

CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

FEBRUARY 24, 2014

Council Chamber

Public Hearing

6:00 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401



Mayor

Dr. Philip L. Nauert

Mayor Pro Tem

Amanda B. Nathan

Councilman

James P. Avioli Sr.

Councilman

Pat B. McLaughlan

Councilman

Roman F. Reed

Councilman

Gus E. Pappas

Councilman

Andrew S. Friedberg

Mission Statement:

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

SPECIAL SESSION (PUBLIC HEARING) - 6:00 P.M.**A. Call to Order - Dr. Philip L. Nauert, Mayor****B. Announcement of a Quorum - Dr. Philip L. Nauert, Mayor****C. Reading of Notice of Public Hearing - Tracy L. Dutton, City Clerk****D. Summary of Public Hearing Procedures - Paul A. Hofmann, City Manager****E. Presentation Related to Zoning Code Amendments Proposed by the Planning and Zoning Commission - Consultant Gary Mitchell of Kendig Keast Collaborative and Director of Community Development John McDonald**

The Planning and Zoning Commission has proposed amendments to the following sections of Chapter 24, Planning and Zoning, of the Code of Ordinances of the City of Bellaire, Texas: 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; and 24-547, Urban Village (TOD) District (UV-T), Subsection (D), Design Standards; insertion of new sections regulating new zoning districts (Urban Village Downtown [UV-D] and Corridor Mixed-Use [CMU]) and design standards for the UV-T, CMU, and UV-D; amendments to Section 24-547, UV-T, Subsection (C)(1), Site Plan Review, to allow for City Staff review of all site plans; amendments to Section 24-513, Landscaping, Screening and Buffering, of general applicability; amendments to Section 24-403, Official Zoning District Map, as appropriate; and renumbering of sections as appropriate.

1. Public hearing before the Bellaire City Council regarding a recommendation from the Planning and Zoning Commission of the City of Bellaire, Texas, to amend various sections within Chapter 24, Planning and Zoning, of the Code of Ordinances of the City of Bellaire, Texas, with regard to the downtown area and the Bissonnet Corridor.

(Requested by Tracy Dutton, City Clerk)

F. Recognition of Citizens and/or Other Interested Parties - Dr. Philip L. Nauert, Mayor**G. Questions from the Mayor and City Council - Dr. Philip L. Nauert, Mayor****H. Close of Public Hearing - Dr. Philip L. Nauert, Mayor**

Under the Rules of Procedure, 2012-2014, of the City Council of the City of Bellaire, Texas, as revised and adopted January 16, 2012, Article 9, Rules Governing Public Hearings, Section I, Written Comments, oral comments regarding the amendments proposed by the Planning and Zoning Commission to various sections of Chapter 24, Planning and Zoning, of the Code of Ordinances of the City of Bellaire, Texas, will not be received after the close of this public hearing. Written comments may be submitted to the City Council of the City of Bellaire, Texas ("City Council"), prior to deliberation on the matter. It is anticipated that final deliberation will occur on Monday, March 3, 2014. Written comments should, therefore, be submitted to the City Council in care of the City Clerk by noon on Thursday, February 27, 2014, in order to be considered for the public record.

I. Adjournment

Mayor and Council

7008 S. Rice Avenue
Bellaire, TX 77401



Meeting: 02/24/14 06:00 PM
Department: City Clerk
Category: Public Hearing
Prepared By: Tracy Dutton
Department Head: Tracy Dutton
DOC ID: 1098

**SCHEDULED
INFORMATION ITEM (ID
1098)**

Item Title:

Public hearing before the Bellaire City Council regarding a recommendation from the Planning and Zoning Commission of the City of Bellaire, Texas, to amend various sections within Chapter 24, Planning and Zoning, of the Code of Ordinances of the City of Bellaire, Texas, with regard to the downtown area and the Bissonnet Corridor.

Item Summary:

On May 13, 2013, a public hearing was held before the Bellaire City Council on a recommendation from the Bellaire Planning and Zoning Commission ("PZC") to amend various sections within *Chapter 24, Planning and Zoning, of the Code of Ordinances of the City of Bellaire, Texas*. The proposed amendments include the creation of two new zoning districts (Urban Village Downtown and Corridor Mixed-Use), the deletion of five existing zoning districts, the modification of sections, as needed, and the adoption of an updated zoning map to reflect the new zoning districts.

City Council was scheduled to consider the amendments proposed by the PZC during a Regular Session held on May 20, 2013. The action taken by City Council that evening was to refer the proposed amendments back to the PZC for further receipt of public input and review, with a particular emphasis on working with neighbors most directly affected by the proposed amendments, as well as issues related to height and density, generally, and the following issues, specifically:

- In the Corridor Mixed-Use (CMU) District, consideration should be given to requiring mixed use development with a height exceeding 40 feet to go through the planned development process;
- Consideration should be given to the creation of a buffer for the neighborhood on the north side of the Urban Village-Downtown (UV-D) District by zoning the area on the north side of Spruce Street to be residential, with the possibility of single-family small lot and/or single-family attached houses, and possibly commercial (but not mixed use), with a height not to exceed 40 feet;
- In the CMU and the UV-D Districts, consideration should be given to the issue that seemingly unlimited numbers of attached single-family dwellings could be attached to a single 5,000 square foot commercial building, and whether in that event such dwellings should simply be allowed as of right in either or both of those districts;
- Consideration should be given as to whether standards should be developed for single-family attached dwellings that are part of mixed use developments, for example, with respect to minimum lot size and minimum square footage interior;
- Consideration should be given to the undesirability of allowing freestanding, multi-family dwellings (apartment buildings) to be constructed as part of a mixed use development;

- Consideration should be given to potential controls that could be included in the ordinance to limit the number of multi-family dwelling units that can be constructed above commercial units as part of a mixed use development;
- Public input should be obtained from affected residents in the CMU and UV-D Districts as to whether municipal uses abutting residential properties would be more preferable than an unknown development;
- Consideration should be given to uses **allowed by right** of developments that abut residential properties, as necessary to attempt to minimize noise and sound intrusions; and
- Consideration should be given to reducing the minimum site requirement for a planned development to three-quarters (3/4) of an acre, in lieu of one (1) acre, in the CMU.

The PZC began working immediately with Gary Mitchell of Kendig Keast Collaborative and City Staff to revisit the proposed amendments and to receive additional public input through regular meetings, workshop sessions, and a public hearing held on November 11, 2013.

Chair Winfred Frazier, PZC, submitted a report and recommendation to City Council, dated January 30, 2014, which included amendments proposed and unanimously approved by all seven members of the PZC: Winfred Frazier, Bill Thorogood, E. Wayne Alderman, Paul Simmons, S. Lynne Skinner, Marc Steinberg, and Dirk Stiggins.

As required under state law, as well as applicable sections of *Chapter 24, Planning and Zoning, Article VI, Amendatory Procedure*, of the *Code of Ordinances of the City of Bellaire, Texas*, a public hearing was set before the City Council of the City of Bellaire, Texas, on Monday, February 24, 2014, at 6:00 p.m. in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401.

Notices regarding the public hearing were mailed to property owners of record residing or located within the five zoning districts to be deleted and/or the two new proposed zoning districts and to property owners of record residing or located within 200 feet of the boundaries of the affected zoning districts more than fifteen (15) days prior to February 24, 2014. Additionally, notice regarding the public hearing was posted on the City's official bulletin board on February 4, 2014, and published in the legal notices section of the *Southwest News* on February 4, 2014. The Bellaire Public Works Department also posted red signs advertising the public hearing in the vicinity of the intersections of South Rice Avenue and Bellaire Boulevard and Newcastle Drive and Bellaire Boulevard.

As has been our previous practice and in accordance with state and local law, notices were mailed to property owners of record of 605 tracts of property. In addition, residential properties in which the property owner's mailing address differed from the property address were also mailed a notice. Those notices were addressed as "Current Resident." A property listing setting forth the names and addresses of affected property owners is attached.

Thirteen of the notices addressed as "Current Resident" were returned by the U.S. Postal Service as undeliverable. Thirteen notices addressed to specific property owners were

returned by the U.S. Postal Service as undeliverable. A review of the Harris County Appraisal District records was performed and one of the notices reflected a different property owner. The new property owner of 4428 Basswood Lane (KTEX Consulting Inc., 2005 Potomac Drive, Apt. B, Houston, Texas 77057-2923) was mailed a notice on February 14, 2014.

ATTACHMENTS:

- Notice of Public Hearing - Bellaire Downtown and Bissonnet Corridor Zoning Amendments (PDF)
- Bellaire Downtown and Bissonnet Corridor Zoning Amendments - 2014 - Website Information (PDF)
- Summary of Revisions - Bellaire Downtown and Corridor Zoning Amendments (PDF)
- Property Owner List - Zoning Amendments - UV-D and CMU (PDF)



Notice of Public Hearing Proposed Zoning Amendments Downtown Area and Bissonnet Corridor

City Council Public Hearing – February 24, 2014



NOTICE OF PUBLIC HEARING

NOTICE OF A PUBLIC HEARING BEFORE THE CITY COUNCIL OF THE CITY OF BELLAIRE, TEXAS, ON MONDAY, FEBRUARY 24, 2014, AT 6:00 P.M. IN THE COUNCIL CHAMBER, FIRST FLOOR OF CITY HALL, 7008 SOUTH RICE AVENUE, BELLAIRE, TEXAS 77401, REGARDING AMENDMENTS PROPOSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELLAIRE, TEXAS, TO VARIOUS SECTIONS WITHIN CHAPTER 24, PLANNING AND ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF BELLAIRE, TEXAS, AS FOLLOWS: 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; AND 24-547, URBAN VILLAGE (TOD) DISTRICT (UV-T), SUBSECTION (D), DESIGN STANDARDS; INSERTION OF NEW SECTIONS REGULATING NEW ZONING DISTRICTS (URBAN VILLAGE DOWNTOWN [UV-D] AND CORRIDOR MIXED-USE [CMU]) AND DESIGN STANDARDS FOR THE UV-T, CMU, AND UV-D; AMENDMENTS TO SECTION 24-547, UV-T, SUBSECTION (C)(1), SITE PLAN REVIEW, TO ALLOW FOR CITY STAFF REVIEW OF ALL SITE PLANS; AMENDMENTS TO SECTION 24-513, LANDSCAPING, SCREENING AND BUFFERING, OF GENERAL APPLICABILITY; AMENDMENTS TO SECTION 24-403, OFFICIAL ZONING DISTRICT MAP, AS APPROPRIATE; AND RENUMBERING OF SECTIONS AS APPROPRIATE.

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council of the City of Bellaire, Texas, on Monday, February 24, 2014, at 6:00 p.m. in the Council Chamber, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401, at which time and place any and all persons desiring to be heard will be heard on or in connection with any matter or question involving amendments proposed by the Planning and Zoning Commission of the City of Bellaire, Texas, to various sections within Chapter 24, Planning and Zoning, of the Code of Ordinances of the City of Bellaire, Texas, as follows: 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; and 24-547, Urban Village (TOD) District (UV-T), Subsection (D), Design Standards; insertion of new sections regulating new zoning districts (Urban Village Downtown [UV-D] and Corridor Mixed-Use [CMU]) and design standards for the UV-T, CMU, and UV-D; amendments to Section 24-547, UV-T, Subsection (C)(1), Site Plan Review, to allow for City Staff review of all site plans; amendments to Section 24-513, Landscaping, Screening and Buffering, of general applicability; amendments to Section 24-403, Official Zoning District Map, as appropriate; and renumbering of sections as appropriate. **The proposed amendments would be generally applicable to all properties within these zoning districts.**

The proposed amendments may be reviewed at the Community Development Department, First Floor of City Hall, 7008 South Rice Avenue, Bellaire, Texas 77401, between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, except for holidays. An online version of the amendments can be found on the City's website (www.ci.bellaire.tx.us) under "News & Announcements" and in the Document Center in the folder titled "City Council Public Hearings."

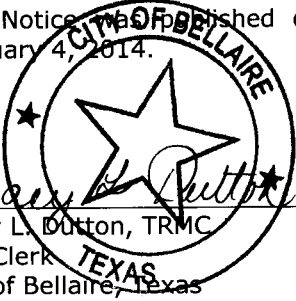
Tracy L. Dutton

Tracy L. Dutton, TRMC
City Clerk
City of Bellaire, Texas

CERTIFICATE

I, the undersigned authority, do hereby certify that the *Notice of Public Hearing* ("Notice") set forth above and on the preceding page regarding a Public Hearings before the City Council of the City of Bellaire, Texas, to be held on Monday, February 24, 2014, was posted on the City's official bulletin board located on an outside west wall of City Hall, 7008 South Rice Avenue, Bellaire, Texas, a place convenient and readily accessible to the general public at all times, and was posted on the following date at the stated time: Tuesday, February 4, 2014, at 2:45 a.m./p.m. I certify further that said Notice was published on page 13, Vol. 28, No. 35, of the *Southwest News* on Tuesday, February 4, 2014.

Tracy L. Dutton
Tracy L. Dutton, TRMC
City Clerk
City of Bellaire, Texas



This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City of Bellaire's ADA Coordinator, Yolanda Williams, at (713) 662-8270 or FAX (713) 662-8212.

CERTIFICATE OF REMOVAL

I, the undersigned authority, do hereby certify that the *Notice of Public Hearing* ("Notice") set forth on above and on the preceding page regarding a Public Hearing of the City Council of the City of Bellaire, Texas, to be held on Monday, February 24, 2014, was removed by me from the City's official bulletin board located on an outside west wall of City Hall, 7008 South Rice Avenue, Bellaire, Texas, on the _____ day of _____, 2014, at _____ a.m./p.m. I hereby certify further that said Notice remained posted continuously for at least 72 hours preceding the scheduled time of the Public Hearing.

Tracy L. Dutton, TRMC
City Clerk
City of Bellaire, Texas



Report and Recommendation From the Bellaire Planning & Zoning Commission

Proposed Zoning Amendments Downtown Area and Bissonnet Corridor

City Council Public Hearing – February 24, 2014



CITY OF BELLAIRE

Planning and Zoning Commission

MEMORANDUM

To: Mayor and City Council
 From: Winfred Frazier, Chairman, Planning and Zoning Commission
 CC: John McDonald, Director of Community Development
 Date: January 30, 2014
 Subject: Report and Recommendation on proposed changes to Code of Ordinances, Chapter 24, Planning and Zoning with regard to the downtown area and the Bissonnet corridor

On May 13, 2013, City Council held a public hearing on a recommendation from the Planning and Zoning Commission (Commission) on amendments to the Code of Ordinances of the City of Bellaire, Chapter 24, Planning and Zoning. These amendments included the creation of two new zoning districts (Urban Village Downtown and Corridor Mixed-Use), the deletion of five existing zoning districts, the modification of other sections as needed, and the adoption of an updated zoning map based on the new districts. At their subsequent meeting held on May 20, 2013, the Council referred the item back to the Commission for further consideration. Motion No. 2013-004 included nine specific points that Council sought further clarification and information from the Commission on. A copy of the motion is attached.

Upon receipt of this request, the Commission, working with staff and Gary Mitchell of Kendig Keast Collaborative, set forth to revisit the proposed amendments to Chapter 24, holding three additional workshops and continuing the discussion at regular meetings. Citizen comment was requested at each workshop and meeting. Additionally, Staff met with citizen representatives to review specific concerns from property owners adjacent to the downtown area. Substantive changes were made to the original proposal and a second public hearing was scheduled.

The Commission held a public hearing on November 11, 2013, for the purpose of hearing any and all persons desiring to be heard in connection with proposed revisions to the Code of Ordinances of the City of Bellaire, Chapter 24, Planning and Zoning. Four speakers voiced comments at the public hearing. Comments included:

- Questions regarding the height regulations in the proposed Corridor Mixed-Use District (CMU);
- Concerns about the allowance of single-family homes in the downtown area;
- Apprehension about the inclusion of multi-family and increases in parking and traffic problems; and
- Support for the amendment reducing the minimum size requirement for planned development residential.

In a regular meeting held after the public hearing, and after due consideration and discussion, the Commission voted unanimously (7-0) to support passage of the proposed amendments to Chapter 24, Planning and Zoning, herewith attached along with other documentary evidence considered by the Commission.

Members Present and Voting FOR the Amendment: (7)

- Winfred Frazier;
- Bill Thorogood;
- Wayne Alderman;
- Paul Simmons;
- S. Lynne Skinner;
- Marc Steinberg; and
- Dirk Stiggins.

Members Absent: none

Attachments:

- City Council Motion Document No. 2013-004;
- Original Report from the Commission dated April 22, 2013;
- Summary of Revisions;
- Proposed Amendments to Chapter 24, Planning and Zoning;
- Maps of proposed rezoning based on new zoning districts; and
- Draft minutes from the November 11, 2013, Commission public hearing.

**MOTION NO. 2013-004**

SUBJECT OF MOTION: To refer the ordinance of proposed amendments to *Chapter 24, Planning and Zoning*, of the *Code of Ordinances of the City of Bellaire, Texas* ("Code") submitted to City Council for consideration on May 20, 2013, back to the Planning and Zoning Commission of the City of Bellaire, Texas, ("PZC") for further receipt of public input and review, with a particular emphasis on working with neighbors most directly affected by the proposed amendments, as well as issues related to height and density, generally, and the following issues, specifically:

- In the Corridor Mixed Use (CMU) District, consideration should be given to requiring mixed use development with a height exceeding 40 feet to go through the planned development process;
- Consideration should be given to the creation of a buffer for the neighborhood on the north side of the Urban Village-Downtown (UV-D) District by zoning the area on the north side of Spruce Street to be residential, with the possibility of single-family small lot and/or single-family attached houses, and possibly commercial (but not mixed use), with a height not to exceed 40 feet;
- In the CMU and the UV-D Districts, consideration should be given to the issue that seemingly unlimited numbers of attached single-family dwellings could be attached to a single 5,000 square foot commercial building, and whether in that event such dwellings should simply be allowed as of right in either or both of those districts;
- Consideration should be given as to whether standards should be developed for single-family attached dwellings that are part of mixed use developments, for example, with respect to minimum lot size and minimum square footage interior;

- Consideration should be given to the undesirability of allowing freestanding, multi-family dwellings (apartment buildings) to be constructed as part of a mixed use development;
- Consideration should be given to potential controls that could be included in the ordinance to limit the number of multi-family dwelling units that can be constructed above commercial units as part of a mixed use development;
- Public input should be obtained from affected residents in the CMU and UV-D Districts as to whether municipal uses abutting residential properties would be more preferable than an unknown development;
- Consideration should be given to uses **allowed by right** of developments that abut residential properties, as necessary to attempt to minimize noise and sound intrusions; and
- Consideration should be given to reducing the minimum site requirement for a planned development to three-quarters (3/4) of an acre, in lieu of one (1) acre, in the CMU.

MAIN MOTION BY:

Councilman Andrew S. Friedberg

SECOND BY:

Councilman Corbett Daniel Parker

VOTE:**6-0-1, as follows:**

Mayor Philip L. Nauert	Abstain*
Mayor Pro Tem Amanda B. Nathan	For
Councilman Roman F. Reed	For
Councilman James P. Avioli, Sr.	For
Councilman Corbett Daniel Parker	For
Councilman Pat B. McLaughlan	For
Councilman Andrew S. Friedberg	For

None Absent

*Mayor Nauert abstained from voting on the agenda item due to his financial interest and ownership of an affected property located at 4562 Bissonnet Street, Bellaire, Texas.

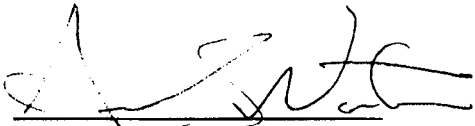
PASSED and **APPROVED** this 20th day of May, 2013.

ATTEST:



Tracy L. Dutton
Tracy L. Dutton, TRMC
City Clerk

SIGNED:



Amanda B. Nathan
Mayor Pro Tem



CITY OF BELLAIRE

Planning and Zoning Commission

April 22, 2013

To: Honorable Mayor and City Council
 From: Winfred C. Frazier, Chair, Planning and Zoning Commission
 CC: John McDonald, Director of Community Development
 Subject: Review and discussion of proposed amendments to Chapter 24, Planning & Zoning Regulations, addressing zoning districts and/or the Downtown & Bissonnet Corridor as Prepared by Gary Mitchell of Kendig Keast Collaborative.

At the April 9, 2013 regular meeting, the Planning and Zoning Commission ("Commission") approved a recommendation to the City Council to amend the Code of Ordinances, Chapter 24, Planning and Zoning, regarding the creation of two new zoning districts (Urban Village Downtown and Corridor Mixed Use) and the rezoning of areas generally located in the downtown area and along the Bissonnet Corridor. This recommendation was made after due consideration of input presented at a public hearing held on January 29, 2013, and further review and discussion of the subject matter at meetings in February and March of this year.

This recommendation is the culmination of thirteen months of review and discussion that began in March 2012 with a series of workshops led by Gary Mitchell of Kendig Keast Collaborative.

As part of the public hearing held in January, thirteen members of the public provided oral comments concerning the proposed zoning changes. These concerns included:

- Elimination of the R-M.2-O Zoning District;
- 6 residential lots on Howard & Newcastle to be zoned CMU;
- Protection of residential properties/Neighboring properties being zoned commercial;
- Quality of life for Bellaire residents/Over-flow parking; and
- Lack of knowledge by residents of the proposed zoning changes.

The Commission discussed the draft proposal section by section to ensure that all concerns/questions were addressed. Based on comments brought up at the public meeting, and considering input from staff and the consultant, the Commission voted to maintain the R-M.2-O Zoning District as it is currently and readdress that item at a later date.

RECOMMENDATION

Following a presentation by Gary Mitchell, and after due consideration and discussion of comments presented by the public, the Commission voted unanimously to recommend

adoption of the proposed amendments to Chapter 24, including an amended zoning map based on the newly created districts.

VOTE OF THE COMMISSION

Members present and voting FOR this recommendation to City Council:

- Winfred Frazier, Wayne Alderman, Paul Simmons, S. Lynne Skinner, Dirk Stiggins, Marc Steinberg

Members present and voting AGAINST this recommendation to City Council:

- None

Members absent:

- Lori Aylett

SUMMARY OF REVISIONS

Bellaire Downtown and Corridor Zoning Amendments

Summarized in the table below are the substantive revisions made to the proposed zoning ordinance amendments package on which City Council deferred action on May 20, 2013. The Planning and Zoning Commission evaluated the concerns and issues raised by Council and those received through public comment, considered potential revisions in response to this feedback, and provided specific direction to City staff and consultant Kendig Keast Collaborative through a final workshop session and regular Commission meeting on October 8, 2013. The changes summarized below reflect what appears in the revised amendments package dated October 20, 2013 (as posted on the City website ahead of the upcoming Commission public hearing on November 12). The table generally follows the order of the revisions within the amendments package, with specific page locations cited.

Focus of Change	Changes Made	Page(s)
No Waiver of Screening for Residential Protection	For UV-D district, removed ability of Council to waive required screening between non-residential and residential uses where a dedicated alley is between the subject properties.	Page 9 in 10/20/13 revised package
Screening of Off-Street Parking Areas	For UV-D district, where screening of off-street parking from adjacent residential property is not required <u>within</u> the district, added the screening requirement when the adjacent residential property is just outside the district.	Page 10
Screening of Upper Levels of Parking Garages	For all applicable districts , extended a screening requirement to upper levels of a multi-level parking garage, when visible from an abutting residential use or district, in addition to required ground-level screening in such cases.	Page 13
Applicability of Building Design Standards for Visual Interest and Anti-Monotony	For CMU and UV-D districts, extended design standards for building façades in non-residential and mixed-use developments to all visible sides of a building versus only sides that face public street rights-of-way and other public areas.	Page 23
CMU District Purpose Statement	Removed specific references to “Bissonnet” in the purpose statement in case Corridor Mixed Use zoning is ever applied to other major roadways in Bellaire.	Page 29
Limitation on Extent of Multi-Family Use in Districts	For CMU and UV-D districts, added a provision that limits how much of the total gross developed floor area within each district may be devoted to multi-family residential use (indicated as 15 percent maximum for both CMU and UV-D in the revised draft amendments package).	Page 31 for CMU Page 42 for UV-D
Adjustments to Height-Setback Plane	For CMU and UV-D districts, increased from 10 to 15 feet the minimum building setback on a property at a district edge that is adjacent to an “R” zoned property just outside the district. Also reduced the slope of the height-setback plane so that each one foot of additional building height above 27 feet requires two feet (versus one foot) of additional building setback above 27 feet, as measured from the 15-foot setback line.	Pages 32, 34, 35 for development options in CMU (plus revised Figure 24-536.A on page 33) Pages 43, 45, 47, 49 in UV-D

SUMMARY OF REVISIONS: Downtown and Corridor Zoning Amendments (10.31.13)

Focus of Change	Changes Made	Page(s)
Adjustments to Height-Setback Plane (continued)	In addition to the eight-foot masonry screening wall already required along the common property line, added a tree planting requirement adjacent to the wall (a row of 45-gallon size trees spaced up to 10 feet on center) and separate from any other required site landscaping. Also, where utility or easement issues arise, enabled the administrative official to work with applicants (or the Planning and Zoning Commission for Planned Development applications) to seek an alternate but compliant solution. Also applied the minimum 15-foot setback and height-setback plane to accessory buildings in these district edge situations.	Pages 32, 34, 35 for development options in CMU (plus revised Figure 24-536.A on page 33) Pages 43, 45, 47, 49 in UV-D
Limitation on Outdoor Activity Near Residential Districts	For CMU and UV-D districts, for any property at a district edge that is adjacent to an “R” zoned property, added a provision that limits outdoor seating, assembly or other customer service areas to the front half of the property, away from the common property line with the “R” zoned property.	Pages 35, 37, 38 for CMU Pages 45, 48, 49 for UV-D
Density Limitation on Multi-Family Residential Use	For CMU and UV-D districts, added a provision to limit the density of the multi-family residential component within a mixed-use development (maximum 30 units per acre for the total project site).	Pages 36 and 37 for CMU Pages 45 and 48 for UV-D
Mix Threshold for “Mixed-Use” Developments	For CMU and UV-D districts, made text correction so that a “mixed-use project” must have each different use occupying at least 5,000 square feet or 10 percent of the total floor area of the development, whichever is <u>greater</u> (versus “whichever is less”). This ensures that each use component will be at least 5,000 square feet, and each component must be even larger if 10 percent of the total floor area is more than the 5,000 square foot minimum.	Page 36 for CMU Page 47 for UV-D (plus footnote to Table 24-537.A on page 46)
Limit on Solely Multi-Family Buildings in Mixed-Use Developments	For CMU and UV-D districts, added a provision to require that any building in a mixed-use development involving multi-family residential use must have at least 25 percent of the total building floor area devoted to one or more non-residential uses.	Page 36 for CMU Page 47 for UV-D
Lower Minimum Site Area for Planned Developments in CMU	For CMU district, reduced the minimum site area required for Planned Developments from one acre to three-quarters of an acre. For this reason, also reduced the required minimum site width from 200 to 150 feet.	Page 37
Lighting Protection for Residential Use	For CMU and UV-D districts, added an explicit provision, as in UV-T, to specify that outdoor lighting must be located, screened or shielded to prevent any direct illumination of adjacent residential lots or structures.	Page 39 for CMU Page 50 for UV-D

SUMMARY OF REVISIONS: Downtown and Corridor Zoning Amendments (10.31.13)

Focus of Change	Changes Made	Page(s)
Single-Family Attached Dwellings Permitted by Right in UV-D	For UV-D district, made single-family attached dwellings a permitted-by-right use versus requiring they be part of a mixed-use development. Such instances must involve at least five contiguous lots. Also, at least one-half of each lot must be located within 350 feet of a UV-D district boundary that abuts "R" zoned property so that the single-family use helps to provide a transition between UV-D and lower-density residential use just outside the district. (With the proposed UV-D district boundaries, single-family attached dwellings under this scenario could be developed only along the north and south sides of Spruce Street within the district.) With this change to a permitted use, also had to incorporate development standards specifically for cases where single-family attached dwellings are developed apart from a mixed-use development (including the typical set of standards for lot area and dimensions, building height, dwelling floor area, front/side/rear yards, and lot coverage, as well as the height-setback plane and related requirements on district edge properties). The proposed minimum lot size is 2,500 square feet as is typical to accommodate multi-story townhome/brownstone dwellings in an urban district.	Pages 40, 43
	Additionally, provisions were added under the mixed-use development options in UV-D to: (1) apply the same development standards as above for single-family attached dwellings when they are part of a mixed-use project; and (2) restate that any multi-family residential component in a mixed-use development is limited to a density of 30 units per acre for the total project site.	Pages 45, 48
Clarification of Minimum Building Height in UV-D	For UV-D district, reworded the Minimum Building Height standard to ensure the intended height at the front building line (minimum 30 feet that involves at least two working stories).	Pages 43, 44, 47

REVISED ZONING ORDINANCE AMENDMENTS PACKAGE

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NOTE: Previous drafts of this amendments package already had legislative edits (underscores for new content, strikethroughs for deleted content). Therefore, further revisions within this newest package are also highlighted to distinguish them from the original proposed amendments from May 2013. Highlights in green indicate additional revisions made after the November 12 Planning & Zoning Commission meeting.

