

# CITY OF BELLAIRE TEXAS

## PLANNING AND ZONING COMMISSION

MAY 12, 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 - Apr 14, 2015 6:00 PM

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

- A. 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.**

**IV. GENERAL PUBLIC COMMENTS****V. PUBLIC HEARINGS**

1. Continuation of a 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 4609 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**

2. Public hearing on the five year update to the 2009 City of Bellaire Comprehensive Plan, to include amendments to the Future Land Use Map, a review of the City's Goals and Guiding Principles, and the addition of a Parks Master Plan as an appendix.

(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. Approval of the Planning and Zoning Commission's Report and Recommendation to City Council commenting on the consistency of the Five-Year Capital Improvement Plan with the adopted Comprehensive Plan.

(Requested by John McDonald, Development Services)

2. Approval of the Planning and Zoning Commission's Report and Recommendation to City Council regarding an application from H-E-B Grocery Company for a planned development, as well as a discussion on the procedure for future Reports and Recommendations.

(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

APRIL 14, 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	Absent	
Alan P. Petrov	City Attorney	Present	
John McDonald	Director	Present	
Ashley Parcus	Secretary	Present	

### II. APPROVAL OF MINUTES FROM PAST MEETINGS

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

There were two minor corrections made to the minutes.

**RESULT:** APPROVED AS CORRECTED [UNANIMOUS]  
**MOVER:** Dirk Stiggins, Commissioner  
**SECONDER:** Marc Steinberg, Commissioner  
**AYES:** Butler, Frazier, Thorogood, Simmons, Steinberg, Stiggins  
**ABSENT:** Skinner

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

Chairman Frazier reminded the public to sign in if they wished to speak to 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.**

**Richard Franke**-Mr. Franke stated that he and his neighbors are concerned with the replatting of the already existing 6 lots at 0 Howard and 0 Newcastle to 12 lots. He asked that the Commission carefully reconsider any effort to replat the property. He



provided the Commission with a copy of language within the 2009 Comprehensive Plan that describes the area in question as a traffic hotspot, and stated that he would discuss it in greater detail during the public comment portion of the public hearing.

**Lynn McBee**-Ms. McBee requested that the Commission not consider deliberation on matters regarding the Capital Improvement Plan, the update to the 2009 Comprehensive Plan, or the Parks Master Plan. She urged the Commission to take the next month to begin to read, examine, and review the documents.

## 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

Mr. McDonald explained the public hearing process to the public.

### B. Presentation by the Applicant

**Roy Harper, Harper AIA & Associates**-Mr. Harper informed the Commission that he is the architect representing the church and that he is a long time member of the church as well. He stated that Crosspoint first purchased that property in 2004, and last year decided to pursue the idea of constructing a youth center. Mr. Harper explained that the City requires that churches located within residential areas obtain a Specific Use Permit, which is why they are coming before the Commission. He stated that he brought with him some very preliminary drawings of what the building might look like. Mr. Harper explained that it will likely change due to the concerns of several neighbors, and that they are working with those neighbors to come up with a solution.

**Shannon Tanner, Campus Pastor**-Mr. Tanner informed the Commissioners that the church would like to be a part of the community and as the church has grown they have looked for opportunities to invest in the next generation. He feels that it is the church's responsibility to provide a place where students can grow in their faith and learn to become leaders. Mr. Tanner also sees this as a venue that could be utilized for special events within the community.

### C. Staff Findings

Mr. McDonald reiterated that the application is for a Specific Use Permit (SUP) for Crosspoint Church to construct a youth worship building on property that they currently own. He stated that the building would be two stories with its own parking lot, and may also be used for educational community activities. Mr. McDonald explained that the Specific Use permit authorizes a certain use, which because of its nature is not necessarily incompatible with neighboring uses, but does require an extra level of review, as that certain use may require conditions or limitations as the Commission and Council deem appropriate. He added that when dealing with a use that requires an SUP, and the main or existing structure does not have one, then any additions to that property are required to obtain that permit. Mr. McDonald informed the Commission that

there are no concerns with regard to wastewater, and that drainage will be handled during the building permit process. He also pointed out that the Comprehensive Plan's Future Land Use Map does show this property as a place of worship. Mr. McDonald mentioned that last summer the City did amend the minimum regulations with regard to churches, setting the minimum lot size at 22,000 square feet. He explained that this property is only 21,600 square feet and would be going before the Board of Adjustment on April 16th to seek a variance for that 400 square feet.

#### **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.**

The following members of the public voiced their concerns on the application:

David Vakey  
Diane Novy  
Stanley Novy  
Dan Witschey  
Candace Roberts  
Lisa Reyes  
Carol Griffin  
Gary Smith  
Martha DeLeonardis  
Vaughn Davidson  
Lynn McBee  
Susan Focke  
Todd Blitzer

The residents cited the following reasons for their concerns:

Traffic in and out of Bellaire Court  
The proposed building being in close proximity to residential property  
The lack of a final site plan for the project

The following members of the public spoke in favor of the application:

Mark Wong

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

Mr. Harper informed the public that this project is a work in progress, and that the only reason the site plan is not final is due to the community meeting that the church held the night before. He reiterated that the church is more than willing to work with the residents to find a plan that works for everyone. Mr. Harper stated that they will be looking into whether or not they can move the entrance/exit onto Bellaire Boulevard in order to alleviate some of the traffic on Bellaire Court. He also explained that the new building cannot be joined with the existing structure due to a City regulation dealing with lot coverage. Mr. Harper informed the residents that the orientation of the building will be looked at as well. Additionally, Mr. Harper explained that he has decided to eliminate the second floor balcony that would have been over-looking a residential property.

## F. Questions from the Commission

Commissioner Simmons urged the applicant to focus on getting the 400 square foot variance and to revise the site plan as needed in order to minimize impact of the residents on Bellaire Court.

Attorney Petrov suggested that the Commission leave the public hearing open until the May meeting in order to allow the applicant to bring forward their modifications to the site plan.

Chairman Frazier agreed.

Commissioner Butler asked for clarification on what would be stopping this project from accessing the existing parking lot rather than Bellaire Boulevard or Bellaire Court.

Mr. McDonald explained that the existing campus already exceeds the 50% maximum lot coverage, and the City cannot issue a permit that would allow the non-conformance to increase.

Commissioner Butler asked if a variance could be issued in order for that to be allowed.

Mr. McDonald explained that in order for the Board of Adjustment to grant the variance a hardship must be proven, which would be hard to do in this situation.

Commissioner Butler asked that the applicant provide an elevation of the rear of the site for the next meeting.

Commissioner Steinberg asked Mr. McDonald if the 50% lot coverage came from the fact that the entire property was one piece when the church was originally built.

Mr. McDonald informed the Commission that the 50% lot coverage is a zoning rule for all churches in all districts within the City. He added that the church was either built prior to the existence of the lot coverage regulations or was for some reason allowed to exceed them. Mr. McDonald also clarified that the church was built prior to the requirement of an SUP.

Commissioner Steinberg asked if the SUP would also be for the existing campus.

Mr. McDonald stated that it would be for the proposed building only.

Commissioner Steinberg mentioned that the applicant is already going before the Board of Adjustment to ask for a variance from the minimum lot size and asked why the same argument can't be made with regards to the maximum lot coverage.

Mr. McDonald explained that the minimum lot size hardship was created when the City changed the requirements on a property owner who bought the land several years back under the old regulations.

Commissioner Steinberg asked when the lot coverage regulation was changed.

Mr. McDonald stated that it has always been 50%.

Commissioner Steinberg mentioned the meeting that the church held with the residents the night before and asked if there were any comments from residents that did not get voiced before the Commission.

Mr. Harper informed the Commission that they have heard comments from all of the residents that were present at the meeting the night before.

Commissioner Stiggins asked if the use of a permeable material for the driveway would allow for extra lot coverage.

Mr. McDonald explained that permeable materials are specifically not allowed to give extra lot coverage percentages.

Commissioner Stiggins asked if the Board of Adjustment would be able to grant the variance based on the hardship placed on the surrounding neighborhood.

Mr. McDonald stated that the hardship must be connected to the property itself.

Commissioner Stiggins asked if the current zoning regulations would permit the entrance/exit to be on Bellaire Boulevard.

Mr. McDonald stated that they would.

Vice Chairman Thorogood asked Mr. McDonald to confirm that this property is not within the Bellaire Boulevard Overlay District.

Mr. McDonald confirmed that it is not.

Vice Chairman Thorogood asked if the maximum lot coverage would still be exceeded if the two properties were joined together, but no additional structures were built.

Mr. McDonald stated that it is the City's belief that it would still exceed the maximum.

Vice Chairman Thorogood mentioned that the drawings of the proposed building shows a digital screen.

Mr. McDonald informed the Commission that the applicant has already been advised that it would not be allowed.

Mr. Harper assumed that instead a banner would be used to advertise for special events.

Vice Chairman Thorogood asked if parking could be removed in order to gain more lot coverage allowance.

Mr. McDonald stated that the church utilizes all of the parking that they currently have available.

Vice Chairman Thorogood mentioned that the solution would be to move the entrance/exit onto Bellaire Boulevard.

Mr. McDonald confirmed that doing that is an option.

Vice Chairman Thorogood asked Mr. McDonald if he knew of any other options.

Mr. McDonald explained that adding on to the existing campus is just not feasible. He stated that if a parking lot is to be located at the proposed building, which he feels one should be, the entrance/exit would need to be on either Bellaire Court or Bellaire

Boulevard. Mr. McDonald added that the applicant could look at revising the layout of the site.

Chairman Frazier asked when the Board of Adjustment would be reviewing the application.

Mr. McDonald advised that they will go before the Board of Adjustment for the minimum lot size variance on Thursday of that week, but if the applicant wanted to apply for a variance from the maximum lot coverage that would not be heard until the Board's May meeting.

Chairman Frazier asked if the deadline for written comments would be pushed back with a continuation of the public hearing.

Mr. McDonald confirmed that the deadline would be pushed back if the Commission voted to continue the public hearing until the May meeting and not take action on it until the meeting in June. He suggested leaving that date open until the continuation of the public hearing in May.

The Commission agreed with Mr. McDonald's recommendation.

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

The deadline for written comments was left open due to the Commission's decision to continue the public hearing.

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

**Motion:** a motion was made by Commissioner Stiggins and seconded by Commissioner Butler to continue the public hearing until the Commission's May 12th meeting in order to allow the applicant to modify the site plan as necessary and solicit additional comments from the public.

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

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.

Please Note: This item was not voted on until the "Current Business" section of the agenda.

(Requested by John McDonald, Development Services)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dirk Stiggins, Commissioner
<b>SECONDER:</b>	Marc Steinberg, Commissioner
<b>AYES:</b>	Butler, Frazier, Thorogood, Simmons, Steinberg, Stiggins
<b>ABSENT:</b>	Skinner

#### **A. Presentation of the Public Hearing Process**

Mr. McDonald explained the public hearing process to the public.

## B. Presentation by the Applicant

There was no presentation by the applicant.

## C. Staff Findings

Mr. McDonald informed the Commission that the request is for the approval of a replat to create 12 lots out of the existing 6 lots for the construction of the Bellaire Gardens Planned Development. He added that the planned development was approved by City Council with the adoption of Ordinance 15-002, on January 26th of this year. Mr. McDonald explained that state law requires that a public hearing be held on the replatting of a portion of a subdivision in which the original plat was not vacated. He stated that a review process for the creation of the planned development went through both the Planning and Zoning Commission and the City Council, and approval of that project essentially re-zoned these 6 lots based upon that specific proposal. Mr. McDonald explained that the approval included the creation of 12 lots of a certain dimension, which is what is located on the plat before the Commission.

## 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**

**Lynn McBee**-Ms. McBee informed the Commission that her position throughout the series of discussions regarding this proposal has been a negative one. She felt that reducing the size of the dwellings and increasing density goes against the principles of the community, as well as the language of the Comprehensive Plan, and although the Commission approved the Planned Development she urged them to deny the replat.

**Richard Franke**-Mr. Franke mentioned the copy of the traffic hot spot excerpt from the 2009 Comprehensive Plan that he provided to the Commission. He explained that it specifically highlights the area dealing with the replat. He mentioned that Howard Lane is already a traffic nightmare, as is Newcastle. Mr. Franke stated by approving this replat the Commission will be increasing that congestion and creating safety hazards for the families that live on those streets. He stated that this project demeans protection and makes a mockery out of zoning, and he felt that the best thing the Commission could do is to deny this replat and put the re-zoning of RM-1 to CMU back on the table.

## E. Response of Applicant

Mr. McDonald also made reference to the Comprehensive Plan to point out that the language within the CMU mentions the allowance for town-home style developments. He pointed out that both the Commission and City Council have approved the planned development, and this replat is strictly an administrative review and approval of the subdivision plat. Mr. McDonald explained that if the Commission finds that the replat meets the rules then there is really no option other than approval.

## F. Questions from the Commission

Commissioner Stiggins asked what Mr. McDonald meant when he said that the plat was not vacated.

Mr. McDonald explained that the applicant is replatting over what was previously platted, instead of going back to the original plat.

Commissioner Simmons asked if there would be any impact on the traffic in that area.

Mr. McDonald explained that Chapter 23.5, which controls platting within the City of Bellaire does not consider traffic numbers. He explained that it strictly deals with the development of the lots themselves, and not the use.

Vice Chairman Thorogood asked if a Traffic Impact Analysis (TIA) was done for the medical facility building ( located across the street from the site in question) that was recently granted a Specific Use Permit.

Mr. McDonald confirmed that a TIA was prepared for the permit application.

Vice Chairman Thorogood mentioned that this is a small project that should bring in a relatively minimal amount of traffic in comparison with other, bigger projects in the area. He pointed out that the Comprehensive Plan also makes reference to alternative housing options, which this project is offering.

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

Chairman Frazier pointed out that there would be no more written comments accepted due to the fact that it is an actionable item on the agenda.

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

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

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

**The public hearing was closed at 7:37 PM.**

### **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.

**Diane White, Assistant City Manager**-Ms. White informed the Commission that Ordinance 24-402 requires that the City Manager propose the draft Capital Improvement Plan (CIP) to the Planning and Zoning Commission for review on the consistency of the CIP with the adopted Comprehensive Plan, which includes a 30 day review/comment period. She explained that Chapter 24 provides a definition of what a CIP is, and that she had included it within the Commission's agenda statement. Ms. White advised that the CIP is the result of several years of planning and various inputs, and that there is a team of individuals who strictly focus on the plan, including herself, the City Manager, and the City's CFO. She stated that City Council will receive the proposed budget on July 20th, and along with it the Five Year CIP. She added that the proposed budget is filed with the City Clerk at this time and cannot be changed without Council action, however, the CIP can change with the addition of projects, changes in dollar amounts and/or funding sources. Ms. White informed the Commission that there are several other contracts/presentations that are scheduled before July 20th that could impact the CIP, and if there are significant



changes made she will submit a memo to the Commission via Mr. McDonald. She assured the Commission that the City will continue to work with them as well as use the Comprehensive Plan as a tool to develop future CIP projects. Ms. White stated that she is happy to answer any questions that the Commission members have. She then asked that any questions that the Commission members have after the meeting be sent to Mr. McDonald and he will work with her to provide those answers.

Vice Chairman Thorogood felt that the categories entitled "Facilities" and "Parks" should be combined to reflect a total of \$41 million. He also asked what the \$5 million allocation for the UV-T was for.

Mr. McDonald informed the Commission that this is a project proposing the replacement of a street and some drainage improvements that would lend that area to better development. He added that the City has been in discussion with other entities about how that may be paid for.

Vice Chairman Thorogood mentioned that during development of the UV-T the Commission was told that the infrastructure was adequate and would not need anything additional.

Mr. McDonald explained that the only questions that came up during that time were dealing with water and wastewater, which is adequate. However, streets and drainage in that area have been an issue.

Vice Chairman Thorogood felt that with a 39 cent tax rate that project is economically not justifiable. He then asked if he was going to get another \$5 million surprise for the UV-D Zoning District that the Commission just established because there is no money listed to be in the budget for that area.

Ms. White pointed out that those are the kinds of comments that will be beneficial for the personnel working on the plan.

Vice Chairman Thorogood mentioned that there is also a \$10 million/year proposal for street reconstruction and asked if an annual project of \$10 million is plausible for the City.

Ms. White stated that the City has been, and is currently involved with projects of this size. She explained that the year listed on the plan simply signifies the year that the City will need to fund the project. She added that certain aspects of projects may span over 18 months, meaning that projects may overlap increasing the amount to even over \$10 million at one time.

Vice Chairman Thorogood mentioned a \$3 million item for parks and asked what it was for.

Ms. White explained that it is for the proposed or pre-conceptual signature corner at South Rice and Bellaire Boulevard, which will span from that corner all the way down to Paseo Park. She added that there is a lot more that needs to go into that project, which could increase or decrease the \$3 million that was allotted for it.

Vice Chairman asked if the projects had any type of priority ranking.

Ms. White informed the Commission that they do set priorities to projects dealing with the critical infrastructure of the City, as well as the continuation of the Rebuild Bellaire and BMR projects.



Vice Chairman Thorogood then asked about the same question about the parks category.

Ms. White confirmed that the Parks Department does prioritize the inventory and recommendations within the parks category. She pointed out that sometimes there are projects that are competing for the general fund.

Vice Chairman Thorogood understood that the plan most likely excludes things such as major equipment or vehicles, he asked what else would not be included.

Ms. White explained that anything that is considered a single unit for vehicles and equipment would be included within the non-recurring items found in the City's operations budget under "Capital Outlay."

Vice Chairman Thorogood mentioned that the Commission is also working on the Bissonnet Corridor, which could ultimately include medians in the middle of the street, as well as tree plantings on the side of the street. He stated that he didn't see how that fits in with the Comprehensive Plan, the Parks Master Plan, and with the CIP.

Ms. White stated that she doesn't not believe that the Bissonnet Corridor has been specifically addressed within the CIP, and this is the reason why it is important for the Commission to give their input on the plan prior to approval by Council. She asked Vice Chairman Thorogood to submit that as a comment so that it can be included as necessary.

Vice Chairman Thorogood asked if the \$5 million for Evelyn's Park meets all of the City's obligations for that project.

Ms. White confirmed that it does meet all of the obligations.

Commissioner Stiggins asked if this is an authorization budget, a cash flow budget, or a mixture of the two.

Ms. White explained that it is a mixture of different funding sources.

He asked for clarification that the smaller projects utilize cash flow, but for bigger projects the City authorizes the money to be spent, possibly over a period of 15 months.

Ms. White confirmed this, and stated that it may be helpful for the Commission to see a timeline for some of the projects.

Commissioner Stiggins was concerned about the big budget items for street and drainage. He asked how the City measures the performance of a bond based on the amount approved and if that information is used to forecast future bond requests.

Ms. White informed the Commission that the City Engineer has developed a pavement maintenance program that details each of those things. She stated that she will provide the Commission with that document.

Commissioner Stiggins mentioned that typically the budget and the final outcome do not agree and wanted to ensure that future bond requests match the final outcome of the project.

Ms. White advised that so far Rebuild Bellaire and the previous project, BMR, have not gone over budget. She assured the Commission that the City does look at those numbers and that she will provide the Commission with a copy of the study that is done.

Commissioner Stiggins agreed that this study would also be helpful in seeing whether or not Bellaire is in line with the surrounding cities.

