analysis portrays Bellaire as a

273 challenging place to get projects approved, due to things like density/unit
274 limitations, allowable building height/mix of buildings, and location. Mr.
275 Mitchell then addressed Mr. Salomon's question regarding the 15 ft. setback.
276 He explained that once that property had been approved as a PD it is no
277 longer under the limitations of the CMU District, and is instead under the
278 parameters of the planned development project.

279 Mr. McDonald mentioned the revision to allow $\frac{3}{4}$ of an acre for a PD and
280 pointed out that currently in the RM districts the minimum acreage for a
281 residential PD is less than half an acre (18,000 square feet), meaning that
282 even with the change, the land requirement for a planned development is
283 increasing from the current code.

284 Chairman Frazier opened up questions from the commission.

285 Vice Chairman Thorogood stated that the original decision to require one acre
286 for a PD was arbitrary.

287 Commissioner Simmons noted that he is satisfied with the Commission's due
288 diligence and is happy with the product and progress. He mentioned Mr.
289 Salomon's question about the setbacks and asked Mr. Mitchell if there would
290 be any situations where the side setback would conflict with the required
291 height-setback plane.

292 Mr. Mitchell explained that the height-setback plane applies to whatever side
293 is facing R zoning.

294 Commissioner Alderman asked if the 15% multi-family requirement could be
295 changed with a PD.

296 Mr. Mitchell responded by saying that if PDs are approved, over time they
297 become their own site specific zoning; they're not a part of the CMU or UV-D
298 Districts, so it is always keeping track of the total floor area within those
299 districts. Mr. Mitchell informed the Commission that $\leq 15\%$ was just a
300 proposed number for this draft, and can be changed now, or over time.

301 Commissioner Alderman asked for clarification on the term "mixed-use." He
302 wanted to know if there could be a mixed-use development without a
303 residential component, for example, office and retail.

304 Mr. Mitchell stated that any mix of different uses versus just an independent
305 establishment in a single building can be considered mixed-use. He added
306 that mixed-use can also be side-by-side, vertical, or horizontal development.

307 Commissioner Alderman mentioned that in reading over the draft ordinance it
308 seemed as though residential was required as a part of a mixed-use
309 development.

310 Mr. Mitchell explained that the term "patio-home" came up in the Comp Plan
311 talking about the CCD-1 District, as well as the term "apartment," which was
312 changed to "Multi-Unit Housing Types." He continued to say that the
313 difference in terminology is simply ownership versus rental, and that they are
314 just forms of development in which the units are attached. Mr. Mitchell
315 reminded the Commission that the city can regulate the design, but cannot
316 regulate the topic of rental vs. ownership through zoning.

317 Commissioner Alderman asked where the 15% came from.

318 Mr. Mitchell explained that that the thinking was to get people living in the
319 area, but not for the area to become residential. He added that the objective
320 was to have a "small town downtown." Mr. Mitchell informed the Commission
321 that 15% was just to set a relatively low number of how much of that area
322 can be multi-family.

323 Commissioner Alderman questioned whether the 15% residential limitation
324 will make future projects viable.

325 Mr. Mitchell said yes, and that part of that 15% approach is "first come first
326 serve." He continued by saying that someone could come in on a larger site
327 or with land assembly and take a large amount, if not all of that 15%, or it
328 could happen gradually over time through piecemeal projects. Mr. Mitchell
329 added that it is a moving target, and that some land area could come out of
330 these districts through planned development. He added that the
331 redevelopment of properties over time will increase the total floor area, which
332 will lead to an increase in the 15% as well.

333 Commissioner Alderman said that 15% allows people to build and test the
334 idea out, and City Council will always have the option of revising the
335 percentage depending on how successful it is/isn't. He also stated that the
336 problem is that apartments are only good for the first 20-30 years before they
337 go downhill, and at that point it is too late for City Council to revise that
338 number.

339 Mr. Mitchell agreed that this is an adjustable percentage, but disagreed with
340 the statement that apartments are only good for the first 20-30 years. He felt
341 that it was a broad statement that does not always apply.

342 Commissioner Alderman pointed out the typo/ inconsistency on pages 5 & 6
343 regarding the height of spacing.

344 Mr. Mitchell clarified that there is a difference between the two pages, the
345 table is showing the citywide standard of 40 foot spacing, and the image is
346 depicting the suggestion for the UV-D.

347 Commissioner Steinberg thanked everyone for coming to the public hearing.
348 He stated that he has a fear of downtown Bellaire turning into an apartment

349 city; however, he felt as though the Commission added several safe-guards to
350 prevent that from happening. He asked Mr. Mitchell if he felt the same way.

351 Mr. Mitchell agreed and explained that the implementations of design
352 standards and mixed-use requirements will deter unwanted apartment
353 failures. He stated that it will be up to the market to determine the success of
354 the mixed-use, multi-family units.

355 Commissioner Steinberg mentioned the construction material requirements
356 and pointed out that the ordinance was written in such a fashion that the type
357 of materials required would prevent the complexes from quickly deteriorating.

358 Mr. Mitchell agreed that the regulation of construction materials, as well as
359 the requirement for internalized design (not garden apartments) will
360 absolutely help to control quality and density of the developments.

361 Commissioner Steinberg wanted clarification that 2 or 3 developers could not
362 come into the city and propose multiple multi-family units within Bellaire due
363 to the following regulations:

- 364 ○ Land size limitations
- 365 ○ Building Height Limitations
- 366 ○ Requirement for retail development
- 367 ○ Parking Limitations

368 Commissioner Stiggins mentioned the large apartment building being
369 constructed behind Berings that Vice Chairman Thorogood had brought up at
370 a previous meeting. He asked if there had been a conclusion on whether or
371 not something like this could be built where Auntie Pastos is.

372 Commissioner Alderman stated that an apartment complex could be built
373 there, but could not be that size.

374 Mr. Mitchell stated that the building structure could not be strictly apartment
375 units; it would have to be a mixed-use development. He added that in order
376 to get to the highest floor area ratio, 75% of the street level has to be retail
377 or service uses, for example, garage parking. He reassured the Commission
378 that there are a variety of factors why a project of that size could not be built
379 on even on a large site like Auntie Pastos.

380 Commissioner Stiggins asked if it would be possible to choke down the flow of
381 auto traffic through the Bissonnet and Bellaire area.

382 Mr. Mitchell made reference to Downtown Fredericksburg, with HWY 290
383 going through their main street. He explained that the area has stores along
384 the side grabbing attention from the highway. He also mentioned Grapevine,
385 TX and how it has great downtown and an FM RD as its main street, as well
386 as South Congress in Austin, Tx. Mr. Mitchell said that if it is the right place
387 and has the right destinations along with the right attractions then it can

388 work. He continued to speak on Bissonnet and Bellaire and how that area
389 receives a lot of through traffic with no intentions of stopping. He pointed out
390 that there could be a way to attract a portion of that traffic or make those
391 areas a destination, so that ultimately it is not a place to come through.

392 Commissioner Skinner asked how the residents of Bellaire are going to
393 support all of this commercial space. She also brought up her concern of
394 spaces being vacant in the mixed-use area.

395 Mr. Mitchell explained that the driving force for the Comp Plan was to provide
396 life cycle housing for people fresh out of college, or elderly people looking to
397 downsize. He added that the twist is to get people to live in the area and to
398 bring income into the community.

399 Vice Chairman Thorogood asked how the 15% came about, and for
400 confirmation that the CMU is four/five times larger than the UV-D.

401 Mr. Mitchell explained that it all depends on the lot shapes and properties.

402 Vice Chairman Thorogood asked if it would be possible to put a number cap
403 on the units instead of a percentage cap, which he feels will be difficult to
404 manage. He then asked Mr. McDonald how many units could be built today in
405 both the CMU and the UV-D.

406 Mr. McDonald explained that the number of units cannot be calculated
407 because unit sizes range. He continued by saying that an average can be
408 used but not an exact number because there is no way to be accurate as to
409 what space is being used towards what type of mixed-use development.

410 Vice Chairman Thorogood expressed his concern with the inconsistency of the
411 15%. He stated that as Bellaire grows so does the 15%. He added that he
412 would be more comfortable with a concrete number.

413 Mr. McDonald said that he can get the calculations of the maximum amount of
414 mixed-use relative to the area, but that it cannot be done for the number of
415 units. He stressed that all multi-family developments must be mixed-use and
416 that no solely multi-family development will be permitted under this code.

417 Vice Chairman Thorogood appreciated Mr. McDonald's explanation, but stated
418 that he was trying to understand roughly how many apartment units the city
419 could potentially have.

420 Commissioner Steinberg pointed out that there is a limitation of 30 units per
421 acre.

422 Mr. McDonald explained that if you had six acres, the most you could have is
423 180 units.

424 Commissioner Steinberg stated that in looking at a piece of land and taking
425 into consideration the height limit he doesn't feel as though 180 units would
426 be attainable in Bellaire.

427 Vice Chairman Thorogood felt as though the Commission needs to provide
428 Council with a range of possibilities with regards to the number of potential
429 apartment units that will be permitted within the city. He then made
430 reference to Pont Alba Apartments in the RMF District, stating that the project
431 is small with 100 units, has its own zoning, and has not posed a problem. He
432 felt that any similar project would be fine, but giant structures would become
433 an issue. Vice Chairman Thorogood explained that he is struggling with giving
434 the "go ahead" without knowing how many structures there could ultimately
435 be.

436 Mr. Mitchell responded by saying that not knowing the unit size, the extent of
437 development that can be in a multi-family structure is a widely varying range
438 depending on the mix of unit sizes each development picks. He explained that
439 it has become more difficult to determine because the unit sizes are getting
440 smaller. Mr. Mitchell made reference to apartment complexes on Washington
441 Avenue saying that they are predominately studio and one bedroom
442 apartments with some larger multi-bedroom units, but it is project by project.
443 He continued by saying that these projects depend on their finances, market
444 and their site. Mr. Mitchell added that not knowing what the mix might be,
445 you don't know what the extent of the area is, but when tied to the amount of
446 development on the ground that is a definite number, once calculated. He
447 pointed out that once you have that, you know that each new development or
448 re-development is 15% of that number. Mr. Mitchell added that the number of
449 units will be controlled by the 30 units per acre regulation, but that each
450 particular development is their decision on what mix of unit sizes there will
451 be.

452 Vice Chairman Thorogood said that he is looking for some sort of number to
453 grasp and that Mr. Mitchell has done an excellent job guiding the Commission
454 through the 30 units per acre proposal. He asked that before the draft
455 ordinance goes to City Council, the information regarding the amount of units
456 be gathered, so it can be on the table in case anyone asks that question. He
457 continued to say that there have been concerns regarding how this is going to
458 affect the schools and the traffic flow, and once this information is gathered
459 the Commission can give those who have addressed their concerns a definite
460 answer. He asked Mr. McDonald if the calculations can be accelerated.

461 Mr. McDonald informed the Commission that the calculations will be
462 completed before the draft goes to Council.

463 Vice Chairman Thorogood stated that the concern is with the CMU more than
464 the UV-D because the UV-D is a very small piece, and is less likely to
465 accommodate multi-family developments. He pointed out that the
466 Commission has taken the "right" out of the PD and replaced it with "by-right"

for multi-family. He continued by saying that a few letters have been received stating that other cities are going in the opposite direction. He mentioned that the development in Alamo Heights (San Antonio) is going through a PD process and that their community is very similar to Bellaire's.

Mr. McDonald explained that Alamo Heights has a major proposal for mixed-use development with a fairly good sum of apartments, multi-family included. He informed the Commission that no city in Texas can prohibit multi-family developments within city limits. Mr. McDonald explained that Bellaire has an area zoned specifically for multi-family, and has included the UV-T so it is okay. Mr. McDonald clarified that most cities have a process in place for multi-family developments to come through, and just because they aren't there yet doesn't mean that the city is not prepared for those structures.

Vice Chairman Thorogood asked if Bellaire can have multi-family in the mixed-use areas with its current zoning ordinances outside the RM-F.

Mr. McDonald said that between the RM-F and the UV-T Bellaire specifically allows for multi-family development so the city is in compliance with the Fair Housing Act.

Commissioner Skinner asked for clarification as to whether or not all of the standards for the Texas Fair Housing Laws have been met by the city.

Attorney Barner assured Commissioner Skinner that the city is in compliance with the laws regarding fair housing.

Vice Chairman Thorogood stated that in order to surpass the height limits in the code, a developer would have to go through the specific use permit process. He felt as though a specific use permit is somewhat of a "done deal", whereas a planned development has a 50/50 chance of being approved. He asked Attorney Barner to speak on the legal barriers for a specific use permit versus a planned development.

Attorney Barner asked for an intermission into the discussion on the ordinances and stated that he would speak more to that once in the regular session of the meeting.

MOTION: a motion was made by Commissioner Stiggins and seconded by Commissioner Skinner to close the public hearing.

VOTE: the motion carried on a unanimous vote of 7-0.

V. Current Business (items for discussion, consideration, and/or possible action)

- a. **Discussion, Consideration, and possible action on proposed amendments to the Code of Ordinances of the City of Bellaire; Chapter 24; Planning & Zoning Regulations, including the deletion of Sections**

24-536, R-M.1 Residential-Commercial Mixed-Use District; 24-537, R-M.2 Residential-Commercial Mixed-Use District; 24-538, R-M.3 Residential-Commercial Mixed-Use District; 24-539, CCD-1 City Center District; 24-540, CCD-2 City Center District; 24-547 (D), Design Standards; and insert new sections regulating new zoning districts (Urban Village Downtown [UV-D] and Corridor Mixed-Use [CMU]); and design standards for Urban Village (TOD) District (UV-T), CMU, and UV-D; and amend Section 24-547/C/(1), Site Plan Review, to allow for city staff review of all site plans; 24-513, Landscaping, Screening, and Buffering, of general applicability; and Section 24-403, to amend the Official Zoning District Map, and re-number sections as appropriate.

Chairman Frazier moved to the "General Public Comments" section of the meeting and reminded the public that wished to address the Commission to sign up. Please refer to item VI. for the Comments.

Chairman Frazier asked if there were any questions or comments that any commissioner would like to bring forth.

Commissioner Skinner informed the public that they will always have the opportunity to apply for permit parking if it becomes a problem down the road.

Commissioner Simmons mentioned Vice Chairman Thorogood's question regarding the number of apartment units that could potentially be built in Bellaire, and asked if the Commission will have to delay sending the draft forward until those numbers are calculated.

Chairman Frazier informed Commissioner Simmons that the Commission/staff will make sure that the information is gathered and that the proper documentation is prepared for Council.

Commissioner Alderman asked what the timetable was for this item to be on Council's agenda.

Chairman Frazier explained that he does not know the timetable for Council; however, he does know that the Commission is prepared to vote on the draft ordinance. He added that Council has their own procedure, and that the Commission has no control over when this item will be considered. Chairman Frazier stated that a lot of work has been done on this project and wished to thank the following for their contributions:

- City Council
- The Public
- Mr. Mitchell of Kendig Keast Collaborative
- Mr. McDonald and City staff
- Mr. Chris Butler
- The Commission

548 Chairman Frazier pointed out that the document is not final; it is pending
549 consideration and potential adoption by City Council.

550 **MOTION:** A motion was made by Chairman Frazier and seconded
551 by Vice Chairman Thorogood that the Commission
552 recommend to approve and send forward to City Council
553 the zoning ordinance amendment package as presented
554 by Gary Mitchell of Kendig Keast Collaborative.

555 **VOTE:** The motion carried on a unanimous vote of 7-0.

556 **VI. General Public Comments**

557
558 **Lynn McBee-** Ms. McBee suggested that the plan be delayed, considering the
559 conversations regarding the legal aspects of a planned development and specific
560 use permits. She urged the Commission to first learn the ramifications of each
561 process before they send a document forward to City Council with that language
562 included. Ms. McBee asked for the legal opinion of an attorney.

563 Commissioner Skinner asked for a 5 minute recess.

564 The meeting reconvened at 7:45 PM.

565 **Charlotte Proctor-** She had concerns of overflow parking issues on the
566 residential streets, and asked whether or not this issue had been addressed in
567 the revised ordinance.

568 Mr. McDonald stated that overflow parking is never specifically allowed and that
569 the city has parking requirements that address the minimum number of spaces
570 per thousand square feet for a particular use. He pointed out, however, that the
571 city cannot prohibit parking on public streets. Mr. McDonald explained that staff is
572 looking into revising the minimum parking requirements and is hoping to bring
573 that to the Commission in December.

574 **VII. Committee Reports**

575
576 There were no committee reports.
577

578 **VIII. Correspondence**

579
580 There was no correspondence.
581

582 **IX. Requests for New Business, Announcements and Comments**

583
584 a. **Staff liaison report on the status of projects previously addressed by**
585 **the Commission as well as projects for future meetings.**
586

587 Mr. McDonald informed the Commission that the city is continuing to meet
588 with HISD representatives on the planning for the new school. He stated that
589 the focus is on Condit right now and that a public meeting was held two
590 weeks ago where a preliminary plan was presented. He added that staff is

continuing to review the requirements for the new school. Mr. McDonald pointed out that there was one developable tract left in the R-M.2-O District, at the corner of Bissonnet and First St. He stated that plans have been submitted for a one story office building in that location and should begin construction within the next month. He added that the second subdivision on Maple St., which was approved at the preliminary level a few months back should be submitting their final plat by the end of the week in order to be put on the Commission's December agenda.

Commissioner Stiggins asked what the status was on the Mandarin School.

Mr. McDonald stated that staff has had a couple of discussions with the architects focusing on lot coverage and parking requirements, and that they have gone back to make some adjustments to their site plan, which they should be submitting back to the city shortly. Mr. McDonald added that the new high school is still in the preliminary stages.

Chairman Frazier asked for a timetable on the citywide parking revisions.

Mr. McDonald explained that although our parking requirements are very similar to the surrounding areas, the City of Bellaire does not break its numbers down into as many categories as other cities do. He informed the Commission that staff is trying to figure out the best fit for each type of use, and pointed out that staff may propose an enlargement of the chart to add more specific uses. Mr. McDonald mentioned that he was looking at pulling the school and church parking designations out of the each specific district and adding them to the citywide parking requirement chart.

Commissioner Steinberg asked when the Commission will begin working on other projects such as Larch Lane.

Mr. McDonald explained that he hopes to have Larch Lane back on the table in the next couple months.

Chairman Frazier asked about the Mulberry Ln. project.

Commissioner Simmons explained that he lives on Mulberry Ln and was the driver behind the re-zoning project on Mulberry. He added that currently, by right, a developer can come in and build multiple housing.

Mr. McDonald stated that the zoning allows for a different use, and years ago the city amended the subdivision ordinance that killed that revision. He added that it is a very limited, very expensive option.

Commissioner Simmons said that the Commission initiated the effort to eliminate the possibility of that happening and to make it uniform for the residents. He added that the initiator felt that the residents would appreciate it and that it wouldn't take much effort to rezone.

Mr. McDonald said that he was the initiator of that project and would bring that forward again.

Commissioner Simmons noted that there is no pressure and no insistence from the residents, he just want to make sure that the issue was not being ignored.

- 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 on a future Agenda of the Commission or for referral to staff for investigation.**

There was no new business.

Vice Chairman Thorogood thanked Chairman Frazier for his leadership.

X. Adjournment

Motion: a motion was made by Commissioner Simmons and seconded by Commissioner Skinner to adjourn the regular meeting.

Vote: the motion carried on a unanimous vote of 7-0.

The meeting was adjourned at 8:01 PM.

Respectfully Submitted,

Ashley Parcus
Planning & Zoning

Approved:

Win Frazier, Chairman
Planning & Zoning Commission

Attachment: MINUTES 11-12-13 (1073 : November 12, 2013 Minutes)

**Planning and Zoning
Commission**

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



Meeting: 02/11/14 06:00 PM
Department: Community
Development
Category: Minutes
Prepared By: Ashley Parcus
Department Head: John McDonald
DOC ID: 1074

**SCHEDULED
ACTION ITEM (ID # 1074)**

Item Title:

Regular Meeting of December 10, 2013

Item Summary:

Approval or correction of the minutes from the Regular Meeting of December 10, 2013

ATTACHMENTS:

- MINUTES 12-10-13 (PDF)

**MINUTES
PLANNING & ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 10, 2013
6:00 PM**

The Planning and Zoning Commission met in **Regular Session at 6:00 p.m.**, on December 10, 2013 in the City Council Chambers of City Hall, 7008 South Rice Avenue, Bellaire, Texas for the following purposes:

I. Call to Order and Announcement of Quorum

Chairman Frazier called the meeting to order at 6:06 PM. He announced that a quorum was present, consisting of the following members:

**Chairman Win Frazier
Vice Chairman Bill Thorogood
Commissioner Wayne Alderman
Commissioner S. Lynne Skinner
Commissioner Marc Steinberg
Commissioner Dirk Stiggins**

Commissioner Paul Simmons was absent from the proceedings.

The following staff members were present:

**Director of Community Development, John McDonald
Assistant City Attorney, Elliot Barner
Community Development, Taylor Reynolds**

II. Approval of Minutes from Past Meetings

a. Public Hearing & Regular Meeting of November 12, 2013.

Chairman Frazier suggested, at the pleasure of the Commission, to postpone the approval of minutes until the January 14, 2014 meeting due to the vast amount of corrections that needed to be made.

The rest of the Commission was in agreement.

III. Reminder to citizens desiring to address the Commission

Chairman Frazier reminded any public who wished to speak to fill out a sign in sheet.

IV. General Public Comments

Lynn McBee- Ms. McBee reminded the Commission that there were two items that the staff was to bring forward to the Commission for further information. She stated that she did not see these items on the agenda. Ms. McBee said she would like a historical presentation on Larch Lane since this item was first introduced before any of the current Commissioners were on the board. She added that the maps associated with Docket #AR-2013-22, "Robinson on Maple," were unclear and difficult to identify, and urged the Commission to ask that staff

clarify the maps. Lastly, Ms. McBee raised a question about how the Alder Circle Planned Development was being handled. She stated that during the public hearing for this item it was said that water, sewage, and utility services would be provided by the City of Houston. However, at the last meeting Mr. McDonald reported that Alder Street was close to breaking ground and that they would soon receive water and sewer from the City of Bellaire, which contradicts what the public hearing represented, as well as the plans that were approved by the Commission and City Council. Ms. McBee mentioned that Mr. McDonald said that Bellaire was not going to pay for water, sewage, and utilities. She stated that from her observation over the years there is no way to ensure that changes aren't made to a project once a planned development has been approved. She then suggested a workshop be held between Kendig Keast and the City Attorney to establish the following:

- What is a planned development today?
- What does the law says a planned development should be?
- What does the practice in the zoning code say about planned developments?
- What are the options concerning planned development?

V. Public Hearing

a. DOCKET # AR-2013-21

- i. **Replat of 4528 Larch Lane, a tract of land containing 0.2215 acres (9,648 square feet) being a replat of lot thirteen of larch lane addition according to the map or plat thereof as recorded in volume 1397, page 74 of the deed records of Harris County, Texas.**

Mr. McDonald informed the Commission and the public that this is a public hearing for a replat, not zoning. He added that the only notice required by state law is the agenda, and also that notices were mailed out to all residents that were within 200ft of the proposed replat. Mr. McDonald explained that the Community Development Department received a request from 4528 Larch Lane to go from one parcel to three parcels. He stated that this is within the Larch Lane Development District, which is a residential district. Mr. McDonald added that the Comprehensive Plan does designate this site for redevelopment, focusing on residential and increased density. He continued by saying that the Larch Lane Development District requires a minimum site area of 6200 square feet, or 3100 square feet for attached homes, with a front yard setback of 20 feet. Mr. McDonald informed the Commission that all 3 parcels are in compliance. He pointed out that last summer they tried to initiate a rezoning of the Larch Lane Development District based on the Comprehensive Plan but it was postponed due to the second look at the zoning issues that were being worked on; therefore, this minor replat is under the existing rules. Mr. McDonald further stated that review of the request from 4528 Larch Lane finds that the three proposed lots do meet the minimum zoning requirements.

Public Comments

Lynn McBee- Ms. McBee raised a concern of the legal parameters regarding notifications of the replat. She asked how the surrounding residents can

protest the application if they did not receive notifications. Ms. McBee also mentioned the minimum requirement of 6200 square feet and asked how it can be changed if the regulations call for a different set of numbers. She asked for clarity as to whether the Commission is amending the zoning code by re-platting the three lots within the districts.

Mr. McDonald responded to Ms. McBee by reiterating that notices were mailed to all residents within 200 feet of the property in question. He also referenced Section 212.015 of the Texas Local Government Code concerning legal notices, and stated that the proposed replat must require a variance in order to be protested. He explained that no variance is required for this application. He continued by saying that the code calls for a minimum site area of 6,200 square feet, with a minimum of 3,100 square feet of the site area per attached or duplex single family unit. He explained that the property is being divided into three sites and each one of those sites is over 3100 square feet. He stated that based on the code it meets the minimum requirement for lot sizes per attached housing in the Larch Lane Development District.

Questions from the Commission

Commissioner Alderman mentioned that there is something written into the deed restrictions requiring 7500 square feet, and asked Mr. McDonald if the Commission should be reviewing those restrictions as well.

Mr. McDonald explained that there may be specifics, but whether or not those deed restrictions still apply to the property is a contract between the property owners and his neighbors. He added that all the city looks at is the zoning and the subdivision requirements, and cannot enforce the covenants through its zoning process. He noted that any issue due to the violation of covenants is a private one.

Attorney Barner agreed that the consideration of deed restrictions is beyond the Commission's purview.

Commissioner Alderman asked if the utility easements should be included on the replat.

Mr. McDonald informed the Commission that the utility easements were not created by the original plat; they were created by a separate document. He explained that if they were to be placed on the plat they would have a separate life. Mr. McDonald added that the city only carries over easements that were originally placed on the plat, or ones that were newly created through the platting process.

Commissioner Steinberg asked Mr. McDonald if the set of plans showing three separate lots would have been approved had it been submitted without the application for a replat.

Mr. McDonald stated that they would not have been approved because the city's interpretation of the code is that they would have to create lots to meet those code requirements.

Commissioner Steinberg mentioned that there are duplexes on Larch Lane and asked if a duplex would be the largest you could build on one lot.

Mr. McDonald confirmed this.

Commissioner Steinberg asked Mr. McDonald if the approval of the replat is contingent upon all of the units being joined together.

Mr. McDonald confirmed that they would have to be attached homes.

Commissioner Stiggins asked Mr. McDonald if the previous discussions on Larch Lane were related to this replat.

Mr. McDonald explained that the conversation is similar. He informed the Commission that the city was originally looking to create smaller lots that were more easily defined, and by right. He added that the idea was to allow for a higher density and taller building height.

Commissioner Stiggins asked if the party involved with the replat was aware of the potential changes.

Mr. McDonald stated that they are aware, and had hoped that those changes were going to be approved prior to this project, but could not wait any longer.

Commissioner Stiggins asked if the approval of those changes would have any negative impact on this property.

Mr. McDonald explained that under the new rules he would be able to build detached homes and the structures could be taller.

Commissioner Skinner asked if the owner could change the layout, putting driveways in the back for instance, under the current rules.

Mr. McDonald confirmed that he could do that under the current regulations, and that there is an alley available in the back. He explained that the guidelines require each property to have off-street parking for two cars on site.

Commissioner Skinner asked what flexibility the owner would have if the new guidelines were approved before the project was started.

Mr. McDonald explained that the new regulations would allow him greater flexibility of design and building development. He added that he would have the option of building under the new rules if the proposed regulations were passed prior to the start of the project.

Vice Chairman Thorogood mentioned that not many homes in Bellaire have alley ways in the back. He asked if the owner would have the option of putting a garage in the rear with rear access off of the alley way and two parking spaces in the front or if it would have to be a contiguous driveway. He also pointed out that the definition of a corner lot is *"two streets with a different name."*

Mr. McDonald explained that the code simply says that you must have a drive way that will contain two parking spaces, so that would potentially be an option. He then informed the Commission that the definition of a corner lot reads *"a lot adjoining the point of intersection of two (2) or more public streets and in which the interior angle of approximately 135 or less is formed by the extensions of the street lines in the directions which they take at their intersections with lot lines other than street lines."*

Vice Chairman Thorogood mentioned that the reason he was asking about the definition is because the Commission denied a previous application due to the fact that the legal advice given was that a corner lot is "an intersection of two named streets." He added that if the Commission were to approve this ordinance it would show inconsistency with previous rulings. Vice Chairman Thorogood continued to say that the approval of this replat puts the Commission in a place where those who were ruled against previously could come after the City.

Mr. McDonald explained that staff's interpretation is that if you took that portion of Larch Lane and you renamed it would not change the attributes of the street. He felt that this is a separate street of two intersections, and stated that staff recommends approval. Mr. McDonald agreed that in the past there have been issues with the interpretation, but that interpretation is determined by the current staff.

Vice Chairman Thorogood thanked Mr. McDonald for his interpretation.

Chairman Frazier mentioned that there is no minimum lot width and depth under the current zoning regulations, and asked Mr. McDonald if that would change under the new rules.

Mr. McDonald responded that the city likes to give a little bit of flexibility, for example, PDs in most districts currently call for a minimum average size but don't talk about width or depth to allow the developer some flexibility with the property. He stated that he believes minimum widths and depths were included in the proposed changes.

Chairman Frazier asked Attorney Barner if from a legal standpoint he would be comfortable with the Commission voting on DOCKET #AR-2013-21.

Attorney Barner felt comfortable with the Commission voting on the replat.

Chairman Frazier asked Mr. McDonald if staff had received any written comment on the application.

Mr. McDonald stated that staff had received nothing.

Motion: a motion was made by Commissioner Alderman and seconded by Commissioner Steinberg to close the public hearing.

Vote: The motion carried on a unanimous vote of 6-0.

The Public Hearing was closed at 6:44 PM.

VI. Current Business (items for discussion, consideration, and/or possible action)

a. DOCKET # AR-2013-21

- i. Replat of 4528 Larch Lane, a tract of land containing 0.2215 acres (9,648 square feet) being a replat of lot thirteen of larch lane addition according to the map or plat thereof as recorded**

in volume 1397, page 74 of the deed records of Harris County, Texas.

Motion: a motion was made by Commissioner Stiggins and seconded by Commissioner Skinner to approve the replat.

Vote: The motion carried on a unanimous vote of 5-0-1, with Vice Chairman Thorogood abstaining due to his vote on a previous application.

b. DOCKET # AR-2013-22

- i. **"Robinson on Maple" Final Replat of Lot "L," the West ½ of Lot "M" and Lot "N" save and except the West 60' of Lot "N" and save and except the East 35' of Lot "N" of the replat of Lots 2,3, & 4, Block 8 of Westmoreland Farms, 1st Amending Plat and Lot one "1" of a replat of the East ½ of Tract "M" and the West 60' of Tract "N" of First Amended Westmoreland Farms. The properties are addressed as 4801 & 4807 Maple St.**

Mr. McDonald introduced the docket by saying it is a final replat for "Robinson on Maple Subdivision," and originally came before the Commission as a preliminary replat, which was approved by the commission on June 11, 2013. He added that it is a creation of a subdivision that has eight residential lots all exceeding 10,000 square feet. Mr. McDonald informed the Commission that it is in the R-3 Zoning District, which requires a minimum lot area of 7,400 square feet, a lot width of 60 feet, a lot depth of 100 feet, and a front setback of 30 feet. He mentioned that there is always some confusion that the south side of Maple Street is more of an Estate style lot size. Mr. McDonald explained that it is just the way that the lots are developed, and that the entire area has always been in the R-3 Zoning District, which allows for smaller homes. He continued to say that this project is basically the same as the Maple Court project that was approved directly to the east of this property. Mr. McDonald stated that the only difference is that this project contains one less lot. Furthermore, Mr. McDonald stated that the Public Works Director in conjunction with the City Engineer have reviewed and approved the lot structure engineering submittals, which include water and drainage. He informed the Commission that the drainage will be handled through low impact development, and that the builder has received special approval from Harris County Flood Control to send that water south into the City of Houston. Mr. McDonald pointed out an error in the location map, and stated that it needs to be corrected to show the proper location. He also addressed Vice Chairman Thorogood's earlier question regarding Lot N on the survey. Mr. McDonald explained that it was reviewed with the title company and the surveyor and that all land in that area is covered and is not duplicated on other plats. He stated that staff recommends approval of the plat with the condition that the location map be corrected to show the proper location.