Sec. 24-202. Definitions. [AMENDED]	2
Sec. 24-501. Districts Established. [AMENDED]	3
Sec. 24-513. Landscaping, Screening and Buffering. [AMENDED]	
A. Purpose	4
B. Applicability	4
C. General Requirements	5
D. Screening and Buffering	8
E. Screening of Off-Street Parking	10
F. Landscaping of Off-Street Parking	11
G. Screening of Parking Structures and Drive-Under Parking	12
H. Special Provisions	13
Sec. 24-513a. Design Standards in Commercial and Mixed-Use Districts. [NEW]	
A. Purpose	14
B. Applicability	14
C. Standards	14
Sec. 24-514. Off-Street Parking and Loading. [AMENDED]	
B. Required Parking	26
C. Location of Required Parking Spaces	26
D. Use of Required Parking Spaces	27
E. Design of Required Parking Spaces	27
G. Required Off-Street Loading Spaces	27
Sec. 24-536. Corridor Mixed Use District (CMU). [NEW]	
A. Purpose	29
B. Uses	29
C. Development Standards	31
Sec. 24-537. Urban Village-Downtown District (UV-D). [NEW]	
A. Purpose	40
B. Uses	40
C. Development Standards	42
Sec. 24-538. Reserved. [DELETED]	
Sec. 24-539. Reserved. [DELETED]	
Sec. 24-540. Reserved. [DELETED]	
Sec. 24-547. Urban Village (TOD) District (UV-T). [AMENDED]	
C. Development Standards	51

REVISED ZONING ORDINANCE AMENDMENTS PACKAGE

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Instructions: Existing section to be amended.

Sec. 24-202. - Definitions.

- ~~(10) *Automobile, compact.* An automobile which is of a size that is small enough to require a parking space of eight (8) feet in width by eighteen (18) feet in depth when the parking angle is 90 degrees. (Ord. No. 83-095, § 3, 12-5-1983; Ord. No. 83-095, § 18, 12-5-1983; as amended by Ord. No. 84-041, § 1, 5-24-1984; Ord. No. 85-010, § 2, 1-28-1985; Ord. No. 86-009, § 1, 2-3-1986)~~
- ~~(12) *Automobile, standard.* An automobile which is of a size to require a full size parking space of nine (9) feet in width by nineteen (19) feet in depth when the parking angle is 90 degrees. (Ord. No. 83-095, § 3, 12-5-1983; Ord. No. 83-095, § 18, 12-5-1983; as amended by Ord. No. 84-041, § 1, 5-24-1984; Ord. No. 85-010, § 2, 1-28-1985; Ord. No. 86-009, § 1, 2-3-1986)~~

[Renumber Section accordingly.]

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Instructions: Existing section to be amended.

Sec. 24-501. Districts Established.

- (2) ~~Residential-Commercial~~ Mixed-Use Districts.
 - a) ~~CMU Corridor Mixed Use District (CMU)~~ ~~R-M.1 Residential-Commercial Mixed Use District (R-M.1)~~
 - b) ~~UV-D Urban Village-Downtown District (UV-D)~~ ~~R-M.2 Residential-Commercial Mixed Use District (R-M.2)~~
 - c) R-M.2-O Residential-Office Mixed-Use District (R-M.2-O)
 - d) ~~UV-T Urban Village-Transit-Oriented Development District (UV-T)~~ ~~R-M.3 Residential-Commercial Mixed Use District (R-M.3)~~
- (3) Commercial Districts.
 - a) ~~CCD 1 City Center District (CCD 1)~~
 - b) ~~CCD 2 City Center District (CCD 2)~~
 - ae) Loop 610 District (LOOP 610)
 - be) LI Light Industrial District (LI)
 - ce) Technical Research Park District (TRPD)
 - f) ~~Research, Development and Distribution District (RDD)~~

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Instructions: Existing section to be replaced in its entirety.

Sec. 24-513. Landscaping, Screening and Buffering.

- A. *Purpose.* The standards set out in this Section are intended to:
- (1) Protect and improve the appearance and character of the community, including its developed and open space areas, in accordance with the Comprehensive Plan;
 - (2) Increase the compatibility of adjacent land uses;
 - (3) Mitigate the effects of noise, dust, debris, artificial light intrusions and other externalities created by the use of land, and the "heat island" effect of paved surfaces in urban settings; and
 - (4) Conserve water and promote the long-term viability of development landscaping by promoting the planting and maintenance of native and drought-resistant vegetation types.
- B. *Applicability.* Standards described herein are minimum standards applicable to all new planned developments and mixed-use developments and all new non-residential structures and related parking that have, as a condition of approval, requirements for landscaping, screening or buffering and to all non-residential uses and related parking permitted.
- (1) The requirements of this Section shall also apply when:
 - a) There is an enlargement exceeding one thousand (1,000) square feet in area of the exterior dimensions of an existing non-residential or multifamily residential or mixed-use building or of any existing building within a planned development, or more than one thousand (1,000) square feet cumulative among multiple buildings in all such cases; or
 - b) There is either a new parking lot for a non-residential or multifamily residential or mixed-use building, or for a planned development, or expansion of an existing parking lot in such cases to provide one or more additional parking spaces.
 - (2) The requirements of this Section shall apply to the entirety of the development site if it is completely developed by the new construction of a building or buildings and associated off-street parking. If the entirety of the building site is only partially developed by new construction or enlargement (with the enlargement exceeding at least 1,000 square feet in area of the previous exterior dimensions of a building, or cumulative among multiple buildings, per subsection (1)b), above), the requirements of this Section shall be applied only in proportion to the area of the new or enlarged building and/or off-street parking area.
 - (3) The requirements of this Section shall not apply when:
 - a) Reconstruction work on an existing building that was partially damaged or destroyed involves less than fifty (50) percent of the pre-existing area of the exterior dimensions of the building. This exemption shall apply only when the reconstruction will not result in an increase in the number of parking spaces.
 - (4) Nothing in this Section shall be construed to require compliance with the requirements of this Section for finish or remodeling work to the interior or exterior of an existing building if such work does not result in an increase in the number of parking spaces or in an enlargement of the exterior dimensions of the building.

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C. General requirements.

- (1) *Quantity of landscaping.* The minimum amount of landscaping required for a development site shall be based on the applicable factors in Table 24-513.A, Quantity of Landscaping.

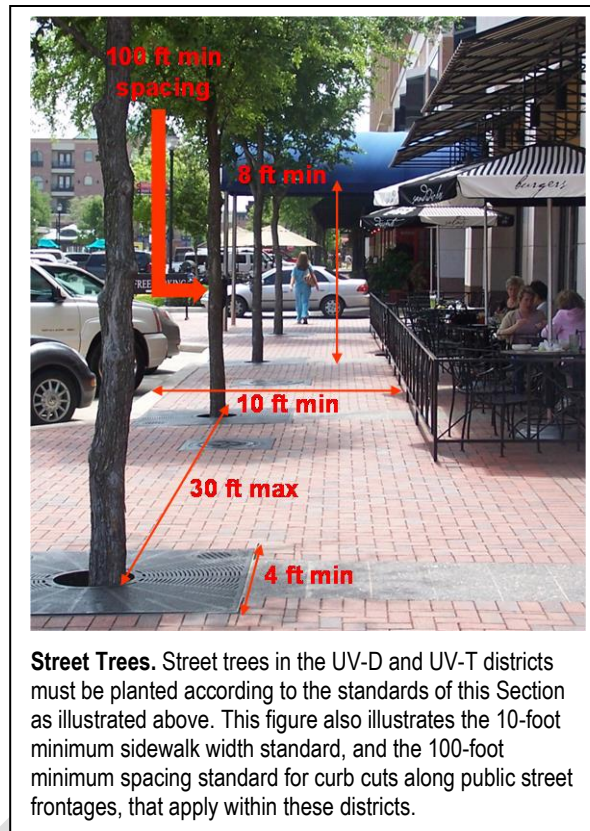
Table 24-513.A Quantity of Landscaping	
Type	Required Quantity
Street Trees (for commercial, multifamily residential and mixed-use properties only)	Number of trees as specified in Section 9-355.1, based on the amount of street frontage (generally a minimum of one 45-gallon tree for every 40 feet of frontage).
Parking Lot Trees (for commercial, multifamily residential and mixed-use properties only)	Number of trees as specified in Section 9-355.2. (generally a minimum ratio of one 45-gallon tree per 10 parking spaces).
Site Trees	The minimum number of trees in the required front and back yards as specified in Section 9-354, based on the site width.
Shrubs	Number of shrubs necessary, based on five-gallon container size and maximum spacing between shrubs of four feet on center, to meet the screening requirements for off-street parking areas in Section 24-513.E.

- a) *Street trees in the UV-D and UV-T districts.* Street trees shall be planted at regular intervals along all street frontages in accordance with Section 9-355.1 in Chapter 9, Buildings, of the City Code, except that the minimum tree spacing in the UV-D and UV-T districts shall be 30 feet rather than 40 feet. Applicants may select any tree variety specified for the UV-D and UV-T districts, if any, in Section 9-355.1, and shall not plant specified undesirable trees. Such trees may be planted within the public street right-of-way as provided in Section 9-355.1, subject to the approval of the City's administrative official. As illustrated in **Figure 24-513.A**, the following specific provisions also apply in the UV-D and UV-T districts:
- 1) Minor variations from the regular 30-foot spacing are permitted to avoid conflicts with driveway locations and accommodate other design considerations.
 - 2) Trees shall be planted in at-grade tree wells with tree grates, a minimum of four feet square, within the sidewalk. Such street trees shall be maintained to provide a clear zone free of limbs, from ground level up to eight (8) feet above ground level, for visibility and to avoid potential hazards to pedestrians and vehicles. Each tree well shall have an irrigation system for the delivery of water to the wells.

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FIGURE 24-513.A
Street Tree Planting in UV-D and UV-T Districts



- (2) *General site landscaping.* Any portions of development sites not used for buildings, sidewalks, parking areas or other impervious surfaces that count toward site coverage shall be planted or covered, and so maintained by the owners. This treatment shall consist of any combination of such material as trees, hedges, shrubs, garden plants, vines, ground covers, grasses, and mulch. The use of planter boxes of any size shall not constitute compliance with this Section.
 - a) *Use of sod.* In non-residential and multifamily residential development and planned developments, not more than fifty (50) percent of the area devoted to general site landscaping as defined in this subsection may be planted with sod. Athletic fields shall not be counted in this calculation.
 - b) *Use of mulch.* In non-residential and multifamily residential development and planned developments, not more than ten (10) percent of the area devoted to general site landscaping as defined in this subsection may involve the placement of mulch. Mulch used in landscaping areas may be organic, such as pine bark or shredded hardwoods, or inorganic, such as stone, gravel or commercially available recycled materials intended for such use. Materials that float shall be contained by edging.
 - c) *Use of palm trees.* Palm trees may be used in site landscaping but shall not count toward compliance with the minimum tree requirements in Table 24-513.A.
 - d) *Mitigation of building mass in the UV-D and UV-T districts.* Where a building is more than 60 feet in length, tree plantings other than required street trees shall be clustered to break

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- up the appearance of building mass so that the building is perceived to be divided into lengths of no greater than 50 feet when viewed from street-level vantage points.
- (3) *Credits against required landscaping.* For development sites in the UV-D district, landscaping, as herein required of a surface parking area adjacent to a street, may be counted toward meeting the general site landscaping requirements. The administrative official may, upon application of the property owner and/or developer, allow the use of the adjacent public street right-of-way for the perimeter landscaping and screening of the surface parking.
 - a) The administrative official shall permit the use of the public street right-of-way for landscaping and screening only when it is determined, in consultation with the Department of Public Works, that such use does not constitute an actual or potential hazard to the health, safety and well-being of the residents, citizens and inhabitants of the City of Bellaire.
 - (4) *Planting standards.* All plantings in satisfaction of this Section shall comply with the standards of this subsection.
 - a) *Quality and viability of plantings.* All landscape material shall be in compliance with the standards of the American Nursery and Landscape Association. All plant material shall have a habit of growth that is normal for the species.
 - b) *Locally appropriate species.* At least seventy-five (75) percent of the proposed plantings shall be species native to Southeast Texas to promote reduced water use and increased drought resistance.
 - c) *Undesirable species.* No proposed landscape material shall appear on the Invasive and Noxious Weeds list for the State of Texas promulgated by the United States Department of Agriculture, nor on the Texas Noxious Weed List promulgated by the Texas Department of Agriculture.
 - 1) *Undesirable tree species.* No proposed new or replacement trees shall be among the undesirable tree species identified in Section 9-350.M.
 - d) *Species diversity.* To avoid large monocultures of trees and shrubs, and the risk of large-scale losses in the event of disease or blight, species used to meet the requirements of this Section shall be diversified as follows, with calculations rounded up to the nearest whole number:
 - 1) When ten (10) or more trees are required on a parcel proposed for development, no more than fifty (50) percent of each category of required trees (street trees, parking lot trees, site trees) on a site shall be of any one species.
 - (5) *Installation.* All landscaping shall be installed in a sound workmanlike manner according to accepted commercial planting procedures, with the quality of plant materials as described in this Section and with a readily available water supply. All plant material shall be insect and disease-resistant and shall be of sound health and vigorous growth, clean and reasonably free of injuries, weeds, noxious pests and diseases when installed.
 - a) Sod shall be solid, and seeding of turf grasses is not permitted.
 - b) Ground cover shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (3) months after planting.
 - c) Shrubs used for screening shall be three (3) feet or taller in height, as measured from the surrounding soil line, immediately upon planting. Such shrubs shall be maintained at this minimum height, and shall at no time exceed forty-two (42) inches in height.
 - d) *Phased development.* The administrative official may allow installation of landscaping with each phase of a multi-phase development, provided that all landscaping required for each phase is installed concurrently with each phase. The City Attorney may require

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- execution of a development agreement with the City to clarify phasing plans and timing, and to provide surety.
- e) *Tree planting within City right-of-way.* Planting of trees and other vegetation within City rights-of-way shall meet any applicable Department of Public Works standards, to protect underground and overhead utilities, streets and sidewalks, drainage improvements; street lighting, and sight distances, and the visibility of traffic control devices.
 - (6) *Maintenance.* The owner and tenant of the landscaped premises and their agents, if any, shall be jointly and severally responsible for the continuing care and maintenance of all landscaping and preserved vegetation in a good condition so as to present a healthy, neat and orderly appearance, free from refuse and debris. This shall include any portions of abutting public right-of-way that the owner was permitted to landscape as part of complying with this Section.
 - a) All landscape areas shall be watered as needed to ensure continuous healthy growth and development.
 - b) Trees shall be pruned as needed to ensure healthy growth and development, and when planted near streets or sidewalks, to not interfere with vehicular or pedestrian traffic or parked vehicles.
 - 1) Topping, tipping, bark ripping, flush cutting, and stub cutting are prohibited for trees that are installed and maintained within a public street right-of-way or were planted or preserved on private property as part of complying with this Section.
 - c) Maintenance shall include the removal and replacement of dead, dying or diseased plant material.
 - 1) Replacement of required landscaping that is dead or otherwise no longer meets the standards of this Section shall occur within sixty (60) days of notification by the City. Replacement material shall be of similar character and quality as the dead or removed landscaping, and in the case of trees, shall meet and be completed in accordance with applicable provisions of Article XI, Trees, in Chapter 9, Buildings, of the City Code of Ordinances. Failure to replace in a timely manner in accordance with this subsection shall constitute a violation of these regulations.
 - D. *Screening and buffering.*
 - (1) *Between non-residential and residential uses.* Where the rear or side of a non-residential building is exposed to a residence or to a residential district boundary line, and where such building is closer than fifty (50) feet to the residence or to the boundary line, a screening wall of at least eight (8) feet in height shall be erected separating the rear or side from the adjacent residence or residential district, unless a planned development has been approved specifically authorizing an alternate solution for screening and/or buffering, which is not in conflict with the purposes of this Section and which is justified based upon architectural, aesthetic and landscaping considerations peculiar to the specific development, in which case the requirements of the planned development approval shall prevail.
 - a) *City Council waiver of non-residential screening requirement.* The provisions of this subsection as to screening and buffering between non-residential and residential uses may be waived by the City Council upon recommendation by the Planning and Zoning Commission in the following cases:

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- 1) When a property line abuts a dedicated alley, except where the property line is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district; or
- 2) When a rear or service side abuts an existing wall or other durable landscaping or screening barrier on an abutting property if said existing barrier satisfies the requirements of this subsection.
- b) *Automatic waiver in UV-D and UV-T districts.* The provisions of this subsection as to screening and buffering between non-residential and residential uses are waived in the UV-D and UV-T districts, except that the provisions still apply in the UV-D district when the non-residential property is at a boundary of the district and the abutting residential property is in an R-1, R-3, R-4 or R-5 district.
 - 1) *Parking area distance in UV-T district.* Off-street parking areas in the UV-T district shall not be located within 50 feet of a residential zoned neighborhood.
- (2) *Between residential planned developments and other residential property.* Where a residential use requires a planned development amendment to proceed, there shall be at least a six (6) foot screening wall or fence between the property that is the subject of the planned development and any abutting residential property that conforms to regulations for permitted uses within the district in which it is located. A planned development may be approved specifically authorizing an alternate solution for screening and/or buffering, which is not in conflict with the purposes of this Section and which is justified based upon architectural, aesthetic and landscaping considerations peculiar to the specific development, in which case the requirements of the planned development approval shall prevail.
 - a) *Automatic waiver in UV-D and UV-T districts.* The provisions of this subsection as to screening and buffering between residential planned developments and other residential uses are waived in the UV-D and UV-T districts, except that the provisions still apply in the UV-D district when the residential planned development is at a boundary of the district and the abutting residential property is in an R-1, R-3, R-4 or R-5 district.
 - 1) *Parking area distance in UV-T district.* Off-street parking areas in the UV-T district shall not be located within 50 feet of a residential zoned neighborhood.
- (3) *Standards for screening walls and fences.* A screening wall or fence shall be of wood or masonry construction as provided herein. However, only masonry construction is permitted for required screening walls between non-residential and residential uses, in which case the masonry material and construction shall be consistent for the entire length of the wall erected to screen a particular use.
 - a) A screening wall or fence of wooden construction shall be a permanent wooden fence constructed of cedar or redwood and with capped galvanized iron posts set in concrete. The wall or fence must not be less than the height specified for each of the types of screening addressed in subsections D.(1) and D.(2), above. The wall or fence shall not contain openings of more than forty (40) square inches in each one (1) square foot of surface of such wall or fence, and such wall or fence surface shall constitute a visual barrier.
 - b) A screening wall or fence may be constructed, which shall be of masonry construction on a concrete beam or foundation or a metal frame or base, which supports a permanent type wall material, the surface of which does not contain openings of more than forty (40) square inches in each one (1) square foot of surface of such wall or fence, and which fence or wall surface shall constitute a visual barrier.

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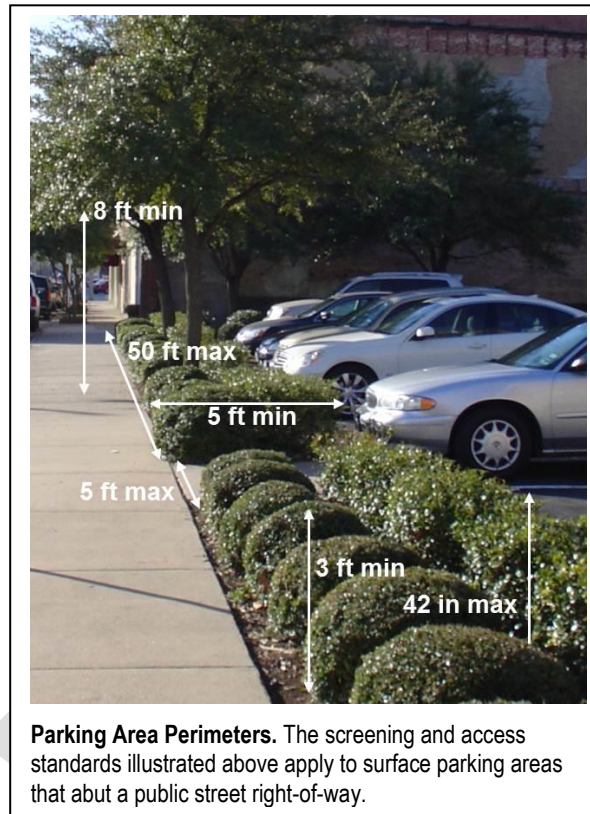
- c) In either permanent wooden or masonry constructed walls or fences, no opening shall be permitted for access unless a solid gate, equaling the height of the wall or fence, is provided. Such gate shall remain closed at all times except when in actual use.
- (4) *Screening of trash receptacles.* Where property in non-residential use lies adjacent to property in residential use, all trash receptacles upon such non-residential property shall be located at least ten (10) feet from any and all points upon any lot in residential use. Further, all such trash receptacles shall be visually screened by means of a fence or a wall.
 - a) *Limited application in UV-T district.* The screening requirement for trash receptacles applies in the UV-T district only with regard to visual screening from an abutting public street right-of-way and not from adjacent residential property.
 - b) *Additional provisions in UV-D and UV-T districts.*
 - 1) Dumpsters and garbage bins shall be located behind principal buildings relative to public street frontage whenever practical, and such trash receptacles shall also be accessible from alleys or vehicular access easements where available and practical.
 - 2) Such solid waste facilities shall be fully enclosed as specified by this subsection, except that an opaque wall shall be provided in all cases in the UV-D and UV-T districts rather than a wood fence alternative.
- (5) *Screening of outside storage.* All outside storage areas, including waste material storage facilities, in planned development and non-residential districts shall be screened from adjacent residential uses and public street rights-of-way. No other outside storage besides trash receptacles is permitted in the UV-D and UV-T districts. Screening may be as follows:
 - a) A screening wall or fence which shall be of wood or masonry construction of sufficient height to screen that which is being stored; or
 - b) A hedge which shall be of sufficient height and density to screen that which is being stored.
- E. *Screening of off-street parking.* Landscaping shall be provided along the edge of any off-street parking area for five (5) vehicles or more that is not visually screened by an intervening building or structure from an abutting public right-of-way or adjacent residential property.
 - (1) The perimeter landscaping shall involve shrubs of five (5)-gallon container size, spaced a maximum of four (4) feet on center, to form a continuous and solid visual screen, within one (1) year of planting, exclusive of driveways, pedestrian walkways and visibility triangles. The shrubs shall be three (3) feet or taller in height, as measured from the surrounding soil line, immediately upon planting. Such shrubs shall be maintained at this minimum height, and shall at no time exceed forty-two (42) inches in height.
 - (2) *Special provisions for UV-D and UV-T districts.* Requirements in this subsection for screening of off-street parking areas apply in the UV-D and UV-T districts only with regard to visual screening from an abutting public street right-of-way and not from adjacent residential property, and are illustrated in **Figure 24-513.B. In the UV-D district, the screening requirement applies when the adjacent residential property is outside the UV-D district and in an R-1, R-3, R-4 or R-5 district.**
 - a) *Openings for circulation.* Openings through the perimeter landscaping, for pedestrian and bicycle circulation to and from public sidewalks or other circulation routes, shall be provided approximately every fifty (50) linear feet, with each opening no more than five (5) feet wide.
 - b) *Utility company screening policies in UV-T.* Screening of parking areas which utility companies allow on their properties within the UV-T district shall be subject to the

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policies of such companies with regard to allowable screening methods and the location and height of screening.

FIGURE 24-513.B
Screening of Off-Street Parking in UV-D and UV-T Districts



F. Landscaping of off-street parking.

- (1) Parking lot trees shall be provided for any off-street parking area for ten (10) vehicles or more for a commercial, multifamily residential or mixed-use development, with a minimum of one 45-gallon tree for every ten (10) parking spaces, in accordance with Section 9-355.2.
 - a) Parking lot trees shall be planted so that each parking space is within fifty (50) feet of at least one (1) such tree as measured from the center of the tree trunk to some point on the marked parking space. Depending on the size and shape of smaller parking areas, this may mean that the required tree(s) may be planted adjacent to rather than within the interior of the parking area. The required tree(s) also may be planted within an abutting public street right-of-way subject to the approval requirements of this Section.
 - b) When trees must be planted within the interior of a parking area to comply with the requirements of this subsection, or are otherwise incorporated within the interior, the following standards shall apply:
 - 1) The planting area for each tree, whether located at an edge of the parking area or designed as an interior island or median between parking modules, shall be no less than six (6) feet across in any horizontal direction.

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- 2) All planting areas shall have permeable surfaces and be planted with locally appropriate species as defined in this Section, which may include shrubs, groundcovers or grasses. If a planting area is used as part of a biological stormwater treatment system, pursuant to an approved drainage plan, groundcovers shall be selected that are appropriate to that function.
- 3) Where required or otherwise incorporated, planting areas and landscaping islands shall be integrated into the overall design of the surface parking area in accordance with this chapter in such a manner that they may assist in defining parking slots, pedestrian paths, driveways, and internal collector lanes, in limiting points of ingress and egress, and in separating parking pavement from street alignments.
- (2) Where applicable, landscaped areas and walkways abutting parking spaces shall be protected by a wheel stop or six (6) inch curb that is at least three (3) feet from any landscaping except grass or ground cover. Curb lines may be interrupted to allow for stormwater flows into biological treatment areas pursuant to an approved drainage plan, provided that the curb openings do not interfere with the curb's protective function.
- (3) All parking lot landscaping shall be located and maintained so as not to interfere with the act of parking or with parking area maintenance and so as not to create a traffic hazard by obscuring driver or pedestrian vision within the parking lot interior or at the intersections of walkways, driveways, collector lanes and streets, or any combination thereof.
- (4) Interior landscaping of parking areas may be included as a condition of planned development approval for the purpose of providing trees and massed plantings.
- (5) *Waiver of interior landscaping in UV-D and UV-T districts.* Off-street surface parking areas in the UV-D and UV-T districts shall be exempt from any required planting of trees within the interior of such parking areas given the limited developable area within these districts. Instead, the requirement in Section 9-355.1 of one (1) tree for every ten (10) parking spaces shall be satisfied by planting such trees within or near the perimeter screening area required by this Section for off-street surface parking areas.
 - a) Any such trees planted within or near a perimeter screening area shall be maintained to provide a clear zone free of limbs, from ground level up to eight feet above ground level, for visibility and to avoid potential hazards to pedestrians and vehicles.
- G. *Screening of parking structures and drive-under parking.* The ground level of a parking structure or ground-level parking located under an elevated building shall be screened from public street rights-of-way and/or any abutting residential use or zoning district through the installation of vegetative screening, except at points of ingress and egress. Such screening shall involve shrubs of five-gallon container size, spaced a maximum of four feet on center, to form a continuous and solid visual screen, within one year of planting, exclusive of driveways, pedestrian walkways and visibility triangles. The shrubs shall be three (3) feet or taller in height, as measured from the surrounding soil line, immediately upon planting. Such shrubs shall be maintained at this minimum height, and shall at no time exceed forty-two (42) inches in height. The shrubs shall be three (3) feet or taller in height, as measured from the surrounding soil line, immediately upon planting. Such shrubs shall be maintained at this minimum height, and shall at no time exceed forty-two (42) inches in height. Such screening shall not be required where a parking structure is wrapped with liner buildings that accommodate active uses other than parking, or where buildings are otherwise situated that obstruct views of the garage or of the drive-under parking.

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(1) Screening of upper levels of parking structures. Each level of a parking structure above the ground level shall be designed to include screening along any façade that is not visually screened by an intervening building or structure from public view or abutting residential use or zoning district. Such screening shall consist of architectural and/or landscape elements that are at least three (3) feet and six (6) inches in height, as measured from the floor of the level, to provide a continuous and solid visual screen that blocks headlight glare from vehicles parked within the structure.

H. *Special provisions.*

- (1) *Parking lot tree planting waiver in CMU district.* The requirements of this Section and of Section 9-355.2 related to parking lot tree planting shall not apply to off-street parking areas in the CMU district when the parking area is located behind a building on a development site or is otherwise not visible from abutting public street rights-of-way.
- (2) *Relief on constrained sites in the UV-D and UV-T districts.* Upon the recommendation of the City's administrative official, the Planning and Zoning Commission may modify or reduce landscaping requirements, to the minimum extent necessary, to provide relief for constrained and/or redeveloping sites in the UV-D and UV-T districts where full compliance would be impractical and adjacent properties would not be unreasonably impacted.

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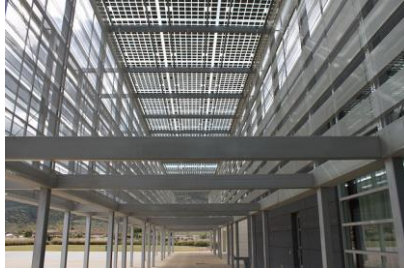
Instructions: New section to be added.

Sec. 24-513a. Design Standards in Commercial and Mixed-Use Districts.