Attorney Petrov added that for budgeting purposes the engineers build in a contingency to help cover the unexpected costs. He also stated that it is a public bidding process to ensure that Bellaire stays competitive.

Chairman Frazier asked if historical data was also used to determine project cost.

Attorney Petrov and Ms. White confirmed that historical data is used.

Commissioner Simmons asked if there was a standard contingency for each project.

Attorney Petrov stated that he believed it is calculated differently based on the type of project, but that he didn't know for sure.

Commissioner Simmons mentioned new bond authority and asked what happens, internally, when the bond is not approved by the voters. He questioned who decides which projects will move forward and which will not.

Ms. White informed the Commission that if the cost of construction comes in higher than expected, the City will try to find those funds internally, but essentially if a project is not funded by the voter then the City cannot move forward with it.

Commissioner Butler felt that this would be a good opportunity to make a recommendation to Council regarding the UV-D. He added that it would be very helpful for the Ad Hoc Municipal Facilities Committee to be made aware of the time frame for some of the projects listed within the CIP.

Chairman Frazier mentioned the distribution by funding source and asked how the distribution pie chart would have looked five years ago.

Ms. White stated that she has not done that analysis, but that the chart has been pretty consistent with streets and drainage.

Chairman Frazier asked if the Planning and Zoning Commission could contribute any comments during Council workshops with regard to the CIP.

Ms. White informed the Commission that the workshops are normally special sessions, which may or may not allow for public comment, but that the Commission can voice their comments at the public hearing, and can submit, at any time, written comments to Council. She added that the Commission could also request a joint workshop if they wished. Ms. White also mentioned that public comment will be allowed at Council's July 20th meeting and if members of the Commission wished to make a presentation that could be added to the agenda as well.

Chairman Frazier asked if any changes regarding the new city facilities would be significant enough to warrant changes within the CIP.

Ms. White confirmed that significant changes could impact the CIP.

Vice Chairman Thorogood asked where the City is on its indebtedness.

Ms. White explained that every year the City pays around \$5 million toward its debt, which she believed to be around \$70 million currently. She added that the City's investment brokers will be giving the presentation at City Council's July 20th meeting and will be answering many of the same questions that the Commission has asked. (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.

Mr. McDonald explained that this is the consideration of a request for a planned development for H-E-B. He added that the public hearing was held before the Commission at their March 10, 2015 meeting. Mr. McDonald pointed out that the information with regard to truck routing and street sections, which was requested by the Commission was included in the agenda packets. He stated that staff recommends approval of the application.

Commissioner Simmons mentioned that at the last meeting he asked that the preparer of the TIA be in attendance for the consideration of the application. He stated that there is an opportunity to improve the intersection at Bissonnet and Cedar Street and suggested modifying the turn to make it less drastic for the trucks traveling that route.

Mr. Rose explained that he was not comfortable addressing that suggestion off hand. He asked that the Commission allow them to work with staff to see what the impact would be prior to making that decision.

Commissioner Simmons felt that Mr. Rose's suggestions would be a good idea. He then urged Mr. Rose to also take a look at the Fifth Street and Cedar Street turn, however, change to that intersection would have a greater impact to the site plan.

Mr. Rose informed the Commission that they have already run Auto-turn on the overall project, which was included in the agenda packet. He stated that they would take a look at Commissioner Simmons' suggestions, but would like to be able to work with staff on those.

Commissioner Butler stated that he appreciated the inclusion of the new truck routing information. He asked what sort of enforcement H-E-B has with the vendors in order to make them following the proposed routing.

Mr. Rose explained that the H-E-B trucks obviously won't be an issue, and that the other vendors will be directed to use the designated route. He added that it might be a work in progress.

Commissioner Butler asked staff if issues with traffic patterns could be addressed after the fact.

Mr. McDonald explained that there are avenues for that to be addressed, but it would not come back before the Planning and Zoning Commission.

Mr. Rose promised the Commission that issues with truck routing would be addressed by H-E-B because they do not want to anger their surrounding customers.

Commissioner Butler mentioned the elevation showing the sidewalk and asked what the reasoning was for the 6 foot sidewalk versus one that would take up the whole area.

Mr. Rose stated that the proposal includes shrubs for headlight shielding, as well as street trees and a street well.

Commissioner Butler informed Mr. Rose that he would not be comfortable with a 4 or 6 foot sidewalk in this situation, and suggested that it be 9 feet. He also asked what the height of lighting on the roof would be.

Mr. Rose expected them to be in the range of 16-25 feet tall.

Commissioner Butler mentioned that at the March meeting the Commission and public were informed that the design/layout was not final. He asked if any significant changes had been made since then.

Mr. Rose stated that there have been no changes at this point. He added that certain things must stay the same due to the constraints that are attached to the site. Mr. Rose stated that finishes are not tied down yet, and windows may be shifted some, but for the most part they will have to stick to the proposed layout. He assured the Commission that if there was a significant change they would bring it back for approval.

Commissioner Butler asked if the width of the sidewalks would be one of the changes.

Mr. Rose felt that a change to the width of the sidewalks would change the site plan and require additional approval from the Commission.

Mr. McDonald explained that the sidewalks are located within the City's R.O.W and that Public Works may ask for changes, however, he didn't feel that would be significant enough to require additional approval. He suggested that the Commission make a recommendation if they wished to include a minimum width requirement.

Commissioner Steinberg asked if H-E-B was still looking at other sites.

Mr. Rose stated that there are still a lot of factors that must be worked out with regards to this site, so there is still a possibility that the site may change.

Commissioner Steinberg asked what would happen if the Commission approves this application and H-E-B decides to build elsewhere.

Mr. McDonald explained that approval would be specific to H-E-B, preventing another developer from coming in and building if H-E-B were to sell the property.

Vice Chairman Thorogood asked for a comparison on the specifics of the project as a planned development versus if the project was developable by right.

Mr. McDonald informed the Commission that a planned development has no defined setbacks or lot coverage. He stated that those two aspects alone required the planned development.

Vice Chairman Thorogood asked if the sidewalks were the same width all the way around the site.

Mr. Rose stated that he does not know for sure, but his understanding is that there may be some additional R.O.W. that H-E-B could gain access to if they agreed to help develop it.

Mr. McDonald confirmed that there have been some positive discussions held between the City and the applicant with regard to this, and that the applicant has agreed to continue those discussions.

Vice Chairman Thorogood mentioned that there is a possibility of future residential developments on Spruce Street, and was interested in the buffering/screening, noise level, and trash pickup with regard to that side of the site.

Mr. Rose explained that trash pick up would not be located there, and that the biggest activity in that area would be the pharmacy drive-thru and parking. He added that there will be openings, for security reasons, but that the parking lot will include adequate shrubbery for headlight screening. Mr. Rose felt that the site will look very urban and attractive to surrounding neighbors.

Vice Chairman Thorogood asked if there would be screening in the trash area.

Mr. Rose explained that they will be planting additional trees in the dock and dumpster areas.

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

Commissioner Simmons again mentioned that he would like to see the applicant work with city staff to re-design the intersection at Cedar and Bissonnet, but stated that he was comfortable voting on the application and simply including that as a recommendation within the Commission's memo to City Council.

The Commission agreed that Commissioner Simmons' recommendation should be included in the memo.

Commissioner Butler made an amendment to the motion to include his recommendation regarding sidewalks.

**Amended Motion:** an amended motion was made by Commissioner Butler to approve the application with the recommendation that staff make all efforts to maintain a minimum 9 foot sidewalk with the possibility of working with the applicant to increase that, where appropriate. Vice Chairman Thorogood seconded the amended motion.

**Vote on Amended Motion:** 6-0.

**Vote on original motion:** 6-0. **The Planned Development request was approved.**

Chairman Frazier reiterated that both of the recommendations will be included in the Commission's memo to City Council.

(Requested by John McDonald, Development Services)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>AYES:</b>	Butler, Frazier, Thorogood, Simmons, Steinberg, Stiggins
<b>ABSENT:</b>	Skinner

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.

Mr. McDonald informed the Commission that staff finds that the replat is consistent with the requirements of Chapter 23.5 and with the Bellaire Gardens Planned Development and recommends approval.

Commissioner Butler stated that he voted against the planned development, and is still not in favor of the project, however, he will be voting in favor of the replat because it supports the existing zoning.

(Requested by John McDonald, Development Services)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Dirk Stiggins, Commissioner
<b>SECONDER:</b>	Marc Steinberg, Commissioner
<b>AYES:</b>	Butler, Frazier, Thorogood, Simmons, Steinberg, Stiggins
<b>ABSENT:</b>	Skinner

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.

Mr. McDonald informed the Commission that before them is the final draft redline of the update to the 2009 Comprehensive Plan. He added that the Director of Parks, Recreation and Facilities, Mr. Karl Miller, was in attendance to present to the Commission the Parks Master Plan, which has been reviewed and approved by the Parks Board. Mr. McDonald stated that the plan will be included as an appendix to the Comprehensive Plan.

Karl Miller-Mr. Miller explained that there are two primary purposes for the creation of a Parks Master Plan:

1. To provide direction for future park plan improvements, acquisition, and development
2. To serve as a tool for seeking partnership opportunities

He pointed out that while the Comprehensive Plan provides a more global direction to the City, the Parks Master Plan provides more of a focus on specific land use. Mr. Miller stated that the Parks Board has been working with City staff to develop this plan since 2012, and that it is a living, breathing document and should be treated as such. He mentioned that the plan will be used to direct the City in meeting the recreational needs of Bellaire residents, and is a key component to ensuring the quality of life for those residents. Mr. Miller stated that in presenting the Master Plan,



the Commission is not being asked to rethink it, but simply to take the input and see how it will enhance and compliment the Comprehensive Plan. He informed the Commission that during the creation of this document, the Parks Board implemented citizen surveys, completed individual surveys, conducted focus group meetings, reviewed current trends, and completed evaluations of the existing parks and recreation facilities and grounds. He explained that based on the processes identified the Board was able to determine current and future needs, funding priorities, make alternative funding resource recommendations, and develop an implementation timeline while recognizing possible fiscal realities of constraints. Mr. Miller pointed out that while the plan identifies land needs, it also considers enhanced park services, and identifies maintenance levels and upgrades needed to existing facilities and grounds. He added that the guiding principles relate back to the Comprehensive Plan Goal 2.3, *Parks, Recreation Services, Programs, and Facilities*. The plan identifies park classification, park amenities standards, provides a history of each park and inventory of park amenities and needs assessment, provides a review of existing trails and path ways and the need for public awareness, and development of a trail master plan that would identify recreation needs as well as alternative transportation corridors. Mr. Miller stated that the Parks Board has voiced their desire for staff to request funding for a trails master plan to be developed in the FY2016 budget process, which they plan on bringing forth to the City Manager for recommendation. He added that the plan also identifies potential funding sources outside traditional tax space and shows the impact of park service radiuses on Bellaire residents. He explained that while the appendix provides additional back up information, Appendix D provides a comprehensive 10 year look at park development and improvement needs. He pointed out that this document was used to guide the development of the 5 year CIP plan, which was just presented to the Commission by the Assistant City Manager. In conclusion, Mr. Miller stated that the Parks, Recreation and Facilities Department believes that through the implementation of the Parks Master Plan, the city park infrastructure will be balanced with park land, recreation facilities, and open space sufficient to serve the current and future needs of Bellaire citizens while ensuring preservation and enhancement of the unique aesthetic natural resources within the City of Bellaire.

Vice Chairman Thorogood mentioned that the Mandarin School was not included within the Parks Inventory and asked for clarification on why it was not listed.

Mr. Miller stated that it was not listed because it is not city property, is it HISD property. He explained that the City does not have an agreement with HISD to use the Mandarin field.

Vice Chairman Thorogood also mentioned that Condit Elementary was not listed either, and suggested that it be added to the list. He asked if the City of Bellaire has an agreement with Bellaire High School.

Mr. Miller stated that he is not aware of any agreements with Bellaire High School.

Mr. McDonald confirmed that currently there is no agreement with the high school. He also added that even under the redevelopment plan there is very limited field use and does not anticipate any type of formal agreement with the City.

Vice Chairman Thorogood asked about Episcopal High School.

Mr. McDonald explained that there is no agreement between the City and Episcopal High School.

Vice Chairman Thorogood mentioned that the area east of Newcastle, south of Bellaire Boulevard is very dense and asked Mr. Miller that they take that area into account when looking into park space. He also mentioned that the City owns property within the UV-T and suggested utilizing that space as park land.

Mr. McDonald pointed out that it is currently being used as a holding spot for Public Works, construction, and street maintenance projects. He added that there have been discussions of using that land as a tool within the development of the UV-T as a way to leverage it to benefit the wider community.

Vice Chairman Thorogood mentioned that the citizens of Bellaire also utilize Harris County's recreational amenities and asked Mr. Miller to keep that in mind when looking at the City of Bellaire's amenities.

Commissioner Butler made reference to language that states "follow P&Z recommendations for widths and construction upgrades." He asked what type of mechanism the Commission would follow in order to make those recommendations.

Mr. McDonald explained that sidewalks and street design standards are called out in the code to be set based on policies adopted by the Public Works Director and the City Engineer. He stated that the issue would be that the Comprehensive Plan set goals for certain areas within the City that will need to be taken into account. Mr. McDonald didn't feel that this was a question that has ever been specifically asked of the Planning and Zoning Commission.

Commissioner Butler mentioned that plaza space is a way to increase density within a Planned Development. He asked if this plan would give the Commission guidance on what should be expected with regard to plaza space.

Mr. Miller stated that it does not address plazas within new developments.

Mr. McDonald explained that this is the first Park Master Plan in a long time. He suggested getting through the process and then adding an item to a future agenda to review questions that came from the plan.

Commissioner Butler felt that coming up with those standards before hand would be much better than the Commission essentially making it up as they go along.

Chairman Frazier asked Mr. Miller if he had considered providing the residents with a comprehensive list of all the parks within Bellaire, to include a map of their location, as well as the amenities that each park offers, etc.

Mr. Miller stated that the Leisure Activities Guide does include a map at the back detailing where each of the parks are located. He added however, that it does not include a description for each park, which might be something worth looking into creating.

Mr. Gary Mitchell then answered questions of the Commission.

Chairman Frazier pointed out the growth in Bellaire's population from 1970. He asked what could be expected for Bellaire's future when data is suggesting that housing has reached a point where Bellaire cannot expect a continued growth. He asked how that would impact the decisions made with regards to how the Comprehensive Plan would look in the next decade.



Mr. Mitchell pointed out that those numbers are determined based on the 13 counties in the region, not just Bellaire. The fact that HGAC's numbers are going upward is a reflection of what they are projecting for Central Houston as a whole.

Mr. McDonald pointed out that other than a few subdivision lots that are not yet developed, most of Bellaire is built out. He stated that new residential developments in the near future would essentially be limited to alternative housing, which is also limited within the City. He doesn't feel that Bellaire will ever see huge increases in population growth at this rate.

Mr. Mitchell pointed out that recent trends have shown an increase in household size (number of people in families) within single family residences, which has contributed to the increase in population. On the other hand, he mentioned that although the door to apartment developments has been opened within Bellaire, the household size of those residents will be smaller.

Chairman Frazier felt that the Commission should have an idea of where additional money is going to be coming from to accommodate long term planning for purposes of revenues and budgeting.

Commissioner Butler mentioned the CenterPoint property on the Future Land Use Map, and questioned why the line was drawn the way that it was. He felt that it would be more logical to square it off as commercial in order to let the proposals that come in tell the Commission where that line should be.

Mr. Mitchell explained that the purpose was to ensure that residential would be located across from residential. He mentioned a discussion from last month's meeting with regards to soliciting input from residents within that area, and stated that until that input has been received he is not comfortable with moving the line to allow for commercial across from a residential property.

Commissioner Butler agreed that he would like to get as much public input as possible and felt that moving the line would make the potential change more prominent, possibly motivating the residents to come before the Commission to voice their opinions.

Mr. Mitchell felt that at the last meeting the Commission was in agreement to maximize single-family residential developments within Bellaire.

Commissioner Stiggins agreed and stated that he takes issue with Commissioner Butler's point. He felt that it should be residential first. Commissioner Stiggins also pointed out that the area around Mandarin School should all be designated as residential.

Vice Chairman Thorogood felt that the property was zoned appropriately, due to the existing residential properties across the street, as well as the railroad tracks to the east.

Commissioner Butler wanted to ensure that the Commission is proposing something that is substantial enough to make it worth it, otherwise the whole property should be just be completely zoned as residential.

Mr. Mitchell explained that part of the CMU discussion within the Comprehensive Plan from 2009 was not to have residential directly on the Bissonnet frontage. He added

that if someone brought forward a proposal for residential it would be through a planned development.

Commissioner Butler felt that the same issue would arise with regard to the Mandarin site.

Mr. McDonald pointed out that the Mandarin School is located within the R-3 Zoning District, where planned developments are not allowed. He stated that they would have to be standard lot size.

Vice Chairman Thorogood was very concerned about opening up the door to mixed-use developments along Loop 610, which could ultimately lead to apartment projects.

Mr. McDonald stated that apartments

Mr. Mitchell clarified that the map is not currently being changed, this is simply being listed as an action item for further study.

Vice Chairman Thorogood advised that he does not even want to see it as an action item.

Mr. Mitchell felt that it should be discussed. He pointed out that the existing office buildings along the loop are getting older and are behind the rest of the regional market for office space. He questioned what the future would be for those properties.

Vice Chairman Thorogood mentioned that there are some properties in that area that are currently for sale and was very disturbed by the idea of developers hearing that mixed-use may be a possibility in the future. He also stated that the idea of extending that change to the Chevron site is even more of a concern.

Mr. Mitchell reiterated that there have been inquiries from developers exploring opportunities for that area of the City and felt that the Commission should determine what's on the table and what's not. However, he was not comfortable doing that in the five year update and felt that there needs to be a lot more evaluation and discussion on the topic.

Vice Chairman Thorogood didn't feel that it should even be addressed within the five year update.

Commissioner Butler thought that the term "mixed-use" was being used too loosely. He felt that any proposals on 610 would be retail and office, not residential.

Mr. McDonald informed the Commission that there have been inquiries about mixed-use residential developments on 610, as well as retail developments, and agreed with Mr. Mitchell that this is a discussion that the Commission needs to have.

Vice Chairman Thorogood felt that keeping that off the table allows the focus to stay on areas where development is desired, like the Bissonnet Corridor and Downtown.

Mr. McDonald felt that those are completely different markets. He stated that the developer who wants to build on 610 is not the one who wants to develop in the UV-D or the CMU.

Mr. Mitchell reiterated that nothing is being changed on the Future Land Use Map, it is simply being listed as a future action item.

Vice Chairman Thorogood was against the inclusion of that action item within the update.

Mr. Mitchell pointed out that all of the churches and schools are now shown as residential on the Future Land Use Map except for the ChristChurch Presbyterian property. He explained that this site struck him as a better fit for the CMU Zoning District. He asked the Commission if they were comfortable with that designation.

Chairman Frazier felt that it should a residential designation.

Commissioner Butler stated that he wouldn't have a problem with it going commercial. He also mentioned that if it was residential he would like for it to be stately, Bellaire overlay type housing.

Mr. McDonald pointed out that most likely no one would build an estate style home on that property.

Commissioner Butler agreed.

Mr. McDonald mentioned that there would be a street buffering the potential commercial development from the residential properties behind it.

Commissioner Butler stated that it already fits the character of the CMU.