Vice Chairman Thorogood makes reference to Section 23.5-41 (a) (7) entitled "cul-de-sac streets" and wanted clarification on the requirement for a 100 foot diameter for residential.

Attorney Barner quotes Section 23.5-41 (a) (7) saying "In general, cul-de-sac streets may not exceed 500 feet in length and shall have a turnaround right-of-way of not less than 100 feet in diameter in residential areas, and not less than

200 feet in diameter in commercial and industrial areas. In residential areas, the turnaround shall include a paved driving surface at least 80 feet in diameter."

Chairman Frazier called for a 10 minute recess to review the code regulations.

The meeting reconvened at 7:08 PM.

Attorney Barner called out the fact that Section 23.5-41 (a) (7) reads "in general" and "turnaround right-of-way." He then asked the Commission to focus their attention down further where the code says "In residential areas, the turnaround shall include a paved driving surface at least 80 feet in diameter." Attorney Barner informed the Commission that the focus should be that the paved driving surface is at least 80 feet in diameter.

Commissioner Thorogood asks Mr. McDonald and Attorney Barner whether or not if the 45 foot radius on the plat is paved.

Mr. McDonald explained that the 45 foot radius on this plat is right-of-way, and that paving is not a part of the plat itself. He informed the Commission that once the plat is approved the city issues building permits to the contractor for streets and all improvements in the right-of-way. Mr. McDonald clarified that Attorney Barner said that while the cul-de-sac calls for the 45 foot radius this plat does not go against the code because of the code's allowance of the word "generally." He added that the code requires it to be close to that number, but that the paving itself needs to be the 80 feet. He added that the code reads "shall," meaning that when the city issues the permit for construction of the street the pavement would have to be an 80 foot radius.

Vice Chairman Thorogood asked for clarity that this plat has a 90 foot diameter, and all that is needed is 80 foot paved surface, which will be done during the approval process for construction.

Attorney Barner confirmed that however the Commission approves it; it shall include 80 feet of paved surface.

Commissioner Skinner asks whether or not the houses for the two subdivisions will be lined up back-to-back like a neighborhood.

Tim Leppard (Developer of Palt Inc.)- Mr. Leppard informed the Commission that the previous subdivision contains smaller lots than the current project so the homes will not match up exactly.

Commissioner Skinner asked if the name of the street was Maple Court.

Mr. McDonald stated that the street has not yet been named.

Commissioners Stiggins asked what the difference was between the preliminary and the final replat regarding approvals from the Public Works Director.

Mr. McDonald explained that the preliminary replat simply looks at the concept of the subdivision itself; the layout, the street location, the size of lots, etc. He added that once it meets the Commission's approval then all of the engineering details are reviewed. Mr. McDonald informed the Commission that once the final replat is approved by the Commission it is recorded with Harris County to create the lots and the streets themselves.

Chairman Frazier asked Mr. McDonald what the size of the street will be.

Mr. McDonald stated that the street will be roughly a 50 foot right-of-way. He added that in addition to the correction of the location map that the reference to Maple Court be deleted.

Motion: a motion was made by Vice Chairman Thorogood and seconded by Commissioner Steinberg to approve the replat.

Vote: the motion carried on a unanimous vote of 6-0.

VII. Committee Reports

There were no committee reports.

VIII. Correspondence

There was no correspondence.

IX. Requests for New Business, Announcements and Comments

Chairman Frazier started by saying that Commissioner Simmons was absent due to the passing of a family member, and asked that the Commission keep him in their prayers.

a. Staff liaison report on the status of projects previously addressed by the Commission as well as projects for future meetings.

Mr. McDonald announced that Condit Elementary and the Mandarin School are moving forward with their review and development of the sites. He added that Condit is currently dealing with some parking issues. Mr. McDonald informed the Commission that Bellaire High School has assembled their "community team" and will begin having meetings in the next few months. He stated that Monday, January 13, 2014 will be City Council's public hearing regarding the zoning changes to the downtown area and the Bissonnet Corridor and invited the Commission to attend.

Chairman Frazier mentioned that a memo from the Planning and Zoning Commission regarding the zoning changes would have to be submitted to Council to include in their packet, and asked if the Commission would have time to produce that document.

Mr. McDonald explained that typically the Chairman will write the memo to Council to give them a summary of what has been discussed and voted on. He stated that the Chairman's rough draft could be emailed out to the rest of the Commission who could then respond to Mr. McDonald with any suggested changes/additions prior to the document going to Council.

Mr. McDonald also informed the Commission that the intersection at Highway 59 and I-610 will soon be under construction. He added that the proposal is for a direct connect from 59 E to I-610 S. He explained that the city has been in contact with TXDOT. Mr. McDonald also mentioned that the Uptown Bellaire area, which is the open area south of 59 and east of Rice St., has been annexed into the Uptown Management District. He stated that Uptown is

looking at merging with that area and possibly creating a bus rapid transit station as a temporary fill in until the light rail is completed. Mr. McDonald said that they are also looking at building retail and commercial development around that area as well, and that the design is still being worked out. He then mentioned the two commercial tracts on northern Bissonnet that have not been developed and informed the Commission that construction plans have been received for those properties. He stated that the projects should start sometime this year.

Chairman Frazier mentioned the property on Bellaire Blvd. close to the railroad tracks and asked if that has been sold.

Mr. McDonald confirmed that it is for sale. He explained that it is zoned for residential use in the Bellaire Boulevard Estate Overlay District so it has some extra constraints on it. He added that the city has been approached by a couple different groups, but both projects would require re-zoning of the property. Mr. McDonald stated that no applications have been received on that property.

Chairman Frazier asked if Condit would be the first school to be redeveloped.

Mr. McDonald explained that staff's understanding is that they would like to break ground on Condit next fall and be completed by January 2016. He informed the Commission that they are in the process of doing the traffic study in order to submit the SUP to the Commission. Mr. McDonald added that the Mandarin School is a trickier property so it will take a little longer to start that project.

Commissioner Steinberg asked if the area that will be merging with uptown is all Houston property.

Mr. McDonald stated that Anderson Street and the east side are in Bellaire, and the west side is in Houston. He informed the Commission that the specific location will incorporate some Bellaire property.

Vice Chairman Thorogood asked about staff's findings regarding the possible square footage of each district and what 15% of those calculations would be. He added that he would like those numbers to be included in the Commission's letter that is to go forward to Council.

Mr. McDonald informed the Commission that the calculations have already been done for the UVD area and that staff will continue working on those numbers for the CMU.

- 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 on a future Agenda of the Commission or for referral to staff for investigation.**

There was no new business.

X. Adjournment

Motion: a motion was made by Commissioner Alderman and seconded by Vice Chairman Thorogood to adjourn the regular meeting.

Vote: the motion carried out **unanimous**.

The meeting was adjourned at 7:27 PM.

Respectfully Submitted,

Ashley Parcus
Planning & Zoning

Approved:

Win Frazier, Chairman
Planning & Zoning Commission



CITY OF BELLAIRE TEXAS

PLANNING AND ZONING COMMISSION

JANUARY 14, 2014

Council Chamber

Regular Session

7:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

Chairman Frazier called the meeting to order at 7:00 PM.

Chairman Frazier announced that a quorum was present, consisting of the following members:

Chairman Win Frazier
Vice Chairman Bill Thorogood
Commissioner Wayne Alderman
Commissioner Paul Simmons
Commissioner Lynne Skinner
Commissioner Marc Steinberg
Commissioner Dirk Stiggins

The following staff members were also present:

Director of Community Development, John McDonald
Assistant City Attorney, Elliot Barner
Planning & Zoning Secretary, Ashley Parcus

II. APPROVAL OF MINUTES FROM PAST MEETINGS

Chairman Frazier informed the Commissioners that there were substantive changes needed in the minutes from the past 2 months; therefore, they are being reviewed and were not included in the packet. He added that all of those minutes will be available at the February meeting.

III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION

Chairman Frazier reminded all members of the public who wished to address the Commission to fill out a sign in sheet.

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.

Lynn McBee-Ms. McBee thanked Chairman Frazier for addressing the issue with the minutes from past meetings. She added that in looking at the minutes from the previous meetings she became confused by the titles. She asked that the Commission review the titles, as well as the minutes prior to approval. Ms. McBee then referenced Section 211-007 "Zoning Commission" of the Texas Local Government Statutes, which states that the

Minutes Acceptance: Minutes of Jan 14, 2014 7:00 PM (Approval of Minutes from Past Meetings)

Zoning Commission shall make a preliminary report, and hold public hearings on that report before submitting a final report to the governing body. The governing body may not hold a public hearing until it receives the final report of the Zoning Commission, unless the governing body by ordinance provides that a public hearing is to be held after the notice. In either case, the governing body may not take action on the matter until it receives the final report of the Zoning Commission. She suggested that the Commission begin labeling their reports as preliminary and final. She hoped that the final report would be on an agenda soon and that the Commission would participate in a healthy deliberation of what is being submitted to City Council. Ms. McBee added that the discussion should show whether the Commission as a whole is in agreement with the final report, or if there are any reservations among the individuals. She pointed out that an accurate set of public hearing minutes should be included in Council's packet as well. She mentioned that the City of Southside Place is holding two zoning public hearings on February 3, 2014 and suggested that the Commission attend to get an idea of how other cities work.

Judy Viebig-Ms. Viebig informed the Commission that she has been a resident of Bellaire for almost 50 years. She explained that she, along with several other residents who have also voiced their concern, are against the inclusion of apartments, and asked for a clearer explanation of the Fair Housing Laws.

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

Mr. McDonald introduced this item by explaining that annual reports for each board and commission are submitted to the City Council during their February meeting. He added that the purpose of this document is to report the Commission's needs, accomplishments, and recommendations, as well as to ensure that the Board is serving their purpose as created. Mr. McDonald noted that the annual report was provided in the agenda packet and asked that the Commission review the document and make any necessary changes prior to submitting it to Council.

Motion: a motion was made by Commissioner Alderman and seconded by Commissioner Stiggins to approve the annual report.

Commissioner Skinner noted that "thank" in the last paragraph on the first page was misspelled.

Vice Chairman Thorogood asked if there have been any changes in staff or the Commission's responsibilities during the year.

Mr. McDonald pointed out that in 2012 the City Council authorized staff's review of certain amending plats, but that nothing had changed in 2013.

Vice Chairman Thorogood mentioned the first paragraph of the report and asked if it is correct in saying that the Commission "reviews subdivision plats for compliance with local ordinances."

Mr. McDonald explained that the statement would still be appropriate due to the fact that review of subdivision plats is a general role served by the Commission. He added that staff cannot deny any plat that is submitted without first bringing it to the Commission.

Commissioner Stiggins mentioned that the first sentence should read "...is a statutory board **that** exists as..." He also mentioned that the bullet points stated that the Commission "reviewed" plats and SUPs and asked if it should say that the Commission took action on these items versus implying that the Commission only reviewed them.

Commissioner Simmons asked Mr. McDonald if he produced the numbers regarding meetings, workshops, amending plats/replats, and SUPs.

Mr. McDonald stated that he and staff had produced the numbers.

Commissioner Steinberg asked if Larch Lane was discussed within the last year.

Mr. McDonald informed the Commission that the discussion on Larch Lane actually began in December of 2012. He explained that it came up again in June, but that nothing was accomplished before the zoning ordinance was sent back to the Commission.

Commissioner Steinberg asked if the discussion of Larch Lane should be included in the letter.

Mr. McDonald stated that it could be included if the Commission wishes to do so.

Commissioner Skinner mentioned that "roll" on the first page should be "role," and that "2013" in the last paragraph should be changed to 2014.

Chairman Frazier stated that he will make the necessary changes and have staff email the report to the rest of the Commissioners for their review.

Mr. McDonald explained that the Commission would either have to vote on the report tonight or a special session would have to be called in order to take action on the report prior to sending it to Council. He suggested that the Commission make a motion to approve the report as amended.

Amended Motion: to approve the annual report as corrected.

Commissioner Stiggins accepted the amendment to the motion.

Vote: the motion carried on a unanimous vote of 7-0.
(Requested by John McDonald, Community Development)

| | |
|------------------|---|
| RESULT: | ADOPTED [UNANIMOUS] |
| MOVER: | E. Wayne Alderman, Commissioner |
| SECONDER: | Dirk Stiggins, Commissioner |
| AYES: | Frazier, Thorogood, Simmons, Alderman, Steinberg, Stiggins, Skinner |

- 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.

Mr. McDonald introduced the item by stating that in the recommended amendments to Chapter 24 with regard to commercial zoning, primarily in the downtown and Bissonnet Corridor, the Commission included maximum multi-family limits of 15% of the total gross area within each of those districts. He added that based on the Commission's request, staff has done a survey of the Harris County Appraisal District's records to determine the total square footage in those districts and what the current 15% maximum could be. Mr. McDonald informed the Commission that within the UV-D there was approximately 252,000 square feet of developed commercial property, making 30 units, or ~38,000 square feet the maximum multi-family allowance for that area. He then told the Commission that there was just over 786,000 square feet of developed property within the CMU, meaning that ~118,000 square feet of multi-family would be allowed. Mr. McDonald added that under the current rules it would be very difficult to include multi-family developments within the downtown area, but possible in the CMU.

Vice Chairman Thorogood pointed out that the UV-D calculations include the Randalls and HEB center, but does not include the triangle or the Auntie Pastos property.

Mr. McDonald stated the triangle and Auntie Pastos property is included in the proposed CMU.

Vice Chairman Thorogood mentioned the 30 units/acre regulation and asked Mr. McDonald if he had any idea how the construction of hallways, etc. would play into the maximum square footage allowance.

Mr. McDonald explained that roughly 1/3 of the square footage is needed for the development of hallways, entry ways, elevators, parking garages, etc. He added that under the current development, if the Randalls property was bought out and redeveloped as a multi-family, mixed-use project it would have to equal the size of the Randall's, or that allowable percentage would decrease.

Vice Chairman Thorogood then moved onto the CMU District and asked for clarification that this area would include the east side of town on Bissonnet, down to Renwick, as well as everything in between, including parts of downtown.

Mr. McDonald confirmed that it will also include the triangle and everything west of Ferris. He added that building plans have been submitted for the eye clinic that is to be located on the further north Bissonnet property; this property will be built out, which will increase the percentage allowed. Mr. McDonald stated that after taking these numbers into consideration the Commission will notice that it will be easier to build a multi-family, mixed-use development in the CMU than in the UV-D.

Vice Chairman Thorogood mentioned that what these numbers really show is that this would not affect the residents located in the Spruce and other areas who voiced their concern to the Commission.

Mr. McDonald stated that unless someone bought the properties located at the top of the UV-D to develop the first project then it would not impact the residents in those areas.

Vice Chairman Thorogood asked Mr. McDonald how many units he believed could be built within the ~118,000 allowable square feet in the CMU.

Mr. McDonald felt that approximately 90 units could be built, but added that unless the property was the triangle it would be very difficult to get 90 units into one

project. He stated that a development this big would require 3 acres of land and pointed out that the only 3 acre property located in the CMU under single ownership would be the triangle.

Vice Chairman Thorogood asked for clarification that the project would have to be located on a single site, a developer couldn't split the units up into different areas.

Mr. McDonald explained that this simply states that the most that can be built is ~118,000 square feet, so the square footage for each smaller multi-family, mixed-use project will be deducted from the 118,000 allowed. He assured the Commission that the number only goes up if development overall goes up.

Vice Chairman Thorogood mentioned that the development of multi-family, mixed-use projects will make the allowable percentage increase as well, and suggested that it be changed to exclude multi-family developments in the calculation for the 15% limit. He pointed out that if the ~118,000 square feet of allowable multi-family was developed it would increase the 786,000 square feet of developed property.

Mr. McDonald explained that with that increase you would only be allowing ~10 more units.

Vice Chairman Thorogood stated that he would like to keep the number as low as possible while still allowing some multi-family development.

Mr. McDonald voiced his concern that getting the number as low as possible is effectively killing it. He urged the Commission to be careful not to place too many limits on the regulations. Mr. McDonald added that in making that change, the Commission would have to hold an additional public hearing.

Attorney Barner agreed that an additional public hearing would be necessary. He also pointed out that this has already been voted on by the Commission and approved for submission to City Council. He added that if the Commission wishes to revisit an item it is within their power to do so; however, the correct procedures will still have to be followed.

Vice Chairman Thorogood stated that he respects Attorney Barner's legal opinion. He decided that he would not go down that path and withdrew his comment on the matter. Vice Chairman Thorogood pointed out that with the proposed restrictions in place the Commission is accomplishing the desired goal.

Attorney Barner added that any of the Commissioners, separately, as citizens, are well within their right to address any concerns to City Council during their public hearing.

Vice Chairman Thorogood explained that he appreciated that option being available. He mentioned that his concerns would only be voiced as part of the Commission, and that he would never go to Council and try to accomplish something different.

Commissioner Steinberg pointed out that unless a developer came in and built something quite large, the Commission has limited the opportunity to one big piece of property. He added that if a project that large was built it would take away the land to build the apartments on. Commissioner Steinberg felt that the regulations are as tight as the Commission can get them.

Vice Chairman Thorogood clarified that he is just trying to address the concerns of the citizens that this isn't going to build out all of Downtown Bellaire in apartments. He added that he wants to give the residents confidence in the Commission in terms of the restrictions applied.

Chairman Frazier asked Mr. McDonald if the Commission needed to take action on this item.

Mr. McDonald explained that this was not designed as an action item and was just for informational purposes.

Commissioner Stiggins wanted clarification that Mr. McDonald was speaking of the number of multi-family units that can be developed by right and not by PD.

Mr. McDonald stated that in some instances multi-family is allowed by right and in some instances by PD. He added that multi-family by right would have greater restraints than by PD.

Commissioner Stiggins asked if the multi-family by right could include micro apartments.

Mr. McDonald explained that the Commission/staff had decided to let the market set the minimum unit size, so yes that is a possibility.

Vice Chairman Thorogood pointed out that they would be limited to 30 units/acre.

Commissioner Skinner wanted clarification that the city is in compliance with the Fair Housing Laws.

Attorney Barner informed the Commission that the idea that a municipality needs to include/allow for multi-family housing somewhere within their city stems from certain constitutional protections/equal treatment under the law. He pointed out that there is not a requirement that multi-family be included within this specific district; however, it is a requirement that a municipality allows for multi-family somewhere within its city. Attorney Barner added that ordinances need to reflect the ability to construct multi-family developments. He assured the Commission that the City of Bellaire and the ordinance currently proposed are not in violation of any law or the Constitution.

Commissioner Simmons asked if the city would still be in compliance with the law if the market develops Bellaire in a different manner and there are single-family homes built instead of multi-family developments.

Mr. McDonald confirmed that the city would be in compliance as long as the codes allow for multi-family. He added that single-family is allowed within the CMU and the UV-D, but that there are limits.

Chairman Frazier stated that he appreciates the Commission's discussion on the matter and noted that the board has done its due diligence prior to taking the changes to Council. He then thanked Mr. McDonald for putting the numbers together and Vice Chairman Thorogood for posing the questions he did.

Commissioner Alderman asked if this information will go to City Council.

Mr. McDonald confirmed that these numbers would be included in the report to Council.

Vice Chairman Thorogood stated that he doesn't see any of the properties inside the loop listed on the spreadsheet. He asked if the numbers were double checked by staff.

Mr. McDonald informed the Commission that staff would check the numbers to see if some properties were missed or if a sheet was left out when it was transferred to a PDF file.

Vice Chairman Thorogood said that he wouldn't be comfortable saying anything else about the information without seeing the final numbers.

Chairman Frazier asked what addresses were missing.

Vice Chairman Thorogood explained that the spreadsheet does not include anything on Bissonnet between the railroad tracks and 610. He said that those addresses would roughly be 4300-4600 Bissonnet.

Commissioner Steinberg mentioned that the bolded numbers don't even add up to the total square footage given.

Attorney Barner recommended that staff look into the numbers and provide the Commission with the correct information.

Mr. McDonald agreed that staff will check the calculations.
(Requested by John McDonald, Community Development)

VI. COMMITTEE REPORTS

There were no committee reports.

VII. CORRESPONDENCE

There was no 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**

Mr. McDonald informed the Commission that each of them had received a copy of the presentation that representatives of Uptown Houston gave to Council the night before, regarding the development of a rapid bus transit station in the UV-T area. He assured the Commission that this project is just in the preliminary stages, and is still a couple years out.

Commissioner Steinberg asked if they gave any indication as to why they wanted it in Bellaire instead of Houston.

Mr. McDonald explained that it will be right on the border of Bellaire and Houston, some will be on the Bellaire side and some on the Houston side.

Commissioner Steinberg asked if this project will be affected by the new ramps going in on I-610.

Mr. McDonald informed the Commission that they are aware of that change and that it will be taken into consideration by their engineers.

Vice Chairman Thorogood wanted clarification on whether this project has been approved.

Mr. McDonald stated that it has been proposed, but not all of the funds have been approved yet. He explained that it meets the concept of the UV-T and will help spur development in that area.

Chairman Frazier asked if the Commission would have to make significant changes to the current ordinances to that area to accommodate this project.

Mr. McDonald stated that the ordinances currently in place will allow this project to happen.

Vice Chairman Thorogood mentioned that it shows a R.O.W. coming across Westpark and landing right in Bellaire.

Attorney Barner informed the Commission that this material was provided to them as an initial informational procedure. He stated that there will be many more discussions with all parties going forward. He added that during the presentation the representatives emphasized repeatedly that no decisions have been made as to where the station would go. Due to the fact that this was not an item on the agenda, Attorney Barner advised the Commission not to go into any further discussions regarding this information. He suggested that this be made an agenda item in the future.

Vice Chairman Thorogood agreed that it should be an agenda item so that the Commission can discuss it in more depth.

Mr. McDonald then gave the Commission an update on the current HISD projects in Bellaire. He stated that the High School is still in the early preliminary stages and that a local team is working to come up with the criteria and parameters. Mr. McDonald informed the Commission that Condit Elementary will go before the Board of Adjustment next week seeking a Special Exception to reduce the number of parking spaces required. He explained that the parking requirement is normally calculated based on the cafeteria/auditorium area, and not the gym, but Condit has designed the new school with the cafeteria/auditorium area and the gym right next to each other with a removable wall in between. Mr. McDonald informed the Commission that due to the fact that the wall can be removed, staff had to calculate the number of required parking spaces based on the two areas when combined. He added that if the special exception is approved, the SUP should be brought to the Commission within the next couple months. Mr. McDonald mentioned that HISD has

voted to move the Mandarin School out of Bellaire, and that it will be relocated within the next two years.

Vice Chairman Thorogood asked Mr. McDonald if that means that there will be no longer be a school located there.

Mr. McDonald stated that prior to the relocation, HISD will decide on the best use of that property.

Commissioner Steinberg asked what zoning district that property was in.

Mr. McDonald informed the Commission that it is zoned R-3.

Mr. McDonald added that City Council's public hearing regarding the zoning changes has been set for February 24th, and that the new city manager will start on February 17th. Mr. McDonald also mentioned that staff has been reviewing the commercial parking requirements. He stated that they are fairly consistent with other cities, Bellaire just doesn't have as many categories. He added that in the R districts church and school parking requirements mimic the residential, and that the idea will be to pull churches and schools out of the districts and set up uniform standards for them throughout the districts. Mr. McDonald informed the Commission that he is working with those numbers and will be scheduling a public hearing for February to look at those changes.

Commissioner Simmons asked how the rezoning of Larch Lane would fit into the Commission's schedule based on all of the items that Mr. McDonald just mentioned.

Mr. McDonald stated that Larch Lane could be brought forward again, but that another public hearing would be required due to the amount of time that has passed since the last discussion on it. He added that right now the parking changes and the schools' SUPs are staff's priority and that Larch Lane will follow.

Commissioner Simmons asked if Larch Lane could be on the agenda by summertime.

Mr. McDonald felt that it could be done by then.

Commissioner Steinberg mentioned Condit's request for a special exception and asked for clarification on the parking requirements for schools.

Mr. McDonald explained that the parking for schools is based on two items; 1 space per classroom, and 1 space for every 4 seats in an auditorium or meeting area. He informed the Commission that typically staff will look at the largest area, whether it be the cafeteria or the gym. In this case, Condit has decided to build those two areas together meaning that staff must look at that whole area as one room. Mr. McDonald stated that a parking demand study was done and will be brought to the Board of Adjustment to seek a special exception to reduce that parking requirement. He added that the number of parking spaces will be significantly increased even with the approval of the reduction.

Commissioner Steinberg wanted confirmation that the proposal will improve parking in the neighborhood and not make it worse.

Mr. McDonald assured him that even with the special exception it will still be an improvement.

Chairman Frazier asked if Gary Mitchell from Kendig Keast will be involved with the parking changes that will be brought forward regarding commercial properties.

Mr. McDonald explained that Mr. Mitchell had done some initial parking proposals and that staff would piggy back off of his information. He added that he may ask Mr. Mitchell to take a look at the numbers once they have been prepared, but that staff will be completing this project in house.

Chairman Frazier asked if a decision had been made regarding the Commission's City Council Liaison.

Mr. McDonald stated that they have not appointed anyone yet.

Vice Chairman Thorogood mentioned that the paper reported on the TXDOT project to construct an overpass at 59 and 610. He stated that in the article Centerpoint mentioned the relocation of lines. He asked Mr. McDonald if Centerpoint could take/condemn more land if needed.

Mr. McDonald stated that no property will be taken from Bellaire for this development, they will be using existing R.O.W.

Vice Chairman Thorogood explained that the report alluded to the fact that the overpass would gain in height. He noted that this would most likely mean the transition lines that go across 610 would also have to gain height, which would affect Bellaire. Vice Chairman Thorogood asked if Centerpoint would have the right to take more land if they had to.

Attorney Barner explained that they could possibly approach a governmental entity to help, but because Centerpoint is not a governmental entity they would have no ability to condemn property on their own.

Commissioner Skinner asked Mr. McDonald if any new project proposals have been brought in.

Mr. McDonald stated that there have not been any submittals, nor are there any proposals that would be appropriate to discuss.

Commissioner Skinner also complemented staff on the new agenda software program. She felt that it is much easier to navigate than the old process was.

Mr. McDonald explained that from now on, with the exception of plats, everything will be paper less through the new system.

Vice Chairman Thorogood asked if statistics had been compiled with regards to new housing permits.

Mr. McDonald explained that permits are based on fiscal year. He stated that there were 121 permitted last year, and have already been 30 permitted the first quarter of this year. He added that the city is still doing really well. He also mentioned the Maple Court Subdivision and informed the Commission that all of the lots have already been sold to builders and are in the process of applying for permits. Lastly, Mr. McDonald stated that staff has received the final building plans for Alder Circle, and that they should start building in the near future.

Chairman Frazier recognized former Councilman Corbett Parker as an instrumental part of the process regarding the proposed zoning changes and wished him well. He also told Commissioner Simmons that the Commission was glad to have him back and was sorry to hear about the death in his family.

- 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**

There was no new business.

IX. ADJOURNMENT

Motion: a motion was made by Vice Chairman Thorogood and seconded by Commissioner Simmons to adjourn the regular meeting.

Vote: the motion carried on a unanimous vote of 7-0.

The meeting adjourned at 8:22 PM.

Planning and Zoning Commission

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



Meeting: 02/11/14 06:00 PM
Department: Community
Development
Category: Public Hearing
Prepared By: John McDonald
Department Head: John McDonald
DOC ID: 1076

SCHEDULED ACTION ITEM (ID # 1076)

Item Title:

Consideration of proposed amendments to the Code of Ordinances of the City of Bellaire; Chapter 24; Planning & Zoning Regulations, Section 24-501, Districts Established, to delete references to old zoning districts and include newly created districts; Section 24-514a, Parking in Commercial and Mixed-Use Districts, to include references to new zoning districts and to amend parking requirements in commercial/mixed-use area; 24-531, R-1 Residential District, D (2) a) churches and b) schools; 24-532, R-3 Residential District, C (2) a) churches and b) schools; 24-533, R-4 Residential District, C (2) a) churches and b) schools; 24-534, R-5 Residential District, C (2) a) churches and b) schools; and 24-535, R-MF Residential Multi-Family District, F (2) a) churches and b) schools, to delete standard regulations for churches and schools, and to include a new section within Article V. Zoning Regulations, Division 1, Zoning Districts and Regulations of General Applicability, to identify consistent standard regulations for churches and schools for all residential districts.

Item Summary:

This public hearing is to present proposed amendments to Chapter 24, Planning and Zoning, that cover three areas:

1. The establishment of zoning districts;
2. General parking requirements for non-single family uses; and
3. Consistency in development of schools and churches within residential districts.

Establishment of Districts:

Sec. 24-501, Districts Established details the zoning districts included in Chapter 24 and links them to the goals and objectives of the comprehensive plan. This section is being amended to remove those zoning districts that were proposed for deletion with the last amendment (R-M's and CCD's) and add the UVD and CMU. Additionally, this section was not amended when the UVT was created, so that district is to be listed as well.

Parking Requirements:

Currently parking requirements detailed in Sec. 24.514a were compared against parking regulations in Houston and West University and adjusted and expanded in attempt to better meet the needs of the commercial areas in Bellaire. When reviewing other cities, not every category was included on each. Matches were attempted as close as possible. Additionally, school and church parking standards, which are currently included within each zoning district have been incorporated in the chart.

Regulations for Schools and Churches:

In the current zoning ordinance, minimum requirements for the development of schools and churches in residentially zoned districts (i.e., R-1, R-3, R-4, R-5, R-MF) are the same as the minimums for residential structures (e.g., minimum lot area, minimum building height, required yards). A chart is attached showing the relationship.

This amendment removes standard regulations from the above referenced districts located

in Article V, Division 2, Zoning District Regulations, and inserts a new section in Division 1, Zoning Districts and Regulations of General Applicability. The standard regulations proposed would be uniform across the four single-family districts and the multi-family zoning district.

Recommendation:

No action is required at this time. This item will be scheduled for consideration and action at the March 11, 2014 meeting.

ATTACHMENTS:

- Public Hearing Notice and Draft Amendments (PDF)
- Parking Categories and Requirements - comparison (PDF)
- Current Regs for Schools and Churches (PDF)

NOTICE OF PUBLIC HEARING

NOTICE OF A PUBLIC HEARING BEFORE THE PLANNING & ZONING COMMISSION OF THE CITY OF BELLAIRE, TEXAS, ON TUESDAY, FEBRUARY 11, 2014 AT 6:00 P.M. IN CITY HALL, REGARDING PROPOSED AMENDMENTS TO CHAPTER 24, PLANNING & ZONING REGULATIONS, SECTION 24-501, DISTRICTS ESTABLISHED, TO DELETE REFERENCES TO OLD ZONING DISTRICTS AND INCLUDE NEWLY CREATED DISTRICTS, SECTION 24-514a, PARKING IN COMMERCIAL AND MIXED-USE DISTRICTS, TO INCLUDE REFERENCES TO NEW ZONING DISTRICTS AND TO AMEND PARKING REQUIREMENTS IN COMMERCIAL/MIXED-USE AREA, 24-531, R-1 RESIDENTIAL DISTRICT, D (2) a) CHURCHES AND b) SCHOOLS; 24-532, R-3 RESIDENTIAL DISTRICT, C (2) a) CHURCHES AND b) SCHOOLS; 24-533, R-4 RESIDENTIAL DISTRICT, C (2) a) CHURCHES AND b) SCHOOLS; 24-534, R-5 RESIDENTIAL DISTRICT, C (2) a) CHURCHES AND b) SCHOOLS; AND 24-535, R-MF RESIDENTIAL MULTI-FAMILY DISTRICT, F (2) a) CHURCHES AND b) SCHOOLS, TO DELETE STANDARD REGULATIONS FOR CHURCHES AND SCHOOLS, AND TO INCLUDE A NEW SECTION WITHIN ARTICLE V. ZONING REGULATIONS, DIVISION 1, TO IDENTIFY CONSISTENT STANDARD REGULATIONS FOR CHURCHES AND SCHOOLS FOR ALL RESIDENTIAL DISTRICTS.

