

# CITY OF BELLAIRE TEXAS

## PLANNING AND ZONING COMMISSION

APRIL 14, 2015

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Council Chamber

Regular Session

6:00 PM

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7008 S. RICE AVENUE  
BELLAIRE, TX 77401



### Chairman

Mr. Winfred Frazier

### Commissioner

Christopher Butler

### Commissioner

Paul Simmons

### Commissioner

Dirk Stiggins

### Vice Chairman

Bill Thorogood

### Commissioner

Marc Steinberg

### Commissioner

S. Lynne Skinner

### Mission Statement:

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

**I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM****II. APPROVAL OF MINUTES FROM PAST MEETINGS**

1. Planning and Zoning Commission - Regular Session - Mar 10, 2015 6:00 PM

**III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION****IV. GENERAL PUBLIC COMMENTS**

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

**V. PUBLIC HEARINGS**

Docket # SUP-2015-01-Public Hearing on an application filed by Roy Harper AIA & Associates, Inc., on behalf of Crosspoint Church/West University Baptist Church, owner of the property at 4601 Bellaire Boulevard, for a Specific Use Permit, as required by Chapter 24, Planning & Zoning, Section 24-532 B. (2), to allow for the construction of a youth building to be used for youth worship, ecclesiastical education, and community activities. This property is located in the R-3 Zoning District.

(Requested by John McDonald, Development Services)

**A. Presentation of the Public Hearing Process****B. Presentation by the Applicant****C. Staff Findings****D. Public Comments**

- i. Persons at the meeting who have indicated their desire to address the Commission by submitting the form provided shall have three (3) minutes each to present comments concerning the Application. This time limit may be extended to five (5) minutes at the discretion of the Chair with the consent of the Commission.**



**E. Response of Applicant****F. Questions from the Commission****G. Invitation for Written Comments, if applicable****H. Closure of the Public Hearing**

Docket # AR-2015-03-Public Hearing on an application filed by Sandcastle Homes, Inc., owner of the property at 0 Newcastle and 0 Howard Street, for a subdivision replat to create twelve (12) single-family lots north of Bissonnet Street, between Howard and Newcastle, to be known as "Bellaire Gardens." This property is located in the Corridor Mixed-use (CMU) Zoning District.

(Requested by John McDonald, Development Services)

**A. Presentation of the Public Hearing Process****B. Presentation by the Applicant****C. Staff Findings****D. Public Comments**

- i. Persons at the meeting who have indicated their desire to address the Commission by submitting the form provided shall have three (3) minutes each to present comments concerning the Application. This time limit may be extended to five (5) minutes at the discretion of the Chair with the consent of the Commission**

**E. Response of Applicant****F. Questions from the Commission****G. Invitation for Written Comments, if applicable****H. Closure of the Public Hearing****VI. CURRENT BUSINESS (ITEMS FOR DISCUSSION, CONSIDERATION, AND/OR POSSIBLE ACTION)**

1. Presentation of the City of Bellaire DRAFT Five Year Capital Improvement Plan, presented by Diane K. White, Assistant City Manager.  
(Requested by Diane K White, City Manager's Office)
2. Discussion, consideration, and possible action on an application filed by Brown and Gay Engineers, Inc. on behalf of HEB Grocery Company, LP, for a Planned Development Amendment, as required by Chapter 24, Planning & Zoning, Article VI, "Amendatory Procedures," Section 24-604, "Application for Planned Development Amendment," to re-develop the existing H-E-B grocery store site located at 5106 Bissonnet, in the Urban Village-Downtown (UV-D) Zoning District.  
(Requested by John McDonald, Development Services)

3. Docket # AR-2015-03-Consideration of an application filed by Sandcastle Homes, Inc., owner of the property at 0 Newcastle and 0 Howard Street, for a subdivision replat to create twelve (12) single-family lots north of Bissonnet Street, between Howard and Newcastle, to be known as "Bellaire Gardens." This property is located in the Corridor Mixed-use (CMU) Zoning District.

(Requested by John McDonald, Development Services)

4. Presentation of the update to the 2009 Comprehensive Plan to include the addition of an appendix prepared and approved by the Bellaire Parks and Recreation Advisory Board.

(Requested by John McDonald, Development Services)

## **VII. COMMITTEE REPORTS**

## **VIII. CORRESPONDENCE**

## **IX. REQUESTS FOR NEW BUSINESS, ANNOUNCEMENTS AND COMMENTS**

- A. **Staff liaison report on the status of projects previously addressed by the commission as well as projects for future meetings.**
- B. **The Chairman shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter is appropriate for inclusion of a future Agenda of the Commission or for the referral to staff for investigation**

## **X. ADJOURNMENT**



# CITY OF BELLAIRE TEXAS

## PLANNING AND ZONING COMMISSION

MARCH 10, 2015

Council Chamber

Regular Session

6:00 PM

7008 S. RICE AVENUE  
BELLAIRE, TX 77401

### I. CALL TO ORDER AND ANNOUNCEMENT OF QUORUM

Chairman Frazier called the meeting to order at 6:02 PM and announced that a quorum was present, consisting of the following members:

Attendee Name	Title	Status	Arrived
Christopher Butler	Commissioner	Present	
Winfred Frazier	Chairman	Present	
Bill Thorogood	Vice Chairman	Present	
Paul Simmons	Commissioner	Present	
Marc Steinberg	Commissioner	Present	
Dirk Stiggins	Commissioner	Present	
S. Lynne Skinner	Commissioner	Present	
John McDonald	Director	Present	
Alan P. Petrov	City Attorney	Present	
Ashley Parcus	Secretary	Present	

### II. APPROVAL OF MINUTES FROM PAST MEETINGS

1. Planning and Zoning Commission - Regular Session - Jan 13, 2015 6:00 PM

<b>RESULT:</b>	<b>APPROVED [6 TO 0]</b>
<b>MOVER:</b>	Bill Thorogood, Vice Chairman
<b>SECONDER:</b>	Dirk Stiggins, Commissioner
<b>AYES:</b>	Butler, Frazier, Thorogood, Steinberg, Stiggins, Skinner
<b>ABSTAIN:</b>	Simmons

### III. REMINDER TO CITIZENS DESIRING TO ADDRESS THE COMMISSION

Chairman Frazier reminded all citizens that wished to speak to fill out a sign-in sheet.

### IV. GENERAL PUBLIC COMMENTS

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

**Lynn McBee**-Ms. McBee stated that she hoped the public hearing regarding the update to the Comprehensive Plan was going to be set for the Commission's April 14th meeting, and urged residents to participate in it.

Minutes Acceptance: Minutes of Mar 10, 2015 6:00 PM (Approval of Minutes from Past Meetings)

## V. PUBLIC HEARINGS

1. Public Hearing on an application filed by Brown and Gay Engineers, Inc. on behalf of HEB Grocery Company, LP, owner of the property at 5106 Bissonnet Street, for a Planned Development Amendment, as required by Chapter 24, Planning & Zoning, Article VI, "Amendatory Procedures," Section 24-604, "Application for Planned Development Amendment," to re-develop the existing H-E-B grocery store site located at 5106 Bissonnet, in the Urban Village-Downtown (UV-D) Zoning District.

Chairman Frazier introduced the public hearing item to the Commission and the public.

(Requested by John McDonald, Development Services)

### A. Presentation of the Public Hearing Process

Mr. McDonald explained the public hearing procedures.

### B. Presentation by the Applicant

**John Rose, H-E-B**-Mr. Rose thanked the Commission and Staff and stated that H-E-B has come to the realization that the facilities in Bellaire need to change, which means constructing a larger building to meet the needs of the area. He explained that they are looking at constructing a two story building, with the majority of the parking on the 1st level, and grocery retail and additional parking on the 2nd level. Mr. Rose stated that travelators and elevators will be used to transport customers to their cars, and that the shopping carts will have a magnetic break built into the wheels so that they will lock once on the travelators. He informed the Commission that there are already several two story H-E-Bs in Mexico and one that was just opened in San Antonio. Mr. Rose stressed that H-E-B does not build prototype buildings, and that the proposal of what the building will look like will most likely change. He pointed out that the reason for this is that H-E-B believes that their product needs to change in order to meet the needs of the neighborhood that the facility is located in. Therefore, the proposal is simply a general idea of the direction that H-E-B would be going in with regards to the new building. Mr. Rose added that it would be about 3.5 times the size of the current facility, with many different selections and choices than what are currently available. He also mentioned that there will be additional height and lighting in the parking garage so that customers feel safer. Mr. Rose stated that based on the Traffic Impact Analysis that was completed, it is not believed that traffic will be adversely impacted by the new development. He added that additional detention will be installed to help improve the areas stormwater. Mr. Rose informed the Commission that they had the opportunity to meet with the neighbors and felt that the turnout and response were very favorable.

### C. Staff Findings

Mr. McDonald informed the Commission that the public hearing is in regards to the construction of a new H-E-B at its current location. He added that they have applied for a planned development classification to construct a grocery store at 5106 Bissonnet. As discussed it will be a two-story building with parking at both ground level and on the 2nd floor, where the grocery retail will be located. A neighborhood shopping center currently operates on that site, which includes H-E-B and several other tenants, retail, restaurants, and office space. Mr. McDonald explained that as defined by the code, planned developments are allowed within a property zoned UV-D to enable consideration of development proposals involving uses or designs that may not strictly adhere to the standards within that section, but would meet the spirit and intent of the district. He informed the Commission that the property in question is currently surrounded by commercial, with arterial frontage. He explained that a Traffic Impact Analysis (TIA)

prepared by the applicant, including some specific recommendations, was reviewed and approved of by the City's Engineer, and those recommendations will be implemented if this planned development is approved. Mr. McDonald mentioned that the parking minimums for a 70,000 square foot building are exceeded by 22 spaces, and current utilities are already in place to handle the load from the building. He added that because the site is approximately 100% covered already, based on current regulations, there would be no mitigation necessarily required, though the applicant has stated that they will include detention on the property. Mr. McDonald informed the Commission that the only comment from the police department was to support the company's previous statements with regards to having onsite security available, and the fire marshal has no current comments based on the proposed plans and will review again at the building plan state. He stated that also included within the application is a sign plan to show how it would work with the proposed building. Mr. McDonald reminded the public and the Commission that before them tonight is only the public hearing, and that consideration of the item is tentatively scheduled for the April 14, 2015 meeting of the Commission.

#### **D. Public Comments**

**a. Persons at the meeting who have indicated their desire to address the Commission by submitting the form provided shall have three (3) minutes each to present comments concerning the Application. This time limit may be extended to five (5) minutes at the discretion of the Chair with the consent of the Commission.**

**Craig Mueller, 5118 Spruce**-Mr. Mueller informed the Commission that he lives right behind the current HEB. He mentioned that he did not see any information regarding the loading dock within the application, and asked that the Commission take into account how/when the trucks are going to have access to the dock. Mr. Mueller pointed out that the residents were originally told by H-E-B that there would be one truck at a time, and that they would enter from Fifth Street and exit from Rice, however, he sees up to 14 trucks at one time and they frequently u-turn on Spruce Street. He also mentioned that he didn't see a dumpster on the drawings, and stated that his current view from his residence is the loading dock and the dumpster, which tends to become a little ripe in the hot summer months. Mr. Mueller stated that he likes what he sees, but would like to ensure that the streets are not damaged by all of the 18-wheeler traffic.

**Carol Winograd**-Ms. Winograd asked how this facility would compare in size to the H-E-B located on Buffalo Speedway, and what else would be located on the first floor other than parking. She also stated that she was wondering about the relocation of the other tenants currently located on the property, and explained that although she is hugely in favor of an expansion of H-E-B, she is also curious to know if the City is helping those tenants relocate. Ms. Winograd mentioned that those business seem to be successful and she would like to see them continue within Bellaire. She was also curious about the meeting that H-E-B had with the community and asked if there would be additional community meetings in the future.

**Lynn McBee, 5314 Evergreen**-Ms. McBee welcomed H-E-B and stated that she is delighted to have them here and is looking forward to their opening. She mentioned that she makes a point to visit the new H-E-Bs in the area, and her biggest concern is that she doesn't feel that Bellaire needs a full-sized restaurant like the facility on San Felipe. Instead she would like for them to consider adding a community meeting room, and possibly offering a cooking class. Ms. McBee mentioned that a small cafe and coffee shop that serves sandwiches and the like would be more appropriate for the Bellaire shopper. She also suggested that additional landscaping be added to the parking lot. Ms. McBee had concerns with the changes that Mr. Rose mentioned

regarding the building, and stated that she is not comfortable with the city approving a site plan that is not final. She stated that on the whole, she totally supports the proposal.

#### **E. Response of the Applicant**

**John Rose**-Mr. Rose thanked the residents for all of their comments, and explained that truck routes and dumpsters are also a concern of the company. He assured the citizens that H-E-B will definitely be looking into how to get the trucks in and out in the most efficient way, and with as little effort as possible. He pointed out that unfortunately the company cannot control the vendors' schedules, and therefore there are circumstances when they may all show up at the same time. Mr. Rose mentioned that they will also be looking into trash location. He added that the size of the proposed facility is comparable to the store on Buffalo Speedway, and that parking and a lobby area are the only things that will be located on the first floor of the building. Mr. Rose informed the residents and Commission that there is a lot of work being done by the landlord with regards to the current tenants, but stated that he can't report on the specifics of that subject due to the fact that it is being taken care of by a different party. He stated that H-E-B had not anticipated holding additional community meetings after all of the positive feedback from the first meeting. Mr. Rose mentioned that it is a little too early in the process to be able to tell the residents what will go into the building with regards to restaurants, cooking classes, etc, but sufficed it to say that H-E-B wants to meet the needs of their customers and will first get an idea of what the community is looking for prior to making that decision. Mr. Rose explained that the site plan is final because it is what will work within the city regulations, it is simply the facade of the building that may change, with staff's concurrence.

#### **F. Questions from the Commission**

Commissioner Simmons asked Mr. Rose who prepared the TIA.

Mr. Rose stated that a traffic engineer from Brown and Gay completed the TIA. He explained that the individual has a PhD in traffic engineering.

Commissioner Simmons asked if this individual could be present at the next meeting.

Mr. Rose said that he would make that happen.

Commissioner Simmons asked if during the Community meeting the residents voiced any concerns or issues with the proposal, and if so, what were the most important.

Mr. Rose mentioned that his take away was that the biggest concern was with the current tenants and their disposition. He agreed that it is one of the items that are left undetermined at this point.

**Lisa Helfman, Director of Real Estate for H-E-B**-Ms. Helfman felt that the meeting was very positive and agreed with Mr. Rose that the only concern was the current tenants and where/if they would be able to relocate within the City.

Commissioner Butler mentioned that there was not a lot of detail included in the street level windows and asked if there had been any thought of using that space for retail display.

Mr. Rose explained that there is no glass located there, it is simply open air, and that the preference of H-E-B is to leave it open to alleviate safety concerns.

Commissioner Butler asked if the width of the sidewalks had been determined.

Mr. McDonald stated that they would be built to the City's specifications, at a minimum. He added that the requirement for commercial areas is 4 feet.

Commissioner Butler asked if there would be any consideration of increasing the width.

Mr. Rose explained that they would rather not take area away from the parking in order to install wider sidewalks, but he also mentioned that he believed the sidewalks would be a little wider than 4 feet.

Commissioner Butler asked if for the next meeting H-E-B could provide a diagram showing the street width, sidewalk width, and the height of the building. He also suggested that they have information on how tall the current lighting structures within the parking lot are in comparison with what they will be.

Commissioner Butler asked staff if any residents on Locust Street were notified of the public hearing.

Staff stated that there were only a few residential properties that fell within the 200 foot notification zone.

Commissioner Butler asked what had come of the agenda item that would allow the Commission to increase the notification zone for projects that they felt would impact more of the community.

Mr. McDonald explained that H-E-B's application was received on the same day as last month's meeting, which would mean that in doing that staff would have to push the public hearing back a month.

Commissioner Steinberg asked staff who the actual applicant was.

Mr. McDonald explained that the applicant is Brown and Gay Engineers, on behalf of H-E-B, which has the permission of the landlord/owner to seek the planned development. He added that the city has all of the documentation to support that.

Commissioner Steinberg asked if approval of the planned development would be specific to this H-E-B in this position.

Mr. McDonald and Attorney Petrov explained that approval includes the site plan and building use, but is not necessarily specific to the owner.

Commissioner Steinberg asked if a box store would be allowed to come in if the H-E-B project fell through.

Mr. McDonald stated that approval of the planned development is specific to this project, so it would have to go back before the Commission in that instance.

Commissioner Steinberg asked if the Commission is premature in looking at this project until the tenants decide if they are willing to move.

Ms. Helfman didn't feel that it was premature, but did agree that there are several issues that H-E-B is trying to get in line in order to make it happen. She believed that it all needs to work together and begin moving forward.

Commissioner Stiggins mentioned that on the ground level drawing there is a little black line on the outgoing lane at each of the outlets from the parking lot, with the exception of the Bissonnet one. He asked what the significance of the line is.

Mr. Rose explained that they are stop bars.

Commissioner Stiggins asked Mr. McDonald how the City decides to install a hard barrier in the middle of a busy street. He wondered if there had been any thought in making a protected left turn from Bissonnet into the parking lot.

Mr. McDonald stated that it was not a recommendation after review of the TIA, and based on that, is not anticipated to be a problem.

Commissioner Stiggins asked if another study would be done if the City received complaints after development of the property.

Mr. McDonald explained that part of the plan calls for the re-simulation of not only the intersection of Rice and Bissonnet, but also one block around the property. He added that the totality of the traffic plan will work together to prevent any issues.

Chairman Frazier asked at what point a traffic issue is revisited.

Mr. McDonald explained that there is a team that is constantly looking at traffic and parking issues within the City.

Mr. Rose stressed that H-E-B is just as concerned, if not more so, with making sure that their customers can easily get in and out of the parking lot.

Commissioner Skinner mentioned that she is very concerned with the truck delivery and trash location, and asked that those things be looked at in great detail so that the impact on the surrounding residents is as small as possible.

Commissioner Skinner asked what the hours of operation would be.

Mr. Rose stated that he is not sure of the exact hours, but assured the Commission that it will not be open 24-hours.

Commissioner Skinner asked if they anticipated any problems for customers with disabilities with regard to the travelators that H-E-B is providing to get them to and from their vehicles.

Mr. Rose didn't feel that this would present any issues. He stated that it would be based upon the customer's mobility and that the elevators will also be available if the travelator is not an option for them.

Commissioner Skinner asked if the surrounding neighbors would be affected by overflow lighting.

Mr. Rose explained that H-E-B uses a LED fixture throughout their stores, as well as a cut-off fixture that will cut off to zero lumens at the property line. This is to ensure that the lighting does not spill into the neighbors' houses.



Vice Chairman Thorogood asked that Mr. Rose and his team really take a look at the access onto Bissonnet, in and out. He suggested a right-turn only when exiting onto Bissonnet.

Vice Chairman Thorogood asked if a planned development becomes its own zoning district or if it is just a set of rules within the zoning district that it is already located within.

Mr. McDonald stated that it becomes its own zoning district.

Vice Chairman Thorogood pointed out that within the code there is a percentage of the zoning district that is allowable for multi-family development. He asked for clarification that as this property is carved out of the zoning district then there would be much less opportunity for multi-family in the zoning district.

Mr. McDonald confirmed this.

Vice Chairman Thorogood mentioned that there are some right-of-ways within the property, and asked if those would be abandoned by the City and purchased by the property owner.

Mr. McDonald explained that H-E-B has been notified of this process and that the necessary steps will be taken.

Vice Chairman Thorogood asked the applicant to take a greater look into truck access and the impact that it will have on the neighboring residents.

Mr. Rose informed Vice Chairman Thorogood that he would have more information for him in April.

Vice Chairman Thorogood asked if the employee parking would be onsite and if he had a rough estimate of the number of employees that would be present at any given time.

Mr. Rose confirmed that the parking would be onsite and stated that there would most likely be around 60-70 people per shift.

Vice Chairman Thorogood asked what level of changes could be made to the structure itself or the layout of the site, after approval from the Commission.

Attorney Petrov explained that they must substantially conform to the application as approved. Any major modifications, such as re-routing, must come back before the Commission.

Mr. Rose assured the Commission that they would bring any major changes back to them, and are not in the business of sneaking around.

Vice Chairman Thorogood asked Mr. Rose if he had a timeline for the project.

Mr. Rose stated that there are too many moving parts at this point to be able to provide the Commission with a timeline.

Chairman Frazier asked if there would be any changes to the number of parking spaces that are provided.

Mr. Rose explained that he does not foresee any significant changes to the parking. Although, if for some reason there are then they will do everything they can to work with the City, even to the point of coming to get a variance for other code issues in order to keep the parking.

Chairman Frazier mentioned that the water tap for this project will go to the existing 12 inch water main and asked what was normal for a development of this size.

Mr. McDonald stated that Public Works feels that the 12 inch water main located right behind the property is enough and that they don't need to up-size based on the load. He added that there will most likely be a reduction in the load because of the fact that there will no longer be restaurants adding to it.

Chairman Frazier pointed out that the City of Bellaire uses requirements from the City of Houston's design manual. He asked if that was standard or if Bellaire ever alters those requirements.

Mr. McDonald explained that it is standard for commercial buildings, however, Bellaire has their own for residential. He added that occasionally there are issues specific to Bellaire that may need to be addressed.

Chairman Frazier asked Mr. Rose about buffering and screening.

Mr. Rose stated that it is a little early on to be able to give detailed information regarding screening, but did say that they will be providing a buffer for car headlights. He also mentioned that they generally use a trash compactor and baler that will be within a screened enclosure.

Chairman Frazier asked Mr. McDonald about the re-timing of the signals at South Rice and Bissonnet within the peak morning and evening hours.

Mr. McDonald explained that the timing of the lights will be altered slightly to allow traffic to move at a greater flow and reduce idling.

Vice Chairman Thorogood mentioned that on the site plan it shows an island on the west side of Fifth Street. He asked if that is something that will be added for the H-E-B.

Mr. McDonald stated there are no plans to add an island, but that the street is wider and could be re-striped to create two lanes in each direction, if necessary.

Vice Chairman Thorogood mentioned the recommendations that the City's Traffic Engineer made with regard to the TIA, and asked if those changes could be seen on the drawings provided.

Mr. McDonald explained that the applicant has responded to the recommendations and will make changes to address the issues, as necessary. He added that any significant changes made will be sent back to the City's engineer for approval.

Chairman Frazier asked for clarification that H-E-B will be providing on-site security at all times.

Mr. Rose explained that there will be security provided during peak hours, but most likely not at all times of operation.

Commissioner Butler suggested adding the elevated light standards to the elevation drawing for the next meeting. He also felt that any written comments regarding this project should be read into the record during the consideration of this item.

#### **G. Invitation for Written Comments, if applicable**

Mr. McDonald explained that written comments on this application will be accepted by the City until April 8th, at 5:00 PM.

#### **H. Closure of the Public Hearing**

**Motion:** a motion was made by Commissioner Steinberg and seconded by Vice Chairman Thorogood to close the public hearing.

**Vote:** the motion passed with a unanimous vote of 7-0.

**The public hearing was closed at 7:16 P.M.**

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

1. Presentation and discussion on the five-year update to the 2009 Comprehensive Plan with Gary Mitchell of Kendig Keast Collaborative .

Mr. McDonald explained that the Commission has been working on the five year update to the Comprehensive Plan for the last few months. He stated that Mr. Mitchell still has a few more questions of the Commission before he can finalize a draft.

**Gary Mitchell, of Kendig Keast Collaborative**-Mr. Mitchell stated that there is a short list of items that he would like for the Commission to take a look at to ensure that they are comfortable with the wording that will be put in the draft. He explained that he changed the wording in Chapter 2 from "Land Use Stability" to "Land Use Outlook" and included some additional language to reflect the zoning changes that have been adopted.

Commissioner Stiggins asked if the Commission is trying to present any recommendations within this document or if that would be part of the transmittal letter that would come from the Commission.

Mr. Mitchell explained that there is some language towards the end of the document that is definitely meant for the Commission to make recommendations to Council.

Commissioner Stiggins mentioned that he didn't feel as though the language portrayed Bellaire as a "City of Homes."

Mr. Mitchell stated that the phrase "City of Homes" is not within the paragraph regarding "Land Use Outlook," but does show up many times within the entire document.

Commissioner Butler mentioned that he felt there is a conflict between the text regarding Corridor Mixed-Use within the Comprehensive Plan and the Corridor Mixed-Use Zoning District within the Code, specifically relating to stand-alone housing, and suggested getting that language in conformance to avoid confusion in the future.

Commissioner Butler asked if the Commission will be taking a look at the zoning map as well, prior to sending the revisions forward to Council.

Mr. Mitchell confirmed that the map will be reviewed during the April meeting.

Mr. Mitchell then moved on to the second page and explained that he has changed the wording from "Suburban Office" to "Loop Mixed Use" to enhance future development outcomes along the Loop 610 frontage to include mixed-use projects.

Mr. McDonald added that the City has had several inquiries about retail within that area, which is currently not allowed.

Vice Chairman Thorogood stated that several years back a franchised restaurant attempted to come in at the corner of Bellaire Boulevard and Loop 610. He added that the City came down really hard against it, and his concern is that he doesn't feel that the community will support those types of developments in that area. He also mentioned that it could create additional traffic coming in and out of Bellaire.

Mr. McDonald felt that limits could be placed on specific developments through the zoning regulations.

Vice Chairman Thorogood suggested adding language to that section explaining that the use of zoning regulations will help to minimize the impact of certain facilities on the community.

Mr. Mitchell stated that he would work on some additional language that would frame it that way in order to respond to potential community concerns.

Commissioner Stiggins mentioned the discussion of re-zoning all school sites to residential or school, and asked if that should be alluded to within the text.

Mr. Mitchell stated that it will be shown that way on the Future Land Use Map, but understood what Commissioner Stiggins was saying about including it in the text as well. He also mentioned the discussion regarding the Chevron and CenterPoint sites, and how to label those on the Future Land Use Map. He pointed out that the current text shows the southernmost portion of the CenterPoint site in the Corridor Mix-Use District, while the remainder of the site would be designated General Residential as on the west side of Mulberry. Mr. Mitchell stated the suggestion with the Chevron site is to put it all within the proposed new "Loop Mixed-Use" designation.

Commissioner Butler mentioned that he may be open to other ideas for the Mandarin School site, and is hesitant to designate it strictly residential without taking other possibilities into consideration. He felt that receiving public feedback, for this site specifically, would be very important.

Commissioner Steinberg pointed out that residents tend to only come forward when there is a specific project proposal that they don't like. He didn't feel that the Commission would get much feedback on that site with no project being considered.

Mr. McDonald mentioned that the public hearing for the Comprehensive Plan is city-wide, therefore no notices are mailed out. He explained that a special public hearing or community meeting targeting a certain area would have to be conducted differently. Mr. McDonald also explained that how a property is designated on the Future Land Use Map makes no change to the ordinances, therefore, if another use

came in wanting to do commercial they would still have to come before the Commission and Council to re-zone that property.

Chairman Frazier asked what is currently allowed to be developed on the property if the Mandarin School was no longer there.

Mr. McDonald explained that the property is zoned residential, meaning that it could be a school, a church, or single-family housing. He added that anyone wanting to develop it as commercial would have to request to re-zone the property as well as to amend the Future Land Use Map.

Vice Chairman Thorogood felt that single-family residential zoning is in high demand and encouraged expanding on single-family housing whenever possible.

Mr. Mitchell pointed out that he has added language within the mobility chapter regarding the future redevelopment of Bellaire High School and how traffic circulation, safety, and parking should remain core items of concern when that time comes.

Mr. McDonald mentioned that Bellaire High School's timeline has changed and they are looking to begin the project in 2016. He also informed the Commission that the City has hired a consultant to look into some specific mobility issues and are currently having discussions with TxDOT regarding parts of the expansion and reconstruction of the 610/59 intersection and how it will affect Bellaire.

Mr. Mitchell then pointed out the language regarding sidewalks at the bottom of page 3. He mentioned that this is an instance where the Commission is taking a position and asked if everyone was comfortable with the text.

The Commission members felt that the language was appropriate.

Mr. Mitchell moved on to "Transit Contention" on page 4 and explained that the revised language is partially to clean up of references to light rail, but also to capture the proposal of a new Bellaire/Uptown Transit Center along Westpark, as well as the possible removal of the current transit center on Bellaire Boulevard.

Vice Chairman Thorogood mentioned the language referring to bus lanes along Post Oak as an interim step toward eventual rail transit, and asked Mr. Mitchell what he meant by that statement.

Mr. McDonald felt that the language should not focus too heavily on the potential for rail. He suggested saying that the City will consider future transit improvements as they develop.

Mr. Mitchell suggested simply deleting the reference to eventual rail transit.

Commissioner Butler asked what would be done with the land where the current transit center is located if it were to go away.

Mr. McDonald stated that it would just be a continuation of the esplanade.

Commissioner Butler asked if it needs to be labeled that way on the map.

Mr. Mitchell stated that the Future Land Use Map shows it as right-of-way so that would just continue.

Mr. Mitchell then moved on to Chapter 5 "Commercial Area Development & Enhancement," and asked the Commission if they were ok with the language in that section.

Commissioner Stiggins asked about the language regarding an economic development consultant.

Mr. McDonald explained that the position of an economic development consultant is currently off the table after a plan was presented to Council and their consensus was that the roles and duties outlined in that position could be handled by staff members already present.

Commissioner Stiggins asked Mr. McDonald if his department has the resources and manpower necessary to dedicate to economic development.

Mr. McDonald stated that he does the job he is asked to do with the resources that he is provided.

Chairman Frazier asked Mr. McDonald what the timeline for the Comprehensive Plan is.

Mr. McDonald explained that the public hearing was tentatively scheduled for the April 14th meeting. He asked the Commission if they would like to hold a meeting in the interim to finalize the draft. He added that the public hearing could be pushed back to May if they felt it necessary to do so.

The Commission asked that the public hearing be pushed back to the May meeting in order to give them a chance to see the final draft of revisions, as well as the Parks Master Plan that will be included as an appendix to the Comprehensive Plan.  
(Requested by John McDonald, Development Services)

## **VII. COMMITTEE REPORTS**

There were no committee reports.

## **VIII. CORRESPONDENCE**

There was no correspondence.

## **IX. REQUESTS FOR NEW BUSINESS, ANNOUNCEMENTS AND COMMENTS**

### **1. 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 Council held their public hearing the night before on the SUP at 4440 Bissonnet, as well as the ordinance change increasing the notification zone from 200 to 500 feet. He stated that those items will be up for consideration at their next meeting. Mr. McDonald mentioned that Alder Circle will be allowed to start construction once the City receives their maintenance bond. He also informed the Commission that the building permit for Condit Elementary has been issued.

### **2. The Chairman shall recognize any Commissioner who wishes to bring New Business to the attention of the Commission. Consideration of New Business shall be for the limited purpose of determining whether the matter**

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

Commissioner Butler asked if Staff had any suggestions on how to handle incorporating the reading of written comments into the record.

Attorney Petrov explained that although it is not written in text that Council must do so, the Mayor generally reads written comments into the record, following the same time limits allowed for verbal comments. He added that nothing needs to be written in the rules in order to do so, and that it is at the Chairman's discretion.

Chairman Frazier agreed to make it part of the procedure during the consideration of the H-E-B project.

Commissioner Butler mentioned the discussion that the Commission had regarding the increase of the notification zone for certain projects that are submitted to the City. He added that since he has been a part of the Commission there hasn't been an opportunity to extend that zone. Mr. Butler felt that the H-E-B project would have been one worth extending the notification for, and stated that a procedure needs to be in place in order to do that.

Mr. McDonald stated that he sent Chairman Frazier an email the same day that the H-E-B application was submitted, after it was decided at the previous meeting that staff would inform the Chairman of any new requests received. He added that he isn't sure how the process would work unless the Commission wants every application to be pushed back a month in order to give them time to decide on the appropriate notification area.

Commissioner Butler stated that the question of notification should specifically be asked when the Chairman is notified of the application.

Commissioner Steinberg didn't like the idea of only extending the notification for certain projects. He stated that it should be the same across the board.

Commissioner Stiggins agreed with Commissioner Steinberg that there should be a standard for all applications submitted.

Commissioner Skinner reminded the Commission that Wine and Tapas is on April 25th with all of the proceeds going to Evergreen Park.

Chairman Frazier asked if the Planning and Zoning Commission has a role in the development of the new city facilities.

Mr. McDonald stated that they do not.

Chairman Frazier mentioned the redevelopment of Bellaire High School and asked if there was anything that the Commission should do in order to prepare for the public hearing.

Mr. McDonald explained that HISD is planning on having another community meeting in May and are also looking at getting a smaller group of immediate neighbors together in order to address their concerns specifically. He recommended that the Commission attend the community meeting.

Attorney Petrov introduced Scott Eidmann as the City's new Assistant City Attorney.

**X. ADJOURNMENT**

**Motion:** a motion was made by Commissioner Steinberg and seconded by Commissioner Stiggins to adjourn the regular meeting.

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

**The meeting was adjourned at 8:32 PM.**



## Planning and Zoning Commission

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



Meeting: 04/14/15 06:00 PM  
Department: Development Services  
Category: Public Hearing  
Department Head: John McDonald  
DOC ID: 1532

### **SCHEDULED ACTION ITEM (ID # 1532)**

---

#### **Item Title:**

Docket # SUP-2015-01-Public Hearing on an application filed by Roy Harper AIA & Associates, Inc., on behalf of Crosspoint Church/West University Baptist Church, owner of the property at 4601 Bellaire Boulevard, for a Specific Use Permit, as required by Chapter 24, Planning & Zoning, Section 24-532 B. (2), to allow for the construction of a youth building to be used for youth worship, ecclesiastical education, and community activities. This property is located in the R-3 Zoning District.

#### **Background/Summary:**

Crosspoint Church has applied for a specific use permit to construct a youth worship building on property they currently own. The building would be two stories with its own parking lot. The building may also be used for ecclesiastical education and community activities.

A specific use permit authorizes a certain use which, because of its nature, is not necessarily incompatible with neighboring uses, but requires an extra level of review as that certain use may require conditions or limitations as the City Council may deem appropriate.

#### **Site Details**

Property Owner: West University Baptist Church (parent church of Crosspoint Church)  
Applicant: Roy Harper AIA & Associates on behalf of Crosspoint Church

Location: 4609 Bellaire Blvd

Legal Description: Lot One (1) of Bellaire Court, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 27, Page 65, of the Map Records of Harris County, Texas.

Current Zoning: R-3, Residential

#### **Notice Information**

**Owners of property within 200 feet:** 46 letters mailed

**Notification letters mailed:** April 2, 2015

**Legal Notice published:** March 31, 2015

**Notification Signs Posted:** March 30, 2015

#### **Adjacent Base Zoning and Land Uses**

**Direction:** North

**Current Base Zoning:** R-5

**Current Land Use:** Religious Institution

**Direction:** East

**Current Base Zoning:** R-3

**Current Land Use:** Religious Institution

**Direction:** South

**Current Base Zoning:** R-3

**Current Land Use:** Residential

**Direction:** West  
**Current Base Zoning:** R-3  
**Current Land Use:** Residential

**Transportation**

**Thoroughfare:** Bellaire Blvd  
**Existing Character:** Major arterial; three lanes in each direction, divided; sidewalk  
**Proposed Changes:** None

**Thoroughfare:** Bellaire Court  
**Existing Character:** Local Streets; one lane in each direction; no sidewalks  
**Proposed Changes:** Commercial construction would require sidewalk along property.

**Public Transit:** Houston Metro has a stop on Bellaire Blvd at Ave B.

**Traffic Impact:** A Traffic Impact Analysis (TIA) was not submitted.

**Parking:** For churches, parking is set by size or seating of the main assembly room, however, this proposal does include an additional 14 spaces to serve the youth worship building.

**Utilities**

**Water:** No issues.

**Wastewater:** No issues.

**Drainage:** Dentition will be required as there is currently little to no impervious coverage on this site. Initial discussions have focused on underground storage. Drainage requirements will be calculated and addressed through the building permit process.

**Additional Issues**

The property in question is 400 square feet below the minimum lot size of 22,000 square feet. The Board of Adjustment will be hearing the applicant's variance request at their meeting this Thursday, April 16, 2015.

**Recommendation:**

No action is schedule on April 14. This item is scheduled for consideration on May 12.

**ATTACHMENTS:**

- SUP Application - City of Bellaire (PDF)
- youth bldg site\_property deed\_west U (PDF)
- Affidavit\_Crosspoint\_RHA (PDF)
- CP Environmental assessment form (PDF)
- Prelim environmental assessment- letter (PDF)
- Crosspoint Youth Bldg\_Prelim Site Plan (PDF)
- 4609 Bellaire Blvd\_Elevations (PDF)
- Crosspoint\_Youth Bldg\_1 15\_0304 (PDF)
- Crosspoint\_Youth Bldg\_2 15\_0304 (PDF)
- CROSSPOINT\_youth building\_FINAL (JPG)

## City of Bellaire – Specific Use Permit (SUP) Application

### New Youth Building

#### Crosspoint Church/ West University Baptist

(a multi-campus single church)

1. Name of Applicant: Crosspoint Church/ West University Baptist  
Address of Applicant: 4601 Bellaire Blvd., Bellaire, TX 77401
2. Section Authorizing SUP: 24-532, B(2) , See attached
3. Legal Address of Subject Property: 4609 Bellaire Blvd, Bellaire, TX 77401
4. Statement of Ownership: See attached
5. Proposed Specific Use: The subject property is in an R-3 zone, which allows for Church as a “specific use”. The proposed building will be used for youth worship, ecclesiastical education, and community activities.
6. Environmental Assessment of General Impact of Development:

The proposed Youth Building for the well established Crosspoint Church will be an asset to the Bellaire community. It will be a place for youth to gather to learn and socialize in a safe and nurturing environment. Functions will include assembly space, classrooms, and a non-commercial kitchen. The space will be available for the community to rent for their events or education needs. It will be connected through walkways to the main Crosspoint Campus next door and thus also accessible to the existing parking lot.

7. Other Documents Attached:
  - 1) Proposed Site Plan
  - 2) Proposed First Floor Plan
  - 3) Proposed Second Floor Plan
  - 4) Rendering of Proposed Building
  - 5) Proposed Elevations

SPECIAL WARRANTY DEED

Y030453  
11/01/04 100631255

\$20.

THE STATE OF TEXAS

§

COUNTY OF HARRIS

§

KNOW ALL MEN BY THESE PRESENTS:

§

THAT 3R DEVELOPMENT, L.L.C., a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars cash and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantor, paid by WEST UNIVERSITY BAPTIST CHURCH, a Texas non-profit corporation, a Texas non-profit corporation ("Grantee"), has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Harris County, Texas, to wit:

TRACT 1

Lots Seven (7) and Eight (8), in Block Five (5) of WESTMORELAND FARMS, AMENDED FIRST SUBDIVISION, s subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 3, Page 60, of the Map Records of Harris County, Texas; and

TRACT 2

Lot One (1) of BELLAIRE COURT, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 27, Page 65, of the Map Records of Harris County, Texas,

together with all appurtenances thereon or in anywise appertaining thereto and all buildings, structures, fixtures and improvements located thereon (said land, improvements and appurtenances being herein together referred to as the "Property"). This conveyance is expressly made subject to those matters set forth on Exhibit "A" attached hereto (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's heirs, legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's legal representations, successors and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof by, through or under the Grantor, but not otherwise, and subject, however, to the Permitted Exceptions.

Of the consideration heretofore mentioned, Grantee has paid to Grantor the sum of Ten and No/100ths Dollars (\$10.00) in cash and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor, and the remaining



portion of the consideration for the Property is to be advanced to Grantor on behalf of Grantee by The Frost National Bank ("Mortgagee"), pursuant to that certain Promissory Note of even date herewith (the "Note") in the original principal amount of SEVEN MILLION ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$7,180,000.00), executed by Grantee and payable to the order of Mortgagee, said Note bearing interest and being payable as therein provided, and being further and additionally secured by a deed of trust of even date therewith from Grantee to Jimmy R. Locke, Trustee, covering the Property. *assg*

But it is expressly agreed and stipulated that the foregoing vendor's lien, as well as the superior title, in and to the Property is hereby retained against the Property, in favor of the holder of the Note until the principal of the Note, together with all accrued interest and other charges thereon, shall have been fully and finally paid according to its face, tenor, effect and reading, when this Deed shall then become absolute.

The Note represents a portion of the purchase price hereof and is payable directly to the Mortgagee, who has advanced money to the Grantor at the request of the Grantee, and in consideration thereof the Grantor does hereby SELL, TRANSFER and ASSIGN unto the Mortgagee, its successors and assigns, the vendor's lien and superior title herein retained against the Property and premises to secure payment of the Note, hereby fully and completely subrogating the Mortgagee, its successors and assigns, to all rights, titles, equities and interests in and to the Note, and all liens against the Property securing payment thereof as if the Note were payable to Grantor and assigned to Mortgagee without recourse.

All ad valorem taxes, standby fees and other assessments pertaining to the Property, together with the payment obligations associated therewith, are assumed by Grantee, it being stipulated and agreed by Grantor and Grantee that said obligations are and shall be fully prorated as of the date hereof.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

FILED  
04 NOV -1 PM 2:04  
*Beaujane B. Rapp*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

EXECUTED this 29<sup>th</sup> day of October, 2004.

**GRANTOR:**

**3R DEVELOPMENT, L.L.C.**, a Texas limited liability company

By: *Royce J. Hassell*  
 Name: Royce J. Hassell  
 Title: Manager

**GRANTEE'S ADDRESS FOR TAX NOTICES:**

West University Baptist Church  
 6218 Auden  
 Houston, Texas 77005

THE STATE OF TEXAS       §  
   §  
 COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 29 day of October, 2004, by *Royce J. Hassell, Manager* of **3R DEVELOPMENT, L.L.C.**, a Texas limited liability company, on behalf of said limited liability company.



*Karen C. Plummer*  
 Notary Public in and for  
 The State of Texas

**Exhibit A – Permitted Exceptions**

RETURN TO: HOUSTON TITLE COMPANY  
 13455 Cutten Road, Suite 1J  
 Houston, Texas 77069

## EXHIBIT A

PERMITTED EXCEPTIONS

1. Covenants, conditions and restrictions, as provided in instrument(s) recorded in Volume 857, Page 533 (As to Lot 1 Block 18) Volume 939, Page 289 (As to Lot 3 and 4 Block 18) Volume 566, Page 484 (As to Lot 6 Block 19) and Volume 1303, Page 492 (As to Lot 9, Block 19) of the Deed Records of Harris County, Texas.
2. An easement ten (10 feet wide along the East property line(s) and an aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent thereto for the use of public utilities as set forth in instrument recorded in Volume 1825, Page 56 of the Deed Records of Harris County, Texas. (As to Tract 2)
3. Building Line thirty (30) feet in width along the West line(s), as shown on map recorded in Volume 27, Page 65 of the Map Records of Harris County, Texas. (As to Tract 2)
4. Zoning Ordinances by the City of Bellaire. (As to Tracts 1 and 2)
5. Possible aerial easement along South property line, as indicated by survey dated October 26, 2004, prepared by Fred W. Lawton, R.P.L.S. No. 2321. (As to Tract 1)
6. Possible guy wire easement along the East property line, as indicated by survey dated October 26, 2004, prepared by Fred W. Lawton, R.P.L.S. No. 2321. (As to Tract 1)

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
 THE STATE OF TEXAS  
 COUNTY OF HARRIS  
 I hereby certify that this instrument was FILED in File Number Sequence on the date and at the site stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

NOV - 1 2004



*Dorothy B. Kaufman*  
 COUNTY CLERK  
 HARRIS COUNTY, TEXAS

Attachment: youth bldg site\_property deed\_west U (1532 : PH-Crosspoint Church SUP)



## AFFIDAVIT IN SUPPORT OF APPLICATION FOR SPECIAL USE PERMIT OF CITY OF BELLAIRE

State of Texas

County of Harris

Before me, the undersigned authority, on this day personally appeared (owner) Harry L. Craig, known to me to be the person whose name is subscribed to the foregoing instrument, who being duly sworn, did depose and state:

We know all persons that we, Crosspoint Church/West University Baptist, of 4601 Bellaire Blvd. Bellaire, TX 77401, appoint Roy Harper AIA & Associates, of 4455 North Braeswood Blvd. Houston, TX 77096, to be our representative in applying for the City of Bellaire Special Use Permit.

Subscribed and sworn to before me, the undersigned authority on this the 20<sup>th</sup> day of March 2015, to certify which witness my hand and seal of office.

*Harry L. Craig*



*Ching Lung Wang*  
Notary Public

*Exec. Council*

Title (and Rank)

My commission expires 8/22/2017

Attachment: Affidavit\_Crosspoint\_RHA (1532 : PH-Crosspoint Church SUP)



# CITY OF BELLAIRE ENVIRONMENTAL ASSESSMENT FORM

**PROJECT**

Subdivision Name: <u>Westmorland Farms</u>
Location (Address or major crossroads/boundary streets): <u>4609 Bellaire Blvd. Intersection @ Bellaire Blvd. &amp; Bellaire Court</u>
Project valuation/cost:
Any foreseen zoning issues? (if yes, describe.) <u>Seeking SUP to build for church in R-3</u>

**OWNER**

Name: <u>Crosspoint Church / West University Baptist</u>	
Address: <u>4601 Bellaire Blvd, Bellaire TX 77401</u>	
Phone:	Email:

**PROJECT ENGINEER (OR SURVEYOR IF NO ENGINEER)**

Name: <u>South Texas Surveying Associates, Inc., Fred Lawton</u>	
Address: <u>11281 Richmond Ave. J101 Houston TX 77082</u>	
Phone: <u>281 556 6918</u>	Email: <u>fwlawton@stsurvey.com</u>

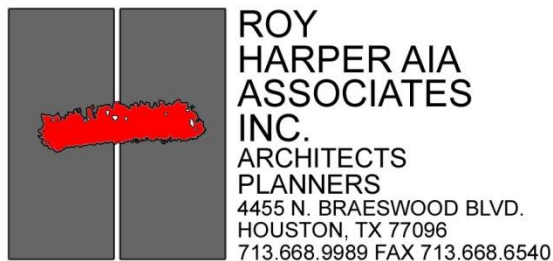
Is project residential, commercial, or mixed use?	<u>Commercial - Church</u>
Multi-phased project? (If yes, include a site plan detailing phases including estimated timeline.)	<u>No.</u>
<i>Project area as residential</i>	
Number of square feet?	
Number of single-family, attached lots?	
Number of single-family, detached lots?	
Number of multi-family units?	
Overall density of residential area?	
<i>Project area as commercial</i>	
Number of square feet?	<u>8,100 sq. ft.</u>
Percentage Office?	<u>0%</u>
Percentage Retail?	<u>0%</u>
Percentage Other (detail)?	<u>Church education / COMMUNITY BLDG. 100%</u>
<p><i>Include a letter from owner/project engineer addressing the following: utility needs, detention requirements, thoroughfare impacts, any environmental issues, and impact of construction on surrounding community.</i></p>	

Ray Harper  
Signature of Applicant

3.31.15  
Date

This analysis assists the City in reviewing your proposed project. Providing the most accurate information will facilitate a better development for both you and the City. Additional information may be required throughout the development process.

Attachment: CP Environmental assessment form (1532 : PH-Crosspoint Church SUP)



March 31, 2015

City of Bellaire

ATTN: John McDonald, Development Services

RE: Crosspoint Church Special Use Permit - Environmental Assessment  
4609 Bellaire Blvd.

Subject: Proposed Youth Building

Dear John,

As per your request for a letter addressing the environmental issues, we will attempt to partially answer these, with the understanding that we are still in the preliminary design phase and have not yet addressed some details:

Utility Needs – Initial investigation shows that all necessary utilities are present at the site and sufficient to serve the proposed building

Detention Requirements – To be discussed within the next 1 – 2 weeks, with City of Bellaire officials. The Site is not in the 100 year flood plain.

Thoroughfare Impacts – Although no traffic study has been done at this time, it is obvious that this is an extremely low use building and is occupied mostly by non-driving age students.

Environmental Issues – Property has always been underdeveloped, with no previous buildings or occupancy, so no environmental issues are anticipated. Not located in the floodplain, or in wetlands.

Impact of Construction – As always, it is always the church's desire to be a good neighbor and would follow all of City of Bellaire's construction mandates, as well as good common sense toward their neighbors.

Respectfully,



Roy Harper, AIA

Attachment: Prelim environmental assessment- letter (1532 : PH-Crosspoint Church SUP)

CROSSPOINT CHURCH  
NEW YOUTH BUILDING



ROY  
HARPER AI  
ASSOCIATE  
INC.

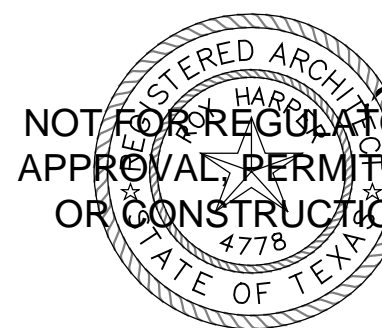
**ARCHITECTS  
PLANNERS**  
4455 NORTH BRAESWOOD  
HOUSTON, TEXAS 77096  
713-668-9989 FAX 713-668-  
email : royh@royharperai

JOB No. \_\_\_\_\_

DRAWN BY: -

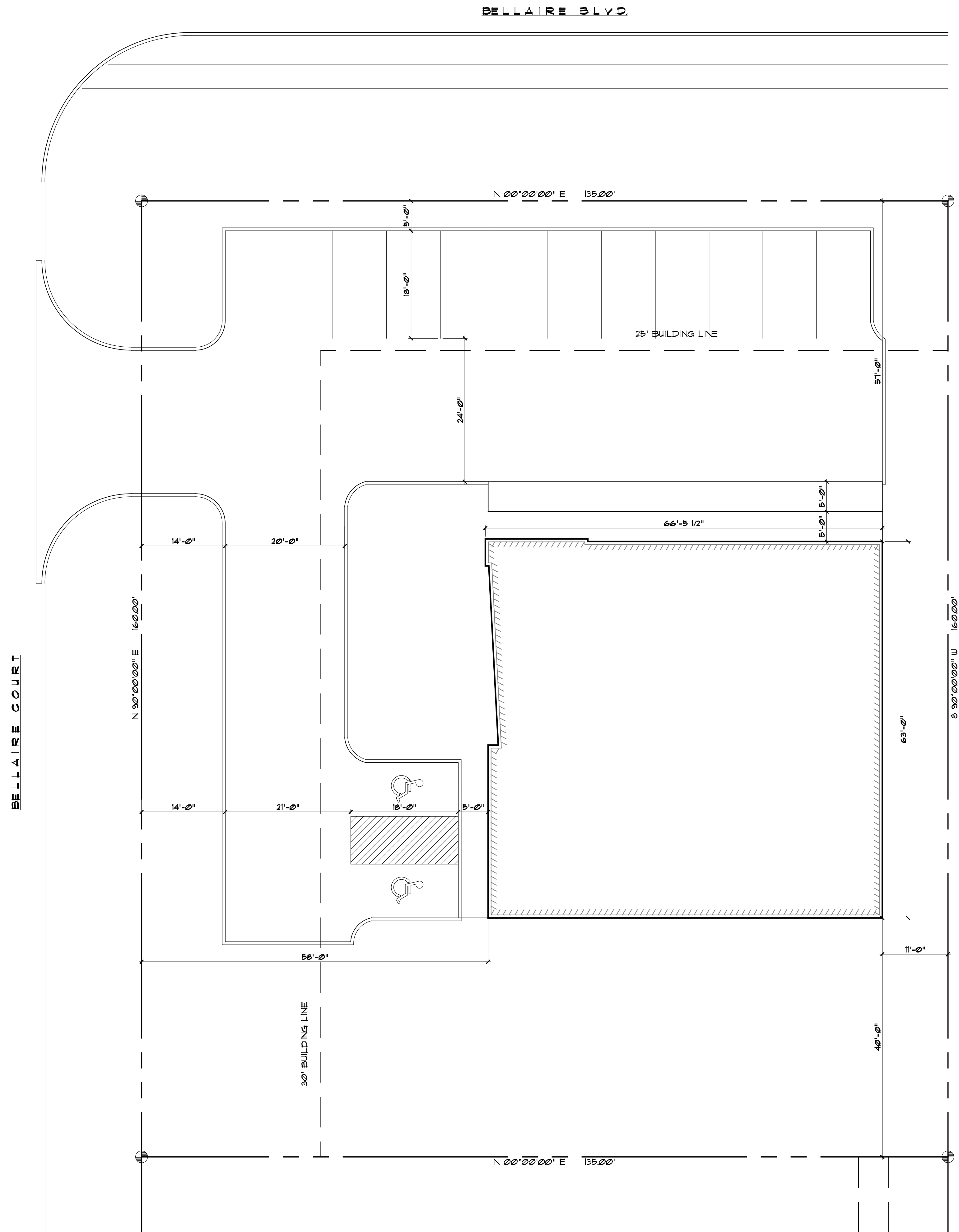
CHECKED BY: RPH

DATE: 03-26-15



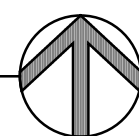
SHEET NO.

## A-1.1

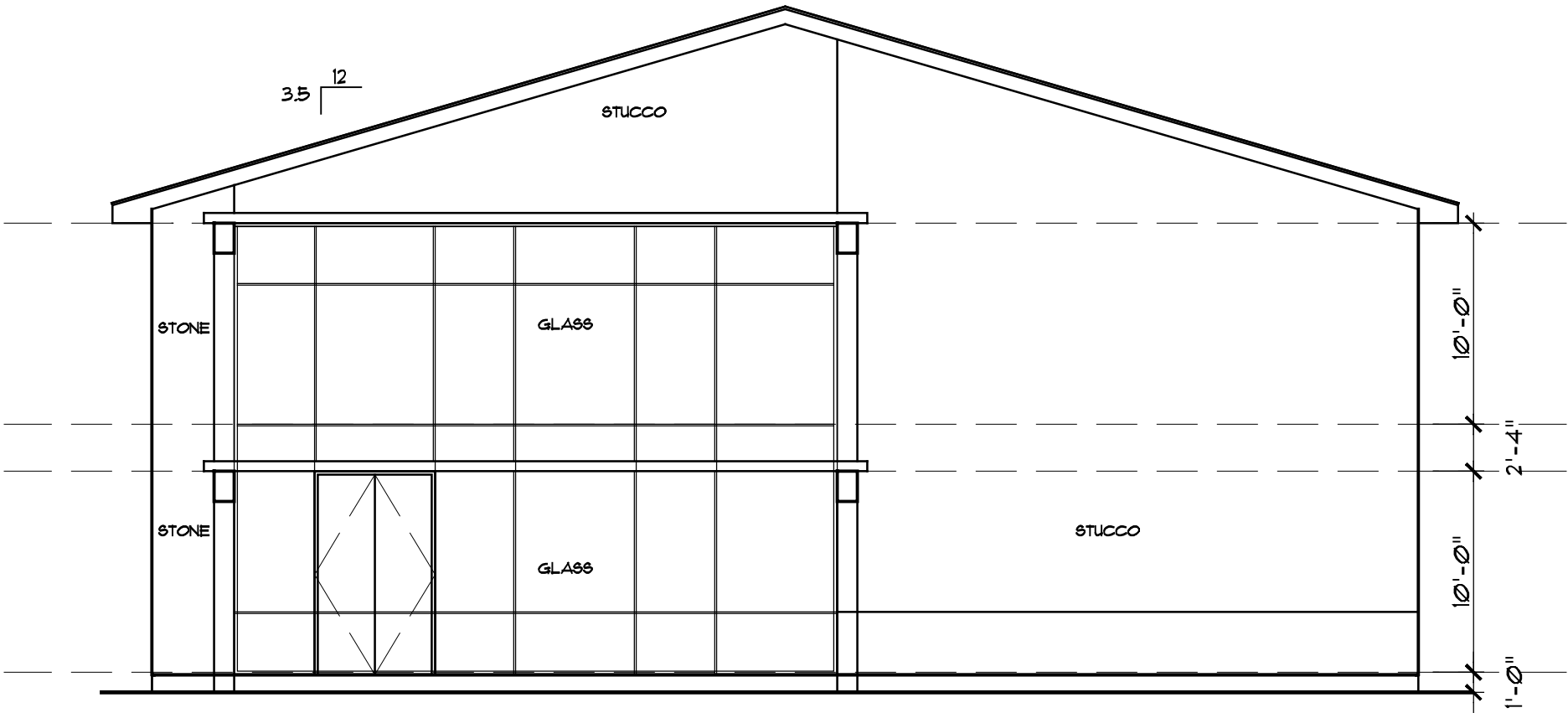


# 1 SITE PLAN

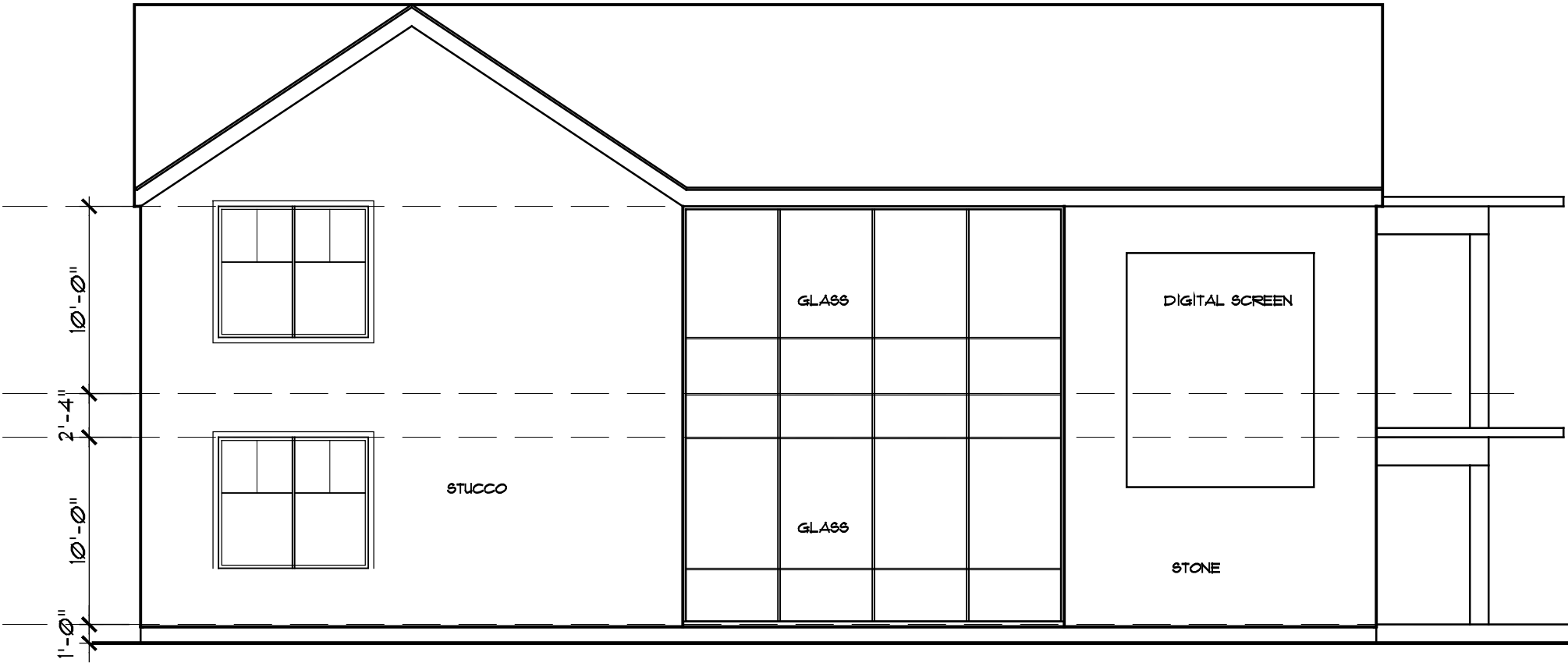
SCALE: 1" = 10'-0"



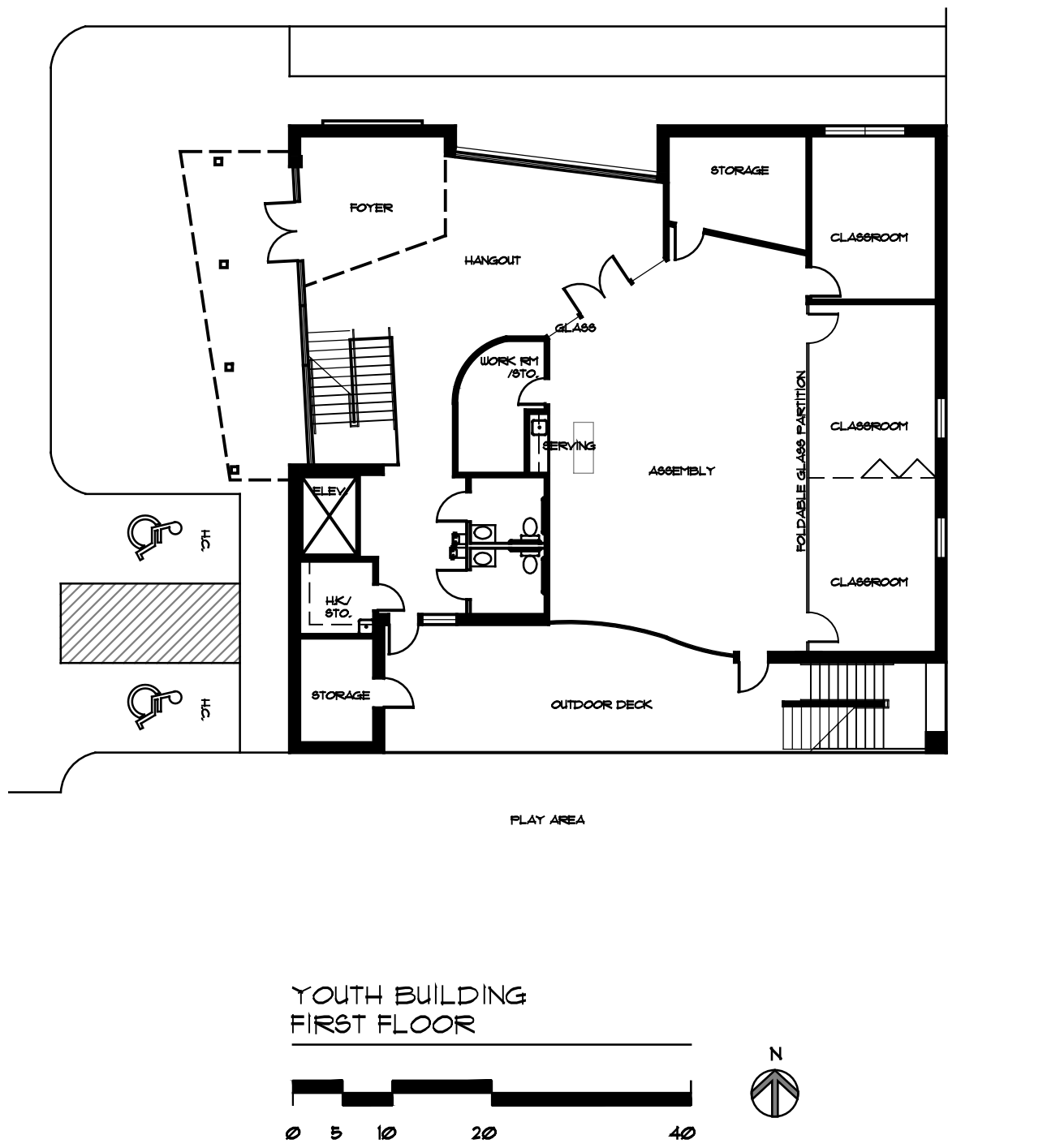
LEGAL DESCRIPTION:  
LOTS 1 AND 8 IN BLOCK 5, OF WESTMORELAND FARMS,  
AMENDED FIRST SUBDIVISION, A SUBDIVISION IN  
HARRIS COUNTY, TEXAS ACCORDING TO THE MAP  
OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 60  
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

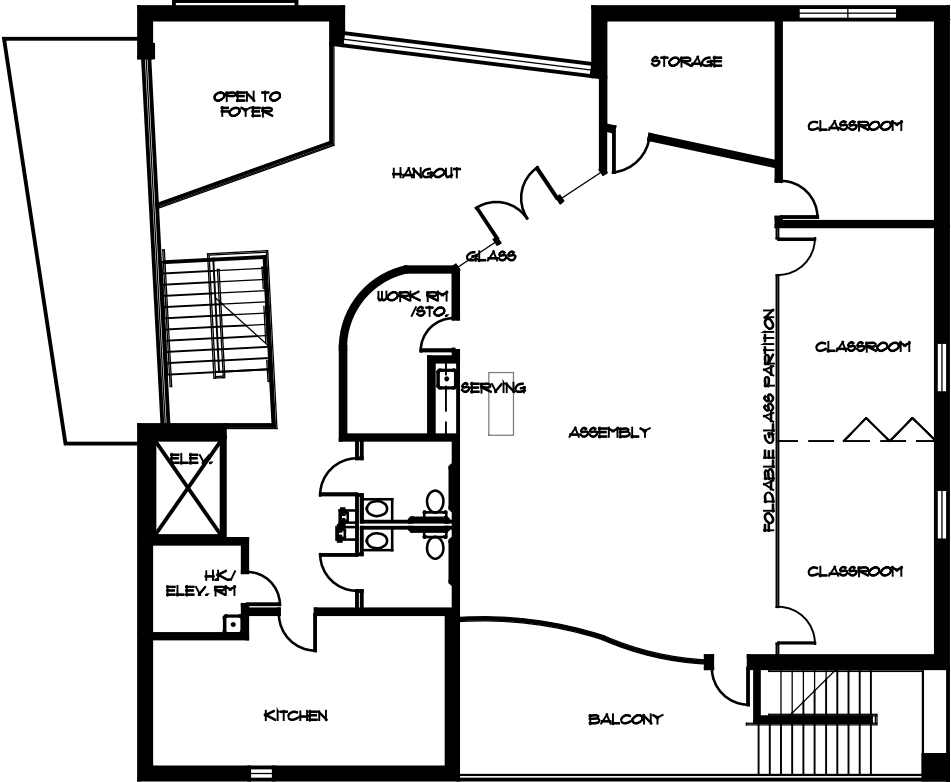


**1 WEST ELEVATION** SCALE: 1/8" = 1'-0"



**2 NORTH ELEVATION** SCALE: 1/8" = 1'-0"





YOUTH BUILDING  
SECOND FLOOR









**Planning and Zoning  
Commission**

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



Meeting: 04/14/15 06:00 PM  
Department: Development Services  
Category: Public Hearing  
Department Head: John McDonald  
DOC ID: 1531

**SCHEDULED  
ACTION ITEM (ID # 1531)**

---

**Item Title:**

Docket # AR-2015-03-Public Hearing on an application filed by Sandcastle Homes, Inc., owner of the property at 0 Newcastle and 0 Howard Street, for a subdivision replat to create twelve (12) single-family lots north of Bissonnet Street, between Howard and Newcastle, to be known as "Bellaire Gardens." This property is located in the Corridor Mixed-use (CMU) Zoning District.