Commissioner Simmons and Commissioner Stiggins agreed that the commercial designation was appropriate.

Vice Chairman Thorogood was concerned about the surrounding residential properties.

Mr. McDonald pointed out that even if the property is listed as commercial on the map, it is still zoned R-4 and would remain that way until an applicant sought to re-zone it.

Vice Chairman Thorogood felt more comfortable with the change knowing that the application would still be required to come before the Commission.

Mr. McDonald explained that the next step is to call the public hearing for the Comprehensive Plan, which would include the Parks Master Plan as an appendix, for the May 12th meeting of the Commission. He added that consideration of that item will be tentatively scheduled for June, but based upon questions or discussions that come from the public hearing, could be adjusted as necessary.  
(Requested by John McDonald, Development Services)

## **VII. COMMITTEE REPORTS**

Commissioner Butler stated that the Municipal Facilities Ad Hoc Committee will be meeting on April 23rd, from 6:00-9:00 PM. He mentioned that public comment during that meeting will be helpful.

## **VIII. CORRESPONDENCE**

Commissioner Butler reminded the Commission and the public that Wine and Tapas was coming up on April 25th, at 6:00 PM.

Commissioner Stiggins mentioned that the Comprehensive Plan makes reference to significant duties of the Planning & Zoning Commission in the section dealing with implementation and asked if the Commission should hold a workshop in the future to review those duties.

Chairman Frazier agreed that a workshop was a good idea.

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

### **A. Staff liaison report on the status of projects previously addressed by the commission as well as projects for future meetings.**

Mr. McDonald informed the Commission that the City Council approved the medical facility's SUP for 4440 Bissonnet with the Commission's two conditions, as well as an additional condition requiring scaffolding and vines on the backside of the garage that faces the residential properties.

### **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**

Chairman Frazier asked that additional public hearing notices be sent to the residents notifying them of the continuation of the Crosspoint Church public hearing. He also asked that the two Commissioners put into writing their recommendations regarding the approval of the H-E-B Planned Development and send it to staff for inclusion in the Commission's memo of recommendation to City Council. Chairman Frazier asked that the memo be included on the May agenda in order to be voted on by the Commission.

## **X. ADJOURNMENT**

**Motion:** A motion was made by Vice Chairman Thorogood and seconded by Commissioner Steinberg to adjourn the meeting.

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

**The meeting adjourned at 10:16 PM.**

## Planning and Zoning Commission

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



Meeting: 05/12/15 06:00 PM  
Department: Development Services  
Category: Public Hearing  
Department Head: John McDonald  
DOC ID: 1578

### **SCHEDULED PUBLIC HEARING (ID # 1578)**

#### **Item Title:**

Continuation of a 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 4609 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:**

This is a continuation of the public hearing on Crosspoint Church's request for a specific use permit to construct a youth building that was originally held on April 14. During the meeting, the applicant indicated that they were already working on changes to the site plan based on input from the neighbors. Since the application was in flux, the Commission voted to continue the public hearing at the May meeting to allow public comment on the amended site plan.

On April 30, notices of the continuation of the public hearing were mailed out to residents within the notification area.

The applicant has submitted a new site plan, elevations, and additional information on their request. Their original application, minus the old drawings, has been included as well.

#### **Additional issues**

On May 16 the Board of Adjustment approved the applicant's request for a variance to the minimum lot size of 22,000 square feet.

#### **Recommendation:**

No action is scheduled for this evening. This item will be scheduled for consideration at the June 9, 2015 meeting.

#### **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 Letter May 8 Updated (PDF)
- Crosspoint\_City of Bellaire Documents updated 150508 (PDF)
- Crosspoint Agenda Statement 4-14-15 PH (DOC)

## 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 DEEDY030453  
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.

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.

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FILED  
04 NOV -1 PM 2:04  
Beverly 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 (1578 : Crosspoint PH Continuation)

## 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 (1578 : Crosspoint PH Continuation)



# 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 77087</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>

**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.**

Fay 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 (1578 : Crosspoint PH Continuation)



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.

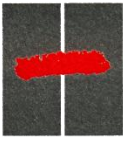
Environmental Issues – Property has always been underdeveloped, with no previous buildings or occupancy, so no environmental issues are anticipated. Not located in the floodplain, or in wetlands.

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 (1578 : Crosspoint PH Continuation)


**ROY HARPER AIA & ASSOCIATES, INC**

ARCHITECTS &amp; PLANNERS

4455 NORTH BRAESWOOD

HOUSTON, TEXAS 77096

713-668-9989 FAX 668-6540

Crosspoint Church has applied for a special use permit to construct a youth worship building on an approximately half acre undeveloped tract on the southeast corner of Bellaire Boulevard and Bellaire Court. Property is zoned R-3 (residential) and a special use permit is required by Chapter 24, Planning & Zoning, Section 24-553 B, (2) to allow for construction of a church facility. This youth building would be used for youth worship, ecclesiastical education and available for appropriate community activities.

Special Use Permit Criteria and Standards per Ord. #81-066, 1, 11-2-1981

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

The zoning ordinance allows for construction of churches and schools in residential zones. Moreso, municipalities and communities throughout this country have long encouraged inclusion of churches and schools in neighborhoods of homes as desirable and necessary for the rich mix of values, activities and purpose they give to its residents. Try to imagine the City of Bellaire without Bellaire High and its other schools and houses of worship and the immeasurable contributions they add to the fabric of life within this city.

The proposed youth building for Crosspoint Church has been carefully planned based on requirements of the Zoning Ordinance and 2009 Land Use and Community Character Plan. Crosspoint Church has spent a great deal of time and effort over the past six months, working with the very cooperative folks at the City of Bellaire to try to include their input into the design. Therefore, the youth building project, as designed, is consistent with all applicable purposes, goals, objectives and standards recommended or required by the City of Bellaire.

**2- *The design of the proposed development, considered as a part of the planned development amendment or specific use permit, minimizes adverse visual impacts of the proposed use on adjacent properties***

This youth building project has been designed to be similar and compatible with the adjacent Crosspoint campus and to be a visually attractive asset to the Bellaire Court neighborhood. The building will be appropriate in size and scale with the residences, and the site will be enhanced into a more natural, park land setting with the addition of more trees, shrubs and planting.

Additionally, Crosspoint Church obtained valuable suggestions from multiple neighbors in two recent meetings and virtually all those requests have been incorporated into the current drawings. Those revisions include:

- Move entrance driveway to Bellaire Boulevard
- Rotate building 90 degrees so that major glass walls face north and east, away from neighborhood
- Delete second floor balcony and install smaller glass windows above eye level on south and west walls
- Move building 10 feet further to north (50 feet from south property line)
- 8 foot high solid fence and tall solid planting at south property line
- Delete driveway approach and walk gate in west side fence

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

Examples of similar recently built churches in this area have shown conclusively that values of adjacent properties are not adversely affected. For example, properties proximal to the 2009 project at St. Mark Coptic Orthodox Church on Mulberry Lane saw increases of their property values ranging from 21% to 85% more after the major expansion of the campus.

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

The proposed development will not unduly burden any public utilities, as initial inquiries to the city indicated that more than adequate additional capacity for such a small project currently exists. The addition of a single driveway serving only twelve parking spaces onto Bellaire Boulevard will not add any measurable increase onto the existing traffic count. Also, we emphasize that this is a youth building and less than 10% of the students are driving to church. As for storm water runoff, an underground detention structure will be constructed to mitigate displaced rain water and prevent street flooding. Garbage pickup will continue to be done by a private dumpster company.

**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 have been imposed as a part of a planned development amendment or specific use permit***

To assure adequate financial capacity for Crosspoint Church to be able to build and maintain this youth/community building, it is confirmed that the money for this project is deposited in full with Fidelity Investments and sufficient operational funds are earmarked in this and future annual budgets.

All design work will be done by Texas licensed and registered professional architects and engineers, and construction work done by qualified, insured general contractors and subs, approved by City of Bellaire.

Respectfully,

A handwritten signature in blue ink that reads "ROY HARPER AIA". The signature is stylized with a large, looped "R" and "AIA" at the end.

Roy Harper, A.I.A.

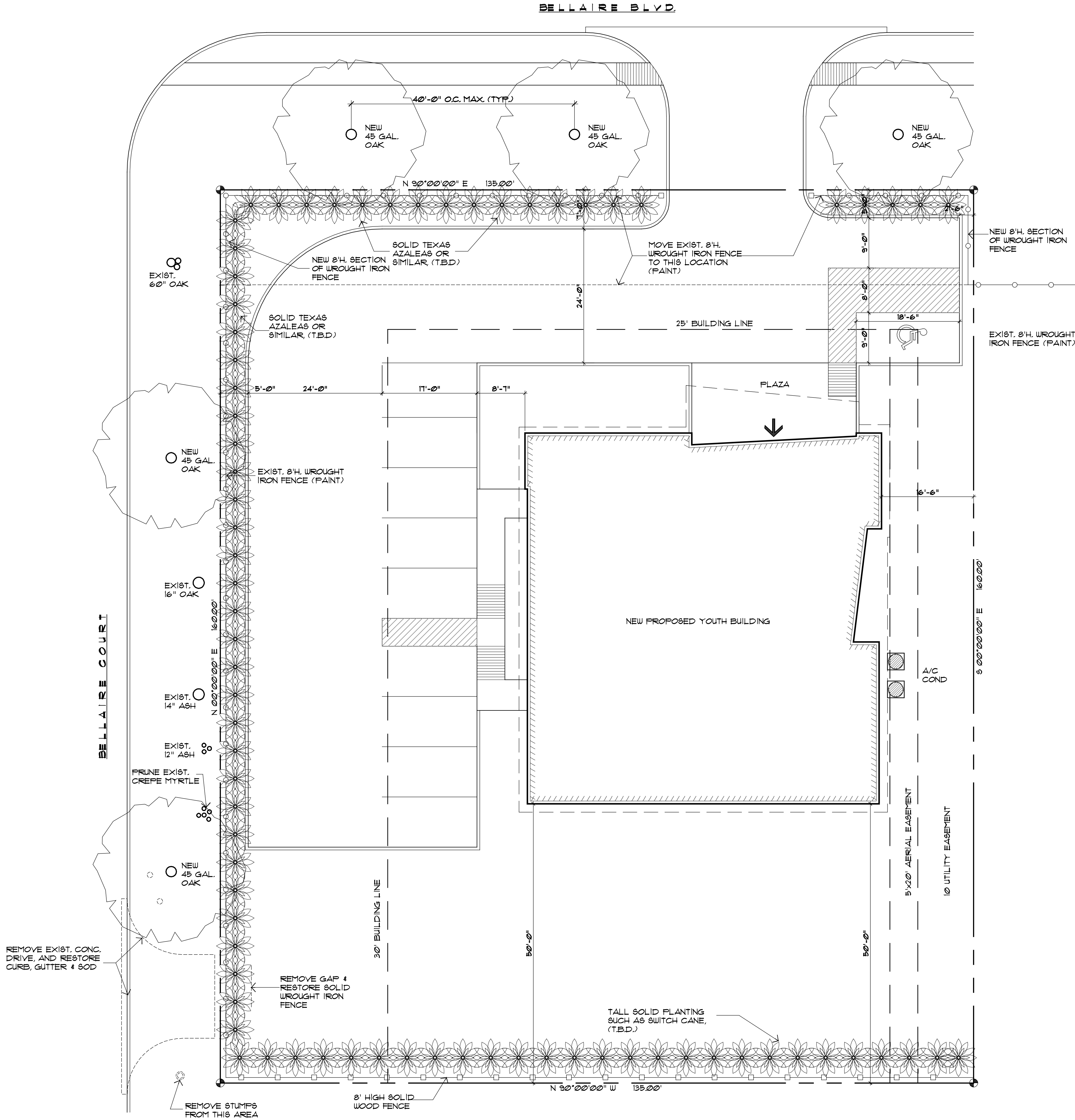


## **CROSSPOINT CHURCH**

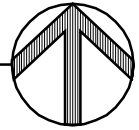
**MAY 12TH, 2015**

### **REVISIONS TO DRAWINGS:**

- **MOVE DRIVEWAY TO BELLAIRE BOULEVARD**
- **ROTATE BUILDING 90° SO THAT MAJOR GLASS WALLS FACE NORTH AND EAST**
- **DELETE SECOND FLOOR BALCONY AND INSTALL SMALLER GLASS WINDOWS ABOVE EYE LEVEL ON SOUTH AND WEST WALLS**
- **MOVE BUILDING 10'-0" FURTHER TO NORTH (50'-0" FROM THE SOUTH PROPERTY LINE)**
- **8'-0" HIGH SOLID FENCE AND TALL SOLID PLANTING AT SOUTH PROPERTY LINE**
- **DELETE WALK GATE IN WEST SIDE FENCE**



1 PRELIMINARY SITE PLAN  
SCALE: 1" = 10'-0"



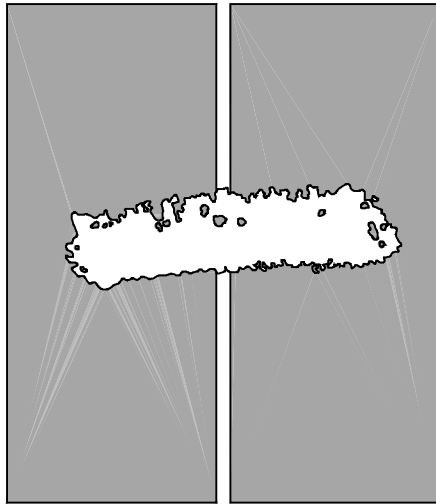
LEGAL DESCRIPTION:  
LOT 1 OF BELLAIRE COURT, A SUBDIVISION IN HARRIS  
COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT  
THEREOF RECORDED IN VOLUME 21 PAGE 68, OF THE  
MAP RECORDS OF HARRIS COUNTY, TEXAS.

APPROVAL  
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CLIENT	DATE
ROY HARPER AIA & ASSOCIATES, INC.	DATE
GENERAL CONTRACTOR	DATE

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FROM ROY HARPER AIA & ASSOCIATES, INC.

CROSSPOINT CHURCH  
NEW YOUTH BUILDING  
BELLAIRE, HOUSTON



ROY  
HARPER AIA  
ASSOCIATES  
INC.

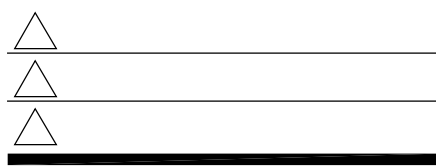
ARCHITECTS  
PLANNERS  
4455 NORTH BRAESWOOD BLVD.  
HOUSTON, TEXAS 77096  
713-668-9989 FAX 713-668-6540  
email : royh@royharperaia.com

JOB No. -

DRAWN BY: -

CHECKED BY: RPH

DATE: 05-08-15



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A-1.1

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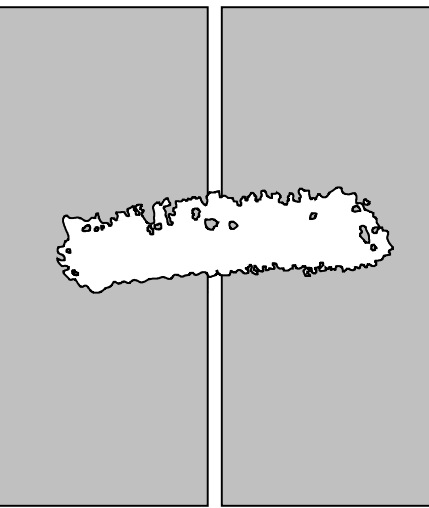
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GENERAL CONTRACTOR \_\_\_\_\_ DATE \_\_\_\_\_

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CROSSPOINT CHURCH  
NEW YOUTH BUILDING  
BELLAIRE, HOUSTON



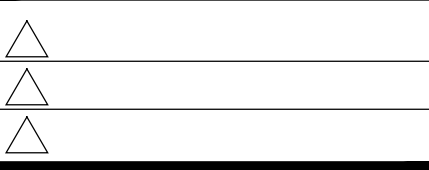
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4455 NORTH BRAESWOOD BLVD.  
HOUSTON, TEXAS 77096  
713-668-9989 FAX 713-668-6540  
email : royh@royharperaia.com

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CHECKED BY: RPH

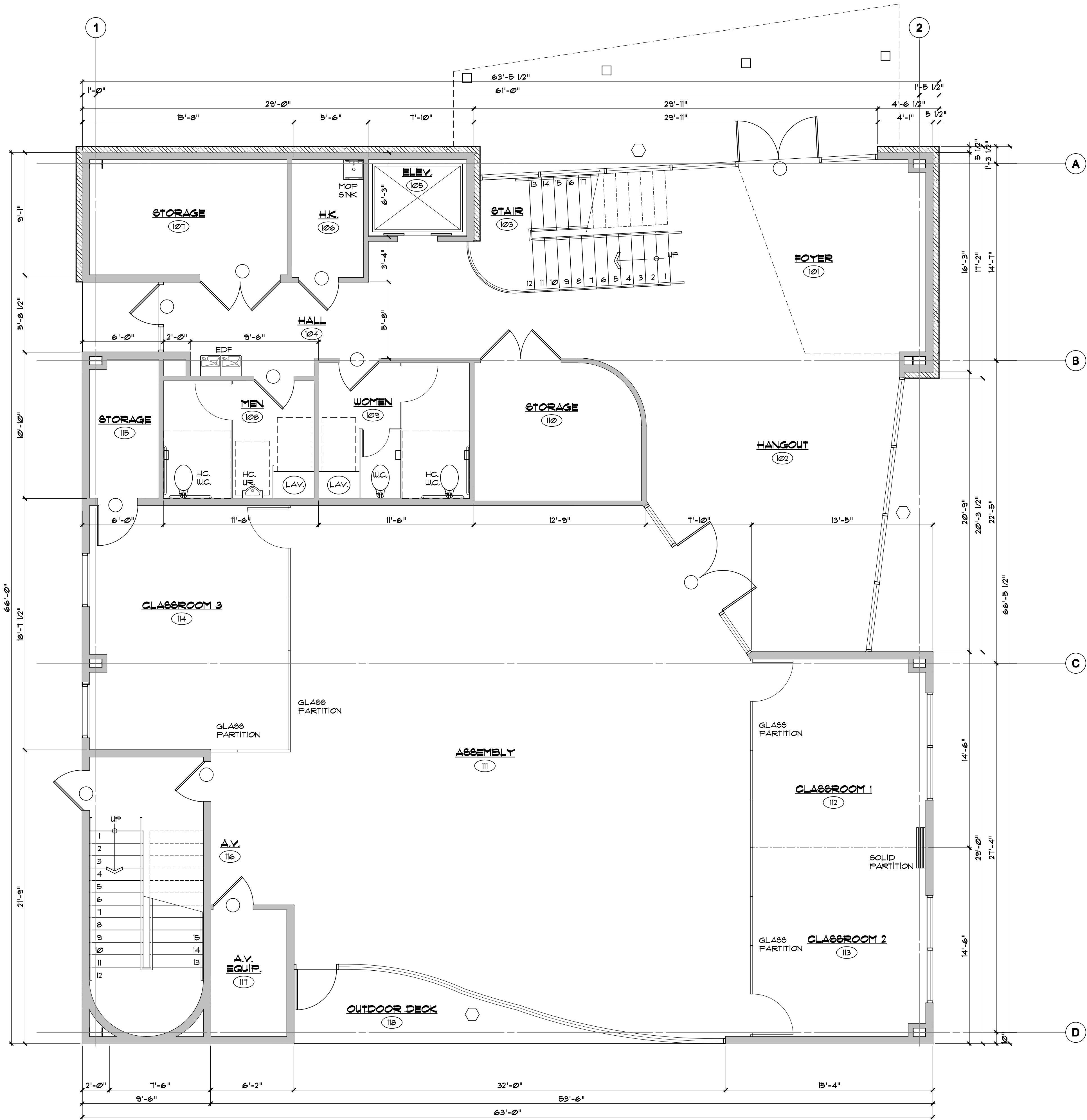
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SHEET NO.