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning & Zoning Commission of the City of Bellaire, Texas on February 11, 2014 at 6:00 p.m. in the Bellaire City Council Chambers, City Hall, 7008 South Rice Avenue, Bellaire, Texas, at which time and place any and all persons desiring to be heard will be heard on or in connection with any matter or questions involving proposed amendments to the *Code of Ordinances of the City of Bellaire; Chapter 24; Planning & Zoning Regulations*, Section 24-501, Districts Established, to delete references to old zoning districts and include newly created districts, Section 24-514a, Parking in Commercial and Mixed-Use Districts, to include references to new zoning districts and to amend parking requirements in commercial/mixed-use area, 24-531, R-1 Residential District, D (2) a) churches and b) schools; 24-532, R-3 Residential District, C (2) a) churches and b) schools; 24-533, R-4 Residential District, C (2) a) churches and b) schools; 24-534, R-5 Residential District, C (2) a) churches and b) schools; and 24-535, R-MF Residential Multi-Family District, F (2) a) churches and b) schools, to delete standard regulations for churches and schools, and to include a new section within Article V. Zoning Regulations, Division 1, to identify consistent standard regulations for churches and schools for all residential districts. The proposed amendments may be reviewed at the Community Development Department, first floor of City Hall, during normal business hours or online at www.ci.bellaire.tx.us.

Ashley Parcus
Secretary, Planning and Zoning

To be published in the Southwest News on January 28, 2014.

Proposed amendments to Section 24 – Public Hearing on 02/11/2014

Amend Sec. 24-501. Districts Established

In order to carry out the goals and objectives of the comprehensive plan and the purposes of this chapter, the following districts are hereby created:

- (1) Residential Districts.
 - a) R-1 Residential District (R-1)
 - b) R-3 Residential District (R-3)
 - c) R-4 Residential District (R-4)
 - d) R-5 Residential District (R-5)
 - e) R-MF Residential Multi-Family District (R-MF)
- (2) Mixed-Use Districts.
 - a) R-M.2-O Residential-Office Mixed-Use District (R-M.2-O)
 - b) Corridor Mixed-Use District (CMU)
 - c) Urban Village - Downtown District (UVD)
 - d) Urban Village – Transit Oriented Development District (UVT)
- (3) Other Districts.
 - a) Loop 610 District (L610)
 - b) Light Industrial District (LI)
 - c) Technical Research Park District (TRPD)

Amend Sec. 24.-15a. Parking Requirements, non-Single Family

- (a) *General Requirements.* The following requirements are hereby established as parking regulations for all structures and developments other than single-family dwellings (attached or detached), including planned developments.

| Use Classification | Minimum Parking Spaces |
|---|--|
| Office | |
| a. General Office | 3 per 1000 SF GFA |
| b. Financial institution | 3 per 1000 SF GFA |
| Residential | |
| a. Multi-family residential | 1.75 per dwelling unit |
| b. Retirement/Assisted Living Community | 0.75 per dwelling unit or room, plus 1.0 per employee of largest shift |
| c. Hotel or motel | 1.0 per room |
| Health Care Facilities | |
| a. Hospital | 1.75 per bed |
| b. Medical or Dental Office | 3.5 per 1000 SF GFA |
| c. Nursing Home | 1.0 per bed plus 1 per 3 employees |
| d. Funeral Home or mortuary | .05 per chapel seat |
| e. Veterinary clinic | 5.0 per 1000 SF GFA |
| Industrial and Commercial Manufacturing | |
| Wholesaling and warehousing | 2.5 per 1000 SF GFA of office space; and 1.00 per 5,000 SF GFA of non-office space |
| Light Manufacturing | 2.5 per 1000 SF GFA of office space; and 1.00 per 5,000 SF GFA of assembly space |
| Other industrial/manufacturing | 2.5 per 1000 SF GFA of office space; and 1.00 per 5,000 SF GFA of non-office space |
| Religious and Educational | |
| a. Church | 1 per every 3 seats in main sanctuary/meeting room; if no fixed seating, 1.0 for every 40 square feet of GFA in the main sanctuary/meeting room |
| b. Nursery school or day care center | 1.0 for every employee on duty during the largest shift; plus 1.0 per 5 children in attendance when the facility is operating at maximum capacity. |
| c. School, elementary | 1 per classroom; plus 1 per every 12 students |

| | |
|--|--|
| d. School, junior high/middle | 1 per classroom; plus 1 per every 7 students |
| e. School, high | 1.0 per every 3 students |
| f. College, University, Trade school | 1 per every 3 employees; plus 1 per every 5 students |
| g. Art gallery or museum | 3.0 per 1000 sf of GFA |
| Recreation and Entertainment | |
| a. Theater, including movie | 1.0 per every 3 seats |
| b. Bowling Alley | 5.0 per lane |
| c. Sports club or health spa | 5.0 per 1000 sf GFA |
| d. Swimming club | 9.0 per employee |
| Food and Beverage | |
| a. Take-out restaurant (without seating) | 4.0 plus 1 for every 1000 sf of GFA |
| b. Dessert shop | 6.0 for every 1000 sf of GFA |
| c. Restaurant | 10.0 for every 1000 sf of GFA |
| Retail Services | |
| a. Grocery Store | 5.0 per 1000 sf of GFA |
| b. Furniture Store | 2.0 per 1000 sf of GFA |
| c. General Retail | 4.0 per 1000 sf of GFA |
| d. Barber or Beauty Salon | 3.0 per operator chair |
| Automobile | |
| a. Vehicle Sales | 5.5 per 1000 sf of GFA |
| b. Auto repair | 5.0 per 1000 sf of GFA |
| c. Car wash | 1.0 per bay |
| d. Service Station | 3.0 per service stall; plus 1.0 per each employee on duty during largest shift |
| e. Auto parts store | 4.0 per 1000 sf of GFA; plus additional 2.0 per 1000 GFA is mechanic shop is incorporated. |

Create a new Sec. 24-526. Schools and Churches in Residential districts.

- A. Purpose. The purpose of this section is to set specific and consistent regulations for the development of schools and churches in residentially zoned districts to ensure compatibility with existing neighborhoods and to minimize possible negative impacts of such uses.
- B. Standard Regulations.
 - (1) Size and Area:
 - a. Minimum lot area: 22,000 square feet;
 - b. Minimum lot width: 125 feet;
 - c. Minimum lot depth: 125 feet;
 - d. Maximum building height: 45 feet, including church steeples, domes, spires, bell towers, cooling towers, roof gables, chimneys, antennas, and vent stacks.
 - e. Minimum floor area: 2,500
 - f. Minimum required yards:
 - i. Front yard: Thirty (30) feet;
 - ii. Side yard: Twenty (20) feet, provided that on a corner lot, the minimum side yard adjacent to the side street shall be ten (10) feet;
 - iii. Rear yard: Twenty (20) feet, for both the main structure and any accessory structures;
 - g. Maximum lot coverage: Fifty (50) percent of lot area/
 - (2) Parking: See Sec. 24-514a.

Delete the following sections referencing standard regulations for schools and churches:

- Sec. 24-531 D(2)a and D(2)b
- Sec. 24-532 C(2)a and C(2)b
- Sec. 24-533 C(2)a and C(2)b
- Sec. 24-534 C(2)a and C(2)b
- Sec. 24-535 F(2)a and C(2)b

| Minimum Parking Spaces | | | | |
|---|--|---------------------------------------|--|---|
| Use Classification | Bellaire - Proposed | Bellaire - Current | Houston | West University Place |
| Office | | | | |
| a. General Office | 3 per 1000 SF GFA | Same | 2.5 per 1000 SF GFA | 4.0 per 1000 SF GFA |
| b. Financial institution | 3 per 1000 SF GFA | Included in general office | 4.0 per 1000 SF GFA | Greater of: (i) 5.0 per 1,000 square feet of gross floor area; or (ii) 3.0 per commercial unit. |
| Residential | | | | |
| a. Multi-family residential | 1.75 per dwelling unit | Same | 1.25/efficiency; 1.333/one bedroom; 1.666/2 bedroom; 2.0/3+ bedrooms | 2.5 per dwelling unit |
| b. Retirement/Assisted Living Community | 0.75 per dwelling unit or room, plus 1.0 per employee of largest shift | 1.25 per DU | varies | not listed |
| c. Hotel or motel | 1.0 per room | Same | 1.0/rm up to 250 rms; 0.75/251 to 500 rms | Not listed |
| Health Care Facilities | | | | |
| a. Hospital | 1.75 per bed | 1.2 per bed | | Greater of 1.5 per bed or 1.5 per employee on the maximum work shift. 6.0 per 1,000 square feet of gross floor area. |
| b. Medical or Dental Office | 3.5 per 1000 SF GFA | 6 per employee who takes appointments | | Greater of 1.5 per bed or 1.5 per employee on the maximum work shift. |
| c. Nursing Home | 1.0 per bed plus 1 per 3 employees | 1.2 per bed | | Not listed |
| d. Funeral Home or mortuary | .05 per chapel seat | 1 per 4 persons capacity | | Not listed |
| e. Veterinary clinic | 5.0 per 1000 SF GFA | Included in Medical | | Not listed |

| Industrial and Commercial Manufacturing | | | | |
|---|--|---|--|--|
| Wholesaling and warehousing | 2.5 per 1000 SF GFA of office space; and 1.00 per 5,000 SF GFA of non-office space | 1.0 per 1000 sq ft | 2.5 per 1000 SF GFA of office space; and 1.00 per 5,000 SF GFA of non-office space | 1.0 for each 3 employees on maximum shift, plus 1.0 space / each vehicle used |
| Light Manufacturing | 2.5 per 1000 SF GFA of office space; and 1.00 per 5,000 SF GFA of assembly space | 2.0 per 1000 sq ft | 2.5 per 1000 SF GFA of office space; and 1.00 per 1,500 SF GFA of non-office space 2.5 per 1000 SF GFA of office space; and 1.00 per 2,000-7,000 SF GFA of non-office space | 1.0 for each 3 employees on maximum shift, plus 1.0 space / each vehicle used 1.0 for each 3 employees on maximum shift, plus 1.0 space / each vehicle used |
| Other industrial/manufacturing | 2.5 per 1000 SF GFA of office space; and 1.00 per 5,000 SF GFA of non-office space | Not listed | | |
| Religious and Educational | | | | |
| a.Church | 1 per every 3 seats in main sanctuary/meeting room; if no fixed seating, 1.0 for every 40 SF of GFA in the main sanctuary/meeting room | Same | 1.0 per every 5 seats in main sanctuary; if no fixed seating, 1.0 per every 40 SF of GFA in main sanctuary/meeting rm | 10.0 plus 3.33 per 1,000 SF of GFA in excess of 2,000 SF |
| b. Nursery school or day care center | 1.0 for every employee on duty during the largest shift; plus 1.0 per 5 children in attendance when the facility is operating at maximum capacity. | Not listed | 1.0 for every employee on duty during the largest shift; plus 1.0 per 5 children in attendance when the facility is operating at maximum capacity. | Not listed |
| c. School, elementary | 1 per classroom; plus 1 per every 12 students | 1 per classroom plus 1 for each four in a place of assembly | 1.5 per 30 person classroom | 10.0 plus 3.33 per 1,000 SF of GFA in excess of 2,000 SF |
| d. School, junior high/middle | 1 per classroom; plus 1 per every 7 students | 1 per classroom plus 1 for each four in a place of assembly | 3.5 per 30 person classroom | 10.0 plus 3.33 per 1,000 SF of GFA in excess of 2,000 SF |
| e. School, high | 1.0 per every 3 students | 1 per classroom plus 1 for each four in a place of assembly | 9.5 per 30 person classroom | 10.0 plus 3.33 per 1,000 SF of GFA in excess of 2,000 SF |

| | | | | |
|--|--|-----------------|---|--|
| f. College, University, Trade school | 1 per every 3 employees; plus 1 per every 5 students | Not listed | 1 per every 3 employees; plus 1 per every 10 students residing on campus; and 1.0 for every 5 students not residing on campus | Not listed. Greater of: (i) 5.0 per 1,000 square feet of gross floor area; or (ii) 3.0 per commercial unit. |
| g. Art gallery or museum | 3.0 per 1000 sf of GFA | Not listed | 3.0 per 1000 sf of GFA of exhibit area or gallery space | |
| Recreation and Entertainment | | | | |
| a. Theater, including movie | 1.0 per every 3 seats | 50.30 per seat | 0.3 per every seat | Greater of: (i) 1.0 for each four seats; or (ii) 1.5 per 1,000 square feet of gross floor area, plus 1.0 for each employee on the maximum shift. |
| b. Bowling Alley | 5.0 per lane | Not listed | 5.0 per lane | Not listed. |
| c. Sports club or health spa | 5.0 per 1000 sf GFA | Not listed | 5.0 per 1000 sf GFA | 10.0 per 1,000 SF of GFA |
| d. Swimming club | 9.0 per employee | Not listed | 9.0 per employee | Not listed. |
| Food and Beverage | | | | |
| a. Take-out restaurant (without seating) | 4.0 plus 1 for every 1000 sf of GFA | 4.0 per 1000 sf | 8.0 per 1000 SF of GFA | 5.0 per 1,000 SF of GFA |
| b. Dessert shop | 6.0 for every 1000 sf of GFA | Not listed | 8.0 per 1000 SF of GFA | 10.0 per 1000 sf of GFA |
| c. Restaurant | 10.0 for every 1000 sf of GFA | Same | 8.0 per 1000 SF of GFA | 10.0 per 1000 sf of GFA |
| Retail Services | | | | |
| a. Grocery Store | 5.0 per 1000 sf of GFA | Not listed | 5.0 per 1000 sf of GFA | 5.0 per 1,000 SF of GFA |
| b. Furniture Store | 2.0 per 1000 sf of GFA | Not listed | 2.0 per 1000 sf of GFA | Not listed |
| c. General Retail | 4.0 per 1000 sf of GFA | Same | 4.0 per 1000 sf of GFA | 4.0 - 5.0 per 1,000 SF of GFA |
| d. Barber or Beauty Salon | 3.0 per operator chair | Not listed | 3.0 per operator chair and 1.0 per employee | Not listed |
| Automobile | | | | |

| | | | | |
|---------------------|--|------------|--|-------------|
| a. Vehicle Sales | 5.5 per 1000 sf of GFA | Not listed | 5.5 per 1000 sf of GFA | Not listed |
| b. Auto repair | 5.0 per 1000 sf of GFA | Not listed | 5.0 per 1000 sf of GFA | Not listed |
| c. Car wash | 1.0 per bay | Not listed | 1.0 per bay; 2.5 per bay for stacking at each bay in automatic | Not listed |
| d. Service Station | 3.0 per service stall; plus 1.0 per each employee on duty during largest shift | Not listed | 3.0 per service stall; plus 1.0 per each employee on duty during largest shift | Not listed. |
| e. Auto parts store | 4.0 per 1000 sf of GFA; plus additional 2.0 per 1000 GFA is mechanic shop is incorporated. | Same | 4.0 per 1000 sf of GFA | Not listed. |

Current Regulations for Schools and Churches in Residential Districts

SCHOOLS

| | R-1 | R-3 | R-4 | R-5 | R-MF |
|-------------------------|--|--|--|--|--|
| Minimum Lot Area | 14,400 | 7,400 | 5000 | 5000 | 7200 |
| Minimum Lot Width | 80 | 60 | 50 | 50 | 60 |
| Minimum Lot Depth | 125 | 100 | 100 | 100 | 120 |
| Maximum Building Height | 2.5 Stories (40') | 2.5 Stories (40') | 2.5 Stories (40') | 2.5 Stories (40') | 2.5 Stories (40') |
| Minimum Floor Area | 1,600 | 1250 | 1100 | 1100 | 900 |
| Required Yards | | | | | |
| Front | 50 | 30 | 25 | 25 | 25 |
| Side | 8 | 6/8 | 5/6/8 | 5/6/8 | 5 |
| Corner | 10 | 10 | 10 | 10 | 10 |
| Rear | 10 | 10 | 10 | 10 | 10 |
| Accessory | 3 | 3 | 3 | 3 | 3 |
| Maximum Lot Coverage | 50% | 50% | 50% | 50% | 75% |
| Parking | 1 per Classroom, plus 1/4 seats in aud/gym/poa | 2 per Classroom, plus 1/4 seats in aud/gym/poa | 3 per Classroom, plus 1/4 seats in aud/gym/poa | 4 per Classroom, plus 1/4 seats in aud/gym/poa | 5 per Classroom, plus 1/4 seats in aud/gym/poa |

CHURCHES

| | R-1 | R-3 | R-4 | R-5 | R-MF |
|-------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Minimum Lot / 0 | 14,400 | 7,400 | 5000 | 5000 | 7200 |
| Minimum Lot Width | 80 | 60 | 50 | 50 | 60 |
| Minimum Lot Depth | 125 | 100 | 100 | 100 | 120 |
| Maximum Building Height | 2.5 Stories (40') | 2.5 Stories (40') | 2.5 Stories (40') | 2.5 Stories (40') | 2.5 Stories (40') |
| Minimum Floor Area | 1,600 | 1250 | 1100 | 1100 | 900 |
| Required Yards | | | | | |
| Front | 50 | 30 | 25 | 25 | 25 |
| Side | 8 | 6/8 | 5/6/8 | 5/6/8 | 5 |
| Corner | 10 | 10 | 10 | 10 | 10 |
| Rear | 10 | 10 | 10 | 10 | 10 |
| Accessory | 3 | 3 | 3 | 3 | 3 |
| Maximum Lot Coverage | 50% | 50% | 50% | 50% | 75% |

Parking

1 per every 3 seats 1 per every 3 seats 1 per every 3 seats 1 per every 3 seats 1 per every 3 seats

**Planning and Zoning
Commission**

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



Meeting: 02/11/14 06:00 PM

Department: Community
Development

Category: Policy

Prepared By: John McDonald

Department Head: John McDonald

DOC ID: 1082

**SCHEDULED
ACTION ITEM (ID # 1082)**

Item Title:

Discussion regarding the latest developments on the Uptown Houston Mobility Plan, including the potential for a bus transit facility to be located in or adjacent to the far north end of the City of Bellaire and its potential impacts on the area zoned Urban Village Transit-Oriented Development (UVT).

Item Summary:

On January 13, 2014, Uptown Houston District President John Breeding appeared before City Council to update them on a proposed bus transit facility to be located adjacent to the northern part of the City that is currently zoned Urban Village Transit-Oriented Development (UVT). Copies of the PowerPoint presentation that was shown to Council were provided to each Commissioner prior to the last Commission meeting.

This item is scheduled at the request of the Commission Chairman, Win Frazier, to allow the Commission an opportunity to discuss the proposal.

ATTACHMENTS:

- Bellaire Uptown Transit Center (PDF)

Bellaire Uptown Transit Center

City of Bellaire, Texas

- uptown EBL background+ case studies+transit-development strategies •





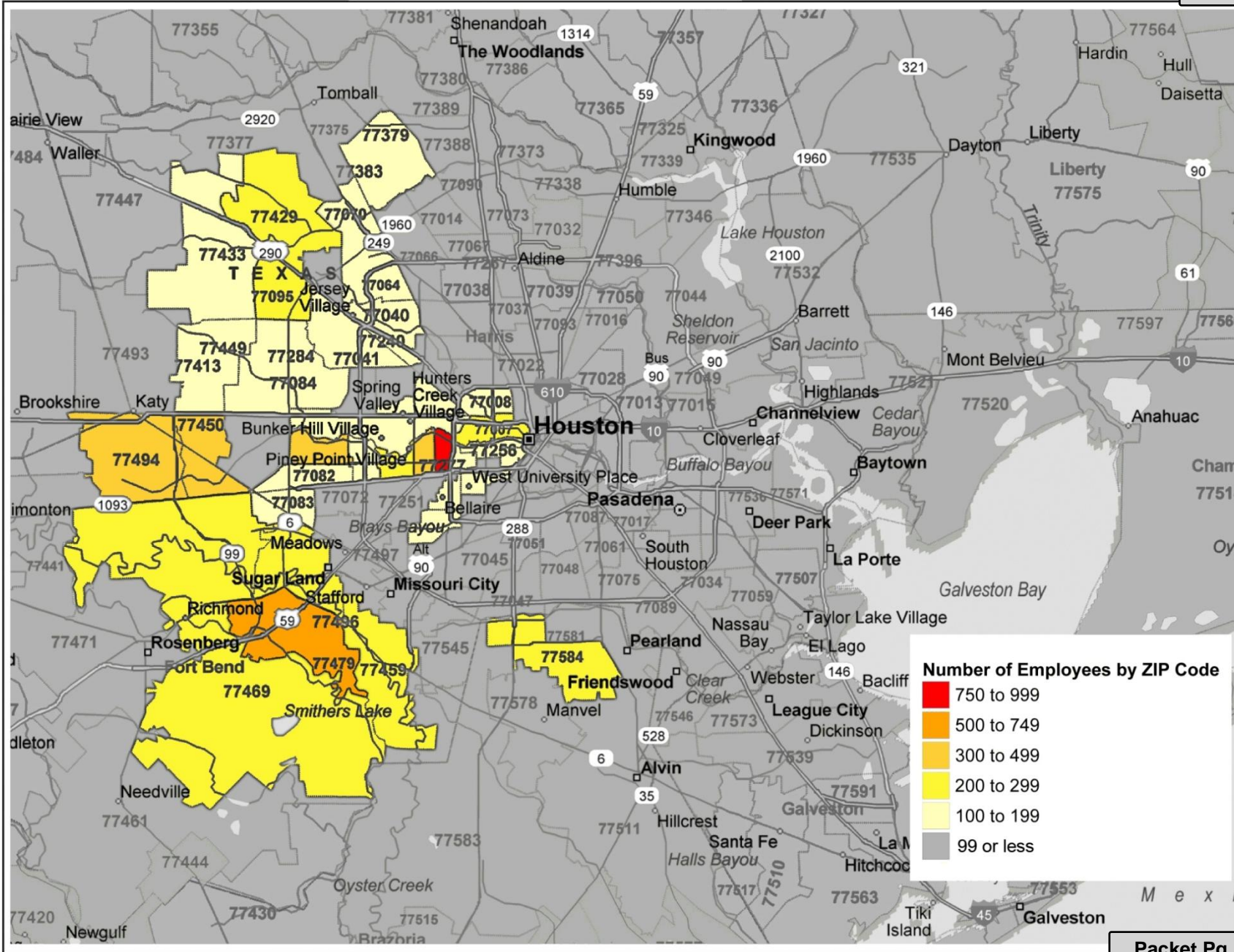
Uptown Houston
January 2014

Uptown Houston Transit



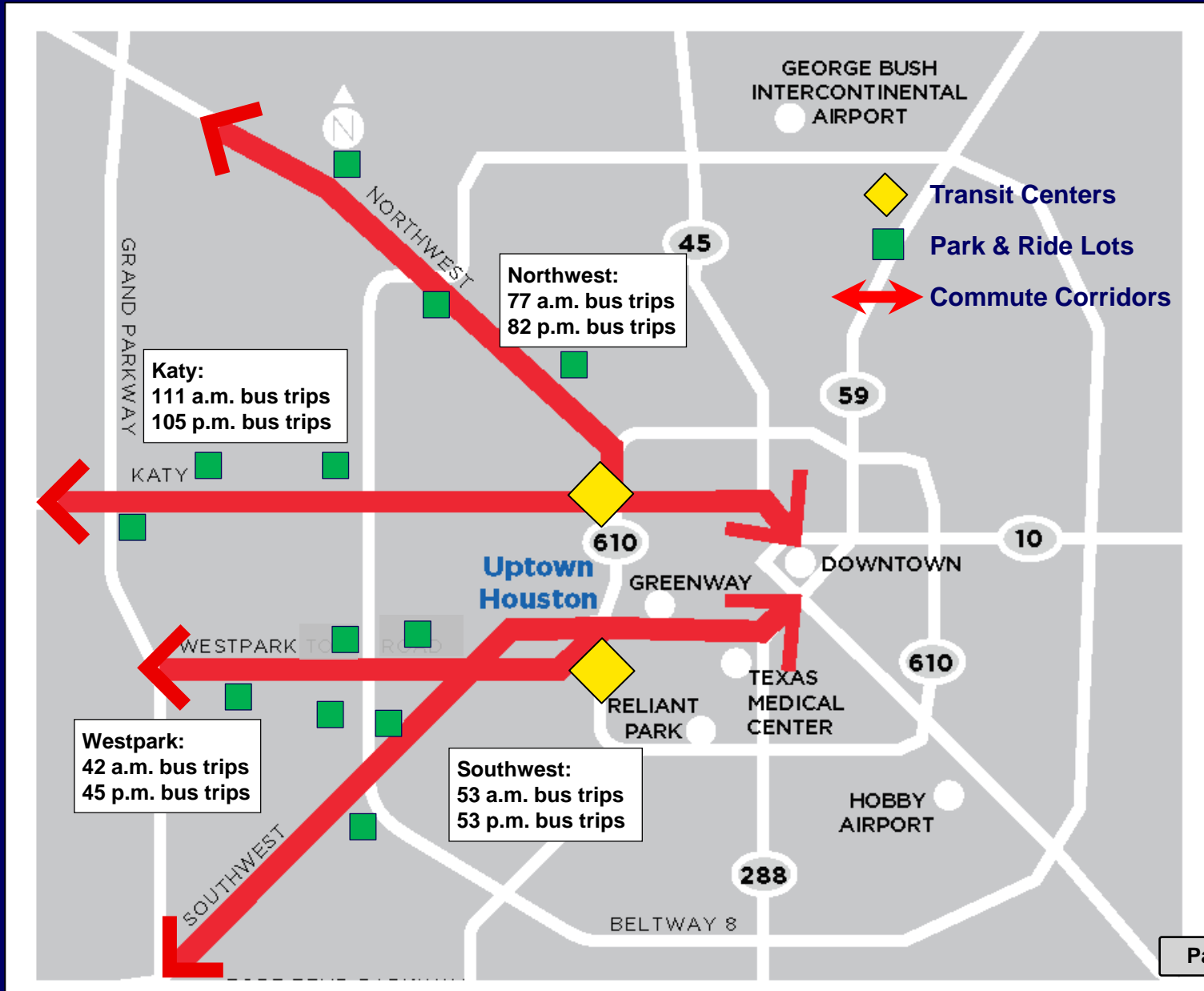
Uptown Employees by Zip Code

6.1.a



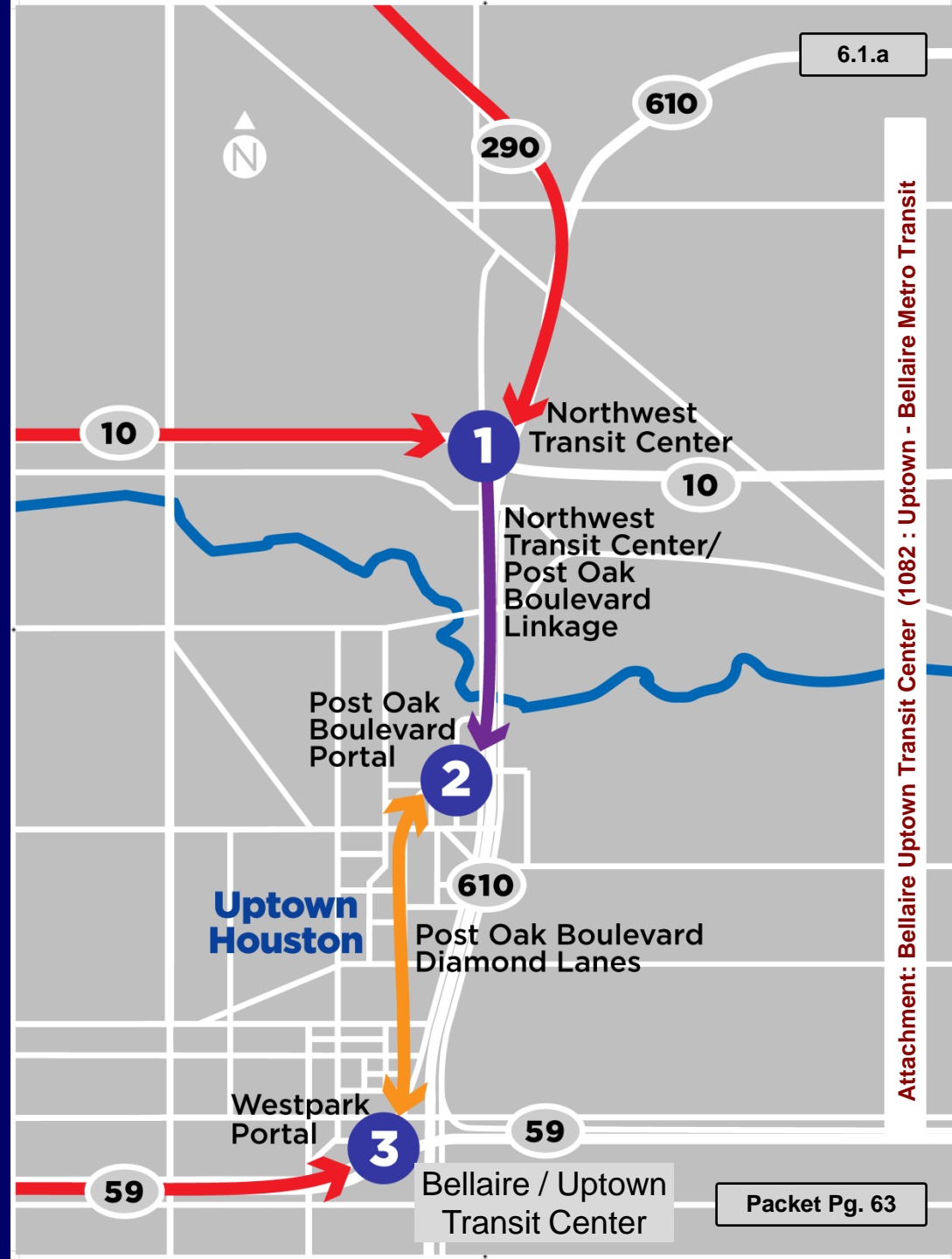
Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit

Park and Ride Corridors



Uptown Transit Connector

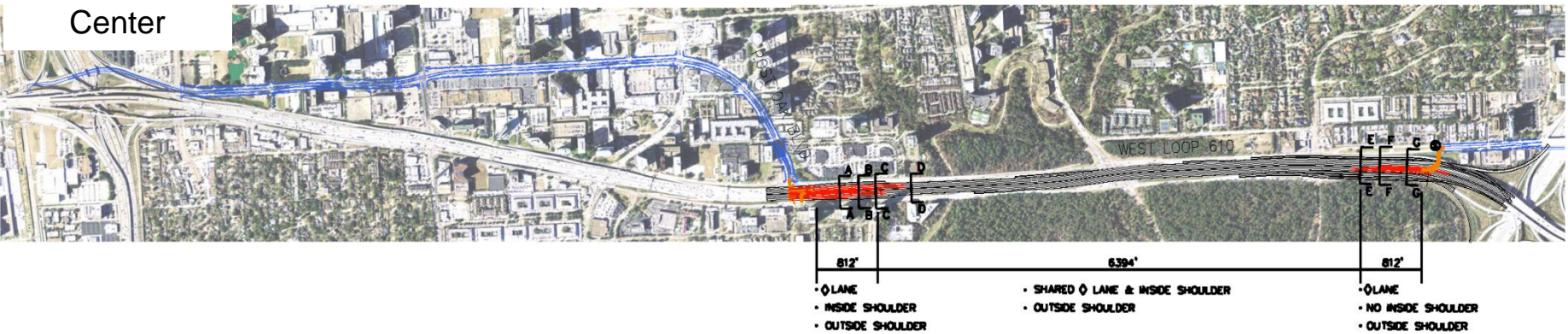
1. West Loop HOV / Northwest Transit Center
2. Post Oak Boulevard Improvements
3. Bellaire / Uptown Transit Center