- A. *Purpose.* The purpose of this Section is to establish reasonable design standards and related guidance to address community desire for visually appealing non-residential and mixed-use development that enhances the overall quality and character of the City, while balancing the legitimate development and commercial needs of property owners.
- (1) *Urban Village districts.* For the Urban Village-Downtown (UV-D) and Urban Village-Transit-Oriented Development (UV-T) districts, certain standards within this Section, together with the use regulations and physical development standards for each district, are especially intended to promote and maintain an Urban development character as described in the respective district purpose statements.
 - (2) *Security emphasis.* All design processes within the CMU, UV-D and UV-T districts shall also consider Crime Prevention Through Environmental Design (CPTED) principles to enhance the security of residents, workers and visitors.
- B. *Applicability.* The design standards established in this Section apply to any new non-residential or mixed-use development in the Corridor Mixed Use (CMU), Urban Village-Downtown (UV-D), and Urban Village-Transit-Oriented Development (UV-T) districts, and to any non-residential or mixed-use redevelopment in these districts that follows the removal of all pre-existing buildings on the site.
- (1) The requirements of this Section regarding building materials, canopies and awnings, colors, and visual interest and anti-monotony shall also apply to the enlarged portion of an existing non-residential, multifamily residential or mixed-use building when the enlargement exceeds one thousand (1,000) square feet or twenty-five (25) percent in area, whichever is less, of the exterior dimensions of the building.
 - (2) The requirements of this Section shall not apply to the reconstructed portion of an existing building that was partially damaged or destroyed if the reconstruction involves less than fifty (50) percent of the pre-existing area of the exterior dimensions of the building.
 - (3) Nothing in this Section shall be construed to require compliance with the requirements of this Section for finish or remodeling work to the interior of an existing building if such work does not result in an enlargement of the exterior dimensions of the building.
- C. *Standards.* The specific standards are provided in **Table 24-513a.A**, below. The table is arranged in alphabetical order by the type of standard.



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Table 24-513a.A Design Standards for CMU, UV-D and UV-T Districts		
Applicable District(s)	Standards	Illustrations
CMU (only for Unified Design) UV-D UV-T	<p>Arrangement and Design for Multiple Buildings</p> <p><u>Unified Design</u> Developments with multiple structures on a single property shall reflect a coordinated design and include unifying elements such as common building forms, materials, textures, architectural detailing and colors.</p> <p><u>Massing Through Grouping</u> (Not for CMU) Individual buildings on a development site or on adjacent sites, if not attached, shall be arranged and designed to appear as a group of attached buildings to the extent practical.</p> <p><u>Clustering for Pedestrian Focus</u> (Not for CMU) Individual buildings on a development site or on adjacent sites shall be clustered, whenever possible, to create pedestrian-oriented precincts and walkable connections.</p>	
CMU UV-D UV-T	<p>Building Materials</p> <p>The standards below are intended to ensure the use of building materials that convey an appearance of quality and durability. The standards shall apply to all exterior elevations of structures, excluding doors and windows.</p> <p><u>Permitted Principal Materials</u> For exterior building elevations these include:</p> <ul style="list-style-type: none"> ▪ Brick or similar masonry materials, including cast stone. ▪ Limestone and other natural stone. ▪ Any concrete product (architectural pre-cast concrete; concrete masonry unit, CMU; etc.) that has an integrated color and is textured or patterned to look like brick, stone, marble, granite or tile. ▪ Glass. (Not for UV-D) ▪ Other materials where it is demonstrated that they have comparable durability, impact resistance and aesthetic quality as those listed above; and/or they are part of a building that is designed to achieve a green building certification such as Leadership in Energy and Environmental Design (LEED) or Energy Star. ▪ Building integrated photovoltaics. <p><u>Permitted Accent Materials</u> The following materials are permitted, but only as accents rather than a predominant exterior material. Accent materials shall comprise no more than 25 percent of any building façade in the CMU district, and no more than 15 percent in the UV-D and UV-T districts, excluding doors</p>	  


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<p>and windows.</p> <ul style="list-style-type: none"> ▪ Exterior Insulation and Finish Systems (EIFS). [EIFS may be installed only above the floor level of the second story, or no less than 12 feet above the grade for one-story buildings. EIFS shall not be installed in any pedestrian contact areas.] ▪ Stucco. [Both EIFS and stucco shall incorporate detailing to look like traditional wall cornices, soffits, window trim and similar features.] ▪ Architectural metal, including aluminum composite panel (ACP) treatments. ▪ Fiber cement siding. (For CMU and UV-D, but not for UV-T). ▪ Wood or composite wood. (Not for UV-T) ▪ Tile. ▪ Glass. (Only for UV-D) ▪ Stainless steel. ▪ Chrome. <p><u>Prohibited Materials</u> For exterior building elevations these include:</p> <ul style="list-style-type: none"> ▪ Pre-fabricated or corrugated metal wall panels. ▪ Smooth-faced concrete block. ▪ Vinyl, wood, plywood, cedar shingle, composite or metal siding. (Fiber cement siding not for UV-T). ▪ Plastic. ▪ Crushed rock or crushed tumbled glass. ▪ Mirrored glass in ground floor windows. <p><u>Privacy Glass</u> Frosted glass or other treatment is permitted for bathrooms and in other doors and windows where privacy is needed.</p> <p><u>Roofing</u> Steel, standing seam metal and/or architectural metal may be used on a sloped roof.</p> <p><u>Service Doors</u> Galvanized steel and painted steel are permitted only for use on doors and roll-up doors that provide access to loading areas and/or face toward alleys or vehicular access easements.</p> <p><u>Awnings and Canopies</u> Awnings and canopies shall be made of durable, easily maintained or replaced materials, which may include canvas, fabric, steel or architectural metal, including aluminum composite panel (ACP) treatments.</p> <p><u>Parking Structures</u> The exterior facades of parking structures shall utilize the permitted building materials and accent materials specified in this subsection for exterior building elevations, except that precast concrete may also be used on the facades of</p>	 
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	parking structures. Steel, standing seam metal and/or architectural metal may be used on any sloped roof of a parking structure.	
CMU UV-D UV-T	<p>Canopies and Awnings Use of canopies and awnings on building and parking structure facades adjacent to and above public sidewalks and other public spaces is encouraged to provide shade and weather protection and to add visual interest to structures, provided the placement and design of such canopies and awnings is consistent with the building architecture, and they are maintained in sound condition at all times.</p> <p><u>Projection</u> Canopies and awnings shall project no more than six feet from the façade of a building or parking structure.</p> <p><u>Lighting</u> Canopies and awnings shall not be backlit or internally lit.</p>	
UV-D UV-T	<p>Clear Building Entries The primary building entry shall be easily identifiable for visitors. The building architecture should reinforce the visual importance of the entry, and the entry design should be pedestrian-scale and transparent.</p>	 Credit: Chipotle
CMU UV-D UV-T	<p>Colors Use of overly iridescent or fluorescent colors on any building façade or roof is prohibited, as determined by the City's administrative official, taking into consideration the existing range and use of color in architecture, signs and other physical improvements within the district and its vicinity.</p>	
UV-D UV-T	<p>Curb Cut Limits for Vehicular Access Such limits are intended to minimize vehicle-pedestrian conflict points at mid-block locations along public sidewalks, enhance the pedestrian environment within the district, and preserve the extent of curb space for on-street parking.</p> <ul style="list-style-type: none"> ▪ A maximum of one curb cut shall be permitted for every 100 feet of public street frontage. ▪ All driveways shall be limited to two lanes, and in no case shall a driveway or associated curb cut exceed 30 feet in width. ▪ Upon recommendation of the City's administrative official, the Planning and 	


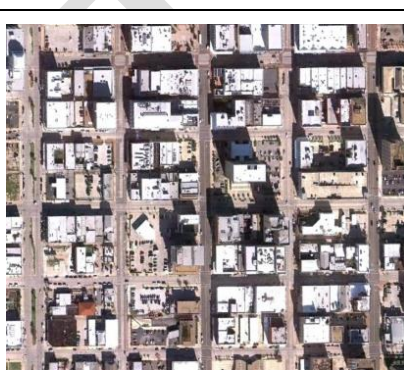

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	<p>Zoning Commission may increase the maximum number or decrease the minimum spacing of curb cuts per segment of street frontage, as specified above, where warranted based on site-specific or emergency access considerations.</p> <p><u>Pedestrian Safety</u></p> <p>Wherever an access driveway, alley, vehicular access easement or other vehicular circulation path crosses a public sidewalk or other pedestrian path, a crosswalk treatment shall be installed consisting of a material that contrasts with the adjacent pavement in both texture and color (e.g., brick pavers, patterned concrete, etc.).</p> <ul style="list-style-type: none"> ▪ Access points for off-street parking areas and parking structures, where vehicles cross a public sidewalk or other pedestrian path, shall be well lit to ensure visibility of pedestrians and bicyclists. 	
<p>UV-D UV-T</p>	<p>Framing of and Relationship to Public Spaces</p> <p>Individual buildings or groups of buildings on a development site or adjacent sites shall be arranged and designed, whenever possible, to form pedestrian-friendly outdoor plaza areas, courtyards and open spaces that are focal points for surrounding and nearby development and which encourage street activity, public gathering, outdoor dining, recreation, etc. Landscaping, street furniture, water features, public art, active play areas for children and/or other amenities should be incorporated to enhance the appeal of such spaces for pedestrians and users of the space. Such spaces should be adjacent to and easily accessible from a public street whenever possible.</p> <p><u>Private-Public Design Compatibility</u></p> <p>Where a development fronts on a public plaza, pocket park or other public space, the building architecture and other on-site elements shall be designed for compatibility with the existing or planned adjacent public space.</p> <p><u>Lighting</u></p> <p>Where a development fronts on public street rights-of-way and/or public plazas/spaces, exterior lighting shall be located and directed to provide adequate pedestrian-level illumination of public sidewalks and other immediately adjacent public ways and/or seating areas.</p>	 <p style="text-align: right;">Credit: Sugar Land Town Square</p>

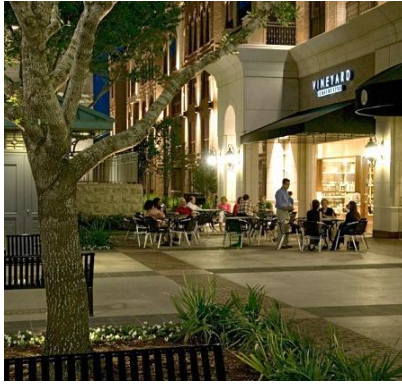


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CMU	<p>Freestanding Canopies</p> <p>The design of freestanding or semi-freestanding canopies, such as those used as shelters for pump islands at auto service stations, and for port-cocheres, shall be consistent with the architectural style, predominant and accent materials, color, and lighting of the principal building on the development site.</p>	
UV-D UV-T	<p>Grid Street Pattern</p> <p>Where applicable, depending on the district size and shape and the nature and extent of proposed development or redevelopment, blocks shall be arranged in an approximate grid-like fashion to ensure connectivity and alternate circulation routes within the district. Variation from the grid pattern should occur only to avoid constraints or accommodate other desirable design elements.</p>	
UV-D UV-T	<p>Ground-Level Uses</p> <p>Development projects shall locate off-street parking and/or garage parking within the interior of blocks and away from public street frontages whenever practical so that such ground-level parking does not directly abut a public sidewalk. Instead, the ground level of structures that front on public sidewalks should be occupied by active retail, service, office, residential or other uses permitted in the district. "Wrap-around" design of active uses around parking garages is strongly encouraged.</p> <p><u>Parking Structures</u></p> <p>Where active uses along the ground-level street frontages of a parking structure are not practical, the parking structure and its vehicle entrances shall be designed to minimize views into the garage interior from adjacent streets through installation of decorative grilles or screens, additional landscaping, or other effective screening method.</p>	 <p style="text-align: center;">Credit: Sugar Land Town Square</p>

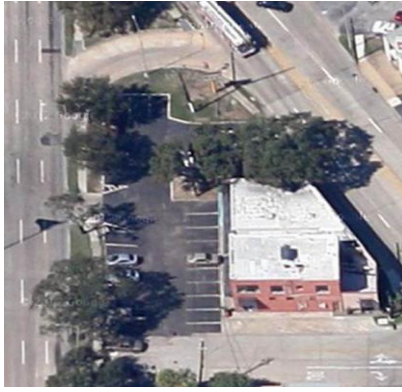


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UV-D UV-T	<p>Lighting of Buildings and Sites Lighting of building exteriors and parking areas shall be designed to match the architectural character of the site and its vicinity in terms of fixtures and illumination.</p>	 <p>Credit: Sugar Land Town Square</p>
UV-D UV-T	<p>Maximum Block Length Where applicable, depending on the district size and shape and the nature and extent of proposed development or redevelopment, the length of a block, on any side, generally shall not exceed 400 feet. This distance is measured between streets that frame and define a block; however, a public access way or easement shall also be considered to define a block when, in the same manner as a vehicular through street, such access way or easement creates a break between private development sites that provides continuous non-vehicular circulation between streets on either side of the development sites.</p>	
CMU UV-D UV-T	<p>Multi-Family Development</p> <p><u>Internalized Design</u> Ingress to and egress from all dwelling units shall be made through the interior of the building rather than from direct outside entrances to each unit.</p> <p><u>Balconies</u> At least 50% of the units shall be provided with a functional or faux balcony. All such balconies shall be located on side or rear building elevations to avoid projection of balconies over the front building line and into public right-of-way.</p> <p><u>Mechanical Equipment</u> No window or wall-mounted air conditioning units are permitted.</p>	




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UV-T	<p>Off-Street Parking Limits*</p> <p><u>Off-Street Parking Dispersion</u> Off-street surface parking is permitted in the district, but concentrations of such parking shall be avoided to promote the desired Urban character and prevent disruption of non-vehicular circulation within the area.</p> <p><u>Maximum Parking Area Dimension</u> No edge of an off-street surface parking area shall exceed 150 feet in length, and the entire parking area shall not exceed 21,780 square feet (½ acre).</p> <p>* Drive-under parking is excluded from these provisions.</p>	
UV-D UV-T	<p>Orientation of Residential Garages</p> <p>All garage doors associated with any residential development in the district shall be oriented away from, and not be visible from, any public street right-of-way inside or outside the zoning district.</p>	 <p>NOT DESIRABLE (garages oriented to street)</p> <p>DESIRABLE (garages not visible from street)</p>
UV-D UV-T	<p>Parking Structures</p> <p>Such structures shall be designed for architectural consistency with the primary building served or other nearby buildings in terms of facade design, articulation, finish materials and/or shielding of unfinished structural elements and mechanical equipment.</p> <p><u>Special Design Elements</u> Parking structures shall include architectural and/or landscape elements which enhance the garage appearance and help to screen parked vehicles and interior lighting from external view (e.g., decorative screens, trellises with or without associated vegetation, facade and roofline variation).</p>	



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CMU UV-D UV-T	<p>Screening of Mechanical/Service Equipment</p> <p><u>Rooftop Mechanical Equipment</u> Such equipment shall be completely screened from ground-level public view through design and materials consistent with the overall building design and colors, including potential use of sloped roofs or other architectural elements (e.g., parapet walls) that conceal flat roof areas where mechanical equipment is mounted.</p> <ul style="list-style-type: none"> Where a green roof system is installed and maintained on a rooftop, dense vegetative screening may be used to satisfy the screening requirement for mechanical equipment. (Only for UV-T) <p><u>Ground-Level or Building-Mounted Service Equipment</u> Such exterior equipment (e.g., mechanical components, electrical drops, utility meter banks, heating/cooling controls) shall be completely screened from ground-level public view through design, materials and/or painting consistent with the overall building design and colors. The required screening may also be accomplished through installation of dense, year-round vegetation as shown on the site landscape plan.</p>	
CMU	<p>Service Bays Uses with overhead doors providing access to service bays (e.g., auto service/repair) shall, wherever the site size, shape and orientation allows, place any building wall with overhead doors perpendicular to public street frontage. Where such building orientation is not practical, the overhead doors shall be of similar color to the building façade or roof material.</p>	
UV-D UV-T	<p>Sidewalks Sidewalks with a minimum width of 10 feet shall be provided along each side of a site that abuts a public street. Such sidewalks shall be designed and constructed according to City standards. Applicants may use any alternative design treatments for public sidewalks which are specified for the district, if any, in Section 23.5-21(d) in Chapter 23.5, Land Subdivision Regulations, of the City Code.</p> <p><i>Relief on constrained sites in UV-D.</i> Upon the recommendation of the City's administrative official, the Planning and Zoning Commission may reduce the sidewalk width standard to the minimum extent necessary, and in no case to less than 6 feet of sidewalk width, to provide relief for constrained and/or redeveloping sites where full compliance would be impractical.</p>	

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	<p><u>Public Access Easement</u> Where a sidewalk or portion of the sidewalk required by this Section is situated outside the City street right-of-way, the property owner shall establish a public access easement so that such sidewalk area is continuously available for public use.</p> <p><u>Arcade Treatment</u> Arcades may be constructed along building facades to provide shelter and shade, but shall be located entirely outside the public right-of-way. The arcade design shall also incorporate adequate pedestrian-level lighting under the arcade for visibility and security.</p>	
UV-D UV-T	<p>Transparency of Non-Residential Uses at Street Level Building facades associated with non-residential uses that face public street rights-of-way, public plazas/spaces shall have windows at the ground level, for product display or other active building uses, which, together with door openings, comprise at least 60 percent of the ground-level facade.</p> <ul style="list-style-type: none"> Such ground-level windows and doors shall be non-mirrored, allowing views into and out of the interior of the building, to the extent practical given code requirements governing the selection of window glass. Frosted glass or other treatment is permitted for doors and windows where privacy is needed (e.g., bathrooms). 	 <p>Credit: Whole Foods</p>
UV-D UV-T	<p>Overhead Utility Lines All local utility wires, not including high-capacity power transmission lines, shall be installed underground.</p>	
CMU UV-D UV-T	<p>Visual Interest and Anti-Monotony The standards below shall apply to all exterior elevations of structures that are not visually screened by an intervening building or structure from public view in the UV-T district given the high visibility of the district. In the CMU and UV-D districts, the standards shall apply only to building facades that face public street rights-of-way and other public areas.</p> <p><u>Building Articulation</u></p>	<p>See <i>Figure 24-513a.A</i>, below, for graphics illustrating building articulation and other techniques for adding architectural interest.</p>

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	<p>Building facades to which these standards apply shall be articulated to reduce the apparent mass of the structure and to add visual appeal. This may be accomplished by stepping back a portion of the facade periodically relative to the building line, along with other design variations in the facade as illustrated in Figure 24-513a.A, below.</p> <p><u>Roofline Articulation</u> For flat roofs or facades with a horizontal eave, fascia or parapet, the roofline shall be varied vertically so that no unmodulated segment of roof exceeds 50 feet in horizontal dimension. This standard can also be satisfied by incorporating design elements such as functional or faux dormers, gables, towers, or chimneys.</p> <p><u>Avoidance of Blank Walls</u> Any exterior building elevation that faces a public street right-of-way, public plaza/space, public parking area or area of residential use shall have no more than 16 feet of uninterrupted blank wall space in a horizontal or vertical direction. This standard can be satisfied by incorporating window openings, porches or balconies, articulation of the building facade, decorative cornices, material and color variations, or score lines.</p> <p><u>Landscape Treatment for Large Walls</u> Where buildings are more than 60 feet in length or 35 feet in height, site trees required by the landscaping standards of this Chapter (and not required street trees) shall be arranged to break up the appearance of building mass so that the building is perceived to be divided into lengths of no greater than 50 feet when viewed from ground-level public vantage points.</p>	
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FIGURE 24-513a.A
Examples of Building Design and Articulation Standards



Architectural Variation and Quality. The images above provide examples of the following standards as numbered on the images:

1. Arcade treatment.
2. Street-level transparency.
3. Building articulation through step-backs of the front façade.
4. Building articulation through avoidance of blank walls.
5. Building articulation through roofline variation.
6. Quality and durable building materials.
7. Use of awnings and canopies.

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Instructions: Existing section to be amended.

Sec. 24-514. Off-Street Parking and Loading.

B. Required parking.

- (1) Off-street parking spaces shall be provided for each use in accordance with the requirements of each district, or as specified for commercial and mixed-use districts in Section 24-514a.
- (2) The number of required off-street parking spaces that are designed and designated for disabled persons shall comply with the requirements of the Texas Accessibility Standards.

[Renumber existing item (2) to (3).]

C. Location of required parking spaces.

- (1) For single-family detached and single-family attached dwelling units, required parking shall be located on the same lot.
- (2) Spaces needed to meet parking requirements for all uses other than single-family detached and attached dwellings may be located off-site on a separate property provided that the most distant parking space that is located off-site is no more than three hundred (300) feet from the principal building associated with the use, and the off-site parking is not separated from the use by an arterial street, a limited-access highway or other impediment to pedestrian circulation.
 - a) No more than fifty (50) percent of the total required off-street parking spaces shall be located off site. None of the required parking spaces for disabled persons shall be located off site. None of the off-site parking shall involve or displace the off-street parking required of another use except through a shared parking arrangement under this Chapter.
 - b) An identifiable and publicly available pedestrian connection shall exist between the off-site parking area and the use.
 - c) Any proposed off-site parking arrangement, and the continued availability of the dedicated parking, shall be documented through a written legal agreement executed by the involved property owners. An agreement shall be reviewed by and be satisfactory to the City Attorney as to form, sufficiency and manner of execution, and shall bind all heirs, successors and assigns. Off-site parking privileges shall continue in effect only as long as the agreement, binding on all parties, remains in force.
 - 1) If there is a change in circumstances regarding the off-site parking area, which displaces, reduces or terminates the required parking, the owner of the use served by the off-site parking shall promptly notify the City's administrative official of the changed circumstances and his/her plans for maintaining full compliance with this Chapter.
 - 2) Failure to notify the City's administrative official of changed circumstances, or to provide the required parking within ninety (90) days of any loss of required parking, shall be cause for initiating revocation of the certificate of occupancy for the use.
- ~~(2) The City Council may determine that it is in the best interest of the applicant and the surrounding property owners to permit the joint use by two (2) or more property owners of parking areas which may be located on the same property as the structure or on contiguous or noncontiguous property. In such cases, the City Council may determine that such joint use parking is appropriate and in the best interest of the applicant, adjoining property~~

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~~owners and the residents, citizens and inhabitants of the City of Bellaire and thereby approve said proposal in accordance with this subsection. All joint-use parking shall be located within 150 feet of any building which it serves, as measured along an established pedestrian route from the nearest point of the parking facility to the nearest point of the use served.~~

- D. *Use of required parking spaces.* No portion of any required off-street parking space shall be used for the storage, sale or display of merchandise, or the storage, sale or display of complete or dismantled vehicles, except as authorized in this Code.

(1) Blocking access to required off-street parking and loading spaces is prohibited, and dumpsters, trash enclosures, utility equipment or other site improvements or activities shall not be located in off-street parking and loading spaces.

- E. *Design of required parking spaces.*

(1) Except as provided in subsection (2) or as otherwise specified in ~~the~~ planned development approval, each required parking space shall have the dimensions as hereinafter provided.

(2) Required parking spaces shall be dimensioned as specified in Table 24-514.A. Up to 30 percent of the required parking spaces may be designated for use by compact automobiles, provided that adequate provision should be made for safe ingress to and egress from all parking spaces and parking areas with adequate and safe turning and backing radii. Parking spaces shall be adequately sized for standard and compact automobiles in accordance with plans and specifications on file in the office of the Building Official or as approved in a planned development amendment. (Ord. No. 83-095, § 12, 12-5-1983; Ord. No. 83-095, § 18, 12-5-1983; as amended by Ord. No. 84-041, § 1, 5-24-1984; Ord. No. 85-010, § 2, 1-28-1985; Ord. No. 86-009, § 1, 2-3-1986)

a) Vertical clearance of not less than eight (8) feet from all structures and trees/vegetation shall be provided over all parking space types. Additional clearance shall be provided, as appropriate, over spaces designated for vans, light trucks and other larger vehicles that require greater clearance. All parking garage entrances shall include an overhead bar to alert drivers of oversized vehicles regarding clearance.

Table 24-514.A Parking Space Dimensions		
Type of Space	Space Width x Length	Other Specifications
Angled (up to 90 degrees)	9 feet x 19 feet	Length may be reduced to 18 feet where vehicle overhang of a pavement edge is anticipated.
Parallel	9 feet x 23 feet	
Designated for Disabled Persons	Such spaces shall be designed and located as required by the <i>Texas Accessibility Standards</i> .	
Designated for Bicycles	2 feet x 6 feet	Minimum width of four feet for access aisles beside or between rows of bicycle parking.

- G. *Required off-street loading spaces.*

(3) *Design and maintenance.*

b) *Screening.* All loading spaces or maneuvering areas shall be fully screened from view of any residential use by a uniformly colored, solid, visual and auditory barrier of not less than five (5) feet nor greater than seven (7) feet in height or a densely planted landscape

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screen consisting of evergreen shrubs or trees which shall be at least four (4) feet in height when planted and which can be expected to reach at least six (6) feet in height within three (3) years thereafter. The screening shall extend the full length of any loading facility with openings as required for ingress and egress, with not greater than twenty percent open space within the screen. The screen shall not be located closer than five (5) feet to any lot line.

- 1) Screening waiver in UV-T district. Requirements in this subsection for screening of loading spaces and maneuvering areas from the view of any residential use do not apply in the UV-T district, but such areas shall be fully screened where visible from an abutting public street right-of-way. Additionally, loading and truck access areas shall be located behind principal buildings relative to public street frontage whenever practical, and such areas shall also be accessible from alleys or vehicular access easements where available and practical.
- (4) *Number required.* One (1) loading space shall be required for the first 50,000 to 100,000 square feet of commercial floor area, and one (1) space shall be required for each additional 200,000 square feet of commercial floor area.
- (5) On-street loading in UV-D and UV-T districts. On-street, over-the-curb loading is permitted in the UV-D and UV-T districts between the hours of 7:00 a.m. and 10:00 p.m.

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Instructions: Existing section to be replaced in its entirety.

Sec. 24-536. Corridor Mixed Use District (CMU).

A. Purpose.

- (1) *Generally.* This district provides for residential, non-residential and mixed uses, at higher development intensities than many other areas of the community, to accommodate local shopping, services, employment and housing options that benefit Bellaire residents and the City's tax base. This district is also intended to elevate the quality of site development and redevelopment along and in the vicinity of roadway corridors under this zoning ~~Bissonnet~~ given ~~their~~this corridor's high visibility to Bellaire residents and many others who travel through the community daily. Screening measures and reduced development intensities are required where district edges abut primarily residential properties to ensure protection of neighborhoods just outside the district.
- (2) *Character.* Much of the property along roadway corridors ~~Bissonnet~~ within Bellaire is oriented to automobile circulation and access versus a pedestrian focus. However, this district provides site and building design standards to mitigate the Auto Urban development character that typically predominates along busy, principal roadway corridors (e.g., extensive site area devoted to surface parking, limited landscaping, greater setback of buildings from street frontages). The CMU district also encompasses downtown edges that are likely to continue exhibiting an Auto Urban development pattern relative to the core Urban Village-Downtown area.
- (3) *Uses.* This district provides for a range of residential and non-residential development options—and encourages mixing of such uses. Especially along ~~segments of the Bissonnet~~ roadway corridors where relatively small and shallow frontage properties are common, CMU provides for small-scale businesses and other uses that are convenient to nearby residents. Residential development opportunities within the district, especially for small-lot and attached housing types, address housing needs of Bellaire residents at different stages of life. Downtown edges included within CMU provide for a similar use mix as along corridor frontages, but with the opportunity for larger sites and scale of uses near some of the busiest intersections in the City. ~~However, as in the downtown core, some building sites are affected by the diagonal orientation of Bissonnet through the area.~~

B. Uses.

(1) Permitted uses.

- a) Utilities:
 - 1) Local utility distribution lines; and
 - 2) Telephone lines and related cross-connecting points.
- b) Facilities owned and maintained by the City of Bellaire or other governmental entities, including public transit facilities and public parks.
- c) Commercial uses as follows, not to include any drive-in or drive-through facilities without Specific Use Permit approval:
 - 1) Banks, credit unions and similar institutions;
 - 2) Business and professional offices and services;
 - 3) General retail sales and services; and
 - 4) Restaurants and cafeterias.

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- d) Mixed-use developments consisting of a combination of two or more of the permitted commercial uses listed in subsection c), above, or a combination of one or more of such uses and at least one of the following residential uses:
 - 1) Single-family dwellings, attached; and
 - 2) Multi-family dwellings.
 - e) Planned Development: Applicants may propose planned developments in this district under the amendatory procedures in Section 24-604. This procedure will enable consideration of development proposals involving uses or designs that might not strictly adhere to the standards within this Section but would meet the spirit and intent of the district. All such applications must still meet the following district standards:
 - 1) Minimum site area;
 - 2) Minimum site width and depth;
 - 3) Maximum building height; and
 - 4) Height-setback plane where a property is at a boundary of the CMU district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district.
 - f) Accessory uses as follows, subject to the requirements of Section 24-510, except that, for the purposes of the CMU district, an accessory use may occur within a portion of a principal structure:
 - 1) Home occupations, subject to the requirements of Section 24-517.
- (2) *Specific uses.*
- a) Recreational and amusement uses as follows:
 - 1) Amusement, commercial indoor;
 - 2) Art gallery or museum;
 - 3) Athletic, swimming or tennis club and/or facilities;
 - 4) Movie theater, indoor; and
 - 5) Private club.
 - b) Educational, institutional and special uses as follows:
 - 1) Antenna;
 - 2) Hospital, acute and/or chronic care;
 - 3) Kindergarten, nursery and/or day care center;
 - 4) Nursing home;
 - 5) Radio, television or microwave antenna or tower; and
 - 6) School, business or trade.
 - c) Commercial uses with drive-in or drive-through facilities.
 - d) Transportation, automobile and related uses as follows:
 - 1) Auto parts sales; and
 - 2) Automobile service stations.
 - e) Churches.
 - f) Schools.
- (3) *Temporary uses.* Temporary uses in the CMU district shall be authorized, permitted, limited in duration and subject to potential time extensions as provided in Section 24-505. Examples of such uses include:
- a) Construction offices.
 - b) Public interest or special events.
 - c) Sidewalk sales and other outdoor sales events (e.g., farmers' market).