A-2.1



1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
Attachment: Crosspoint City of Bellaire Documents updated 150508 (1578 : Crosspoint PH Continuation)



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ROY HARPER AIA &amp; ASSOCIATES, INC. DATE:

GENERAL CONTRACTOR	DATE
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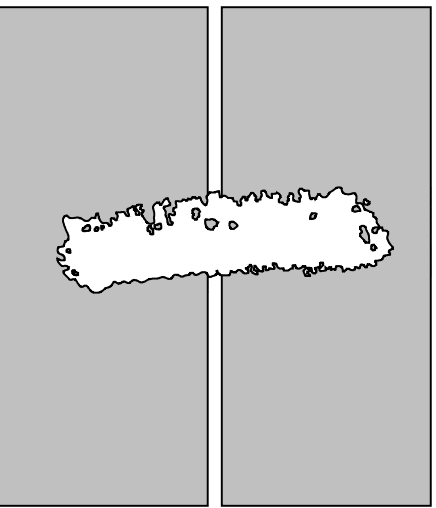
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# CROSSPOINT CHURCH

# NEW YOUTH BUILDING

# BELLAIRE, HOUSTON



ROY  
HARPER AIA  
ASSOCIATES  
INC.

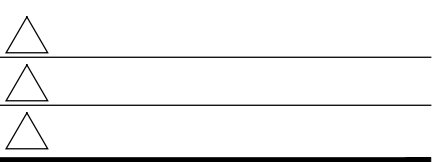
**ARCHITECTS  
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HOUSTON, TEXAS 77096  
713-668-9989 FAX 713-668-6540  
email : royh@royharperaiia.com

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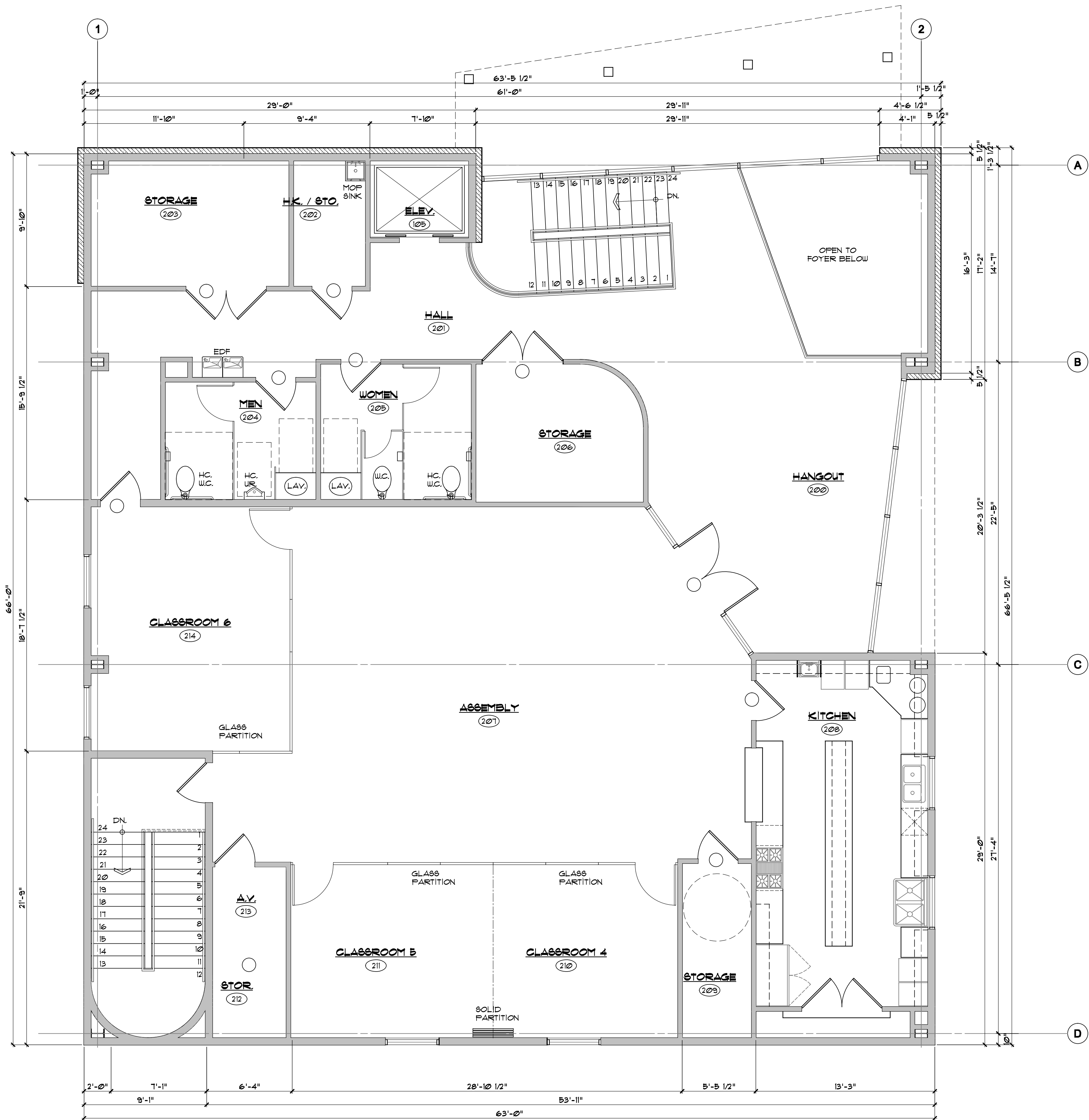
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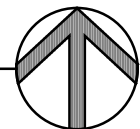
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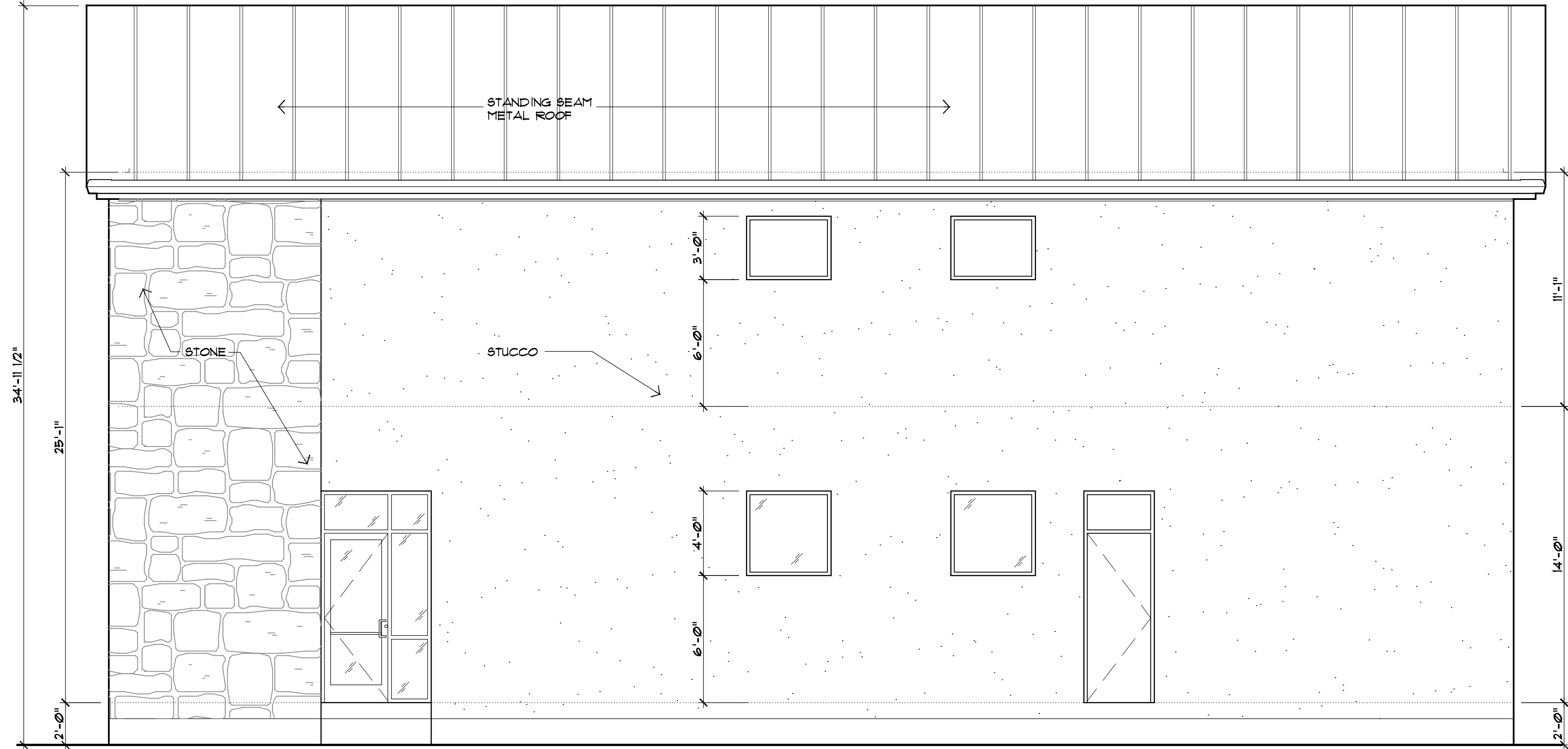
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## A-2.2

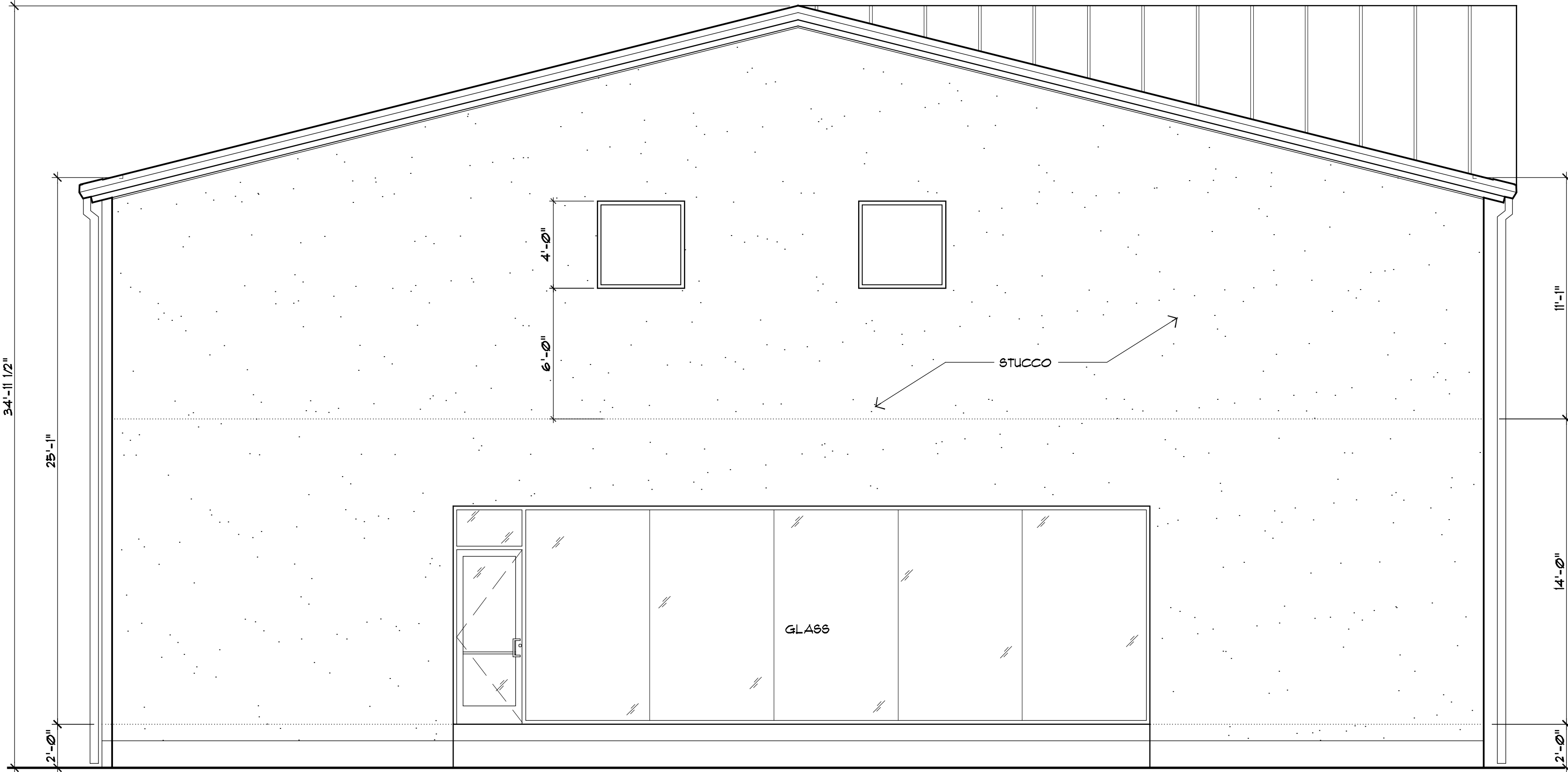


## 1 SECOND FLOOR PLAN





**1 WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**APPROVAL**

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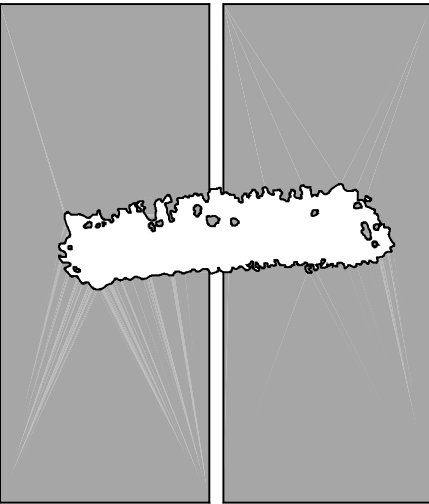
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**CROSSPOINT CHURCH**  
**NEW YOUTH BUILDING**  
**BELLAIRE, HOUSTON**



**ROY HARPER AIA ASSOCIATES INC.**

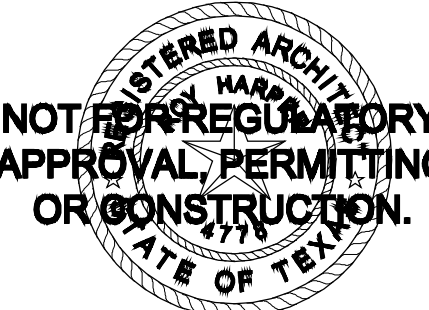
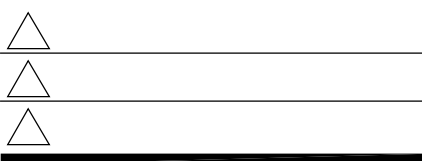
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HOUSTON, TEXAS 77066  
713-668-9989 FAX 713-668-6540  
email : royh@royharperalea.com

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

DRAWN BY: \_\_\_\_\_

CHECKED BY: **RPH**

DATE: **05-08-15**



SHEET NO.

**A-3.2**











## 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 4609 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)

## Planning and Zoning Commission

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



Meeting: 05/12/15 06:00 PM  
Department: Development Services  
Category: Public Hearing  
Department Head: John McDonald  
DOC ID: 1577

### **SCHEDULED PUBLIC HEARING (ID # 1577)**

#### **Item Title:**

Public hearing on the five year update to the 2009 City of Bellaire Comprehensive Plan, to include amendments to the Future Land Use Map, a review of the City's Goals and Guiding Principles, and the addition of a Parks Master Plan as an appendix.

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

The public hearing on the proposed update to the 2009 Comprehensive Plan is scheduled for May 12. Beginning in October of last year, the Commission worked with Gary Mitchell of Kendig Keast Collaborative to review the Comprehensive Plan. The update amends the plan as necessary to allow for the inclusion of more current information, to address the progress made in the first five years, and to take into account the course of development in Bellaire. Additionally, the Park Master Plan, prepared and recommended for approval by the Parks and Recreation Advisory Board, is included as an appendix to the plan.

Attached is a summary of proposed changes to the Comprehensive Plan and the updated plan itself. Consideration of this item is tentatively scheduled for June 9. Additionally, there will be an update provided to City Council at their June 1 meeting.

#### **ATTACHMENTS:**

- Bellaire PZ Hearing - Comp Plan Update Summary 05 12 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 04\_22\_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 05 04 15 (PDF)
- Master Plan approved on 032515 (PDF)

## Planning & Zoning Commission Hearing

### Bellaire Comprehensive Plan 5-Year Update

Proposed revisions to the City's Comprehensive Plan, as last adopted in November 2009, are the focus of the Commission public hearing on May 12. This follows workshop discussions with and input from the Commission and City staff over the last seven months since October 2014.

The potential content updates are indicated within the document by "legislative edits" (strikethroughs and underscores). Additionally, a revised version of Map 2.2, Future Land Use & Character, is part of the update package. Also, a revised version of Table 6.1, Priority Action Agenda, is included in Chapter 6, Implementation. Finally, the City's newly updated Parks Master Plan is proposed to be added as an appendix to the Comprehensive Plan. This would also result in removal of the Goal 2.3 table from Chapter 2, which had previously addressed parks and recreation issues and needs within the Comprehensive Plan.

### Significant Updates to Comprehensive Plan

Aside from minor "housekeeping" updates (inserting newer facts and figures, removing outdated or no longer relevant content, etc.), itemized below are a sampling of more significant content changes.

#### Chapter 1 – Introduction

- Updates to the entire Community Overview section (pages 1.7-1.15 in the revisions draft) to reflect newer data from and since Census 2010, including these notable items:
  - **Larger Households:** Since 2000, the average household size in Bellaire has increased from 2.58 to 2.78 persons. This likely reflects Bellaire's ongoing role as a great place to raise children. This is also one way that population may grow in Bellaire even without a substantial increase in housing units. [Page 1.8]
  - **Population Outlook:** The 2009 plan reflected regional projections that Bellaire would peak at just under 18,000 residents and then begin to decline in population to about 17,300 by 2040. The newest available Regional Growth Forecast from the Houston-Galveston Area Council, as of fourth quarter 2014, now shows Bellaire surpassing the 19,000 population mark by 2040. This reflects a definite uptick in population growth within central Houston in general as much as any significant change in growth fundamentals for Bellaire – although the household size trend pointed out above bears monitoring in the years ahead. [Page 1.9]
  - **Residential Renewal:** U.S. Census Bureau estimates through 2012 suggest that Bellaire has likely already passed the point where more than half of its housing has been built since 1990 or later (was estimated at 48.9 percent in 2012), reflecting the teardown/rebuild wave of recent decades. [Page 1.14]

#### Chapter 2 – Land Use & Character

- Text updates in various locations for consistency with zoning ordinance and map amendments adopted over the last few years based on action recommendations in the 2009 Comprehensive Plan.
- The following proposed revisions to **Map 2.2, Future Land Use & Character:**
  - Elimination of the "Schools" designation such that all campuses are now included within residential designations to signal the desired future use for any property that is no longer used for a school.
  - Likewise, elimination of the "Places of Worship" designation such that the locations of nearly all places of worship are now shown as residential to match Bellaire's zoning for such uses. The sole exception is the current church property at the southeast corner of Bellaire Boulevard and South

Rice Avenue, which is indicated as Commercial Mixed Use given its location at this busy intersection and near the new CMU zoning district. (The satellite church building to the east across 3<sup>rd</sup> Street is included in Suburban Residential.)