Uptown Houston Mobility

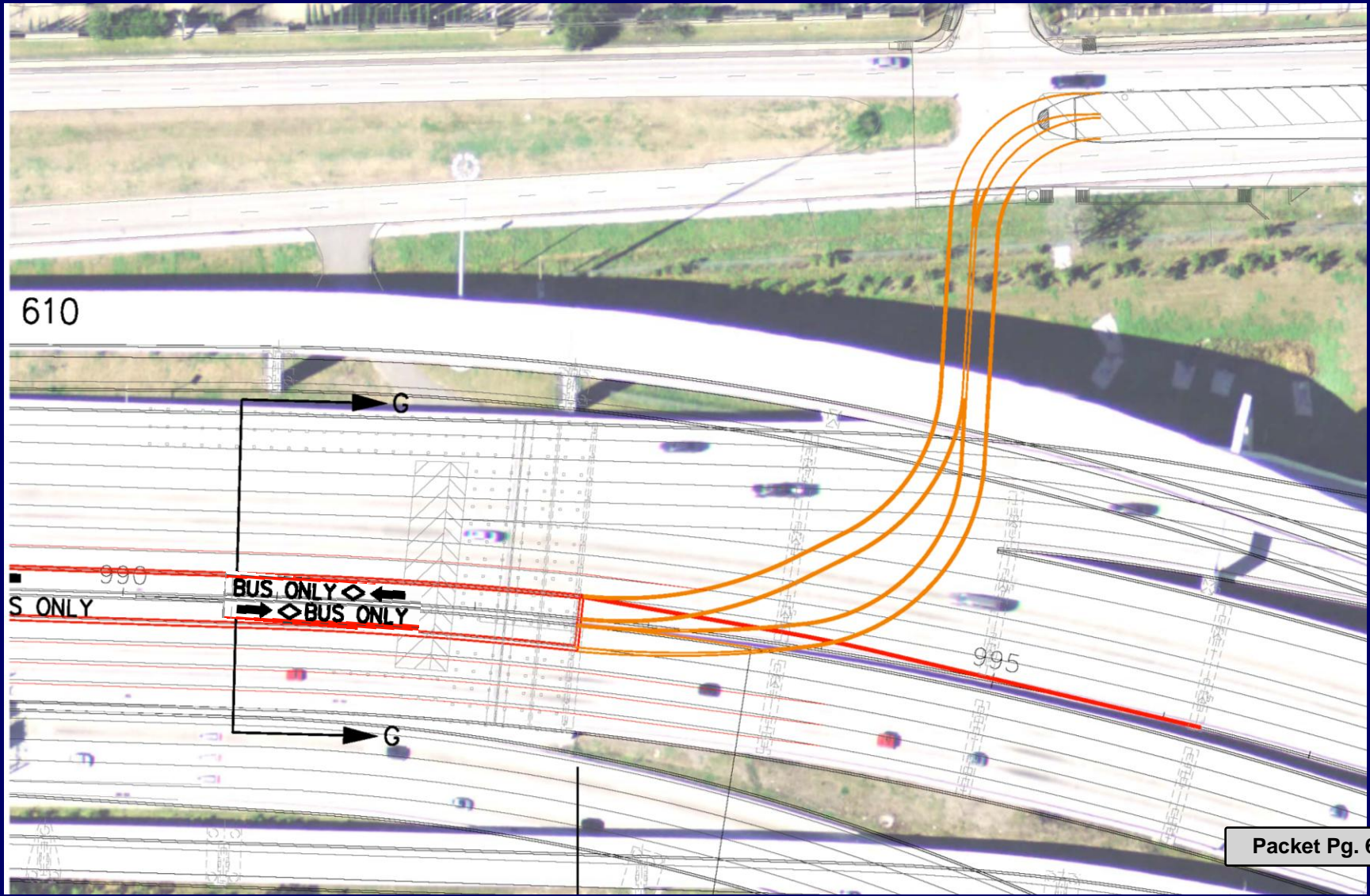
3. Westpark
Transit
Center

2. Post Oak Boulevard

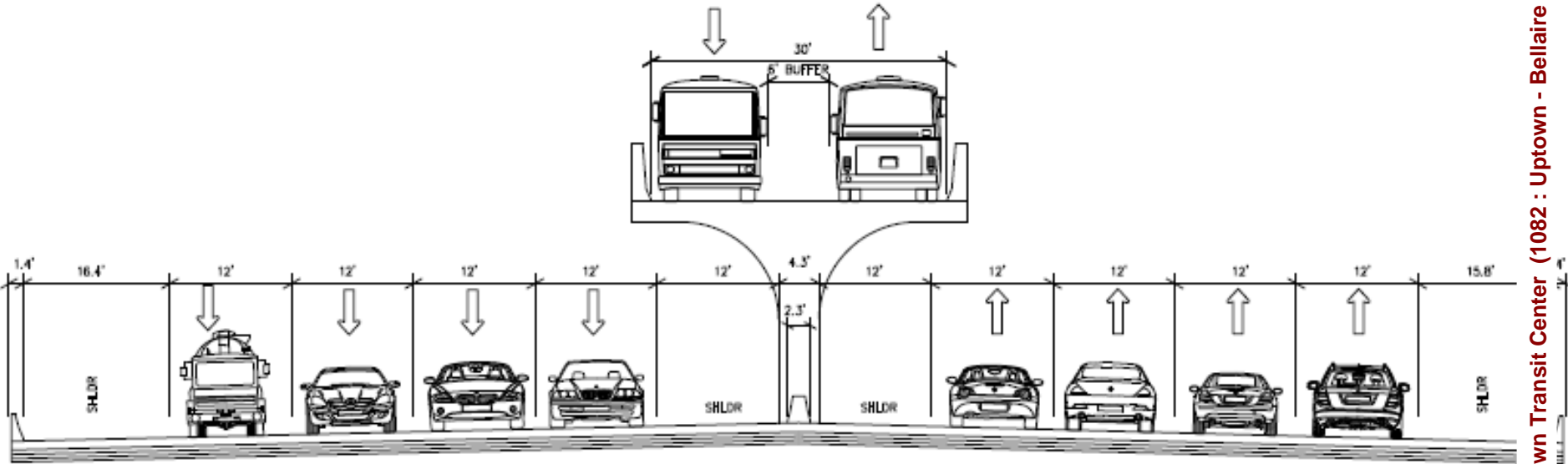


1. West Loop HOV / Northwest Transit Center

1. West Loop HOV / Northwest Transit Center North Portal

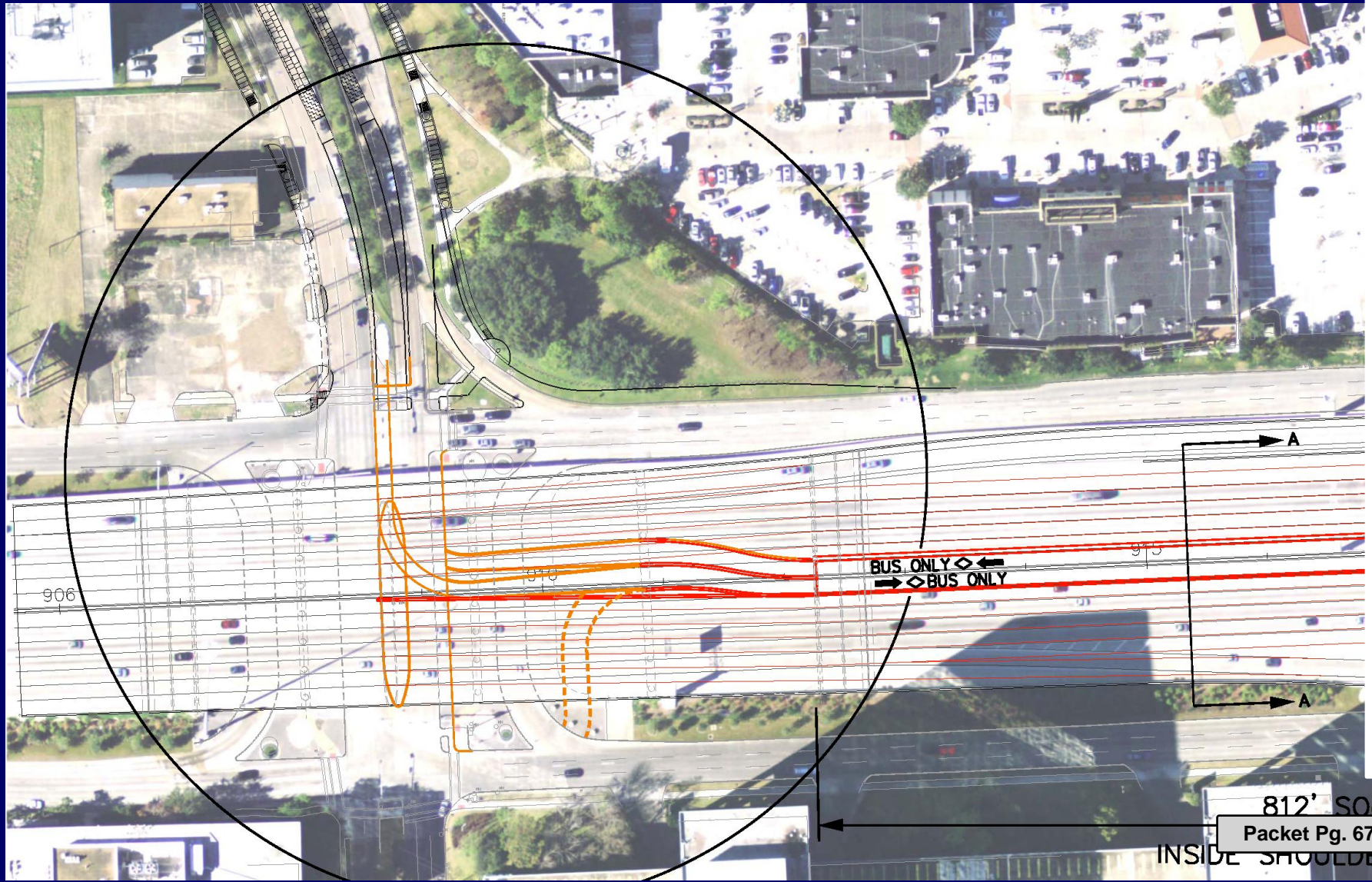


1. West Loop HOV / Northwest Transit Center

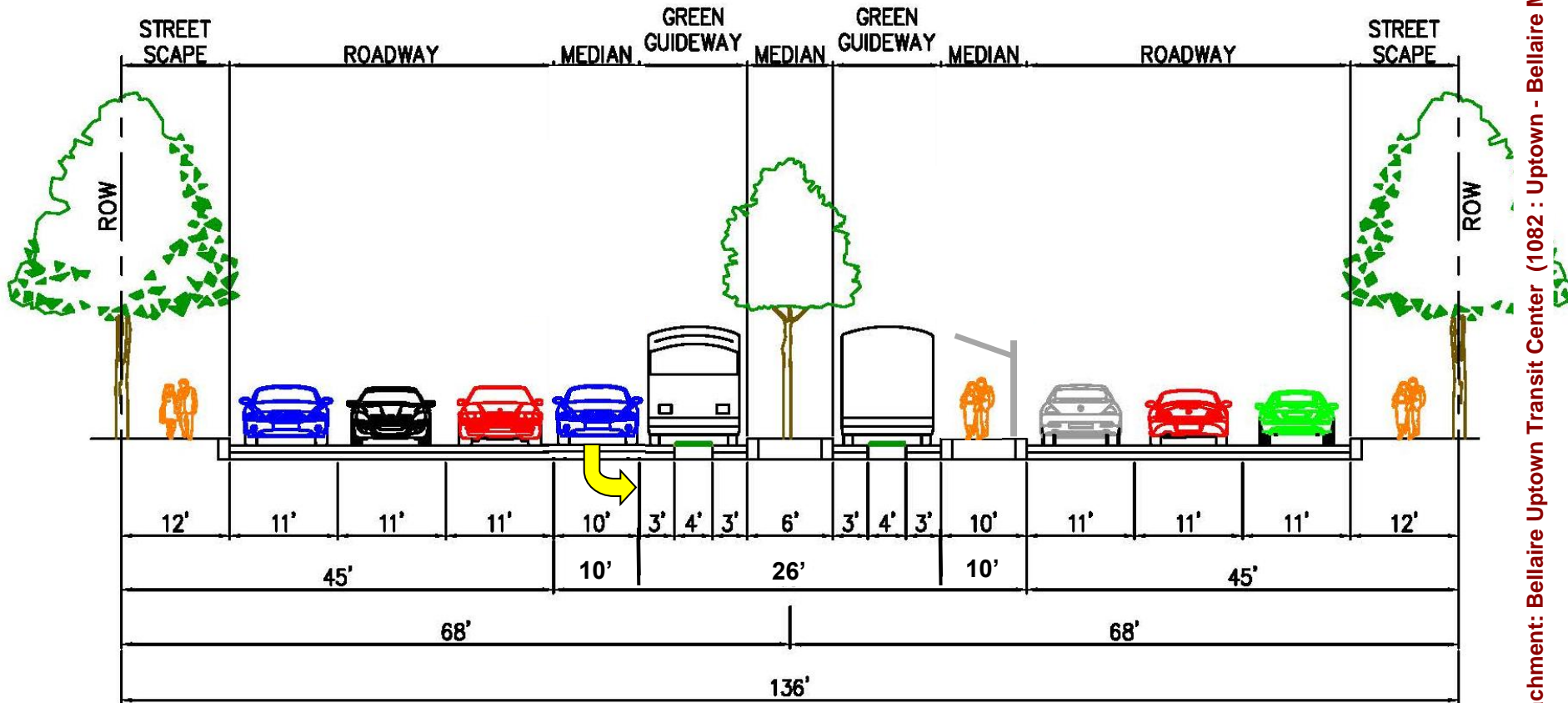


Proposed Section D – D
NTS

1. West Loop HOV / Northwest Transit Center South Portal



Post Oak Boulevard Improvements





Bellaire / Uptown Transit Center



SUNRISE, STATION OVERALL VIEW, LOOKING NORTH TOWARD UPTOWN HOUSTON

Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit

Post Oak Boulevard Project

| | | |
|---------|--------------|------------------------------|
| Phase 1 | Urban Design | September – December 2013 |
| Phase 2 | Final Design | January – December 2014 |
| Phase 3 | Construction | January 2015 – November 2016 |

Uptown Transit

Preliminary Cost Estimate

| | <u>Uptown</u> | <u>Local</u> | <u>TxDOT</u> | <u>Federal</u> | <u>Total</u> |
|----------------------------------|----------------|---------------|----------------|----------------|----------------|
| West Loop / NW Transit Center | \$ 20.0 | \$ -- | \$ 20.0 | \$ -- | \$ 40. |
| Post Oak Boulevard | \$ 76.5 | \$ -- | \$ -- | \$ 45.0 | \$ 121. |
| Westpark Transit Center | <u>\$ --</u> | <u>\$ 9.1</u> | <u>\$ --</u> | <u>\$ 16.9</u> | <u>\$ 26.</u> |
| TOTAL | \$ 96.5 | \$ 9.1 | \$ 20.0 | \$ 61.9 | \$ 187. |



T.O.D. Typologies

T.O.D. Typologies

Most Dense

Least Dense

| | CENTERS | | | | DISTRICTS | | | CORRIDORS |
|--|---|--|---|--|---|---|---|--|
| | Regional Center | Urban Center | Suburban Center | Transit Town Center | Urban Neighborhood | Transit Neighborhood | Special Use/ Employment District | Mixed-Use Corridor |
| <i>What are the characteristics of the station area?</i> | Primary center of economic and cultural activity | Significant center of economic and cultural activity with regional-scale destinations | Significant center of economic and cultural activity with regional-scale destinations | Local center of economic and community activity | Predominantly residential district with good access to regional and subregional centers | Predominantly residential district organized around transit station | Local focus of economic and community activity without distinct center | Local focus of economic and community activity without distinct center |
| <i>What is the transit mode?</i> | All modes | All modes | All modes | Commuter rail, local/regional bus hub, light rail | Heavy rail, LRT/streetcar, BRT, commuter rail, local bus | LRT/streetcar, BRT, commuter rail, local bus | LRT/streetcar, BRT, potentially heavy rail | LRT/streetcar, BRT |
| <i>What is the peak frequency of transit?</i> | < 5 minutes | 5-15 minutes | 5-15 minutes | 15-30 minutes | 5-15 minutes | 15-30 minutes | 15-30 minutes | 5-15 minutes |
| <i>What is the land use mix and density?</i> | High-density mix of residential, commercial, employment, and civic/cultural uses | Moderate- to high-density mix of residential, commercial, employment, and civic/cultural uses | Moderate- to high-density mix of residential, commercial, employment and civic/cultural uses | Moderate-density mix of residential, commercial, employment and civic/cultural uses | Moderate- to high-density residential uses with supporting commercial and employment uses | Low- to moderate-density residential uses with supporting commercial and employment uses | Concentrations of commercial, employment and civic/cultural uses, potentially with some residential | Moderate-density residential, commercial, employment and civic/cultural uses |
| <i>What are the retail characteristics?</i> | Regional-serving destination-retail opportunity; need for local-serving retail | Regional-serving destination-retail opportunity; need for local-serving and community-serving retail | Regional-serving destination-retail opportunity; need for local-serving and community-serving retail | Community-serving and destination-retail opportunity; need for local-serving retail | Primarily local-serving retail opportunity; need for some community-serving retail | Primarily local-serving retail opportunity | Potential for community- and regional-serving retail but need to balance demands for access | Primarily local-serving retail opportunity for some community-serving retail |
| <i>What are the major planning and development challenges?</i> | Integrating dense mix of housing and employment into built-out context | Integrating high-density housing into existing mix of housing and employment to support local-serving retail | Introducing housing into predominantly employment uses and improving connections/access to transit | Increasing densities while retaining scale and improving transit access | Expanding local-serving retail opportunities and increasing high-density housing | Integrating moderate-density housing and supporting local-serving retail | Creating sustainable off-peak uses and accommodating peak travel demand | Expanding local-serving retail opportunities and high-density housing |
| <i>Examples</i> | Downtown San Francisco and Boston, Chicago's Loop, Midtown Manhattan, downtown Denver | Rosslyn-Ballston Corridor outside Washington D.C.; downtown Baltimore; Hoboken, New Jersey; Houston's Medical Center | Lindbergh City Center in Atlanta; Evanston, Illinois; Addison Circle outside Dallas; Stamford, Connecticut; | Prairie Crossing in Grayslake outside Chicago; Suisun City in the San Francisco Bay Area; Roslindale Village and Winchester outside Boston | Fruitvale in Oakland, Greenwich Village in New York City, the Pearl District in Portland, University City in Philadelphia | Ohlone-Chynoweth outside San Jose; Plano, Texas; Barrio Logan in San Diego; Capitol Hill in Washington D.C. | South of Market in San Francisco, Camden Station in Baltimore, South Waterfront in Portland | International Boulevard in Oakland, Washington State University in Pullman, Washington |

Suburban Center

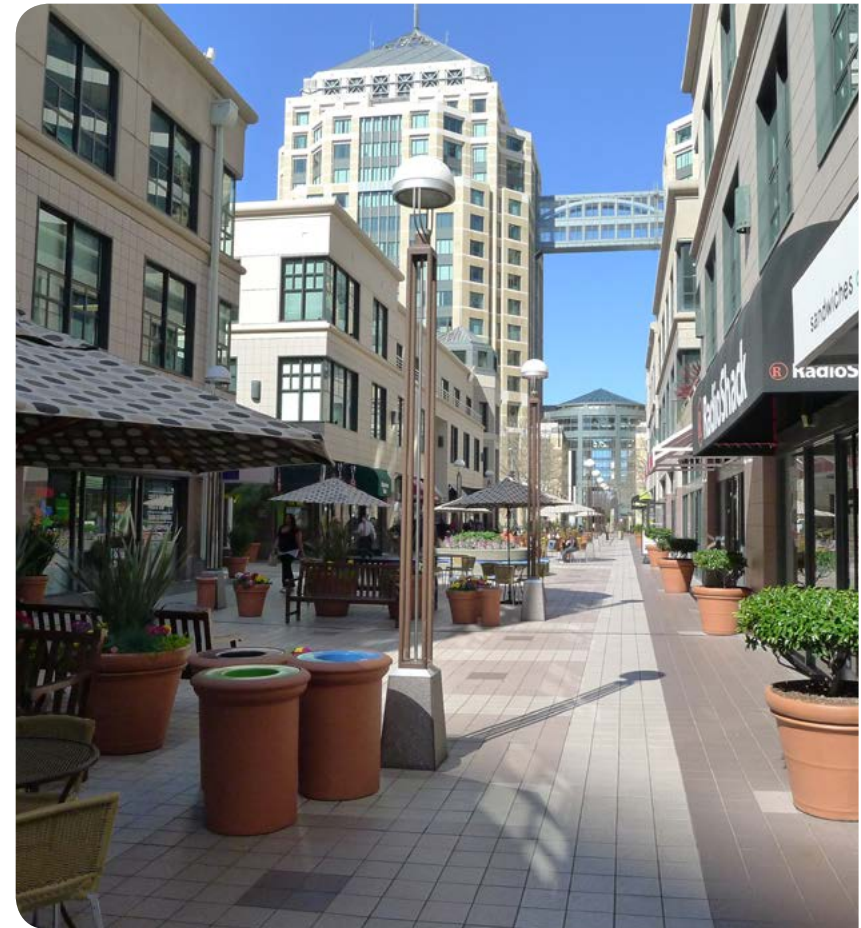
Transit Town Center

Urban Neighborhood

Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

T.O.D. Typologies

| | |
|--|---|
| <i>What are the characteristics of the station area?</i> | Predominantly residential district with good access to regional and subregional centers |
| <i>What is the transit mode?</i> | Heavy rail, LRT/streetcar, BRT, commuter rail, local bus |
| <i>What is the peak frequency of transit?</i> | 5-15 minutes |
| <i>What is the land use mix and density?</i> | Moderate- to high-density residential uses with supporting commercial and employment uses |
| <i>What are the retail characteristics?</i> | Primarily local-serving retail opportunity; need for some community-serving retail |
| <i>What are the major planning and development challenges?</i> | Expanding local-serving retail opportunities and increasing high-density housing |
| <i>Examples</i> | Fruitvale in Oakland, Greenwich Village in New York City, the Pearl District in Portland, University City in Philadelphia |



Oakland City Center, Oakland, CA

Urban Neighborhood

Case Studies

- ① Bethesda Row, Montgomery. MA
- ② Collinwood Village, Vancouver. BC
- ③ Fruitvale Transit Village, Oakland. CA
- ④ Boggo Road Urban Village, Brisbane. (
- ⑤ El Monte Transit Village, El Monte. CA

Bethesda Row, Montgomery, MA

TOD Description

- Bethesda, an affluent suburb in Montgomery County, saw the creation of an urban district near the Bethesda Metrorail Station. The station sparked exemplary development such as the **Bethesda Row Project** in the Central Business District.

Transit Type: Metrorail via WMATA

Station Typology: Urban Neighborhood

Ridership: 10,608 per day at 10-minute intervals on the Redline

Program: 180 apartment units; 357,000 sf retail space; 162,000 sf of office space; art facilities; movie theater



Size/Investment: 13.5 Acres/
\$7Million in Public Investment + \$192
Million in Private Investment

Timeline: 8 Phases over 15 years
1995-2010

Implementation Plan: Bethesda
CBD plan (Bethesda Urban Public/
Private Partnership + WMATA)

Result + Lessons

- Bethesda used master plans for coordinating long-term development around station.
- Air-rights lease at Bethesda station generates \$1.6 million annually in rent.
- Bethesda Row was phased to optimize cash flow in order to cover future development costs.

Parking Security between Uses: Rosedale Park in Bethesda require separate but shared entrances for shoppers and residents



Collingwood Village, Vancouver, BC

TOD Description

- Collingwood Village is a high-density, mixed-use urban village centered around the Joyce-Collingwood SkyTrain Station in Vancouver. It was developed within the context of regional transportation and land use planning system.

Transit Type: SkyTrain (LR) via TransLink

Station Typology: Urban Neighborhood

Ridership: 29,046 per day at 10-minute intervals on the Red line

Program: 2,700 suites with 4-story townhomes, mid- and high-rise apartments; 6,500m² of a drug store, elementary school, community center, day care, boutique retail and police station.

Factors that were successful include the location of commercial uses close to the transit station with community services slightly further away and high-density residential towers throughout the project with pedestrian-friendly streets.



Size/Investment: 28 Acres/ \$400 Million

Timeline: 1993-2006

Implementation Plan: The Greater Vancouver Regional District Growth Management Plan calls for complete, compact communities that maximize transportation choice.

Result + Lessons

- A major advantage enabling the Collingwood development as a TOD was having a single developer and relatively easy land assembly.
- Due to the high quality of urban design and good connections between the project and the station enabled 56% of the resident to rely on transit.
- A mix of building heights add visual interest

Fruitvale Transit Village, Oakland, CA

TOD Description

- Fruitvale Transit Village was a result of a community-based development when BART announced plans to construct a large park-and-ride lot next to the station. The outcome was a mixed-use development catering to the surrounding low-income neighborhood.

Transit Type: Rail Rapid Transit via BART

Station Typology: Urban Neighborhood

Station Ridership: 7,775 per day at 10-30 minute intervals

Program: 45,000 sf Retail; 54,000 sf Healthcare; 55,000 sf Childcare Facility; 15,000 Library; 45,000 sf Offices; 68 Units of HUD Housing; 220 Units of Mixed-Income Housing; 2 Parking Garages for 1,500 Cars





BART worked with Unity Council (a community development corporation) to create a broad-based community planning process.



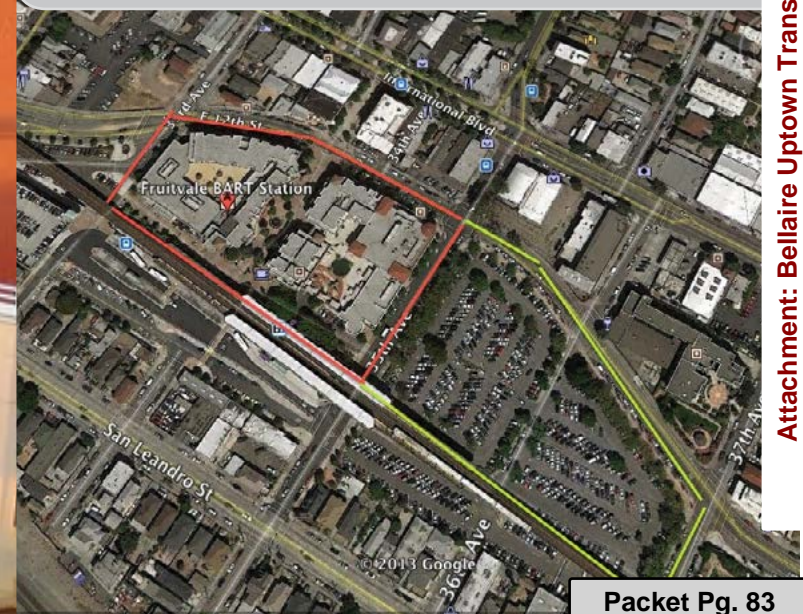
Size/Investment: 19 Acres Total/ \$100M 6.1.a

Timeline: 6 years from 1998 -2004

Implementation Plan: Unity Council Revitalization Plan (community-based plan)

Result + Lessons

- Job creation
- Improved Public Safety near the BART station
- Increased availability of localizing community needs such as retail goods and services
- Localizing led to improved air-quality due to less traffic congestion
- Provision of high-quality Affordable Housing



Boggo Road Urban Village, Brisbane, OZ

TOD Description

- The Boggo Road Urban Village is a new master planned community at the site of the historic Brisbane Gaol, a government reserve. The village is one of 5 state development zones identified by Queensland government in the southern suburbs of Brisbane.

Transit Type: BRT via the South East Busway

Station Typology: Transit Town Center

Ridership: 60,000 per day on the South East Busway line at 15-20 minute intervals

Program: Euroscience Center with several commercial buildings ranging from 5-8 stories; Multi-dwelling residential (25% affordable); Mixed-use units; Two new Parks with Bike and Pedestrian trails.





Using grade-separated busways rather than rail, allows service to change in response to growth and commuter trends.

Size/Investment: 23.5 A 6.1.a

\$290 Million for the Research Center via Public Funds and additional funding by Department of Public Works for the mixed-use component.

Timeline: Completion is due to be 2016

Implementation Plan: Southern Queensland Regional Plan (2005-06 Framework)

Result + Lessons

- The Boggo Urban Village, being home to the new Euro-science center, has experienced increased value of nearby properties due to its new knowledge-based identity.
- Set to be one of the best TODs on the busway providing direct, one-seat rides to the CBD.

El Monte Transit Village, El Monte, CA

TOD Description

- The El Monte busway is a 11.8 mi service running from San Gabriel Valley to L.A. The busway (with HOV) is separated from freeway traffic. The El Monte transit station is the busway's eastern terminus and primary hub. The El Monte Transit Village was created to serve high-density services around transit services.

Transit Type: BRT via the El Monte Busway on the Los Angeles Silverline Metro

Station Typology: Transit Neighborhood

Station Ridership: 22,000 per day at 15-20 minute intervals

Program: 1,800 Housing Units; 561,000 sf of Retail; Child Development Center; Large Public Plaza; Transit Store; Bike Station + Lockers



El Monte is more likely to succeed because of the high level of bus transit already associated with the Transit Center. 6.1.a



Size/Investment: 60 Acres/ \$45 Million

Timeline: 2010- 2012

Implementation Plan: El Monte City Council adopted the El Monte Transit Village Specific Plan, 1994, set forth by the state, which calls for development to occur on lands near transit stations.

Result + Lessons

- City Involvement can make the difference in implementing complex joint development.
- Community outreach was critical in preserving two ballparks throughout the construction process.
- Consider bus TOD in places that already act as hubs for larger bus networks

Developer Preference Survey

Survey of Developer Attitudes Regarding BRT

(Breakthrough Technologies Institute, 2008)

CONVENIENCE

Frequency, speed and convenience of the service appear to be important to many developers and property owners. These are features that the BRT service is able to offer over the local conventional bus service.

AESTHETICS

In downscale corridors, streetscape improvements that accompany the BRT may be at least as important as the transit service for attracting new investment.

In some cities, developers and property owners cited the value of a prominent visual profile for the BRT and aesthetically appealing infrastructure.

Many developers and property owners report that the BRT must have a prominent visual profile and be aesthetically appealing - particularly the stations.

For cities that are using BRT to revitalize a corridor, the accompanying streetscape improvements may be at least as important as the transit service.

SUPPORT

Cooperation among key stakeholders, including public agencies, non-profit development organizations, property owners, and private developers, is critical to success.

In a city where the real estate market is not already strong, an active transit agency TOD program and/or active community development organization is critical.

Developers view permanence as an important factor for building around a BRT system. Even in the cities with a relatively low level of infrastructure, the BRT was viewed as permanent due to a clear long-term commitment by the transit agency.

For developers, permanence of the BRT is an important factor. However, the perception can be created even with relatively low infrastructure investment if there is a clear, long-term public agency commitment.

REGULATIONS

Developers are very interested in an expedited permitting or rezoning process as time is a critical factor in making development projects financially viable.

ECONOMIC DEVELOPMENT

It does not appear to be necessary to provide financial incentives for BRT related TOD.

As with any transit, the transit corridor must be amenable to high-density development. Corridors placed in areas without major employment or housing destinations are not likely to attract development, regardless of mode.