**Background/Summary:**

Applicant requests approval of a replat to create twelve lots out of an existing six lots for the development of the Bellaire Gardens planned development. This planned development was approved by City Council with the adoption of Ordinance 15-002 on January 26, 2015. State law requires that a public hearing be held on for the replatting of a portion of a subdivision in which the original plat was not vacated.

**Site Details:**

Applicant and Property Owner: Sandcastle Homes

Location: 0 Newcastle Street and 0 Howard Lane

Legal Description: Lots 102-107 Mulberry Manor, an Addition in the City of Bellaire, Harris County, Texas, According to the Map or Plat Thereof Recorded in Vol. 23, Page 64. H.C.M.R.

Current Zoning: Planned Development (residential - Bellaire Gardens). The plat meets the lot regulations as approved for the planned development.

Application Date: February 18, 2015

Legal Notice published: March 31, 2015

*No action is required at this time. This item is scheduled for action later in the meeting.*

**ATTACHMENTS:**

- Bellaire Gardens App (PDF)
- Bellaire Gardens CPL (PDF)
- Bellaire Gardens Environmental Assessment Form (PDF)
- Bellaire Gardens Metes and Bounds (PDF)
- Bellaire Gardens Replat (PDF)
- Bellaire Gardens Survey (PDF)





February 17, 2015

City of Bellaire  
Planning Commission  
7008 S. Rice Avenue  
Bellaire, TX 77401

CITY OF BELLAIRE  
RECEIVED  
FEB 18 2015  
COMMUNITY DEVELOPMENT

Re: Application for Re-plat  
Lots 102-107, Mulberry Manor (Bellaire Gardens)

Dear Members of the Planning Commission,

We are submitting herewith our application for a re-plat for Bellaire Gardens, as approved unanimously by City Council on January 26, 2015.

The property being re-platted is currently known as Lots 102-107, Mulberry Manor, Recorded in Volume 23, Page 64, Harris County Map Records, having addresses of 0 Newcastle and 0 Howard, per the HCAD records.

The proposed development consists of twelve (12) single family residences, ranging in size from approximately 2400 to 2600 square feet. All homes will be freestanding, two-story homes, with individual, private driveways and small to medium sized yards. Most of the homes will be built on a zero-lot line. The project is located on approximately 41,580 square foot tract which was recently re-zoned from RM-1 to CMU-1. The property will buffer the existing single family residences on the north from the proposed commercial development on the south. The proposed development will also offer housing options in a size and price point traditionally under-represented within the City of Bellaire and consistent with the City's desire to encourage development of "life-cycle housing". No variances are being requested.

We thank you in advance for your consideration. Should you have any questions, please feel free to contact me by email at [mrsalomon@sbcglobal.net](mailto:mrsalomon@sbcglobal.net) or by phone at (713) 298-9489.

Sincerely,

Mike Salomon, President



Texas American Title Company  
Title Department  
2000 Bering Drive, Suite 1000  
Houston, Texas 77057  
713-988-9999

## City Planning Letter

CITY OF BELLAIRE  
RECEIVED  
FEB 18 2015  
COMMUNITY DEVELOPMENT

**GF Number:** 7510-15-1090

**Date:** February 17, 2015

**To:** City Planning Department  
City of Houston  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, TX 77002

Texas American Title Company ("Title Company") certifies that a diligent search of the Real Property Records of Texas American Title Company's title plant has been made, as to the herein described property and as of 8:00 a.m. on the 4th day of February, 2015, we find the following:

**Property Description (including metes and bounds):**

Lots One Hundred Two (102), One Hundred Three (103), One Hundred Four (104), One Hundred Five (105), One Hundred Six (106) and One Hundred Seven (107), of Mulberry Manor, an addition in the City of Bellaire, Harris County, Texas, according to the map or plat thereof recorded in Volume 23, Page 64 of the Map Records of Harris County, Texas.

**Owner of Record:** Sandcastle Homes, Inc., a Texas corporation

**Deed Restrictions:**

Volume 23, Page 64 of the Map Records of Harris County, Texas.

**Easements and other encumbrances:**

- A. An unobstructed aerial easement, adjoining all dedicated easements thereto 5 feet wide from a plane 20 feet above the ground upward, as set forth by instrument recorded in Volume 1514, Page 32 of the Deed Records of Harris County, Texas.
- B. Utility easement 5 feet in width along the rear property lines of Lots 102 through 107, as shown by the recorded plat of said subdivision in Volume 23, Page 64 of the Map Records of Harris County, Texas.

Release of Easement by CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corporation d/b/a CenterPoint Energy Texas Gas Operations filed for record under Harris County Clerk's File No. 20070683929.

**Lienholder:** None of Record

No examination has been made as to Abstracts of Judgment, State or Federal tax liens, the status of taxes, tax suits or paving assessments.

This letter is issued for the use of, and shall inure to the benefit of PLATTING. The liability of the Title Company, Texas American Title Company, for mistakes or errors in this letter is hereby limited to the cost of said letter.

This letter is issued with the express understanding, evidenced by the acceptance thereof, that the Title





Texas American Title Company  
Title Department  
2000 Bering Drive, Suite 1000  
Houston, Texas 77057  
713-988-9999

Company does not intend to give or express any opinion as to the validity or effect of the instruments listed and this letter is neither a guaranty nor a warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. Texas American Title Company assumes no liability whatsoever for the accuracy of this report or for any omissions or errors with respect hereto. You agree to release, indemnify, and hold harmless Texas American Title Company of any negligence by them (whether sole, joint or otherwise) for any claim, loss, liability or damages arising out of this report.

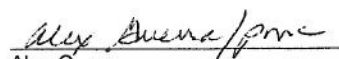
This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Caution: Texas American Title Company assumes no liability for errors or omissions in this report or for verbal statements. This is a copy of a preliminary report made for use of Texas American Title Company only, to determine whether a title insurance policy can be issued. If a copy is furnished to the parties involved in the transaction, it is to facilitate preparation of the necessary instruments, to point out curative requirements (if any) and to show the results of the company's title search (upon which only the company may rely).

None of the information contained herein, or the absence of other information, constitutes a representation to any party, other than the company, as to the status of title. If a title defect or encumbrance should exist which is not disclosed herein, the company shall not be liable by reason of furnishing the report or for any verbal statements related thereto. The company shall not be liable for any title defect unless a title insurance policy is issued insuring against such defect. The applicable premium paid and the company's liability shall exist only under the terms of its policy (as prescribed by the state board of insurance) and is measured and limited thereby.

Notice: Texas American Title Company disclaims any warranties, expressed or implied, concerning the information. This information is solely for the use of the party requesting it and no one else. Texas American Title Company liability for errors and/or omissions in this information is limited to the amount paid for this report. By accepting this form, the party requesting the information agrees that the disclaimer of warranties and liability limitation contained in this paragraph is a part of its contract with Texas American Title Company and will cover all actions arising by statute, in contract, or in tort.

**Texas American Title Company**

  
Alex Guerra  
Title Examiner

Date: 2/13/15

**CITY OF BELLAIRE  
ENVIRONMENTAL ASSESSMENT FORM**

CITY OF BELLAIRE  
RECEIVED

FEB 18 2015

COMMUNITY DEVELOPMENT

**PROJECT**

Subdivision Name: <u>BELLAIRE GARDENS</u>
Location (Address or major crossroads/boundary streets); <u>NEWCASTLE &amp; HOWARD</u>
Project valuation/cost: <u>\$6M</u>
Any foreseen zoning issues? (if yes, describe.) <u>No</u>

**OWNER**

Name: <u>SANDCASTLE HOMES, INC.</u>
Address: <u>1405 DURHAM DR., HOUSTON, TX 77007</u>
Phone: <u>(713) 298-9489</u> Email: <u>MRSALOMON@SBCGLOBAL.NET</u>

**PROJECT ENGINEER (OR SURVEYOR IF NO ENGINEER)**

Name: <u>MIGUEL (MIKE) SALOMON, P.E.</u>
Address: <u>1405 DURHAM, HOUSTON, TX 77007</u>
Phone: <u>(713) 298-9489</u> Email: <u>MRSALOMON@SBCGLOBAL.NET</u>

Is project residential, commercial, or mixed use?	<u>RESIDENTIAL</u>
Multi-phased project? (If yes, include a site plan detailing phases including estimated timeline.)	<u>No</u>
<i>Project area as residential</i>	
Number of square feet?	<u>30,000</u>
Number of single-family, attached lots?	<u>0</u>
Number of single-family, detached lots?	<u>12</u>
Number of multi-family units?	<u>0</u>
Overall density of residential area?	<u>12 PER ACRE (+/-)</u>
<i>Project area as commercial</i>	
Number of square feet?	<u>0</u>
Percentage Office?	<u>0</u>
Percentage Retail?	<u>0</u>
Percentage Other (detail)?	<u>0</u>
<p><b><i>Include a letter from owner/project engineer addressing the following: utility needs, detention requirements, thoroughfare impacts, any environmental issues, and impact of construction on surrounding community.</i></b></p>	

  
Signature of Applicant

2/17/15  
Date

This analysis assists the City in reviewing your proposed project. Providing the most accurate information will facilitate a better development for both you and the City. Additional information may be required throughout the development process.



# MOMENTUM SURVEYING LLC

12651 BRIAR FOREST- SUITE 350, HOUSTON TEXAS 77077

OFFICE 281.741.1998 FAX 281.741.2068

## PROPERTY DESCRIPTION

0.9545 ACRES

BEING A 0.9545 ACRE TRACT (41,580 SQUARE FEET) OF LAND BEING LOTS 102 THRU 107 IN MULBERRY MANOR SUBDIVISION AS RECORDED IN VOLUME 23 PAGE 64 H.C.M.R. SITUATED IN THE JAMES BLESSING SURVEY, ABSTRACT NO. 162, HARRIS COUNTY, TEXAS; SAID 0.9545 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);


BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF NEWCASTLE STREET (80' R.O.W.) AT THE COMMON WEST CORNER OF LOT 101 AND LOT 102 OF SAID MULBERRY MANOR SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87° 34' 34" EAST, ALONG THE COMMON LINE OF LOTS 101, 102, 107 AND 108 OF SAID MULBERRY MANOR SUBDIVISION, A DISTANCE OF 231.00 FEET TO A 1 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF HOWARD LANE (60' R.O.W.) AT THE COMMON EAST CORNER OF SAID LOTS 107 AND 108, SAID ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02° 25' 26" EAST, ALONG SAID WEST LINE OF HOWARD LANE AND THE EAST LINE OF LOTS 105, 106 AND 107 OF SAID MULBERRY MANOR SUBDIVISION, A DISTANCE OF 180.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON EAST CORNER OF SAID LOT 105 AND A CALLED 1.4827 ACRE TRACT IN THE WESTMORELAND FARMS AMENDED FIRST SUBDIVISION RECORDED IN VOLUME 3 PAGE 60 H.C.M.R., SAID ROD BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87° 34' 34" WEST, ALONG THE COMMON LINE OF LOTS 104 AND 105 OF SAID MULBERRY MANOR SUBDIVISION AND SAID 1.4827 ACRE TRACT, A DISTANCE OF 231.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN SAID EAST LINE OF NEWCASTLE STREET AT THE COMMON WEST CORNER OF SAID LOT 104 AND SAID 1.4827 ACRE TRACT, SAID ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 02° 25' 26" WEST, ALONG SAID EAST LINE OF NEWCASTLE STREET AND SAID LOTS 102, 103 AND 104, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9545 ACRES (41,580 SQUARE FEET) OF LAND.

  
3/18/2015  
GILBERT PRIDA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5662  
JOB #2010-09015





STATE OF TEXAS  
COUNTY OF HARRIS

THAT THE UNDERSIGNED OWNERS OF RECORD LEGAL TITLE TO THE PROPERTY DESCRIBED HEREON DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, INCLUDING EASEMENTS AND ALL FEE STRIPS ARE FULLY SHOWN AND ACCURATELY IDENTIFIED HEREON, FURTHER, THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY OWN NO INTEREST WHATSOEVER IN ANY LAND CONTIGUOUS OR ADJACENT TO HEREIN TRACT.

WE, SANDCASTLE HOMES INC., ACTING BY AND THROUGH, M. R. SALOMON, PRESIDENT AND M. D. DISHBERGER, CEO BEING OFFICERS OF SANDCASTLE HOMES, INC., HEREINAFTER REFERRED TO AS OWNERS OF THE 0.9545 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BELLAIRE GARDENS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLATS AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND CLEAR OF OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THE EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE WAY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL HEREBY BE RESTRICTED TO PREVENT DRAINAGE OF ANY SEPTIC TANKS INTO

ANY PUBLIC OR PRIVATE STREET, ROAD, OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE TO A WAIVER OF CLAIM FOR DAMAGE GROWING OUT OF THE ESTABLISHMENT OF GRADES OR THE ALTERATIONS OF THE SURFACE OF ANY PORTION OF THE STREET OR ALLEYS.

WITNESS MY HAND IN THE CITY OF BELLAIRE, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

BY: MIGUEL R. SALOMON AND MICHAEL D. DISHBERGER

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
MIGUEL R. SALOMON MICHAEL D. DISHBERGER  
PRESIDENT CHIEF EXECUTIVE OFFICER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL R. SALOMON AND MICHAEL D. DISHBERGER, KNOWN TO BE THE PERONS WHOSE NAMES ARE SUBSCRIBER TO THE FORGOING INSTRUMENT AND ACKNOWLEDGEMENT TOME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

X: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED UNDER MY SUPERVISION, BASED ON THE SURVEY PREPARED BY GILBERT PRIDA, TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5662 AND TO THE BEST OF MY KNOWLEDGE MEETS THE REQUIREMENTS OF CHAPTER 23.5 OF THE CODE OF ORDINANCES FOR THE CITY OF BELLAIRE, TEXAS.

WITNESS MY HAND AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MIGUEL R. SALOMON, P.E.  
TEXAS REGISTERED PROFESSIONAL ENGINEER NO. 65762

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BELLAIRE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2015.

BY: \_\_\_\_\_  
WINFRED FRAZIER  
CHAIRMAN

BY: \_\_\_\_\_  
ASHLEY PARCUS  
SECRETARY

I, STAN STANART, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2015, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IN AND DULY RECORDED ON \_\_\_\_\_, 2015, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND IN FILM CODE NUMBER ( \_\_\_\_\_ ) OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

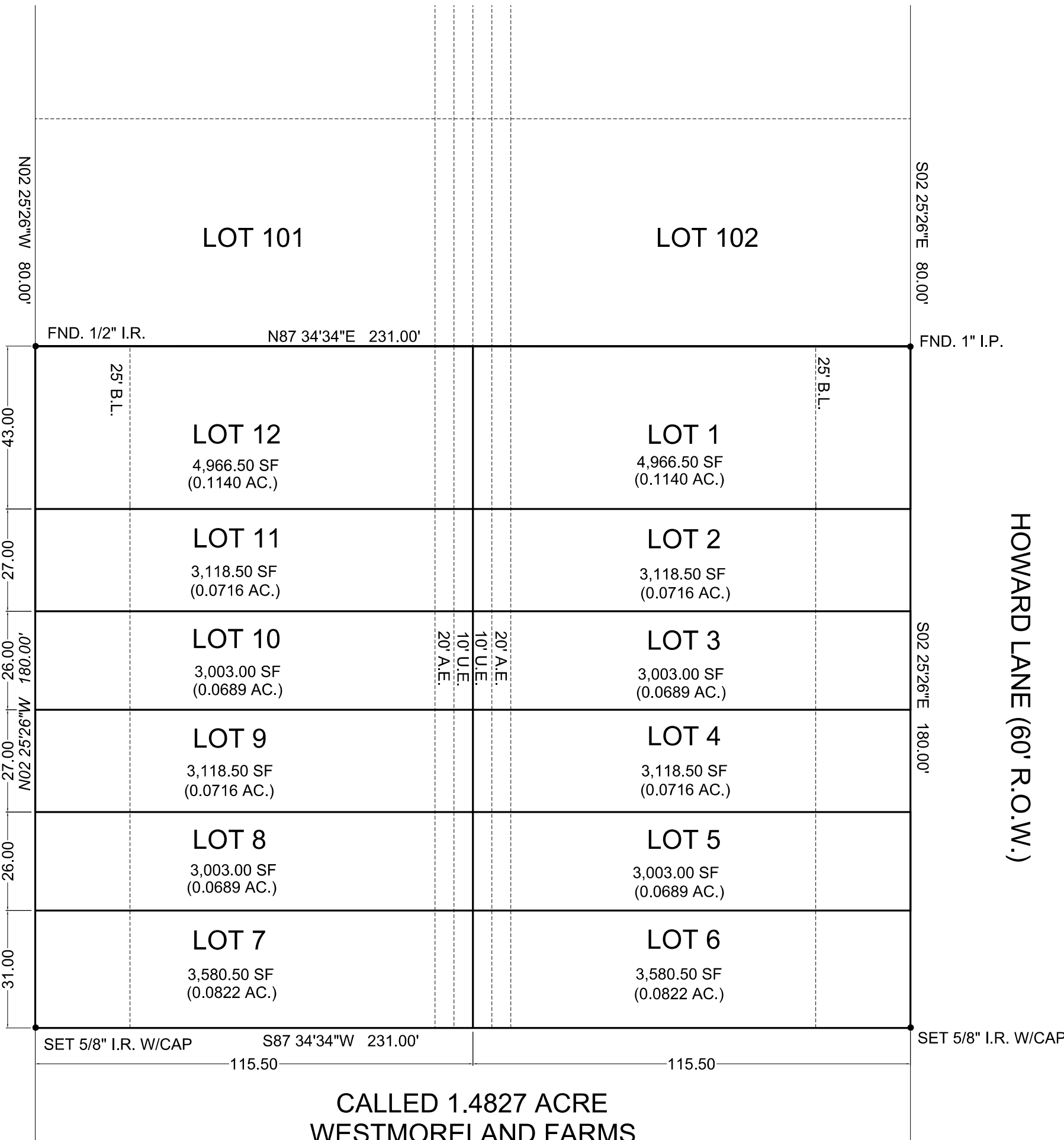
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: \_\_\_\_\_  
STAN STANART  
CLERK OF HARRIS COUNTY  
HARRIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

R.O.W.

NEWCASTLE STREET (80' R.O.W.)  
PLATTED AS AVENUE "A"



CALLED 1.4827 ACRE  
WESTMORELAND FARMS  
AMENDED FIRST SUBDIVISION  
VOLUME 3 PAGE 60 H.C.M.R.

PROPERTY DESCRIPTION  
0.9545 ACRES

BEING A 0.9545 ACRE TRACT (41,580 SQUARE FEET) OF LAND BEING LOTS 102 THRU 107 IN MULBERRY MANOR SUBDIVISION AS RECORDED IN VOLUME 23 PAGE 64 H.C.M.R. SITUATED IN THE JAMES BLESSING SURVEY, ABSTRACT NO. 162, HARRIS COUNTY, TEXAS; SAID 0.9545 ACRE TRACT BEING MORE PARTICULARLY (BASIS OF BEARINGS WERE DERIVED BY RTK GPS DESCRIBED BY METES AND BOUNDS AS FOLLOWS: OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03);

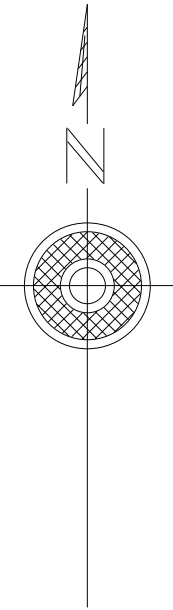
BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST RIGHT OF WAY LINE OF NEWCASTLE STREET (80' R.O.W.) AT THE COMMON WEST CORNER OF LOT 101 AND LOT 102 OF SAID MULBERRY MANOR SUBDIVISION, SAID ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87° 34' 34" EAST, ALONG THE COMMON LINE OF LOTS 101, 102, 107 AND 108 OF SAID MULBERRY MANOR SUBDIVISION, A DISTANCE OF 231.00 FEET TO A 1 INCH IRON ROD FOUND IN THE WEST RIGHT OF WAY LINE OF HOWARD LANE (60' R.O.W.) AT THE COMMON EAST CORNER OF SAID LOTS 107 AND 108, SAID ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02° 25' 26" EAST, ALONG SAID WEST LINE OF HOWARD LANE AND THE EAST LINE OF LOTS 105, 106 AND 107 OF SAID MULBERRY MANOR SUBDIVISION, A DISTANCE OF 180.00 FEET TO A 5/8 INCH IRON ROD WITH CAP SET AT THE COMMON EAST CORNER OF SAID LOT 105 AND A CALLED 1.4827 ACRE TRACT IN THE WESTMORELAND FARMS AMENDED FIRST SUBDIVISION RECORDED IN VOLUME 3 PAGE 60 H.C.M.R., SAID ROD BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
FND	FOUND
I.R.	IRON ROD
I.P.	IRON PIN
U.E.	UTILITY EASEMENT
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE

NOTES:

- ANY YARDS, SETBACK OR BUILDING LINES SHOWN ON THE PLAT ARE THE MINIMUM AREA ESTABLISHED FOR SUCH PURPOSES. THE ZONING ORDINANCE AND OTHER ORDINANCES OF THE CITY OF BELLAIRE, AS AMENDED FROM TIME TO TIME, MAY REQUIRE LARGER OR DIFFERENT YARDS, SETBACK BUILDING LINES, AND SUCH ORDINANCES SHALL APPLY TO THE AREA OF THIS PLAT REGARDLESS OF ANYTHING TO THE CONTRARY ON THE PLAT.
- THIS PLAT IS MADE SUBJECT TO THE ZONING ORDINANCE AND OTHER ORDINANCES, RULES AND REGULATIONS OF THE CITY OF BELLAIRE, ALL AS HERETOFORE OR HERAFTER AMENDED. APPROVAL OF THIS PLAT DOES NOT: (1) SIGNIFY THAT ANY BUILDING OR OTHER STRUCTURE COMPLIES WITH APPLICABLE REGULATIONS, (2) AUTHORIZE OR EXCUSE ANY NONCOMPLIANCE WITH APPLICABLE REGULATIONS, OR (3) RELINQUISH OR IMPAIR ANY LARGER OR DIFFERENT YARD, SETBACK OR BUILDING LINES, AND SUCH ORDINANCES SHALL APPLY TO THE AREA OF THIS PLAT REGARDLESS OF ANYTHING TO THE CONTRARY SHOWN ON THIS PLAT.
- NOTHING ON THIS PLAT IS INTENDED TO AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS, AND PLAT SHALL NEVER BE CONSTRUCTED AS HAVING SUCH EFFECT.
- BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 83
- ALL OF THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 480289 PANEL NO. 48201C-0855 L WHICH BEARS AN EFFECTIVE DATE OF JUNE 18, 2007 ZONE "X" UNSHADED DENOTES AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.
- SUBJECT TO A 10' EASEMENT WITH 5' X 20' AERIAL EASEMENT IN VOLUME 23, PAGE 64, HARRIS COUNTY MAP RECORDS AND IN VOLUME 1514, PAGE 32, HARRIS COUNTY DEED RECORDS. SAID EASEMENT, PL&P HAS RELEASED ITS RIGHTS IN HARRIS COUNTY CLERK'S FILE NO. 20070683929 20070683930 AND 20070683931. APPLIES TO PROPERTIES SOUTH OF OUR SUBJECT TRACT.

## BELLAIRE GARDENS

BEING A REPLAT OF LOTS 102-107 MULBERRY MANOR, AN ADDITION IN THE CITY OF BELLAIRE, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 23, PAGE 64, H.C.M.R. CONSISTING OF 0.9545 ACRES OR 41,580 SF

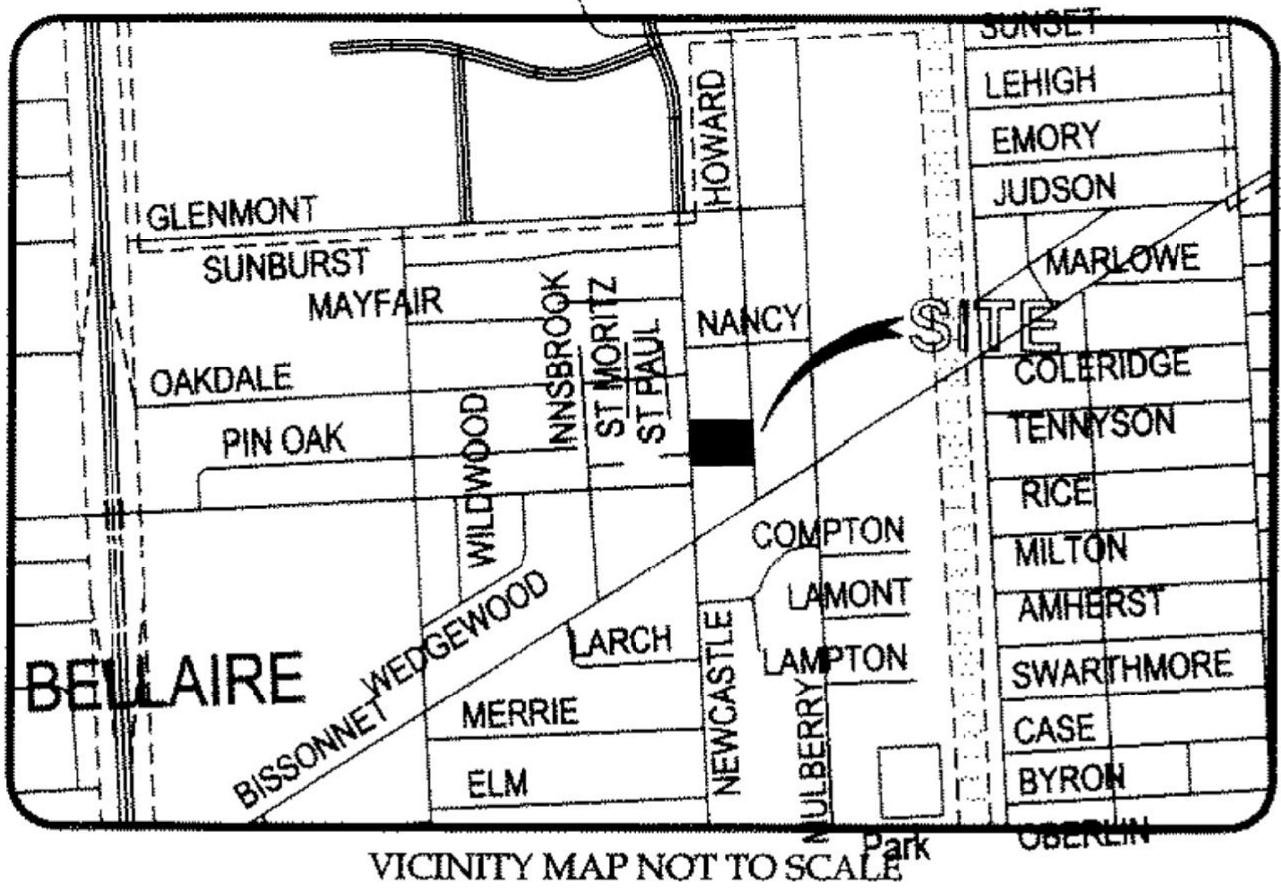
Owner/Developer: Sandcastle Homes, Inc.  
1405 Durham Dr., Houston, TX 77007

Civil Engineer/ Land Planner: Miguel R. Salomon, P.E.  
1405 Durham Dr., Houston, TX 77007

Surveyor: Momentum Engineering and Surveying  
12651 Briar Forrest Dr., Suite 350, Houston, TX 77077

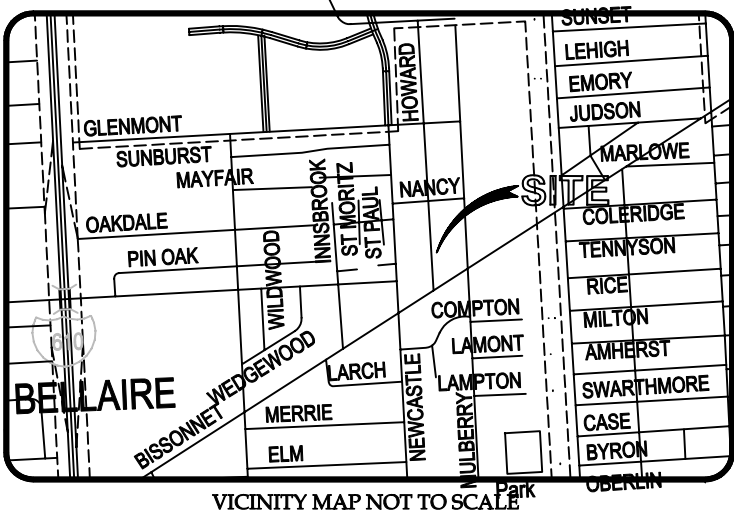
Date: March 17, 2015

Scale: 1" = 30'



VICINITY MAP NOT TO SCALE





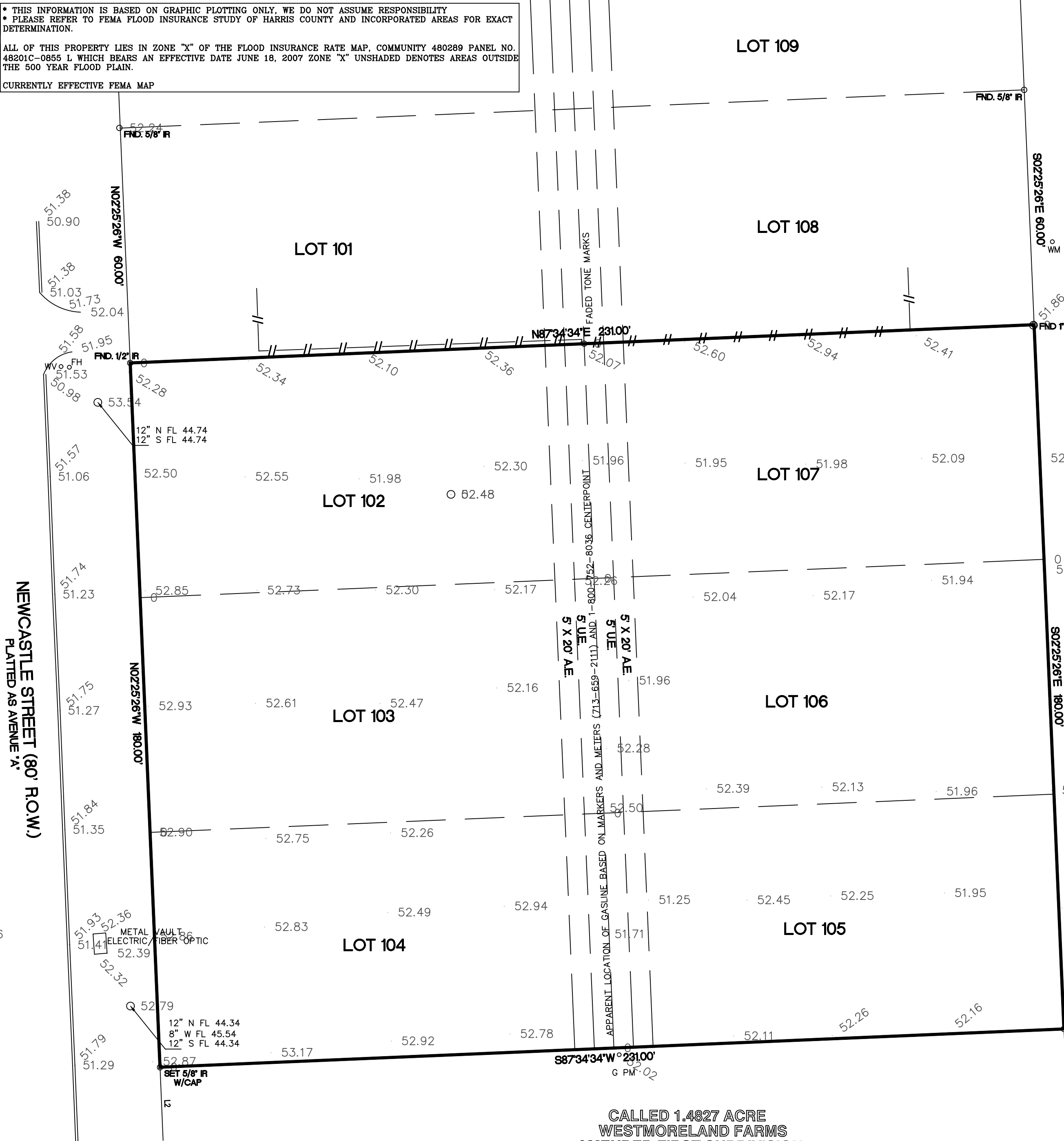
VICINITY MAP NOT TO SCALE

LEGEND	
N	NORTH
S	SOUTH
E	EAST
W	WEST
BO	BOLLARD
ICV	IRRIGATION CONTROL VALVE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
WRV	WATER RELEASE VALVE
GV	GAS VALVE
GM	GAS METER
GI	GRATE INLET
MI	MANHOLE
GT	GREASE TRAP MANHOLE
CO	CLEAN OUT
MW	MONITORING WELL
TP	TELEPHONE PEDESTAL
FO	FIBER OPTIC SIGN
SBC	SOUTHWESTERN BELL SIGN
TJB	TRAFFIC JUNCTION BOX
EB	ELECTRIC BOX
LP	LIGHT POLE
PP	POWER POLE
MP	METER POLE
SP	SERVICE POLE
TLP	TRAFFIC LIGHT POLE
A/C	AIR CONDITIONING UNIT
GW	GUY WIRE ANCHOR
U	OVERHEAD UTILITY LINE
POB	HIGH BANK
FND 5/8 IR	POINT OF BEGINNING
ESMT	FOUND 5/8 INCH IRON ROD
H.C.C.F.#	EASEMENT
H.C.D.R.	HARRIS COUNTY CLERK'S FILE NO.
H.C.M.R.	HARRIS COUNTY DEED RECORDS
CH	HARRIS COUNTY MAP RECORDS
W	CHAIN LINK FENCE
W	WOOD FENCE
W	BARBED WIRE FENCE
W	WROUGH IRON FENCE

• THIS INFORMATION IS BASED ON GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY  
• PLEASE REFER TO FEMA FLOOD INSURANCE STUDY OF HARRIS COUNTY AND INCORPORATED AREAS FOR EXACT DETERMINATION.

ALL OF THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 480289 PANEL NO. 48201C-0855 L WHICH BEARS AN EFFECTIVE DATE JUNE 18, 2007 ZONE "X" UNSHADED DENOTES AREAS OUTSIDE THE 500 YEAR FLOOD PLAIN.

CURRENTLY EFFECTIVE FEMA MAP



#### CERTIFICATION

I GILBERT PRIDA A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL ON THE GROUND SURVEY MADE BY ME OR UNDER MY SUPERVISION AND HAVE SHOWN OR NOTED ALL RECORDED EASEMENTS OR RIGHTS OF WAY LISTED IN THE TITLE REPORT AND SHOWN ALL OBSERVABLE ABOVE THE GROUND EVIDENCE OF EASEMENTS.

GILBERT PRIDA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 5662

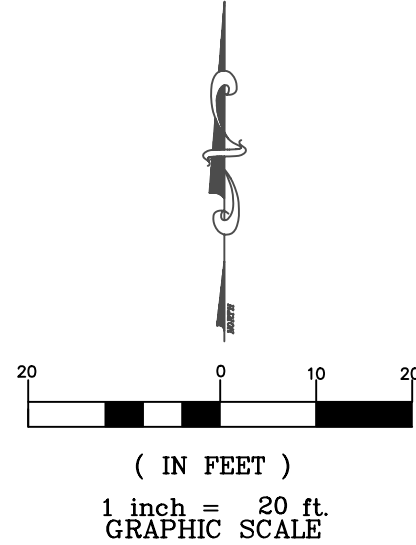
BASIS OF BEARINGS WERE DERIVED BY RTK GPS OBSERVATIONS BASED ON TEXAS STATE PLANE COORDINATES TEXAS SOUTH CENTRAL ZONE NAD 83 GEOID 03



#### GENERAL NOTES:

- SUBJECT TO A 10' EASEMENT WITH 5' X 20' A.E. IN VOL 23 PG 64 H.C.M.R. AND IN VOL 1514 PG 32 H.C.D.R. SAID EASEMENT H.L. AND P. HAS RELEASED ITS RIGHTS IN H.C.C.F.# 20070683929, 20070683930, 20070683931. APPLIES TO PROPERTIES SOUTH OF OUR SUBJECT TRACT.
- SURVEY IS BASED ON TITLE REPORT BY CHARTER TITLE WITH GF NO. ATH-01-COM-ATH10009348CU WITH AN EFFECTIVE DATE OF 09/22/2010 AT 08:00AM. ISSUED 09/29/2010 AT 08:00 AM.

Attachment: Bellaire Gardens Survey (1531 : PH-Bellaire Gardens Replat)



LAND BOUNDARY AND TOPOGRAPHIC SURVEY

A LAND BOUNDARY SURVEY CONTAINING 0.9545 ACRES 41,580 SQUARE FEET OF LAND BEING LOTS 102 THRU 107 IN MULBERRY MANOR RECORDED IN VOLUME 23 PAGE 64 H.C.M.R. LOCATED IN THE JAMES BLESSING SURVEY A-162 HARRIS COUNTY, TEXAS.

DATE: 10/01/2010

OWNER: SANDCASTLE HOMES  
ADDRESS: NEWCASTLE STREET AND HOWARD LANE  
BELLAIRE TX 77401

LENDER:

SURVEYOR

**MOMENTUM**  
ENGINEERING+SURVEYING  
12651 BRIAR FOREST, SUITE 350  
HOUSTON, TEXAS 77077  
(TEL) 281-741-1998 (FAX) 281-741-2068

## Planning and Zoning Commission

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



Meeting: 04/14/15 06:00 PM  
Department: Mayor and Council  
Category: Presentation  
Department Head: Diane K White  
DOC ID: 1542

### SCHEDULED ACTION ITEM (ID # 1542)

#### **Item Title:**

Presentation of the City of Bellaire DRAFT Five Year Capital Improvement Plan, presented by Diane K. White, Assistant City Manager.

#### **Background/Summary:**

**Why:** City Ordinance Chapter 24-402 says the City Manager shall propose the DRAFT Capital Improvement Plan (CIP) to the Planning and Zoning Commission for review and comment on the consistency of the program with the adopted comprehensive plan.

**What:** The CIP is a planning tool to identify the future infrastructure improvement needs throughout the City in order to maintain asset value and ensure the quality of life that Bellaire citizens expect. It allows City leaders to identify the affordability of these needs and to provide assumptions for the fiscal forecast that will allow for the implementation of the CIP.

*Chapter 24 Definition - The capital improvement program shall serve as a means for systematically reviewing proposed capital projects to ensure coordination of expenditures and development. The program shall tie together the timing, location and financing of proposed capital projects, shall encourage the development of such projects in scheduled stages, and shall provide the public with an understanding of future needs and development activities to be undertaken by the City of Bellaire.*

**How:** Development of the CIP is a process that includes various inputs. As a general statement there are several staff members that worked closely with the consultants mentioned. The following are elements of the DRAFT CIP:

- Water Line Study performed by AARK Engineers
- Pavement Maintenance Assessment performed by AARK Engineers
- SCADA Assessment - Professional Utility Services, AARK and Klotz
- Parks Master Plan - Developed by the Bellaire Parks Board and Clark Condon Associates
- Comprehensive Plan - Developed by P&Z and Kendig Keast
- City's CIP Team - Brant Gary, Diane White, Karl Miller, John McDonald, Paul Hofmann, Linda Symank and James Andrews
- Municipal Facilities Assessment & Design - PGAL

**When:** The DRAFT CIP is submitted to the City Council with the submission of the annual budget. The Planning & Zoning Commissions comments will be transmitted to City Council as part of this process. This year the City Manager will present the FY2016 budget on July 20<sup>th</sup>. The City Council will consider

approval of the FY2016 proposed projects. The future year projects are developed and are subject to change. The CIP is a fluid document as we gather information on affordability of projects. The City's CIP Team continues to plan the future outlook of CIP projects and works towards an implementation plan to be considered by City Council each year.

**Format:** The CIP categorizes projects as follows: Parks/Open Space, Streets & Drainage, Infrastructure, Water, Wastewater and Facilities. A description and proposed dollar amount is provided.

**Funding Sources:** The City has several funding sources to consider. The City Council has the final approval on all funding for all projects. It is the City Manager's objective to identify and propose potential funding sources. The broad categories of funding sources are defined below:

*Existing Bond Authority* - Referendum has been passed and approved by the voters.

*New Authority* - Requires a new bond referendum.

*CIP Fund Balance* - The Enterprise and General Operating Funds provide the resources for the CIP to fund identified projects. All FY2015 projects were funded from the CIP Fund Balance. The City will carry a fund balance in the CIP to help plan and fund identified projects.

*Current Year Revenues* - The Enterprise and General Operating Funds provide resources for the CIP to fund identified projects. Current Revenues are defined as new appropriation for the fiscal year in which that project has been programmed. This does not guarantee funding for that year but identifies a potential funding source depending on the overall needs of those operating funds.

*METRO* - The City receives a portion of sales tax to fund mobility projects within the City. These funds are used for the City's Pavement Maintenance Program and other mobility projects as identified. They are restricted for transportation projects as defined in the City's Congestion Mitigation/Traffic Management Agreement with METRO via Ordinance 12-050.

*Enterprise Current Revenues* - The City uses the Enterprise Operating Fund to resource capital improvement projects where it is affordable. Which is also defined as current revenues.

*Other* - This can be defined as any outside entity that provides alternative funding to include: Grants, Donations, etc.

**Comprehensive Plan Goals and DRAFT CIP - See attached spreadsheet.**

**ATTACHMENTS:**

- Five Year Draft CIP (PDF)

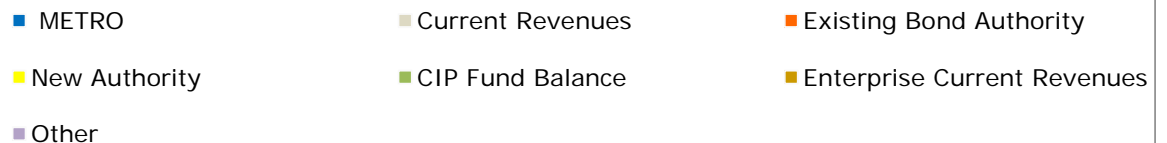
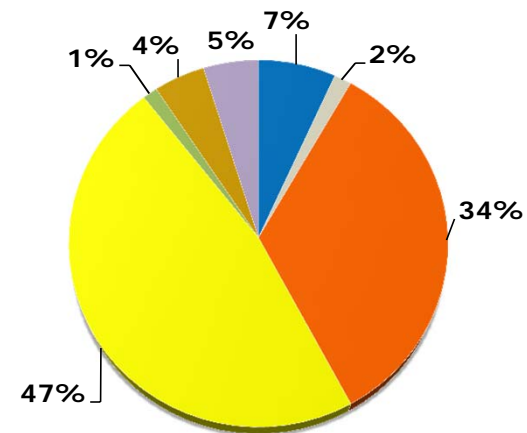
# DRAFT CAPITAL IMPROVEMENT PLAN SUMMARY FY2015-FY2020

City of Bellaire, Texas  
April 2015

Categories	2015	2016	2017	2018	2019	2020	Future	TOTAL
Streets & Drainage	\$10,930,398	\$10,140,000	\$7,200,000	\$7,200,000	\$7,200,000	\$7,200,000	\$0	\$49,870,398
Water & Wastewater	\$945,000	\$1,600,000	\$2,800,000	\$2,410,000	\$2,915,000	\$2,300,000	\$0	\$12,970,000
Facilities	\$1,036,375	\$12,610,000	\$100,000	\$100,000	\$4,500,000	\$0	\$0	\$18,346,375
Parks & Open Space	\$5,970,000	\$470,000	\$510,000	\$1,970,000	\$720,000	\$5,491,000	\$9,100,000	\$24,231,000
Other	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$5,000,000
<b>TOTALS</b>	<b>\$18,881,773</b>	<b>\$29,820,000</b>	<b>\$10,610,000</b>	<b>\$11,680,000</b>	<b>\$15,335,000</b>	<b>\$14,991,000</b>	<b>\$9,100,000</b>	<b>\$110,417,773</b>

<b>METRO</b>	\$7,521,331
Current Revenues	\$1,690,000
Existing Bond Authority	\$37,330,442
New Authority	\$52,120,000
CIP Fund Balance	\$1,435,000
Enterprise Current Revenues	\$4,970,000
Other	\$5,351,000
<b>TOTAL</b>	<b>\$110,417,773</b>

Distribution by Funding Source



	CITY OF BELLAIRE DRAFT FIVE YEAR CAPITAL IMPROVEMENT PLAN											
Category	Funding Source	Location	Project Description	Comp Plan Goals	FY2015 Adopted	FY2016	FY2017	FY2018	FY2019	FY2020	Future	Totals
Facilities	CIP Fund Balance	Bellaire Family Aquatic Center	BFAC Security Cameras	2.3	45,000							45,000
Facilities	CIP Fund Balance	Bellaire Town Square	Library Foundation Project- repair to sanitary sewer line, lift building with injection procedure, repair walls and paint.	Ch 4	70,000							70,000
Facilities	CIP Fund Balance	Bellaire Town Square	Impound Lot Relocation and Build Out - Relocate current police department impound lot to public works service center.	Ch 4			100,000					100,000
Facilities	CIP Fund Balance	Public Works Service Center	Facilities Needs Assessment - Public Works Facilities	Ch 4		50,000						50,000
Facilities	Current Revenues	Public Works Service Center	Public Works Adm. Building Replace Roof - Design and Construction- Roof has surpassed its projected life expectancy and should be replaced to preserve the integrity of the building.	Ch 4				100,000				100,000
Facilities	Existing Bond Authority	Bellaire Town Square	Bellaire Town Square Municipal Buildings - Includes Design and Construction of new police station, new City Hall/Courts and new Civic Center in a campus setting and conceptual design of libary and signature corner.	4	921,375	12,560,000						13,481,375
Facilities	New Bond Authority	Bellaire Town Square	Design Services for New Library	Ch 4					500,000			500,000
Facilities	New Bond Authority	Bellaire Town Square	Construction of New Library	Ch 4					4,000,000			4,000,000
			<b>Total Facilities</b>		<b>1,036,375</b>	<b>12,610,000</b>	<b>100,000</b>	<b>100,000</b>	<b>4,500,000</b>	<b>0</b>	<b>0</b>	<b>18,346,375</b>
Infrastructure	Other	UVT	UVT Infrastructure - Replacement and improvement streets & drainage. Continue transformation of RDD.	5		5,000,000						5,000,000
			<b>Total Infrastructure</b>		<b>0</b>	<b>5,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5,000,000</b>
Parks & Open Space	Current Revenues	Bellaire Family Aquatic Center	Bellaire Family Aquatic Center Pool Area Improvements	2.3			150,000					150,000
Parks & Open Space	CIP Fund Balance	Bellaire Town Square	Park Upgrades after Municipal Facilities Project - Once facilities are completed landscaping and trails will be addressed within the Bellaire Town Square footprint that was impacted by the construction of the new facilities.	2.3			100,000					100,000
Parks & Open Space	CIP Fund Balance	Bellaire Town Square	Signature Corner Design and Construction - Conceptual Designs have been provided for the corner of S. Rice Avenue and Jessamine. Construction would fall under new bond authority funding.	2.3.3/2.1.5				750,000				750,000
Parks & Open Space	New Bond Authority	Bellaire Town Square	Signature Corner Design and Construction - Conceptual Designs have been provided for the corner of S. Rice Avenue and Jessamine.	2.3.3/2.1.5							3,000,000	3,000,000

	CITY OF BELLAIRE DRAFT FIVE YEAR CAPITAL IMPROVEMENT PLAN											
Category	Funding Source	Location	Project Description	Comp Plan Goals	FY2015 Adopted	FY2016	FY2017	FY2018	FY2019	FY2020	Future	Totals
Parks & Open Space	New Bond Authority	Bellaire Zindler Park	Bellaire Zindler Park - Upgrade / Automate Ball Field Lights & Netting	2.3							500,000	500,000
Parks & Open Space	New Bond Authority	Bellaire Zindler Park	Bellaire Zindler Park - Upgrade / Automate Tennis Court Lighting	2.3							400,000	400,000
Parks & Open Space	New Bond Authority	Bellaire Zindler Park	Bellaire Zindler Park - Rec. Center Renovation Design	Ch 4						120,000		120,000
Parks & Open Space	New Bond Authority	Bellaire Zindler Park	Bellaire Zindler Park - Rec Center Reno. Construction	Ch 4							800,000	800,000
Parks & Open Space	Current Revenues	City Wide	Develop Trails Master Plan	2.3		50,000						50,000
Parks & Open Space	Current Revenues	City Wide	Playgrounds, Shade Structures - Provide annual funding to address replacement and/or purchase of new playground and shade structures.	2.3		70,000	70,000	70,000	70,000	70,000		350,000
Parks & Open Space	New Bond Authority	City Wide	Trails Master Plan Implementation - Placeholder for future implementation of trail master plan.	2.3							1,500,000	1,500,000
Parks & Open Space	Existing Bond Authority	Evelyn's Park	Evelyn's Park Phase I - See agreement	2.3.4	5,000,000							5,000,000
Parks & Open Space	CIP Fund Balance	Evergreen Park	Conceptual Design	2.3	25,000							25,000
Parks & Open Space	New Bond Authority	Evergreen Park	Park Renovation Design	2.3					450,000			450,000
Parks & Open Space	New Bond Authority	Evergreen Park	Construction	2.3						2,500,000	2,000,000	4,500,000
Parks & Open Space	New Bond Authority	Feld Park	Park Renovation Design	2.3						150,000		150,000
Parks & Open Space	New Bond Authority	Feld Park	Construction	2.3							900,000	900,000
Parks & Open Space	CIP Fund Balance	City Wide	Fencing in various parks	2.3	50,000							50,000
Parks & Open Space	CIP Fund Balance	Holly Street Trail	Implement Phase 1 Improvements	2.3	200,000							200,000
Parks & Open Space	Current Revenues	Holly Street Trail	Implement Phase 2 Improvements	2.3						250,000		250,000
Parks & Open Space	Current Revenues	Joe Gaither Park	Park Improvements	2.3				50,000				50,000
Parks & Open Space	Current Revenues	Lafayette Park	General Park Improvements	2.3	150,000							150,000



	CITY OF BELLAIRE DRAFT FIVE YEAR CAPITAL IMPROVEMENT PLAN											
Category	Funding Source	Location	Project Description	Comp Plan Goals	FY2015 Adopted	FY2016	FY2017	FY2018	FY2019	FY2020	Future	Totals
Parks & Open Space	Current Revenues	Lafayette Park	Permanent Restroom Design and Construction	2.3					100,000			100,000
Parks & Open Space	Current Revenues	Loftin Park	Irrigation System	2.3			90,000					90,000
Parks & Open Space	New Bond Authority	Mulberry Park	Replace Tennis Fencing, Upgrade / Automate Lighting	2.3						400,000		400,000
Parks & Open Space	New Bond Authority	Mulberry Park	Upgrade / Automate Ball Field Lighting	2.3						500,000		500,000
Parks & Open Space	Existing Bond Authority	Nature Discovery Center	Nature Discovery Center - MOU approved May 19, 2014. Reimbursed based on Progress. - Construction only.	2.3.4	500,000							500,000
Parks & Open Space	New Bond Authority	Newcastle Trail	Pedestrian Trail Lights Design Services	2.3			100,000					100,000
Parks & Open Space	New Bond Authority	Newcastle Trail	Pedestrian Trail Lights Implementation	2.3				1,000,000				1,000,000
Parks & Open Space	New Bond Authority	Paseo Park	Trolley Esplanade Renovation	2.3						1,000,000		1,000,000
Parks & Open Space	Other	Paseo Park	Paseo Park West Expansion with future relocation of transit center.	2.3						351,000		351,000
Parks & Open Space	CIP Fund Balance	Russ Pittman Park	Russ Pittman Park Electrical Improvements	2.3	45,000							45,000
Parks & Open Space	Current Revenues	Signage	Park Signage Master Plan	2.3		50,000						50,000
Parks & Open Space	Current Revenues	Signage	Park Signage Master Plan Implementation	2.3				100,000	100,000	100,000		300,000
Parks & Open Space	New Bond Authority	Signage	Wayfinding and Entryway Markers - Provide physical improvement intended to provide visual definition including wayfinding singage. Including a possible new logo and design color scheme. Allowing both commerical and City service connection.	5.2.1		300,000						300,000
Parks & Open Space	Current Revenues	Ware Park	Small Picnic Pavilion	2.3						50,000		50,000
			Total Parks and Open Space		5,970,000	470,000	510,000	1,970,000	720,000	5,491,000	9,100,000	24,231,000

	CITY OF BELLAIRE DRAFT FIVE YEAR CAPITAL IMPROVEMENT PLAN											
Category	Funding Source	Location	Project Description	Comp Plan Goals	FY2015 Adopted	FY2016	FY2017	FY2018	FY2019	FY2020	Future	Totals
Streets	Metro	City Wide	Mobility Study - Determine current levels of services and define and identify solutions to improve service.	3.1	50,000							50,000
Streets	Metro	City Wide	<b>Pavement Maintenance Program</b> The City of Bellaire's Pavement Maintenance Program is geared toward improving the overall quality of the roadway systems by repairing pavement failures and distresses. The City's goal is to bring the streets maintained by the City up to an acceptable level of service and keep them there through an aggressive and comprehensive maintenance program.	3.1	1,000,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000		7,000,000
Streets	Metro	City Wide	City wide trip hazards - Project will address City wide trip hazards.	3.1.2	471,331							471,331
Streets & Drainage	Existing Bond Authority	City Wide	Street Reconstruction - Last Phase of Rebuild Bellaire 2016 - Continuation of Streets and Drainage Program would require New Bond Authority.	3	9,409,067	8,940,000						18,349,067
Streets & Drainage	New Bond Authority	City Wide	Street Reconstruction - Last Phase of Rebuild Bellaire 2016 - Continuation of Streets and Drainage Program would require New Bond Authority.	3			6,000,000	6,000,000	6,000,000	6,000,000		24,000,000
			<b>Total Streets and Drainage</b>		<b>10,930,398</b>	<b>10,140,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>7,200,000</b>	<b>0</b>	<b>49,870,398</b>
Wastewater	Enterprise Current Revenues	City Wide	Wendell and Bellaire Lift Station Rehabilitation Program - The Wendell and Bellaire Lift Stations are currently being evaluated. The lift station wet well walls will be inspected for possible rehabilitation. Initial observations indicate that minor equipment replacement and/or rehabilitation is required.	Ch 4	50,000	250,000	250,000					550,000
Wastewater & Water	Enterprise	City Wide	Water & Sanitary Sewer Line Program -In order to provide an accurate estimate of short term and long term water line and sanitary sewer line improvement needs for this plan, the City is assessing each systems condition by reviewing maintenance records, GIS data and construction drawings to determine improvement requirements.	Ch 4	645,000	550,000						1,195,000
Wastewater & Water	Enterprise	City Wide	City Wide SCADA System Program - SCADA (Supervisory Control and Data Acquisition) is a software system used to automate and/or monitor water plant and wastewater treatment plant processes where real time operational data is used to make decisions.	Ch 4	115,000	250,000	250,000					615,000
Wastewater & Water	Enterprise Current Revenues	City Wide	Rehabilitation of Water/Wastewater/Lift Stations	Ch 4			300,000	300,000	300,000	300,000		1,200,000
Wastewater & Water	Enterprise Current Revenues	City Wide	Water and Wastewater Needs Assessment	Ch 4		50,000						50,000

	CITY OF BELLAIRE DRAFT FIVE YEAR CAPITAL IMPROVEMENT PLAN											
Category	Funding Source	Location	Project Description	Comp Plan Goals	FY2015 Adopted	FY2016	FY2017	FY2018	FY2019	FY2020	Future	Totals
Wastewater & Water	New Bond Authority	City Wide	Water & Sanitary Sewer Line Program -In order to provide an accurate estimate of short term and long term water line and sanitary sewer line improvement needs for this plan, the City is assessing each systems condition by reviewing maintenance records, GIS data and construction drawings to determine improvement requirements.	Ch 4			2,000,000	2,000,000	2,000,000	2,000,000		8,000,000
Water	Enterprise Current Revenues	Bellaire Town Square	Central Water Plant Electrical - Engineering & Construction - A portion of the electrical distribution infrastructure at the Central Plant was replaced as part of the standby generator project. There are some remaining electrical equipment items at the Central Plant that are over 50 years old and are in need of replacement.	Ch 4	135,000	500,000						635,000
Water	Enterprise Current Revenues	Renwick	Renwick Water Plant Tank/Booster Pump/Well Rehabilitation - Engineering & Construction	Ch 4				110,000	615,000			725,000
			Total Water and Wastewater		945,000	1,600,000	2,800,000	2,410,000	2,915,000	2,300,000	0	12,970,000
			TOTAL DRAFT CIP		18,881,773	29,820,000	10,610,000	11,680,000	15,335,000	14,991,000	9,100,000	110,417,773

## Planning and Zoning Commission

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



Meeting: 04/14/15 06:00 PM  
Department: Development Services  
Category: Planned Development  
Department Head: John McDonald  
DOC ID: 1551

### SCHEDULED ACTION ITEM (ID # 1551)

#### Item Title:

Discussion, consideration, and possible action on an application filed by Brown and Gay Engineers, Inc. on behalf of HEB Grocery Company, LP, for a Planned Development Amendment, as required by Chapter 24, Planning & Zoning, Article VI, "Amendatory Procedures," Section 24-604, "Application for Planned Development Amendment," to re-develop the existing H-E-B grocery store site located at 5106 Bissonnet, in the Urban Village-Downtown (UV-D) Zoning District.

#### Background/Summary:

On March 10, 2015, the Planning and Zoning Commission (Commission) held a public hearing on an application from the HEB Grocery Company for a planned development to redevelop the existing store site at 5106 Bissonnet St in the Urban Village Downtown (UVD) zoning district.

Information on truck routing and street sections are attached.

#### Criteria for Review:

According to Sec. 24-615. Standards Applicable to all Planned Development Amendments and Specific Use Permits, planned development applications may be granted if it meets the following criteria:

- 1. The proposed planned development amendment or specific use permit is consistent with the purposes, goals, objectives, and standards of the comprehensive plan of the City of Bellaire.**

The Comprehensive Plan's Future Land Use and Character Map identifies this site as Urban Village. The building design meets the requirements of the UVD zoning district which was based on the recommendations of the Comprehensive Plan. Additionally, this project addresses:

*Goal 5.2: A revitalized City Center area geared toward the shopping, service, and entertainment needs of Bellaire residents.*

- 2. The design of the proposed development, considered as part of the planned development..., minimizes adverse effects, including visual impacts of the proposed use on adjacent properties.**

The proposed building will meet the higher design standards that were established to create more visually appealing developments. Ingress and egress to the site will be improved and will not negatively impact neighboring intersections based on enactment of the recommendations included in the TIA. Additionally, the site will

meet the requirement of the Tree Ordinance and have trees dispersed around the edges of the property.

**3. The proposed development will not have an adverse effect on the value of the adjacent property.**

Considering that the building fronts on a major arterial, will be separated from any current residential units by pre-existing commercial development, and meets the design criteria set forth within the code, it is opined that the development of this property as requested will not have an adverse effect.

**4. The proposed development will not unduly burden essential public facilities and services, including streets, police and fire protection, sanitary sewers, storm sewers, solid waste disposal and schools.**

This plan will not unduly burden essential public facilities and services.

**5. The applicant for the development has adequate financial and technical capacity to complete the development as proposed and has met all requirements of this Code, including such conditions as has been imposed as a part of this planned development...**

The applicant has the capacity to complete this project as required.

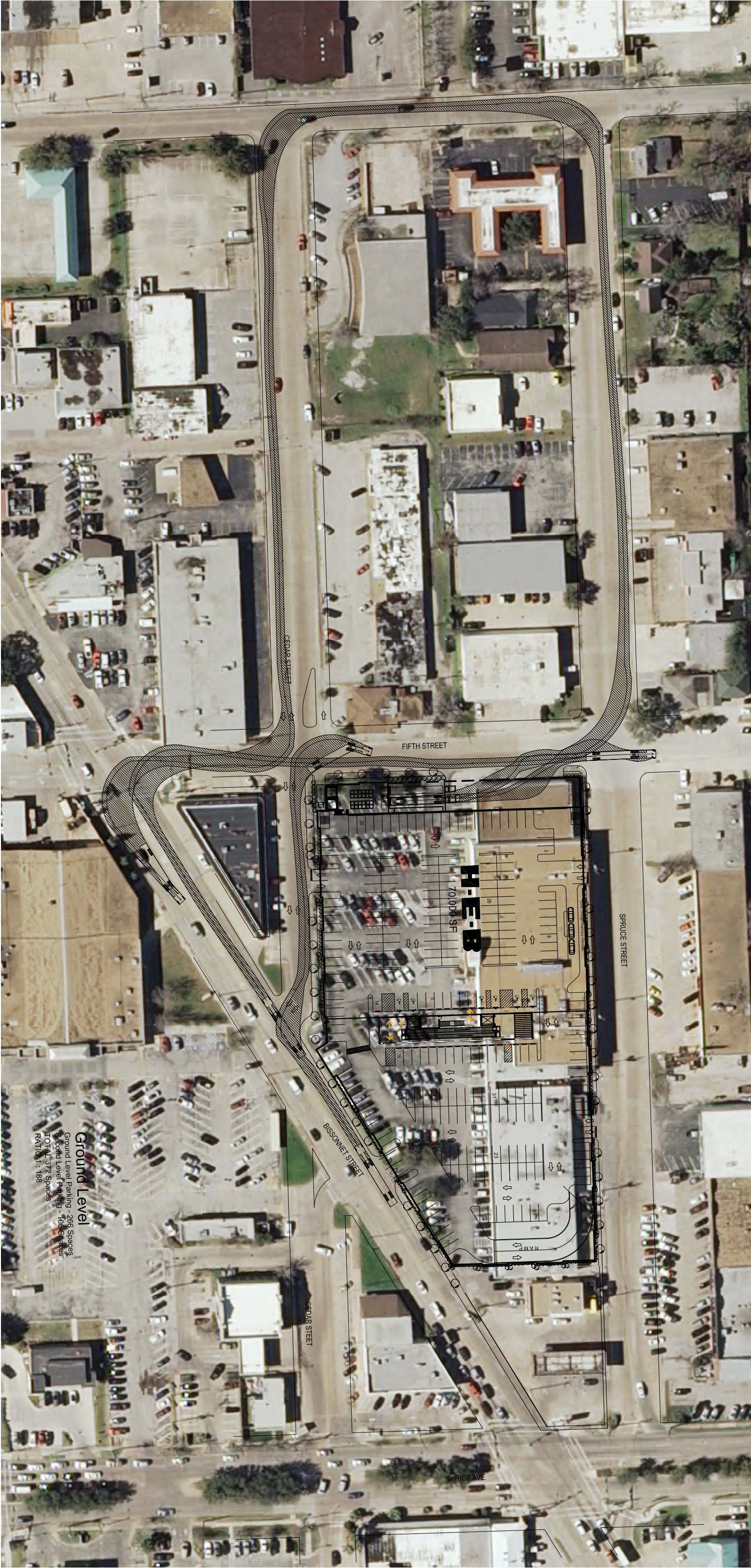
**Recommendation:**

Finding that the application meets the standards set forth in Sec. 24-615 for the approval of a planned development, the Development Services Director recommends approval of the applicant's request.