- Change of the CenterPoint property in northeast Bellaire from Business Park to Corridor Mixed Use along the Bissonnet frontage and to General Residential on the remainder of the property northward between Mulberry Lane and the railroad corridor.
- Addition of a Residential-Office Mix category for properties around Bissonnet, between West Loop 610 and South Rice Avenue, that were not included in the new CMU zoning district.
- Removal of all light rail transit references from the map along the north City limits at Westpark. Also, removal of the Transit Center symbol on Bellaire Boulevard, and addition of a Bellaire-Uptown Transit Center symbol along Westpark.
- Within the goals/considerations/actions tables at the end of Chapter 2, highlighting of items accomplished since the 2009 plan.

#### Chapter 3 – Mobility

- No significant content updates other than updated clips from the newest City of Houston Bikeways Map to highlight available bike routes and links within and around Bellaire. [Page 3.8]
- As elsewhere throughout the plan, adjustment of references to light rail transit (especially on page 3.9) to reflect the latest direction of METRO and Uptown Houston on area transit improvements.

#### Chapter 4 – Public Infrastructure & Services

- Updated text to reflect municipal facility improvements completed and considered since 2009. [Pages 4.13-4.17]

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

- Various text updates within the chapter and in the goals/considerations/actions tables at the end of Chapter 5 to highlight items accomplished since the 2009 plan.
- Updated text (on page 5.2) to clarify that the City Manager and 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.” (Discussion in the 2009 plan indicated the possibility of a new or contract position for this function.)
- A potential new action item under Goal 5.3, Consideration 1, to “Conduct an in-depth evaluation of areas within the Suburban Office and Business Park designations on the Future Land Use & 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.”

#### Chapter 6 – Implementation

- As noted above, an updated version of **Table 6.1, Priority Action Agenda**, and associated new text to reflect near-term and ongoing priorities at the time of this Comprehensive Plan update in Spring 2015, and to highlight accomplishments since the 2009 plan. [Pages 6.7-6.9]



# 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%
Residential-Office Mix	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%
Schools	84	4.7%
Places-of-Worship	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.



Suburban Residential character

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 character

### 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~~



Urban character



~~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.~~

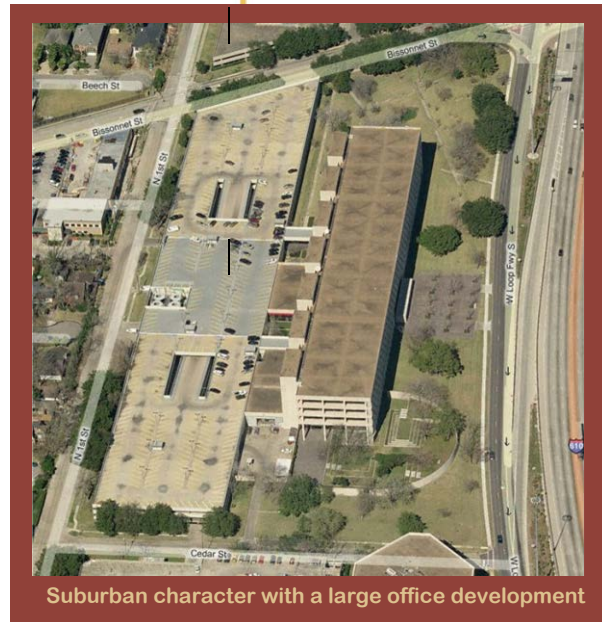
A minimum, as well as a typical maximum building height ~~should be established~~ helps to create and maintain the area’s Urban character. This is also accomplished by requiring that buildings be placed close to public streets



(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/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>	✓ <b>[ACCOMPLISHED through standards for the new CMU, UV-D and UV-T zoning districts]</b> 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).
<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

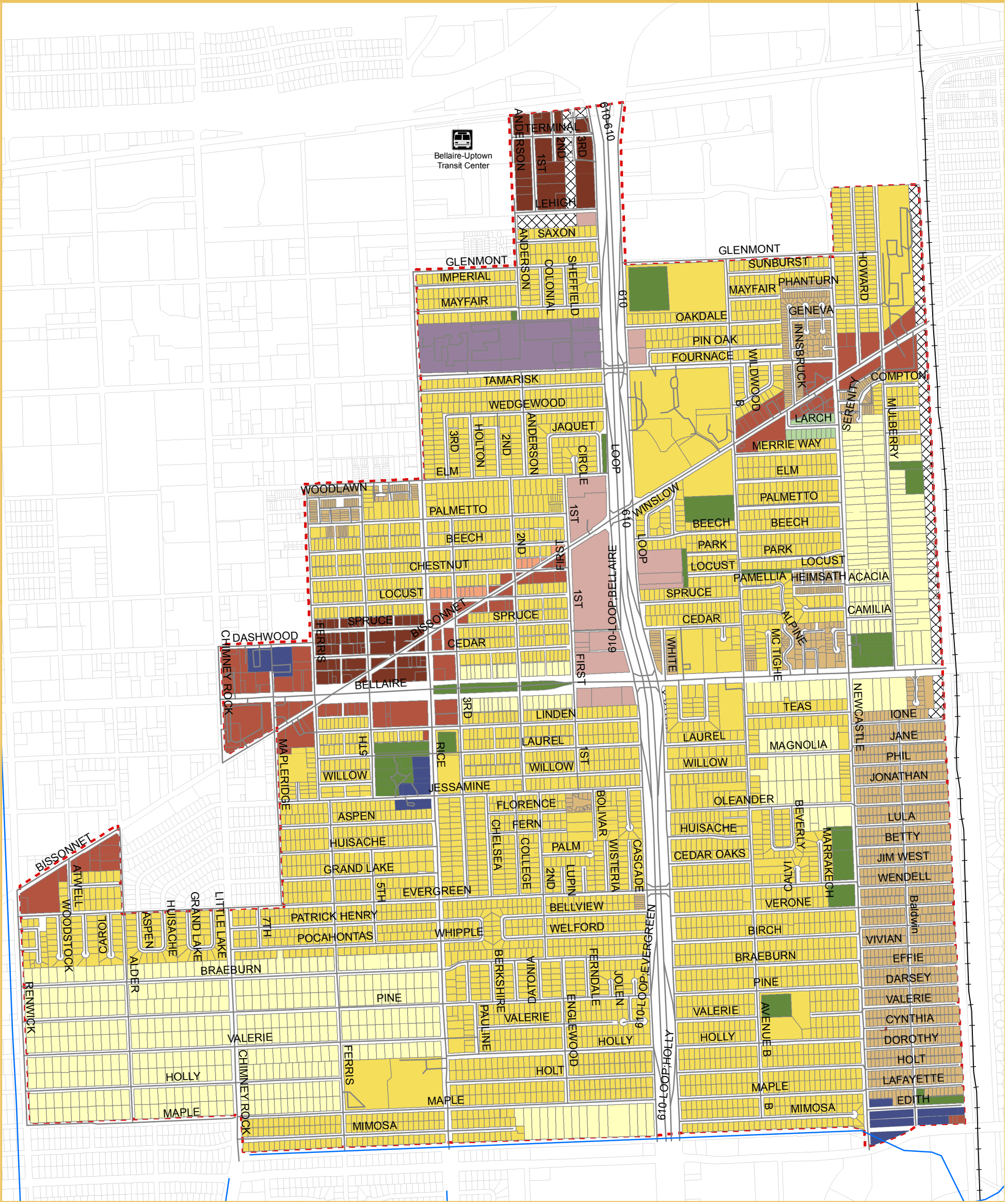
<b>GOAL 2.2:</b> <b>Greater housing choice in Bellaire to increase overall supply and accommodate “life cycle” needs for a more age-diverse community.</b>	
<b>Guiding Principles</b>	
<p>A. Respond to the need for smaller dwelling sizes and more affordable options for current and potential Bellaire residents 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 04\_22\_15 (1577 : Comp Plan PH)

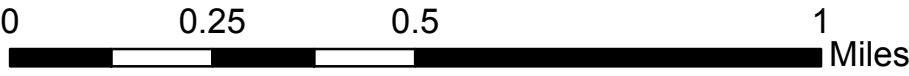
MAP 2.2: FUTURE LAND USE & CHARACTER

- Suburban Residential
- General Residential
- Small Lot Residential
- Residential-Office Mix
- Corridor Mixed Use
- Urban Village
- Suburban Office
- Business Park
- Government
- Redevelopment Area
- Parks
- Transmission Lines

- Water
- Railroad
- Streets
- Parcels
- City Limits

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

1 in = 1,250 ft





# 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



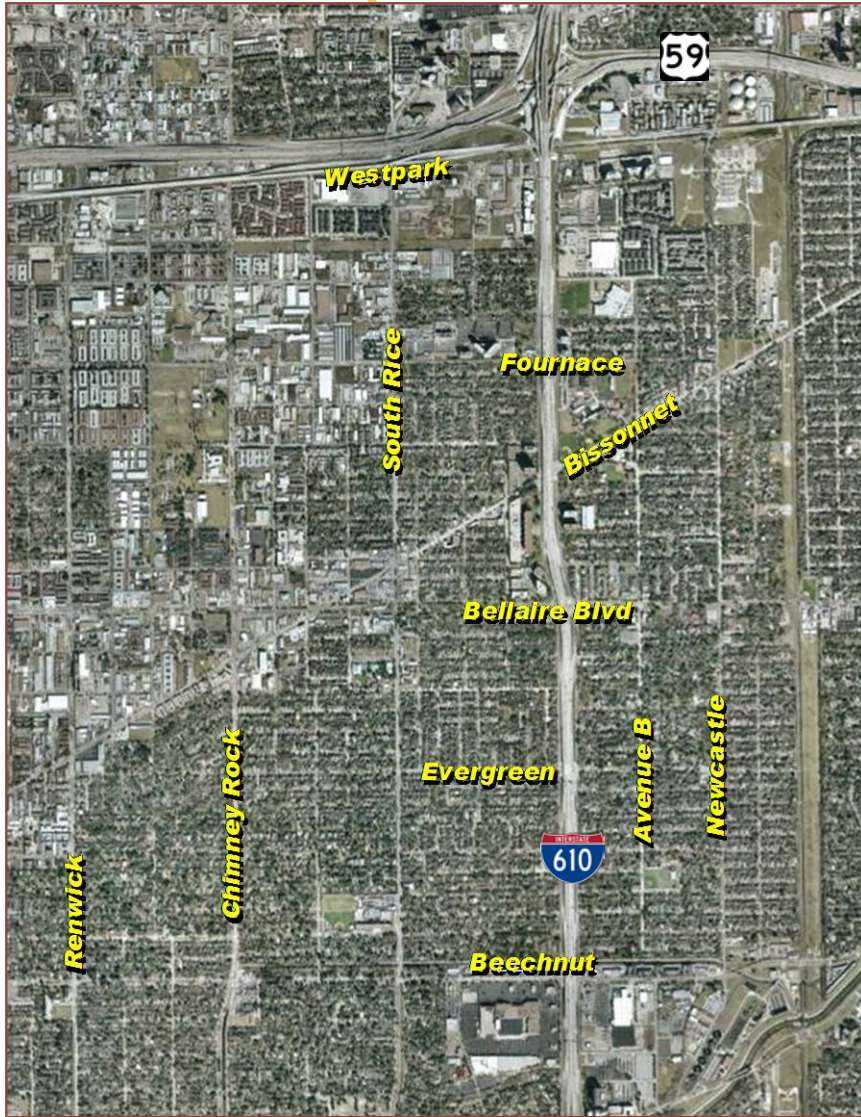
## KEY PLANNING CONSIDERATIONS

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



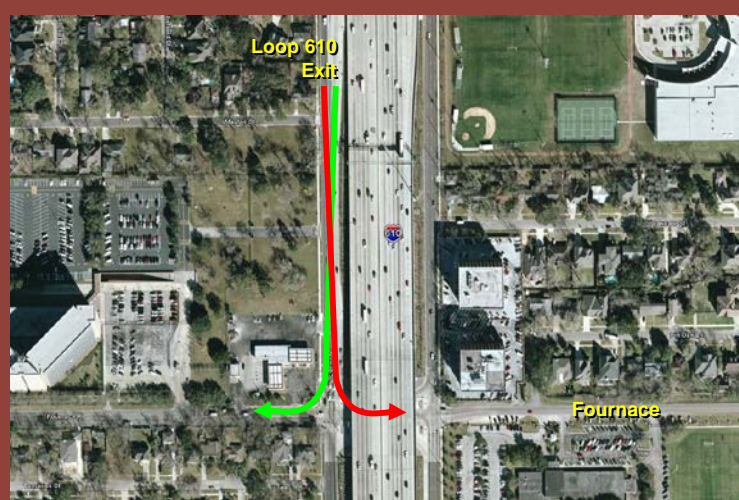
adjacent service roads, as well as the surface street network. This massive interchange ~~remains~~ is the most congested ~~busiest~~ crossroads in Texas according to the Texas A&M Transportation Institute ~~and second nationally in traffic volume~~. It was also the scene of a 1970s ammonia truck accident 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~~ing~~ 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.

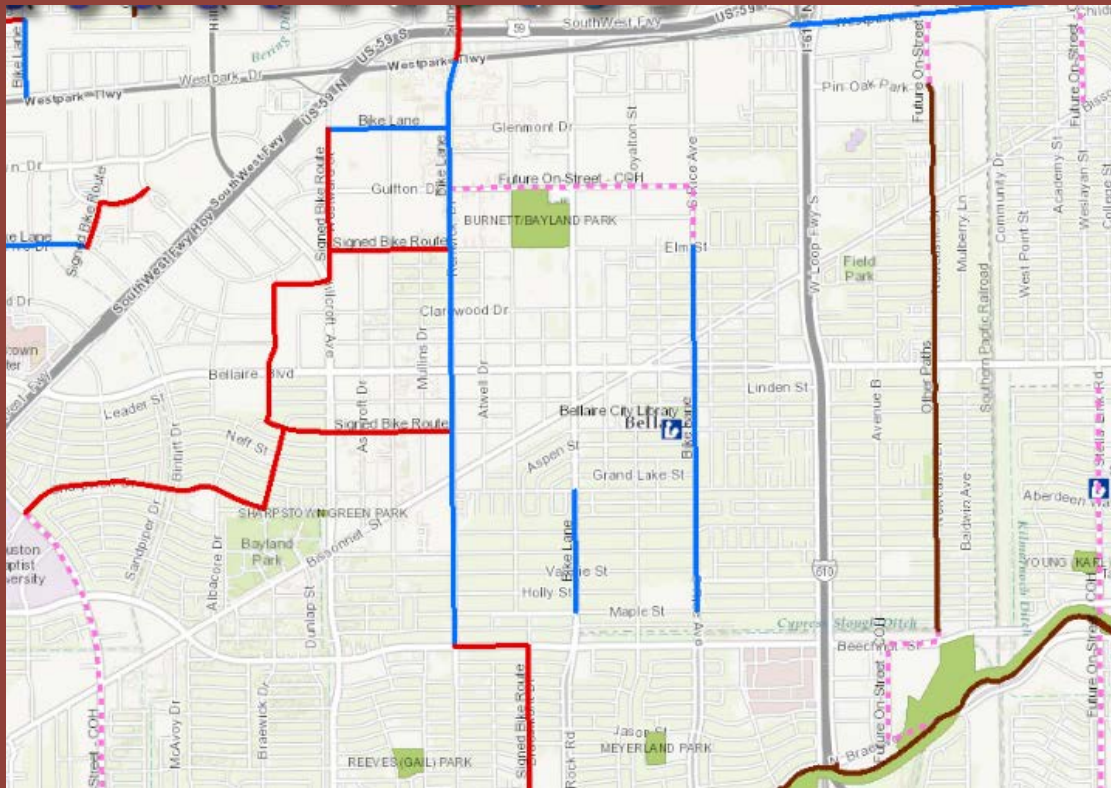




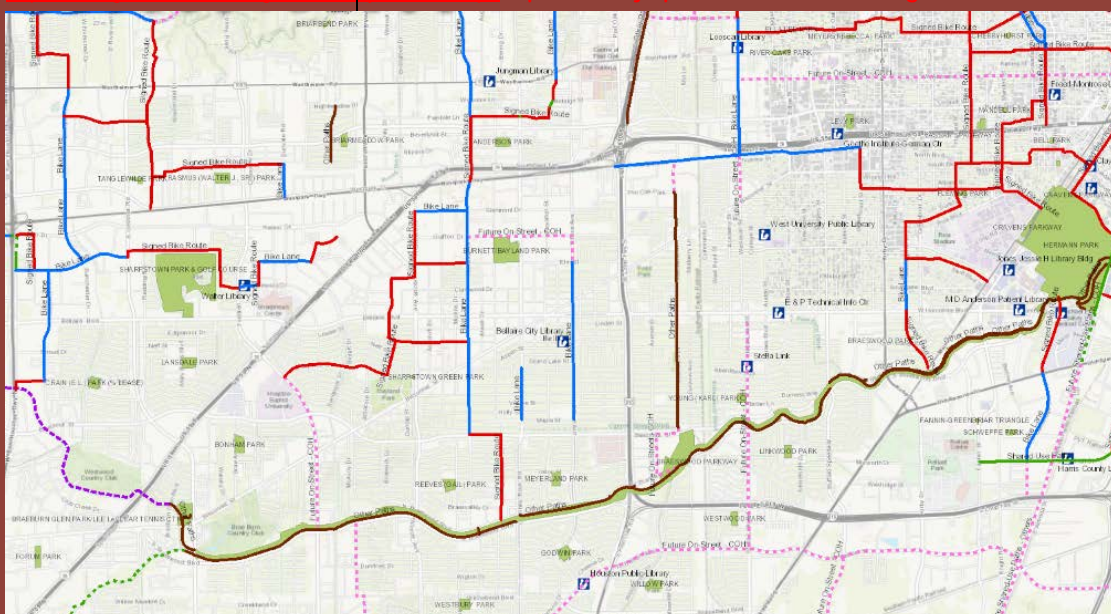
A common theme among~~Many~~ residents who provided input to this plan was expressed their dissatisfaction with the status and discontinuity of the sidewalk network in some areas of Bellaire, including the level of maintenance of older sidewalks. It was also pointed out that sidewalks should be promoted 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/>



Attachment: Chapter 3 - Mobility DRAFT 04 07 15 (1577 : Comp Plan PH)



**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 RailTransit 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>



Consideration 6: Energy Savings and Pollution Reduction	
<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
Consideration 7: Emergency Planning	
<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
Consideration 8: Coordination on Regional Projects	
<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 <u>any potential</u> the future <del>University Line</del> light rail <u>or other enhanced transit construction</u> <del>station</del> 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.