Architecture Precedents

- Transit Center Examples
- Parking Garage Examples



Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

Transit Centers



Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

Transit Centers

Market Commons, Myrtle Beach SC



Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

Parking Garages

T3 Parking Structure by Danze Blood and Cote
+ Reed Architects, Austin TX

- 160 Parking Spaces + 5 Floors



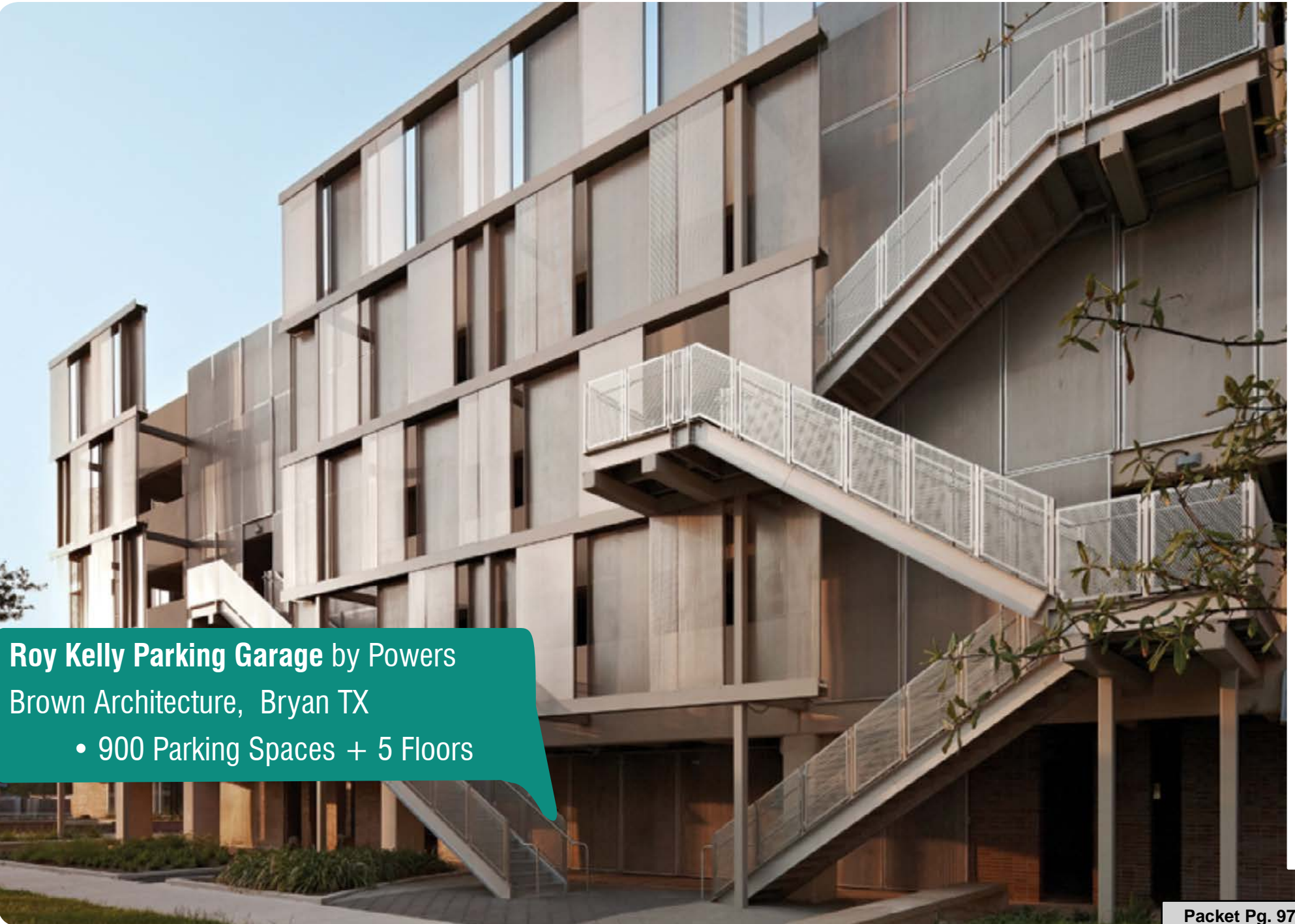
Parking Garages

Santa Monica Parking Garage by Frank Gehry,
Santa Monica CA

- 525 Parking Spaces + 5 Floors



Parking Garages



Roy Kelly Parking Garage by Powers
Brown Architecture, Bryan TX
• 900 Parking Spaces + 5 Floors

Parking Garages

Parkhaus Engelschanze by Wittfoht Freier
Architects, Stuttgart Germany

- 486 Parking Spaces + 6 Floors



Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

Parking Garages

St. Thomas H.S. Parking Garage

by Kirksey Architects, Houston TX

- 427 Parking Spaces + 6 Floors



Parking Garages

New World Symphony Garage by Gehry
Partners, Miami, FL

- 550 Parking Spaces + 6 Floors



Parking Garages



Car Park One at Chesapeake by Elliot and Associate Architects, Oklahoma City, OK

- 791 Parking Spaces + 5 Floors

Parking Garages

1111 Lincoln Road by Herzog + de Meuron
Architects, Miami, FL

- 300 Parking Spaces among 7 Floors of Mixed Use Retail and Residential



Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

Parking Garages

Ballet Valet Parking Garage by Arquitectonica Miami, FL

- 600 Parking Spaces + 6 Floors,
Ground-level Retail

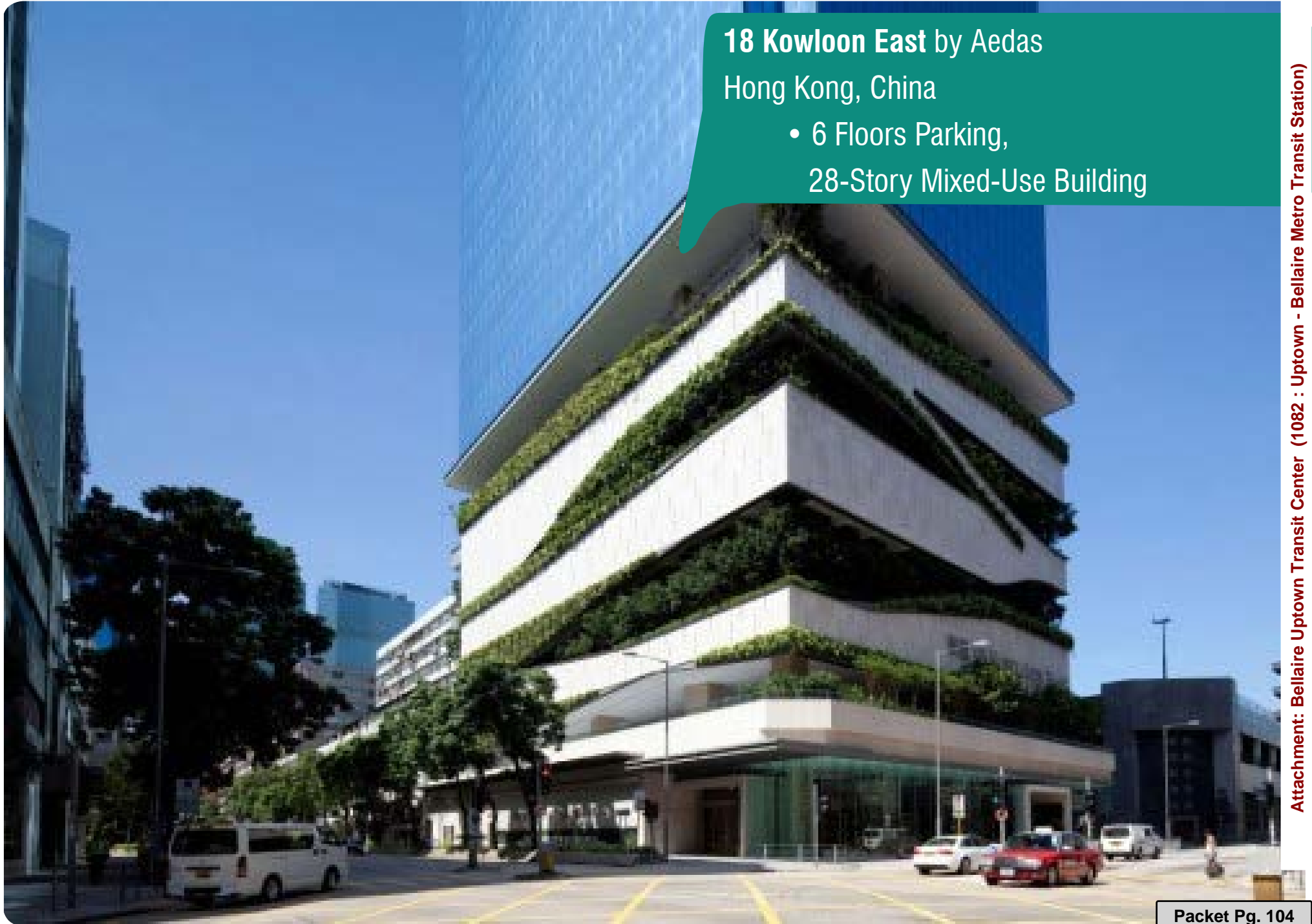


Parking Garages

18 Kowloon East by Aedas

Hong Kong, China

- 6 Floors Parking,
28-Story Mixed-Use Building



Parking Garages

Cypress Village METRO Park and Ride by METRO, Houston TX

- 1500 Parking Spaces (300 for Residents) + 3 Floors



Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

Parking Garages

Cypress Village METRO Park and Ride
by METRO, Houston TX



Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

Parking Garages

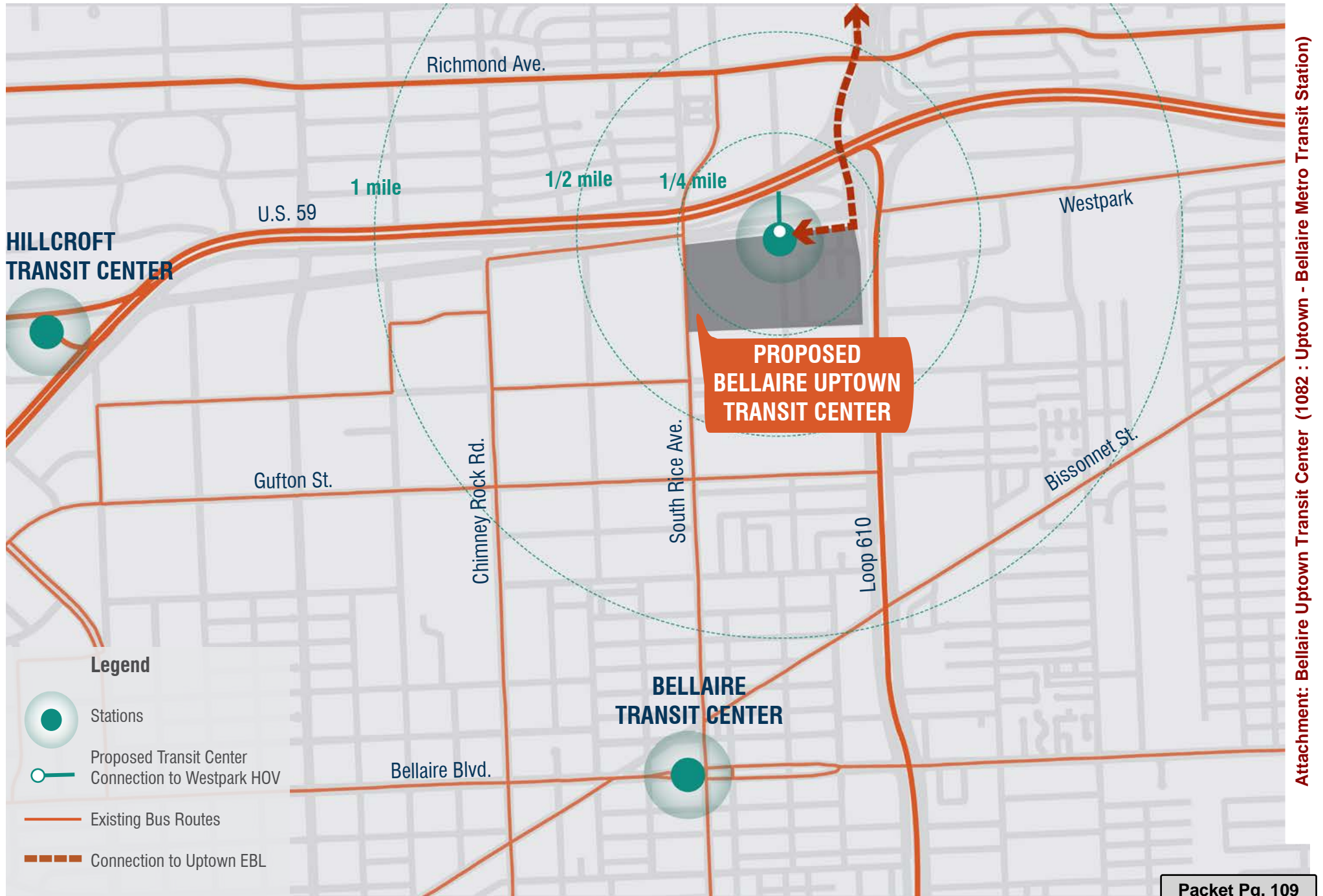
Cypress Village METRO Park and Ride
by METRO, Houston TX

Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

Transit-Area Planning

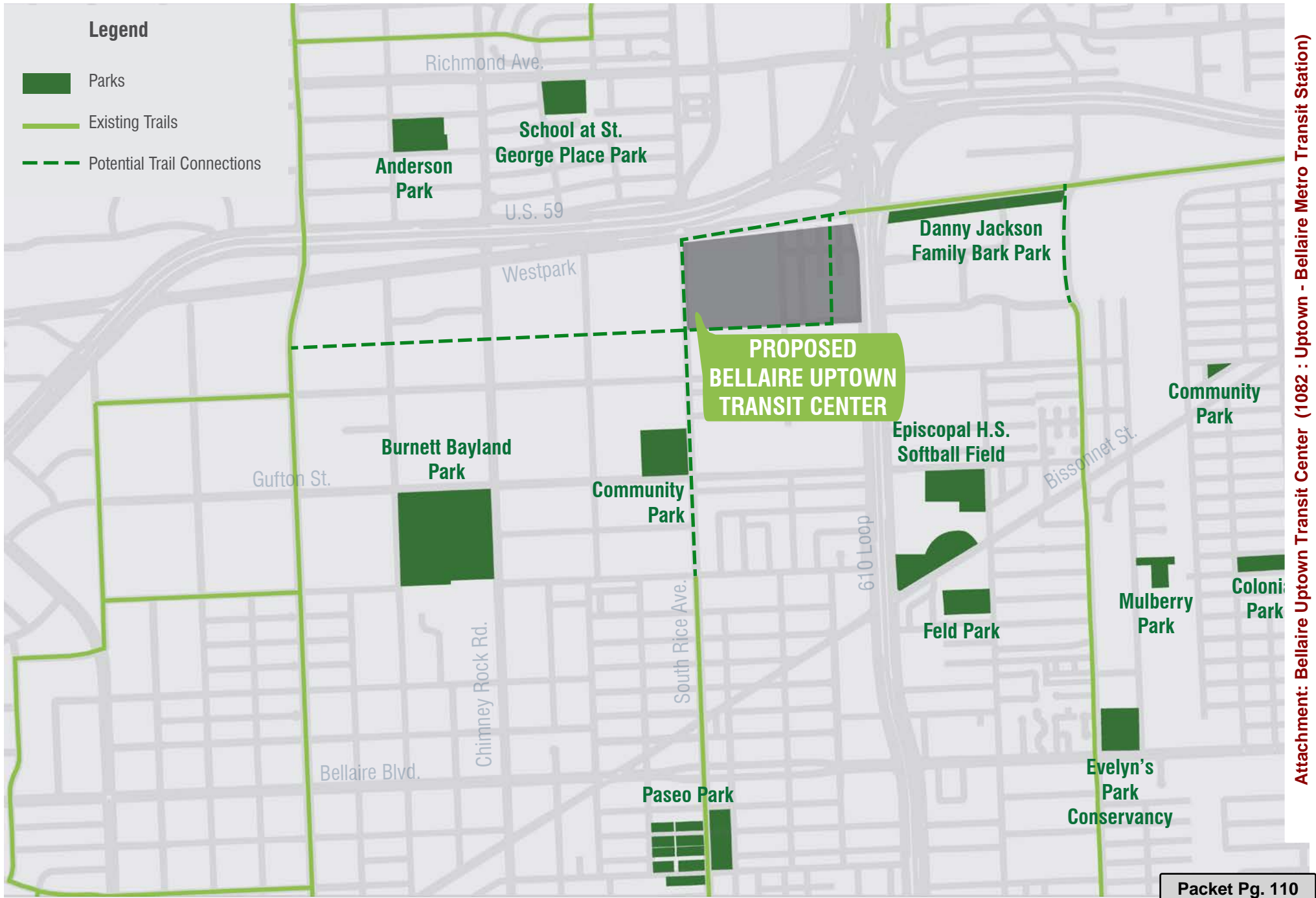
- 1. Transit Circulation
- 2. Parks/ Open Space + Trails
- 3. Property Ownership
- 4. Environmental Factors
- 5. Block Size Plan
- 6. Infrastructure (Above Ground)
- 7. Right-of-Way
- 8. Proposed Bellaire Uptown Transit
- 9. Development Massing Concept
- 10. Proposed Transit 'Green'

Transit Circulation

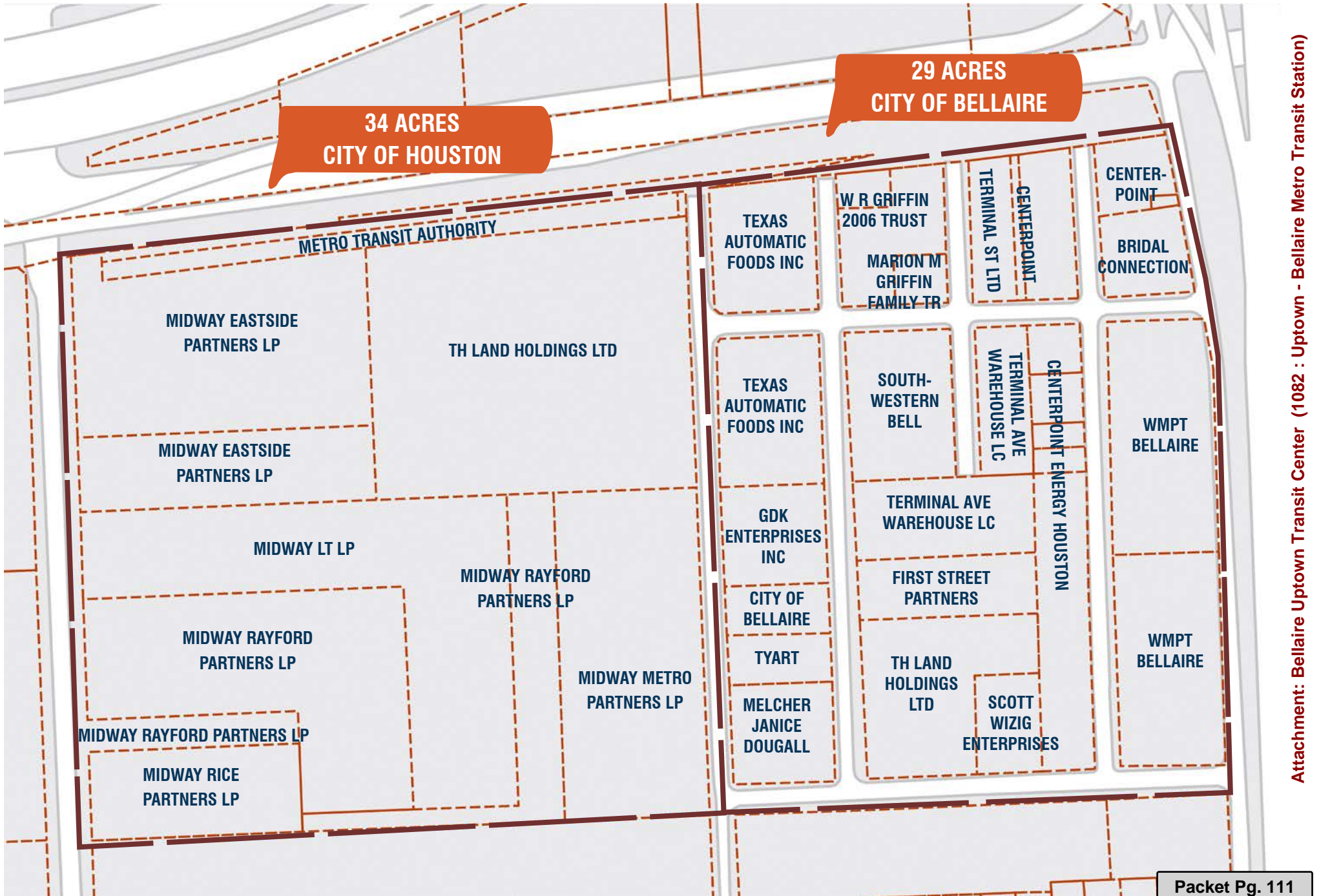


Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

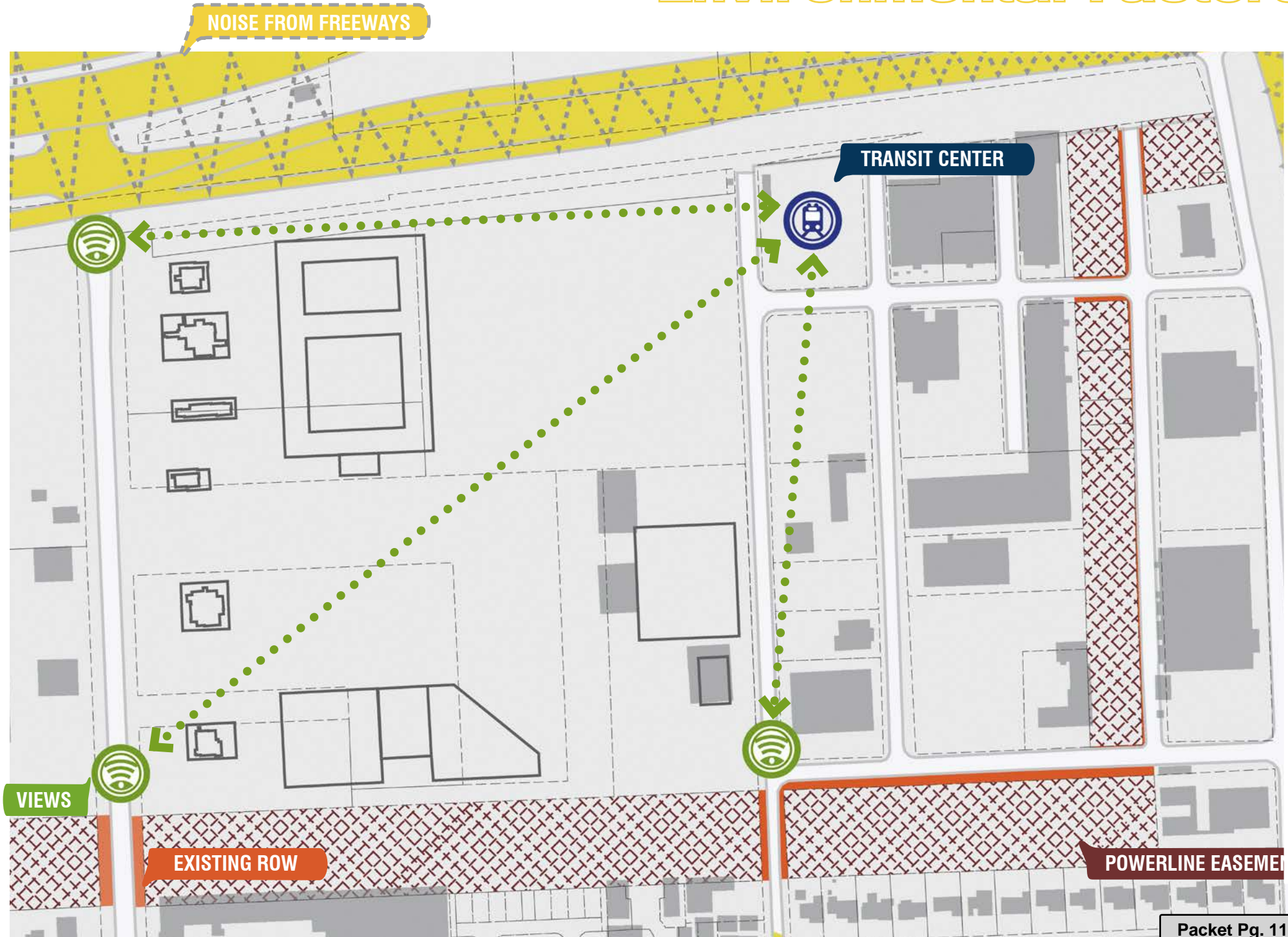
Parks/ Open Spaces + Trails



Property Ownership



Environmental Factors



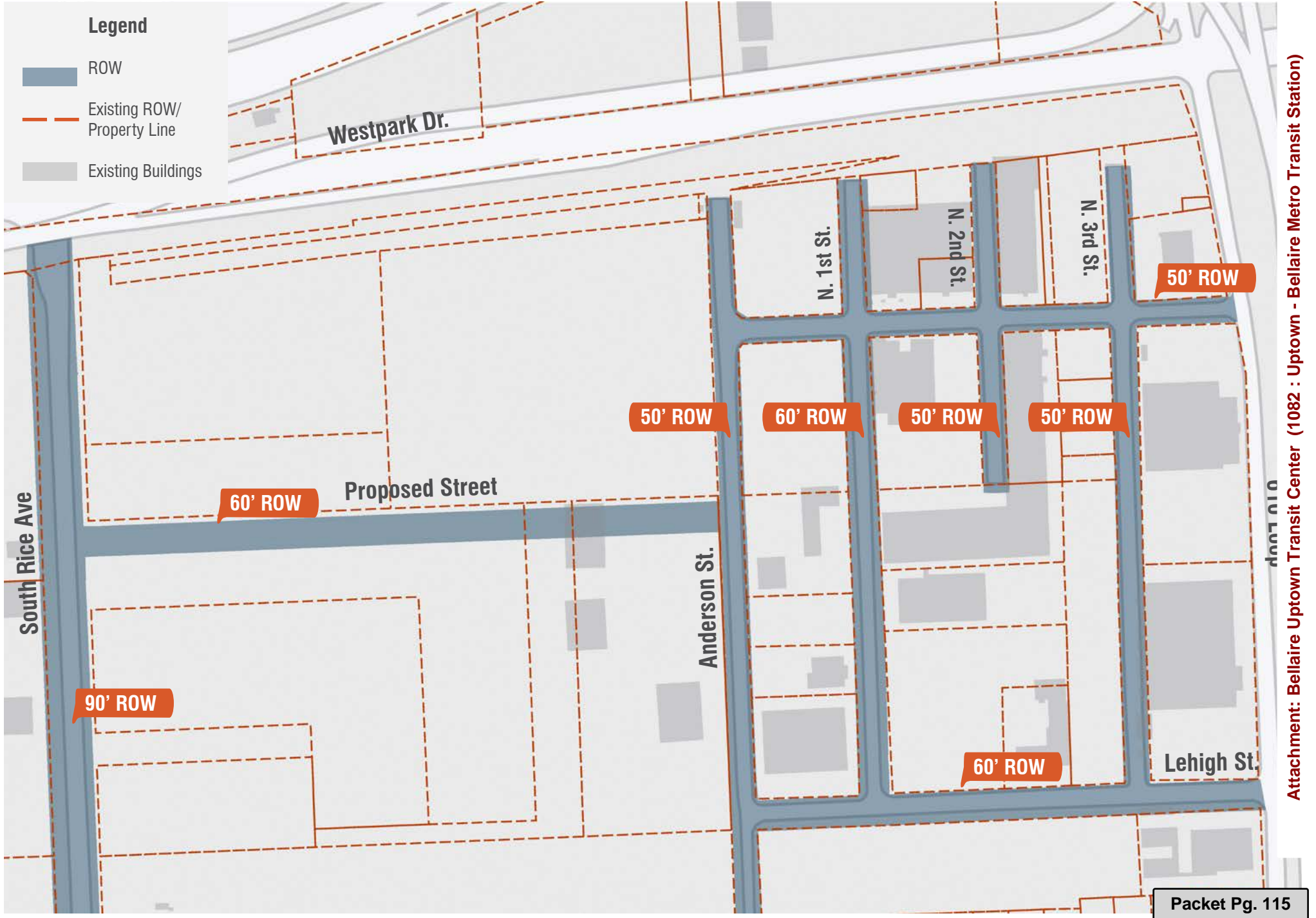
Block Size Plan



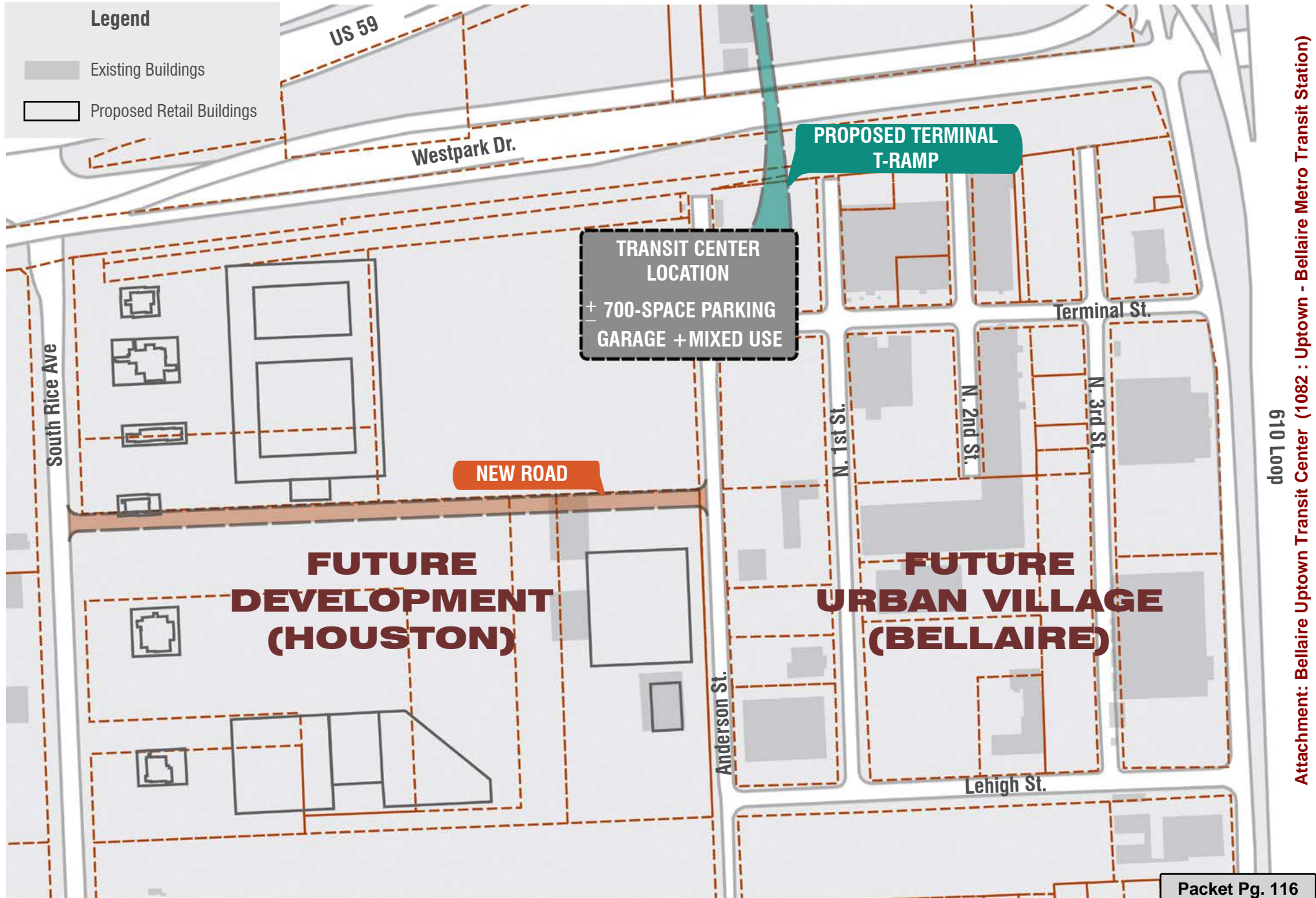
Infrastructure (Above Ground)