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(4) *Relative quantity of multi-family residential use.* At no time shall more than fifteen (15) percent of the total gross developed floor area within the CMU district, excluding the floor area of any parking structures, be in multi-family residential uses.

C. *Development Standards.*

(1) *Site plan review required.* All development applications in the CMU district require site plan review and approval to ensure conformance with the substantive standards for this district and other applicable provisions of the City Code.

a) *Required approvals.*

1) *Planning and Zoning Commission review for planned developments.* All planned development applications, and their associated site plans, require Planning and Zoning Commission review, and a recommendation to City Council, in accordance with Article VI, Amendatory Procedure, of this chapter.

2) *Administrative approval.* The City's administrative official is authorized to approve site plans for all development applications other than planned developments, provided the site plan complies with the standards for this district and other applicable provisions of the City Code, or will comply if conditions specified by the official are met. The administrative official, at his sole discretion, may also refer any such site plan to the Planning and Zoning Commission for review and decision.

(a) *Required referral to Commission.* The administrative official is not authorized to disapprove a site plan. The official shall refer a site plan to the Planning and Zoning Commission for review and decision if the official finds reasons for potential disapproval, including when a site plan does not strictly conform to all standards for this district or other applicable provisions of the City Code. If the official does not approve the site plan, he shall place the site plan on the agenda of the Planning and Zoning Commission so that it may be considered for approval, approval with conditions, or disapproval by the Commission.

(b) *Applicant request for Commission review.* The administrative official shall refer a site plan to the Planning and Zoning Commission for review and decision if the applicant disagrees with a condition of approval specified by the official, or otherwise requests Commission involvement in the site plan review.

b) *Application requirements.* Applicants shall satisfy all application and submittal requirements for site plan review itemized in Section 24-524.

1) *Waiver authority.* For projects in the CMU district other than planned development applications, the administrative official is authorized to waive elements of the site plan submittal requirements in Section 24-524 if he finds that the specified information relates to a site development standard that does not apply to a proposed project.

(2) *Size and area.*

a) *Churches.*

1) *Minimum lot area:* 5,000 square feet.

2) *Minimum lot width:* 50 feet.

3) *Minimum lot depth:* 100 feet.

4) *Maximum building height:* 40 feet including drive-under parking, except that:

(a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed fifty (50) feet above the average level of the base of the foundation of the building;

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- (b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television antennae, with the total not to exceed sixty (60) feet above the average level of the base of the foundation of the building; and
 - (c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.
- 5) *Minimum required yards:*
- (a) *Front yard:* 15 feet.
 - (b) *Side yard:* Five (5) feet, provided that on a corner lot, both street exposures shall be treated as front yards on all lots platted after the date of enactment of this chapter, except that where one street exposure is designated as a side yard by a building line shown on a plat approved by the Planning and Zoning Commission, containing a side yard of ten (10) feet or more, the building line provisions on the plat shall be observed. On lots which were official corner lots of record prior to the date of enactment of this chapter, the minimum side yard adjacent to the side street shall be ten (10) feet.
 - (c) *Rear yard:*
 - i. For the main structure, ten (10) feet from any alley or easement, with not more than 50 percent lot coverage on the back half of the lot.
 - ii. For any accessory structure, three (3) feet from any alley or easement or five (5) feet where there is no alley or easement.
 - (d) *Height-setback plane for side and rear yards:* Where a property is at a boundary of the CMU district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, the minimum yard toward the abutting property shall be ~~fifteen~~ (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as ~~two~~ (2) ~~feet~~ from the 150-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in **Figure 24-536.A**. Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter. Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.
 - i. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property.

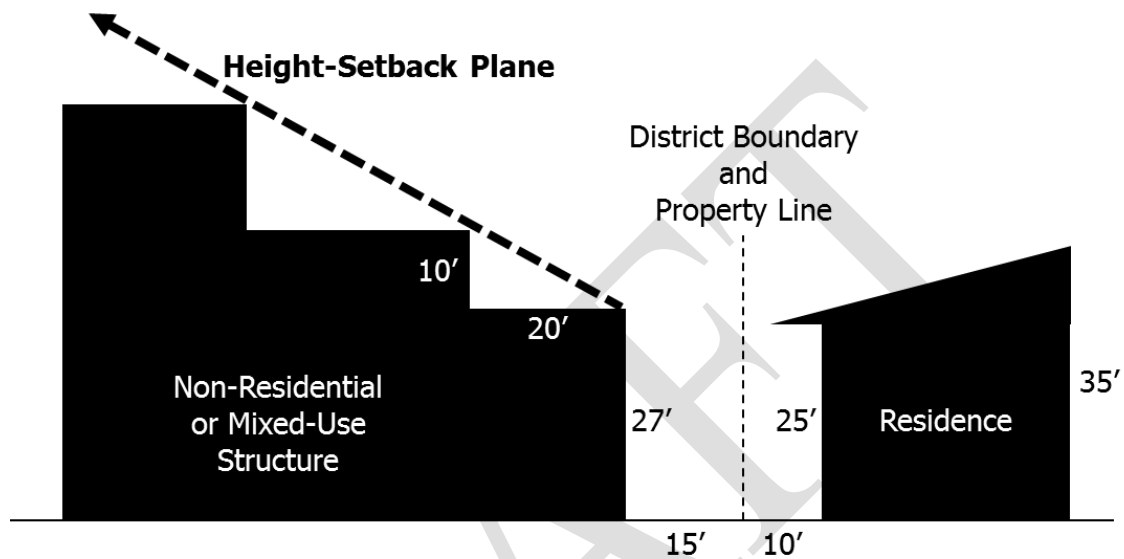
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Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

- 6) *Maximum site coverage:* 75 percent of lot area.

FIGURE 24-536.A
Height-Setback Plane



- b) *Schools.*
- 1) *Minimum lot area:* 5,000 square feet.
 - 2) *Minimum lot width:* 50 feet.
 - 3) *Minimum lot depth:* 100 feet.
 - 4) *Maximum building height:* 40 feet including drive-under parking, except that:
 - (a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed fifty (50) feet above the average level of the base of the foundation of the building; and
 - (b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television antennae, with the total not to exceed sixty (60) feet above the average level of the base of the foundation of the building; and
 - (c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.
 - 5) *Minimum required yards:*
 - (a) *Front yard:* 15 feet.
 - (b) *Side yard:* Five (5) feet, provided that on a corner lot, both street exposures shall be treated as front yards on all lots platted after the date of enactment of this chapter, except that where one street exposure is designated as a side yard by a building line shown on a plat approved by the Planning and Zoning Commission, containing a side yard of ten (10) feet or more, the building line provisions on the plat shall be observed. On lots which were official corner lots of record prior to the date of

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enactment of this chapter, the minimum side yard adjacent to the side street shall be ten (10) feet.

(c) *Rear yard:*

- i. For the main structure, ten (10) feet from any alley or easement, with not more than 50 percent lot coverage on the back half of the lot.
- ii. For any accessory structure, three (3) feet from any alley or easement or five (5) feet where there is no alley or easement.

(d) *Height-setback plane for side and rear yards:* Where a property is at a boundary of the CMU district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, the minimum yard toward the abutting property shall be ~~fifteen~~ (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as ~~two~~ (2) ~~feet~~ from the 15-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in **Figure 24-536.A**.

Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

i. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

6) *Maximum site coverage:* 75 percent of lot area.

(c) *Commercial and small-scale (under one-half acre) mixed-use development.*

- 1) *Minimum lot area:* 5,000 square feet.
- 2) *Minimum lot width:* 50 feet.
- 3) *Minimum lot depth:* 100 feet.
- 4) *Maximum building height:* 40 feet including drive-under parking, except that:
 - (a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed fifty (50) feet above the average level of the base of the foundation of the building; and
 - (b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television antennae, with the

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total not to exceed sixty (60) feet above the average level of the base of the foundation of the building; and

- (c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.

5) *Minimum required yards:*

- (a) *Front yard:* 15 feet.

- (b) *Side yard:* No side yard is specified except that:

- i. Where a side yard abuts a lot which is in residential use, the minimum side yard shall be ten (10) feet; or
- ii. On a corner lot which is in residential use, both street exposures shall be treated as front yards on all lots platted after the date of enactment of this chapter, except that where one street exposure is designated as a side yard by a building line shown on a plat approved by the Planning and Zoning Commission, containing a side yard of ten (10) feet or more, the building line provisions on the plat shall be observed. On lots which were official corner lots of record prior to the date of enactment of this chapter, the minimum side yard adjacent to the side street shall be ten (10) feet.

- (c) *Rear yard:* 10 feet.

- (d) *Height-setback plane for side and rear yards:* Where a property is at a boundary of the CMU district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, the minimum yard toward the abutting property shall be ~~fifteen~~ (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as ~~two~~ (2) ~~feet~~ from the 150-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in **Figure 24-536.A**.

Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

- i. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

- (e) *Limitation on outdoor activity adjacent to residential districts.* Where a property is at a boundary of the CMU district and an abutting residential property is in an R-1, R-3,

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R-4 or R-5 district, any outdoor seating, assembly or other area that is partially or entirely outside the principal structure and intended for patronage by or service to customers of the use shall be located only in front of a line connecting the two midpoints of the two opposite side lot lines. Any such outdoor activity shall also comply with the performance standards for noise in Section 24-511.

6) *Maximum density for multi-family residential use.* Any mixed-use development with a multi-family residential component shall not exceed a gross residential density of thirty (30) units per acre for the total project site.

76) *Maximum site coverage:* 75 percent of lot area.

d) *Mixed-Use Development.*

1) *Minimum site area:* 21,780 square feet (½ acre).

(a) *Minimum mix of uses.* For ~~a building or~~ a development on a site of one-half acre or larger to be considered a “mixed-use” project, each different use must occupy at least 5,000 square feet or 10 percent of the total floor area of the ~~building or~~ development, whichever is greater.

i. *Where a mixed-use development involves multi-family dwellings, such dwellings shall not be the sole use in a freestanding building, and shall only be constructed as part of a building which includes one or more non-residential uses that occupy at least twenty-five (25) percent of the total floor area of the building.*

2) *Minimum site width:* 100 feet.

3) *Minimum site depth:* 100 feet.

4) *Maximum building height:* 53 feet including drive-under parking, except that:

(a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed sixty-three (63) feet above the average level of the base of the foundation of the building; and

(b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television antennae, with the total not to exceed seventy-three (73) feet above the average level of the base of the foundation of the building; and

(c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.

5) *Minimum required yards:*

(a) *Front yard:* 15 feet.

(b) *Side yard:* *Side yard:* No side yard is specified except that:

i. Where a side yard abuts a lot which is in residential use, the minimum side yard shall be ten (10) feet; or

ii. On a corner lot which is in residential use, both street exposures shall be treated as front yards on all lots platted after the date of enactment of this chapter, except that where one street exposure is designated as a side yard by a building line shown on a plat approved by the Planning and Zoning Commission, containing a side yard of ten (10) feet or more, the building line provisions on the plat shall be observed. On lots which were official corner lots of record prior to the date of enactment of this chapter, the minimum side yard adjacent to the side street shall be ten (10) feet.

(c) *Rear yard:* 10 feet.

(d) *Height-setback plane for side and rear yards:* Where a property is at a boundary of the CMU district and an abutting residential property is in an R-1, R-3, R-4 or R-5

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district, the minimum yard toward the abutting property shall be ~~fifteen~~ (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, ~~including any "additional height" extensions,~~ shall be set back an additional amount, computed as ~~two~~ (2) ~~feet~~ from the 150-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in **Figure 24-536.A.**

Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

i. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

(e) Limitation on outdoor activity adjacent to residential districts. Where a property is at a boundary of the CMU district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, any outdoor seating, assembly or other area that is partially or entirely outside the principal structure and intended for patronage by or service to customers of the use shall be located only in front of a line connecting the two midpoints of the two opposite side lot lines. Any such outdoor activity shall also comply with the performance standards for noise in Section 24-511.

6) Maximum density for multi-family residential use. Any mixed-use development with a multi-family residential component shall not exceed a gross residential density of thirty (30) units per acre for the total project site.

76) Maximum site coverage: 85 percent of lot area.

e) Planned Development.

1) Minimum site area: 32,670 square feet (3/4 acre) 1-acre.

2) Minimum site width: 150 feet.

3) Minimum site depth: 100 feet.

4) Maximum building height: 53 feet including drive-under parking, except that:

(a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed sixty-three (63) feet above the average level of the base of the foundation of the building; and

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- (b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television antennae, with the total not to exceed seventy-three (73) feet above the average level of the base of the foundation of the building; and
 - (c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.
- 5) *Minimum required yards:* As established by the approved site plan for the planned development amendment, except that for side and rear yards:

- (a) Where a property is at a boundary of the CMU district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, the minimum yard toward the abutting property shall be ~~fifteen~~ (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as ~~two~~ (2) feet from the 15-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in **Figure 24-536.A.**

Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

- i. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

- (b) Limitation on outdoor activity adjacent to residential districts. Where a property is at a boundary of the CMU district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, any outdoor seating, assembly or other area that is partially or entirely outside the principal structure and intended for patronage by or service to customers of the use shall be located only in front of a line connecting the two midpoints of the two opposite side lot lines. Any such outdoor activity shall also comply with the performance standards for noise in Section 24-511.

- 6) *Maximum site coverage:* As established by the approved site plan for the planned development amendment.

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- (3) *Parking.* A minimum number of off-street parking spaces shall be required as follows:
- a) Residential structures:
 - 1) Two (2) on-site spaces per single-family dwelling unit, subject to the requirements of Section 24-514.
 - 2) For multi-family dwellings, a minimum number of off-street parking spaces as provided in Section 24-514a of the City Code.
 - b) Churches:
 - 1) One (1) on-site space for every three (3) individual seats provided in the main sanctuary. Whenever pews are provided in lieu of individual seats, 24 inches shall be the equivalent of one (1) seat.
 - c) Schools:
 - 1) One (1) on-site space for each classroom plus one (1) on-site space for each four (4) seats in any auditorium, gymnasium or other place of assembly.
 - d) Other non-residential uses:
 - 1) A minimum number of off-street parking spaces as provided in Section 24-514a of the City Code.

(4) *Outdoor lighting.* All outdoor lighting shall be located, screened or shielded so that adjacent residential lots or structures are not directly illuminated.

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Instructions: Existing section to be replaced in its entirety.

Sec. 24-537. Urban Village-Downtown District (UV-D).

A. Purpose.

- (1) *Generally.* This district provides for a mix of uses and style of development intended to reinforce the “small town” downtown feel desired by Bellaire residents, including opportunities for shopping, services, dining and entertainment. While Bellaire residents and visitors frequent the area for convenience shopping and multi-purpose trips, it has not offered the typical experience of a destination downtown given how this primary commercial area in Bellaire developed over time without a traditional Main Street or other focal point for typical downtown amenities. The district is also a high-profile area of the community given its proximity to busy Bellaire Boulevard and its bifurcation by the Bissonnet diagonal. District standards require that more visible landscaping and green elements be incorporated on all sites, including within off-street parking areas and any higher-intensity residential or mixed-use developments that emerge within the district.
- (2) *Character.* This district is intended to support a transition to a more Urban development character through redevelopment in the core downtown area. This could provide the critical mass the area has always lacked to spur greater foot traffic and extended visits that are essential to a vibrant mix of retail, service and hospitality businesses. Encouraging housing options adds another important element by putting full-time residents in the area with expectations for a safe and hospitable environment in which to live, recreate, and host guests and visitors. Keys to an Urban character are relatively small block sizes (or pedestrian routes through larger blocks), more intensive site development and coverage, reduced reliance on off-street surface parking, and greater architectural enclosure of public streets and spaces to support a pedestrian orientation.
- (3) *Uses.* This district provides for a mix of commercial, office, civic and entertainment uses appropriate for an Urban character setting, and especially for new residential presence to add built-in demand for local shopping and services. Land assembly and master-planned development is encouraged, as is vertical mixing of uses in buildings that accommodate upper-floor residential, office or other uses above street-level retail and services. This pattern is most appropriate in pedestrian-oriented areas, but also along busy arterial streets through the district where frontage properties are less conducive for stand-alone residential use. Unusually shaped and undersized building sites, caused by the diagonal orientation of Bissonnet through the community, pose a particular challenge in some parts of the district, which is also good reason to encourage more vertical development where appropriate.

B. Uses.

- (1) *Permitted uses.*
 - a) Utilities:
 - 1) Local utility distribution lines; and
 - 2) Telephone lines and related cross-connecting points.
 - b) Facilities owned and maintained by the City of Bellaire or other governmental entities, including public transit facilities and public parks.
 - c) Single-family dwellings, attached, involving at least five (5) contiguous lots, with at least one-half (1/2) of each lot located within three hundred and fifty (350) feet of a boundary

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of the UV-D district that abuts residential property in an R-1, R-3, R-4 or R-5 district, so as to provide a transition between the UV-D district and nearby lower density residential development.

de) Commercial uses as follows, not to include any drive-in or drive-through facilities without Specific Use Permit approval:

- 1) Banks, credit unions and similar institutions;
- 2) Business and professional offices and services;
- 3) General retail sales and services, but not including mini-storage businesses, mortuaries or funeral parlors, pawnshops, or tattoo shops;
- 4) Hotels, but not motels as defined in Section 24-202.(111); and
- 5) Restaurants and cafeterias.

ed) Recreational and amusement uses as follows:

- 1) Amusement, commercial indoor;
- 2) Art gallery or museum;
- 3) Athletic, swimming or tennis club and/or facilities;
- 4) Movie theater, indoor;
- 5) Private club; and
- 6) Theater, for live performances.

fe) Conference center facilities.

gf) Mixed-use developments consisting of a combination of two or more of the permitted uses listed in subsections d), e) or f(e), d) or e), above, or a combination of one or more of such uses and at least one of the following residential uses:

- 1) Single-family dwellings, attached; and
- 2) Multi-family dwellings.

hg) Planned Development: Applicants may propose planned developments in this district under the amendatory procedures in Section 24-604. This procedure will enable consideration of development proposals involving uses or designs that might not strictly adhere to the standards within this Section but would meet the spirit and intent of the district. All such applications must still meet the following district standards:

- 1) Minimum site area;
- 2) Maximum building height; ~~and~~
- 3) Height-setback plane where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district; ~~and-~~
- 4) Maximum floor area to site area, with potential development intensity bonuses.

ih) Accessory uses as follows, subject to the requirements of Section 24-510, except that, for the purposes of the UV-D district, an accessory use may occur within a portion of a principal structure:

- 1) Home occupations, subject to the requirements of Section 24-517;
- 2) Bars, when accessory to a principal restaurant, hotel, commercial indoor amusement, movie theater, theater or private club use, and subject to the requirements of Chapter 3, Alcoholic Beverages, of the City Code; and
- 3) Vehicle washing, included as an accessory service use within a parking structure, provided that all associated activity is carried out inside the structure, screened from view from any public street right-of-way, and that no vehicle repairs are made on the premises.

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- (2) *Specific uses.*
 - a) Commercial uses with drive-in or drive-through facilities.
 - b) Educational, institutional and special uses as follows:
 - 1) Antenna;
 - 2) Hospital, acute and/or chronic care;
 - 3) Kindergarten, nursery and/or day care center.
 - 4) Nursing home;
 - 5) Radio, television or microwave antenna or tower; and
 - 6) School, business or trade.
 - c) Transportation, automobile and related uses as follows:
 - 1) Commercial parking garage operations, within multi-level and/or underground garage space as defined in Section 24-202(78), but not commercial surface parking lots (areas) as defined in Section 24-202(42); and
 - 2) Passenger terminals and bus passenger stations, but not heliports.
- (3) *Temporary uses.* Temporary uses in the UV-D district shall be authorized, permitted, limited in duration and subject to potential time extensions as provided in Section 24-505. Examples of such uses include:
 - a) Construction offices.
 - b) Public interest or special events.
 - c) Sidewalk sales and other outdoor sales events (e.g., farmers' market).

(4) *Relative quantity of multi-family residential use.* At no time shall more than fifteen (15) percent of the total gross developed floor area within the UV-D district, excluding the floor area of any parking structures, be in multi-family residential uses.

C. *Development Standards.*

- (1) *Site plan review required.* All development applications in the UV-D district require site plan review and approval to ensure conformance with the substantive standards for this district and other applicable provisions of the City Code.
 - a) *Required approvals.*
 - 1) *Planning and Zoning Commission review for planned developments.* All planned development applications, and their associated site plans, require Planning and Zoning Commission review, and a recommendation to City Council, in accordance with Article VI, Amendatory Procedure, of this chapter.
 - 2) *Administrative approval.* The City's administrative official is authorized to approve site plans for all development applications other than planned developments, provided the site plan complies with the standards for this district and other applicable provisions of the City Code, or will comply if conditions specified by the official are met. The administrative official, at his sole discretion, may also refer any such site plan to the Planning and Zoning Commission for review and decision.
 - (a) *Required referral to Commission.* The administrative official is not authorized to disapprove a site plan. The official shall refer a site plan to the Planning and Zoning Commission for review and decision if the official finds reasons for potential disapproval, including when a site plan does not strictly conform to all standards for this district or other applicable provisions of the City Code. If the official does not approve the site plan, he shall place the site plan on the agenda of the Planning and

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Zoning Commission so that it may be considered for approval, approval with conditions, or disapproval by the Commission.

- (b) *Applicant request for Commission review.* The administrative official shall refer a site plan to the Planning and Zoning Commission for review and decision if the applicant disagrees with a condition of approval specified by the official, or otherwise requests Commission involvement in the site plan review.
- b) *Application requirements.* Applicants shall satisfy all application and submittal requirements for site plan review itemized in Section 24-524.
- 1) *Waiver authority.* For projects in the UV-D district other than planned development applications, the administrative official is authorized to waive elements of the site plan submittal requirements in Section 24-524 if he finds that the specified information relates to a site development standard that does not apply to a proposed project.

(2) *Size and area.*

a) *Single-family dwellings, attached.*

1) *Minimum lot area: 2,500 square feet.*

2) *Minimum lot width: 25 feet.*

3) *Minimum lot depth: 100 feet.*

4) *Minimum building height: 30 feet, which shall include at least two working stories for all portions of the building situated at the front building line.*

5) *Maximum building height: 40 feet including drive-under parking and any above-surface portion of partial subsurface parking, except that:*

(a) *Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed fifty (50) feet above the average level of the base of the foundation of the building; and*

(b) *Requests for additional height beyond the allowances provided in item (a), above, shall require approval of a specific use permit.*

6) *Minimum floor area per dwelling unit: 1,550 square feet.*

7) *Required yards:*

(a) *Front yard: No front yard is specified except that:*

i. *Maximum front building setback. At least 50 percent of the front building façade of all principal buildings shall be at the front property line, with zero feet of setback. Step-backs from the front building line are permitted elsewhere along the front building façade to accommodate recessed dwelling entries, a front stairway to an elevated dwelling entry, a front porch or patio area, and/or landscaping.*

(b) *Side and rear yards: No side or rear yard is specified except that:*

i. *Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, the minimum yard toward the abutting property shall be fifteen (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as two (2) feet from the 15-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in Figure 24-536.A.*

Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting

REVISED ZONING ORDINANCE AMENDMENTS PACKAGE

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residential property. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

ii. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

8) *Maximum lot coverage: 90 percent of lot area.*

ba) Commercial and small-scale (under one acre) mixed-use development.

- 1) *Minimum site area: 5,000 square feet.*
- 2) *Minimum site width: 50 feet.*
- 3) *Minimum site depth: 100 feet.*
- 4) *Minimum building height: ~~2 working stories or~~ 30 feet, which shall include at least two working stories for all portions of the building situated at the front building line, whichever is greater.*
- 5) *Maximum building height: 40 feet including drive-under parking and any above-surface portion of partial subsurface parking, except that:*
 - (a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed fifty (50) feet above the average level of the base of the foundation of the building; and
 - (b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television antennae, with the total not to exceed sixty (60) feet above the average level of the base of the foundation of the building; and
 - (c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.
- 6) *Minimum required yards:*
 - (a) *Front yard: No front yard is specified except that:*
 - i. *Maximum front building setback.* At least 75 percent of the front building façade of all principal buildings shall be at the front property line, with zero feet of setback. Step-backs from the front building line are permitted elsewhere along the front building façade for articulation purposes. The 75 percent minimum may only be decreased to accommodate a public plaza, pocket park or other public open space, or an outdoor seating area associated with a restaurant use, which is situated between the building and along a public street.

REVISED ZONING ORDINANCE AMENDMENTS PACKAGE

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(b) *Side and rear yards:* No side or rear yard is specified except that:

- i. Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, the minimum yard toward the abutting property shall be ~~fifteen~~ (150) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as ~~two~~ (24) ~~feet~~ from the 150-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in **Figure 24-536.A**.

Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

- ii. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

(c) *Limitation on outdoor activity adjacent to residential districts.* Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, any outdoor seating, assembly or other area that is partially or entirely outside the principal structure and intended for patronage by or service to customers of the use shall be located only in front of a line connecting the two midpoints of the two opposite side lot lines. Any such outdoor activity shall also comply with the performance standards for noise in Section 24-511.

7) *Maximum site coverage:* 90 percent of lot area.

8) *Standards applicable to residential use.*

- (a) *Single-family dwellings, attached:* Any single-family dwellings, attached, that are part of a mixed-use development shall meet all the standards for lot area and dimensions, building height, floor area per dwelling unit, yards, and lot coverage that apply to such dwellings when they are developed as an independent use in the UV-D district.
- (b) *Multi-family dwellings:* Any mixed-use development with a multi-family residential component shall not exceed a gross residential density of thirty (30) units per acre for the total project site.

REVISED ZONING ORDINANCE AMENDMENTS PACKAGE

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98) Maximum floor area to site area: As provided in Table 24-537.A ~~for commercial development and other development scenarios permitted in the district, with a base standard of 1.00 maximum for commercial, mixed-use and planned development projects for which all of the off-street parking is surface parking.~~ Potential development intensity bonuses, in the form of increased floor area allowances relative to site area ~~beyond the base maximum standard,~~ are also provided in the table.

NOTE: Revisions below to Table 24-537.A are for clarity purposes only (no substantive changes).

Table 24-537.A: Development Intensity Standards and Potential Bonuses					
Development and Parking Plan		Maximum Floor Area Ratio (FAR): <u>Base + Bonus</u>	Other Available Intensity Bonuses Beyond <u>1.00 Base Maximum FAR Maximum</u>		
Development Type	Off-Street Parking Approach		Off-Street Parking Location	Additional Site Area	Amenity Space***
<ul style="list-style-type: none"> Commercial Mixed Use* Planned Development (PD) 	All surface parking	<u>1.00 Base</u> <u>+ 0.00 Bonus =</u> <u>1.00</u>	10% FAR Bonus if none of the off-street parking abuts a public street or sidewalk	n/a	5% FAR Bonus for each 1,000 square feet of such amenity area provided, up to 5,000 square feet
<ul style="list-style-type: none"> Mixed Use* Planned Development (PD) 	Mix of surface and garage (or drive-under) parking**	<u>1.00 Base</u> <u>+ 0.25 Bonus =</u> <u>1.25</u>	Same as above	25% FAR Bonus for each 1 acre of additional site area beyond the minimum required	Same as above
<ul style="list-style-type: none"> Mixed Use* Planned Development (PD) 	All garage parking**	<u>1.00 Base</u> <u>+ 1.00 Bonus =</u> <u>2.00</u>	Same as above	Same as above	Same as above
<ul style="list-style-type: none"> Mixed Use* Planned Development (PD) <p>In all cases, must have 75% or more of all ground floor space along public streets in general retail sales and services or restaurant uses</p>	All garage parking**	<u>1.00 Base</u> <u>+ 2.00 Bonus =</u> <u>3.00</u> With consideration, through the Planned Development (PD) process, of applications proposing an <u>FAR greater than 3.00</u> higher FAR	Same as above	Same as above	Same as above

NOTE: All standards and bonus opportunities in the table involving off-street parking exclude any parking associated with single-family dwellings, attached, that are part of a mixed-use or planned development.

* For purposes of the UV-D district, for a ~~building or~~ development on a site of one acre or larger to be considered a "mixed-use" project, each different use must occupy at least 5,000 square feet or 10% of the total floor area of the ~~building or~~ development, whichever is greater~~less~~.