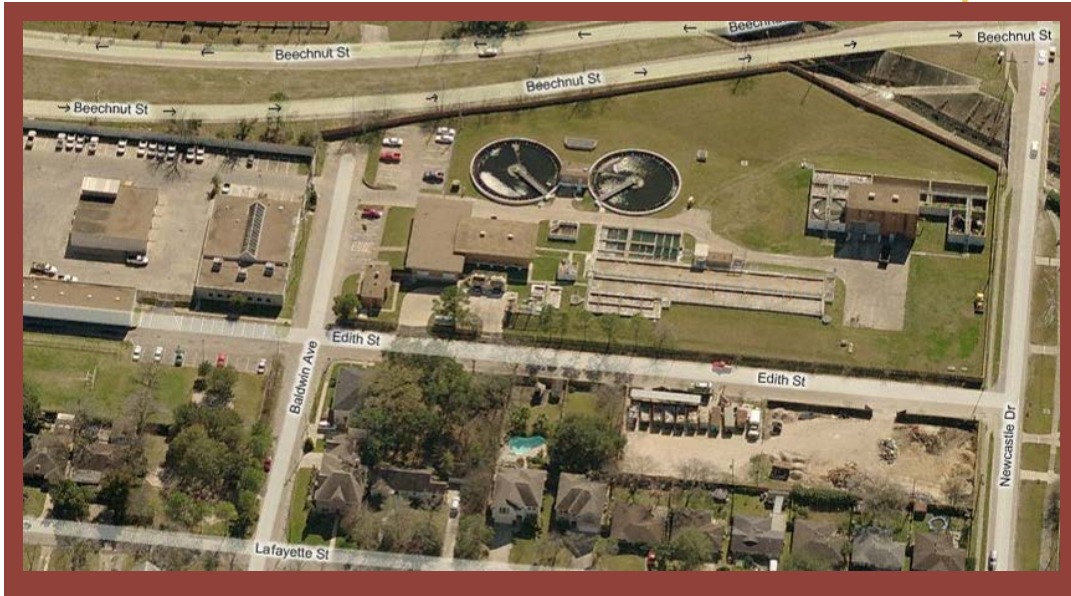
## Wastewater

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

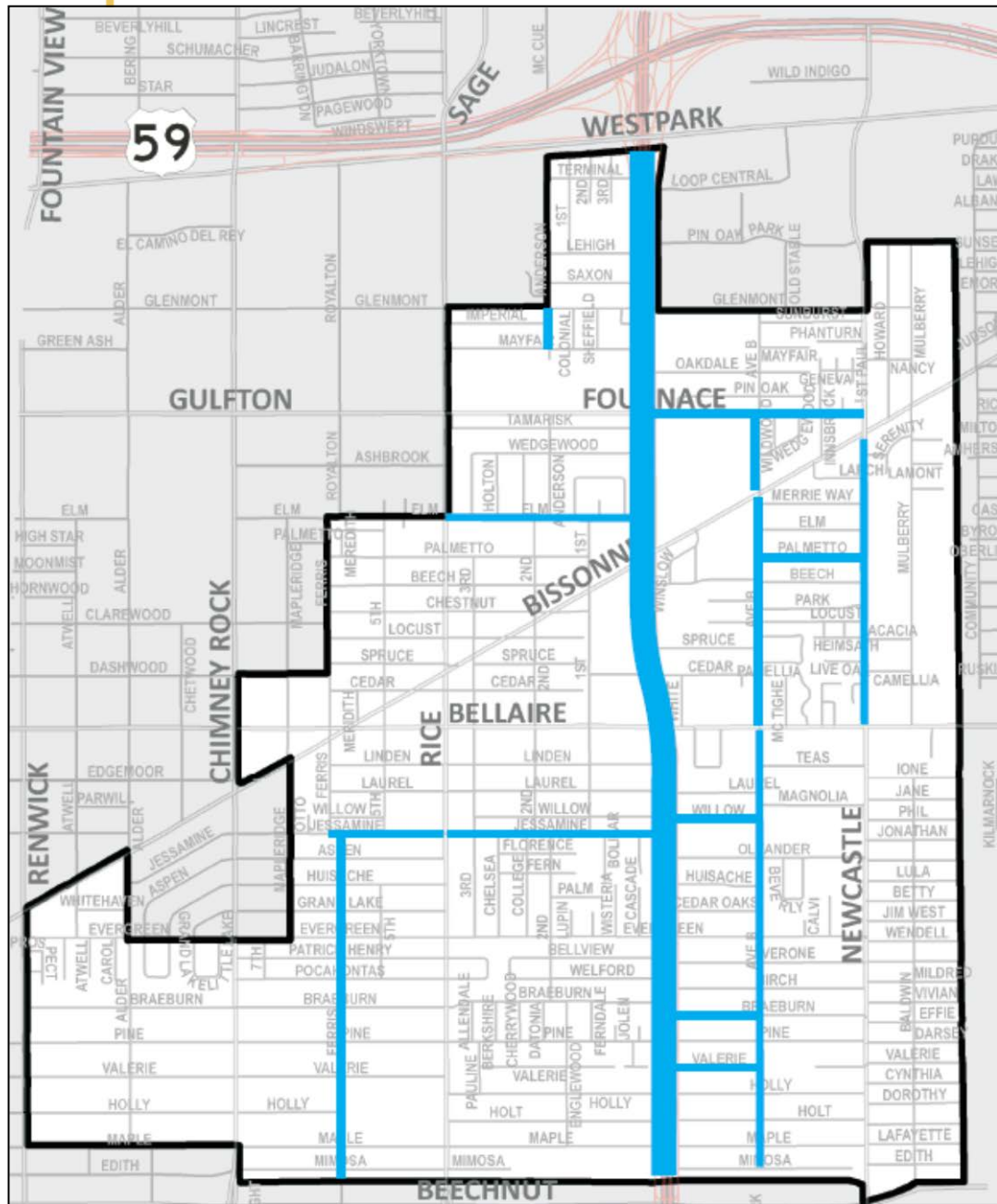
As part of a general focus on improving infrastructure throughout the City, Bellaire has seen improvements in its street system in the past decade. Through the Bellaire Millennium Renewal Project, approved by voters in 2000 and completed in 2008, approximately six miles of streets were totally reconstructed 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





\$10.25 million. Phase 5A involved particular blocks on 10 streets, and future Phase 5 projects were expected to address 10 more streets. As part of the effort to improve storm water drainage between 2006 and 2009, 17 city blocks of streets have been reconstructed at a cost of \$10.5 million. A 10 year project, the eventual completion of Rebuild Bellaire will find approximately 98 blocks of neighborhood streets in every quadrant of the City reconstructed. **Figure 4.2, Streets Reconstructed during Rebuild Bellaire**, shows locations targeted through the first three phases of the program (through Fiscal Year 2010). The criteria used to prioritize projects for Rebuild Bellaire are illustrated in **Figure 4.3**. It is recommended that the City assess and establish a plan for further street improvements and/or reconstruction beyond the current program.

#### Rebuild Bellaire 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,  
Streets Reconstructed during Rebuild Bellaire**

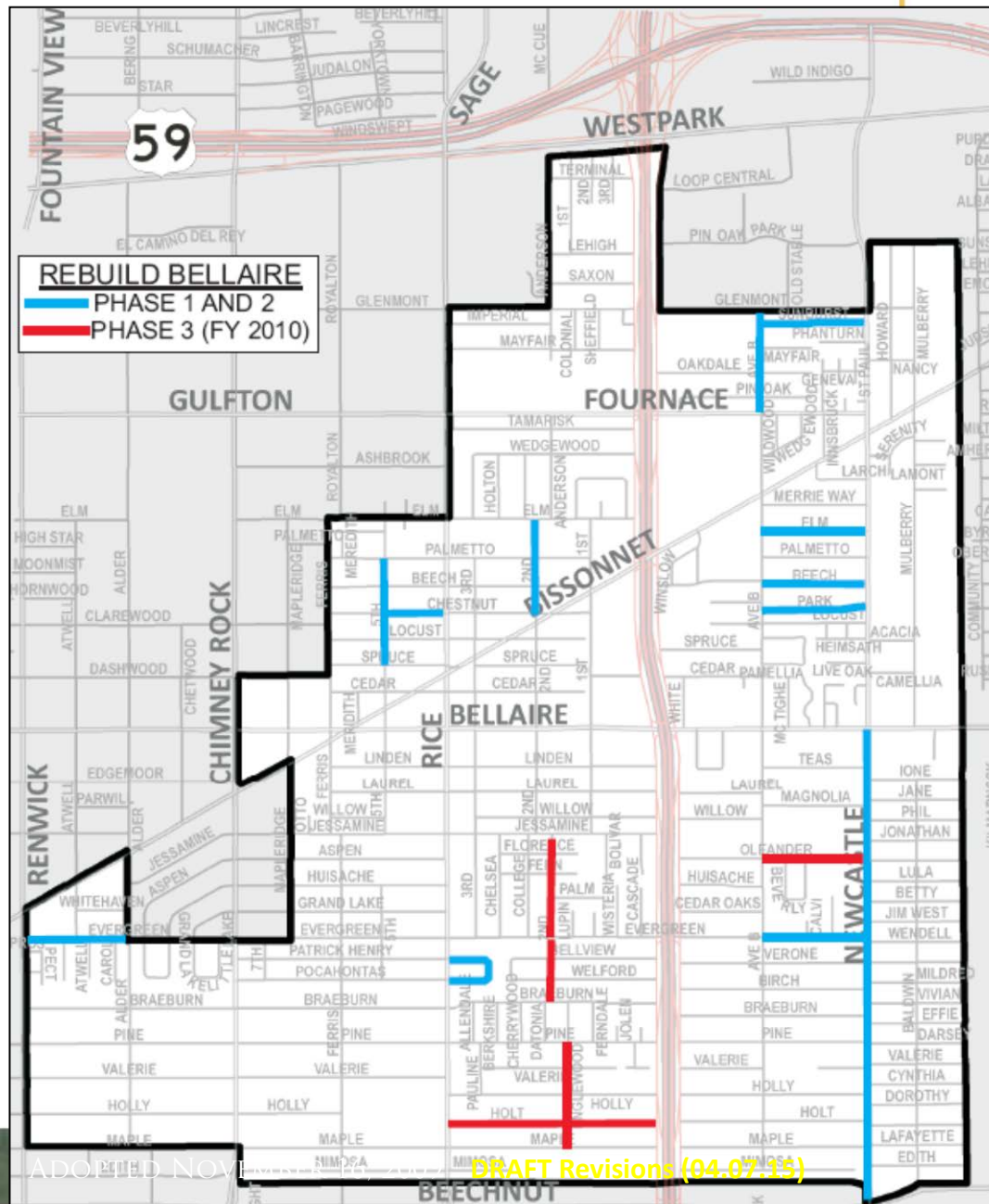
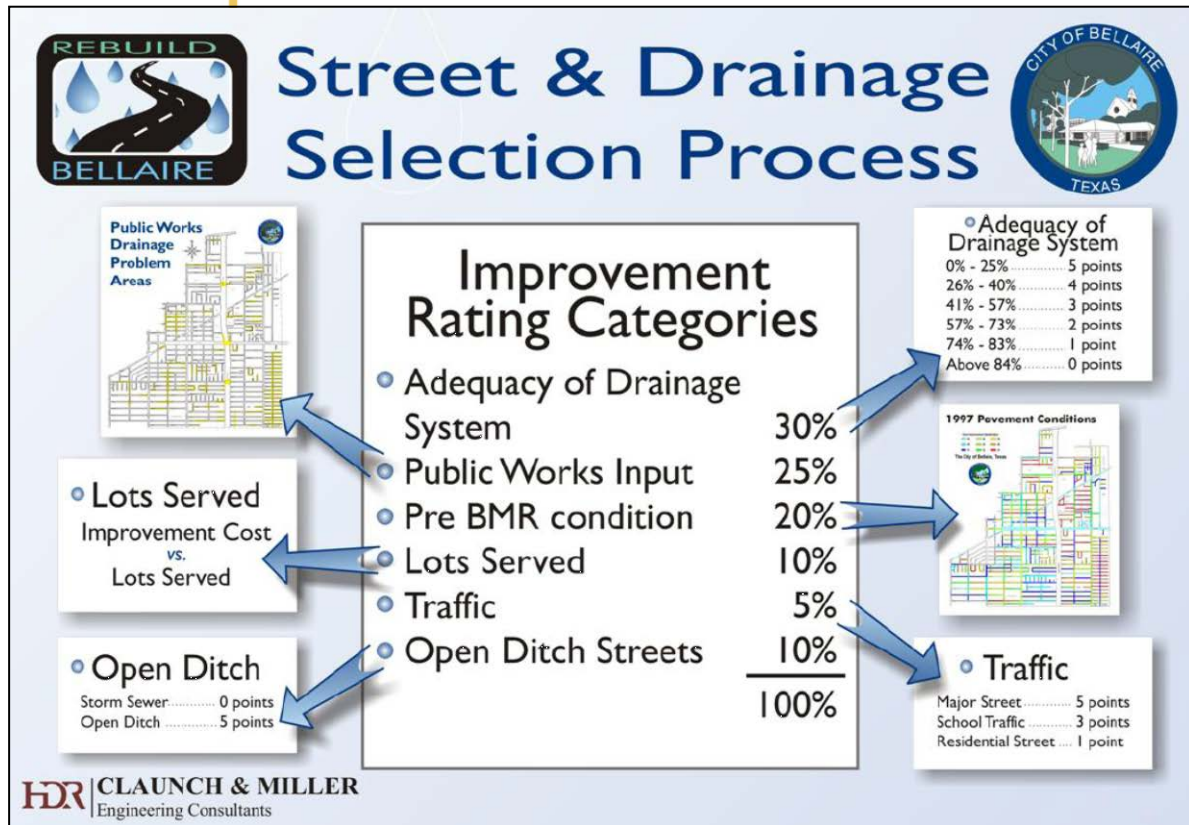


FIGURE 4.3,  
Criteria for Rebuild Bellaire Priority Projects



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

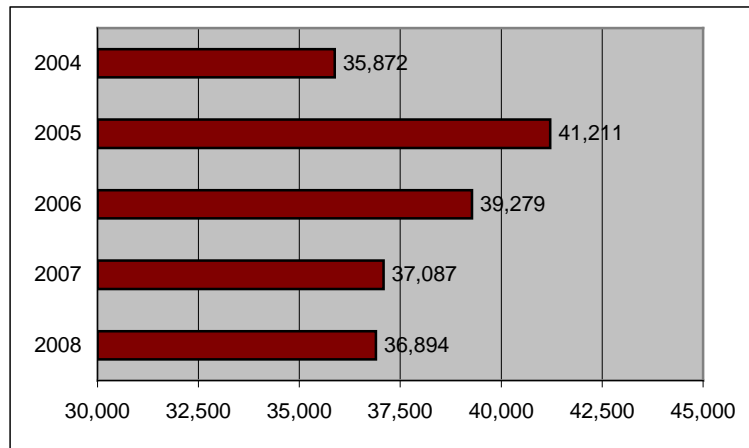




Texas average is 2.3 officers per 1,000 residents, and the current ratio in Bellaire is 2.685 officers per 1,000 residents. No staffing changes are planned in the immediate future.

- ♦ **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**

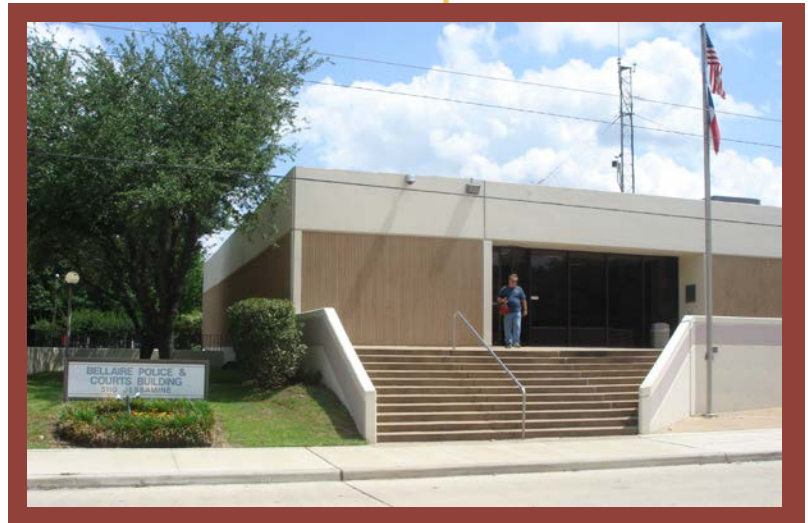


SOURCE: Bellaire Police Department (May 2009)

#### ♦ **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

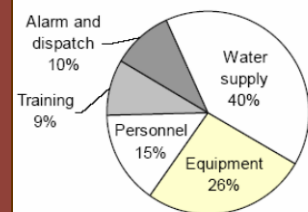
- BFD is in the process of transitioning to a digital format for radios based on the City of Houston making the same change. Technology changes will also be accommodated through the design of the new Fire Station (e.g., use of open loft spaces, etc.). The department's primary communication assistance 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 calleds for the creation of a "vibrant, mixed-use neighborhood" in the rail station vicinity, with the following characteristics:

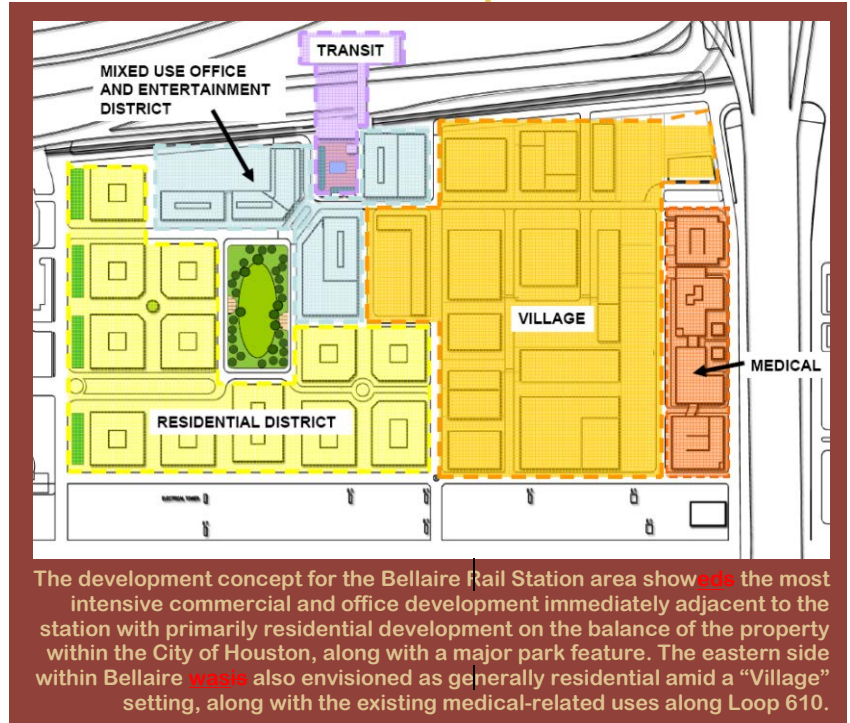




- ◆ A highly desirable, attractive series of walkable places formed by two areas meeting at a station square.
- ◆ The Bellaire area on the east is a small scaled urban district of streets and blocks.
- ◆ The private side on the west is a larger scaled new community, with alternative urban environments 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 allowed. 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~~ 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.