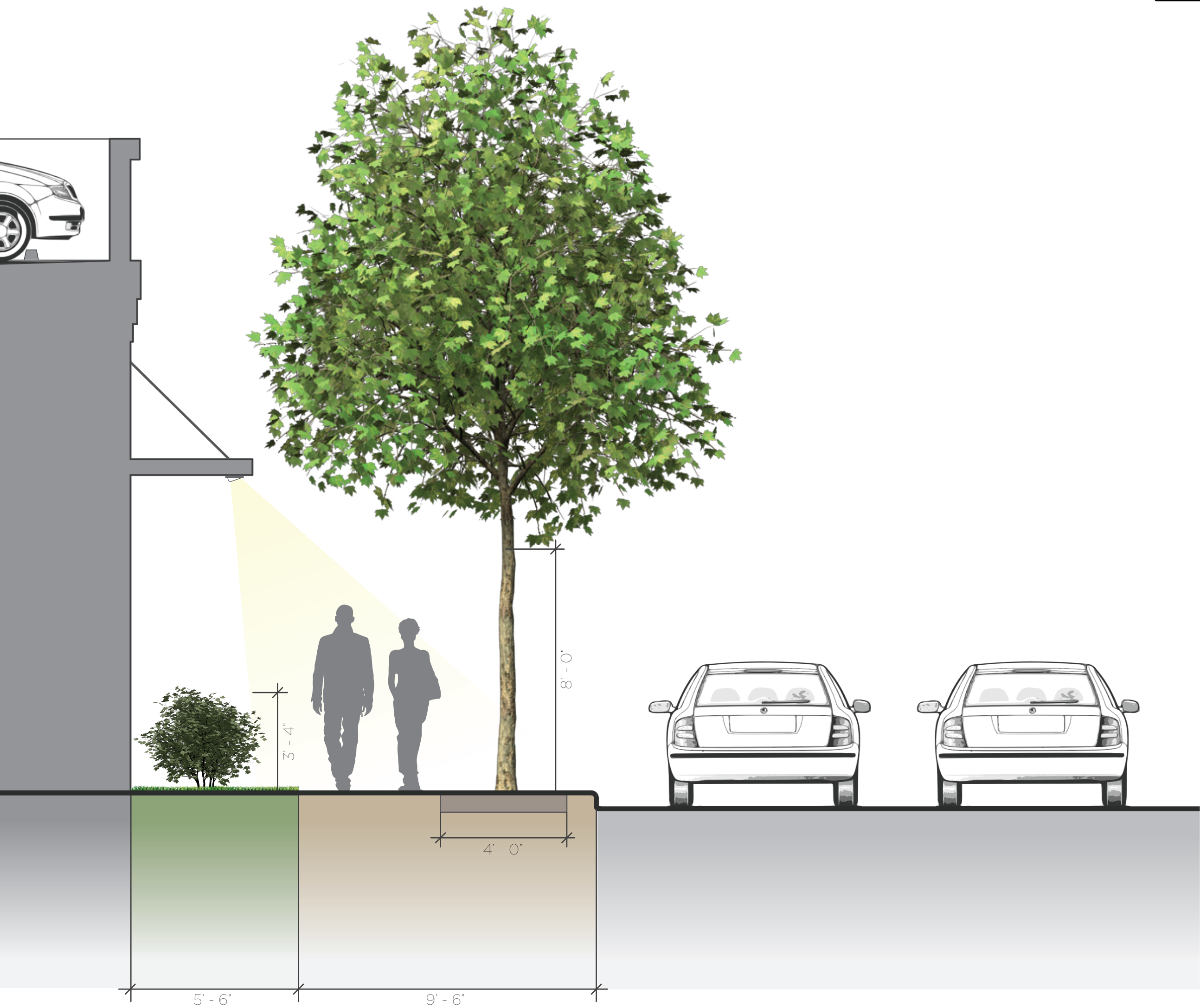
**ATTACHMENTS:**

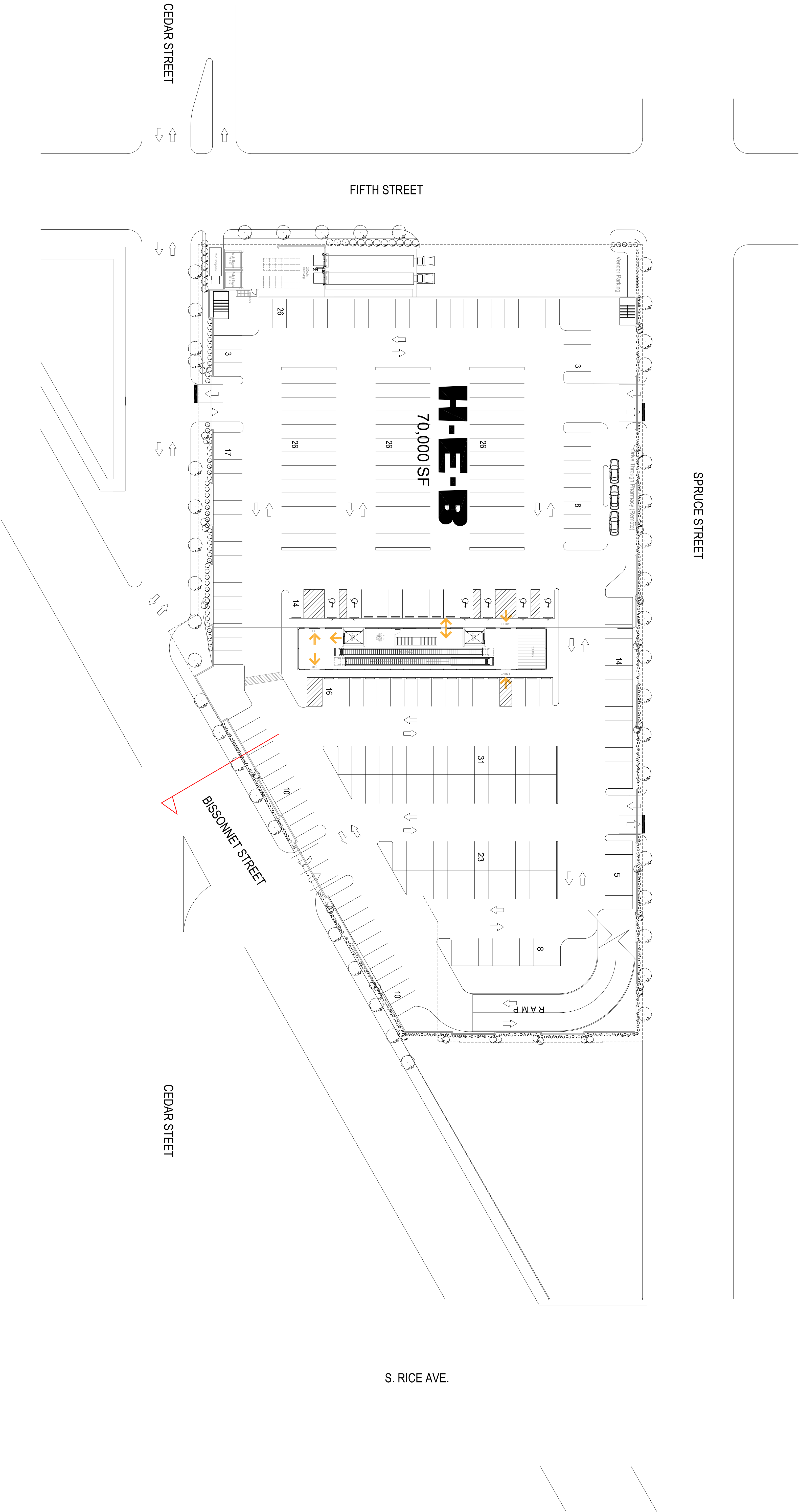
- HEB Truck Routing (PDF)
- HEB - Street Section (PDF)
- HEB - Bissonnet and Rice Section Cut (PDF)











**Planning and Zoning  
Commission**

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



Meeting: 04/14/15 06:00 PM  
Department: Development Services  
Category: Replat  
Department Head: John McDonald  
DOC ID: 1557

**SCHEDULED  
ACTION ITEM (ID # 1557)**

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**Item Title:**

Docket # AR-2015-03-Consideration of an application filed by Sandcastle Homes, Inc., owner of the property at 0 Newcastle and 0 Howard Street, for a subdivision replat to create twelve (12) single-family lots north of Bissonnet Street, between Howard and Newcastle, to be known as "Bellaire Gardens." This property is located in the Corridor Mixed-use (CMU) Zoning District.

**Background/Summary:**

This item was the subject of a public hearing earlier in the evening. All associated material is attached to the public hearing item.

**Recommendation:**

The Director finds that this replat is consistent with the requirements of Chapter 23.5 of the Code of Ordinances and with the Bellaire Gardens planned development and recommends approval.

## Planning and Zoning Commission

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



Meeting: 04/14/15 06:00 PM  
Department: Development Services  
Category: Discussion  
Department Head: John McDonald  
DOC ID: 1553

### **SCHEDULED INFORMATION ITEM (ID # 1553)**

#### **Item Title:**

Presentation of the update to the 2009 Comprehensive Plan to include the addition of an appendix prepared and approved by the Bellaire Parks and Recreation Advisory Board.

#### **Background/Summary:**

This will be the final review of the Comprehensive Plan prior to the public hearing on May 12, 2014. The attached are red-lined so that you can see where are the changes are. Gary Mitchell will be present to review.

Additionally, the Parks Master Plan is included as it will know be an appendix to the Comprehensive Plan. The following information is from Karl Miller, Director of Parks, Recreation, and Facilities. He will also be present to review the Parks Master Plan with the Commission.

#### **Executive Summary:**

The Parks Master Plan has two major purposes: To provide the City and its citizens with a map and direction for future parkland improvements, acquisition and development and to serve as a vehicle to approach other organizations, governmental agencies and the private sector for financial assistance with park development. While the Bellaire Comprehensive Plan, adopted in 2009, addresses a number of issues related to Bellaire parks, it is not designed to go into the depth and detail as the Parks Master Plan. The last Park Master Plan was for the years 2002 - 2012 and while there have been updates to the Plan and most of the Plan was realized, it became time to do a complete review of the park system and create a new Parks Master Plan for the next ten years (2015 - 2025). Parks and Recreation Staff and the Parks Advisory Board were tasked by City Council to undertake the preparation of a new Parks Master Plan.

In 2012, the Bellaire Parks and Recreation Advisory Board began developing a ten year comprehensive Parks Master Plan. The Board chose in conjunction with Parks and Recreation Department staff to develop the plan internally.

The Plan identifies the current needs of Bellaire citizens as measured through surveys, individual interviews and focus group meetings. To address the future needs of Bellaire citizens the Parks Board looked at a number of trends and forces within and outside of the City which will impact our future. These external factors include changing demographics, continuing redevelopment of residential property and the economic environment within, which the City must operate. The Parks Master Plan includes a complete review and evaluation of all existing parks and recreation facilities in Bellaire. Based on this analysis the Plan proposes a number of enhancements and improvements to existing parks and park facilities and recommends the addition of a few parks, and play fields to meet the current and future needs of Bellaire citizens. The Plan identifies funding priorities, makes suggestions for possible alternative funding sources and establishes implementation timelines.

This Park Plan addresses citizen needs, but at the same time recognizes fiscal realities. While the Plan calls for additional expenditures for parks, these additional expenditures are consistent with the City's changing demographics and can be accomplished within the Plan's ten year period and are achievable. The Plan addresses the citizens requests for additional and enhanced park services, enhanced levels of maintenance, upgrading of existing facilities and equipment and addition of parkland in areas of the City where identified. Through the implementation of this Plan, the City's park infrastructure will be balanced with park land, recreational facilities and open spaces, sufficient to serve the current and future needs of the citizens of Bellaire. At the same time, the Plan is intended to preserve and enhance the unique and aesthetic natural assets of Bellaire.

**ATTACHMENTS:**

- Bellaire PZ - Comp Plan Update - 04 14 15 (PDF)
- Chapter 1 - Introduction DRAFT 04 07 15 (PDF)
- Chapter 2 - Land Use and Community Character DRAFT 04 07 15 (PDF)
- Map 2.2 Future Land Use and Character REVISED 04 07 15 (PDF)
- Chapter 3 - Mobility DRAFT 04 07 15 (PDF)
- Chapter 4 - Public Infrastructure and Services DRAFT 04 07 15 (PDF)
- Chapter 5 - Comm Area Dev and Enhancement DRAFT 04 07 15 (PDF)
- Chapter 6 - Implementation DRAFT 04 07 15 (PDF)
- Parks Master Plan approved on 032515 (PDF)



## Planning & Zoning Commission

### Bellaire Comprehensive Plan 5-Year Update

All elements of the 2009 Comprehensive Plan document were distributed prior to the April 14 Commission meeting, with legislative mark-ups (underscores and strikethroughs) included to indicate all potential content revisions for the 2015 interim plan update. Some particular items of note include:

#### Chapter 1 – Introduction

- Population projections from the Houston-Galveston Area Council now show Bellaire exceeding 19,000 residents by 2040 compared to mid-2000s projections from H-GAC that had Bellaire losing population in future years. [Page 1.9]

#### Chapter 2 – Land Use & Character

- A “Residential-Office Mix” category is added to Map 2.2, Future Land Use & Character, to sync with the R-M.2-O zoning district, which was retained rather than combined into the new CMU district.
- The Suburban Office designation is retained on Map 2.2, with no text adjustments either. Instead, given discussions at the March Commission meeting, a new action item appears under Goal 5.3 in Chapter 5 to evaluate these areas in more detail, along with the large Chevron property in north Bellaire (currently designated as Business Park on Map 2.2), to determine if a different approach should be pursued on either the Future Land Use map side or the zoning ordinance side. [Page 5.17]
- Map 2.2 does reflect the proposed change to the CenterPoint property from Business Park to Corridor Mixed Use along the Bissonnet frontage and General Residential on the balance of the site.
- Map 2.2 also reflects elimination of the Schools and Places of Worship designations, as discussed, such that these properties are now in the same residential designation as their vicinity. The one exception, for further discussion, is showing the Presbyterian church corner (southeast corner of Bellaire Boulevard and South Rice) as Corridor Mixed Use.

#### Chapter 5 – Commercial Area Development & Enhancement

- The Goals/Principles/Actions tables toward the end of this chapter have various mark-ups that highlight where action items from the 2009 Comprehensive Plan update have already been accomplished (through the City rezoning initiatives that led to the new UV-T, CMU and UV-D districts, along with other new site and building standards now in Chapter 24 of the City Code of Ordinances).

#### Chapter 6 – Implementation

- Chapter 6 has no mark-ups, but as a last step for this interim five-year update, we will be revising Table 6.1, Priority Action Agenda, to reflect items accomplished since 2009 and new near-term priorities that may be added through this update. [Page 6.7]

# INTRODUCTION

## **Why this Comprehensive Plan chapter is Important for Bellaire:**

- ✓ Highlights the significance of the Comprehensive Plan as an indication of community priorities and guide for decision-making, as well as providing the public policy basis for the City's development regulations.
- ✓ Provides a snapshot of Bellaire's socioeconomic status and outlook at the time this plan was ~~updated in 2015 to reflect~~ prepared—and points out the ~~need to update this Community Overview information following release of Census 2010 results and other newer data in several years.~~
- ✓ Documents the community outreach activities that were conducted to publicize the long-range planning effort and obtain input on residents' hopes, concerns, and ideas for the future of Bellaire.

## CHAPTER

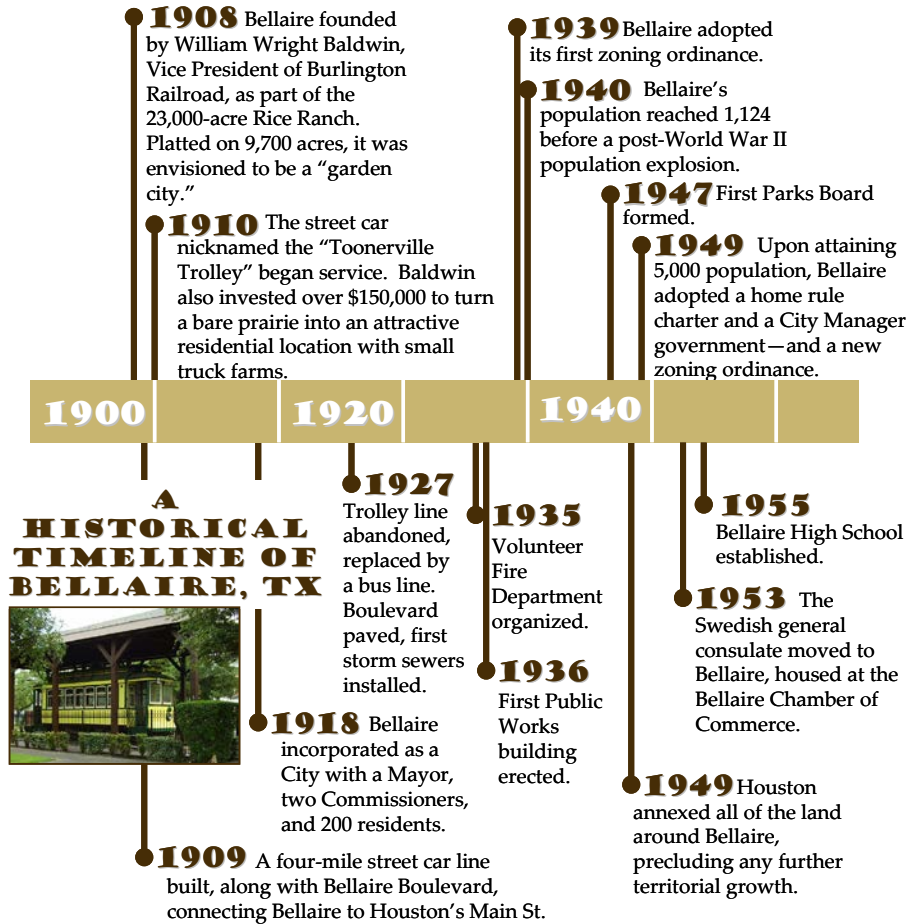
The Bellaire Comprehensive Plan is designed as a framework for guiding future development, redevelopment, and community enhancement in the City over the next 20 years and beyond. The purpose of this plan is to establish a vision, along with realistic goals and achievable strategies, that residents, business and land owners, major institutions, civic groups, the Planning and Zoning Commission, and public officials prefer—and will support with action—in the years ahead.

In geographic terms, this Comprehensive Plan addresses the 3.6 square miles within the City limits of Bellaire. Bellaire's location seven miles southwest of downtown Houston makes it an "enclave" city, completely surrounded by Houston with West University Place to the east. Bellaire has been nicknamed "The City of Homes" because of its primary design as a residential community. Nearby activity centers, including the Texas Medical Center, Rice University, the Galleria and Uptown Houston, Greenway Plaza, and Houston's Central Business District, offer professional employment opportunities for Bellaire residents. Access to these jobs, exceptional educational offerings, and the ongoing transition to larger single-family



ADOPTED NOVEMBER 16, 2009

1.1



homes in Bellaire greatly appeals to adults with younger children, as well as "empty nesters."

Bellaire's quality of living is largely based upon residential conditions and how they can be improved. The appropriate business development, community services, public spaces, and quality of education must also be monitored continually and enhanced, as appropriate, to increase the quality of life for Bellaire citizens.

The comprehensive planning process is intended not only to celebrate accomplishments of the past, but also as an opportunity to anticipate and address challenges of the future. Land use and transportation changes in the area require attention to

ensure that current development efforts are true to the traditions of Bellaire. There are many policy and infrastructure decisions being made on a regular basis that relate to this plan. In some cases, this plan will offer guidance to decision makers for challenges only now emerging while other sections reinforce established policies that should be carried forward as a sure and sound basis for future development and redevelopment.

Whether an issue is a challenge or an opportunity, the utmost importance should be placed upon this plan as an opportunity for thoughtful public discussion of the issues facing Bellaire. As Bellaire looks forward to the coming years, the desires of residents are woven through all aspects of this plan. From parks to neighborhood integrity, there are many community assets that this plan strives to utilize to Bellaire's fullest advantage. Local residents have demonstrated their ability to manage and improve an appealing community for 100 years, and this plan seeks to continue that tradition.



## PURPOSE OF THE COMPREHENSIVE PLAN

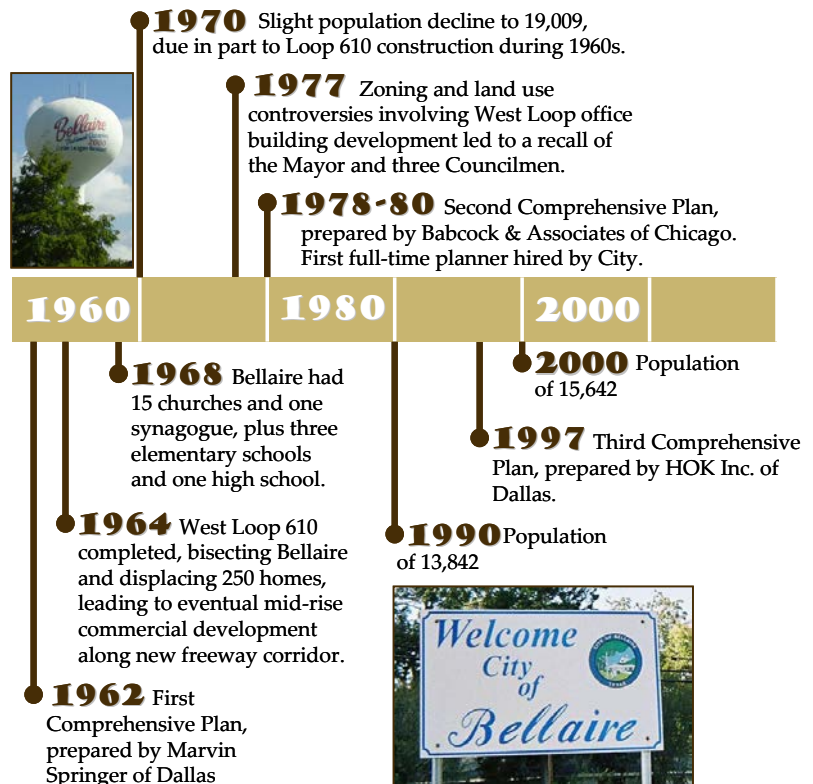
A comprehensive plan is usually the most important policy document a municipal government prepares and maintains. This is because the plan:

- ♦ lays out a “big picture” vision and associated goals regarding the future growth and enhancement of the community;
- ♦ considers at once the entire geographic area of the community, including areas where new development and redevelopment may occur; and
- ♦ assesses near- and longer-term needs and desires across a variety of inter-related topics that represent the key “building blocks” of a community (e.g., land use, transportation, urban design, commercial development, redevelopment, neighborhoods, parks and recreation, utility infrastructure, public facilities and services, etc.).

Through a comprehensive plan, a community determines how best to accommodate and manage its projected growth, as well as the redevelopment of older neighborhoods and commercial and industrial areas. Like most similar plans, this Comprehensive Plan is aimed at ensuring that ongoing development and redevelopment will proceed in an orderly, well planned manner so that public facilities and services can keep pace and residents’ quality of life will be enhanced. Significantly, by clarifying and stating the City’s intentions regarding the area’s physical development and infrastructure investment, the plan also creates greater predictability for residents, land owners, developers, and potential investors.

## USE OF THIS PLAN

A comprehensive plan, if prepared well and embraced by the City and its leadership, has the potential to take a community to a whole new level in terms of livability and tangible accomplishments. Based on this Plan, in Bellaire this may include a revitalized City Center, more and safer opportunities for biking and walking in the community, more attractive commercial areas and corridors, an “urban village” atmosphere in the vicinity of a planned Bellaire-Uptown light-rail ~~†~~ Transit Center station in northwest



### PLANNING is ...

the process of identifying issues and needs, establishing goals and objectives, and determining the most effective means by which these ends may be achieved.



**Local Government Planning**

The success of the plan depends upon how it is integrated with the operation of local government (planning, policy development, regulation, and programming through City departments).

Bellaire, and more varied housing styles, especially for seniors and others desiring a smaller home. However, comprehensive plans are only words and images on paper if their action recommendations are not pursued and effectively implemented.

The plan is ultimately a guidance document for City officials and staff who must make decisions on a daily basis that will determine the future direction, financial health, and “look and feel” of the community. These decisions are carried out through:

- ◆ targeted programs and expenditures prioritized through the City’s annual budget process, including routine but essential functions such as code enforcement;
- ◆ major public improvements and land acquisitions financed through the City’s capital improvement program and related bond initiatives;
- ◆ new and amended City ordinances and regulations closely linked to comprehensive plan objectives (and associated review and approval procedures in the case of land development, subdivisions, and zoning matters);
- ◆ departmental work plans and staffing in key areas;
- ◆ support for ongoing planning and studies that will further clarify needs and strategies, including the City Council’s own strategic planning (e.g., for redevelopment and enhancement of commercial areas);
- ◆ pursuit of external grant funding to supplement local budgets and/or expedite certain projects; and
- ◆ initiatives pursued in conjunction with other public and private partners to leverage resources and achieve successes neither could accomplish alone.

Despite these many avenues for action, a comprehensive plan should not be considered a “cure all” for every tough problem a community faces. On the one hand, such plans tend to focus on the responsibilities of City government in the physical planning arena, where cities normally have a more direct and extensive role than in other areas that residents value, such as education, social services, and arts and culture. Of necessity, comprehensive plans, as vision and policy documents, also must remain relatively general and conceptual. The resulting plan may not touch on every challenge before the community, but it is meant to set a tone and motivate concerted efforts to move the community forward in coming years.

It is also important to distinguish between the function of the comprehensive plan relative to the City’s development regulations, such as the zoning ordinance and subdivision regulations. The plan establishes overall policy for future land use, road improvements, utilities, and other aspects of community





growth and enhancement. The City's zoning ordinance and official zoning district map then implement the plan in terms of specific land uses and building and site development standards. The City's subdivision regulations also establish standards in conformance with the plan for the physical subdivision of land, the layout of new or redeveloped streets and building sites, and the design and construction of roads, water and sewer lines, storm drainage, and other infrastructure that will be dedicated to the City for long term maintenance.

## PLANNING AUTHORITY

### *State Support for Community Planning – Section 213 of the Texas Local Government Code*

Unlike some other states, municipalities in Texas are not mandated by state government to prepare and maintain local comprehensive plans. However, Section 213 of the Texas Local Government Code provides that, "The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality." The Code also cites the basic reasons for long-range, comprehensive community planning by stating that, "The powers granted under this chapter are for the purposes of promoting sound development of municipalities and promoting public health, safety and welfare." The Code also gives Texas municipalities the freedom to "define the content and design" of their plans, although Section 213 suggests that a comprehensive plan may:

- (1) include but is not limited to provisions on land use, transportation, and public facilities;
- (2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
- (3) be used to coordinate and guide the establishment of development regulations.

The Comprehensive Plan will serve as a guide for the ongoing development and redevelopment of the community with respect to land use, thoroughfares and streets, and other matters affecting development within the City.

## WHY PLAN?

### Planning & Zoning Commission

Section 2-104 of the Bellaire Code of Ordinances establishes the Commission. As stated in subsection B, "The commission is created for the purpose of fulfilling, in a manner consistent with the laws of the State of Texas, those planning and zoning responsibilities delegated to it by the Charter and ordinances of the city. One of its dominant purposes shall be to accomplish the following:

- (1) To identify community needs and to advise the city council of the short-range and long-range implications of such needs for the total development of the city.
- (2) To recommend to the city council achievable community goals for planning and development programs.
- (3) To recommend to the city council plans, programs and policies calculated to aid the community in achieving its defined goals.
- (4) To explain to and explore with concerned citizens those plans and programs adopted by the city council in an effort to ensure that private activities and desires may be accomplished in harmony with public needs and policies.

Then, subsection I, Duties and Powers, further provides that the Commission "is hereby charged with the responsibility and vested with the authority to formulate and recommend to the city council, for its adoption, such plans, programs and policies related to the future growth and development of the city as the commission deems appropriate and necessary."

### Planning Charge

Section 24-401 of the Bellaire Code of Ordinances references the City's Comprehensive Plan and its use by City government. As stated in subsection B, Effect, "All decisions made by the City implementing the terms of this chapter [Chapter 24, Planning and Zoning] shall be consistent with the policies adopted in the plan. Any action on any application for amendment to this chapter shall be in accordance with the adopted policies of the plan except where the policy itself is the subject of the proposed change."



Local planning allows the City of Bellaire to have a greater measure of control over its destiny rather than simply reacting to change. Planning enables the City to manage future growth and development actively as opposed to reacting to development proposals on a case-by-case basis without adequate and necessary consideration of community wide issues.

The process required to update the Bellaire Comprehensive Plan may prove more valuable to the community than the plan itself since the document is ultimately only a snapshot in time. The planning process involves major community decisions about how much and where development and redevelopment will occur, the nature of future development, and the community's capability to provide the necessary public services and facilities to support this development. This leads to pivotal discussions about what is "best" for the community and how everything from taxes to "quality of life" will be affected.

Long range planning also provides an opportunity for the City's elected and appointed officials to step back from pressing, day-to-day issues and clarify their ideas on the kind of community they are trying to create and maintain.

Through the plan development process, they can look broadly at programs for neighborhoods, housing, economic development, and provision of public infrastructure and facilities and how these efforts may relate to one another. The Bellaire Comprehensive Plan represents a "big picture" of the city, one that can be related to the trends and interests of the broader region as well as the State of Texas.

Local planning is often the most direct and efficient way to involve members of the general public in determining the future of their community. The process of plan preparation provides a rare opportunity for two-way communication between citizens and local government officials as to their vision of the community and the details of how that vision is to be achieved. The plan results in a series of goals and policies that, ideally, will assist the City in administering development regulations; in determining the location, sequencing, and financing of public improvements; and, in guiding reinvestment and redevelopment efforts. The plan also provides a means of coordinating the actions of many different departments and divisions within municipal government.

In summary, important reasons for long range planning in Bellaire include:

- ◆ To ensure adequate public facilities to meet the demands of future development and redevelopment.
- ◆ To achieve an efficient development pattern that reflects the values of the community.

#### CHOICES and PRIORITIES

For the plan to be effective, community issues must be researched and analyzed, solutions and alternatives evaluated, and a realistic and feasible plan of action put in place to overcome the problem. The evaluation of alternatives for resolving issues—and the selection of one or more strategies that are both reasonable and acceptable—are essential elements of the community planning process.

#### Getting to ACTION

The plan must go beyond general and lofty sounding goals. While everybody may agree with such goals, true progress will only occur if the plan establishes a policy framework and provides guidance as to how particular opportunities and challenges are to be tackled.



- ◆ To ensure the long term protection and enhancement of the image and visual appearance of the community.
- ◆ To provide a balance of land uses and services throughout the community to meet the needs and desires of its population.
- ◆ To involve local citizens in the decision making process and reach consensus on the future vision for Bellaire and its ongoing development.
- ◆ To develop annual work programs and prioritize improvements consistent with the Comprehensive Plan.

## COMMUNITY OVERVIEW

The City of Bellaire is a relatively affluent community. It is largely a “bedroom” community in terms of many residents commuting outside of the City to work. Since its incorporation in 1918, Bellaire has experienced both population growth and decline, especially after introduction of the Loop 610 corridor removed a significant number of housing units. Housing, public services, employment, and economic opportunities must be assessed to accommodate current and future Bellaire residents. Before looking at the future, however, it is important to consider past and current conditions through a brief socioeconomic assessment.

### KEY SOCIOECONOMIC TRENDS AND FACTORS

#### *A History of Uneven Growth – Until the 1990s*

While Harris County has seen consistent growth over many decades, Bellaire has experienced a dynamic growth pattern which has led the community to what it is today. Although there have been decades in which Bellaire lost population, it has more recently experienced population growth with ongoing residential redevelopment activity as shown in **Table 1.1, Population History of Bellaire and Harris County**.

From 1930 to 1960, Bellaire grew dramatically from fewer than 400 to almost 20,000 residents. This trend averaged to over a 36 percent increase in population annually. During the 1940s in particular, the City was growing by almost 100 percent per year. Harris County was growing between 1930 and 1960 at an average of 5.1 percent per

#### Data Availability

This Comprehensive Plan was prepared toward the end of a decade. This is when one-of-a-kind data from the last decennial U.S. Census is growing increasingly out of date and data from the next census is still up to five years away. In the meantime, results from the last census are still, in many cases, the best source of data about socioeconomic conditions at the local community level.

**TABLE 1.1, Population History of Bellaire and Harris County**

Year	BELLAIRE Population	Percent Change	City Share of County Population	Harris County Population	Percent Change
1930	390	--	0.11%	359,328	--
1940	1,124	188.2%	0.21%	528,961	47.2%
1950	10,173	805.1%	1.26%	806,701	52.5%
1960	19,872	95.3%	1.60%	1,243,158	54.1%
1970	19,009	-4.3%	1.09%	1,741,912	40.1%
1980	14,950	-21.4%	0.62%	2,409,547	38.3%
1990	13,842	-7.4%	0.49%	2,818,199	17.0%
2000	15,642	13.0%	0.46%	3,400,578	20.7%
<u>2010</u>	<u>16,855</u>	<u>7.8%</u>	<u>0.41%</u>	<u>4,092,459</u>	<u>20.3%</u>

SOURCE: U.S. Census Bureau (201099)

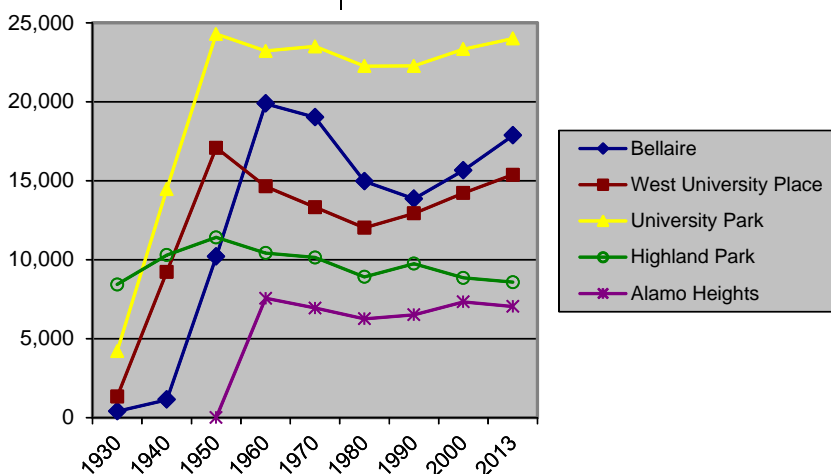


year, expanding its population steadily while Bellaire was becoming a greater proportion of the County – although always a very minor share (less than two percent).

After 1960, the City began losing residents and Bellaire's population fell from 19,872 to 13,842 in 1990. This loss was partly due to the removal of housing for the construction of Loop 610 and the office and commercial developments that followed along some of the new freeway frontage. An aging population with fewer children also contributed to a reduced population count. Harris County's population growth rate also slowed from the 1970s onward as the sheer size of the countywide population grew so large, surpassing three million during the 1990s. Compared to the pre-1960 average annual growth rate of 5.1 percent, the rate per year from 1960 to 2000 was just over three percent. Census 2010 data shows that Harris County nearly matched its 1990s growth rate (just over 20 percent) during the 2000s while From 1990 to 2000, Bellaire's population increased by 7.813 percent from 2000 to 2010 compared to 13 percent during the 1990s while Harris County's increased by 20.7 percent.

The most recent U.S. Census Bureau estimate of population in Bellaire is 17,849, which was as of mid July 2013. The Texas State Data Center had a more conservative estimate of 17,186 at January 2013 for the same timeframe. The Houston Galveston Area Council (H GAC) had the highest estimate at 17,994. This continuing growth trend since 2000 reflects ongoing residential redevelopment activity, as well as the renewed presence of younger families in Bellaire, with the average household size increasing from 2.58 persons in 2000 to 2.78 in 2010.

FIGURE 1.1, Population Growth Comparison



SOURCE: U.S. Census Bureau (2013)

### Further Growth Outlook Through 2040 – or Not?

Displayed in Figure 1.1, Population Growth Comparison, is the historical growth of the City of Bellaire compared to the enclave cities of West University Place, University Park and Highland Park in the Dallas area, and Alamo Heights in the San Antonio area. Between 1930 and 1960, West University Place, University Park, and Alamo Heights each experienced rapid growth along with Bellaire. By 1960, University Park and Bellaire had both surpassed Highland Park and West

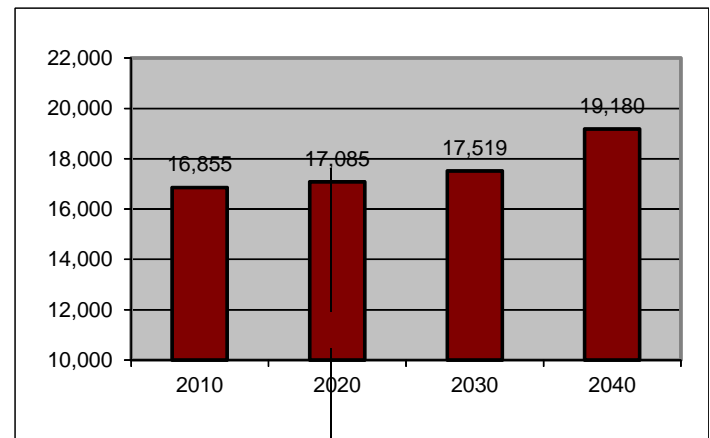




University Place to become the two largest cities among the comparisons. By 1970, however, all comparison cities saw a decline in population for at least the next decade. From 1990 to 2000, all comparison cities except Highland Park experienced renewed population growth, with Bellaire having the highest growth rate. This comparative trend has continued through 2013 except that Alamo Heights has joined Highland Park in experiencing some population loss.

The newest available Regional Growth Forecast from the Houston-Galveston Area Council, as of fourth quarter 2014, shows Bellaire surpassing the 19,000 population mark by 2040. H-GAC's 2006 population estimate for Bellaire of just under 18,000 residents is actually the peak population level expected over the next several decades. It is projected that by 2040 Bellaire's population will have decreased to approximately 17,300 as illustrated in Figure 1.2, Bellaire Population Projection. Under any forecast scenario, Bellaire will remain a small city (less than 50,000). Given its enclave status and the extent of developed land in Bellaire, any significant growth ~~that departed from the anticipated trend~~ would have to come through higher density housing, replacement of former commercial sites with residential development, and/or a higher rate of family formation or increase in average household size which could also reflect some seniors moving in with their families or others.

**FIGURE 1.2, Bellaire Population Projection**



SOURCE: Houston-Galveston Area Council (2014) ~~1408~~

#### Household Size

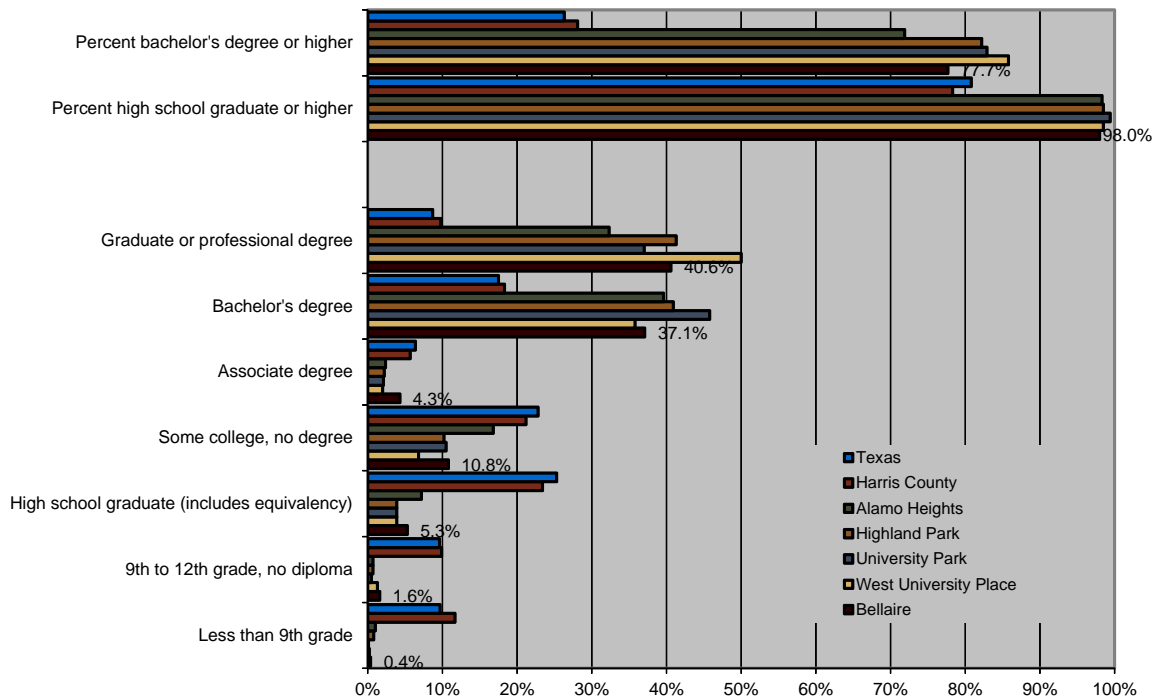
As of Census 2010, the average household size in Bellaire was 2.7558 persons, which compared to 2.8278 for all of Harris County, 2.7558 statewide, and 2.58 nationally, and 2.78 statewide.

### Factors in Employability and Income Potential

The level of education within a community determines the capabilities of the area labor force. This, in turn, influences the types of businesses that come to or remain in a community, as well as the success certain businesses will have at finding the types of labor skills they require. (As noted earlier, many Bellaire residents commute to employment centers in the central Houston area where professional occupations are prominent). **Figure 1.3, Educational Attainment Comparison**, shows that Bellaire residents compare relatively closely with those in the other enclave cities while attaining far greater education overall in comparison to Harris County and the State of Texas. Just over three-quarters ~~Two-thirds~~ of all residents in Bellaire have a bachelor's degree or better ~~compared similar~~ to West University Place (85.8 percent), University Park (82.90.4 percent), West University Place (79.2 percent), Highland Park (82.274.6 percent), and Alamo Heights (71.966.9 percent). The City of Bellaire, however, almost triples the state ~~(26.323.2 percent)~~ and more than doubles the county ~~(28.126.9 percent)~~ averages of residents with a bachelor's degree or higher.

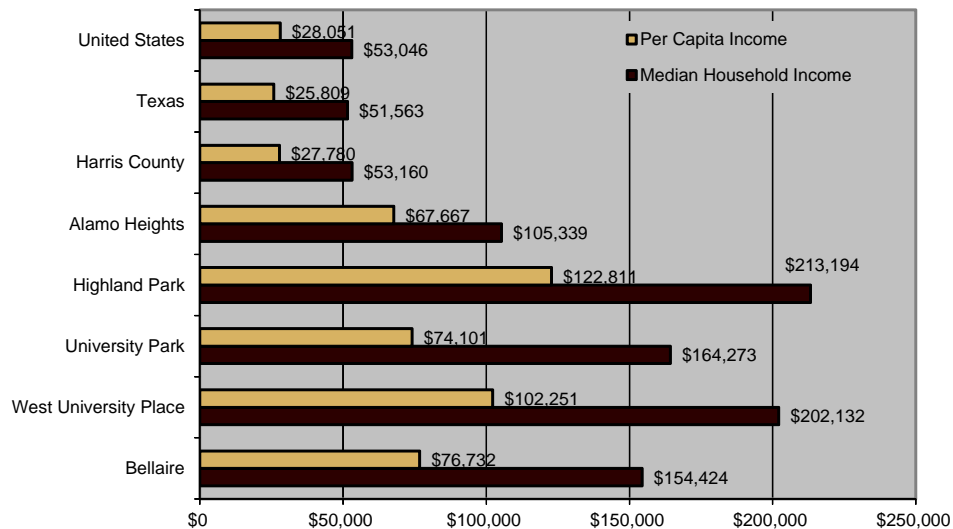


FIGURE 1.3, Educational Attainment Comparison



SOURCE: U.S. Census Bureau (2012)

FIGURE 1.4, Income Comparison



SOURCE: U.S. Census Bureau (2012)



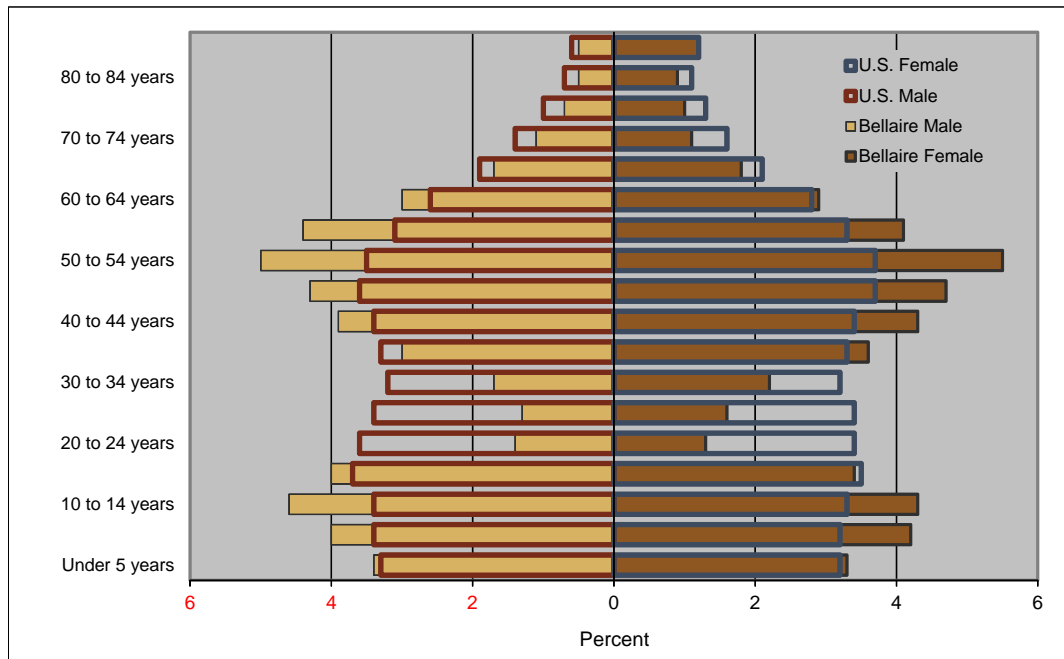
Level of education, skills, and transportation access all factor into the “employability” of individuals, which, in turn, determines one’s income earning potential. Displayed in **Figure 1.4, Income Comparison**, are the median household and per capita income levels of Bellaire residents based on U.S. Census Bureau estimates through 2012~~in 2000~~ relative to the comparison enclave cities, Harris County, the State of Texas, and the nation.~~As with educational attainment,~~ Bellaire’s ~~has a~~ per capita income (\$~~76,732~~46,674) ~~is third among the five comparison cities~~ and ~~its a~~ median household income (\$~~154,424~~89,775) ~~is fourth similar to the comparison cities, but~~ and Bellaire’s ~~these local~~ income levels far exceed the county, state, and national amounts.~~Among the comparison cities, only Alamo Heights had a lower average income level, with a per capita income of \$45,640 and a median household income of \$64,688. Meanwhile, Highland Park had the highest per capita income (\$97,008) and median household income (\$149,389). Harris County (\$21,435 per capita; \$42,598 median household), the State of Texas (\$19,617 per capita; \$39,927 median household), and the United States (\$21,587 per capita; \$41,994 median household) were all less than half of Bellaire’s income levels.~~

The age distribution of the local population is another key factor that shapes an area’s labor force, as well as the particular outlook and service needs of residents. The age distribution in Bellaire as of Census 20~~1000~~ indicated a significantly older population (median age of ~~41.6~~39.8 years) than the rest of Texas (~~33.6~~32.3 years). Most evident from **Figure 1.5, Age and Gender Distribution**, are the relatively low percentages of individuals in the ~~teen through~~ young adult years from ages ~~20~~15 to 34 as well as those in the age ~~65-84 cohorts~~0-74 ~~range~~. On the other hand, the proportion of Bellaire’s population in their prime earning years, including age cohorts between ~~40~~35 and ~~64~~40 years, exceeded national rates as of Census 20~~1000~~. Similarly, the percentage of children in age cohorts 14 years and younger is also greater in Bellaire compared to national rates. With Bellaire’s ~~ongoing recent~~ residential redevelopment activity, ready access to professional employment, and quality of local schools, the community particularly draws families with young children. Shifting age patterns in Bellaire can raise certain concerns such as older residents possibly having to leave Bellaire due to a lack of appropriate and affordable housing options to suit their needs.

It will be interesting—and essential—to monitor, in coming years, whether individuals within the current middle-age population cohorts choose to remain in Bellaire into retirement versus relocating elsewhere. If they do stay, then this continued “graying” of the population, as is occurring nationwide, will require even greater attention to the housing, transportation, recreation, and health care needs of older residents.



FIGURE 1.5, Age and Gender Distribution



SOURCE: U.S. Census Bureau (201009)

### Employment Profile ~~and Opportunities~~

The distribution displayed in Figure 1.6, **Employment of Bellaire Residents by Industry Type**, confirms that educational, health, and social services (~~2829.3~~ percent); professional, scientific, management, ~~and~~ administrative ~~and waste management~~ services (~~2349.3~~ percent); and finance ~~and~~ insurance, real estate, and rental and leasing services (~~118.6~~ percent) offered the most significant employment opportunities to local residents among all industry types ~~based on U.S. Census Bureau estimates through 2012 as of the 2000 Census~~. Of the 13 industry sectors, these three constituted ~~more than 6257~~ percent of the total employment of the local population.

Other occupational data from ~~the Census Bureau 2000~~ show that ~~7268~~ percent of these positions were management, ~~business, science and arts and professional~~ occupations, while another ~~1924~~ percent were sales and office. Taken together, these occupation types accounted for ~~just over almost~~ 90 percent of the workforce.

~~A Texas Workforce Commission analysis of the overall Gulf Coast region gives a detailed view of the area's diverse and changing employment opportunities between 1990 and 2007. A growing provider of jobs to the region is the company management industry, which has increased by 450 percent since 1990 to provide over 15,500 area jobs. Administrative and professional services, educational services, and health care have also grown by nearly 100 percent or more, offsetting less significant job growth in manufacturing and other related~~

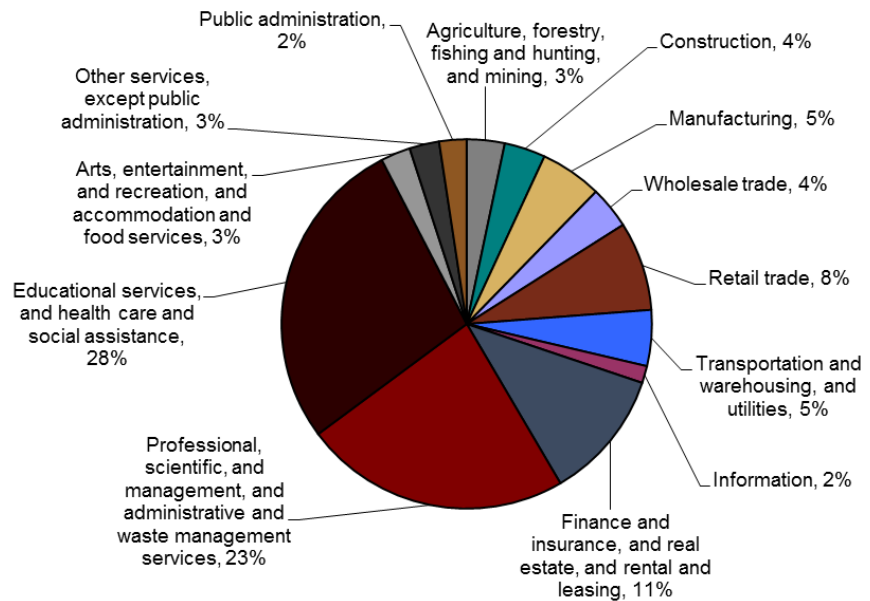




industries. Other potential job opportunities in the Gulf Coast region include technology related fields and work related to museums, parks, and historical sites.

Most of Bellaire's employment needs are met outside of the City, specifically in Houston. This has fueled ongoing discussion of the respective need for—and appropriate type and extent of—business development within Bellaire. This is partly a land use and community character issue. But, it also involves tax base considerations since City property taxes are a factor in the affordability of residential living in Bellaire as the City works to maintain and upgrade infrastructure and also offer its citizens a range of amenities.

**FIGURE 1.6, Employment of Bellaire Residents by Industry Type**



SOURCE: U.S. Census Bureau (2012)

### *Shorter Commutes, but Automobile Dependence like Much of the Region*

When comparing the mean travel time to work of Bellaire residents with those in the comparison cities, based on U.S. Census Bureau estimates through 2012, the common denominator is that all are enclave cities in which most residents commute elsewhere in a larger metropolitan area for work. With 86 percent of its employed residents commuting outside the city, Bellaire has the highest mean travel time to work (18.621.7 minutes)—although this was down from 21.7 minutes in Census 2000, and only 5.5 percent of residents in 2012 reported commuting 35+ minutes. Adjacent West University Place has a mean travel time of 17.718.3 minutes. University Park residents in the Dallas area take an average of 17.15 minutes to reach their commuting destinations, and 18.24 minutes is the Highland Park average. Alamo Heights residents average 18.1 minutes within the San Antonio region. Likely given its central location and proximity to multiple major employment centers, Bellaire still has a shorter mean commute time compared to all of Harris County (27.428.1 minutes) and Texas (24.925.4 minutes), as well as the United States average (25.45 minutes).



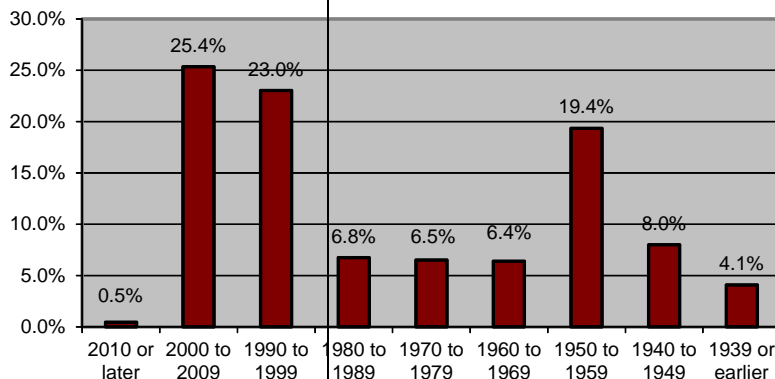
Related journey-to-work data ~~from Census 2000~~ show that the vast majority of ~~the Bellaire's working~~ population (84.7 percent) traveled alone to work by automobile, while 7.9 percent carpooled. Not surprisingly, given the limited options, only 0.4 percent of Bellaire residents used public transportation (which ~~excludes~~ taxicabs). Another 5.1 percent of residents said they worked from home, while 0.9 percent reported that they walked to work. A METRO ~~bus transit center~~ light rail station is expected to be built in coming years adjacent to Bellaire on the north side along Westpark, which will provide another transportation link to Houston.

### *Housing Stock in Continuing Flux*

Figure 1.7, *Age of Housing Structures in Bellaire*, illustrates how housing construction increased greatly in the 1990s and 2000s as compared to previous decades. This construction was primarily replacing older housing stock more than expanding the overall supply, as has continued to date. Bellaire has limited space available for additional new housing development, but the amount of housing that has been replaced over the last several decades is substantial. The data in Figure 1.7, which is based on Census Bureau estimates through 2012, suggests that Bellaire has likely already passed the

point since 2012 where more than 50 percent of its housing was built since 1990 or later (was estimated at 48.9 percent in 2012). As of 1993, when the previous comprehensive plan was initially being drafted, about 20 percent of Bellaire's housing had been replaced over the preceding seven to ten years. According to City building permit data through 2008, that percentage had surpassed 60 percent in the ensuing timeframe, representing a reconstruction rate of approximately three percent of single-family detached homes per year.

**FIGURE 1.7, Age of Housing Structures in Bellaire**



SOURCE: U.S. Census Bureau (2012)

Most homes in Bellaire are built on lots of one-third of an acre or less. Although some lots have been combined to accommodate much larger residential structures, building larger homes on the same established lots tends to reduce open space in the community. This, in turn, can change the character of neighborhood streets and blocks. More recent residential construction has also had to respond to flooding risk in the area through foundation design and elevation. New housing must also accommodate the floodplain in Bellaire and the possibility of potential flooding.



According to Census ~~Bureau estimates through 201200~~, 95.59 percent of Bellaire's housing stock was single-family while only ~~4.5four~~ percent was multi-family, including duplexes and apartments. This single-family ~~proportionpercentage exceeding 90 percent~~ is much higher than state (~~70.275.5~~ percent) and U.S. (~~69.173.5~~ percent) averages. Harris County's overall housing stock consists of ~~64.662.9~~ percent single-family and ~~35.437.1~~ percent multi-family, which reflects the extent of urbanized area within the county. As of 201200, ~~the Census Bureau estimated that 89.383.2~~ percent of dwelling units in Bellaire were owner occupied and ~~10.716.8~~ percent were renter occupied. It will be important to ~~continue~~ evaluating the proper quantity, quality, and variety of housing needed at appropriate price points for the existing and future demographics of Bellaire.

Another interesting data item from the ~~Census Bureau~~~~decennial census~~ involves the ~~tenure and relative turnover~~ ~~infusion of new residents into~~of the local population, which is determined by asking where people lived ~~onefive~~ years earlier. In Bellaire's case, ~~the Bureau estimated that 89.57.0~~ percent of residents in 201200 ~~reported that they had~~ lived in the same house ~~one year earlier as in 1995~~. ~~Of the nearly 11 percent who had lived elsewhere, eight percent were still in Harris County, 1.7 percent were elsewhere in Texas, and one percent lived in another state, while another 0.5 percent were living abroad one year earlier~~Another ~~28.9~~ percent had lived elsewhere in Harris County, five percent had resided in other parts of Texas, and seven percent had lived outside of Texas (with 2.1 percent living abroad in 1995).



### Community Engagement

The following outreach activities were completed to make residents aware of the 2009 comprehensive planning process and gain their input regarding opportunities and challenges facing Bellaire in the years ahead:

- 5 informal “living room” issue discussions hosted by CPAC members and members of the City’s Planning & Zoning Commission from December 2008 through February 2009, in which 49 residents participated.
- A Community Forum held at City Hall on January 29, 2009, and attended by approximately 60 residents, including various City officials.
- 9 workshop meetings with a City-appointed Comprehensive Plan Advisory Committee, which met from August 2008 through April 2009, and was comprised of a mix of 16 residents, including three Planning & Zoning Commissioners.
- Periodic updates and posting of plan-related documents, presentations, and other materials on a special Comprehensive Plan page on the City’s website.
- Associated media coverage of the planning process, particularly through the *Bellaire Examiner* and the *Houston Chronicle’s* “This Week” special section.

## PLAN DEVELOPMENT

To facilitate the process of updating this Comprehensive Plan in 2009, the City engaged Kendig Keast Collaborative, community planning consultants, and appointed a Comprehensive Plan Advisory Committee to work with City officials, staff, residents, and the consultants. Over the course of a one-year period, public outreach and involvement activities were conducted, background studies were completed, and individual elements of the plan were drafted, reviewed, and refined to produce a document for public and official consideration. The plan contains and is organized in the following manner:

### *Chapter 1, Introduction*

This chapter explains the purpose of long range and strategic community planning and the value that will accrue from undertaking this comprehensive planning process in Bellaire. The chapter also focuses on compiling and summarizing meaningful information on key community indicators, trends/shifts and context, and similar data compilations already available through other area entities and websites. The chapter also documents the public participation activities that served as the foundation of the planning process.

### *Chapter 2, Land Use and Community Character*

This chapter provides an assessment of the community’s long-range development outlook and establishes the necessary policy guidance that will be used in making decisions about the compatibility and appropriateness of individual developments—and proposed redevelopment and infill projects—within the context of the larger community. The land use and community design plans will serve as the City’s policy for directing ongoing development and preserving valued areas and lands. The chapter also emphasizes protecting the integrity of neighborhoods while also safeguarding and enhancing community image and aesthetics. All of these strategies are intended to achieve and maintain an envisioned community character for the City of Bellaire.

### *Chapter 3, Mobility*

This chapter addresses community-wide mobility needs on all levels, from sidewalks and trails to local streets and neighborhood access, to arterial roadways and highways, and to public transit. The purpose is to ensure orderly development and improvement of the transportation system, considering not only facilities for automobiles but other modes of circulation as well. The Land Use & Community Character chapter and the Commercial Area Development & Enhancement chapter are closely coordinated with this chapter to ensure that the implications of





transportation investment options are taken into account when pursuing future development and community character objectives.

#### ***Chapter 4, Public Infrastructure and Services***

This chapter incorporates and summarizes the key findings, policy recommendations, and strategic priorities contained in Bellaire's existing utility plans/studies and capital improvement documents, particularly with regard to water, wastewater, and storm drainage systems in support of the Land Use & Community Character and Commercial Area Development & Enhancement chapters. Existing community facilities and associated public services were reviewed to determine how well they serve residents and others, both today and in coming years. Considerations include proximity to population and neighborhoods/districts to be served, convenience, accessibility, general condition, maintenance issues, design quality, and compatibility with nearby development, especially in neighborhood settings. Assets such as public libraries, community centers, and performing arts and cultural venues, among others, are all essential to local quality of life and economic development.

#### ***Chapter 5, Commercial Area Development and Enhancement***

This chapter provides the near- and longer-term outlook for commercial development and redevelopment activity in the community, both in terms of local community-serving needs, as well as in the context of broader Houston-area development trends. One important purpose is to clarify the community's economic development needs and priorities. The balance of the chapter focuses on the City's role in encouraging and guiding desired development types and forms in terms of preferred location, scale and design, and supporting public infrastructure and services. Quality development outcomes are also emphasized, including consideration of aesthetic treatments on both private development sites and within the public realm that can improve image and appearance along the community's major corridors.

#### ***Chapter 6, Implementation***

This final chapter utilizes the recommendations of the individual plan elements, as well as the current City Council Goals & Objectives and other strategic plans and policies, to consolidate an overall strategy for implementing the comprehensive plan, particularly for the highest-priority initiatives that will be first on the community's action agenda. Specific tasks are cited which must be accomplished to achieve the community's vision and goals. Identification of expected action timeframes, assignment of responsibilities, and establishment of a monitoring and reporting function are all essential to provide a means of accountability for plan implementation.



## ADDITIONAL INFORMATION

Additional indicator data and background information on Bellaire is available from the following online resources:

- ◆ City of Bellaire (and Bellaire Library):  
<http://www.ci.bellaire.tx.us/>
- ◆ ~~Greater Southwest Houston Chamber of Commerce:~~  
~~<http://www.gswhec.org/>~~
- ◆ The Handbook of Texas Online:  
<https://tshaonline.org/handbook/online>  
<http://www.tshaonline.org/handbook/online/articles/BB/heb5.html>
- ◆ Houston-Galveston Area Council (H-GAC):  
<http://www.h-gac.com/>
- ◆ Texas State Data Center:  
<http://txsdc.utsa.edu/>  
<http://www.txsdc.utsa.edu/>
- ◆ Texas Workforce Commission, Labor Market Information:  
<http://www.tracer2.com/>
- ◆ U.S. Census Bureau, American FactFinder:  
[http://factfinder.census.gov/home/saff/main.html?\\_lang=en](http://factfinder.census.gov/home/saff/main.html?_lang=en)
- ◆ ~~City of Bellaire Online GIS Mapping Viewer:~~  
~~<http://cmigis.claunchmiller.com/public/bellaire/viewer.htm>~~



# LAND USE & COMMUNITY CHARACTER

## *Why this Comprehensive Plan chapter is Important for Bellaire:*

- ✓ *Communicates the desired character for the community and its neighborhoods, today and in the years ahead.*
- ✓ *Offers predictability to property owners and investors regarding the community's preferred development pattern and character.*
- ✓ *Clarifies ways the City can promote residents' quality of life, such as by providing attractive parks and trails and promoting greater housing variety.*
- ✓ *Establishes priorities for City programs and capital investments to support the desired development pattern and quality.*
- ✓ *Provides the public policy basis for the City's development regulations.*

## CHAPTER

The purpose of this chapter is to establish the necessary policy guidance to enable the City of Bellaire to plan effectively for future land development and redevelopment. Sound planning is essential to ensure that the community is prepared for anticipated land use transitions and new development, can serve it adequately with public services, and can manage its impacts to maintain compatibility of land uses and preserve community character.

## KEY PLANNING CONSIDERATIONS

The following facts, assumptions, and considerations provide the context for the goals and action strategies presented in this chapter:

**City of Homes.** Bellaire is primarily a community of single-family detached residences.

**Non-Residential Compatibility.** Retail, service, office, institutional, and employment land uses are welcome in certain areas of Bellaire, but non-residential compatibility is a fundamental community priority.





**Built Out.** Bellaire is nearly built out, with only a few properties currently vacant and available for new development. This means the future focus will be almost entirely on redevelopment of land and existing structures and improvements.

**Residential Turnover.** Based on building permit statistics through late 2008, approximately 47 percent of Bellaire's single-family detached housing stock had been rebuilt at that point since work had begun on the City's last long-range plan in 1993. Since the initial "teardown" wave of the mid 1980s, the percentage was already above 60 percent through 2008.

**Land Use Outlook Stability.** Much of the existing land use within Bellaire, especially within long-established single-family residential neighborhoods, will likely stay just as it is over the next several decades, with some ~~potential~~ transition and upgrading of uses via redevelopment activity. The most notable changes and transitions are expected where the City has adjusted its zoning strategy in recent years based on the 2009 Comprehensive Plan, including: (1) within the new Urban Village (UV) zoning districts for the core City Center area and the former Research, Development and Distribution (RDD) zoning district at the City's northern boundary near Westpark; and (2) within the new Corridor Mixed Use (CMU) zoning district along the Bissonnet corridor and in the balance of the City Center area. In all of these cases, the new zoning provides more flexibility for desired mixed-use outcomes by means other than Planned Development (PD) applications while still retaining the PD option for applicants. Depending on the pace and extent of change. This means that, the overall land use allocation, as well as mix and compatibility issues, will remain relatively similar to what they have been ~~are already fairly well known~~ across most of the community, enabling a focus on those areas most likely to undergo redevelopment and reinvestment ~~change~~ as discussed within this plan.

**Residential Demand.** As discussed in Chapter 1, Introduction, it was anticipated in 2009 that no significant population growth would ~~will~~ need to be accommodated within the community in coming years. This was based on recent trends at that time which did not involve any extensive areas of relatively dense single-family or multi-family residential development. However, given the rezoning initiatives completed since 2009, as described above under Land Use Outlook, the greatest likelihood for increased residential population will be in mixed-use areas depending on the dwelling types and sizes involved. For example, a multi-family component within a mixed-use project could introduce greater residential density, although many of the units could be studio and one-bedroom to cater to single young professionals and given a nationwide demographic shift toward smaller household sizes. On the other hand, the average household size in Bellaire rose from 2000 to 2010. To the extent that Bellaire attracts and retains more families with children in its single-family housing stock, this is another avenue to some increase in residential population. If more homes currently occupied by Bellaire's most senior and "empty nester" residents gradually turn over to larger family households, this will also reinforce a trend toward





~~more people living within roughly the same number of single-family dwellings unless more population is added through allowance for higher residential densities in certain locations.~~

**Cost of Land.** The level of property valuations in Bellaire, given its central location within the Houston metropolitan area and the local development environment, makes it difficult to maintain an older generation of homes, especially given associated tax appraisals and the resulting property tax burden. This also encourages property owners to maximize the value gained from their property via the scale and quality of home construction.

**Residential Distinction.** The quality of the physical setting in many Bellaire neighborhoods is a key factor in residents' own quality of life. It is the community's attractive neighborhoods and parks which make Bellaire distinct.

**Traditional Neighborhood Design.** Many communities across the nation are trying to restore or re-create characteristics of "traditional" neighborhoods. As a planned community that has maintained its residential character over time, Bellaire continues to offer "the real thing."

**External Development Impacts.** Bellaire is an "enclave" community mostly surrounded by Houston—an unzoned city. The zoned community of West University Place abuts Bellaire along a portion of the east City limits. However, the Union Pacific railroad corridor provides some separation between the adjacent cities.