** Whether the garage parking is entirely above ground or partially or entirely below ground level.

*** "Amenity space" includes an on-site public plaza, pocket park or other public open space, or an on-site outdoor seating area associated with a restaurant use.

REVISED ZONING ORDINANCE AMENDMENTS PACKAGE

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cb) Mixed-Use Development.

- 1) *Minimum site area:* 1 acre.
 - (a) *Minimum mix of uses.* For ~~a building or~~ a development on a site of one acre or larger to be considered a "mixed-use" project, each different use must occupy at least 5,000 square feet or 10 percent of the total floor area of the ~~building or~~ development, whichever is ~~greater~~less.
 - i. Where a mixed-use development involves multi-family dwellings, such dwellings shall not be the sole use in a freestanding building, and shall only be constructed as part of a building which includes one or more non-residential uses that occupy at least twenty-five (25) percent of the total floor area of the building.
 - (b) *Site area credit.* If a site abuts an alley or vehicular access easement, one-half of the width of the alley or easement which is directly adjacent to the site shall be counted toward the calculation of site area.
- 2) *Minimum building height:* ~~2 working stories or~~ 30 feet, which shall include at least two working stories for all portions of the building situated at the front building line whichever is greater.
- 3) *Maximum building height:* 53 feet including drive-under parking and any above-surface portion of partial subsurface parking, except that:
 - (a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed sixty-three (63) feet above the average level of the base of the foundation of the building; and
 - (b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television antennae, with the total not to exceed seventy-three (73) feet above the average level of the base of the foundation of the building; and
 - (c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.
- 4) *Minimum required yards:*
 - (a) *Front yard:* No front yard is specified except that:
 - i. *Maximum front building setback.* At least 75 percent of the front building façade of all principal buildings shall be at the front property line, with zero feet of setback. Step-backs from the front building line are permitted elsewhere along the front building façade for articulation purposes. The 75 percent minimum may only be decreased to accommodate a public plaza, pocket park or other public open space, or an outdoor seating area associated with a restaurant use, which is situated between the building and along a public street.
 - (b) *Side and rear yards:* No side or rear yard is specified except that:
 - i. Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, the minimum yard toward the abutting property shall be ~~fifteen~~ (150) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as ~~two~~ (24) feet from the 150-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in Figure 24-536.A.
Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by

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planting of a row of trees along the side or rear property line toward the abutting residential property. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

ii. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

(c) *Limitation on outdoor activity adjacent to residential districts.* Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, any outdoor seating, assembly or other area that is partially or entirely outside the principal structure and intended for patronage by or service to customers of the use shall be located only in front of a line connecting the two midpoints of the two opposite side lot lines. Any such outdoor activity shall also comply with the performance standards for noise in Section 24-511.

5) *Maximum site coverage:* 90 percent of lot area.

6) *Standards applicable to residential use.*

(a) *Single-family dwellings, attached:* Any single-family dwellings, attached, that are part of a mixed-use development shall meet all the standards for lot area and dimensions, building height, floor area per dwelling unit, yards, and lot coverage that apply to such dwellings when they are developed as an independent use in the UV-D district.

(b) *Multi-family dwellings:* Any mixed-use development with a multi-family residential component shall not exceed a gross residential density of thirty (30) units per acre for the total project site.

7) *Maximum floor area to site area:* As provided in Table 24-537.A for mixed-use development and other development scenarios permitted in the district, with a base standard of 1.00 maximum for commercial, mixed-use and planned development projects for which all of the off-street parking is surface parking. Potential development intensity bonuses, in the form of increased floor area allowances relative to site area beyond the base maximum standard, are also provided in the table.

d) *Planned Development.*

1) *Minimum site area:* 1 acre.

(a) *Site area credit.* If a site abuts an alley or vehicular access easement, one-half of the width of the alley or easement which is directly adjacent to the site shall be counted toward the calculation of site area.

REVISED ZONING ORDINANCE AMENDMENTS PACKAGE

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- 2) *Minimum building height:* As established by the approved site plan for the planned development amendment.
- 3) *Maximum building height:* 79 feet including drive-under parking and any above-surface portion of partial subsurface parking, except that:
 - (a) Up to 10 feet of additional height is allowed to accommodate roof gables, chimneys, vent stacks and mechanical equipment, with the total not to exceed eighty-nine (89) feet above the average level of the base of the foundation of the building; and
 - (b) Up to 20 feet of additional height is allowed to accommodate church steeples, domes, spires and bell towers; cooling towers; and radio and television antennae, with the total not to exceed ninety-nine (99) feet above the average level of the base of the foundation of the building; and
 - (c) Requests for additional height beyond the allowances provided in items (a) and (b), above, shall require approval of a specific use permit.
- 4) *Minimum required yards:*
 - (a) *Front yard:* As established by the approved site plan for the planned development amendment.
 - (b) *Side and rear yards:* No side or rear yard is specified except that:

- i. Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, the minimum yard toward the abutting property shall be ~~fifteen~~ (15) feet. Additionally, any portion of the principal building that exceeds 27 feet in height, including any "additional height" extensions, shall be set back an additional amount, computed as ~~two~~ (2) ~~feet~~ from the 15-foot building line at ground level for each one (1) foot of additional building height above 27 feet. This ratio establishes a height-setback plane as illustrated in **Figure 24-536.A**.

Additionally, in situations as described above, the screening and buffering required between certain uses in Section 24-513.D. shall be supplemented by planting of a row of trees along the side or rear property line toward the abutting residential property. This shall involve trees of forty-five (45)-gallon size spaced a maximum of ten (10) feet on center along the property line. The supplemental tree planting shall not count toward any other minimum site landscaping requirements in this Chapter.

Planting of trees within any utility easements along the property line shall meet any applicable Department of Public Works standards to protect underground and overhead utilities, and any utility company policies with regard to allowable screening methods and the location and height of screening. Where compliance with the supplemental tree planting requirement is not possible due to utility conflicts, the administrative official shall work with the applicant during the site plan review process, or with the applicant and the Planning and Zoning Commission for planned development applications, to seek an alternate solution which is not in conflict with the purposes of this subsection.

- ii. On properties subject to the height-setback plane, no accessory structure shall be located within the 15-foot yard area toward the abutting residential property. Any accessory structure on the subject property shall comply with the height-setback plane requirements as applied to the principal structure, in addition to the requirements of Section 24-510.

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- (c) *Limitation on outdoor activity adjacent to residential districts.* Where a property is at a boundary of the UV-D district and an abutting residential property is in an R-1, R-3, R-4 or R-5 district, any outdoor seating, assembly or other area that is partially or entirely outside the principal structure and intended for patronage by or service to customers of the use shall be located only in front of a line connecting the two midpoints of the two opposite side lot lines. Any such outdoor activity shall also comply with the performance standards for noise in Section 24-511.
- 5) *Maximum site coverage:* As established by the approved site plan for the planned development amendment.
- 6) *Maximum floor area to site area:* As provided in **Table 24-537.A** ~~for commercial development and other development scenarios permitted in the district, with a base standard of 1.00 maximum for commercial, mixed-use and planned development projects for which all of the off-street parking is surface parking.~~ Potential development intensity bonuses, in the form of increased floor area allowances relative to site area ~~beyond the base maximum standard,~~ are also provided in the table.
- (3) *Parking.* A minimum number of off-street parking spaces shall be required as follows:
- a) Residential structures:
 - 1) Two (2) on-site spaces per single-family dwelling unit, subject to the requirements of Section 24-514.
 - 2) For multi-family dwellings, a minimum number of off-street parking spaces as provided in Section 24-514a of the City Code.
 - b) Other non-residential uses:
 - 1) A minimum number of off-street parking spaces as provided in Section 24-514a of the City Code.
- (4) *Outdoor lighting.* All outdoor lighting shall be located, screened or shielded so that adjacent residential lots or structures are not directly illuminated.

REVISED ZONING ORDINANCE AMENDMENTS PACKAGE

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Instructions: Existing sections to be deleted in their entirety.

Sec. 24-538. - Reserved.

Sec. 24-539. - Reserved.

Sec. 24-540. - Reserved.

Instructions: Existing section to be amended.

Sec. 24-547. Urban Village (TOD) District (UV-T).

C. Development Standards.

(2) Streets.

a) East-west connectivity. All new development, redevelopment and public improvements in the district shall be designed so as not to impede potential future improvement of continuous east-west public streets along the existing alignments of Terminal and Lehigh streets, ideally to provide connectivity from the Loop 610 frontage road on the east to South Rice Avenue (through City of Houston territory) on the west.

[Renumber subsequent existing items in subsection C. accordingly, and delete existing items (4), (5), (7) and (8) as this content is moved elsewhere in Chapter 24.]

~~(32) Size and area.~~

~~(43) Development intensity.~~

~~(4) Screening and Buffering.~~

~~(5) Landscaping.~~

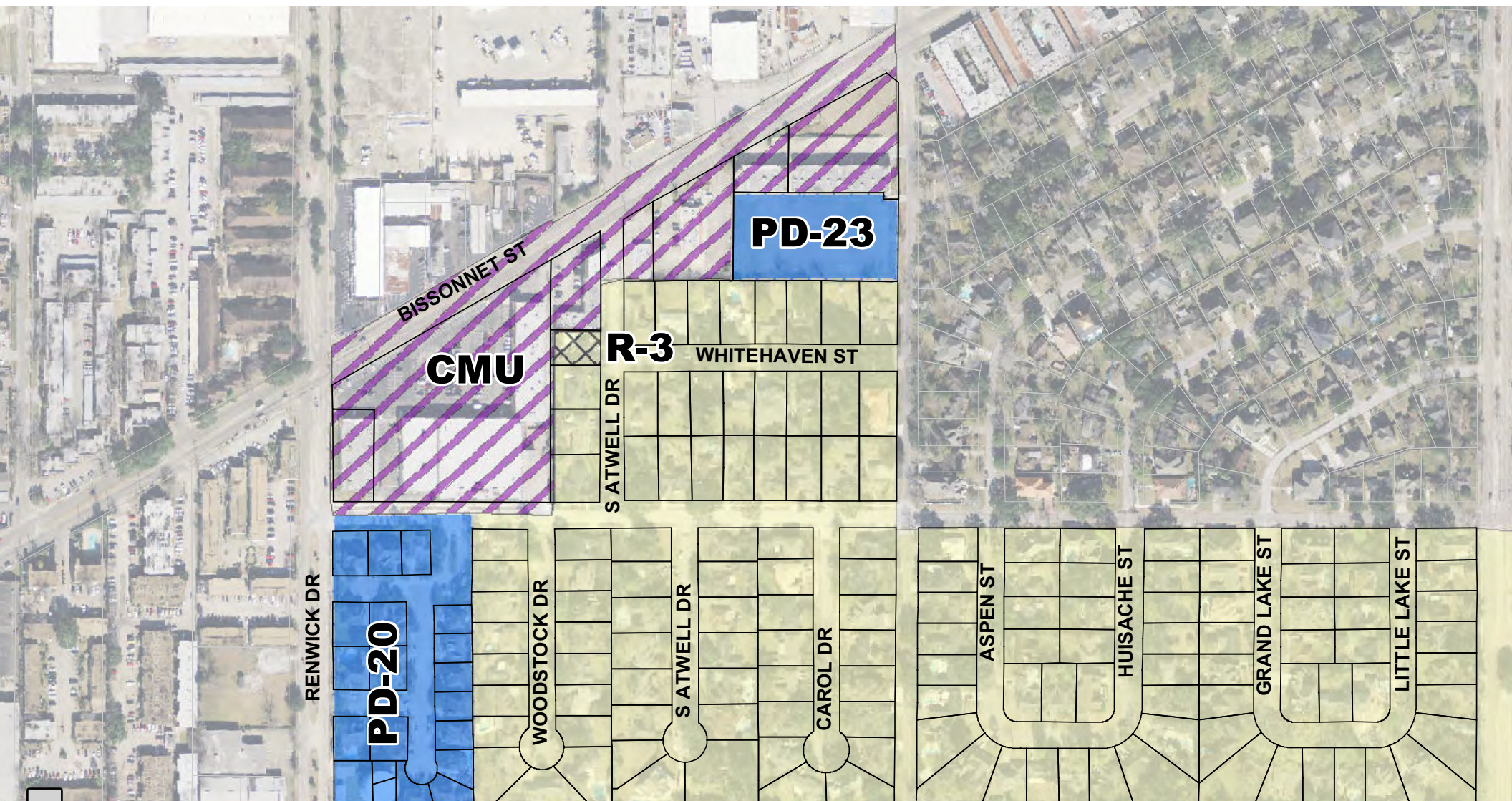
~~(56) Outdoor lighting.~~

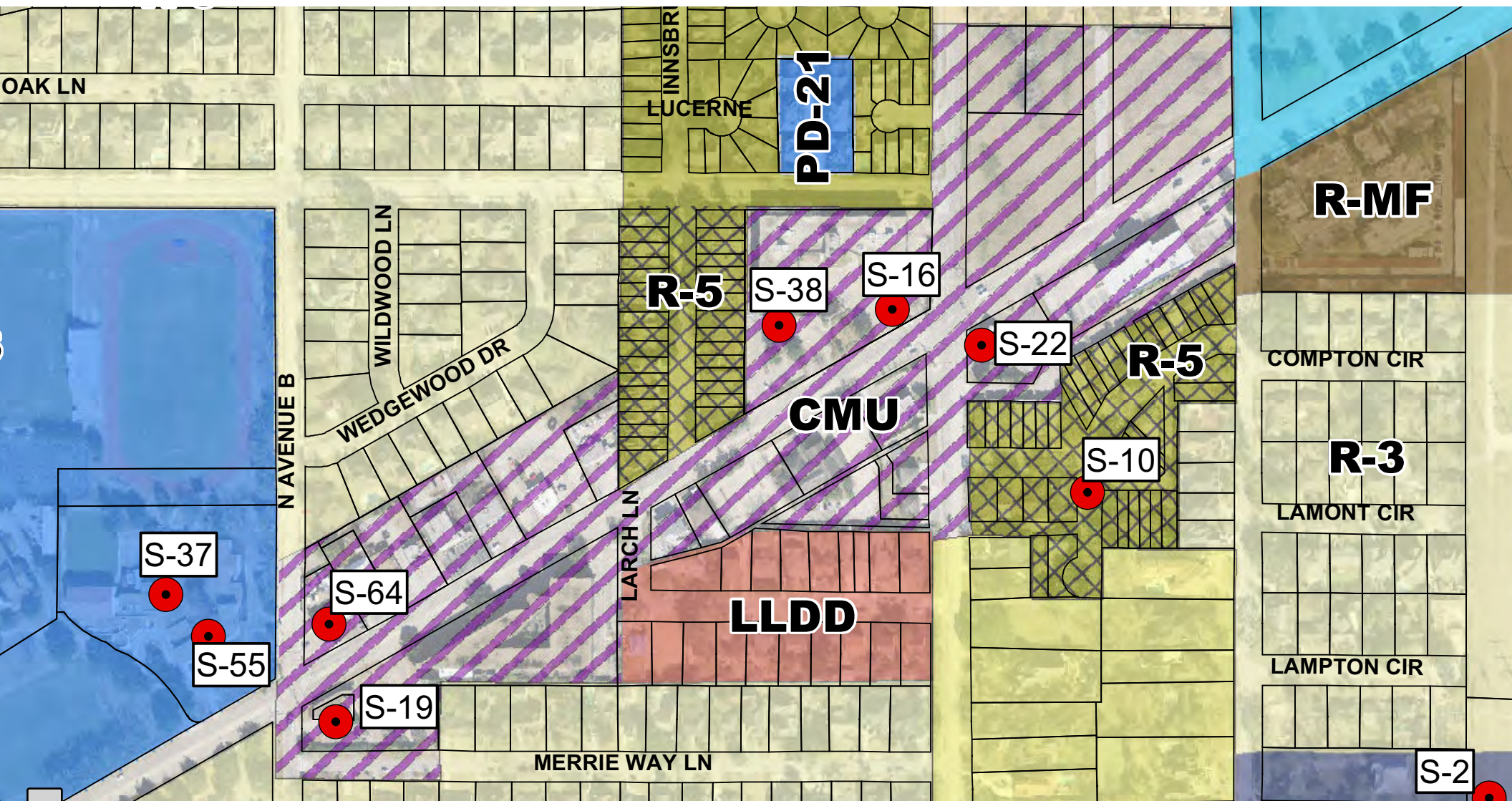
~~(7) Parking.~~

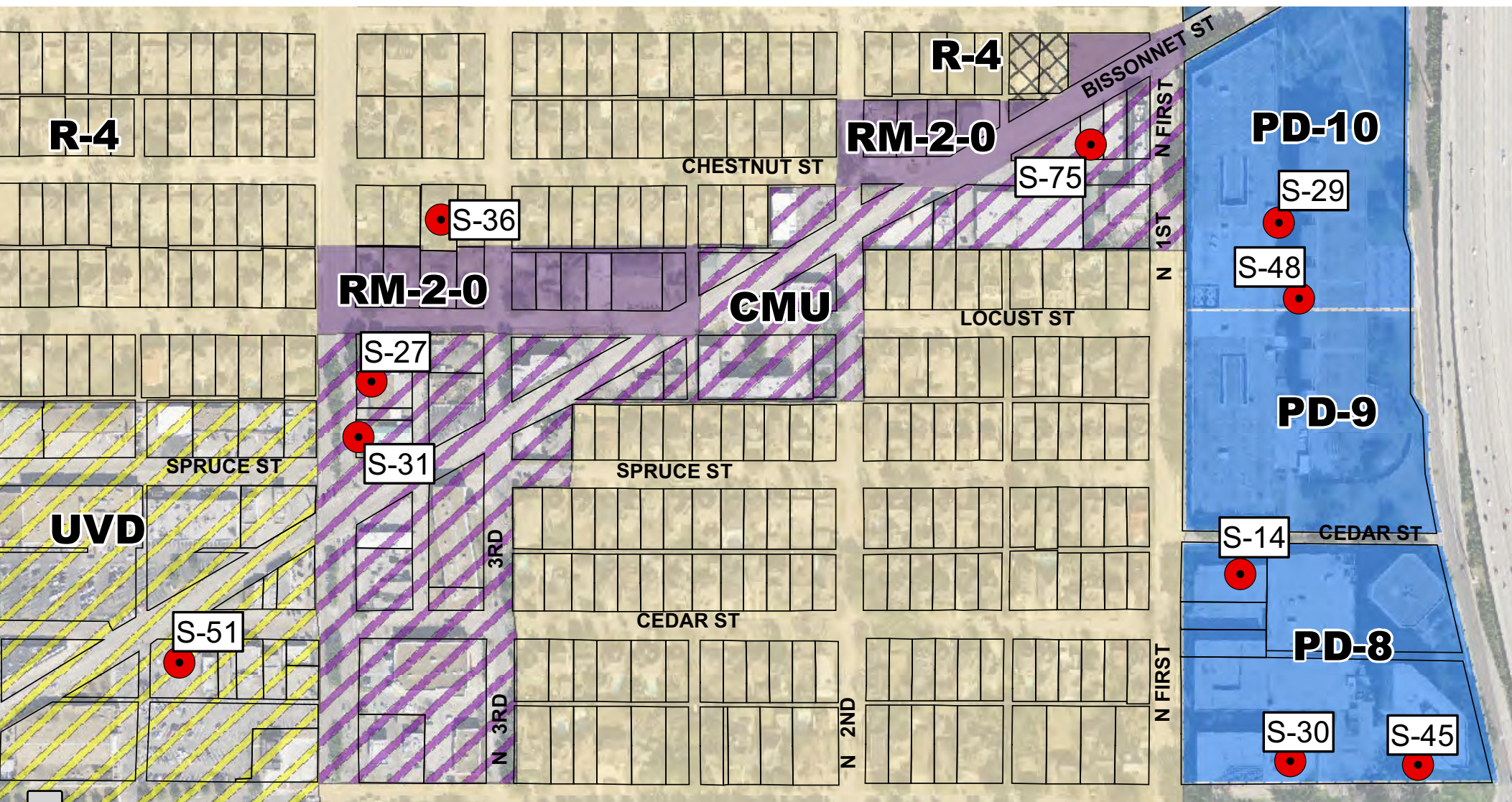
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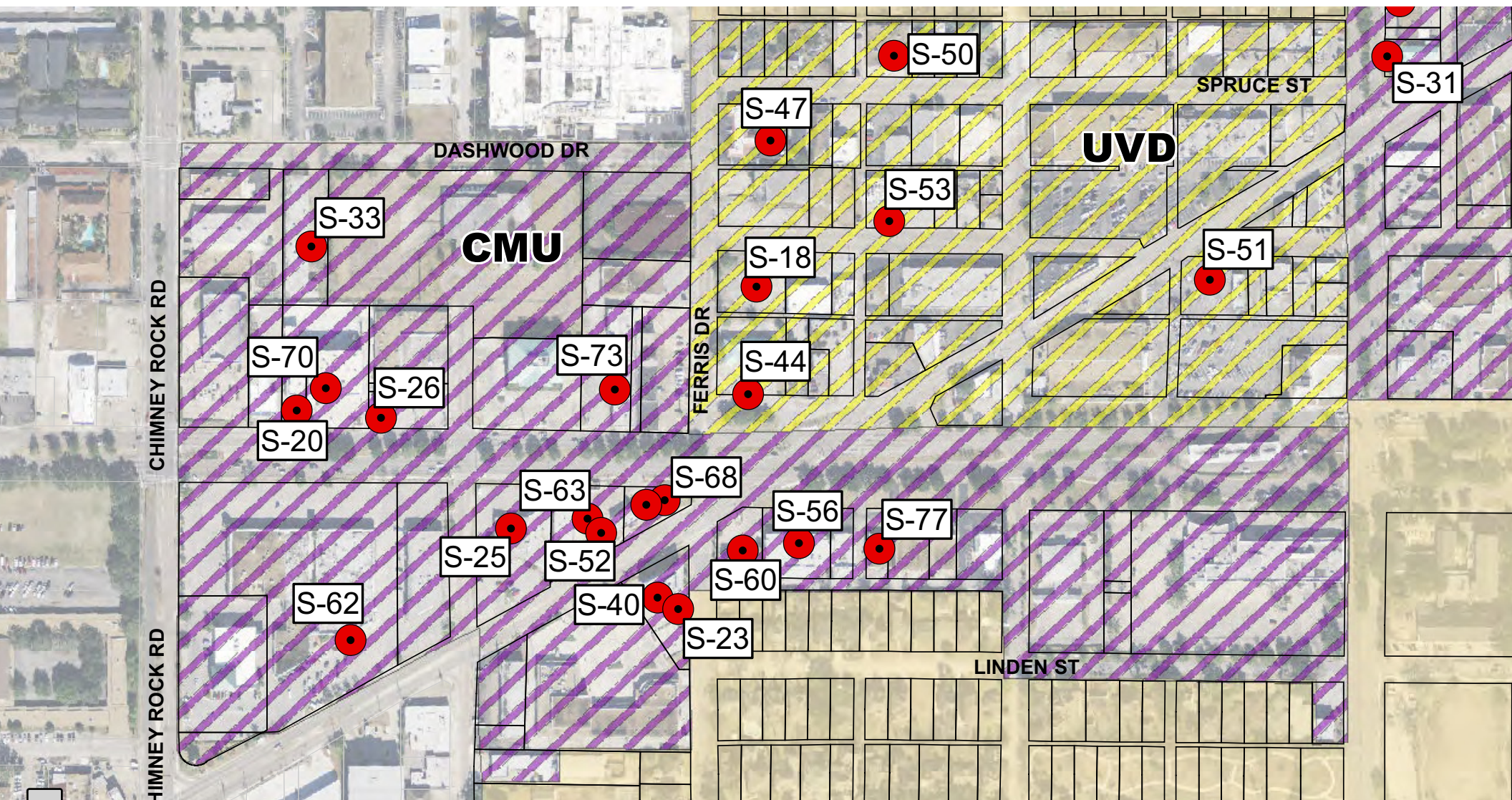
~~D. Design Standards.~~

[Delete subsection D. in its entirety as this content is moved elsewhere in Chapter 24.]









**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 mixed-use 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.

Public Hearing Comments

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

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

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

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

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

Nick Lanza–Mr. Lanza stated that he owns a home on Newcastle and an office building on Bissonnet. He added that he is interested in owning a few more office buildings in Bellaire. He then thanked the Commission for the hard work that they do for the community. Mr. Lanza explained that when he 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

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

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

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

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

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

- Land size limitations
- Building Height Limitations
- Requirement for retail development
- Parking Limitations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Vice Chairman Thorogood stated that the concern is with the CMU more than the UV-D because the UV-D is a very small piece, and is less likely to accommodate multi-family developments. He pointed out that the 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

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

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

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

VI. General Public Comments

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

Commissioner Skinner asked for a 5 minute recess.

The meeting reconvened at 7:45 PM.

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

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

VII. Committee Reports

There were no committee reports.

VIII. Correspondence

There was no 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.

Mr. McDonald informed the Commission that the city is continuing to meet with HISD representatives on the planning for the new school. He stated that the focus is on Condit right now and that a public meeting was held two 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



Summary of Revisions Bellaire Downtown and Corridor Zoning Amendments

**Updated 02/18/2014
Kendig Keast Collaborative**

City Council Public Hearing – February 24, 2014

SUMMARY OF REVISIONS

Bellaire Downtown and Corridor Zoning Amendments

>>>>>>>>> UPDATED 02/18/14 <<<<<<<<<<

Summarized in the table below are the substantive revisions made to the proposed zoning ordinance amendments package on which City Council deferred action on May 20, 2013. The Planning and Zoning Commission evaluated the concerns and issues raised by Council and those received through public comment, considered potential revisions in response to this feedback, and provided specific direction to City staff and consultant Kendig Keast Collaborative through a final workshop session and regular Commission meeting on October 8, 2013. The changes summarized below reflect what appeared in the revised amendments package dated October 20, 2013, which was the focus of the Commission's November 12 public hearing. The table generally follows the order of the revisions within the amendments package, with specific page locations cited.

A further revised amendments package dated December 5, 2013, is the focus of the upcoming City Council public hearing on February 24. Only one minor revision was made for the December 5 version in follow-up to the November 12 Commission hearing as noted below under "Adjustments to Height-Setback Plane." One page reference was also updated in the table below due to a page break change.