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.

### 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.





- ◆ 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-corridor.html](http://houston.tx.gov/planning/urban/urban-corridor.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>	<p>► 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.</p>
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<b>Regulation</b>	<p>✓ <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).</p> <p>► <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></p>
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<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>✓ <b><u>[ACCOMPLISHED through successful formation and ongoing networking through the Bellaire Business Association (BBA)]</u></b> 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.*

## CHAPTER

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



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.

**TABLE 6.1**  
**Priority Action Agenda**

Action Type	Implementation and Coordination Roles			Funding Sources				
	City of Bellaire	Public Partners	Private/ Other Partners	City Budget	CIP Budget	Other Govts	Grants	Private/ Other
<b>A. City Center Revitalization</b> <i>(Goal 2.2, Considerations 2-3; Goal 3.1, Considerations 2 and 5; Goal 5.2)</i> <ul style="list-style-type: none"> <li>- Ongoing economic development efforts</li> <li>- Public realm and aesthetic enhancements</li> <li>- Evaluation of UV-D and CMU zoning districts implementation</li> </ul>								
Capital Projects Program / Initiative Partnerships	<b>City Manager</b> Development Services Public Works Parks, Recreation & Facilities P & Z Commission	METRO Houston-Galveston Area Council	Development community Bellaire Business Association Property owners Current businesses	✓	✓	✓	✓	✓
<b>City Center Accomplishments since 2009 Comprehensive Plan</b> <ul style="list-style-type: none"> <li>✓ Zoning ordinance amendments (more development options by right, mixed-use parameters, design standards, shared parking)</li> <li>✓ Pending H-E-B reconstruction (catalyst redevelopment project)</li> </ul>								
<b>B. UV-T District Development</b> <i>(Goal 2.2, Considerations 2-3; Goal 3.1, Considerations 2 and 5; Goal 5.1)</i> <ul style="list-style-type: none"> <li>- Ongoing economic development efforts</li> <li>- Street and drainage upgrades</li> <li>- METRO Bellaire-Uptown Transit Center construction</li> <li>- Public realm and aesthetic enhancements</li> <li>- Evaluation of UV-T zoning district implementation</li> </ul>								
Capital Projects Program / Initiative Partnerships	<b>City Manager</b> Development Services Public Works Parks, Recreation & Facilities P & Z Commission	City of Houston METRO Houston-Galveston Area Council	Development community Property owners Current businesses Bellaire Business Association Uptown Houston Association	✓	✓	✓	✓	✓
<b>UV-T Accomplishments since 2009 Comprehensive Plan</b> <ul style="list-style-type: none"> <li>✓ Zoning ordinance amendments (more development options by right, mixed-use parameters, design standards, shared parking)</li> <li>✓ Ongoing coordination with METRO and Uptown Houston on area improvements without light rail transit along Westpark</li> </ul>								



**TABLE 6.1**  
**Priority Action Agenda** *(continued)*

Action Type	Implementation and Coordination Roles			Funding Sources				
	City of Bellaire	Public Partners	Private/ Other Partners	City Budget	CIP Budget	Other Govts	Grants	Private/ Other
<b>C. Life-Cycle Housing Initiatives</b> <span style="float: right;"><i>(Goal 2.2; Goals 5.1, 5.2 and 5.3)</i></span> - Ongoing promotion and development recruitment efforts - Potential for additional zoning flexibility for alternative forms of ownership housing - Potential multi-unit housing options in new UV-T, UV-D and CMU zoning districts								
Program / Initiative Regulation	<b>Development Services</b> City Attorney P & Z Commission		Development community Property owners	✓				✓
<b>Life-Cycle Housing Accomplishments since 2009 Comprehensive Plan</b> ✓ Ownership housing options in new UV-D zoning district								
<b>D. Municipal Facilities Reconstruction / Upgrades</b> <span style="float: right;"><i>(Chapter 4, Public Infrastructure &amp; Services)</i></span> - Associated Town Square and South Rice Boulevard enhancements								
Capital Projects Planning / Study	<b>Parks, Recreation &amp; Facilities</b> Public Works Police Department Municipal Courts Library Ad Hoc Municipal Facilities Committee		PATRONS for Bellaire Parks	✓	✓			✓
<b>Municipal Facilities Accomplishments since 2009 Comprehensive Plan</b> ✓ New Fire Station ✓ Facilities and financial planning for Town Square redevelopment								
<b>E. Parks Master Plan Implementation</b> <span style="float: right;"><i>(Goal 3.1, Consideration 2; Goals 5.1, 5.2 and 5.3; Parks Master Plan appendix)</i></span> - Evelyn's Park development - Upgrades to existing parks - Holly Street Trail enhancements - Potential Paseo Park westward expansion if METRO Transit Center relocated								
Capital Projects Program / Initiative Partnerships	<b>Parks, Recreation &amp; Facilities</b> Public Works Parks & Recreation Advisory Board	Texas Parks & Wildlife METRO Harris County Precinct 3	PATRONS for Bellaire Parks Evelyn's Park Conservancy Bellaire Optimist Club Youth/athletic organizations	✓	✓	✓	✓	✓
<b>Parks Accomplishments since 2009 Comprehensive Plan</b> ✓ Teas property acquisition for Evelyn's Park								

Besides the five broad areas identified for concerted action in Table 6.1, other anticipated near-term priorities at the time this Comprehensive Plan was updated in Spring 2015 included: ~~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.~~

- Priority public investments, through the City's multi-year Capital Improvements Plan (CIP), including projects related to ongoing water



- and wastewater system rehabilitation, street and sidewalk maintenance, municipal facilities, parks and recreation upgrades, UV-T infrastructure, wayfinding signage, and funding of a water and wastewater needs assessment and a Trails Master Plan.
- Completion of currently planned phases of the Rebuild Bellaire drainage and street reconstruction program, and potential funding of additional future phases.
- Ongoing coordination with the Houston Independent School District on pending plans for Bellaire High School reconstruction and other campus relocations or improvements (e.g., Mandarin School).
- Any necessary advocacy efforts with the Texas Department of Transportation, with regard to Bellaire interests, related to the pending reconstruction of the Loop 610/U.S. 59 interchange, especially involving potential enlargement of the ramp connection from U.S. 59 to West Loop 610 South.
- Action measures resulting from a current City-initiated Mobility Study.
- Additional zoning issues needing in-depth study as recommended by the Planning & Zoning Commission (e.g., parking standards, Planned Development procedures, additional areas for potential flexibility provisions, etc.), as well as re-evaluation of the new UV-T, UV-D and CMU zoning districts at an appropriate time.
- Ongoing oversight of residential development and teardown/rebuilding activity across the community.

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 straight-forward 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:

- 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.

#### 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?



- 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.



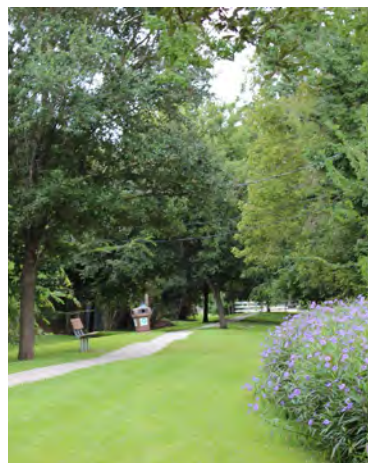
- Acres of parkland and miles of trail developed or improved in accordance with this plan and related parks, recreation and greenways plans.
- Indicators of City efforts to ensure neighborhood integrity as emphasized in this plan (e.g., code enforcement activity, results of neighborhood-focused policing, 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



Attachment: Master Plan approved on 032515 (1577 : Comp Plan PH)



### 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

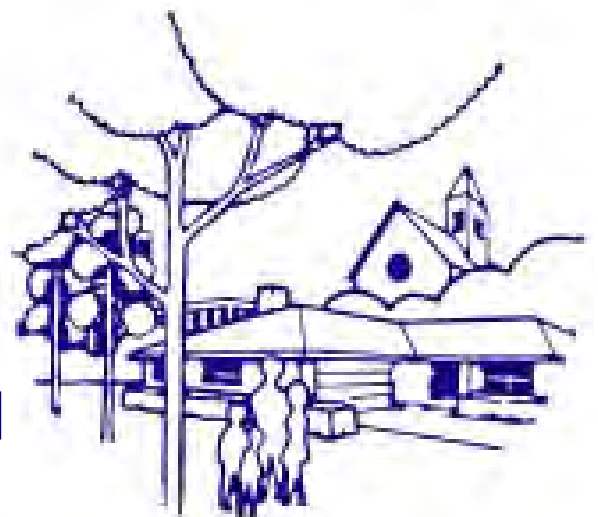
### Parks and Recreation:

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

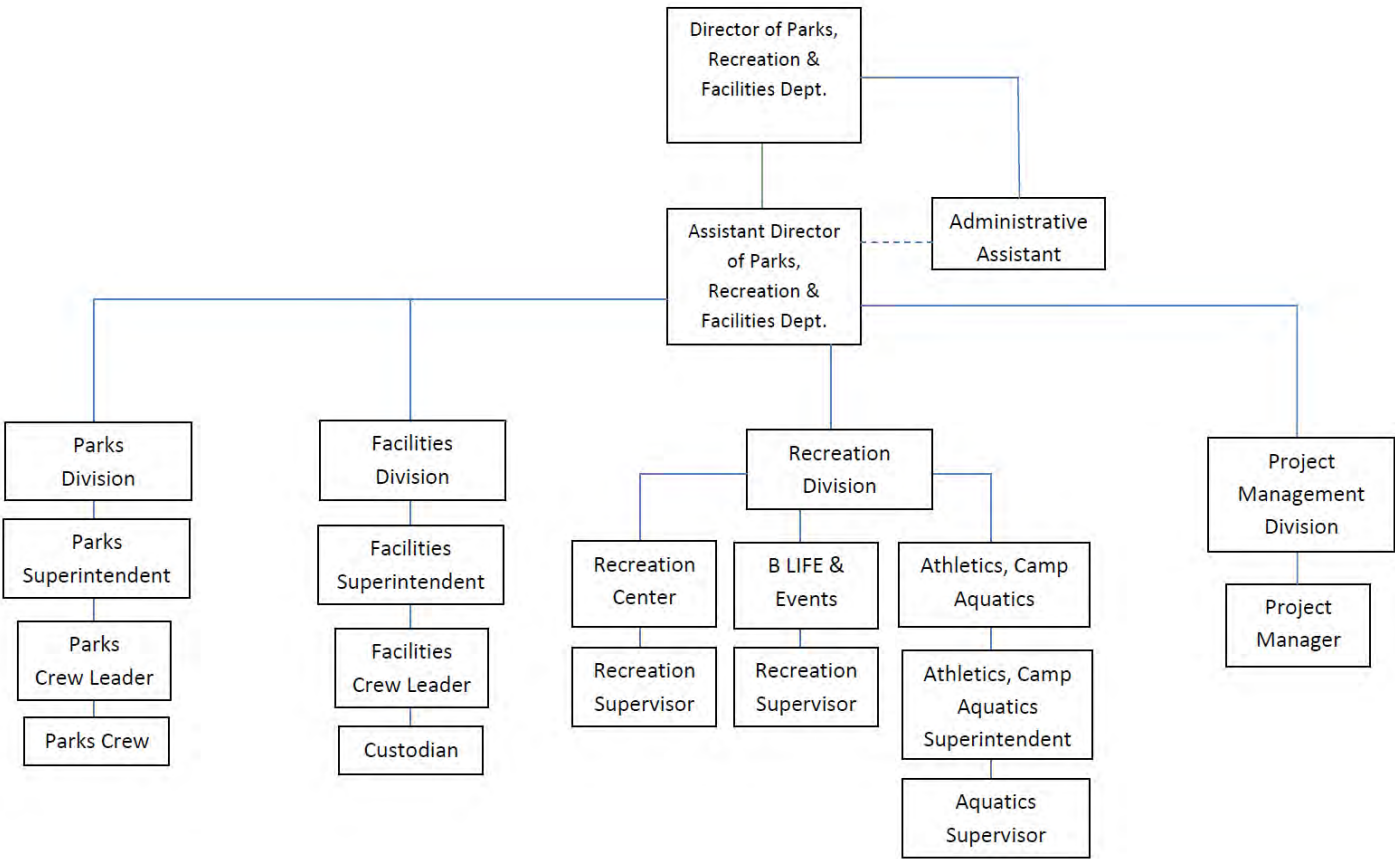
**Safety** – Commitment to provide programming, facilities and services with environments that are

- Safe
- Secure



# INTRODUCTION *continued*

## DEPARTMENT OF PARKS, RECREATION AND FACILITIES



Attachment: Master Plan approved on 032515 (1577 : Comp Plan PH)



# 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.

Attachment: Master Plan approved on 032515 (1577 : Comp Plan PH)

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.



Attachment: Master Plan approved on 032515 (1577 : Comp Plan PH)

### 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: Master Plan approved on 032515 (1577 : Comp Plan PH)



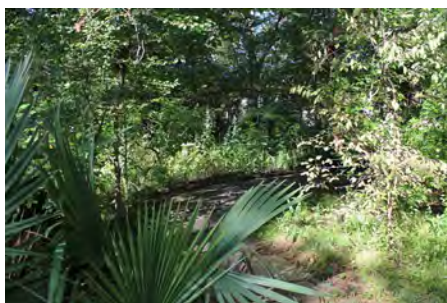
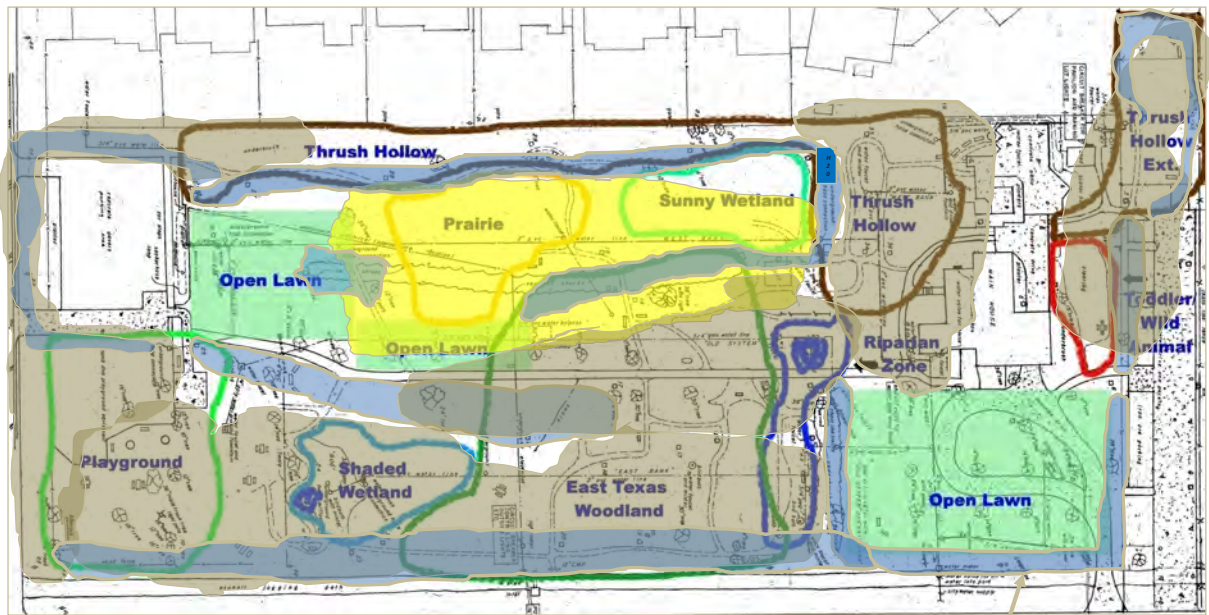


# PATHWAYS

## 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

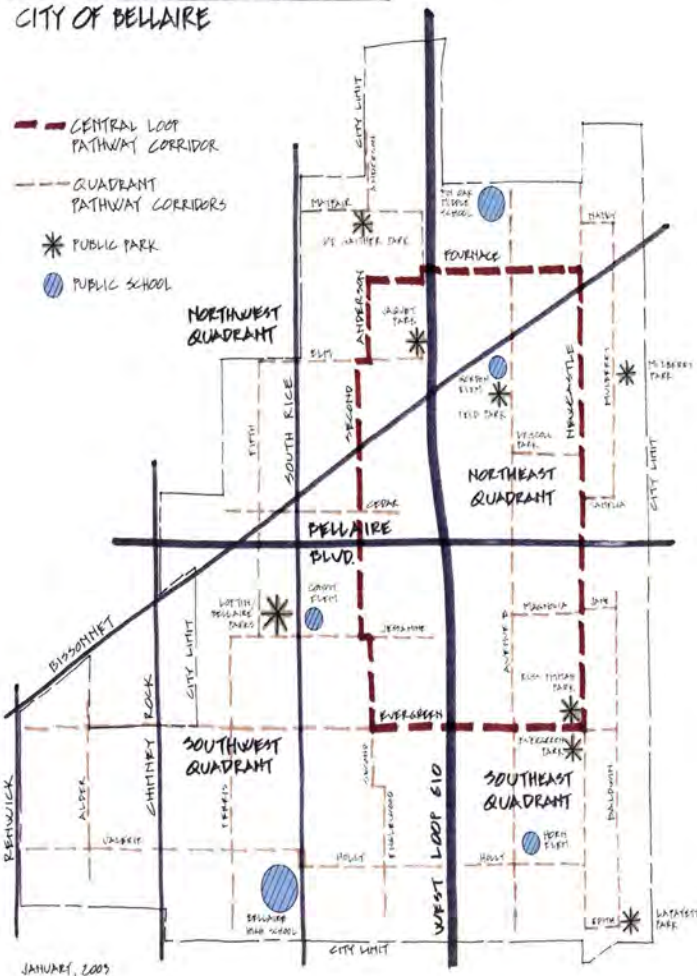
This proposal divides the City into a series of grids. These grids represent a network for all users, from pedestrians and skaters to recreational cyclists and joggers. In most cases, the pathways stretch through the center of a neighborhood, instead of a long stretch on the one busy edge of the neighborhood. 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



Attachment: Master Plan approved on 032515 (1577 : Comp Plan PH)



# 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  
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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