**Role of Zoning.** Development types and intensities seen just outside the Bellaire City limits, in places, indicate the area's market potential based on location, land costs, area population, and related factors. It also illustrates the benefits of zoning to the extent that Bellaire prefers to limit the type and intensity of development in particular locations to protect residential neighborhoods and control traffic and related development impacts.

**Opportunities with Redevelopment.** An active redevelopment environment means that Bellaire has the opportunity to address land use compatibility and quality and appearance issues from past development by applying newer standards as properties redevelop.

## COMMUNITY CHARACTER

Community character relates to the use of land, but, more importantly, translates to the design characteristics that influence the "look and feel" of development. Instead of simply identifying the land use, such as commercial, a determination of an area's character more distinctly defines the intensity of development and the design features that contribute to its specific nature and appeal. For instance, a traditional downtown with a grid street pattern, streets with sidewalks and street furniture, smaller-sized lots, and mature trees is distinctly different in character—even though both are commercial in use—from a contemporary highway commercial strip that features curvilinear



streets with curb and gutter, large parking areas, towering signage aimed at passing automobiles, and smaller, newly planted trees.

It is this combination of basic land use and the physical characteristics of such use that more accurately determine the real compatibility and quality of development, as opposed to just land use alone. Aesthetic enhancements such as the design of buildings, landscaping and screening, sign control, and site amenities also contribute to enhanced community character.

The community character approach can be applied to the typical range of land use types. Examples include:

- a single-family home situated on a relatively large lot, with many mature trees and substantial separation from neighboring homes, versus a single-family bungalow on a small, narrow lot with rear-alley access and minimal yard space or vegetation;
- storefront shops and small cafes in a walkable, neighborhood commercial setting versus “big box” stores and associated pad-site restaurants and retailers in a large-scale shopping center with extensive surface parking and minimal landscaping;
- a master-planned business park in a campus-like setting versus an office building on a site dominated by surface parking; or
- a public library or community center that is designed to be compatible with the surrounding residential neighborhood versus a municipal public works maintenance and storage site that is as intensive as most private industrial sites in a community.

Therefore, examined in this chapter is the basic use of land in Bellaire, along with the character of neighborhoods and commercial areas and corridors. This includes such factors as density (generally determined by lot and building size), building setbacks, building height, lot coverage, levels of open space, and the amount of vegetation or volume of landscaping. This approach allows the formulation of standards to achieve the desired character in both newly-developing areas and redevelopment and infill areas. Character districts better portray the intended outcomes of development, which offers assurance to neighboring property owners and allows quantification of the associated development impacts (population density, traffic generation, water and wastewater demands, etc.).

## EXISTING LAND USE AND CHARACTER

Displayed in **Map 2.1, Existing Land Use & Character**, are the results of field inventory work conducted in mid 2008 to document ~~current the~~ land uses of all properties in Bellaire at that time, as well as the associated development character of the community’s neighborhoods, commercial areas, and main roadway corridors. In addition, the map also shows the existing use and



character of the first ring of properties just outside the City limits in Houston and West University Place.

## FUTURE LAND USE AND CHARACTER

The following land use/character designations, which correspond with the categories depicted on **Map 2.2, Future Land Use & Character**, are for the purpose of establishing the pattern and intended character of future development and redevelopment. The associated acreages in each category are compiled in **Table 2.1, Future Land Use Allocation**. The descriptions express the general intent and rationale for the land use designations. Specific dimensional requirements and development and design standards associated with each land use designation are articulated through the City's implementing regulations (primarily the subdivision regulations and zoning ordinance) as they currently exist and may be amended based on this plan.

**TABLE 2.1, Future Land Use Allocation**

Future Land Use & Character		
Designation	Acres	% of Total
Suburban Residential	301290	17.5%
General Residential	988883	57.7%
Small-Lot Residential	141439	8.2%
<u>Residential-Office Mix</u>	3	0.2%
Corridor Mixed Use	7874	4.5%
Urban Village	40	2.3%
Suburban Office	41	2.4%
Business Park	3350	1.9%
Government	15	0.9%
<u>Schools</u>	84	4.7%
<u>Places of Worship</u>	32	1.9%
Redevelopment Area	34	0.2%
Parks	4644	2.7%
Transmission Lines	26	1.6%
<b>TOTAL</b>	<b>1,715</b>	<b>100%</b>

NOTE: All acreages are approximate.

public assembly uses should be designed to match and complement the character of the areas in which they are situated, whether Urban, Suburban, or more auto-oriented. Appropriate buffering and screening measures should also be employed to ensure compatibility with adjacent and nearby uses of differing types and intensities, particularly residential uses.

Potential development code amendments should also involve further community dialogue to ensure consensus on the most appropriate and practical strategies for achieving the City's vision and objectives for its development outcomes and desired community character.

Existing Places of worship and schools nearly all have a residential designation on the Future Land Use & Character map, reflecting their context and consistent with the City's zoning regulations. However, and other government/municipal facilities are specifically identified on the Future Land Use & Character map since they are special uses, with unique attributes and impacts, within a community. From a character standpoint, all of these government and/or



### Suburban Residential

This designation is intended to accommodate single-family detached homes and, through the City's zoning policy, has typically resulted in approximately one-third acre lots or generally three units per acre. In comparison to General Residential areas, a Suburban character is provided by generally deeper and somewhat wider lots that allow for larger front yards and building setbacks and greater side separation between homes. As a result, driveways are often on the side of homes rather than occupying a portion of the front yard space, and garages are typically situated to the side or rear of the main dwelling. Suburban areas are notable for their balance between green/open space and buildings and other site improvements, with less noticeable accommodation of automobiles (driveways, garages, on street parking, etc.) than in more dense residential areas. Examples of this character type are found in far southwest Bellaire (Braeburn, Pine, Valerie, Holly, and Maple streets west of South Rice Avenue) and between Mulberry and Newcastle north of Bellaire Boulevard.



The designation also encompasses a few locations in Bellaire where even larger lot sizes were platted, including a series of lots along Maple just west of Loop 610, along the east side of Mulberry north of Bellaire Boulevard (within the Mulberry Residential Estate zoning district), as well as within the Bellaire Boulevard Estate overlay zoning district. The sense of openness is even greater in these locations due to the estate-size lots (generally one acre or more), which are generally wider and especially deeper in Bellaire, have relatively low lot coverage by buildings and paved areas, and have relatively greater separation between homes.



### General Residential

This designation covers many of the core single-family residential neighborhoods within the "City of Homes." The prevailing lot size (allowing approximately five units per acre) allows for less openness and separation between homes than in Suburban and Estate residential areas. However, the extensive urban tree canopy in Bellaire and complementary landscaping on most homesites





places these local neighborhood streets more toward the Suburban range of the character scale relative to more auto-oriented and less green housing



Single-family detached example in far southeast Bellaire (between Newcastle and the railroad corridor along the eastern City limits)



Another single-family detached example, but with narrower lots and less side separation, along White Street near West Loop 610 and Bellaire Boulevard



An example of attached units, with periodic separation between buildings, in the Pin Oak Square townhome development in northeast Bellaire near Fournace and Innsbruck

areas. But the incremental increase in housing density, and the corresponding increase in lot coverage since lot size typically diminishes more than home size, distinguishes these areas from a fully Suburban “look and feel.” Examples of this residential character type are found in all quadrants of Bellaire, including nearly all properties between South Rice Avenue on the west and Newcastle on the east to the south of Bellaire Boulevard.

### Small-Lot Residential

This designation provides for the smallest lot sizes on which single-family detached dwellings are typically permitted by right through the City’s zoning regulations (i.e., without requiring a Planned Development review and approval process). A minimum lot of 5,000 square feet yields a gross density of roughly eight units per acre. This category also accommodates single-family attached housing types, such as townhomes and duplexes, as well as patio homes which may have some or no separation between units. All of these types are subject to specific development and design standards to ensure compatibility with the still predominant single-family detached housing pattern. The reduced width and



depth of lots usually results in greater lot coverage than in General Residential areas. A corresponding design impact, especially to accommodate larger contemporary floor plans on such lots, is for the garage space to be internalized within the main structure and for front-loading garage doors to become part of the front façade of the home, with a driveway of equivalent width occupying that portion of the front yard area (also solidifying the two-story home trend to increase overall floor area). Along with the associated reduction in trees and overall landscape surface that typically results, this is a key contributor to such areas having reduced green space relative to the grey streets and driveways that must accommodate automobiles in a more dense residential setting. As in the General Residential category, Bellaire is fortunate that its mature tree canopy is evident even in many Small-Lot Residential areas, which helps to offset the more Urban-style development intensity. In fact, at such small lots sizes, an Urban character would be achieved if rear alleys were a part of neighborhood design, allowing dwellings to be placed closer to the public street.



Suburban Residential character

The potential to pursue more creative and non-standard site designs in appropriate Small-Lot Residential areas (whether through Planned Development procedures or a “limited use” approach that allows for more in-depth site plan review) makes this category a prime focus for the community’s life-cycle housing objectives in this plan. A certain minimum lot size could serve as the baseline for conventional single-family detached dwellings in Small-Lot Residential areas. Then, proposed lot sizes smaller than this baseline would require corresponding increases in open space on a Planned Development site to maintain area character and avoid crossing over into an Urban residential character. Bufferyard requirements would provide separation and screening from other less intensive uses within the district, and, together with design standards, would ensure compatibility. At some point, clustered residential design involving patio homes or townhomes could be necessary for the required open space standard to be met on a site. A minimum site area could also be required as a condition for such clustering to ensure appropriate separation between housing clusters and adjacent uses. Floor area ratios (FARs) can also be used to ensure residential structures of a consistent scale and neighborhood character.

### Residential-Office Mix



This designation is included primarily in support of the unique and very targeted Residential-Office Mixed-Use (R-M.2-O) district in the City's zoning regulations. The zoning district encompasses only about 15 relatively small properties to the north of Bissonnet in the area between West Loop 610 and City Center. The R-M.2-O purpose statement in the zoning regulations describes it as "a medium density mixed residential and small-scale commercial area that serves as a buffer zone between retail/office and residential uses." While the 2009 Comprehensive Plan contemplated that this zoning district would be folded into the new Corridor Mixed Use (CMU) district along Bissonnet, the R-M.2-O district was ultimately retained and kept separate to continue as a lesser-intensity buffer area between CMU and areas to the north designated for General Residential use on the Future Land Use & Character map.

### Corridor Mixed Use

This designation is for properties in commercial retail, office and service uses along portions of Bellaire's primary roadway corridors, including Bissonnet and South Rice Avenue. These areas are also appropriate for mixed-use development projects which can contribute to the City's alternative housing objectives. Additionally, entirely residential developments with multi-unit housing types and styles (e.g., townhomes, condominiums, brownstones, lofts, and apartments) ~~may~~should still be considered through Planned Development applications~~accommodated as a "limited use" development option within Corridor Mixed Use areas. As opposed to a use that is permitted by right through the City's zoning ordinance, a limited use designation Planned Development review~~ would allow for more in-depth site plan ~~evaluation~~review to ensure compatibility with other nearby use types and intensities, and especially between varying housing styles and densities on corridor sites relative to single-family detached dwellings on properties just off the corridor. A Planned Development application also requires public notice and hearings as it is effectively a zone change request for the subject property.~~Alternatively, such developments could require a specific use amendment as detailed in the zoning ordinance.~~

It is recognized that such areas along busy corridors typically develop with an auto-oriented character. However, the application of a higher landscape surface ratio, better landscaping along frontages and around and within parking areas, sign regulations, access management standards, and other site and building design standards are intended to significantly enhance the appearance of these areas, especially as sites redevelop over time. A relatively low minimum area requirement provides for small business activity plus convenience-focused uses near residential areas, while larger-scale and more intensive uses will naturally require bigger sites to meet parking requirements and other development standards.



Auto-oriented character along a Commercial Corridor





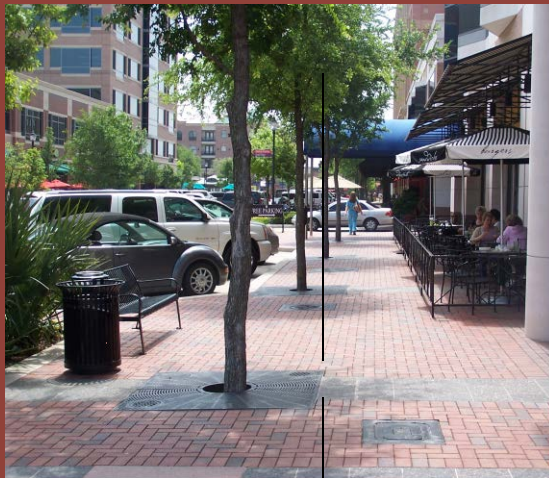
Where non-residential and mixed-use developments in Corridor Mixed Use areas are adjacent to residential neighborhoods, site and design standards involving building scale, placement and appearance should be triggered to ensure compatibility. ~~These include limitation of building scale through a maximum square footage (such as 15,000 square feet—the size of a typical drug store, which is more effective than itemizing a list of permitted “neighborhood commercial” uses), floor area ratio (FAR) limits, height limits, and a higher landscape surface ratio. “Residential in appearance” design standards (i.e., roof style and material, lighting, signage, parking, etc.) should also be applied to non-residential structures to ensure compatibility.~~

### Urban Village

This designation encompasses two areas intended for transformation over time—the City Center and the former “RDD” (Research, Development and Distribution) zoning district~~Bellaire Rail Station transit-oriented development (TOD) area~~ in north Bellaire near Westpark and West Loop 610. Both of these areas were the focus of City-initiated rezonings to new “Urban Village” (UV) districts based on this Future Land Use & Character designation recommended through the 2009 Comprehensive Plan. Urban Village provides for the most intensive site development within the community, although the City’s recent rezoning initiative ensures that the nature of redevelopment activity in City Center is ~~envisioned to be~~ somewhat less intense (in scale, height, etc.) to maintain more of a “small town” downtown feel for Bellaire residents. In addition to structures devoted entirely to office, commercial, or service uses, buildings are allowed—and encouraged—to include a mix of ground-floor retail or service uses with upper-floor residential use. Purely residential developments with housing types of an Urban character (e.g., townhomes, brownstones, etc.) were ultimately allowed only in the new Urban Village-Downtown (UV-D) zoning district and subject to certain conditions (e.g., minimum number of contiguous dwellings, located near the district boundary) ~~should also be~~

~~permitted, where residents would benefit from nearby retail, dining, and service options, all in a more walkable environment. Such residential projects should possibly be focused toward the Urban Village fringe to provide a transition to less intensive residential types just outside the Urban Village area.~~

A minimum, as well as a typical maximum building height ~~should be established~~ helps to create and maintain the area’s Urban character. This is also accomplished by requiring that buildings be placed close to public streets



Urban character

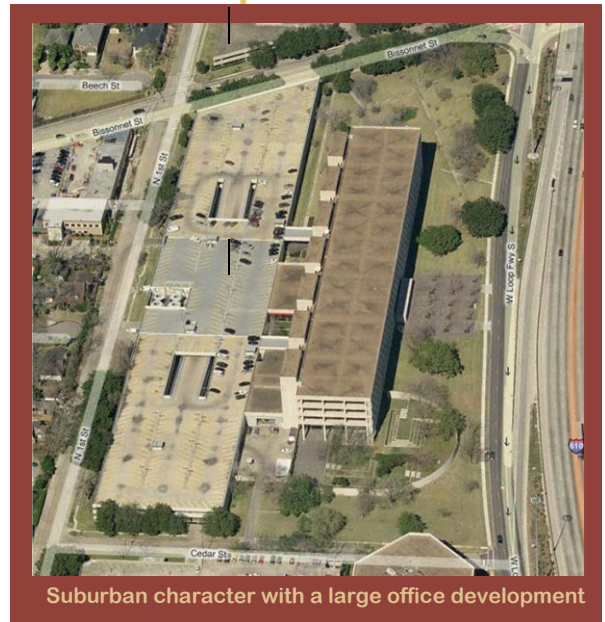




(with zero setback), which adds to “architectural enclosure” of streets and contributes to a pedestrian sidewalk setting (along with appropriate building entry and window design standards for street-level building facades). Increased building height also allows for higher floor area ratios (FARs) to be achieved. ~~Zoning standards can be included that effectively cause building heights and development intensity to “taper off” nearest the largest and tallest buildings should be located away from the Urban Village interface with less intense districts, which can be accomplished through a phased reduction in permitted heights and development intensities going away from the core of the Urban Village area.~~

Once an Urban development scale and character is achieved, all off-street parking requirements are typically eliminated in favor of on-street parking and/or structured parking (public or private). Structured parking is especially critical to Urban character since surface parking contributes to a more spread-out, auto-oriented atmosphere even when buildings are situated close to streets. Depending on market conditions, development bonuses (FAR and density) can sometimes be used to encourage structured parking. Finally, site and building design standards ~~would~~ ensure that all new development and redevelopment maintains the area’s development quality and intended character.

It should be noted that the Urban Village designation in the City Center area is significantly smaller than the area ~~previously~~ currently within the ~~existing~~ “City Center” zoning districts (CCD-1 and CCD-2). This reflects the direction of this plan to focus on a core City Center revitalization area that has the greatest potential to transition to an Urban character over time as opposed to fringe “CCD” areas more oriented toward Bellaire Boulevard and Bissonnet that are likely to continue to have an auto-oriented character for the foreseeable future. For this reason, these areas are included in the Corridor Mixed Use designation rather than Urban Village.



### Suburban Office

This designation is similar to the Corridor Mixed Use category in that, while focused on larger office uses in this case, it aims to enhance development outcomes in areas that are primarily auto-oriented in nature. This is especially the case along the West Loop 610 frontage through Bellaire. A combination of higher landscape surface requirements, maximum lot coverage, sign regulations, and other site and building design standards—including criteria for building placement and orientation and the location of surface and/or structured parking on the site—is essential along such a high-profile corridor where Bellaire’s image is established every day with thousands of visitors and through commuters. The standards should also address buffering, screening



and other measures to ensure compatibility with adjacent residential uses and neighborhoods.

### Business Park

This designation is for areas already developed as, or envisioned for office and research and technology-related uses in a campus-like environment. To create and maintain an attractive character, a minimum open space ratio of 30 percent is typically required, which still allows for a significant cumulative building footprint since most such developments involve large sites. The Chevron complex along Fournace in northwest Bellaire ~~and the CenterPoint location along Bissonnet in northeast Bellaire are~~ is included within this category based on the current use of ~~this~~these ~~property~~ies. It is recognized that should ~~this use~~either operation ever leave its site, this type of property could transition to other long-term uses such as commercial activity along ~~high-profile the major~~ thoroughfares frontages and residential development on the balance of the site. While the ~~Chevron~~se two current uses are each site is under single ownership, the Business Park designation would also apply to properties with multiple buildings housing a variety of enterprises. Such areas are almost always governed by private covenants as well. Both the public and private standards are intended to create a highly attractive business environment that will encourage investors to build quality structures, which sets the tone to attract additional businesses. The exterior of the park should be heavily landscaped along with any major internal streets and intersections.



Redevelopment scenario on Larch Lane

### Redevelopment

This designation is shown only for the Larch Lane area, which this plan targets for concerted redevelopment efforts. An adjusted strategy for the Larch Lane Development District (LLDD) zone would encourage the area's transition to alternative housing uses (e.g., smaller minimum lot size for slight density increase, flexibility in parking standards, reduced setbacks where appropriate, height step-back approach to allow greater height where appropriate but maintain compatibility near adjacent single-family detached homes). Reinvestment in this or future designated

Redevelopment areas may be initiated by individual landowners or, in some instances and under certain circumstances, may be assisted by the City or another public agency.

## GOALS AND ACTIONS

The tables on the following pages present a set of goals and guiding principles for addressing the key issues identified in relation to land use and community character in Bellaire. Potential action strategies are then outlined





to respond to particular opportunities and challenges associated with the overall goals. The action options are arranged in six categories that represent the main ways that comprehensive plans are implemented.



**GOAL 2.1:****Protection of the residential atmosphere and desirability of Bellaire's neighborhoods.*****Guiding Principles***

- A. *Maintain and enhance residential property values.*
- B. *Focus on the safety of residential streets.*
- C. *Maximize compatibility between older and newer (redeveloped) single-family detached homes, and with any nearby development of attached or higher-density housing types.*
- D. *Maintain the privacy of homes and rear yards.*
- E. *Ensure neighborhood security and crime prevention.*

**Consideration 1: Non-Residential Compatibility and Screening/Buffering**

<b>Policy</b>	n/a
<b>Regulation</b>	<p>✓ <b>[ACCOMPLISHED through standards for the new CMU, UV-D and UV-T zoning districts]</b></p> <p>Incorporate character-based zoning and development standards for non-residential and higher-density housing developments as this approach directly targets building and site design factors that determine compatibility (versus a primary focus on regulation of uses).</p>
<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>▶ Use City street and drainage improvements as an opportunity to install landscaping and screening that can address nearby compatibility concerns. Such projects are also a chance to clarify the extent of existing rights-of-way (where this is an issue) and the potential availability of some right-of-way area for these types of enhancements.</li> <li>▶ Recognize screening and buffering between differing land use types/intensities as a key contribution and design consideration for pocket and linear parks.</li> </ul>
<b>Program/Initiative</b>	<ul style="list-style-type: none"> <li>▶ Use individual residential redevelopment projects near non-residential uses as an opportunity to encourage supplemental tree planting, landscaping, taller fences (up to 8 feet as permitted in City Code Section 24-512, Fence Regulations), and other buffering/screening measures near established non-residential uses.</li> </ul>
<b>Partnerships/Coordination</b>	<ul style="list-style-type: none"> <li>▶ Pursue retroactive screening/buffering improvements in conjunction with private property owners in sensitive locations with long-standing compatibility issues.</li> </ul>
<b>Further Study/Planning</b>	<ul style="list-style-type: none"> <li>▶ Consider a flexible bufferyards approach for screening/buffering versus the current approach in City Code Section 24-513 of mandating installation of a wall or fence (this should apply between residential uses of differing intensities as well). In exploring this potential strategy, also recognize the land cost factor in Bellaire.</li> <li>▶ Consider requiring screening/buffering between non-residential and residential properties in all cases versus the current waiver in City Code Section 24-513.D if the non-residential structure is more than 50 feet away.</li> </ul>

**Consideration 2: Compatibility at City Limits**

<b>Policy</b>	<ul style="list-style-type: none"> <li>▶ Check the existing and potential land use on abutting properties just outside the City limits in Houston when evaluating zone change requests on fringe properties within Bellaire.</li> </ul>
<b>Regulation</b>	n/a
<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>▶ Monitor opportunities to include screening/buffering elements in capital improvement projects completed along the City limits.</li> </ul>
<b>Program/Initiative</b>	n/a



<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>▶ Coordinate, as appropriate, with the City of Houston District “C” Council Member regarding land use compatibility issues near the Bellaire City limits.</li> <li>▶ Communicate, as appropriate, with the City of Houston Planning Commission, and Planning &amp; Development Department staff, regarding development applications of concern along the City limits.</li> </ul>
<b>Further Study/ Planning</b>	<ul style="list-style-type: none"> <li>▶ Consider supplemental screening requirements for residential properties along the City limits that develop or redevelop at a time when they abut non-residential uses on properties in Houston.</li> </ul>
<b>Consideration 3: Loss of Tree Canopy with Redevelopment</b>	
<b>Policy</b>	<ul style="list-style-type: none"> <li>▶ Commit the City to plant equivalent size trees in close proximity to the location of public improvement projects where tree removal cannot be practically avoided.</li> </ul>
<b>Regulation</b>	<ul style="list-style-type: none"> <li>▶ Continue careful enforcement of City Code Chapter 9, Article XI, Trees, particularly before and during residential redevelopment projects. Also focus on outreach and better awareness of the City’s requirements and standards.</li> </ul>
<b>Capital Improvement</b>	n/a
<b>Program/ Initiative</b>	<ul style="list-style-type: none"> <li>▶ Maintain a City staff position with appropriate certifications to oversee tree ordinance administration and assist homeowners and builders with compliance and tree planting and care. Also consider assigning this individual, or a contract Urban Forester, to conduct monitoring of mature trees along neighborhood streets and to provide information and recommendations to home owners regarding treatment of diseased trees and removal/replacement of dead trees.</li> <li>▶ Highlight unique and innovative design practices used to preserve mature trees on development sites.</li> </ul>
<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>▶ Partner with Trees for Bellaire and other civic improvement groups to plant trees in appropriate locations within neighborhood street rights-of-way community-wide, especially where mature trees have been lost to age, disease, or unavoidable construction impacts.</li> </ul>
<b>Further Study/ Planning</b>	<ul style="list-style-type: none"> <li>▶ Explore potential enhancements to City Code Chapter 9, Article XI, Trees, based on model code provisions in similar communities.</li> <li>▶ Consider extending the Street Trees provisions in the existing code to residential as well as commercial properties—or at least to corner residential lots.</li> </ul>
<b>Consideration 4: Institutional Impacts</b>	
<b>Policy</b>	n/a
<b>Regulation</b>	<ul style="list-style-type: none"> <li>▶ Require greater setback of parking areas from residential property lines than the current two feet in City Code Section 24-154.C.3. Buffering/screening provisions should also apply where parking is situated near a property line with no other intervening site improvements or screening.</li> <li>▶ Use maximum lot coverage standards to limit the extent of parking areas on non-residential sites within or adjacent to residential neighborhoods.</li> </ul>
<b>Capital Improvement</b>	n/a
<b>Program/ Initiative</b>	<ul style="list-style-type: none"> <li>▶ Continue strict enforcement of parking regulations around Bellaire High School, in conjunction with HISD police, as well as crime prevention and incident response in the high school vicinity.</li> <li>▶ Take advantage of major construction and building expansion projects (e.g., school campus redevelopment) to explore potential relocation or reconfiguration of parking arrangements, as well as improved screening and buffering, to improve compatibility with nearby residences.</li> <li>▶ Develop a plan for managing or regulating the routine or frequent use of neighborhood streets for overflow parking from nearby non-residential uses.</li> </ul>

<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>▶ Coordinate with HISD and private schools, including early involvement in design considerations and plans for new or renovated buildings, play areas and athletic fields, parking and traffic circulation, and any other improvements that could have implications for nearby residential areas.</li> <li>▶ Maintain similar coordination with local churches, working to address any community concerns within the limitations of the federal Religious Land Use and Institutionalized Persons Act (RLUIPA).</li> </ul>
<b>Further Study/ Planning</b>	n/a
<b>Consideration 5: Neighborhood Traffic</b>	
<b>Policy</b>	n/a
<b>Regulation</b>	<ul style="list-style-type: none"> <li>▶ Maintain tree preservation and landscaping requirements, which help to slow traffic through the visual/psychological effect of street enclosure.</li> <li>▶ Encourage use of on-street parking in appropriate areas as parked cars also help to slow traffic.</li> </ul>
<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>▶ Install street design elements intended to slow traffic—other than speed humps (e.g., varied curb lines and chicane features, on-street parking bays, brick paver sections or other surface treatments, etc.).</li> <li>▶ Install traffic diverter improvements in additional locations to eliminate through traffic and particular turning movements at the end of targeted streets.</li> </ul>
<b>Program/ Initiative</b>	<ul style="list-style-type: none"> <li>▶ Continue routine police presence and traffic law enforcement on neighborhood streets.</li> <li>▶ Continue to place driver awareness signs at key locations.</li> </ul>
<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>▶ Continue coordination with HISD and its police department to maintain and closely enforce school zone restrictions.</li> </ul>
<b>Further Study/ Planning</b>	<ul style="list-style-type: none"> <li>▶ As part of City-wide trail and sidewalk planning, identify key intersections and mid-block locations for installation of high-profile crosswalks and other bike/pedestrian safety amenities.</li> </ul>
<b>Consideration 6: Neighborhood Security</b>	
<b>Policy</b>	<ul style="list-style-type: none"> <li>▶ Continue strong budget support for a well-staffed and responsive Police Department.</li> </ul>
<b>Regulation</b>	<ul style="list-style-type: none"> <li>▶ Incorporate Crime Prevention Through Environmental Design (CPTED) principles into the City's development regulations.</li> </ul>
<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>▶ Incorporate CPTED principles into capital project design and other public improvements.</li> </ul>
<b>Program/ Initiative</b>	<ul style="list-style-type: none"> <li>▶ Continue Neighborhood Watch efforts City-wide.</li> <li>▶ Monitor the latest technology applications for enhancing crime prevention and response capabilities.</li> <li>▶ Continue routine reporting of crime incidents and statistics to City Council and residents.</li> </ul>
<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>▶ Continue strong partnerships with police departments in Houston, West University Place, Southside Place, Harris County, and other area law enforcement agencies.</li> <li>▶ Continue to pursue grant funding opportunities that support enhanced staffing and facility/ equipment/technology upgrades.</li> </ul>
<b>Further Study/ Planning</b>	n/a



<b>GOAL 2.2:</b> <b>Greater housing choice in Bellaire to increase overall supply and accommodate “life cycle” needs for a more age-diverse community.</b>	
<b>Guiding Principles</b>	
<p>A. Respond to the need for smaller dwelling sizes and more affordable options for current and potential Bellaire residents at various “life cycle” stages (e.g., young adults who grew up in Bellaire, young professionals and families, empty nesters, seniors, etc.).</p> <p>B. Emphasize diversified home ownership opportunities in Bellaire.</p> <p>C. Ensure compatibility of smaller-lot homes or attached dwelling types with the predominant single-family detached housing form in Bellaire.</p> <p>D. Promote mixed-use development as one avenue to achieving life-cycle housing objectives in Bellaire.</p> <p>E. Focus on quality design and sustainability in any future apartment construction or redevelopment.</p> <p>F. Spur redevelopment in under-utilized areas of the community through promotion of alternative housing types.</p>	
<b>Consideration 1: Active Promotion</b>	
<b>Policy</b>	<ul style="list-style-type: none"> <li>▶ Avoid re-zoning or non-residential use of properties currently zoned for residential use, especially where conducive for medium- and higher-density residential types.</li> <li>▶ Emphasize clarity versus vagueness in the City’s development regulations and standards to ensure that community expectations for the quality and compatibility of alternative housing forms are clearly communicated and spelled out.</li> </ul>
<b>Regulation</b>	<ul style="list-style-type: none"> <li>▶ To protect the integrity of single-family detached neighborhoods, ensure adequate standards for building setbacks and placement, height limits (and step-back requirements for upper stories, where necessary), parking area placement and screening, landscaping, general screening/buffering, and architectural design where alternative housing forms may locate near existing single-family detached homes.</li> </ul>
<b>Capital Improvement</b>	n/a
<b>Program/ Initiative</b>	n/a
<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>▶ Identify and recruit development companies with a track record of building quality housing in small-lot, attached, and higher-density forms, as well as in mixed-use, downtown, and transit-oriented development settings.</li> </ul>
<b>Further Study/ Planning</b>	<ul style="list-style-type: none"> <li>▶ Consider financial, regulatory, and other types of incentives (e.g., land assembly/clearance) the City might employ to encourage life-cycle housing development and redevelopment.</li> </ul>
<b>Consideration 2: Mixed Use</b>	
<b>Policy</b>	<ul style="list-style-type: none"> <li>✓ <b><u>[ACCOMPLISHED through standards for the new CMU, UV-D and UV-T zoning districts]</u></b> Recognizing the scarcity and rising value of land in Bellaire, provide zoning to encourage mixed-use development that offers higher-density housing options, more efficient land use, and preservation of open space on sites.</li> <li>▶ In areas zoned for mixed use, encourage applicants not proposing a residential component to consider the viability and market appeal of a mixed residential-commercial product.</li> </ul>

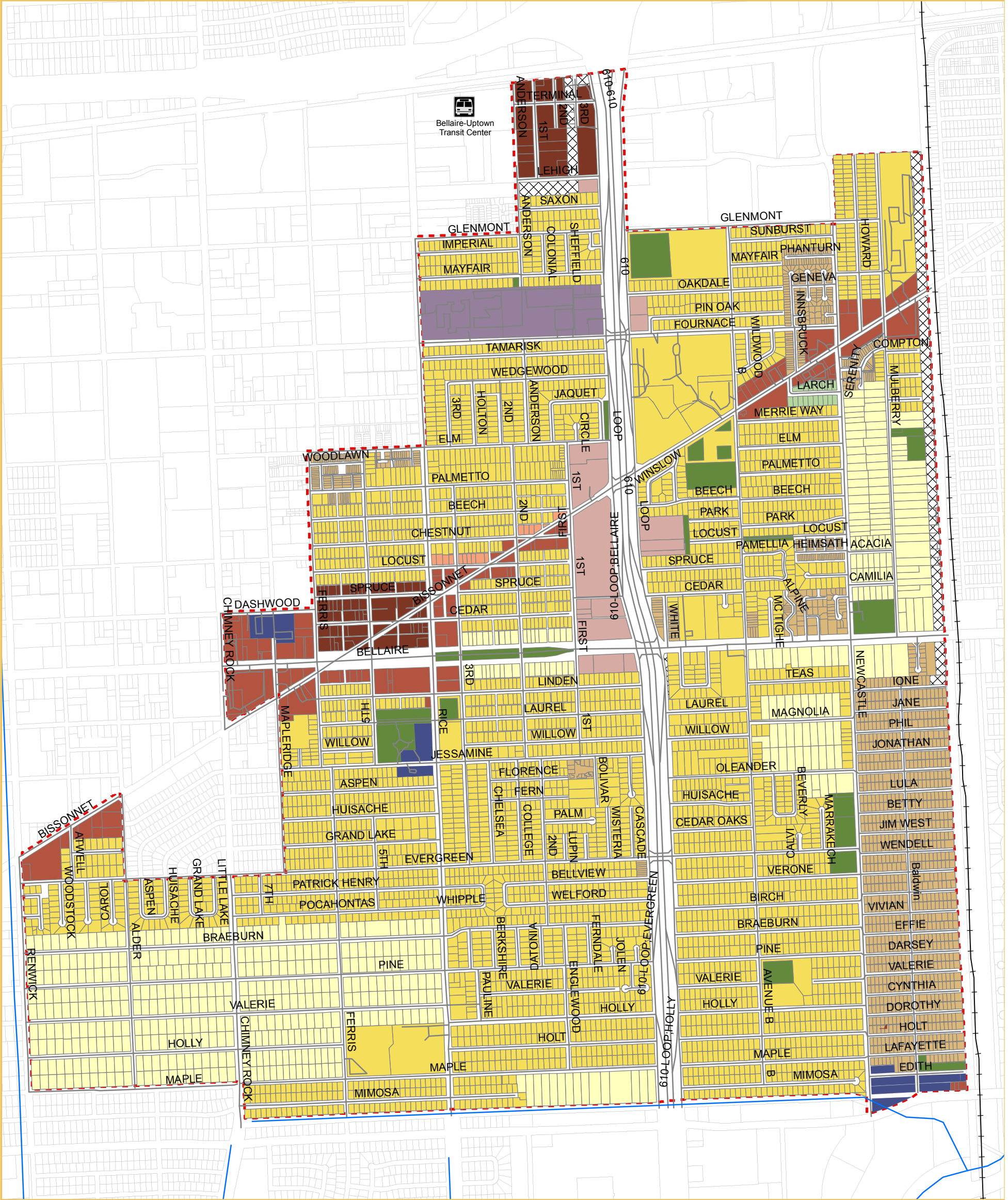
	<p>► Rather than a change in zoning strategy in the RM-2 or RM-2-O zoning districts (since they are largely built out), encourage incorporation of remaining residual tracts into residential developments in adjacent districts, or explore opportunities to use such tracts for buffering purposes between different land use types or intensities.</p>
Regulation	<p>✓ <b>[ACCOMPLISHED, in large part, through standards for the new CMU, UV-D and UV-T zoning districts]</b> Provide more flexibility for Planned Developments within the R-M1 and R-M3 zoning districts by focusing on general criteria for such projects:</p> <ul style="list-style-type: none"> <li>- allow private streets and drives (built to City standards);</li> <li>- permit lots to take access from private streets/drives;</li> <li>- reduce minimum size required for PD projects;</li> <li>- allow reduced lot sizes where appropriate;</li> <li>- allow flexibility with setbacks as appropriate;</li> <li>- step-back approach for increasing building height;</li> <li>- more flexible approach to accommodating parking;</li> <li>- raise site coverage limit, plus on-site detention;</li> <li>- open space tied to lot size;</li> <li>- sidewalk standards tied to project size/design.</li> </ul>
Capital Improvement	<p>► Design street rehabilitation, sidewalk/crosswalk installation, park/plaza, and streetscape projects to complement a more urban, mixed-use, and walkable environment in locations planned and zoned for this development character.</p> <p>► Establish appropriate standards for private streets, if these are to be authorized, so they will meet City design criteria for public streets and be maintained appropriately over time.</p>
Program/ Initiative	<p>► Provide a density bonus to development and redevelopment projects that propose to include more than one housing type from a “housing palette” included in the City’s zoning regulations.</p>
Partnerships/ Coordination	n/a
Further Study/ Planning	n/a
<b>Consideration 3: Key Redevelopment Areas (City Center and <u>UV-T</u>Bellaire Rail Station Area)</b>	
Policy	<p>✓ <b>[ACCOMPLISHED through standards for the new UV-D zoning district]</b> Enable a wide variety of housing options in the City Center area as part of the overall revitalization strategy for this area.</p> <p>► Reserve the frontage along major streets in the City Center area (e.g., Bellaire, Bissonnet, South Rice) for permitted commercial and retail uses, including mixed retail and office potential (but not residential uses).</p> <p>► Contingent on improved east-west vehicular circulation through the area and <u>anticipated</u> construction of a METRO <u>Uptown-Bellaire Transit Center</u> <del>light rail station (and potential inter-modal center)</del> along Westpark, plan for <u>the potential emergence of</u> a transit-oriented development—or “TOD”— scenario in the <u>UV-T</u> <del>current RDD</del> zoning district (TOD areas often attract a mix of retail, office, civic, and medium- to high-density residential uses).</p>
Regulation	<p>✓ <b>[ACCOMPLISHED, in large part, through standards for the new UV-D zoning district]</b> Amend the zoning regulations for the CCD-1 district to permit by right medium-density residential development (e.g., small-lot and attached forms such as townhouses <del>and patio homes</del>) away from major streets and subject to appropriate design and development standards to ensure quality and compatibility.</p> <p>✓ <b>[ACCOMPLISHED, in large part, through standards for the new CMU and UV-D zoning districts]</b> Encourage more mixed-use Planned Developments (medium- or high-density residential combined with retail and/or office uses) within the CCD-2 district by reducing the minimum site area requirement, subject to appropriate design and development standards to ensure quality and compatibility (including the current six-story height limit).</p>



	<ul style="list-style-type: none"> <li>✓ <b>[ACCOMPLISHED, in large part, through standards for the new UV-T zoning district]</b> Amend the zoning regulations for the RDD district to encourage a more urban and mixed-use development form, to permit by right a variety of alternative housing styles, and to restrict primarily auto-oriented uses.</li> <li>✓ <b>[ACCOMPLISHED through standards for the new CMU, UV-D and UV-T zoning districts]</b> Amend the zoning regulations to encourage and address more directly vertical mixed-use (residential use on upper floors above ground-level retail, office, or services) in both the CCD and RDD districts.</li> </ul>
<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>► Design street rehabilitation, sidewalk/crosswalk installation, park/plaza, and streetscape projects to complement the desired development character for the <u>City Center</u><del>CCD</del> (small downtown) and <u>UV-TBellaire Rail Station</u> areas <del>(transit-oriented development node)</del>, respectively.</li> </ul>
<b>Program/Initiative</b>	n/a
<b>Partnerships/Coordination</b>	n/a
<b>Further Study/Planning</b>	<ul style="list-style-type: none"> <li>► Explore whether Linden and Spruce are good candidate locations within <u>the City Center area</u><del>CCD-1</del> for potential encouragement of medium-density residential development.</li> <li>✓ <b>[ACCOMPLISHED through standards for the new CMU and UV-D zoning districts]</b> Explore ways to simplify and provide greater flexibility in the Planned Development process within the CCD districts, particularly regarding mixed-use projects with a residential component, including the minimum site area, maximum building height, and maximum floor-area ratio (FAR) standards for such projects.</li> </ul>
<b>Consideration 4: Quality and Sustainability of any Future Apartment Development or Redevelopment</b>	
<b>Policy</b>	n/a
<b>Regulation</b>	<ul style="list-style-type: none"> <li>✓ <b>[ACCOMPLISHED through standards for the new CMU, UV-D and UV-T zoning districts]</b> Adopt design standards for high-density residential development, which may include provisions for building form and scale, articulated building walls, building orientation, architectural detailing, roof types and materials, façade enhancements, and acceptable building materials.</li> <li>► Ensure that traffic impact analyses and parking studies are required and effectively utilized when assessing the compatibility of proposed new or redeveloping apartment projects.</li> </ul>
<b>Capital Improvement</b>	n/a
<b>Program/Initiative</b>	n/a
<b>Partnerships/Coordination</b>	n/a
<b>Further Study/Planning</b>	n/a
<b>Consideration 5: Residential Redevelopment</b>	
<b>Policy</b>	<ul style="list-style-type: none"> <li>► Use zoning to encourage higher-density housing near major roadways, and as a buffer to single-family detached housing areas, while not adding to zoning complexity. This can be done within appropriate residential zoning districts by providing an incentive for increased housing density in transition areas near arterial streets. This allowance can be spelled out within the provisions of a particular district rather than needing to create new zoning districts or overlay districts in such areas to allow for the density variation.</li> </ul>

<b>Regulation</b>	<ul style="list-style-type: none"> <li>▶ Adjust the zoning strategy for the Larch Lane (LLDD) district to encourage its revitalization for alternative housing uses (e.g., smaller minimum lot size for slight density increase, flexibility in parking standards, reduced setbacks where appropriate, height step-back approach to allow greater height where appropriate but maintain compatibility near adjacent single-family detached homes).</li> <li>▶ Establish an average, rather than minimum, lot size whereby lot sizes are allowed to vary in width and/or depth while maintaining the same overall development density. This approach can encourage a mix of housing styles within a single development.</li> </ul>
<b>Capital Improvement</b>	▶ Determine the appropriateness of alleys in the Larch Lane (LLDD) district, and whether the City should construct these to spur residential redevelopment activity.
<b>Program/ Initiative</b>	n/a
<b>Partnerships/ Coordination</b>	n/a
<b>Further Study/ Planning</b>	▶ Explore a potential expansion of the Larch Lane (LLDD) zoning district to make this area more viable for alternative housing forms.





Attachment: Map 2.2 Future Land Use and Character REVISED 04 07 15 (1553 : Draft Revisions-Comp Plan)

MAP 2.2: FUTURE LAND USE & CHARACTER

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning boundaries.





# MOBILITY

## *Why this Comprehensive Plan chapter is Important for Bellaire:*

- ✓ *Communicates the importance of minimizing traffic congestion while also ensuring safe roadway conditions.*
- ✓ *Emphasizes the fundamental priority placed on neighborhood integrity in Bellaire, which is influenced by traffic conditions on residential streets and the safety of kids and adults when walking and biking in the community.*
- ✓ *Highlights the role of street design in establishing and reinforcing the desired character of an area, particularly in locations where walkability and an urban "feel" is desired more than accommodation of the automobile.*
- ✓ *Recognizes Bellaire's position within the growing regional transit network and how the community will benefit from—and be impacted by—this reality.*
- ✓ *Provides the public policy basis for the City's regulations and standards related to streets, sidewalks, bike lanes, parking, and other mobility-related infrastructure and physical improvements.*

The purpose of this chapter is to guide the ongoing development and ensure the orderly enhancement of Bellaire's city-wide transportation system, within the context of the regional mobility network. Besides considering the circulation of automobiles within and through the community, this also involves the safety and viability of reaching destinations by bike and on foot, plus the outlook for regional transit services in and around Bellaire. This chapter is closely related to the Land Use & Community Character and Commercial Area Development & Enhancement chapters through recognition of how transportation investment decisions shape a community's physical character and appearance and contribute to its future development and redevelopment potential. Ultimately, however, it is residents' quality of life and safety that must factor into all mobility policies and strategies.



## CHAPTER



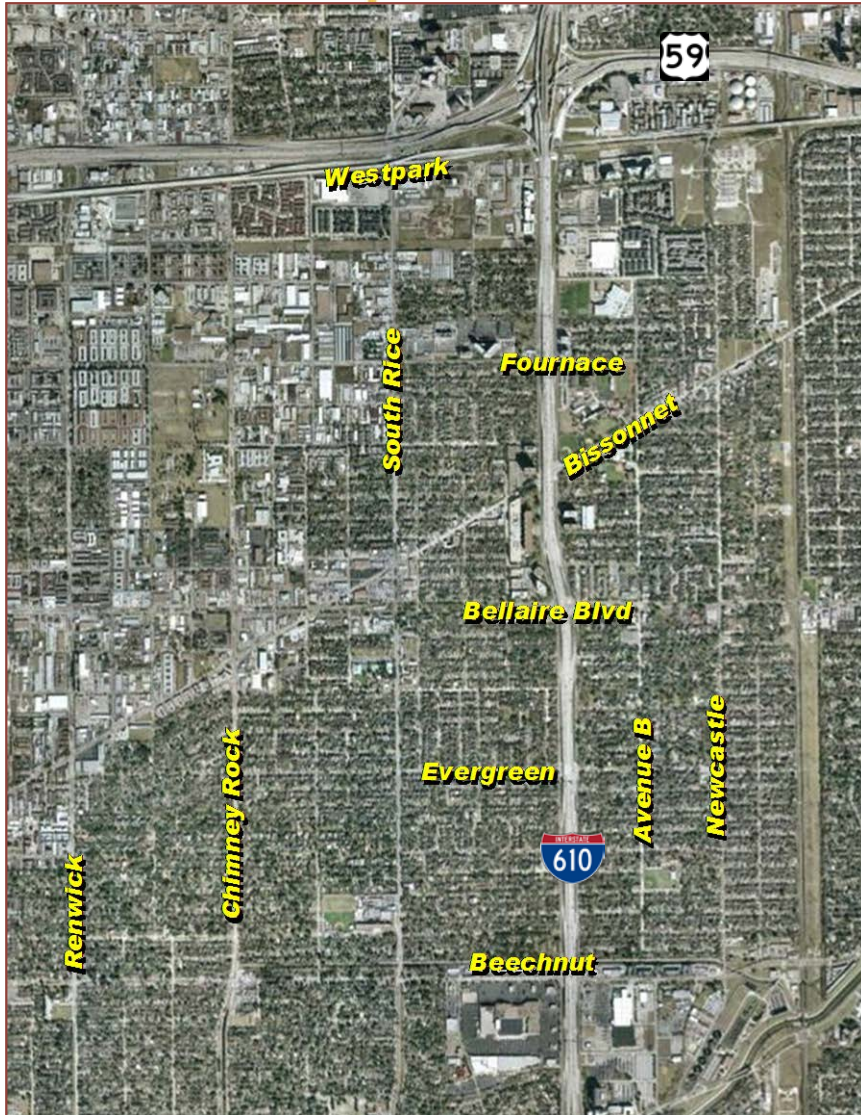
## KEY PLANNING CONSIDERATIONS

The following facts, assumptions, and considerations provide the context for the goals and action strategies presented in this chapter:

**Grid Street System.** Much of Bellaire, especially its residential neighborhood areas, are on a traditional grid of east-west and north-south streets as opposed to a more curvilinear and discontinuous street pattern as found in

many suburban subdivisions. Grid street systems have the beneficial effect of dispersing traffic across an interconnected network that offers many circulation options versus concentrating most traffic on certain “primary” roadways. On the other hand, neighborhood residents in “grid” cities, including Bellaire, become concerned when they perceive limited ways to prevent speeding, cut-through traffic, and similar impacts on their local streets.

**Loop 610 Impact.** The introduction of a major north-south freeway corridor through Bellaire in the 1960s significantly disrupted the City’s grid street system by restricting east-west connectivity and circulation options. Ever since, Bellaire residents and all others passing through the community have been limited to four points for crossing the West Loop corridor, whether in vehicles or traveling by bike or on foot: Fournace, Bissonnet, Bellaire, and Evergreen. In addition, the interchange of Loop 610 with U.S. 59, while just outside Bellaire, is a major factor in area traffic flows, both on the freeway main lanes and



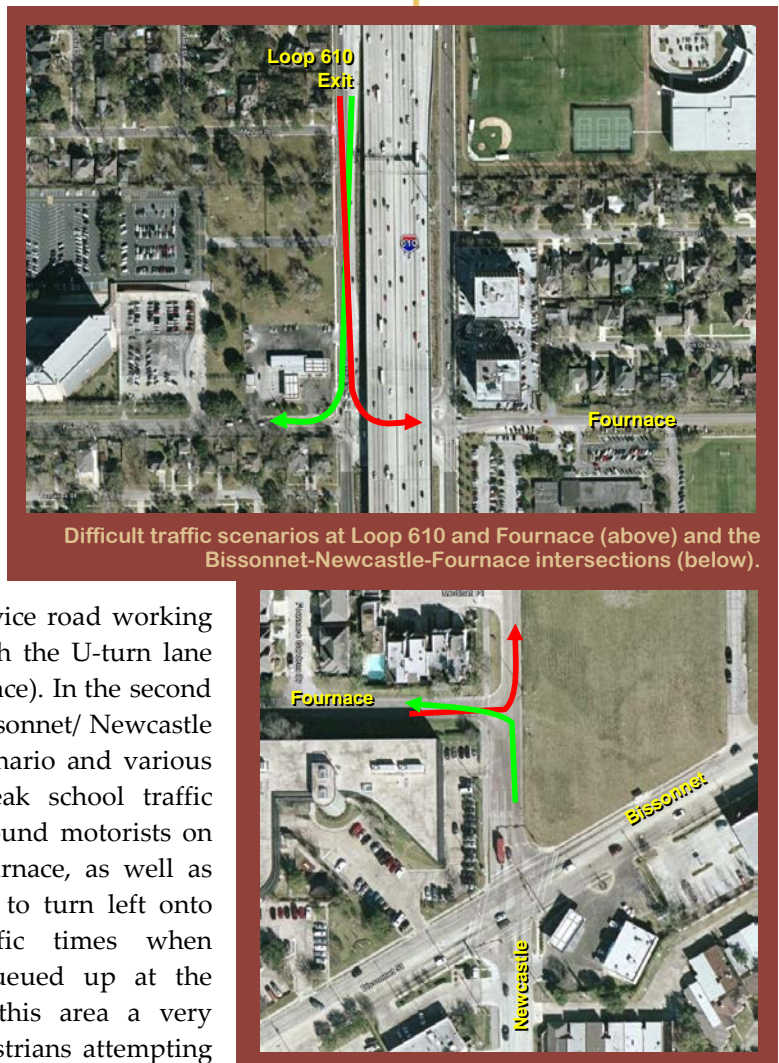
adjacent service roads, as well as the surface street network. This massive interchange ~~remains~~ is the most congested ~~busiest~~ crossroads in Texas according to the Texas A&M Transportation Institute and second nationally in traffic volume. It was also the scene of a 1970s ammonia truck accident that caused a major emergency situation for surrounding areas, including portions of north Bellaire. Given the proximity of these freeway corridors, Bellaire’s police and fire departments must also bear the burden of periodic response to a variety of incidents.





**Bissonnet Exception.** Bissonnet is a striking example of one major street that departs from the gridiron street pattern of the rest of the City, traversing Bellaire on a diagonal from northeast to southwest (dating back to when it was the primary travel route between Houston and Richmond, before the existence of Bellaire Boulevard). This creates unusual angles at numerous intersections along this key corridor and affects sight distances for drivers at many locations, which can make turning movements more challenging. Where other major streets intersect with Bissonnet, the angle also causes intersections to cover a larger area than usual. A perfect example is the busy intersection of Bissonnet and Bellaire Boulevard in the City Center area, where a more expansive intersection also increases the distance that pedestrians and cyclists must cover to cross these major streets. A related impact, which clearly detracts from development potential in City Center, is how the diagonal street affects parcel shapes along the corridor, especially causing unusual triangular tracts at many intersections.

**Traffic “Hot Spots.”** From their own historical perspective and driving and commuting routines, residents consistently identified two locations in Bellaire as particular traffic concerns: (1) the southbound service road along the West Loop approaching Fournace, and (2) just north of the intersection of Bissonnet and Newcastle, where Fournace terminates into Newcastle from the west. In the first case, it was noted how congested the Loop service road becomes during rush hour periods, and how this situation is exacerbated by vehicles attempting to cross multiple lanes in different directions over a short distance (motorists exiting the freeway attempting to maneuver across several lanes to turn right onto Fournace, and other drivers on the service road working their way through the exiting traffic to reach the U-turn lane under the freeway or to turn left onto Fournace). In the second location, the proximity of Fournace to the Bissonnet/ Newcastle intersection creates a complicated traffic scenario and various safety concerns during rush hour and peak school traffic periods. This is particularly true for northbound motorists on Newcastle attempting to turn left onto Fournace, as well as westbound drivers on Fournace attempting to turn left onto Newcastle, especially during peak traffic times when southbound vehicles on Newcastle are queued up at the Bissonnet traffic signal. This also makes this area a very inhospitable location for bicyclists and pedestrians attempting to navigate across these streets. It was also noted how the



Difficult traffic scenarios at Loop 610 and Fournace (above) and the Bissonnet-Newcastle-Fournace intersections (below).





narrowing of Newcastle from four lanes in Houston to two lanes in Bellaire adds to the traffic backup at Bissonnet.

**School Coordination.** Schools of varying types and campus sizes are a major part of the landscape in Bellaire. Along with large-scale office buildings along and near Loop 610, school campuses are also among the community's most significant traffic generators, including bus traffic and pick-up/drop-off queuing. This ranges from elementary schools that create localized traffic impacts within neighborhoods (e.g., Horn Elementary) to high school campuses (Bellaire High School in the southwest with ~~approximately~~nearly 3,500 students~~currently~~, and Episcopal High School in the northeast with approximately 700 students) that impact traffic patterns on adjacent thoroughfares, as well as nearby neighborhood streets, during peak morning and afternoon times. In particular, streets and intersections in northeast Bellaire are routinely affected by a cluster of schools in the area, including an ~~expanded~~edging Episcopal High School at Loop 610 and Bissonnet; Post Oak Montessori and HISD's Mandarin Chinese Immersion School~~Gordon Elementary~~ at Bissonnet and Avenue B; Pin Oak Middle School near Loop 610, at Glenmont and Avenue B; and the Houston Community College Southwest Campus just outside of Bellaire along Loop 610 at Glenmont.

The City of Bellaire coordinates with Houston Independent School District (HISD) officials and representatives of private schools in the community regarding campus-related access, parking, and safety issues, including the traffic and parking impacts associated with peak-hour pick-up/drop-off activity, as well as periodic special events. Various strategies have been implemented over time to help offset these impacts, including typical school zones with reduced speed limits; traffic restrictions and conversion to one-way traffic movement on certain adjoining streets during designated hours; parking restrictions and required permits for on-street parking (e.g., in the vicinity of Bellaire High School); and, assignment of Bellaire police officers to school areas during the peak morning and afternoon hours. The City also has lease agreements in place to govern shared community use of recreation facilities and associated parking areas at certain campuses. Most Bellaire residents expressed their strong support for the presence of quality public and private schools within the community and understand there will be times when special events and activities draw crowds to school campuses, resulting in additional traffic and overflow parking onto nearby public streets. But some also want the City to be more assertive in expecting the schools to do more to reduce their impacts on surrounding neighborhoods and ensure a safer environment for all. It was also noted that there appears to be uneven use of safety measures such as school crossing guards and school zones among the various campuses.

At the time of this Comprehensive Plan update in 2015, HISD was reconsidering an earlier decision to postpone any significant decisions or action on potential reconstruction of its Bellaire High School campus. Instead, it may proceed with a plan, starting as early as 2016, to reconstruct the school in phases over a multi-year period. Whatever the timing, this will



undoubtedly remain a contentious issue in Bellaire. Therefore, traffic circulation and safety and parking management should remain core items on which the City and District must coordinate closely given the degree of community and neighborhood concern.

**Traffic Calming Experience.** The City of Bellaire instituted a Neighborhood Traffic Improvement Program in 1996-97. This established a typical municipal process for enabling property owners within a neighborhood to request that the City take steps to address traffic-related problems in a designated area or street segment, following necessary study and public review and input. In the intervening years, various mitigation measures have been installed in multiple locations, including speed “humps” (such as on Maple Street in southeast Bellaire), traffic diverters (a physical barrier to disallow certain turning movements to/from particular streets as done along portions of Renwick Drive in southwest Bellaire), and physical barriers to close permanently certain streets (e.g., Avenue B at Glenmont, Sunburst at Newcastle, and multiple streets along the West Loop 610 service road in northwest Bellaire).

The Comprehensive Plan Advisory Committee discussed the analogy of flood prevention levees constructed by various communities along the Mississippi River, which provide some measure of local protection while simply shifting much of the problem to other communities upstream and downstream. Instead, given how typical calming measures can yield unintended consequences, Bellaire should focus on moving traffic along its major thoroughfares as efficiently and safely as possible as this is the best way to discourage drivers from seeking alternate routes along local neighborhood streets, backed by visible police presence and regular enforcement within neighborhoods.

**Enclave City.** Given the major freeway corridor and regional arterial streets that traverse the community, Bellaire must continue to coordinate with the City of Houston and other neighboring cities, Harris County, METRO, the Houston-Galveston Area Council, and the Texas Department of

Transportation on ongoing management and improvement of this critical transportation infrastructure.

#### **Bellaire Input to H-GAC.**

As of 2015 Bellaire ~~currently~~ had ~~direct~~ representation on the 284-member Transportation Policy Council (TPC) of the Houston-Galveston Area Council (H-GAC). A Bellaire City Council member was the alternate



Traffic calming measures on Maple Street.





~~TPC member is one of two TPC members currently~~ representing smaller cities in ~~Harris County the region~~. H-GAC serves as the Metropolitan Planning Organization (MPO) for transportation planning and coordination across the eight-county Houston-Galveston area, including Harris County. In addition to providing overall policy guidance, the TPC has the important role of approving the Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP), which allocates funding for priority transportation projects and services throughout the region. ~~The same Bellaire City Council member also happens to serve on H-GAC's 35-member Board of Directors as one of two representatives of smaller Home Rule cities.~~ Naturally this ~~direct~~ Bellaire role is only temporary as local elected officials change and the H-GAC positions rotate to other area cities.

**Bellaire Input to METRO.** Bellaire is among 14 cities within the METRO service area, other than the City of Houston, that are represented by two members on the agency's nine-person Board of Directors (the ~~City Mayor~~ of Houston appoints five Board members, ~~the Harris County Judge~~ appoints two members, and the mayors of the 14 other area cities agree on their two representatives). The two ~~current~~ "Multi-Cities" representatives at the time this plan was updated in 2015 were former mayors of Bellaire and West University Place ~~and Piney Point Village~~, with former Bellaire Mayor Cindy Siegel having served on the METRO Board since March 2012 ~~and Bellaire officials have enjoyed excellent access to and communication with these METRO Board members.~~

**Bike/Ped Emphasis.** Many Bellaire residents enjoy walking, jogging, skating, and biking for recreation purposes, but also to reach destinations close to home. The shared-use pathway along Newcastle is especially valued by residents of east Bellaire for this reason. On-street bike lanes are also provided along certain corridors. This is another area for coordination with the City of Houston since some bike routes within Bellaire, such as along Renwick on the far west side, provide connections to the much broader Houston Bikeway Network.

**Sidewalks.** Sidewalk-related issues and disagreements have been a lingering challenge for Bellaire. One particular aspect has involved implementation of a stated City policy, as part of the Rebuild Bellaire street rehabilitation program, that a sidewalk be incorporated on both sides of the street for major and minor arterials and collector streets, and on one side for local streets. The City Engineer uses criteria such as the percentage of completed sidewalks, extent of existing trees and landscaping, number of crossings, traffic patterns, and citizen involvement to design the sidewalks and decide the side of the street. More generally, the City no longer requires installation of a sidewalk in front of every new home as in the past. As individual homes are redeveloped, existing sidewalk segments are typically replaced. However, if no sidewalk existed previously, then the property owner is not responsible for installing a sidewalk.

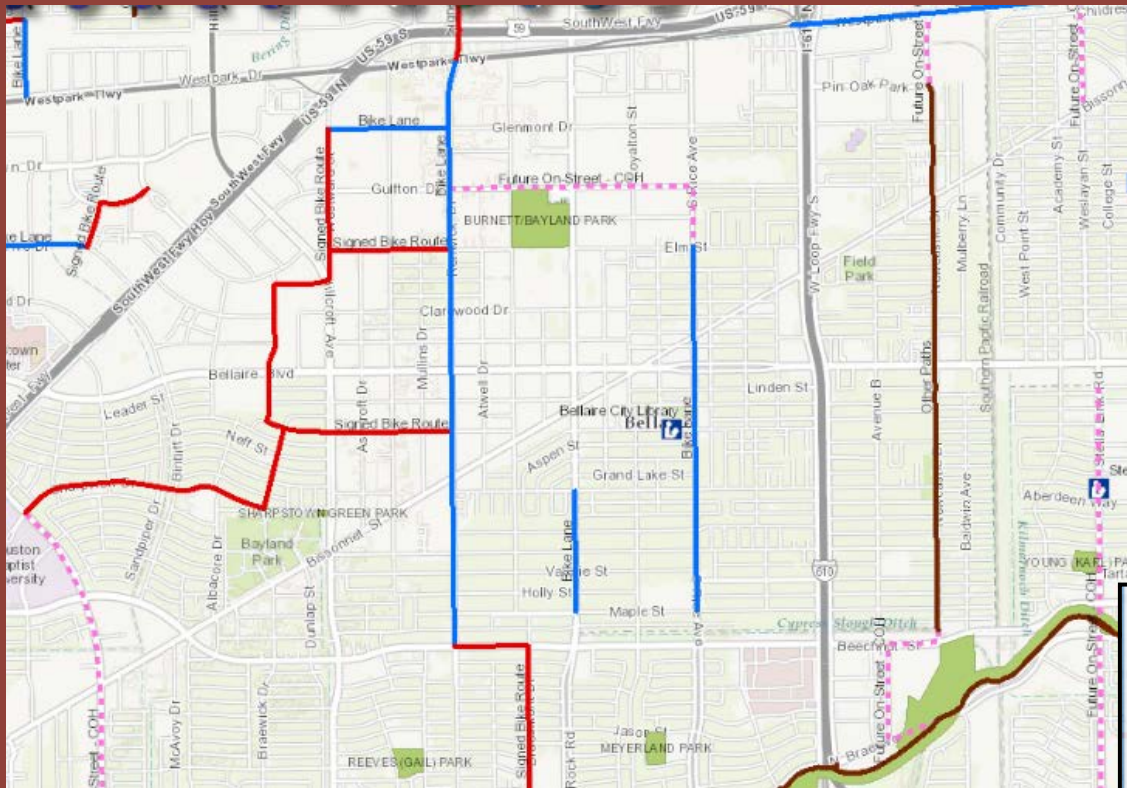


A common theme among~~Many~~ residents who provided input to this plan was expressed their dissatisfaction with the status and discontinuity of the sidewalk network in some areas of Bellaire, including the level of maintenance of older sidewalks. It was also pointed out that sidewalks should be promoted as the naturally preferred way to reach various destinations in the community from Bellaire's neighborhoods. ~~This means~~Through the 2015 update of this Comprehensive Plan, the Planning & Zoning Commission reaffirmed its position that a continuous sidewalk network is desirable for the entire community and should be a high priority of the City's elected officials, even in the face of vocal, localized opposition as particular segments are to be built or improved. While constrained and contentious locations will still be evaluated on a case-by-case basis, ~~S~~sidewalk installation generally should occur as streets are reconstructed.

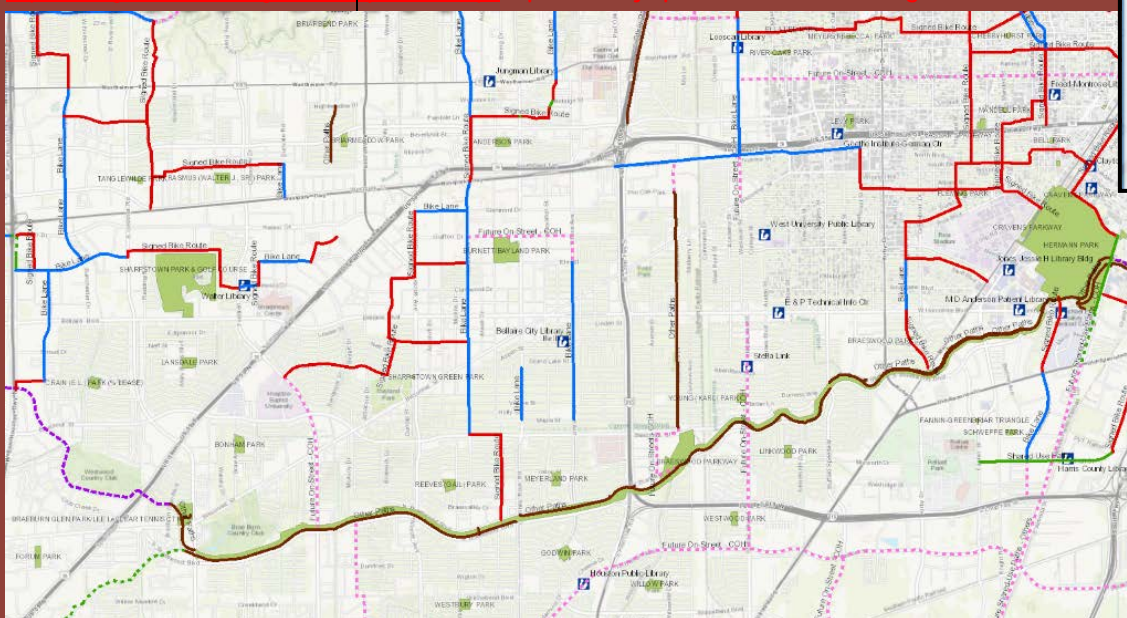
**Truck Traffic.** Through Section 30-30 of the City Code, Bellaire restricts heavy trucks from using Bellaire streets for through trips, requiring that they "have a pre-determined, definite destination" within the community. This then becomes a matter of enforcement, and the City also posts "no truck" signs in various locations to discourage truck traffic on local neighborhood streets.