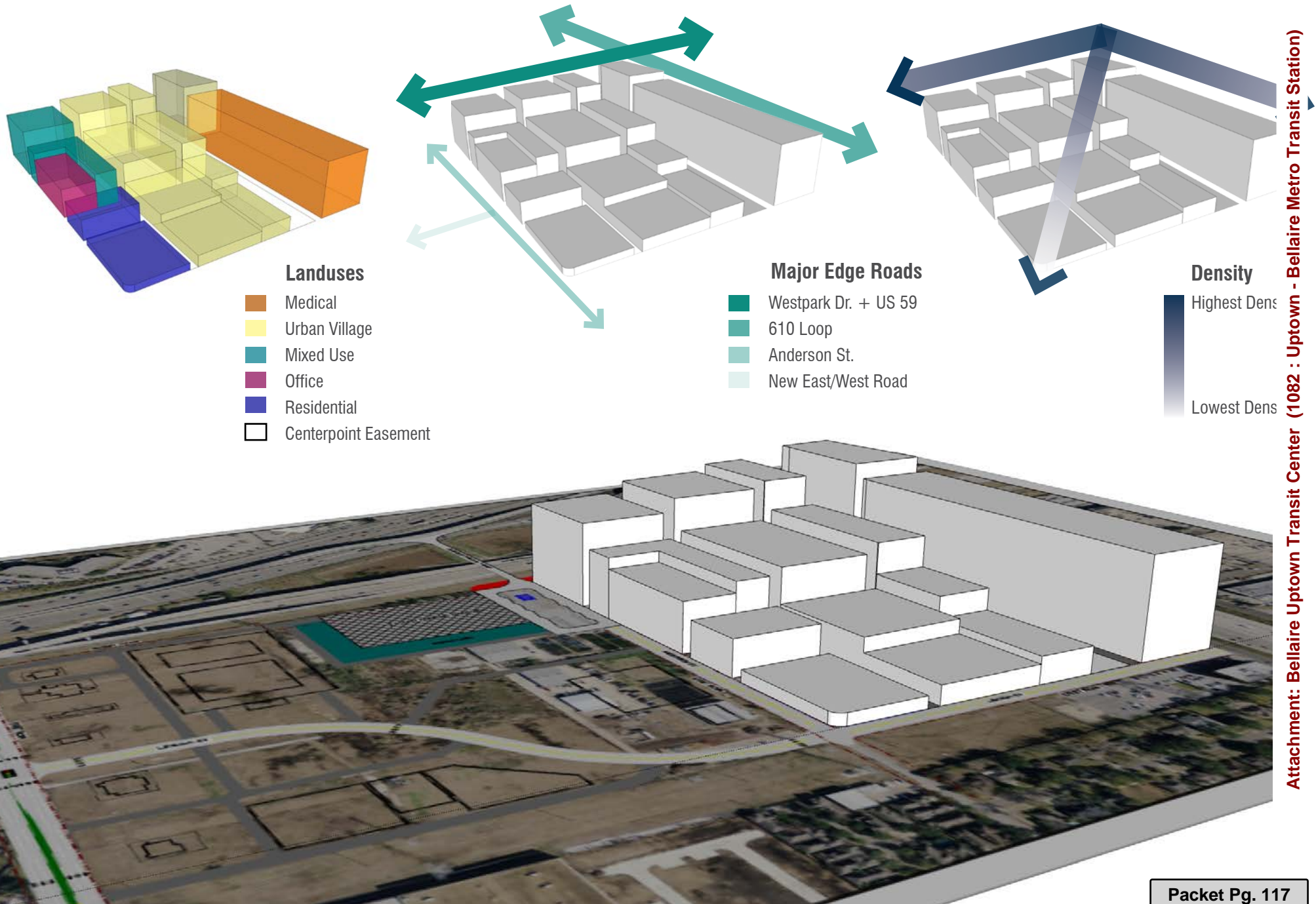
Right-of-Way



Proposed Bellaire Uptown Transit

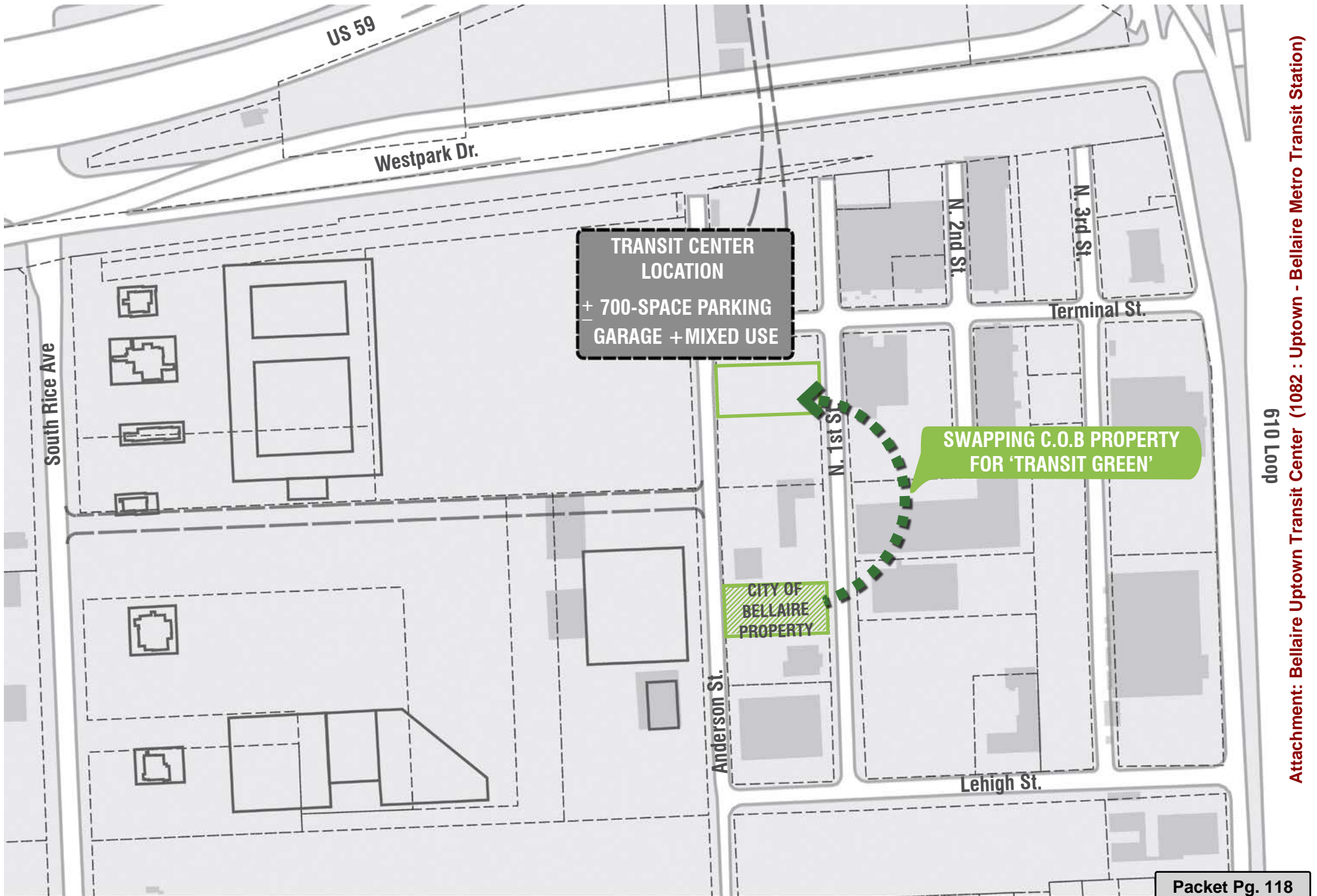


Development Massing Concept



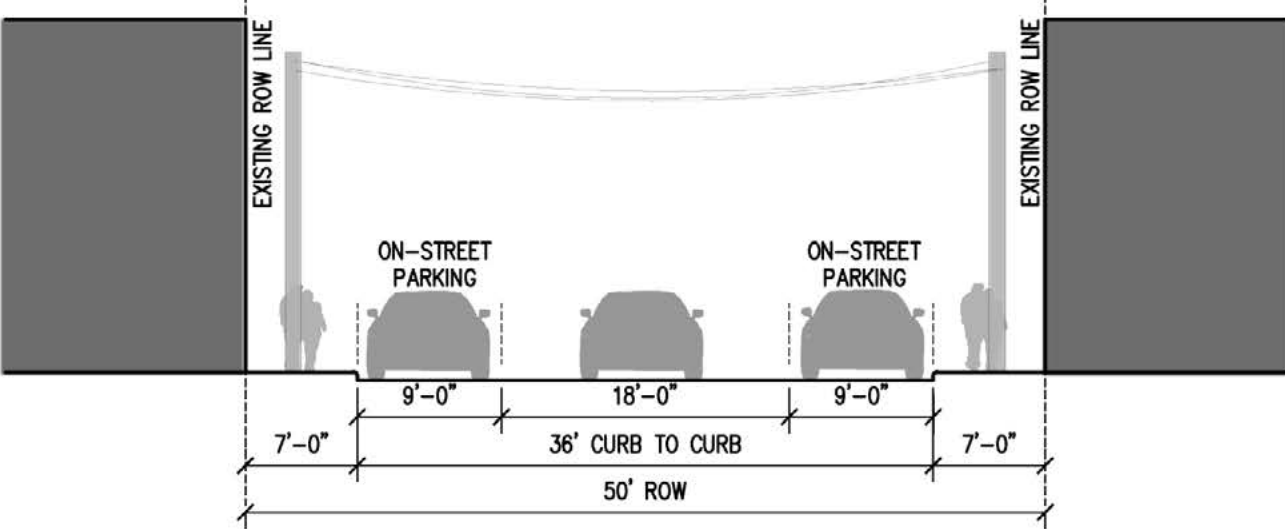
Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

Proposed 'Transit Green'

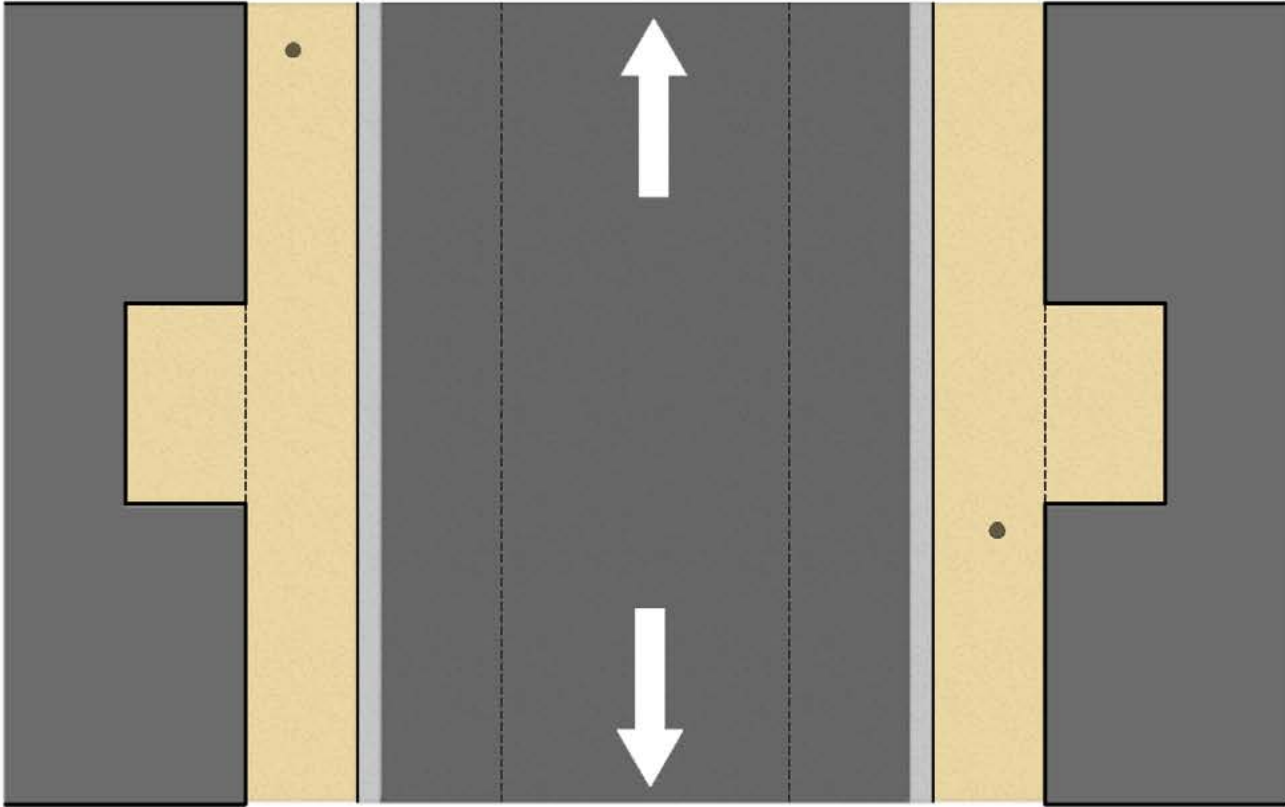


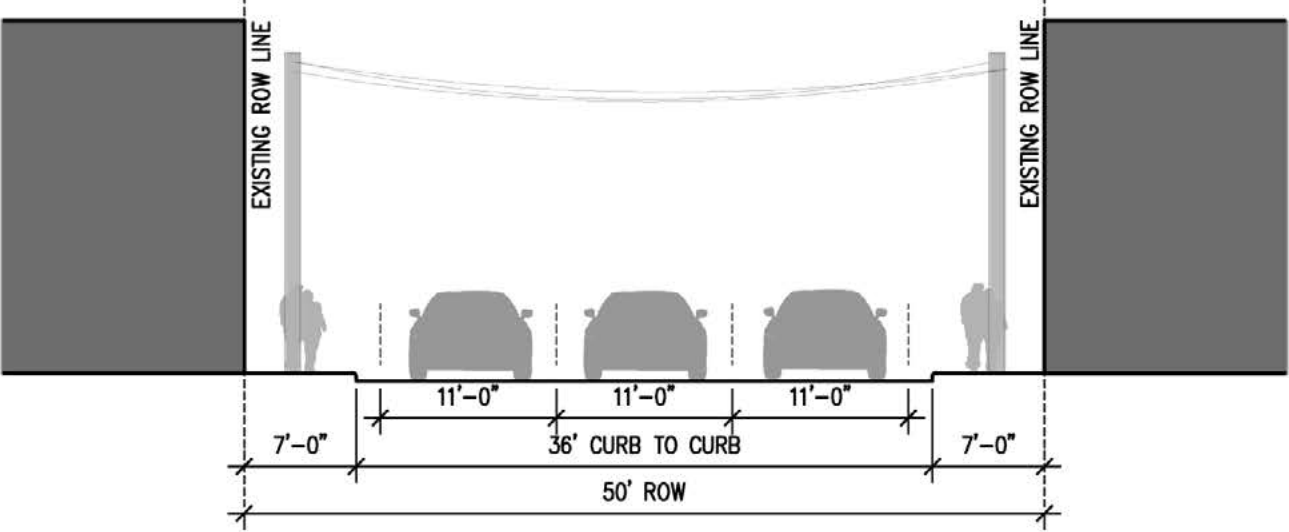
610 Loop
Attachment: Bellaire Uptown Transit Center (1082 : Uptown - Bellaire Metro Transit Station)

R.O.W. Improvements

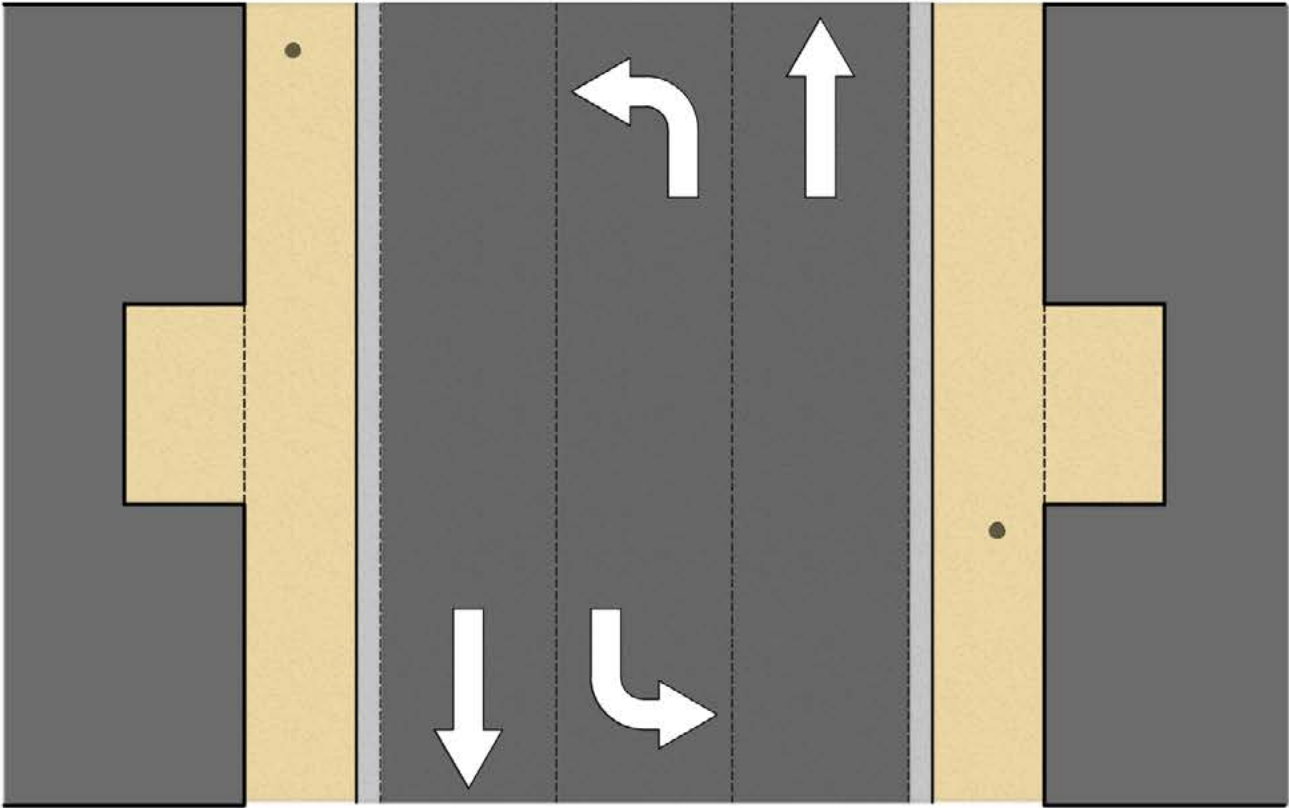


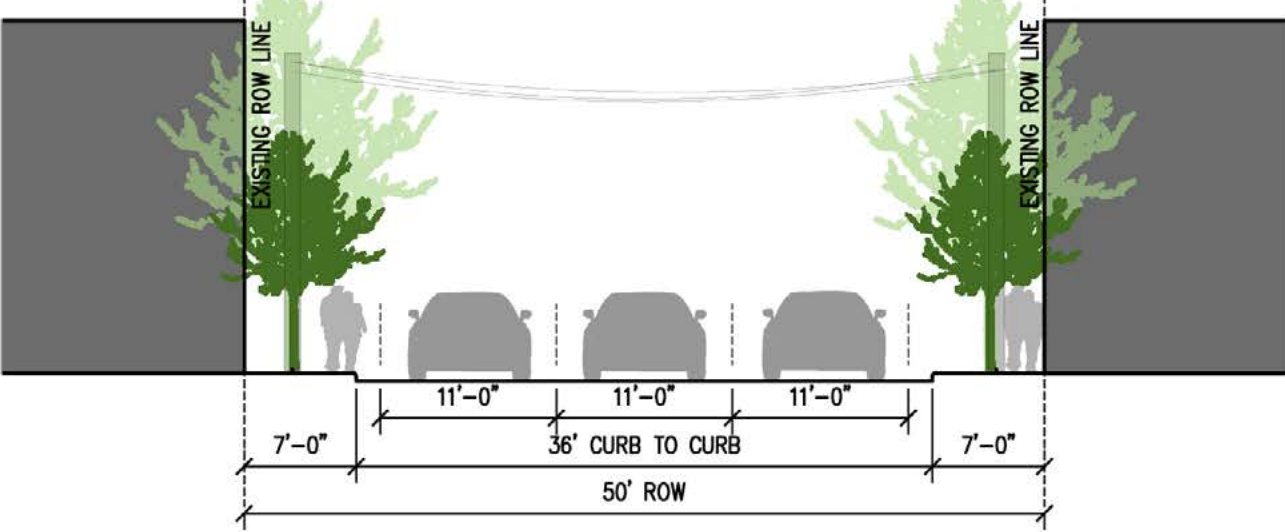
50' ROW
EXISTING
STREET
SECTION,
ON-STREET
PARKING



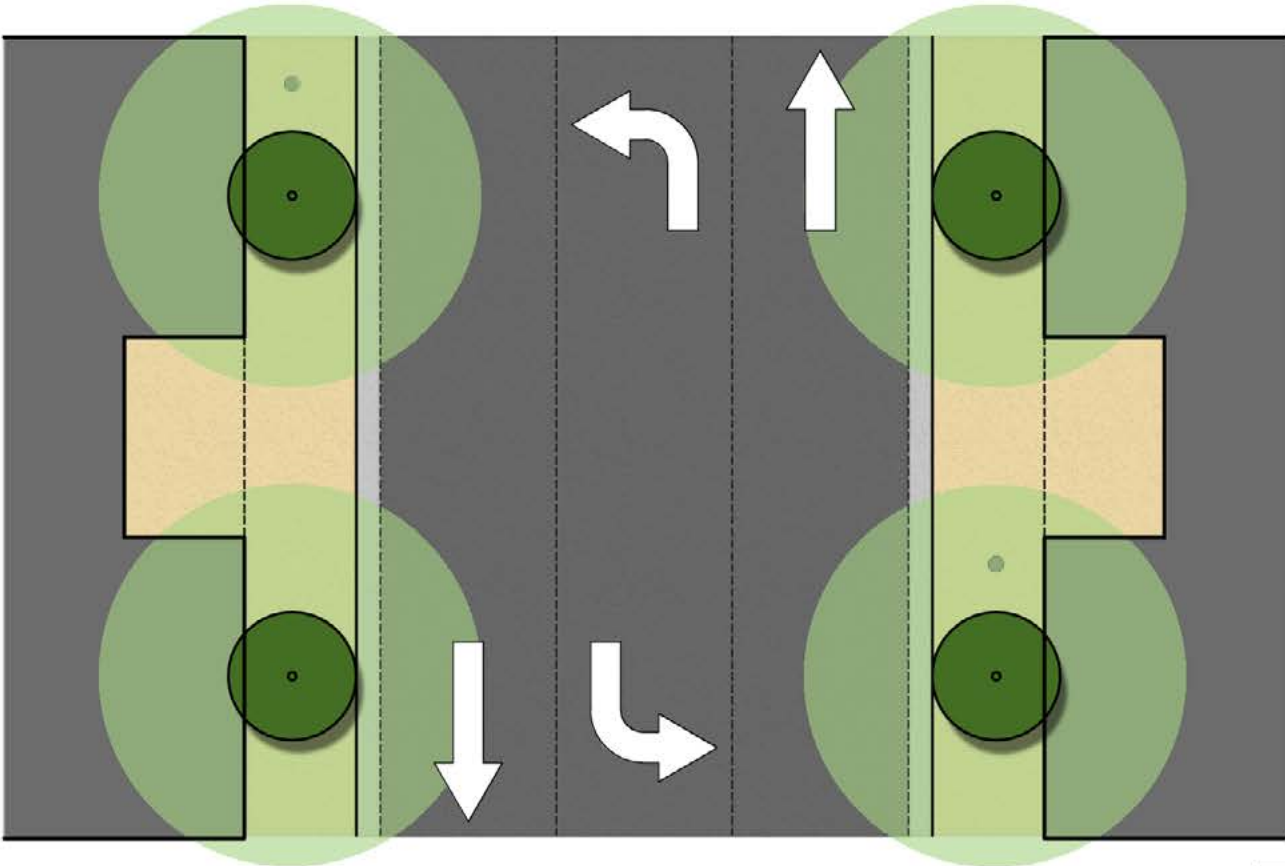


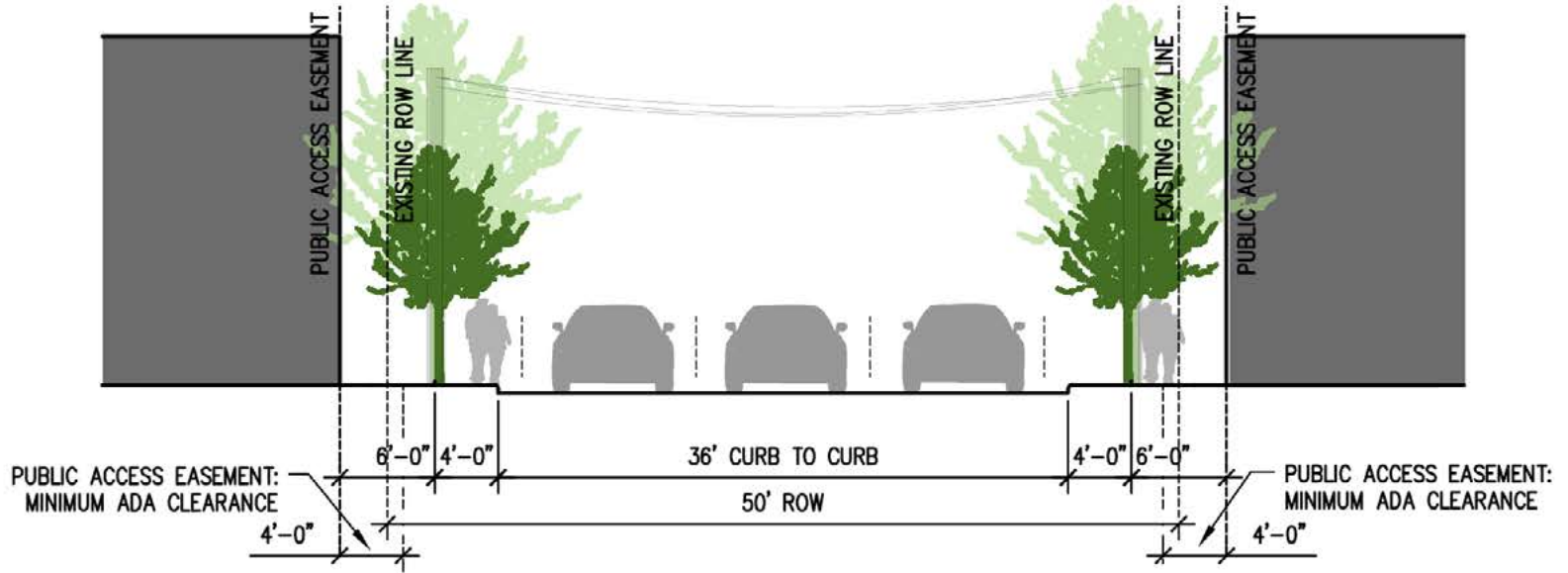
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STREET
SECTION