Focus of Change	Changes Made	Page(s)
No Waiver of Screening for Residential Protection	For UV-D district, removed ability of Council to waive required screening between non-residential and residential uses where a dedicated alley is between the subject properties.	Page 9 in 12/05/13 revised package
Screening of Off-Street Parking Areas	For UV-D district, where screening of off-street parking from adjacent residential property is not required <u>within</u> the district, added the screening requirement when the adjacent residential property is just outside the district.	Page 10
Screening of Upper Levels of Parking Garages	For all applicable districts , extended a screening requirement to upper levels of a multi-level parking garage, when visible from an abutting residential use or district, in addition to required ground-level screening in such cases.	Page 13
Applicability of Building Design Standards for Visual Interest and Anti-Monotony	For CMU and UV-D districts, extended design standards for building façades in non-residential and mixed-use developments to all visible sides of a building versus only sides that face public street rights-of-way and other public areas.	Page 23
CMU District Purpose Statement	Removed specific references to "Bissonnet" in the purpose statement in case Corridor Mixed Use zoning is ever applied to other major roadways in Bellaire.	Page 29
Limitation on Extent of Multi-Family Use in Districts	For CMU and UV-D districts, added a provision that limits how much of the total gross developed floor area within each district may be devoted to multi-family residential use (indicated as 15 percent maximum for both CMU and UV-D in the revised draft amendments package). For information, current multi-family limits would be: 142,698 sq ft in CMU (15% of 951,323 sq ft of developed floor area) 38,059 sq ft in UV-D (15% of 253,730 sq ft of developed floor area)	Page 31 for CMU Page 42 for UV-D



SUMMARY OF REVISIONS: Downtown and Corridor Zoning Amendments (02.18.14)

Focus of Change	Changes Made	Page(s)
Adjustments to Height-Setback Plane	<p>For CMU and UV-D districts, increased from 10 to 15 feet the minimum building setback on a property at a district edge that is adjacent to an "R" zoned property just outside the district.</p> <p>Also reduced the slope of the height-setback plane so that each one foot of additional building height above 27 feet requires two feet (versus one foot) of additional building setback above 27 feet, as measured from the 15-foot setback line.</p> <p>In follow-up to the 11/12/13 Commission public hearing, also added a phrase to all instances of the height-setback plane provisions to clarify that any "additional height extensions" on a building (i.e., roof gables; chimneys, vent stacks, mechanical equipment; church steeples, domes, spires and bell towers; cooling towers; radio and television antennae) must also comply with the plane provisions.</p> <p>In addition to the eight-foot masonry screening wall already required along the common property line, added a tree planting requirement adjacent to the wall (a row of 45-gallon size trees spaced up to 10 feet on center) and separate from any other required site landscaping. Also, where utility or easement issues arise, enabled the administrative official to work with applicants (or the Planning and Zoning Commission for Planned Development applications) to seek an alternate but compliant solution.</p> <p>Also applied the minimum 15-foot setback and height-setback plane to accessory buildings in these district edge situations.</p>	<p>Pages 32, 34, 35, 37 and 38 for development options in CMU (plus revised Figure 24-536.A on page 33)</p> <p>Pages 43, 45, 47, 49 in UV-D</p>
Limitation on Outdoor Activity Near Residential Districts	For CMU and UV-D districts, for any property at a district edge that is adjacent to an "R" zoned property, added a provision that limits outdoor seating, assembly or other customer service areas to the front half of the property, away from the common property line with the "R" zoned property.	<p>Pages 35, 37, 38 for CMU</p> <p>Pages 45, 48, 50 for UV-D</p>
Density Limitation on Multi-Family Residential Use	For CMU and UV-D districts, added a provision to limit the density of the multi-family residential component within a mixed-use development (maximum 30 units per acre for the total project site).	<p>Pages 36 and 37 for CMU</p> <p>Pages 45 and 48 for UV-D</p>
Mix Threshold for "Mixed-Use" Developments	For CMU and UV-D districts, made text correction so that a "mixed-use project" must have each different use occupying at least 5,000 square feet or 10 percent of the total floor area of the development, whichever is greater (versus "whichever is less"). This ensures that each use component will be at least 5,000 square feet, and each component must be even larger if 10 percent of the total floor area is more than the 5,000 square foot minimum.	<p>Page 36 for CMU</p> <p>Page 47 for UV-D (plus footnote to Table 24-537.A on page 46)</p>
Limit on Solely Multi-Family Buildings in Mixed-Use Developments	For CMU and UV-D districts, added a provision to require that any building in a mixed-use development involving multi-family residential use must have at least 25 percent of the total building floor area devoted to one or more non-residential uses.	<p>Page 36 for CMU</p> <p>Page 47 for UV-D</p>



SUMMARY OF REVISIONS: Downtown and Corridor Zoning Amendments (02.18.14)

Focus of Change	Changes Made	Page(s)
Lower Minimum Site Area for Planned Developments in CMU	For CMU district, reduced the minimum site area required for Planned Developments from one acre to three-quarters of an acre. For this reason, also reduced the required minimum site width from 200 to 150 feet.	Page 37
Lighting Protection for Residential Use	For CMU and UV-D districts, added an explicit provision, as in UV-T, to specify that outdoor lighting must be located, screened or shielded to prevent any direct illumination of adjacent residential lots or structures.	Page 39 for CMU Page 50 for UV-D
Single-Family Attached Dwellings Permitted by Right in UV-D	For UV-D district, made single-family attached dwellings a permitted-by-right use versus requiring they be part of a mixed-use development. Such instances must involve at least five contiguous lots. Also, at least one-half of each lot must be located within 350 feet of a UV-D district boundary that abuts "R" zoned property so that the single-family use helps to provide a transition between UV-D and lower-density residential use just outside the district. (With the proposed UV-D district boundaries, single-family attached dwellings under this scenario could be developed only along the north and south sides of Spruce Street within the district.) With this change to a permitted use, also had to incorporate development standards specifically for cases where single-family attached dwellings are developed apart from a mixed-use development (including the typical set of standards for lot area and dimensions, building height, dwelling floor area, front/side/rear yards, and lot coverage, as well as the height-setback plane and related requirements on district edge properties). The proposed minimum lot size is 2,500 square feet as is typical to accommodate multi-story townhome/brownstone dwellings in an urban district.	Pages 40, 43
	Additionally, provisions were added under the mixed-use development options in UV-D to: (1) apply the same development standards as above for single-family attached dwellings when they are part of a mixed-use project; and (2) restate that any multi-family residential component in a mixed-use development is limited to a density of 30 units per acre for the total project site.	Pages 45, 48
Clarification of Minimum Building Height in UV-D	For UV-D district, reworded the Minimum Building Height standard to ensure the intended height at the front building line (minimum 30 feet that involves at least two working stories).	Pages 43, 44, 47





List of Property Owners Proposed Zoning Amendments Downtown Area and Bissonnet Corridor

City Council Public Hearing – February 24, 2014

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
4400 Basswood Lane	Paul R. and Sarah F.	Cole	4400 Basswood Lane	Bellaire	TX	77401-3202
4402 Basswood Lane	David	Williams	4402 Basswood Lane	Bellaire	TX	77401-3202
4404 Basswood Lane	Marsha	Glickman	4404 Basswood Lane	Bellaire	TX	77401-3202
4406 Basswood Lane	Sara E.	Sams	4406 Basswood Lane	Bellaire	TX	77401-3202
4408 Basswood Lane	Lynne D.	Lanier	4408 Basswood Lane	Bellaire	TX	77401-3202
4410 Basswood Lane	Johnny F.	Barnette	4410 Basswood Lane	Bellaire	TX	77401-3202
4412 Basswood Lane	Mary M. Naumann	Trust	4412 Basswood Lane	Bellaire	TX	77401-3202
4413 Basswood Lane	B. L. and Evelynne	Brackeen	15600 Barkers Landing Rd. Apt. 6	Houston	TX	77079-2558
4413 Basswood Lane	Current	Resident	4413 Basswood Lane	Bellaire	TX	77401-3202
4414 Basswood Lane	Usha	Sharma	4414 Basswood Lane	Bellaire	TX	77401-3202
4415 Basswood Lane	Chris H. and Andrea S.	Ehlers	5416 Valerie Street	Bellaire	TX	77401-4709
4415 Basswood Lane	Current	Resident	4415 Basswood Lane	Bellaire	TX	77401-3202
4416 Basswood Lane	Ruth	McWilliam	4416 Basswood Lane	Bellaire	TX	77401-3202
4417 Basswood Lane	Baoyuan Lu and	Wei Liao	3119 Tilden Street	Houston	TX	77025-2636
4417 Basswood Lane	Current	Resident	4417 Basswood Lane	Bellaire	TX	77401-3202
4418 Basswood Lane	Margaret M.	Olson	4418 Basswood Lane	Bellaire	TX	77401-3202
4419 Basswood Lane	Lou A.	Mock	4419 Basswood Lane	Bellaire	TX	77401-3202
4420 Basswood Lane	Pyle Living Trust (L. Joe	and J. Ouida)	4420 Basswood Lane	Bellaire	TX	77401-3202
4422 Basswood Lane	Aljean	Embrey	4422 Basswood Lane	Bellaire	TX	77401-3202
4424 Basswood Lane	Mario and Kyle	Ariza	4811 Mayfair Street	Bellaire	TX	77401-2313
4424 Basswood Lane	Current	Resident	4424 Basswood Lane	Bellaire	TX	77401-3202
4425 Basswood Lane	Herman Chan and	Amy Chien	4425 Basswood Lane	Bellaire	TX	77401-3200
4426 Basswood Lane	Karen M.	King	4426 Basswood Lane	Bellaire	TX	77401-3202
4428 Basswood Lane	William Nelson Thomas,	Jr., Trust	4428 Basswood Lane	Bellaire	TX	77401-3202
4429 Basswood Lane	Francis K. Addison	Revocable Trust	4429 Basswood Lane	Bellaire	TX	77401-3200
4430 Basswood Lane	Ginger B.	Stamper	910 Louisiana St., Ste. 300	Houston	TX	77002-4919
4430 Basswood Lane	Current	Resident	4430 Basswood Lane	Bellaire	TX	77401-3202
4432 Basswood Lane	Charles	Hightower	4432 Basswood Lane	Bellaire	TX	77401-3202
4433 Basswood Lane	Susan and John	Canon	4433 Basswood Lane	Bellaire	TX	77401-3200
4434 Basswood Lane	Ray M.	Gilliam	5517 Sugar Hill Drive	Houston	TX	77056-2031
4434 Basswood Lane	Current	Resident	4434 Basswood Lane	Bellaire	TX	77401-3202
4436 Basswood Lane	Cynthia	England	4436 Basswood Lane	Bellaire	TX	77401-3202
4437 Basswood Lane	Warren and Martha	Davis	4437 Basswood Lane	Bellaire	TX	77401-3200
0 Beech Street	84 Ventures	LC	5202 Sagecircle Street S.	Houston	TX	77056-7080
4800 Beech Street	Current	Owner	4800 Beech Street	Bellaire	TX	77401-3403

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
4802 Beech Street	Heamo L. and Yoon	Koo	4800 Beech Street	Bellaire	TX	77401-3403
4802 Beech Street	Current	Resident	4802 Beech Street	Bellaire	TX	77401-3403
4804 Beech Street	Colleen Ritter and	Scott Ritter	4804 Beech Street	Bellaire	TX	77401-3403
4806 Beech Street	Robert and Miryan	Boles	4806 Beech Street	Bellaire	TX	77401-3403
4808 Beech Street	Shui Sung	Yau	8007 Duffield Lane	Houston	TX	77071-2016
4808 Beech Street	Current	Resident	4808 Beech Street	Bellaire	TX	77401-3403
4809 Beech Street	Tim	Sandifer	4809 Beech Street	Bellaire	TX	77401-3403
4810 Beech Street	Houghton B. and Claudia T.	Hutcheson	4810 Beech Street	Bellaire	TX	77401-3403
4811 Beech Street	Noam and Lucia A.	Rosines	4811 Beech Street	Bellaire	TX	77401-3403
4812 Beech Street	Current	Owner	4812 Beech Street	Bellaire	TX	77401-3403
4813 Beech Street	Hana Custom Homes	LLC	5418 Raintree Drive	Missouri City	TX	77459-6214
4813 Beech Street	Current	Resident	4813 Beech Street	Bellaire	TX	77401-3403
4814 Beech Street	Shomer Real Estate	LLC	P.O. Box 710548	Houston	TX	77271-0548
4814 Beech Street	Current	Resident	4814 Beech Street	Bellaire	TX	77401-3403
4815 Beech Street	Max J. and Lisa	McRae	4815 Beech Street	Bellaire	TX	77401-3403
4816 Beech Street	Weei Chin and Fang Tsy	Lin	4816 Beech Street	Bellaire	TX	77401-3403
4817 Beech Street	James and Elizabeth	Glenn	4817 Beech Street	Bellaire	TX	77401-3403
4818 Beech Street	Michael and Shirley	Redwine	4818 Beech Street	Bellaire	TX	77401-3403
4819 Beech Street	Paul W.	Arlinghaus	4819 Beech Street	Bellaire	TX	77401-3403
4820 Beech Street	Geoffrey C. and Diane	Perrin	4820 Beech Street	Bellaire	TX	77401-3403
4821 Beech Street	Robert D. and Odilia	Crandall	4821 Beech Street	Bellaire	TX	77401-3403
0 Bellaire Boulevard	B S I II Holdings	Ltd.	6363 Woodway Dr., Ste. 525	Houston	TX	77057-1757
0 Bellaire Boulevard	Bellaire Presbyterian	Church	5001 Bellaire Boulevard	Bellaire	TX	77401-4423
0 Bellaire Boulevard	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
0 Bellaire Boulevard	FKM & LRM Partnership	25	P.O. Box 1074	Bellaire	TX	77402-1074
0 Bellaire Boulevard	Kelly Hardware Inc.	(Larry W. Kelly)	542 Cascade Street	Bellaire	TX	77401-5035
4918 Bellaire Boulevard	Current	Owner	4918 Bellaire Boulevard	Bellaire	TX	77401-5035
4920 Bellaire Boulevard	Ankush	Kumar	4920 Bellaire Boulevard	Bellaire	TX	77401-4017
4922 Bellaire Boulevard	Yoel J. Hecht and Yaeli B.	Harrar	4922 Bellaire Boulevard	Bellaire	TX	77401-4017
4924 Bellaire Boulevard	James B.	Merrell	4924 Bellaire Boulevard	Bellaire	TX	77401-4017
5002 Bellaire Boulevard	5002 Bellaire	LLC	10520 Gulf Freeway	Houston	TX	77034-1858
5020 Bellaire Boulevard	Decas Enterprises	LP	1215 Cardinal Avenue	Sugar Land	TX	77478-3472
5101 Bellaire Boulevard	B B S I	LC	6363 Woodway Dr., Ste. 525	Houston	TX	77057-1757
5102 Bellaire Boulevard	Berkeley Land Co.	Inc.	321 Hartz Ave., Ste. 200	Danville	CA	94526-3336
5102 Bellaire Boulevard	Harris County ROW	Dept.	10555 Northwest Fwy Ste. 210	Houston	TX	77092-8215
5104 Bellaire Boulevard	Larry W. and Donna	Kelly	542 Cascade Street	Bellaire	TX	77401-5035

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
5123 Bellaire Boulevard	B B S I	LC	6363 Woodway Dr., Ste. 525	Houston	TX	77057-1757
5130 Bellaire Boulevard	WRI HR Venture Properties	I LLC	P.O. Box 924133	Houston	TX	77292-4133
5133 Bellaire Boulevard	Bank of America NA	(Corp. Real Estate)	101 N. Tryon Street	Charlotte	NC	28246-0100
5201 Bellaire Boulevard	BNK Communications	LLC	5201 Bellaire Boulevard	Bellaire	TX	77401-3901
5202 Bellaire Boulevard	New Triangle Bellaire	LLC	5438 Ariel Street	Houston	TX	77096-2235
5209 Bellaire Boulevard	Federal	Realty	P.O. Box 742	Brenham	TX	77834-0742
5212 Bellaire Boulevard	Bellaire Bissonnet	Ltd.	4295 San Felipe St., Ste. 316	Houston	TX	77027-2915
5214 Bellaire Boulevard	Jay Kaplan	Trustee	P.O. Box 56783	Houston	TX	77256-6783
5216 Bellaire Boulevard	Daneman Family	LLC	16246 Villaret Drive	Houston	TX	77083-2222
5217 Bellaire Boulevard	Federal	Realty	P.O. Box 742	Brenham	TX	77834-0742
5225 Bellaire Boulevard	James P.	Bryant	9618 Briar Forest Drive	Houston	TX	77063-1007
5231 Bellaire Boulevard	Westbound	Bank	655 W. Grand Pkwy S.	Katy	TX	77494-8327
5233 Bellaire Boulevard	5233 Bellaire	LLC	3702 Purdue Street	Houston	TX	77005-1128
5235 Bellaire Boulevard	Prosperity	Bank	80 Sugar Creek Center Blvd.	Sugar Land	TX	77478-3542
5240 Bellaire Boulevard	Citizens Natl Bank Bellaire	(BOK CRES BTC-3S)	P.O. Box 2300	Tulsa	OK	74102-2300
5300 Bellaire Boulevard	Annuity Board of	Southern	535 Marriott Drive, Ste. 600	Nashville	TN	37214-5093
5300 Bellaire Boulevard	Annuity Board of	Southern	535 Marriott Drive, Ste. 600	Nashville	TN	37214-5093
5300 Bellaire Boulevard	Annuity Board of	Southern	50 Century Boulevard	Nashville	TN	37214-3672
5300 Bellaire Boulevard	Wesquin	LLC	118 Pamellia Drive	Bellaire	TX	77401-3712
5301 Bellaire Boulevard	TXBK Properties	LLC	620 N. Brand Blvd. FL 6	Glendale	CA	91203-3216
5311 Bellaire Boulevard	Burger King	Corp.	200 S. 6th Street	Glendale	CA	91201
5311 Bellaire Boulevard	Lucia Restaurant Properties	LLC	620 N. Brand Blvd. FL 6	Glendale	CA	91203-3216
5313 Bellaire Boulevard	Joseph F. Meyer, IV	(EKG Trust)	6802 Mapleridge St., Ste. 209	Bellaire	TX	77401-3947
5320 Bellaire Boulevard	Bank of Texas NA	c/o Bok Cres BTC-3S	P.O. Box 2300	Tulsa	OK	74102-2300
5350 Bellaire Boulevard	U.S. Postal	Service	P.O. Box 667160	Dallas	TX	75266-7160
5400 Bellaire Boulevard	FAM Ivestors	LLC	2002 Canongate Drive	Houston	TX	77056-4202
5406 Bellaire Boulevard	FAM Investors	LLC	2002 Canongate Drive	Houston	TX	77056-4202
5407 Bellaire Boulevard	FKM Partnership	Ltd. 3-05	P.O. Box 1074	Bellaire	TX	77402-1074
5408 Bellaire Boulevard	Tagaropulos Family	Partnership Ltd.	P.O. Box 66750	Houston	TX	77266-6750
5410 Bellaire Boulevard	Tagaropulos Family	Partnership Ltd.	P.O. Box 66750	Houston	TX	77266-6750
5420 Bellaire Boulevard	5420 Bellaire Building	LLC	5420 Bellaire Boulevard	Bellaire	TX	77401-3957
5422 Bellaire Boulevard	JK Custer	LLC	1 CVS Drive	Woonsocket	RI	02895-6146
4901 Beech Street	Gary and Kristie	Husmann	4901 Beech Street	Bellaire	TX	77401-3405
4903 Beech Street	Steven P.	Driscoll	4903 Beech Street	Bellaire	TX	77401-3405
4905 Beech Street	Mrs. R. H.	Loesch, Jr.	4905 Beech Street	Bellaire	TX	77401-3405
4907 Beech Street	Steve	Sloat	4907 Beech Street	Bellaire	TX	77401-3405

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
4909 Beech Street	Rodrigo and Bertha	Lopez	4909 Beech Street	Bellaire	TX	77401-3405
0 Bissonnet Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
0 Bissonnet Street	Houston	ISD	4400 W. 18th Street	Houston	TX	77092-8501
0 Bissonnet Street	Newcastle Bissonnet	LLC	6106 Riverview Way	Houston	TX	77057-1210
4300 Bissonnet Street	CenterPoint Energy Hou	(Property Tax Dept.)	P.O. Box 1475	Houston	TX	77251-1475
4301 Bissonnet Street #92	Pont Alba Limited	(Peter A. Sherwood)	7521 Briar Rose Drive	Houston	TX	77063-1803
4400 Bissonnet Street	Essex Surgery Center	LLC	3900 Essex Lane, Ste. 101	Houston	TX	77027-5111
4433 Bissonnet Street	W. Oscar Neuhaus	Memorial	4433 Bissonnet Street	Bellaire	TX	77401-3217
4439 Bissonnet Street	I M I Investments	Inc.	3112 Kirby Drive	Houston	TX	77098-2122
4500 Bissonnet Street	4500 Bissonnet Associates	LP	19 Briar Hollow Lane, Ste. 100	Houston	TX	77027-2810
4501 Bissonnet Street	Simi Investment Co.	Ltd.	2330 Holmes Road	Houston	TX	77051-1014
4525 Bissonnet Street	SCI Funeral Services of TX	Property Tax	P.O. Box 130548	Houston	TX	77219-0548
4528 Bissonnet Street	Shelia Lynn	Bezdek	4528 Bissonnet Street	Bellaire	TX	77401-3102
4539 Bissonnet Street	Guadalupe and Alicia	Deleon	5211 Locust Street	Bellaire	TX	77401-3322
4539 Bissonnet Street	Current	Resident	4539 Bissonnet Street	Bellaire	TX	77401-3101
4541 Bissonnet Street	Nghiem Thi Le and	Phap T. Ton	4541 Bissonnet Street	Bellaire	TX	77401-3101
4544 Bissonnet Street	Haza Foods	LLC	4415 Highway 6	Sugar Land	TX	77478-4476
4545 Bissonnet Street	Beaumont Dev. Group	LP	4545 Bissonnet Street, Ste. 100	Bellaire	TX	77401-3000
4548 Bissonnet Street	Romero Bissonnet	LLC	2610 Rosemary Court	Pearland	TX	77584-9167
4555 Bissonnet Street	Guaranty Bank	Diana Marmolejo	P.O. Box 4444	Austin	TX	78765-4444
4562 Bissonnet Street	Contemporary Dental	Inc.	4562 Bissonnet Street, Ste. 102	Bellaire	TX	77401-3122
4564 Bissonnet Street	Joyce H. Ash	Living Trust	4511 Bryn Mawr Lane	Houston	TX	77027-4813
4570 Bissonnet Street	Mark E. Silberman DVM and	Garrett Von Eiff DVM	4570 Bissonnet Street	Bellaire	TX	77401-3102
4572 Bissonnet Street	Southwest Animal	Clinic	4570 Bissonnet Street	Bellaire	TX	77401-3102
4600 Bissonnet Street	Carlos H.	Alvarez	7730 Westheimer Road	Houston	TX	77063-4619
4600 Bissonnet Street	Post Oak	School	4600 Bissonnet Street	Bellaire	TX	77401-3002
4600 Bissonnet Street	Episcopal High	School	P.O. Box 1260	Bellaire	TX	77402
4600 Bissonnet Street	Protestant Episcopal Church	Diocese of Texas	P.O. Box 1260	Bellaire	TX	77402
4801 Bissonnet Street B	Jacobo Varon and	Trustee	5835 Shady River Drive	Houston	TX	77057-1310
4805 Bissonnet Street B	Lenox Hill Holdings	Ltd.	5773 Woodway Dr., Ste. 460	Houston	TX	77057-1501
4817 Bissonnet Street	Lenox Hill Holdings	Ltd.	5773 Woodway Dr., Ste. 460	Houston	TX	77057-1501
4820 Bissonnet Street	Joe K.	Hutchins	4820 Bissonnet Street	Bellaire	TX	77401-4029
4900 Bissonnet Street	Pearse Chase	Co.	4900 Bissonnet St., Ste. 201	Bellaire	TX	77401-4035
4903 Bissonnet Street	Thomas F.	Hastings, Jr.	P.O. Box 841733	Houston	TX	77284-1733
4903 Bissonnet Street	Current	Resident	4903 Bissonnet Street	Bellaire	TX	77401-4051
4909 Bissonnet Street	Hampton Realty Advisors	LP	4909 Bissonnet St., Ste. 100	Bellaire	TX	77401-4051

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
4910 Bissonnet Street	Marshall D.	Fuchs	3235 Maroneal Street	Houston	TX	77025-2020
4910 Bissonnet Street	Current	Resident	4910 Bissonnet Street	Bellaire	TX	77401
4912 Bissonnet Street	Current	Owner	4924 Locust Street	Bellaire	TX	77401-4040
4913 Bissonnet Street	Goodwin Living	Trust	4913 Bissonnet Street	Bellaire	TX	77401-4030
4914 Bissonnet Street	4914 Bissonnet Venture	LLC	4914 Bissonnet Street	Bellaire	TX	77401-4046
4915 Bissonnet Street	Carole H. Ball for Dr. W. D.	Ball Estate	33 Agate Court	Pagosa Springs	CO	81147-8809
4915 Bissonnet Street	Current	Resident	4915 Bissonnet Street	Bellaire	TX	77401
4949 Bissonnet Street	4949 Bissonnet	LP	4949 Bissonnet Street	Bellaire	TX	77401-4030
4950 Bissonnet Street	Bissbell	LLC	4950 Bissonnet Street	Bellaire	TX	77401-4037
5010 Bissonnet Street	Cov Pan	Ltd.	4550 Post Oak Pl. Dr., Ste. 340	Houston	TX	77027-3167
5010 Bissonnet Street	Current	Resident	5010 Bissonnet Street	Bellaire	TX	77401-4037
5012 Bissonnet Street	Purcell Family Partnership	Ltd.	715 Sunfish Street	Lakeway	TX	78734-4409
5012 Bissonnet Street	Current	Resident	5012 Bissonnet Street	Bellaire	TX	77401-4037
5106 Bissonnet Street	Centro NP Holdings 12	SPE LLC	3901 Bellaire Boulevard	Houston	TX	77025-1100
5200 Bissonnet Street	Sagstex Investments	LP	5208 Bissonnet Street	Bellaire	TX	77401-3910
5208 Bissonnet Street	Sagstex Investments	LP	5208 Bissonnet Street	Bellaire	TX	77401-3910
5210 Bissonnet Street	Larry L.	January	530 Fox Briar Lane	Sugar Land	TX	77478-3719
5212 Bissonnet Street	Sagstex Investments	LP	5208 Bissonnet Street	Bellaire	TX	77401-3910
5301 Bissonnet Street	Southwest Bank of Texas	NA	4400 Post Oak Parkway	Houston	TX	77027-3421
5303 Bissonnet Street	MVM Capital Partners	LLC	5555 West Loop S. Ste. 100	Bellaire	TX	77401-2108
5321 Bissonnet Street	Scott Kochran Family	Trust	5818 Bissonnet Street	Bellaire	TX	77081-6510
5430 Bissonnet Street	XVX Bellaire TX	LLC	20 Community Pl.	Morristown	NJ	07960-7500
0 Cedar Street	Mark and Jenny George	(Zoma LLC)	5402 Pine Street	Bellaire	TX	77401-4707
4916 Cedar Street	Robin A. Weill and Paras D.	Mehta	4916 Cedar Street	Bellaire	TX	77401-4021
4918 Cedar Street	Asad Abbas and Khan	Saira	4918 Cedar Street	Bellaire	TX	77401-4021
4919 Cedar Street	Michael R. and Allison	Stein	4919 Cedar Street	Bellaire	TX	77401-4020
4920 Cedar Street	Aashish Shah and Roseann B.	Rogers	4920 Cedar Street	Bellaire	TX	77401-4021
4921 Cedar Street	Huangshijung Lin and	Shienwei Wang	4921 Cedar Street	Bellaire	TX	77401-4020
4922 Cedar Street	Laszlo and Magdalena	Kalocsay	4922 Cedar Street	Bellaire	TX	77401-4021
4923 Cedar Street	Raymond C.	Dillahunty	4923 Cedar Street	Bellaire	TX	77401-4020
4924 Cedar Street	Geoffrey T. and Katherine	Cane	4924 Cedar Street	Bellaire	TX	77401-4021
4925 Cedar Street	Carl and Margaux	Mann	4925 Cedar Street	Bellaire	TX	77401-4020
5000 Cedar Street	5001 Bissonnet	LP	4545 Bissonnet St., Ste. 100	Bellaire	TX	77401-3000
5000 Cedar Street	Current	Resident	5000 Cedar Street	Bellaire	TX	77401
5103 Cedar Street	Jermar Company	LC	2330 Holmes Road	Houston	TX	77051-1014
5105 Cedar Street	Larry W. and Donna	Kelly	542 Cascade Street	Bellaire	TX	77401-5035

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
5106 Cedar Street	Entrepreneur Island	Inc.	5106 Cedar Street	Bellaire	TX	77401-4011
5108 Cedar Street	Sidney	Roberts	10811 Greenwillow St. Apt. 1	Houston	TX	77035-5043
5200 Cedar Street	Mark C.	Frnka	5200 Cedar Street	Bellaire	TX	77401-3915
5202 Cedar Street	Mark C.	Frnka	5200 Cedar Street	Bellaire	TX	77401-3915
5204 Cedar Street	Mark C.	Frnka	5200 Cedar Street	Bellaire	TX	77401-3915
5213 Cedar Street	Donald P.	Matrige, Jr.	6633 Hillcroft St., Ste. 206	Houston	TX	77081-4894
5217 Cedar Street	Citizens Natl Bank Bellaire	(BOK CRES BTC-3S)	P.O. Box 2300	Tulsa	OK	74102-2300
5220 Cedar Street	Kanti R.	Vala	P.O. Box 1304	Bellaire	TX	77402-1304
5225 Cedar Street	Citizens Natl Bank Bellaire	(BOK CRES BTC-3S)	P.O. Box 2300	Tulsa	OK	74102-2300
5230 Cedar Street	Mark and Jenny George	George	5402 Pine Street	Bellaire	TX	77401-4707
5236 Cedar Street	Society of St. Vincent	De Paul	2403 Holcombe Boulevard	Houston	TX	77021-2023
4826 Chestnut Street	Scott A.	Barrett	3103 Oakwood Street	Houston	TX	77025-2026
4826 Chestnut Street	Current	Resident	4826 Chestnut Street	Bellaire	TX	77401-4033
4828 Chestnut Street	Robert E.	Salmons	P.O. Box 2908	Bellaire	TX	77402-2908
4828 Chestnut Street	Current	Resident	4828 Chestnut Street	Bellaire	TX	77401-4033
4834 Chestnut Street #1	Sandra L.	Snyder	4832 Chestnut Street	Bellaire	TX	77401-4033
4834 Chestnut Street #1	Current	Resident	4834 Chestnut Street	Bellaire	TX	77401-4033
4902 Chestnut Street	Nancy Rust and William V.	Garrett	4902 Chestnut Street	Bellaire	TX	77401-3410
4904 Chestnut Street	Garry D.	Karner	4904 Chestnut Street	Bellaire	TX	77401-3410
4906 Chestnut Street	Jitendra	Varma	P.O. Box 271813	Houston	TX	77227-1813
4906 Chestnut Street	Current	Resident	4906 Chestnut Street	Bellaire	TX	77401-3410
4907 Chestnut Street	Michael A.	Pack	4900 Bissonnet St., Ste. 201	Bellaire	TX	77401-3410
4907 Chestnut Street	Current	Resident	4907 Chestnut Street	Bellaire	TX	77401-4035
4908 Chestnut Street	Agustin R.	Lopez	4908 Chestnut Street	Bellaire	TX	77401-3410
4909 Chestnut Street	Karl Alton	Ward	4909 Chestnut Street	Bellaire	TX	77401-3409
4910 Chestnut Street	George and Micheline	Haddad	4910 Chestnut Street	Bellaire	TX	77401-3410
4911 Chestnut Street	Lawrence J. and Susan	Lisowski	4911 Chestnut Street	Bellaire	TX	77401-3409
4912 Chestnut Street	Kathleen M.	Masters	4912 Chestnut Street	Bellaire	TX	77401-3410
4913 Chestnut Street	Ronald L. and Sharon A.	Coker	4913 Chestnut Street	Bellaire	TX	77401-3409
4915 Chestnut Street	William H. and Jane	Schoellhorn	4915 Chestnut Street	Bellaire	TX	77401-3409
4917 Chestnut Street	David J. and Shauna K.	Meyer	4917 Chestnut Street	Bellaire	TX	77401-3409
4919 Chestnut Street	Current	Owner	810 Carol Street	Bellaire	TX	77401-4713
4919 Chestnut Street	Current	Resident	4919 Chestnut Street	Bellaire	TX	77401-3409
4921 Chestnut Street	Current	Owner	810 Carol Street	Bellaire	TX	77401-3409
4921 Chestnut Street	Current	Resident	4921 Chestnut Street	Bellaire	TX	77401-4713
4923 Chestnut Street	Biju	Oommen	4923 Chestnut Street	Bellaire	TX	77401-3409
4923 Chestnut Street						77401-3409