The clip above from the City of Houston Bikeways Network map shows several identified bike routes that are self-contained within Bellaire (Newcastle, South Rice, Chimney Rock), and the current direct links to the larger area system via Renvick on Bellaire's west side and along Westpark on the north side. Future planned improvements will address the "missing link" between Bellaire's Newcastle multi-use pathway and the Brays Bayou trail system is also evident. The map view below, while not entirely legible at this scale, does show the position of Bellaire (light green area in center of map) within the larger southwest Houston network. The complete Houston Bikeways Network map is available for better viewing online at: <http://www.cims.houstontx.gov/bikeways/default.asp?http://bikeways.publicworks.houstontx.gov/>



**Transit Contention.** ~~Many~~At least among those Bellaire residents who provided input for this Comprehensive Plan update, a majority noted their desire to use transit if it connected them to the right destinations, in central Houston and elsewhere, more quickly and conveniently. The prospect of future METRO light rail service in close proximity to Bellaire was also welcomed by ~~most~~many. (Although, since 2009, METRO funding challenges have pushed back the timeline for constructing the planned east-west University light rail line and the north-south Uptown line, which were to converge at a Bellaire Rail Station along Westpark—and which also led the Uptown Houston District to turn its attention to dedicated bus lanes along Post Oak Boulevard.) However, ~~some~~many residents also worry about the real and/or perceived adverse impacts of transit services and facilities on their community. Some noted potential physical disruptions from transit-related capital improvements, plus the traffic and parking demand that would likely be attracted to a transit station vicinity, ~~such as the proposed METRO station along Westpark, just west of Loop 610, at the north City limits that will be part of both the University (east west) and Uptown (north south) light rail lines.~~

~~However, a~~An overarching concern related to public transit—expressed by a ~~wide~~ variety of residents—involves crime and security issues. In particular, most who provided input to this plan~~many~~ stated their desire to see the METRO Transit Center removed from Bellaire's City Center area at Bellaire Boulevard and South Rice Avenue. This sentiment remained pertinent as of the 2015 update of this Comprehensive Plan. Though still under consideration, it is possible that the construction of a new Bellaire-Uptown Transit Center along Westpark, plus other adjustments to METRO's transit services, could lead to the removal of the current Transit Center on Bellaire Boulevard.





## EXISTING TRAFFIC CONDITIONS

### Primary Arterial

A major thoroughfare with limited at-grade access, which expands and links to the expressway system and is designed primarily for movement of through traffic.  
(Examples: Chimney Rock Road, Bellaire Boulevard, Bissonnet Street, IH 610)

-- Section 24-202(139),  
Bellaire City Code

### Secondary Arterial

A major thoroughfare with limited at-grade access, which supports the primary arterial system by providing essential system linkages to expressways, primary arterials and activity centers of medium intensity.  
(Examples: Fournace Place and South Rice Avenue)

-- Section 24-202(155)

### Collector Street

A roadway designed to provide direct access to residential, commercial, industrial and other activity areas with a primary function of collecting and distributing traffic between local access streets and the major thoroughfare system.  
(Examples: Glenmont Drive, Newcastle Drive, Evergreen Street, and Avenue B)

-- Section 24-202(39)

### Local Street

A residential or non-residential street designed to provide direct access to individual homes, shops, abutting land and similar traffic destinations, with no provision for through traffic.  
(Examples: Little Lake Street, Spruce Street)

-- Section 24-202(99)

~~Displayed in Map 3.1, Traffic Counts, are the newest available traffic volume data for central Houston figures at the time this Comprehensive Plan was prepared, from 2006-07, for various locations in and around Bellaire as compiled by the Texas Department of Transportation. The map highlights the significant flows of traffic that pass through Bellaire daily, especially on West Loop 610 (more than nearly 200,000 vehicles each day according to 2013 data from the Texas Department of Transportation), and also on major arterials streets such as Bellaire Boulevard (high of 31,740 vehicles just east of the Loop), Bissonnet (just over 21,000 vehicles also just east of the Loop), and South Rice Boulevard (high of 13,740 vehicles just north of Bellaire Boulevard).~~

~~At the other end of the spectrum, a local street like Maple in southwest Bellaire accommodates approximately 1,000 to 2,000 vehicles each day (a significant portion of which is likely generated by Bellaire High School). Additionally, the traffic count for Avenue B in northeast Bellaire clearly shows the impact of several street closures in the area, with average daily traffic at under 500 vehicles.~~

Some primary roadways are within—or form a portion of—the Bellaire City limits for only a short distance but carry considerable traffic relative to local residential streets. ~~Examples include, such as Westpark (36,678 vehicles per day at the north City limits), Chimney Rock (12,860 vehicles in southwest Bellaire), and Renwick (9,730 vehicles along the western City limits).~~ Along Newcastle in east Bellaire, ~~the daily traffic volume varies from 8,320 vehicles at the south City limits near Beechnut to 11,010 just south of Bellaire Boulevard and 12,080 vehicles just north of Bissonnet. In contrast, Avenue B, which is near and parallel to Newcastle but does not extend beyond the City limits, has a maximum of 2,800 vehicles per day just south of Bissonnet. Similarly, and the portion of Fournace accommodates more than 17,000 vehicles each day to the west of Loop 610 where Chevron's major facility is located and where Fournace continues westward into Houston. However, to the east of Loop 610, where Fournace eventually terminates at Newcastle, the daily traffic load is only 5,700 vehicles (just west of Avenue B).~~

~~These traffic statistics once again highlight Bellaire's enclave city position, in which s~~Significant pass-through traffic is a daily reality for Bellaire, as an enclave city. This situation is managed with transportation infrastructure, screening and noise reduction measures, provision for alternative travel modes (transit, bike/pedestrian routes), and regulation and enforcement of speeds and other traffic laws. ~~The variation in traffic flows by location and street type also indicates areas where~~ Bellaire has only limited influence over traffic conditions in some locations (i.e., Loop 610 and key regional arterials) versus corridors that are very much under the City's control in terms of



design, traffic controls (signals, signage, speed limits), and traffic law enforcement.

## FUTURE OUTLOOK

Long-range transportation planning conducted by the Houston-Galveston Area Council (H-GAC) for the eight-county metropolitan area (encompassing Harris and all abutting counties) presumes that, by 2040~~35~~, 3.85 million more residents will live in the region, for a total of 9.6 million people. —This would represent 66 percent growth in population over 30 years~~population growth equivalent to adding the City of Los Angeles' population to the area.~~ The clear implication of this rate and magnitude of growth is that area traffic volumes and congestion challenges will continue to increase. Traffic pressures will also intensify within the region's core, where Bellaire is located, since major employment centers such as downtown Houston, the Texas Medical Center, the Galleria area, and the Greenway Plaza area will remain key commuting destinations.

For Bellaire the issues will remain the same into the future, especially since the community's roadway infrastructure is well established, and will only grow in importance:

- dealing with significant daily pass-through traffic;
- aiming to maintain the efficiency of the major street network to deter non-local traffic from seeking alternate routes on local neighborhood streets; and
- promoting greater transit use, feasible bicycle commutes, walking or biking trips to destinations closer to home, and other mobility alternatives to the private automobile.

Smarter, multi-modal use of available street and highway rights-of-way will be increasingly emphasized going forward given the practical and financial constraints to adding further significant roadway capacity. New and expanded transit options will also play an increasing role in regional and cross-town mobility. The Bellaire Uptown Rail Transit Station along Westpark, which in 2015 was progressing toward funding and eventual construction, will provide a valuable new access point~~gateway~~ for residents to this growing regional system, but it will also introduce a new traffic generator along Bellaire's north City limits.

## GOALS AND ACTIONS

The tables on the following pages present a set of goals and guiding principles for addressing the key issues identified in relation to mobility in Bellaire. Potential action strategies are then outlined to respond to particular opportunities and challenges associated with the overall goal. The action





options are arranged in six categories that represent the main ways that comprehensive plans are implemented.



**GOAL 3.1:**

**A multi-modal transportation system that integrates Bellaire with the region and enhances the mobility and safety of residents within their own community.**

**Guiding Principles**

- A. *Ensure neighborhood integrity and the safety of adults and kids.*
- B. *Minimize traffic congestion and maximize the safety and efficiency of existing and new infrastructure for moving people and goods within and through Bellaire.*
- C. *Make transportation improvements that promote desired economic development and redevelopment.*
- D. *Emphasize “context sensitive design” for all forms of mobility improvements.*
- E. *Support transit services and investments that are mutually beneficial to the region and to Bellaire.*
- F. *Promote investments and mobility choices that reduce vehicle trips in the City and region and support area-wide air quality goals.*

**Consideration 1: Citizen Involvement in Planning**

<b>Policy</b>	► Ensure that citizens are involved in defining the objectives of mobility projects and services and providing input on their design and execution. This is especially important for projects that may have very localized impacts on nearby residents, businesses, and/or schools.
<b>Regulation</b>	► Continue to require Traffic Impact Analyses (TIA) for significant new development and redevelopment projects when this information will help to clarify anticipated neighborhood impacts and indicate potential mitigation measures.
<b>Capital Improvement</b>	n/a
<b>Program/ Initiative</b>	► Take advantage of opportunities to educate residents about rights-of-way, particularly the area beyond the paved street section that is also reserved for public uses (i.e., utilities, sidewalks, landscaping, etc.).
<b>Partnerships/ Coordination</b>	► Coordinate with METRO, H-GAC, Harris County, TxDOT and other agencies, as needed, to ensure opportunities for direct input by Bellaire officials, residents, and businesses early in the process of planning new mobility facilities and services.
<b>Further Study/ Planning</b>	<ul style="list-style-type: none"> <li>► Explore further specific criteria that would have to be addressed by citizen proposals for street closures or traffic calming measures on local neighborhood streets.</li> <li>► Explore the efficacy of possibly reducing speed limits on local residential streets, accompanied by strict and regular enforcement, as a preferred strategy versus street closures and physical calming devices.</li> </ul>

**Consideration 2: Pedestrian and Bicycle Network**

<b>Policy</b>	► Pursue opportunities to upgrade certain streets to “exceptional pedestrian and bicycle environments” while still accommodating other transportation modes.
<b>Regulation</b>	n/a
<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>► Redesign designated streets to emphasize pedestrian and bicycle movement and amenities (e.g., narrower or fewer traffic lanes, wider sidewalks and/or walking/jogging paths, lighting, benches, pedestrian shelters, street trees, landscaping, etc.). Coordinate these improvements with Safe Routes to Schools efforts.</li> <li>► Install bicycle racks at key locations and buildings throughout the community.</li> </ul>



	<ul style="list-style-type: none"> <li>► Prioritize intersections in the community that are heavily used by pedestrians and cyclists and implement safety improvements at intersections with the greatest safety concerns (e.g., marked, signed, and/or signaled pedestrian crossings; pedestrian-actuated signal detectors, bikeway signage).</li> </ul>
<b>Program/ Initiative</b>	<ul style="list-style-type: none"> <li>► Begin the phased implementation of a City-wide pedestrian and bicycle network to connect neighborhoods with parks, schools, other public facilities, transit services, and the City Center and other activity centers and destinations.</li> <li>► Maintain a community-wide sidewalk inventory to highlight gaps in the existing sidewalk system, areas with no sidewalks at all, areas where sidewalks are in need of repair or replacement, and areas with the most substantial pedestrian activity where sidewalks are most needed.</li> <li>► Continue to enhance the City-wide sidewalk network through the City's ongoing street reconstruction program.</li> </ul>
<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>► Continue to explore, with the City of Houston and Harris County, options for linking the Newcastle Trail to the Brays Bayou trail system.</li> <li>► Coordinate with the City of Houston and the City of West University Place to implement sidewalk connections at the Bissonnet and Bellaire Boulevard crossings of the railroad corridor along Bellaire's east City limits.</li> </ul>
<b>Further Study/ Planning</b>	<ul style="list-style-type: none"> <li>► Explore, with TxDOT, potential enhancements to the West Loop 610 underpasses at Fournace, Bissonnet, Bellaire Boulevard, and Evergreen to respond to citizen desires for more bicycle- and pedestrian-friendly links between east and west Bellaire and to the City Center area.</li> </ul>
<b>Consideration 3: School Area Safety</b>	
<b>Policy</b>	n/a
<b>Regulation</b>	n/a
<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>► Prepare for future TxDOT Calls for Projects for the Texas Safe Routes to Schools (SR2S) program to secure external funding support for safety-related improvements <del>(next round anticipated later in 2009). The program is 100 percent federally funded and does not require a local match, although projects must be paid for locally and then reimbursed.</del></li> </ul>
<b>Program/ Initiative</b>	<ul style="list-style-type: none"> <li>► Review existing safe school routes to ensure their adequacy and consistency and identify any improvement needs. Also promote specific routes as preferred so improvements and safety measures may be targeted appropriately.</li> </ul>
<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>► Continue coordination with HISD and private schools in Bellaire to ensure the safety of students and parents on foot and on bikes, manage bus traffic and vehicle queuing associated with peak-hour drop-off and pick-up activity (e.g., S. Rice afternoon situation at Bellaire High School), and to control on-street and overflow parking in campus areas (e.g., Post Oak School).</li> </ul>
<b>Further Study/ Planning</b>	n/a
<b>Consideration 4: Improvements to Key Corridors</b>	
<b>Policy</b>	n/a
<b>Regulation</b>	<ul style="list-style-type: none"> <li>► Determine the need for more stringent access management policies and standards for new development and redeveloping sites to reduce conflict points, maintain traffic capacity, and enhance safety along the City's major commercial corridors (e.g., Bissonnet)—and especially in the City Center area.</li> <li>► Correct the alignment of driveways with median openings as redevelopment of individual sites occurs.</li> </ul>

<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>▶ Install esplanades in place of continuous center turning lanes (e.g., on Bissonnet, South Rice) to control turning movements and increase safety, provide an intermediate refuge area for pedestrians crossing major streets, and enhance corridor aesthetics through landscaping of the new esplanades.</li> </ul>
<b>Program/ Initiative</b>	<ul style="list-style-type: none"> <li>▶ Evaluate traffic flow requirements for all modes and develop an implementation plan for improvements on:               <ul style="list-style-type: none"> <li>(1) <i>Bellaire Boulevard (between S. Rice Avenue and Chimney Rock)</i>: the proximity of the METRO Transit Center to the S. Rice intersection creates challenges for pedestrian and vehicular traffic.</li> <li>(2) <i>South Rice Avenue (between Elm and Beechnut) and Chimney Rock Road (between Evergreen and Maple)</i>: consider improved intersection control, wider sidewalks, potential median installation, parking and bicycle accommodations, and streetscape enhancements.</li> </ul> </li> </ul>
<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>▶ Coordinate with the City of Houston, METRO, and other entities as appropriate regarding the specific improvements cited under Program/Initiative.</li> <li>▶ Pursue, with neighboring cities and other involved agencies, opportunities for constructing grade separations where Bellaire Boulevard and Bissonnet cross the railroad corridor along the City's east City limits, as funding is available.</li> </ul>
<b>Further Study/ Planning</b>	n/a
<b>Consideration 5: Special Area Planning</b>	
<b>Policy</b>	<ul style="list-style-type: none"> <li>▶ Promote the City Center and Bellaire-<del>Uptown Transit Center-Rail Station</del> areas as key destinations in Bellaire particularly suited for pedestrian, bicycle, and transit access.</li> </ul>
<b>Regulation</b>	<ul style="list-style-type: none"> <li>▶ Add specific pedestrian and bicycle criteria to the site plan review process for commercial sites in key areas such as City Center and the Bellaire-<del>Uptown Transit Center-Rail Station</del> area and along major roadways. These criteria may include designation of pedestrian connections to surrounding developments, internal pedestrian and bicycle circulation, bike parking locations, and parking lot safety.</li> </ul>
<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>▶ Pursue east-west street continuity through the <u>Urban Village-Transit Oriented Development (UV-T)</u><del>Bellaire Rail Station</del> area, between the West Loop and South Rice, to improve access and circulation <del>(especially if a METRO light rail station is sited nearby, as planned)</del>, support the area's redevelopment potential, and relieve traffic pressure on neighborhoods to the south.</li> </ul>
<b>Program/ Initiative</b>	n/a
<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>▶ Continue coordination with the City of Houston, METRO, <u>Uptown Houston</u>, and private property owners within the Houston portion of the Bellaire-<del>Uptown Transit Center vicinity-Rail Station area</del> regarding access and east-west street connectivity improvements recommended for the area.</li> <li>▶ Investigate opportunities to relocate the Bellaire Transit Center from the City Center area to a more favorable location for both the City and METRO.</li> </ul>
<b>Further Study/ Planning</b>	<ul style="list-style-type: none"> <li>▶ Consider strategic removal of particular public street segments in the City Center area to support its redevelopment prospects (by creating more attractive site development configurations), reduce the area's automobile orientation in favor of a more bike- and pedestrian-friendly setting, and to reduce the number of awkwardly configured intersections along the Bissonnet corridor.</li> <li>▶ Complete a traffic access and circulation study of the City Center area that revisits previous concepts for reconfiguring the area street pattern and traffic flows (e.g., alternatives to the diagonal Bissonnet alignment); assesses alternate traffic management strategies linked to potential City Center redevelopment scenarios (e.g., one-way streets, new street cross sections/designs, targeted street abandonment); and considers pedestrian, bicycle, and transit accommodation and safety.</li> </ul>



<b>Consideration 6: Energy Savings and Pollution Reduction</b>	
<b>Policy</b>	► Promote bicycling and walking in the design of all new transportation projects as these are the quietest, cleanest, and most energy efficient transportation modes.
<b>Regulation</b>	n/a
<b>Capital Improvement</b>	► Upgrade the City's vehicle fleet to hybrid technology vehicles, as practical and cost effective, to reduce the pollution and cost impacts of gasoline and diesel powered vehicles.
<b>Program/ Initiative</b>	► Conduct regular reviews of City-maintained traffic signals and update signal timing as appropriate to reduce fuel consumption and pollution from improperly timed signals. Also evaluate low-volume intersections where potential signal removal may be warranted.
<b>Partnerships/ Coordination</b>	► Expand the City's current effort to update traffic signal controls to advanced technology for improved performance and better traffic flow, especially in response to varying traffic volumes and conditions (initial focus on Bellaire and Bissonnet, with funding from H-GAC).
<b>Further Study/ Planning</b>	n/a
<b>Consideration 7: Emergency Planning</b>	
<b>Policy</b>	► Conduct emergency planning for the City—and encourage complementary private sector planning—to provide for movement to and from emergency and health care facilities.
<b>Regulation</b>	n/a
<b>Capital Improvement</b>	n/a
<b>Program/ Initiative</b>	► Develop a multi-modal emergency transportation plan to ensure continued mobility and effective evacuation under a variety of natural and man-made catastrophe scenarios. The plan should consider the possible scarcity of energy and fuel and potential disruption to infrastructure and rights-of-way.
<b>Partnerships/ Coordination</b>	► Coordinate with the City of Houston, METRO, Harris County, H-GAC, TxDOT, the Texas Department of Public Safety, the Federal Emergency Management Agency, and other appropriate entities on local and regional emergency planning.
<b>Further Study/ Planning</b>	n/a
<b>Consideration 8: Coordination on Regional Projects</b>	
<b>Policy</b>	► Establish formal agreements and ensure clear and concise processes to achieve successful outcomes on joint projects with other public agencies.
<b>Regulation</b>	n/a
<b>Capital Improvement</b>	n/a
<b>Program/ Initiative</b>	► Pursue planning and improved coordination with TxDOT, H-GAC, and the City of Houston to increase safety conditions and decrease traffic incidents on West Loop 610. In addition to making roadways safer for the community, this would help to reduce the inordinate financial and logistical burden of frequent calls for Bellaire EMS and police response along this heavily traveled freeway corridor. ► Conduct an origin/destination study to improve understanding of traffic flows within and through Bellaire.

<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>▶ Review existing TxDOT maintenance agreements and propose revisions as necessary.</li> <li>▶ Pursue formal agreements with METRO regarding any potential transit routes in Bellaire—and any that would involve potential joint use of City rights-of-way—as well as to govern public improvements and other considerations related to <del>any potential</del> the future <del>University Line</del> light rail <del>or other enhanced transit construction</del> station along Westpark.</li> <li>▶ Continue to explore, with the City of Houston and Harris County, options for linking the Newcastle Trail to the Brays Bayou trail system.</li> </ul>
<b>Further Study/ Planning</b>	n/a



# PUBLIC INFRASTRUCTURE & SERVICES

## *Why this Comprehensive Plan chapter is Important for Bellaire:*

- ✓ Documents current capacities in the City's primary utility infrastructure systems (water, wastewater, and storm drainage), as well as ongoing and future planned improvements to these systems to maintain their integrity and the City's compliance with applicable Federal and State regulations.
- ✓ Confirms the excellent coverage and responsiveness of the City's public safety services (police and fire), which were frequently cited by residents during the planning process as among the chief benefits of living in Bellaire.
- ✓ Highlights the infrastructure linkages between Bellaire, as an enclave city, and other jurisdictions (e.g., surface water supply from City of Houston, storm drainage outfalls to Harris County Flood Control drainage channels).
- ✓ Points out facility issues and needs involving City Hall, the library, and other municipal buildings.

## CHAPTER

The purpose of this chapter is to document the status and outlook for the City's basic utility infrastructure (water, wastewater, and storm drainage), key City buildings and facilities, and public safety services (police and fire). In particular, it is important to determine whether these facilities and services will have adequate capacity into the future for the potential development and redevelopment activity anticipated in Bellaire and envisioned through this Comprehensive Plan. Unlike the other plan chapters related to land use, development, parks, housing, and mobility, this chapter is intended more as a "facts and figures" reference, based on the latest available information from City departments and specialized studies and plans, rather than as a source of new initiatives or action recommendations.

Significantly, it should be remembered that Bellaire's infrastructure and key public services must respond not only to the demands of a resident population of nearly 18,000~~approximately 17,500~~, but also a daytime population that is estimated by the Bellaire Police Department to double to about 35,000 persons as office buildings, retail businesses, schools, and other



places of employment and institutions reach their peak activity levels on weekdays.

### Essential Capacity Issue

Since Bellaire is relatively built out, the only significant land use changes envisioned in this Comprehensive Plan that could potentially impact the City's utility infrastructure capacities and/or public safety services and responsiveness involve the possibility of more intensive mixed-use development in the City Center area (Bissonnet/Bellaire commercial area) and the newly-rezoned Urban Village-Transit Oriented Development (UV-T) current "RDD" zoning district (current light industrial area on the north side) in the years ahead. This could include multi-story buildings, within the City's zoning limits for each area (generally 5-10 stories maximum), that are entirely office space, entirely residential (e.g., condos), or with retail or offices on first floors and residential units on upper floors. This could also include higher-density residential development (e.g., townhomes, condos, etc.) not currently found in these areas, especially near the anticipated METRO light rail station along Westpark.

Directors of key City departments offered the following insights regarding these potential scenarios:

- ◆ **Utility Infrastructure.** Adequate water and sanitary sewer service can be provided to these areas at any time, and storm drainage could be upgraded as needed to handle additional drainage volumes. With regard to the north UV-T "RDD" area, an existing water trunk line along Glenmont would address foreseeable water needs. A water storage tank would likely be needed, and the City already has property in the area that could accommodate such needs. The City's sprinkler system requirements would help to address fire-related concerns for taller, higher-density residential construction.
- ◆ **Fire.** The Bellaire Fire Department would be capable of providing the needed response if building codes are stringently enforced and the department's resources are adjusted accordingly (e.g., ladder truck and additional firefighting personnel for this apparatus). Taller building heights are not a concern if the necessary equipment and staffing changes are made. However, department operations would also have to change in terms of training practices for these new scenarios and occupancies, as well as increased collaboration with outside agencies. Access to the north UV-T "RDD" area is another consideration since current access is through a neighborhood and on narrow streets. Accessibility by more and larger vehicles would have to be addressed.

A final consideration is the additional burden on the emergency medical response (EMS) system from an increased residential population. If the numbers increased significantly and EMS calls also

#### Water / Wastewater Planning

The City should continue to maintain water and wastewater master plans—and complete other special studies as needed—to document available system capacities and assess the extent of development and/or redevelopment the utility systems can accommodate.





increased in a corresponding manner, the City's EMS capability would need to be bolstered to accommodate these new demands (i.e., potentially two additional EMS personnel per shift, and the support services for these employees).

- ◆ **Police.** The quantity and type of development and resulting service demands (crime, traffic, etc.) would require monitoring and assessment to determine more accurately how staffing requirements or other Bellaire Police Department resource needs might be affected.

## UTILITY INFRASTRUCTURE

### Water

The City of Bellaire obtains public water supply from four ground water wells plus incorporation of surface water acquired from the City of Houston. This currently results in a 50/50 mix of ground and surface water to meet regional mandates for reduced ground water withdrawal from the Harris-Galveston Subsidence District. The City treats both surface and ground water with chlorine before the water is distributed to customers through the City's water system.

- ◆ **Capacity.** The City's current well capacity is 1.8 million gallons per day (MGD). Average water demand is approximately 3.0 MGD, meaning that the difference is covered by the surface water obtained from the City of Houston. The Chevron complex on Fournace is the City's largest water user.
- ◆ **Water Conservation.** The City conducts typical public education and awareness activities, combined with metering and a conservation-oriented water rate structure, to reduce water demand and minimize water loss. Bellaire was also one of the first municipalities in the Houston area to require low-flow plumbing fixtures for new construction and substantial building modifications. The City maintains a Water Conservation and Drought Contingency Plan to guide these efforts and also be prepared for worst-case water scenarios. The 2005 plan identified current per capita water use in Bellaire of 173 gallons per day and set a target of 155 gallons per capita per day by 2010, although it was recognized that conservation benefits could take 5-10 years to be fully realized.

- ◆ **Current Issues:**

#### Capital Improvements

- The City's Public Works Department is proceeding with \$2.66 million in current water system improvements through the City's Water/Wastewater Revitalization Program. This involves improvements at the Central and Feld Park water plants.
- Another \$2.35 million of projected capital improvement needs for the City's water system have been identified for the next three fiscal

#### **Harris-Galveston Subsidence District**

The Harris-Galveston Subsidence District is a special purpose district created by the Texas Legislature in 1975. The District was created to provide for the regulation of groundwater withdrawal throughout Harris and Galveston counties for the purpose of preventing land subsidence, which leads to increased flooding. More information about the District and its plans and programs is available at <http://www.hgsubsidence.org/>



years. This type of steady investment in ongoing maintenance and necessary upgrades is important to avoid facility degradation and operational problems, as well as much larger cost “hits” that can accrue due to deferred maintenance.



♦ **Future Needs:**

Surface Water Dependence

- Ground water production remains much cheaper than surface water, but the City must purchase surface water under the Subsidence District mandates. With the City of Houston having control of much of the area’s surface water supply, it effectively acts as a water utility and has control over price.

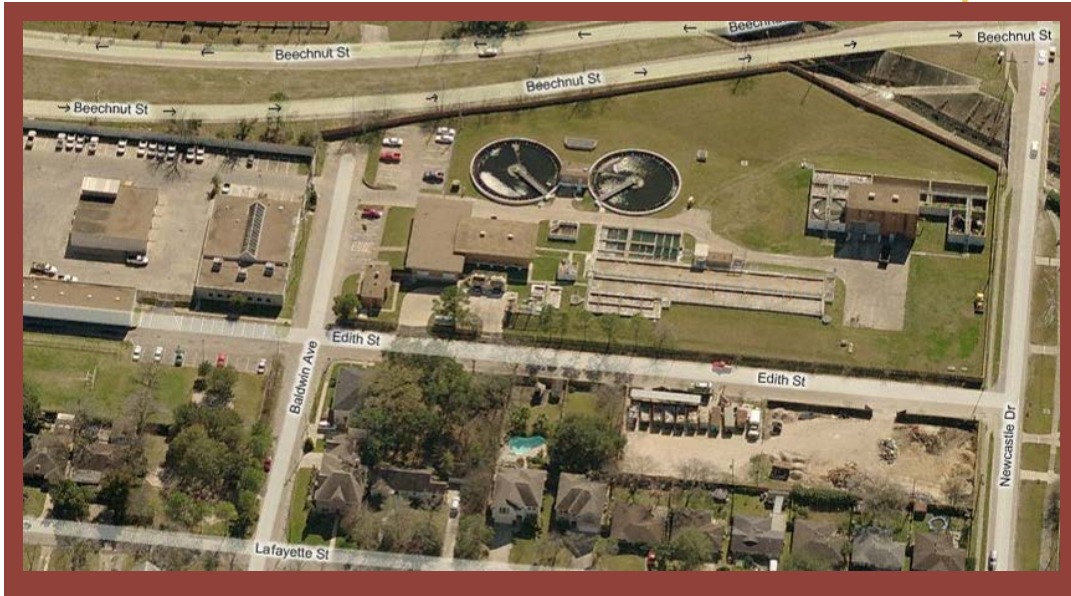
## Wastewater

The City of Bellaire operates a wastewater treatment plant which is located in the far southeast corner of the City between Edith Street and Beechnut Street. The associated collection system carries sewage to the plant, and, given the area’s flat terrain, lift stations are also necessary in various locations to maintain flows within the collection network.

- ♦ **Capacity.** The City’s current wastewater treatment capacity is 4.5 million gallons per day (MGD). The plant’s average treatment flow is 1.6 MGD, meaning the City has considerable capacity available before any permitted limits would be reached or other regulatory thresholds that can trigger mandatory plant expansion or upgrades. The 1.6 MGD daily operating scenario has remained steady, and no significant flow increase or decrease is expected in the near future.
- ♦ **Collection System Status.** Bellaire has replaced 98 percent of its wastewater collection system since 1975. This is a remarkable accomplishment considering that failing collection systems are a major, costly and ongoing infrastructure headache for many municipalities. Public Works reports that, as of 2009, 92 percent of the system is in good condition with no repair needs.







◆ **Current Issues:**

Capital Improvements

- The City's Public Works Department is proceeding with \$3.1 million in current wastewater system improvements through the City's Water/Wastewater Revitalization Program. This involves various improvements at the treatment plant plus construction of a new lift station.
- Another \$3.58 million of projected capital improvement needs for the City's wastewater system have been identified for the next three fiscal years. A significant part of this total—about \$2.5 million— involves further improvements needed at the treatment plant.

◆ **Future Needs:**

Potential Treatment Plant Consolidation with City of Houston

- This possibility is discussed periodically in Bellaire, especially since the City of Houston has a large wastewater treatment facility just across Beechnut Street along Brays Bayou. However, this scenario is highly unlikely as the cost factors have been studied and a potential Bellaire system tie-in to the City of Houston system would not be cost effective for the City of Bellaire compared to rehabilitation and continued operation and maintenance of its own treatment plant. Aside from the philosophical issue of becoming completely dependent on another jurisdiction for wastewater treatment and service, Bellaire is also able to treat its wastewater at a lower cost than the City of Houston.

## Storm Drainage

Land within the City of Bellaire generally drains from northwest to southeast as is the case for the entire coastal plain in the Houston area. While the



elevation change across the community is relatively minimal, the Public Works facilities in far southeast Bellaire are at the lowest point in the City. As an enclave city, Bellaire's drainage system is linked to the City of Houston's storm sewer system, as well as the drainage channels in the area maintained by the Harris County Flood Control District. Bellaire's storm sewer system directs drainage toward Brays Bayou at Renwick and Chimney Rock on the west side. Storm drainage from the rest of the City east of Chimney Rock is conveyed to the drainage channel that runs east-west near Bellaire's south City limits and just north of Beechnut Street. Major discharge points to this drainage channel are at South Rice Avenue, Loop 610, and Newcastle, and storm water is also conveyed southward via an open drainage channel that runs along the east City limits. All of this storm drainage ultimately is carried to Brays Bayou.

Following the extensive damage caused by Tropical Storm Allison in 2001, the City adopted the *Floodplain Hazard Mitigation Report* ("Mitigation Report") in 2004. The Mitigation Report outlines a 36-point Action Plan to be performed by the City. Items that remain to be addressed include the development of a Storm Drainage Design Criteria Manual and Detention Criteria to guide construction activity within the City. Targeted regulatory measures, as outlined in the Mitigation Report, are one way that a municipality can meet and exceed minimum requirements for local floodplain management activities under the National Flood Insurance Program, which can also lead to reduced flood insurance premium rates for the benefit of home and property owners.

The City also maintains a Storm Water Management Plan, which was last updated in August 2008. In response to Federal and State mandates under the Clean Water Act, this plan focuses on the quality of the City's storm water discharges rather than dealing directly with the quantity of storm drainage. In addition to public education and outreach, other mandated activities include detection and elimination of illicit discharges to the storm sewer system; storm water controls for construction sites; post-construction storm water management for new development and redevelopment; and pollution prevention practices at municipal facilities.

◆ **Current Issues:**

Flood Risk

- Bellaire shares the challenges of the entire Southeast Texas coastal area in terms of vulnerability to flooding, especially from tropical storms, as well as intense rainfall events which can produce many inches of rain during a relatively short timeframe. Street flooding is possible at such times and, in fact, is part of the storm water management approach in flat locales such as the Houston area that take time to drain. More severe inundation, including flooding of homes and non-residential properties, is possible when downstream drainage is overloaded—especially the Brays Bayou





channel in Bellaire's case. Much work has been done across the Houston area in recent years in terms of more stringent floodplain management and building standards, revised floodplain mapping using much more advanced technology (with interim map updates occurring in Harris County since the last comprehensive updates in 2007), and structural and non-structural physical improvements for storing and conveying storm water. At the local level, keeping storm sewers and inlets free of debris is very important to avoid immediate backup of storm drainage into nearby streets and yards.

#### TxDOT Coordination

- As discussed below, Bellaire is doing its part as a municipality to improve local street drainage. However, storm drainage associated with a freeway corridor as significant as West Loop 610 through Bellaire requires ongoing coordination between the City and the Texas Department of Transportation to ensure that Bellaire is protected from inordinate drainage impacts that it cannot directly control or influence.

#### ♦ **Future Needs:**

##### Ongoing Capital Improvements

- Drainage improvements around the community continue to be accomplished through the street reconstruction portion of the Rebuild Bellaire initiative. An initial eight-year program of street, water, and wastewater system improvements has already been completed. The City recently sold bonds for another 10-year round of projects, with several already under way.

More information on the Public Works Department and its utility-related services and activities is available online at <http://www.ci.bellaire.tx.us/>.

## STREETS

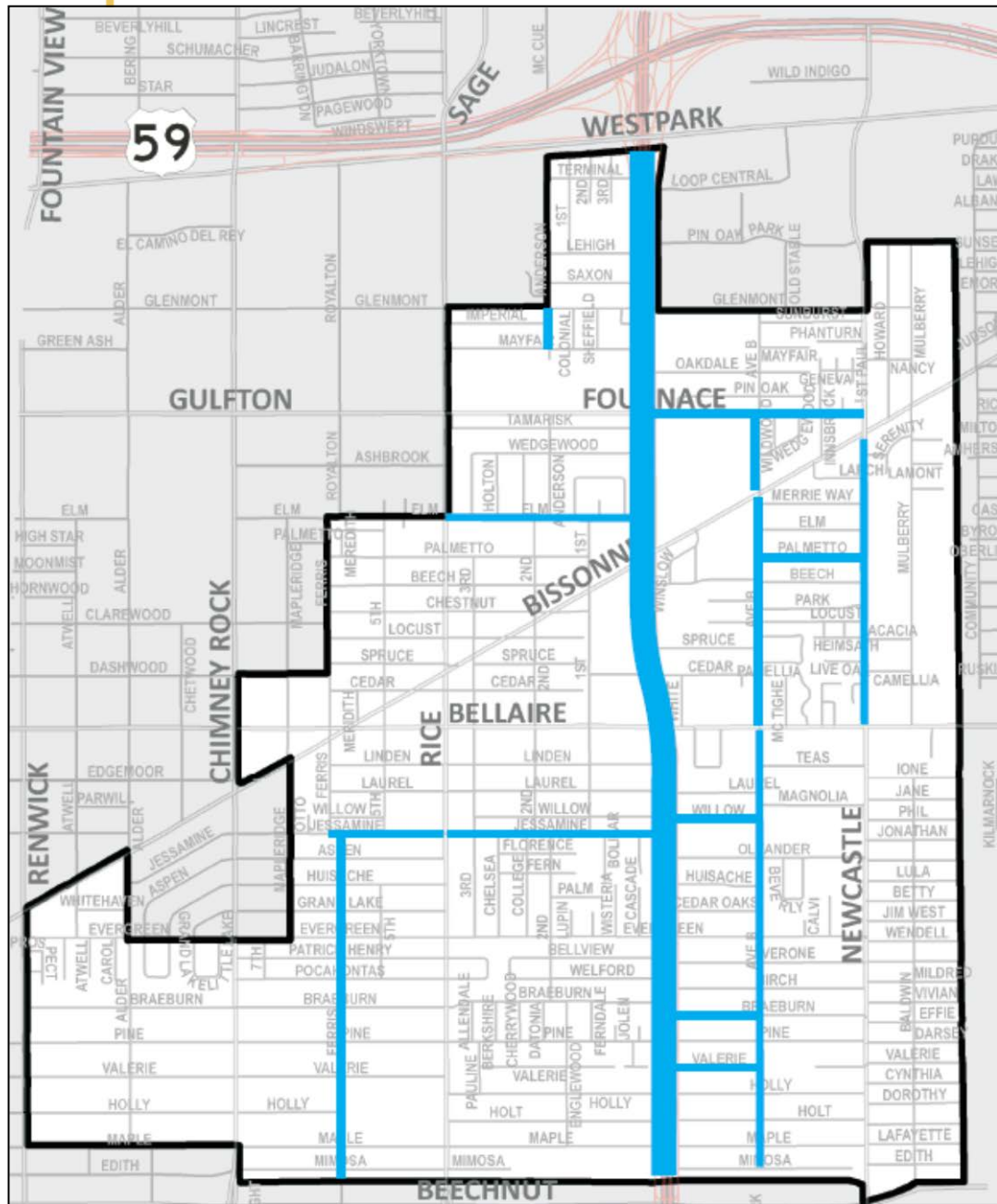
As part of a general focus on improving infrastructure throughout the City, Bellaire has seen improvements in its street system in the past decade. Through the Bellaire Millennium Renewal Project, approved by voters in 2000 and completed in 2008, approximately six miles of streets were totally reconstructed and more than 45 miles were resurfaced at a combined expense of \$28.7 million. Specific locations addressed are highlighted in **Figure 4.1, Streets Reconstructed during Bellaire Millennium Renewal**.



Results of street reconstruction along Ferris Drive.



**FIGURE 4.1,  
Streets Reconstructed during Bellaire Millennium Renewal**



In 2005, Bellaire residents continued to support infrastructure repair and replacement through the Rebuild Bellaire program, which had entered its fifth phase at the time this Comprehensive Plan was updated in spring 2015. Rebuild Bellaire continues to focus on improving the overall quality of the roadway and drainage system by installing new storm sewers, inlets, streets and sidewalks. The newest program round, Phase 5A, was to begin in spring 2015 and be complete by early summer 2016, with a total construction cost of





**Rebuild Belleaire  
Financial Status**

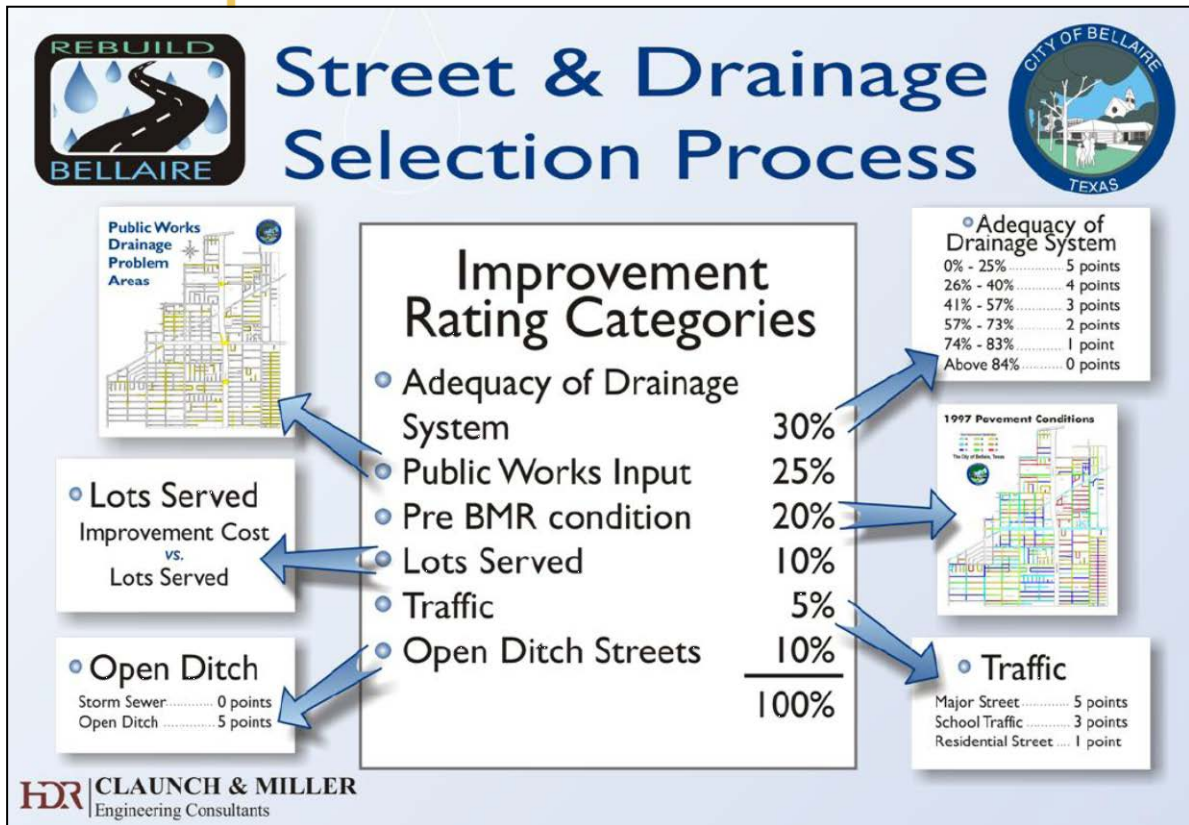
Spent (Nov 2009):	\$10.4 million
Remaining_____	\$33.1 million
<b>TOTAL_____</b>	<b>\$43.5 million</b>

*Source: HDR Claunch & Miller*

~~FIGURE 4.2,~~



FIGURE 4.3,  
Criteria for Rebuild Bellaire Priority Projects



Additionally, the City has an agreement with the Metropolitan Transit Authority of Harris County (METRO) that provides funds annually for the repair and replacement of sidewalks and streets. ~~The current contract runs through September 30, 2014, and provides Bellaire \$801,000 per year.~~

## PUBLIC SAFETY

### Police

The Bellaire Police Department (BPD) operates from a building at 5510 Jessamine Street which is part of the Bellaire Town Square municipal campus.

- ♦ **Staffing.** BPD currently has 42 sworn officers. The Communications Division employs 10 full-time and two part-time officers. Three civilian employees provide administrative support. An Animal Control Officer is also based within BPD.

Police staffing is assessed and allocated based on a number of factors including service demands, community expectations, and incidence of crime. BPD uses the statewide average ratio of police officers per 1,000 residents as one way to evaluate its staffing. The current State of

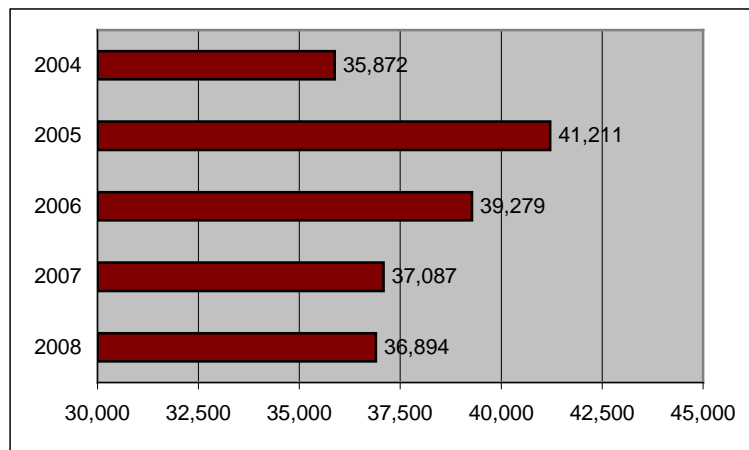




Texas average is 2.3 officers per 1,000 residents, and the current ratio in Bellaire is 2.685 officers per 1,000 residents. No staffing changes are planned in the immediate future.

- ♦ **Service Indicators.** BPD's service call history over the last five years is displayed in **Figure 4.4, Police Service Call Trend, 2004-2008**, which shows a decline in overall call volume the last several years after a peak of more than 41,000 calls in 2005. The Department has an emergency response-time target of five minutes and is currently averaging 3.4 minutes in such situations.

**FIGURE 4.4, Police Service Call Trend, 2004-2008**



SOURCE: Bellaire Police Department (May 2009)

#### ♦ **Current Issues:**

##### Space

- BPD currently operates with insufficient space for programmed functions. This deficiency will be partially addressed when Municipal Court operations are moved from their current location in the Police building and renovations and space reprogramming are completed. It is anticipated that this will alleviate a portion, but not all, of the department's space deficiencies for the next three to five years.



#### **Bellaire Police Department MISSION STATEMENT**

The dedicated professionals of the Bellaire Police Department, in cooperation with the citizens of Bellaire, shall strive to provide a secure and viable community through:

- The protection of the fundamental rights of all people.
- Open communication and alliance with citizens.
- The promotion of pride and trust through the continual performance of responsibility, honesty, integrity, and discipline.
- Active recruitment, development, and retention of quality personnel.
- Proactive innovation to anticipate and meet the challenge of our changing environment.



◆ **Future Needs:**

Vehicles

- No change in future anticipated needs except for scheduled replacements due to end of useful life of vehicles.
- Need to monitor and assess fuel cost increases to determine cost-effective vehicle replacement (hybrids, etc.), which may result in increased initial capital costs.

Equipment

- Scheduled replacement due to end of useful life of equipment, or other needs based on changes in technology or legislative mandates.

Technology and Communications

- Scheduled replacement of technology due to end of useful life span and changes in technology.
- In the next two-plus years, BPD will be required to upgrade its radio communication system to meet Federal Communications Commission frequency allocation guidelines and communication needs with area criminal justice agencies.

More information on the department and its services is available online at [www.bellairepolice.com](http://www.bellairepolice.com).

## Fire and Emergency Response

The Bellaire Fire Department (BFD) operates from a building at 5101 Jessamine Street which is part of the Bellaire Town Square municipal campus.

- ◆ **Staffing.** BFD currently has 21 full-time sworn firefighters, two sworn administrative officers, and one civilian staff person. The City of Bellaire maintains mutual aid agreements with the City of Houston and automatic aid agreements with the cities of West University Place and Southside Place (these agreements are for firefighting assistance, but the cities also assist each other with emergency medical service responses). The combination of Bellaire's own staffing and this inter-city support enables BFD to meet all current needs. However, this situation could evolve with demographic changes and future potential development activity in the community.

Key factors in BFD's staffing plans are standards promulgated by the Texas Commission on Fire Protection and the National Fire Protection Association (NFPA). BFD meets these standards by having six firefighters on duty per shift, which also ensures compliance with the "two-in, two-out" rule for response to fire emergency scenes.

### Bellaire Fire Department MISSION STATEMENT

The department is organized to provide emergency services to the citizens and visitors in the City of Bellaire. These services are provided through the four phases of emergency management: mitigation, preparation, response, and recovery. BFD's mission is to protect life and property through services in these areas.





- ◆ **Service Indicators.** BFD also uses response-time guidance from the National Fire Protection Association and maintains a standard response time of less than four minutes.

A community's fire protection and response capabilities also influence local property insurance rates through the assignment of "ISO" ratings as explained in the sidebar. On the 1 to 10 ISO scale, where 1 is the highest possible rating, Bellaire currently has a 2 rating. According to BFD, a concern for past ratings involved water supply issues, but this problem has been overcome. Future ratings could depend, in part, on whether the City maintains adequate staffing and equipment in the face of any potential development and redevelopment activity in Bellaire that places significant new demands on the City's emergency response resources.



With the adoption of Ordinance 99-043 in August 1999, the City of Bellaire amended the community's building

standards to require residential fire sprinkler systems in any new dwelling "with occupy-able space (space capable of being made into a room) above the second floor," as well as in any remodeled areas above a second floor for which a building permit was issued after December 31, 1999. The sprinkler systems must also be designed, installed, and tested in accordance with NPFA standards. With the extent of new construction and residential redevelopment in Bellaire, this strategic regulatory change will be another key factor in maintaining the current high ISO rating.

- ◆ **Current Issues:**

#### Space

- ~~Completion of the City's pending~~ Fire Station reconstruction ~~and its existing Jessamine Street location project will~~ address BFD's ~~current previous~~ space needs, and the new building was designed to provide for future expansion of the department should service demands increase.

#### Technology and Communications

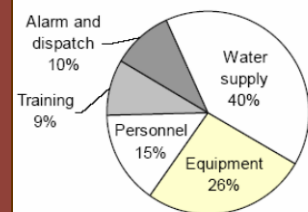
- BFD is in the process of transitioning to a digital format for radios based on the City of Houston making the same change. Technology changes will also be accommodated through the design of the new Fire Station (e.g., use of open loft spaces, etc.). The department's primary communication assistance comes through police dispatch, and no change in this arrangement is expected.

#### ISO Ratings

The Insurance Services Office (ISO) collects information on public fire protection and analyzes the data using a Fire Suppression Rating Schedule (FSRS). ISO assigns a Public Protection Classification (PPC) from 1 to 10. Class 1 represents the best public protection, and Class 10 indicates less than the minimum recognized protection.

By classifying a community's ability to suppress fires, ISO helps communities evaluate their public fire protection services. The program provides an objective, nationwide standard that helps fire departments in planning and budgeting for facilities, equipment and training. Most importantly, by helping communities to secure lower fire insurance premiums based on better citizen and property protection, the PPC program provides incentives and rewards for communities that choose to improve their firefighting capabilities and services.

#### ISO Fire Rating Factors



◆ **Future Needs:**

- Evaluate fire safety needs as future development plans are implemented.

More information on the department and its services is available online at <http://www.ci.bellaire.tx.us/>.

## CITY FACILITIES

### City Hall and other Municipal Buildings

A City-appointed Facilities Committee was formed during 2007 to work with consultant PGAL on a study of municipal facility needs and possibilities at Bellaire Town Square. Through this process, a wide variety of options were considered for potentially renovating, moving, or otherwise altering the location and utilization of City facilities. No final decisions were made as to the future direction of City buildings aside from rebuilding the Fire Station in the same location. Demolition and the start of reconstruction on that project is planned for early fall 2009, leading to completion in fall 2010. City Council voted in spring 2013 to replace City Hall, Civic Center, Municipal Courts and the Police Station. Then, in November 2013, Bellaire residents voted in support of an \$11 million general obligation bond to replace these facilities. PGAL will provide the necessary architectural and engineering services.

◆ **Current Issues:**

#### Structural Needs

- City Hall is in poor condition from a structural standpoint. Issues include major foundation problems, sewer line breaks, needed roof repairs, and old mechanical systems that will need replacement in the near future.
- The Library and Police Department buildings are also in questionable condition with old mechanical systems plus foundation leaks at BPD.
- The Public Works building in far southeast Bellaire is in overall good condition, as is the Recreation Center building at Town Square, although a new gym floor will be needed in the next five years or so (the floor is missing a moisture barrier at the foundation seams).
- The cosmetic appearance of some City buildings also needs attention. Interior cosmetic improvements to the Library and Police Department buildings should be complete by fall 2010.

#### Building Maintenance

- Maintenance is a constant challenge in older, aging buildings. All the buildings mentioned above have maintenance issues, which cause increased expenses, constant repairs, and poor operating efficiency. Heating, ventilation, and air conditioning (HVAC)





systems are in especially poor condition due to the age of equipment that has exceeded its life expectancy, except for the chiller which was replaced in 2013~~inadequate upkeep and maintenance.~~

- Other than the Recreation Center and Public Works building, planning for potential future replacement needs to begin for the City Hall, Police Department, and Library buildings.
- All damage to City buildings resulting from Hurricane Ike (Summer 2008) should be completed in fall 2009.

♦ **Future Needs:**

Municipal Court

~~No decision has been made regarding potential new Court facilities. Options discussed include incorporating the Court function into the new Fire Station facility, expanding the Police Department building, or potentially even moving Municipal Court to a new location, possibly in leased space.~~

Redevelopment of City Property

- Given the age of many City facilities and the near build-out situation that makes available land scarce in Bellaire, it will be important to assess opportunities for redevelopment and/or re-use of existing City properties, sites, and rights-of way. Alternative uses include, but are not limited to, parks, utilities, drainage improvements, and facilities.

## Library

The City of Bellaire Library facility is located at 5111 Jessamine Street, adjacent to the Fire Station and across from the Police Department and Municipal Court Building as part of the Town Square municipal campus.

- ♦ **Staffing.** The Library currently has nine employees—three professional librarians (Director, Reference Librarian, Children's Librarian), one Library Support Technician (computer support), the Library Assistants, and two part-time employees (Shelver, seasonal Library Assistant). No staffing changes are planned in the immediate future.
- ♦ **Building Area.** According to the City's recent Town Square facilities study, the current Library building has 11,504 total gross square feet and 10,701 square feet of usable space. The building was also assessed through a 2004 effort, "Facilities Assessment and Architectural Programming: Study of City of Bellaire Buildings." The building footprint has not changed since the last addition in 1974.
- ♦ **Service Indicators.** Various indicators of library use over the last two years are compiled in **Table 4.1, Bellaire Library Circulation and Utilization**. For comparison purposes, statistics are also provided for

### Bellaire Library MISSION STATEMENT

To support residential quality of life with comprehensive library services by providing materials, programs, and reference service through available technology that meets the recreational, research and informational needs of Bellaire residents of all ages.



the October through March period as the summer months are the Library's busiest time.

**TABLE 4.1, Bellaire Library Circulation and Utilization**

Annual Activity		
Indicator	Fiscal Year 2007	Fiscal Year 2008
Circulation	169,083	177,711
Number of Programs	198	339
Total Attendance	5,318	11,462
Gate Count	109,687	112,125
October through March Activity		
Indicator	First Half FY 2008	First Half FY 2009
Circulation	70,717	77,450
Number of Programs	84	106
Total Attendance	44,943	53,666
Gate Count (est. per week)	44,943 (1,729)	53,666 (2,064)
Internet Use (est. per week)	18,400 (708)	20,200 (778)

SOURCE: City of Bellaire Public Library (May 2009)

- ◆ **Funding Support.** Each year the Friends of the Bellaire Library considers a list of needs prepared by staff, in response to which the group may provide support primarily through funds raised through book sales each year. This typically involves sets of materials, equipment, and summer programming support.

The Bellaire Library recently received a Loan Star Libraries Grant of \$8,689 from the Texas State Library and Archives Commission. As these funds must be used for operating expenses versus building purchases or construction, the grant proceeds were used to purchase: flat screen monitors and task chairs for the public computers; an LCD HD television; laptops for public use; a portable CD boom box for children's programming; and a Nintendo Wii gaming system.

The Friends group is also holding in reserve \$13,000 raised from ticket sales for the 2001 Builder's New Home Showcase that is earmarked for a new circulation desk whenever renovations occur.

- ◆ **Current Issues:**

Building Space and Condition

Various inadequate design elements of the existing Library building were addressed in 2012 including:

Major problems with the Library's elevator may influence decisions regarding any building renovation planning. A variety of other needs have been identified for the Library facility:





- Installation of an additional storage shed behind the Library~~Increased storage and programming space.~~
- A Re-designed front entrance to properly accommodate all patrons~~strollers and wheelchairs.~~
- Correction of identified accessibility issues subject to the Americans with Disabilities Act (ADA)~~accessibility for the circulation desk and restrooms.~~
- Enlarged restrooms for ADA compliance, although the restrooms are still undersized to meet overall Library needs~~Increased number and improved location of restroom facilities.~~
- Installation of a small enclosed conference room on the second floor for meetings and to accommodate those needing a quiet space~~More quiet study areas upstairs.~~
- Parking redesign for ADA compliance, although the number of available spaces is still inadequate during peak periods~~More parking accommodations during programming conflicts, specifically on Tuesday nights (Municipal Court activity, Little League season), first and third Mondays (large meetings at the Library), and during popular summer programs.~~
- Mold remediation~~Inspection (and removal) of possible mold growth behind wall coverings.~~
- Installation of more electrical outlets to help meet increasing technological demands of patrons.
- Aesthetic Upgrades~~ed to both the Library interior and exterior~~aesthetics.



Foundation problems began to appear on both ends of the Library building in 2014. City Council allocated \$70,000 in the Fiscal Year 2015 budget for foundation repairs, under-slab plumbing repairs, and interior cosmetic repairs due to damage caused by the foundation issues.

#### Technology

- Need more electrical outlets to accommodate laptop computers using the Library's wireless internet "hot spot" service.

#### ♦ **Future Needs:**

##### Available Land

- City Council voted in support of purchasing a residential parcel adjacent to the west side of the Library. This property could potentially be used for parking, building expansion, additional outdoor reading area or simply as green space.

#### Technology

- Keeping up with rapidly advancing technology—and associated patron expectations—will be an ongoing challenge. At the same



time, the Library must continue to maintain its paper collections effectively and efficiently.

More information on the Bellaire Public Library and its services is available online at <http://www.ci.bellaire.tx.us/>.





# COMMERCIAL AREA DEVELOPMENT & ENHANCEMENT

## *Why this Comprehensive Plan chapter is Important for Bellaire:*

- ✓ Highlights particular areas of the community that are likely candidates for commercial redevelopment activity and where the City, therefore, should concentrate its economic development efforts to ensure outcomes desired by Bellaire residents.
- ✓ Anticipates the potential construction of a Bellaire-Uptown Transit Center planned introduction of METRO light rail service along Westpark at Bellaire's north City limits and the implications for redevelopment opportunities at Bellaire's north City limits closest to Uptown Houston a transit-oriented development scenario in the Bellaire Rail Station area.
- ✓ Emphasizes the importance of both commercial development quality and attractive design of public infrastructure and streetscapes along Bellaire's major corridors as this is where first and lasting impressions of the community are formed.
- ✓ In conjunction with Chapter 2, Land Use & Community Character, provides the basis for potential adjustments to the City's zoning strategy for its prime commercial areas and corridors.

The purpose of this chapter is to consider the outlook for commercial development and redevelopment activity in Bellaire, both in terms of local community-serving needs, as well as in the context of broader Houston-area development trends. This includes consideration of strategic locations such as the "City Center" area (within new zoning districts CMUCCD-1 and UV-DCCD-2) and the new UV-T zoning district current "RDD" (Research, Development and Distribution district) area in north Bellaire, plus key corridors where the City's non-residential development has traditionally been focused. This chapter serves to reinforce Chapter 2, Land Use & Community Character, by documenting the types of commercial development residents anticipate and would like to see in their community in the future—and where such development and redevelopment activity should be focused to ensure compatibility and protect the character of the "City of Homes."

This chapter also addresses the City's role in encouraging and guiding desired development types and forms, in terms of preferred location, scale

## CHAPTER



and quality design. This includes consideration of aesthetic treatments on both private development sites and within the public realm that can improve image and appearance along the community's major corridors (e.g., "context sensitive" roadway design, landscaping, signage, building and site design, and other amenities). Lastly, through the 2009 comprehensive planning process, this chapter pointed out ~~addresses~~ the ~~current~~ need for a dedicated City staff or contract position focusing on ongoing economic development efforts in Bellaire and to interact with potential commercial development prospects. This was cited by noted Houston area development community representatives as one of various impediments to City Center redevelopment in a 2007 market study, which is also referenced further in this chapter. Since 2009 the City engaged a consultant to help assess Bellaire's approach to and explore its priorities for economic development. Based on that effort and as part of this Comprehensive Plan update in 2015, this plan recognizes that the City Manager and the Director of Development Services are primarily responsible for economic development as part of their overall duties and—in close collaboration with the Mayor and City Council—can speak on behalf of the City and advance its interests in this area.



**NOTE:** The information in this section, from the Comprehensive Plan update in 2009, is retained here as background. However, METRO's University and Uptown light rail lines have been postponed indefinitely. In the meantime, Uptown Houston is proceeding to implement Bus Rapid Transit (BRT) service along Post Oak Boulevard, which will tie into a proposed Bellaire-Uptown Transit Center along Westpark. At the time of the 2015 update of this plan, it appeared that the Transit Center would be located farther west, within the City of Houston, versus at the earlier rail station location along Bellaire's northern City limits.

## KEY PLANNING CONSIDERATIONS

The following facts, assumptions, and considerations provide the context for the goals and action strategies presented in this chapter:

### Bellaire Rail Station Area

During mid 2008, the City of Bellaire partnered with METRO to fund a conceptual planning effort for the vicinity of ~~the~~ planned light rail station along Westpark, just west of Loop 610, that ~~was~~

~~to will~~ be a stop on both the University and Uptown rail transit lines. Transit-oriented development potential ~~was is~~ of interest to Bellaire since the station ~~was is~~ expected to be located immediately adjacent to the ~~current~~ Research, Development and Distribution (RDD) zoning district at the northernmost City limits. Midway Companies, a private development consortium, also participated in sponsoring the concept plan as Midway ~~was is~~ the primary property owner from just west of the Bellaire City limits across to South Rice Avenue. The respected design firm Ehrenkrantz Eckstut & Kuhn (EEK) Architects was hired to lead the conceptual planning effort.

The resulting Vision Plan called ~~eds~~ for the creation of a "vibrant, mixed-use neighborhood" in the rail station vicinity, with the following characteristics:

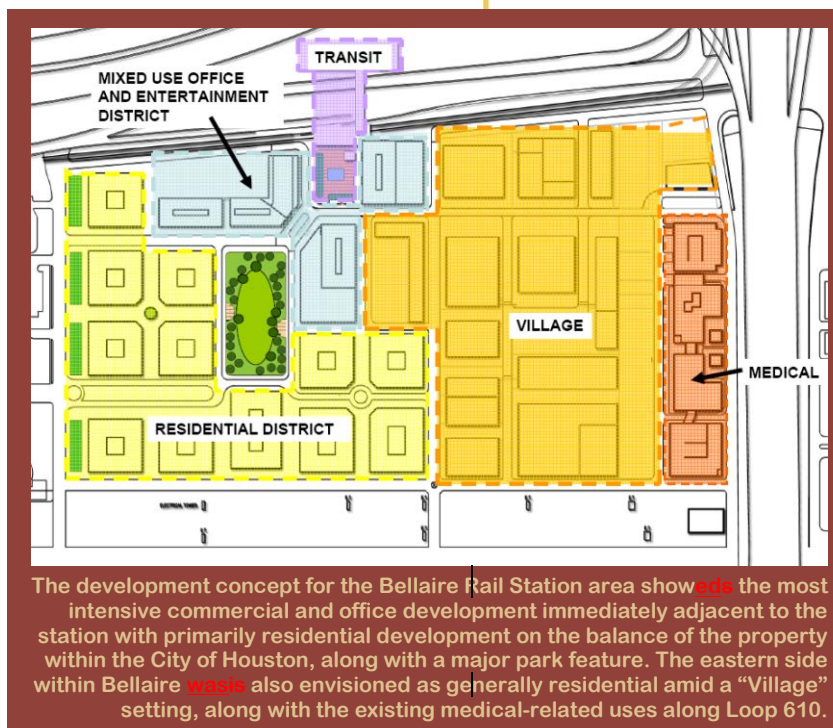




- ◆ A highly desirable, attractive series of walkable places formed by two areas meeting at a station square.
- ◆ The Bellaire area on the east is a small scaled urban district of streets and blocks.
- ◆ The private side on the west is a larger scaled new community, with alternative urban environments dominated by landscape.
- ◆ A Station Square at the light rail station provides the town center with opportunities for office space, movie theatres, a fitness center, retail and entertainment (envisioned mostly for the Houston portion of the site).
- ◆ Convenient parking will be subtly integrated into development while minimizing its physical impact.
- ◆ A large public green on the Houston side will provide great addresses for development parcels, with smaller green spaces scattered throughout both the Bellaire and Houston portions of the site.
- ◆ A 200-foot-wide boulevard on South Rice (within Houston, north of the Bellaire portion of South Rice) will provide the new gateway to the community.
- ◆ Routes major vehicular traffic around—not through—the new neighborhoods.

EEK saw the Vision Plan as building upon Bellaire's image as the "City of Homes" and providing a concept based on which the City of Bellaire could establish guidelines to govern the phased development expected to occur in the rail station vicinity as market conditions allow~~ed~~. The Bellaire Rail Station area ~~would~~ also draw interest from both north and south, establishing a bridge between Bellaire and Houston's Uptown district.

Two particular design principles that underpinned the concept plan ~~were~~ very much in line with



the reactions of Bellaire residents who first learned of the station area planning through the ~~is~~ 2009 Comprehensive Plan effort:

- ◆ *Principle:* Portions of the station area closest to transit should be the tallest and most intensive—“more like Uptown.”
- ◆ *Principle:* The southern and western portions of the station area, closest to the park and South Rice parkway, should be smaller and quieter—“more like Bellaire.”



The final Vision Plan graphic emphasizes ~~is~~ relatively small blocks on an urban street grid, primary station access from Westpark, east-west traffic circulation all the way from Loop 610 to South Rice Boulevard, and public plazas and generously landscaped streets and pedestrian connections throughout the station area. Garage parking would be provided as part of office and retail developments and higher-density residential blocks. This would be supplemented by surface parking within the transmission line easements, as well as on-street parking.

EEK's site assessment also yielded the following information and conclusions:

- ◆ The approximately 29 acres on the Bellaire side of the station area ~~was~~ broken into smaller parcels and distributed among 14 owners compared to more consolidated property ownership between only two owners on the Houston side. This made ~~dekes~~ the Houston side more suitable for planned development while more gradual “organic development” ~~was~~ anticipated on the Bellaire side, where various existing buildings ~~were~~ also in the mix.
- ◆ Nearly the entire planning area on both the Bellaire and Houston sides ~~was~~ within 1,200 feet, or roughly one-quarter mile, of the expected station site. This is an ideal radius for a transit-oriented development scenario as this represents the five-minute distance that most individuals are willing to walk between home, office, or parking and transit service.