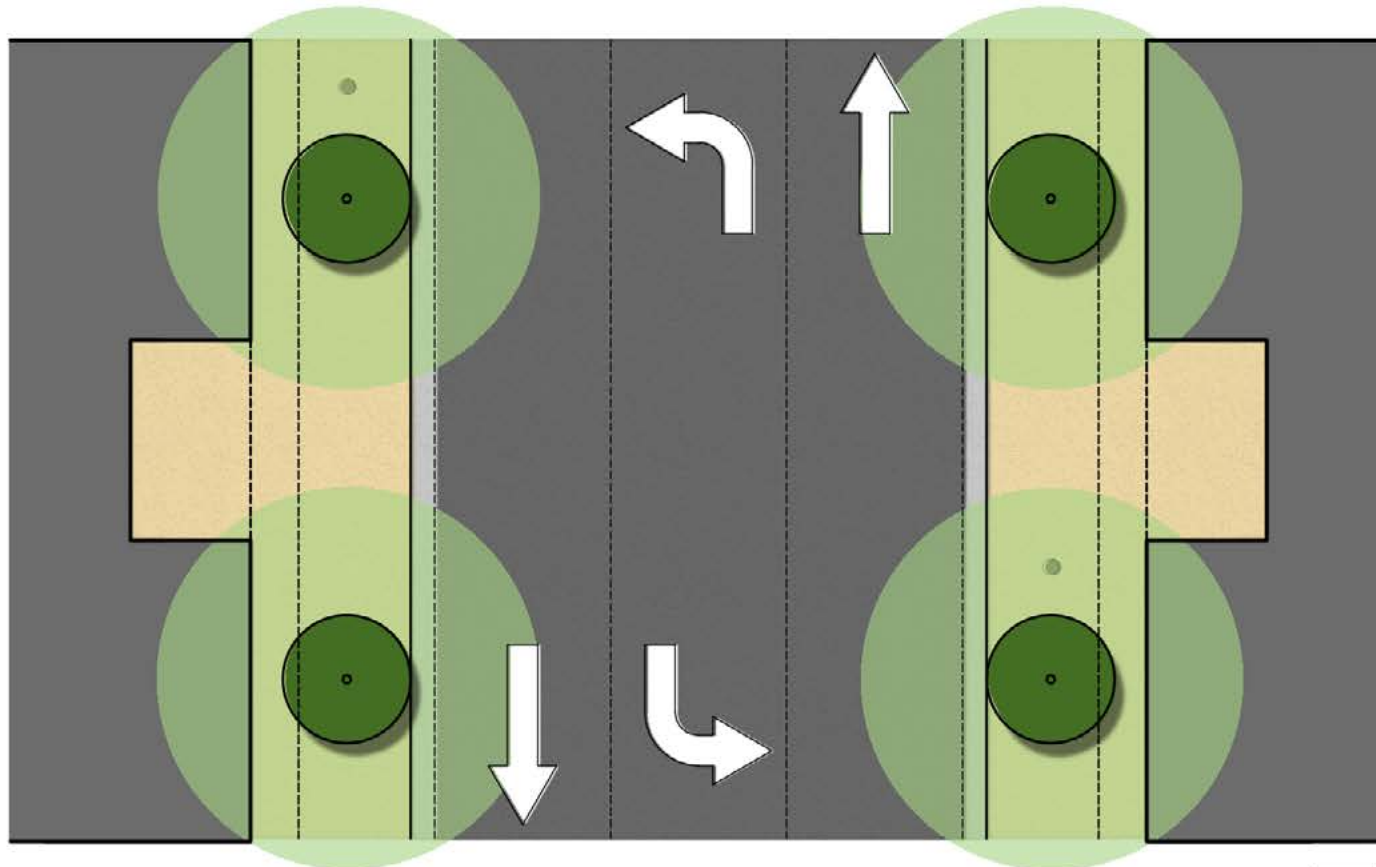


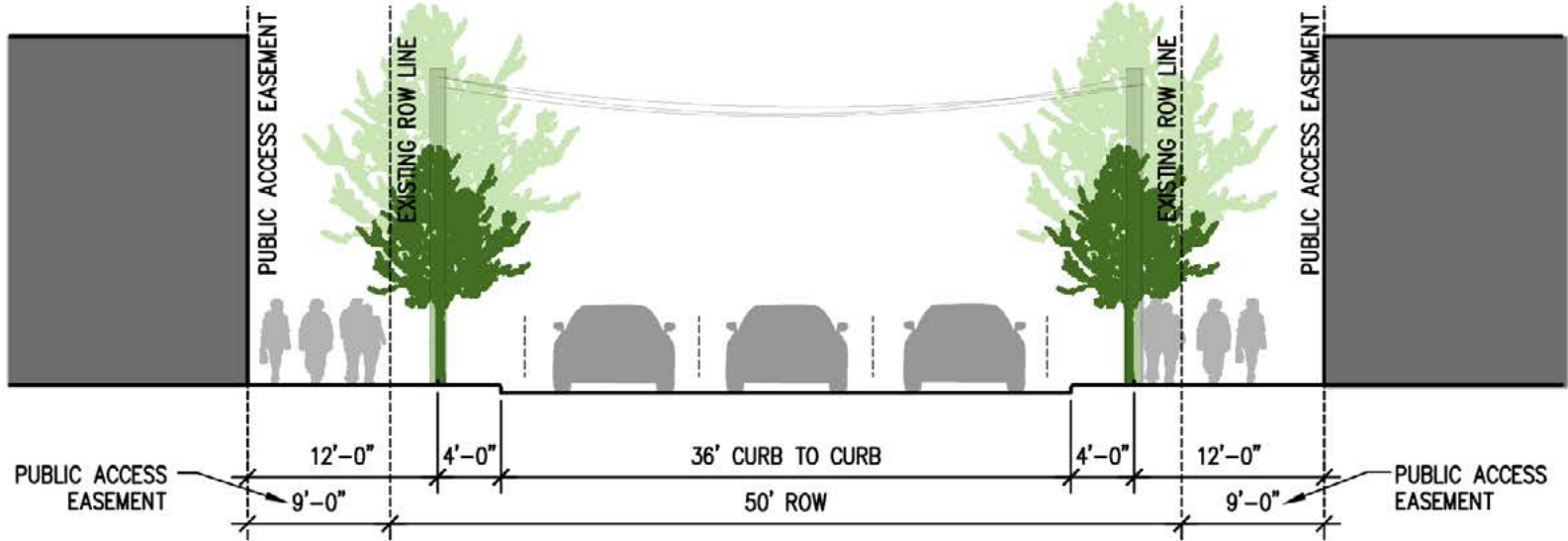
50' ROW
STREET
SECTION:
CONSTRAINED
TREE
GROWTH



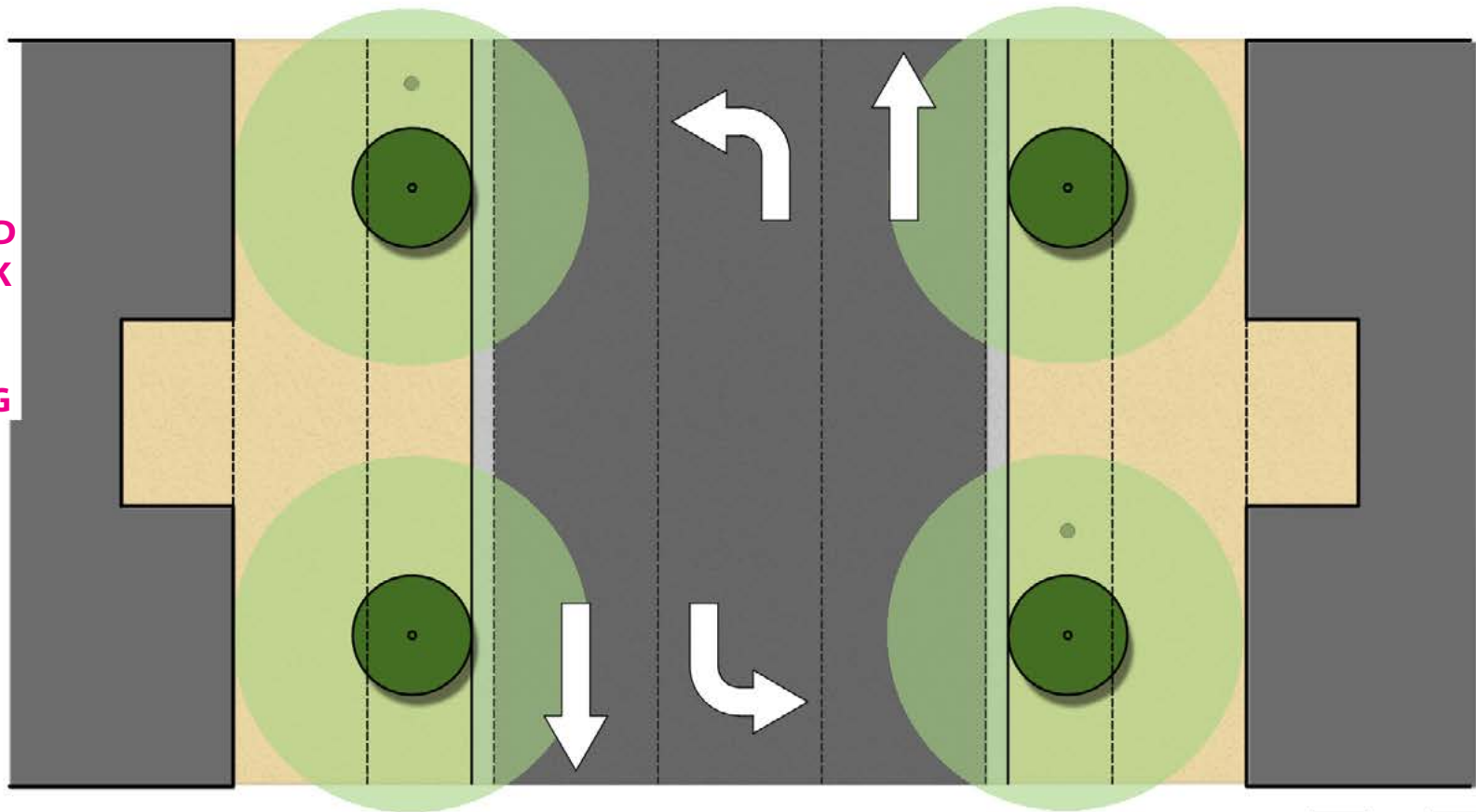


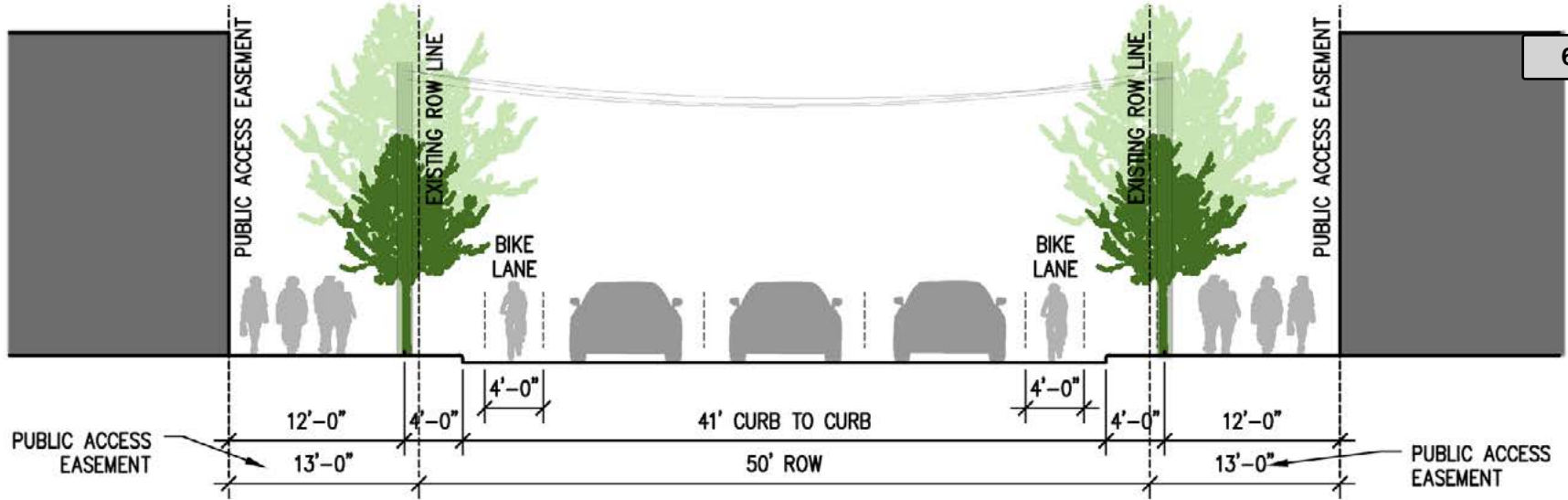
50' ROW
STREET
SECTION
+
MINIMUM
ADA
CLEARANCE
EASEMENT





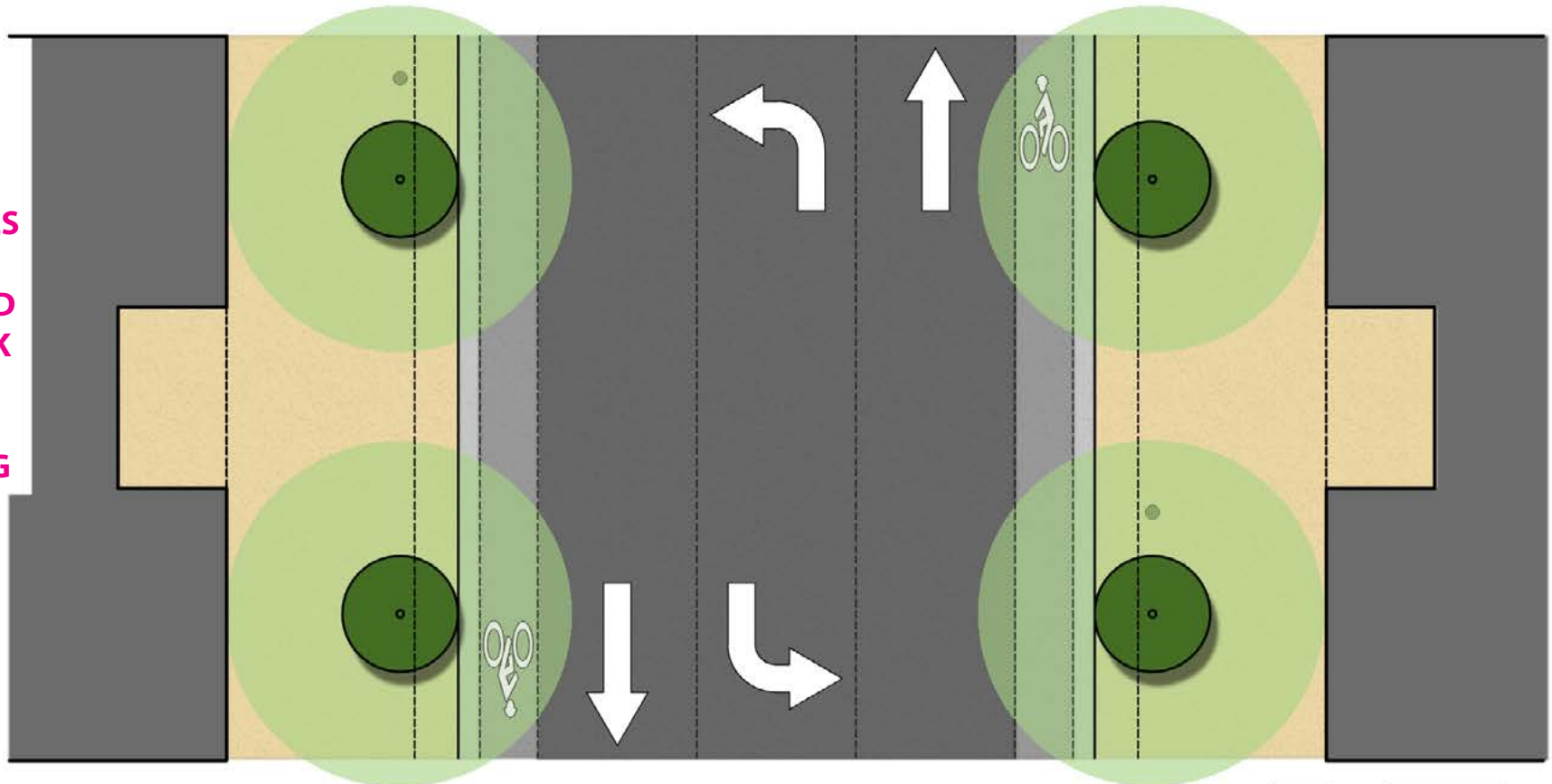
50' ROW
STREET
SECTION
+
EXPANDED
SIDEWALK
AND
TREE
PLANTING

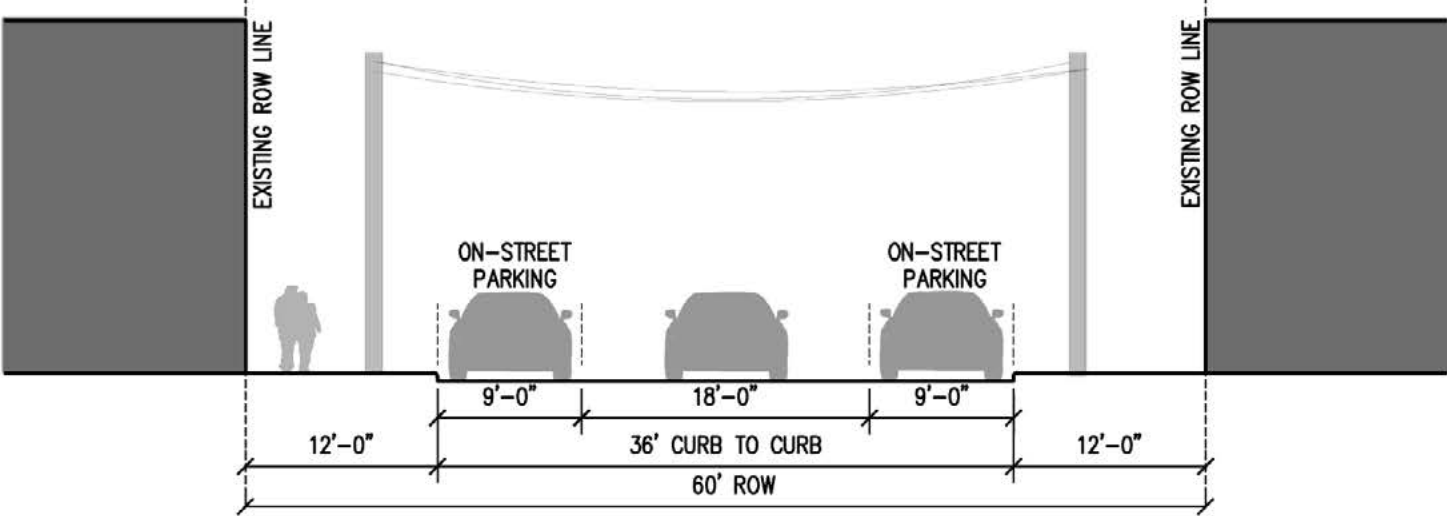




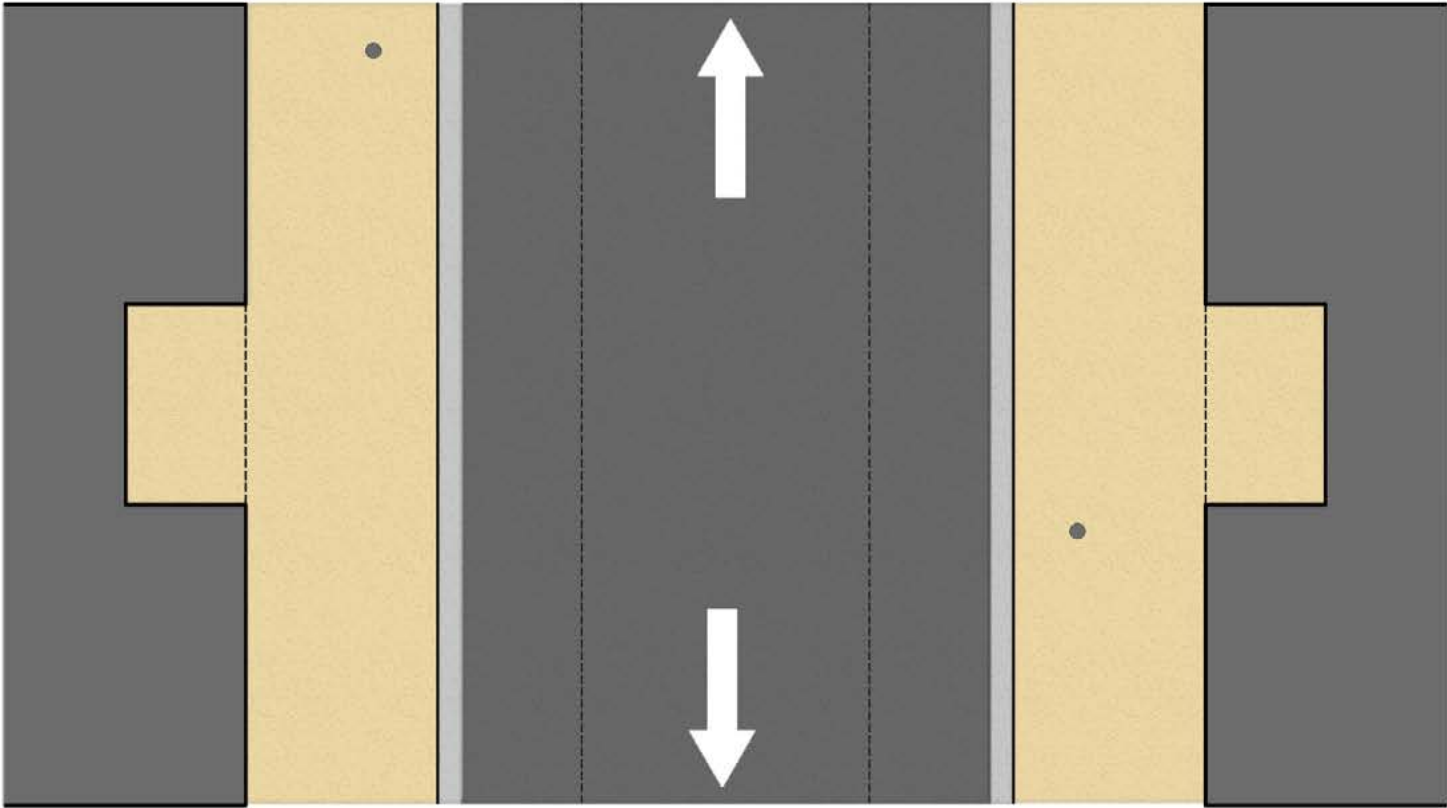
6.1.a

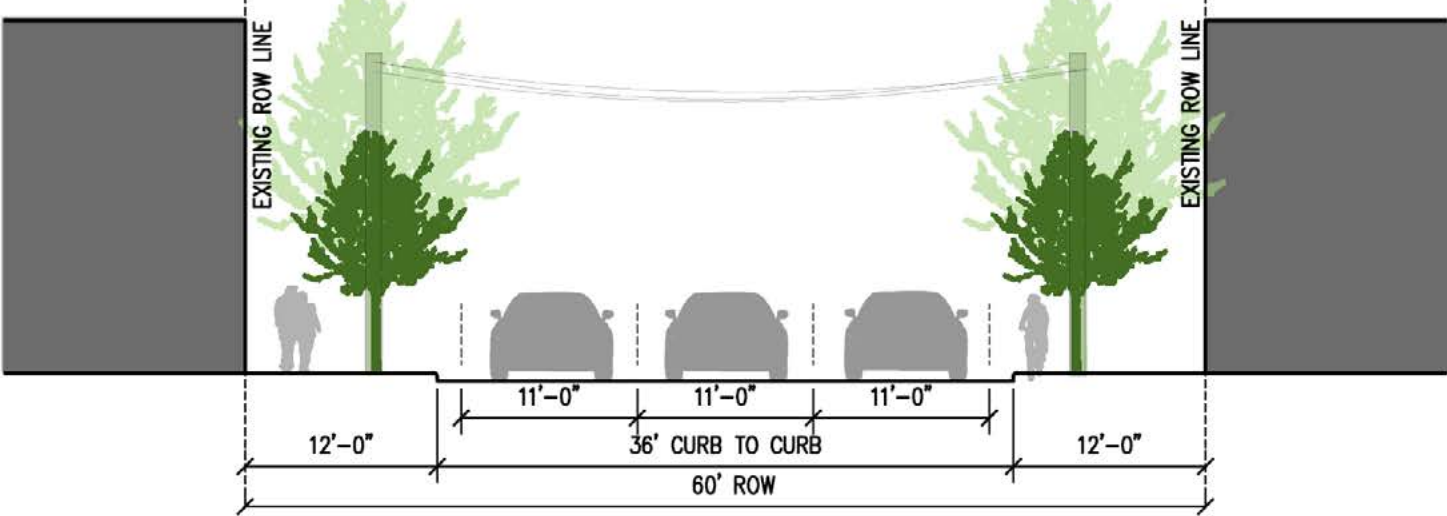
50' ROW
STREET
SECTION
+
BIKE LANES
+
EXPANDED
SIDEWALK
AND
TREE
PLANTING



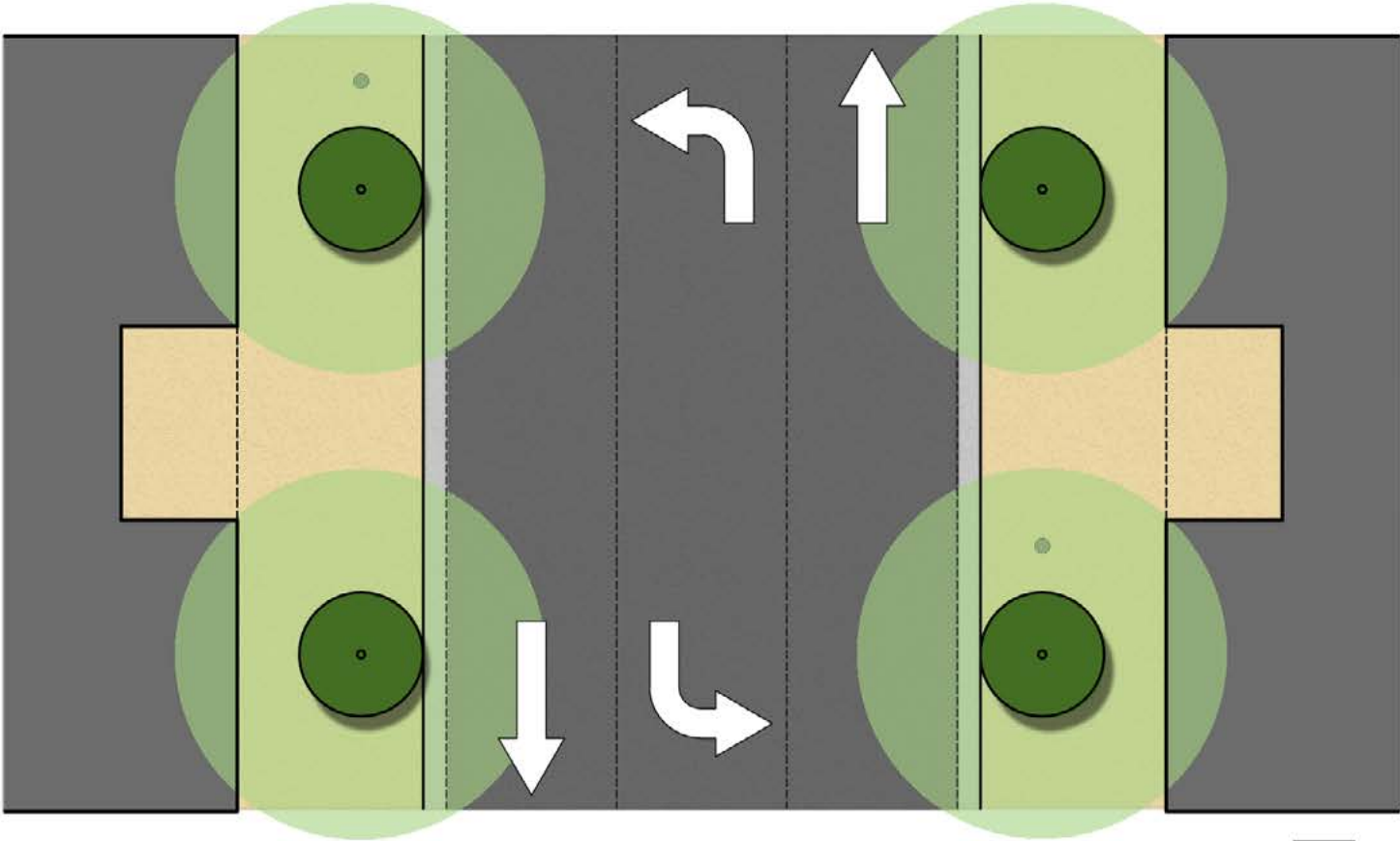


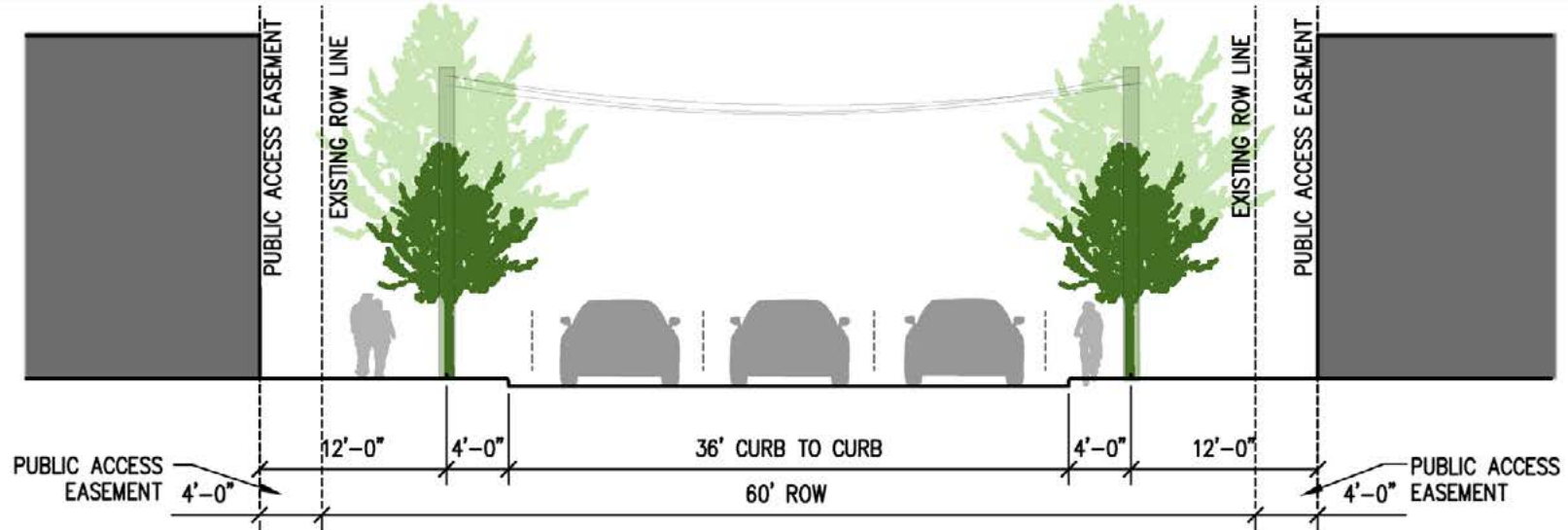
60' ROW
EXISTING
STREET
SECTION



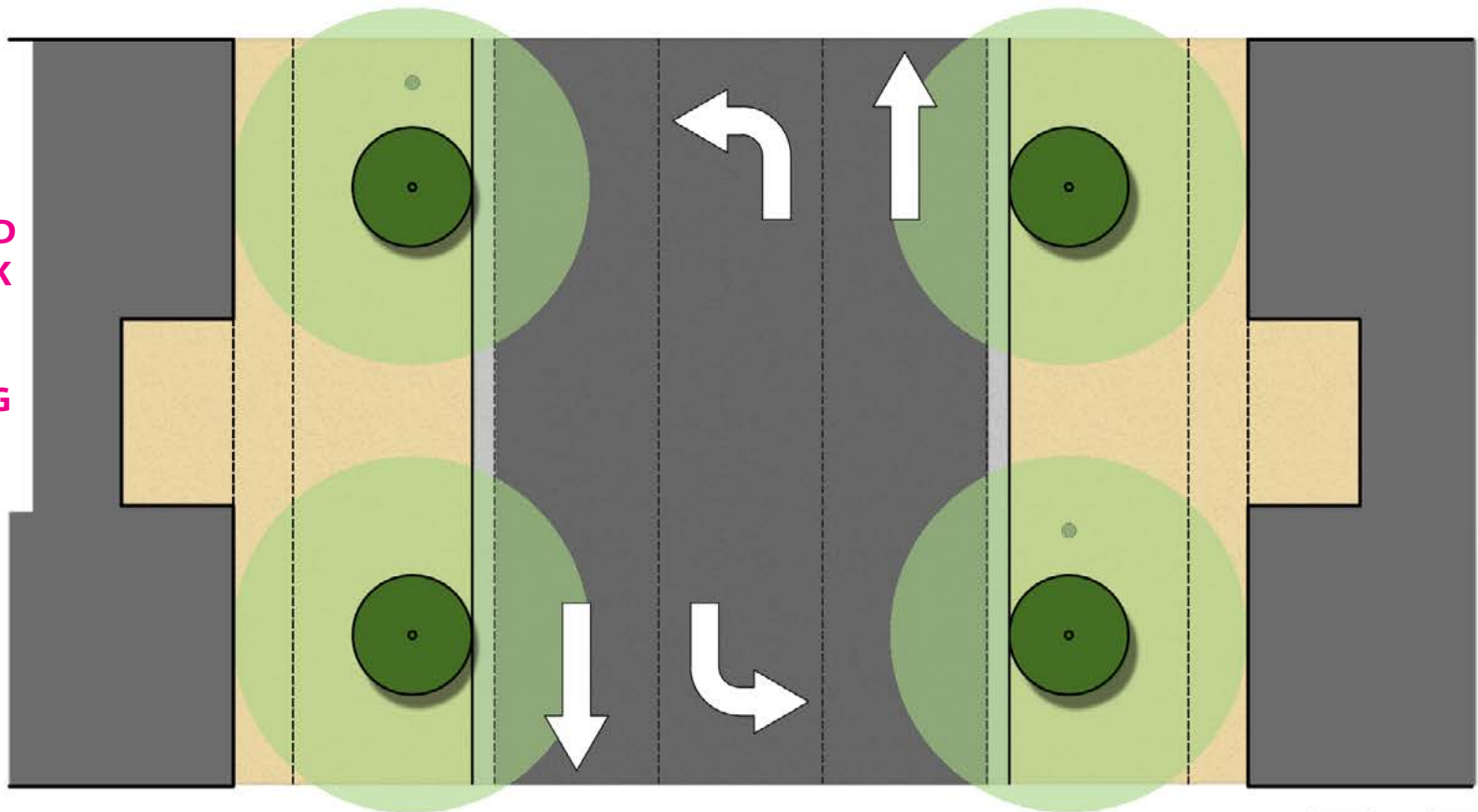


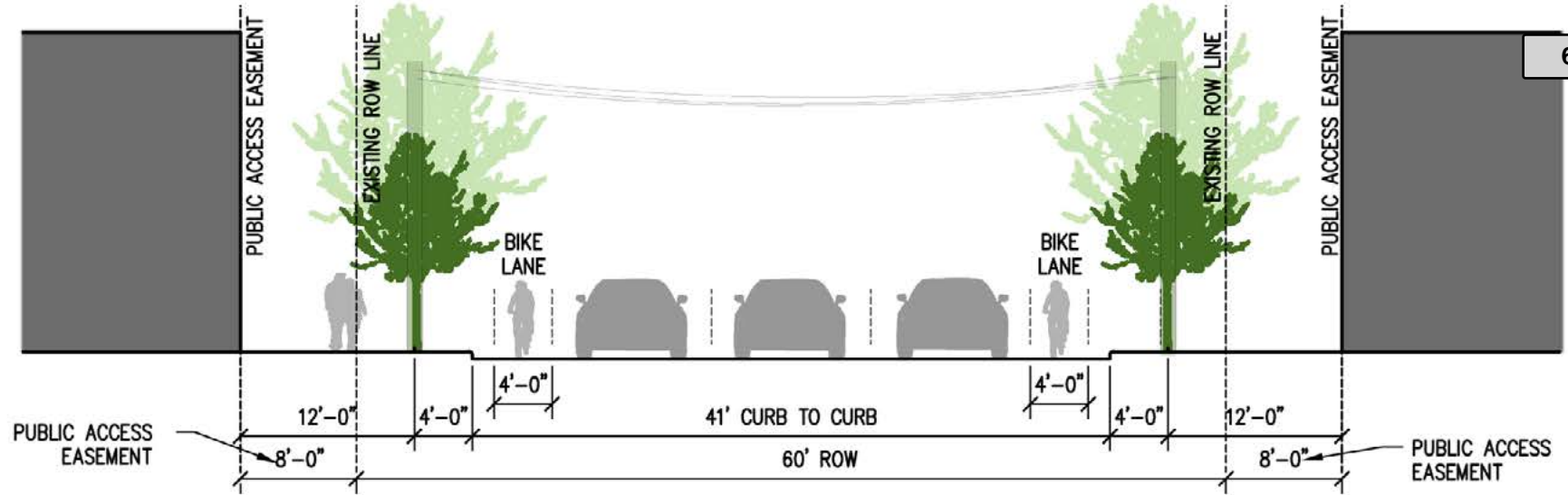
60' ROW
STREET
SECTION



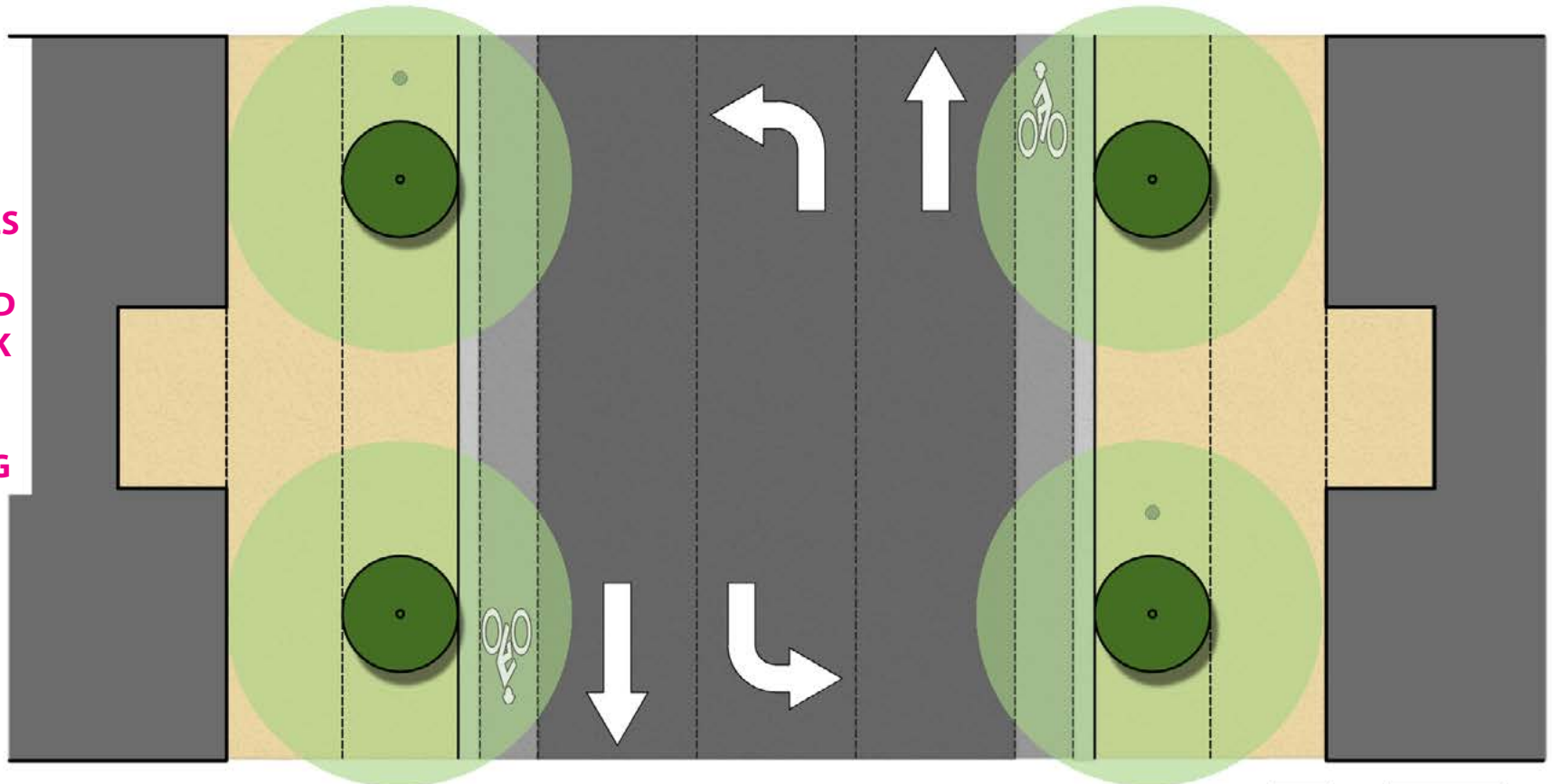


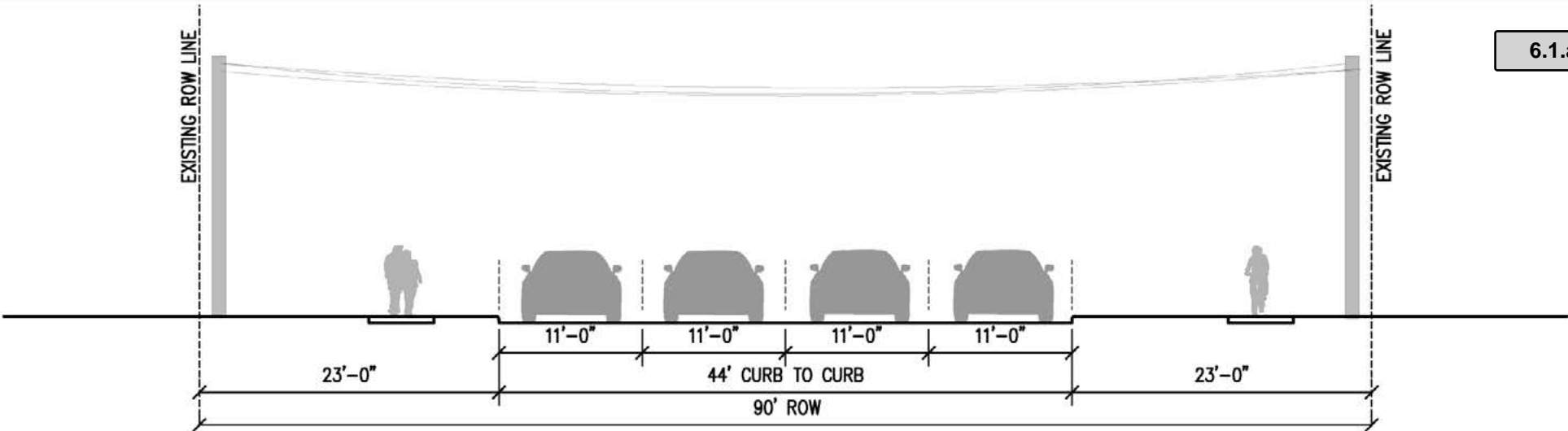