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
4925 Chestnut Street	Jim and Carol R.	Ince	4925 Chestnut Street	Bellaire	TX	77401-3409
5001 Chestnut Street	Current	Owner	5001 Chestnut Street	Bellaire	TX	77401-3411
5003 Chestnut Street	Current	Owner	5003 Chestnut Street	Bellaire	TX	77401-3411
5005 Chestnut Street	Tiong H. and Nancy T.	Ling	5005 Chestnut Street	Bellaire	TX	77401-3411
5007 Chestnut Street	Richard A.	McTague	5719 Rutherglen Drive	Houston	TX	77096-4805
5007 Chestnut Street	Current	Resident	5007 Chestnut Street	Bellaire	TX	77401-3411
5101 Chestnut Street	Leonel B. and Martha	Gonzalez	5101 Chestnut Street	Bellaire	TX	77401-3317
5103 Chestnut Street	Current	Owner	5103 Chestnut Street	Bellaire	TX	77401-3317
5105 Chestnut Street	Robert J. and Sofia M.	Campbell	5105 Chestnut Street	Bellaire	TX	77401-3317
6701 Chimney Rock Road	Acre Star Enterprises	LLC	4256 Dartmouth Avenue	Houston	TX	77005-1024
6703 Chimney Rock Road	MMB International	Inc.	5119 Palmetto Street	Bellaire	TX	77401-3331
4306 Compton Circle	Peter C. Nguyen and	Mydung Le	4306 Compton Circle	Bellaire	TX	77401-3205
4307 Compton Circle	Altaf and Neelofer	Ali	4307 Compton Circle	Bellaire	TX	77401-3205
4308 Compton Circle	Heinz	Koenig	4308 Compton Circle	Bellaire	TX	77401-3205
4309 Compton Circle	James and Holly	Kinahan	4309 Compton Circle	Bellaire	TX	77401-3205
4310 Compton Circle	Ronny Carroll Homes	Inc.	P.O. Box 218449	Houston	TX	77218-8449
4310 Compton Circle	Current	Resident	4310 Compton Circle	Bellaire	TX	77401-3205
4311 Compton Circle	Current	Owner	4311 Compton Circle	Bellaire	TX	77401-3205
5455 Dashwood Street	HJF Properties	LLC	5455 Dashwood Street	Bellaire	TX	77401-3944
4546 Elm Street	Artyom M. and Marina A.	Krasny	4546 Elm Street	Bellaire	TX	77401-3718
4550 Elm Street	Paul W. and Helen	Chung	4550 Elm Street	Bellaire	TX	77401-3718
4552 Elm Street	Arthur E. and Ellen L.	Shelton	4552 Elm Street	Bellaire	TX	77401-3718
4554 Elm Street	Ashok and Urmila	Kumar	4554 Elm Street	Bellaire	TX	77401-3718
4556 Elm Street	Laura Henderson and	Charles T. Buthod	4556 Elm Street	Bellaire	TX	77401-3718
4570 Elm Street	Estate of John Alfired	Brown II	4570 Elm Street	Bellaire	TX	77401-3718
4580 Elm Street	Alvin C. Goh and	Jianhua Hu	4580 Elm Street	Bellaire	TX	77401-3718
4582 Elm Street	Ross	Spence	4582 Elm Street	Bellaire	TX	77401-3718
6639 Ferris Street #26	D & I	LP	6639 Ferris Street	Bellaire	TX	77401-3938
6700 Ferris Street	Earthman Bellaire Funeral	Home (SCI Corp. FL 9)	P.O. Box 130548	Houston	TX	77219-0548
6702 Ferris Street	Katrina Partners	LP	6702 Ferris Street	Bellaire	TX	77401-3919
6908 Ferris Street	Charles W. and Kathi H.	Beasley	6908 Ferris Street	Bellaire	TX	77401-3920
6910 Ferris Street	David F. and Grace	Joseph	6910 Ferris Street	Bellaire	TX	77401-3920
6912 Ferris Street	Barnett Family Living	Trust	6912 Ferris Street	Bellaire	TX	77401-3920
6914 Ferris Street	Irina Tuchinsky and	Jan Schmedes	6914 Ferris Street	Bellaire	TX	77401-3920
1 Fournace Gardens Drive	Lubaina F. Latif and	Amitabh Dubey	1 Fournace Gardens Drive	Bellaire	TX	77401-2600
2 Fournace Gardens Drive	Todd S. and Amanda L.	Lewis	2 Fournace Gardens Drive	Bellaire	TX	77401-2600

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
3 Fournace Gardens Drive	Barbara Y. Pereira and	Tuyen V. Tran	3 Fournace Gardens Drive	Bellaire	TX	77401-2600
4 Fournace Gardens Drive	Kathleen Gamber	Ballanfant	4 Fournace Gardens Drive	Bellaire	TX	77401-2600
5 Fournace Gardens Drive	Jeffrey L. and Cynthia J.	Baker	5 Fournace Gardens Drive	Bellaire	TX	77401-2600
6 Fournace Gardens Drive	Jimmy K. Chow and	Louise O. Joe	6 Fournace Gardens Drive	Bellaire	TX	77401-2600
0 Howard Lane	Sandcastle Homes	Inc.	1405 Durham Drive	Houston	TX	77007-3462
1010 Howard Lane	John S.	Robertson	1010 Howard Lane	Bellaire	TX	77401-2702
1011 Howard Lane	Krishna K. and Elisabeth M.	Agarwal	1011 Howard Lane	Bellaire	TX	77401-2701
1012 Howard Lane	H. Richard	Moffatt	1012 Howard Lane	Bellaire	TX	77401-2702
1013 Howard Lane	Michael W. and Bonnie E.	Bonem	1013 Howard Lane	Bellaire	TX	77401-2701
1014 Howard Lane	Beth	Soletsky	1014 Howard Lane	Bellaire	TX	77401-2702
1015 Howard Lane	James R.	Moellering	1015 Howard Lane	Bellaire	TX	77401-2701
1016 Howard Lane	Walter C. and Rhonda	Hill	1016 Howard Lane	Bellaire	TX	77401-2702
1017 Howard Lane	Steve	Romire	1017 Howard Lane	Bellaire	TX	77401-2701
5638 Innsbruck Street	Kenneth L. and Deborah G.	Startz	5638 Innsbruck Street	Bellaire	TX	77401-2623
5640 Innsbruck Street	Mary Ann Slaughter	Wallin	5640 Innsbruck Street	Bellaire	TX	77401-2623
5624 Innsbruck Street	Michael A.	Reid	5642 Innsbruck Street	Bellaire	TX	77401-2623
5700 Innsbruck Street	Alev	Onguner	11842 Riverview Drive	Houston	TX	77401-3032
5700 Innsbruck Street	Current	Resident	5700 Innsbruck Street	Bellaire	TX	77401-3110
5701 Innsbruck Street	Matthew	Zolan	5701 Innsbruck Street	Bellaire	TX	77401-3109
5702 Innsbruck Street	Xuefei Tong and	Yewei Ma	5702 Innsbruck Street	Bellaire	TX	77401-3110
5703 Innsbruck Street	Alicia T.	Kramer	5703 Innsbruck Street	Bellaire	TX	77401-3109
5704 Innsbruck Street	Judith C.	Welch	5704 Innsbruck Street	Bellaire	TX	77401-3110
5705 Innsbruck Street	Eliseo R. and Filipinas	Frogozo	5705 Innsbruck Street	Bellaire	TX	77401-3109
5706 Innsbruck Street	Sheng Zhang and	Zhaoxia Sun	5706 Innsbruck Street	Bellaire	TX	77401-3110
5707 Innsbruck Street	Elena Krasytseva and	Ricardo J. Quiroz	5707 Innsbruck Street	Bellaire	TX	77401-3109
5708 Innsbruck Street	Ping Zhang and	Jie Li	3830 Murworth Drive	Houston	TX	77025-3534
5708 Innsbruck Street	Current	Resident	5708 Innsbruck Street	Bellaire	TX	77401-3110
5709 Innsbruck Street	Lenora G.	McCoy	5709 Innsbruck Street	Bellaire	TX	77401-3109
5710 Innsbruck Street	Sonja K.	Mitchell	5710 Innsbruck Street	Bellaire	TX	77401-3110
5711 Innsbruck Street	Joyce Lyons	Hawley	5711 Innsbruck Street	Bellaire	TX	77401-3109
5712 Innsbruck Street	Julie E.	Sanders	5712 Innsbruck Street	Bellaire	TX	77401-3110
5713 Innsbruck Street	Suiwah	Ma	5713 Innsbruck Street	Bellaire	TX	77401-3109
5714 Innsbruck Street	Pamela J.	Dejean	5714 Innsbruck Street	Bellaire	TX	77401-3110
5715 Innsbruck Street	Pauline M. and Robert A.	Maybee	5715 Innsbruck Street	Bellaire	TX	77401-3109
5716 Innsbruck Street	Margaret V. Lee and	Tsekang Chang	12340 Alameda Trace Cir. Apt. 2309	Austin	TX	78727-7128
5716 Innsbruck Street	Current	Resident	5716 Innsbruck Street	Bellaire	TX	77401-3110

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5717 Innsbruck Street	Sally S.	Delacruz	P.O. Box 273409	Houston	TX	77277-3409
5717 Innsbruck Street	Current	Resident	5717 Innsbruck Street	Bellaire	TX	77401-3109
5718 Innsbruck Street	Gang Luo and	Jian Wang	5718 Innsbruck Street	Bellaire	TX	77401-3110
5719 Innsbruck Street	Philippe M. and Melissa A.	Gambling	5719 Innsbruck Street	Bellaire	TX	77401-3109
5720 Innsbruck Street	Jonathan D. and Robin	Saikin	5720 Innsbruck Street	Bellaire	TX	77401-3110
5721 Innsbruck Street	Mark	Vaguias	5721 Innsbruck Street	Bellaire	TX	77401-3109
5722 Innsbruck Street	Current	Owner	5722 Innsbruck Street	Bellaire	TX	77401-3110
5723 Innsbruck Street	Michael	Zimmerman	5723 Innsbruck Street	Bellaire	TX	77401-3109
5724 Innsbruck Street	Salvatore	Conti	5724 Innsbruck Street	Bellaire	TX	77401-3110
5725 Innsbruck Street	June	Palmer	5725 Innsbruck Street	Bellaire	TX	77401-3109
5726 Innsbruck Street	Derek and Shenequa	Aranda	5726 Innsbruck Street	Bellaire	TX	77401-3110
5727 Innsbruck Street	Swathi Arur and	Awshesh Kalia	5727 Innsbruck Street	Bellaire	TX	77401-3109
5728 Innsbruck Street	Kevin and Rebecca	Block	5728 Innsbruck Street	Bellaire	TX	77401-3110
5729 Innsbruck Street	Stephen D.	Calusio	5729 Innsbruck Street	Bellaire	TX	77401-3109
5730 Innsbruck Street	Larry N. and Lesa E.	Nates	5730 Innsbruck Street	Bellaire	TX	77401-3110
5732 Innsbruck Street	John P.	Haber	5732 Innsbruck Street	Bellaire	TX	77401-3110
5734 Innsbruck Street	Paul H.	Orseck	5734 Innsbruck Street	Bellaire	TX	77401-3110
4306 Lamont Circle	Current	Owner	4306 Lamont Circle	Bellaire	TX	77401-3207
4308 Lamont Circle	James E. and Christiane	Copeland	4308 Lamont Circle	Bellaire	TX	77401-3207
4310 Lamont Circle	Geoffrey G. and Lisa	Giering	4310 Lamont Circle	Bellaire	TX	77401-3207
4311 Lamont Circle	Lawrence and Patricia	Larkin	4311 Lamont Circle	Bellaire	TX	77401-3207
4310 Lampton Circle	Robert L. and Margie M.	Straight	4310 Lampton Circle	Bellaire	TX	77401-3209
4500 Larch Lane	Current	Owner	P.O. Box 980933	Houston	TX	77098-0933
4500 Larch Lane	Current	Resident	4500 Larch Lane	Bellaire	TX	77401-3104
4501 Larch Lane	Vincent T. and Ann	Fromen	11803 Poplar Creek Drive	Houston	TX	77077-6118
4501 Larch Lane	Current	Resident	4501 Larch Lane	Bellaire	TX	77401-3103
4505 Larch Lane	Ronald	Bergen	5419 Gulfion St., Ste. B	Houston	TX	77081-2803
4505 Larch Lane	Current	Resident	4505 Larch Lane	Bellaire	TX	77401-3103
4506 Larch Lane	Patrick K. Tucker and	Yuko Yamamura	4506 Larch Lane	Bellaire	TX	77401-3104
4508 Larch Lane	Douglas	Freedman	4508 Larch Lane	Bellaire	TX	77401-3104
4509 Larch Lane	David M. and Teresa V.	Schlosberg	4509 Beech Street	Bellaire	TX	77401-3720
4509 Larch Lane	Current	Resident	4509 Larch Lane	Bellaire	TX	77401-3103
4510 Larch Lane	Teresa Colby	Pelanne	4510 Larch Lane	Bellaire	TX	77401-3104
4512 Larch Lane	Thomas J.	Skaff	5103 Contour Place	Houston	TX	77096-4115
4512 Larch Lane	Current	Resident	4512 Larch Lane	Bellaire	TX	77401-3104
4513 Larch Lane	Jewel M.	Slatton	4513 Larch Lane	Bellaire	TX	77401-3103

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
4517 Larch Lane	Roy W.	Kurtz	148 Honeysuckle Lane	Wharton	TX	77488-8360
4517 Larch Lane	Current	Resident	4517 Larch Lane	Bellaire	TX	77401-3103
4518 Larch Lane	Felix and Patricia H.	Rhymes	4518 Larch Lane	Bellaire	TX	77401-3104
4521 Larch Lane	Heinrich and Dorota	Grobler	P.O. Box 25369	Houston	TX	77265-5369
4521 Larch Lane	Current	Resident	4521 Larch Lane	Bellaire	TX	77401-3103
4522 Larch Lane	Martha	Garza	4545 Bissonnet St., Ste. 230	Bellaire	TX	77401-3000
4522 Larch Lane	Current	Resident	4522 Larch Lane	Bellaire	TX	77401-3104
4524 Larch Lane	4524 Larch Lane	LLC	5211 Locust Street	Bellaire	TX	77401-3322
4524 Larch Lane	Current	Resident	4524 Larch Lane	Bellaire	TX	77401-3104
4527 Larch Lane	Roy W.	Kurtz	148 Honeysuckle Lane	Wharton	TX	77488-8360
4527 Larch Lane	Current	Resident	4527 Larch Lane	Bellaire	TX	77401-3103
4528 Larch Lane	Current	Owner	P.O. Box 2423	Bellaire	TX	77402-2423
4528 Larch Lane	Current	Resident	4528 Larch Lane	Bellaire	TX	77401-3104
4529 Larch Lane	Ralph W.	Clay	5610 Oak Trail Lane	Houston	TX	77091-4532
4529 Larch Lane	Current	Resident	4529 Larch Lane	Bellaire	TX	77401-3103
4533 Larch Lane	Douglas	Freedman	4533 Larch Lane	Bellaire	TX	77401-3103
4537 Larch Lane	Lal	Sardana	2303 Thistlerock Lane	Sugar Land	TX	77479-8835
4537 Larch Lane	Current	Resident	4537 Larch Lane	Bellaire	TX	77401-3103
5100 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5108 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5110 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5112 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5114 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5116 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5118 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5120 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5122 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5124 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5126 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5128 Laurel Street	City of	Bellaire	7008 S. Rice Avenue	Bellaire	TX	77401-4411
5200 Laurel Street	Patrick J. and Carolyn	Grealy	5200 Laurel Street	Bellaire	TX	77401-3927
5202 Laurel Street	Spilker Chang	Somchitt	5202 Laurel Street	Bellaire	TX	77401-3927
5204 Laurel Street	Sion and Robyn K.	Saghian	5204 Laurel Street	Bellaire	TX	77401-3927
5214 Laurel Street	Mark R. and Stephanie S.	Trachtenberg	5214 Laurel Street	Bellaire	TX	77401-3927
5216 Laurel Street	Beth W.	Bruce	5216 Laurel Street	Bellaire	TX	77401-3927
5218 Laurel Street	Clifford L.	Graham	5218 Laurel Street	Bellaire	TX	77401-3927

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
5219 Laurel Street	Alok and Luisa	Bhargava	5219 Laurel Street	Bellaire	TX	77401-3926
5103 Linden Street	Nancy	Wilhelm	5103 Linden Street	Bellaire	TX	77401-4437
5105 Linden Street	Anthony	Calabrese	5105 Linden Street	Bellaire	TX	77401-4437
5107 Linden Street	Stephen E. and Mary B.	Kane	4754A FM 1374 Road	Huntsville	TX	77340-2196
5107 Linden Street	Current	Resident	5107 Linden Street	Bellaire	TX	77401-4437
5109 Linden Street	Lisa A.	Barnes	5109 Linden Street	Bellaire	TX	77401-4437
5111 Linden Street	Mitchell C.	Pilot	5111 Linden Street	Bellaire	TX	77401-4437
5113 Linden Street	Vicenta	Medrano	5113 Linden Street	Bellaire	TX	77401-4437
5115 Linden Street	Edwin and Evelyn	Vecera	5115 Linden Street	Bellaire	TX	77401-4437
5117 Linden Street	Kazuhiro and Kazumi	Oka	5117 Linden Street	Bellaire	TX	77401-4437
5121 Linden Street	Gillian Richards and	William Condon	P.O. Box 16466160	Sioux Falls	SD	57186
5121 Linden Street	Current	Resident	5121 Linden Street	Bellaire	TX	77401-4437
5123 Linden Street	Randy D. and Patricia	Pollard	5123 Linden Street	Bellaire	TX	77401-4437
5125 Linden Street	John W. and Cathleen G.	Riggs	5125 Linden Street	Bellaire	TX	77401-4437
5201 Linden Street	Peter T. and Sandy J.	Nguyen	5201 Linden Street	Bellaire	TX	77401-3928
5202 Linden Street	Darshan and Varinder	Wadhwa	4212 Sunset Boulevard	Houston	TX	77005-1908
5202 Linden Street	Current	Resident	5202 Linden Street	Bellaire	TX	77401-3929
5203 Linden Street	Jiaqing and Xiaojin G.	Zhang	5203 Linden Street	Bellaire	TX	77401-3928
5204 Linden Street	Thomas A. and Ellen M.	Solak	5204 Linden Street	Bellaire	TX	77401-3929
5205 Linden Street	Kevin Oshaughnessey and	Christina Bejarano	3 Hermann Museum Cir. Apt. 6316	Houston	TX	77004-7983
5205 Linden Street	Current	Resident	5205 Linden Street	Bellaire	TX	77401-3928
5206 Linden Street	Tiffany	Tran	4522 Pin Oak Lane	Bellaire	TX	77401-2612
5206 Linden Street	Current	Resident	5206 Linden Street	Bellaire	TX	77401-3929
5207 Linden Street	Menny	Rosenbaum	5116 Bissonnet St., Ste. 310	Bellaire	TX	77401-4007
5207 Linden Street	Current	Resident	5207 Linden Street	Bellaire	TX	77401-3928
5208 Linden Street	Robert G.	Vecera	4909 Bellaire Boulevard	Bellaire	TX	77401-4422
5208 Linden Street	Current	Resident	5208 Linden Street	Bellaire	TX	77401-3929
5209 Linden Street	Michell A. and Alyssa K.	Tiras	5209 Linden Street	Bellaire	TX	77401-3928
5210 Linden Street	William Fred and Whitely B.	Levy	5210 Linden Street	Bellaire	TX	77401-3929
5211 Linden Street	Mingyu Tang and	Kelly Zheng	5211 Linden Street	Bellaire	TX	77401-3928
5212 Linden Street	William E. and Christina	Stone	5212 Linden Street	Bellaire	TX	77401-3929
5213 Linden Street	Robert G.	Vecera	4909 Bellaire Boulevard	Bellaire	TX	77401-4422
5213 Linden Street	Current	Resident	5213 Linden Street	Bellaire	TX	77401-3928
5214 Linden Street	Erik P. Nolte and Leanne	Marie Rakowitz	5214 Linden Street	Bellaire	TX	77401-3929
5215 Linden Street	Khalil G. and Lydia D.	Khoury	4848 Pin Oak Park Apt. 1510	Houston	TX	77081-2294
5215 Linden Street	Current	Resident	5215 Linden Street	Bellaire	TX	77401-3928

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
5216 Linden Street	Francis K. and Mary M.	Yogi	5216 Linden Street	Bellaire	TX	77401-3929
5217 Linden Street	Jason and Ruth	Wintz	5217 Linden Street	Bellaire	TX	77401-3928
5218 Linden Street	Dean A. and Susan R.	Nelson	5218 Linden Street	Bellaire	TX	77401-3929
5219 Linden Street	Karim S. and Nancy G.	Iskander	5219 Linden Street	Bellaire	TX	77401-3928
5220 Linden Street	Yang	Zhang	5220 Linden Street	Bellaire	TX	77401-3929
5221 Linden Street	David J. and Caren L.	Canady	5221 Linden Street	Bellaire	TX	77401-3928
5222 Linden Street	John D.	Swafford	5222 Linden Street	Bellaire	TX	77401-3929
5223 Linden Street	Osburn D. and Barbara W.	Davis	5223 Linden Street	Bellaire	TX	77401-3928
5224 Linden Street	Jeffrey T. and Andrea M.	Yorio	5224 Linden Street	Bellaire	TX	77401-3929
4800 Locust Street	Thomas A. and Ellen M.	McDonald	P.O. Box 697	Bellaire	TX	77401-3929
4800 Locust Street	Current	Resident	4800 Locust Street	Bellaire	TX	77402-0697
4801 Locust Street	Monica M.	Chamorro-Ezzie	4422 Osby Drive	Bellaire	TX	77401-4022
4801 Locust Street	Current	Resident	4801 Locust Street	Houston	TX	77096-4423
4802 Locust Street	Jeffery	Gillespie	4802 Locust Street	Bellaire	TX	77401-4022
4805 Locust Street	Wesley E. and Allison D.	Hart	4805 Locust Street	Bellaire	TX	77401-4022
4806 Locust Street	Michael D.	Williams	4806 Locust Street	Bellaire	TX	77401-4022
4807 Locust Street	Lakshimpriya Kasirajan and	Anand Balasubramanian	P.O. Box 90967	Houston	TX	77290-0967
4807 Locust Street	Current	Resident	4807 Locust Street	Bellaire	TX	77401-4022
4807 1/2 Locust Street #5	Martha	Garza	4545 Bissonnet St., Unit 230	Bellaire	TX	77401-3121
4807 1/2 Locust Street #5	Current	Resident	4807 1/2 Locust Street #5	Bellaire	TX	77401-4022
4808 Locust Street	Linda L. Williams and	Jose Ernesto Calderon	4808 Locust Street	Bellaire	TX	77401-4022
4809 Locust Street	Catherina	Ocampo	4809 Locust Street	Bellaire	TX	77401-4022
4810 Locust Street	John M. Chomiak and	Lori A. Pritchett	4810 Locust Street	Bellaire	TX	77401-4022
4811 Locust Street	Marilyn R.	Johnson	4811 Locust Street	Bellaire	TX	77401-4022
4812 Locust Street	Linda L.	Williams	4808 Locust Street	Bellaire	TX	77401-4022
4812 Locust Street	Current	Resident	4812 Locust Street	Bellaire	TX	77401-4022
4813 Locust Street	Ilana Reisz	Schloeder	4813 Locust Street	Bellaire	TX	77401-4022
4814 Locust Street	Jean D.	Taylor	4814 Locust Street	Bellaire	TX	77401-4022
4815 Locust Street	Current	Owner	4815 Locust Street	Bellaire	TX	77401-4022
4816 Locust Street	Michael A. and Gina C.	Pack	4816 Locust Street	Bellaire	TX	77401-4022
4817 Locust Street	Brosch Family	Trust	4817 Locust Street	Bellaire	TX	77401-4022
4818 Locust Street	Douglas and Grace Z.	Cooper	4818 Locust Street	Bellaire	TX	77401-4022
4819 Locust Street	Ronald C.	Lewis	4819 Locust Street	Bellaire	TX	77401-4022
4820 Locust Street	Rangan Padmanabhan and	Lakshmi Sreekumar	P.O. Box 25391	Houston	TX	77401-4022
4820 Locust Street	Current	Resident	4820 Locust Street	Bellaire	TX	77265-5391
4822 Locust Street	Vincent G.	Nelson	4822 Locust Street	Bellaire	TX	77401-4022

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
4901 Locust Street	Judith A.	Elkins	P.O. Box 1711	Bellaire	TX	77402-1711
4918 Locust Street	JJ Locust	LLC	4918 Locust Street	Bellaire	TX	77401-4056
4920 Locust Street	Kyriaki S.	Strait	4920 Locust Street	Bellaire	TX	77401-4040
4922 Locust Street	AMJC Properties	LLC	4922 Locust Street	Bellaire	TX	77401-4040
4924 Locust Street	Castle Services	LLC	4924 Locust Street	Bellaire	TX	77401-4040
5000 Locust Street	Current	Owner	P.O. Box 1776	Bellaire	TX	77402-1776
5000 Locust Street	Current	Resident	5000 Locust Street	Bellaire	TX	77401-3313
5001 Locust Street	Herbert D. and Joyce	Holloway	6501 S. Rice Avenue	Bellaire	TX	77401-3306
5002 Locust Street	Carolyn D.	Rollins	5002 Locust Street	Bellaire	TX	77401-3313
5006 Locust Street	Daniel A. Breisacher and	Angela M. Pabon	6307 S. Rice Avenue	Bellaire	TX	77401-3303
5006 Locust Street	Current	Resident	5006 Locust Street	Bellaire	TX	77401-3303
5008 Locust Street	Daniel D.	Bawden	5530 Yarwell Drive	Houston	TX	77096-4012
5008 Locust Street	Current	Resident	5008 Locust Street	Bellaire	TX	77401-3303
5101 Locust Street	Charles M. and Linda	Winston	5101 Locust Street	Bellaire	TX	77401-3320
5102 Locust Street	Stephen and Cathy R.	Kuper	5102 Locust Street	Bellaire	TX	77401-3321
5103 Locust Street	Joseph J. and Meredith E. M.	Wyzik	5103 Locust Street	Bellaire	TX	77401-3320
5104 Locust Street	William E. Baptist and	Elizabeth Winograd	5104 Locust Street	Bellaire	TX	77401-3321
5105 Locust Street	Jay and Susan	Le Jeune	5105 Locust Street	Bellaire	TX	77401-3320
5106 Locust Street	Cynthia	Denman	5106 Locust Street	Bellaire	TX	77401-3321
5107 Locust Street	Cynthia and Rosalyn N.	Pham	5107 Locust Street	Bellaire	TX	77401-3320
5108 Locust Street	Todd	Yontov	5108 Locust Street	Bellaire	TX	77401-3320
5109 Locust Street	Brent D.	LeBlanc	5109 Locust Street	Bellaire	TX	77401-3321
5110 Locust Street	Stella	Gutierrez	1629 Wimberly Hollow Lane	Rosenberg	TX	77471-6667
5110 Locust Street	Current	Resident	5110 Locust Street	Bellaire	TX	77401-3321
5111 Locust Street	Maxine	Epstein	5111 Locust Street	Bellaire	TX	77401-3320
5112 Locust Street	Gary P. and Jane	McNeel	5112 Locust Street	Bellaire	TX	77401-3321
5113 Locust Street	Sanjay C.	Mehta	5113 Locust Street	Bellaire	TX	77401-3320
5114 Locust Street	Robert and Margaret	Newhouse	5114 Locust Street	Bellaire	TX	77401-3321
5115 Locust Street	Burdette W.	Keeland	5252 Westchester St., Ste. 170	Houston	TX	77005-4144
5115 Locust Street	Current	Resident	5115 Locust Street	Bellaire	TX	77401-3320
5116 Locust Street	Jennifer and John	Del Tatto	5116 Locust Street	Bellaire	TX	77401-3321
5117 Locust Street	Guadalupe C.	Quintanilla	118 Pamella Drive	Bellaire	TX	77401-3712
5117 Locust Street	Current	Resident	5117 Locust Street	Bellaire	TX	77401-3320
5118 Locust Street	John Anaiapakos and Seva	Papageorge, MD	5118 Locust Street	Bellaire	TX	77401-3321
5119 Locust Street	Gregory Homes	Inc.	16242 Grant Road	Cypress	TX	77429-7161
5119 Locust Street	Current	Resident	5119 Locust Street	Bellaire	TX	77401-3320