- ◆ Several design strategies ~~were~~are aimed at keeping the most intensive traffic at the north end of the station area, close to Westpark. This includeds: (1) creating a new frontage street parallel to Westpark and the light rail line, (2) making this east-west street continuous all the way across the station area from Loop 610 to South Rice Avenue (roughly along the current Terminal Street alignment), and (3) creating a traffic circulation loop around the core station location so that much transit-related traffic ~~would~~will be focused in this area (i.e., for pick-up/drop-off by local METRO buses, “kiss-and-ride” vehicles, taxis and private shuttles, etc.) and not be drawn into the rest of the station area.
- ◆ The Bellaire side already hads the beginnings of an urban street grid, which, through redevelopment, could be complemented by wider sidewalks and mews for pedestrian circulation and alley ways for vehicular circulation into the interior of the site while discouraging non-local through traffic.
- ◆ Landscaped gateways to the Bellaire Rail Station area ~~were~~are envisioned in the vicinity of South Rice Avenue and Glenmont, Anderson and Lehigh, and Terminal Street and the West Loop service road (as well as at South Rice and Westpark on the Houston side). Thise ~~would~~will builds upon the notion of maintaining Anderson as a walkable neighborhood street between the rail station area and the quieter residential neighborhood to the south.



- ◆ The approximately 180-foot-wide utility easement to the south of Lehigh Street ~~would~~will continue to provide a buffer between the redeveloping station area and the existing single-family residential neighborhood to the south. Additionally, parking is a precious commodity in close proximity to a rail transit station. While the north-south portion of the



The EEK concept plan urges emphasis on the pedestrian environment throughout the station area, creating a center for the new Bellaire TOD neighborhood, and using multi-story buildings to frame the public realm.



utility corridor reduces development potential, it can also be used for surface parking, which has already been the case in Bellaire.

The goal, guiding principles, and associated action strategies in this chapter related to the Bellaire Rail Station area (under Goal 5.1) ~~were~~are intended to build upon the results of the 2008 concept plan, as well as ongoing discussions and coordination in the interim. Through the 2015 update of this Comprehensive Plan, the Goal 5.1 table is now annotated to indicate action items already accomplished since the 2009 plan update. Further details on the Bellaire Rail Station Area concepts are available in the full EEK report, *Bellaire Town Center Vision Plan* (July 2008).

**NOTE:** The information in this City Center Area section, from the Comprehensive Plan update in 2009, is retained here as background. As noted at the end of the section, City-initiated zoning ordinance amendments based on these City Center priorities and guidance were adopted by City Council during 2014.

## City Center Area

As a precursor to the 2009 Comprehensive Plan process, Bellaire's City Center area was the focus of a special study during 2007 that included a physical assessment and visioning process, led by Kendig Keast Collaborative (the City's consultant for this Comprehensive Plan), as well as a market analysis conducted by CDS Market Research. Besides assessing current conditions and the future outlook for City Center, this strategic planning process was also intended to yield a consensus vision and goals for the area as presented in the sidebar on this page. The vision and goals were crafted to suggest a balance between economic development and renewal objectives and the community's desires for City Center.

### City Center Vision and Goals

**VISION:** A revitalized City Center that enhances the quality of residential life in Bellaire by providing attractive and convenient shops, services, entertainment and residential options.

**GOAL 1:** A City Center that is directly linked to Bellaire's immediate and long-term well-being and is realistically achievable.

**GOAL 2:** A City Center that fills a local market niche that responds directly to the needs and desires of Bellaire residents.

**GOAL 3:** A City Center that attracts desirable commercial, retail, mixed use and residential development.

**GOAL 4:** A City Center that provides safe and convenient pedestrian, bicycle and vehicular mobility.

**GOAL 5:** A City Center that balances the space and parking needs of various commercial activities with the community's desire for an appealing downtown. Key elements would include "pockets of green," attractive site development and building design, signature corridors, and intersections with exceptional streetscapes.

**GOAL 6:** A City Center enlivened by the presence of residential options.

**GOAL 7:** A City Center that links municipal facilities to the community's commercial core.

The study process included review of previous plans and studies, dating back to significant "Town Center" planning and implementation efforts during the 1980s (including the creation and later dissolution of a tax increment financing district); a property ownership inventory and history; field inventories of the area; a series of stakeholder interviews; and a special workshop with members of all City-appointed Boards and Commissions. The study results were reviewed and finalized in coordination with the Strategic Planning & Development Committee of City Council, which also included the Chair and Vice Chair of the City's Planning & Zoning Commission. The study helped to confirm:

- ◆ The degree of development interest in Bellaire's City Center, but with suggestions from local and regional development community representatives that the City of Bellaire needs to take a more active role to encourage significant reinvestment (e.g., by setting quality standards, establishing a more walkable setting, addressing area aesthetics in terms of streetscape and signage, providing public parking, and exploring public/private partnership opportunities).
- ◆ The economic and market reasons for limited property turnover or improvements in the area for an extended period.





- ◆ Receptiveness among Bellaire officials and residents to potential residential development in City Center (whether stand-alone or in mixed-use scenarios).
- ◆ The City's two current "CCD" zoning districts do not allow a stand-alone residential development in City Center.
- ◆ Scenarios under consideration (through a concurrent Bellaire Town Square facilities study) in which some City facilities might be relocated to City Center.
- ◆ The fundamental desire to achieve some tangible improvement of the area and ensure that any revitalization effort enhances residents' quality of life (versus a typical economic development focus on expanding commercial tax base and associated revenue).



A prioritization exercise involving members of City Council, the Planning & Zoning Commission, and members of other City Boards and Commissions resulted in the following items rising to the top as the desired focus for City Center revitalization:



1. Housing diversity and opportunities in City Center.
2. A comprehensive strategy for renewing the area.
3. Pedestrian mobility.
4. A more green and attractive setting.
5. Truly unique businesses (specialty stores, boutiques).

The Existing Physical Conditions element of the City Center study identified 10 key factors in considering how best to enhance the area, some of which mirror the prioritization results above. These are summarized as follows:

1. **Urban Character Without the Benefits of a True Downtown Setting:**

- Urban feel from “intensity” of area (traffic, hardscape).
  - But spread out and auto-oriented.
  - Regional arterials pass through area.
  - Area lacks “critical mass.”
  - No anchor use(s) or activities.
  - Some edges of area directly abut unzoned City of Houston properties.

2. **Difficult Building Sites:**

- Bissonnet diagonal the dominant physical feature.
- Resulting street and block pattern.
- Some unusually shaped and undersized parcels.
- Minimal development potential on some sites (especially after setback and parking requirements applied).

3. **Parking Arrangements:**

- Extensive surface parking.
- Adds to extent of “hardscape.”
- Adds to spread-out nature of area.
- Some under-utilized parking areas.
- Opportunities for:
  - shared parking
  - freed-up space for more productive use
  - green space and amenities

4. **Marginal Conditions:**

- Limited maintenance or upgrades in some locations (e.g., facades, pavement).
- Image of substandard property upkeep.
- Detracts from the area’s appeal.
- A mismatch with improvements to Bellaire’s residential stock.

**Other City Center Study Findings**

The Market Analysis portion of the study included the following findings:

- With a median parcel size of 0.3 acres, the area was divided among 73 property owners. The top eight landholders controlled about half of all private land.
- Of the roughly 81 acres within the CCD zoning districts, 28.5% of the area is within publicly owned streets and easements.
- The gross taxable value of area properties was \$54.2 million in 2006, which yielded approximately \$238,000 in property tax revenue for the City. Tax delinquencies totaled \$71,849.
- City Center rents ranged from \$9 to \$13 per square foot for older space to \$20 to \$28 per foot for newer space. Despite the lower rentals for older retail properties, the property owners appear to be satisfied with their current revenue streams given the low-cost environment and with their properties carrying low tax values relative to the highest-and-best-use values.
- At the time of this study, the City was planning \$3 million of infrastructure improvements, including upgraded traffic signals, sidewalks, and pedestrian street crossings.
- Also at the time of the study, retail businesses in the area appeared to be doing well, particularly “upscale” shops (e.g., Magpie’s, Starbuck’s, Lemongrass) that are most often mentioned as desired by Bellaire residents.
- The City of Bellaire has no program of developer incentives.
- Condemnation of land is also not available as a redevelopment tool following a November 2006 City Charter amendment prohibiting the use of eminent domain to acquire properties for economic development.





- Undermines residents' quality of life.
5. **Lack of Residential Presence:**
    - Would create more foot traffic during evenings and on weekends.
    - Also demand for retail, services, and entertainment.
    - Residents living right in the area would expect a safe, inviting setting.
    - Current CCD zoning only allows residential uses through "combined retail/residential," which also requires navigating a Planned Development review and approval process.
    - An urban residential renaissance is occurring in central Houston.
  6. **Lack of Bicycle/Pedestrian "Friendliness" and Safe Neighborhood Access:**
    - CCD-1 purpose statement in the zoning ordinance refers to "... a predominately retail commercial area ... easily accessible to city residents."
    - Lack of marked bike/pedestrian routes and walkways to/from and within the area.
    - Traffic is a positive for retail, but most vibrant downtowns have a pedestrian orientation.
  7. **Lack of Municipal Presence:**
    - All Bellaire civic functions elsewhere.
    - Another common generator of visitation and daytime (and evening) street activity.
    - A potential means for adding more "green" and other amenities to the area (e.g., public squares, fountains), as well as public parking.
    - Another potential anchor, including for a master-planned development approach (public/private mix).
  8. **Lack of "Green" Areas and Amenities – Despite the Extent of Public Space:**
    - CCD-2 purpose statement in the zoning ordinance refers to the City Center area as "... the focal point of the City's visual character."
    - Limited open space or vegetated areas.
    - Excessive street sections.
    - More streetscape and image/identity enhancements needed.
    - Another benefit of residential uses in the area (private landscaping and visible flowers, plants on porches, in windows).
  9. **Wide Range of Building Styles:**
    - All types of architecture in area.



- Partly due to different eras, but also the level of sophistication in building types and quality in some cases.
- Contributes to area's disjointed appearance.
- How far to go with potential design standards?
- Building orientation relative to streets is another consideration.

**10. Dramatic Retail Market "Drop-Off" and Change in Community Character to the West:**

- Definite change in housing, retail, and general physical conditions past Chimney Rock.
- A fundamental factor beyond an enclave community's control.
- City "Center" is actually at west edge of community.

The goal, guiding principles, and associated action strategies in this chapter related to City Center (under Goal 5.2) are intended to build upon the results of the 2007 study and consensus-building effort. Through the 2015 update of this Comprehensive Plan, the Goal 5.2 table is now annotated to indicate action items already accomplished since the 2009 plan update. Further details on the market analysis phase of the earlier City Center study are available in the full CDS Market Research report, *Independent Market Analysis - City Center District - Bellaire, Texas* (June 2007).

#### City Council Goals and Objectives

The Council's adopted Goals and Objectives for January 2008 through January 2010 included the following goal for the Strategic Plan and Development Focus Area:

*The City Council of the City of Bellaire, Texas, will take a proactive role in the long-term development of the commercial and residential areas to make Bellaire the most desirable city in Harris County.*

Then, the following objective focuses specifically on commercial development considerations:

**OBJECTIVE 3:** *Encourage development of commercial areas.* There is a significant commercial value and potential in our extensive commercial districts within the City. Develop recommendations for a long-term economic vision plan.

#### Commercial Development in General

Bellaire City Council periodically refines and agrees on a set of goals and objectives to focus its efforts and guide City staff functions. The ~~current~~ City Council Goals and Objectives for January 2008 through January 2010 ~~the timeframe when this Comprehensive Plan was last updated~~ addressed commercial development issues most directly through Objective D3, as highlighted in the sidebar on this page. Priority initiatives associated with this objective included ongoing coordination with the Greater Southwest Houston Chamber of Commerce and others "to identify and investigate potential development interest," plus preparation of an Economic Development Plan for Bellaire's commercial districts. (It should be noted that business development and networking efforts in Bellaire previously supported by the Chamber now occur through the Bellaire Business Association, or BBA.) The list of considerations for this suggested plan ~~was~~ very

much in line with the opportunities and challenges discussed within this chapter for the Bellaire Rail Station and City Center areas:

- ◆ more mixed use;
- ◆ revitalization of older buildings;
- ◆ better mix of retail offerings;
- ◆ traffic flow accommodation;
- ◆ new development possibilities;





- ◆ walkways;
- ◆ green areas with pedestrian seating;
- ◆ possible architectural standards that are uniform, but unique;
- ◆ mixed usage residential and commercial;
- ◆ connection to other surrounding urban centers;
- ◆ architectural and/or art features built into City rights-of-way and commercial businesses that identify “Bellaire” (i.e., gateways, pavers, special lighting, benches, landscaping, etc.); and
- ◆ easy access parking, such as underground parking.

Additionally, the other primary commercial area in Bellaire is the Bissonnet corridor, east of City Center between 3<sup>rd</sup> Street and Loop 610, and then east of Loop 610 to the east City limits past Mulberry. As illustrated by the photo examples in this section, this commercial corridor, in its current state, also underperforms in terms of general aesthetics and contribution to community character. This is partly due to shallow lots along much of the corridor, but especially because of limited design-related standards in the City’s development regulations.

This situation was addressed through a key implementation initiative resulting from this chapter within the 2009 Comprehensive Plan update—the adoption by City Council, in 2014, of two new zoning districts, the Corridor Mixed Use (CMU) and Urban Village-Downtown (UV-D) districts. These districts encompass much of the Bissonnet corridor within Bellaire and, along with the new UV-T district in north Bellaire, are the mechanism for applying new site and building design standards in these areas (as codified in Section 24-513a., Design Standards in Commercial and Mixed-Use Districts, within the City’s Code of Ordinances). As stated at the beginning of the new City Code section, “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.”





This stretch of Bissonnet east of Avenue B exhibits many common features of a “strip development,” auto-oriented corridor: (1) stand-alone, single-use buildings surrounded by paved parking areas with minimal landscaping (although the structure is pulled close to the street in this case, with some parking to the rear); (2) entire site frontages devoted to paved parking areas, with no green space relief of any kind; and (3) commercial sites with extensive frontage area devoted to vehicle access, which further limits landscaping potential and leads to access management concerns through the cumulative impact of this situation along a roadway corridor.



From ground level, the typical outcome is an “Anytown, USA” appearance, with minimal attention to aesthetics or establishing a unique image for Bellaire. Indeed, there is little to distinguish this scene from a commercial corridor in many other communities. However, the office building site across Bissonnet (below) demonstrates the value of generous front yard landscaping, attractive signage, and skillful site design in which parking is placed under and behind the main structure.



#### Houston Urban Corridor Planning

The City of Houston Planning & Development Department **in 2009** **was** proceeding with a multi-year initiative intended “to change the City’s land development regulations and infrastructure standards to accommodate a broad range of mobility options—walking, bicycling, public transit, and driving—in order to improve access to jobs, services, entertainment and recreation, now and in the future.”

The corridor planning effort **was** concentrating on areas near METRO’s expanding light rail system, with a special emphasis around the transit stations, to create a more transit-supportive built environment. While it is not surprising that this program **was** explicitly described as not involving zoning, it **was** a commendable effort by the City of Houston to explore ways to improve community appearance and residents’ quality of life as described in this brochure excerpt:

*The way the city grows is directly related to the rules that regulate land development and the standards for the infrastructure that supports development. These dictate things like the width of streets and sidewalks, the distance between buildings and the street, how many parking spaces a business must have, what type of landscaping must be added, and much more. Each of these items may seem like a minor issue on its own, but when taken as a whole, they create the world we live in and make the difference between having communities we can walk in or where we have to drive everywhere. Changes to regulations and standards can positively impact how growth is distributed, the way the city looks, and how we get around.*

**This is a significant Houston initiative that the City of Bellaire should monitor in the years ahead. More information is available on the City of Houston website at: [houston.tx.gov/planning/urban/urban-cor.html](http://houston.tx.gov/planning/urban/urban-cor.html)**







These conceptual images illustrate how street redesign and added streetscape and site design features can dramatically transform corridor aesthetics and the community's overall image and appeal. Examples depicted include installation of landscaped esplanades, more extensive landscaping within public rights-of-way and on private sites, special street lighting and traffic signal fixtures, enhanced traffic signals and street signage, overhead utility wires moved underground, and distinctive designs for intersection crosswalks and widened sidewalks.





This example at the corner of Bissonnet and N. 3<sup>rd</sup> Street illustrates the beneficial effect, in terms of neighborhood compatibility and corridor quality, of designing a small corner office use with residential-style architecture and scale. The restaurant example below (from another community) shows how attention to development character, as well as the particular use, can complement nearby neighborhood and corridor development.



## GOALS AND ACTIONS

The tables on the following pages present a set of goals and guiding principles for addressing the key issues identified in relation to commercial area development and enhancement in Bellaire. Potential action strategies are then outlined to respond to particular opportunities and challenges associated with the overall goals. The action options are arranged in six categories that represent the main ways that comprehensive plans are implemented.



The City's wastewater treatment facility is a prominent visual element that shapes first impressions of Bellaire at one of the community's busiest gateway locations along Beechnut.





**GOAL 5.1:**

**Repositioning of the UV-T ~~district~~ current “RDD” area in north Bellaire as a mixed-use area with an Urban character, transit-oriented district.**

**Guiding Principles**

- A. Brand the UV-T ~~Bellaire Rail Station~~ area as a focal point of new amenities for Bellaire residents and a unique and inviting destination for visitors.
- B. Pursue the community’s life-cycle housing objectives in the UV-T ~~Bellaire Rail Station~~ area by encouraging varied residential living options not found elsewhere in the community.
- C. Protect adjacent residential neighborhoods from incompatible non-residential development.
- D. Recognize the UV-T ~~Bellaire Rail Station~~ area as one of the community’s best opportunities for gaining new public green space.
- E. Ensure that the UV-T ~~Bellaire Rail Station~~ area is conveniently and safely accessible to Bellaire residents by bike and on foot.
- F. Have the City take a more direct role in spurring commercial area revitalization, including in the UV-T ~~Bellaire Rail Station~~ area.

**Consideration 1: Transformation of the UV-T ~~“RDD”~~ into a mixed-use, pedestrian-oriented area ~~at~~ the Bellaire Rail Station Area with the Coming of Light Rail Transit in the Next Five Years**

<b>Policy</b>	► Focus on attracting retail establishments, restaurants, and services desired by Bellaire residents and intended to serve local needs, but also appealing to <del>rail patrons and other</del> visitors to Bellaire.
<b>Regulation</b>	✓ <b><u>[ACCOMPLISHED, in large part, through standards for the new UV-T zoning district]</u></b> Completely rework the current “RDD” zoning strategy to promote a transit-oriented, mixed-use station area district with an urban character. Code amendment priorities should include elimination of permitted uses not compatible with this vision (e.g., light industry, distribution, and typical horizontal uses such as auto dealerships); provision for attached housing types, as well as mid-rise residential structures (potentially with first-floor retail or service uses); zoning incentives for mixed-use projects (e.g., density/intensity bonuses), and an easier path to vertical mixed use buildings besides only the Planned Development process; and development standards specifically aimed at protection of adjacent, established residential neighborhoods. Also frame building height standards to allow for the tallest buildings in the core of the district, nearest the rail station, and then taper down the permitted heights in the southern portion of the district, closest to the adjacent existing residential neighborhood.
<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>► Pursue access and circulation improvements described in Chapter 3-Mobility, to open up east-west traffic movement across the <u>UV-T</u> <del>Bellaire transit station</del> area and support its redevelopment.</li> <li>► Through development proposals and potential City-provided improvements, ensure that a small-block urban street grid is established as a framework for redevelopment in the <u>UV-T</u> <del>Bellaire transit station</del> area. Also provide wide sidewalks and other pedestrian amenities throughout the district.</li> </ul>
<b>Program/ Initiative</b>	► As part of the special study recommended under Further Study/Planning, refine and establish a branding and marketing strategy for the <u>UV-T</u> <del>Bellaire Rail Station</del> area to ensure that, over time, it achieves a distinct image and unique appeal that is recognized across the Houston metropolitan area.
<b>Partnerships/ Coordination</b>	► Continue coordination with METRO, the City of Houston, Uptown Houston, the Harris County Toll Road Authority, private development interests, and others involved in <del>station area</del> planning for <u>a Bellaire-Uptown Transit Center along Westpark</u> <del>the Bellaire station associated with METRO’s Uptown and University light rail lines.</del>

	<ul style="list-style-type: none"> <li>▶ In conjunction with the City of Houston and other potential partners, pursue the South Rice Avenue improvement and enhancement strategy depicted in the <i>Bellaire Town Center Vision Plan</i> (Ehrenkrantz Eckstut &amp; Kuhn Architects, July 2008).</li> <li>▶ Recruit development partners, for potential public/private ventures, with a track record of quality results, interest in redevelopment projects, and ability to take on complex projects and see them through to successful completion.</li> </ul>
<b>Further Study/ Planning</b>	<ul style="list-style-type: none"> <li>▶ Complete a special strategic planning and market study of the <u>UV-T area</u><del>Bellaire Station Area</del> as was done in 2007 for the City Center area. This effort should help to clarify development potential in the Bellaire portion of the <u>Bellaire-Uptown Transit Center</u><del>transit station</del> vicinity and expand upon the initial concept plan completed in 2008 (<i>Bellaire Town Center Vision Plan</i>, Ehrenkrantz Eckstut &amp; Kuhn Architects).</li> <li>▶ <u>[Density bonuses ACCOMPLISHED through standards for the new UV-T zoning district]</u> Consider financial and/or non-financial incentives the City may be able to offer (fiscally, politically) to encourage desired development and redevelopment outcomes (e.g., land assembly, infrastructure and drainage support, density bonuses).</li> </ul>



**GOAL 5.2:**

**A revitalized City Center area geared toward the shopping, service, and entertainment needs of Bellaire residents.**

**Guiding Principles**

- A. Brand City Center as a convenient place for Bellaire residents to shop and dine, but also a comfortable place to meet and interact.
- B. Pursue the community's life-cycle housing objectives in the City Center area by encouraging varied residential living options not found elsewhere in the community.
- C. Protect adjacent residential neighborhoods from incompatible non-residential development.
- D. Recognize the City Center area as one of the community's best opportunities for gaining new public green space.
- E. Ensure that the City Center area is conveniently and safely accessible to Bellaire residents by bike and on foot.
- F. Improve safety and security—both real and perceived—in the City Center area.
- G. Have the City take a more direct role in spurring commercial area revitalization, especially in the City Center area.

**Consideration 1: Renewal of City Center to Provide the Small-Town Downtown Atmosphere Sought by Bellaire Residents**

<b>Policy</b>	<ul style="list-style-type: none"> <li>► Focus on recruiting lifestyle amenities desired by Bellaire residents (e.g., “boutique”/niche retailers, quality restaurants, community theatre, etc.).</li> </ul>
<b>Regulation</b>	<ul style="list-style-type: none"> <li>✓ <b>[ACCOMPLISHED, in large part, through standards for the new CMU and UV-D zoning districts]</b> Rework the City Center zoning strategy, as discussed in Chapter 2-Land Use &amp; Community Character, to shift the focus toward residential development suited to the City Center environment (e.g., small-lot and attached forms such as townhouses <del>and patio homes</del>) in the CCD-1 zoning district, and focus commercial revitalization efforts on major street frontages and within the higher-intensity CCD-2 district. Also allow for mid-rise residential structures, potentially with first-floor retail or service uses, in the CCD-2 district.</li> <li>► Incorporate into the <u>City Center</u><del>CCD</del> zoning provisions allowing a relaxation of specified standards that may prevent or add difficulty to the redevelopment process, so long as certain precautions and mitigation criteria can be met. Common regulatory constraints to redevelopment include site access and circulation standards, limited on-site area for parking and loading, nonconforming setbacks, and on-site drainage requirements.</li> <li>✓ <b>[ACCOMPLISHED through standards for the new CMU and UV-D zoning districts]</b> Add shared parking provisions within the CCD zoning framework to enable reduction of land-wasting surface parking, which detracts from a desired urban character.</li> </ul>
<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>► Through ongoing facility planning, pursue the potential relocation of certain City functions with significant public interaction to a suitable location in the City Center area <del>(e.g., permitting, library)</del>.</li> <li>► Expand the Rebuild Bellaire program to commercial areas, particularly the City Center area, not only to upgrade street surfaces and drainage, but also to improve street appearance and edges, convert excessive paved areas to sidewalks and green space (e.g., along Cedar and Spruce streets)—and to signal City commitment and public investment.</li> </ul>

	<ul style="list-style-type: none"> <li>► Provide physical improvements intended to present a unified image and visual definition of the City Center area. Examples include unified district identification and wayfinding signage (including a possible new logo and design/color scheme for “branding” purposes); special street lighting and/or traffic signal fixtures; consistent landscaping across the district, particularly at key entry points and intersections; special paver and crosswalk designs at major intersections; distinctive pole banners; and special district-wide street signs (unique color and/or style). A more ambitious step would be to coordinate with property and business owners to replace scattered, competing signage with coordinated/joint signs using a consistent design across the entire district (and a prototype of this approach could be implemented in the catalyst revitalization area).</li> </ul>
<b>Program/ Initiative</b>	<ul style="list-style-type: none"> <li>► Provide special outreach and attention to established “mom and pop” businesses long patronized by Bellaire residents in the City Center area to help them make the transition and maintain their presence in a revitalizing City Center.</li> <li>► Establish a more visible police/security presence in the City Center area, whether through horse/foot patrols, a high-profile police storefront location, or private contract security personnel.</li> </ul>
<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>► Recruit development partners, for potential public/private ventures, with a track record of quality results, interest in redevelopment projects, and ability to take on complex projects and see them through to successful completion.</li> </ul>
<b>Further Study/ Planning</b>	<ul style="list-style-type: none"> <li>► Identify candidate locations for possible catalyst projects aimed at concentrating revitalization efforts and associated public and private investments and demonstrating <u>City Center CCD</u> redevelopment potential.</li> <li>✓ <b>[ACCOMPLISHED through standards for the new CMU and UV-D zoning districts]</b> Consider limiting the range of permitted uses in the CCD districts to focus on a use mix that better reflects the “small town atmosphere” consistently cited by Bellaire residents in various community discussions and studies (including the Rice University <i>Framework for Desirable Growth</i> report and the University of Houston <i>Quality of Life</i> report, both completed in 2005).</li> <li>► Consider financial and/or non-financial incentives the City may be able to offer—fiscally and politically—to encourage desired development and redevelopment outcomes. This should include reducing the extent of streets and hardscape in the City Center area, and the potential abandonment of certain street segments to support redevelopment, whether for land assembly, drainage needs, additional public/open space, etc.</li> <li>► Study the feasibility of structured parking as part of redevelopment efforts in the City Center area, <del>including possibilities in conjunction with METRO related to the Transit Center and/or to serve a CCD municipal facility.</del></li> </ul>



**GOAL 5.3:****Vibrant commercial corridors with improved aesthetics and public and private design quality.*****Guiding Principles***

- A. *Elevate the quality of Bellaire's commercial areas and corridors to match the level of residential investment across the community.*
- B. *Seek a balance in commercial area zoning and regulation that does not inhibit beneficial business development and expansion but also protects private investment and community interests from incompatible and/or unappealing development outcomes.*
- C. *Protect adjacent residential neighborhoods from incompatible non-residential development.*
- D. *Take advantage of opportunities to achieve design upgrades along commercial corridors as private redevelopment is proposed and public street and infrastructure rehabilitation occurs.*
- E. *Incorporate more green space and features into Bellaire's commercial areas both on private sites and in public ways.*
- F. *Pursue strategic opportunities for City government to take a more direct role in spurring commercial development and reinvestment to balance the local tax base, provided the proposed activity meets the fundamental criterion of advancing residents' quality of life.*

**Consideration 1: Upgrade the Quality and Appearance of Bellaire's Commercial Corridors to Match its Residential Neighborhoods and Major Office Developments**

<b>Policy</b>	<ul style="list-style-type: none"> <li>► Recognize the City's major thoroughfares as the primary place—in a largely auto-oriented community—where Bellaire's image is established in the eyes and minds of residents, visitors, and pass-through commuters.</li> </ul>
<b>Regulation</b>	<ul style="list-style-type: none"> <li>✓ <b><u>[ACCOMPLISHED, in large part, through standards for the new CMU, UV-D and UV-T zoning districts]</u></b> Supplement existing zoning for non-residential and mixed-use development with new site and building design standards aimed at enhancing architectural quality; increasing landscaping around buildings, site perimeters and frontages, and within parking areas; and ensuring compatibility with the character of nearby residential development (i.e., building scale and design reflective of adjacent residential uses where a commercial or service activity is situated at a neighborhood edge).</li> <li>► <b><u>Conduct an in-depth evaluation of areas within the Suburban Office and Business Park designations on the Future Land Use &amp; Character map in this Comprehensive Plan to consider "what if" scenarios of their desired re-use if the current uses were discontinued at some future point. As with the new CMU, UV-D and UV-T districts, one consideration would be whether to shift to a zoning approach that provides more flexibility—and encouragement—for mixed-use outcomes without requiring a Planned Development (PD) approval (although the PD option should still be retained so applicants and the City can explore unique development proposals). This process would also allow for further study and community dialogue on whether such potentially large-scale redevelopment opportunities at key locations within Bellaire should focus more on expansion of homeownership opportunities through more single-family residential uses or whether more mixed-use development would be welcomed in Bellaire beyond the CMU, UV-D and UV-T districts—and especially along the West Loop 610 frontage.</u></b></li> </ul>

<b>Capital Improvement</b>	<ul style="list-style-type: none"> <li>▶ Design and construct signature gateway and streetscape treatments at high-profile entry points into Bellaire (e.g., Bellaire Boulevard, Bissonnet, Newcastle, South Rice, Chimney Rock), as well as at key intersections (e.g., Bellaire/Bissonnet, Bellaire/ Newcastle, Bissonnet/Newcastle, Bissonnet/Avenue B, Bellaire/ Avenue B, Bellaire/South Rice, Bellaire/Chimney Rock, Bissonnet/Chimney Rock, Bissonnet/Renwick, Evergreen/ South Rice, Bissonnet/South Rice, Elm/South Rice, Fournace/South Rice, and all major West Loop intersections). These improvements should include the types of features illustrated in the “before and after” corridor scenes in this chapter (installation of landscaped esplanades, more extensive landscaping within public rights-of-way and on private sites, special street lighting and traffic signal fixtures, enhanced traffic signals and street signage, overhead utility wires moved underground, and distinctive designs for intersection crosswalks and widened sidewalks).</li> <li>▶ Install esplanades in place of continuous center turning lanes (e.g., on Bissonnet, South Rice) to control turning movements and increase safety, provide an intermediate refuge area for pedestrians crossing major streets, and enhance corridor aesthetics through landscaping of the new esplanades.</li> </ul>
<b>Program/ Initiative</b>	<ul style="list-style-type: none"> <li>▶ Offer mini-grants to existing commercial property and business owners to help finance building façade improvements, enhanced landscaping, or other site upgrades that might not otherwise occur where no construction activities are planned that would trigger compliance with newer development standards.</li> <li>▶ <del>Establish a dedicated staff position, or consider a part-time contract arrangement with a qualified specialist, to promote and implement the community’s economic development and revitalization agenda and interact with development prospects.</del></li> </ul>
<b>Partnerships/ Coordination</b>	<ul style="list-style-type: none"> <li>▶ Explore opportunities to partner with the City of Houston and/or the City of West University Place to implement gateway enhancements at shared boundary points that would benefit both parties.</li> <li>✓ <u>[ACCOMPLISHED through successful formation and ongoing networking through the Bellaire Business Association (BBA)]</u> Under the auspices of the Greater Southwest Houston Chamber of Commerce, establish a Bellaire-specific business network, especially as a forum for greater public/private interaction on issues of particular concern in Bellaire (recognizing that many area business owners do not live in the community). Also maintain connections through other local networks (e.g., Rotary Club).</li> </ul>
<b>Further Study/ Planning</b>	n/a



# IMPLEMENTATION

## *Why this Comprehensive Plan chapter is Important for Bellaire:*

- ✓ *Emphasizes the importance of not only creating a plan, but translating it into real action and tangible, beneficial results.*
- ✓ *Adds a shorter-term strategic perspective and component to what is otherwise intended as a guide to Bellaire's longer-range enhancement over the next 20 years.*
- ✓ *Provides a prioritized Action Agenda of items for the City and other plan implementation partners to focus on during the next several years after plan adoption.*
- ✓ *Underscores the need to keep the plan fresh and relevant through annual review and reporting procedures and periodic updates.*
- ✓ *Advocates ongoing community engagement as the plan is implemented.*

With the completion of a new Comprehensive Plan, the City of Bellaire has goals and direction for the ongoing development, redevelopment, and enhancement of the community over the next 20 years. However, now comes the most challenging and important step in the planning process—implementing the plan by turning the community's aspirations into reality. This will take the efforts and commitment of the City's elected and appointed officials, staff, residents, business owners, institutions, other levels of government, and other organizations and individuals who will serve as champions of the plan and its particular direction and strategies. It will also require the City to make sound decisions, set priorities, and secure necessary resources to implement the action strategies set forth in this plan.

The Comprehensive Plan should be a "living document," that is, a document that is frequently referred to for guidance in community decision-making. Equally important are formal procedures for the ongoing monitoring and reporting of successes achieved, difficulties encountered, new opportunities

## CHAPTER



and challenges that have emerged, and any other change in circumstances which may require rethinking of plan priorities.

## PLAN IMPLEMENTATION METHODS

Simply setting out an implementation framework in this chapter is not enough to ensure that the action items of this plan will be carried out and the community's vision and goals ultimately achieved. The policies and action priorities in this plan should be consulted frequently and should be widely used by decision-makers as a basis for judgments regarding:

- The timing and availability of infrastructure improvements.
- Proposed development and redevelopment applications.
- Zone change requests and other zoning-related actions.
- Expansion of public facilities, services and programs.
- Annual capital budgeting.
- Potential re-writes and amendments to the City's development ordinances and related code elements.
- Intergovernmental (including inter-City and City/County) coordination and agreements.
- Operations, capital improvements, and programming related to individual City departments.

There are six general methods for plan implementation:

- (1) policy-based decisions;
- (2) land development regulations and engineering standards;
- (3) capital improvements programming;
- (4) special projects, programs and initiatives;
- (5) coordination and partnerships, and
- (6) ongoing study and planning.

### Policy-Based Decisions

Land use and development decisions should be made based on the policies that are set out in this Comprehensive Plan. In some measure, the adoption of new or amended land development regulations (e.g., zoning, subdivision, landscaping, sign controls, etc.) will establish a specific framework for evaluating private development proposals against the City's articulated policies. However, decisions regarding infrastructure investment and Future Land Use & Character map amendments are generally left to the broad discretion of the City Council. This plan provides the common policy threads that should connect those decisions.





## Land Development Regulations and Engineering Standards

Land development regulations and engineering standards are fundamentals for plan implementation. It is plain—but often underappreciated—that private investment decisions account for the vast majority of any City’s physical form. Consequently, zoning and subdivision regulations and associated development criteria and technical engineering standards are the basic keys to ensuring that the form, character and quality of development reflect the City’s planning objectives. These ordinances should reflect the community’s desire for quality development outcomes while recognizing economic factors. They should not delay or interfere unnecessarily with appropriate new development or redevelopment that is consistent with plan goals and policies.

## Capital Improvements Programming

A capital improvements program, or “CIP,” is a multi-year plan (typically five years) that identifies budgeted capital projects, including street infrastructure; water, wastewater and drainage facilities; parks, trails and recreation facility construction and upgrades; construction of public buildings; and purchase of major equipment. Identifying and budgeting for major capital improvements will be essential to implementing this plan. Decisions regarding the prioritization of proposed capital improvements should take into account the policy and management directives of this plan.

## Special Projects, Programs and Initiatives

Special projects and initiatives is another broad category of implementation measures. These may include initiating or adjusting City programs; expanding citizen participation programs; providing training; and other types of special projects.

## Coordination and Partnerships

Some initiatives or community needs identified in the Comprehensive Plan cannot be accomplished by City government on its own. They may require direct coordination, intergovernmental agreements, or funding support from other public entities or levels of government. Additionally, the unique role of potential private and non-profit partners to advance the community’s action agenda should not be underestimated. This may occur through cooperative efforts, volunteer activities and in-kind services (which can count toward the local match requirements for various grant opportunities), and public/private financing of community improvements.

## Ongoing Study and Planning

There are a number of areas where additional planning work is recommended, at a “finer grain” level of detail than is appropriate in a comprehensive plan. As such, some parts of this plan will be implemented only after some additional planning or special study.



## PLAN ADMINISTRATION

During the development of the plan, representatives of government, business, neighborhoods, civic groups, and others came together to inform the planning process. These community leaders, and new ones to emerge over the horizon of this plan, must maintain their commitment to the ongoing implementation of the plan's policies—and to the periodic updating of the plan to adapt to changing conditions or unforeseen events.

### Education

Comprehensive plans are relatively general in nature, but they are still complex policy documents that account for interrelationships among various policy choices. As such, educating decision-makers and administrators about plan implementation is an important first step after plan adoption. As the principal groups that will implement the plan, the City Council, Planning & Zoning Commission, and City department heads should all be “on the same page” with regard to priorities, responsibilities and interpretations.

Consequently, an education initiative should be undertaken immediately after plan adoption, which should include:

- A discussion of the individual roles and responsibilities of the Council, Commission (and other advisory bodies), and individual staff members.
- A thorough overview of the entire Comprehensive Plan, with emphasis on the parts of the plan that relate to each individual group.
- Implementation tasking and priority setting, which should lead to each group establishing a one-year and three-year implementation agenda.
- Facilitation of a mock meeting in which the use of the plan and its policies and recommendations is illustrated.
- An in-depth question and answer session, with support from planning personnel, the City Attorney, the City Engineer, and other key staff.

### Role Definition

As the community's elected officials, the City Council should assume the lead role in implementation of this plan. The key responsibilities of the City Council are to decide and establish priorities, set timeframes by which each action will be initiated and completed, and determine the budget to be made available for implementation efforts. In conjunction with the City Manager, City Council should also ensure effective coordination among the various groups that are responsible for carrying out the plan's recommendations.





The City Council should take the lead in the following general areas:

- Acting as a “champion” of the plan.
- Adopting and amending the plan, after recommendation by the Planning & Zoning Commission.
- Adopting new or amended land development regulations to implement the plan, after recommendation by the Planning & Zoning Commission.
- Approving interlocal agreements that implement the plan.
- Establishing the overall action priorities and timeframes by which each action item of the plan will be initiated and completed.
- Considering and approving the funding commitments that will be required.
- Offering final approval of projects and activities and the associated costs during the budget process, keeping in mind the need for consistency with the plan and its policies.
- Providing policy direction to the Planning & Zoning Commission, other appointed City boards and commissions, and City staff.

The Planning & Zoning Commission should take the lead in the following general areas:

- Hosting the education initiative described above.
- Periodically obtaining public input to keep the plan up to date, using a variety of community outreach and citizen and stakeholder involvement methods.
- Ensuring that recommendations forwarded to the City Council are reflective of the plan goals, policies and recommendations. This relates particularly to decisions involving development review and approval, zone change requests, and ordinance amendments.
- After holding one or more public hearings to discuss new or evolving community issues and needs, making recommendations to the City Council regarding plan updates and plan amendments.

City Staff should take the lead in the following general areas:

- Managing day-to-day implementation of the plan, including coordination through an interdepartmental plan implementation committee.
- Supporting and carrying out capital improvements planning efforts.
- Managing the drafting of new or amended land development regulations, working with the appropriate Boards and Commissions.



- Conducting studies and developing additional plans (including management of consultant efforts, as necessary).
- Reviewing applications for consistency with the Comprehensive Plan as required by the City's land development regulations.
- Negotiating the specifics of interlocal agreements.
- Administering collaborative programs and ensuring open channels of communication with various private, public and non-profit implementation partners.
- Providing briefings on plan implementation progress and activities to the Planning & Zoning Commission no less than annually.
- Maintaining an inventory of potential plan amendments, as suggested by City staff and others, for consideration during annual and periodic plan review and update processes.

## ACTION AGENDA

The vision and goals in a comprehensive plan are attained through a multitude of specific actions. Many of the action initiatives highlighted in this section cut across—and are supported by—multiple chapters within the plan.

For progress to be achieved in any of these areas, it is essential that both long- and short-range implementation strategies be identified along with an action timeframe and an assignment of responsibilities to specific entities. **Table 6.1, Priority Action Agenda**, includes the following elements and implementation considerations:

- ♦ **Action Type.** This relates back to the six types of implementation methods highlighted earlier in this chapter (policy focused, regulatory focused, capital focused, program/initiative focused, partnership focused, planning/study focused).
- ♦ **Implementation and Coordination Roles.** In addition to identifying which City department(s) or function(s) would likely lead a task, this portion of Table 6.1 also highlights a variety of local and regional agencies that might have a role to play in certain initiatives, perhaps through potential cost-sharing, technical assistance, direct cooperation (potentially through an interlocal agreement), or simply by providing input and feedback on a matter in which they have some mutual interest. In particular, whenever potential regulatory actions or revised development standards are to be considered, participation of the development community is essential to ensure adequate consensus building.
- ♦ **Funding Sources.** This final set of columns in Table 6.1 indicates typical ways to finance plan implementation efforts. An obvious source is through the City's own annual operating budget, as well as multi-year capital budgeting which is not strictly for physical construction projects





but also for funding significant studies and plans (e.g., utility master plans) intended to lay the groundwork for long-term capital projects. An Other Governments column is included along with a Grants column because grants are often applied for and awarded through a competitive process. Also, the County or other government agencies might choose to commit funds directly to an initiative along with the City. On the other hand, grants can also come from foundations and other non-government sources. Finally, the Private/Other column underscores the potential for public/private initiatives, corporate outreach, faith-based efforts, and other community volunteer contributions (e.g., Scouts, civic and service groups, etc.). The early implementation of certain action items, while perhaps not the highest priority, may be expedited by the availability of related grant opportunities, by a State or Federal mandate, or the willingness of one or more partners to pursue an initiative with the City.

**NOTE: Table 6.1 still to be updated following discussions during the April 14 Planning & Zoning Commission meeting regarding potential updates to the overall Comprehensive Plan content from 2009.**

**TABLE 6.1**  
**Priority Action Agenda**

	Implementation and Coordination Roles			Funding Sources				
Action Type	City of Bellaire	Public Partners	Private/ Other Partners	City Budget	CIP Budget	Other Govts	Grants	Private/ Other
City Center revitalization initiatives								
ALL Action Categories	City Manager Community Development Public Works Facilities Parks & Recreation Police Department Fire Department City Attorney P & Z Commission	METRO H-GAC	Development community Greater SW Houston Chamber of Commerce Property owners Current businesses	✓	✓	✓	✓	✓
- new CCD zoning strategy		Goal 2.2, Consideration 3 Goal 5.2, Consideration 1	Policy, Regulation, Further Study/Planning Regulation, Further Study/Planning					
- relaxation provisions to encourage redevelopment		Goal 5.2, Consideration 1	Regulation					
- physical improvements (unified image, aesthetics)		Goal 2.2, Consideration 3 Goal 5.2, Consideration 1	Capital Improvement Capital Improvement					
- catalyst sites/projects		Goal 2.2, Consideration 3 Goal 5.2, Consideration 1	Further Study/Planning Further Study/Planning					
- provisions for shared parking		Goal 5.2, Consideration 1	Regulation					



**TABLE 6.1**  
**Priority Action Agenda** *(continued)*

	Implementation and Coordination Roles			Funding Sources				
Action Type	City of Bellaire	Public Partners	Private/ Other Partners	City Budget	CIP Budget	Other Govts	Grants	Private/ Other
Life-cycle housing initiatives								
Program / Initiative Regulation	Community Development Public Works City Attorney P & Z Commission		Property owners / developers	✓				
- active promotion and recruitment		Goal 2.2, Consideration 1	ALL					
- zoning flexibility, but protection of SF-detached areas		Goal 2.2, Consideration 2 Goal 2.2, Consideration 3 Goal 2.2, Consideration 5	Regulation Regulation, Further Study/Planning Regulation					
- address private streets constraint		Goal 2.2, Consideration 2	Regulation, Capital Improvement					
- pursue in Urban Village, mixed-use, redevelopment areas		Goal 2.2, Consideration 2-3,5 Goal 5.1, Consideration 1 Goal 5.2, Consideration 1	ALL Regulation Regulation					
Dedicated staff position or contract role for economic development focus (more active City role)								
Program / Initiative	City Manager Community Development		Greater Houston Partnership Greater SW Houston Chamber of Commerce Property owners / developers	✓				✓
- dedicated staff position or contract role		Goal 5.3, Consideration 1	Program/Initiative					
RDD-to-TOD transformation initiatives								
ALL Action Categories	City Manager Community Development Public Works City Attorney P & Z Commission	City of Houston METRO	Development community Property owners Current businesses Uptown Houston Association Greater SW Houston Chamber of Commerce	✓	✓	✓	✓	✓
- new zoning strategy		Goal 2.2, Consideration 3 Goal 5.1, Consideration 1	Regulation Regulation					
- east-west traffic circulation (610 frontage to S. Rice)		Goal 3.1, Consideration 5 Goal 5.1, Consideration 1	Capital Improvement Capital Improvement					
- strategic planning and marketing study (branding)		Goal 5.1, Consideration 1	Further Study/Planning					
- South Rice boulevard/gateway enhancements		Goal 5.1, Consideration 1	Partnership/Coordination					

Attachment: Chapter 6 - Implementation DRAFT 04 07 15 (1553 : Draft Revisions-Comp Plan)



**TABLE 6.1**  
**Priority Action Agenda** (continued)

	Implementation and Coordination Roles			Funding Sources				
Action Type	City of Bellaire	Public Partners	Private/ Other Partners	City Budget	CIP Budget	Other Govts	Grants	Private/ Other
Zoning ordinance amendments								
Regulation	Community Development Public Works Fire Department City Attorney P & Z Commission		Development community Property owners Current business owners	✓				
- reposition "RDD" as new transit-oriented Urban Village		Goal 2.2, Consideration 3 Goal 5.1, Consideration 1	Regulation Regulation, Further Study/Planning					
- facilitate Urban Village approach for City Center		Goal 2.2, Consideration 3 Goal 5.2, Consideration 1	Policy, Regulation, Further Study/Planning Regulation, Further Study/Planning					
- promote life-cycle housing and redevelopment efforts		Goal 2.2, Consideration 1 Goal 2.2, Consideration 2 Goal 2.2, Consideration 3 Goal 2.2, Consideration 5 Goal 5.1, Consideration 1 Goal 5.2, Consideration 1	Policy, Further Study/Planning Policy, Regulation, Program/Initiative Policy, Regulation, Further Study/Planning Policy, Regulation, Further Study/Planning Regulation, Further Study/Planning Regulation, Further Study/Planning					
- add non-residential design/compatibility standards		Goal 2.1, Consideration 1 Goal 2.1, Consideration 4 Goal 2.2, Consideration 3 Goal 5.1, Consideration 1 Goal 5.2, Consideration 1 Goal 5.3, Consideration 1	Regulation, Further Study/Planning Regulation Regulation Regulation Regulation Regulation					
- provide better parameters for mixed-use development		Goal 2.2, Consideration 2	Regulation					
- adjust and streamline current zoning districts		Goal 2.2, Consideration 2 Goal 2.2, Consideration 3 Goal 2.2, Consideration 5 Goal 5.1, Consideration 1 Goal 5.2, Consideration 1	Regulation Regulation, Further Study/Planning Regulation Regulation Regulation					
- add access management provisions along key corridors		Goal 3.1, Consideration 4	Regulation					
- provide pedestrian/bicycle standards for commercial sites		Goal 3.1, Consideration 5	Regulation					

Various other recommended initiatives include: redesign of key streets, a formal trails master plan, parking management in and near neighborhoods, development of an emergency transportation plan for Bellaire, and development of a plan for further street and infrastructure improvements.

It is essential that implementation priorities be revisited annually to recognize accomplishments, highlight areas where further attention and effort is needed, and determine whether the priority list should be revised given changing circumstances and emerging needs. This review and discussion should occur in conjunction with the City's annual budget process, Capital





Improvements Program (CIP) preparation, and departmental planning. Once the necessary funding is committed and roles are defined the City staff member designated as the Comprehensive Plan Administrator should initiate a first-year work program in conjunction with the City Manager, other departments, and any public/private implementation partners.

## PLAN AMENDMENT PROCESS

The Bellaire Comprehensive Plan is meant to be a flexible document allowing for adjustment to changing conditions over time. Shifts in political, economic, physical, technological, and social conditions, and other unforeseen circumstances, may influence and change the priorities and fiscal outlook of the community.

As the City evolves, new issues will emerge while others will no longer be as relevant. Some action statements will be found impractical or outdated while other plausible solutions will arise. To ensure that it continues to reflect the overall goals of the community and remains relevant and resourceful over time, the plan must be revisited on a regular basis to confirm that the plan elements are still on point and the associated goals, policies and action statements are still appropriate.

Two types of revisions to the Comprehensive Plan may occur: (1) minor amendments, and (2) major updates. Minor plan amendments may be proposed at any time such as specific adjustments to the future land use plan related to particular land development applications or public improvement projects. Minor amendments can be addressed by the City in short order or, if not pressing, be documented and compiled for more holistic evaluation through an annual plan review process. For example, this is how and when the results of another specialized plan or study can be incorporated into relevant sections of the Comprehensive Plan. More significant plan modifications and updates should occur every five years at most. Major updates will involve reviewing the base conditions and anticipated growth trends; re-evaluating the goals, policies and recommendations in the plan—and formulating new ones as necessary; and adding, revising or removing action statements in the plan based on implementation progress.

### Annual Progress Report

The Planning & Zoning Commission, with the assistance of staff, should prepare an annual progress report for presentation to the Mayor and City Council. This ensures that the plan is consistently reviewed and that any needed modifications or clarifications are identified for the annual minor plan amendment process. Ongoing monitoring of consistency between the plan and the City's implementing ordinances and regulations should be an essential part of this effort.



The Annual Progress Report should include and highlight:

- Significant actions and accomplishments during the past year, including the status of implementation for each programmed task in the Comprehensive Plan.
- Obstacles or problems in the implementation of the plan, including those encountered in administering the land use and transportation aspects, as well as any other policies of the plan.
- Proposed amendments that have come forward during the course of the year, which may include revisions to the individual plan maps or other recommendations or text changes.
- Recommendations for needed actions, programs and procedures to be developed and implemented in the coming year, including recommendation of projects to be included in the City's CIP, other programs/projects to be funded, and priority coordination needs with public and private implementation partners.

### Annual Amendment Process

Most substantive amendments to the Comprehensive Plan should be considered and acted on annually, allowing for proposed changes to be considered concurrently so that the cumulative effect may be understood (although some interim amendments during the year may be straightforward as the City's future land use plan is refined in conjunction with specific land development approvals). When considering a plan amendment, the City should ensure the proposed amendment is consistent with the goals and policies set forth in the plan regarding character protection, development compatibility, infrastructure availability, conservation of environmentally sensitive areas, and other community priorities. Careful consideration should also be given to guard against site-specific plan changes that could negatively impact adjacent areas and uses or detract from the overall character of the area. Factors that should be considered in deciding on a proposed plan amendment include:

#### Criteria for Proposed Amendments to Future Land Use & Character Map

In addition to the overall plan monitoring and amendment procedures and timing outlined in this chapter, a further and specific issue involves consideration of proposed amendments to the adopted Future Land Use & Character map. A first consideration is whether a map amendment is necessary immediately, such as in conjunction with a particular rezoning request, or if the map proposal can wait so it can be examined more comprehensively through the annual Comprehensive Plan review and amendment process?

The list of items under Annual Amendment Process provides initial criteria for considering any type of Comprehensive Plan amendment, whether to the plan text or a particular map. The items below should also be reviewed and addressed when a Future Land Use & Character map adjustment is proposed:

- **Scope of Amendment:** Is the proposed map change limited to one or a few parcels, or would it affect a much larger area?
- **Change in Circumstances:** What specific conditions (e.g., population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.) have changed sufficiently to render the current map designation(s) inappropriate or out-of-date?
- **Consistency with Other Plans:** In addition to the Comprehensive Plan, is the proposed map change consistent with the intent and policy direction of any applicable small area plans, utility or drainage plans, or other City plans?
- **Adequate Information:** Do City staff, the Planning & Zoning Commission, and/or City Council have enough and appropriate information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)?
- **Stakeholder Input:** What points, concerns, and insights have been raised by area residents, property owners, business owners, or others?



- Consistency with the goals and policies set forth in the plan.
- Adherence with the Future Land Use & Character map.
- Compatibility with the surrounding area.
- Impacts on infrastructure provision including water, wastewater, drainage, and the transportation network.
- Impact on the City's ability to provide, fund and maintain services.
- Impact on environmentally sensitive and natural areas.
- Whether the proposed amendment contributes to the overall direction and character of the community as captured in the plan vision and goals (and ongoing public input).

### Five-Year Update / Evaluation and Appraisal Report

An evaluation and appraisal report should be prepared every five years. This report should be prepared by City staff with input from various City departments, the Planning & Zoning Commission, and other boards and commissions. The report process involves evaluating the existing plan and assessing how successful it has been in achieving the community's goals. The purpose of the report is to identify the successes and shortcomings of the plan, look at what has changed over the last five years, and make recommendations on how the plan should be modified in light of those changes.

The report should review baseline conditions and assumptions about trends and growth indicators. It should also evaluate implementation potential and/or obstacles related to any unmet goals, policies and recommendations. The evaluation report and process should result in an amended Comprehensive Plan, including identification of new or revised information that may lead to updated goals, policies and/or action recommendations.

More specifically, the report should identify and evaluate the following:

- (1) Summary of major actions and interim plan amendments undertaken over the last five years.
- (2) Major issues in the community and how these issues have changed over time.
- (3) Changes in the assumptions, trends and base studies data, including the following:
  - The rate at which growth and development is occurring relative to the projections put forward in the plan.
  - Shifts in demographics and other growth trends.





- City-wide attitudes and whether apparent shifts, if significant, necessitate amendments to the stated goals or strategies of the plan.
  - Other changes in political, social, economic, technological or environmental conditions that indicate a need for plan amendments.
- (4) Ability of the plan to continue to support progress toward achieving the community's goals. The following should be evaluated and revised as needed:
- Individual statements or sections of the plan must be reviewed and rewritten, as necessary, to ensure that the plan provides sufficient information and direction to achieve the intended outcome.
  - Conflicts between goals and policies that have been discovered in the implementation and administration of the plan must be pointed out and resolved.
  - The Action Agenda must be reviewed and major accomplishments highlighted. Those not completed by the specified timeframe should be re-evaluated to ensure their continued relevance and/or to revise them appropriately.
  - As conditions change, the timeframes for implementing the individual actions of the plan should be re-evaluated where necessary. Some actions may emerge as a higher priority given new or changed circumstances while others may become less important to achieving the goals and development objectives of the community.
  - Based upon organizational, programmatic and procedural factors, as well as the status of previously assigned tasks, the implementation task assignments must be reviewed and altered, as needed, to ensure timely accomplishment of the plan's recommended actions.
  - Changes in laws, procedures and missions may impact the ability of the community to achieve its goals. The plan review must assess these changes and their impacts on the success of implementation, leading to any suggested revisions in strategies or priorities.

### Ongoing Community Outreach and Engagement

All review and updates processes related to the Comprehensive Plan should emphasize and incorporate ongoing public input. The annual and continual plan evaluation and reporting process should also incorporate specific performance measures and quantitative indicators that can be compiled and



communicated both internally and to elected officials and citizens in a “report card” fashion. Examples might include:

- Acres of new development (plus number of residential units and square footage of commercial and other non-residential space) approved and constructed in conformance with this plan and related City codes.
- Various measures of service capacity (gallons, acre-feet, etc.) added to the City’s major utility systems as indicated in this plan and associated utility master plans—and the millions of dollars allocated to fund the necessary capital projects.
- Acres of parkland and miles of trail developed or improved in accordance with this plan and related parks, recreation and greenways plans.
- Indicators of City efforts to ensure neighborhood integrity as emphasized in this plan (e.g., code enforcement activity, results of neighborhood-focused policing, number of zone change and/or variance requests denied that were found to be contrary to neighborhood interests, etc.).
- Miles of new bike routes and transit routes added to the City’s transportation system to provide alternative mobility options as recommended in this plan.
- New and expanded businesses and associated tax revenue gains through the economic development initiatives and priorities identified in this plan.
- Indicators of the benefits of redeveloped sites and structures (appraised value, increased property and/or sales tax revenue, new residential units and retail and office spaces in urban mixed-use settings, etc.) as envisioned through this plan.
- The estimated dollar value of operating cost savings from reduced energy and water use, heating/cooling, etc., from green building practices and related conservation efforts in new and existing City facilities, as suggested in this plan.
- The numbers of residents and other stakeholders engaged through City-sponsored education and outreach events related to Comprehensive Plan implementation and periodic review and updating, as outlined in this chapter.





# CITY OF BELLAIRE PARKS MASTER PLAN

2015 - 2025





### Mayor and City Council Members

Phil Nauert, Mayor  
 Mandy Nathan, Mayor Pro-tem  
 Roman Reed  
 Jim Avioli  
 Gus Pappas  
 Andrew Friedberg  
 Pat McLaughlan

### City Manager

Paul A. Hofmann

### Parks and Recreation Advisory Board:

Jim Broadwell, Chair  
 Paula May  
 Gay Mayeux  
 Susan Hawes  
 Neil Verma  
 Julie McNee  
 Todd Blitzer  
 Jeff Addicks, Past Chair '14  
 Alissa Leightman, Past Board Member  
 Kim Padgett, Past Board Member

### Parks and Recreation:

Karl Miller, Parks, Recreation and Facilities Director  
 Jane Dembski, Past Parks & Recreation Director  
 Cheryl Bright-West, Assistant Director

# CITY OF BELLAIRE

## PARKS MASTER PLAN

2015 - 2025





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# EXECUTIVE SUMMARY

The City of Bellaire is a historic community nestled in the heart of Houston that has managed to maintain a strong sense of individual character and identity amidst the fast pace of the fourth largest city in the United States. In 1949, the City of Houston annexed a 400 foot strip around the existing land of Bellaire, thus land locking the City of Bellaire to approximately 3.1 square miles.

## PURPOSES

This Master Plan has two major purposes: To provide the City and its citizens with a map and direction for future parkland improvements, acquisition and development and to serve as a vehicle to approach other organizations, governmental agencies and the private sector for financial assistance with park development. While the Bellaire Comprehensive Plan Update adopted in 2009, addresses a number of issues related to Bellaire parks, it is not designed to go into the depth and detail as the Parks Master Plan. The last Park Master Plan was for the years 2002 - 2012 and while there have been updates to the Plan and most of the Plan was realized, it became time to do a complete review of the park system and create a new Parks Master Plan for the next ten years (2015 - 2025). Parks and Recreation Staff and the Parks Advisory Board have been tasked by City Council to undertake the preparation of a new Parks Master Plan.

## PLANNING

In 2012, the Bellaire Parks and Recreation Advisory Board began developing a ten year comprehensive Parks Master Plan. The Board chose in conjunction with Parks and Recreation Department staff to develop the plan internally.

## SURVEY

The Plan identifies the current needs of Bellaire citizens as measured through surveys, individual interviews and focus group meetings. To address the future needs of Bellaire citizens the Parks Board looked at a number of trends and forces within and outside of the City which will impact our future. These external factors include changing demographics, continuing redevelopment of residential property and the economic environment within, which the City must operate.

## DEMOGRAPHICS

Bellaire has experienced a growth and change in its demographics over the past ten years. The 2010 Census shows a total population of 17,849 residents. This is in excess of the 15,000 “build out” population projected for 2015 in the 1997 Comprehensive Plan Update. The number of households, as well as household income, have also increased. Much of the demographic shift has occurred in conjunction with the extensive redevelopment of residential housing within the City. Approximately 20% of residences had been redeveloped at the time the Comprehensive Plan Update was adopted. According to City building permit data through 2008, that percentage has surpassed 60%. New homes tend to be larger than the houses they replace leaving residents with smaller yards. Bellaire households, many with children living at home, are thus left with smaller lots. This tends to increase the demand for public green spaces, play fields and other City amenities. Bellaire currently falls below the national ratio of residents to acres of parkland as identified by the National Parks and Recreation Association (NPR). Further demographic information is available in the Comprehensive Plan.

## PARK REVIEWS

The Master Plan includes a complete review and evaluation of all existing parks and recreation facilities in Bellaire. Based on this analysis the Plan proposes a number of enhancements and improvements to existing parks and park facilities and recommends the addition of a few parks, and playfields to meet the current and future needs of Bellaire citizens. The Plan identifies funding priorities, makes suggestions for possible alternative funding sources and establishes implementation timelines.





# EXECUTIVE SUMMARY *continued*

## FISCAL OUTLOOK

This Park Plan addresses citizen needs, but at the same time recognizes fiscal realities. While the Plan calls for additional expenditures for parks, these additional expenditures are consistent with the City's changing demographics and can be accomplished within the Plan's ten year period and are achievable. The Plan addresses the citizens requests for additional and enhanced park services, enhanced levels of maintenance, upgrading of existing facilities and equipment and addition of parkland in areas of the City where identified.

Through the implementation of this Plan, the City's park infrastructure will be balanced with park land, recreational facilities and open spaces, sufficient to serve the current and future needs of the citizens of Bellaire. At the same time, the Plan is intended to preserve and enhance the unique and aesthetic natural assets of Bellaire.



# INTRODUCTION

The City of Bellaire Parks Master Plan (Plan) is intended to serve as a guide to the City of Bellaire in making decisions related to parks, recreation and open space. It will assist in the implementation of those decisions and in setting guidelines for future park and open space development. These plans are feasible for Bellaire and consistent with the desires of the citizens.

The following pages contain guiding principles and objectives for the City's park and open space system, the methodology used to develop the Master Plan, an inventory of existing facilities which make up the local park network, an analysis and list of local needs, and an implementation program to meet the Master Plan's objectives.

Thank you to the following persons and groups for their participation in the development of this Plan:  
**Citizens of Bellaire**

**Mayor Phil Nauert and City Council Members**

**Bellaire Parks and Recreation Advisory Board**

**Paul Hofmann, City Manager**

**Karl Miller, Parks, Recreation and Facilities Director**

**Cheryl Bright-West, Assistant Parks, Recreation and Facilities Director**

**Jane Dembski, Past Parks and Recreation Director**

**Bellaire Parks, Recreation and Facilities Staff**

**Clark Condon Associates – Design and Graphics**

## PARK PLANNING

This Plan is intended to address the City's current and future needs. Information on current needs was gathered through a citizen survey, interviews and focus group meetings. The Parks and Recreation Staff reviewed current trends within and outside of Bellaire, which will have a significant impact on the City's future. These environmental factors include:

**Current Bellaire Population Trends:** The total population has increased from 14,131 in 1990 to 15,642 in 2000 to the current population of 17,849. During the past decade and a half, participation in all City recreation programs and activities increased significantly. This is particularly true with the youth programs. There is an ever increasing number of young people participating in both Bellaire Parks and Recreation sponsored youth programs and City affiliated youth programs such as Bellaire Little League and Express Soccer.

**Residential Redevelopment:** Approximately 48% of the City's homes have been rebuilt to date and this trend is expected to continue for the near term, perhaps reaching 60% within the next ten years. The rebuilding process slowed down somewhat during the economic downturn, but has picked back up since that time. As more people discover the convenience of living in a close-in suburb, and the numerous benefits of abandoning their lengthy commutes, the rebuilding trend will stay steady.

**Economy:** The economic climate from year to year will no doubt have some impact upon the City. Redevelopment of homes and new home construction will continue to respond to economic conditions. It is anticipated that the cost for providing City services will continue to rise at or near the rate of inflation. The cost to attract excellent candidates for employment through salary and benefits has increased significantly in order for Bellaire to be competitive. Health care costs have also risen significantly as well as technology.

**Tax Base:** Although Bellaire has enjoyed growth in its tax base over the past several years, such growth may begin to flatten out and stabilize as the number of homes available for redevelopment decreases. A long range plan must therefore consider how City commitments relate to the expected level of future tax revenues.



# INTRODUCTION *continued*

**Lot Coverage:** As the City is rebuilt, relatively small 1940's and 1950's era homes are being replaced with two, two and one-half to three story homes, many covering a significantly larger percentage of the lot. As back yards have decreased in size, it increases the demand on the City's parks and green spaces and makes it imperative to provide enough park space.

**The Impact of Parkland and Residential Property Values:** Studies have shown that property values adjacent to a park are greater on average relative to similarly situated properties not located near a park. One such study found that properties in a one-block radius of a park were 10% higher in value. The relative additional value decreases to 5% for homes from 1-2 blocks away from the park, and a 0% for homes farther than 2 blocks away (*The Impact of Parks and Open Space on Property Values and the Property Tax Base*, by John L. Crompton, PhD).

**Existing Parks:** The ratio of existing Bellaire parkland (51 acres) to Bellaire's current population (17,849) equates to a 0.285 acres per 100 residents. The traditional national ratio is 1 acre per 100 people. Bellaire falls well below this ratio. As a practical matter, however, Bellaire will never be able to meet this ratio due to its landlocked status, as well as the limited availability and high price of undeveloped property within the City. Ideally, there should be a park within walking distance (1/4 mile) from every Bellaire citizen's home. In order to provide this level of park access, the City would need to add approximately 7 more acres of parkland.

The Parks Master Plan balances the needs of Bellaire citizens with the realities of the City's landlocked status and the probable limits of the City's tax base and other forms of financing. While it calls for certain additions and enhancements, the Plans Guiding Principles and Objectives are certainly feasible within the planned ten year period and within the long term financial constraints the City faces. The Plan addresses the citizens' identified needs for additional and enhanced services, provides for necessary maintenance and replacement of existing facilities and equipment, and calls for the addition of parkland in the identified areas with the most need.





# INTRODUCTION *continued*

## MISSION STATEMENT

To provide excellent services, programs, parks and facilities to enhance the health, safety, welfare and sense of community for the residents of Bellaire and visitors.

## VISION

Through spirited service and a can-do attitude, the Bellaire Parks and Recreation and Facilities Department delivers enjoyable recreation and leisure opportunities to improve the health and well-being of the community through diverse recreational programming, park services and quality facilities.