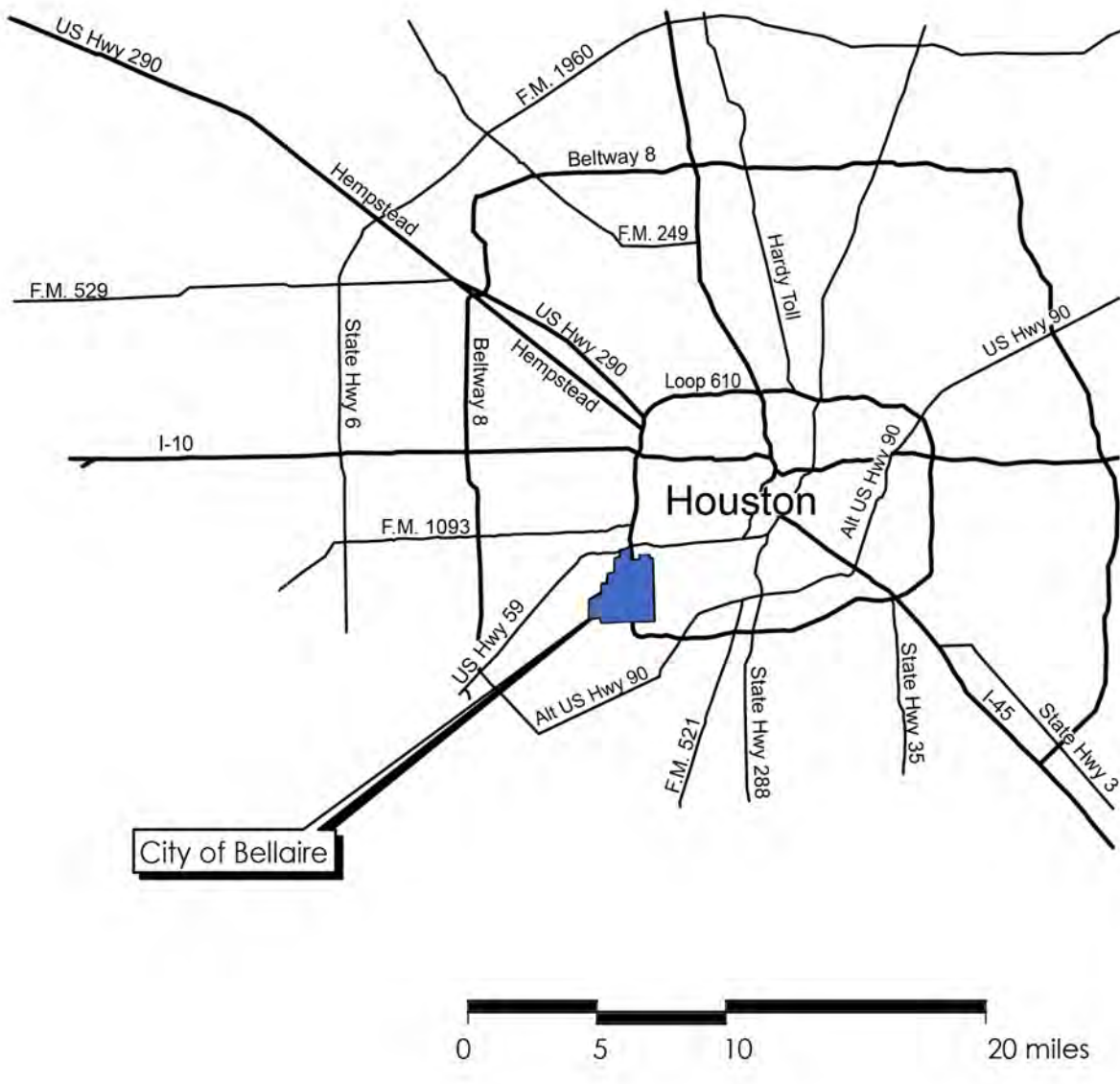
- ★ **Trolley Dedication Day, 1910**  
The Trolley has become the unofficial symbol of Bellaire. Dubbed the "Toonerville Trolley" after a popular newspaper cartoon, it traveled across six miles of prairie bringing residents to high school, work, and the shopping mecca of Downtown Houston. The trolley ran from 1910 until 1927.

#### H3 - Texas Historical Commission Marker Bellaire Streetcar Line



# MAPS & ILLUSTRATIONS *continued*

## City of Bellaire



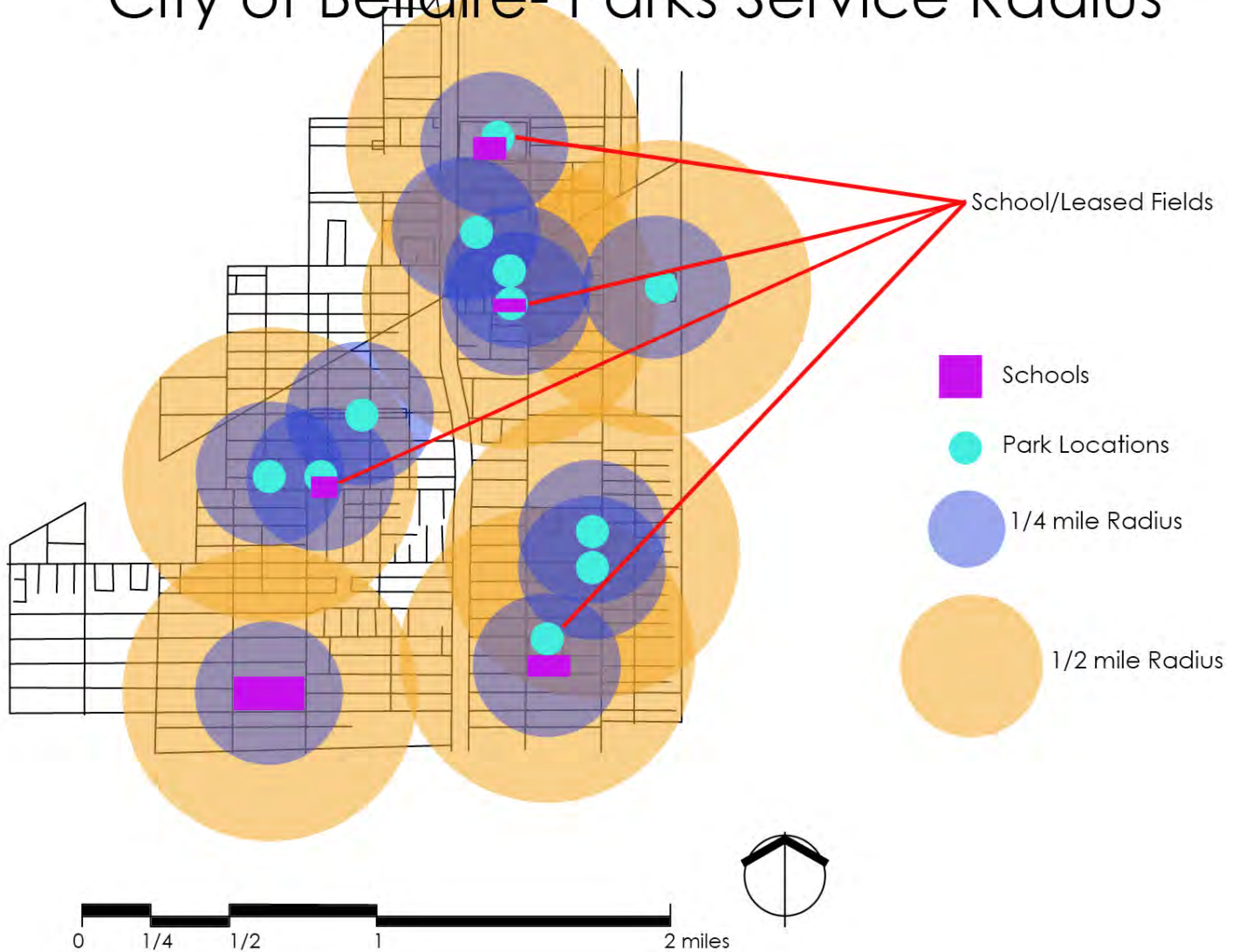
Attachment: Master Plan approved on 032515 (1577 : Comp Plan PH)





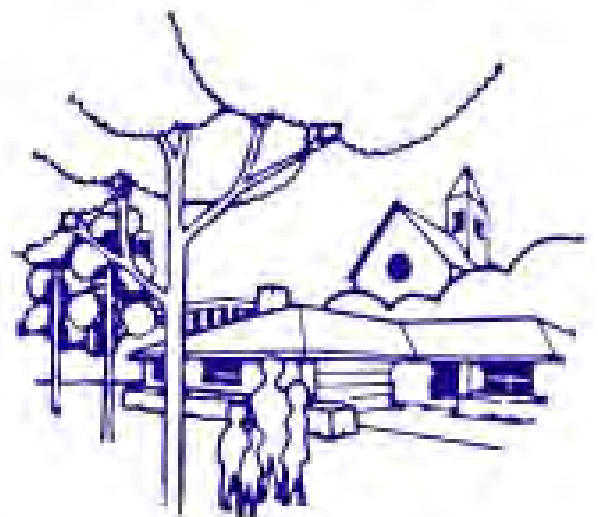
# MAPS & ILLUSTRATIONS *continued*

## City of Bellaire- Parks Service Radius



Attachment: Master Plan approved on 032515 (1577 : Comp Plan PH)

# 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



**A P P E N D I X   B :   S U R V E Y   R E S U L T S**

## 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                 |  |
| 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)	2.6% (1)	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)	1.6% (2)	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)	1.0% (1)	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)	0.0% (0)	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)	3.5% (3)	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)	0.9% (1)	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)	0.9% (1)	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)	4.3% (2)	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)	0.0% (0)	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

skipped question 18

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

Other (please specify)

34

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 <input type="checkbox"/>	4.5%	12
No <input type="checkbox"/>	95.5%	257
answered question		269
skipped question		32

14. Have you registered for a class/program by phone?





	Response Percent	Response Count
Yes <input type="checkbox"/>	19.9%	54
No <input type="checkbox"/>	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?

	Response Percent	Response Count
1st Choice	100.0%	205
2nd Choice	81.0%	166
3rd Choice	59.5%	122

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	239
No	50
answered question	289
skipped question	12

26. Do you live inside or outside of Loop 610?

Response Percent	Response Count
Inside Loop 610	138
Outside Loop 610	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
Count	Count
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: Master Plan approved on 032515 (1577 : Comp Plan PH)



**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  
 Food 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



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.***

Attachment: Master Plan approved on 032515 (1577 : Comp Plan PH)

# 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.)										

Attachment: Master Plan approved on 032515 (1577 : Comp Plan PH)

**Planning and Zoning  
Commission**

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



Meeting: 05/12/15 06:00 PM  
Department: Development Services  
Category: Report  
Department Head: John McDonald  
DOC ID: 1579

**SCHEDULED  
ACTION ITEM (ID # 1579)**

---

**Item Title:**

Approval of the Planning and Zoning Commission's Report and Recommendation to City Council commenting on the consistency of the Five-Year Capital Improvement Plan with the adopted Comprehensive Plan.

**Background/Summary:**

At the April meeting, Assistant City Manager Diane White presented the City Manager's proposed Capital Improvement Plan (CIP). Sec. 24-402 of the Zoning Ordinance calls for the Planning and Zoning Commission to comment on the plan's consistency with the adopted Comprehensive Plan.

Attached is a draft report as a starting point for the Commission to finalize their recommendations to City Council.

**Recommendation:**

The Director recommends approval of the final report as crafted by the Commission.

**ATTACHMENTS:**

- Draft Five Year CIP (PDF)
- CIP Memo to Council May 2015(PDF)
- CIP Comments (PDF)

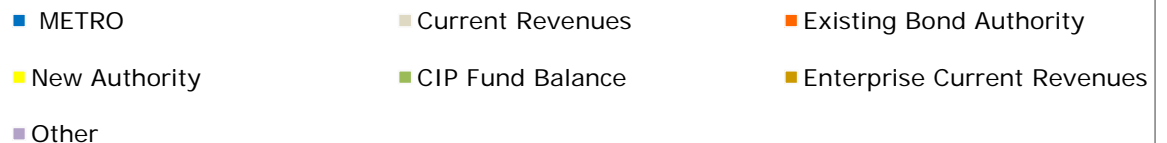
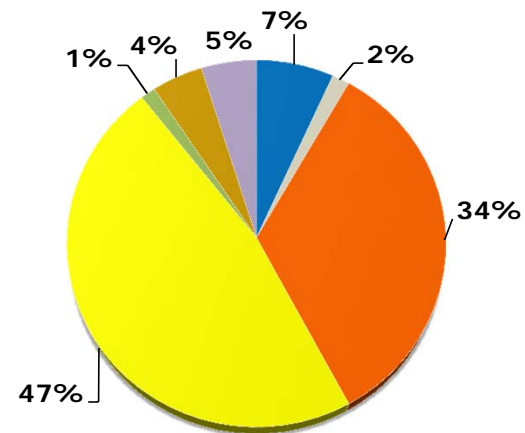
# DRAFT CAPITAL IMPROVEMENT PLAN SUMMARY FY2015-FY2020

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
			Total Facilities		1,036,375	12,610,000	100,000	100,000	4,500,000	0	0	18,346,375
Infrastructure	Other	UVT	UVT Infrastructure - Replacement and improvement streets & drainage. Continue transformation of RDD.	5		5,000,000						5,000,000
			Total Infrastructure		0	5,000,000	0	0	0	0	0	5,000,000
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



## CITY OF BELLAIRE

### Planning and Zoning Commission

April 15, 2015

To: Mayor and City Council  
 From: Winfred Frazier, Chairman, Planning & Zoning Commission  
 CC: John McDonald, Director of Development Services  
 Subject: Report and Recommendation on the City of Bellaire's Draft Five Year Capital Improvement Plan.

Chapter 24, Planning and Zoning, Sec. 24-402, Capital Improvement Program, requires that the Planning and Zoning Commission "review and comment on the consistency of the program with the adopted comprehensive plan."

On Tuesday, April 14, 2015, Assistant City Manager, Diane White presented City's Draft Five Year Capital Improvement Plan to the Commission. Concerns and questions voiced by the Commission, during the presentation, are as follows:

- Why are the categories entitled "Facilities" and "Parks" not combined to reflect a total of \$41 million for parks?
- Is a \$5 million infrastructure project within the UV-T justifiable?
- Is a \$10 million/year proposal for street reconstruction plausible for the City?
- Is \$3 million for a signature corner attainable?
- Are the projects ranked based on priority?
- What big budget items are not included within the CIP?
- Is the CIP comprised of an authorization budget, a cash flow budget, or a mixture of the two?
- Is there a study done that measures the performance of a bond based on the amount approved and if so, is that information used to forecast future bond requests? Is historical data also used?
- How are project contingencies budgeted?
- If funding is not approved, who decides which projects move forward?
- Will changes to the new city facilities be significant enough to warrant changes to the CIP?
- What is the City's current indebtedness?

Ms. White responded to each question asked.

#### RECOMMENDATION

After review and deliberation, the Commission offers the following comments for City Council consideration:

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**VOTE OF THE COMMISSION**

Members Present and voting FOR this recommendation to City Council:

- 

Members present and voting AGAINST this recommendation to City Council:

- 

Members Absent:

-

## COMMENTS ON PARKS PLAN AND CIP BUDGET

- A. NO COMMENT REGARDING WHETHER THE AMOUNTS ARE REASONABLE. THIS IS FOR STAFF AND COUNCIL TO DECIDE. P&Z CANNOT DETERMINE IS THIS REASONABLE.
- B. IN THE PARK PLAN CIP LINE ITEM [ FACILITIES O PARKS IS \$16M. IN ADDITION, THE SEPARATE CATEGORY FOR PARKS CIP IS \$25M. WHEN ADDED TOGETHER, THE TOTAL IS \$41M FOR PARKS AND PARK FACILITIES. THIS APPEARS TO BE A SUBSTANTIAL AMOUNT. FURTHER REVIEW IS REQUIRED.
- C. PLANNING AND ZONING APPRECIATES STAFF PRESENTATION DURING THE APRIL P&Z MEETING, HOWEVER, THE COMMISSIONERS HAD A VERY SHORT TIME TO REVIEW BOTH THE PARKS PLAN AND CIP BUDGET.
- D. THERE IS NO PRIORITY RANKING FOR EACH LINE ITEM OR PART LINE ITEM. THIS IS UP THE COUNCIL TO DECIDE. P&Z CANNOT MAKE THIS DETERMINATION.
- E. THERE IS NO INFORMATION THAT HAS BEEN PROVIDED PLANNING & ZONING REGARDING THE EXTENT TO WHICH STREETS, INFRASTRUCTURE AND CITY-PROVIDED UTILITIES HAVE BEEN ALREADY RENEWED THRU APPROVED BONDING PROGRAMS. WE ARE NOT AWARE HOW FAR ALONG THESE PROJECTS.
- F. PARKS PLAN AND PARKS CIP APPEAR TO INCLUDE:
  - 1. COMMERCIAL AREAS OF UV-T OF WHICH THE CITY ALREADY OWNS ONE PLAT AND THIS COULD POSSIBLY BECOME A PARK? SHOULD WE BE THINKING OF THIS OPTION NOW?
  - 2. COMMERCIAL AREAS OF UV-D FOR GREEN SPACE OR PLAZA DEVELOPMENT?
  - 3. COMMERCIAL AREAS OF THE CMU, INCLUDING GREEN SPACE LANDSCAPING AND MEDIANS ON BISSENET.

**Planning and Zoning  
Commission**

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



Meeting: 05/12/15 06:00 PM  
Department: Development Services  
Category: Report  
Department Head: John McDonald  
DOC ID: 1580

**SCHEDULED  
ACTION ITEM (ID # 1580)**

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**Item Title:**

Approval of the Planning and Zoning Commission's Report and Recommendation to City Council regarding an application from H-E-B Grocery Company for a planned development, as well as a discussion on the procedure for future Reports and Recommendations.

**Background/Summary:**

At the April meeting, the Commission voted to recommend approval to City Council on HEB's application for planned development for their new store in downtown Bellaire.

The normal procedure is for the Chairman to submit the required report and recommendation to City Council through the City Clerk. Once received, the public hearing on the item is scheduled on Council's calendar.

Based on specific issues raised by the Commission during the consideration of this application (sidewalks, intersections), the Chairman has requested this item on the agenda to allow comment or amendment prior to submittal.

Additionally, the item includes the allowance of a discussion on the current process of drafting and submitting the Commission's reports to Council.

**Recommendation:**

The Director recommends approval of the report and recommendation on HEB to the commission as finalized by the Commission.

**ATTACHMENTS:**

- Memo of Recommendation -HEB Planned Development (PDF)





# CITY OF BELLAIRE

## Planning and Zoning Commission

April 15, 2015

To: Mayor and City Council  
 From: Winfred Frazier, Chairman, Planning & Zoning Commission  
 CC: John McDonald, Director of Community Development  
 Subject: Report and Recommendation on an application for a Planned Development to re-develop the existing H-E-B grocery store site.

On Tuesday, March 10, 2015 the Planning & Zoning Commission held a public hearing for the purpose of reviewing an application submitted by Brown and Gay Engineers, on behalf of H-E-B Grocery Company, LP, on a request to re-develop the existing H-E-B grocery store site located at 5106 Bissonnet Street, within the Urban Village-Downtown (UV-D) Zoning District.

Any and all persons desiring to be heard in connection with the Planned Development Application were invited to speak before the Commission. Three (3) residents voiced their concerns at the public hearing. These concerns included:

- Delivery truck route/location of loading dock
- Location of dumpster
- Future of the current tenants within the existing H-E-B shopping center
- Lack of a finalized site plan

### RECOMMENDATION

At their subsequent meeting held on April 14, 2015, and after due consideration and discussion, the Commission found that the application was consistent with the criteria and standards set forth in Section 24-604 of the City of Bellaire Code of Ordinances, and voted (6-0) to recommend approval of the planned development with the following recommendations to City Council:

- That staff make all efforts to maintain a minimum 9 foot sidewalk, with the possibility of working with the applicant to increase that width where appropriate.
- That the applicant work with City Staff to re-design the intersection at Cedar Street and Bissonnet Street to better facilitate truck movement.

### VOTE OF THE COMMISSION

Members Present and voting FOR this recommendation to City Council:

- Winfred Frazier, Bill Thorogood, Christopher Butler, Paul Simmons, Marc Steinberg, Dirk Stiggins

Members present and voting AGAINST this recommendation to City Council:

-None

Members Absent:

- Lynne Skinner