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
5120 Locust Street	4419 Limited	Partnership	5210 Spruce Street	Bellaire	TX	77401-3311
5120 Locust Street	Current	Resident	5120 Locust Street	Bellaire	TX	77401-3321
5121 Locust Street	Guadalupe C.	Quintanilla	120 Pamellia Drive	Bellaire	TX	77401-3712
5121 Locust Street	Current	Resident	5121 Locust Street	Bellaire	TX	77401-3320
5122 Locust Street	Maria G.	Crawford	4411 Windsail Ct.	Missouri City	TX	77459-1616
5122 Locust Street	Current	Resident	5122 Locust Street	Bellaire	TX	77401-3321
5123 Locust Street	David and Nancy	Loncarich	5123 Locust Street	Bellaire	TX	77401-3320
5124 Locust Street	Donald E.	Hauser	5124 Locust Street	Bellaire	TX	77401-3321
5125 Locust Street	Jonathan C.	Villarreal	5125 Locust Street	Bellaire	TX	77401-3320
5200 Locust Street	Current	Owner	5200 Locust Street	Bellaire	TX	77401-3323
5201 Locust Street	Gregory Homes	Inc.	16242 Grant Road	Cypress	TX	77429-7161
5201 Locust Street	Current	Resident	5201 Locust Street	Bellaire	TX	77401-3322
5202 Locust Street	Jeremy J. and Jane H.	Jones	5202 Locust Street	Bellaire	TX	77401-3323
5203 Locust Street	Randall and Catherine	Holste	5203 Locust Street	Bellaire	TX	77401-3322
5204 Locust Street	Dianna	Archer	P.O. Box 2602	Bellaire	TX	77402-2602
5204 Locust Street	Current	Resident	5204 Locust Street	Bellaire	TX	77401-3323
5205 Locust Street	Paul and Julia	Atha	5207 Locust Street	Bellaire	TX	77401-3322
5205 Locust Street	Current	Resident	5205 Locust Street	Bellaire	TX	77401-3322
5207 Locust Street	Paul and Julia	Atha	5207 Locust Street	Bellaire	TX	77401-3322
5208 Locust Street	Bruce and Gretchen	Hall	5208 Locust Street	Bellaire	TX	77401-3323
5209 Locust Street	Joseph E. and Marian C.	Ives	5209 Locust Street	Bellaire	TX	77401-3322
5210 Locust Street	Gregory B. and Kathryn L.	Palmer	5210 Locust Street	Bellaire	TX	77401-3323
5211 Locust Street	Guadalupe and Alicia	Deleon	5211 Locust Street	Bellaire	TX	77401-3322
5212 Locust Street	Roy and Rita	Chemaly	5212 Locust Street	Bellaire	TX	77401-3323
5213 Locust Street	Guadalupe and Alicia	Deleon	5211 Locust Street	Bellaire	TX	77401-3322
5213 Locust Street	Current	Resident	5213 Locust Street	Bellaire	TX	77401-3322
5214 Locust Street	Brian and Sondra	Shanklin	5214 Locust Street	Bellaire	TX	77401-3323
5215 Locust Street	Sidney S.	Smith	5215 Locust Street	Bellaire	TX	77401-3322
5216 Locust Street	Judith A.	Dewinter	5216 Locust Street	Bellaire	TX	77401-3323
5217 Locust Street	Estate of James Moore for	Lefa Maurer Moore	5217 Locust Street	Bellaire	TX	77401-3322
5218 Locust Street	Doak C. and Charlotte	Procter	5218 Locust Street	Bellaire	TX	77401-3323
5219 Locust Street	Michael A. and Theresa L.	Graves	5219 Locust Street	Bellaire	TX	77401-3322
5221 Locust Street	Joseph F. and June S.	Chalon	5221 Locust Street	Bellaire	TX	77401-3322
5222 Locust Street	James	McWhinnie	5222 Locust Street	Bellaire	TX	77401-3323
5223 Locust Street	William S. Blackwell and	Robin A. Holzer	1306 Fairview Street	Houston	TX	77006-1802
5223 Locust Street	Current	Resident	5223 Locust Street	Bellaire	TX	77401-3322

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
5637 Lucerne Street	Michelle J.	Moosally	5637 Lucerne Street	Bellaire	TX	77401-2618
5639 Lucerne Street	William R. and Dorothy O.	Voss	5639 Lucerne Street	Bellaire	TX	77401-2618
5641 Lucerne Street	Robert M.	Detamore	5641 Lucerne Street	Bellaire	TX	77401-2618
5643 Lucerne Street	John M.	James	5643 Lucerne Street	Bellaire	TX	77401-2618
5645 Lucerne Street	Victoria F.	Chu	5645 Lucerne Street	Bellaire	TX	77401-2618
5647 Lucerne Street	Siavash Pasalar and	Setareh Mardan	5647 Lucerne Street	Bellaire	TX	77401-2618
6802 Mapleridge Street	Luel Partnership Ltd	2-02	P.O. Box 1074	Bellaire	TX	77402-1074
7005 Mapleridge Street	MWH Properties	LLC	7005 Mapleridge Street	Bellaire	TX	77401-3930
7100 Mapleridge Street	Bellaire Central Baptist	Church	7115 Mapleridge Street	Bellaire	TX	77401-4940
4500 Medinah Place	Patricia	Raybon	4218 Alabama Street	Bellaire	TX	77027-4902
4500 Medinah Place	Current	Resident	4500 Medinah Place	Bellaire	TX	77401-2605
4501 Medinah Place	Abdullah and Hayrunnisa	Bozkurt	4501 Medinah Place	Bellaire	TX	77401-2605
4502 Medinah Place	Dennis Mitchel	Brando	4115 Lehigh Avenue	Houston	TX	77005-1932
4502 Medinah Place	Current	Resident	4502 Medinah Place	Bellaire	TX	77401-2605
4503 Medinah Place	Weiss Family Trust	(Stephen Weiss)	4503 Medinah Place	Bellaire	TX	77401-2605
4504 Medinah Place	Linda Patas	Ferrante	4504 Medinah Place	Bellaire	TX	77401-2605
4505 Medinah Place	Lanny	Loofbourrow	4505 Medinah Place	Bellaire	TX	77401-2605
4505 Medinah Place	Medinah Place	Civic Corp.	4505 Medinah Place	Bellaire	TX	77401-2605
4506 Medinah Place	Carol C. Chen and	Peter Y. Yang	4506 Medinah Place	Bellaire	TX	77401-2605
4507 Medinah Place	Craig S.	Mueller	4507 Medinah Place	Bellaire	TX	77401-2605
4508 Medinah Place	Lynda M.	Parsons	4508 Medinah Place	Bellaire	TX	77401-2605
4509 Medinah Place	Norma E. Aguilar and	Jeffery R. Daniels	1 Van Der Donck Street, Apt. 701	Yonkers	NY	10701-7057
4509 Medinah Place	Current	Resident	4509 Medinah Place	Bellaire	TX	77401-2605
4512 Merrie Lane	Burt and Diane	Bailey	4512 Merrie Lane	Bellaire	TX	77401-3726
4514 Merrie Lane	Eliahu A. and Jennifer	Ben-Shoshan	4514 Merrie Lane	Bellaire	TX	77401-3726
4516 Merrie Lane	Edwin H.	Sikes III	4516 Merrie Lane	Bellaire	TX	77401-3726
4517 Merrie Lane	Irene W. and Chi-Tat T.	Kwan	4517 Merrie Lane	Bellaire	TX	77401-3725
4518 Merrie Lane	Elizabeth M. and Robert G.	Connely	4518 Merrie Lane	Bellaire	TX	77401-3726
4519 Merrie Lane	Douglas and Suzanne	Harrison	4519 Merrie Lane	Bellaire	TX	77401-3725
4520 Merrie Lane	Russell and Kelly	Alexander	4520 Merrie Lane	Bellaire	TX	77401-3726
4521 Merrie Lane	Stephen A. and Galin L.	Morgan	4521 Merrie Lane	Bellaire	TX	77401-3725
4522 Merrie Lane	George O.	Ives Jr.	4522 Merrie Lane	Bellaire	TX	77401-3726
4523 Merrie Lane	Z Bear	Inc.	4525 Merrie Lane	Bellaire	TX	77401-3725
4523 Merrie Lane	Current	Resident	4523 Merrie Lane	Bellaire	TX	77401-3725
4524 Merrie Lane	Ivan L. and Helene	Kessell	4524 Merrie Lane	Bellaire	TX	77401-3726
4525 Merrie Lane	Margaret N.	Zoller	4525 Merrie Lane	Bellaire	TX	77401-3725

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
4526 Merrie Lane	Current	Owner	4526 Merrie Lane	Bellaire	TX	77401-3726
4527 Merrie Lane	Current	Owner	4527 Merrie Lane	Bellaire	TX	77401-3725
4528 Merrie Lane	Nicholas Ryan	Hodges	4528 Merrie Lane	Bellaire	TX	77401-3726
4529 Merrie Lane	Paul G. and Cristina Eckoff	c/o R. Hassell Co.	3550 Willowbend Boulevard	Houston	TX	77054-1127
4529 Merrie Lane	Current	Resident	4529 Merrie Lane	Bellaire	TX	77401-3725
4531 Merrie Lane	Victor D. and Susan	Stiggins	4531 Merrie Lane	Bellaire	TX	77401-3725
4533 Merrie Lane	William S.	Speich	4533 Merrie Lane	Bellaire	TX	77401-3725
4535 Merrie Lane	Linnett G. Morales and	Carlos Flores	3333 Wesleyan St., Apt. 1244	Houston	TX	77027-6372
4535 Merrie Lane	Current	Resident	4535 Merrie Lane	Bellaire	TX	77401-3725
4537 Merrie Lane	William H. and Lina C.	Yeh	4708 Braeburn Drive	Bellaire	TX	77401-5312
4537 Merrie Lane	Current	Resident	4537 Merrie Lane	Bellaire	TX	77401-3725
855 Mulberry Lane	Donald and Carolyn	Springer	855 Mulberry Lane	Bellaire	TX	77401-3807
905 Mulberry Lane	Philip	Trainor	905 Mulberry Lane	Bellaire	TX	77401-3211
907 Mulberry Lane	Amjad C.	Najjar	907 Mulberry Lane	Bellaire	TX	77401-3211
909 Mulberry Lane	Current	Owner	909 Mulberry Lane	Bellaire	TX	77401-3211
911 Mulberry Lane	Patricia H.	Janki	911 Mulberry Lane	Bellaire	TX	77401-3211
913 Mulberry Lane	Anand and Meenal P.	Balakrishnan	913 Mulberry Lane	Bellaire	TX	77401-3211
915 Mulberry Lane	Jacques M. and Dulce	Azagury	915 Mulberry Lane	Bellaire	TX	77401-3211
917 Mulberry Lane	Gregory E. and Raquel J.	George	917 Mulberry Lane	Bellaire	TX	77401-3211
919 Mulberry Lane	Julianne R.	Cowden	4801 Woodway Dr., Ste. 360W	Houston	TX	77056-1805
919 Mulberry Lane	Current	Resident	919 Mulberry Lane	Bellaire	TX	77401-3211
921 Mulberry Lane	Vickey L.	O'Donnell	921 Mulberry Lane	Bellaire	TX	77401-3211
923 Mulberry Lane	Clay M.	Lindberg	923 Mulberry Lane	Bellaire	TX	77401-3211
1011 Mulberry Lane	Ray M.	Gilliam	5517 Sugar Hill Drive	Houston	TX	77056-2031
1011 Mulberry Lane	Current	Resident	1011 Mulberry Lane	Bellaire	TX	77401-2707
1013 Mulberry Lane	Charlotte Gilliam	Ray	5566 Cedar Creek Drive	Houston	TX	77056-2308
1013 Mulberry Lane	Current	Resident	1013 Mulberry Lane	Bellaire	TX	77401-2707
1015 Mulberry Lane	Michael	Bailey	1015 Mulberry Lane	Bellaire	TX	77401-2707
1017 Mulberry Lane	Katheryn V.	Ryan	1017 Mulberry Lane	Bellaire	TX	77401-2707
0 Newcastle Street	Sandcastle Homes	Inc.	1405 Durham Drive	Houston	TX	77007-3462
5603 Newcastle Street	Kadrian	Talley	5603 Newcastle Street	Bellaire	TX	77401-2712
5605 Newcastle Street	Dennis M.	Brando	4115 Lehigh Avenue	Houston	TX	77005-1932
5605 Newcastle Street	Current	Resident	5605 Newcastle Street	Bellaire	TX	77401
5607 Newcastle Street	Heinrich and Dorota	Grobler	P.O. Box 25369	Houston	TX	77265-5369
5607 Newcastle Street	Current	Resident	5607 Newcastle Street	Bellaire	TX	77401
5609 Newcastle Street	Heinrich and Dorota	Grobler	P.O. Box 25369	Houston	TX	77265-5369

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5609 Newcastle Street	Current	Resident	5609 Newcastle Street	Bellaire	TX	77401
5804 Newcastle Street	Carlos H.	Alvarez	7730 Westheimer Road	Houston	TX	77063-4619
5804 Newcastle Street	Current	Resident	5804 Newcastle Street	Bellaire	TX	77401
5808 Newcastle Street	Carlos H.	Alvarez	7730 Westheimer Road	Houston	TX	77063-4619
5808 Newcastle Street	Current	Resident	5808 Newcastle Street	Bellaire	TX	77401
5809 Newcastle Street	Carlos A. and Martha L.	Mattiole	5809 Newcastle Street	Bellaire	TX	77401-3213
5811 Newcastle Street	Kevin P.	Newman	5811 Newcastle Street	Bellaire	TX	77401-3213
5901 Newcastle Street	Pablo Lozano and	Martha A. Laird	4402 Lyubar Drive	Houston	TX	77096-4419
5903 Newcastle Street	Clifford W. and Susan B.	Atherton	5903 Newcastle Drive	Bellaire	TX	77401-3215
215 N. Fifth Street	Mark C.	Frnka	5200 Cedar Street	Bellaire	TX	77401-3915
4521 Pin Oak Lane	Taso Mougouris and Rachel	Jackson-Pavlu	4521 Pin Oak Lane	Bellaire	TX	77401-2612
4523 Pin Oak Lane	Bill and Amy	Smith	4523 Pin Oak Lane	Bellaire	TX	77401-2612
4525 Pin Oak Lane	Manouchehr and Aminta C.	Khodadadiah	4525 Pin Oak Lane	Bellaire	TX	77401-2612
5614 Saint Paul Street	Elise G.	Rosen	5614 Saint Paul Street	Bellaire	TX	77401-2614
5615 Saint Paul Street	Linda Arlene	Evans	5615 Saint Paul Street	Bellaire	TX	77401-2614
5616 Saint Paul Street	Marilyn S.	Edwards	5616 Saint Paul Street	Bellaire	TX	77401-2614
5617 Saint Paul Street	Lynwood and Barbara	Jones	5617 Saint Paul Street	Bellaire	TX	77401-2614
5618 Saint Paul Street	Laurie N.	Levy	5618 Saint Paul Street	Bellaire	TX	77401-2614
5619 Saint Paul Street	Zizhen Wu and	Qing Yang	5619 Saint Paul Street	Bellaire	TX	77401-2614
5620 Saint Paul Street	Joyce L.	White	5620 Saint Paul Street	Bellaire	TX	77401-2614
5621 Saint Paul Street	Robert J.	Kirner	5621 Saint Paul Street	Bellaire	TX	77401-2614
5622 Saint Paul Street	Kathleen B.	Crain	5622 Saint Paul Street	Bellaire	TX	77401-2614
5623 Saint Paul Street	David	Quail	5623 Saint Paul Street	Bellaire	TX	77401-2614
5624 Saint Paul Street	Sheryl A.	Davis	5624 Saint Paul Street	Bellaire	TX	77401-2614
5625 Saint Paul Street	Harry C.	Victery, Jr.	P.O. Box 27499	Houston	TX	77227-7499
5625 Saint Paul Street	Current	Resident	5625 Saint Paul Street	Bellaire	TX	77401-2614
5626 Saint Paul Street	Terry D.	Patterson	5626 Saint Paul Street	Bellaire	TX	77401-2614
5627 Saint Paul Street	Richard E.	Rankin, Jr.	5627 Saint Paul Street	Bellaire	TX	77401-2614
4400 Serenity Lane	Florence J.	Bonadero	4400 Serenity Lane	Bellaire	TX	77401-3219
4402 Serenity Lane	Carole M.	Rogers	4402 Serenity Lane	Bellaire	TX	77401-3219
4404 Serenity Lane	Betty	Slagle	4404 Serenity Lane	Bellaire	TX	77401-3219
4406 Serenity Lane	Fay Irene	Miller	4406 Serenity Lane	Bellaire	TX	77401-3219
4408 Serenity Lane	Joyce M.	Motyka	4408 Serenity Lane	Bellaire	TX	77401-3219
4410 Serenity Lane	Karen R.	Persely	4410 Serenity Lane	Bellaire	TX	77401-3219
4412 Serenity Lane	Alicia Villarreal and	Hector Diaz	4412 Serenity Lane	Bellaire	TX	77401-3219
4414 Serenity Lane	Eric C.	Hallberg	4414 Serenity Lane	Bellaire	TX	77401-3219

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
411 S. First Street	First Street Holdings Ltd. and	Lenox Holdings Ltd.	2015 Seamist Court	Houston	TX	77008-1154
6501 S. Rice Avenue	Herbert D. and Joyce	Holloway	6501 S. Rice Avenue	Bellaire	TX	77401-3306
6503 S. Rice Avenue	Turk Investments Ltd. For	Jerald Scott & Trust	3001 Fondren Rd., Ste. A	Houston	TX	77063-4900
6509 S. Rice Avenue	Somchitt S.	Chang	5202 Laurel Street	Bellaire	TX	77401-3927
6510 S. Rice Avenue	W. R. Griffin 2006	Trust	5010 Terminal Street	Bellaire	TX	77401-6007
6512 S. Rice Avenue	South Central Oil (Rusche	Distributing Co.)	555 E. Airtex Drive	Houston	TX	77073-6099
6600 S. Rice Avenue	Kailuana Holdings	Inc.	159 Kailuana Loop	Kailu	HI	96734-1660
6601 S. Rice Avenue	Stallworth	Estate	3600 Buckingham Dr.	Nacogdoches	TX	75965-5820
6605 S. Rice Avenue	Whitestone Capital Group	LLC	5004 Cedar Street	Bellaire	TX	77401-4009
6702 S. Rice Avenue	Kelly Hardware	Inc.	542 Cascade Street	Bellaire	TX	77401-5035
6900 S. Rice Avenue	Jermear Company	LC	2330 Holmes Road	Houston	TX	77051-1014
7000 S. Third Street	Houston	ISD	4400 W. 18th Street	Houston	TX	77092-8501
4818 Spruce Street	Maria E.	Villarreal	4803 Spruce Street	Bellaire	TX	77401-4024
4818 Spruce Street	Current	Resident	4818 Spruce Street	Bellaire	TX	77401-4024
4820 Spruce Street	Douglas and Marcia	Newport	4820 Spruce Street	Bellaire	TX	77401-4024
4822 Spruce Street	Kendall and Mary	Patterson	4822 Spruce Street	Bellaire	TX	77401-4024
4823 Spruce Street	Robert D. and Denise J.	Elston	4823 Spruce Street	Bellaire	TX	77401-4024
4825 Spruce Street	Miguel O.	Strauss	4825 Spruce Street	Bellaire	TX	77401-4024
4826 Spruce Street	Denise W. and John R.	Moon	4826 Spruce Street	Bellaire	TX	77401-4024
4901 Spruce Street	David and Janie	Yao	4901 Spruce Street	Bellaire	TX	77401-4034
4902 Spruce Street	Barbara	Focht	4902 Spruce Street	Bellaire	TX	77401-4026
4903 Spruce Street	Margaret B.	Whitworth	4903 Spruce Street	Bellaire	TX	77401-4034
4904 Spruce Street	Paul W. and Susan	Snow	4904 Spruce Street	Bellaire	TX	77401-4026
4905 Spruce Street	Binoy	Shivanna	4905 Spruce Street	Bellaire	TX	77401-4034
4906 Spruce Street	Michael M. and Marla B.	Weinstein	4906 Spruce Street	Bellaire	TX	77401-4026
4907 Spruce Street	Leroy H. Hathon and	Marsha Frazier	4907 Spruce Street	Bellaire	TX	77401-4034
4908 Spruce Street	Ben J. and Kelly M.	Cervenka	4908 Spruce Street	Bellaire	TX	77401-4026
4909 Spruce Street	Kristine L.	Garbo	4909 Spruce Street	Bellaire	TX	77401-4034
4910 Spruce Street	Larry J.	Rairden	4910 Spruce Street	Bellaire	TX	77401-4026
4911 Spruce Street	Luong and Lee	Vo	4911 Spruce Street	Bellaire	TX	77401-4034
4912 Spruce Street	Richard C. and Linda	Townsend	4912 Spruce Street	Bellaire	TX	77401-4026
4913 Spruce Street	Salman Ali	Khan	4913 Spruce Street	Bellaire	TX	77401-4034
4914 Spruce Street	Steven C.	Holden	4914 Spruce Street	Bellaire	TX	77401-4026
4915 Spruce Street	Linda M.	Breaker	4915 Spruce Street	Bellaire	TX	77401-4034
4916 Spruce Street	Noble Theresa	Suppatkul	4916 Spruce Street	Bellaire	TX	77401-4026
4917 Spruce Street	Michael F. Thomas and	Deanna L. Draper	4917 Spruce Street	Bellaire	TX	77401-4034

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
4918 Spruce Street	Catherine	O'Harra	4918 Spruce Street	Bellaire	TX	77401-4026
4921 Spruce Street	Jennie E.	Horton	4921 Spruce Street	Bellaire	TX	77401-4034
4922 Spruce Street	Maecella K.	Jackson	4922 Spruce Street	Bellaire	TX	77401-4026
4923 Spruce Street	Robert C. Connor and	Sue J. White	4923 Spruce Street	Bellaire	TX	77401-4034
4924 Spruce Street	Ulla-Britt	Larka	4924 Spruce Street	Bellaire	TX	77401-4026
4925 Spruce Street	Paul A.	Nakata	4925 Spruce Street	Bellaire	TX	77401-4034
4927 Spruce Street	Varma Family Living	Trust	4927 Spruce Street	Bellaire	TX	77401-4034
5104 Spruce Street	W. R. Griffin 2006	Trust	5010 Terminal Street	Bellaire	TX	77401-6007
5112 Spruce Street	W. R. Griffin 2006	Trust	5010 Terminal Street	Bellaire	TX	77401-6007
5118 Spruce Street	Mueller & Coulson Leasing	(Lloyd B. Coulson, et al)	5118 Spruce Street	Bellaire	TX	77401-3309
5134 Spruce Street	Greenbriar Chateau	Associated Ltd.	1800 August Drive, Ste. 370	Houston	TX	77057-3185
5160 Spruce Street	Kathleen	Ballanfant	5160 Spruce Street	Bellaire	TX	77401-3309
5200 Spruce Street	Clause-Campise	LLC	P.O. Box 406	Bellaire	TX	77402-0406
5201 Spruce Street	Jones Blair	Co.	P.O. Box 35286	Dallas	TX	75235-0286
5202 Spruce Street	Villareal Partnership	Ives	4803 Spruce Street	Bellaire	TX	77401-4024
5204 Spruce Street	Strickland Hicks	Inc.	5204 Spruce Street	Bellaire	TX	77401-3311
5204 Spruce Street	Strickland Hicks	Inc.	5204 Spruce Street	Bellaire	TX	77401-3311
5205 Spruce Street	Spruce Place	Inc.	4907 Welford Drive	Bellaire	TX	77401-5335
5210 Spruce Street	5210 Limited	Partnership	4901 Elm Street	Bellaire	TX	77401-2810
5211 Spruce Street	Mueller & Coulson	Leasing	5118 Spruce Street	Bellaire	TX	77401-3309
5213 Spruce Street	Frederick J.	Costello	5213 Spruce Street	Bellaire	TX	77401-3310
5215 Spruce Street	Com for Care	Inc.	P.O. Box 106	Bellaire	TX	77402-0106
5216 Spruce Street	John	Usetlon	5216 Spruce Street	Bellaire	TX	77401-3311
5217 Spruce Street	Com for Care	Inc.	P.O. Box 106	Bellaire	TX	77402-0106
5218 Spruce Street	Edward L.	Schafman	5218 Spruce Street	Bellaire	TX	77401-3311
5218 Spruce Street	Edward L.	Schafman	5218 Spruce Street	Bellaire	TX	77401-3311
5222 Spruce Street	Joe Alfred	Izen, Jr.	5222 Spruce Street	Bellaire	TX	77401-3311
0 W. Loop S.	SBC Communications	(Property Tax Admin.)	1 Bell Center	Saint Louis	MO	63101-3004
6330 W. Loop S.	BRI 1833 6330	LLC	1140 E. Hallandale Beach Blvd.	Hallandale Beach	FL	33009-4432
6500 W. Loop S.	SBC Communications	(Property Tax Admin.)	1 Bell Center	Saint Louis	MO	63101-3004
4520 Wedgewood Drive	Gulshan	Sachdeva	4520 Wedgewood Drive	Bellaire	TX	77401-3106
4521 Wedgewood Drive	Tien When and Irene A.	Lo	1614 Green Leaf Oaks Drive	Sugar Land	TX	77479-3264
4521 Wedgewood Drive	Current	Resident	4521 Wedgewood Drive	Bellaire	TX	77401-3105
4522 Wedgewood Drive	Ida R.	Reese	4522 Wedgewood Drive	Bellaire	TX	77401-3106
4523 Wedgewood Drive	Eric and Beth	Bradley	4523 Wedgewood Drive	Bellaire	TX	77401-3105
4524 Wedgewood Drive	Denise M. Byington and	Humberta A. Garcia	4524 Wedgewood Drive	Bellaire	TX	77401-3106

Property Address	Owner First Name(s)	Owner Last Name(s)	Mailing Address	City	State	Zip
4525 Wedgewood Drive	Robert S. Doty and	Rebecca K. Jackson	4525 Wedgewood Drive	Bellaire	TX	77401-3105
4526 Wedgewood Drive	Letizia C. Shannon	Survivor's Trust	6219 Ogden Forest Drive	Houston	TX	77088-2323
4526 Wedgewood Drive	Current	Resident	4526 Wedgewood Drive	Bellaire	TX	77401-3106
4527 Wedgewood Drive	Aaron Mohanty and	Mary M. George	4923 Williams Court Lane	Houston	TX	77081-2103
4527 Wedgewood Drive	Current	Resident	4527 Wedgewood Drive	Bellaire	TX	77401-3105
4529 Wedgewood Drive	Amanda M. and Micah R.	Hurt	5908 Annapolis Street	Houston	TX	77005-3110
4529 Wedgewood Drive	Current	Resident	4529 Wedgewood Drive	Bellaire	TX	77401-3105
4531 Wedgewood Drive	Barbara A. and Scarlett	Yarborough	4531 Wedgewood Drive	Bellaire	TX	77401-3105
4533 Wedgewood Drive	Toby	Beckwith	4533 Wedgewood Drive	Bellaire	TX	77401-3105
4535 Wedgewood Drive	Pauline L. Nolen	Survivor's Trust	4535 Wedgewood Drive	Bellaire	TX	77401-3105
4537 Wedgewood Drive	Jacqueline A.	Georgiou	4537 Wedgewood Drive	Bellaire	TX	77401-3105
4539 Wedgewood Drive	Paisal Z. and Shezi Z.	Kirmani	4539 Wedgewood Drive	Bellaire	TX	77401-3105
4541 Wedgewood Drive	Millicent	Andrus	4541 Wedgewood Drive	Bellaire	TX	77401-3105
4543 Wedgewood Drive	Taso	Mougouris	4521 Pin Oak Lane	Bellaire	TX	77401-2612
4543 Wedgewood Drive	Current	Resident	4543 Wedgewood Drive	Bellaire	TX	77401-3105
4545 Wedgewood Drive	TCJ Goff Interests	LP	P.O. Box 2649	Bellaire	TX	77402-2649
4545 Wedgewood Drive	Current	Resident	4545 Wedgewood Drive	Bellaire	TX	77401-3105
909 Wildwood Lane	Saira Ali and	Manze M. Butte	2500 W. Loop S., Ste. 515	Houston	TX	77027-4506
909 Wildwood Lane	Current	Resident	909 Wildwood Lane	Bellaire	TX	77401-3108
912 Wildwood Lane	James E. and Donna	Rickenbacker	912 Wildwood Lane	Bellaire	TX	77401-3108