60' ROW
STREET
SECTION
+
EXPANDED
SIDEWALK
AND
TREE
PLANTING



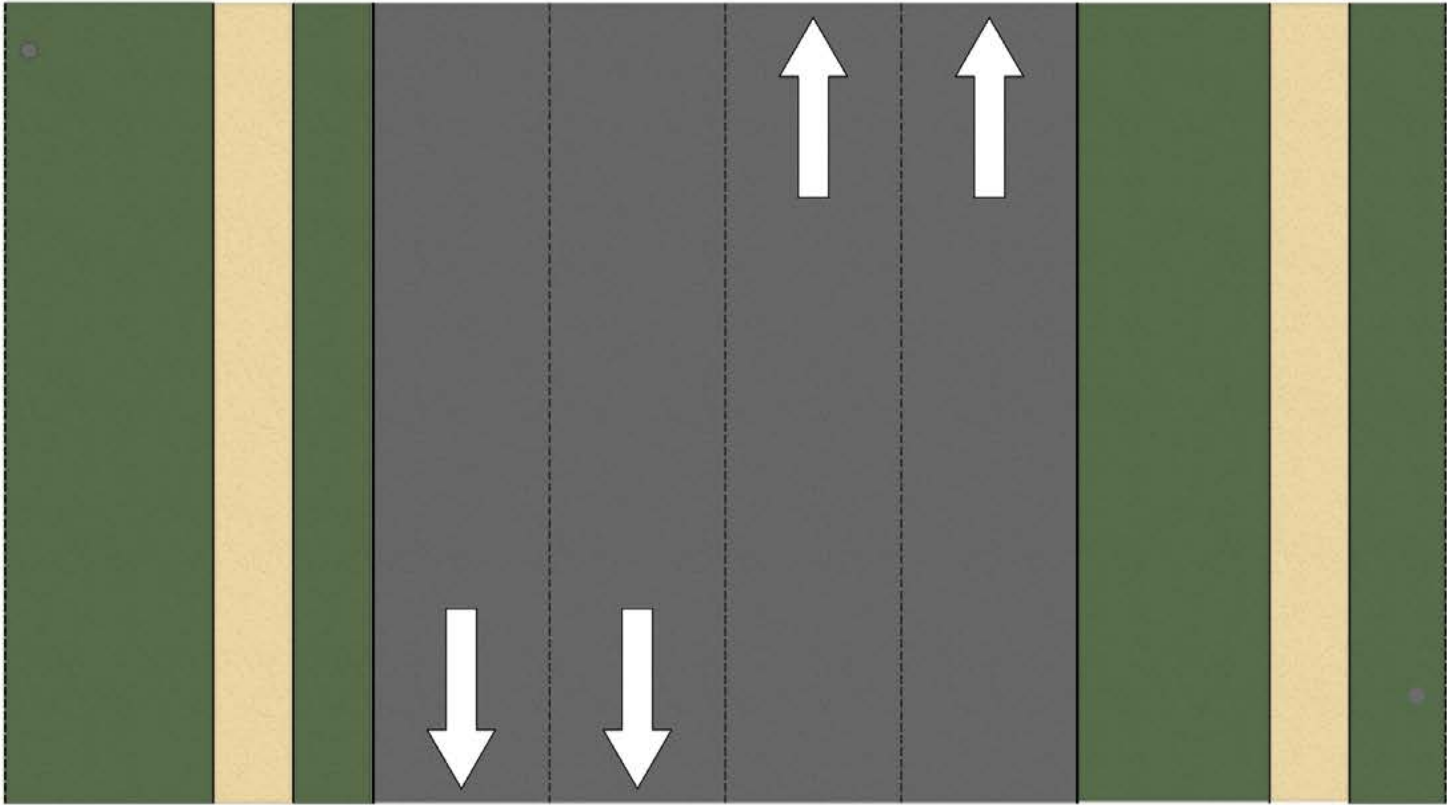


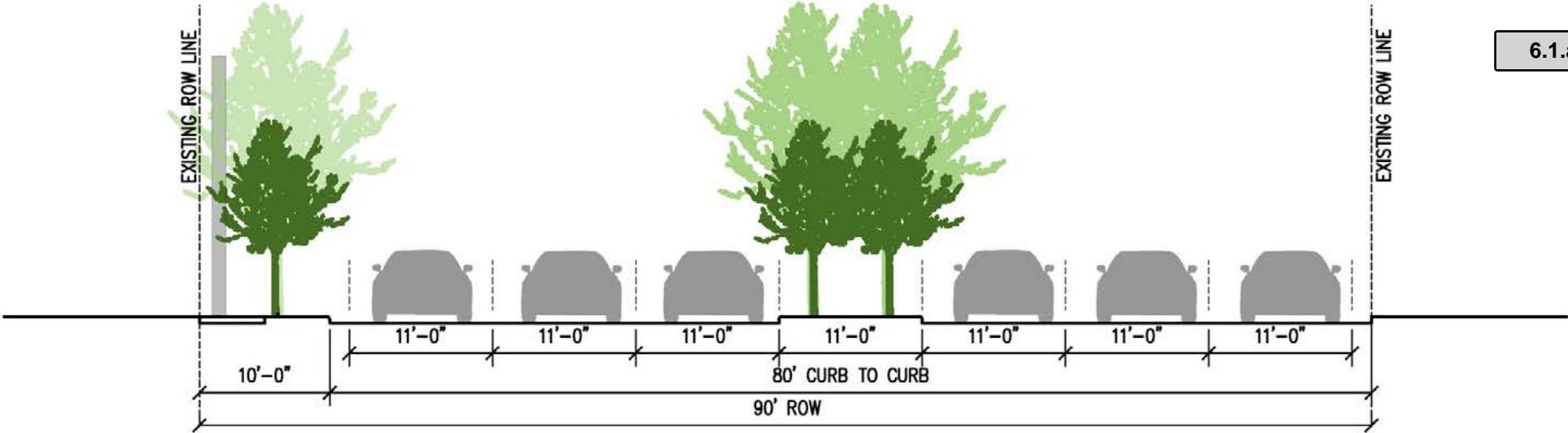
60' ROW
STREET
SECTION
+
BIKE LANES
+
EXPANDED
SIDEWALK
AND
TREE
PLANTING



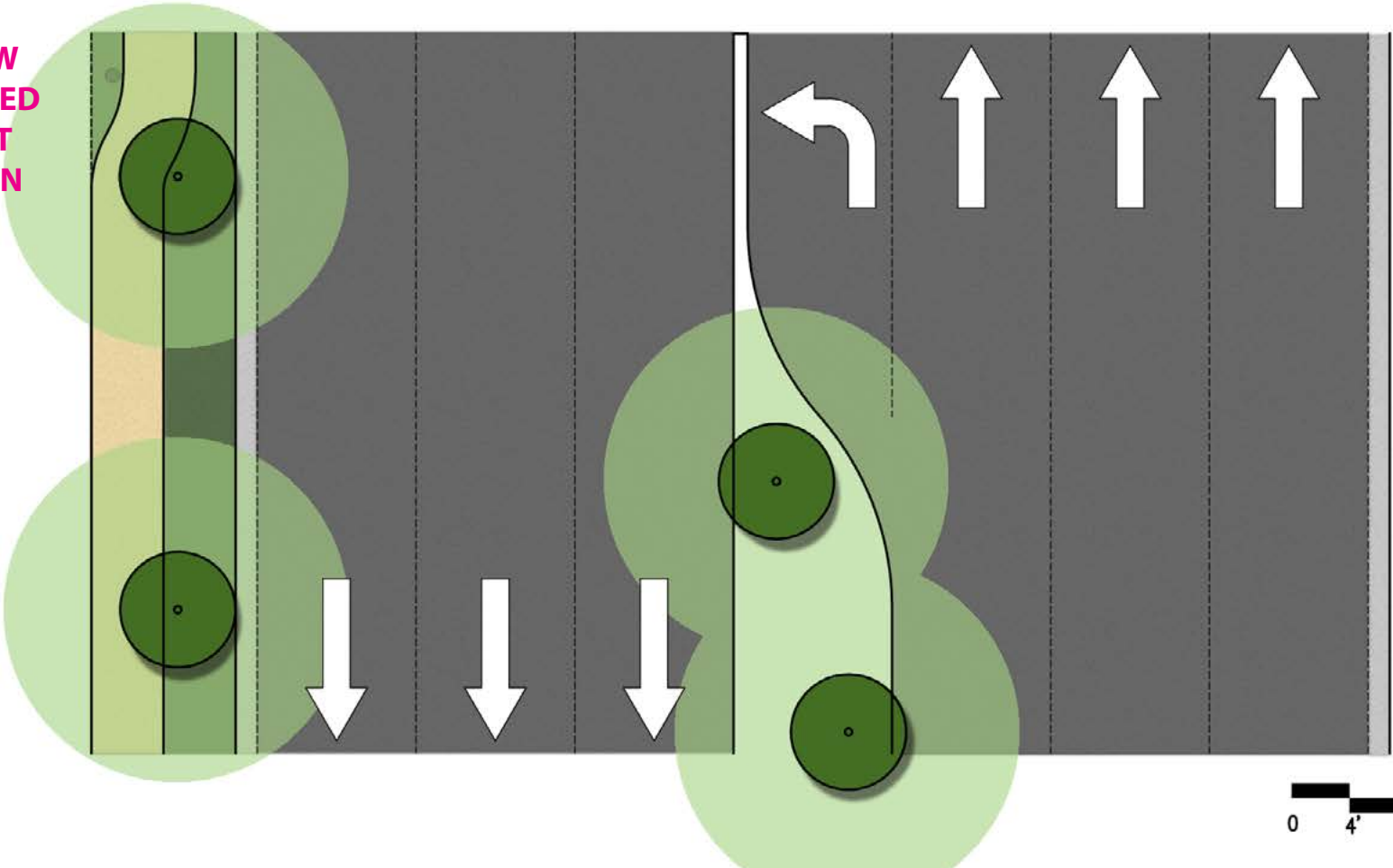


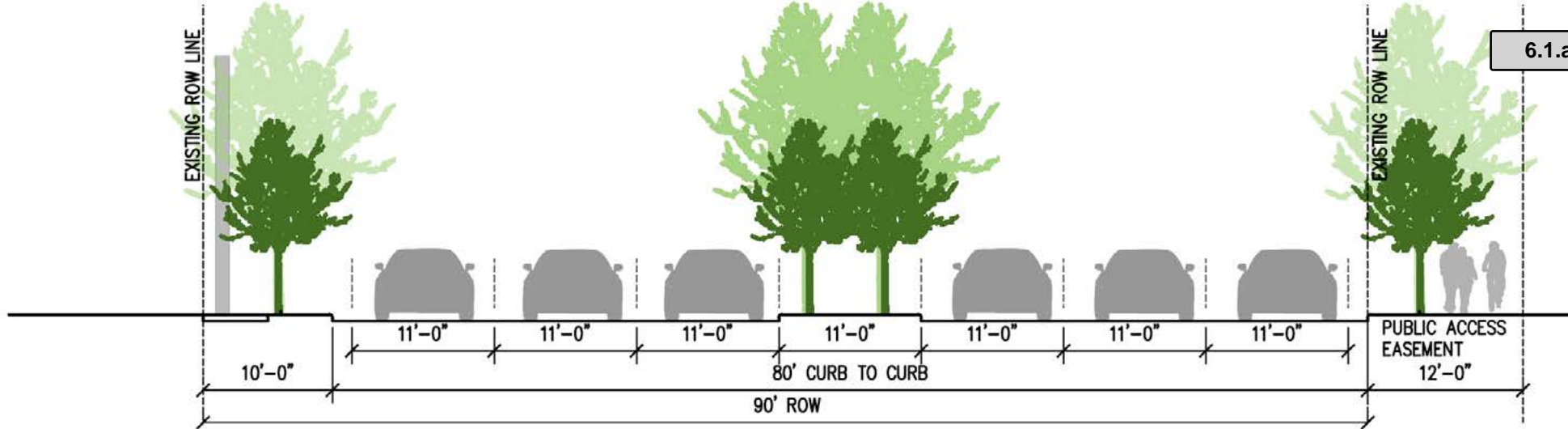
90' ROW
EXISTING
STREET
SECTION



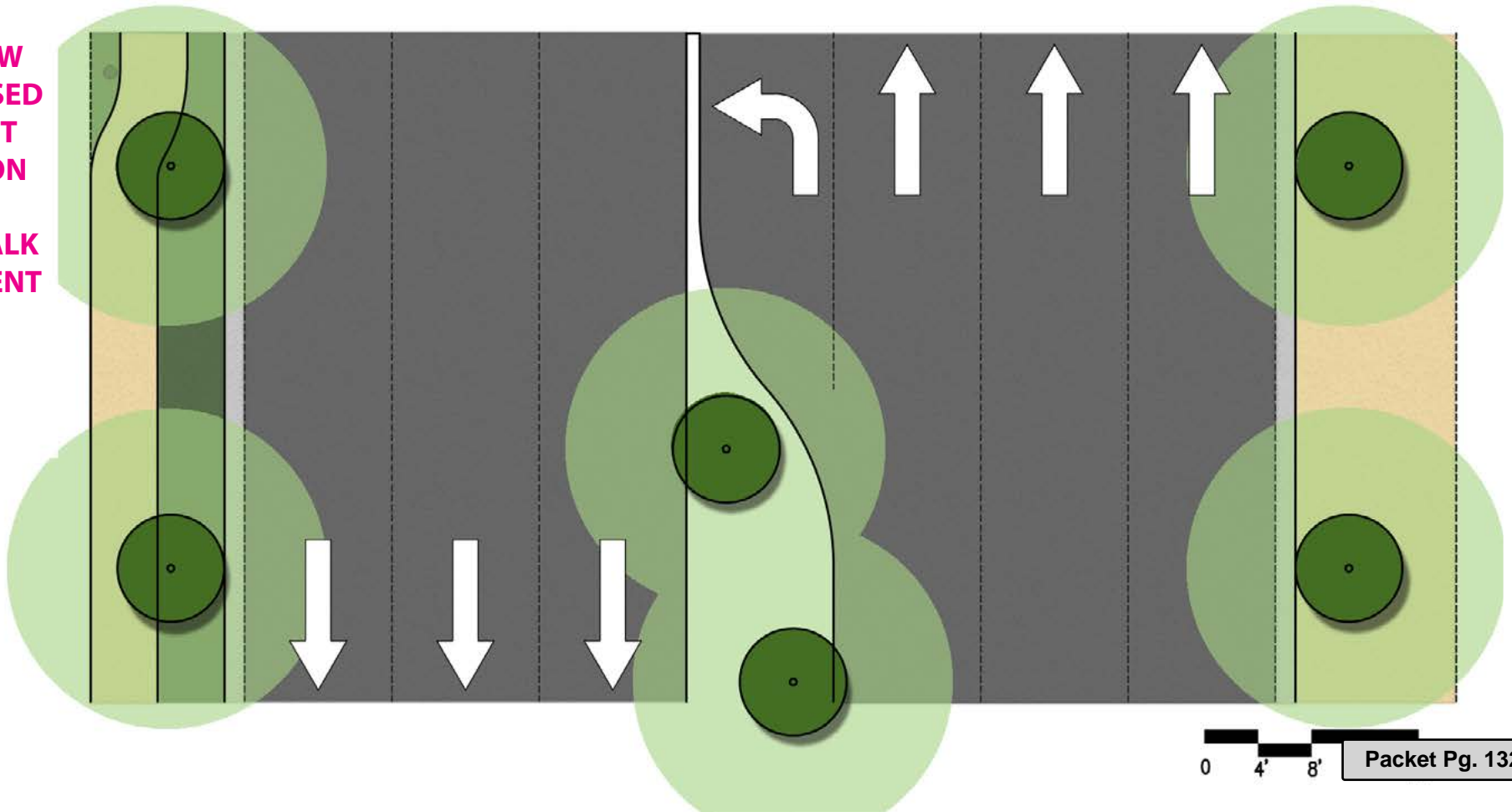


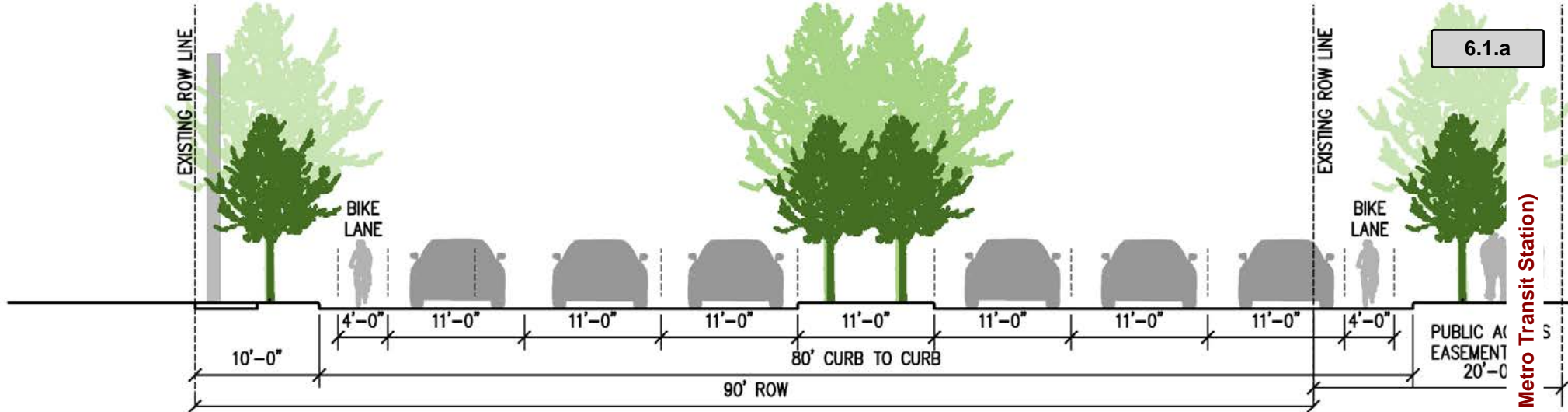
90' ROW
PROPOSED
STREET
SECTION



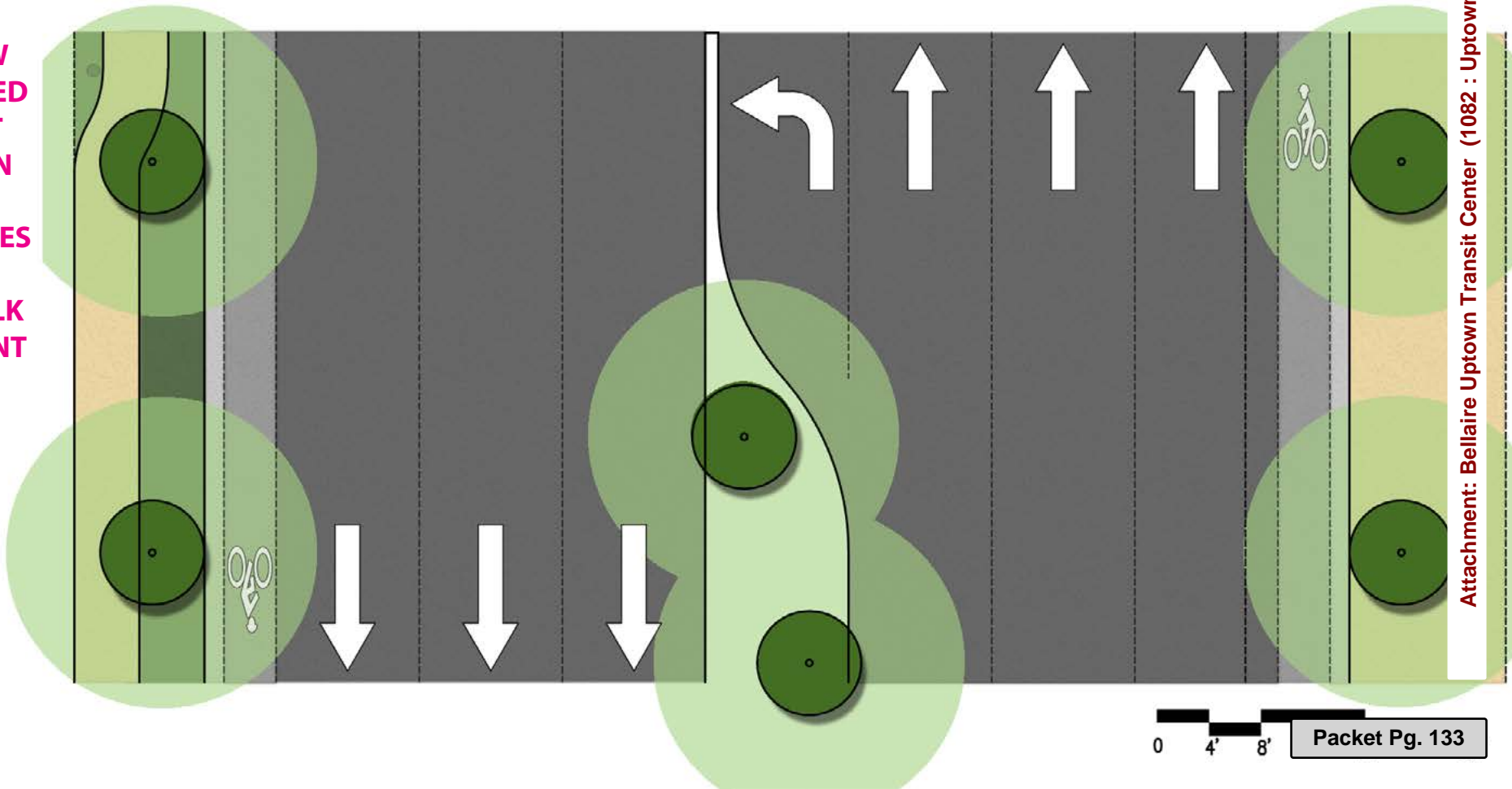


90' ROW
PROPOSED
STREET
SECTION
+
SIDEWALK
EASEMENT





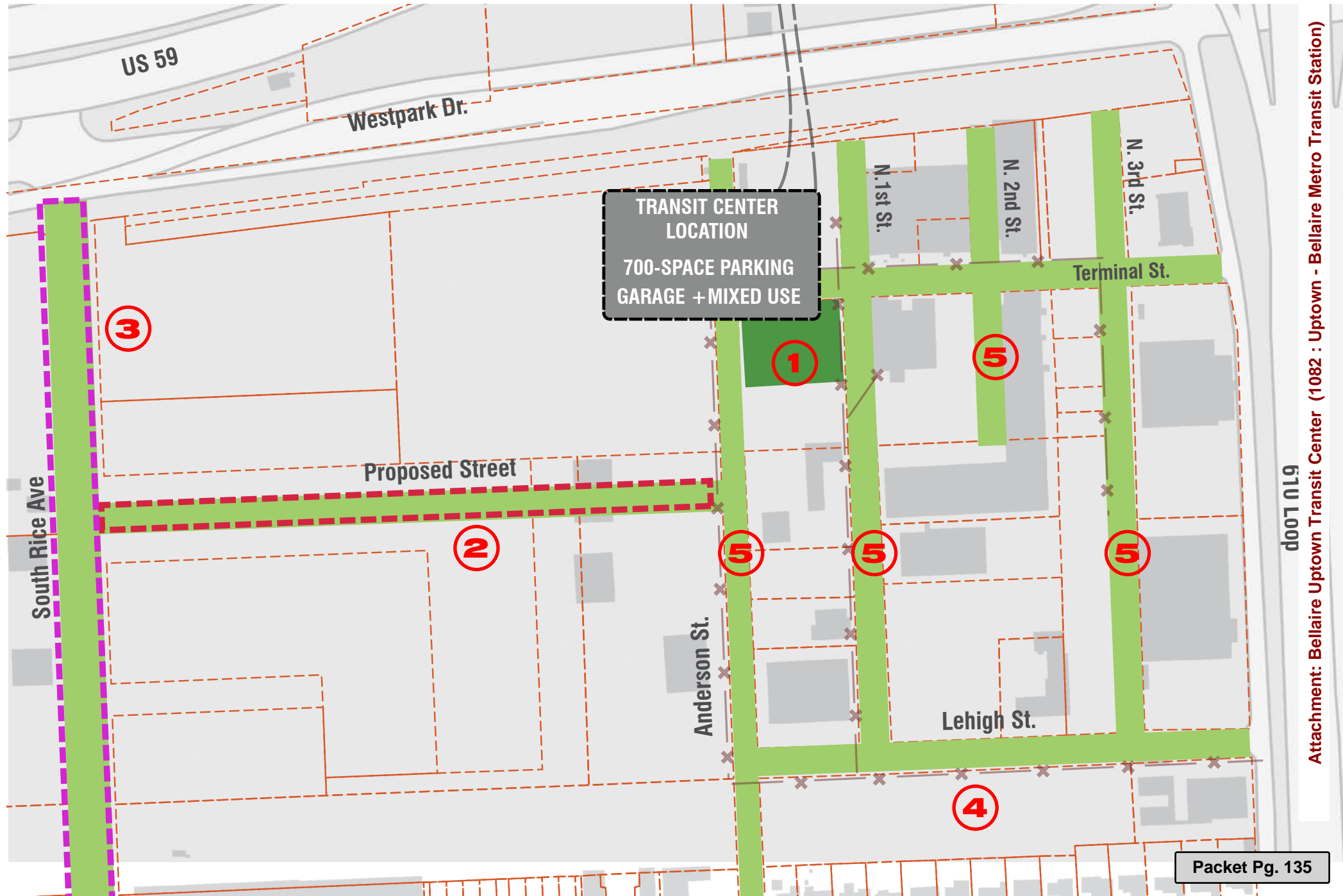
90' ROW
PROPOSED
STREET
SECTION
+
BIKE LANES
+
SIDEWALK
EASEMENT



Summary

1. Create Village Green
2. Create an East-West Street Extension
3. South Rice Avenue 'Parkway' Improvement
4. Bury Electric/Power Lines
5. Create an Urban Streetscape

Considerations



Bellaire Transit Center