## CORE VALUES

**Professionalism** – Commitment to the extension of Parks & Recreation goals through

- Exceptional Customer Service
- Knowledgeable, well-trained staff
- Accountability
- Teamwork

**Integrity** – Commitment to provide programming, facilities and services that are

- Accessible
- Impartial
- Sincere

**Quality** - Commitment to excellence through

- Trend Setting
- Fun
- Diversity

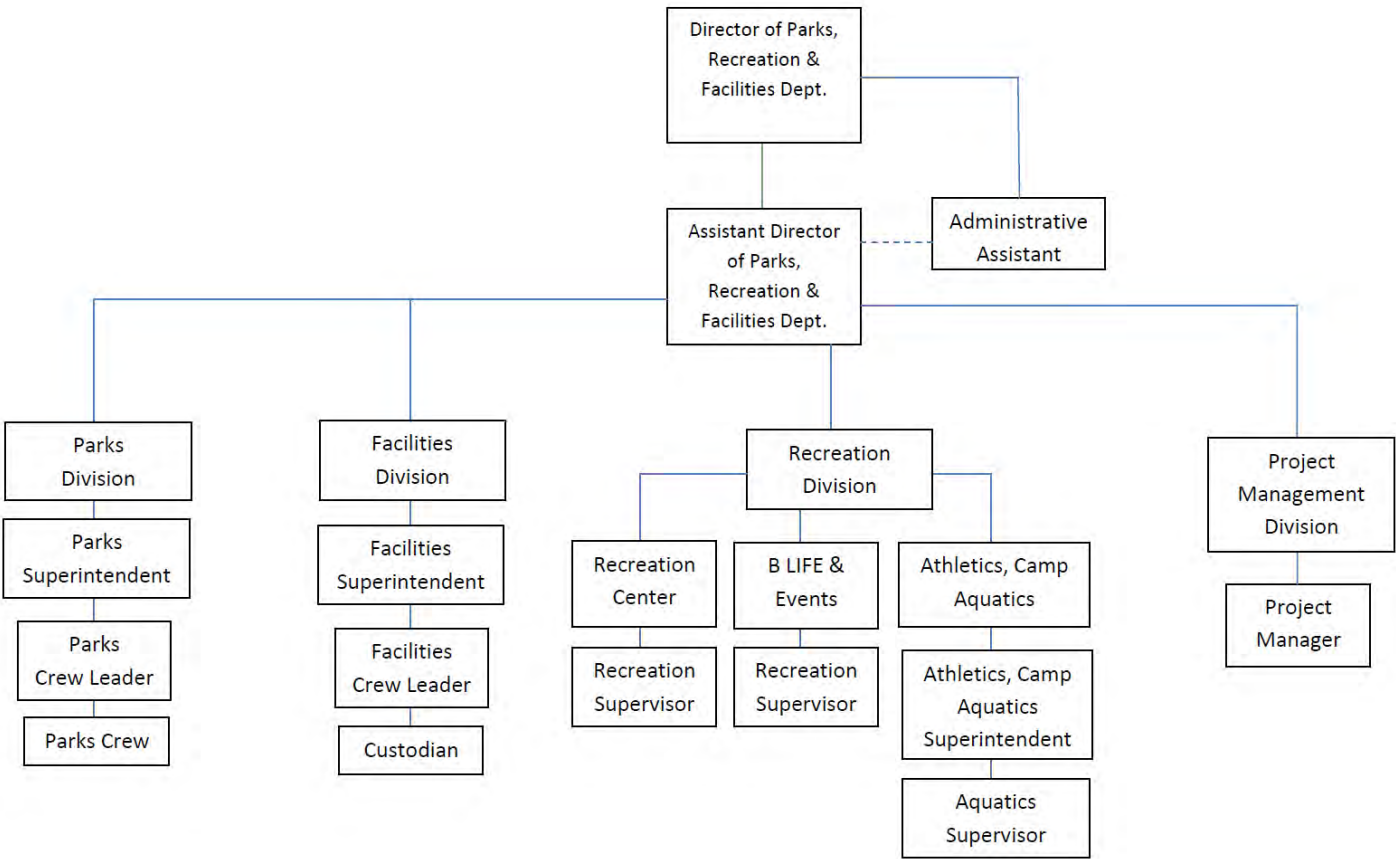
**Safety** – Commitment to provide programming, facilities and services with environments that are

- Safe
- Secure



# INTRODUCTION *continued*

## DEPARTMENT OF PARKS, RECREATION AND FACILITIES



Attachment: Parks Master Plan approved on 032515 (1553 : Draft Revisions-Comp Plan)



# GUIDING PRINCIPLES & OBJECTIVES

## PRINCIPLE 1

Provide excellent park facilities and open space areas to meet present and future community needs.

### *Objectives:*

- Utilize alternative sources of land such as school sites, existing street right of ways, utility easements, and joint city/county purchases or leases to reduce land acquisition costs.
- Investigate acquiring additional parkland, including flood-prone property, to meet identified deficiencies and demographic trends as available.

## PRINCIPLE 2

Provide excellent recreational programs and services to meet present and future community needs.

### *Objectives:*

- Look for innovative ways to engage the community in indoor and outdoor activities, fitness, and recreation through programming and/or the creation of unique recreation facilities.
- Establish procedures for regular evaluation of services and programs by users that encourage open communication and feedback from citizens.
- Periodically review recreational and demographic trends to assess needs.
- Maintain and expand the website and social media opportunities.
- Periodically review and update the Master Plan.

## PRINCIPLE 3

Establish a network of pedestrian walkways, trails and bikeways throughout the City.

### *Objectives:*

- Develop a trails and bikeway master plan.
- Connect major destinations.
- Design for recreational and purposeful trips.
- Utilize existing public and semi-public right of ways and utility easements.
- Develop collaborative partnerships with public and private organizations.

## PRINCIPLE 4

Enhance the City's image and the quality of life in Bellaire.

### *Objectives:*

- Continue landscaping and other beautification measures along key thoroughfares, right of ways, and other corridors.
- Continue sponsoring special events that promote a positive image of Bellaire.
- Encourage environmentally sensitive actions, such as recycling, and be proactive in the protection of nature areas.
- Promote a culturally rich environment by establishing and providing facilities for community arts and theater programs.
- Maintain the unique environments.
- Promote preservation of properties with historically significant sites.

## PRINCIPLE 5

Maximize public/private partnerships to assist in all aspects of park and recreation planning and development.

### *Objectives:*

- Continue seeking partnerships with local schools and businesses for use of property for park development.
- Seek alternative funding such as grants, foundations and private donations.
- Explore parkland dedication and/or funding by residential/commercial developers to accommodate increased demand on existing facilities.
- Continue to work collaboratively with Patrons for Bellaire Parks, the Nature Discovery Center, Evelyn's Park Conservancy, youth and community organizations.





# METHODOLOGY

## TIMELINE OF MASTER PARK PLAN PROCESS

- The Parks Advisory Board and staff are tasked each year to update the Parks Master Plan. The latest Parks Master Plan was for the period 2002 – 2012, with updates during that time and through 2014. That plan and previous plans have been a great guiding tool for the Parks and Recreation Department and for City Council for future planning and budgeting purposes. The Parks Board began the process in late 2012, to create a new plan for the next ten year period, 2015-2025.
- In Winter 2012, Parks & Recreation staff had several meetings to discuss needs and goals and to create a citizen survey.
- In Spring 2012, the Parks and Recreation Department ran the public survey on-line, in the Leisure Activities Guide and in person. This survey was used to validate and/or show new needs and desires of the residents. See the following Survey “Results at a Glance” - see complete survey results in Section 13: Appendix B.
- During 2013 and 2014, City Staff and Parks Board inventoried and evaluated existing facilities, parks, open spaces and recreational resources. The National Parks and Recreation Association’s National Standards and other City’s Master Plans were used as guidelines for planning.
- In June 2013, Parks Board and City Staff conducted a citizen forum with key leaders from various organizations and interested citizens. This forum provided valuable input for the future plans of the Parks and Recreation activities and facilities. See Appendix XI: C, for the Focus Group results.
- Winter of 2015, the Bellaire Park Board completed their review of the Master Plan.
- Spring of 2015, a public hearing was held and the Planning and Zoning Commission approved the Parks Master Plan as part of the City of Bellaire’s Comprehensive Plan.
- Spring of 2015, City Council accepted the Parks Master Plan.

## BELLAIRE PARKS AND RECREATION SURVEY

In spring of 2012, the survey was conducted by Bellaire Parks & Recreation and the Bellaire Parks Advisory Board. The intent of the survey was to understand the parks and recreational needs of the community including the facilities, parks and programs. The survey was available on-line, in the spring issue of the Leisure Activities guide in the City’s water bill and at the Recreation Center. There were 333 surveys returned, but 301 that were usable for the data. The following are the results of four of the main questions asked. Full results, see: Section 13: Appendix B.



# METHODOLOGY

## SURVEY RESULTS AT-A- GLANCE

### Top 10 Facility/Park needs of the City:

1. Fitness Trail
2. Trail miles/multi-use
3. Gardens (floral or produce)
4. Covered Pavilions
5. Playgrounds, equipment
6. Baseball fields
7. Nature Study area
8. Natural water features/structures
9. Meditation areas
10. Open Fields

### Top 10 Facilities and Parks Used Most Often:

1. Bellaire Recreation Center
2. Bellaire Town Square Family Aquatic Center
3. Evergreen Park
4. Nature Discovery Center
5. Evergreen Pool
6. Newcastle Trail
7. Russ Pitman Park
8. Jessamine Field
9. Bellaire-Zindler Park
10. Feld Park

### Possible Future Project in Priority Order:

1. Provide more trails
2. Spend more time/money developing and maintaining existing facilities
3. Spend more time/money beautifying the City
4. Develop more neighborhood parks
5. Acquire additional parkland for the City
6. Develop larger park facilities
7. Develop larger sports complexes for baseball, softball and soccer
8. Provide more lighted ball fields

### Top Main Reasons for Visiting the Recreation Center:

1. Register for program or membership
2. Fitness Room
3. Children's Class/program
4. Attend an event
5. Adult class/program
6. Get specific questions answered
7. Attend a meeting
8. Jazzercise
9. Attend birthday party
10. Open gym



# PARK CLASSIFICATION & STANDARDS

## PARK CLASSIFICATIONS

The City's park classification system may be broken down into five (5) major categories. The park categories are as follows:

### MINI PARK

A mini park is a small park, usually less than 2 acres, developed with passive or active features such as sidewalks, fountains, gazebos, benches and landscaping.

It serves the area within a 0.25 mile radius with primarily active recreational features. Facilities commonly found are playgrounds which may include swings, slides, climbing apparatus, spray pads, open turf areas and benches. Bellaire Parks: Joe Gaither, Locust, Ware Family and Vic Driscoll.

### NEIGHBORHOOD PARK

A neighborhood park is a site of approximately 2 to 5 acres. It serves the area within a 0.5 mile radius with both active and passive recreational opportunities. Facilities that may be found in neighborhood parks include play apparatus, picnic areas, shelters, playing courts, open play, restrooms and historical attractions. Bellaire Parks: Feld, Lafayette and Mulberry.

### COMMUNITY PARK

A community park is a site of approximately greater than 5 acres with a service area of 2 miles. Facilities that may be included in such a park are tennis courts, separate or multi-purpose sports fields, play apparatus, picnic areas, walking/jogging trails, swimming pools, open space, special event area and restrooms. Bellaire Parks: Bellaire-Zindler, Loftin, Evelyn's, Evergreen and Russ Pitman.

### SCHOOL PARK / FIELD

Depending on circumstances, combining parks with school sites can fulfill the space requirements for other classes of parks, such as neighborhood, community, sports complex and special use. Bellaire Schools: Condit, Pin Oak, Horn and Mandarin.

### TRAILS / PATHWAYS

Interconnection: Sidewalk, Trails, Bike Lanes

A **sidewalk** is a narrow pathway off of the road primarily used for walking. It is made of concrete (or other similar material) and is typically 4 feet wide.

A **trail** is a shared use pathway that is usually wider than a sidewalk that is appropriate for walkers, joggers, and in certain cases, bikes travelling at slower speeds. It is a minimum of six feet wide, with a preference for eight to ten feet if used as a two way directional path. It can be made of concrete, decomposed granite, or other similar materials. Examples include the Holly Street Trail and the Newcastle Trail.

A **nature trail** is usually found in an environmentally sensitive area often surrounded by fields, meadows, wetlands, ponds, or wooded areas. These type of trails have minimal improvements but should include areas that are accessible to all and meet ADA standards. These trails are usually passive in nature and often used for educational purposes. Example: Russ Pittman Park





# PARK CLASSIFICATION & STANDARDS *continued*

A **bike route** is a designated street on which bicyclists are recommended to ride, sharing the road with motorized traffic for intra-neighborhood travel. Preferred streets with bike routes would be streets with a lower traffic count (or slower traffic) than other options. Suggested streets for main bike routes for east/west uses are Fournace and Evergreen verses Bellaire and Bissonnet as they are higher traffic streets and for north south uses, S. Rice Avenue verses 610 Highway. The bike route should be marked with street signs and pavement markings, and if possible, protected from car traffic by road humps or posts. It is recommended that there not be on street parking in the bike route, if possible. Bike routes can either be one way or two ways.



# PARK CLASSIFICATION & STANDARDS *continued*

## STANDARDS FOR PARK AMENITIES

**Purpose:** To standardize the various park site amenities to maintain the architectural aesthetics integrity of the parks.



Site amenities include, but not limited to:

1. Fencing
2. Benches
3. Picnic Tables
4. Trash Receptacles
5. Park Identification Signs
6. Restroom Facilities
7. Lighting
8. Playground Fall Surface
9. Shade Covers

**1. Fencing:** Type of fencing will be dictated by use of park. Fencing will be replaced with new standardized fencing when the current fence needs to be replaced.

Tube Steel/Aluminum fencing will be used around all pools and playground areas that are adjacent to parking lots and/or busy streets.

### **Tube Steel/Aluminum Standards:**

Pools: Shall be minimum six feet high around perimeter of total pool area, be able to withstand harsh pool environment, heavy duty, prefer a coating that will not chip, black in color.

Current Fencing: Bellaire Family Aquatics Center, Evergreen Pool & Elaine Wood Therapy Pools have aluminum fencing around total perimeter. The Therapy Pool has a four foot interior fence on the north side of the pool, along with an interior entrance gate and a maintenance gate.

Playgrounds: Shall be minimum four feet high, heavy duty, prefer coating that will not chip, and entrance gates or extra fencing adjacent to the entrance to slow down anyone coming or going to the park.

Parks Include: Bellaire Town Square, Loftin, Evergreen, Evelyn's, Feld, Ware Family, Lafayette and Russ Pitman

### **Vinyl Coated Chain Link Standards:**

Chain link fencing shall be used for parks with athletic fields or areas that need better security fencing. A minimum of six feet high, galvanized with minimum two inch diameter posts, entrance gate with latch and a maintenance gate where needed.

Parks & Schools that have chain link fencing include: Bellaire, Feld, Lafayette, Mulberry, Russ Pitman Parks; HISD schools maintain their fencing at these locations: Condit Elementary School, Horn Academy, Mandarin Chinese School, and Pin Oak Middle School.





# PARK CLASSIFICATION & STANDARDS *continued*

## Wood:

Wood fencing shall be used when the park is adjacent to a residential lot and it is agreed upon between the City and the resident neighbors. Opaque stain will be used to enhance the lifetime and look of the fence.

**2. Benches:** Type of benches will be dictated by type of park and suited for heavy public use. Benches will be replaced with new standardized benches when needed.

- Decorative/functional benches will be used in highly visible parks. If a bench is placed along a sidewalk or concrete path, the bench must inhibit use as a skate element.
- For smaller parks, vinyl coated benches may be considered.
- Colors, materials, and options will be site specific.



Art Benches will be included in parks that are approved by City Council. Specific placement will be approved by Parks, Recreation and Facilities Department.

**3. Picnic Tables:** Type of tables will be dictated by type of park, use, and location within park. Tables will be replaced as needed with new standardized tables.

- The preferred table is metal, family style. Alternative style will have galvanized bases and support structures.
- The intent is to match all amenities with similar architectural styles.
- The top materials, colors and options will be site specific.



**4. Trash Receptacles:** Type of receptacles will be dictated by type of park, visibility, and functionality. Trash receptacles will be replaced as needed with new standardized trash receptacles.

- The preferred material is metal in patterns to match other site amenities.
- The intent is to match all amenities with similar architectural styles.
- Side access for easy service and maintenance cleaning.



**5. Park Identification Signs:** Signage for parks will identify the park name and the City of Bellaire. The intent of the identification is for the park patron to know what park they are in and where. Signs will adhere to the overall city signage programs and standards. Additional street signage will be used for directional purposes. The materials used for both types of signage will be based on form, function and will blend with the architectural styling of the park and city. Identification signs will be replaced as needed with new standardized signs.

**6. Restroom Facilities:** Permanent restrooms shall be in the following parks: Bellaire Town Square, Evergreen, Evelyn's, Feld, Horn Field, Lafayette, Mulberry and Russ Pitman.





# PARK CLASSIFICATION & STANDARDS *continued*

## 7. Lighting:

- Athletic Lighting: Sports field lighting with either concrete or steel poles and computerized controls
- Park Lighting Standard: Decorative lighting for ambiance and safety of users – turns off at a set time. Metal posts with a decorative light fixture are desired at all parks and shall compliment with other site amenities of each individual park.
- Security Lighting: Lighting that is on from dusk to dawn to allow areas to be visible from the street for security, especially for police officers to view inside the park. Specific plans will be approved by the Bellaire Police Department.

**8. Playground Fall Surface:** All playgrounds shall meet the standards from the Consumer Product Safety Commission (CPSC) Guidelines. Current fall surface is engineered wood fiber, which is fire resistant and doesn't splinter. Alternative surfacing would be poured in place rubberized material or artificial turf.

**9. Shade Covers:** Shade for the park and facility users has become a high priority when choosing where to visit and participate. Every effort will be made to include shade structures at the parks and pools. The structures shall coordinate and/or compliment with the site amenities.



## KEY MAP TABLE

# City of Bellaire- Park Key



\* This map is not to scale.

- |                         |                                  |
|-------------------------|----------------------------------|
| 1. Bellaire Town Square | 8. Lafayette Park                |
| 1.A Zindler Park        | 9. Locust Park                   |
| 1.B Loftin Park         | 10. Mandarin Chinese School Park |
| 2. Condit School Field  | 11. Mulberry Park                |
| 3. Evelyn's Park        | 12.Paseo Park                    |
| 4. Evergreen Park       | 13. Pin Oak Field                |
| 5. Feld Park            | 14. Russ Pitman Park             |
| 6. Joe Gaither Park     | 15. Vic Driscoll Park            |
| 7. Horn School Field    | 16. Ware Family Park             |



## Mini Park



### Neighborhood Park



### Trails / Green Space



HISD School Park/Field



Community Park





# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS

## BELLAIRE TOWN SQUARE: BELLAIRE ZINDLER PARK



Bellaire Zindler Park encompasses a city block anchored by a campus of City buildings: City Hall/Civic Center, Recreation Center, Bellaire Family Aquatics Center and Police Department and Loftin Park. A park area connecting the facilities features two tennis courts, a Little League baseball field, and a handball/racquetball court. Nestled close to mature oaks and numerous plantings is the Multipurpose Great Lawn with a gazebo, donor wall plaza, entertainment pavilion, lighted 6-8 foot sidewalk system, benches, and picnic tables.

The Recreation Center is the hub of the park activities, housing programs such as youth and adult basketball leagues, Camp Paseo summer camp, specialty camps, aerobic/fitness classes, music and dance classes and many more. The Recreation Center features staff offices, a gymnasium, four multi-purpose rooms, a fitness room, a stage, a kitchen and locker rooms.

The City Hall / Civic Center includes an auditorium and meeting rooms used for a variety of activities including: City Administrative offices, city meetings, exercise classes, special events like the popular Daddy-Daughter Dance and BLIFE special luncheons and programs; and rentals.

The heart of summer activities is Bellaire Family Aquatics Center, which opened in 2008. Pools are used by residents and non-residents alike, summer campers, day care centers, churches, party rentals as well as City programs: Swim team, water exercise classes, scuba classes and swim lessons.





# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

Bellaire Town Square is well-known in the community as the Flagship Park that is the host site for various special events, such as: 4th of July Festival, Bellaire Trolley Run, Holiday-in-the-Park and Tents in Town.

## Park Recreation Inventory:

- Bellaire Recreation Center
- Bellaire Family Aquatic Center
- Civic Center: Auditorium, meeting room and Senior Services area for BLIFE
- Gazebo with Donor Plaza Area
- Multi-purpose Great Lawn with entertainment pavilion
- Little League Field – lighted with concession stand and batting cage
- 6 – 8 foot sidewalk system
- Benches, picnic tables and trash receptacles
- Decorative lighting

## Needs Assessment:

- Implement Municipal Facilities Plan which includes park improvements
- Upgrade ball field poles and lights
- Upgrade tennis court poles and lights
- Add tall netting system to right field at Jessamine Field
- South deck improvements to Bellaire Family Aquatic Center (BFAC) - concrete
- North deck improvements to BFAC – wood deck
- Replace water play features
- Add cabanas and more shade structures to BFAC
- Park sign







# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## BELLAIRE TOWN SQUARE: LOFTIN PARK



Loftin Park consists of twelve previously owned residential lots abutting the old Laurel Street right-of-way on the north side of the Aquatics Center, between Fifth Street and South Rice Avenue. The park begins at the point of the intersection of the north parking lot at the Recreation Center and Fifth Street on the west and ends at the point of intersection of the north parking lot at City Hall and South Rice Avenue on the east, and includes approximately a 10-foot strip that is contiguous to the south boundary line of the residential lots. There is a 25-foot ROW running south to north between two residential homes on Linden Street from Loftin Park, 300 feet from Fifth Street.

### Park Inventory:

- Playground equipment – separate area for under 7 and separate area for 7 and up
- Fitness equipment – integrated within the playground equipment – 5 pieces
- Picnic tables
- Benches
- Trash receptacles
- BBQ pits
- Memorial trees
- 6 foot winding sidewalk
- Decorative lighting
- Park dedication plaque

### Needs Assessment:

- Irrigation
- Shade structure over playground equipment
- Perimeter fencing on west side of park near playground
- Entry arch to playground
- Park signage



# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## EVELYN'S PARK



Evelyn's Park is the City's newest park. The park is located on the east side of the City of Bellaire, on the north side of Bellaire Boulevard, between Newcastle and Mulberry Streets. There is approximately 5 acres with a variety of trees dispersed around the park: live oaks, pecan, palms and maples had been planted by the past owners, Teas Nursery. The park will be developed in two phases.

### Park Inventory:

Original Teas Family resident house, later used for office space for the nursery – and future use as a snack shack  
Long brick/wood office building to be demolished before construction  
Open air shed

### Needs Assessment:

#### Implementation of the Master Site Plan

##### Phase 1: 2015 - 2016

- Front entry plaza
- A community great lawn
- Café
- Special events building with an events garden and covered pavilion
- Two parking lots
- Children's play garden and structures
- A meditation garden
- Promenade
- A reforestation buffer zone
- Public restrooms
- Maintenance yard and right of way improvements
- Administration offices

##### Phase 2: Start date to be determined later

- An open "travillion" structure
- A stream garden
- A lake
- A community building
- Butterfly garden
- Lakeside pavilion







# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## EVERGREEN PARK



Evergreen Park has been a favorite park to both residents and non-residents alike. It has an environment of a safe, fun, playful park for children of all ages and adults. As a result of older homes in the Southdale area in Bellaire being replaced with newer and bigger homes occupied by families with children and with the consistent attention to the upkeep of the park amenities, the “park around the corner” is in constant use on a daily basis by park visitors. The swimming pool attracts all ages due to the well-established programming and the close proximity to the residents. All age groups convene at the park as a focal point and meeting ground. It would be hard to identify a comparable small facility that serves the local community as does Evergreen Park.



### Park Inventory:

- Playground equipment
- Picnic tables
- Benches
- Trash receptacles
- BBQ pits
- Memorial trees
- Pool
- Therapy pool
- Open space

### Needs Assessment:

- Site Master Plan
- Improvements may need to be completed in phases depending on future funding. Improvements may include a re-constructed or new swimming pool, playground equipment, picnic pavilion, walk way system and site amenities.





# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## FELD PARK



Feld Park located adjacent to Mandarin Chinese Elementary School, Feld Park contains a variety of facilities serving residents of all ages. The parking area is shared by the elementary school and those utilizing the park.

The lighted ball field serves as a soccer field for the fall and spring youth soccer leagues sponsored by the City and Express Soccer and a softball field for the adult softball leagues sponsored by the Bellaire Optimist Club. The playground area has equipment for all ages, benches and shaded by many trees. Also available are two lighted tennis courts that lie at the back of the park behind the ball field. The courts were reconstructed in 1997.

### Park Inventory:

- Shaded playground
- Playground equipment: combination swing, slide and climber set
- Picnic tables
- Benches
- Lighted ball field for both adult softball and youth soccer
- Drinking fountain
- Restroom/storage
- Two lighted tennis courts
- Parking area for 70 spaces
- Trash receptacles

### Needs Assessment:

- Parking lot resurfacing
- Continuation of the perimeter fencing
- Replace tennis court fence
- Replace tennis court lights
- Field and irrigation rehabilitation
- Replace ball field fencing on the north, east and west sides
- Sidewalk system replacement
- Park lighting
- Replace park sign with standard park sign
- Replace playground equipment
- Shade tolerant grass or ground covering
- Park irrigation
- Park master plan





# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## JOE GAITHER PARK



Joe Gaither Park is a corner lot located on the north side of the City, at the SW corner of Mayfair and Anderson streets, west of the 610 Loop. This park consists of a swing set and playground equipment for children 5-12 years of age situated at the back half of the site. The front half of the site is open space, ideal for playing games. A split rail fence borders the part on the north and east sides. The park has a variety of trees, including pines, magnolia, elms and crepe myrtles.

### Field Inventory:

- Multi-use play structure
- Swing Set
- Two Benches
- Trash receptacles

### Needs Assessment:

- Replace playground equipment and fall surface
- Replace fence with new standard fence
- Shade structure over playground equipment
- Replace sign with standard park sign







# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## HOUSTON HILLS PARK



Houston Hills Park consists of 75 acres of undeveloped parkland located on Ruffino Road in Houston, Texas. The parkland was previously used as a landfill and as a golf course but since 1988 has been allowed to transform back to a natural state. An analysis and evaluation of possible appropriate usages of the land should be completed to determine future of land usage.



# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## HORN ELEMENTARY SCHOOL FIELD



Horn Field Elementary School complex sits between the 4500 blocks of Pine and Holly Streets and is bordered on the west side by Avenue B. The fields are located north of the school and consist of two youth baseball fields, one T-ball field with open space between them, 2 batting cages and a concession/restroom facility. Electricity is provided by the City of Bellaire. The Bellaire Little League Organization maintains the fields as part of the agreement with the city.

### Park Inventory:

- Two lighted youth baseball fields with fence, covered dugouts, water fountain and bleachers
- One lighted t-ball field with dugouts
- Restroom/concession facility
- Two batting cages
- Covered hardtop
- Children's playground equipment
- Benches
- Trash receptacles

### Needs Assessment:

- Field signage
- No other improvements recommended at this time





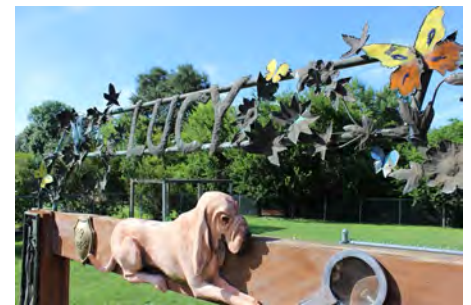


# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## LAFAYETTE PARK



Lafayette Park is located in the extreme southeastern corner of the City, this park consists of play area and a long, narrow open space, separated by a 7' high brick wall. The open space area in question is the section of the park that runs from Baldwin to the railroad track. It currently has one swing set installed at the west end near Baldwin and one small soccer field. It is bordered by the Public Works driveway on the south and fence on the residential border on the north. The park is bounded by Edith Street on the south, Lafayette Street on the north, Baldwin Avenue on the west and residences along the northeast side of the site. Play opportunities exist for all ages with a variety of brightly colored equipment. An arbor serves to shade benches and picnic tables adjacent to the play equipment. The park has a variety of trees which include pines, water oaks, red oaks and elms. On-site parking for 15 cars is shared with the Public Works Department, located adjacent to the park.



### Park Inventory:

- Two Play Structures
- Two sets of swings: Toddler (2) and regular (2)
- Youth soccer fields – ages 5-7
- Officer Lucy Dog Park
- Picnic tables
- Benches
- Trash receptacles
- Temporary restroom (seasonal)

### Needs Assessment:

- Replace playground equipment
- Replace fence, and extend fencing to approved areas, with new standard fence
- Re-grade youth soccer field and improve irrigation
- Improve drainage at Officer Lucy Dog Park
- Add site amenities to park
- Replace park sign with standard park sign
- Restrooms
- Dog park amenities
- Sign
- Improved landscaping





# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## LOCUST PARK



Locust Park is a small linear shaded park at the end of two streets adjoining the back of a multistory office building located on the access road to Highway 610. Locust Street and Park Street dead end at Locust Park. This is considered a pocket park, providing the community with quiet green space. It is lined on both sides with pecan trees, creating a shaded tree archway.

### Park Inventory:

- Picnic tables
- Benches
- Trash receptacles

### Needs Assessment:

- Landscape improvements at the end of the cul-de-sac of Locust Street
- Replace park sign with standard park sign







# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## MULBERRY PARK



Mulberry Park is carved out of a quiet neighborhood on the eastern boundary of Bellaire. Mulberry Park serves residents with picnicking, tennis, youth baseball/softball, and play opportunities for younger children. A driveway segregates the picnic area from the rest of the site, with parking provided on an NRG easement at the back of the park. Approximately one half of the site is shaded with elm, pine and live oaks, while the remainder is utilized for tennis and sports fields.

### Park Inventory:

- Play area – includes swing set
- Tennis courts – 3 lighted
- Sports Field – lighted and irrigated for youth baseball and girls softball
- Parking area with 57 spaces
- Portable restroom facility
- Picnic tables
- Benches
- Expanded parking
- Trash receptacles

### Needs Assessment:

- Upgrade tennis court lights
- Replace tennis fence
- Replace playground equipment
- Shade cover over playground equipment
- Upgrade ball field poles and system
- Replace park sign with standard park sign
- Restroom







# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## PASEO PARK



Paseo Park consists of a wide, beautifully landscaped boulevard median, lined with mature live oak trees with various improvements, including: pedestrian lighting, an attractive system of winding, 10-foot sidewalks, and a historical trolley exhibit. Second and Third Streets divide the park into three sections, with the two areas between Second and First Streets having extensive landscaping for a more naturalized appearance. Bellaire's first historical marker, installed and dedicated in 1989, is located in Paseo Park on Second Street. An additional historical marker was dedicated in 1993, and is located near the trolley car.

### Park Inventory:

- Historical trolley donated by the Bellaire Historical Society
- Bellaire Veteran Memorials with surrounding engraved bricks
- Memorial trees, plantings and plaques
- Lighted sidewalk from South Rice Avenue to First Street
- Two historical markers
- Bellaire historical trail marker
- Irrigation
- Benches
- Town center clock donated by Rotary Club of Bellaire/Southwest Houston
- A time capsule
- "Medsu" art bench
- Art piece
- Trash receptacles

### Needs Assessment:

- Implement Master Site Plan
- Sidewalk refurbishment
- Water fountain
- Dog waste receptacles and dog water fountain
- Replace park sign with standard park sign
- Landscape improvements
- Remove non-native trees and plants







# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## PIN OAK FIELD



Pin Oak Field: The Pin Oak Middle School complex sits on eighteen acres at the corner of 610 Loop and Glenmont Street, which is the northern-most area of Bellaire. The school itself is located on the east side of the property, with the athletic fields located on seven acres on the west side. The City of Bellaire has a license agreement with HISD to use the seven acres of field space.

### Field Inventory:

- Two full-sized Little League baseball fields with backstops, dugouts, two batting cages, lights and fencing.
- One lighted, full-sized soccer/football field including goals.
- Three hard top tennis courts with six basketball goals on the courts
- A granite/gravel trail completely surrounds the playing fields and tennis courts.

### Needs Assessment:

- Field signage
- Additional future improvements will be made in collaboration with HISD



# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## RUSS PITMAN PARK

Russ Pitman Park is well-lighted and has many large old pecan and oak trees, fruit trees and native plants. There is an open area for recreational sports, a children's play area, as well as picnic sites. There are two parking areas on the property, one on the south end with 20 picnic sites. There are two parking areas on the property, one on the south end with 20 spaces and the other on the north with 19 parking spaces. The Park is used by children and families for picnics and birthday parties. Schools and churches in the area have planned gatherings. The Nature Discovery Center holds classes for adults and children, bird walks and nature studies. Several special events are held each year by the Friends of the Nature Discovery Center.

### Park Inventory:

- Henshaw House - Nature Discovery Center
- Three pavilions
- Kiosk
- Aviary
- Herb garden
- Bog
- Wildflower garden
- Nature Trail
- East Texas Woodland area
- Prairie Wetland area
- Pocket Prairie area
- Thrush Hollow area
- Russ Pitman bas relief monument
- Storage shed
- Fountain and fish pond
- Playground equipment
- Picnic tables
- Benches
- Trash receptacles

### Needs Assessment:

- Implement Gateway Project Plan: Replace driveway and other hardscapes, enhance parking areas, replace work shed and storage building, add outdoor restroom and hand washing station, improve trails and unsafe surfaces, update live animal and outdoor educational space and landscaping.
- Replace old fencing with standard fencing
- Replace park sign with standard park sign
- Complete a Master Site Plan







# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## VIC DRISCOLL PARK



Vic Driscoll Park is a linear green space that has two drainage ditches on the North and South sides respectively. The Park is bordered by Avenue B on the west, residents on the north and south sides and a townhome complex on the east side.

### Park Inventory:

- Park sign
- Park dedication plaque
- Sidewalk
- Benches
- Trash receptacles

### Needs Assessment:

- Replace park sign with standard sign on west side and add a sign to the east side
- Replace wood fence poles with standard fence
- Create landscaped entrance area on the east side
- Pathway low lighting





# PARK DESCRIPTIONS, INVENTORY & NEEDS ASSESSMENTS *continued*

## WARE FAMILY PARK



Ware Family Park is a long, narrow site punctuated by mature water oaks and ash trees. A 9' high bamboo hedge provides a visual barrier from the freeway, while several pieces of play equipment provide opportunities for children of all ages. The picnic tables are utilized by local employees for lunch retreats. The play equipment is located primarily on the southern half of the site, while the northern half allows for open play activities such as Frisbee, etc.

### Park Inventory:

- Playground equipment
- Two sets of swings - 4 Toddlers and 4 regular
- Picnic tables
- Benches
- 4-foot black decorative metal fence
- Sidewalk outside fence
- Irrigation system
- Trash receptacles

### Needs Assessment:

- Replace park sign with standard park sign
- Replace playground equipment
- Shade cover for playground equipment
- Small picnic pavilion
- Replace site amenities with standard amenities
- Extend perimeter fencing





# CITY OF BELLAIRE PARKS AMENITIES / INVENTORY

	Acres	Auditorium/Meeting Rm	Basketball Court	BBQ Pit	Dog Park	Fitness Room	Gazebo	Gymnasium	Improved Surface Trail	Natural Surface Trail	Adult Softball Field	Little League Baseball Field	Soccer/Football Field	Tennis Court	Youth Soccer Field	Youth Softball Field	Nature Trail	Neighborhood Pool	Open Green Space	Pavilion	Picnic Shelter	Picnic Tables/Areas	Playground Area	Senior Activity Center
Bellaire Town Square 7008 S. Rice	7.5	X		X		X	X	X	X			X		X				X	X			X	X	
Bellaire-Zindler Park				X			X					X		X					X	X				
Loftin Park				X					X										X			X	X	
Bellaire Rec. Center		X	X			X		X																
Bellaire Civic Center		X																						X
Family Aquatics Center		X																X						
Evelyn's Park 4400 A Bellaire Blvd	4.9								To be developed 2015-2016															
Evergreen Park 4500 Evergreen	2.1			X														X	X			X	X	
Feld Park 6406 Avenue B	4.7										X			X	X				X			X	X	
Joe Gaither Park 4901 Anderson	0.2																		X				X	
Horn Field 4535 Pine	3.1											X												
Lafayette Park 4337 Lafayette	1.5				X										X				X		X	X	X	
Locust Park 4600 Locust	0.7																		X			X		
Mulberry Park 700 Mulberry	2.5													X		X			X		X	X	X	
Paseo Park 4800-5000 Bellaire Blvd	6.6								X										X					
Ware Family Park 6200 Jacquet	0.5																		X			X	X	
Russ Pitman Park 7112 Newcastle	4.1			X					X								X		X		X	X	X	
Vic Driscoll Park 4500 Locust St.	0.9								X										X					
Pin Oak Field 5801 West Loop South	7		X							X		X	X						X					
Houston Hills Park 9720 Ruffino Rd.	75								Undeveloped															

Attachment: Parks Master Plan approved on 032515 (1553 : Draft Revisions-Comp Plan)



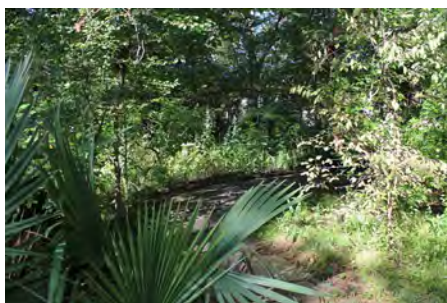
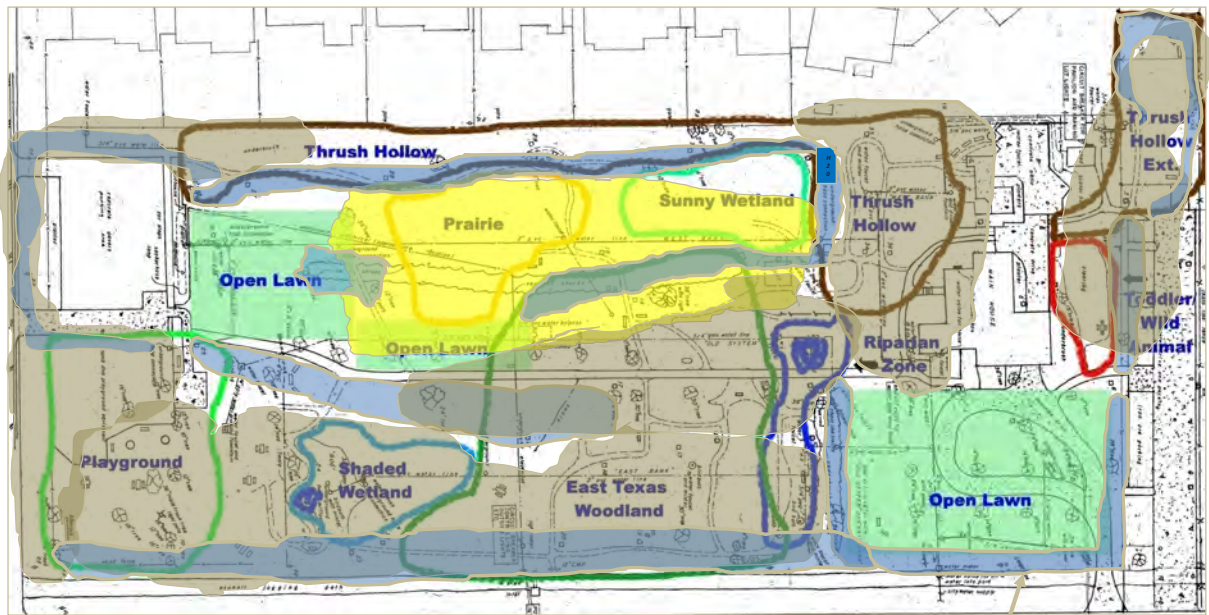


# PATHWAYS

## EXISTING PATHWAYS

The City of Bellaire has a sampling of recreational and transportation pathways, but no planned system to connect them. Most popular are Newcastle Trail, a concrete, shared-use trail popular with dog walkers, cyclists, stroller-pushers and roller skaters. Holly Street Trail has a crushed granite gravel trail on the esplanade both on the south and north sides and highly used by walkers and joggers. Vic Driscoll Park has a sidewalk through the middle of this linear park that serves as a connector between Newcastle Trail and Avenue B.

A unique walking trail is the City's Centennial History Walk Tour, found in Russ Pittman Park, leads walkers through areas of Bellaire that are of historical interest. The walking tour was designed to enrich the community through recognition of how the city has grown over the last 100 years. There are ten Bellaire Centennial Historical Markers and four Texas Historical Markers on the tour. (See Section 12: Maps and Illustrations)



Russ Pitman Park has nature trails that meander through different types of plant and nature areas of the park: East Texas Woodland, Prairie Wetland, Pocket Prairie, and Trush Hollow. Other unique areas are planned for the future. Paseo Park and Bellaire Town Square have concrete sidewalks that are highly used for exercise and play as well as mobility. Area schools have jogging tracks available to residents during after school hours. Bellaire High School has a crushed granite gravel track on the perimeter of its athletic fields. Condit Elementary School has plans for a jogging trail on the perimeter of their fields, when the new school is built.

There are many residents that bicycle and need good, safe routes to travel throughout the city. There are clearly marked bike lanes along Chimney Rock Drive, but the lanes stop before reaching any major intersections such as Evergreen or Beechnut. On the far western edge of the City, Houston's Renwick Street has marked bike lanes. There are no other bikeways in Bellaire, although cyclists do use the wide eastern shoulder along South Rice Avenue, which is the proposed north south main bike route. (This shoulder cannot be made into a two-way bike lane, however, because





## PATHWAYS *continued*

cyclists are required to move in the direction of vehicular traffic. So, unless parking is prohibited along South Rice's western shoulder, the street's shoulders cannot be converted into official bike lanes. In addition, there are narrow shoulders along both sides of Evergreen east of South Rice, but they disappear before the intersection of Loop 610. The proposed east west main bike route is Fournace and Evergreen Streets. Plans are to work with Bike Houston to connect Bellaire with the Houston Bike System.

Sidewalks connect parts of the City, but currently there is no planned network, other than on major streets and surrounding the elementary schools (the "Safe Schools Route"). The Planning and Zoning Commission is having the City's Comprehensive Plan revised and will be addressing how to connect the other important areas of the city such as parks and neighborhoods. The Commission will be reviewing and possibly approving the Master Park Plan and will include it and the pathway plan within the Comprehensive Plan. Both the Parks Master Plan and the Comprehensive Plan will be subject to public input and council approval.



# PATHWAYS *continued*

## NEWCASTLE TRAIL

**Location:** On the west side of Newcastle Street between Beechnut and Glenmont

**Size:** 2.5 Miles

**History:**

This property is not dedicated parkland in the City of Bellaire, however, the Parks, Recreation and Facilities Department ensures that the trail is maintained in a safe manner. The space is the City's right of way and the open space was created when the open storm drain system (ditch) was enclosed and covered in the 1960's. The resultant grassy area has been improved with a concrete and asphalt multi-use trail approximately 12 feet wide that is continuous from Beechnut Street on the south to Glenmont Street on the north. Newcastle Street is a two-way, no shoulder, high traffic street in a residential area.

**Site Description:**

The area consists of a landscaped strip on a two-lane, 30 MPH residential street with various improvements, including the concrete/asphalt trail. Landscaping consists mostly of maintained grass that the owners adjacent to the trail are charged with maintaining, and some scattered trees and other plant materials. The trail is on the west side of the street. Street lights provide some spill-over illumination at night.

**Trail Inventory:**

- Multi-use Walking/jogging trail from Beechnut Street to Glenmont
- Mileage Markers

**Needs Assessment:**

- Replace asphalt part of the trail with concrete – from Bellaire Blvd. to Glenmont
- Improve trail lighting
- Continue investigating connectivity to the County's Brays Bayou Trail to the south and the City of Houston trails to the north and working with CenterPoint Energy for the possible use of their ROW on the east side of Bellaire
- Landscape and irrigation
- Pathway lighting
- Trash receptacles
- Doggie waste stations
- Improved mileage markers





# PATHWAYS *continued*

## HOLLY STREET TRAIL

**Location:** On the esplanade of Holly Street between South Rice Avenue and Loop 610

**Size:** .5 Miles each way

**History:**

This property is not dedicated parkland in the City of Bellaire, however, the Parks, Recreation and Facilities Department ensures that the trail is maintained in a safe manner. The space is actually the median strip between opposed traffic lanes on a residential street. It has limited facilities but a potential for more improvements.

**Site Description:**

The area consists of a landscaped median strip on a two-lane, 30 MPH residential street with various improvements, including the crushed granite gravel trail. Landscaping consists mostly of maintained grass and a center row of mature trees. Street lights provide some spill-over illumination at night, but could use additional lighting.

**Trail Inventory:**

- Multi-use Walking/jogging loop trail from South Rice to 610 Loop
- Benches
- Trash Receptacles

**Needs Assessment:**

- Implement the Master Site Plan
- Improvements may include: Irrigation, adding trees, landscaping and site amenities







# PATHWAYS *continued*

## PROPOSED PATHWAYS

The City of Bellaire has planned for many years – most recently in the 2009 Comprehensive Plan – to create a pedestrian and bicycle friendly system to connect all four quadrants of the City with each other and with major community and commercial destinations. Additionally, pedestrian and bike trails/paths were listed as the top need by Bellaire citizens in the 1999 and 2013 surveys.

While agreeing with the goal of linking the entire City, this proposed pathways plan equally emphasizes the need to create pedestrian/bikeway loops within neighborhoods. Focus group discussions have confirmed that residents are more likely to use trails/routes if they can access them easily from their own home and use them for recreation, fitness and transportation within their own immediate neighborhood.

## PROPOSED PATHWAY GRIDS

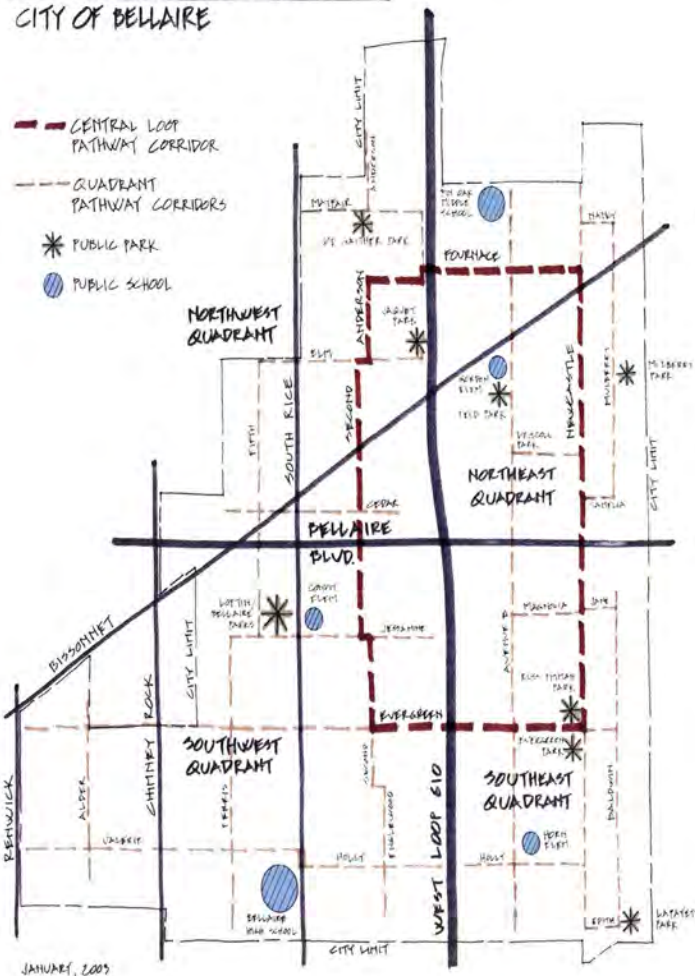
This proposal divides the City into a series of grids. These grids represent a network for all users, from pedestrians and skaters to recreational cyclists and joggers. In most cases, the pathways stretch through the center of a neighborhood, instead of a long stretch on the one busy edge of the neighborhood. These streets generally are quieter, more pleasant and safer for recreational use. Stretching through the neighborhood should attract residents from both sides of the City. (See Addendum).

### Options to Consider:

Install trails or sidewalks, 4-6 feet wide, on both sides of the street. Put a bike route or, in some cases, a bike lane along the street. (Most practical option for streets in good repair, especially those with partial sidewalks already.

1. Install trails or sidewalks, 4-6 feet wide, on both sides of the street. Put a bike route or, in some cases, a bike lane along the street. (Most practical option for streets in good repair, especially those with partial sidewalks already. Follow P&Z recommendations for width and construction options.)
2. Rebuild the street off-center to allow for an 8-foot shared – use trail on one side of the street. (This is the best option for streets in need of rebuilding. It provides for minimal incursion into lawns and landscaping.) No need for bike route or bike lane in street.
3. Restrict parking to one side and narrow the street pavement width to make room for an 8-foot shared-use trail on the narrowed side. (Option for streets in good repair with lots siding on one or both sides of the street, thus reducing the need for on-street parking.) No need for bike route or bike lane in street.

## PATHWAYS PLAN CITY OF BELLAIRE





# PATHWAYS *continued*

Note: A professionally designed trail / pathway master plan should be designed that would include citizens input, identification of user groups, organizations or businesses impacted, structural and safety concerns and partnership opportunities.

## PUBLIC EDUCATION & AWARENESS

As focus group interviews have pointed out, education and easy-access information will be key in spreading news of these new pathways and in encouraging their use. Suggestions:

1. Maps, for pedestrians and cyclists, with fixed-length routes delineated by colors or names. This would allow residents, for instance, to choose the “Blue” trail to go 1 mile, the “Red” trail to go 3 miles or “Trolley Run” trail to go 5 kilometers, the “Safe School Route” to reach elementary schools, and so on. These routes should include at least one child’s pathway that is safe and accessible by small bikes and skates and, ideally, would feature objects of interest along the way (bridges, art, nature education, treasure hunt, historical homes, and the like). These maps should be distributed at City events and be available at the recreation center, Library, City Hall and on-line.
2. Safety education, to promote safety (bikes, jogging, skates, street crossing, trail-driveway awareness) with programs held in partnership with police and/or fire department.





## PARK ACQUISITION

As the City of Bellaire continues to redevelop, the City should remain aware as to the future recreational needs of its citizens. While it is difficult to predict what the city's space requirements will be in ten years, as old houses and buildings are torn down for new development, acquisition opportunities may arise from time to time. Such acquisitions could include additional land and even structures of historic value which the Parks, Recreation and Facilities Department could convert to additional recreation and/or meeting space for the community. For this reason the Mayor, City Council, Parks and Recreation Advisory Board and the PATRONS for Bellaire Parks remain watchful as to possible opportunities.

One of the goals concerning number of parks is to have a park within walking distance of every resident of Bellaire. The identified areas that lack parks are the Northwest and Southwest quadrants of the city. One way to meet that goal is to purchase property in those areas when they become available and then create mini or neighborhood parks depending on the size of the property. These parks serve people within a .25 - .50 mile radius.

Acquire additional green space and/or field space by pursuing cooperative arrangements with outside organizations. The City already has agreements with HISD schools for field use, CenterPoint Energy for Right of Way (ROW) use at Mulberry Park for the parking lot, future ROW use for Evelyn's Park by the railroad tracks by Bellaire Boulevard and United Methodist Church for Evelyn's Park overflow parking. Negotiations have begun with NRG for use of the ROW on the east side of town for a bike/pedestrian trail that will tie in with the proposed trail for the City of Houston.





# IMPLEMENTATION & FUNDING

In order to implement the Parks and Recreation Master Plan, there are a variety of funding mechanisms and development tools available to the City. It is unrealistic to expect the City to assume full responsibility for funding all expansion and improvements of the park solely from the City's tax receipts. Other sources of funding and types of financing should also be sought in order to make the Master Plan a reality. Some of these resources are listed below:

**User Fees:** This method of financing requires the eventual user of each park and/or program to pay a fee for use of each facility and program costs. Fees to be charged each user can be established to pay for debt service, maintenance and operations of the park system.

**Capital Improvement:** The Capital Improvement (CIP) is used to provide financial resources for the acquisition, construction or repair to major capital facilities maintained by the City. The Capital Improvement receives the majority of its revenue from ad valorem taxes and transfers from other funds.

**Harris County Funds:** The City of Bellaire is located within Harris County, to which Bellaire residents pay taxes. When requested for funding assistance, Harris County has partially funded specific projects such as the Therapy Pool and/or has actually built facilities such as Newcastle Trail and the storage building at the Evergreen Pool. The County has been supportive of the Nature Discovery Center over the years. Request for funding is made through Harris County, Precinct 3, the precinct in which Bellaire is located.

**Texas Recreation and Parks Account Program:** This program administered by Texas Park and Wildlife is a 50% - 50% matching grant program which may be used to aid communities in acquisition and development of parks and open space. The grant process is administered once a year.

**General Obligation Bonds:** These bonds are issued by the City following an election in which the voters authorize their issuance for specific stated purposes, as well as the necessary tax increases to support them. The bonds pledge the property or ad valorem taxing power of the City.

**Certificates of Obligation:** These certificates have basically the same effect as the general obligation bonds except that they do not require an election to be authorized. An election can be petitioned by five percent of the registered voters of the City. These certificates are issued on the authorization of the City Council. Repayment is based on the property taxing power of the City, utility system revenues or combination of the two.

**Private or Corporate Donations:** Grants and donations from foundations, corporations and/or private individuals are often used to acquire and develop parks. The City should constantly identify and pursue opportunities to receive such funding for parks. One avenue for receiving donations is through the PATRONS for Bellaire Parks, a 501 (c) 3 non-profit organization that their sole purpose is to help fund Bellaire park projects. So far, they have donated over 1.5 million dollars to various park projects. Another way donations are accepted is through the City's Special Projects Fund where funds can be earmarked for purchases such as trees, park amenities and playground equipment.



# MAPS & ILLUSTRATIONS

## BELLAIRE CULTURAL ARTS COMMISSION

The Bellaire Cultural Arts Commission was established by Bellaire City Council in 2003 to enhance the quality of life in Bellaire with public and performing art by transforming the places we live, work and play into more welcoming and beautiful environments. Commission meetings are open to the public the second Wednesday of the month at 6:30 pm in City Hall.

## BELLAIRE HISTORICAL SOCIETY

To learn more about Bellaire's fascinating 100 year history, join the Bellaire Historical Society. Educational meetings are the second Thursday of every month September through May at 6:30 pm in City Hall. See the website, [www.bellairehistoricalsociety.org](http://www.bellairehistoricalsociety.org)



- ★ BELLAIRE CENTENNIAL HISTORY MARKERS
- H TEXAS HISTORICAL MARKERS



© BELLAIRE CULTURAL ARTS COMMISSION, 2010

- ★ **Bellaire Trolley Station and Pavilion, 1911**  
Folks would wait for or disembark from the trolley at the Trolley Pavilion, but they also gathered there for picnics, Church school, and all sorts of community activities. A replica of the Pavilion, constructed by the Bellaire Historical Society, was located at S. Rice & Bellaire from 2000 to 2008.

- ★ **Rosner's General Store and US Post Office, 1929**  
The "main" street of Bellaire was Cedar, and the chief center of commerce was Rosner's General Store. Rosner's faced south on the northwest corner of South Rice and Cedar. In 1929, Rosner's built the store shown in this drawing to replace Munger's general store.

- ★ **"The Little Brown" Bellaire's First One-room School**  
In 1910, A. J. Condit prevailed upon the Harris County School Board to provide one teacher for Bellaire's twenty students. The house, second from the corner was "The Little Brown." There was room for 36 desks. The building also served as town meeting hall, and the Union Sunday School.

#### H4 - Bellaire Bicentennial Veterans Memorial

#### H5 - Texas Historical Commission Marker Texas Capture of Mexican Dispatchers

- ★ **Alfred J. Condit House, Damaged in 1915 Hurricane**  
The home of Mr. and Mrs. A.J. Condit still stands on the northwest corner of Bellaire Blvd. and First Street. During the hurricane this house lost its roof and second floor, and the City lost a third of its buildings. After the hurricane everyone gathered at Condit School bringing food to share.

- ★ **Convent of the Incarnate Word, 1931**  
In 1927 Rev. Mother M. Scholastica bought 40 acres at Post Oak Road and Bissonnet to build a boarding school and convent. Ground was broken in 1931 for the four-story building. The property was sold in 1976, and today is home to The Episcopal High School.

#### H6 - Texas Historical Commission Marker Teas Nursery, Bellaire's First Business

- ★ **Home of Frank S. Henshaw, Jr., Mayor, 1933-1937**  
Built by Earl E. Edwards in 1925, this house served for 54 years as the homestead of Frank Henshaw. In 1983, the Friends of Bellaire Parks purchased the estate and began a six-year renovation effort. Today the Nature Discovery Center inspires us to be responsible caretakers of the earth.

Production Credits:  
Bellaire Cultural Arts Commission  
Bellaire Historical Society  
2005-2010 Bellaire City Council, Cindy Siegel, Mayor

Research, Design, Editorial: Kathryn Hardin, Kay Hieronymus, Lynn McBee  
Illustrations: Jim Arp  
Centennial Logo Art: Don Goodell  
Publication Date: March 2010  
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BELLAIRE CULTURAL  
ARTS COMMISSION

## City of Bellaire CENTENNIAL HISTORY WALK

Bellaire, Texas



Welcome to the City of Bellaire, Texas, Centennial History Walk. This walking tour was designed to enrich our community through a recognition of how we have grown over the last 100 years. You may begin your walk at any place along the route. This walk is a joint effort of the Bellaire Cultural Arts Commission, Bellaire Historical Society and the Bellaire Centennial Committee in honor of our City Centennial Celebration 1908-2008 and the City of Bellaire.



- ★ **City Hall, Community Center and Library**  
This building was erected in 1949. Prior to that, taxes were paid at the home or business of the city secretary. The 1949 building was replaced in 1981 by the current Bellaire Civic Center, the hub of Bellaire Town Square. In 1947, Mayor Madison Rayburn named Bellaire "The City of Homes."

#### H1 - Texas Historical Commission Marker Bellaire City Hall Site

- ★ **Original Bellaire School Building, 1914**  
Bellaire School on Laurel Street stood on pilings that lifted the classrooms and auditorium above the occasional flood and shaded student activities. In 1928 Bellaire joined H.I.S.D. and built an addition facing Third Street. In 1959 the school was greatly expanded, and the Laurel building was torn down. The school was renamed for A. J. Condit.

- ★ **Bellaire Mission Presbyterian Church, 1919**  
With the help of First Presbyterian Church of Houston, Bellaire Mission Presbyterian built a white frame sanctuary on the southwest corner of Bellaire and Third, facing the esplanade. In 1931, a larger building replaced the original church, then, as the congregation grew, was replaced again in 1957.

#### H2 - Texas Historical Commission Marker Bellaire Presbyterian Church

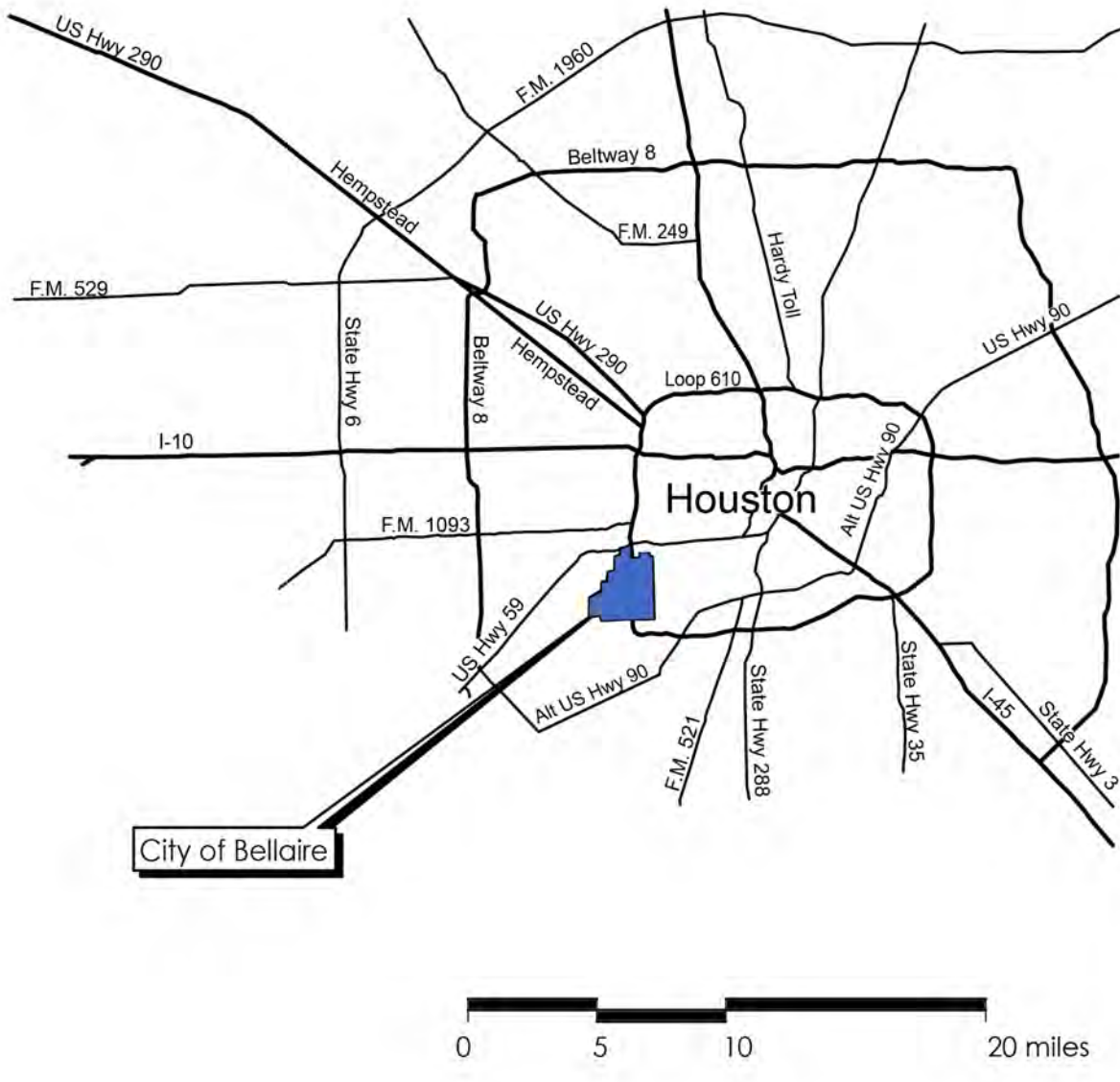
- ★ **Trolley Dedication Day, 1910**  
The Trolley has become the unofficial symbol of Bellaire. Dubbed the "Toonerville Trolley" after a popular newspaper cartoon, it traveled across six miles of prairie bringing residents to high school, work, and the shopping mecca of Downtown Houston. The trolley ran from 1910 until 1927.

#### H3 - Texas Historical Commission Marker Bellaire Streetcar Line



# MAPS & ILLUSTRATIONS *continued*

## City of Bellaire



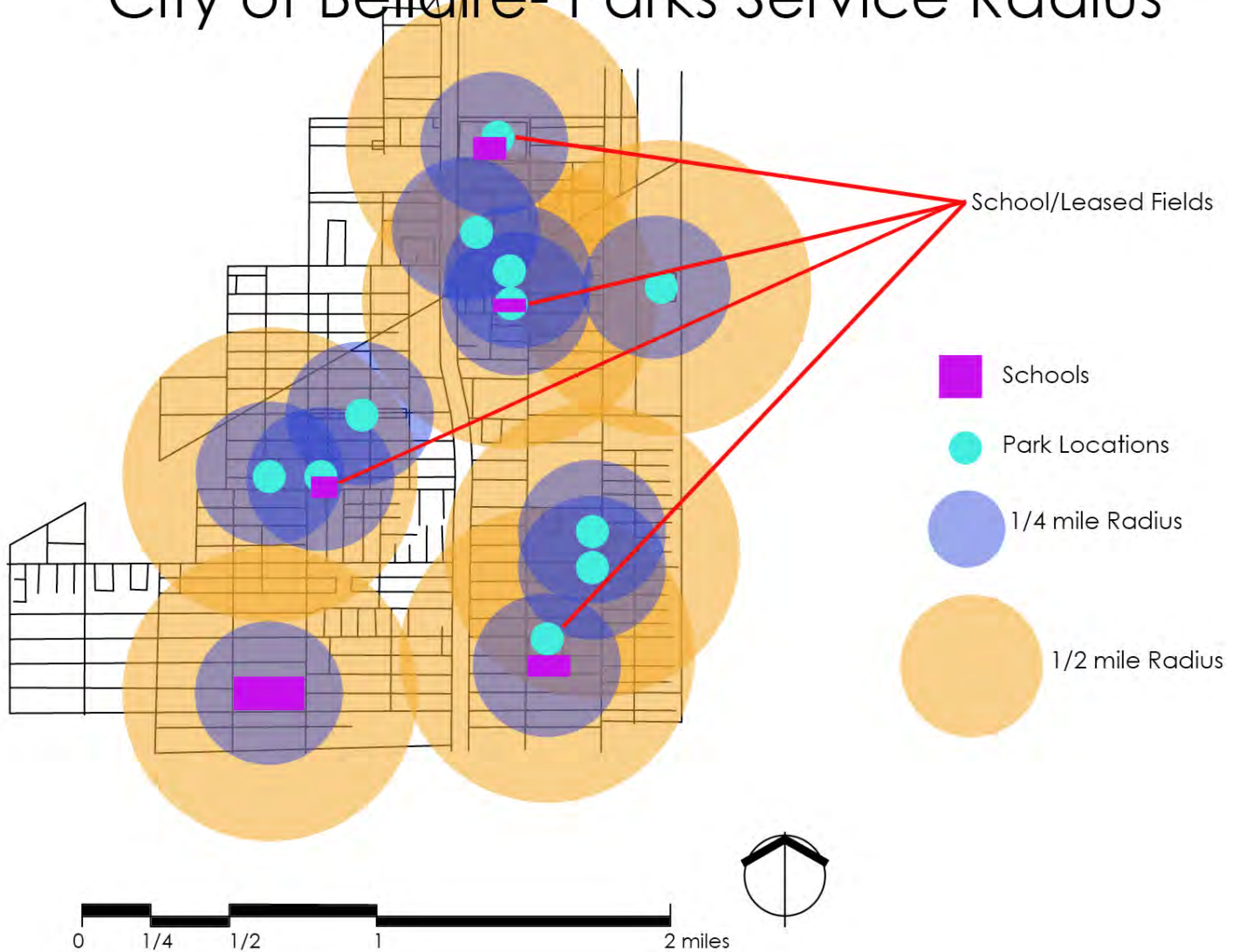
Attachment: Parks Master Plan approved on 032515 (1553 : Draft Revisions-Comp Plan)





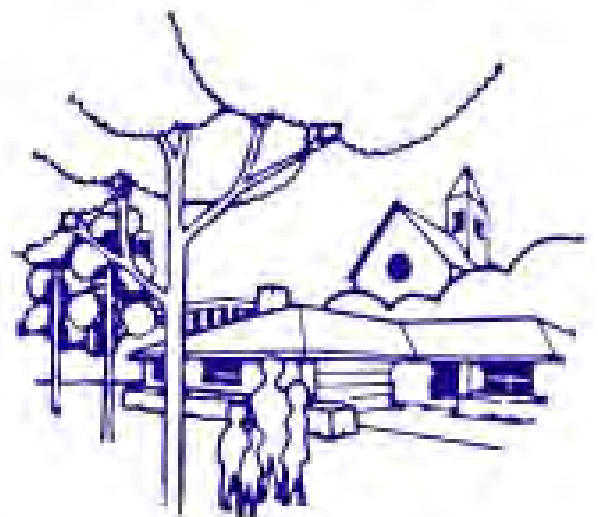
# MAPS & ILLUSTRATIONS *continued*

## City of Bellaire- Parks Service Radius



Attachment: Parks Master Plan approved on 032515 (1553 : Draft Revisions-Comp Plan)

# APPENDIX



# APPENDIX A: HISTORY OF PARKS





# HISTORY OF PARKS

**Bellaire Town Square:** Consists of City Hall/Civic Center, Recreation Center, Police Department and two parks:

## BELLAIRE ZINDLER PARK

7008 South Rice Avenue

7.5 Acres

Originally known as Bellaire Park but renamed “Bellaire Zindler Park” on November 19, 2007. City Council meeting minutes show references to the park as early as 1952. On October 20, 1980 a resolution authorized the City Manager to execute a “Recreation and Open Space Fund Agreement” with the Texas Parks & Wildlife Department and a “Certificate of Land Dedication for Park Use” to improve the park. A playground and park site amenities were added to the park. In 1993, the gymnasium was replaced by the Bellaire Recreation Center.

In 2005, a Parks Master Plan for the combined parks, Bellaire Zindler and Loftin Parks and referred as, Bellaire Town Square, created by Clark Condon Associates, was approved. The plan was implemented in phases:

- Bellaire Family Aquatics Center, \$3.6 million dollar project - general obligation bonds provided the majority of the funding while partially funded by Patrons for Bellaire Parks (PATRONS), with a \$1.2 million dollar donation - 2008.
- Loftin Park Improvements – playground, sidewalk system, lighting and site amenities. PATRONS donated \$125,000 towards the construction costs - 2010.
- Donor Plaza by the west side of City Hall surrounding the Gazebo, consisting of a donor wall & plaza, lighting, site amenities Completely paid for by the PATRONS. The City had the Gazebo refurbished at the same time as the donor plaza was being built - 2012.
- Multi-purpose Great Lawn - Consists of an event pavilion, sidewalk system, lighting and site amenities - 2013.



## LOFTIN PARK

7008 South Rice Avenue

1.0 Acre

The City of Bellaire purchased twelve residential lots over a twenty five year period beginning in 1972. All but one house was demolished. After the last property was purchased, the City had an agreement with the Houston

Historical Foundation where they moved the remaining house to another location in Houston to be used by a family in need. In 1991 the City Council decided to maintain the property as open green space named Laurel Street

Park. It was renamed Loftin Park on December 16, 1996 after former Bellaire Police Chief Jerry Loftin and his wife Roena, former City Clerk. The following additions have been made:

- Drainage - 1992
- Landscaping - 1996
- Fencing, signage, plaque, benches, picnic table, BBQ pits and memorial trees - 1997-98
- Playground, sidewalk system, lighting and site amenities - 2010



## EVELYN'S PARK

4400 Bellaire Boulevard

5 Acres

Originally the Teas Nursery property, purchased by the Jerry and Maury Rubenstein Foundation, then conveyed to the City on February 25, 2011 and was named "Evelyn's Park" in honor of their late mother. The land was dedicated as a public park on June 20, 2011.

In 1908, Edward Teas, Sr., a well-known horticulturist, and his family, moved to Bellaire from Joplin, Missouri. He purchased ten acres of land where he built his family home and started Teas Nursery, to grow plants and trees for Bellaire and Westmoreland Farms. Teas specialized in fruit trees and flowering plants, but moved to landscaping as well. Teas help plant most of Houston including the landscaping of Rice University and River Oaks. By 1951, Teas Nursery had planted over 1 million trees in the Houston area.

After one hundred years of a thriving business, Teas Nursery closed its doors and sold five acres to a builder and the other five were sold to the Rubenstein family foundation a few years later.

The Evelyn's Park Conservancy was formed to raise funds for the park. Along with \$2 million dollars from the Conservancy, the City of Bellaire residents voted in November 2013, for a \$5 million bond to build the park. The first Phase is in place to begin construction in early 2015.

Teas Nursery



1. Original Building
2. Building multi-story
3. Office Building single story
4. Secure Building
5. Greenhouse
6. Metal Frame Barn
7. Pavilion
8. Metal Frame Greenhouse
9. Pump Buildings



## EVERGREEN PARK

4500 Evergreen Street

2.1 Acres

Property was acquired by the City in the early 1950's from former mayor Frank Henshaw (1936 - 37) to be used for a park site and water plant. Park was originally used as a Pee Wee ball field and included swings and slides.



In February of 1979, the Friends for Bellaire Parks, was organized as an outgrowth of the Parks Advisory Committee and planned the construction of a playground. The City budgeted \$7,000 for materials with all labor being volunteered. A contest was sponsored by the Friends, for elementary students to design their ideal playground. The plans were completed by a Texas A&M architectural student. The project was completed in 1981, which included play equipment, landscaping, park amenities and split rail fence.

The Bellaire Wellness Club raised funds for years in hopes to construct a year-round, heated therapy pool with related amenities. The therapy pool was completed and a storage/office building was constructed by Harris County Precinct 3 in 2000.

The following additions have been made:

- 25 meter L-shaped pool, diving well with 1 & 3 Meter diving boards - 1957
- Playground, landscaping, picnic tables, benches and fence - 1981





## EVERGREEN PARK *continued*

- Redeveloped playground and replaced old equipment - 1994
- Pool facelift - 1996
- Therapy pool and storage building - 2000
- Shade structures, wind walls, new lighting, pool house roof and pool blankets - 2001-02
- Playground Equipment replaced - 2006
- Pool house reconstructed after a fire - 2013
- Water tank removal, irrigation added, landscaping planted and hydro-mulched - 2014

## FELD PARK

6406 Avenue B

4.7 Acres

In April 1951, the City purchased land from Mrs. W. J. Jameson to be used for a water well site and a park. On September 5th the same year, M. M. Feld, President of the Lone Star Bag and Bagging Company, donated the remaining acreage and an additional \$5000 was raised by the citizens and local businesses to build the athletic fields, tennis courts, playground and parking lot. The HISD Mandarin School is adjacent to the park and uses the city parking lot and park. The Optimist Club of Bellaire runs the adult softball leagues and maintains the fields. Bellaire Parks & Recreation and the Express Soccer Club use the outfield for the youth soccer program.

The following additions have been made:

- The Scout house served the scouts, Optimist Club, summer day camps and rentals since the 50's, but was demolished in 2002, since it was beyond its' useful life. Constructing a new facility for the community has been discussed.
- Wooden deck built and funded by Optimist Club of Bellaire - 1997
- Backfield netting, 45 feet high, erected in 2001, to help softballs from hitting the neighbor's houses. Partially paid for by the Optimist Club of Bellaire.
- Tennis Courts reconstructed with post tension concrete base in 1997, resurfaced in 2014.
- Art bench installed - 2007
- Concession Stand demolished - 2010
- Free standing restroom with storage - 2010
- Replaced split rail fence with a 4 ft. black decorative aluminum fence - 2011







## HORN FIELD

4535 Pine

3.1 Acres

The City of Bellaire, Operator, entered into a lease agreement with Houston Independent School District, Owner, in 1985 and was effective through 2005, then renewed until June 2021. The lease allows the City to utilize the fields for youth sports. Effective through 2021, the City has an agreement with



Bellaire Little League, for them to run their program in exchange for Little League to maintain the fields. Horn School was rebuilt in 2011, where the school and fields were flipped from their original sites. Bellaire Little League raised over \$600,000 along with \$45,000 from the City, and had the ball fields completely constructed.

The following additions were made:

- 2 lighted youth baseball fields, 1 lighted tee ball field, both with backstops, dugouts and bleachers
- 2 batting cages
- Concession stand with restroom facilities and storage
- Horn School has a large pavilion and playground area

## HOUSTON HILLS PARK

9720 Ruffino Road

Houston, Texas

75 Acres

In the past, this property was used as the City's landfill and adjacent to the West University's landfill. The property was dedicated as permanent public parkland and named "Houston Hills Park" on February 22, 1988. For many years, the property was leased out to a company and used as the Houston Hills Golf Course until the owner defaulted on payments and the City cancelled the lease. In 2001, of the 75 acres, 14 acres were leased to a company to be used as a trash transfer station and is still being run as such. The remaining acreage is green space, not used by the public.



## JOE GAITHER PARK

4901 Anderson Street

3.1 Acres

Texaco Park land was acquired through a fee simple deed from neighboring Texaco Inc. in October 1994. Since that time, the property was purchased by Chevron and the deed remains in effect. In November 1996, the park was officially dedicated as Joe Gaither Park in memory of Joe Gaither, a long-time Bellaire High School teacher and Bellaire resident.

The following additions were made:

- Playground equipment – partially paid for by Precinct 3 and installed by Boy Scouts and other Bellaire resident volunteers and P&R staff – 1996 – play structure & swings
- Wood fence, landscaping and playground border constructed by Eagle Scouts - 1996

## LAFAYETTE PARK

4337 Lafayette Street

1.5 Acres

The City of Bellaire purchased thirteen (13) residential lots in this city block from six separate owners from 1965-66. The northwest corner was established as a park and the remaining land was designated for future use as a solid waste transfer station. The Bellaire Civic Club convinced the city to drop those plans on March 20, 1978 and an additional acre of land was added to the park, designating all of it as a public park. The following additions have been made:

- Wood play structure - 1985
- Metal and plastic play structure replaced the wood - 1994
- Fencing and soccer field for 5 to 7 year-olds built with funds from the Bellaire Optimist Club - 1997
- Off-leash dog facility (3/4 of an acre) in Lafayette Park permanently named and forever known as the “Officer Lucy Dog Park” on September 20, 2004.
- Scout projects completed: two shade structures for the dog park; trees, bushes and benches added to the park
- Replacement of site amenities were made throughout the years



## LOCUST PARK

4600 Locust

.5 Acre

On May 18, 1979 the City and F.R. McCord of Jacinto Development Company, created the park through a cooperative agreement. The land was originally part of a homestead with a large pecan grove. The city abandoned and relocated public street right-of-way and the Jacinto conveyed the land to serve as a park and green space buffer for the neighbors. Due to the close proximity of Feld and Vic Driscoll parks, no major site amenities have been added, only benches and picnic tables.





## MULBERRY PARK

700 Mulberry Lane

3.2 Acres

The City of Bellaire purchased residential lots from the Shields and Richardson families that were contiguous with city-owned land in three separate years - 1955, 1964 and 1973. The park was dedicated in 1977 and funded by General Obligation Bonds. A grant was also administered by the Texas Parks and Wildlife Dept. for the National Park Service. The athletic field is named in memory of Elizabeth Furler, a former Bellaire resident, Little League volunteer and Optimist Club member. The parking lot is on the CenterPoint Energy right of way and the City pays \$50/year for the right to use the land. The following improvements have been made:

- Parking lot - 1987
- Play area and four foot fencing - 1988
- Six foot fencing funded by Optimist club - 1998
- Concession stand and batting cage - 1998
- Walking trail constructed & donated by Eagle Scouts - 2001
- Tennis courts re-constructed with post-tension concrete - 2001, resurfaced in 2013
- Playground equipment replaced in 2006



## PASEO PARK

Esplanade located along Bellaire Boulevard between Loop 610 and South Rice Avenue

6.6 Acres



The portion of the Bellaire Boulevard esplanade west of Highway 610 was dedicated as a park in 1986. The Bellaire Boulevard Beautification Committee had a master plan designed for this area including Bellaire Blvd. east of Highway 610. In 1997, a \$160,000 grant was awarded from Texas Dept. of Transportation and was used for overall improvements. The following improvements have since been made:

- Sidewalk system, lighting, irrigation, site amenities and memorial marker donor area - 1997/8
- Historical Marker dedicated, at Second Street - 1989
- Historical Marker dedicated, near trolley car - 1993
- Scout House replaced by a pavilion replicating the old Trolley Car Station, paid for by the Bellaire Historical Society - 2000. Due to untreated wood beams, that deteriorated, the Trolley Pavilion had to be demolished - 2009
- Art - 1 bench and art piece erected - 2007
- Master site plan for the area between Rice and Third Streets by Clark Condon Associates - 2010





## PIN OAK FIELD

At 610 Loop & Glenmont St.

7 Acres

In 1993, the Houston Independent School District (HISD), purchased 18 acres of land to build Pin Oak Middle School. In June of 2001, the City and HISD entered into a 10 year lease agreement and then extended again until 2020. The agreement gives the City the right to use 7 acres of field space for baseball and soccer activities as well as any special event outside of school hours. The Bellaire Little League and Bellaire Soccer Club organizations jointly raised funds to enhance the fields with high quality turf, irrigation, soccer goals, fencing, batting cages, lighting and bleachers. The fields officially opened in 2001 for fall soccer and the baseball fields in 2002. The City also has permission to use indoor facilities if needed.

## RUSS PITMAN PARK

7112 Newcastle Drive

.5 Acre

Formerly known as Henshaw Estate Park and dedicated for public outdoor recreational purposes on July 11, 1983; a "Certificate for Land Dedication for Park Use" was completed on January 16, 1984, identifying the name of the park as Bellaire Henshaw Park; renamed Russ Pitman Park on February 20, 1984. This property was acquired by the City as a gift from the Friends of Bellaire Parks and the Texas Parks and Wildlife Department.



The recorded history of the land goes back to 1841, when it became part of a land grant to John Belden. Upon Belden's death, the land was deeded to E. A. Patterson. In 1892, it became part of the 23,000 acre Rice Estate. The land was deeded in 1901 to Rice University, and in 1909 it was deeded to the South End Land Company, which divided the property into lots and blocks that exist today. W.W. Baldwin, the principal stockholder in the Land Company, developed Westmoreland Farms. In those years, it was an experimental farm established by the developers to show prospective buyers what could be grown on the one to three acre lots intended for residential farm gardens.

Mr. E.E. Edward, President of the Sealy Mattress Company, subsequently bought the property and in 1925, he and his wife, Grace, built a one story brick veneered house on the land. In 1929, Frank S. Henshaw, Jr., Mayor from 1936-37, bought the estate. In 1939, he added a second story to the brick house. The estate passed to Henshaw's children, Betty, Frank and Jack, upon his death in 1968.

On April 4, 1981, the property was advertised for sale and the residents petitioned Bellaire City Council to buy the property for park land. Funds were not available at the time, but the project was endorsed by the Council. An application was filed with the Texas Parks and Wildlife Department to obtain the tract of land for park use.

The Friends of Bellaire Parks, (Friends), began a fund drive to raise half the funds for the purchase. In February 1983, the land was purchased by the Friends, represented by the Trust for Public Land. The land was cleared of underbrush, trees were pruned and the property was maintained by the Friends. Restoration of the house began in August 1983. In February of 1984, 60% (2.2 acres) of the Estate was deeded to the City. This was made possible by funding from the Friends (almost 60%) and the Texas Parks and Wildlife Department. In January of 1985, the additional 1.5 acres were deeded to the City with the Friends providing over 60% of the funding and the Texas Parks and Wildlife providing the balance.



## RUSS PITMAN PARK *continued*



In February 1984, the Bellaire City Council named the park after Russ Pitman, a co-donor of \$100,000 for the purchase of the second phase (1.5 acres) of the 3.75 acre property. The Park was dedicated on March 31, 1985. In July 1986, additional land was acquired for a parking lot on the north side of the Park. A bas relief of Mr. Pitman on a monument of granite was added to the Park. The Henshaw House was completely restored and furnished by the Friends. On April 17, 1989, the Bellaire City Council adopted policies and procedures for the use of the house. The Friends were given a lease to occupy the second floor, to be used for their Nature Discovery Center. The downstairs is designated as a community center available for meetings, special events and Nature Discovery classes.

Russ Pitman Park and its Nature center is one of the jewels of Bellaire and is treasured and protected. The Park is on the Great Texas Birding Trail and attracts many bird watchers. This unique environment is a sanctuary to animals and people alike. On weekend mornings someone is on just about every park bench – reading, talking, gazing at birds, or lost in thought. The Center is busy on Saturdays with scout troops working on badges in the Henshaw House or identifying plants and wildlife in the park. In addition to the families who routinely walk the park's paths, the park is visited almost every school day by groups on field trips.

Many additions have made throughout the years, thanks to hundreds of volunteers, scouts, business sponsors and staff members.

- Park amenities such as benches, picnic tables and fencing
- Trails, landscaping, gardens and specific wildlife areas: East Texas Woodland, Prairie Wetland, Pocket Prairie and Thrush Hollow
- Playground equipment has been replaced three times
- Henshaw House renovation in 2013





## VIC DRISCOLL PARK

4500 Locust Street

.5 Acre

Consisted of the undeveloped portion of the Locust Street right-of-way between Newcastle Drive and Avenue B; designated as a city park on May 5, 1997; named Vic Driscoll Park on July 21, 1997, dedicated on April 25, 1998. Vic Driscoll was a longtime resident, teacher, principal, volunteer and friend of Bellaire.



- Two Eagle Scout projects consisted of planting trees, constructing a crushed-granite gravel trail, adding benches and trash cans
- Trail was re-constructed with a concrete base - 2008

## WARE FAMILY PARK

6200 Jaquet Street

1 Acre



Formerly known as Jaquet Park, was dedicated as a city park on July 3, 1995 and officially deeded to the City of Bellaire by the state of Texas on August 15, 1996. It was created as a result of the condemnation of homes on the east side of Jaquet street during the construction of Highway 610. The park was renamed Ware Family Park on August 3, 2009, after former Mayor Louise Ware and her family, who volunteered hundreds of hours to the City.

The following additions have been made:

- Wood play equipment replaced with metal and plastic structure, added swings - 1994
- Playground equipment replaced - 2006
- Replacement of wood fencing with decorative aluminum fencing and sidewalk added - 2014

The following additions have been made:

- Wood play equipment replaced with metal and plastic structure in 1994



# APPENDIX B: SURVEY RESULTS

## Bellaire Parks and Recreation Survey

This survey is being conducted by the Bellaire Parks Advisory Board and Bellaire Parks & Recreation. The intent of this study is to understand the parks and recreational needs of the community.

### A. General Parks and Recreation Questions

1. From the list provided, please rate what you feel are the top 10 facility needs of the City as a whole with #1 being the most needed.

- |  |  |
|--|--|
| <input type="checkbox"/> additional sports                 | <input type="checkbox"/> nature study area             |
| <input type="checkbox"/> animals                           | <input type="checkbox"/> open fields                   |
| <input type="checkbox"/> amphitheater                      | <input type="checkbox"/> outdoor basketball facilities |
| <input type="checkbox"/> art                               | <input type="checkbox"/> outdoor group exercise areas  |
| <input type="checkbox"/> baseball fields                   | <input type="checkbox"/> picnic tables                 |
| <input type="checkbox"/> covered pavilions                 | <input type="checkbox"/> playgrounds, equipped         |
| <input type="checkbox"/> fitness trail                     | <input type="checkbox"/> skate park                    |
| <input type="checkbox"/> food facilities                   | <input type="checkbox"/> soccer/football fields        |
| <input type="checkbox"/> gardens (floral or produce)       | <input type="checkbox"/> softball fields               |
| <input type="checkbox"/> golf holes                        | <input type="checkbox"/> tennis courts                 |
| <input type="checkbox"/> handball, racquetball courts      | <input type="checkbox"/> trail miles, multi-use        |
| <input type="checkbox"/> indoor basketball facilities      | <input type="checkbox"/> volleyball courts             |
| <input type="checkbox"/> meditation areas                  | other: _____   |
| <input type="checkbox"/> natural water features/structures |  |

2. The following is a list of the City parks and recreational facilities. Please check the parks or facilities that you have visited within the last 12 months.

- |  |   |
|--|---|
| <input type="checkbox"/> a. Bellaire Recreation Center                 | <input type="checkbox"/> q. Loftin Park                           |
| <input type="checkbox"/> b. Bellaire-Zindler Park                      | <input type="checkbox"/> r. Mulberry Park                         |
| <input type="checkbox"/> c. Bellaire Town Square Family Aquatic Center |   |
| <input type="checkbox"/> d. Bellaire Tennis Courts                     | <input type="checkbox"/> s. Mulberry Athletic Field               |
| <input type="checkbox"/> e. Elaine Wood Therapy Pool                   | <input type="checkbox"/> t. Mulberry Tennis Courts                |
| <input type="checkbox"/> f. Evergreen Park                             | <input type="checkbox"/> u. Nature Discovery Center               |
| <input type="checkbox"/> h. Evergreen Pool                             | <input type="checkbox"/> v. Newcastle Trail                       |
| <input type="checkbox"/> i. Feld Park                                  | <input type="checkbox"/> w. Paseo Park                            |
| <input type="checkbox"/> j. Feld tennis Courts                         | <input type="checkbox"/> x. Russ Pitman Park                      |
| <input type="checkbox"/> k. Holly Street Trail                         | <input type="checkbox"/> y. Vic Driscoll Park                     |
| <input type="checkbox"/> l. Joe Gaither Park                           | <input type="checkbox"/> z. Ware Family Park                      |
| <input type="checkbox"/> m. Jessamine Field                            | <input type="checkbox"/> zz. Not familiar with any/<br>do not use |
| <input type="checkbox"/> n. Lafayette Park                             |   |
| <input type="checkbox"/> o. Lafayette Athletic Field                   |   |
| <input type="checkbox"/> p. Locust Park                                |   |

3. From the list above, please rank the park/facilities that you use the most often by the corresponding letter.

#1 \_\_\_\_\_ #2 \_\_\_\_\_ #3 \_\_\_\_\_ #4 \_\_\_\_\_ #5 \_\_\_\_\_

4. Please check the level of priority which should be given by the City to the following projects. (1 being highest priority & 4 being lowest priority)

- |   |   |   |   |   |
|---|---|---|---|---|
| a. Provide more lighted ball fields                                     | 1 | 2 | 3 | 4 |
| b. Provide more trails (hiking, biking, jogging)                        | 1 | 2 | 3 | 4 |
| c. Develop more neighborhood parks                                      | 1 | 2 | 3 | 4 |
| d. Develop larger park facilities                                       | 1 | 2 | 3 | 4 |
| e. Spend more time/money beautifying the City                           | 1 | 2 | 3 | 4 |
| f. Acquire additional parkland for the City                             | 1 | 2 | 3 | 4 |
| g. Develop larger sports complexes for baseball, softball and soccer    | 1 | 2 | 3 | 4 |
| h. Spend more time/money developing and maintaining existing facilities | 1 | 2 | 3 | 4 |

5. What would you like to see in Bellaire's newest park, Evelyn's Park, located at Bellaire & Newcastle?

### B. Bellaire Recreation Center Use Questions

1. How often do you visit the Bellaire Recreation Center?

- |  |                                     |
|--|-------------------------------------|
| <input type="checkbox"/> more than once per week | <input type="checkbox"/> monthly    |
| <input type="checkbox"/> weekly                  | <input type="checkbox"/> seldom     |
| <input type="checkbox"/> twice per week          | <input type="checkbox"/> not at all |

If not at all, do you use another recreational facility? Yes No

Why: \_\_\_\_\_

2. What are the best ways for you to learn about Recreation programming and events? Please check all that apply.

- |  |  |
|--|--|
| <input type="checkbox"/> Leisure Activities Guide              | <input type="checkbox"/> local newspapers                |
| <input type="checkbox"/> recreation/city staff                 | <input type="checkbox"/> cable TV local access channel   |
| <input type="checkbox"/> City of Bellaire website              | <input type="checkbox"/> flyers at the Recreation Center |
| <input type="checkbox"/> flyers at schools, library, City Hall |  |
| <input type="checkbox"/> Facebook                              | <input type="checkbox"/> City's online calendar          |
| <input type="checkbox"/> Signs outside Recreation Center       | <input type="checkbox"/> posters around town             |
| <input type="checkbox"/> banners on the esplanade              | <input type="checkbox"/> email notifications             |
| <input type="checkbox"/> friends and neighbors                 |  |
| <input type="checkbox"/> Other: _____                          |  |

3. If you have visited the Bellaire Recreation Center in the last six months, what were the main reasons for your visit(s)? Please check all that apply.

- |  |  |
|--|--|
| <input type="checkbox"/> fitness room            | <input type="checkbox"/> Jazzercise                      |
| <input type="checkbox"/> open gym                | <input type="checkbox"/> attend a meeting                |
| <input type="checkbox"/> reserve tennis court    | <input type="checkbox"/> attend birthday party           |
| <input type="checkbox"/> reserve facility rental | <input type="checkbox"/> children's class/program        |
| <input type="checkbox"/> reserve pool party      | <input type="checkbox"/> adult class/program             |
| <input type="checkbox"/> adult basketball league | <input type="checkbox"/> get specific questions answered |
| <input type="checkbox"/> attend an event         | <input type="checkbox"/> register program/membership     |
| <input type="checkbox"/> other (please specify)  |  |

4. Please rate your overall satisfaction in each of the following areas: (very satisfied, 2 satisfied, 3 unsatisfied, 4 very unsatisfied, 5 don't know)

- |                                      |   |   |   |   |   |
|--------------------------------------|---|---|---|---|---|
| a. Helpfulness of front desk staff   | 1 | 2 | 3 | 4 | 5 |
| b. Knowledge of front desk staff     | 1 | 2 | 3 | 4 | 5 |
| c. Courteousness of front desk staff | 1 | 2 | 3 | 4 | 5 |
| d. Overall service                   | 1 | 2 | 3 | 4 | 5 |
| e. Hours of Recreation Center        | 1 | 2 | 3 | 4 | 5 |
| f. Upkeep of Recreation Center       | 1 | 2 | 3 | 4 | 5 |
| g. Other comments:                   | 1 | 2 | 3 | 4 | 5 |

5. What is your level of desire for the current programs/features we offer at the Bellaire Recreation Center: (1 just right, 2 need broader selection, 3 don't use, 4 didn't know you had this)

a. Adult exercise class	1	2	3	4
b. Adult informational classes	1	2	3	4
c. Fitness room	1	2	3	4
d. Open gym	1	2	3	4
e. Adult athletic leagues	1	2	3	4
f. Youth athletic leagues/programs	1	2	3	4
g. Youth informational classes	1	2	3	4
h. Youth dance	1	2	3	4
i. Youth gymnastics	1	2	3	4
j. Special events i.e. July 4th Parade & Festival	1	2	3	4
k. Senior adult exercise classes	1	2	3	4
l. Senior adult informational classes	1	2	3	4
m. Cultural activities	1	2	3	4
n. Free activities i.e. The Great Pumpkin Hunt	1	2	3	4
o. Music classes	1	2	3	4
p. Tennis court rentals	1	2	3	4
q. Facility/Pool rentals	1	2	3	4
r. Camp Paseo/Winter Day Camp	1	2	3	4
s. Specialty camps i.e. Camp Tie Dye	1	2	3	4
t. Online registration	1	2	3	4
u. Current registration process	1	2	3	4
v. After school programs	1	2	3	4
w. Other (please clarify)				

6. This question will help us learn what services you are accessing from your home or office: Have you:

a. Used bellairereg.com to register for a class/program/camp	Yes	No
b. Used bellairereg.com to reserve a tennis court	Yes	No
c. Registered for a class/or program by phone	Yes	No
d. Reserved a tennis court by phone	Yes	No

7. Overall, how important is the Bellaire Recreation Center to you?

Very Important	Somewhat important
Not very important	Not important

8. What do you believe are the three most important services, products or programming that the Bellaire Recreation Center currently offers?

1<sup>st</sup> Choice

2<sup>nd</sup> Choice

3<sup>rd</sup> Choice

9. What recreational programs or facilities would you like The City to offer that is not currently offered?

10. What suggestions do you have for improving Bellaire Recreation Center services?

## C. Demographic Questions

1. Are you: Male Female

2. Age range: 6&under 19-24  
7-12 25-34  
13-15 35-64  
16-18 65+

3. How many children are living in your household?  
3& under 13-15  
4-6 16-18  
7-12 No Children in household

4. Are there other adults living in your household? Yes No

5. Please check the category(ies) which best describe(s) you. Circle all that apply.

Full time student At home parent  
Part time student Currently unemployed  
Work full time Retired  
Work part time Caretaker

6. Are you a Bellaire resident? Yes No

7. Do you live inside or outside Loop 610? Inside Outside

8. How long have you been using the Bellaire Recreation Center?  
Never 1-5 years  
6-10 years Less than one year  
More than 10 years

Would you be interested in someone from Bellaire Parks and Recreation contacting you?

If yes, please provide contact information:

Name \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

This survey is also available online at SurveyMonkey.com, the Bellaire Recreation Center, Bellaire City Hall, in the Leisure Activities Guide and a downloadable version online at [www.ci.bellaire.tx.us](http://www.ci.bellaire.tx.us).

Please return the completed survey to:

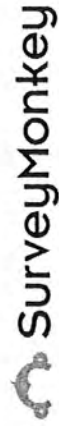
Bellaire Parks and Recreation  
7008 South Rice Ave  
Bellaire, TX 77401  
Fax: 713-662-8295

Survey deadline is March 31, 2012.

Thank you for taking part in this survey.



# Bellaire Parks and Recreation Survey



1. From the list provided please choose what you feel are the top 10 facility/park needs of the City as a whole. Please rate your 10 choices in order of 1 to 10, with 1 being the most needed.

	1 Most Needed	2	3	4	5	6	7	8	9	10	N/A	Rating Average	Response Count
Additional sports	19.2% (10)	7.7% (4)	3.8% (2)	11.5% (6)	9.6% (5)	1.9% (1)	3.8% (2)	9.6% (5)	11.5% (6)	17.3% (9)	3.8% (2)	5.54	52
Animals	11.1% (5)	8.9% (4)	6.7% (3)	8.9% (4)	17.8% (8)	0.0% (0)	6.7% (3)	6.7% (3)	8.9% (4)	17.8% (8)	6.7% (3)	5.69	45
Amphitheater	11.8% (9)	13.2% (10)	7.9% (6)	14.5% (11)	9.2% (7)	7.9% (6)	9.2% (7)	7.9% (6)	10.5% (8)	5.3% (4)	2.6% (2)	5.01	76
Art	4.1% (3)	2.7% (2)	6.8% (5)	9.6% (7)	16.4% (12)	13.7% (10)	12.3% (9)	4.1% (3)	12.3% (9)	13.7% (10)	4.1% (3)	6.26	73
Baseball fields	21.4% (12)	7.1% (4)	10.7% (6)	8.9% (5)	8.9% (5)	10.7% (6)	7.1% (4)	7.1% (4)	5.4% (3)	12.5% (7)	0.0% (0)	4.93	56
Covered pavilions	21.6% (25)	17.2% (20)	6.9% (8)	10.3% (12)	9.5% (11)	4.3% (5)	6.0% (7)	6.0% (7)	10.3% (12)	6.9% (8)	0.9% (1)	4.48	116
Fitness trail	23.4% (40)	19.9% (34)	14.0% (24)	9.4% (16)	10.5% (18)	4.7% (8)	5.8% (10)	4.1% (7)	6.4% (11)	1.2% (2)	0.6% (1)	3.69	171
Food facilities	7.8% (5)	14.1% (9)	12.5% (8)	12.5% (8)	10.9% (7)	10.9% (7)	4.7% (3)	4.7% (3)	3.1% (2)	14.1% (9)	4.7% (3)	5.07	64
Gardens (floral or produce)	15.9% (23)	14.5% (21)	19.3% (28)	13.1% (19)	2.8% (4)	11.7% (17)	6.9% (10)	9.0% (13)	3.4% (5)	3.4% (5)	0.0% (0)	4.25	145












Golf holes	7.9% (3)	5.3% (2)	10.5% (4)	10.5% (4)	5.3% (2)	15.8% (6)	7.9% (3)	7.9% (3)	15.8% (6)	5.3% (2)	5.92	38
Handball, racquetball courts	2.8% (1)	5.6% (2)	5.6% (2)	13.9% (5)	8.3% (3)	11.1% (4)	19.4% (7)	8.3% (3)	19.4% (7)	2.8% (1)	6.17	36
Indoor basketball facilities	7.9% (3)	5.3% (2)	10.5% (4)	10.5% (4)	10.5% (4)	10.5% (4)	10.5% (4)	15.8% (6)	7.9% (3)	7.9% (3)	5.73	38
Meditation areas	2.5% (2)	14.8% (12)	13.6% (11)	7.4% (6)	18.5% (15)	7.4% (6)	7.4% (6)	11.1% (9)	8.6% (7)	4.9% (4)	5.27	81
Natural water features/structures	4.0% (5)	11.2% (14)	11.2% (14)	19.2% (24)	16.0% (20)	7.2% (9)	7.2% (9)	5.6% (7)	8.0% (10)	8.8% (11)	5.24	125
Nature study area	10.8% (9)	8.4% (7)	10.8% (9)	6.0% (5)	13.3% (11)	15.7% (13)	8.4% (7)	15.7% (13)	6.0% (5)	2.4% (2)	5.20	83
Open fields	8.6% (9)	12.4% (13)	9.5% (10)	10.5% (11)	8.6% (9)	13.3% (14)	13.3% (14)	9.5% (10)	6.7% (7)	6.7% (7)	5.28	105
Outdoor basketball facilities	0.0% (0)	10.9% (5)	10.9% (5)	2.2% (1)	13.0% (6)	13.0% (6)	17.4% (8)	6.5% (3)	8.7% (4)	17.4% (8)	6.33	46
Outdoor group exercise areas	2.3% (2)	8.1% (7)	7.0% (6)	12.8% (11)	10.5% (9)	10.5% (9)	16.3% (14)	7.0% (6)	11.6% (10)	10.5% (9)	6.06	86
Picnic tables	1.9% (2)	9.3% (10)	9.3% (10)	9.3% (10)	9.3% (10)	14.8% (16)	9.3% (10)	11.1% (12)	12.0% (13)	13.0% (14)	6.18	108
Playgrounds, equipped	13.2% (14)	9.4% (10)	12.3% (13)	10.4% (11)	15.1% (16)	9.4% (10)	11.3% (12)	9.4% (10)	4.7% (5)	3.8% (4)	4.82	106
Skate park	8.7% (4)	8.7% (4)	13.0% (6)	8.7% (4)	8.7% (4)	10.9% (5)	2.2% (1)	13.0% (6)	8.7% (4)	13.0% (6)	5.61	46
Soccer/football fields	7.7% (5)	7.7% (5)	9.2% (6)	6.2% (4)	4.6% (3)	9.2% (6)	13.8% (9)	15.4% (10)	16.9% (11)	9.2% (6)	6.18	65

Softball fields	2.8% (1)	13.9% (5)	13.9% (5)	2.8% (1)	13.9% (5)	8.3% (3)	13.9% (5)	11.1% (4)	2.8% (1)	2.8% (1)	5.37	36
Tennis courts	3.3% (2)	6.7% (4)	8.3% (5)	10.0% (6)	6.7% (4)	11.7% (7)	11.7% (7)	11.7% (7)	13.3% (8)	1.7% (1)	6.39	60
Trail miles/multi-use	21.1% (39)	13.5% (25)	15.7% (29)	9.7% (18)	9.7% (18)	7.6% (14)	7.0% (13)	5.4% (10)	4.3% (8)	5.4% (10)	4.16	185
Volleyball courts	4.0% (2)	6.0% (3)	8.0% (4)	6.0% (3)	8.0% (4)	12.0% (6)	12.0% (6)	14.0% (7)	12.0% (6)	18.0% (9)	6.60	50
Other (please specify)												41
answered question												254
skipped question												47








2. The following is a list of the City parks and recreational facilities. Please check the parks or facilities that you have visited within the last 12 months.

	Response Percent	Response Count
Bellaire Recreation Center <input type="checkbox"/>	79.2%	229
Bellaire-Zindler Park <input type="checkbox"/>	23.5%	68
Bellaire Town Square Family Aquatic Center <input type="checkbox"/>	59.2%	171
Bellaire Tennis Courts <input type="checkbox"/>	17.6%	51
Elaine Wood Therapy Pool <input type="checkbox"/>	13.8%	40
Evergreen Park <input type="checkbox"/>	54.0%	156
Evergreen Pool <input type="checkbox"/>	38.4%	111
Feld Park <input type="checkbox"/>	22.5%	65
Feld Tennis Courts <input type="checkbox"/>	4.8%	14
Holly Street Trail <input type="checkbox"/>	10.7%	31
Joe Gaither Park <input type="checkbox"/>	2.8%	8
Jessamine Field <input type="checkbox"/>	23.9%	69
Lafayette Park <input type="checkbox"/>	17.0%	49
Lafayette Athletic Field <input type="checkbox"/>	6.9%	20
Locust Park <input type="checkbox"/>	4.8%	14

Loftin Park		21.8%	63
Mulberry Park		16.6%	48
Mulberry Athletic Field		6.6%	19
Mulberry Tennis Courts		8.0%	23
Nature Discovery Center		48.8%	141
Newcastle Trail		36.7%	106
Paseo Park		19.4%	56
Russ Pitman Park		36.3%	105
Vic Driscoll Park		2.8%	8
Ware Family Park		4.5%	13
Not familiar with any/do not use		1.4%	4
answered question		answered question	289
skipped question		skipped question	12

3. From the previous question, please list the top five park/facilities that you use most often in order from 1 to 5.

		Response Percent	Response Count
1		100.0%	255
2		87.8%	224
3		76.1%	194
4		63.9%	163
5		50.6%	129
		answered question	255
		skipped question	46



4. Please check the level of priority which should be given by the City to the following projects. (1 being highest priority and 4 being lowest priority)

	1	2	3	4	Rating Average	Response Count
Provide more lighted ball fields	12.8% (24)	18.6% (35)	28.2% (53)	40.4% (76)	2.96	188
Provide more trails (hiking, biking, jogging)	55.6% (139)	24.0% (60)	9.2% (23)	11.2% (28)	1.76	250
Develop more neighborhood parks	23.9% (53)	20.3% (45)	30.6% (68)	25.2% (56)	2.57	222
Develop larger park facilities	15.3% (30)	23.0% (45)	32.1% (63)	29.6% (58)	2.76	196
Spend more time/money beautifying the City	35.5% (77)	25.8% (56)	25.8% (56)	12.9% (28)	2.16	217
Acquire additional parkland for the City	20.6% (44)	24.8% (53)	26.6% (57)	28.0% (60)	2.62	214
Develop larger sports complexes for baseball, softball and soccer	18.2% (35)	14.6% (28)	26.0% (50)	41.1% (79)	2.90	192
Spend more time/money developing and maintaining existing facilities	51.0% (127)	26.5% (66)	15.3% (38)	7.2% (18)	1.79	249
				answered question		280
				skipped question		21

5. What would you like to see in Bellaire's newest park, Evelyn's Park, located at Bellaire Blvd. & Newcastle?

	Response Count
	221
answered question	221
skipped question	80

6. How often do you visit the Bellaire Recreation Center?















	Response Percent	Response Count
More than once per week	27.9%	81
Weekly	8.3%	24
Twice per week	7.9%	23
Monthly	17.9%	52
Seldom	30.3%	88
Not at all	11.4%	33
answered question		290
skipped question		11

7. If not at all, do you use another recreational facility?

	Response Percent	Response Count
Yes	42.3%	55
No	58.5%	76
	Why?	71
	answered question	130
	skipped question	171



8. What are the best ways for you to learn about Recreation programming and events? Please check all that apply.

	Response Percent	Response Count
Leisure Activities Guide 	73.9%	209
Recreation/City staff 	19.8%	56
City of Bellaire website 	45.6%	129
Flyers at schools/library/City Hall 	16.6%	47
Facebook 	11.3%	32
Signs outside Recreation Center 	22.3%	63
Banners on the esplanade 	24.4%	69
Friends and neighbors 	25.8%	73
Local newspapers 	31.8%	90
Cable TV local access channel 	2.8%	8
Flyers at the Recreation Center 	16.6%	47
City's on line calendar 	15.2%	43
Posters around town 	15.5%	44
Email notifications 	40.6%	115
Other (please specify)		19
answered question		283

9. If you have visited the Bellaire Recreation Center in the last six months, what were the main reasons for your visit(s)?  
Check all that apply.

	Response Percent	Response Count
Fitness room <input type="checkbox"/>	27.7%	64
Open Gym <input type="checkbox"/>	7.4%	17
Reserve tennis court <input type="checkbox"/>	5.2%	12
Reserve facility rental <input type="checkbox"/>	1.3%	3
Reserve pool party <input type="checkbox"/>	4.3%	10
Adult basketball league <input type="checkbox"/>	1.7%	4
Attend an event <input type="checkbox"/>	22.1%	51
Jazzercise <input type="checkbox"/>	9.5%	22
Attend a meeting <input type="checkbox"/>	12.6%	29
Attend birthday party <input type="checkbox"/>	7.8%	18
Children's class/program <input type="checkbox"/>	22.9%	53
Adult class/program <input type="checkbox"/>	17.3%	40
Get specific questions answered <input type="checkbox"/>	16.0%	37
Register program/membership <input type="checkbox"/>	29.9%	69

answered question 231  
skipped question 70

10. Please rate your overall satisfaction in each of the following areas:

	Very Satisfied	Satisfied	Unsatisfied	Very Unsatisfied	Don't Know	Rating Average	Response Count
Helpfulness of front desk staff	45.7% (118)	36.8% (95)	7.8% (20)	2.3% (6)	7.4% (19)	1.89	258
Knowledge of front desk staff	38.8% (99)	41.6% (106)	8.2% (21)	2.7% (7)	8.6% (22)	2.01	255
Courteousness of front desk staff	48.0% (123)	34.8% (89)	7.0% (18)	3.1% (8)	7.0% (18)	1.86	256
Overall service	42.3% (107)	41.5% (105)	8.3% (21)	1.6% (4)	6.3% (16)	1.88	253
Hours of Recreation Center	34.8% (86)	41.3% (102)	8.5% (21)	3.2% (8)	12.1% (30)	2.17	247
Upkeep of Recreation Center	27.8% (67)	40.7% (98)	13.3% (32)	7.5% (18)	10.8% (26)	2.33	241
Other (please specify)							29

answered question 258  
skipped question 43





### 11. What is your level of desire for the current programs/features we offer at the Bellaire Recreation Center?



	1 Just Right	2 Need Broader Selection	3 Don't Use	4 Didn't Know You Had This	Rating Average	Response Count
Adult exercise class	25.1% (60)	28.5% (68)	41.0% (98)	5.4% (13)	2.27	239
Adult informational class	15.6% (35)	20.5% (46)	50.4% (113)	13.4% (30)	2.62	224
Fitness room	20.9% (49)	26.1% (61)	48.3% (113)	4.7% (11)	2.37	234
Open gym	23.0% (50)	6.9% (15)	64.1% (139)	6.0% (13)	2.53	217
Adult athletic leagues	15.7% (34)	12.4% (27)	59.4% (129)	12.4% (27)	2.69	217
Youth athletic leagues/programs	32.7% (71)	13.8% (30)	48.8% (106)	4.6% (10)	2.25	217
Youth informational classes	17.0% (36)	11.8% (25)	63.7% (135)	7.5% (16)	2.62	212
Youth dance	12.1% (26)	9.3% (20)	69.6% (149)	8.9% (19)	2.75	214
Youth gymnastics	16.0% (34)	8.0% (17)	66.7% (142)	9.4% (20)	2.69	213
Special events (July 4th Parade & Festival, Holiday in the Park, Trolley Run, etc.)	64.7% (145)	12.1% (27)	17.9% (40)	5.4% (12)	1.64	224
Senior adult exercise classes	15.7% (35)	11.2% (25)	66.8% (149)	6.3% (14)	2.64	223
Senior adult informational classes	10.0% (22)	11.9% (26)	68.5% (150)	9.6% (21)	2.78	219
Cultural activities	17.4% (37)	20.7% (44)	44.1% (94)	17.8% (38)	2.62	213
Free activities (The Great Pumpkin Hunt, etc.)	32.7% (72)	16.8% (37)	36.8% (81)	13.6% (30)	2.31	220
Music classes	8.8% (19)	14.0% (30)	59.5% (128)	17.7% (38)	2.86	215

Tennis court rentals	22.3% (47)	10.0% (21)	63.0% (133)	4.7% (10)	2.50	211
Facility/Pool rentals	46.7% (98)	7.1% (15)	41.0% (86)	5.2% (11)	2.05	210
Camp Paseo/Winter Day Camp	29.1% (62)	6.1% (13)	58.2% (124)	6.6% (14)	2.42	213
Specialty camps (Camp Tie Dye, Camp Tumble Bear, Mad Science, Lego etc.)	29.1% (62)	5.2% (11)	56.3% (120)	9.4% (20)	2.46	213
Online registration	39.5% (85)	10.7% (23)	39.5% (85)	10.2% (22)	2.20	215
Current registration process	44.4% (96)	16.2% (35)	32.4% (70)	6.9% (15)	2.02	216
After school programs	11.2% (22)	13.7% (27)	62.9% (124)	12.2% (24)	2.76	197
				Other (please specify)		16
				answered question		259
				skipped question		42



### 12. Have you used bellairereg.com to register for a class/program/camp?

	Response Percent	Response Count
Yes 	27.1%	73
No 	72.9%	196
	answered question	269
	skipped question	32

13. Have you used bellairereg.com to reserve a tennis court?



	Response Percent	Response Count
Yes 	4.5%	12
No 	95.5%	257
answered question		269
skipped question		32

14. Have you registered for a class/program by phone?





	Response Percent	Response Count
Yes 	19.9%	54
No 	80.1%	217
answered question		271
skipped question		30



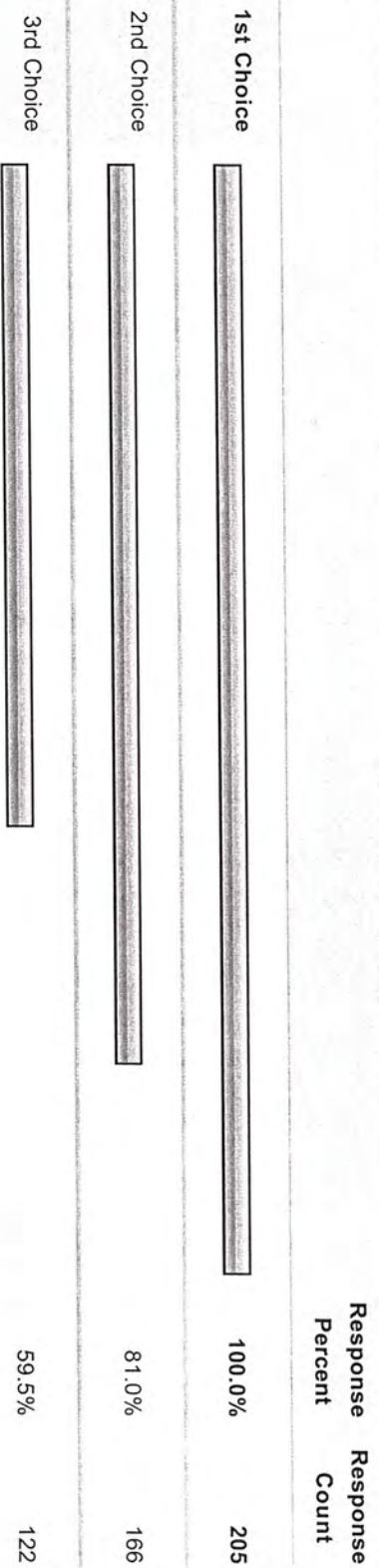
15. Have you reserved a tennis court by phone?

	Response Percent	Response Count
Yes 	7.5%	20
No 	92.5%	245
answered question		265
skipped question		36

16. Overall, how important is the Bellaire Recreation Center to you?

	Response Percent	Response Count
Very Important 	50.0%	142
Somewhat Important 	32.7%	93
Not Very Important 	10.9%	31
Not Important 	6.3%	18
answered question		284
skipped question		17

17. What do you believe are the three most important services, products or programming that the Bellaire Recreation Center currently offers?



answered question 205

skipped question. 96

18. What recreational programs or facilities would you like the City to offer that is not currently offered?

	Response Count
answered question	113
skipped question	188

19. What suggestions do you have for improving Bellaire Recreation Center services?

Response Count	
129	
answered question	129
skipped question	172

20. Are you male or female?

Response Percent		Response Count	
Male		27.1%	77
Female		72.9%	207
answered question			284
skipped question			17



21. Which category below includes your age?

	Response Percent	Response Count
6 & under	0.0%	0
7-12	0.3%	1
13-15	0.0%	0
16-18	1.4%	4
19-24	1.7%	5
25-34	6.2%	18
35-64	72.9%	212
64 & older	17.5%	51
answered question		291
skipped question		10

22. How many children are living in your household?

	Response Percent	Response Count
Ages 3 & Under	21.1%	59
Ages 4-6	16.8%	47
Ages 7-12	26.9%	75
Ages 13-15	9.3%	26
Ages 16-18	11.8%	33
No children in household	44.4%	124
answered question		279
skipped question		22

23. Are there other adults living in your household?

		Response Percent	Response Count
Yes		85.3%	237
No		14.7%	41
If yes, how many?			113
answered question			278
skipped question			23



24. Please check the category(ies) which best describe(s) you. Check all that apply.

	Response Percent	Response Count
Full time student <input type="checkbox"/>	4.5%	13
Part time student <input type="checkbox"/>	0.7%	2
Work full time <input type="checkbox"/>	40.8%	118
Work part time <input type="checkbox"/>	17.3%	50
At home parent <input type="checkbox"/>	19.7%	57
Currently unemployed <input type="checkbox"/>	3.1%	9
Retired <input type="checkbox"/>	22.5%	65
Caretaker <input type="checkbox"/>	1.7%	5
answered question		289
skipped question		12

25. Are you a Bellaire resident?

		Response Percent	Response Count
Yes		82.7%	239
No		17.3%	50
answered question			289
skipped question			12

26. Do you live inside or outside of Loop 610?

		Response Percent	Response Count
Inside Loop 610		47.9%	138
Outside Loop 610		52.1%	150
answered question			288
skipped question			13

## 27. How long have you been using the Bellaire Recreation Center?

Response	Response
Percent	Count
Never	25
1-5 years	77
6-10 years	62
Less than 1 year	12
More than 10 years	108

answered question 284

skipped question 17

## 28. Are you interested in someone from the Bellaire Recreation Center contacting you? If yes, please provide contact information below.

Response	Response
Percent	Count
Never	59
1-5 years	77
6-10 years	62
Less than 1 year	12
More than 10 years	108

answered question 59

skipped question 242



# APPENDIX C: FOCUS GROUP RESULTS



# Bellaire Parks & Recreation Master Plan

## Special Focus Group Meeting June 5, 2013

**6 – 8 P.M.**

**CenterPoint Energy Conference Center – 7001 Fifth Street**

**Public Welcome.** Written comments may be submitted to the attention of the Parks & Recreation Advisory Board in care of Jane Dembski, Director of Parks & Recreation by the following means: By mail: City of Bellaire, 7008 S. Rice Ave., Bellaire, Texas 77401; by delivery: Recreation Center 7008 Fifth St.; By email to [jdembski@ci.bellaire.tx.us](mailto:jdembski@ci.bellaire.tx.us). All comments are due by noon on June 5, 2013.

**Bellaire Parks and Recreation**  
713-662-8280  
[www.ci.bellaire.tx.us](http://www.ci.bellaire.tx.us)

# **Bellaire Parks and Recreation Master Plan** **Update – Focus Group Report**

The City of Bellaire

Bellaire, Texas

June, 2013

CCA Project No. 113-028

Clark Condon Associates  
10401 Stella Link Road  
Houston, Texas 77025

Attachment: Parks Master Plan approved on 032515 (1553 : Draft Revisions-Comp Plan)



**Bellaire Parks and Recreation Master Plan Update – Focus Meeting****TABLE OF CONTENTS**

- I. Summary
- II. Analysis
- III. Notes
- IV. Sign in Sheet

## Bellaire Parks and Recreation Master Plan Update – Focus Group Summary

The City of Bellaire held a Parks and Recreation focus group meeting June 5, 2013. The intent of the meeting was to encourage the community to voice their opinions and ideas for the future of the Bellaire Parks Master Plan Update. The discussion generated was both exciting and thoughtful.

Clark Condon Associates has categorized the many ideas generated and further summarized the wants and needs the community has identified for the City of Bellaire. The findings are as outlined below.

The topic of **Community Activities and Events** was the most discussed, mentioned a total of 21 times. The general consensus from the group was the desire to provide more multi-generational and multi-cultural activities and events that would foster a sense of community. Ideas ranged from food trucks in parks to block parties and community-wide festivals. Festivals, in particular, were highly discussed. Comparisons were made to the well-known Houston International Festival encouraging the idea for international, cultural, art and historical festivals. Bellaire, specifically, could be highlighted through the implementation of a Trolley Festival honoring the city's historical past.

**Teen Age Group Activities and Programming** was the second most talked about topic of the evening, mentioned 12 times. The public felt that young children and senior programming and recreation was well accounted for and very popular. Teens, however, fall in a middle ground that is often difficult to program effectively. When asked what type of recreation and programs they would like to have available to teens, ideas such as WiFi in parks, Frisbee golf, and concerts were mentioned. As an alternative to recreational and park activities, service and community programming was offered as a possibility in generating programs such as "Teens for Service" to get teens more active in the community and provide educational opportunities as well.

**Recreational Facilities** were mentioned 10 times and was both discussed and debated. Evergreen Park was praised for its successful mix of child play equipment and safety in the form of fencing; it was noted that this park is so successful that it is often over crowded. The community discussed the need for more open green space that could serve a multitude of

sports, competitive games, and general recreation. On the other hand, some participants voiced the need for more passive, quiet, calming spaces to escape the hectic sports lifestyle.

Many community members recognized the opportunity for Bellaire to expand their **public education programs and educational partnerships**. Nature and wildlife centers offer a nice way to create an educational outdoor environment. The existing City Library was mentioned as having the possibility of transforming into an “educational center” for the public. Beyond creating educational facilities, the idea of partnering with existing schools and colleges was discussed as a way of providing continuing education for adults and seniors alike.

**Trails and Connectivity**, previously named the number one need in Bellaire, was not forgotten at the June 5<sup>th</sup> meeting. Mentioned 8 times, the public repeated the need for more trail connectivity between parks, better accommodations for bike riders, and the possibility of connecting to Braes Bayou as well and the greater Houston area beyond.

**Adult Age Group Programming** was mentioned seven times. Activity suggestions such as tennis, dance, and fitness classes were brought up as ways to involve the adult community. It was also felt that adults would like the opportunity for a mix of sun and shade areas in parks for passive activities.

**Community Identity** was an important topic of the evening. The attendees felt that the parks and the City itself need a better sense of place which could be created with community gateways, standardized park signage, and wayfinding signage in the community.

Another topic that was mentioned repeatedly was **Public Relations and Marketing**. Not only can the City promote itself through the parks system, but there is an opportunity for community outreach. Some of the attendees were surprised to learn of certain programs and activities that the Parks Department has in place and it was felt that a greater effort at marketing the programs and activities to the community could promote usership.

**Water** in parks was also discussed. Ideas included passive and educational activities promoted by ponds or lakes, Splash Pads for active play and extension of the pool season, and basic comforts such as hydration stations.

And finally, **General Safety** was a topic of concern. This extended from safer trail connections to fencing at playgrounds. While not mentioned extensively, this was a topic that the attendees agreed were of utmost importance.



At the conclusion of the meeting it was mentioned that there was the opportunity for additional park space at Evergreen Park with the removal of City utility facilities. As the City moves forward, they should look at other areas where park space could be made available especially in the Southwest quadrant of the city which was noted as being underserved by parks. There are also many opportunities for partnership with local schools and recreation businesses that may be considered in meeting the future Parks and Recreation needs of the community.

## Bellaire Parks and Recreation Mater Plan Update – Focus Group Analysis

### I. Promote Sense of Community: Through Multigenerational Activities and Events

- A. Mentioned **21** times
- B. Topics of discussion (in no particular order)
  - Contests and Events
  - Block Parties
  - Opportunities for all age groups
  - Multi-generational Recreation
  - Food – Cafes in Parks
  - Food Trucks
  - Cupcake Truck
  - Gathering Spaces
  - Skills tournament recreation
  - Welcome feeling
  - Sense of community
  - Family programs
  - Holiday events – Halloween
  - Farmer’s Market
  - Community garden
  - Houston International Festival
  - Trolley festival
  - Art festival
  - Cultural programming – international festivals
  - Festivals
  - Contests

### II. Teen Age Group Programming and Recreation

- A. Mentioned **12** times
- B. Topics of discussion (in no particular order)
  - Older children/teen programming
  - Frisbee golf
  - Mobile hot spots
  - Teens

- Recreation center
- WiFi
- Picnic in the park
- Service programs
- “Teens for Service”
- Community service
- Music/concerts
- Frisbee golf

### **III. Recreational Facilities**

- A. Mentioned **10** times
- B. Topics of discussion (in no particular order)
  - Evergreen play equipment
  - Outdoor board games
  - Sports Fields
  - Regional facilities
  - Open fields – multi-use
  - Basketball courts
  - Passive recreation – cool, quiet, relaxing
  - Competitive sports fields
  - Green space – open space
  - City facilities

### **IV. Education and Educational Partnerships**

- A. Mentioned **8** times
- B. Topics of discussion (in no particular order)
  - Wildlife habitat and education
  - Native plant education
  - Library as education center
  - Discovery Center
  - Education
  - Education partnerships
  - Continuing education
  - Partnerships with school programs



**V. Trails and Connectivity**

- A. Mentioned **8** times
- B. Topics of discussion (in no particular order)
  - Trail study
  - Bike trails - #1 need
  - Connectivity
  - Connectivity to the Bayou
  - Bike share program
  - Sidewalks
  - Dog walking
  - Trail connections to existing parks

**VI. Adult Age Group Programming and Recreation**

- A. Mentioned **7** times
- B. Topics of discussion (in no particular order)
  - Adults
  - Tennis
  - Dance
  - Exercise
  - Fitness classes
  - Adult programming
  - Mix of sun and shade

**VII. Community Identity and Wayfinding**

- A. Mentioned **6** times
- B. Topics of discussion (in no particular order)
  - Identity
  - Sense of Place
  - Example: Museum District
  - Signage
  - Gateways
  - Redesign of current wayfinding

**VIII. Public Relations and Marketing**

- A. Mentioned **4** times
- B. Topics of discussion (in no particular order)
  - City promotion through park systems
  - Regional promotion
  - Public relations
  - Community outreach

**IX. Water**

- A. Mentioned **4** times
- B. Topics of discussion (in no particular order)
  - Passive and Active uses for water
  - Ponds and fountains
  - Spray grounds
  - “Hydration Station”

**X. General Safety**

- A. Mentioned **3** times
- B. Topics of discussion (in no particular order)
  - Fencing at areas dedicated to young children
  - Safety for children
  - Walkability - safety



CLARK CONDON  
ASSOCIATES  
LANDSCAPE ARCHITECTURE

## MEETING NOTES

**MEETING DATE:** June 5, 2013

**ISSUE DATE:** June 7, 2013

**PROJECT:** Bellaire Parks MP Update Focus Group

**CCA PROJECT No:** 113-028

**ATTENDEES:** See attached Sign In Sheet

**DISTRIBUTION:** City of Bellaire, file

### Outreach Meeting

Pre-K fencing  
Safety for young kids  
Evergreen play equipment  
Wildlife  
Native plants  
Library as education center  
Quality of life  
Water - passive and active - ponds, fountains  
Spraygrounds  
Hydration station  
Outdoor board games  
Contests, events, skills tournaments - Bocce ball  
Block parties  
Senior group - continuing programs  
Multigenerational  
Walkability - safety  
Therapy pool  
Fields  
Regional facilities  
Open fields - multi-use  
Basketball courts  
City promotion through parks  
Older children/teens  
Parking  
Meditation  
Discovery center  
Education  
Adults - tennis, dance  
Education partnerships  
All age groups  
Food - cafe  
Foot trucks  
Cupcake truck





**CLARK CONDON**  
**ASSOCIATES**  
 LANDSCAPE ARCHITECTURE

Cool, quiet, relax, art, passive  
 Seniors  
 Trail study  
 Bike trails - #1 need  
 Connectivity  
 Bayou  
 Adult programming  
 Frisbee golf  
 Mobile hot spots  
 Mix of shade and sun  
 Teens - rec center, wifi, picnic in the park  
 Service programs  
 Teens for service  
 Community service  
 Music - concerts  
 Gathering spaces  
 Public forum  
 Movie night  
 Frisbee golf  
 Welcome feeling  
 Bike share  
 Western side of city  
 Northwest side in need  
 Sidewalks  
 Dog walking  
 Trails connection parks  
 Sense of community  
 Family programs  
 Holiday events - Halloween  
 Competitive field sports  
 Green space  
 Continuing educational  
 Regional promotion  
 PR  
 Community outreach  
 Farmer's market  
 Community garden  
 Partnership with schools programs  
 Adults - basketball, exercise, classes, fitness  
 Identity  
 Sense of place  
 Museum district  
 Houston Festival - themes, international  
 Trolley festival  
 Art festival  
 Pedestrian safety

10401 Stella Link Road Houston, Texas 77025  
 TEL 713.871.1414 FAX 713.871.0888  
 www.clarkcondon.com

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CLARK CONDON  
ASSOCIATES  
LANDSCAPE ARCHITECTURE

Signage - gateways  
Cultural programming  
Festivals  
Contests  
Child involvement  
City facilities  
Redesign - wayfinding

END OF NOTES

***Should any recipients find the information herein incorrect please, contact us immediately at 713-871-1414.***

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# APPENDIX D: MATRIX OF FUTURE PARK IMPROVEMENTS



Bellaire Master Plan Matrix

	Project Summary	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024
Bellaire Town Square	Evaluate status of park after construction of Municipal Facilities, update and revise park master plan if necessary, Implement park improvements based upon evaluation of Master Plan										
Bellaire Family Aquatic Center	South deck improvements - concrete										
	North deck improvements - wood/recycled plastic deck										
	Replace play structure in recreation pool										
	Install drainage at rock area at big slide										
	Install shade cover over water fall and replace existing shade canopies										
	Installation of security cameras										
	Install cabanas along wood deck										
Bellaire Zindler	Upgrade and automate ball field poles and lights										
	Upgrade and automate tennis court lights										
	Netting of right field										
Recreation Center	Construction design phase										
	Construction upgrades: lobby, showers, bathroom, floors, ceiling, doors, etc.										
Driscoll	Add Lighting to path										
	Perimeter fencing west and east end & landscaping entry										
Evelyn's	5 acre park being master planned and developed by Conservancy										
Evergreen	Master Plan (includes previous water tank land)										
	Phase 1 design- Pool Area and parking lot										
	Phase 1 construction										
	Phase 2 design- general park areas										
	Phase 2 construction										
Feld	Master Plan										
	Refurbish parking lot										
	Replace ball field fence and light system										
	Upgrade tennis center fencing and lighting system										
	Continue perimeter black aluminum fencing										
	Irrigation upgrade										
	Park lighting										
	Sidewalk replacement & reconstruction of concrete behind backstop										
	Replace playground equipment and site amenities										
Joe Gaither	Replace playground equipment and site amenities										
	Shade cover over playground equipment										
	Perimeter fencing at park										
Lafayette	Phase 1 improvements: playground, fence, irrigation, grounds, dog park, landscaping, benches, tables, etc.										
	Permanent restroom design										
	Restroom Construction										
Locust	Improve landscaping at cul-de-sac										
Loftin	Replace Playground Equipment										
	Shade cover over playground equipment and Entry Arch into playground										
	Perimeter fencing along west half of park										
	Irrigation system										
Mulberry	Upgrade and automate tennis lights										
	Replace tennis fencing										
	Upgrade and automate ball field lights										
	Shade cover over playground equipment										
	Replace playground equipment										
Paseo	Install dog waste receptacles and dog water fountain										
	Trolley Esplanade Renovation- confirm master plan and develop construction drawings										
	Trolley Esplanade Renovation - Implementation of Plan: demolition, drainage, pole lights, site lighting, interpretive graphics, festival lights, low wall with graphics, trolley tracks pattern, bollards, special paving at trolley turn table, special paving at entry and central plaza, sidewalks, curb ramps, fencing, trees, ornamental trees, shrubs, groundcover sod, irrigation, lift and level trolley slob										
Russ Pitman	Gateway Plan as first Phase of an overall plan as per NDC										
	Upgrade parking lot lights										
	Replace fire alarm system										
	Perimeter fencing										
Ware	Small picnic pavilion										
	Perimeter fencing										
	Shade cover for playground equipment										
	Replace playground equipment										
Newcastle	Re-construct trail from Bellaire to Glenmont - concrete - PW										
	Pedestrian trail light design and construction drawings										
	Pedestrian trail lights and landscaping										
	Add Doggie Waste Stations & Trash Receptacles										
Holly Trail	Master Plan with Phases:										
	Phase 1										
	Phase 2										
Trails	Trail master plan										
Signs	Park Signage master plan										
	Implement City wide Park sign plan										
Park Standards	General park improvements related to identified park standards as outlined in master plan (benches, drinking fountains, trash containers, lights, etc.)										

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